San Jacinto, California

Indicators Report

by
The National Economic Education Delegation (NEED)

April 20, 2024

Exploring the economics, demographics, and well-being of San Jacinto and its residents through indicators.

This report was produced by the:

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Executive Summary

Assessing the City with Indicators

About this Report

This report provides background or summary information for the city of San Jacinto (the City) in the form of indicators.

Using this Report

Indicators are measures of various aspects of a regional economy. They help to provide an indication of the quality of life in a region and progress toward improving conditions in the local economy. This report focuses on indicators for changing demographics, incomes, housing markets, commute patterns, and employment in San Jacinto. These indicators are compared to Riverside County (the County) as a whole, a broader region where one is well defined, California, and the United Sates.

This report is vital for understanding trends in the underlying economy. It does not provide forecasts, but Rob Eyler and Jon Haveman at Economic Forensics and Analytics are available to provide them if that is of interest.

Topics Covered:

- **Demographics:** A detailed snopshot of San Jacinto demographics is presented. This provides evidence on the size, age and sex, income and poverty status, race and ethnicity, housing status, living arrangements, education, health, and transportation choices of the population. Beyond the current population level, data on trends in local population growth, in comparison with other broader regions is presented, in both tabular and graphical form.
- **Employment Report:** Here, we provide a brief snapshot or employment and unemployment in San Jacinto and how the City's experience differs from broader regions.
- **Income and Earnings:** Vital to understanding the prosperity of a city relative to its surrounding area is information on income and earnings. We provide a ranking of the City's income relative to all cities in California as well as growth relative to local regions. Inequality and poverty status are also important indicators for the level of equity in the community. We provide evidence of trends in both, not only for all residents, but also for children separately.
- **Housing:** This section provides evidence on the cost and availability of housing. Both median home values and rental costs are included, along with detailed information on home ownership, by age and income, in particular. Further, evidence is provided on the housing burden in the City, again, in comparison with other broader regions. We also provide evidence on the rate at which new buildings and units are permitted along with a broader housing picture. Finally, we provide evidence on the age of the housing stock in San Jacinto, along with information on how long the City's residents have been in place.
- **Transportation:** Increasingly important, in the wake of the pandemic, is an understanding of the transportation patterns and choices of local residents. We provide detailed evidence on the proprotion of residents who work from home and on the various transportation choices of those who head to the office. This information is also provided for those who work in San Jacinto, but do not necessarily live in San Jacinto.
- **Migration:** Population changes comes primarily through organic causes: births and deaths. Migration between regions also plays a significant role in population growth. A final section of the report provides evidence on migration into and out of the City.

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Demographics

Definition:

Data on the demographics of a city indicate the nature of the population, with a focus on age, gender, race and ethnicity, as well as household compositon.

Why is it important?

The characteristics and growth of San Jacinto's population are fundamental indicators of the city's growth potential.

A Demographic Snapshot

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Statistic	2022	2019
POPULATION		
Population Estimate (#, 5yr)	54,077.0	47,989.0
Veterans (#, 5yr)	2,625.0	2,137.0
Foreign born persons (%, 5yr)	17.3	19.7
Population age 25+ (#, 5yr)	32,353.0	28,764.0
AGE AND SEX		
Persons under 5 years (%, 5yr)	7.5	7.5
Persons under 18 years (%, 5yr)	29.8	29.3
Persons 65 years and over (%, 5yr)	11.3	11.4
Female persons (%, 5yr)	49.6	50.8
INCOME AND POVERTY		
Median household income ($, 5yr)	73,682.0	52,009.0
Per capita income in past 12 months ($, 5yr)	24,560.0	19,713.0
Persons in poverty (%, 5yr)	17.1	17.1
Children age less than 18 in poverty (#, 5yr)	3,675.0	2,963.0
Children age less than 18 in poverty (%, 5yr)	22.9	21.4
RACE AND ETHNICITY		
White alone (%, 5yr)	41.7	70.1
African American alone (%, 5yr)	7.8	7.6
American Indian or Alaska Native alone (%, 5yr)	1.5	2.1
Asian alone (%, 5yr)	3.0	3.4
Native Hawaiian and Other Pacific Islander alone (%, 5yr)	0.7	0.1
Two or More Races (%, 5yr)	20.6	4.7
Hispanic or Latino (%, 5yr)	61.2	55.1
White alone, not Hispanic or Latino (%, 5yr)	24.4	31.1
HOUSING		
Housing units (#, 5yr)	15,406.0	14,465.0
Owner-occupied housing units (%, 5yr)	71.5	64.4
Median value of owner-occupied housing units ($, 5yr)	345,800.0	241,000.0
Median selected monthly owner costs-with a mortgage ($, 5yr)	2,077.0	1,633.0
Median selected monthly owner costs-without a mortgage ($, 5yr)	516.0	434.0
Median gross rent ($, 5yr)	1,495.0	1,224.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	14,426.0	12,841.0
Persons per household (#, 5yr)	3.7	3.7
Living in same house 1 year ago, % of persons age 1+ (5yr)	89.0	84.4
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	78.5	76.4
Bachelor's degree or higher, % of persons age 25+ (5yr)	13.0	12.8
HEALTH		
With a disability, under age 65 years (#, 5yr)	5,682.0	4,756.0
Persons without health insurance, under age 65 years (%, 5yr)	8.3	9.9
LABOR FORCE		
In civilian labor force, persons age 16+ (%, 5yr)	58.3	56.5
In civilian labor force, women age 16+ (%, 5yr)	48.9	46.7
Employed, persons age 16+ (%, 5yr)	51.8	49.8
Self employed (%, 5yr)	8.3	7.9
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	39.3	36.9
Drive alone in private vehicle (%, 5yr)	77.7	76.7
Using public transportation (%, 5yr)	0.9	1.4
Worked from home (%, 5yr)	7.8	3.1

Source: American Community Survey, Summary Files
Note: Data are from the 1-year files unless indicated by the notation 5yr.

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Current Population

The data in these two tables and the following two graphs are from the CA Department of Finance (DOF). The DOF produces population estimates for geographies around California twice a year: January and July. As estimates for cities are only available in January, these two tables are based on the January data. The remaining figures are from the American Community Survey (ACS), provided annually by the U.S. Bureau of the Census.

Table 1. Population Change by Region
(Thousands, January to January)

Region	2023 Population	% Change 1 Year	% Change 3 Year	% Change 5 Year
City				
San Jacinto	54,103	−0.37	7.76	13.65
County and Broader Regions				
Riverside County	2,439,234	0.34	−0.06	1.11
Southern California	21,794,548	−0.41	−2.24	−2.84
California	38,940,231	−0.35	−1.79	−2.01

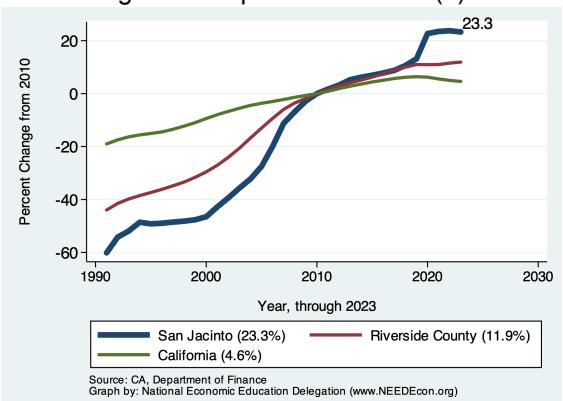
Source: CA DOF; Calculations by National Economic Education Delegation

Table 2. County Population Change by City
(Thousands, January to January)

City	2022	2023	% Change Local	% Change Southern California	% Change California
Riverside County	2,431.0	2,439.2	0.34	−0.41	−0.35
Riverside	314.8	313.7	−0.36		
Moreno Valley	208.3	208.3	−0.01		
Corona	157.1	157.0	−0.09		
Menifee	107.4	110.0	2.44		
Murrieta	110.6	110.0	−0.54		
Temecula	109.5	108.9	−0.52		
Jurupa Valley	105.2	105.0	−0.16		
Indio	89.8	90.8	1.17		
Hemet	89.2	89.9	0.84		
Perris	78.5	78.9	0.60		
Lake Elsinore	72.0	72.0	−0.02		
Eastvale	70.0	69.5	−0.66		
Beaumont	54.3	56.6	4.12		
San Jacinto	54.3	54.1	−0.37		
Cathedral City	51.6	51.4	−0.36		
Palm Desert	50.6	50.6	−0.02		
Palm Springs	44.2	44.1	−0.17		
Coachella	41.9	42.5	1.26		
La Quinta	37.6	38.0	1.11		
Wildomar	36.4	36.3	−0.28		
Desert Hot Springs	32.4	32.6	0.68		
Banning	30.9	31.2	1.28		
Norco	25.0	25.0	0.01		
Blythe	17.4	17.3	−0.87		
Rancho Mirage	16.9	17.0	0.94		
Calimesa	10.9	11.0	0.11		
Canyon Lake	11.0	10.9	−0.49		
Indian Wells	4.8	4.8	−0.23		

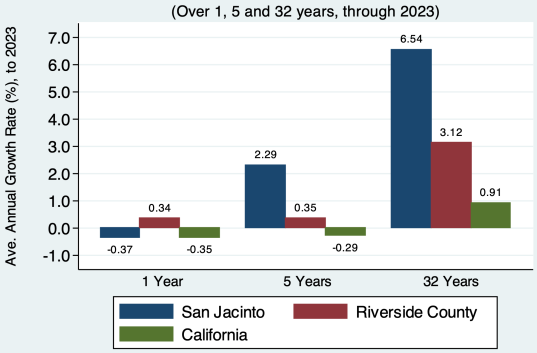
Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)



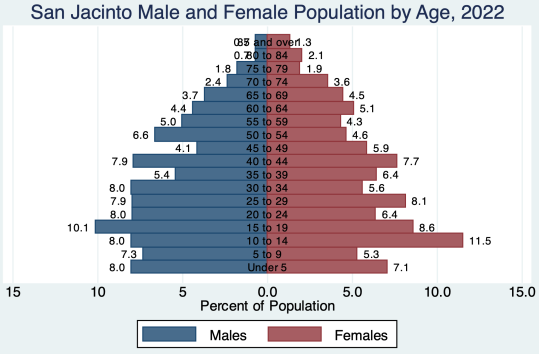
Source: CA, Department of Finance
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 2: Population Growth (2)

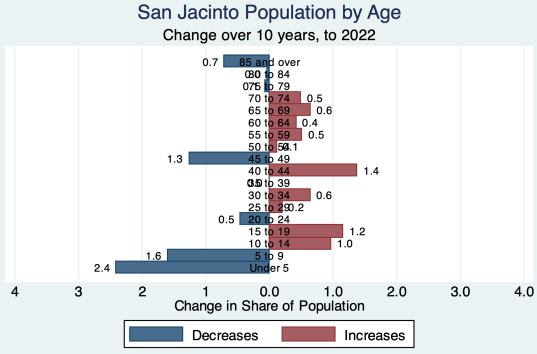


Source: U.S. Bureau of Economic Analysis
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 3: Population by Age - Detailed Age Categories

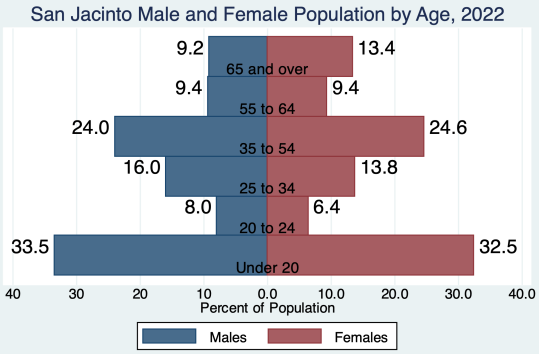


Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

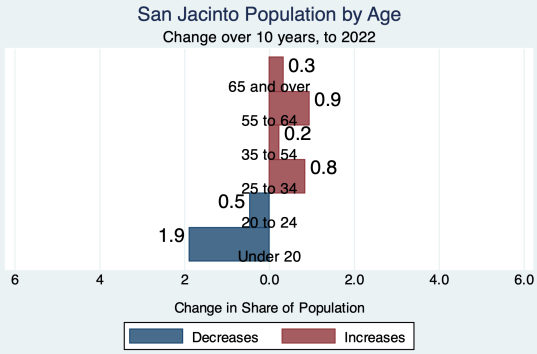


Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 4: Population by Age - Broad Age Categories



Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)



Source: U.S. Census Bureau, 5-yr American Community Survey
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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Figure 5: Population by Educational Attainment

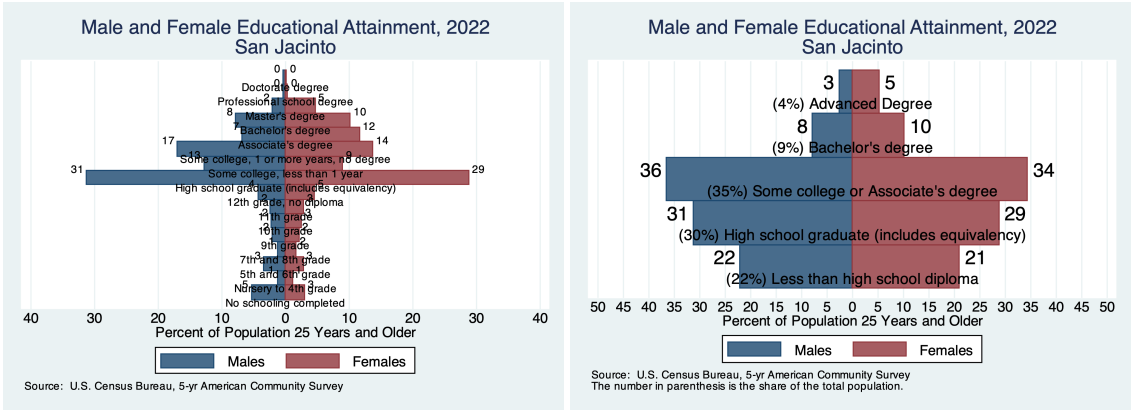


Figure 6: Population by Race/Ethnicity

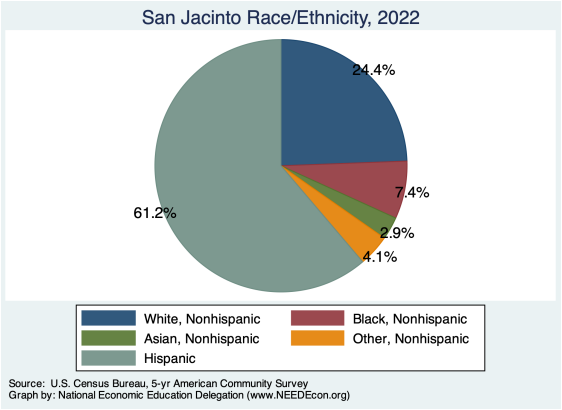
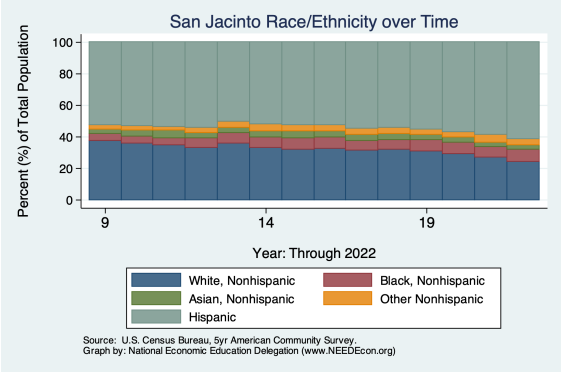


Figure 7: Population by Race/Ethnicity Over Time



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Employment Report

Citywide Employment and Unemployment

Definition:

Each month, California's Employment Development Division (EDD) publishes an update on employment in California and in MSAs, counties, and cities all across the state. The report focuses primarily on non-farm employment, providing estimates of changes in employment by industry as well as unemployment in each region. Data for cities is limited to aggregate employment, labor force, and unemployment data. Those are reported below.

Why is it important?

Employment growth is a fundamental indicator of the health of an economy.

Table 3. San Jacinto Summary for March, 2024

Category	Current Value	Change From: Last Month	Change From: 2 Months Ago	Change From: Last Year
Employment	8,924	-30	−53	-103
Labor Force	9,644	9	15	96
Number Unemployed	678	-4	21	97
Unemployment Rate	7.0	-0.0	0.2	0.9

Source: EDD, National Economic Education Delegation

Figure 8: Historical Employment and Unemployment

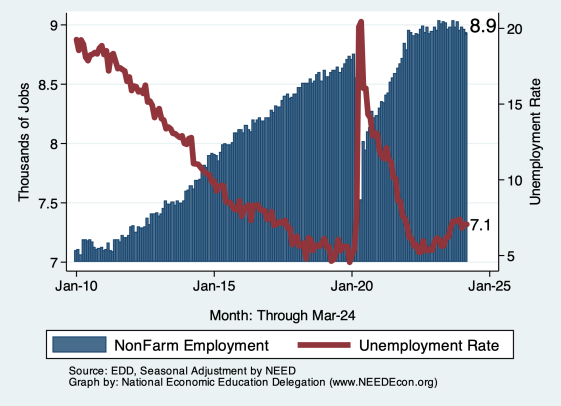


Figure 9: Employment and Unemployment - Last 12 Months

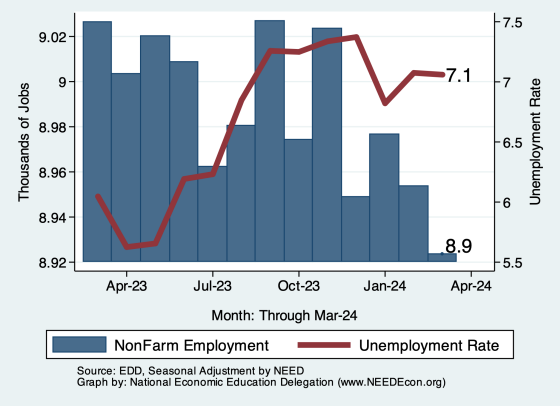


Figure 10: Relative Employment Growth Across Regions - since 2010

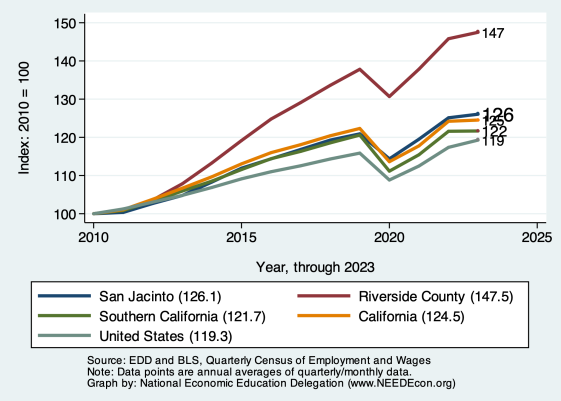
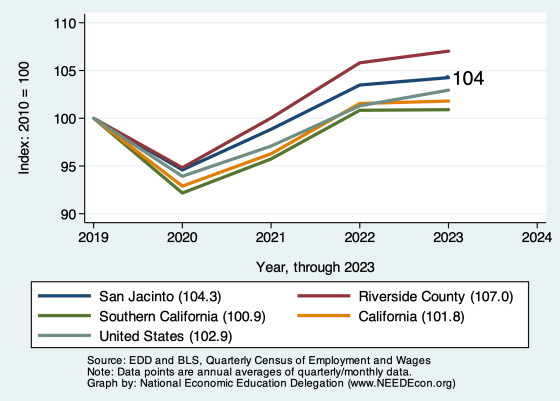


Figure 11: Relative Employment Growth Across Regions - since 2019



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MSA Employment by Industry

California's Employment Development Division (EDD) does not regularly produce data on employment by industry for cities. However, we are able to report indsutry-level employment data for the Riverside-San Bernardino-Ontario MSA. The following table provides the latest data for the MSA.

Table 4. Employment Growth by Industry in the Riverside-San Bernardino-Ontario MSA for March, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
Total Nonfarm	1,694,223	100.0	5,971.1	4.3	0.5	0.8	1.6	3.3	2.1
Total Private	1,425,885	84.2	3,363.1	2.9	0.2	0.6	1.0	3.1	2.4
Goods Producing	216,611	12.8	948.2	5.4	−5.6	−0.1	1.2	1.6	0.9
Mining, Logging and Construction	120,753	7.1	1,778.6	19.5	−2.3	3.7	5.6	2.8	2.7
Mining and Logging	1,600	0.1	0.0	0.0	0.0	0.0	14.3	7.7	6.7
Construction	118,854	7.0	1,464.0	16.0	−3.4	3.5	5.7	2.9	2.6
Manufacturing	96,076	5.7	−620.1	−7.4	−9.0	−4.3	−3.8	0.2	−1.0
Durable Goods	58,679	3.5	−417.3	−8.2	−7.6	−4.2	−3.8	−0.8	−2.2
Non-Durable Goods	37,446	2.2	−154.4	−4.8	−9.8	−3.9	−3.9	1.9	1.4
Service Providing	1,477,534	87.2	5,264.7	4.4	1.4	1.0	1.6	3.6	2.3
Trade, Trans & Utilities	452,210	26.7	1,888.6	5.2	2.5	−1.1	−1.3	0.9	3.3
Wholesale Trade	67,659	4.0	−155.0	−2.7	−3.2	−2.3	−2.0	0.5	0.1
Retail Trade	180,685	10.7	416.7	2.8	−3.1	−2.4	−1.4	0.9	−0.1
Trans & Warehousing	197,024	11.6	662.2	4.1	3.8	−0.7	−1.0	1.1	9.6
Utilities	5,718	0.3	−49.7	−9.9	6.1	3.0	3.6	4.7	4.3
Information	13,125	0.8	−47.7	−4.3	−3.7	−2.7	−1.5	2.5	−1.3
Financial Activities	44,464	2.6	−86.6	−2.3	−2.2	−1.3	−1.4	−0.2	−0.1
Finance & Insurance	21,985	1.3	−20.5	−1.1	−2.2	−2.7	−1.8	−3.5	−2.2
Real Estate & Rental & Leasing	22,538	1.3	−36.2	−1.9	−0.4	0.6	−0.9	3.9	2.5
Professional & Business Srvcs	166,274	9.8	1,764.0	13.7	0.5	3.2	−0.5	0.7	1.9
Prof, Sci, & Tech	46,211	2.7	201.6	5.4	1.8	0.5	−0.1	3.5	2.5
Admin & Support Srvcs	106,331	6.3	1,990.8	25.5	−1.6	5.0	−1.0	−0.6	1.6
Employment Srvcs	49,934	2.9	1,065.4	29.5	4.6	7.0	−3.0	−2.4	3.3
Educational & Health Srvcs	301,992	17.8	2,216.0	9.2	7.6	6.3	8.0	6.5	4.4
Education Srvcs	22,176	1.3	163.7	9.3	1.9	3.7	5.7	9.9	2.6
Health Care & Social Assistance	279,860	16.5	1,961.8	8.8	8.4	6.5	8.2	6.3	4.6
Leisure & Hospitality	182,103	10.7	−703.3	−4.5	−4.5	−4.9	−2.6	8.2	0.7
Arts, Entertainment & Recreation	20,665	1.2	64.7	3.8	−1.9	−10.2	−3.2	14.6	−0.0
Accommodation & Food Srvcs	161,299	9.5	−746.8	−5.4	−5.1	−4.5	−2.4	7.5	0.8
Other Srvcs	49,608	2.9	174.0	4.3	−3.6	0.2	1.4	6.3	1.5
Government	270,223	15.9	911.3	4.1	4.5	5.1	4.9	4.7	0.7
Federal	21,813	1.3	94.6	5.4	4.0	3.9	3.8	1.0	0.8
State	28,999	1.7	−1.0	−0.0	2.5	1.2	1.9	−2.1	−1.2
Local	219,293	12.9	791.9	4.4	4.8	5.6	5.4	6.2	1.0
County	31,724	1.9	−72.5	−2.7	3.4	1.8	0.3	−3.0	−1.6
City	17,509	1.0	52.9	3.7	6.7	8.4	8.1	8.4	2.9
Local Government Education	134,406	7.9	641.5	5.9	5.6	6.9	7.0	8.4	1.2

Source: EDD, National Economic Education Delegation (NEED)

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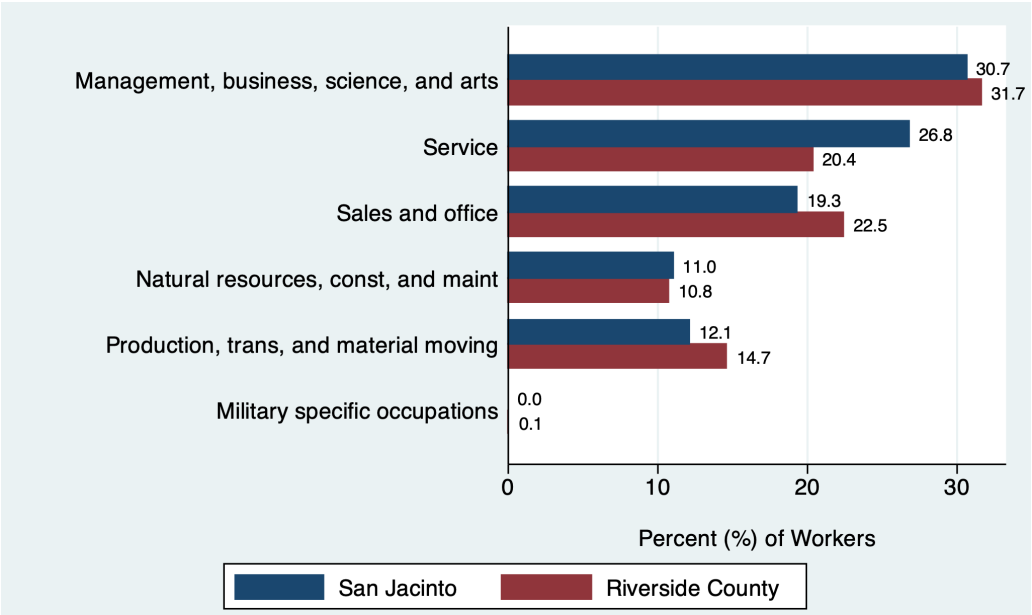
Some Employee Detail

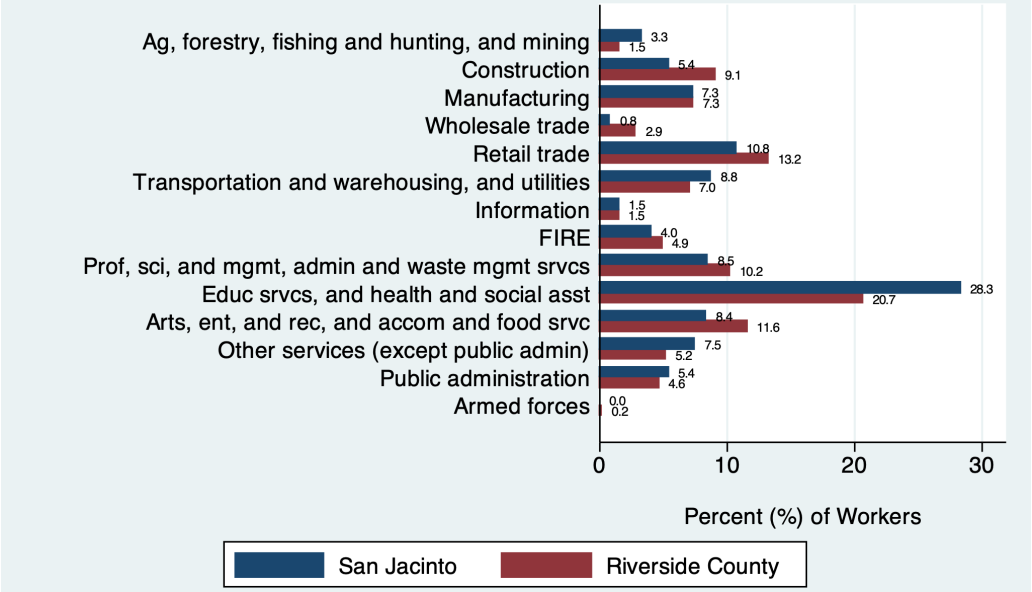
Employed in San Jacinto

Figure 12: Employment by Occupation



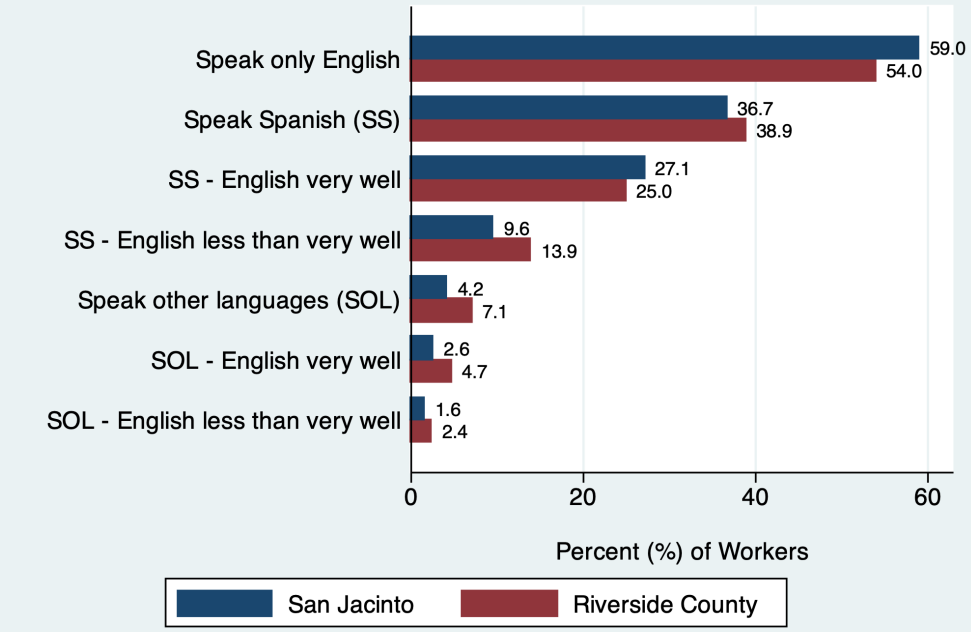
Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 13: Employment by Industry



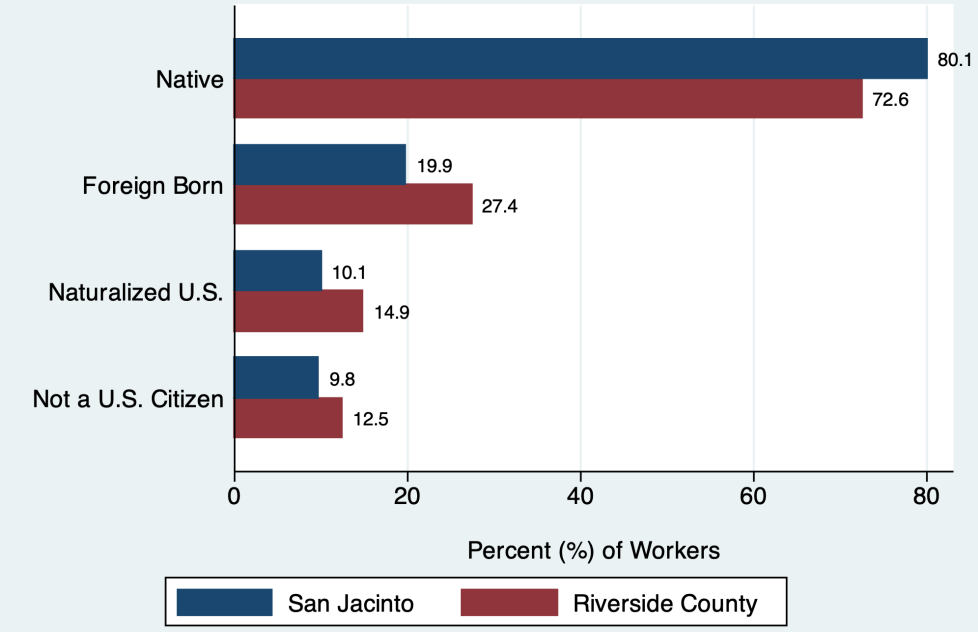
Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 14: Language Spoken at Home



Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

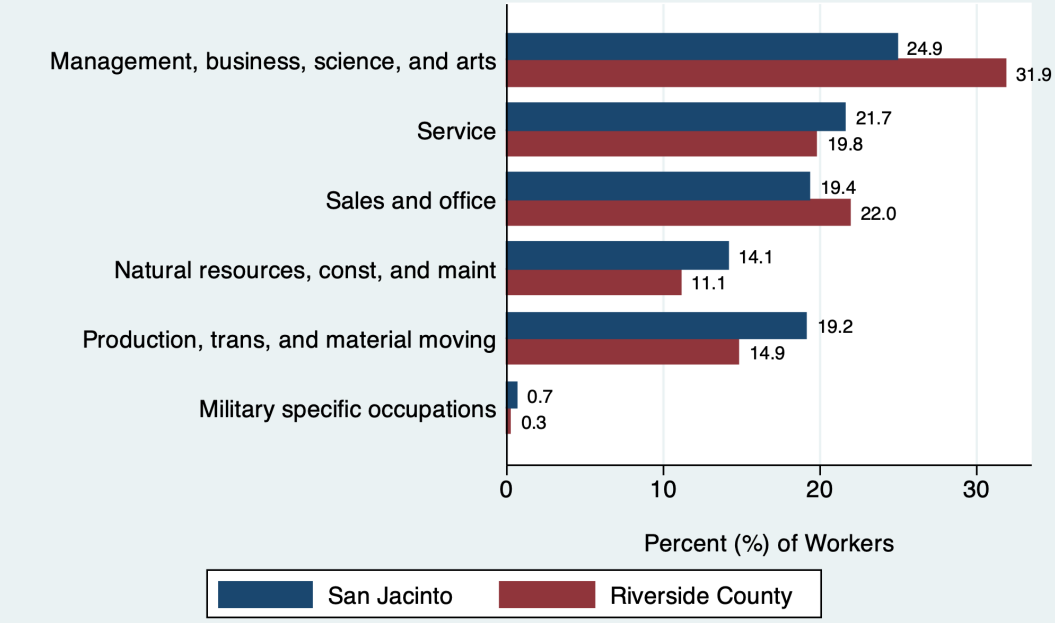
Figure 15: Citizenship



Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

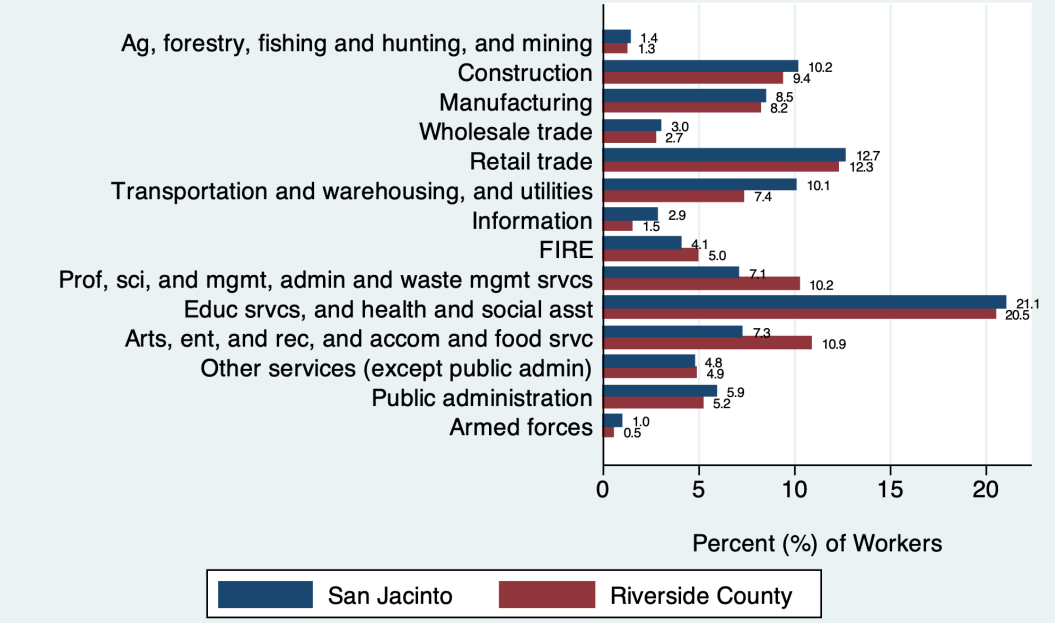
Employed Residents of San Jacinto

Figure 16: Employment by Occupation



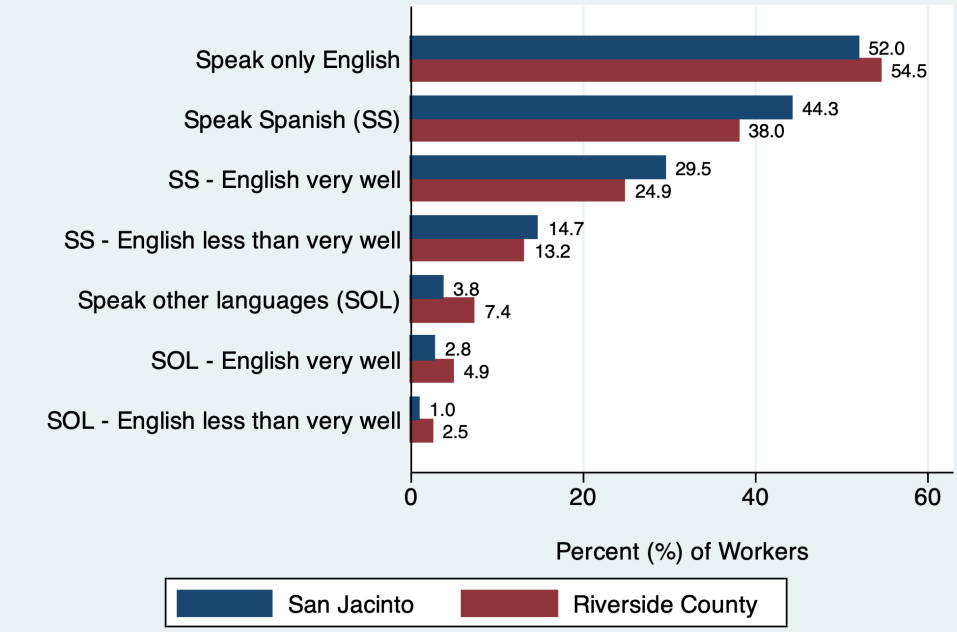
Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 17: Employment by Industry



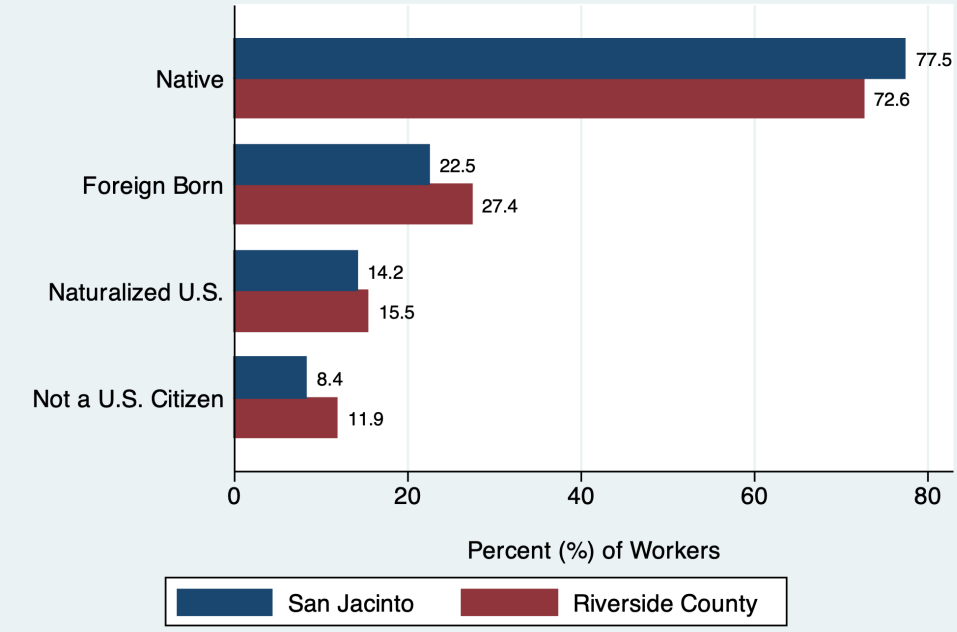
Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 18: Language Spoken at Home



Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

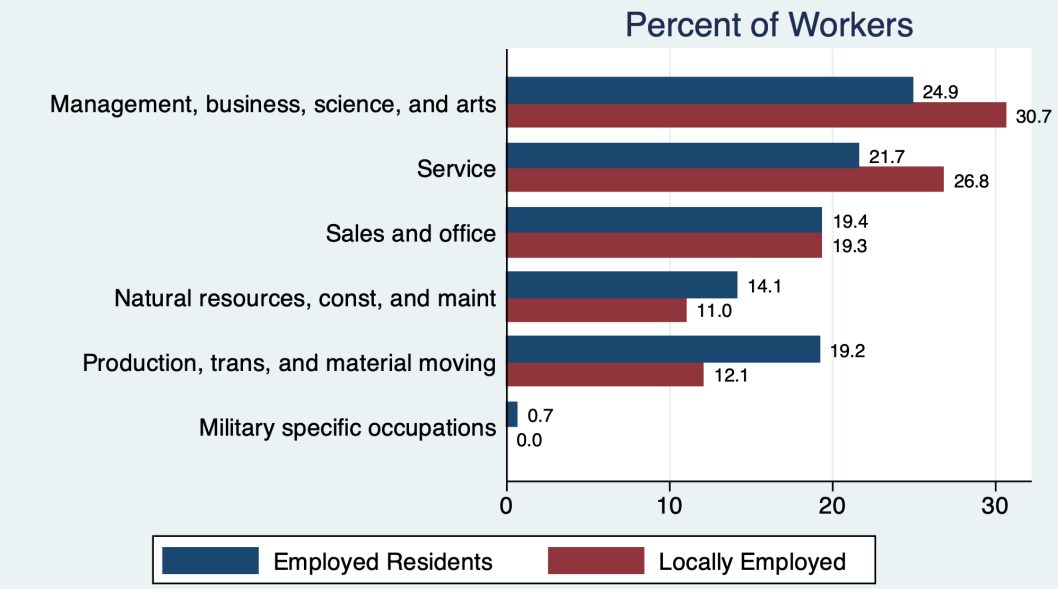
Figure 19: Citizenship



Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

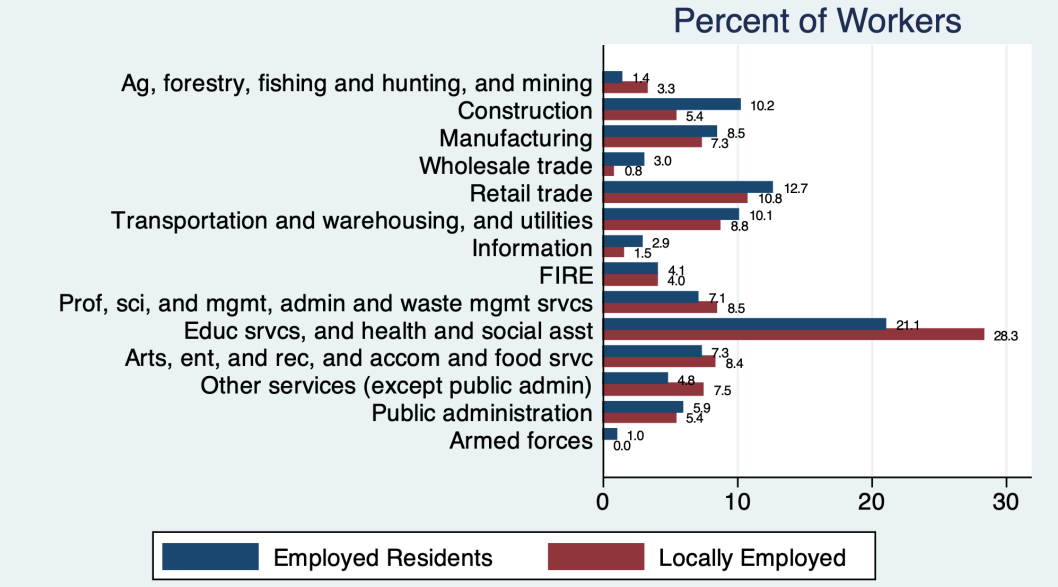
Employed Residents vs Workers in San Jacinto

Figure 20: Employment by Occupation



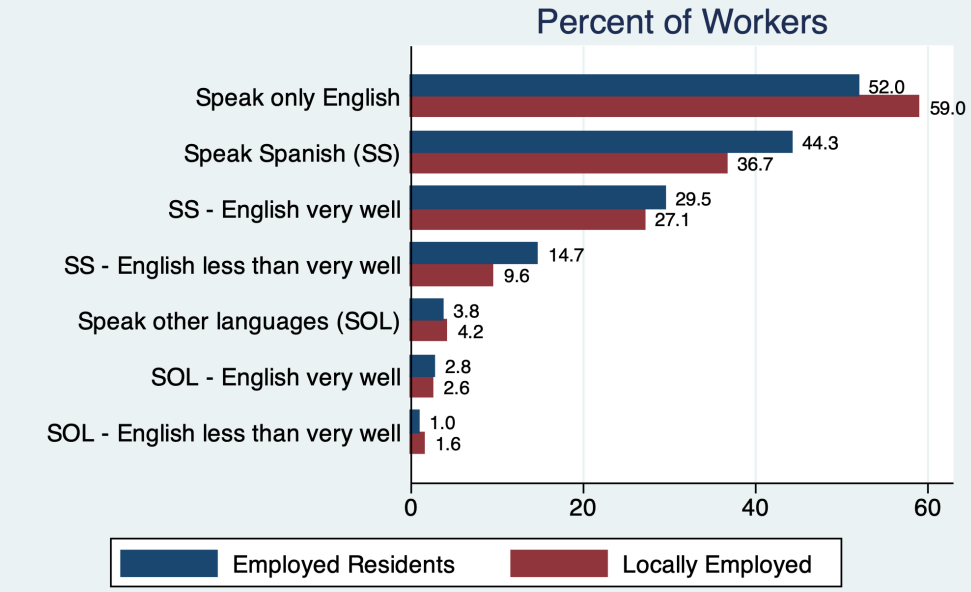
Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 21: Employment by Industry



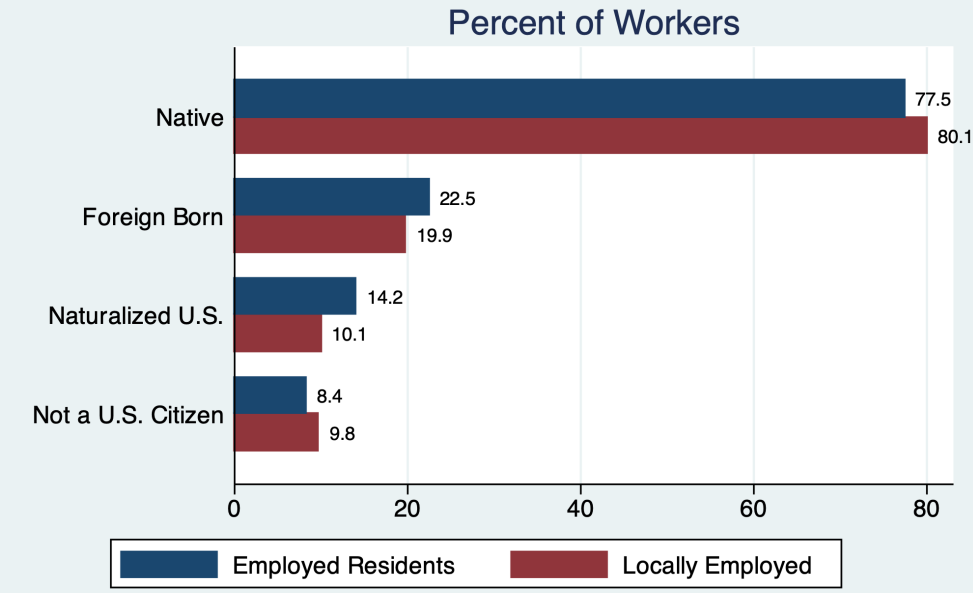
Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 22: Language Spoken at Home



Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Figure 23: Citizenship



Source: American Community Survey, 2022 5-yr Summary Files.
Graph by: National Economic Education Delegation (www.NEEDEcon.org).

Income and Earnings

Per Capita Income Growth

Definition:

Per capita income is the average income per person in San Jacinto. Personal income is the income received by, or on behalf of, all persons from all sources: from participation as laborers in production, from owning a home or unincorporated business, from the ownership of financial assets, and from government and business in the form of transfer receipts. Noncash government benefits are not included.

Why is it important?

Income is the money that is available to persons for consumption expenditures, taxes, interest payments, transfer payments to governments and the rest of the world, or for saving. As such, it is an important indicator of economic well-being in a community.

Figure 24: Real Per Capita Income Ranking Among California Cities

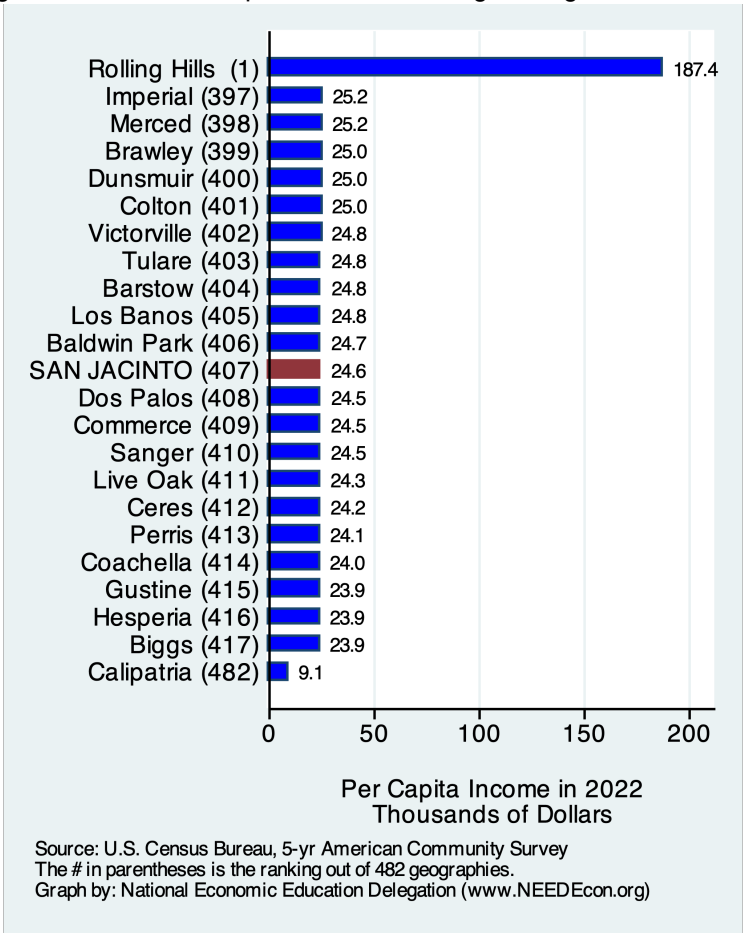
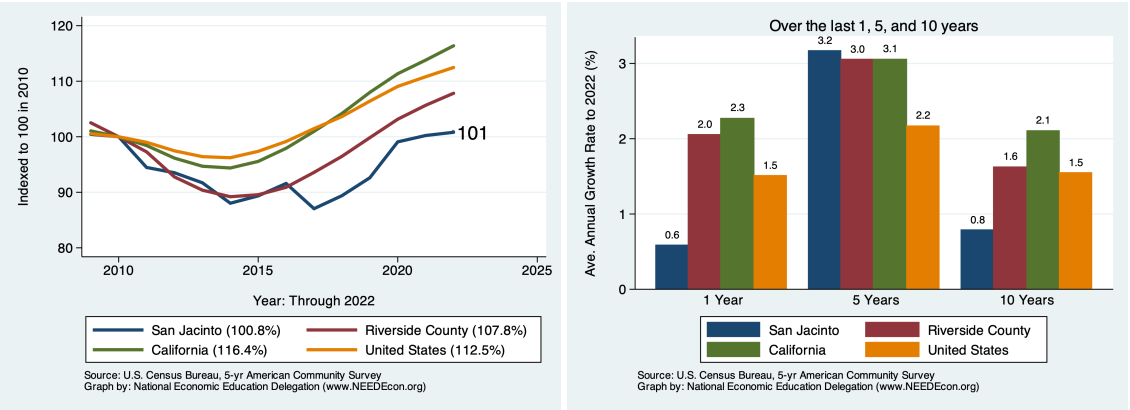


Figure 25: Regional Comparison of Growth over Time



Real Per Capita Income Ranking Among California Cities - w/Comparable Populations

Figure 26: Income Levels

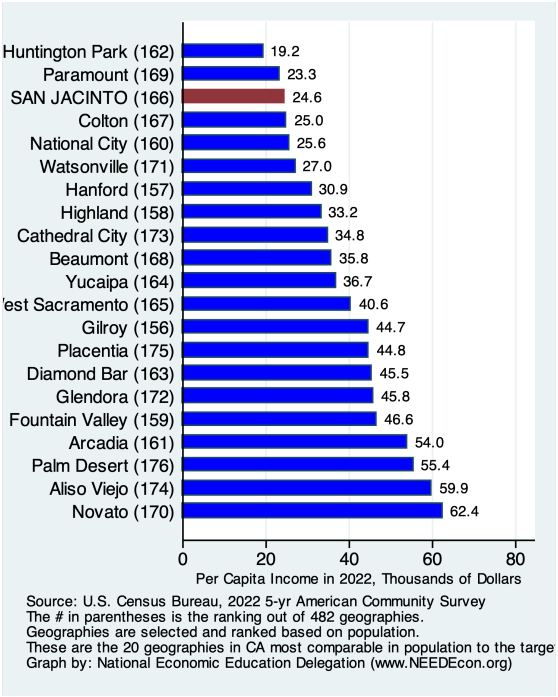
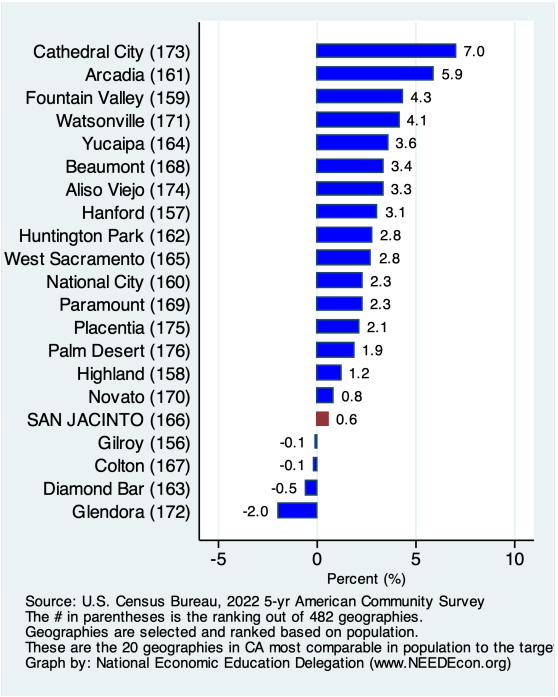


Figure 27: Growth over Time



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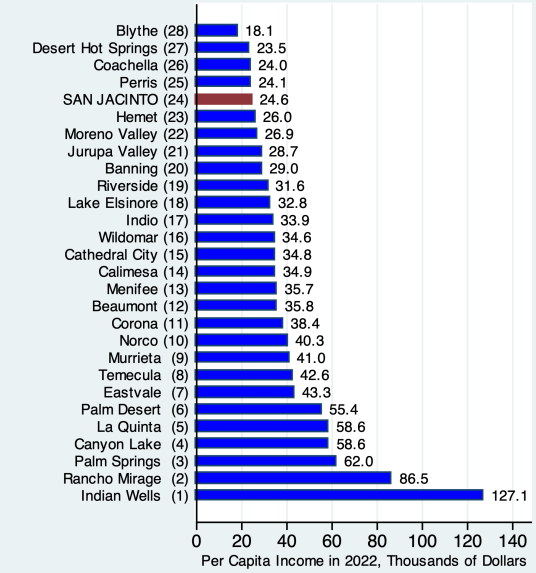
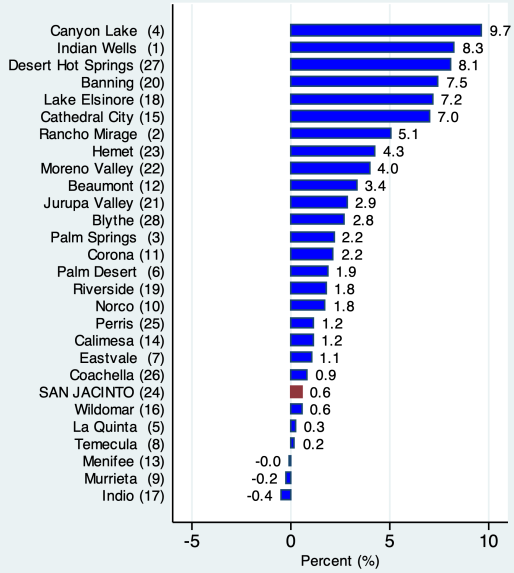
Real Per Capita Income Ranking Among Cities in Riverside County

Figure 28: Income Levels



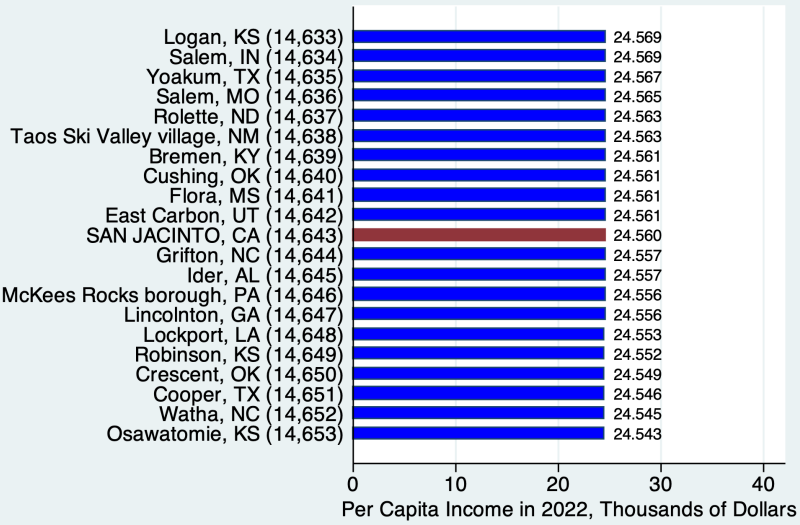
Source: U.S. Census Bureau, 2022 5-yr American Community Survey
The # in parentheses is the ranking out of 28 geographies.
Geographies are selected and ranked based on population.
These are the cities in the same county as the target city.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 29: Growth over Time



Source: U.S. Census Bureau, 2022 5-yr American Community Survey
The # in parentheses is the ranking out of 28 geographies.
Geographies are selected and ranked based on population.
These are the cities in the same county as the target city.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 30: Comparison with All Cities Nationwide



Source: U.S. Census Bureau, 5-yr American Community Survey
The # in parentheses is the ranking out of 19,695 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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Poverty and Inequality

Definition:

The local poverty rate provides an indication of the well-being of those at the bottom of the income distribution. The federal poverty rate measures the proportion of households in the region that are classified as living in poverty. Also included are measures of the extent to which the City's children are impoverished. Measures of the income distribution provide further evidence on disparities in income in the region and how those disparities have changed over time.

Why is it important?

It is important to track measures of poverty and inequality to assess the extent of income disparities in the region, with an eye toward understanding how well the local economy is performing for all of its citizens.

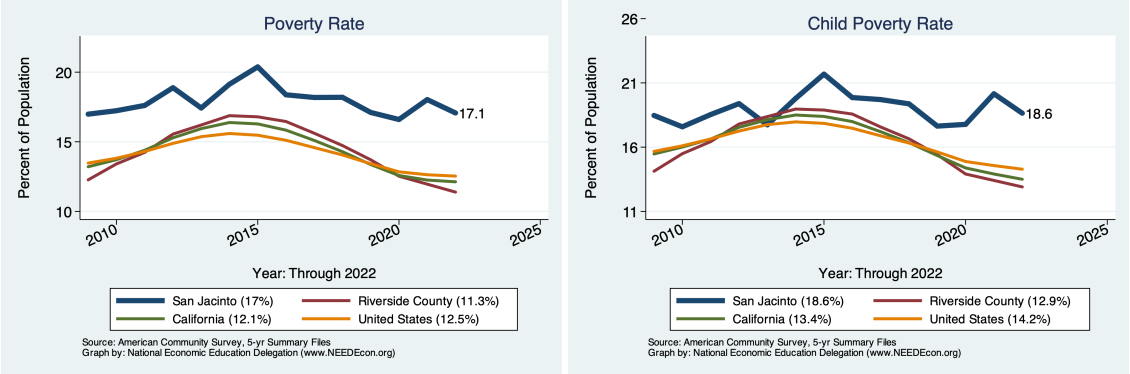

Figure 31: Inequality

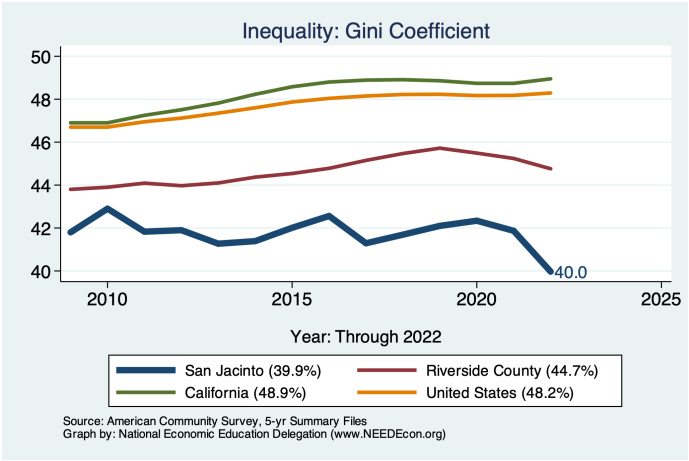

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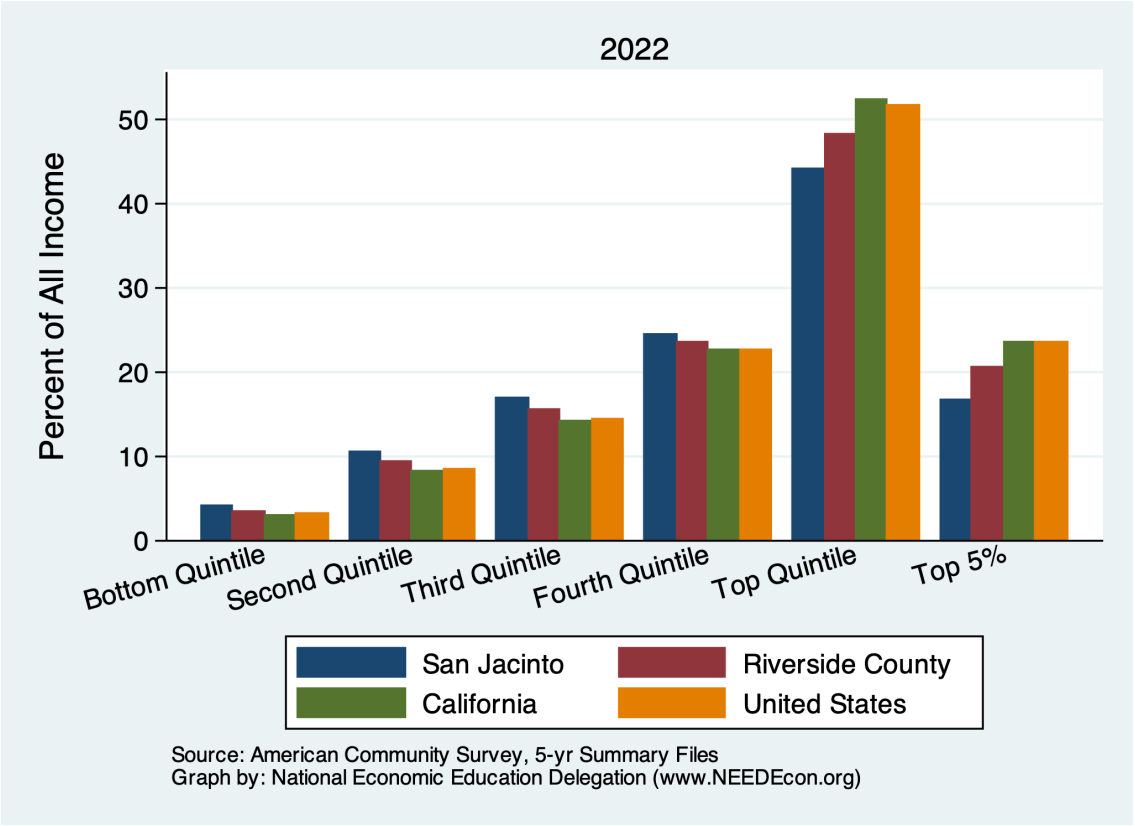
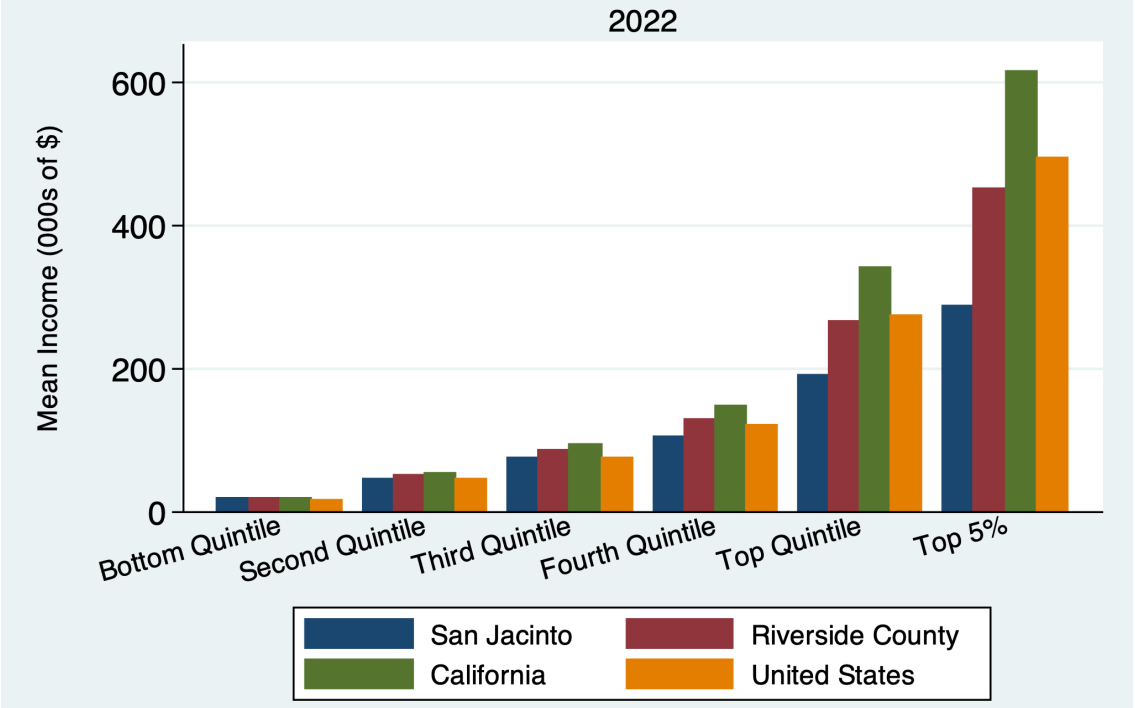
Figure 32: Shares Across the Income Distribution



Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 33: Means Across the Income Distribution



Source: American Community Survey, 5-yr Summary Files
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

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Housing

Housing Costs and Affordability

Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. Housing burden is defined as a household needing to commit more than 30% of their household income toward housing costs. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

Why is it important?

Housing is one of three fundamental necessities, along with food and clothing. A measure of the cost of housing is an integral part of the measurement of the cost of living in a specific community. This is particularly true in cities and regions throughout the Bay Area, where housing costs are high relative to income.

Cost of Housing in San Jacinto and Broader Regions

Figure 34: Median Home Prices

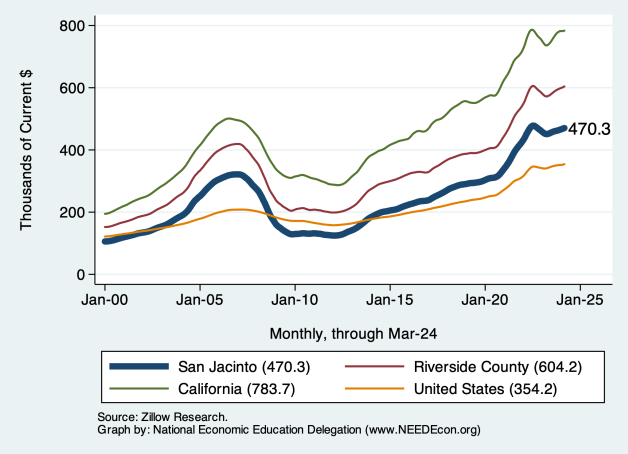
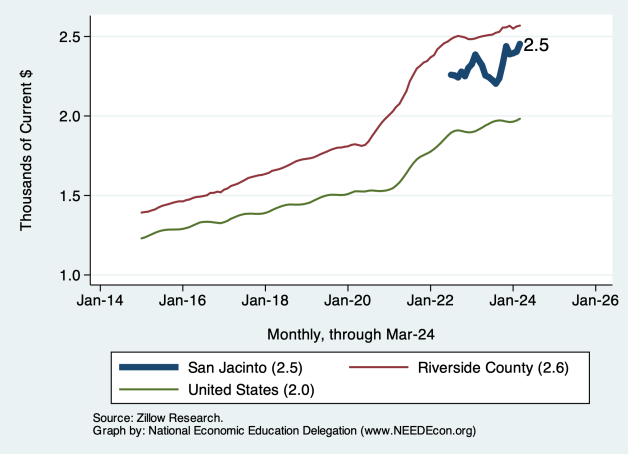


Figure 35: Median Rents



Housing Ownership in San Jacinto and Broader Regions

Figure 36: Home Ownership Rates

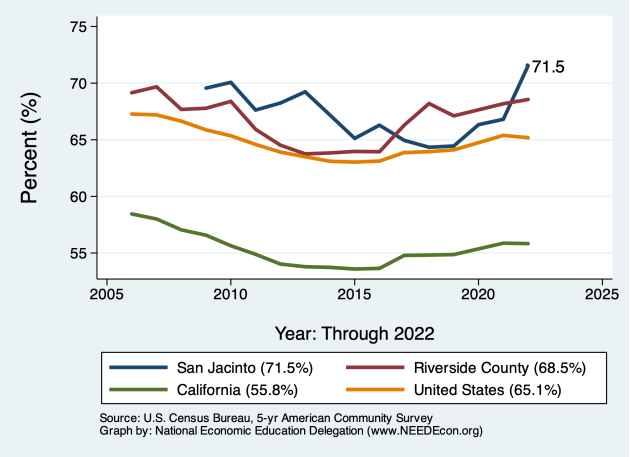


Figure 37: Home Ownership by Age

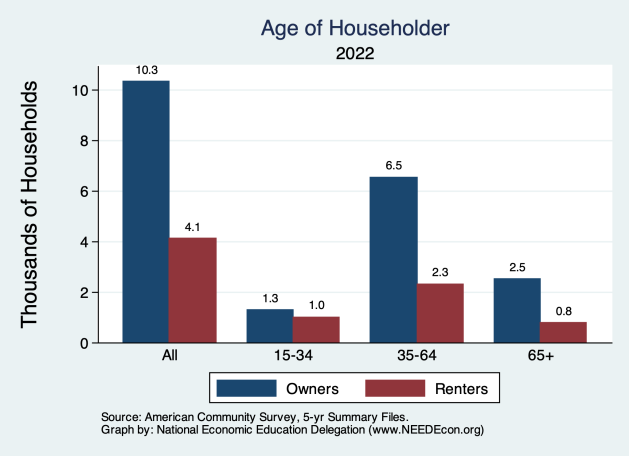


Figure 38: Income by Tenure

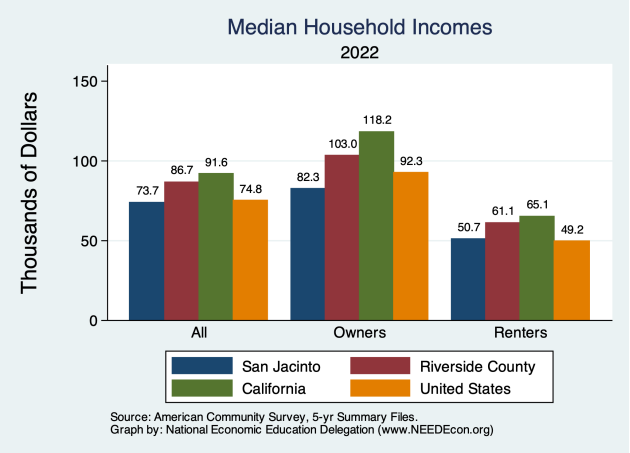


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Figure 39: Income Distribution by Tenure

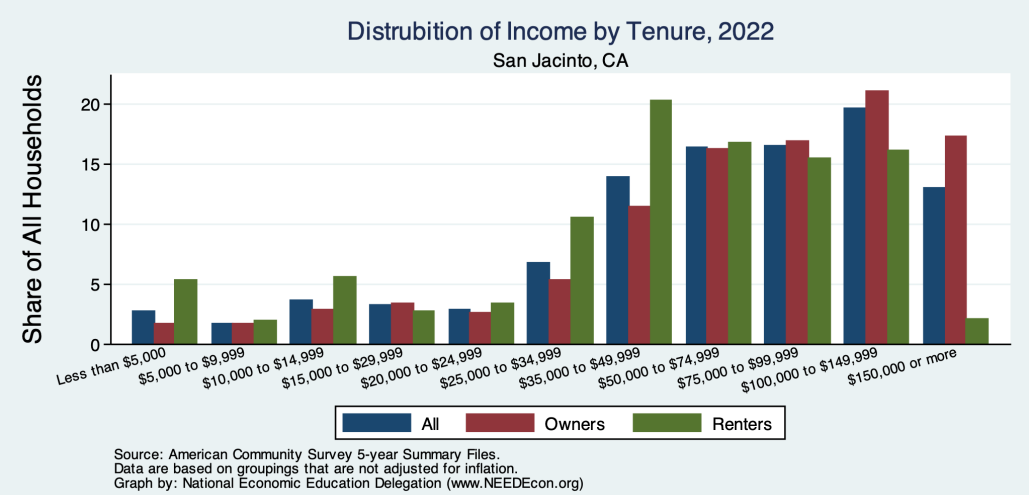


Figure 40: Income Distribution of Home Owners

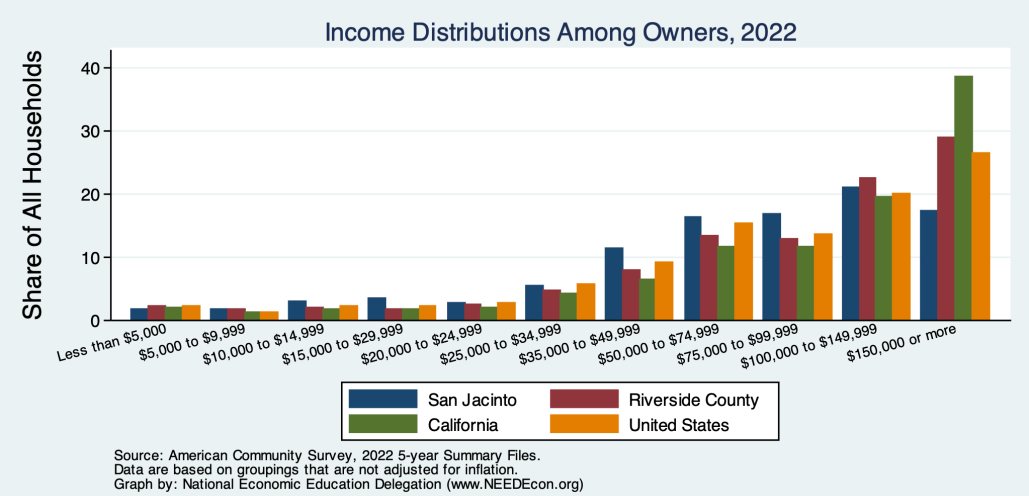
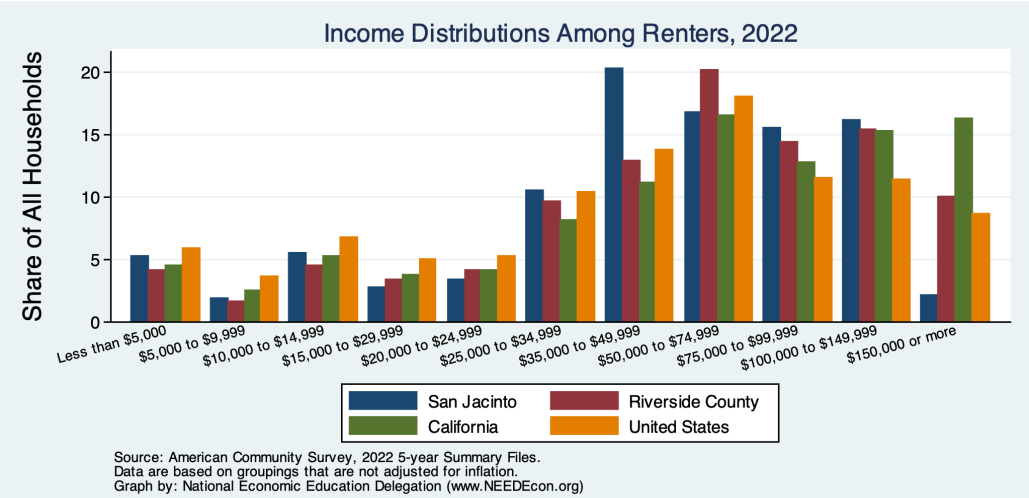


Figure 41: Income Distribution of Renters



Housing Burden in San Jacinto and Broader Regions

Figure 42: Home Owners w/ A Mortgage

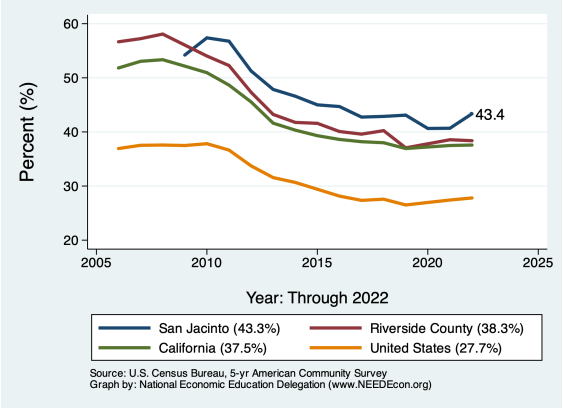


Figure 43: Home Owners w/o A Mortgage

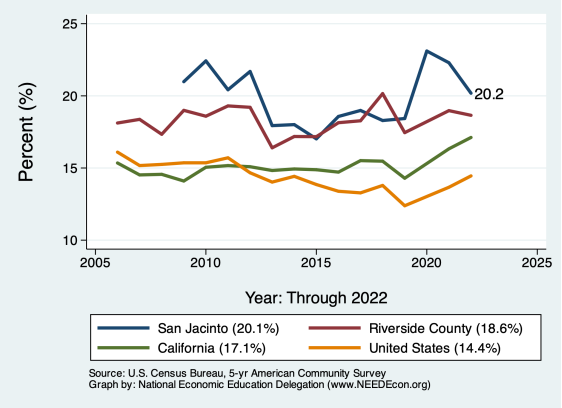


Figure 44: Renters

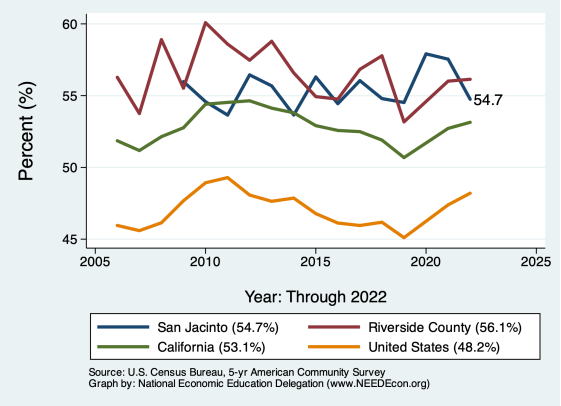
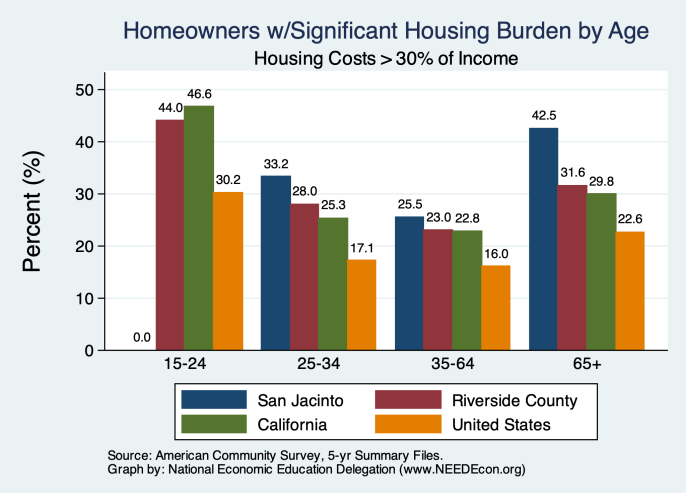


Figure 45: Homeowner Housing Burden by Age



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Housing Picture

Definition:

Housing costs are measured in several different ways. First, we provide evidence on the evolution of median home prices, median rental price, and finally through evidence on the housing burden in the city and comparison regions. The median value is the amount in the middle. Fifty percent of units are above the median and 50 percent are below.

Why is it important?

In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per household.

Table 5. Housing Market Indicators

Indicator	2023	2019	2010	% Change from 2019	% Change from 2010
Total Population	54,103.0	50,431.0	44,199.0	7.3	22.4
Total # of Homes	16,355.0	15,740.0	14,977.0	3.9	9.2
# Occupied Units	15,540.0	14,558.0	13,152.0	6.7	18.2
Persons per Household	3.5	3.4	3.3	0.5	3.7
Vacancy Rate (%)	5.0	7.5	12.2	-33.6	-59.1

Source: CA DOF; Calculations by the National Economic Education Delegation

Figure 46: Housing Growth

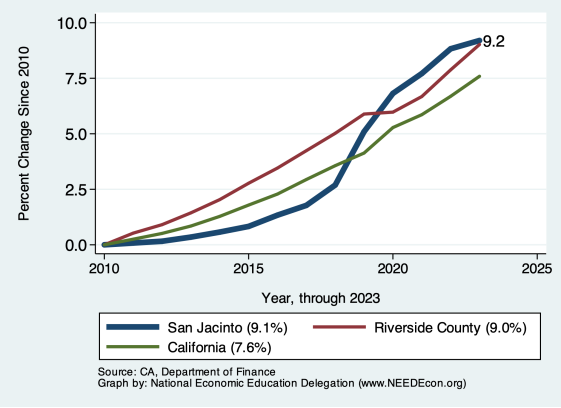


Figure 47: Persons per Household

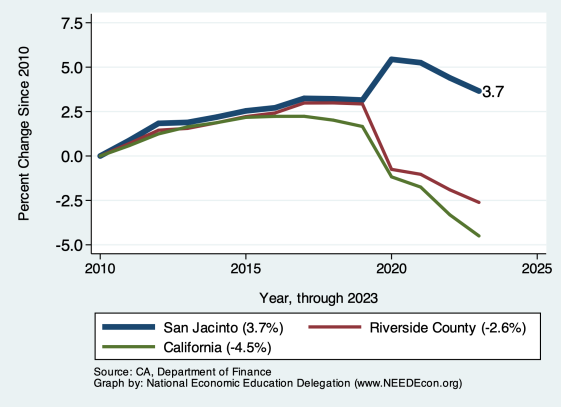


Figure 48: Vacancy Rates

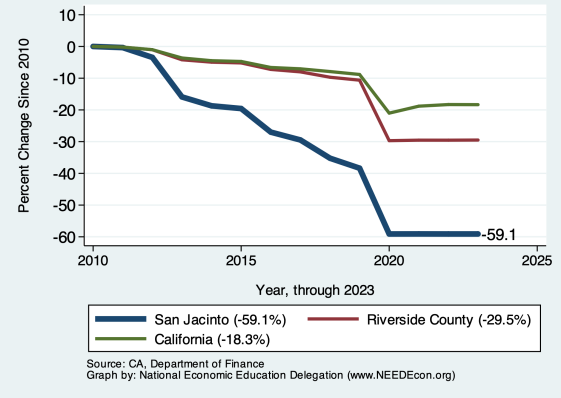
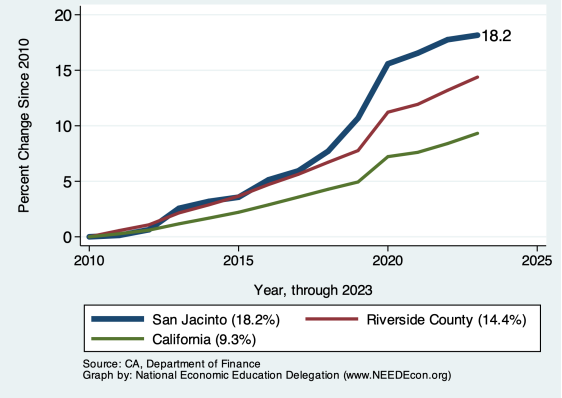


Figure 49: Number of Occupanied Units



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Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

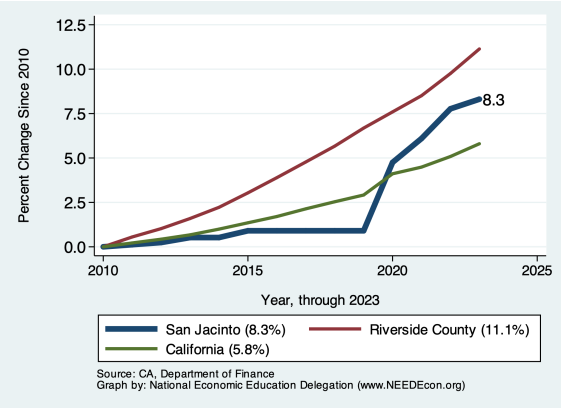


Figure 51: Single Attached Homes

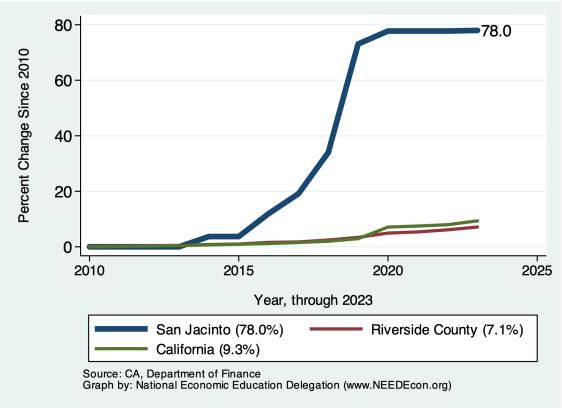


Figure 52: Housing in Buildings with Two to Four Units

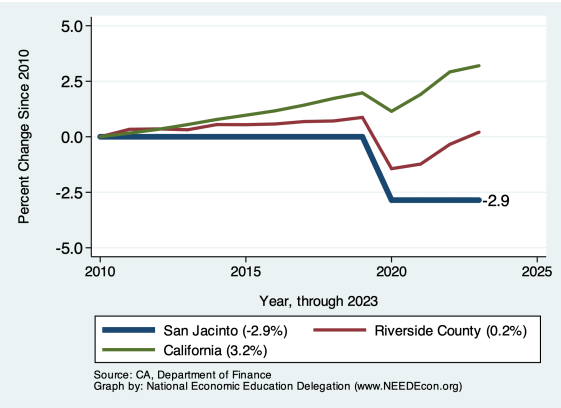
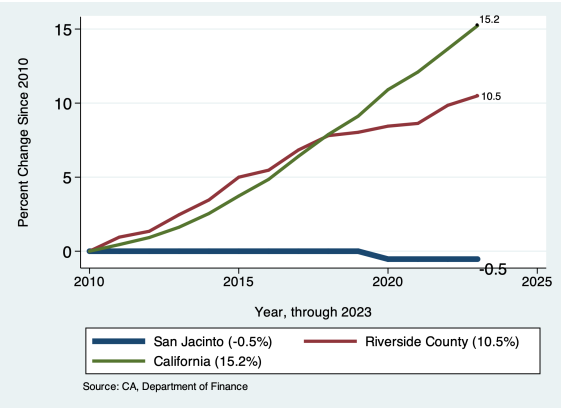


Figure 53: Housing in Buildings with Five or More Units



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Vintage of Residential Housing

Why is it important?

This section provides evidence on the year in which residential housing in San Jacinto was built. We break it down into owned versus rented residences and provide a comparison across Riverside County and broader regions. A sense of the age of housing in a region provides an indication of the urgency with which a region might pursue additional housing. As the housing stock ages, an urgency with which renovations and rebuilds are permitted might result. All things equal, more recently constructed housing will be more likely to meet current codes and standards. Remodeling of existing units will be more desirable when existing units are, on average, older.

Figure 54: Distribution of Housing Construction

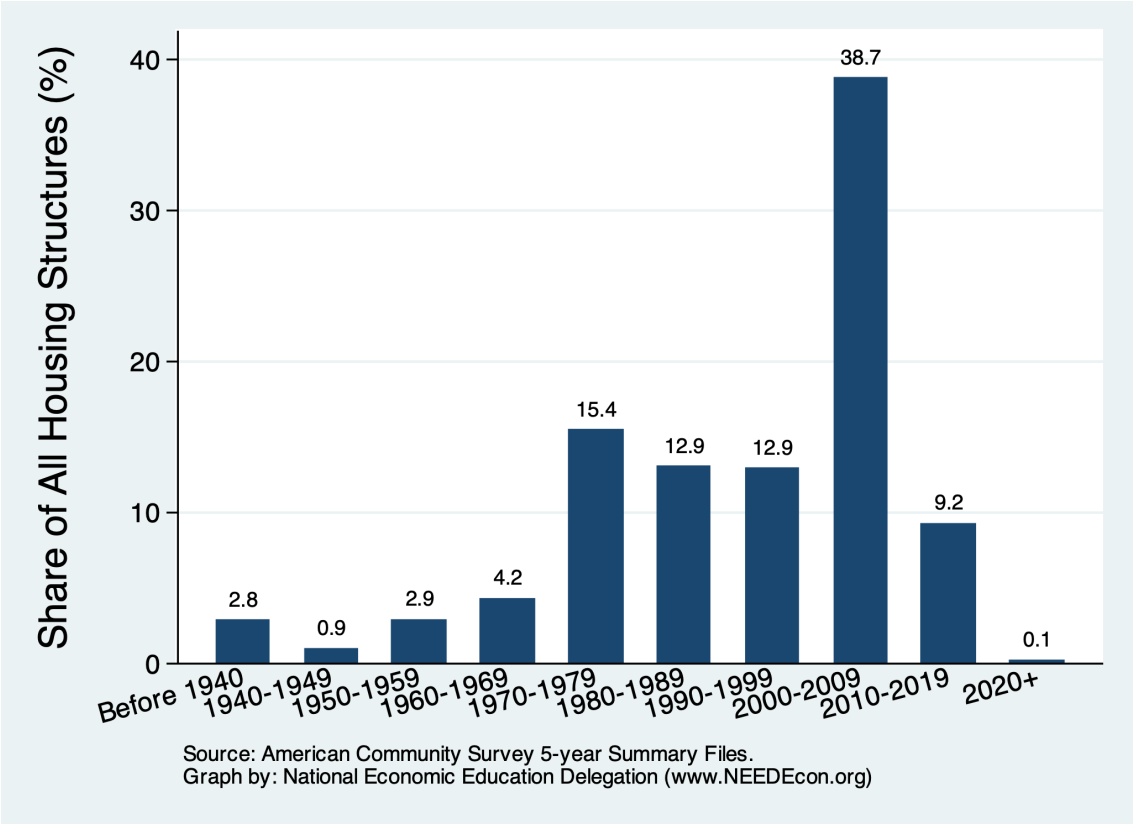


Figure 55: Housing Vintage across Regions

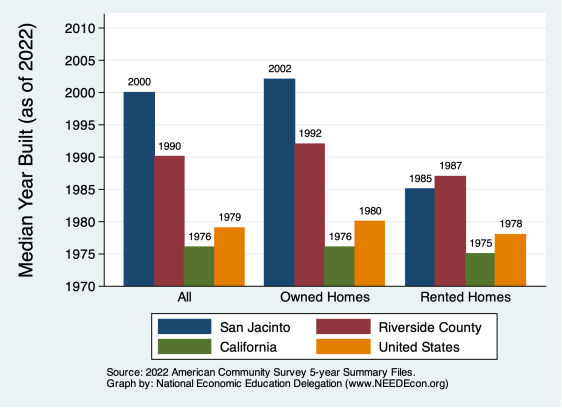


Figure 56: Housing Vintage by Tenure

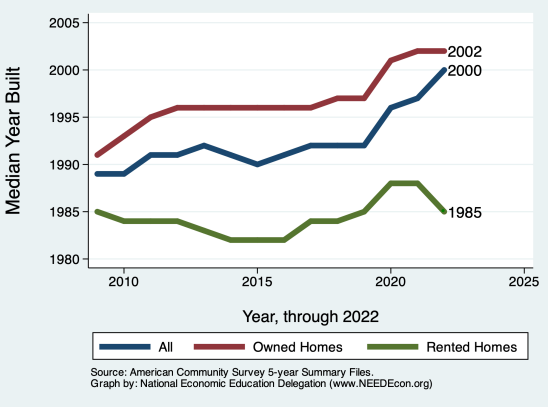


Figure 57: Vintage of Owned Residences

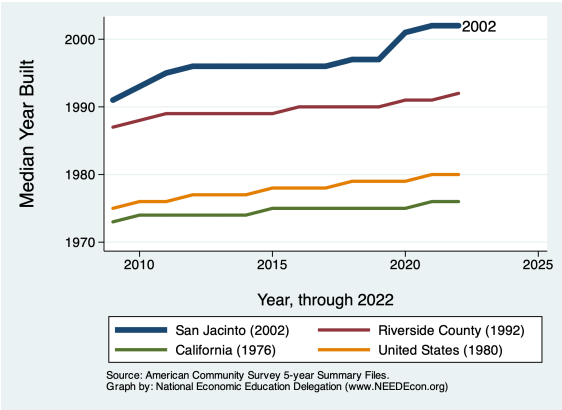


Figure 58: Vintage of Rented Residences

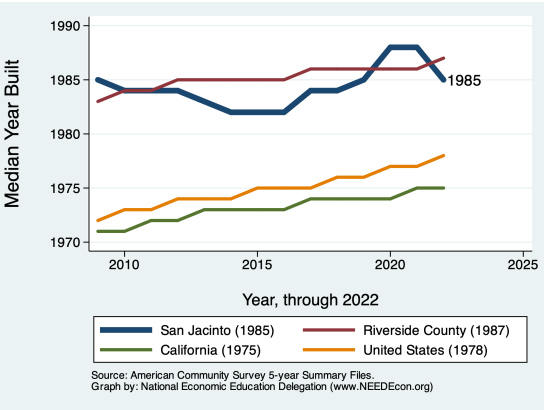
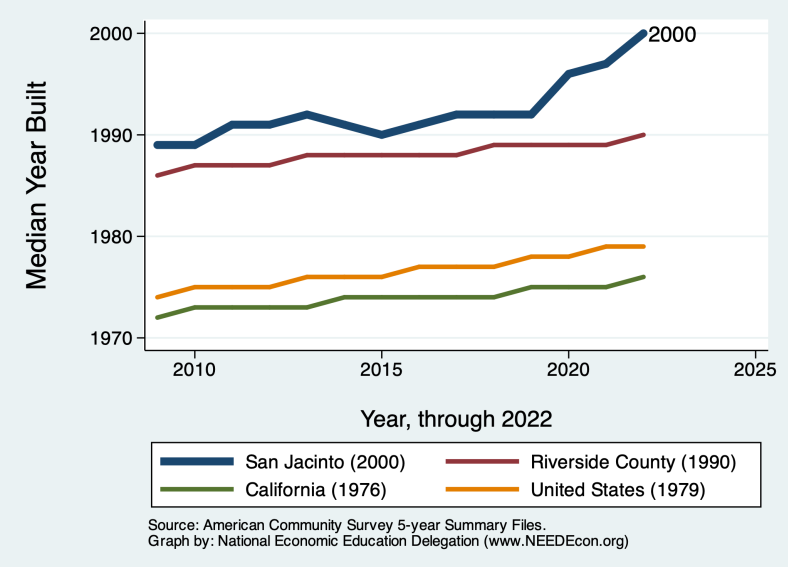


Figure 59: Vintage of All Residences



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Occupation of Residential Housing

Why is it important?

The duration of residence in a city is important for developing future policies regarding growing the local population. If a region is highly mobile, evidenced by most residences having been recently occupied, a city might propose policies to reduce that mobility, or ask why the mobility happens. Policies could be put in place to either reduce or increase migration.

Figure 60: Year Current Occupant Moved In

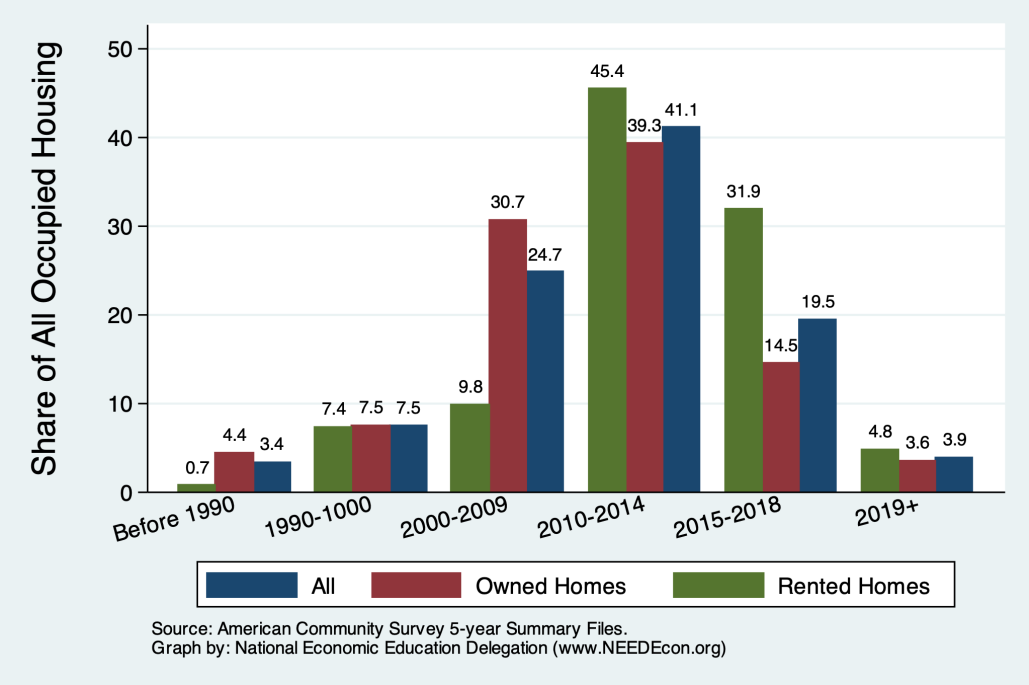

Figure 61: Year Occupied by Current Residents across Regions

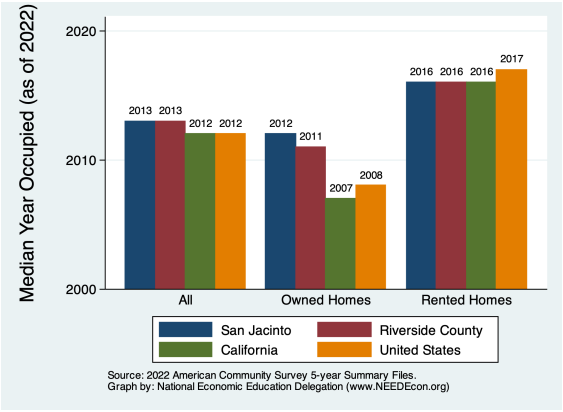

Figure 62: Year Occupied by Current Residents by Tenure

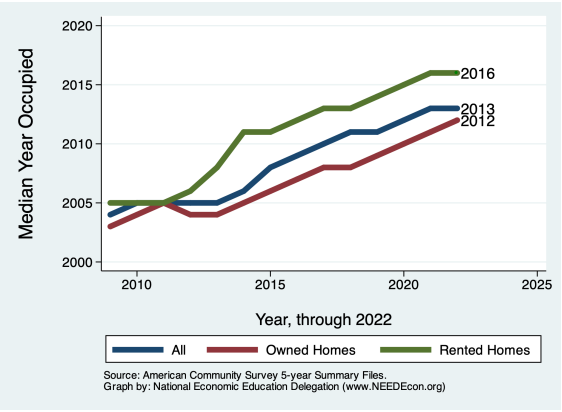

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Figure 63: Year Occupied by Current Residents for Owned Housing

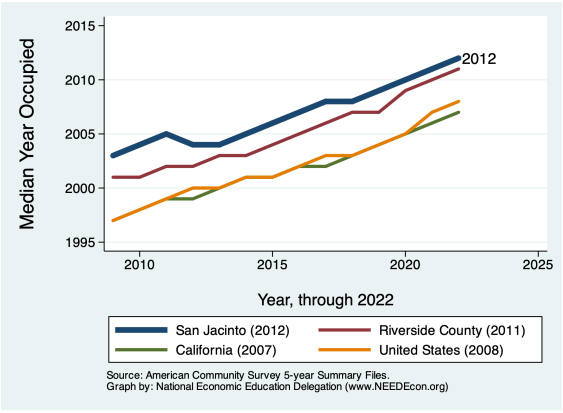


Figure 64: Year Occupied by Current Residents for Rented Housing

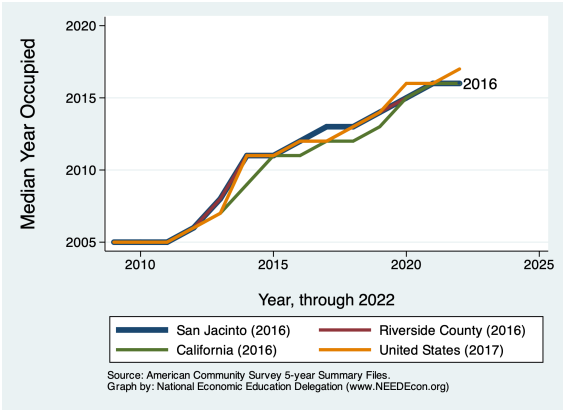
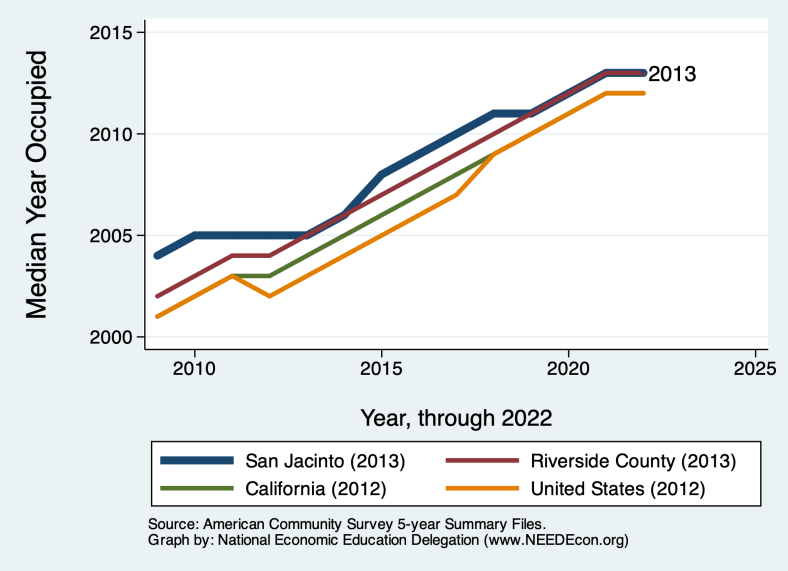


Figure 65: Year Occupied by Current Residents for All Housing



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Residential Permitting

Definition:

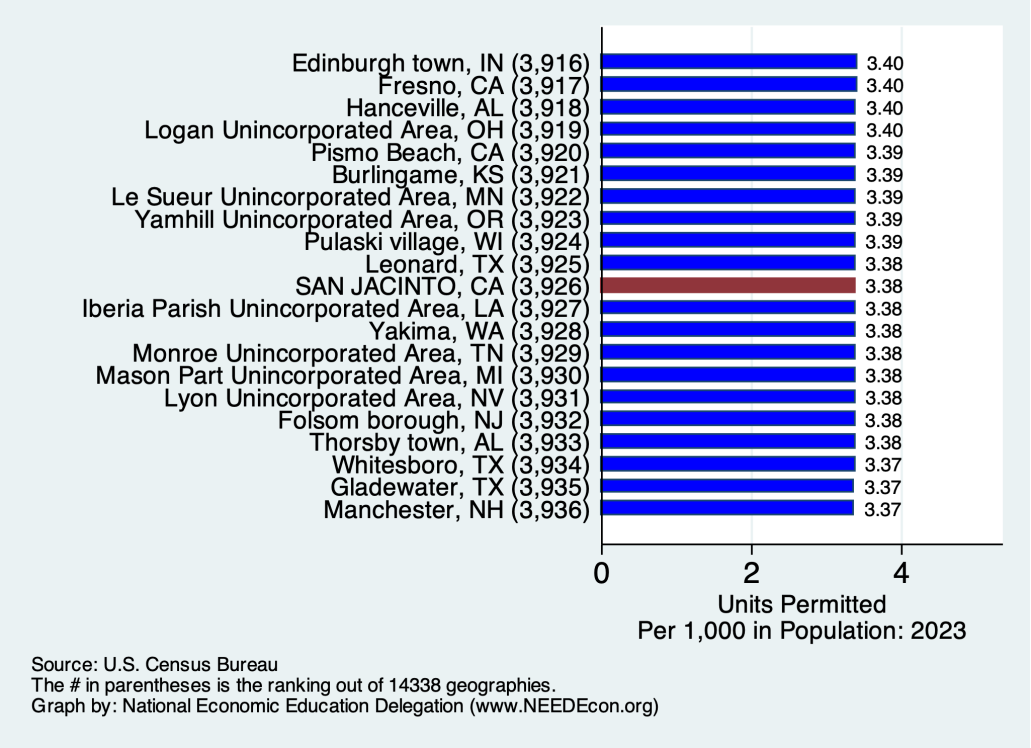
This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for San Jacinto is compared with data from Riverside County as a whole and broader regions. The statistic provided scales the number of permits by population. This is done to facilitate comparisons across regions.

Why is it important?

Building permits are the best indicator available of new units coming on the market. In order for a region's population to grow and flourish, new residential properties must be added to the existing stock. Building, both in the City and in the County more generally, is an indication of the extent to which new residences accommodate new residents or are affecting prices through increased supply.

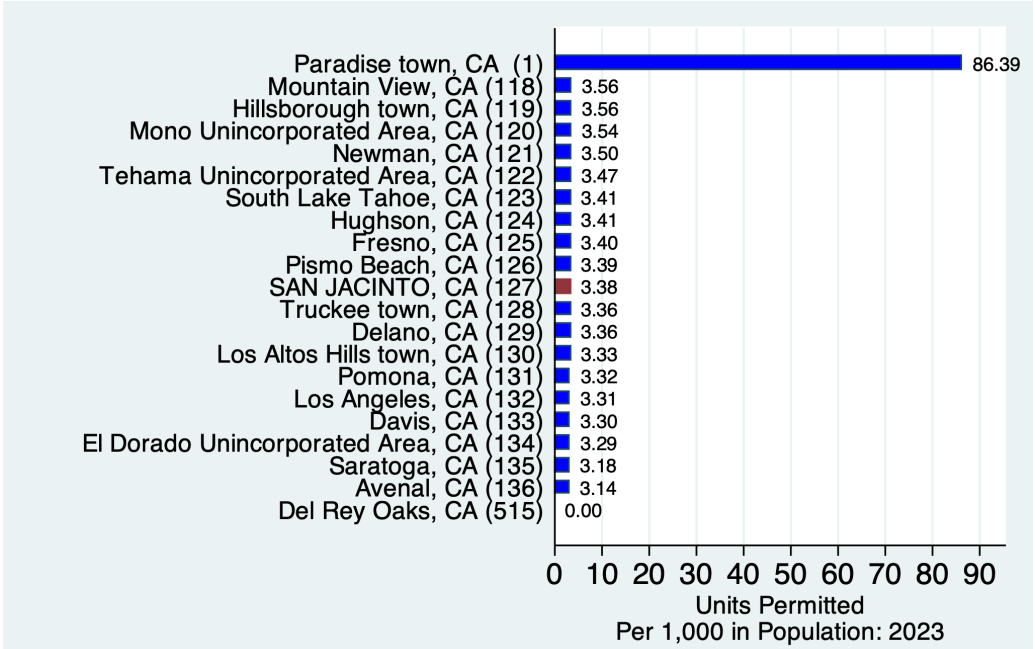
San Jacinto - Ranking Among Comparables

Figure 66: Number of Units Permitted - Nationwide Comparables (Rank)



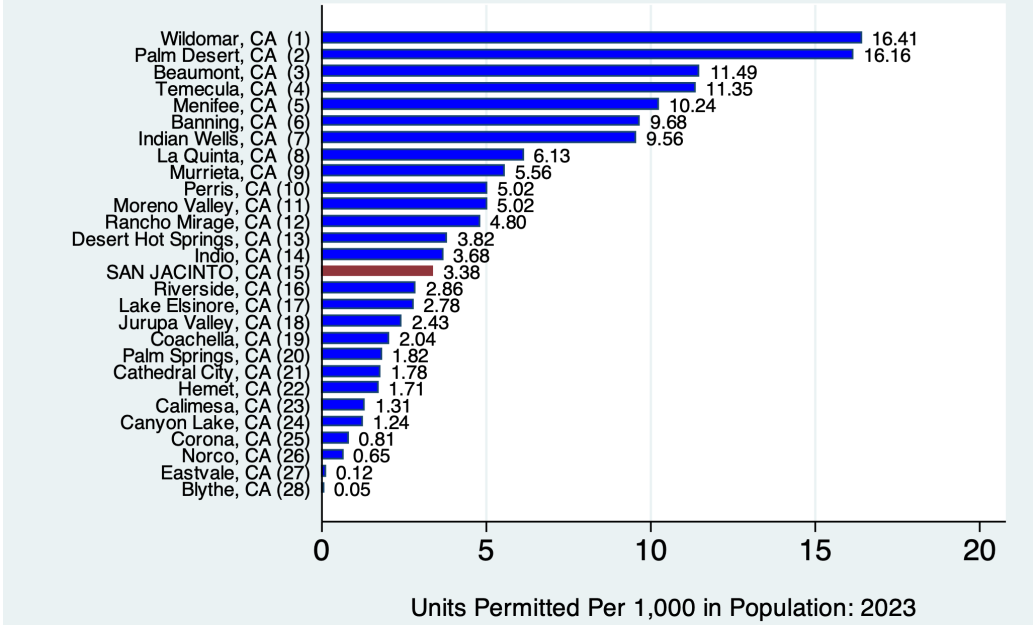
Source: U.S. Census Bureau
The # in parentheses is the ranking out of 14338 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 67: Number of Units Permitted - California Comparables (Rank)



Source: U.S. Census Bureau.
The # in parentheses is the ranking out of 515 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

Figure 68: Number of Units Permitted - Cities in Riverside County (Rank)



Source: U.S. Census Bureau,
The # in parentheses is the ranking out of 28 geographies.
Graph by: National Economic Education Delegation (www.NEEDEcon.org)

San Jacinto - Permitting Activity

Annual Units Permitted - Per Capita in San Jacinto

Figure 69: Units Permitted Each Year

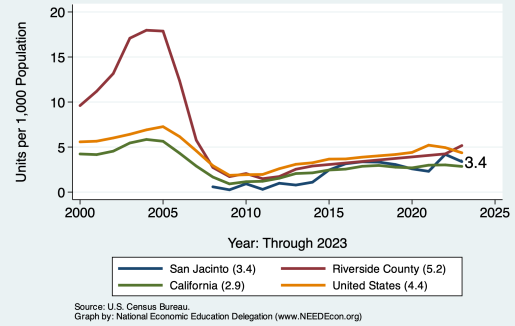
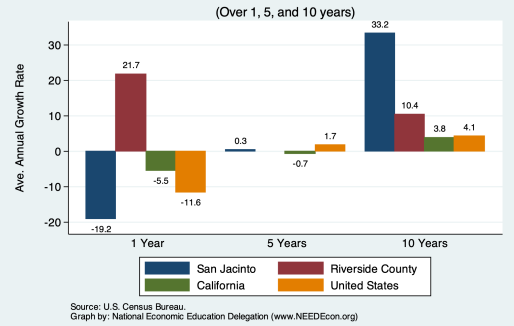


Figure 70: Average Annual Growth in Units Permitted



Annual Number of Buildings Permitted - Per Capita in San Jacinto

Figure 71: Units Permitted Each Year

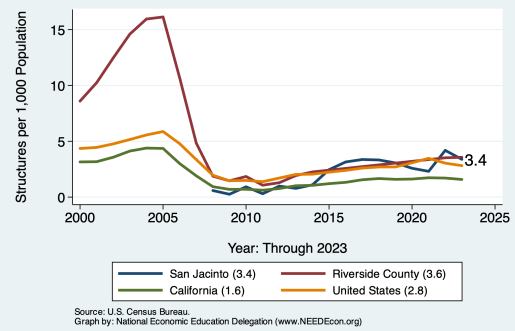
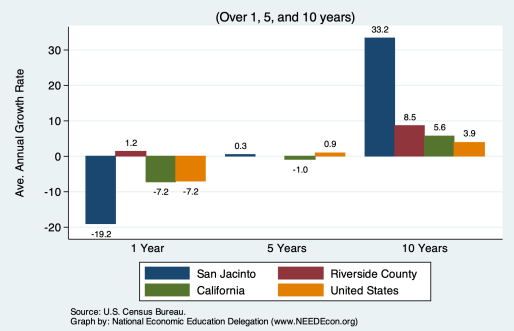


Figure 72: Average Annual Growth in Buildings Permitted



Annual Value of Property Permitted - Per Capita in San Jacinto

Figure 73: Value Permitted Each Year

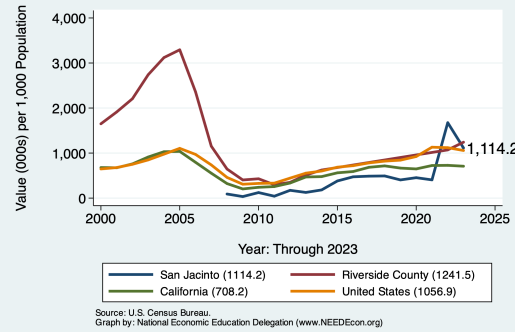
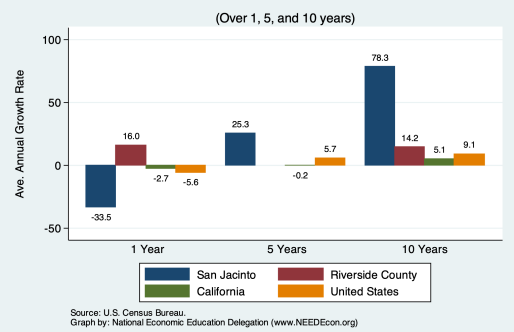


Figure 74: Average Annual Growth in Value Permitted



Commute Patterns

During the recovery from the Great Recession, the period from 2010 to 2019, the Bay Area economy, and Silicon Valley in particular, has been growing at a pace roughly double that of the state as a whole and triple that of the nation. This growth has precipitated a tight housing market and also brought about some significant changes in commute patterns, many of which have been reversed by the pandemic. Recent years have seen significant changes in both the mode of transportation and commute times.

Mode of Transportation

Figure 75: Percent of Workers Commuting by Car Alone

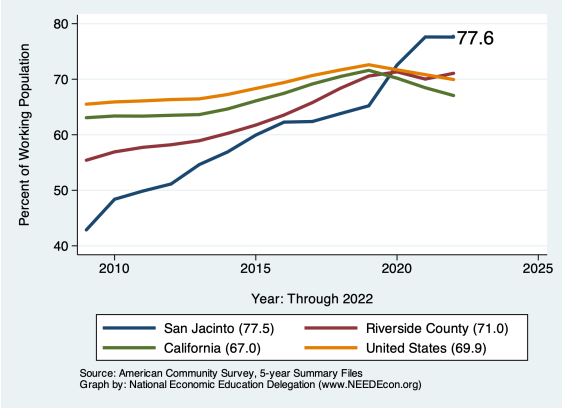


Figure 76: Percent of Workers Commuting by Carpool

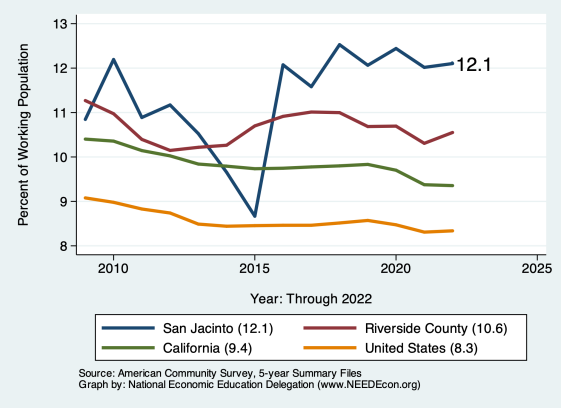


Figure 77: Percent of Workers using Public Transportation

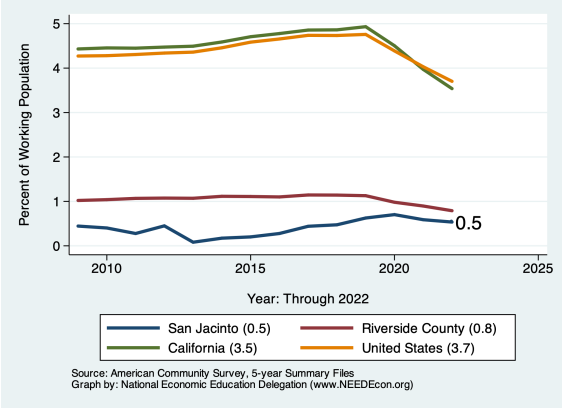
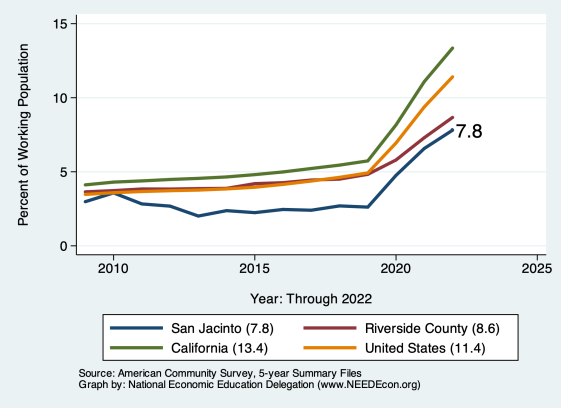


Figure 78: Percent of Workers Who Work From Home



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The first table on this page presents data for those who LIVE in San Jacinto. The second provides data on those who work, but do not necessarily live in San Jacinto. The final two columns provide for a comparison of commute mode choices of people locally with those in California more broadly.

Table 6. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK

	Male		Female		All Workers		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van:	11,233	90.9	7,539	88.0	18,772	89.7	78.0
Drove Alone	9,808	79.3	6,431	75.1	16,239	77.6	68.4
Carpooled:	1,425	11.5	1,108	12.9	2,533	12.1	9.5
In 2-person carpool	974	7.9	829	9.7	1,803	8.6	6.9
In 3-person carpool	327	2.6	215	2.5	542	2.6	1.5
In 4-or-more-person carpool	124	1.0	64	0.7	188	0.9	1.1
Public Transportation (excl Taxi):	68	0.6	44	0.5	112	0.5	3.6
Bus or Trolley Bus	59	0.5	16	0.2	75	0.4	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.8
Subway or Elevated	0	0.0	0	0.0	0	0.0	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	9	0.1	28	0.3	37	0.2	0.1
Bicycle	24	0.2	0	0.0	24	0.1	0.7
Walked	68	0.6	185	2.2	253	1.2	2.4
Taxicab, Motorcycle, or other	83	0.7	52	0.6	135	0.6	1.7
Worked at Home	887	7.2	747	8.7	1,634	7.8	13.6
Total:	12,363	100.0	8,567	100.0	20,930	100.0	

Source: 2022 5-year American Community Survey, Summary File

Table 7. SEX OF WORKERS BY MODE OF TRANSPORTATION TO WORK FOR WORKPLACE GEOGRAPHY

	Male		Female		All Workers		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van:	4,056	72.7	3,791	73.7	7,847	73.2	78.0
Drove Alone	3,470	62.2	3,060	59.5	6,530	60.9	68.5
Carpooled:	586	10.5	731	14.2	1,317	12.3	9.5
In 2-person carpool	361	6.5	647	12.6	1,008	9.4	6.9
In 3-person carpool	82	1.5	39	0.8	121	1.1	1.5
In 4-or-more-person carpool	143	2.6	45	0.9	188	1.8	1.1
Public Transportation (excl Taxi):	105	1.9	80	1.6	185	1.7	3.6
Bus or Trolley Bus	32	0.6	63	1.2	95	0.9	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.8
Subway or Elevated	64	1.1	0	0.0	64	0.6	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	9	0.2	17	0.3	26	0.2	0.1
Bicycle	75	1.3	24	0.5	99	0.9	0.7
Walked	151	2.7	377	7.3	528	4.9	2.4
Taxicab, Motorcycle, or other	46	0.8	44	0.9	90	0.8	1.7
Worked at Home	887	15.9	747	14.5	1,634	15.2	13.6
Total:	5,320	95.3	5,063	98.4	10,383	96.8	

Source: 2022 5-year American Community Survey, Summary File
The results in this table are for those who work in the region, regardless of the location of their residence.

Commute Times for Employed Residents

Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK

	Male		Female		All Workers		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	(%)
Less than 5 minutes	321	2.8	154	1.9	475	2.4	2.0
5 to 9 minutes	636	5.5	1,152	14.5	1,788	9.2	7.5
10 to 14 minutes	986	8.5	743	9.4	1,729	8.9	12.2
15 to 19 minutes	897	7.8	570	7.2	1,467	7.5	15.0
20 to 24 minutes	612	5.3	706	8.9	1,318	6.8	14.3
25 to 29 minutes	589	5.1	306	3.9	895	4.6	6.3
30 to 34 minutes	1,173	10.1	999	12.6	2,172	11.1	15.0
35 to 39 minutes	629	5.4	300	3.8	929	4.8	2.9
40 to 44 minutes	588	5.1	393	4.9	981	5.0	4.3
45 to 59 minutes	1,376	11.9	937	11.8	2,313	11.9	8.6
60 to 89 minutes	1,958	16.9	628	7.9	2,586	13.3	7.9
90 or more minutes	1,711	14.8	932	11.7	2,643	13.6	4.0
Total:	11,476	99.2	7,820	98.5	19,296	98.9	

Source: 2022 5-year American Community Survey, Summary File

Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes

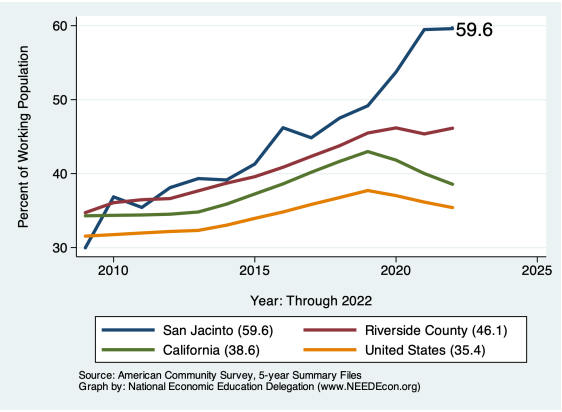


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

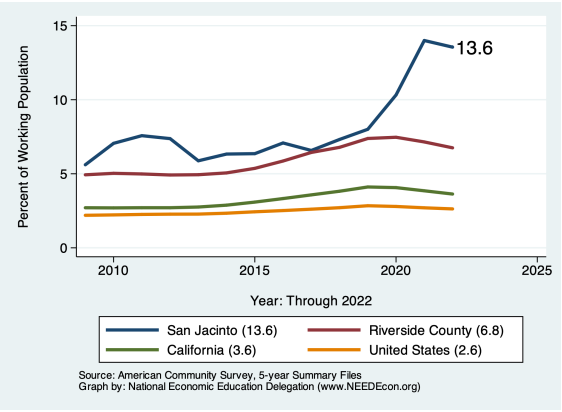
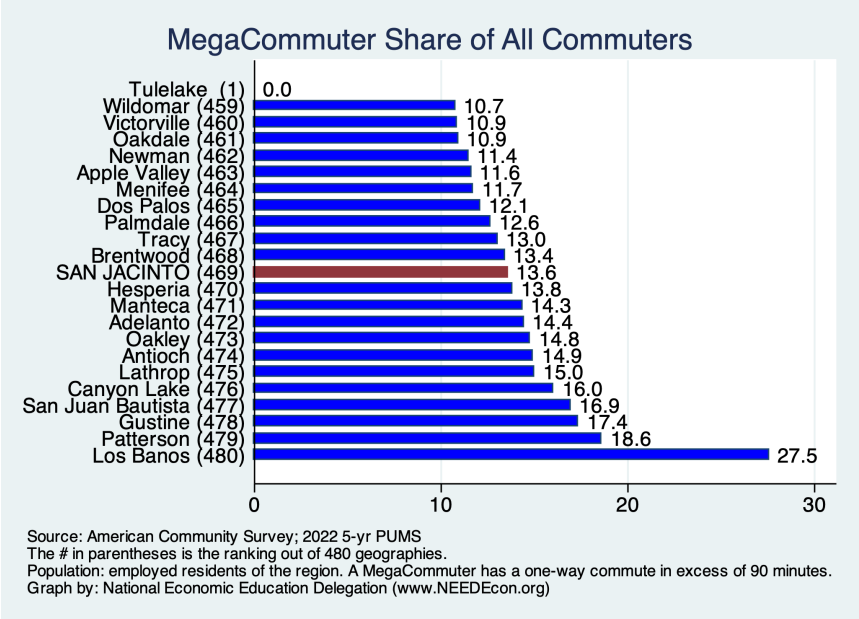


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



Commute Times for Those Employed in the City

Table 9. SEX OF WORKERS BY TRAVEL TIME TO WORK FOR WORKPLACE GEOGRAPHY

	Male		Female		All Workers		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	(%)
Less than 5 minutes	107	2.2	190	4.2	297	3.2	2.0
5 to 9 minutes	683	14.3	732	16.1	1,415	15.1	7.5
10 to 14 minutes	886	18.5	742	16.3	1,628	17.4	12.2
15 to 19 minutes	614	12.8	543	11.9	1,157	12.4	15.0
20 to 24 minutes	305	6.4	754	16.5	1,059	11.3	14.3
25 to 29 minutes	238	5.0	115	2.5	353	3.8	6.3
30 to 34 minutes	426	8.9	357	7.8	783	8.4	15.0
35 to 39 minutes	52	1.1	282	6.2	334	3.6	2.9
40 to 44 minutes	201	4.2	81	1.8	282	3.0	4.3
45 to 59 minutes	391	8.2	333	7.3	724	7.7	8.6
60 to 89 minutes	304	6.3	120	2.6	424	4.5	7.9
90 or more minutes	226	4.7	67	1.5	293	3.1	4.0
Total:	4,433	92.5	4,316	94.7	8,749	93.6	

Source: 2022 5-year American Community Survey, Summary File
The results in this table are for those who work in the region, regardless of the location of their residence.

Figure 82: Percent of Local Employees With Commutes of More than 30 Minutes

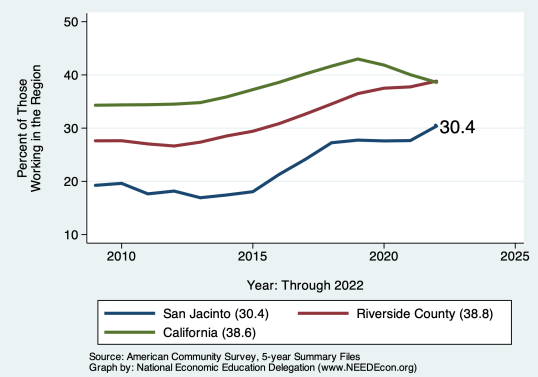


Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

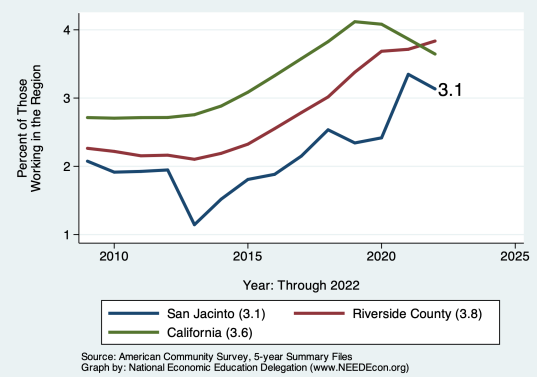
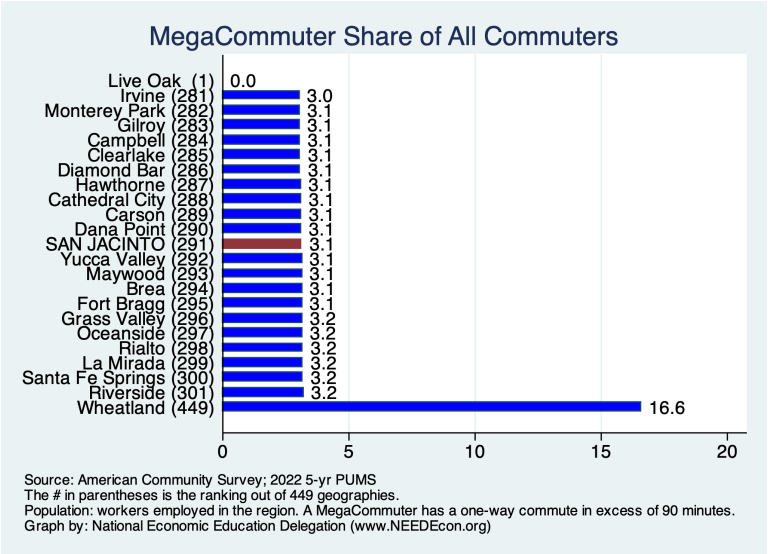


Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



Place of Work

This section provides evidence on where workers living in San Jacinto work. As evidenced in the first table, some of San Jacinto's employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard to working outside of the San Jacinto city boundary.

Table 10. SEX OF WORKERS BY PLACE OF WORK–STATE AND COUNTY LEVEL

	Male		Female		All Workers		All of CA
Place of Work	#	(%)	#	(%)	#	(%)	(%)
Worked in state of residence:	12,343	99.8	8,567	100.0	20,910	99.9	99.6
Worked in county of residence	8,818	71.3	7,400	86.4	16,218	77.5	84.1
worked outside of county of residence	3,525	28.5	1,167	13.6	4,692	22.4	15.4
Worked outside state of residence	20	0.2	0	0.0	20	0.1	0.4
Total:	12,363	100.0	8,567	100.0	20,930	100.0	

Source: 2022 5-year American Community Survey, Summary File

Figure 85: Percent of Workers Employed Outside of Their County of Residence

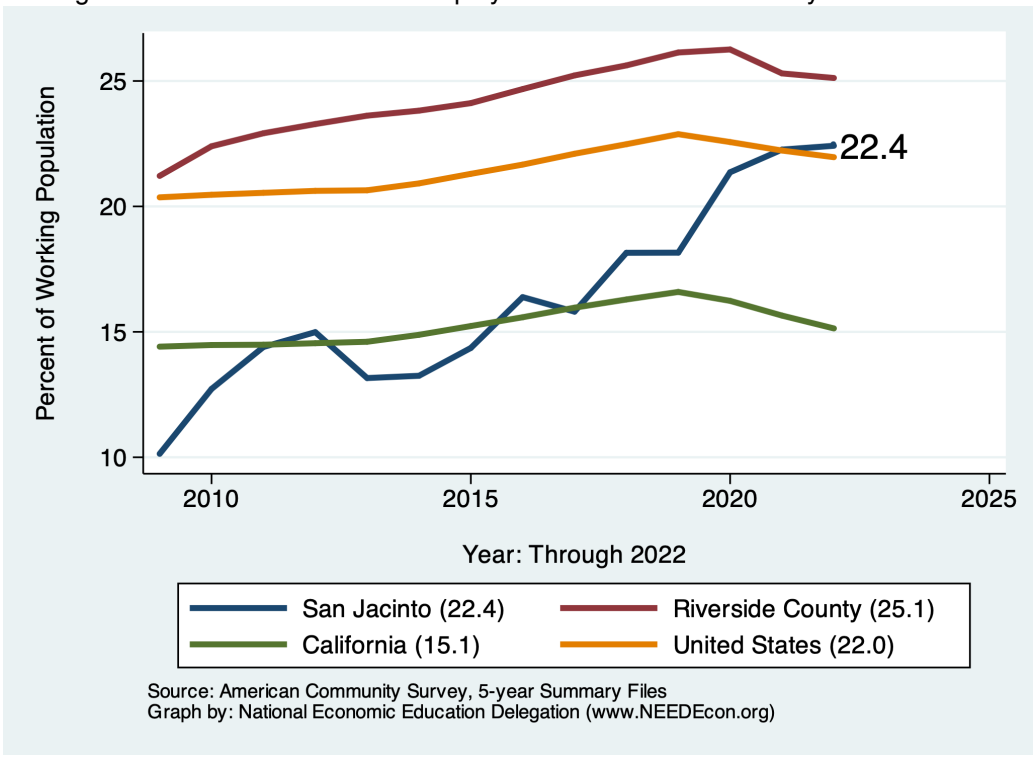
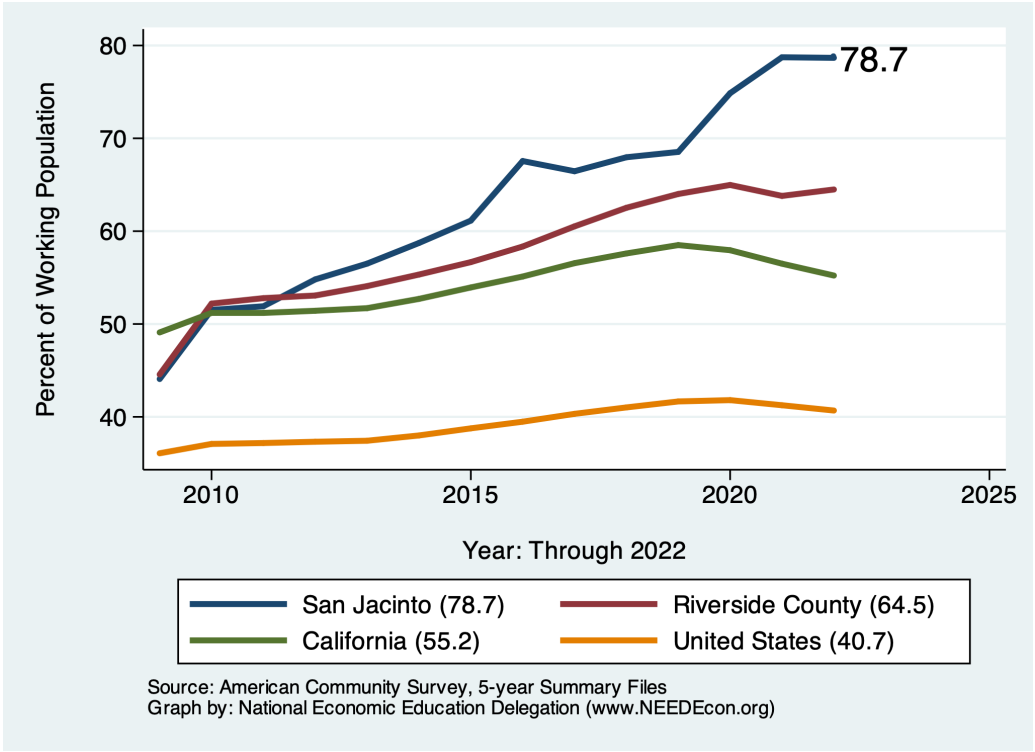


Table 11. SEX OF WORKERS BY PLACE OF WORK–PLACE LEVEL

Place of Work	Male #	Male (%)	Female #	Female (%)	All Workers #	All Workers (%)	All of CA (%)
Living in a place:	12,363	100.0	8,567	100.0	20,930	100.0	95.9
Worked in place of residence	2,456	19.9	2,009	23.5	4,465	21.3	39.5
Worked outside place of residence	9,907	80.1	6,558	76.5	16,465	78.7	56.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
Total:	12,363	100.0	8,567	100.0	20,930	100.0	

Source: 2022 5-year American Community Survey, Summary File

Figure 86: Percent of Workers Employed Outside of Their Place of Residence



Commute Mode by Income

Table 12. MEDIAN EARNINGS IN THE PAST 12 MONTHS BY MEANS OF TRANSPORTATION TO WORK

	City	California		United States	
	Median	*Median*	*Ratio*	*Median*	*Ratio*
Car, truck, or van - drove alone	41,318	48,566	101.0	46,171	100.4
Car, truck, or van - carpooled	36,576	36,463	119.0	34,487	119.0
Public transportation (excluding taxicab)		40,179		45,100	
Walked	29,813	29,366	120.5	27,142	123.3
Taxicab, motorcycle, bicycle, or other means	55,125	40,433	161.8	36,140	171.2
Worked from home	49,423	75,153	78.0	67,180	82.6
Total:	41,080	48,747	84.3	46,099	89.1

Source: 2022 5-year American Community Survey, Summary File

Notes: 1) Ratio = the ratio of the regional median to either the CA or US median, relative to the Total ratio.
Values above 100 imply a high local median. Values below 100 imply a low local median.
For example, a value of 200 means that the local mean is 2x higher than would be expected.
For "Total:", ratio is simply the ratio of the medians.
2) For regions with more than one geography, the medians are averages weighted by working population.

Table 13. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS

	< $25,000		$25,000-$74,999		$75,000+		All		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	3,966	48.2	6,239	79.0	3,388	77.0	16,239	77.6	68.4
Car, Truck, or Van: Carpooled	681	8.3	851	10.8	500	11.4	2,533	12.1	9.5
Public Transportation (excl Taxi)	63	0.8	9	0.1	40	0.9	112	0.5	3.6
Walked	108	1.3	34	0.4	40	0.9	253	1.2	2.4
Taxicab, Motorcycle, or other	2	0.0	89	1.1	32	0.7	159	0.8	2.4
Worked at Home	484	5.9	678	8.6	402	9.1	1,634	7.8	13.6
Total:	5,304	64.5	7,900		4,402		20,930		100.0

Source: 2022 5-year American Community Survey, Summary File

Table 14. MODE OF TRANSPORTATION TO WORK BY WORKERS' EARNINGS FOR WORKPLACE GEOGRAPHY

	< $25,000		$25,000-$74,999		$75,000+		All		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	2,029	49.8	2,455	65.4	1,372	61.5	6,530	60.9	68.5
Car, Truck, or Van: Carpooled	570	14.0	351	9.4	203	9.1	1,317	12.3	9.5
Public Transportation (excl Taxi)	40	1.0	31	0.8	106	4.8	185	1.7	3.6
Walked	149	3.7	178	4.7	98	4.4	528	4.9	2.4
Taxicab, Motorcycle, or other	24	0.6	58	1.5	49	2.2	189	1.8	2.4
Worked at Home	484	11.9	678	18.1	402	18.0	1,634	15.2	13.6
Total:	3,296	80.9	3,751		2,230		10,383	96.8	

Source: 2022 5-year American Community Survey, Summary File

The results in this table are for those who work in the region, regardless of the location of their residence.

Commute Mode by Poverty Status

Table 15. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS

	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	1,004	65.3	899	45.2	14,336	77.3	16,239	77.6	68.7
Car, Truck, or Van: Carpooled	80	5.2	160	8.0	2,293	12.4	2,533	12.1	9.5
Public Transportation (excl Taxi)	35	2.3	0	0.0	77	0.4	112	0.5	3.6
Walked	90	5.9	38	1.9	125	0.7	253	1.2	2.1
Taxicab, Motorcycle, or other	0	0.0	14	0.7	145	0.8	159	0.8	2.4
Worked at Home	58	3.8	17	0.9	1,559	8.4	1,634	7.8	13.6
Total:	1,267	82.4	1,128	56.7	18,535		20,930		

Source: 2022 5-year American Community Survey, Summary File

Table 16. MODE OF TRANSPORTATION TO WORK BY POVERTY STATUS FOR WORKPLACE GEOGRAPHY

	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA
Mode of Transit	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	494	53.5	594	51.8	5,442	60.7	6,530	61.0	68.7
Car, Truck, or Van: Carpooled	43	4.7	95	8.3	1,179	13.2	1,317	12.3	9.5
Public Transportation (excl Taxi)	32	3.5	8	0.7	145	1.6	185	1.7	3.6
Walked	78	8.5	58	5.1	392	4.4	528	4.9	2.1
Taxicab, Motorcycle, or other	0	0.0	0	0.0	189	2.1	189	1.8	2.4
Worked at Home	58	6.3	17	1.5	1,559	17.4	1,634	15.3	13.6
Total:	705	76.4	772	67.3	8,906	99.4	10,383	96.9	

Source: 2022 5-year American Community Survey, Summary File
The results in this table are for those who work in the region, regardless of the location of their residence.

Migration

Overall Migration Flows

Definition:

The United States is a country with an increasingly mobile population. People move, migrate, from one place to another with increasing frequency.

Why is it important?

Having a handle on whether or not San Jacinto is a net recipient (migration inflows) or donor (migration outflows) of population is very important for understanding trends in the City's development. This section outlines migration patterns by age, education, income, marital status, and housing tenure. Understanding recent trends is very important for making policy, investment, and other decisions about the future. Also, understanding the extent to which the population is stable, or experiences significant turnover each year is helpful for planning purposes.

Figure 87: Overall Movements of Residents

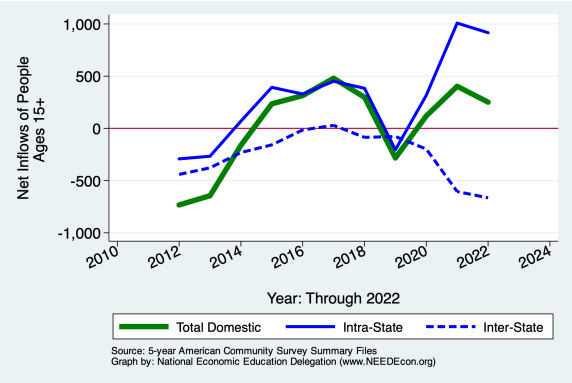


Table 17: Migration by Income

		Net Inflows				
			Same State			
Category	Population	All Migration	W/in County	Between Counties	Across States	From Abroad
No income	9,838	230	163	162	−95	0
With income	31,461	161	−97	688	−570	140
$1 to $9,999 or loss	4,267	22	27	−29	−54	78
$10,000 to $14,999	3,702	−88	−175	56	0	31
$15,000 to $24,999	4,101	−93	52	−54	−102	11
$25,000 to $34,999	4,738	204	2	243	−41	0
$35,000 to $49,999	4,911	−135	−90	145	−210	20
$50,000 to $64,999	3,303	40	−41	56	25	0
$65,000 to $74,999	1,263	26	21	−12	17	0
$75,000 or more	5,176	185	107	283	−205	0
All:	41,299	391	66	850	−665	140

Source: 2022 5-year American Community Survey, Summary File
Note: The data in this and other tables in this section are limited in that there is no information on the City's population that has moved abroad.
The "From Abroad" column is gross movements into the City from abroad.

Figure 88: Overall Movements of Low Income Residents

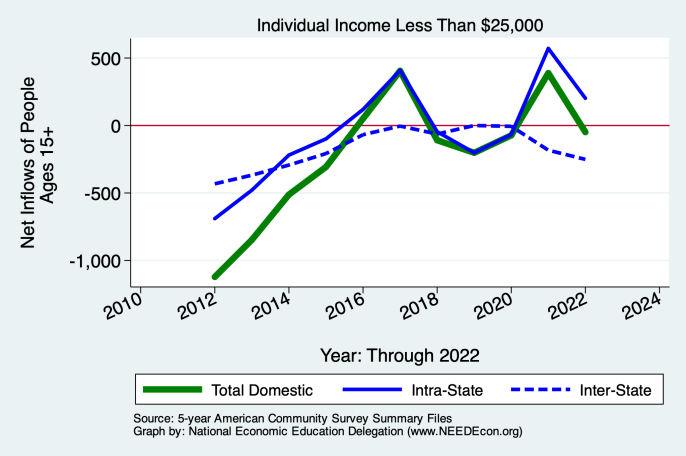


Figure 89: Overall Movements of Middle Income Residents

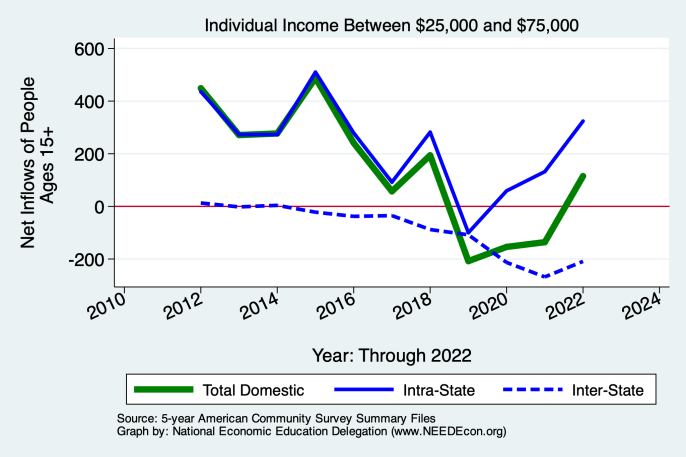
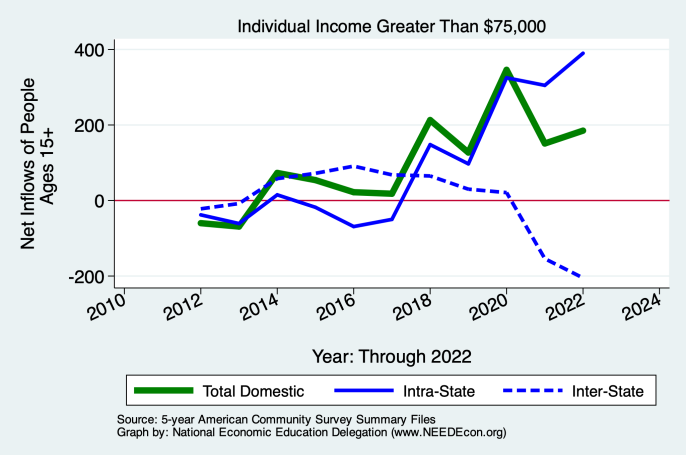


Figure 90: Overall Movements of High Income Residents



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Demographics of Migration Flows

Table 18: Migration by Marital Status

Category	Population	Net Inflows				
			Same State			
		All Migration	W/in County	Between Counties	Across States	From Abroad
Never married	16,321	429	49	404	−62	38
Now married, except separated	17,877	50	123	384	−528	71
Divorced	4,244	−100	−58	26	−79	11
Separated	1,107	20	−44	59	0	5
Widowed	1,750	−8	−4	−23	4	15
Total:	41,299	391	66	850	−665	140

Source: 2022 5-year American Community Survey, Summary File

Table 19: Migration by Tenure

Category	Population	Net Inflows				
			Same State			
		All Migration	W/in County	Between Counties	Across States	From Abroad
Householder lived in owner-occupied housing units	37,721	1,473	176	1,446	−232	83
Householder lived in renter-occupied housing units	15,529	−254	139	77	−494	24
Total:	53,250	1,219	315	1,523	−726	107

Source: 2022 5-year American Community Survey, Summary File

Figure 91: Domestic Movements of Residents by Tenure

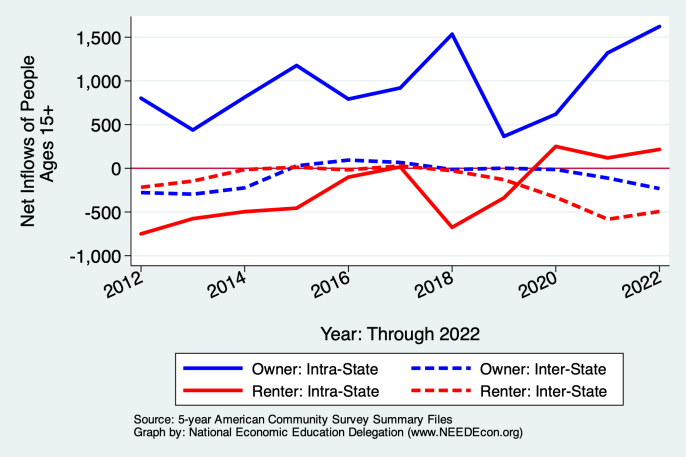

Table 20: Migration by Age

		Net Inflows				
			Same State			
Category	Population	All Migration	W/in County	Between Counties	Across States	From Abroad
1 to 4 years	3,488	300	179	126	−10	5
5 to 17 years	12,034	505	−7	566	−54	0
18 and 19 years	1,725	−56	−9	−29	−18	0
20 to 24 years	3,884	−26	−84	94	−82	46
25 to 29 years	4,348	−26	98	70	−194	0
30 to 34 years	3,690	429	186	363	−120	0
35 to 39 years	3,196	110	75	43	−8	0
40 to 44 years	4,195	68	−41	120	−11	0
45 to 49 years	2,700	204	241	14	−51	0
50 to 54 years	3,051	1	−62	50	13	0
55 to 59 years	2,521	−122	−107	11	−26	0
60 to 64 years	2,562	−95	−55	30	−70	0
65 to 69 years	2,207	−151	12	21	−184	0
70 to 74 years	1,601	−80	−50	−50	0	20
75 years and over	2,282	43	−74	−46	89	74
Total Population:	53,484	1,104	302	1,383	−726	145

Source: 2022 5-year American Community Survey, Summary File

Table 21: Migration by Educational Attainment

		Net Inflows				
			Same State			
Category	Population	All Migration	W/in County	Between Counties	Across States	From Abroad
Less than high school graduate	6,972	208	91	66	−12	63
High school graduate (includes equiv)	9,704	−12	−36	277	−258	5
Some college or assoc. degree	11,468	154	90	208	−170	26
Bachelor's degree	2,917	−33	60	37	−130	0
Graduate or professional degree	1,292	64	18	38	8	0
Total:	32,353	381	223	626	−562	94

Source: 2022 5-year American Community Survey, Summary File

Table 22: Median Income of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	32,097	32,097
Moved Within Same County	37,011	35,128
Moved to Different County, Same State	42,841	16,964
Moved Between States	63,242	39,543
Moved from Abroad	9,714	
Total Population:	32,316	32,361

Source: 2022 5-year American Community Survey, Summary File

Table 23: Median Age of Migration Flows

Flow	In-Migration	Out-Migration
Same House 1 Year Ago	32.0	32.0
Moved Within Same County	27.7	26.4
Moved to Different County, Same State	23.9	41.3
Moved Between States	76.7	31.8
Moved from Abroad	76.0	
Total Population:	31.6	31.8

Source: 2022 5-year American Community Survey, Summary File

References and Sources

The majority of the data presented in this report are from the American Community Survey (ACS). For larger geographies, the 1-year Summary Files provide the data. For smaller communities, roughly those with less than 65,000 in population in 2021, the 5-year Summary Files provide the data.

The ACS data are supplemented by building permit data from the U.S. Census Bureau, population and housing data from the California Department of Finance, and home price and rental rates from Zillow.

U.S. Census Bureau. American Community Survey 1-year and 5-year Summary Files. https://www.census.gov/programs-surveys/acs/data/data-via-ftp.html. The 1-year data are released in September each year and the 5-year data are relased in January.

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