



WINTER 2017

KEY INDICATOR: COST OF LIVING

TWENTY-FIRST ANNUAL

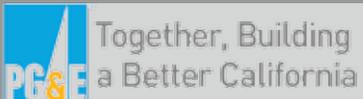
INDICATORS REPORT

SUSTAINABLE

SAN MATEO COUNTY

SUSTAINABILITY: A HEALTHY ENVIRONMENT, SOCIETY
AND ECONOMY FOR THE LONG TERM

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San Mateo County
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Cost of Living in San Mateo County

CONSUMER PRICE INDEX Increase 2006-2015



The Consumer Price Index is used by the Bureau of Labor Statistics to compare the price of goods and services over time and in different urban areas. The index is produced through a consumer survey of the price of housing, food, utilities, sales tax, apparel, transportation, medical care, communication, and other standard expense for the average US consumer.

Data Source: US Bureau of Labor Statistics

SHRINKING MIDDLE CLASS In San Mateo County between 1989 and 2014 low-income wages decreased 6.9% and high-income wages increased 26.9%



Data Source: California Budget and Policy Center, US Census

HOUSING COSTS 27% of San Mateo County residents paid over \$36,000 on housing annually in 2015



Renters

Median Income: \$72,030
35.7% Earn Over \$100,000
11.8% Below Poverty Level*



Owners

Median Income: \$127,518
61.5% Earn Over \$100,000
6.6% Below Poverty Level*

*Below the Poverty Level defined as annual income under \$19,999
Data Source: US Census

In 2017, Sustainable San Mateo County (SSMC) will examine the cost of living and how it impacts our neighborhoods, health, and culture. Located in the center of Silicon Valley, San Mateo County's economy is closely interconnected with surrounding Bay Area counties and has become increasingly urban. The cost of living in the region has grown over the past 20 years and is now over twice the national average (JobTrain).

The high cost of living contributes to the shrinking middle class in San Mateo County and the San Francisco Bay Area. In 2013, the county showed the largest wage gap compared to neighboring San Francisco and Santa Clara Counties, with the average income of the top 1% at 46.2 times that of the 99%, and accounting for 31% of the total income earned in the county (California Budget and Policy Center).

High wages elevate the cost of living and in response middle-income and low-income households relocate to more affordable housing markets. The Bay Area Regional Health Inequities Initiative's Displacement Brief reports that San Mateo County had the highest rate of gentrification and displacement in the nine-county Bay Area as of 2015. Gentrification is the loss of low cost housing that transforms to higher cost housing and displaces low-income residents who can no longer afford the price. 28% of San Mateo County has undergone advanced gentrification or displacement, compared to 22% for the region. Many residents that earn the lowest wages cannot afford to relocate and instead resign to crowded or low quality housing.

More about San Mateo County's shifting population on our website

Income inequality has increased alongside the cost of living. According to the County of San Mateo Human Services Agency, one-third of families and one-fifth of individuals struggled to meet their basic needs in 2016. Depending on a resident's income level and social capital, the cost of living can compromise access to quality housing, food, healthcare, utilities, transportation, education, and childcare, as well as time for work-life balance and civic engagement.

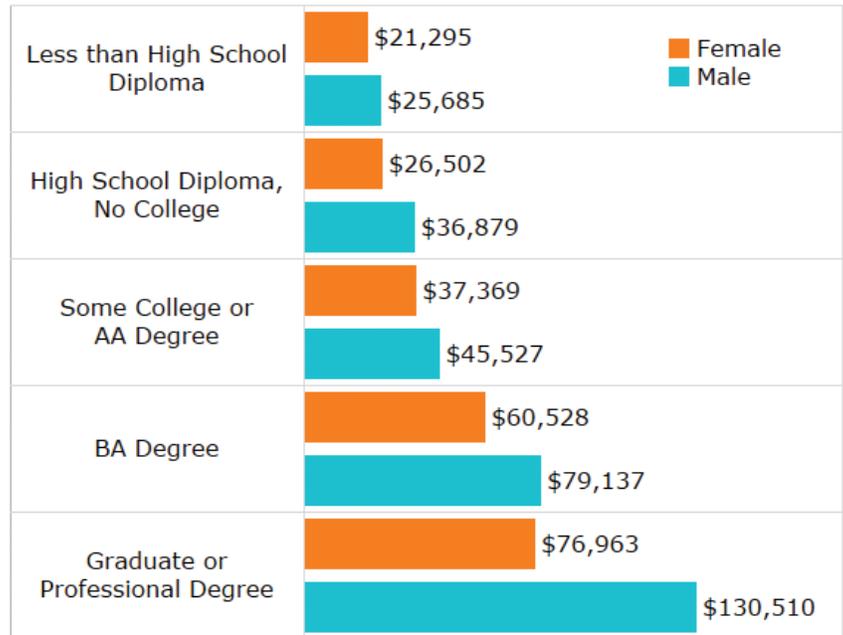
A larger portion of a low-wage income must be used to meet basic needs and pay sales tax, compared to high-wage income, in effect, the price of goods and services are higher for low-wage earners.

Wages often correlate with educational attainment though there are noticeable income disparities by gender and race. Tuition and books cost the same for all students, but the returns on that investment are not equal. In 2015, 12% of San Mateo County residents over 25 did not have a high school diploma, 15% were high school graduates, 26% completed some college courses or had an AA degree, and 47% had a college degree.

Learn more about how income inequality affects the health of low-income children as well as education achievement on our website.

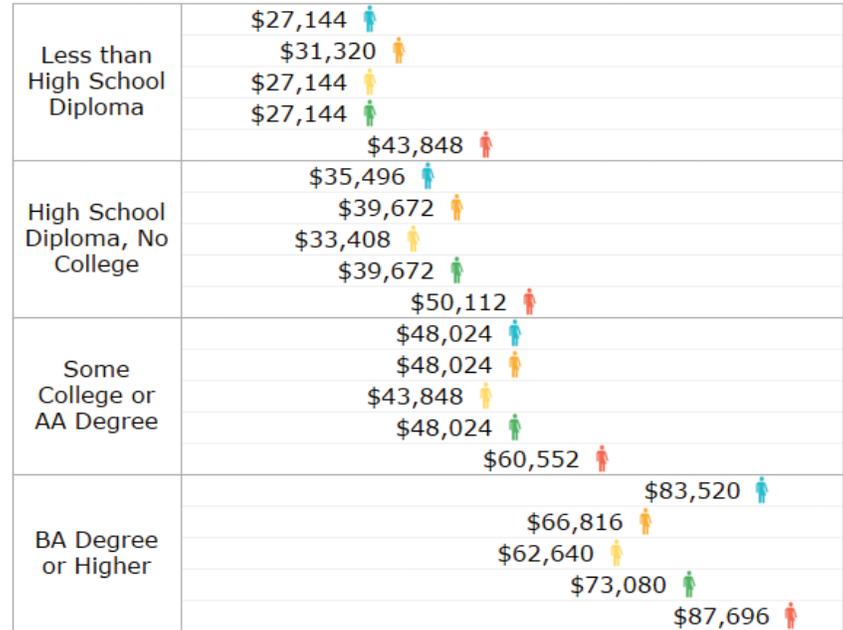
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Education Attainment Income Gap and Gender San Mateo County, 2015



Data Source: US Census, American Community Survey, 1-Year Estimates

Income Gap and Education Attainment by Race San Francisco Metro Area, 2014



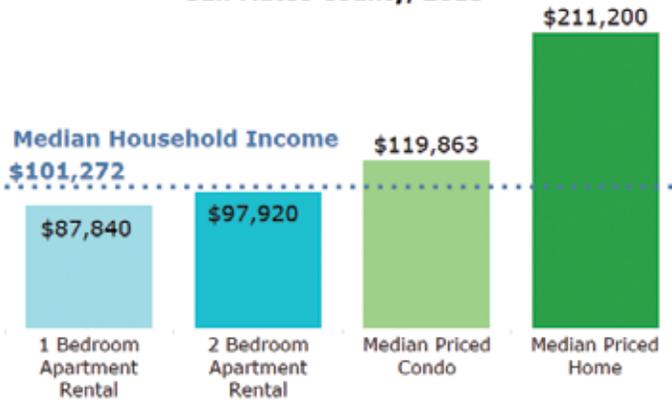
- Asian or Pacific Islander
- Black
- Latino
- Mixed/Other
- White

San Francisco Metro Area: Alameda, Contra Costa, Marin, San Francisco, and San Mateo Counties

Data Source: National Equity Atlas, Integrated Public Use Microdata Systems (IPUMS)

Indicators Updates

Income Needed for Annual Housing Costs San Mateo County, 2015

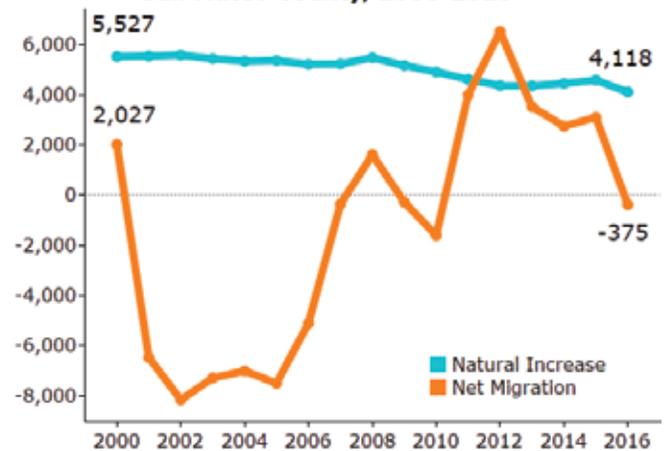


Calculations based on a mortgage rate of 4% for the median home price of \$1,250,000 and median condo price of \$702,000 minus a 20% down payment, which is not included in the monthly cost. Housing costs are estimated as 35% of gross annual income.

Data Source: San Mateo County Association of Realtors, San Mateo County Department of Housing, American Community Survey, 1-Year Estimates, Wells Fargo, Mortgagecalculator.org

Households earning the median income in San Mateo County cannot afford to purchase the median priced home or condo in the county. Between 2014 and 2015, the median income in San Mateo County decreased by 6%, while the median home price increased by 19%, the median price condo increased 15%, and monthly rent for one and two bedroom apartments increased by 10%.

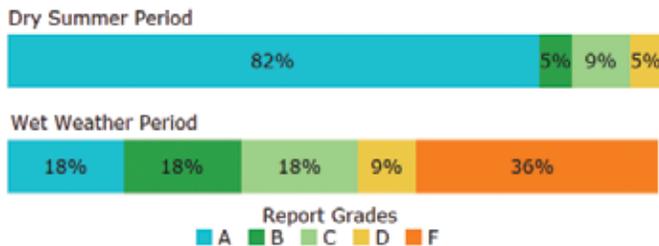
Drivers of Population Change San Mateo County, 2000-2016



Data Source: State of California, Department of Finance, estimates for July of the given year

July 2016 estimates of the county population increased to 768,122, a change of .76% compared to the prior year. In 2016, the county added 4,866 residents and lost 5,241 residents, as a result the net migration loss was 375 residents. In the county's recent history, net migration decreased in 2001-2007, 2009, 2010, and 2016. Separate from data reported above, the Center for Migration Studies estimates that there were 57,000 undocumented residents in the county in 2014.

Beach Report Card San Mateo County, 2015-2016



Data Source: Heal the Bay Annual Beach Report Card 2015-2016
*State AB411 monitoring April through October percentages may not add up to 100 due to rounding.

San Mateo County's public beaches are priceless conservation areas enjoyed by people of all economic backgrounds. Visitors are drawn to our beaches from throughout the region and across the world. The Beach Report Card assesses water quality based on the health risk for beachgoers and assigns letter grades. Beach scores are divided into the summer dry period (April–October) and wet weather period (data collected during or within three days of a rainstorm). Wet weather results in stormwater runoff, which carries untreated contaminants like motor oil, animal waste, pesticides, and sometimes sewage directly from our streets and wastewater treatment plants to our beaches. Stormwater is the largest source of pollution in our waterways.

STEM Jobs

San Francisco-San Mateo-Redwood City, 2015



Data Source: US Bureau of Labor Statistics

A report by the US Department of Labor found that while only 5% of the US workforce is employed in STEM jobs, these fields are responsible for more than 50% of our country's current and projected economic growth. With a shortage of US workers trained in these fields, Silicon Valley companies recruit STEM workers from around the world.

Check out our new look online: sustainablesanmateo.org/indicators.

The indicators content has been reorganized to highlight transportation, economic equity, climate measures, civic engagement, and safety—with more links to other local and international organizations that report on sustainability.