

Solana Beach, California

Indicators Report

by
The National Economic Education Delegation (NEED)

April 21, 2024

Exploring the economics, demographics, and well-being of Solana Beach 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 Solana Beach (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 Solana Beach. These indicators are compared to San Diego 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 Solana Beach 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 Solana Beach 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 Solana Beach, 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 Solana Beach, but do not necessarily live in Solana Beach.
- **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 Solana Beach's population are fundamental indicators of the city's growth potential.

A Demographic Snapshot

Statistic	2022	2019
POPULATION		
Population Estimate (#, 5yr)	12,946.0	13,356.0
Veterans (#, 5yr)	550.0	746.0
Foreign born persons (% , 5yr)	12.4	13.5
Population age 25+ (#, 5yr)	9,757.0	10,209.0
AGE AND SEX		
Persons under 5 years (% , 5yr)	4.9	4.6
Persons under 18 years (% , 5yr)	20.4	17.9
Persons 65 years and over (% , 5yr)	22.4	22.8
Female persons (% , 5yr)	52.0	53.5
INCOME AND POVERTY		
Median household income (\$, 5yr)	137,647.0	108,118.0
Per capita income in past 12 months (\$, 5yr)	86,222.0	66,936.0
Persons in poverty (% , 5yr)	4.8	5.3
Children age less than 18 in poverty (#, 5yr)	61.0	18.0
Children age less than 18 in poverty (% , 5yr)	2.3	0.8
RACE AND ETHNICITY		
White alone (% , 5yr)	78.0	81.5
African American alone (% , 5yr)	1.1	0.7
American Indian or Alaska Native alone (% , 5yr)	0.6	0.9
Asian alone (% , 5yr)	4.5	4.9
Native Hawaiian and Other Pacific Islander alone (% , 5yr)	0.0	0.0
Two or More Races (% , 5yr)	11.1	4.4
Hispanic or Latino (% , 5yr)	15.1	15.5
White alone, not Hispanic or Latino (% , 5yr)	71.5	76.2
HOUSING		
Housing units (#, 5yr)	6,410.0	6,671.0
Owner-occupied housing units (% , 5yr)	66.7	60.8
Median value of owner-occupied housing units (\$, 5yr)	1,617,500.0	1,192,600.0
Median selected monthly owner costs-with a mortgage (\$, 5yr)	4,001.0	3,471.0
Median selected monthly owner costs-without a mortgage (\$, 5yr)	1,303.0	976.0
Median gross rent (\$, 5yr)	2,881.0	2,232.0
FAMILIES AND LIVING ARRANGEMENTS		
Households (#, 5yr)	5,436.0	5,571.0
Persons per household (#, 5yr)	2.4	2.4
Living in same house 1 year ago, % of persons age 1+ (5yr)	87.8	84.7
EDUCATION		
High school graduate or higher, % of persons age 25+ (5yr)	96.1	95.9
Bachelor's degree or higher, % of persons age 25+ (5yr)	70.5	68.0
HEALTH		
With a disability, under age 65 years (#, 5yr)	210.0	240.0
Persons without health insurance, under age 65 years (% , 5yr)	4.4	7.0
LABOR FORCE		
In civilian labor force, persons age 16+ (% , 5yr)	59.5	64.5
In civilian labor force, women age 16+ (% , 5yr)	55.5	59.4
Employed, persons age 16+ (% , 5yr)	54.9	59.3
Self employed (% , 5yr)	20.5	18.2
TRANSPORTATION		
Mean travel time to work, workers age 16+ (Mins., 5yr)	15.9	20.2
Drive alone in private vehicle (% , 5yr)	57.4	73.5
Using public transportation (% , 5yr)	2.1	1.1
Worked from home (% , 5yr)	27.7	16.0

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
City				
Solana Beach	12,784	0.05	-7.84	-8.00
County and Broader Regions				
San Diego County	3,269,755	-0.17	-1.85	-1.90
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	Southern California	California
San Diego County	3,275.4	3,269.8	-0.17	-0.41	-0.35
San Diego	1,372.8	1,368.4	-0.32		
Chula Vista	274.1	274.8	0.26		
Oceanside	171.8	171.1	-0.41		
Escondido	150.1	149.8	-0.17		
Carlsbad	114.9	114.5	-0.28		
El Cajon	105.3	104.6	-0.61		
Vista	100.0	99.8	-0.14		
San Marcos	93.8	94.5	0.75		
Encinitas	61.3	61.1	-0.32		
National City	61.3	61.0	-0.54		
La Mesa	60.2	60.4	0.30		
Santee	58.7	59.2	0.88		
Poway	48.5	48.5	-0.04		
Lemon Grove	27.1	27.4	1.22		
Imperial Beach	26.0	25.9	-0.43		
Coronado	22.0	22.1	0.65		
Solana Beach	12.8	12.8	0.05		
Del Mar	3.9	3.9	0.00		

Source: CA DOF; Calculations by National Economic Education Delegation

Figure 1: Population Growth (1)

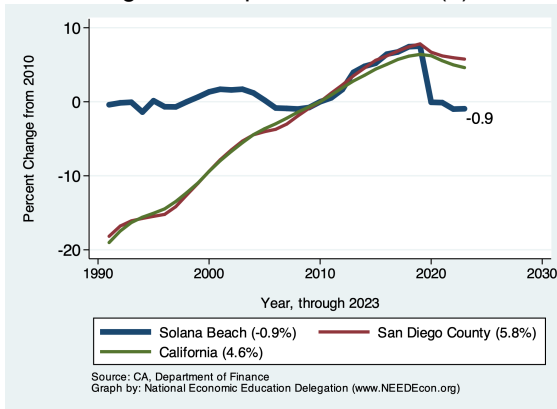


Figure 2: Population Growth (2)

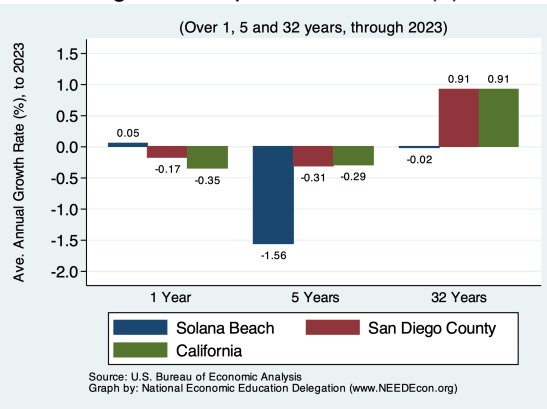


Figure 3: Population by Age - Detailed Age Categories

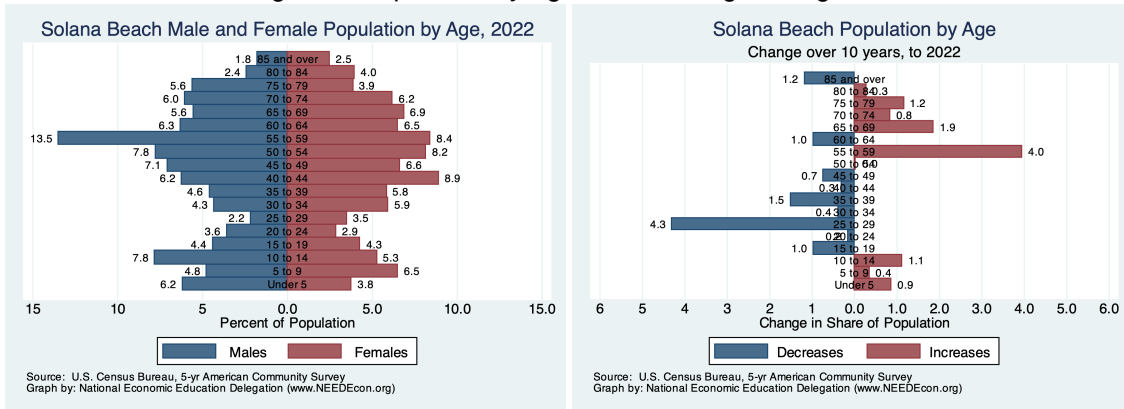


Figure 4: Population by Age - Broad Age Categories

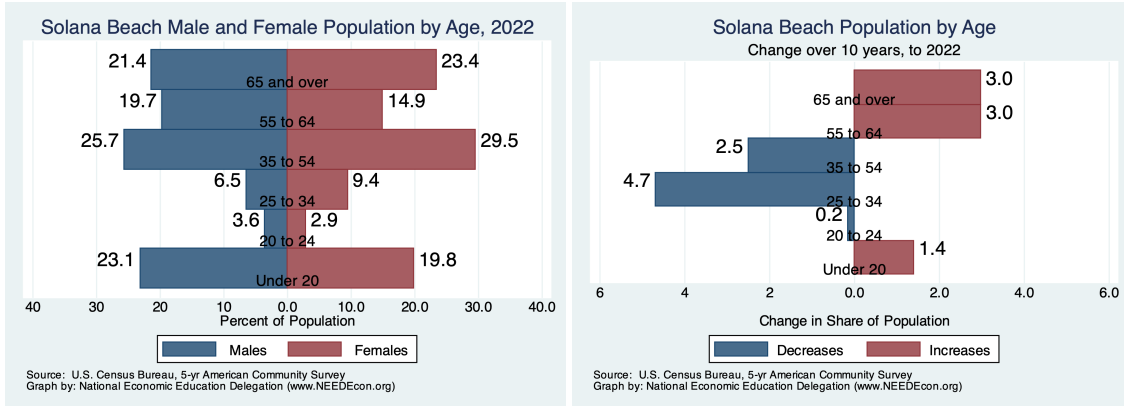


Figure 5: Population by Educational Attainment

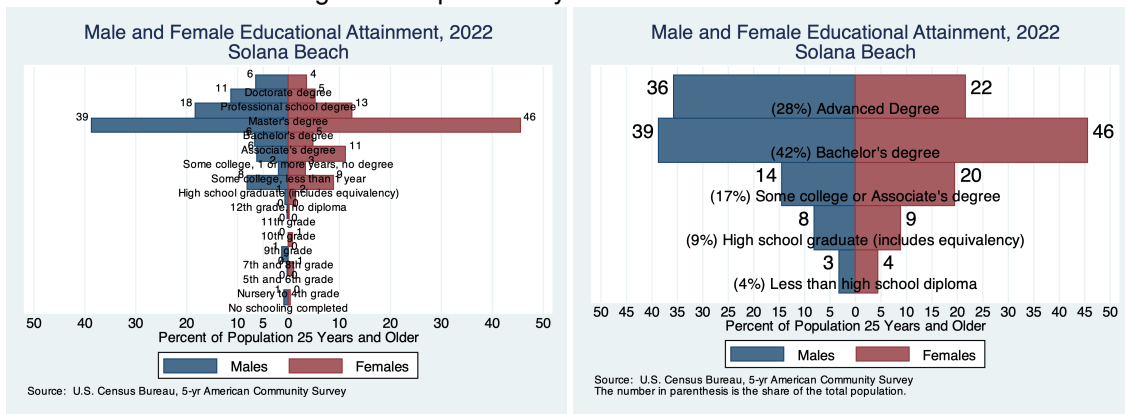


Figure 6: Population by Race/Ethnicity

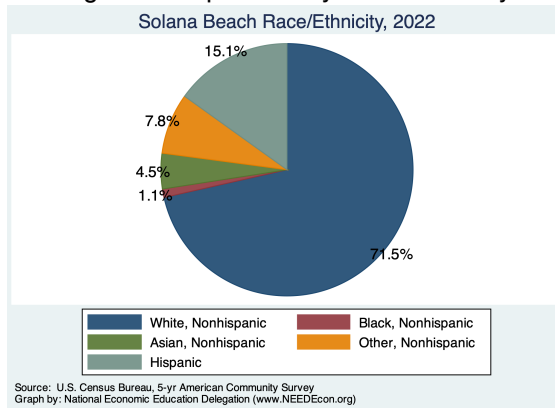
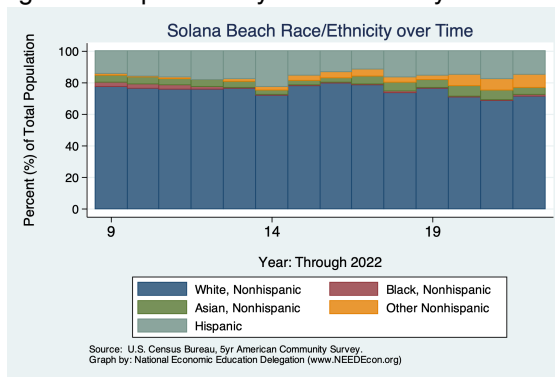


Figure 7: Population by Race/Ethnicity Over Time



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. Solana Beach 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 9: Employment and Unemployment - Last 12 Months



Figure 10: Relative Employment Growth Across Regions - since 2010

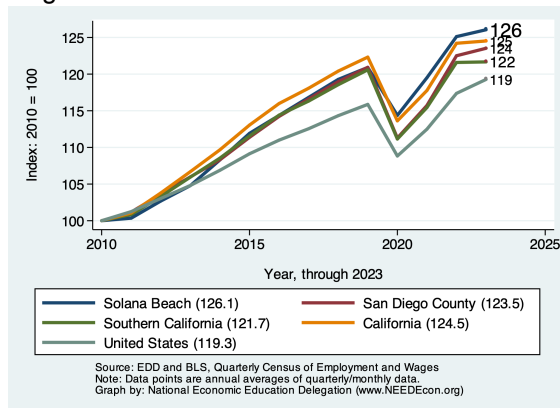
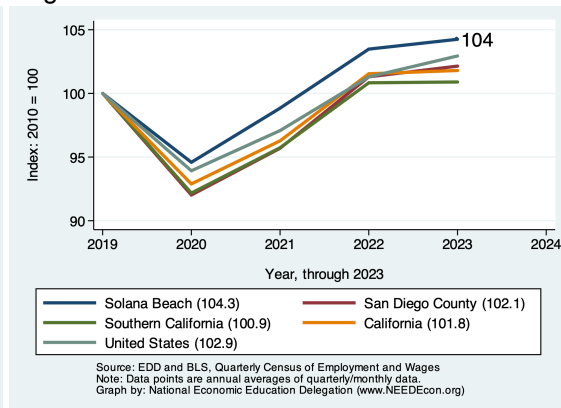


Figure 11: Relative Employment Growth Across Regions - since 2019



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 Diego County. The following table provides the latest data for the County.

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

Industry	Employment	Share	Empl Growth	% Growth - Annualized Rate					
				Month	Qtr	6mo	1yr	3yr	5yr
Total Nonfarm	1,562,672	100.0	1,044.9	0.8	0.9	1.2	0.9	3.8	0.9
Total Private	1,307,241	83.7	578.9	0.5	0.5	1.1	0.6	3.9	1.0
Goods Producing	204,267	13.1	1,175.9	7.2	-2.9	-1.1	-0.1	1.3	0.7
Mining, Logging and Construction	91,648	5.9	1,376.4	19.9	0.5	1.4	3.2	3.5	1.9
Mining and Logging	400	0.0	0.0	0.0	0.0	0.0	33.3	11.1	6.7
Construction	91,237	5.8	1,280.2	18.5	0.4	1.5	3.0	3.5	1.8
Manufacturing	112,600	7.2	-248.4	-2.6	-5.1	-3.3	-2.7	-0.4	-0.3
Durable Goods	82,107	5.3	-140.2	-2.0	-5.7	-3.7	-2.6	-0.9	-0.7
Non-Durable Goods	30,572	2.0	-20.8	-0.8	-3.1	-1.5	-2.9	1.1	1.1
Service Providing	1,358,608	86.9	598.0	0.5	1.7	1.5	1.1	4.2	0.9
Trade, Trans & Utilities	222,862	14.3	734.9	4.0	-0.3	-0.1	-0.1	1.1	-0.1
Wholesale Trade	42,238	2.7	45.1	1.3	-4.8	-3.8	-3.1	0.7	-0.9
Retail Trade	139,705	8.9	392.1	3.4	0.8	0.9	0.6	0.4	-0.9
Trans & Warehousing	34,755	2.2	140.0	5.0	-0.2	-1.6	0.1	3.6	3.9
Utilities	6,113	0.4	26.9	5.4	0.7	3.3	5.2	8.2	6.6
Information	21,190	1.4	186.3	11.2	-1.9	-4.6	-4.5	-0.6	-2.0
Financial Activities	71,664	4.6	-13.6	-0.2	-1.4	-0.7	-2.6	-1.7	-1.1
Finance & Insurance	41,316	2.6	8.0	0.2	-2.8	-2.4	-4.4	-3.9	-2.0
Real Estate & Rental & Leasing	30,356	1.9	47.6	1.9	2.1	1.9	-0.1	2.2	0.4
Professional & Business Svcs	269,563	17.3	-1,232.7	-5.3	-2.3	-1.9	-3.8	1.3	1.3
Prof, Sci, & Tech	153,258	9.8	-819.0	-6.2	-3.9	-2.7	-4.2	1.3	1.3
Admin & Support Svcs	90,260	5.8	-413.4	-5.3	0.3	0.7	-3.4	2.7	2.4
Employment Svcs	35,707	2.3	44.4	1.5	1.7	-2.6	-8.4	1.8	4.9
Educational & Health Svcs	253,835	16.2	1,047.7	5.1	7.1	6.0	6.5	6.1	3.6
Education Svcs	30,035	1.9	69.4	2.8	1.5	5.1	5.2	6.5	0.2
Health Care & Social Assistance	223,627	14.3	936.5	5.2	8.0	5.9	6.7	6.1	4.2
Leisure & Hospitality	205,387	13.1	-186.7	-1.1	0.3	2.6	2.8	14.9	0.4
Arts, Entertainment & Recreation	32,811	2.1	8.9	0.3	5.7	13.0	9.4	26.7	1.4
Accommodation & Food Svcs	173,029	11.1	-278.3	-1.9	0.1	1.5	1.5	13.2	0.2
Other Svcs	58,049	3.7	19.8	0.4	2.2	0.4	2.5	10.2	0.7
Government	255,691	16.4	522.3	2.5	3.6	2.8	2.5	3.2	0.4
Federal	47,317	3.0	136.1	3.5	2.2	2.4	-0.0	-0.4	-0.1
State	59,492	3.8	116.8	2.4	2.8	2.3	4.3	7.3	3.0
Local	149,100	9.5	276.0	2.2	5.6	3.3	2.6	3.0	-0.2
County	21,763	1.4	154.6	8.9	12.9	7.4	6.8	1.3	1.7
City	19,757	1.3	75.0	4.7	0.2	2.3	1.6	1.6	0.6
Local Government Education	79,213	5.1	144.5	2.2	2.1	0.9	1.8	4.6	-0.4

Source: EDD, National Economic Education Delegation (NEED)

Some Employee Detail

Employed in Solana Beach

Figure 12: Employment by Occupation

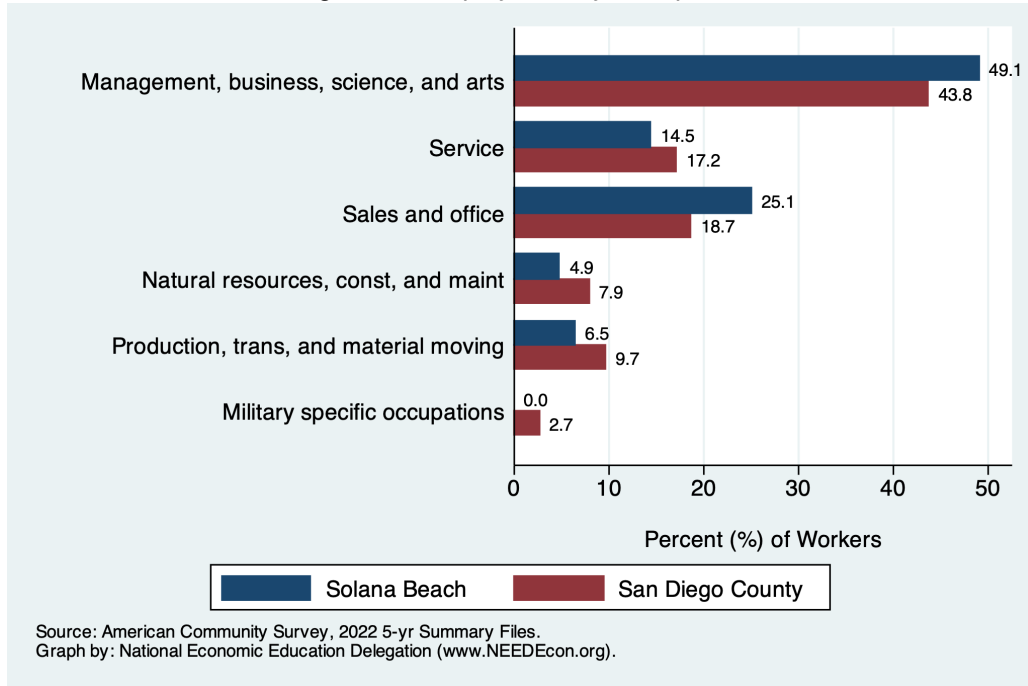


Figure 13: Employment by Industry

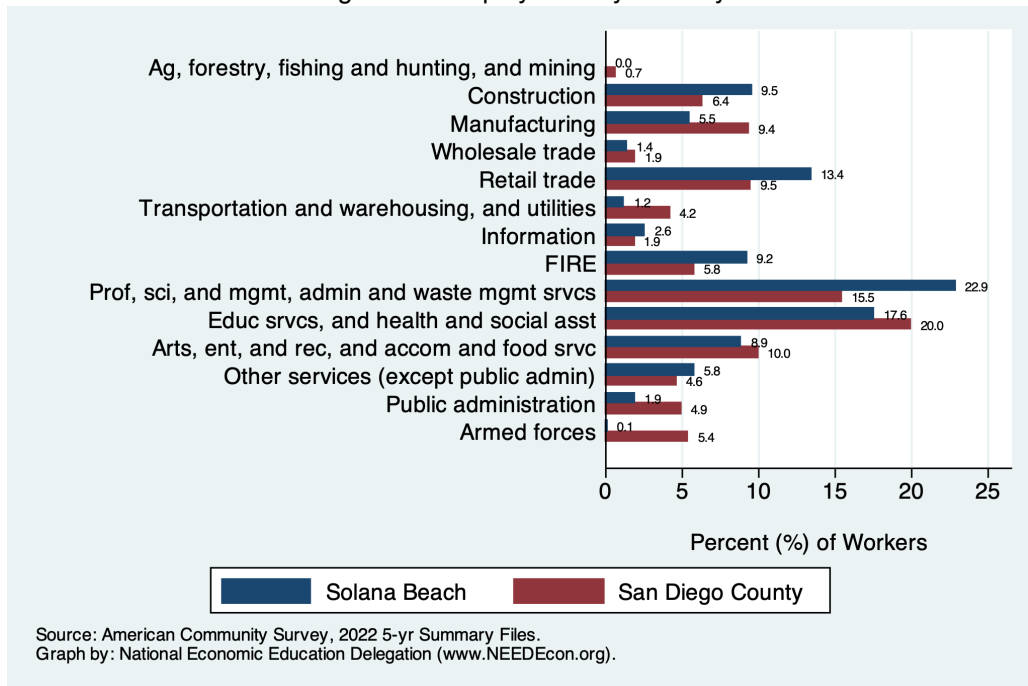
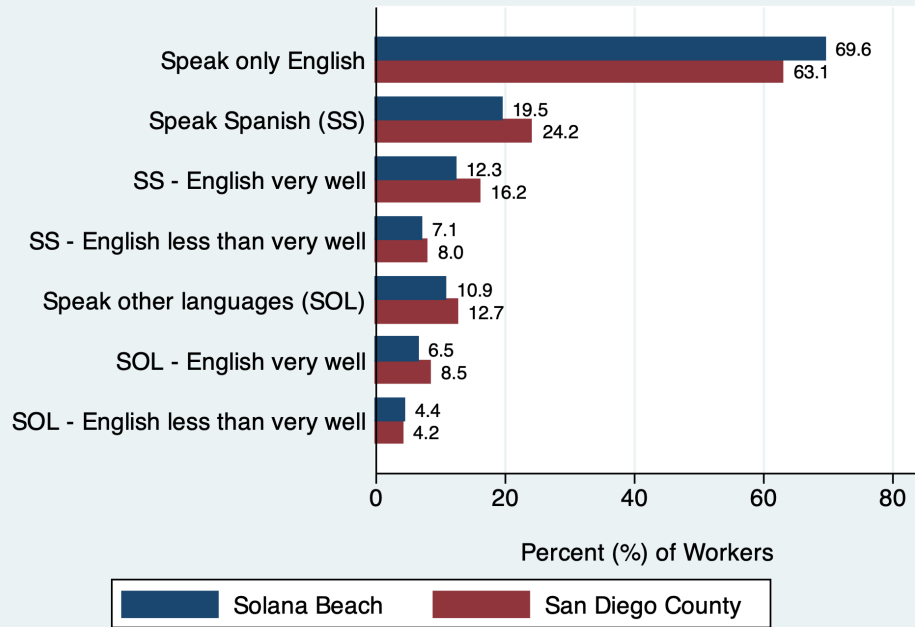
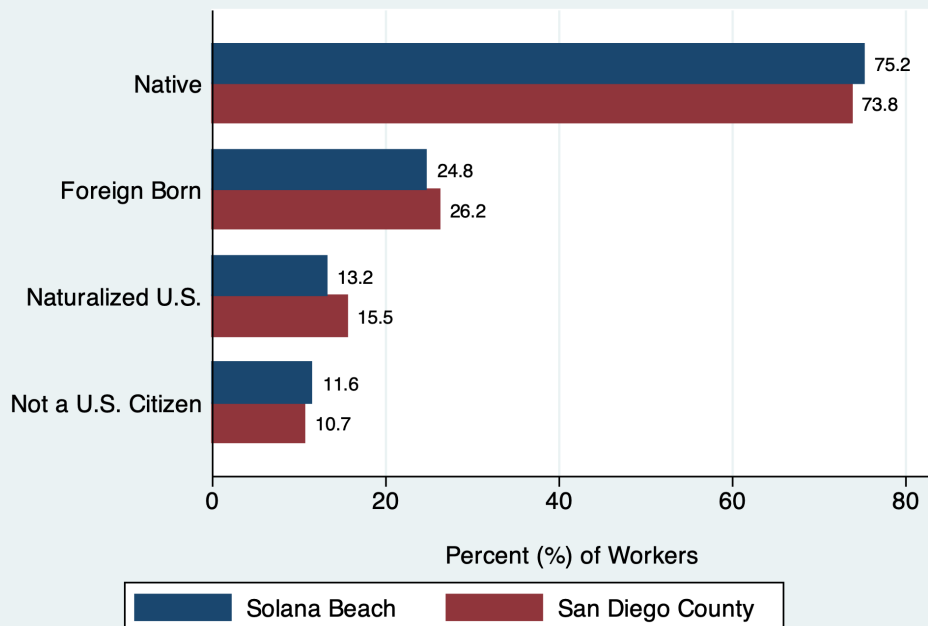


Figure 14: Language Spoken at Home



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 Solana Beach

Figure 16: Employment by Occupation

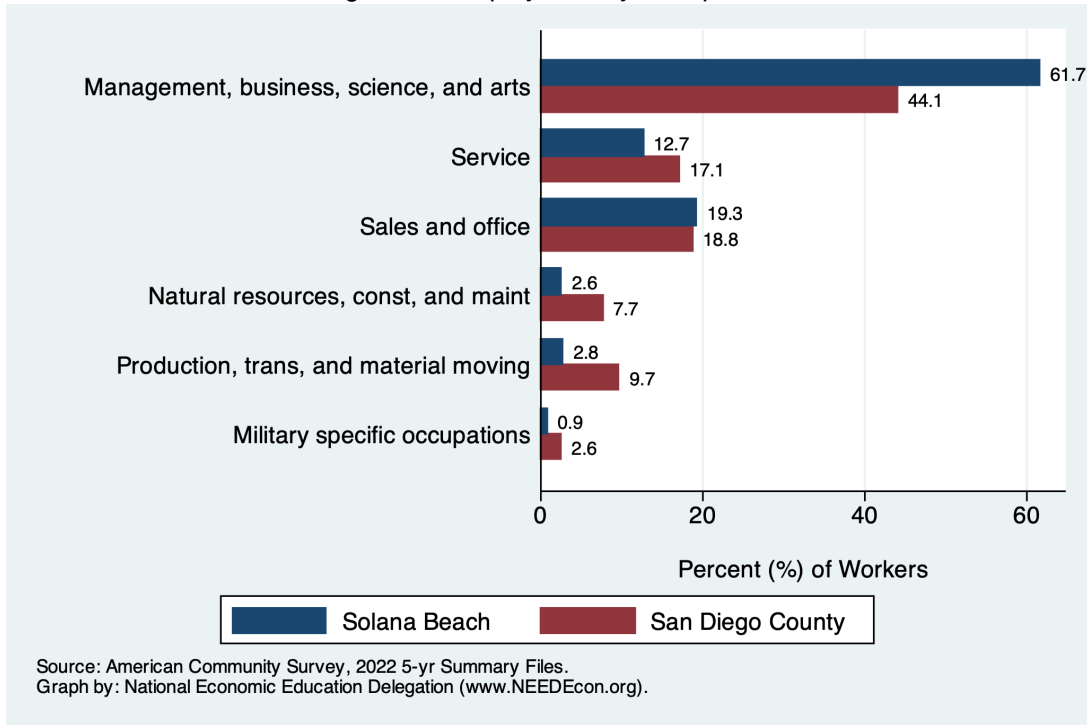


Figure 17: Employment by Industry

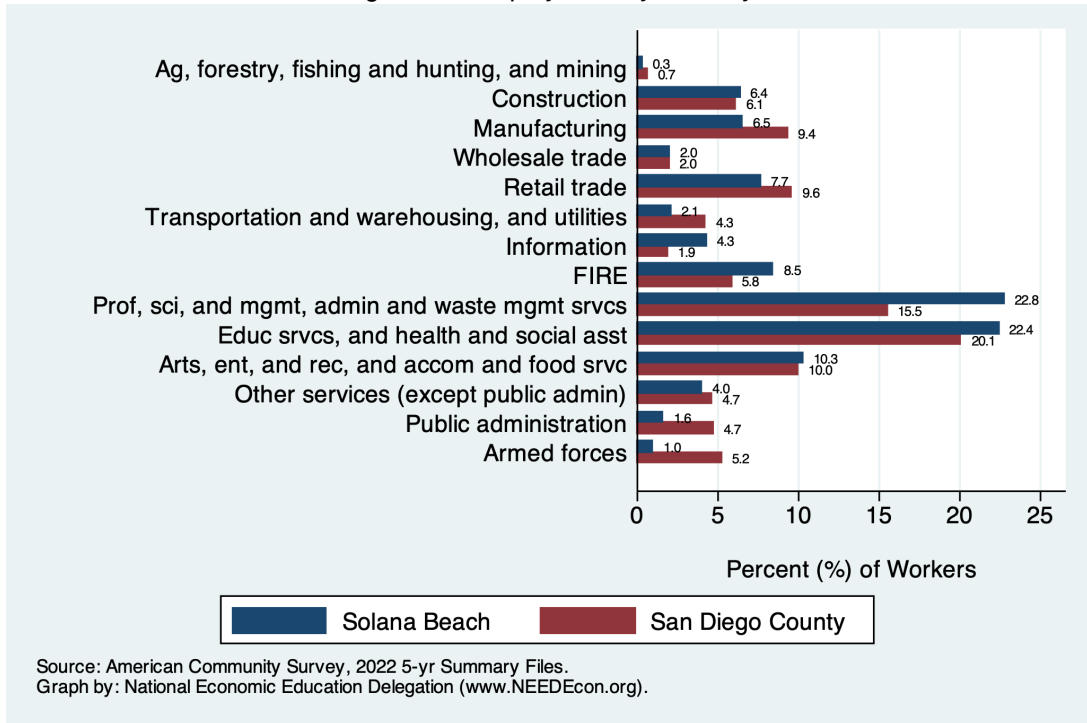


Figure 18: Language Spoken at Home

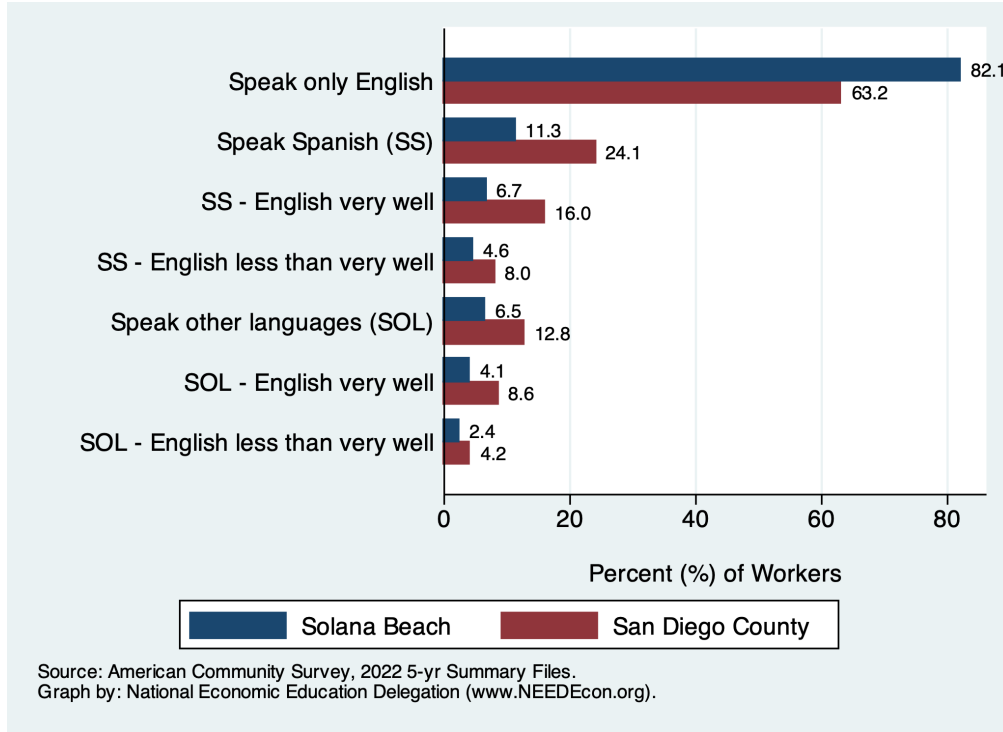
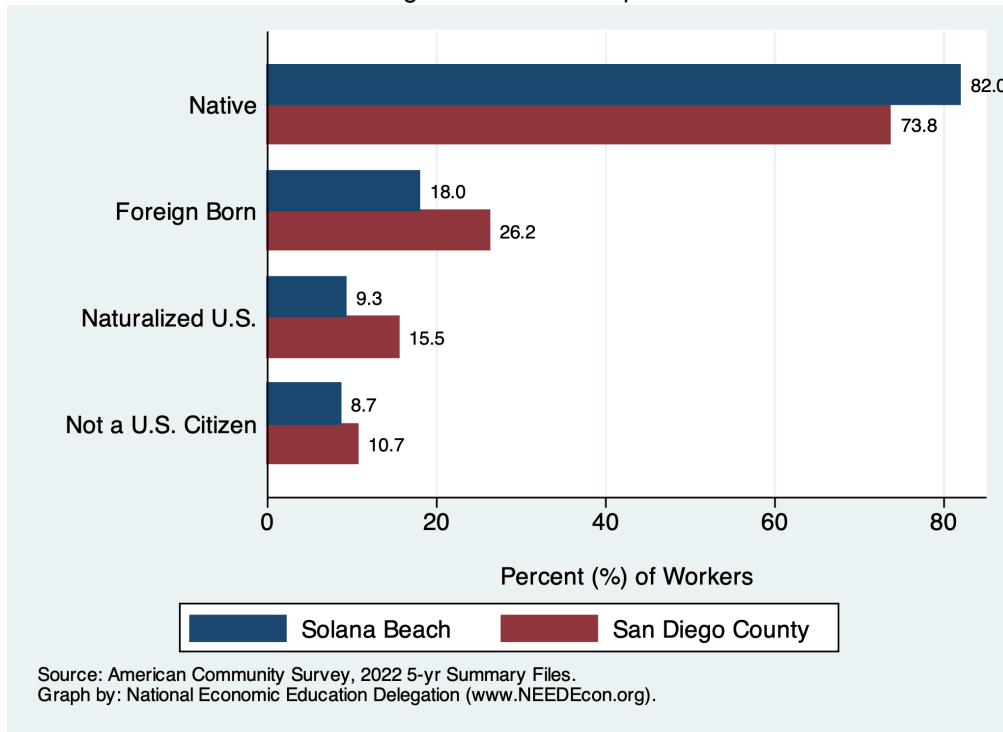


Figure 19: Citizenship



Employed Residents vs Workers in Solana Beach

Figure 20: Employment by Occupation

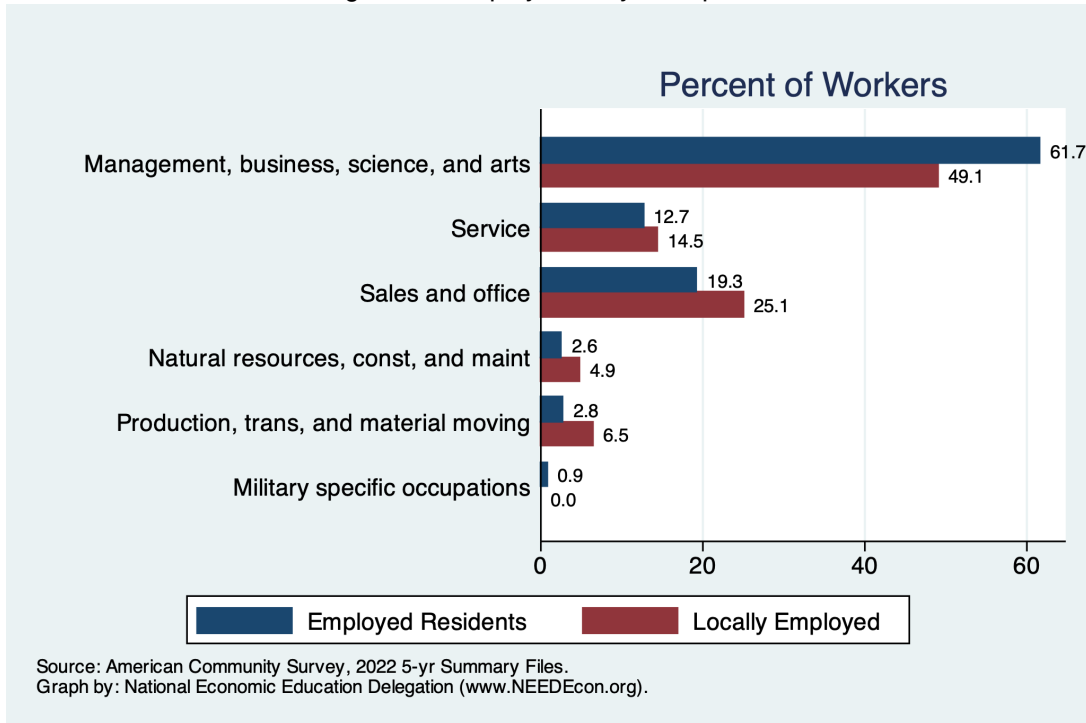


Figure 21: Employment by Industry

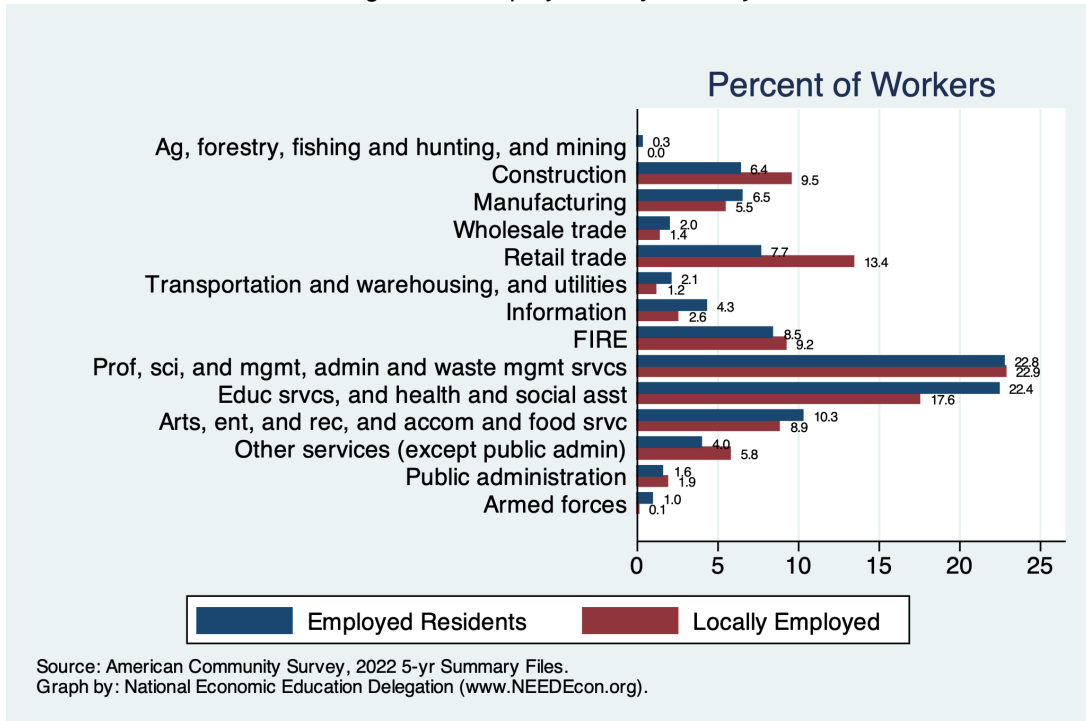


Figure 22: Language Spoken at Home

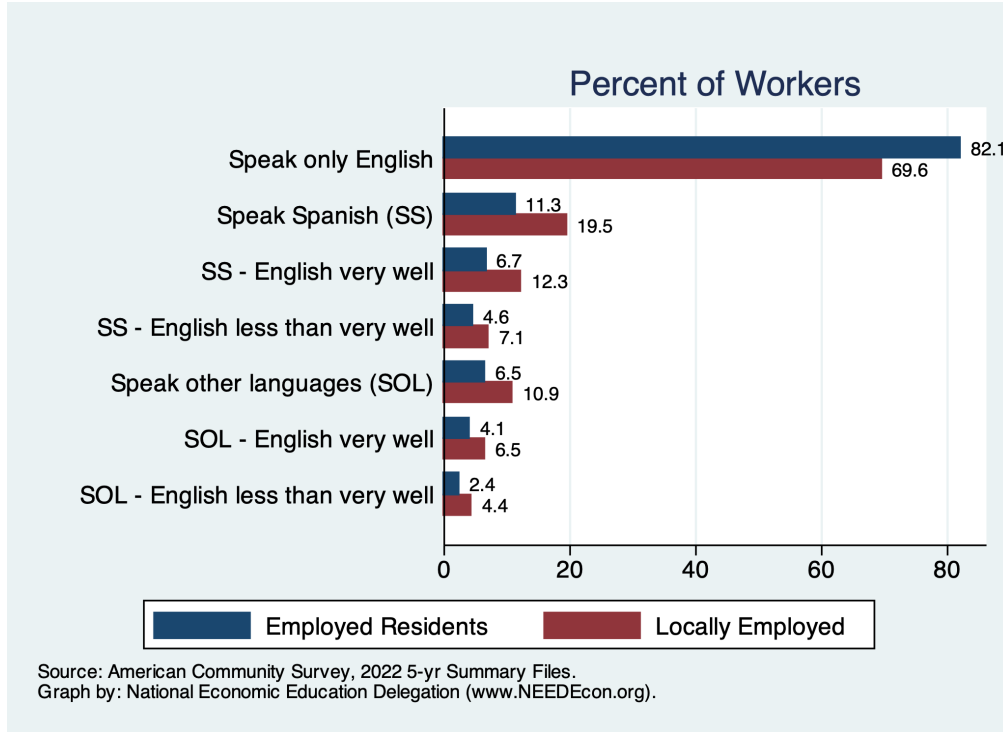
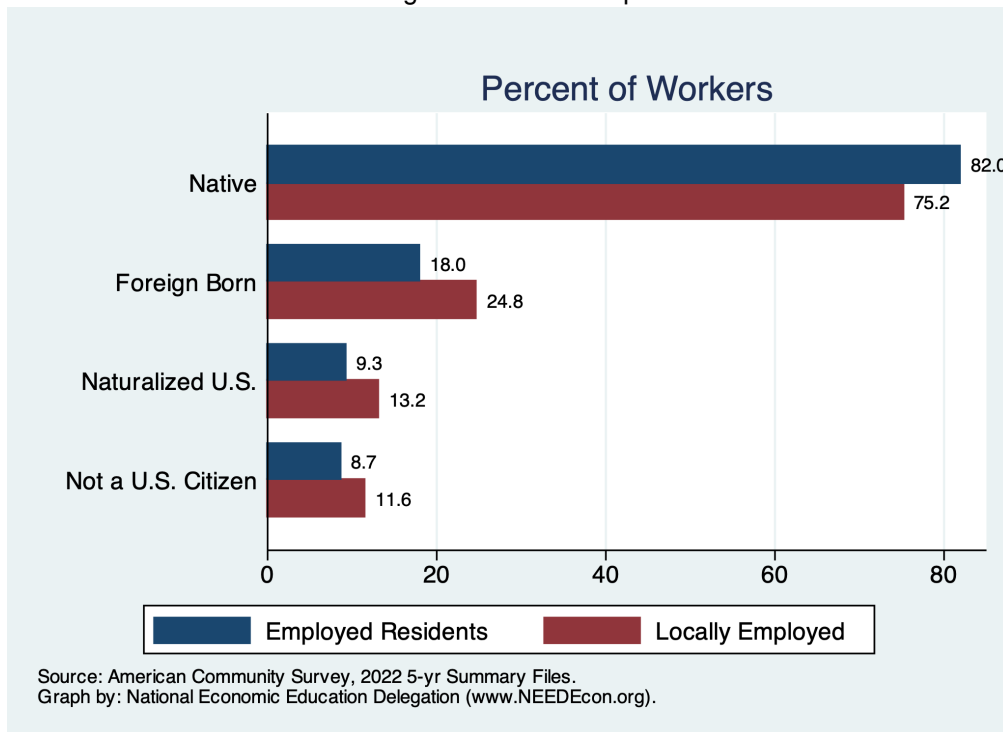


Figure 23: Citizenship



Income and Earnings

Per Capita Income Growth

Definition:

Per capita income is the average income per person in Solana Beach. 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

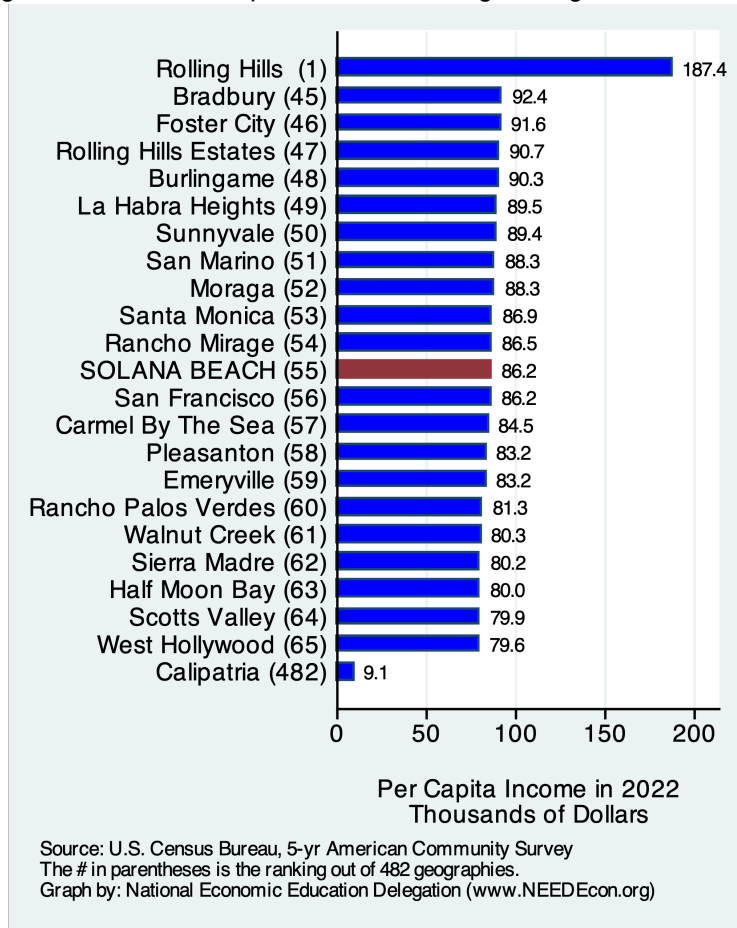
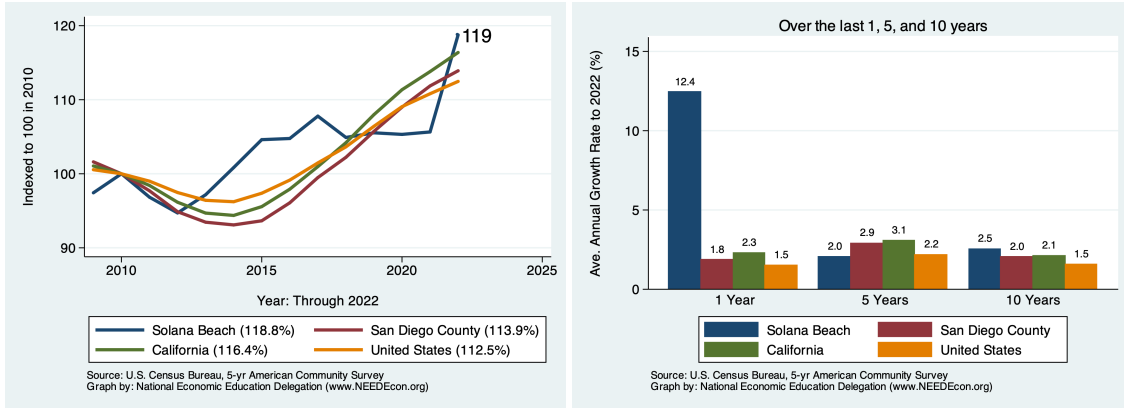


Figure 25: Regional Comparison of Growth over Time



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

Figure 26: Income Levels

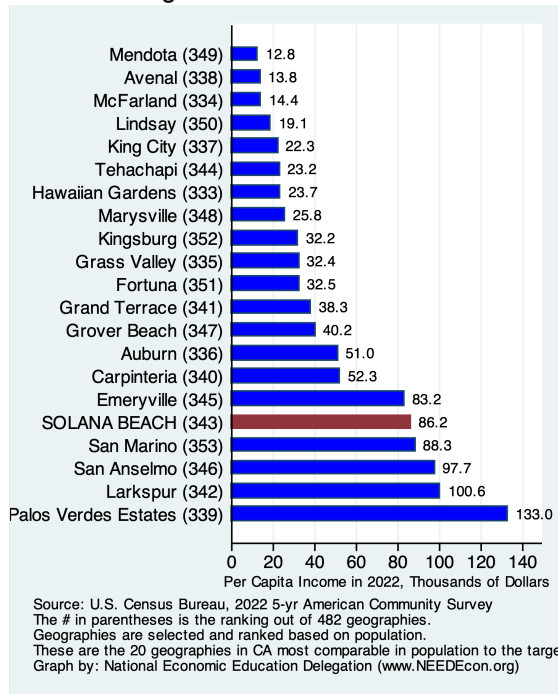
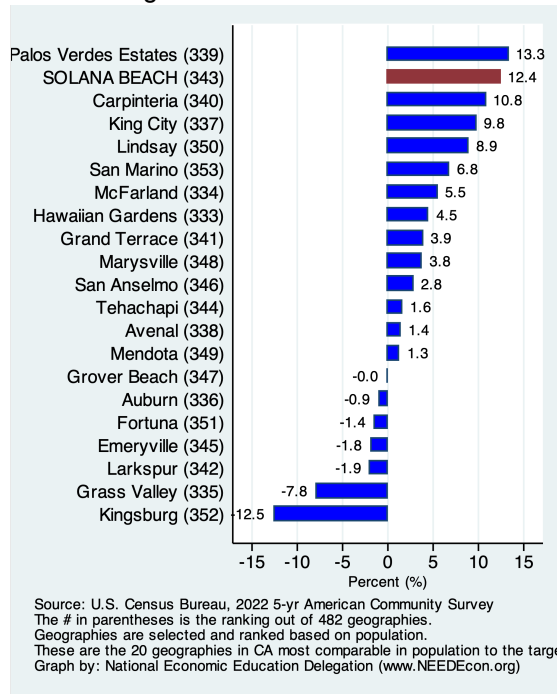


Figure 27: Growth over Time



Real Per Capita Income Ranking Among Cities in San Diego County

Figure 28: Income Levels

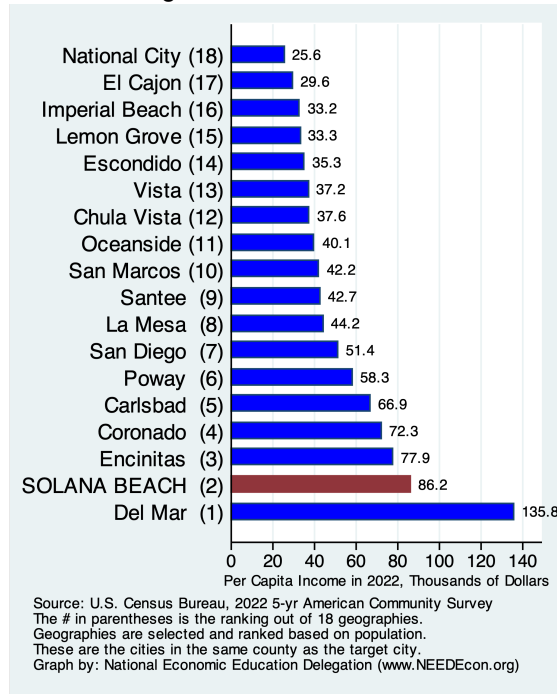


Figure 29: Growth over Time

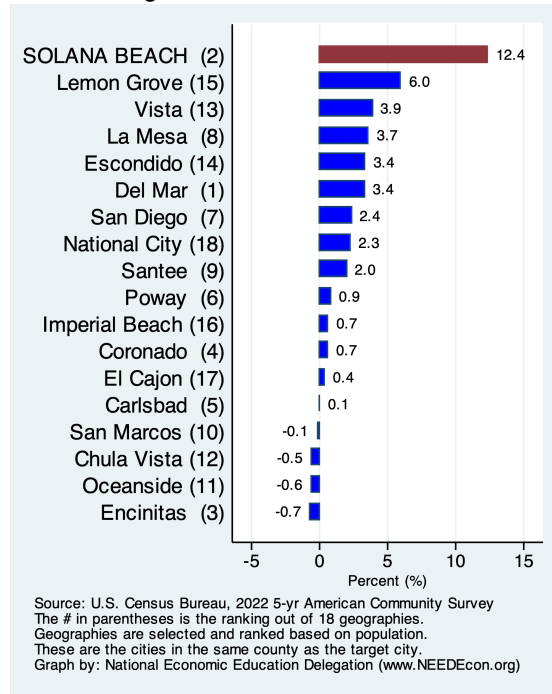
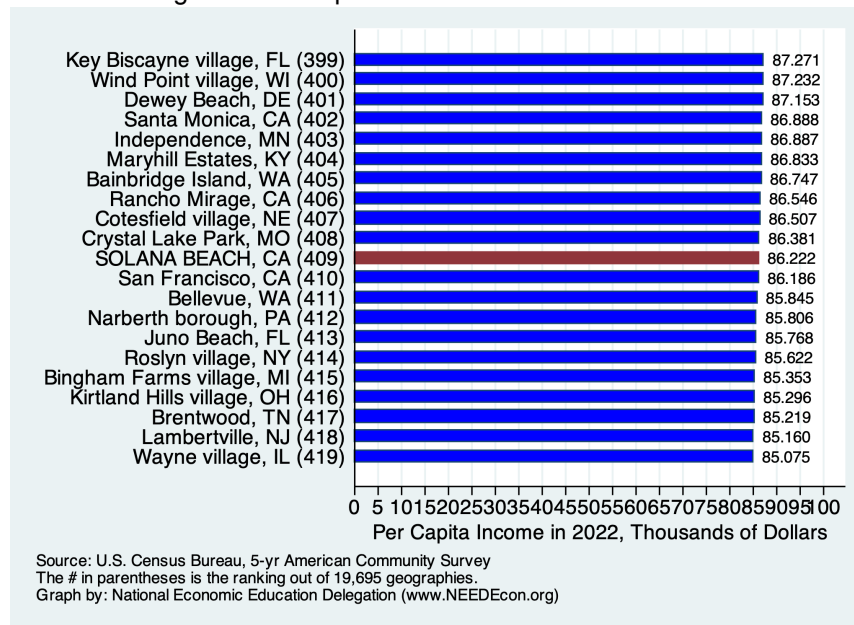


Figure 30: Comparison with All Cities Nationwide



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.

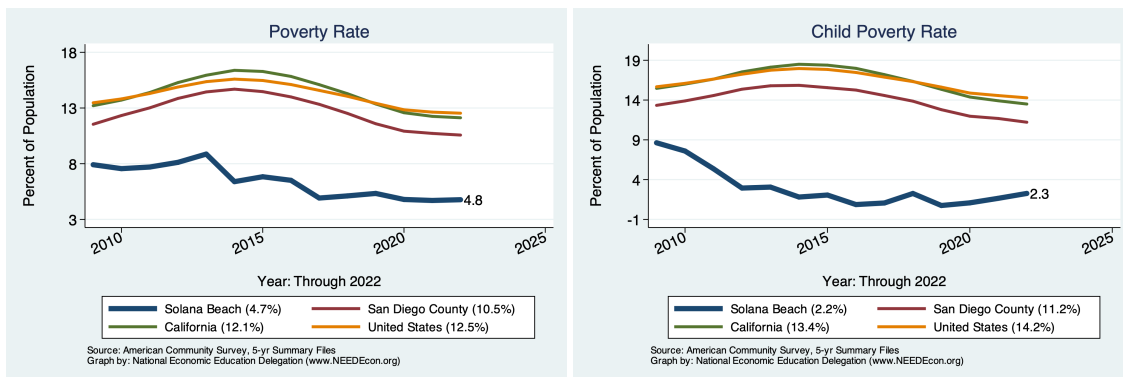


Figure 31: Inequality

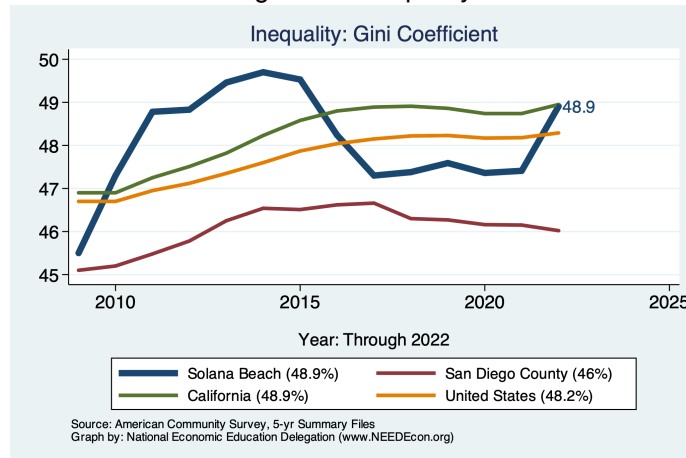


Figure 32: Shares Across the Income Distribution

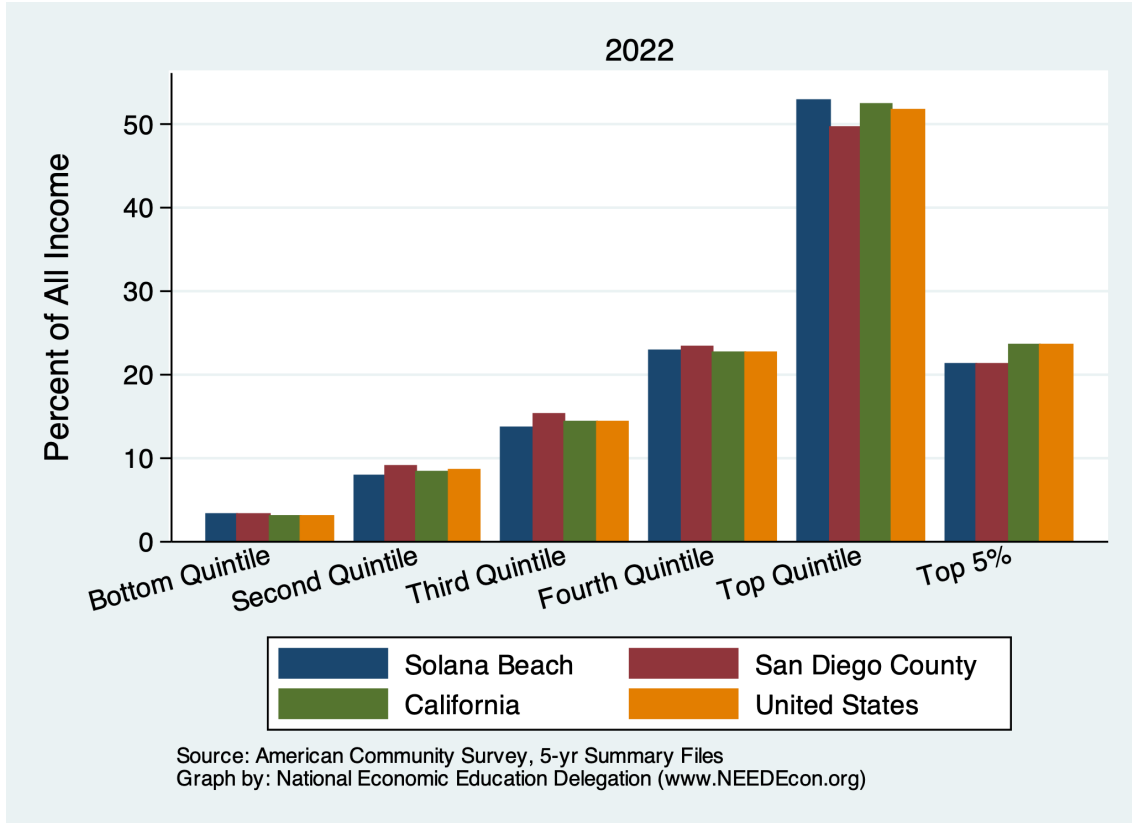
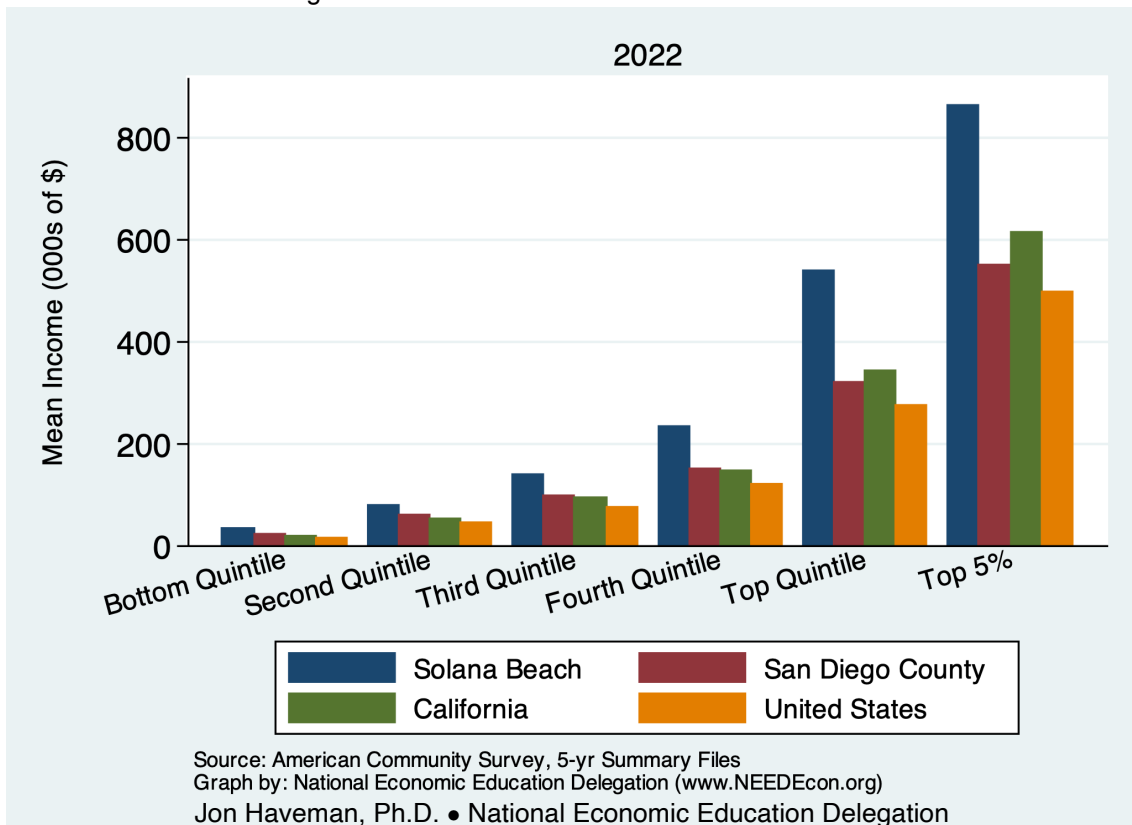


Figure 33: Means Across the Income Distribution



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 Solana Beach and Broader Regions

Figure 34: Median Home Prices

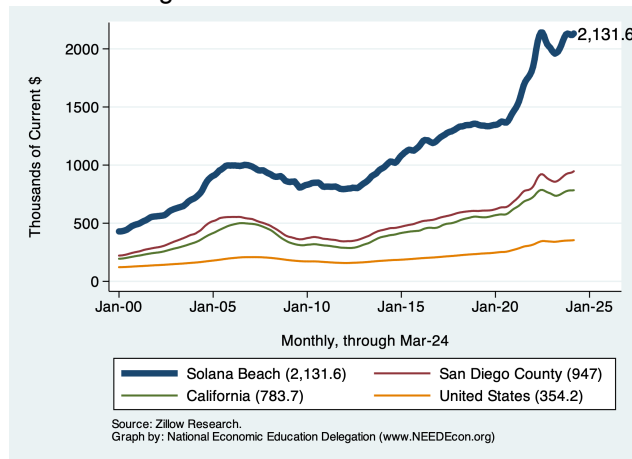
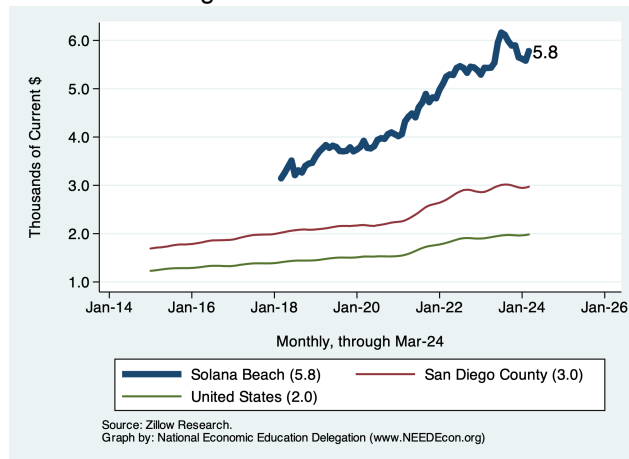


Figure 35: Median Rents



Housing Ownership in Solana Beach and Broader Regions

Figure 36: Home Ownership Rates

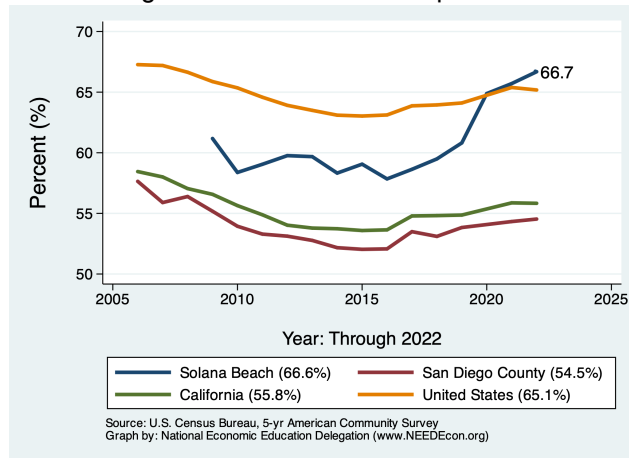


Figure 37: Home Ownership by Age

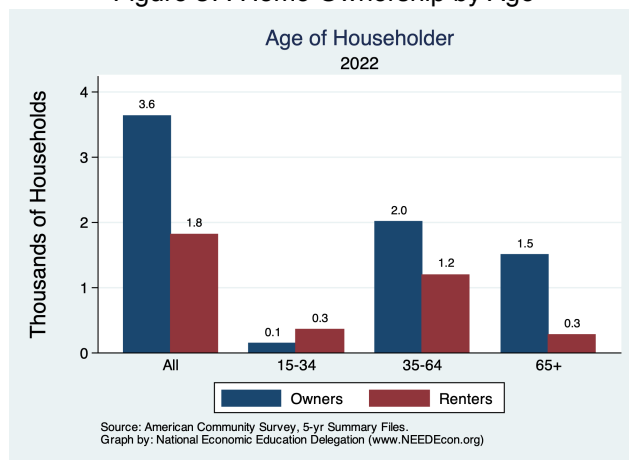


Figure 38: Income by Tenure

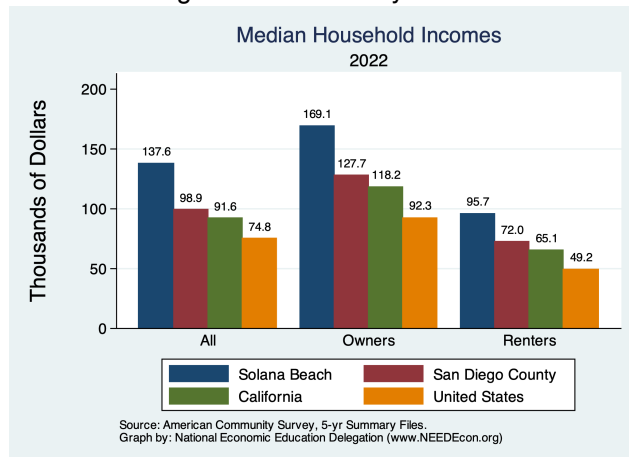


Figure 39: Income Distribution by Tenure

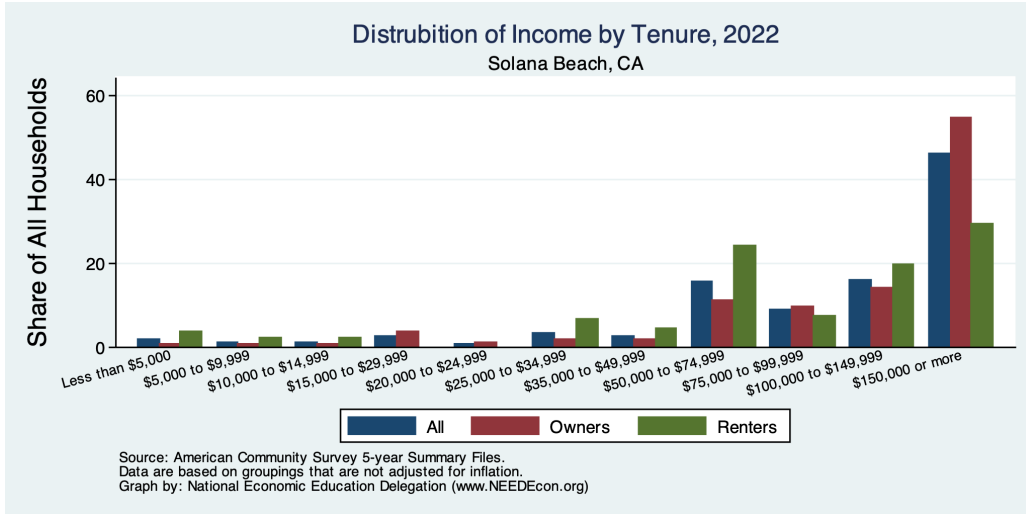


Figure 40: Income Distribution of Home Owners

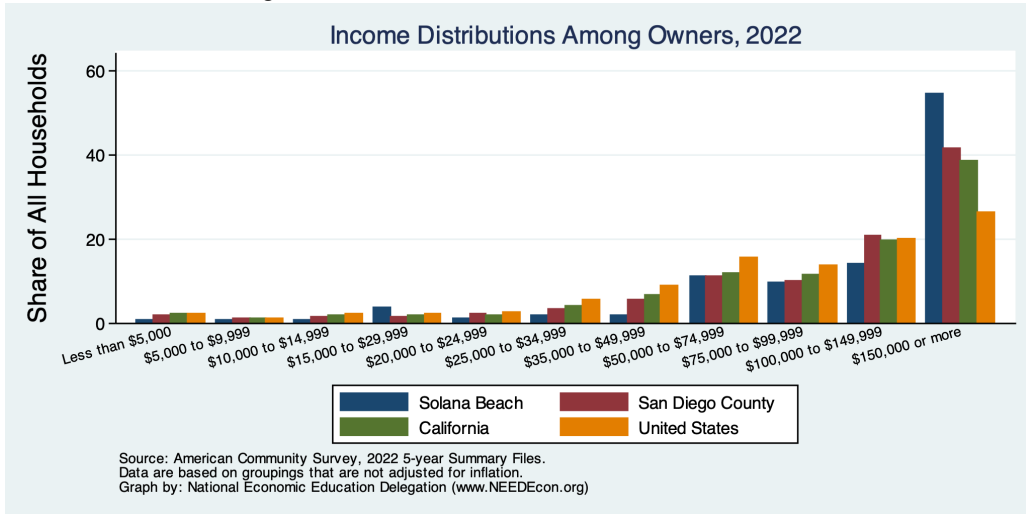
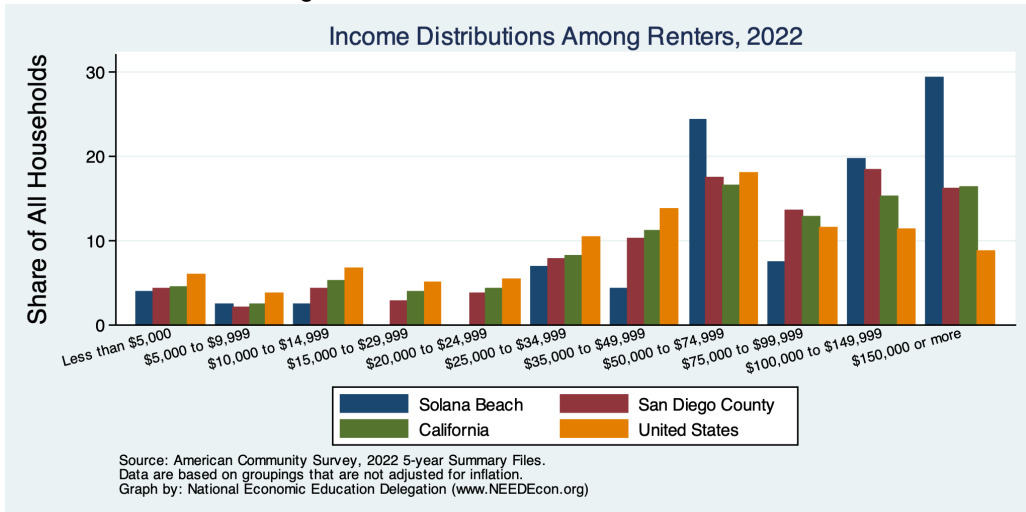


Figure 41: Income Distribution of Renters



Housing Burden in Solana Beach and Broader Regions

Figure 42: Home Owners w/ A Mortgage

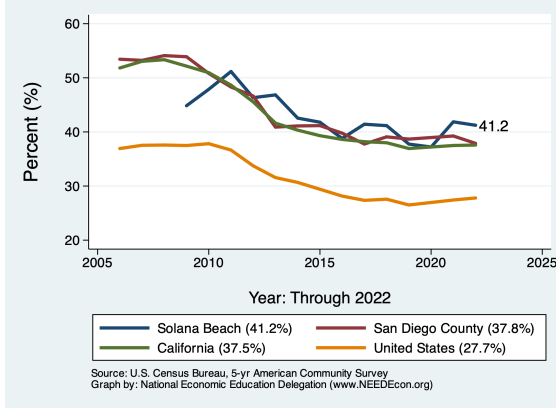


Figure 43: Home Owners w/o A Mortgage

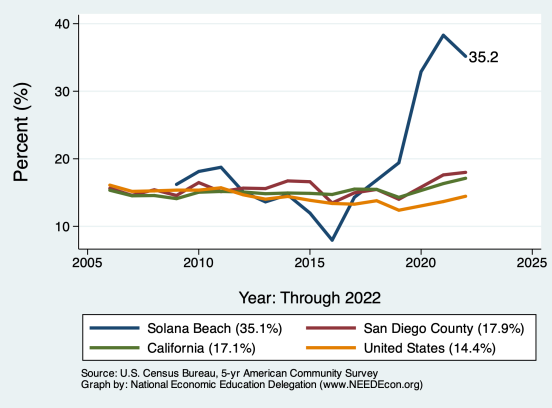


Figure 44: Renters

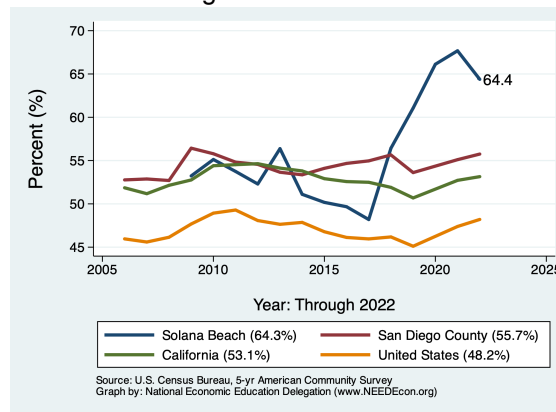
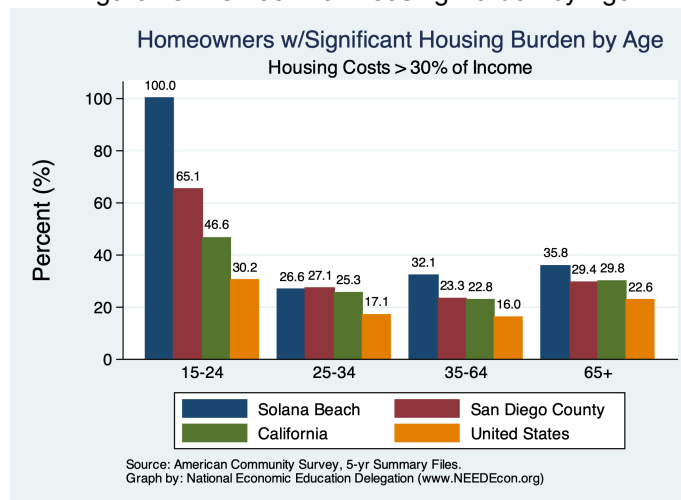


Figure 45: Homeowner Housing Burden by Age



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	12,784.0	13,786.0	12,867.0	-7.3	-0.6
Total # of Homes	6,643.0	6,569.0	6,540.0	1.1	1.6
# Occupied Units	5,700.0	5,924.0	5,650.0	-3.8	0.9
Persons per Household	2.2	2.3	2.3	-3.6	-1.5
Vacancy Rate (%)	14.2	9.8	13.6	44.6	4.3

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

Figure 46: Housing Growth

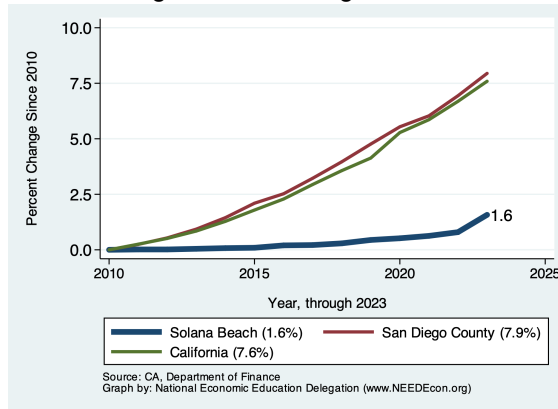


Figure 47: Persons per Household

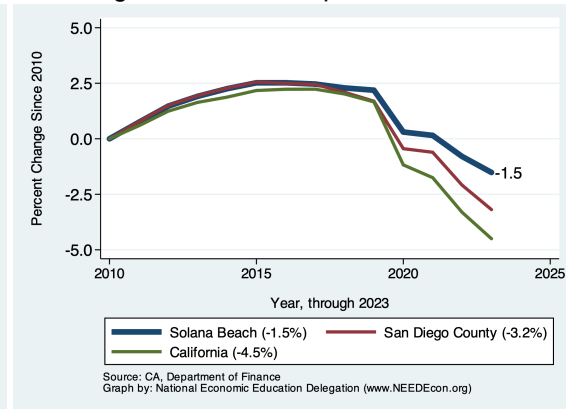


Figure 48: Vacancy Rates

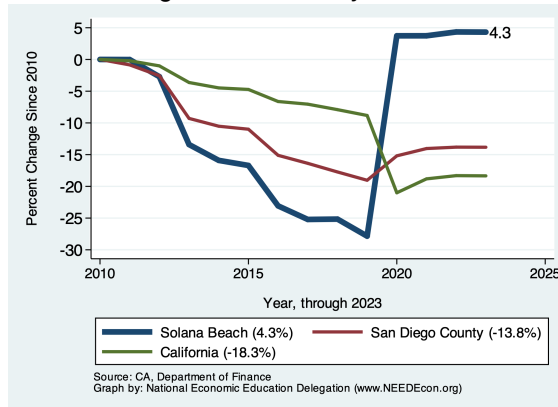
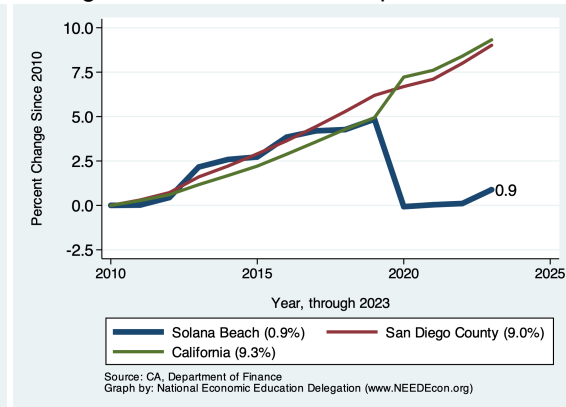


Figure 49: Number of Occupanied Units



Trends in the Growth of Housing by Housing Type

Figure 50: Single Detached Homes

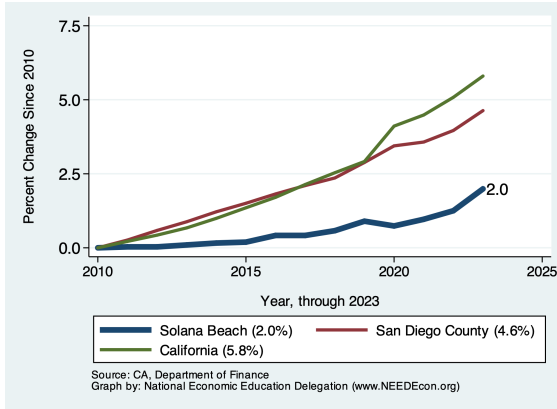


Figure 51: Single Attached Homes

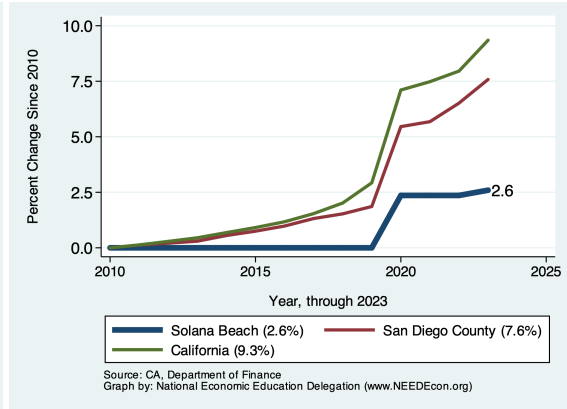


Figure 52: Housing in Buildings with Two to Four Units

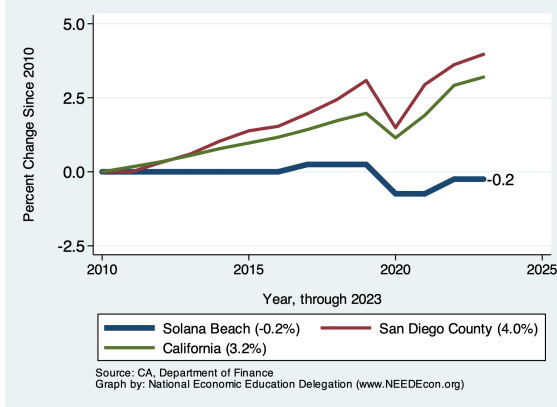
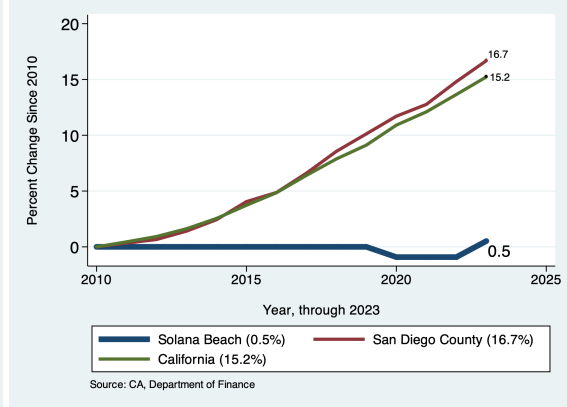


Figure 53: Housing in Buildings with Five or More Units



Vintage of Residential Housing

Why is it important?

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

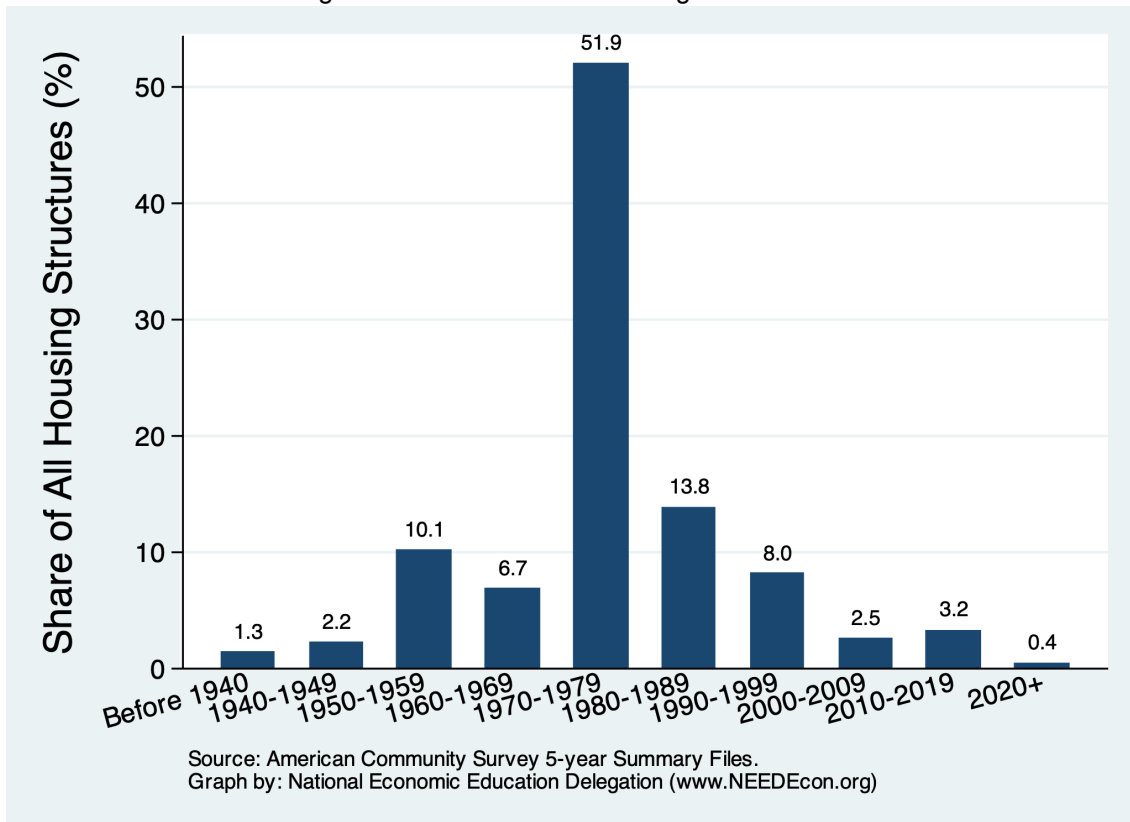


Figure 55: Housing Vintage across Regions

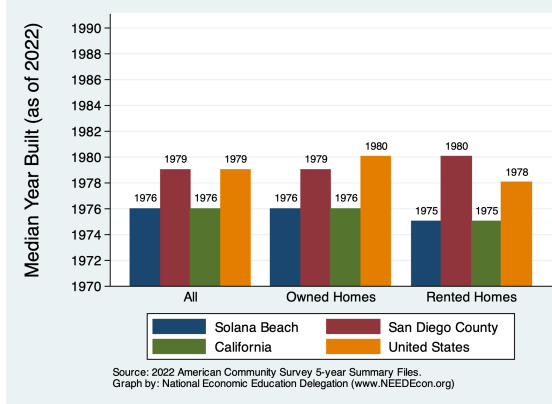


Figure 56: Housing Vintage by Tenure

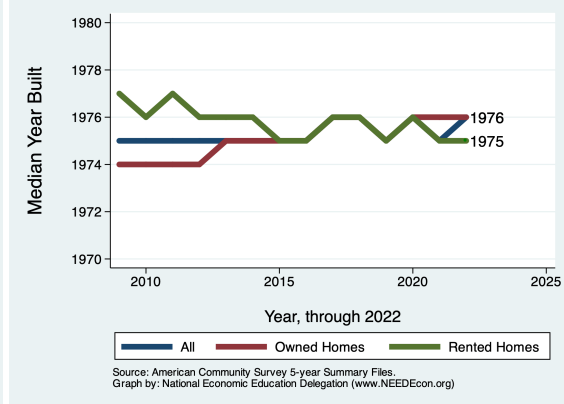


Figure 57: Vintage of Owned Residences

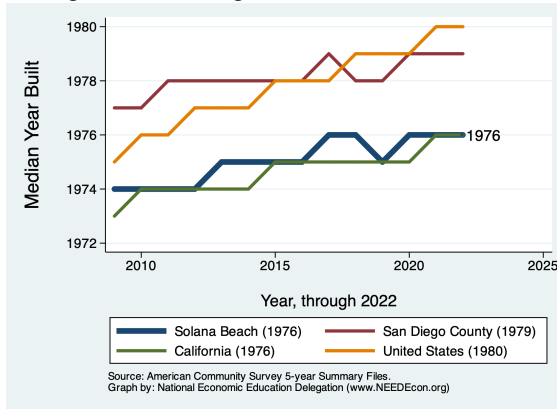


Figure 58: Vintage of Rented Residences

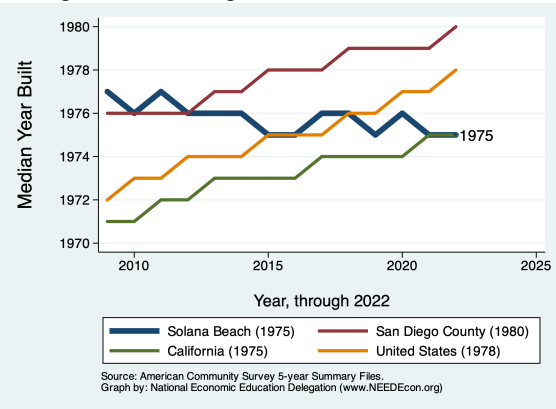
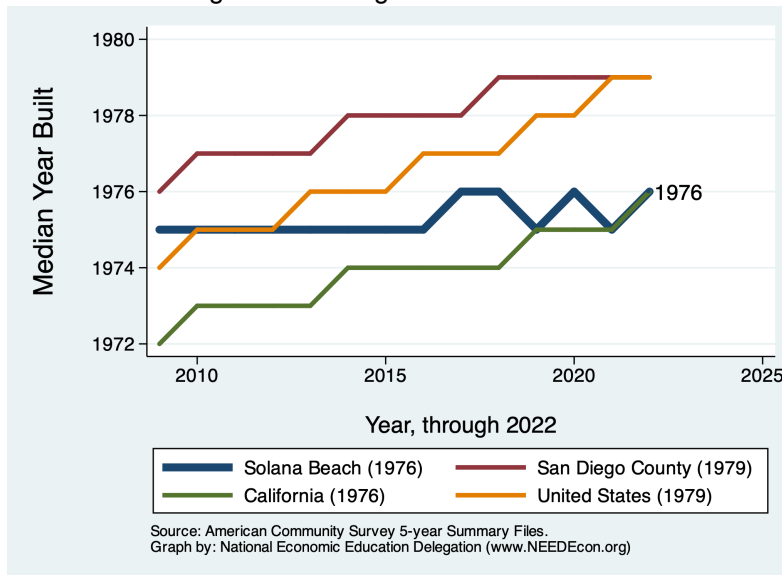


Figure 59: Vintage of All Residences



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

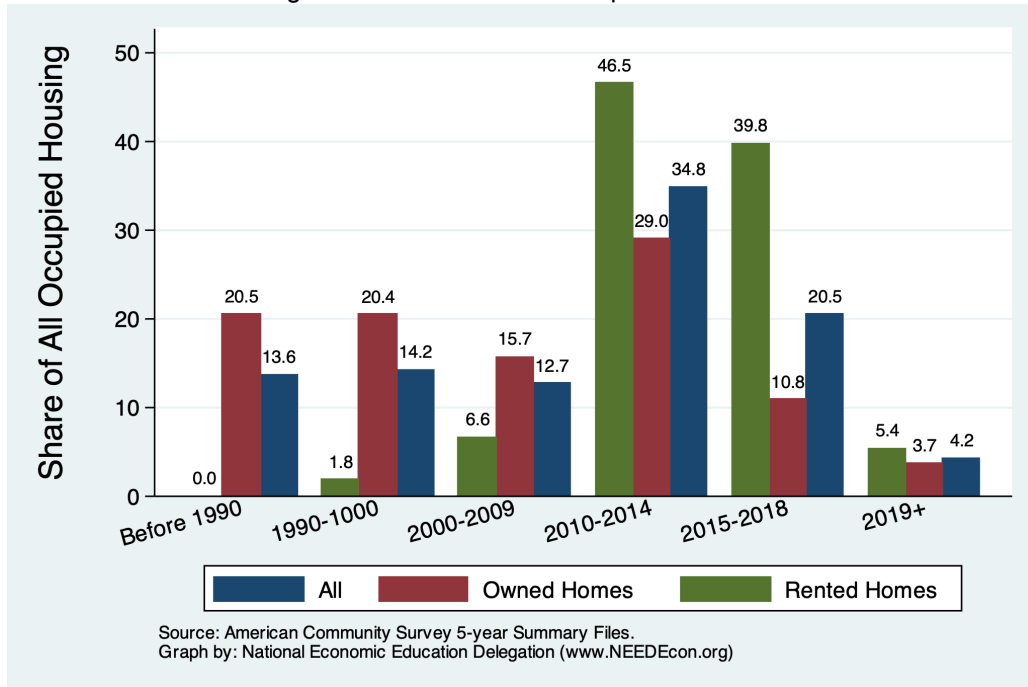


Figure 61: Year Occupied by Current Residents across Regions

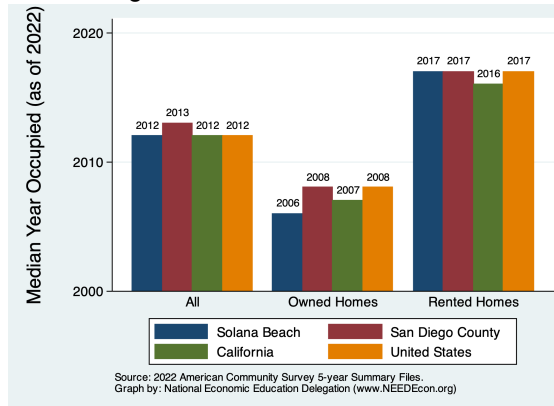


Figure 62: Year Occupied by Current Residents by Tenure

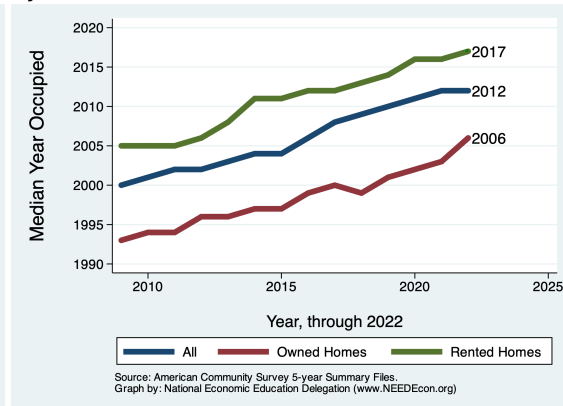


Figure 63: Year Occupied by Current Residents for Owned Housing

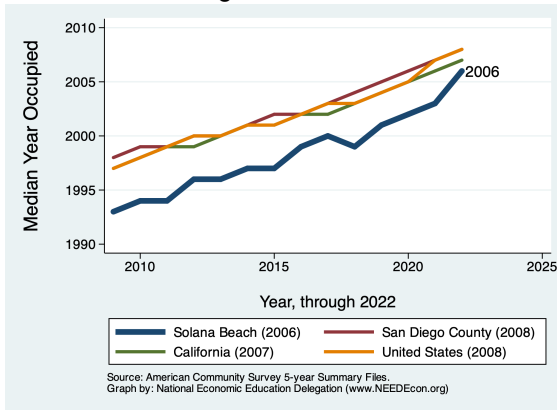


Figure 64: Year Occupied by Current Residents for Rented Housing

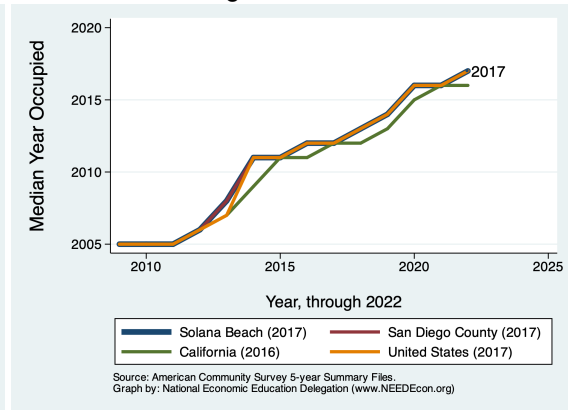
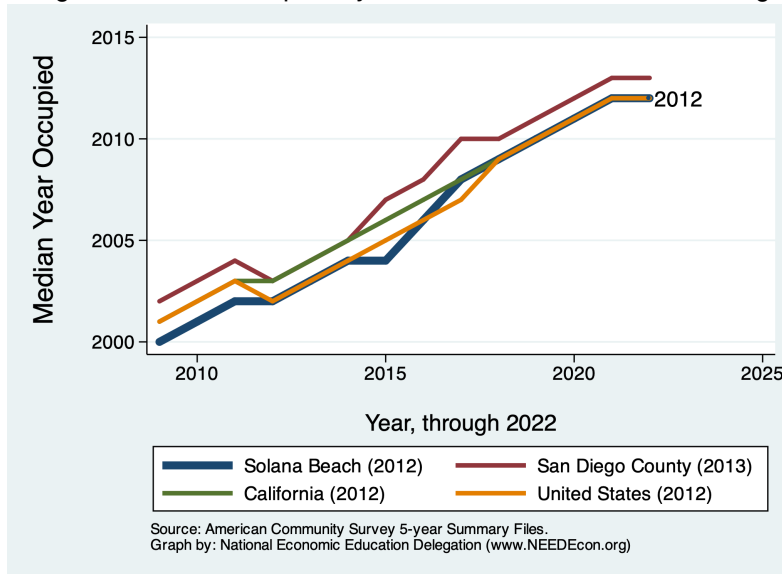


Figure 65: Year Occupied by Current Residents for All Housing



Residential Permitting

Definition:

This indicator provides evidence on the number of residential buildings that are permitted for construction each year. Permit data for Solana Beach is compared with data from San Diego 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.

Solana Beach - Ranking Among Comparables

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

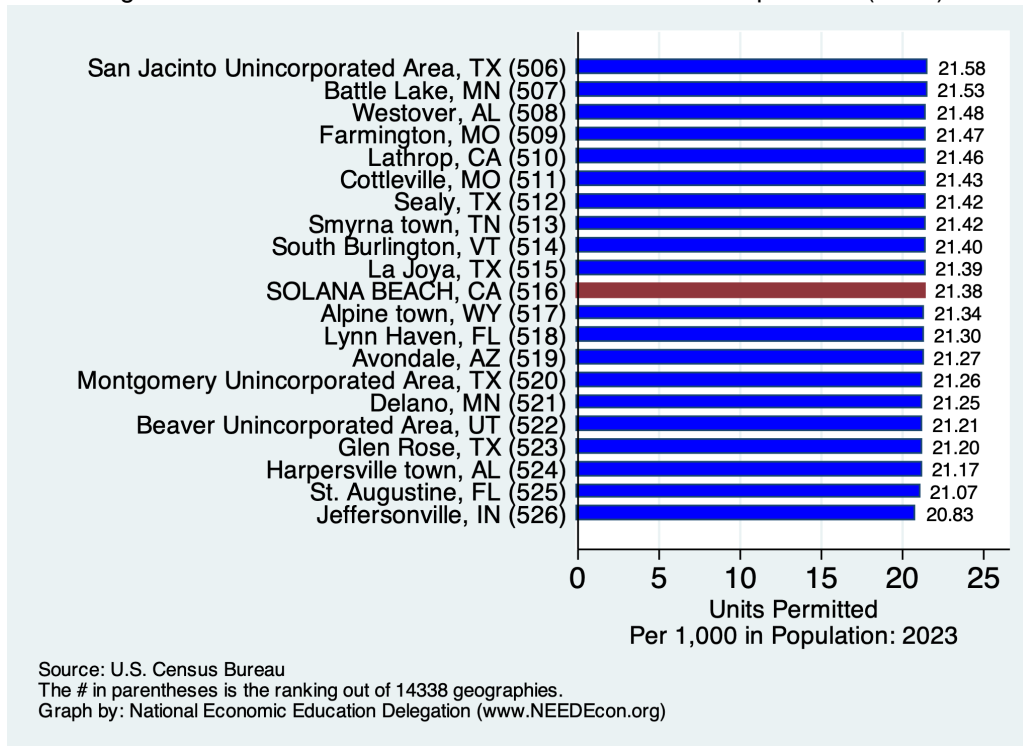
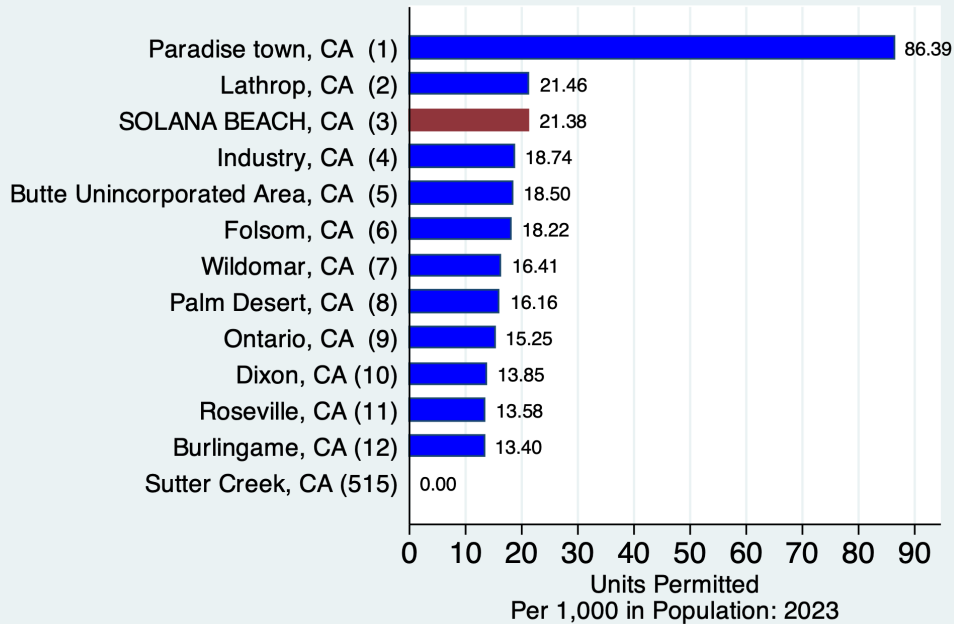
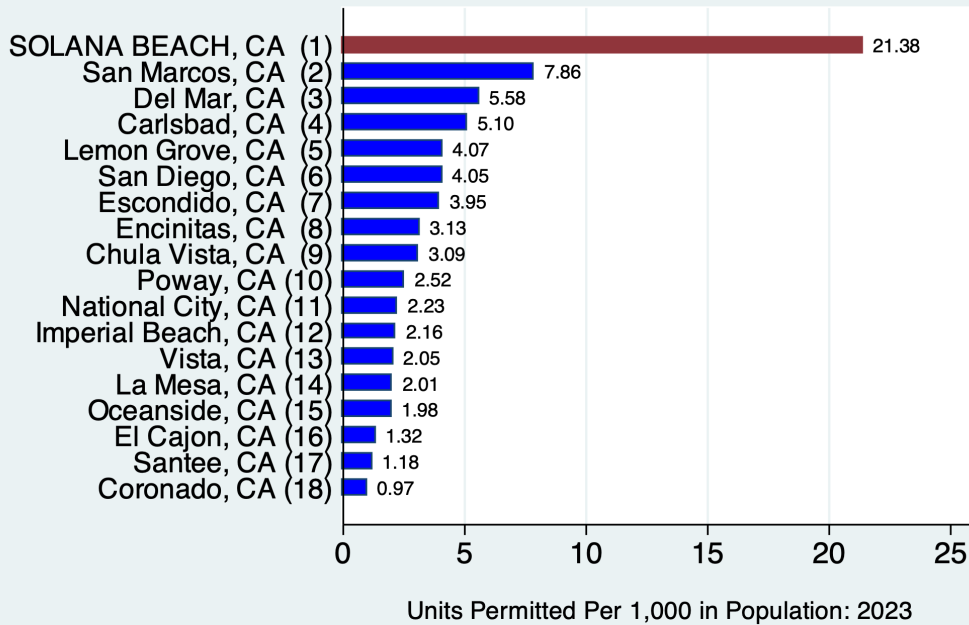


Figure 67: Number of Units Permitted - California Comparables (Rank)



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

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



Source: U.S. Census Bureau.
 The # in parentheses is the ranking out of 18 geographies.
 Graph by: National Economic Education Delegation (www.NEEDecon.org)

Solana Beach - Permitting Activity

Annual Units Permitted - Per Capita in Solana Beach

Figure 69: Units Permitted Each Year

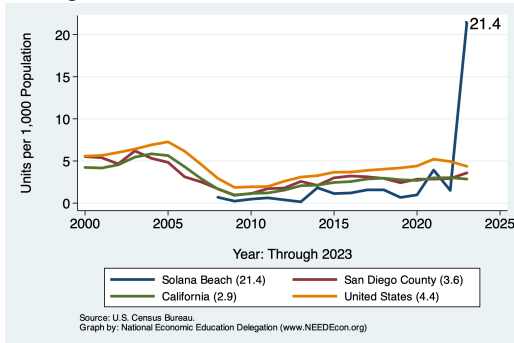
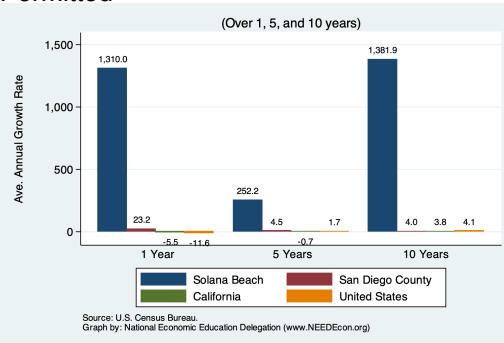


Figure 70: Average Annual Growth in Units Permitted



Annual Number of Buildings Permitted - Per Capita in Solana Beach

Figure 71: Units Permitted Each Year

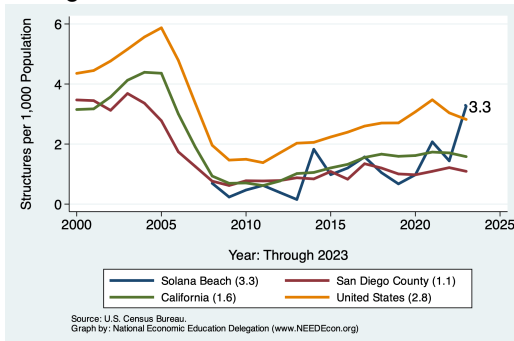
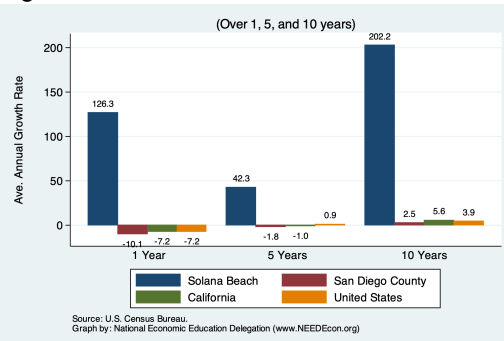


Figure 72: Average Annual Growth in Buildings Permitted



Annual Value of Property Permitted - Per Capita in Solana Beach

Figure 73: Value Permitted Each Year

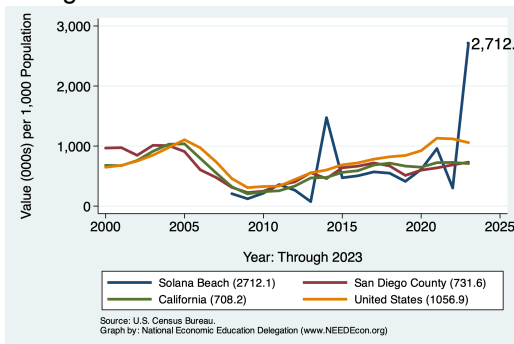
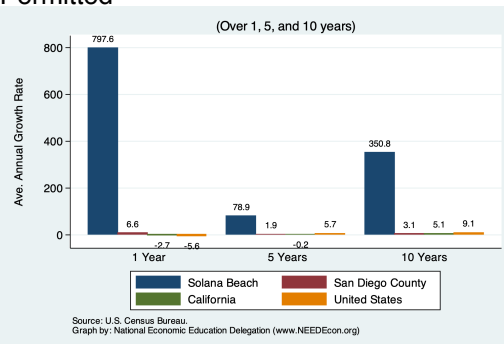


Figure 74: Average Annual Growth in Value Permitted



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 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

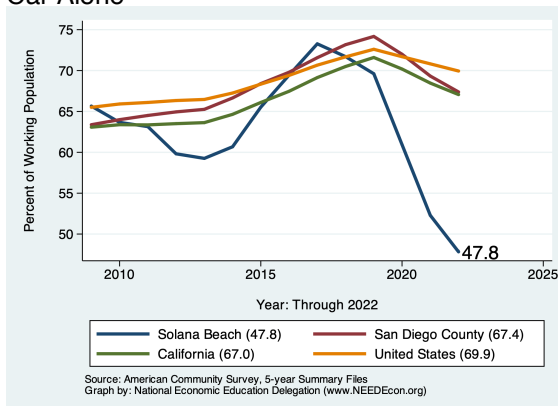


Figure 76: Percent of Workers Commuting by Carpool

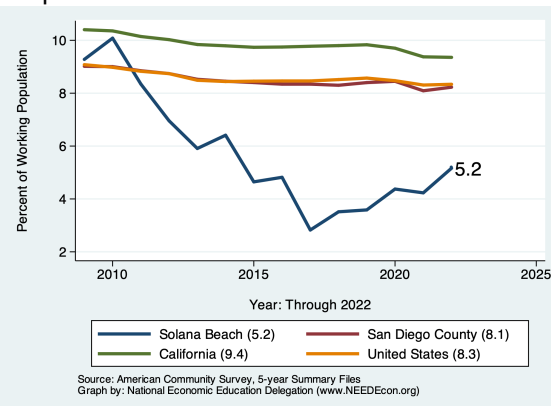


Figure 77: Percent of Workers using Public Transportation

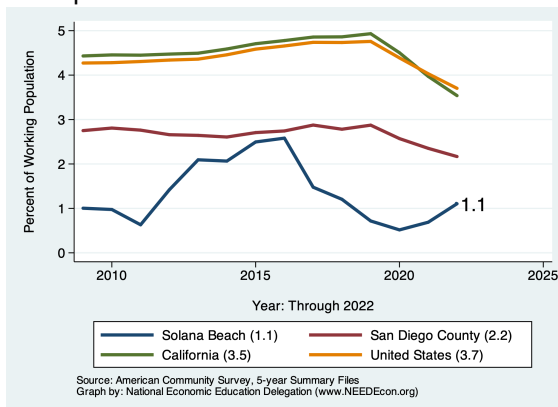
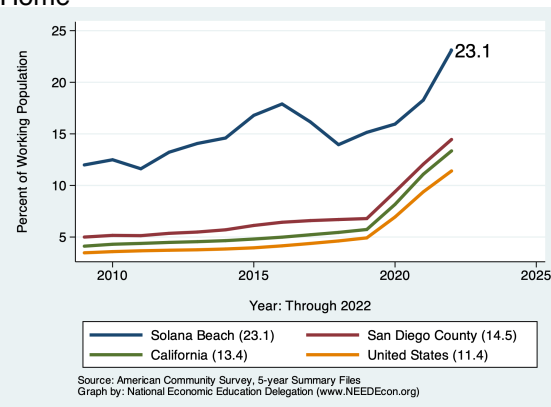


Figure 78: Percent of Workers Who Work From Home



The first table on this page presents data for those who LIVE in Solana Beach. The second provides data on those who work, but do not necessarily live in Solana Beach. 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:	1,943	51.9	1,752	52.9	3,695	53.0	78.0
Drove Alone	1,792	47.9	1,543	46.6	3,335	47.8	68.4
Carpooled:	151	4.0	209	6.3	360	5.2	9.5
In 2-person carpool	151	4.0	165	5.0	316	4.5	6.9
In 3-person carpool	0	0.0	7	0.2	7	0.1	1.5
In 4-or-more-person carpool	0	0.0	37	1.1	37	0.5	1.1
Public Transportation (excl Taxi):	44	1.2	33	1.0	77	1.1	3.6
Bus or Trolley Bus	0	0.0	0	0.0	0	0.0	2.3
Streetcar or Trolley Car	0	0.0	9	0.3	9	0.1	0.8
Subway or Elevated	44	1.2	24	0.7	68	1.0	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	26	0.7	26	0.8	52	0.7	0.7
Walked	139	3.7	203	6.1	342	4.9	2.4
Taxicab, Motorcycle, or other	36	1.0	36	1.1	72	1.0	1.7
Worked at Home	796	21.3	815	24.6	1,611	23.1	13.6
Total:	2,984	79.7	2,865	86.5	5,849	83.9	

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:	3,305	63.4	3,097	63.6	6,402	63.5	78.0
Drove Alone	2,964	56.9	2,689	55.3	5,653	56.1	68.5
Carpooled:	341	6.5	408	8.4	749	7.4	9.5
In 2-person carpool	262	5.0	139	2.9	401	4.0	6.9
In 3-person carpool	79	1.5	26	0.5	105	1.0	1.5
In 4-or-more-person carpool	0	0.0	243	5.0	243	2.4	1.1
Public Transportation (excl Taxi):	22	0.4	64	1.3	86	0.9	3.6
Bus or Trolley Bus	22	0.4	46	0.9	68	0.7	2.3
Streetcar or Trolley Car	0	0.0	0	0.0	0	0.0	0.8
Subway or Elevated	0	0.0	18	0.4	18	0.2	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	110	2.1	0	0.0	110	1.1	0.7
Walked	83	1.6	112	2.3	195	1.9	2.4
Taxicab, Motorcycle, or other	38	0.7	20	0.4	58	0.6	1.7
Worked at Home	796	15.3	815	16.7	1,611	16.0	13.6
Total:	4,354	83.5	4,108	84.4	8,462	84.0	

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	123	3.8	68	2.4	191	3.3	2.0	2.0
5 to 9 minutes	299	9.1	336	12.1	635	10.9	7.5	7.5
10 to 14 minutes	239	7.3	400	14.4	639	10.9	12.2	12.2
15 to 19 minutes	325	9.9	181	6.5	506	8.7	15.0	15.0
20 to 24 minutes	404	12.3	304	10.9	708	12.1	14.3	14.3
25 to 29 minutes	193	5.9	216	7.8	409	7.0	6.3	6.3
30 to 34 minutes	251	7.7	348	12.5	599	10.2	15.0	15.0
35 to 39 minutes	103	3.1	46	1.7	149	2.5	2.9	2.9
40 to 44 minutes	84	2.6	0	0.0	84	1.4	4.3	4.3
45 to 59 minutes	39	1.2	111	4.0	150	2.6	8.6	8.6
60 to 89 minutes	54	1.6	9	0.3	63	1.1	7.9	7.9
90 or more minutes	74	2.3	31	1.1	105	1.8	4.0	4.0
Total:	2,188	66.8	2,050	73.7	4,238	72.5		

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

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

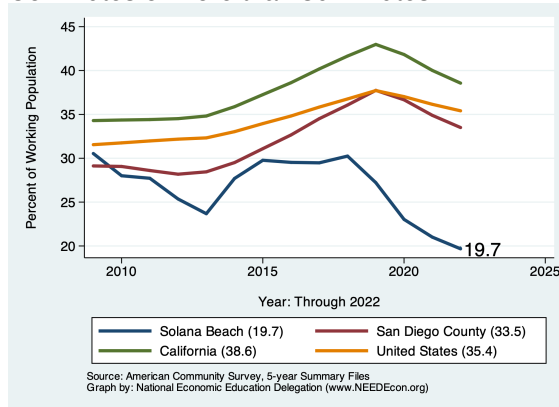


Figure 80: Percent of Employed Population With Commutes of More than 90 Minutes

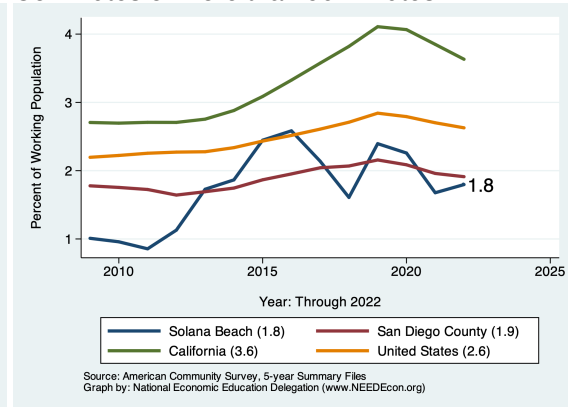
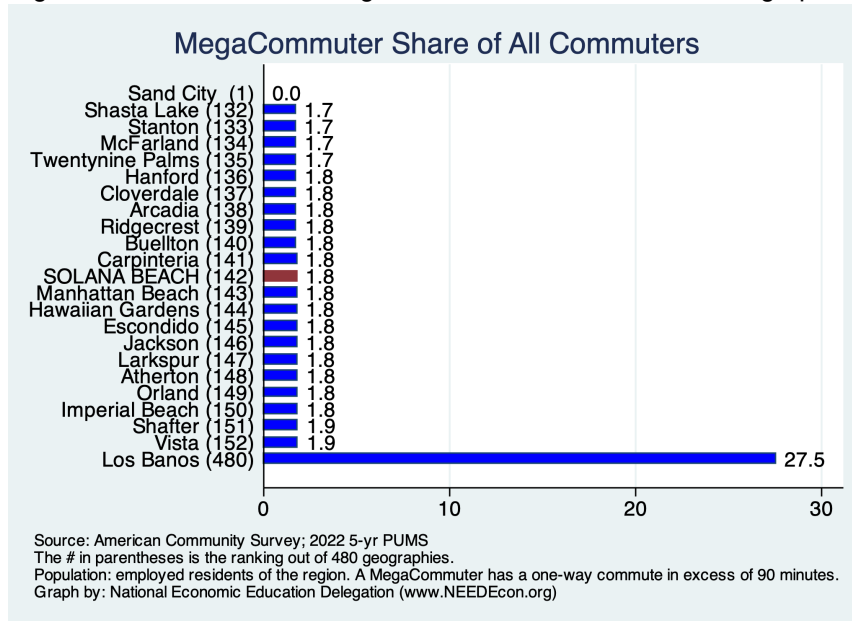


Figure 81: Rank: Share of MegaCommuters Across Similar Geographies



Commute Times for Those Employed in the City

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

Mode of Transit	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Less than 5 minutes	82	1.8	14	0.3	96	1.1	2.0
5 to 9 minutes	197	4.3	232	5.3	429	4.8	7.5
10 to 14 minutes	185	4.0	345	7.9	530	5.9	12.2
15 to 19 minutes	532	11.5	355	8.2	887	9.9	15.0
20 to 24 minutes	784	17.0	315	7.2	1,099	12.3	14.3
25 to 29 minutes	192	4.2	237	5.5	429	4.8	6.3
30 to 34 minutes	760	16.5	656	15.1	1,416	15.8	15.0
35 to 39 minutes	62	1.3	158	3.6	220	2.5	2.9
40 to 44 minutes	164	3.5	418	9.6	582	6.5	4.3
45 to 59 minutes	344	7.4	212	4.9	556	6.2	8.6
60 to 89 minutes	155	3.4	306	7.0	461	5.1	7.9
90 or more minutes	101	2.2	45	1.0	146	1.6	4.0
Total:	3,558	77.0	3,293	75.8	6,851	76.4	

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.

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

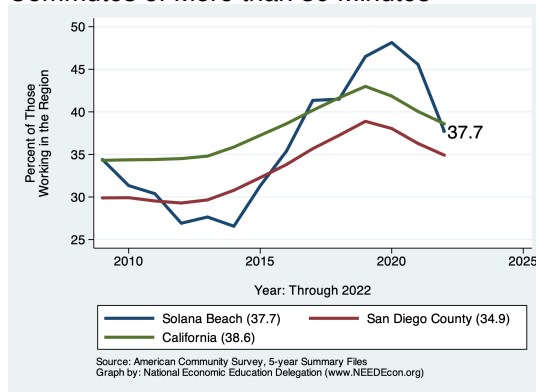


Figure 83: Percent of Local Employees With Commutes of More than 90 Minutes

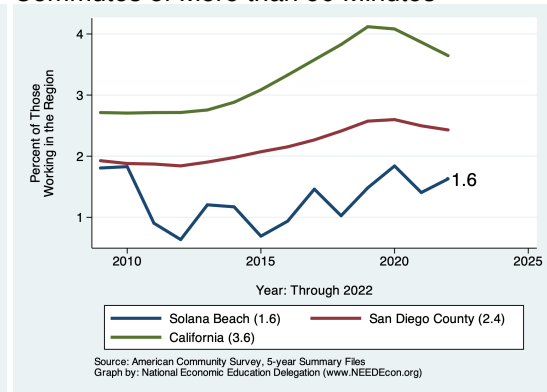
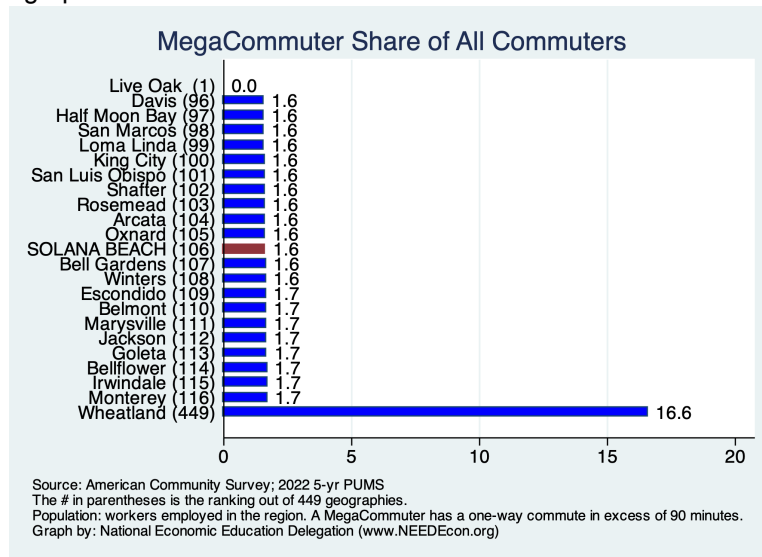


Figure 84: Rank: Share of MegaCommuters Across Similar Geographies



Place of Work

This section provides evidence on where workers living in Solana Beach work. As evidenced in the first table, some of Solana Beach'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 Solana Beach 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:	2,966	79.2	2,846	85.9	5,812	83.4	99.6
Worked in county of residence	2,772	74.0	2,824	85.2	5,596	80.3	84.1
worked outside of county of residence	194	5.2	22	0.7	216	3.1	15.4
Worked outside state of residence	18	0.5	19	0.6	37	0.5	0.4
Total:	2,984	79.7	2,865	86.5	5,849	83.9	

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

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

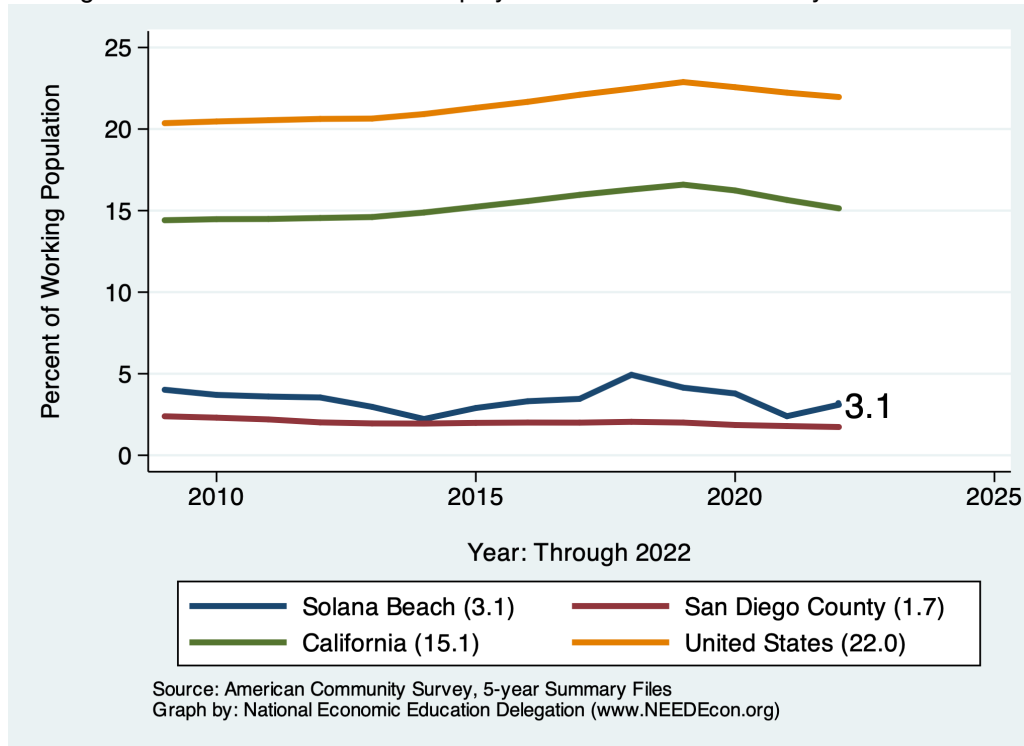
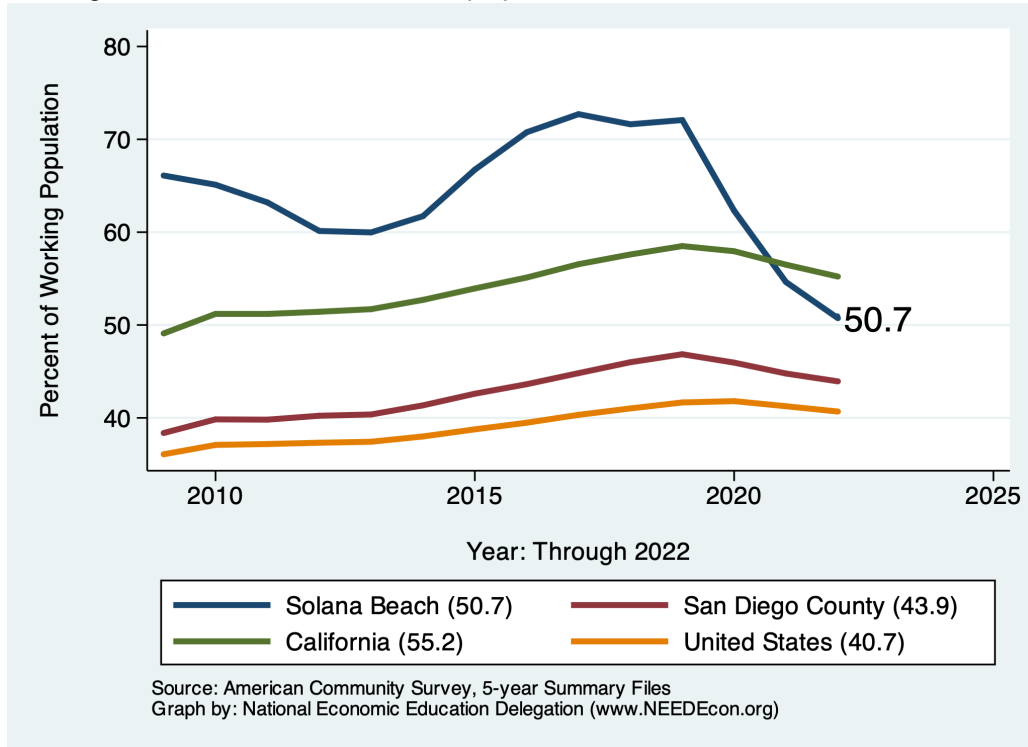


Table 11. SEX OF WORKERS BY PLACE OF WORK-PLACE LEVEL

Place of Work	Male		Female		All Workers		All of CA (%)
	#	(%)	#	(%)	#	(%)	
Living in a place:	2,984	79.7	2,865	86.5	5,849	83.9	95.9
Worked in place of residence	1,093	29.2	1,218	36.8	2,311	33.1	39.5
Worked outside place of residence	1,891	50.5	1,647	49.7	3,538	50.7	56.4
Not living in a place	0	0.0	0	0.0	0	0.0	4.1
Total:	2,984	79.7	2,865	86.5	5,849	83.9	

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	93,987	48,566	124.1	46,171	123.5
Car, truck, or van - carpoled	50,750	36,463	89.3	34,487	89.3
Public transportation (excluding taxicab)		40,179		45,100	
Walked		29,366		27,142	
Taxicab, motorcycle, bicycle, or other means		40,433		36,140	
Worked from home	76,691	75,153	65.5	67,180	69.2
Total:	75,995	48,747	155.9	46,099	164.9

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	574	31.0	724	37.9	1,853	62.9	3,335	47.8	68.4
Car, Truck, or Van: Carpoled	116	6.3	113	5.9	102	3.5	360	5.2	9.5
Public Transportation (excl Taxi)	0	0.0	20	1.0	40	1.4	77	1.1	3.6
Walked	215	11.6	17	0.9	71	2.4	342	4.9	2.4
Taxicab, Motorcycle, or other	48	2.6	0	0.0	63	2.1	124	1.8	2.4
Worked at Home	277	15.0	402	21.0	817	27.7	1,611	23.1	13.6
Total:	1,230	66.5	1,276	66.8	2,946		5,849	83.9	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	1,386	44.9	1,728	54.7	2,126	65.2	5,653	56.1	68.5
Car, Truck, or Van: Carpoled	400	13.0	102	3.2	166	5.1	749	7.4	9.5
Public Transportation (excl Taxi)	21	0.7	25	0.8	34	1.0	86	0.9	3.6
Walked	99	3.2	17	0.5	71	2.2	195	1.9	2.4
Taxicab, Motorcycle, or other	20	0.6	61	1.9	49	1.5	168	1.7	2.4
Worked at Home	277	9.0	402	12.7	817	25.0	1,611	16.0	13.6
Total:	2,203	71.4	2,335	74.0	3,263		8,462	84.0	

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	67	25.2	244	48.6	3,024	46.1	3,335	47.8	68.7
Car, Truck, or Van: Carpooled	0	0.0	68	13.5	292	4.5	360	5.2	9.5
Public Transportation (excl Taxi)	0	0.0	0	0.0	77	1.2	77	1.1	3.6
Walked	60	22.6	60	12.0	222	3.4	342	4.9	2.1
Taxicab, Motorcycle, or other	12	4.5	0	0.0	112	1.7	124	1.8	2.4
Worked at Home	27	10.2	15	3.0	1,569	23.9	1,611	23.1	13.6
Total:	166	62.4	387	77.1	5,296	80.8	5,849	83.9	

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	218	39.6	244	41.0	5,191	56.4	5,653	56.1	68.7
Car, Truck, or Van: Carpooled	134	24.3	0	0.0	615	6.7	749	7.4	9.5
Public Transportation (excl Taxi)	0	0.0	0	0.0	86	0.9	86	0.9	3.6
Walked	60	10.9	0	0.0	135	1.5	195	1.9	2.1
Taxicab, Motorcycle, or other	0	0.0	0	0.0	168	1.8	168	1.7	2.4
Worked at Home	27	4.9	15	2.5	1,569	17.1	1,611	16.0	13.6
Total:	439	79.7	259	43.5	7,764	84.4	8,462	84.0	

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 Solana Beach 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

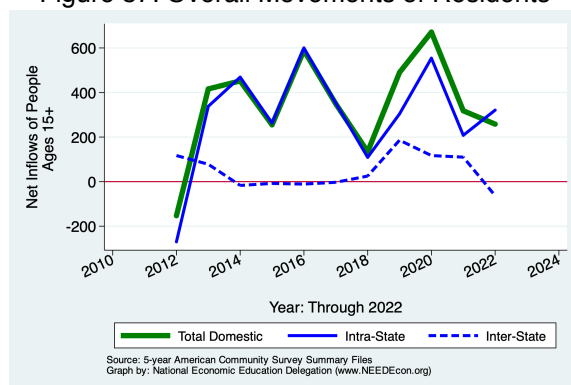


Table 17: Migration by Income

Category	Population	Net Inflows				
		All Migration	Same State		Across States	From Abroad
			W/in County	Between Counties		
No income	1,113	138	139	-10	-1	10
With income	9,621	179	323	-131	-62	49
\$1 to \$9,999 or less	1,190	-104	82	-148	-38	0
\$10,000 to \$14,999	411	12	10	0	2	0
\$15,000 to \$24,999	646	-7	11	-18	0	0
\$25,000 to \$34,999	710	36	22	8	-25	31
\$35,000 to \$49,999	829	78	50	23	-4	9
\$50,000 to \$64,999	983	37	26	25	-14	0
\$65,000 to \$74,999	365	-34	-15	-45	26	0
\$75,000 or more	4,487	161	137	24	-9	9
All:	10,734	317	462	-141	-63	59

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

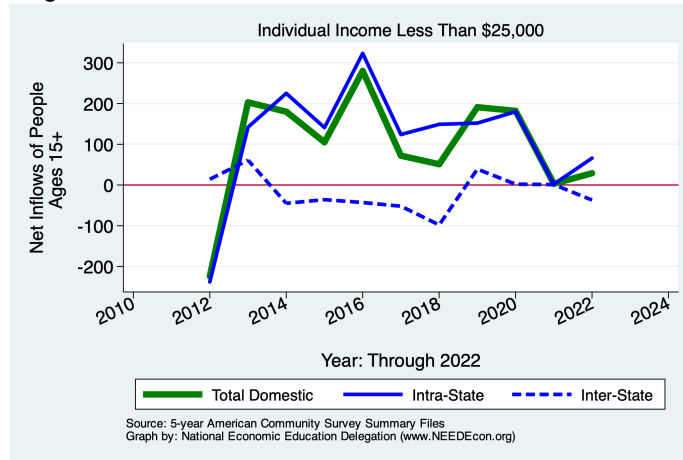


Figure 89: Overall Movements of Middle Income Residents

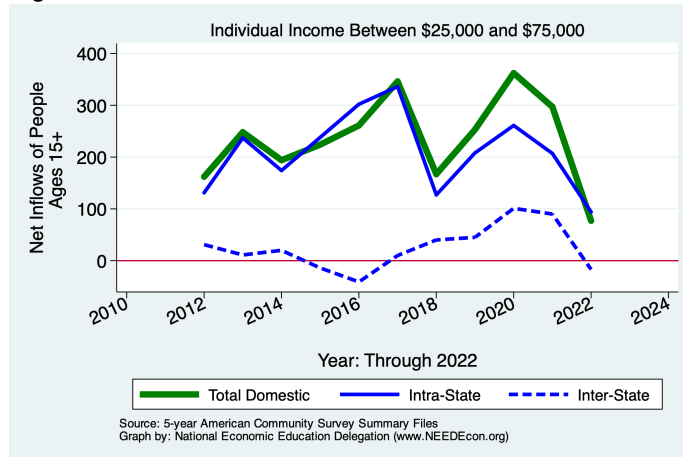
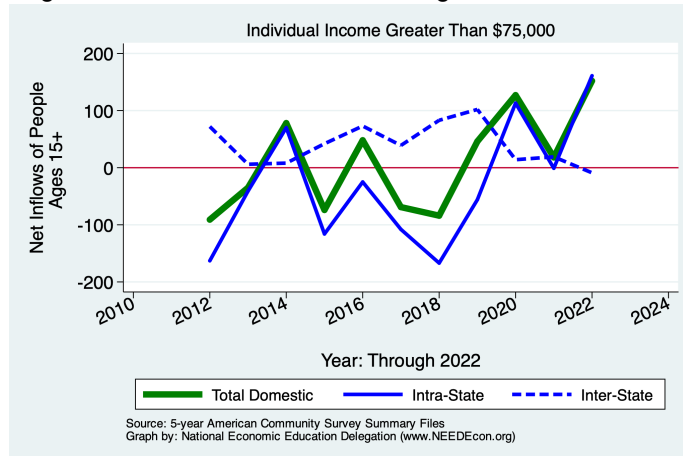


Figure 90: Overall Movements of High Income Residents



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	2,448	-95	157	-159	-133	40
Now married, except separated	6,390	346	181	58	88	19
Divorced	1,237	-4	61	-53	-12	0
Separated	117	-12	-6	0	-6	0
Widowed	542	82	69	13	0	0
Total:	10,734	317	462	-141	-63	59

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	8,205	389	314	31	-6	50
Householder lived in renter-occupied housing units	4,552	67	206	-129	-19	9
Total:	12,757	456	520	-98	-25	59

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

Figure 91: Domestic Movements of Residents by Tenure

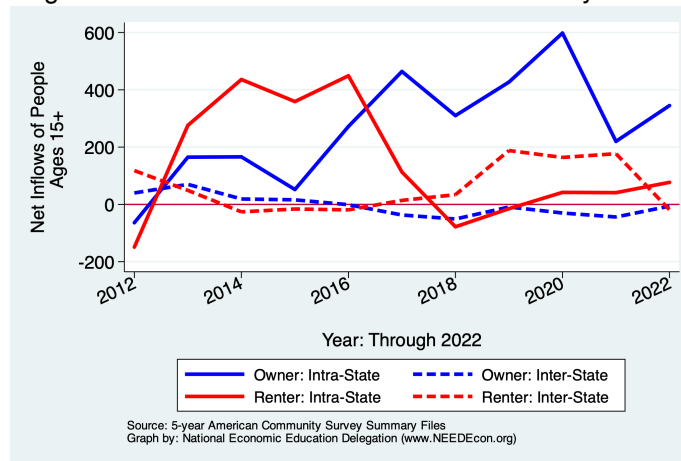


Table 20: Migration by Age

Category	Population	Net Inflows					From Abroad
		All Migration	Same State			Across States	
			W/in County	Between Counties	Between Counties		
1 to 4 years	450	24	16	0	8	0	
5 to 17 years	1,996	79	63	0	16	0	
18 and 19 years	139	-36	32	-54	-14	0	
20 to 24 years	415	-43	105	-115	-33	0	
25 to 29 years	370	-104	-1	-45	-89	31	
30 to 34 years	668	48	4	28	16	0	
35 to 39 years	679	78	27	0	42	9	
40 to 44 years	986	61	32	8	21	0	
45 to 49 years	887	-11	-8	-3	0	0	
50 to 54 years	1,033	87	92	8	-13	0	
55 to 59 years	1,404	139	74	45	20	0	
60 to 64 years	829	-5	-7	-10	2	10	
65 to 69 years	807	10	22	0	-12	0	
70 to 74 years	792	5	0	8	-3	0	
75 years and over	1,302	67	69	-11	0	9	
Total Population:	12,757	399	520	-141	-39	59	

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

Table 21: Migration by Educational Attainment

Category	Population	Net Inflows					From Abroad
		All Migration	Same State			Across States	
			W/in County	Between Counties	Between Counties		
Less than high school graduate	376	53	53	0	0	0	
High school graduate (includes equiv)	830	73	50	10	-18	31	
Some college or assoc. degree	1,676	44	75	-15	-16	0	
Bachelor's degree	4,127	114	144	-12	-28	10	
Graduate or professional degree	2,748	91	-18	45	46	18	
Total:	9,757	375	304	28	-16	59	

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	68,063	68,063
Moved Within Same County	60,332	62,308
Moved to Different County, Same State	52,679	8,657
Total Population:	67,413	65,106

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	50.3	50.3
Moved Within Same County	38.6	34.6
Moved to Different County, Same State	46.6	23.6
Moved Between States	38.6	26.9
Moved from Abroad	28.0	
Total Population:	48.7	48.0

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/>

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