

# Bay Area to Central Valley Migration and Its Impacts

## Migration

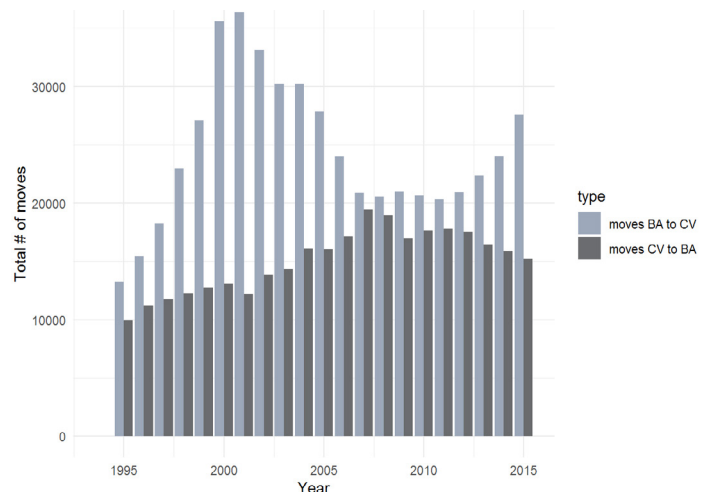


### Key Takeaways

- Large net positive migration from the Bay Area to the Central Valley between 1995 and 2015.
- Zip Codes that received the most migrants have higher share of African Americans and Asian Americans than the Central Valley.
- Migrants to the Central Valley tend to select into higher rent and income Zip Codes.
- Central Valley urban centers receive more lower income migrants while Sacramento suburb receive high shares of higher income migrants.

The extreme housing cost in the Bay Area increased [displacement pressures](#) and contributed to large scale migration to adjacent counties in the Central Valley. Analysis of tax records from 1994 to 2015 showed that migration from the Bay Area to the Central Valley was 60% higher than migration the other way around. This imbalance and the much higher income levels in the Bay Area raise concerns of widespread [gentrification and displacement in the receiving communities of the Central Valley](#).

The Central Valley Zip Codes that received the greatest number of migrants from the Bay Area from 1994 to 2015, largely mirrored the ethnoracial composition of the region, but had a higher share of African Americans and Asian Americans. Incomes were higher, as were rents and home values, suggesting migrants select into more expensive locations.



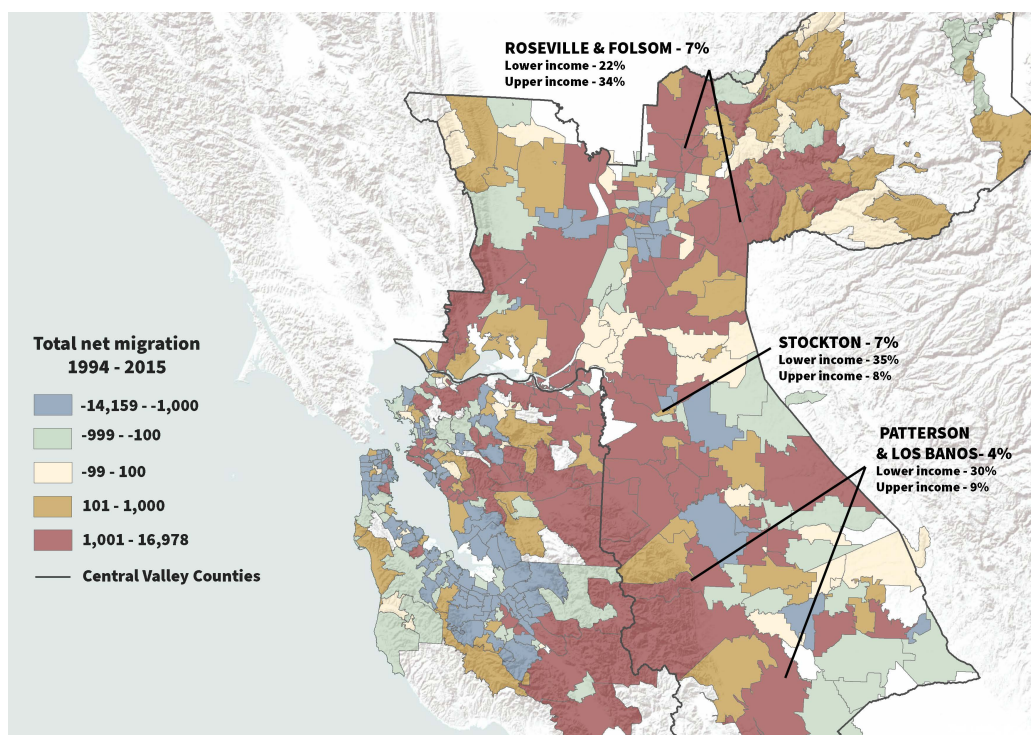
The geography of migration varied significantly. Looking only at flows within the Bay Area and Central Valley, the destinations with the highest net migration were mostly along the main transportation corridors connecting the two regions, south of San Jose, east of the Altamont Pass, and north to Sacramento. The Zip Codes with high negative net migration concentrate in the San Jose metropolitan area and north toward Oakland.

### What community leaders are saying

*The Influx of Bay Area residents to the Central Valley is a long-standing issue that severely impacts people in study area communities.*

Destinations like Roseville and Folsom, north of Sacramento, received far more higher income migrants than locations around Central Valley urban centers like Stockton. Smaller towns like Los Baños and Patterson grew rapidly as lower and middle income people took advantage of their location on the I-5 Freeway.

| YEAR | CENTRAL VALLEY          | TOP DESTINATIONS | CENTRAL VALLEY   | TOP DESTINATIONS | CENTRAL VALLEY              | TOP DESTINATIONS |
|------|-------------------------|------------------|------------------|------------------|-----------------------------|------------------|
|      | % Latino                |                  | % Black          |                  | % Asian/PI                  |                  |
| 1990 | 15.7                    | 17.4             | 9.7              | 11.9             | 9.1                         | 11.6             |
| 2000 | 22.4                    | 21.5             | 8.7              | 11.6             | 9.9                         | 13.2             |
| 2009 | 28.4                    | 29               | 8.2              | 11.1             | 12.4                        | 16.3             |
| 2015 | 30.5                    | 30.4             | 7.7              | 10               | 13.1                        | 17.5             |
|      | MEDIAN INCOME (\$1000S) |                  | MEDIAN RENT (\$) |                  | MEDIAN HOME VALUE (\$1000S) |                  |
| 1990 | 57.5                    | 64.5             | 1059             | 1141             | 261                         | 289              |
| 2000 | 67.8                    | 772              | 1022             | 1146             | 226                         | 259              |
| 2009 | 65.3                    | 72.7             | 1191             | 1337             | 323                         | 338              |
| 2015 | 64.6                    | 72.2             | 1217             | 1410             | 311                         | 340              |



Net migration is the number of tax filers moving into a Zip Code minus those moving out over the 20 year period.

The percentage next to the city names is the share of all migration into the Central Valley that located in the city's top receiving Zip Codes.

The income information is the share of migrants into these locations that has income lower than \$25,000 and higher than \$100,000.

*This project looks at the many impacts of regional migration from the San Francisco Bay Area to the Central Valley, including demographics, the economy, transportation, housing, and fiscal health. The project also examines whether the COVID-19 pandemic has accelerated and exacerbated these impacts both in these regions and across California. This project was made possible with support from the [Chan-Zuckerberg Initiative](#). For more information on this project, please visit <https://sites.usc.edu/ca-regional-impact/>.*



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