

# **San Luis Obispo, California**

## *Indicators Report*

by  
The National Economic Education Delegation (NEED)

April 20, 2024

Exploring the economics, demographics, and well-being of San Luis Obispo 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 Luis Obispo (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 Luis Obispo. These indicators are compared to San Luis Obispo County (the County) as a whole, a broader region where one is well defined, California, and the United States.

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 snapshot of San Luis Obispo 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 of employment and unemployment in San Luis Obispo 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 Luis Obispo, 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 proportion 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 Luis Obispo, but do not necessarily live in San Luis Obispo.
- **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 composition.

**Why is it important?**

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

***A Demographic Snapshot***



Statistic	2022	2019
<b>POPULATION</b>		
Population Estimate (#, 5yr)	47,529.0	47,302.0
Veterans (#, 5yr)	1,548.0	1,636.0
Foreign born persons (% , 5yr)	8.0	8.8
Population age 25+ (#, 5yr)	23,933.0	24,974.0
<b>AGE AND SEX</b>		
Persons under 5 years (% , 5yr)	2.9	3.2
Persons under 18 years (% , 5yr)	10.6	12.9
Persons 65 years and over (% , 5yr)	13.5	13.2
Female persons (% , 5yr)	49.3	48.8
<b>INCOME AND POVERTY</b>		
Median household income (\$ , 5yr)	65,000.0	56,071.0
Per capita income in past 12 months (\$ , 5yr)	41,749.0	34,357.0
Persons in poverty (% , 5yr)	31.5	30.4
Children age less than 18 in poverty (#, 5yr)	617.0	545.0
Children age less than 18 in poverty (% , 5yr)	12.5	9.0
<b>RACE AND ETHNICITY</b>		
White alone (% , 5yr)	79.1	83.8
African American alone (% , 5yr)	1.3	2.1
American Indian or Alaska Native alone (% , 5yr)	0.5	0.5
Asian alone (% , 5yr)	5.5	5.4
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.1	0.0
Two or More Races (% , 5yr)	10.3	3.9
Hispanic or Latino (% , 5yr)	17.9	18.2
White alone, not Hispanic or Latino (% , 5yr)	70.4	70.6
<b>HOUSING</b>		
Housing units (#, 5yr)	20,969.0	20,767.0
Owner-occupied housing units (% , 5yr)	38.0	38.8
Median value of owner-occupied housing units (\$ , 5yr)	841,700.0	643,200.0
Median selected monthly owner costs-with a mortgage (\$ , 5yr)	2,899.0	2,419.0
Median selected monthly owner costs-without a mortgage (\$ , 5yr)	699.0	523.0
Median gross rent (\$ , 5yr)	1,850.0	1,575.0
<b>FAMILIES AND LIVING ARRANGEMENTS</b>		
Households (#, 5yr)	19,254.0	18,995.0
Persons per household (#, 5yr)	2.4	2.4
Living in same house 1 year ago, % of persons age 1+ (5yr)	63.8	67.3
<b>EDUCATION</b>		
High school graduate or higher, % of persons age 25+ (5yr)	95.4	92.9
Bachelor's degree or higher, % of persons age 25+ (5yr)	52.8	50.0
<b>HEALTH</b>		
With a disability, under age 65 years (#, 5yr)	2,274.0	2,270.0
Persons without health insurance, under age 65 years (% , 5yr)	4.8	4.4
<b>LABOR FORCE</b>		
In civilian labor force, persons age 16+ (% , 5yr)	62.5	62.6
In civilian labor force, women age 16+ (% , 5yr)	62.5	61.4
Employed, persons age 16+ (% , 5yr)	56.7	58.5
Self employed (% , 5yr)	8.9	8.6
<b>TRANSPORTATION</b>		
Mean travel time to work, workers age 16+ (Mins., 5yr)	13.2	14.8
Drive alone in private vehicle (% , 5yr)	63.9	67.9
Using public transportation (% , 5yr)	1.8	4.0
Worked from home (% , 5yr)	14.0	6.0

Source: American Community Survey, Summary Files

Note: Data are from the 1-year files unless indicated by the notation 5yr.

## 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	3 Year	5 Year
<b>City</b>				
San Luis Obispo	47,788	1.15	4.08	2.24
<b>County and Broader Regions</b>				
San Luis Obispo County	278,348	-0.50	0.55	-0.61
Central Coast	1,411,324	-0.74	-1.86	-2.79
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	Central Coast	California
San Luis Obispo County	279.8	278.3	-0.50	-0.74	-0.35
San Luis Obispo	47.2	47.8	1.15		
El Paso De Robles	31.0	30.7	-1.02		
Atascadero	30.3	30.2	-0.31		
Arroyo Grande	18.1	17.9	-1.20		
Grover Beach	12.6	12.5	-1.24		
Morro Bay	10.4	10.3	-1.34		
Pismo Beach	8.0	7.9	-1.17		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

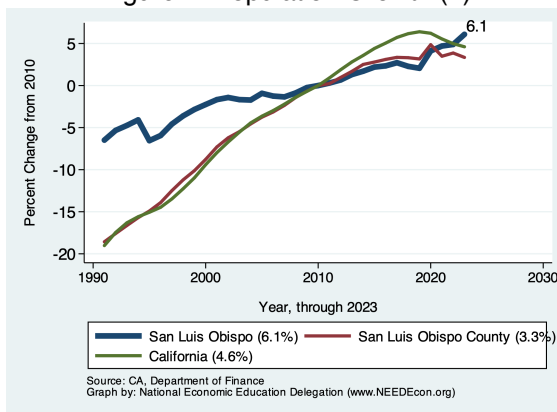


Figure 2: Population Growth (2)

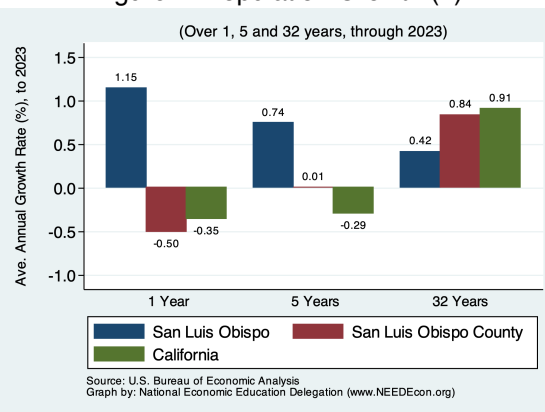


Figure 3: Population by Age - Detailed Age Categories

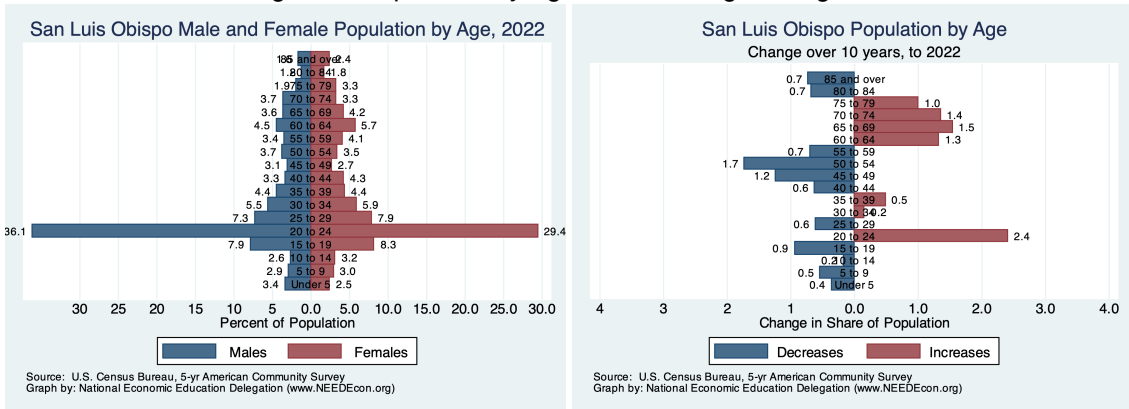


Figure 4: Population by Age - Broad Age Categories

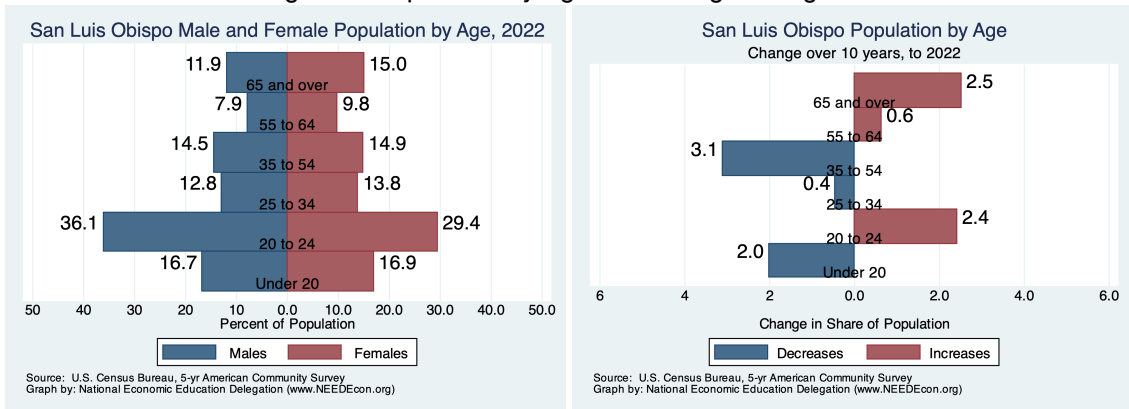


Figure 5: Population by Educational Attainment

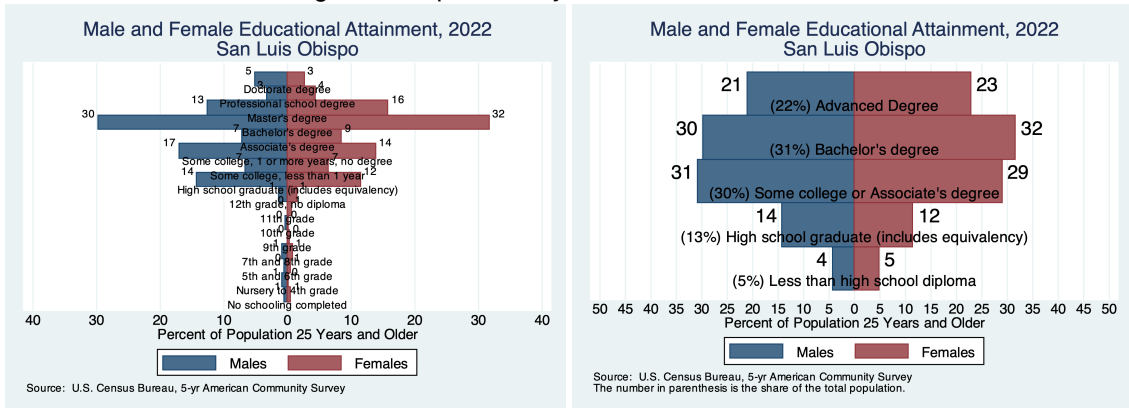


Figure 6: Population by Race/Ethnicity

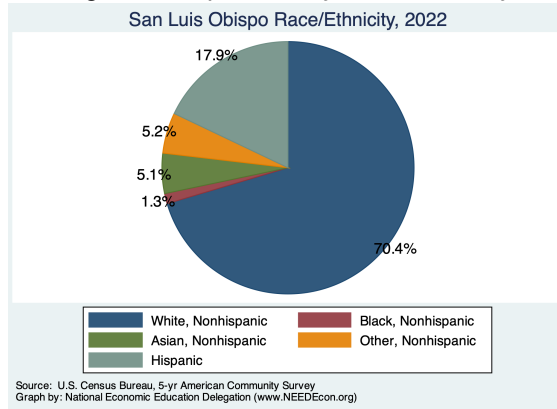
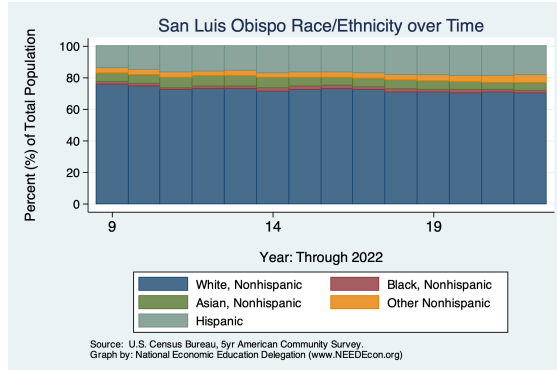


Figure 7: Population by Race/Ethnicity Over Time



# 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 em-

ployment 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 Luis Obispo Summary for March, 2024

Category	Current Value	Change From:		
		Last Month	2 Months Ago	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 - Last 12 Months

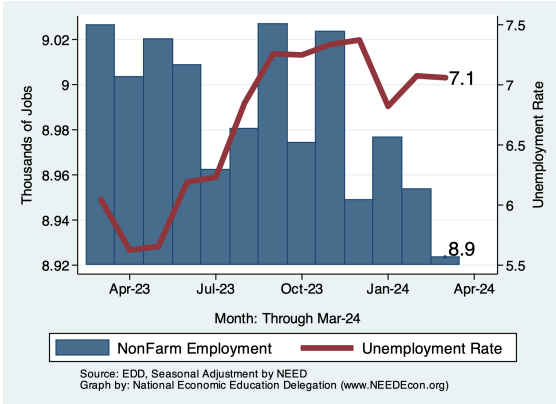
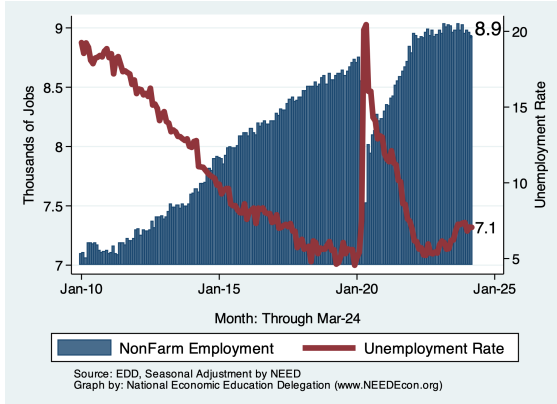


Figure 10: Relative Employment Growth Across Regions - since 2010

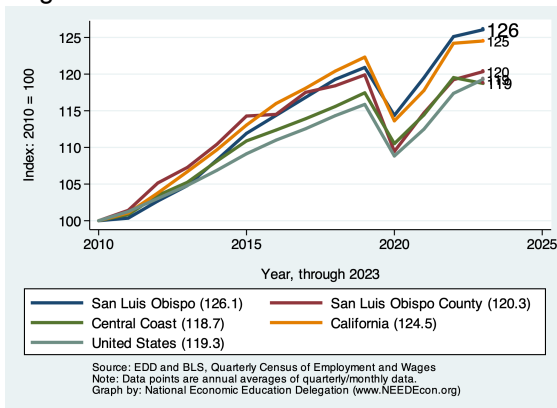
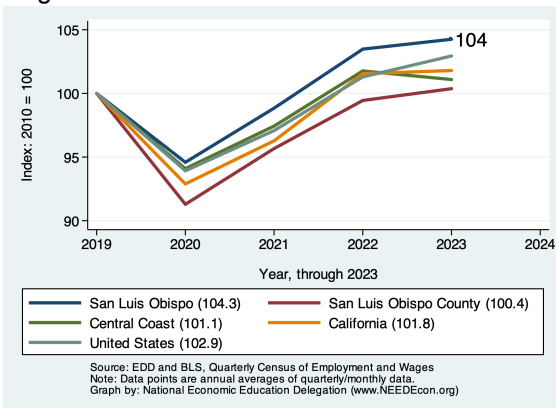


Figure 11: Relative Employment Growth Across Regions - since 2019



## County 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 industry-level employment data for San Luis Obispo County. The following table provides the latest data for the County.

Table 4. Employment Growth by Industry in San Luis Obispo County for March, 2024

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
<b>Total Nonfarm</b>	119,613	100.0	-23.2	-0.2	2.0	1.4	0.7	2.1	0.1
<b>Total Private</b>	97,261	81.3	71.4	0.9	1.8	2.5	2.3	2.9	0.5
<b>Goods Producing</b>	17,266	14.4	-119.1	-7.9	-1.8	-0.1	1.9	-0.7	1.8
Mining, Logging and Construction	8,847	7.4	129.0	19.3	4.2	-0.2	2.3	-4.1	1.9
Manufacturing	8,515	7.1	-73.0	-9.7	-4.7	0.1	1.2	3.5	1.6
Durable Goods	3,100	2.6	0.0	0.0	-11.9	-6.2	0.0	1.1	-0.6
Non-Durable Goods	5,407	4.5	-74.3	-15.1	-5.0	3.8	1.8	5.0	3.0
<b>Service Providing</b>	102,183	85.4	-23.0	-0.3	2.1	0.9	0.6	2.6	-0.2
Trade, Trans & Utilities	19,936	16.7	-34.3	-2.0	-1.5	-0.8	1.0	0.2	-1.1
Wholesale Trade	2,400	2.0	0.0	0.0	0.0	0.0	-4.0	-2.6	-2.2
Retail Trade	13,522	11.3	67.6	6.2	0.1	0.7	-0.1	0.4	-1.0
Information	1,100	0.9	0.0	0.0	0.0	-16.0	-8.3	0.0	-1.7
Financial Activities	3,954	3.3	22.0	6.9	6.4	2.9	2.6	0.8	0.5
Finance & Insurance	2,000	1.7	0.0	0.0	0.0	0.0	0.0	-4.3	-1.8
Real Estate & Rental & Leasing	1,950	1.6	23.8	15.9	17.2	5.8	5.2	8.3	3.5
Professional & Business Svcs	11,616	9.7	9.6	1.0	7.5	8.1	3.5	2.5	1.0
Educational & Health Svcs	18,983	15.9	108.1	7.1	6.4	2.7	2.0	3.3	0.9
Leisure & Hospitality	20,700	17.3	42.6	2.5	2.9	5.6	5.1	9.7	1.0
Accommodation & Food Svcs	18,430	15.4	62.8	4.2	2.1	4.0	2.8	7.9	0.5
Other Svcs	3,640	3.0	-9.0	-2.9	-14.2	-7.4	-5.3	4.9	-2.1
<b>Government</b>	22,314	18.7	-103.4	-5.4	3.6	-4.4	-4.9	-0.5	-1.4
Federal	600	0.5	0.0	0.0	0.0	0.0	0.0	0.0	4.0
State	10,663	8.9	-2.5	-0.3	9.4	5.7	1.7	1.7	0.1
Local	11,108	9.3	-86.6	-8.9	-1.5	-13.0	-11.0	-2.4	-2.9

Source: EDD, National Economic Education Delegation (NEED)

## Some Employee Detail

### Employed in San Luis Obispo

Figure 12: Employment by Occupation

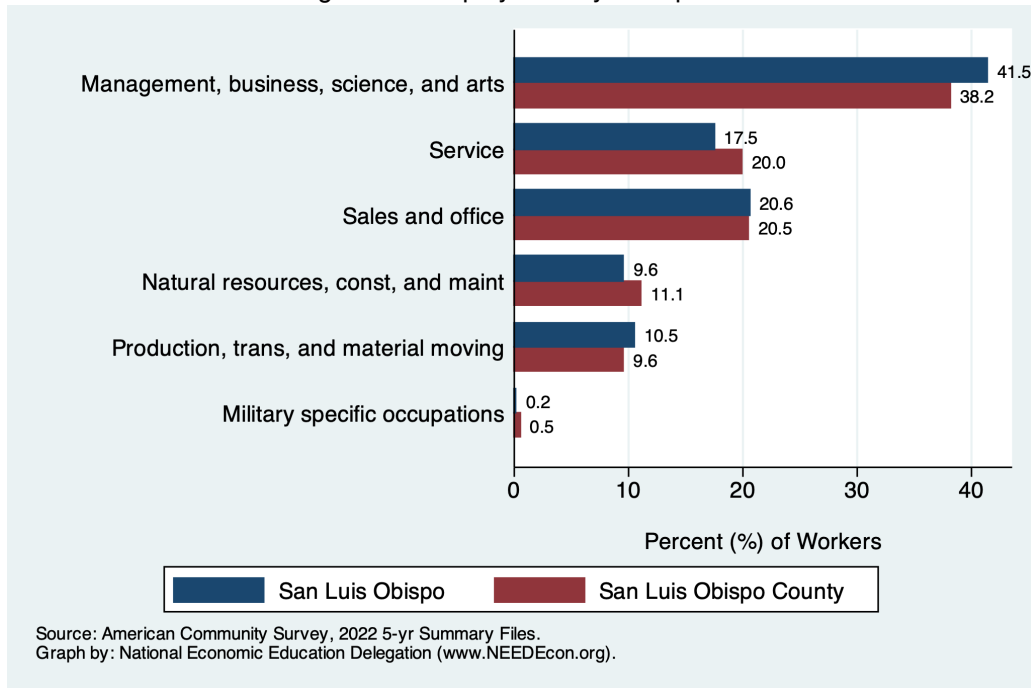


Figure 13: Employment by Industry

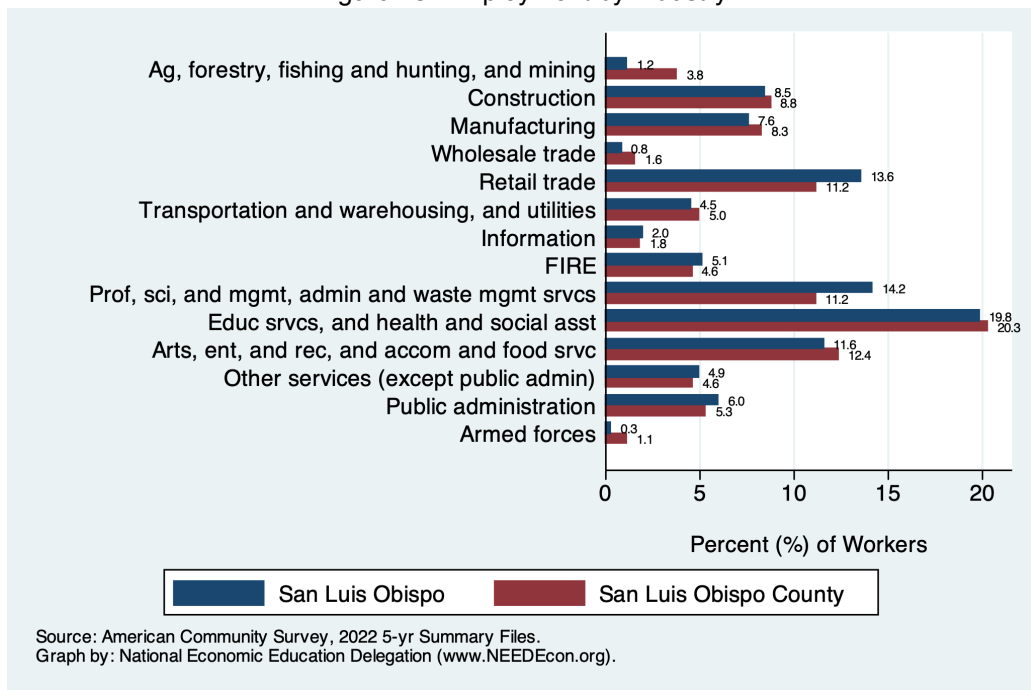


Figure 14: Language Spoken at Home

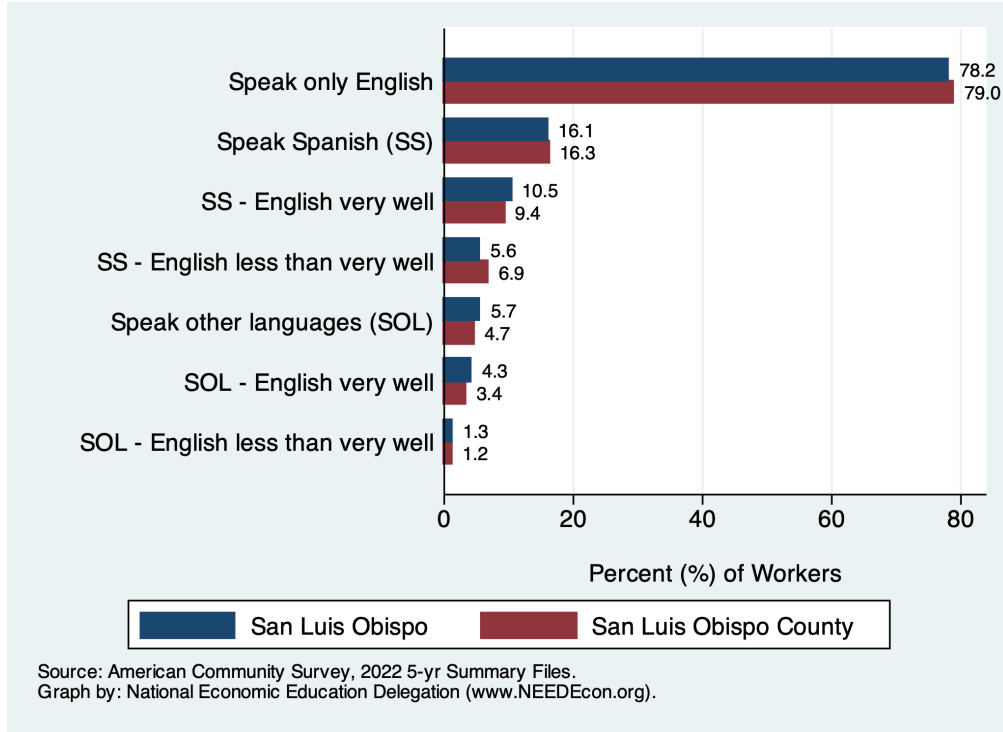
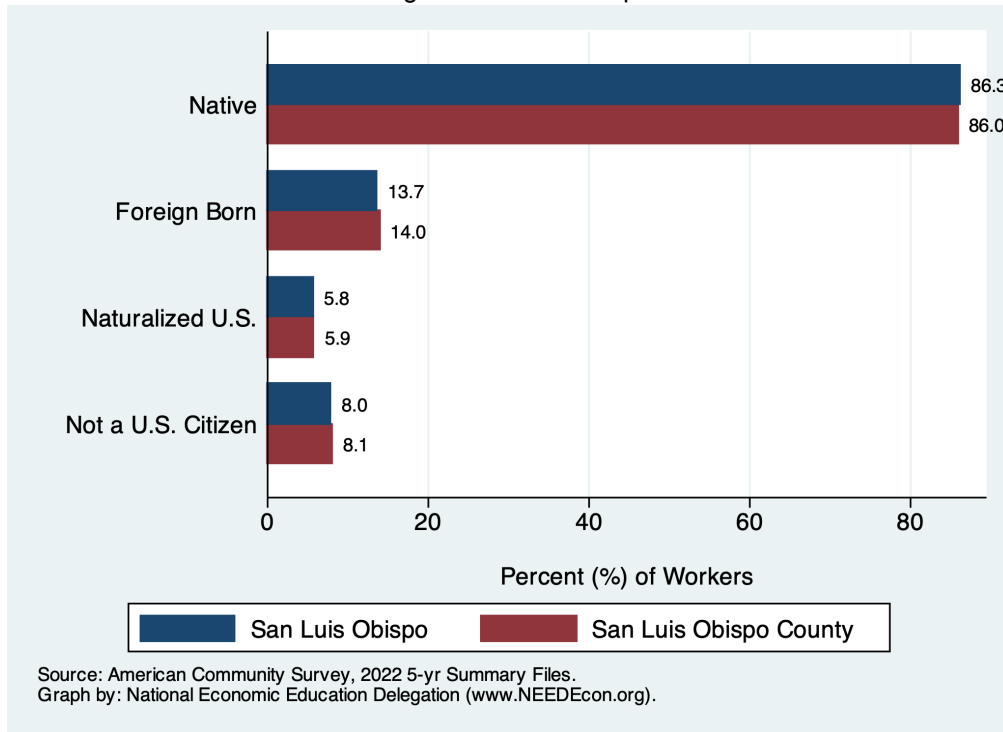


Figure 15: Citizenship





## Employed Residents of San Luis Obispo

Figure 16: Employment by Occupation

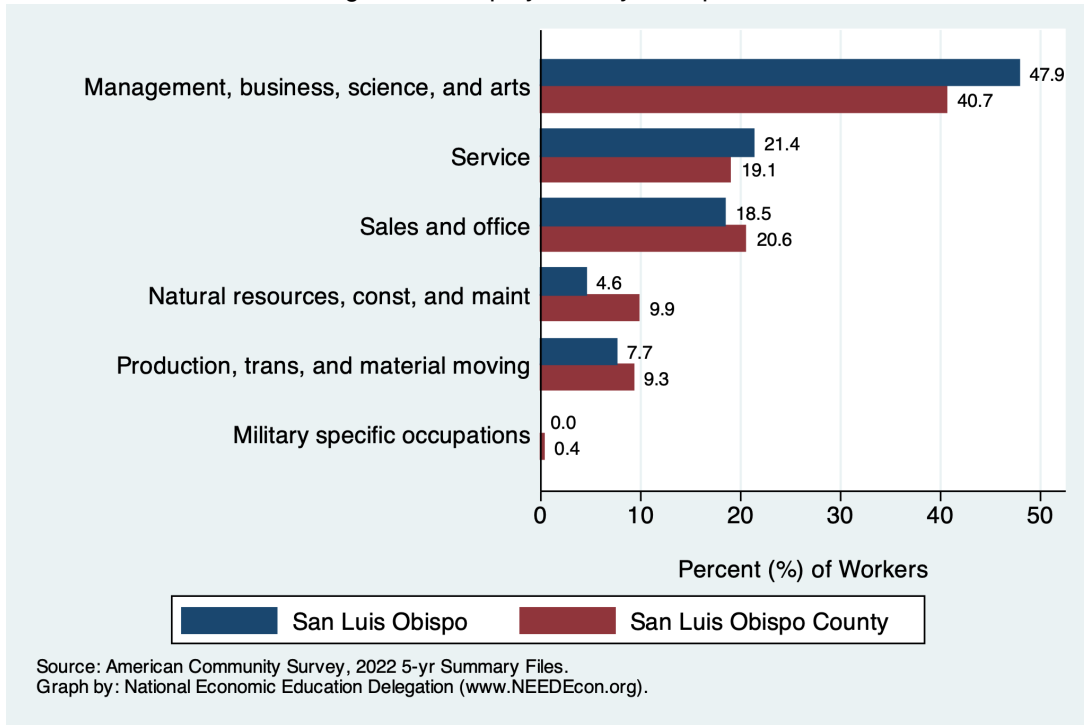


Figure 17: Employment by Industry

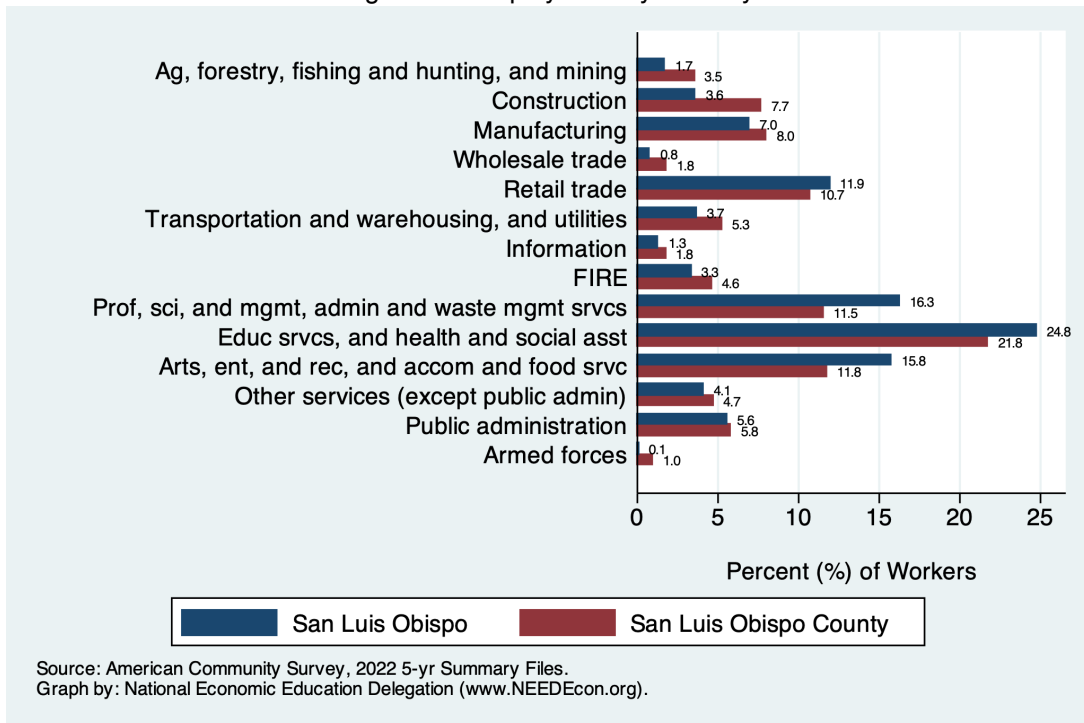


Figure 18: Language Spoken at Home

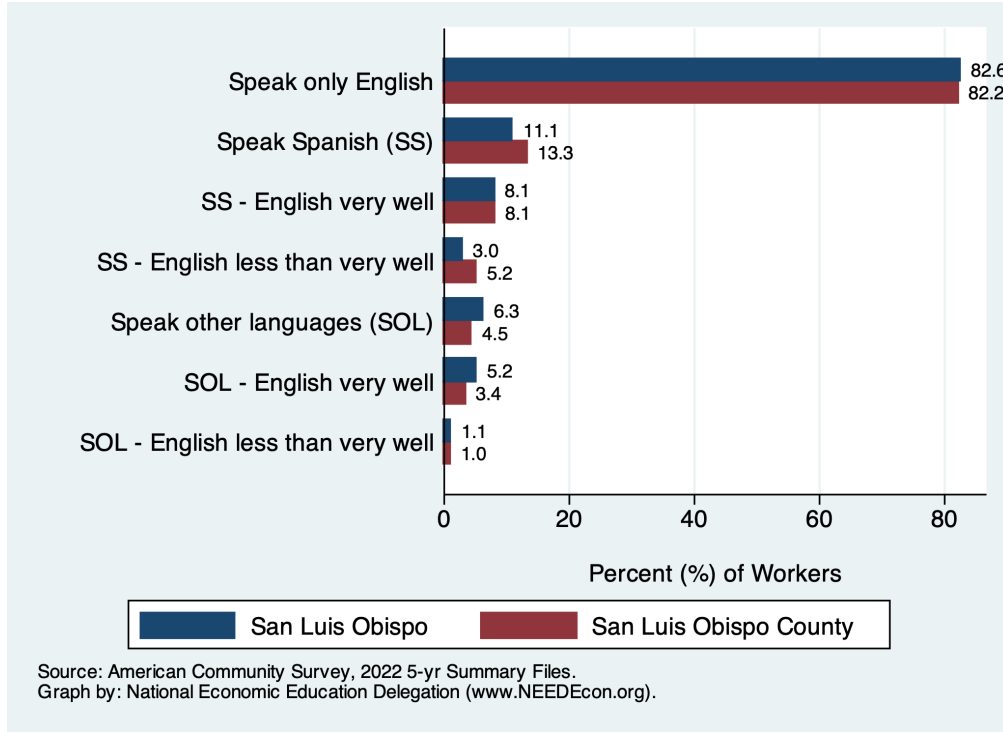
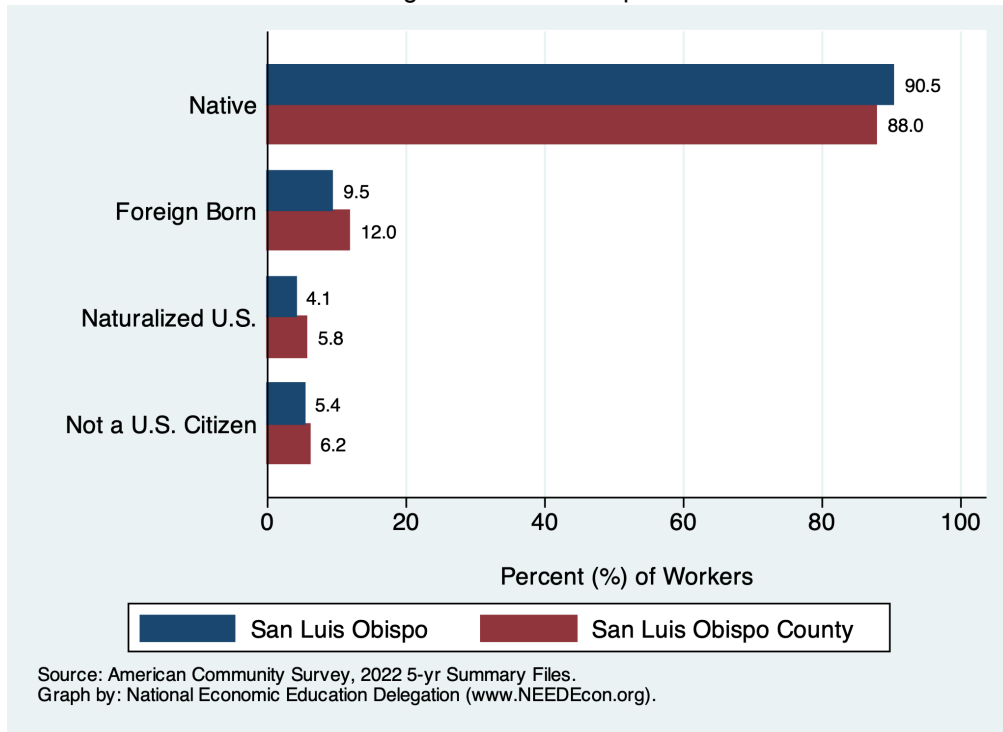


Figure 19: Citizenship



## Employed Residents vs Workers in San Luis Obispo

Figure 20: Employment by Occupation

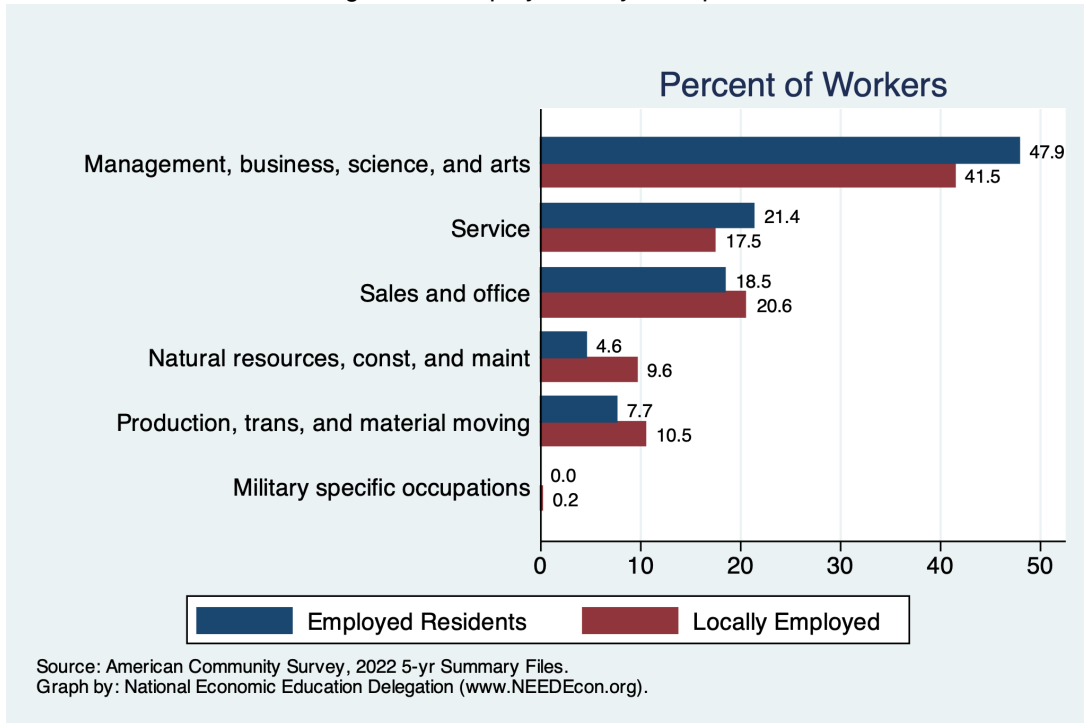


Figure 21: Employment by Industry

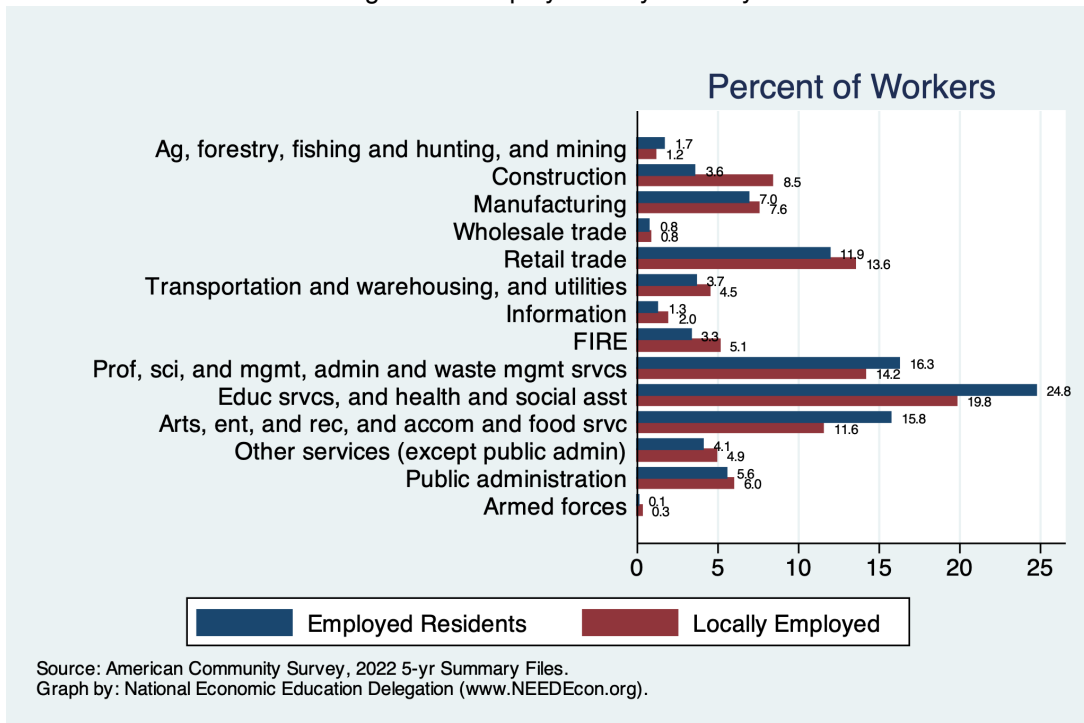


Figure 22: Language Spoken at Home

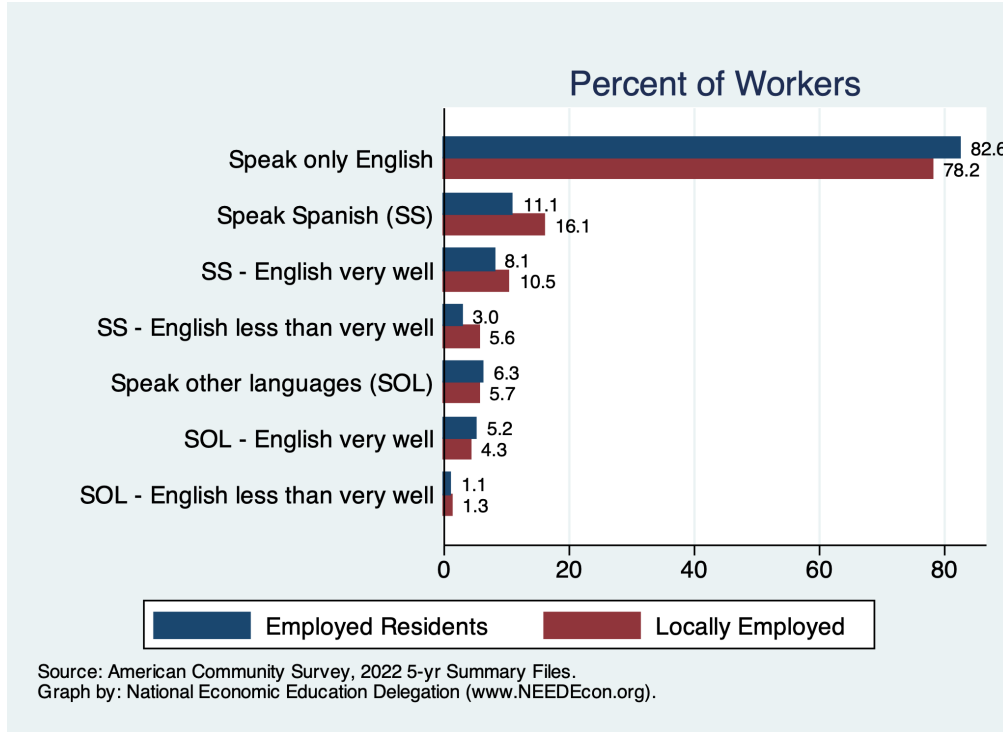
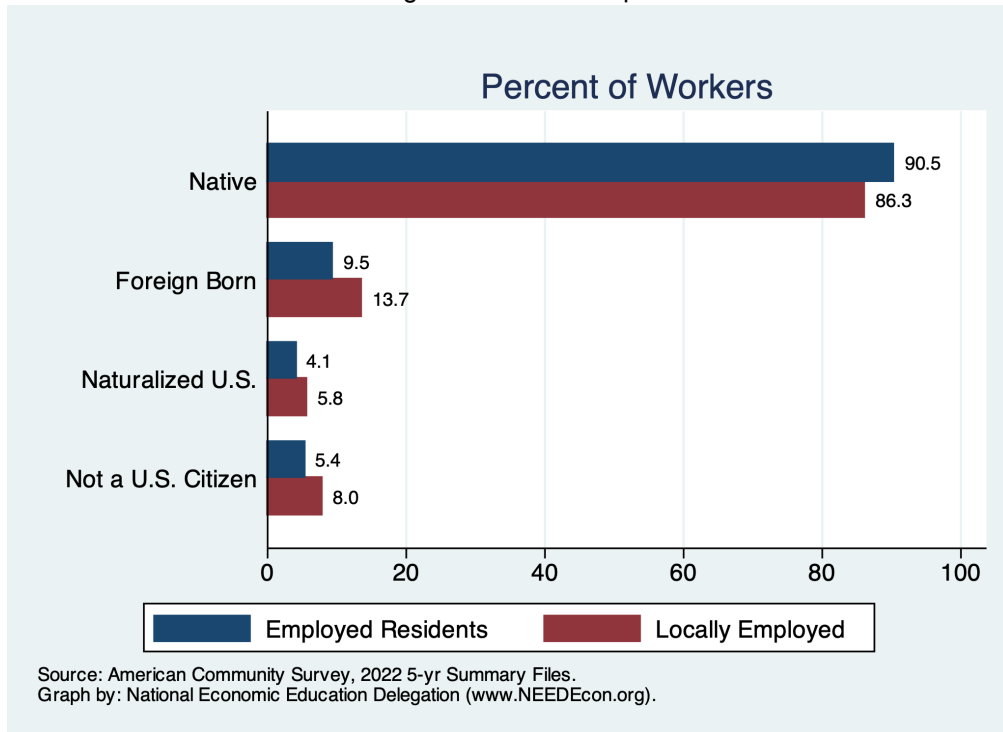


Figure 23: Citizenship



# Income and Earnings

## Per Capita Income Growth

### Definition:

Per capita income is the average income per person in San Luis Obispo. 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. Non-cash 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

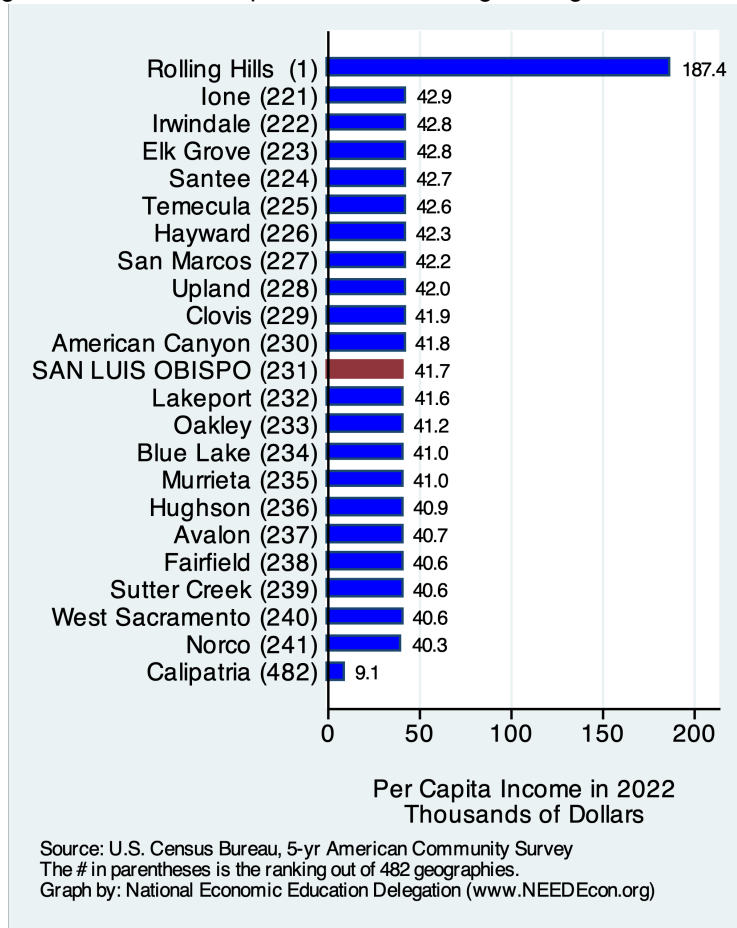
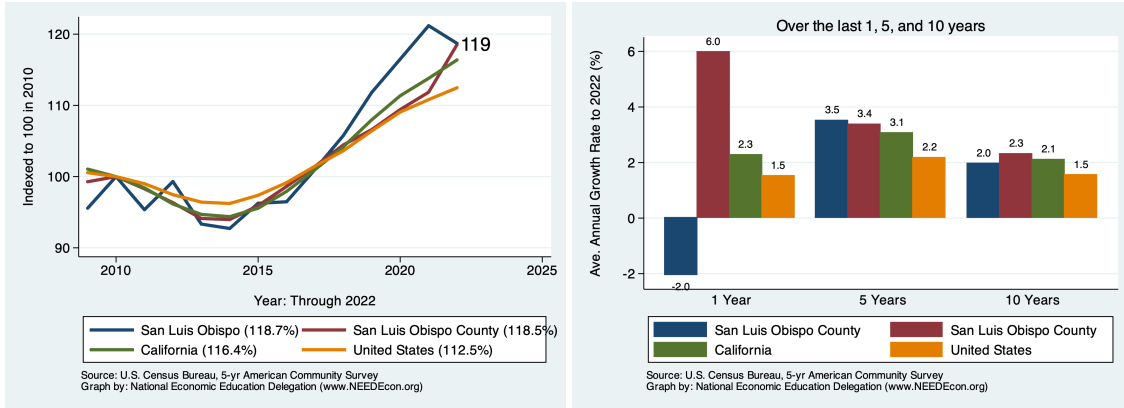


Figure 25: Regional Comparison of Growth over Time



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

Figure 26: Income Levels

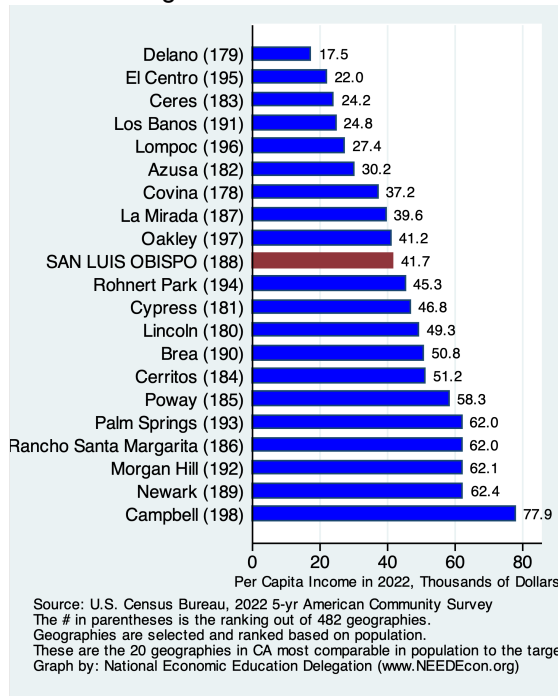
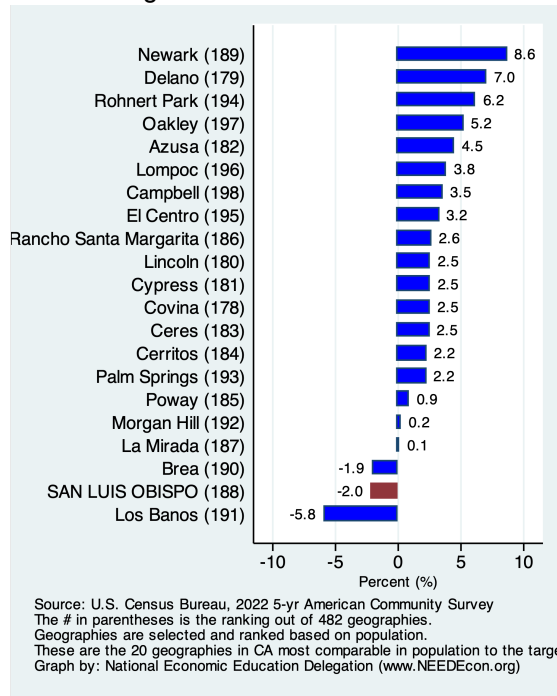
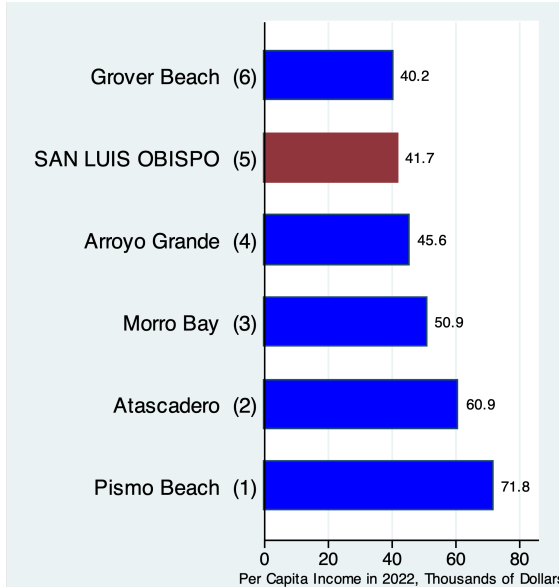


Figure 27: Growth over Time



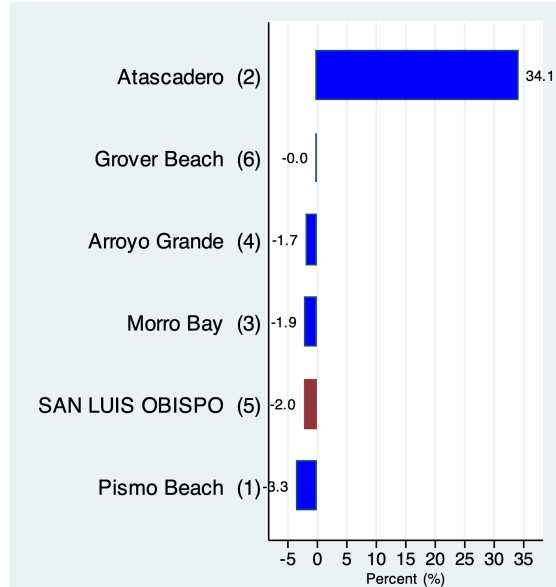
## Real Per Capita Income Ranking Among Cities in San Luis Obispo County

Figure 28: Income Levels



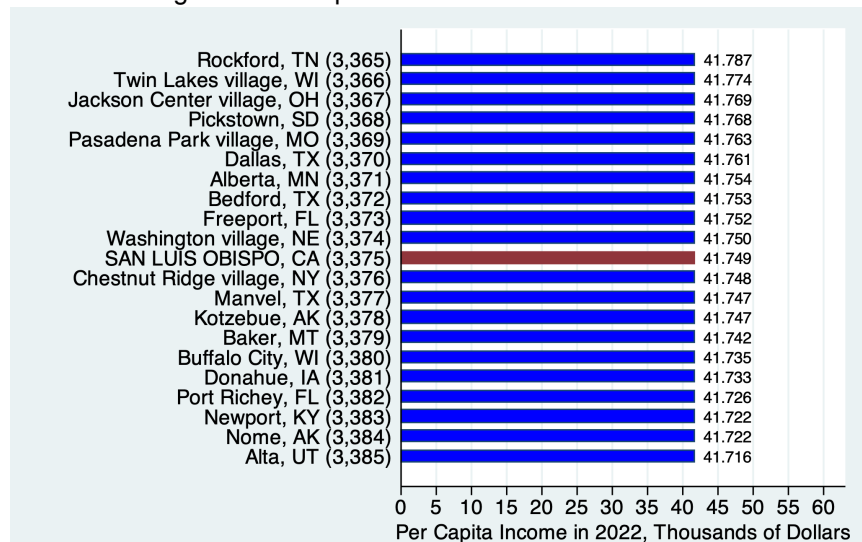
Source: U.S. Census Bureau, 2022 5-yr American Community Survey  
 The # in parentheses is the ranking out of 6 geographies.  
 Geographies are selected and ranked based on population.  
 These are the cities in the same county as the target city.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

Figure 29: Growth over Time



Source: U.S. Census Bureau, 2022 5-yr American Community Survey  
 The # in parentheses is the ranking out of 6 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](http://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](http://www.NEEDecon.org))

## 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.

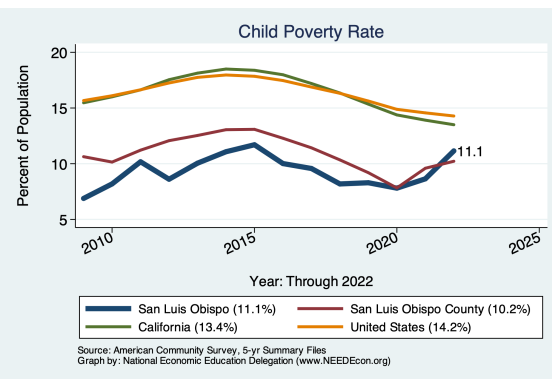
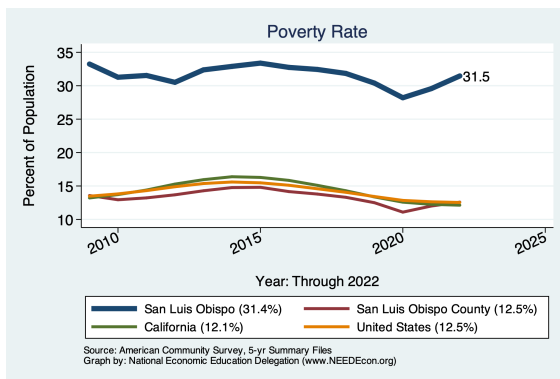


Figure 31: Inequality

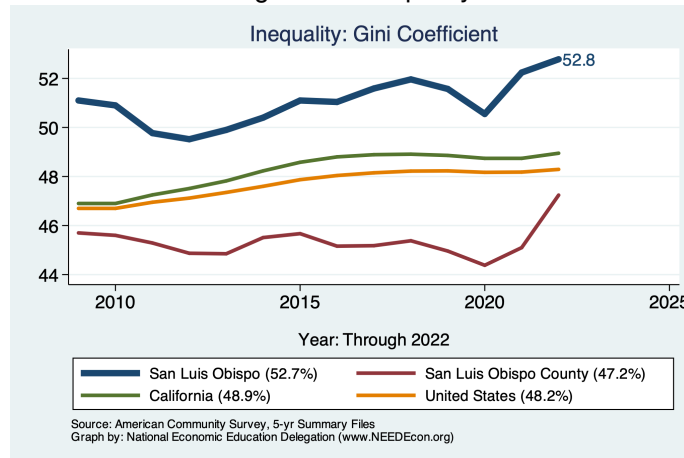




Figure 32: Shares Across the Income Distribution

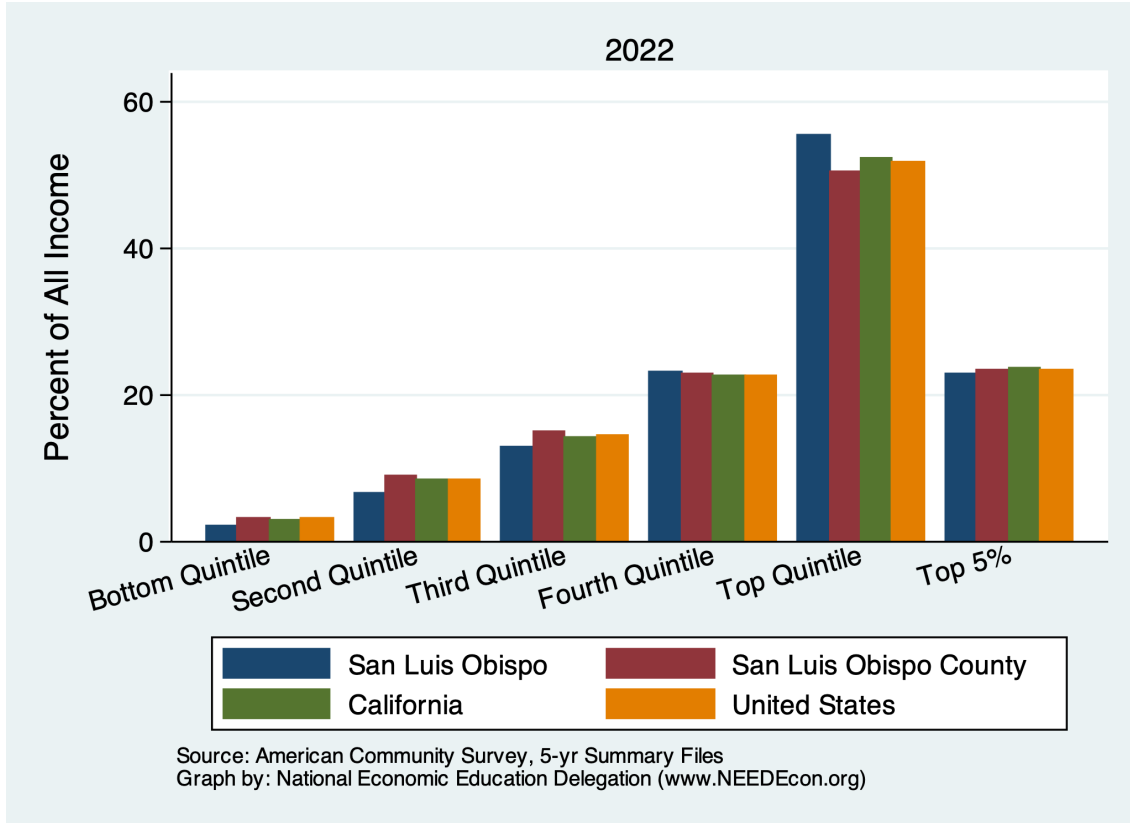
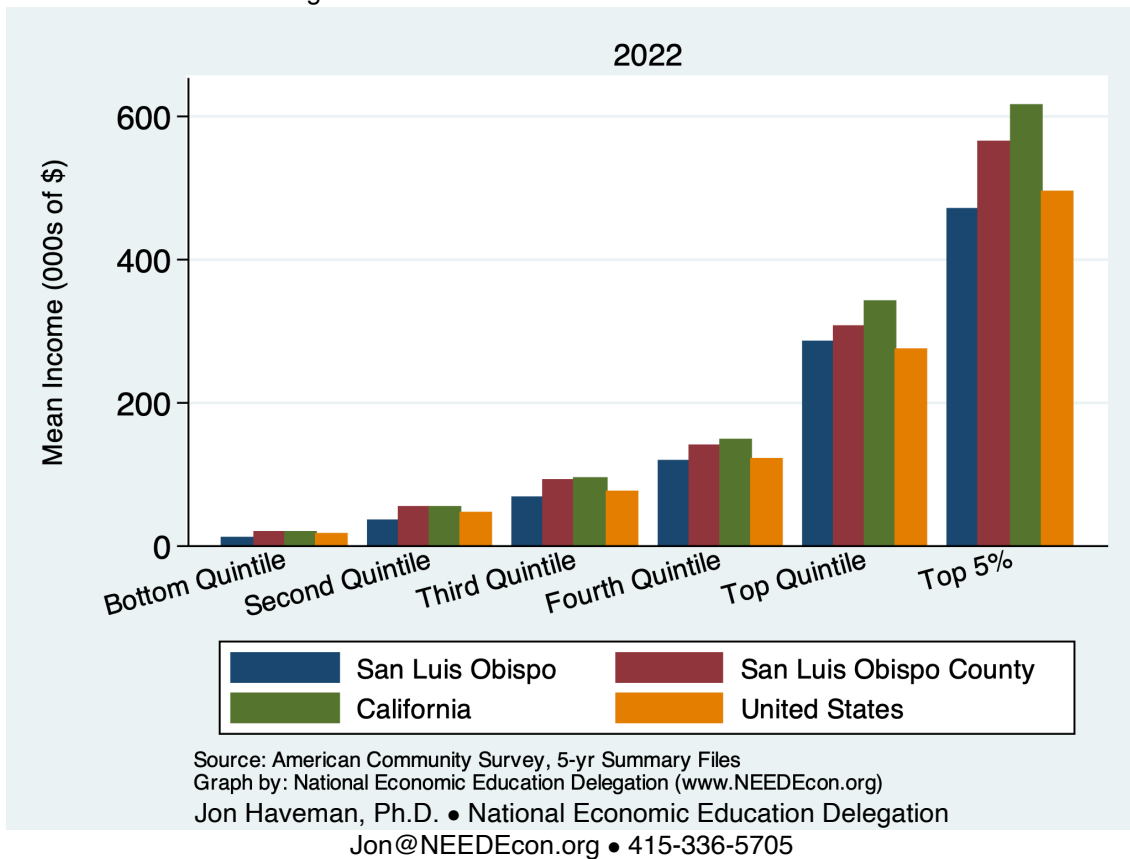


Figure 33: Means Across the Income Distribution



# 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 Luis Obispo and Broader Regions

Figure 34: Median Home Prices

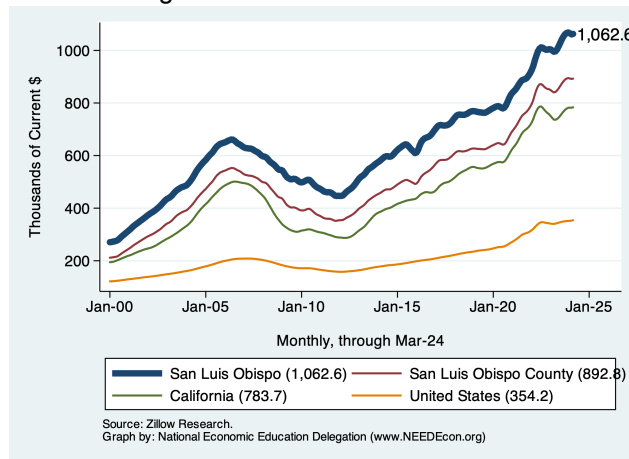
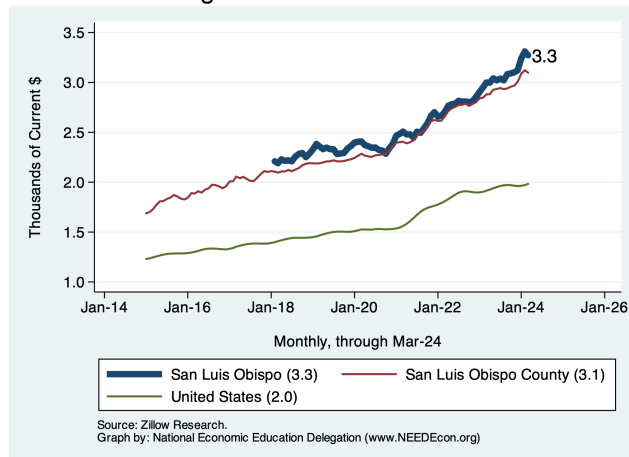


Figure 35: Median Rents



## Housing Ownership in San Luis Obispo and Broader Regions

Figure 36: Home Ownership Rates

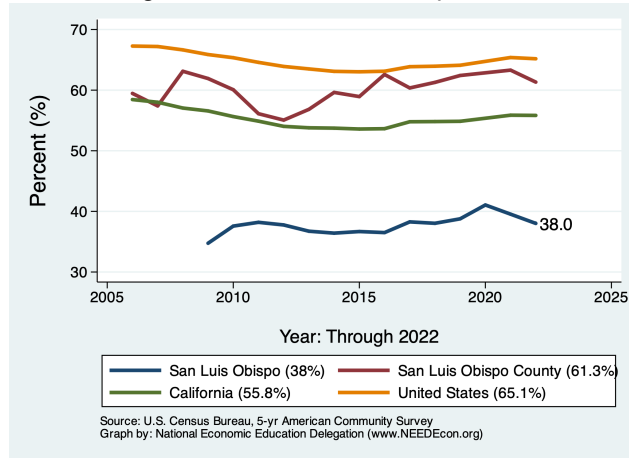


Figure 37: Home Ownership by Age

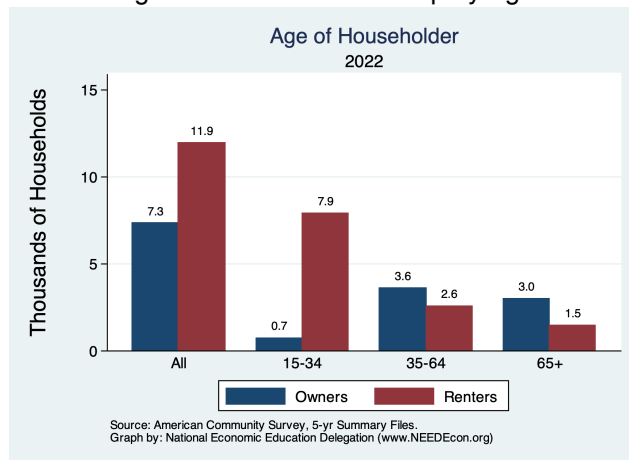


Figure 38: Income by Tenure

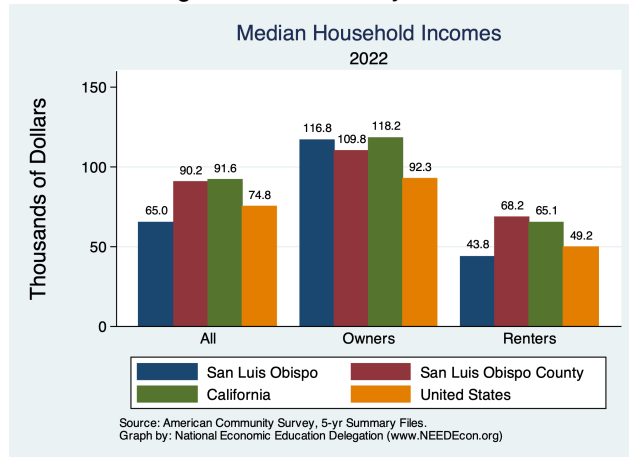


Figure 39: Income Distribution by Tenure

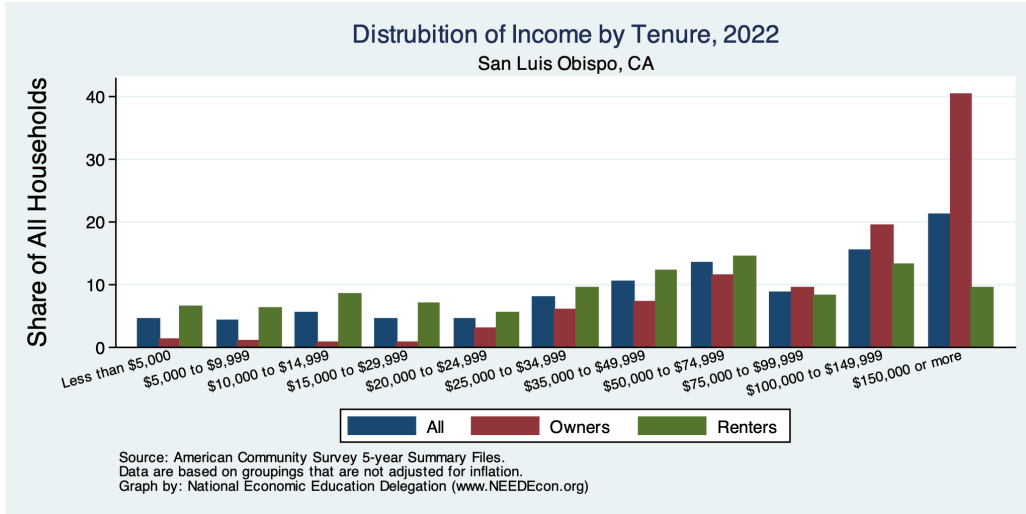


Figure 40: Income Distribution of Home Owners

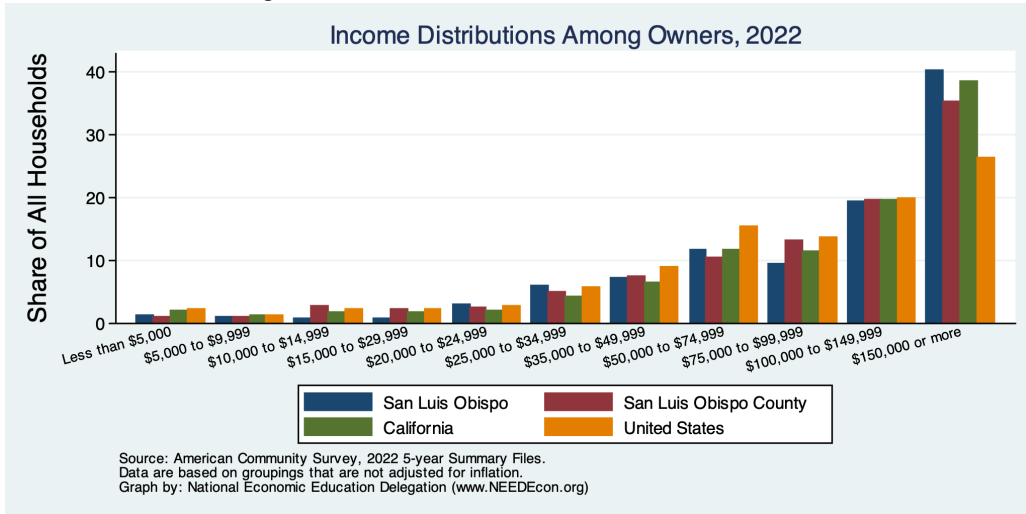
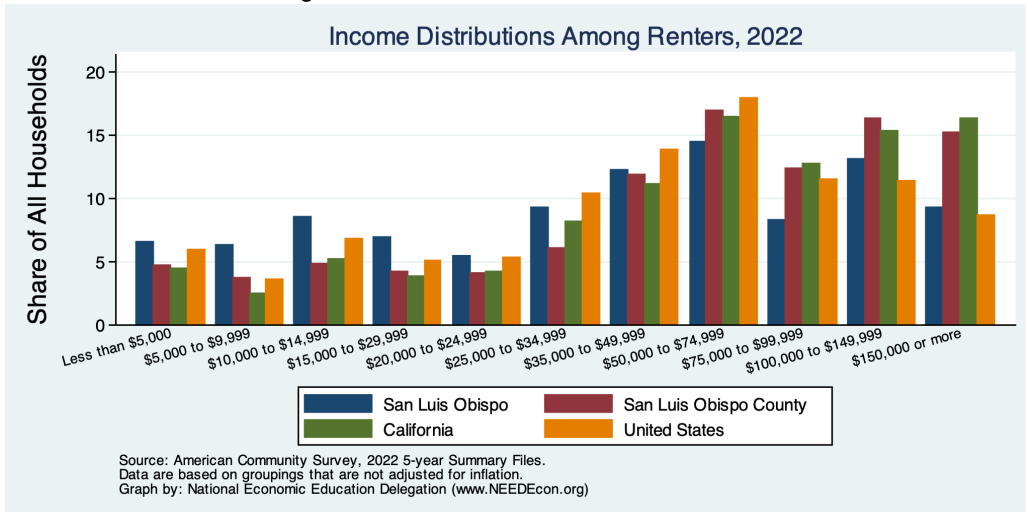


Figure 41: Income Distribution of Renters



## Housing Burden in San Luis Obispo and Broader Regions

Figure 42: Home Owners w/ A Mortgage

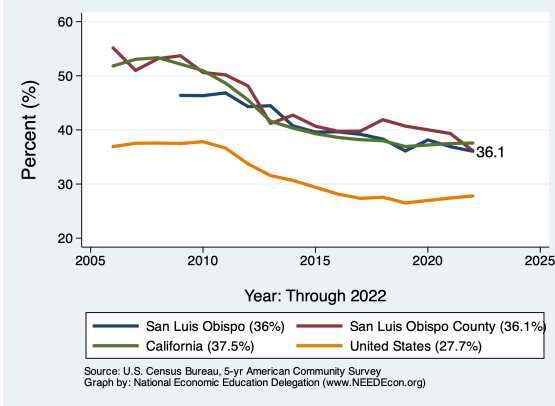


Figure 43: Home Owners w/o A Mortgage

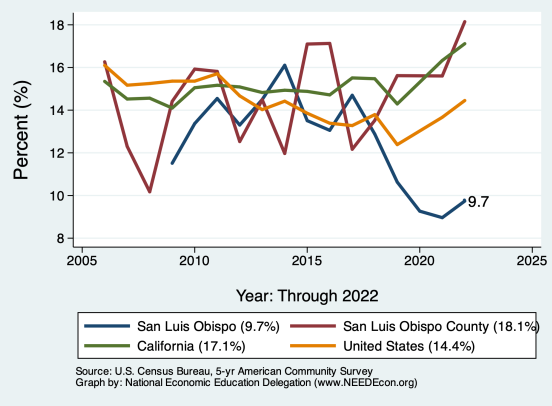


Figure 44: Renters

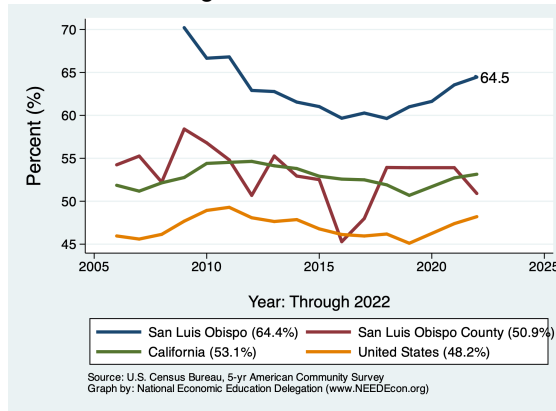
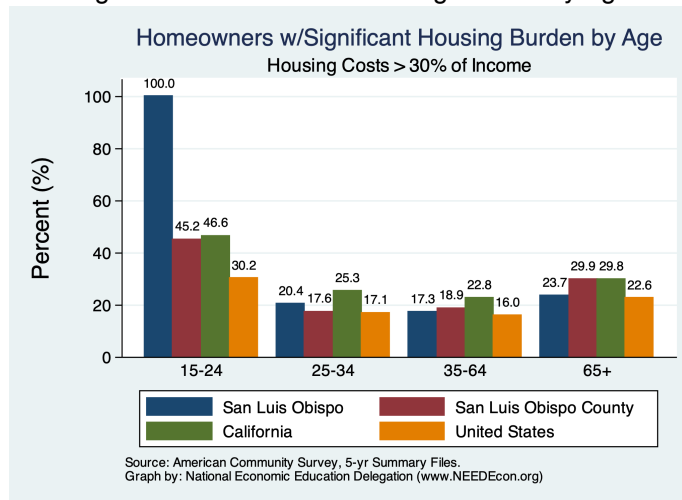


Figure 45: Homeowner Housing Burden by Age



# 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?

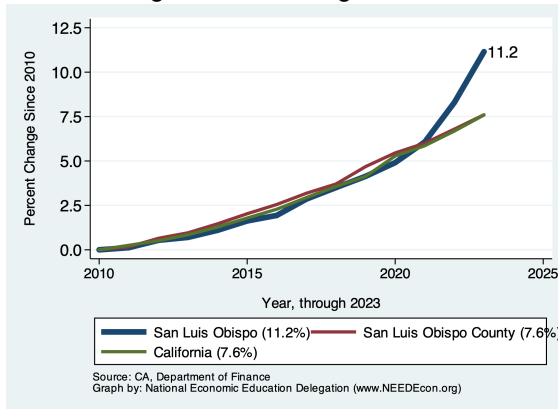
In areas where the rate of population growth exceeds the rate of housing growth, this is likely to reflect a tightening housing market. A tightening housing market will also likely be reflected in lower vacancy rates and higher occupancy rates. It may also be reflected in higher numbers of people per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

**Table 5. Housing Market Indicators**

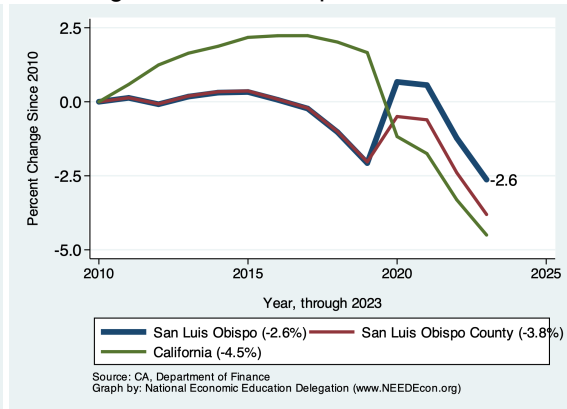
Indicator	2023	2019	2010	% Change from	
				2019	2010
Total Population	47,788.0	45,937.0	45,119.0	4.0	5.9
Total # of Homes	22,845.0	21,403.0	20,553.0	6.7	11.2
# Occupied Units	20,840.0	19,908.0	19,193.0	4.7	8.6
Persons per Household	2.2	2.2	2.3	-0.6	-2.6
Vacancy Rate (%)	8.8	7.0	6.6	25.6	32.6

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

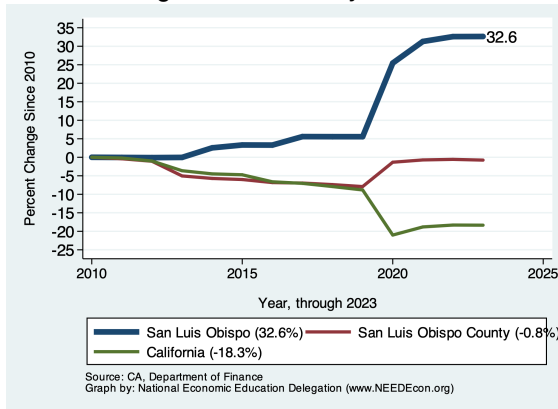
**Figure 46: Housing Growth**



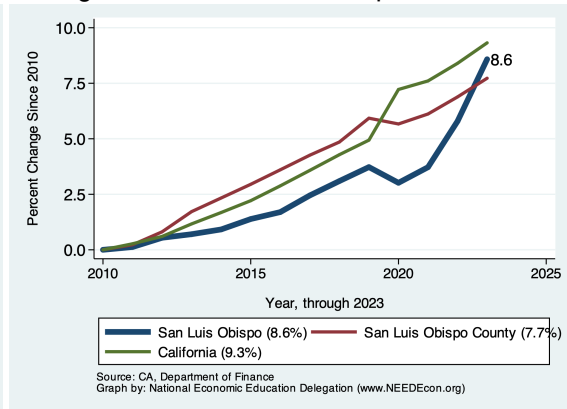
**Figure 47: Persons per Household**



**Figure 48: Vacancy Rates**



**Figure 49: Number of Occupanied Units**



## Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

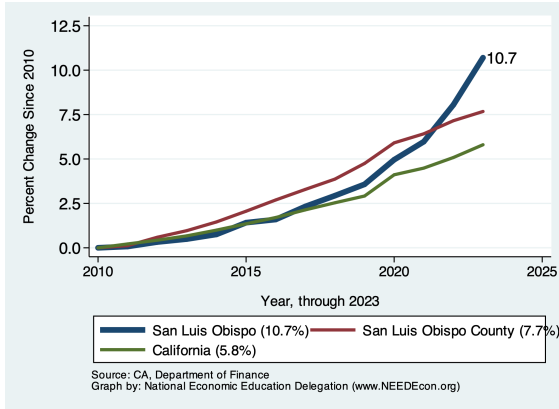


Figure 51: Single Attached Homes

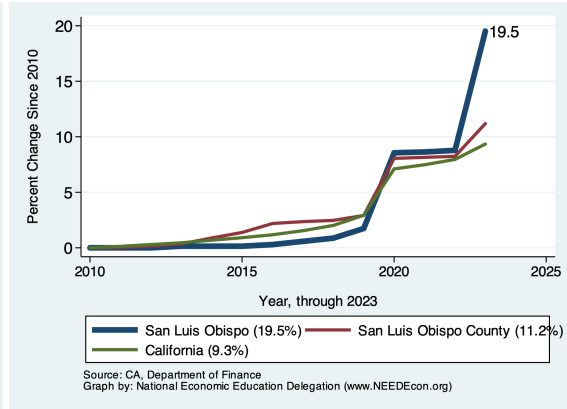


Figure 52: Housing in Buildings with Two to Four Units

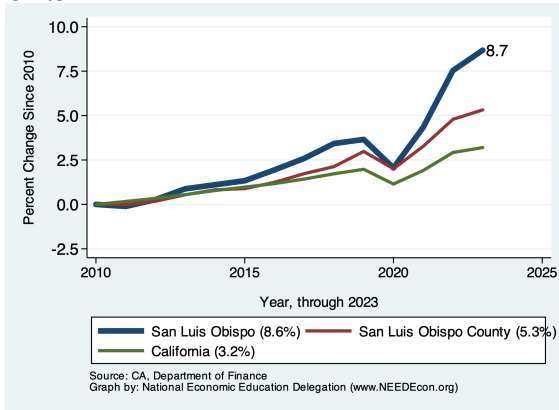
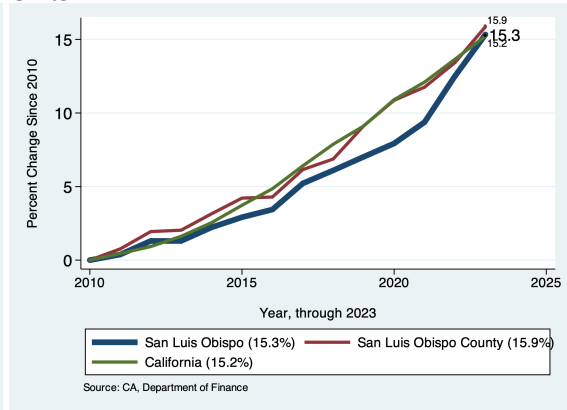


Figure 53: Housing in Buildings with Five or More Units



## Vintage of Residential Housing

### Why is it important?

This section provides evidence on the year in which residential housing in San Luis Obispo was built. We break it down into owned versus rented residences and provide a comparison across San Luis Obispo 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 hous-

ing. 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

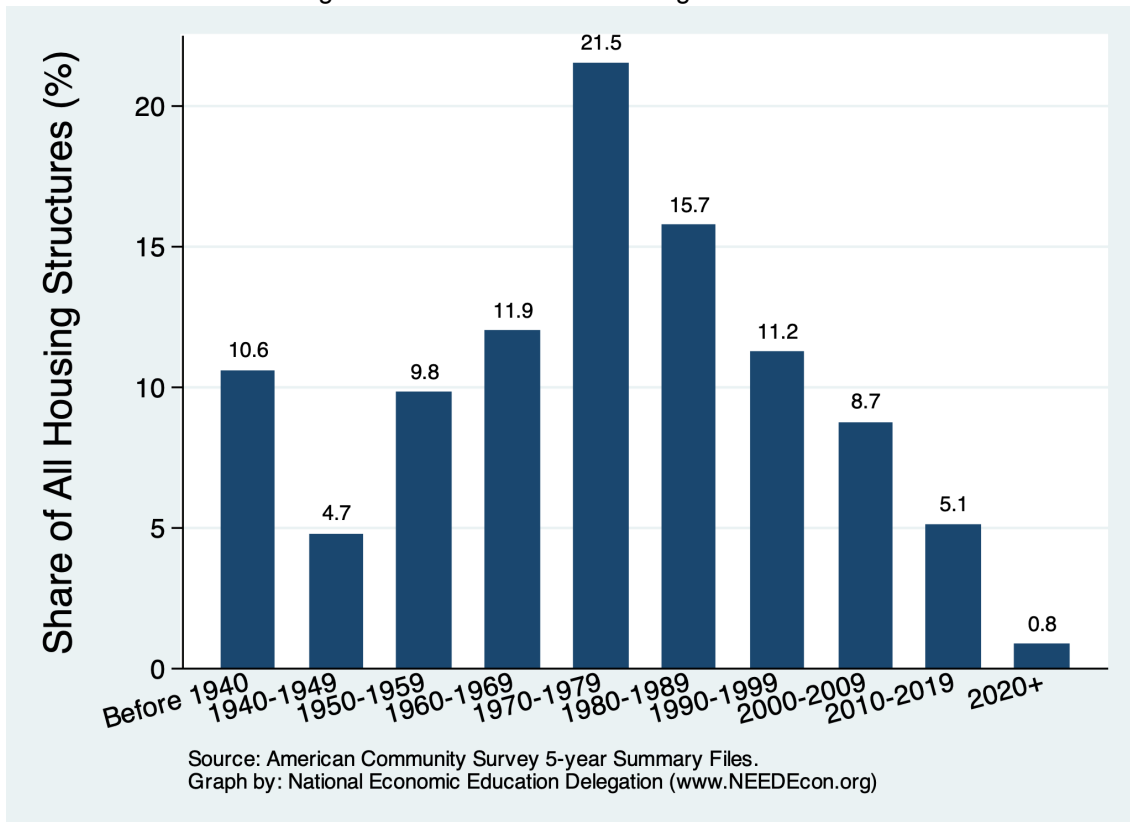




Figure 55: Housing Vintage across Regions

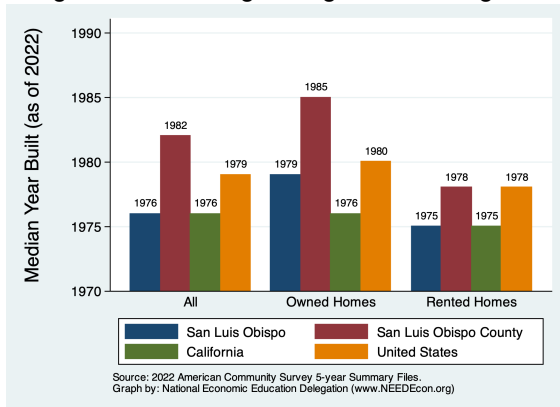


Figure 56: Housing Vintage by Tenure

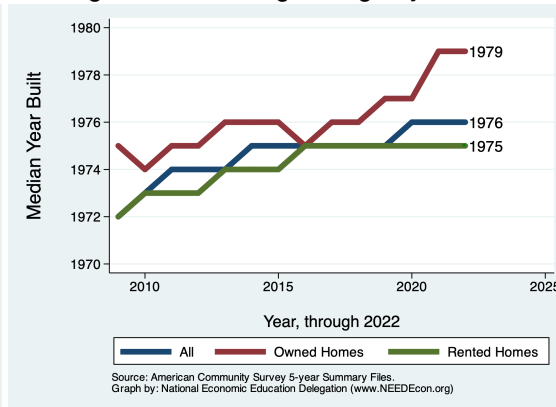


Figure 57: Vintage of Owned Residences

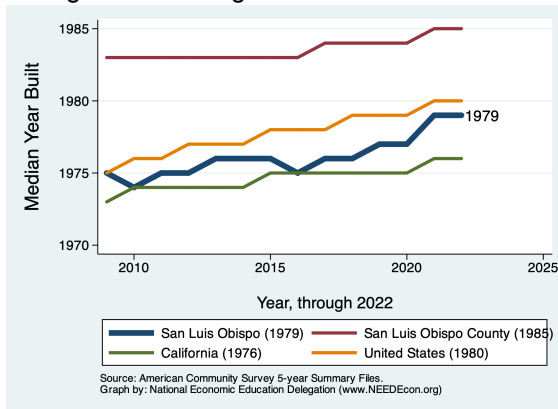


Figure 58: Vintage of Rented Residences

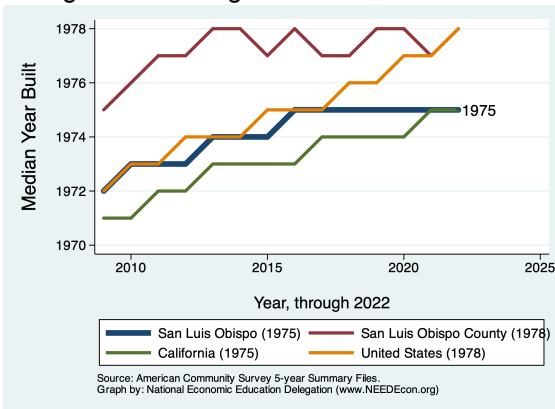
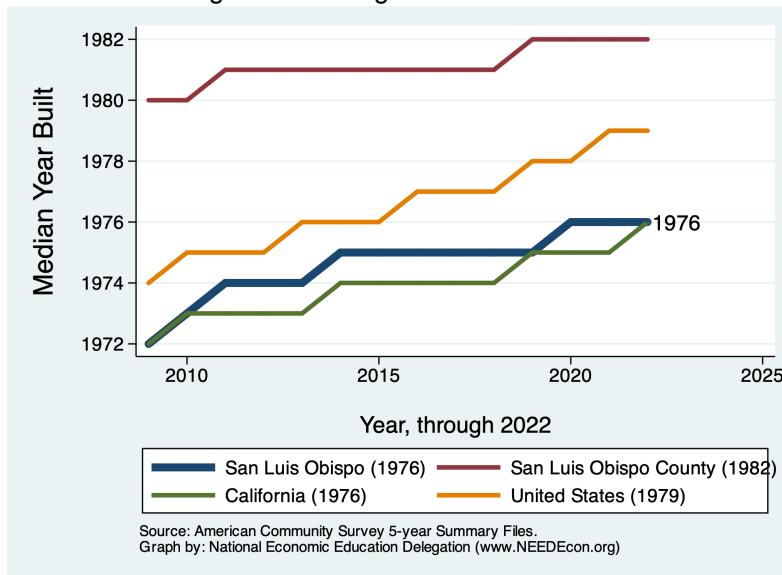


Figure 59: Vintage of All Residences



## 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

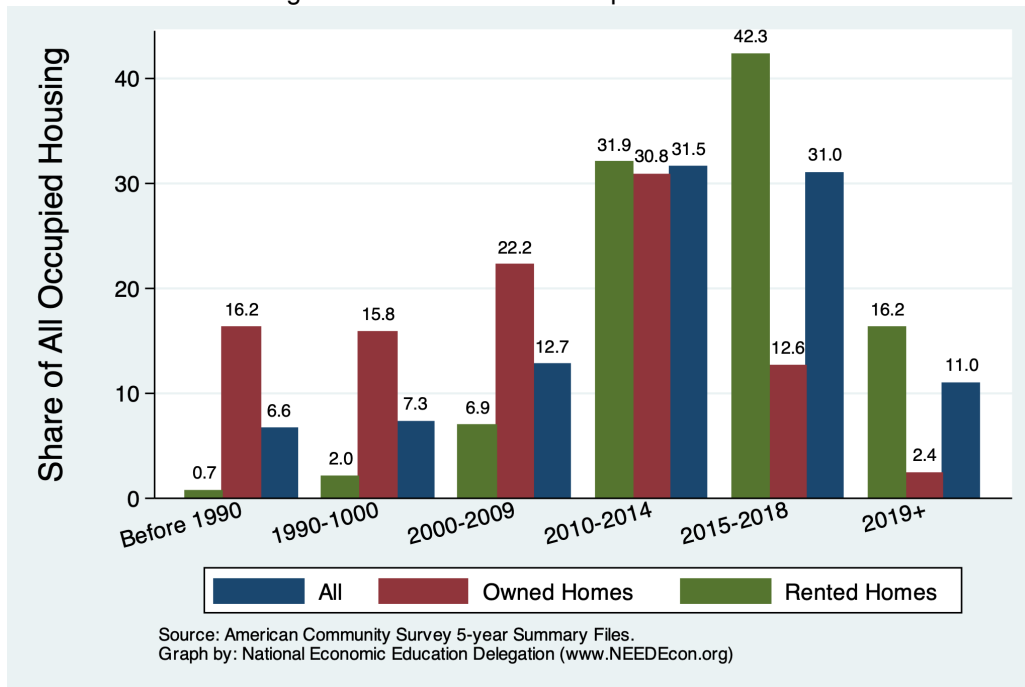


Figure 61: Year Occupied by Current Residents across Regions

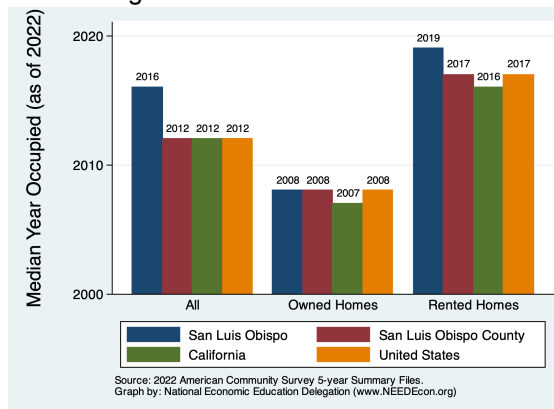


Figure 62: Year Occupied by Current Residents by Tenure

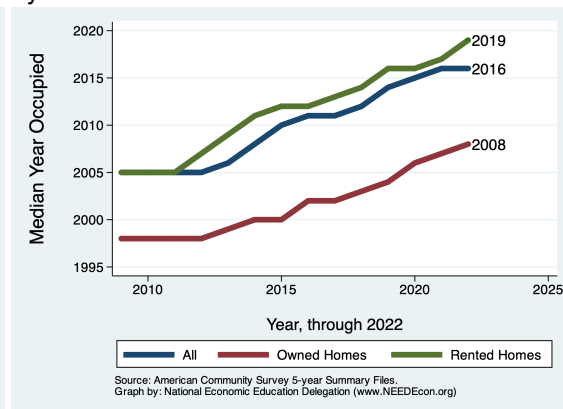


Figure 63: Year Occupied by Current Residents for Owned Housing

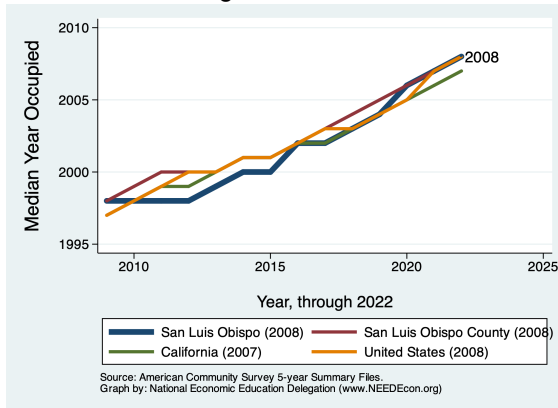


Figure 64: Year Occupied by Current Residents for Rented Housing

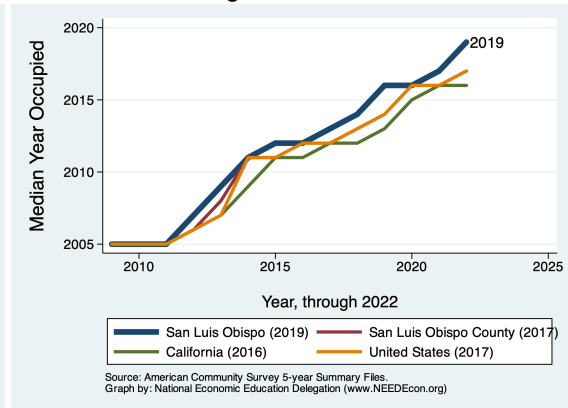
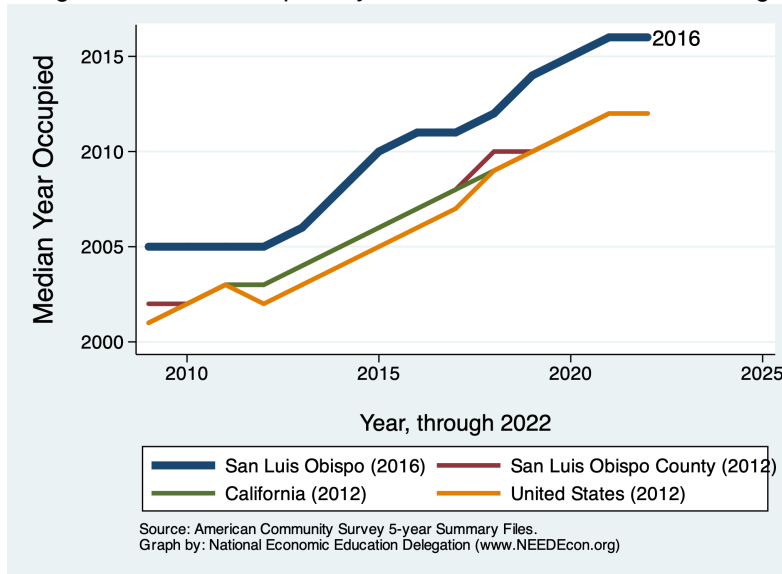


Figure 65: Year Occupied by Current Residents for All Housing



## Residential Permitting

### Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for San Luis Obispo is compared with data from San Luis Obispo 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 Luis Obispo - Ranking Among Comparables

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

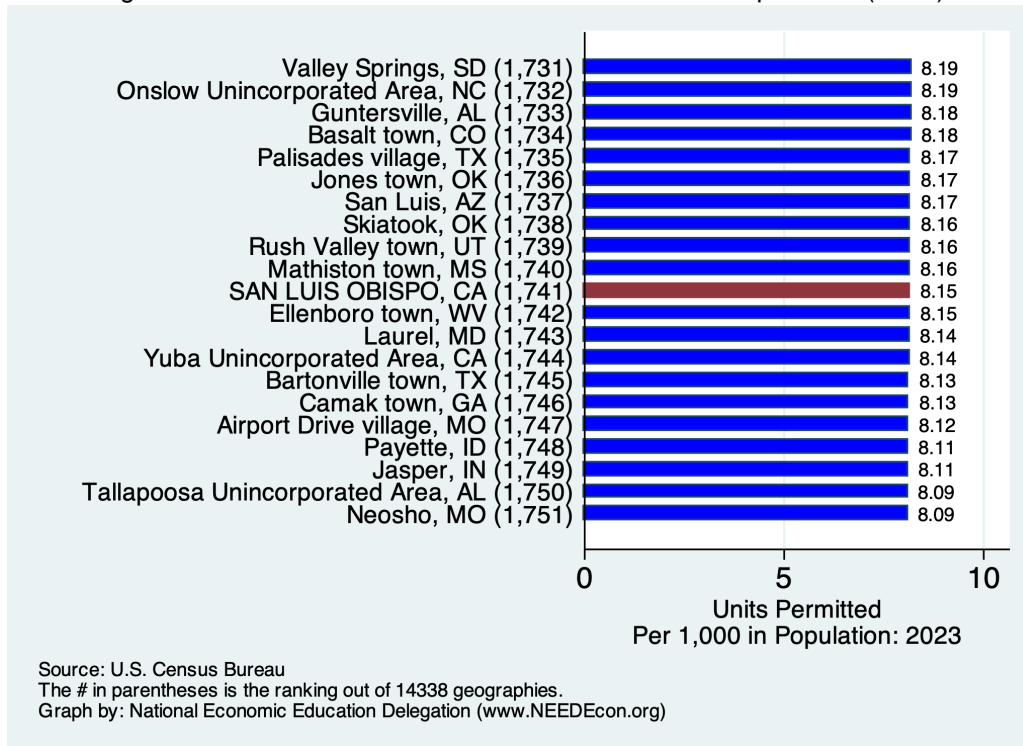
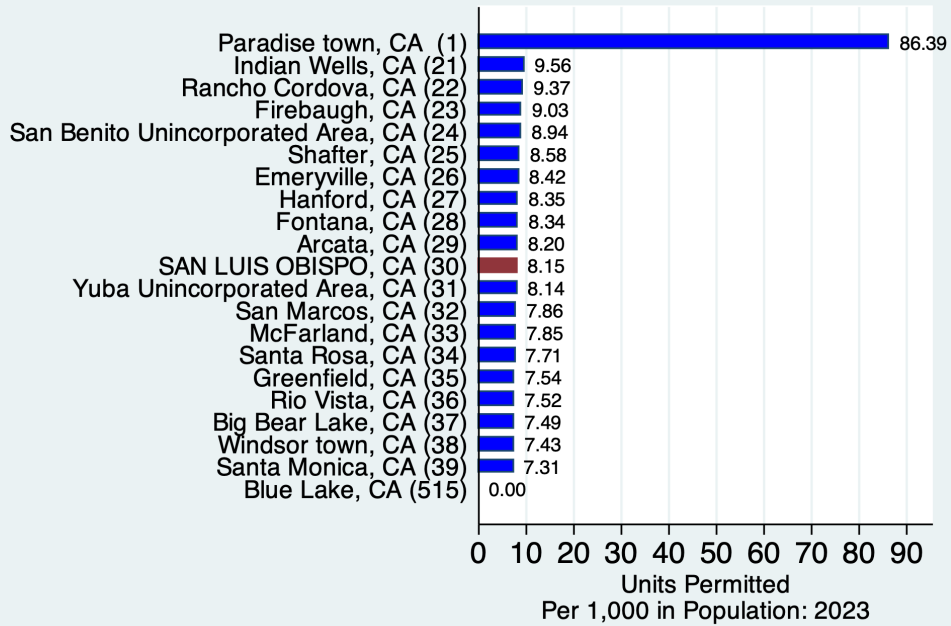
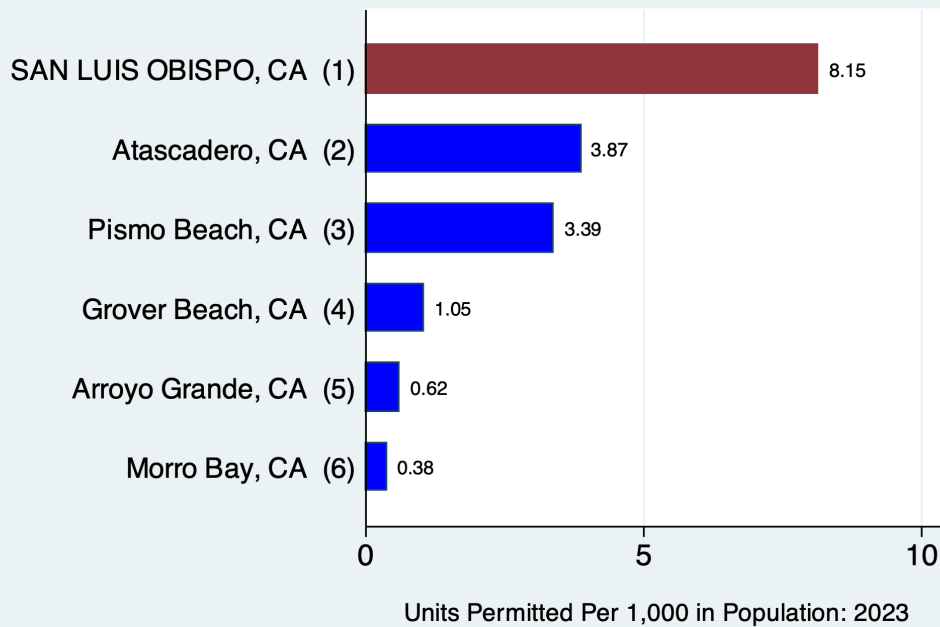


Figure 67: Number of Units Permitted - California Comparables (Rank)



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

Figure 68: Number of Units Permitted - Cities in San Luis Obispo County (Rank)



Source: U.S. Census Bureau,  
 The # in parentheses is the ranking out of 6 geographies.  
 Graph by: National Economic Education Delegation ([www.NEEDecon.org](http://www.NEEDecon.org))

**San Luis Obispo - Permitting Activity**

**Annual Units Permitted - Per Capita in San Luis Obispo**

Figure 69: Units Permitted Each Year

Figure 70: Average Annual Growth in Units Permitted

N/A

N/A

**Annual Number of Buildings Permitted - Per Capita in San Luis Obispo**

Figure 71: Units Permitted Each Year

Figure 72: Average Annual Growth in Buildings Permitted

N/A

N/A

**Annual Value of Property Permitted - Per Capita in San Luis Obispo**

Figure 73: Value Permitted Each Year

Figure 74: Average Annual Growth in Value Permitted

N/A

N/A

## 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 hous-

ing 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

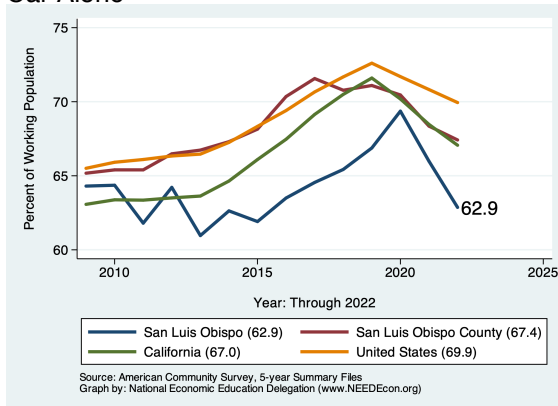


Figure 76: Percent of Workers Commuting by Carpool

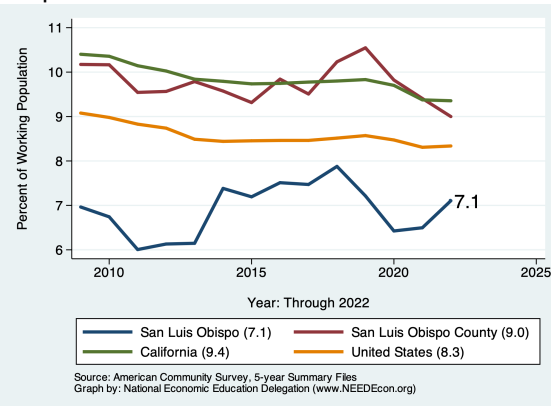


Figure 77: Percent of Workers using Public Transportation

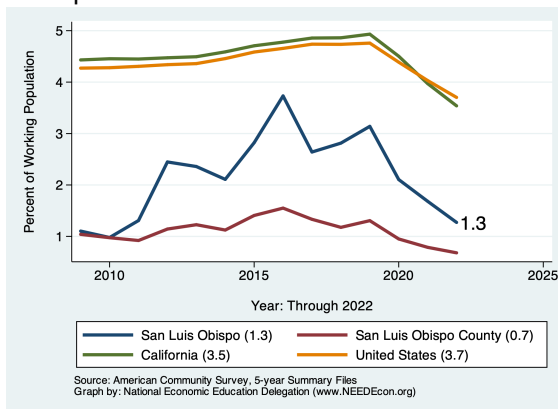
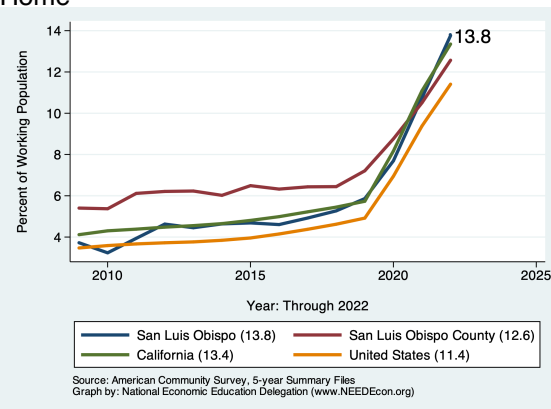


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in San Luis Obispo. The second provides data on those who work, but do not necessarily live in San Luis Obispo. 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**

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van:	8,643	66.0	8,740	73.2	17,383	70.0	78.0
Drove Alone	8,014	61.2	7,604	63.7	15,618	62.9	68.4
Carpooled:	629	4.8	1,136	9.5	1,765	7.1	9.5
In 2-person carpool	462	3.5	869	7.3	1,331	5.4	6.9
In 3-person carpool	114	0.9	137	1.1	251	1.0	1.5
In 4-or-more-person carpool	53	0.4	130	1.1	183	0.7	1.1
Public Transportation (excl Taxi):	133	1.0	183	1.5	316	1.3	3.6
Bus or Trolley Bus	133	1.0	183	1.5	316	1.3	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	0	0.0	0	0.0	0	0.0	0.1
Bicycle	1,051	8.0	327	2.7	1,378	5.5	0.7
Walked	800	6.1	960	8.0	1,760	7.1	2.4
Taxicab, Motorcycle, or other	70	0.5	61	0.5	131	0.5	1.7
Worked at Home	1,749	13.3	1,670	14.0	3,419	13.8	13.6
<b>Total:</b>	12,446	95.0	11,941	100.0	24,387	98.2	

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

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

Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van:	17,925	84.4	14,632	79.7	32,557	82.7	78.0
Drove Alone	16,165	76.1	12,659	68.9	28,824	73.2	68.5
Carpooled:	1,760	8.3	1,973	10.7	3,733	9.5	9.5
In 2-person carpool	1,451	6.8	1,644	9.0	3,095	7.9	6.9
In 3-person carpool	155	0.7	260	1.4	415	1.1	1.5
In 4-or-more-person carpool	154	0.7	69	0.4	223	0.6	1.1
Public Transportation (excl Taxi):	113	0.5	126	0.7	239	0.6	3.6
Bus or Trolley Bus	103	0.5	126	0.7	229	0.6	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.8
Subway or Elevated	10	0.0	0	0.0	10	0.0	0.3
Railroad	0	0.0	0	0.0	0	0.0	0.2
Ferryboat	0	0.0	0	0.0	0	0.0	0.1
Bicycle	533	2.5	248	1.4	781	2.0	0.7
Walked	701	3.3	697	3.8	1,398	3.6	2.4
Taxicab, Motorcycle, or other	215	1.0	108	0.6	323	0.8	1.7
Worked at Home	1,749	8.2	1,670	9.1	3,419	8.7	13.6
<b>Total:</b>	21,236	100.0	17,481	95.2	38,717	98.4	

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.



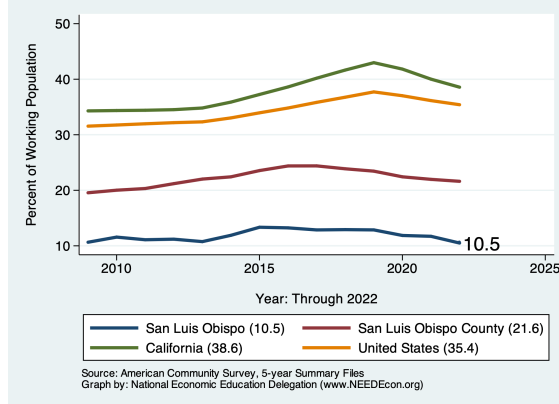
# Commute Times for Employed Residents

**Table 8. SEX OF WORKERS BY TRAVEL TIME TO WORK**

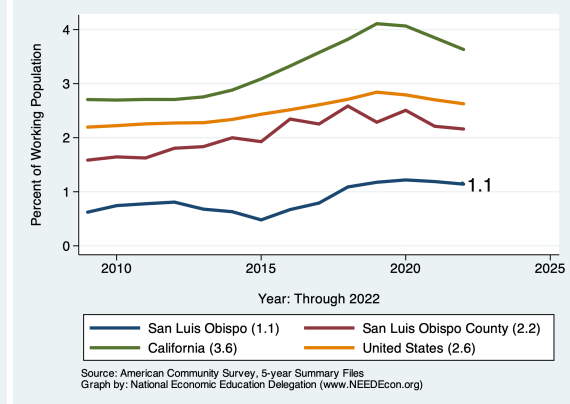
Mode of Transit	Male		Female		All Workers		All of CA
	#	(%)	#	(%)	#	(%)	(%)
Less than 5 minutes	550	4.5	789	7.2	1,339	5.8	2.0
5 to 9 minutes	2,639	21.6	2,666	24.4	5,305	22.9	7.5
10 to 14 minutes	2,813	23.0	2,654	24.3	5,467	23.6	12.2
15 to 19 minutes	1,910	15.6	1,722	15.8	3,632	15.7	15.0
20 to 24 minutes	1,146	9.4	913	8.4	2,059	8.9	14.3
25 to 29 minutes	387	3.2	349	3.2	736	3.2	6.3
30 to 34 minutes	441	3.6	357	3.3	798	3.4	15.0
35 to 39 minutes	226	1.8	200	1.8	426	1.8	2.9
40 to 44 minutes	154	1.3	265	2.4	419	1.8	4.3
45 to 59 minutes	285	2.3	132	1.2	417	1.8	8.6
60 to 89 minutes	55	0.4	51	0.5	106	0.5	7.9
90 or more minutes	91	0.7	173	1.6	264	1.1	4.0
<b>Total:</b>	<b>10,697</b>	<b>87.5</b>	<b>10,271</b>	<b>94.1</b>	<b>20,968</b>	<b>90.6</b>	

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

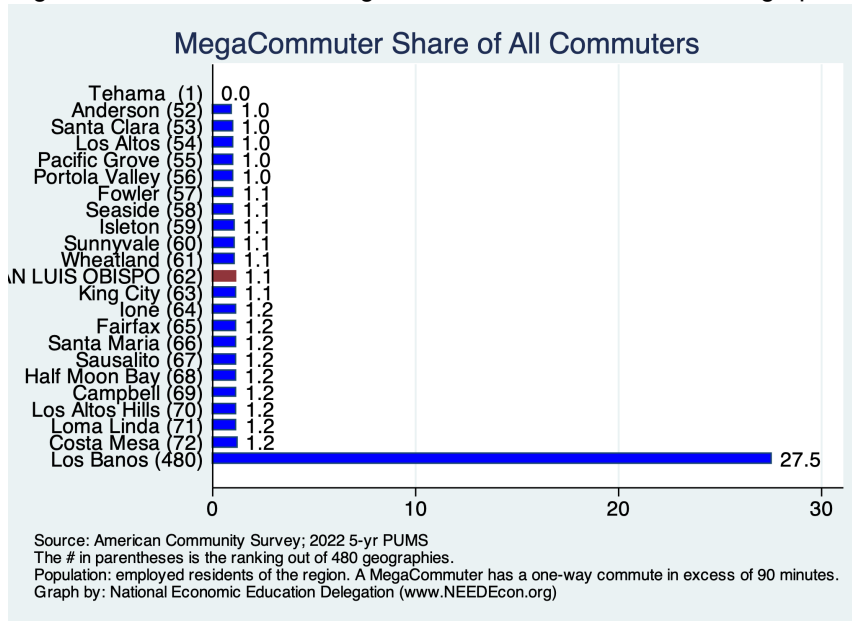
**Figure 79: Percent of Employed Population With Commutes of More than 30 Minutes**



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



**Figure 81: Rank: Share of MegaCommuters Across Similar Geographies**



Source: American Community Survey; 2022 5-yr PUMS  
 The # in parentheses is the ranking out of 480 geographies.  
 Population: employed residents of the region. A MegaCommuter has a one-way commute in excess of 90 minutes.  
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

## Commute Times for Those Employed in the City

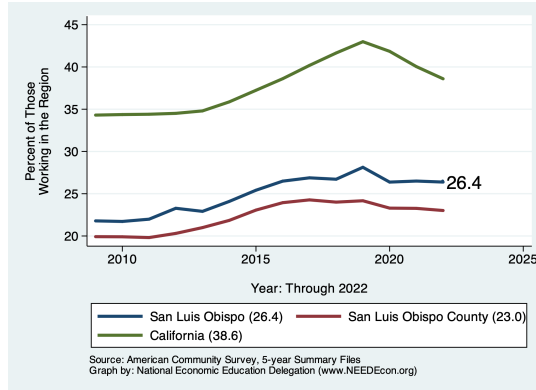
**Table 9. SEX OF WORKERS BY TRAVEL TIME TO WORK FOR WORKPLACE GEOGRAPHY**

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	586	2.9	826	4.7	1,412	3.8	2.0
5 to 9 minutes	2,631	13.0	2,273	12.9	4,904	13.1	7.5
10 to 14 minutes	3,042	15.0	2,277	12.9	5,319	14.2	12.2
15 to 19 minutes	2,885	14.3	2,476	14.0	5,361	14.3	15.0
20 to 24 minutes	3,382	16.7	2,394	13.5	5,776	15.4	14.3
25 to 29 minutes	1,475	7.3	1,166	6.6	2,641	7.0	6.3
30 to 34 minutes	2,745	13.6	2,130	12.1	4,875	13.0	15.0
35 to 39 minutes	599	3.0	472	2.7	1,071	2.9	2.9
40 to 44 minutes	486	2.4	575	3.3	1,061	2.8	4.3
45 to 59 minutes	940	4.6	881	5.0	1,821	4.9	8.6
60 to 89 minutes	248	1.2	214	1.2	462	1.2	7.9
90 or more minutes	468	2.3	127	0.7	595	1.6	4.0
<b>Total:</b>	<b>19,487</b>	<b>96.3</b>	<b>15,811</b>	<b>89.4</b>	<b>35,298</b>	<b>94.2</b>	

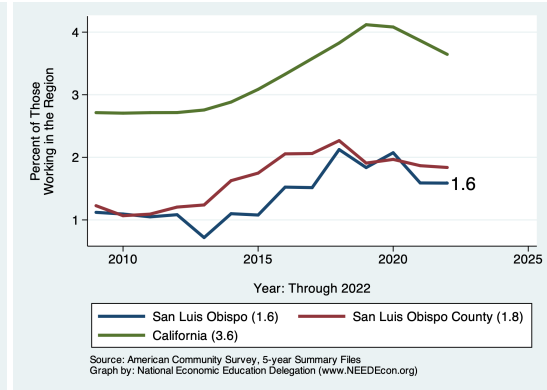
Source: 2022 5-year American Community Survey, Summary File

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

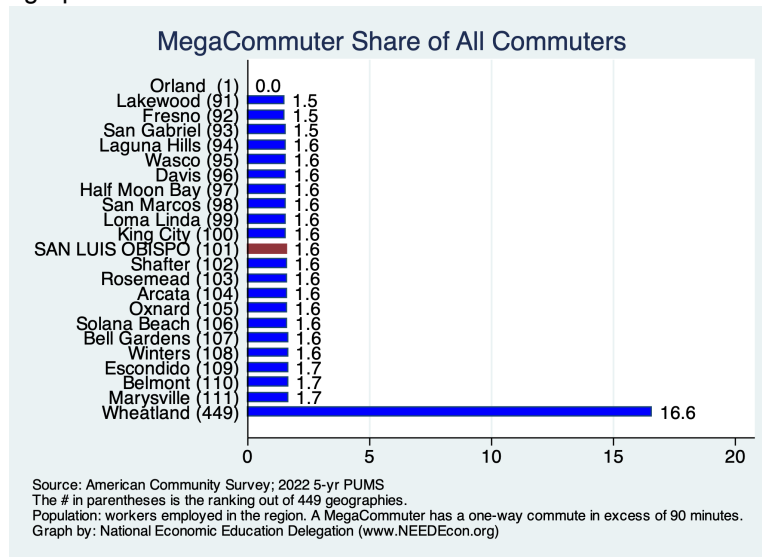
**Figure 82: Percent of Local Employees With Commutes of More than 30 Minutes**



**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

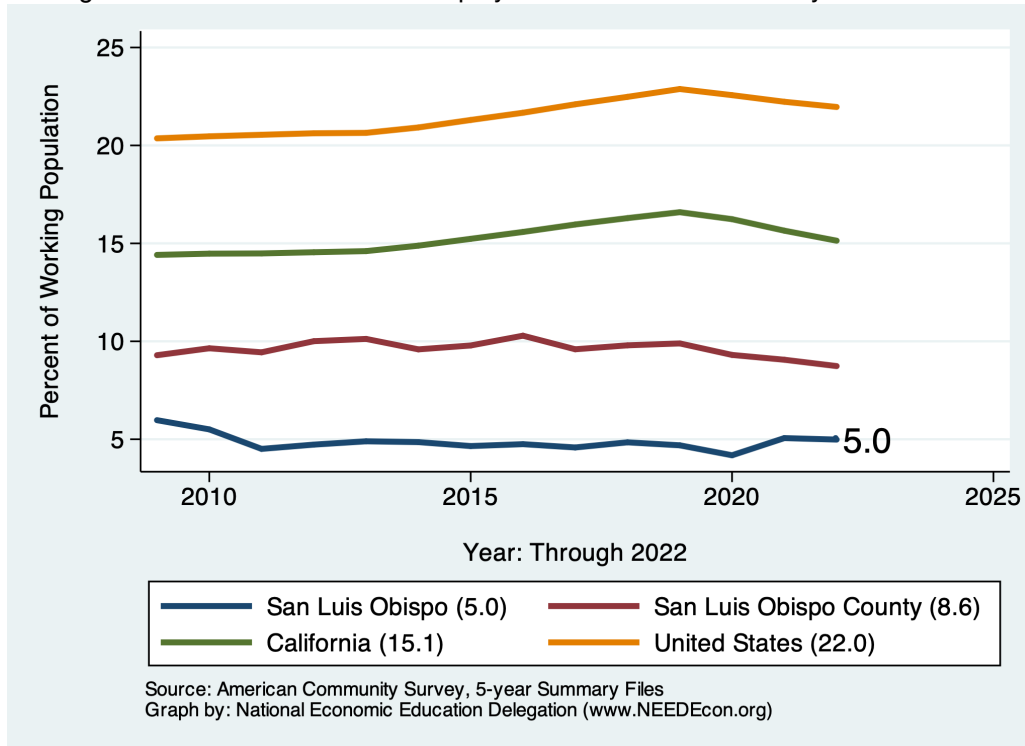
This section provides evidence on where workers living in San Luis Obispo work. As evidenced in the first table, some of San Luis Obispo's employed workers work in the City, but many do not. The first table and graph pair provide evidence at the county level while the second provide evidence with regard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

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

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Worked in state of residence:	12,358	94.3	11,909	99.7	24,267	97.7	99.6
Worked in county of residence	11,728	89.5	11,301	94.6	23,029	92.7	84.1
worked outside of county of residence	630	4.8	608	5.1	1,238	5.0	15.4
Worked outside state of residence	88	0.7	32	0.3	120	0.5	0.4
<b>Total:</b>	12,446	95.0	11,941	100.0	24,387	98.2	

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

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

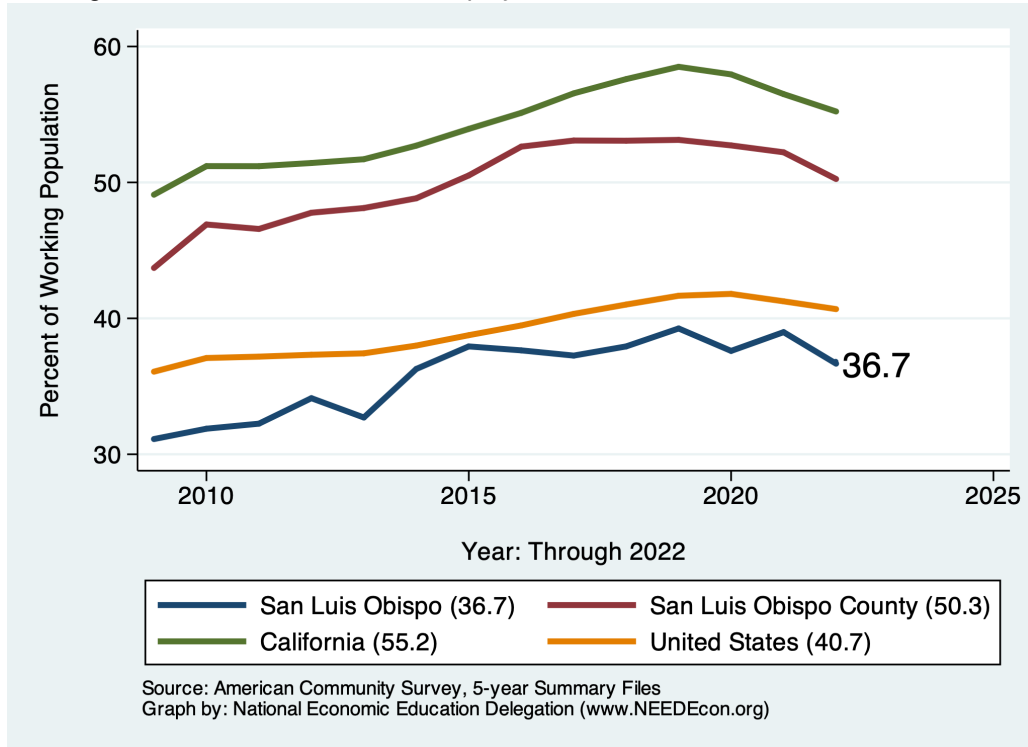


**Table 11. SEX OF WORKERS BY PLACE OF WORK—PLACE LEVEL**

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	12,446	95.0	11,941	100.0	24,387	98.2	95.9
Worked in place of residence	8,141	62.1	7,137	59.8	15,278	61.5	39.5
Worked outside place of residence	4,305	32.9	4,804	40.2	9,109	36.7	56.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
<b>Total:</b>	12,446	95.0	11,941	100.0	24,387	98.2	

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	Ratio	United States	
	Median	Median		Median	Ratio
Car, truck, or van - drove alone	40,022	48,566	120.6	46,171	119.9
Car, truck, or van - carpoled	15,367	36,463	61.7	34,487	61.7
Public transportation (excluding taxicab)	11,299	40,179	41.1	45,100	34.7
Walked	19,700	29,366	98.2	27,142	100.4
Taxicab, motorcycle, bicycle, or other means	28,546	40,433	103.3	36,140	109.3
Worked from home	45,179	75,153	88.0	67,180	93.1
<b>Total:</b>	33,316	48,747	68.3	46,099	72.3

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**

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	5,894	45.8	3,970	64.6	4,464	69.4	15,618	62.9	68.4
Car, Truck, or Van: Carpoled	1,220	9.5	161	2.6	155	2.4	1,765	7.1	9.5
Public Transportation (excl Taxi)	245	1.9	18	0.3	10	0.2	316	1.3	3.6
Walked	1,064	8.3	299	4.9	204	3.2	1,760	7.1	2.4
Taxicab, Motorcycle, or other	612	4.8	290	4.7	302	4.7	1,509	6.1	2.4
Worked at Home	1,185	9.2	655	10.7	1,299	20.2	3,419	13.8	13.6
<b>Total:</b>	10,220	79.4	5,393	87.8	6,434		24,387	98.2	100.0

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

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

Mode of Transit	< \$25,000		\$25,000-\$74,999		\$75,000+		All		All of CA
	#	(%)	#	(%)	#	(%)	#	(%)	(%)
Car, Truck, or Van: Drove Alone	7,351	46.6	9,207	76.4	9,183	79.0	28,824	73.2	68.5
Car, Truck, or Van: Carpoled	1,279	8.1	1,085	9.0	669	5.8	3,733	9.5	9.5
Public Transportation (excl Taxi)	131	0.8	18	0.1	58	0.5	239	0.6	3.6
Walked	692	4.4	308	2.6	237	2.0	1,398	3.6	2.4
Taxicab, Motorcycle, or other	332	2.1	433	3.6	176	1.5	1,104	2.8	2.4
Worked at Home	1,185	7.5	655	5.4	1,299	11.2	3,419	8.7	13.6
<b>Total:</b>	10,970	69.5	11,706	97.2	11,622		38,717	98.4	

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**

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	3,123	52.4	955	41.1	11,437	64.1	15,515	63.0	68.7
Car, Truck, or Van: Carpooled	655	11.0	258	11.1	852	4.8	1,765	7.2	9.5
Public Transportation (excl Taxi)	167	2.8	42	1.8	107	0.6	316	1.3	3.6
Walked	760	12.8	78	3.4	881	4.9	1,719	7.0	2.1
Taxicab, Motorcycle, or other	388	6.5	102	4.4	1,011	5.7	1,501	6.1	2.4
Worked at Home	713	12.0	261	11.2	2,445	13.7	3,419	13.9	13.6
<b>Total:</b>	5,806	97.5	1,696	73.0	16,733	93.8	24,235	98.5	

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

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

Mode of Transit	In Poverty		100-149% of Pov		>150% of Pov		All		All of CA (%)
	#	(%)	#	(%)	#	(%)	#	(%)	
Car, Truck, or Van: Drove Alone	2,238	45.8	1,501	54.9	25,037	75.9	28,776	74.2	68.7
Car, Truck, or Van: Carpooled	420	8.6	240	8.8	3,049	9.2	3,709	9.6	9.5
Public Transportation (excl Taxi)	70	1.4	42	1.5	111	0.3	223	0.6	3.6
Walked	308	6.3	39	1.4	907	2.7	1,254	3.2	2.1
Taxicab, Motorcycle, or other	109	2.2	82	3.0	900	2.7	1,091	2.8	2.4
Worked at Home	713	14.6	261	9.5	2,445	7.4	3,419	8.8	13.6
<b>Total:</b>	3,858	79.0	2,165	79.2	32,449	98.4	38,472	99.3	

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 Luis Obispo 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

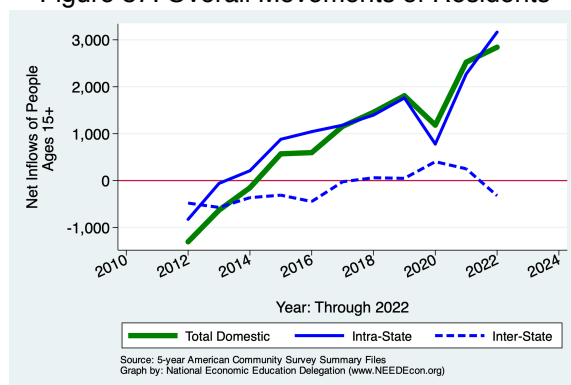


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	4,734	423	319	155	-102	51
With income	38,627	2,687	674	2,016	-220	217
\$1 to \$9,999 or less	10,102	2,421	799	1,351	228	43
\$10,000 to \$14,999	3,969	518	149	396	-38	11
\$15,000 to \$24,999	4,583	350	68	373	-131	40
\$25,000 to \$34,999	3,745	261	166	180	-102	17
\$35,000 to \$49,999	3,445	-350	-140	-234	24	0
\$50,000 to \$64,999	2,903	-8	20	-32	-78	82
\$65,000 to \$74,999	1,421	-16	-47	34	-3	0
\$75,000 or more	8,459	-489	-341	-52	-120	24
<b>All:</b>	<b>43,361</b>	<b>3,110</b>	<b>993</b>	<b>2,171</b>	<b>-322</b>	<b>268</b>

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

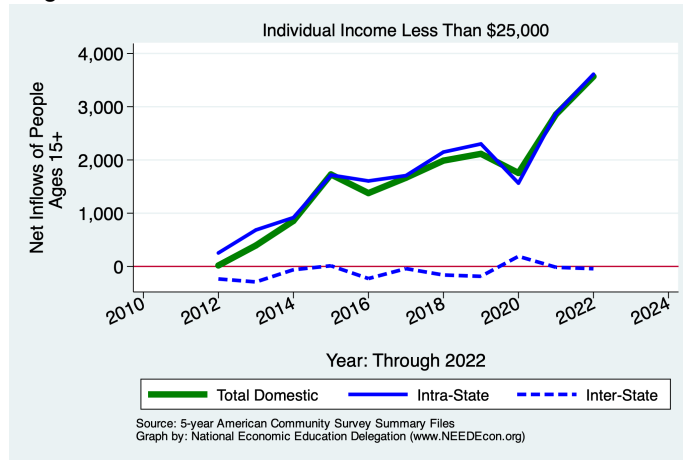


Figure 89: Overall Movements of Middle Income Residents

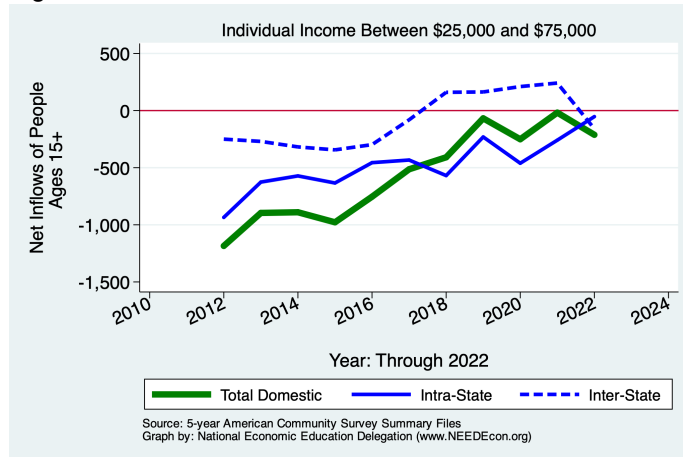
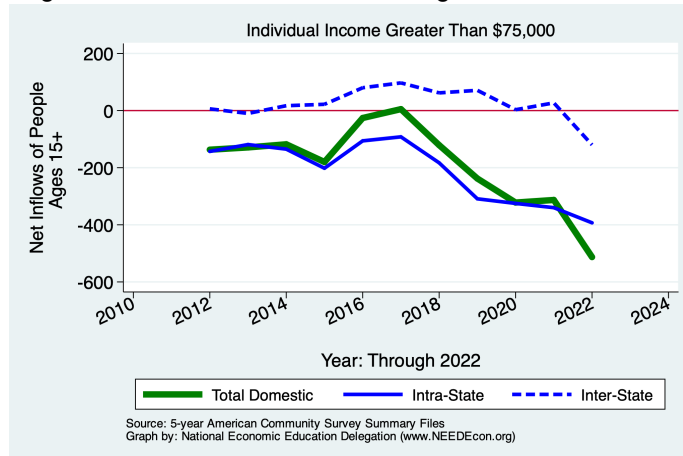


Figure 90: Overall Movements of High Income Residents





## Demographics of Migration Flows

**Table 18: Migration by Marital Status**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Never married	26,006	3,810	1,272	2,248	143	147
Now married, except separated	12,137	-404	-217	121	-372	64
Divorced	3,205	-306	-120	-166	-27	7
Separated	341	-122	-9	-78	-35	0
Widowed	1,672	132	67	46	-31	50
<b>Total:</b>	43,361	3,110	993	2,171	-322	268

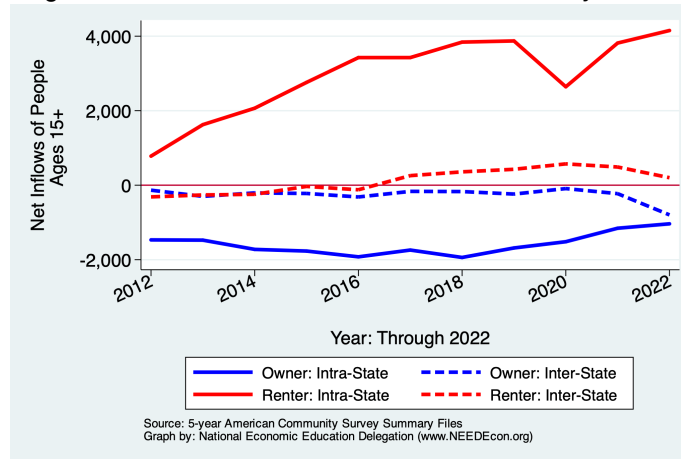
Source: 2022 5-year American Community Survey, Summary File

**Table 19: Migration by Tenure**

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
Householder lived in owner-occupied housing units	17,095	-1,755	-314	-723	-797	79
Householder lived in renter-occupied housing units	28,706	4,547	1,275	2,877	201	194
<b>Total:</b>	45,801	2,792	961	2,154	-596	273

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

**Figure 91: Domestic Movements of Residents by Tenure**



**Table 20: Migration by Age**

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
1 to 4 years	1,136	-76	46	14	-136	0
5 to 17 years	3,621	-381	-177	-42	-180	18
18 and 19 years	2,979	1,677	456	1,085	123	13
20 to 24 years	15,602	2,879	1,254	1,486	66	73
25 to 29 years	3,613	-79	-38	-65	-43	67
30 to 34 years	2,720	70	-105	125	42	8
35 to 39 years	2,100	-278	-73	-106	-107	8
40 to 44 years	1,803	-304	-25	-44	-263	28
45 to 49 years	1,386	-280	-99	-166	-15	0
50 to 54 years	1,706	-249	-61	-150	-49	11
55 to 59 years	1,779	-46	-59	4	9	0
60 to 64 years	2,429	-181	-63	-140	22	0
65 to 69 years	1,849	7	9	34	-36	0
70 to 74 years	1,658	-82	-88	32	-31	5
75 years and over	2,890	156	62	63	-24	55
<b>Total Population:</b>	47,271	2,833	1,039	2,130	-622	286

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

**Table 21: Migration by Educational Attainment**

Category	Population	Net Inflows				
		All Migration	Same State			From Abroad
			W/in County	Between Counties	Across States	
Less than high school graduate	1,103	-34	27	-91	30	0
High school graduate (includes equiv)	3,067	-353	-24	-127	-202	0
Some college or assoc. degree	7,134	-728	-285	-281	-197	35
Bachelor's degree	7,369	-174	-173	23	-148	124
Graduate or professional degree	5,260	23	-85	63	22	23
<b>Total:</b>	23,933	-1,266	-540	-413	-495	182

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	39,805	39,805
Moved Within Same County	12,456	16,626
Moved to Different County, Same State	11,250	25,573
Moved Between States	20,320	33,337
<b>Total Population:</b>	26,564	32,534

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	37.0	37.0
Moved Within Same County	21.9	22.9
Moved to Different County, Same State	21.2	23.8
Moved Between States	24.0	24.6
Moved from Abroad	27.1	
<b>Total Population:</b>	25.3	29.0

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 released in January.

Zillow Research Data <https://www.zillow.com/research/data/>

U.S. Census Bureau. Building Permits Data, updated annually in February. <https://www.census.gov/construction/bps/current.html>

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