



CITY FACTS

City of San Mateo, California

CITY OVERVIEW

Population (2018): 104,490

Source: California Department of Finance; Economic & Planning Systems, Inc.

Date of Incorporation: September 3, 1894

Land Area: 12.1 square miles

Water Area: 3.8 square miles

Shoreline Along the Bay: 4.9 miles

Parks: 423 acres

Elevation at City Hall: approximately 46 feet

Climate: Mediterranean climate with warm, dry summers and mild, damp winters.

Average Summer Temperature: High 60°F, Low 53°F

Average Winter Temperature: High 55°F, Low 47°F

Average Annual Rainfall: 23 inches

City Manager: Drew Corbett

Mayor: Diane Papan
Deputy Mayor: Maureen Freschet
Council Members: Rick Bonilla
Joe Goethals
Eric Rodriguez

**2017-18 Adopted
Operating Budget:** \$159,080,108 (City of San Mateo)

DEMOGRAPHICS

Gender

Male	49%
Female	51%

Source: 2012-2016 American Community Survey 5-Year Estimates.

Race

Table 1 Race and Ethnicity

Subject	City of San Mateo	San Mateo County
Race		
White	60.3%	53.6%
Black or African American	2.1%	2.5%
American Indian and Alaska Native	0.3%	0.3%
Asian	21.0%	27.0%
Native Hawaiian and Other Pac. Islander	1.6%	1.4%
Some Other Race	9.0%	10.2%
Two or More Races	5.6%	5.0%
Total	99.9%	100.0%
Hispanic or Latino (of any race)		
Hispanic or Latino	26.8%	25.1%
Not Hispanic or Latino	73.2%	74.9%
Total	100.0%	100.0%

Source: 2012-2016 American Community Survey 5-Year Estimates.

Origin

Native Born:	66%
Foreign Born:	34%
Naturalized Citizen:	16%
Non-Citizen:	17%

Source: Table S0501, 2012-2016 American Community Survey 5-Year Estimates.

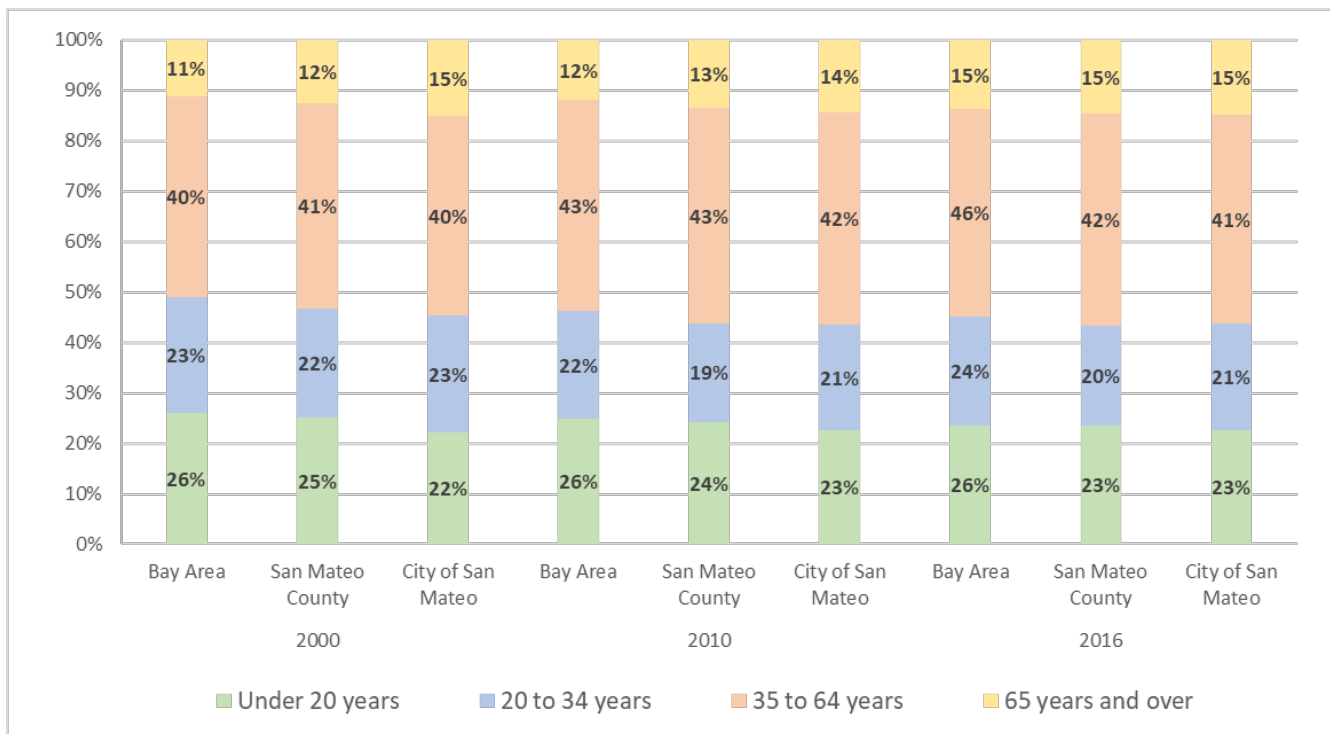
Age

Table 2 2016 Age Distribution

Item	City of San Mateo	San Mateo County	Bay Area
Age			
Under 20 years	22.7%	23.5%	23.6%
20 to 34 years	20.9%	19.8%	21.6%
35 to 64 years	41.5%	42.1%	41.1%
65 and over	14.9%	14.7%	13.8%
Median Age	38.9	39.5	39.1

Sources: 2012-2016 American Community Survey 5-Year Estimates; California Department of Finance (DOF); Economic & Planning Systems, Inc.

Figure 1 Age Trends



Sources: 2006-2010 and 2012-2016 American Community Surveys; US Decennial Census 2010; Economic & Planning Systems, Inc.

Population Growth

Table 3 Population Projections

	2010	2015	2020	2025	2030	2035	2040	2015 - 2040	
								% Growth	Average Annual
Department of Finance									
City of San Mateo	97,106	101,608	105,954	110,809	115,886	121,195	126,748	24.7%	1.0%
San Mateo County	718,614	760,343	792,271	820,318	844,778	865,466	884,198	16.3%	0.7%
Bay Area	7,147,042	7,578,345	7,981,115	8,527,244	9,110,743	9,734,170	10,400,256	37.2%	1.6%
ABAG									
City of San Mateo		105,020	109,676	114,425	123,027	126,251	132,507	26.2%	1.0%
San Mateo County		757,145	797,597	817,026	853,779	878,506	917,160	21.1%	0.8%
Bay Area		7,461,400	7,786,800	8,134,000	8,496,800	8,889,000	9,299,100	24.6%	0.9%

Note: EPS calculated City and Bay Area population projections by applying the long-term annual average population growth rate (1980-2018) to future annual population growth. The County population projections are published by California Department of Finance. Bay Area figures are a summation of all nine counties' population projections published by Department of Finance.

Sources: California Department of Finance; Association of Bay Area Governments; Economic & Planning Systems, Inc.

Table 4 Population Trends 1980 – 2018

Geography	1980	1990	2000	2010	2018
City of San Mateo	77,640	85,200	92,270	97,106	104,490
San Mateo County	586,800	647,400	705,052	718,614	774,155
Bay Area	5,159,800	5,947,700	6,757,390	7,147,042	7,772,586
Percent Growth (by Period)		(1980-1990)	(1990-2000)	(2000-2010)	(2010-2018)
City of San Mateo		10%	8%	5%	8%
San Mateo County		10%	9%	2%	8%
Bay Area		15%	14%	6%	9%
Compound Annual Growth Rate (CAGR)		(1980-1990)	(1990-2000)	(2000-2010)	(2010-2018)
City of San Mateo		0.9%	0.8%	0.5%	1.2%
San Mateo County		1.0%	0.9%	0.2%	1.2%
Bay Area		1.4%	1.3%	0.6%	1.4%

Sources: California Department of Finance; Economic & Planning Systems, Inc.

SOCIAL

Households

Total Households:	37,861
Family Households:	63%
Non-Family Households:	37%
Households with Individuals Under 18 years:	31%
Households with Individuals 60 Years and Over:	37%
Average Household Size:	2.66
Average Family Size:	3.26

Source: Table S1101, 2012-2016 American Community Survey 5-Year Estimates.

School Enrollment

Total Enrollment:	23,332	<i>population 3 years and over enrolled in school</i>
Nursery School, Preschool:	2,054	
Kindergarten:	1,319	
Elementary School (Grades 1 to 8):	8,699	
High School (Grades 9 to 12):	4,392	
College or Graduate School:	6,868	

Source: Table S1401, 2012-2016 American Community Survey 5-Year Estimates.

Educational Attainment

Table 5 Educational Attainment

Item	City of San Mateo	San Mateo County	California	United States
Population (25 years or over)	73,677	535,502	25,554,412	213,649,147
Less than high school graduate	12%	11%	18%	13%
High school graduate (includes equivalency)	16%	16%	21%	28%
Some college or associate's degree	25%	26%	30%	29%
Bachelor's degree or higher	48%	47%	32%	30%

Source: 2012-2016 American Community Survey 5-Year Estimates.

Language Spoken at Home

For population 5 years & over:	95,380	total population
English only:	55%	
Spanish:	22%	
Other Indo-European:	7%	
Asian and Pacific Islander:	14%	
Other:	2%	

Source: Table S1601, 2012-2016 American Community Survey 5-Year Estimates.

ECONOMIC

Table 6 Occupation

Total Civilian Employed Population 16 Years & Over	55,440
Management, Business, Science, & Arts Occupations	25,751
Service Occupations	10,587
Sales & Office Occupations	11,623
Natural Resources, Construction, & Maintenance Occupations	3,496
Production, Transportation, & Material Moving Occupations	3,983

Source: Table S2401, 2012-2016 American Community Survey 5-Year Estimates

Table 7 Industry

Total Civilian Employed Population 16 Years & Over	55,440
Agriculture, Forestry, Fishing & Hunting, & Mining	185
Construction	2,915
Manufacturing	4,517
Wholesale Trade	965
Retail Trade	4,942
Transportation & Warehousing, & Utilities	3,102
Information	2,614
Finance & Insurance, & Real Estate & Rental & Leasing	4,151
Professional, Scientific, & Management, & Administrative & Waste Management Services	10,633
Educational Services, & Health Care & Social Assistance	10,212
Arts, Entertainment, & Recreation, & Accommodation & Food Services	6,400
Other Services, Except Public Administration	3,245
Public Administration	1,559

Source: Table S2403, 2012-2016 American Community Survey 5-Year Estimates.

Commuting to Work

Table 8 Journey-to-Work Mode Split

	City of San Mateo			San Mateo County		
	2000	2010	2016	2000	2010	2016
Drive Alone	75%	72%	70%	72%	71%	69%
Carpool	11%	11%	10%	13%	11%	10%
Public Transportation	6%	8%	10%	7%	8%	10%
Walk	3%	3%	3%	2%	3%	3%
Bicycle	1%	1%	1%	1%	1%	1%
Other means	1%	1%	1%	1%	1%	1%
Work from Home	4%	4%	5%	4%	5%	5%

Note: Percentages may not total 100% due to rounding.

Source: American Community Survey (2011-2015, 5-year average), U.S. Census 2010, 2000.

Top Employers

Table 9 City of San Mateo Largest Employers

Largest Employers	Employees On-Site 2008	Largest Employers	Employees On-Site 2012	Largest Employers	Employees On-Site 2017
Public Sector		Public Sector		Public Sector	
County of San Mateo Medical Center	1,300	County of San Mateo Medical Center	1,197	County of San Mateo Medical Center	1,377
City of San Mateo	874	San Mateo-Foster City Unified School District	1,090	San Mateo-Foster City Unified School District	1,157
Department of Mental Health	600	San Mateo Community College District	1,012	San Mateo Union High School District	1,027
County of San Mateo Probation Division	560	City of San Mateo	965	San Mateo County Behavioral Health	650
US Post Office	285	San Mateo Union High School District	800	City of San Mateo	539
		San Mateo County Behavioral Health	390	San Mateo Community College District	520

Largest Employers	Employees On-Site 2008	Largest Employers	Employees On-Site 2012	Largest Employers	Employees On-Site 2017
Private Sector		Private Sector		Private Sector	
Franklin Templeton Investor	1,300	Franklin Templeton Investor	1,110	Sony	1,149
Mills Peninsula Health Services	825	Mills Peninsula Health Services	454	Franklin Templeton Investor	976
Safeway Stores	311	Fisher Investments	438	Net Suite, Inc.	600
Macy's Department Stores	300	Nordstrom Inc	360	Marketo, Inc.	452
Nordstrom Inc	300				
Total Largest Employers	6,655	Total Largest Employers	7,816	Total Largest Employers	8,447
Total Employment in City of San Mateo	42,731	Total Employment in City of San Mateo	41,700	Total Employment in City of San Mateo	52,497
Large Employers' Share of Total City Employment	15.6%	Large Employers' Share of Total City Employment	18.7%	Large Employers' Share of Total City Employment	16.1%

Notes: The latest available data for the City of San Mateo total employment was September 2017, as of August 2018.

Therefore, total employment in 2017 is an average of the monthly employment from January through September.

Sources: City of San Mateo 2008, 2012, and 2017 Comprehensive Annual Financial Report; California Economic Development Department; Economic and Planning Systems, Inc.

Table 10 Class of Worker

Civilian Employed Population 16 Years & Over	55,440
Employee of Private Company Workers	71%
Self-Employed in Own Incorporated Business Workers	3%
Private Not-For-Profit Wage & Salary Workers	7%
Local, State, & Federal Government Workers	10%
Self-Employed in Own Not Incorporated Business Workers & Unpaid Family Workers	9%

Source: Table S2407, 2012-2016 American Community Survey 5-Year Estimates.

Income

Table 11 Household Income Distribution

Household Income Range	City of San Mateo	San Mateo County	Bay Area	California	United States
Less than \$25,000	10%	11%	15%	20%	22%
\$25,000 to \$49,999	15%	14%	15%	21%	23%
\$50,000 to 74,999	14%	14%	14%	17%	18%
\$75,000 to \$99,999	13%	12%	12%	12%	12%
\$100,000 to \$150,000	19%	18%	18%	15%	14%
\$150,000 to \$200,000	11%	11%	10%	7%	5%
\$200,000 or more	18%	20%	16%	9%	6%
Median Household Income	\$95,667	\$98,546	\$85,291	\$63,783	\$55,322

Source: 2012-2016 American Community Survey 5-Year Estimates.

HOUSING

Housing Occupancy

Total Housing Units: 39,732

Occupied: 95%

Vacant: 5%

Source: Table B25002, 2012-2016 American Community Survey 5-Year Estimates

Units in Structure

Table 12 Housing Structures by Unit Type

Unit Count/Unit Type	City of San Mateo	San Mateo County
1-unit	54%	65%
2 to 4 units	8%	7%
5 or more units	38%	27%
Mobile home	0%	1%
Boat, RV, van, etc.	0%	0%

Source: 2016 American Community Survey.

Year Structure Built

Table 13 Housing Structure Age

Structure Age	City of San Mateo	San Mateo County
Built 2010 or later	1%	1%
Built 2000 to 2009	5%	5%
Built 1990 to 1999	6%	7%
Built 1980 to 1989	11%	10%
Built 1970 to 1979	14%	18%
Built 1960 to 1969	15%	17%
Built 1950 to 1959	23%	24%
Built 1940 to 1949	15%	11%
Built 1939 or earlier	10%	8%

Source: 2016 American Community Survey.

Bedrooms

Housing Units Total:	39,732
No Bedroom.....	1,672
1 Bedroom	7,996
2 Bedrooms.....	12,331
3 Bedrooms.....	12,639
4 Bedrooms.....	3,918
5 or More Bedrooms.....	1,176

Source: Table B25041, 2012-2016 American Community Survey 5-Year Estimates.

Housing Tenure

Table 14 Housing Tenure

Unit Count/Unit Type	City of San Mateo	San Mateo County	Bay Area
	2010		
Owner-Occupied Units	55%	61%	58%
Renter-Occupied Units	45%	39%	42%
	2016		
Owner-Occupied Units	54%	59%	55%
Renter-Occupied Units	46%	41%	45%

Source: 2016 American Community Survey.

Value

Total Owner-Occupied Housing Units: 20,404

	# of Housing Units
Less than \$10,000	225
\$10,000 to \$14,999.....	16
\$15,000 to \$19,999.....	0
\$20,000 to \$24,999.....	10
\$25,000 to \$29,999.....	12
\$30,000 to \$34,999.....	0
\$35,000 to \$39,999.....	26
\$40,000 to \$49,999.....	16
\$50,000 to \$59,999.....	86
\$60,000 to \$69,999.....	9
\$70,000 to \$79,999.....	0
\$80,000 to \$89,999.....	31
\$90,000 to \$99,999.....	43
\$100,000 to \$124,999.....	28
\$125,000 to \$149,999.....	52
\$150,000 to \$174,999.....	46
\$175,000 to \$199,999.....	27
\$200,000 to \$249,999.....	107
\$250,000 to \$299,999.....	244
\$300,000 to \$399,999.....	991
\$400,000 to \$499,999.....	1,321
\$500,000 to \$749,999.....	4,890
\$750,000 to \$999,999.....	5,043
\$1,000,000 to \$1,499,999.....	4,214
\$1,500,000 to \$1,999,999.....	1,472
\$2,000,000 or more	1,495

Source: Table B25075, 2012-2016 American Community Survey 5-Year Estimates.

Mortgage Status

Table 15 Mortgage Status

Total Owner-Occupied Housing Units	20,404
Housing Units with a Mortgage, Contract to Purchase, or Similar Debt	14,514
With Either a Second Mortgage or Home Equity Loan, but Not Both	3,619
Second Mortgage Only	577
Home Equity Loan Only	3,042
Both Second Mortgage & Home Equity Loan	97
No Second Mortgage & No Home Equity Loan	10,798
Housing Units Without a Mortgage	5,890

Source: Table B25081, 2012-2016 American Community Survey 5-Year Estimates.

Selected Monthly Owner Costs

Total Owner-Occupied Housing Units: 20,404

Housing Units with a Mortgage: 14,514

	# of Housing Units
Less than \$200	0
\$200 to \$299	0
\$300 to \$399	9
\$400 to \$499	27
\$500 to \$599	79
\$600 to \$699	44
\$700 to \$799	65
\$800 to \$899	77
\$900 to \$999	42
\$1,000 to \$1,249	353
\$1,250 to \$1,499	474
\$1,500 to \$1,999	1,633
\$2,000 to \$2,499	2,033
\$2,500 to \$2,999	2,079
\$3,000 to \$3,499	2,154
\$3,500 to \$3,999	1,600
\$4,000 or more	3,845

Housing Units Without a Mortgage: 5,890

	# of Housing Units
Less than \$100	10
\$100 to \$149	66
\$150 to \$199	63
\$200 to \$249	128
\$250 to \$299	254
\$300 to \$349	305
\$350 to \$399	375
\$400 to \$499	617
\$500 to \$599	726
\$600 to \$699	669
\$700 to \$799	708
\$800 to \$899	476
\$900 to \$999	341
\$1000 to \$1,099	250
\$1100 to \$1,199	170
\$1200 to \$1,299	214
\$1300 to \$1,399	111
\$1400 to \$1,499	86
\$1,500 or more	321

Source: Table B25081, 2012-2016 American Community Survey 5-Year Estimates.

Gross Rent

Rental-Occupied Housing Units Total: 17,457

	# of Housing Units
Less than \$100	20
\$100 to \$149	0
\$150 to \$199	66
\$200 to \$249	26
\$250 to \$299	18
\$300 to \$349	52
\$350 to \$399	42
\$400 to \$449	39
\$450 to \$499	74
\$500 to \$549	83
\$550 to \$599	8
\$600 to \$649	10
\$650 to \$699	73
\$700 to \$749	107
\$750 to \$799	68
\$800 to \$899	290
\$900 to \$999	257
\$1,000 to \$1,249	1,536
\$1,250 to \$1,499	2,338
\$1,500 to \$1,999	4,750
\$2,000 to \$2,499	3,286
\$2,500 to \$2,999	2,170
\$3,000 to \$3,499	1,178
\$3,500 or more	776
No cash rent.....	190

Source: Table B25063, 2012-2016 American Community Survey 5-Year Estimates.

Table 16 Household Growth and Composition 2000 – 2018

Total Households	2000	2005	2010	2015	2018
City of San Mateo	37,321	37,979	38,240	38,407	39,236
<i>Avg. Size</i>	<i>2.4</i>	<i>2.4</i>	<i>2.5</i>	<i>2.6</i>	<i>2.6</i>
San Mateo County	253,893	256,668	257,969	261,889	265,011
<i>Avg. Size</i>	<i>2.7</i>	<i>2.7</i>	<i>2.8</i>	<i>2.9</i>	<i>2.9</i>
Bay Area	2,459,753	2,543,939	2,606,496	2,688,430	2,733,824
<i>Avg. Size</i>	<i>2.7</i>	<i>2.7</i>	<i>2.8</i>	<i>2.8</i>	<i>2.4</i>

Sources: California Department of Finance; Economic & Planning Systems, Inc.