

# SANTA CLARA COUNTY ECONOMIC FORECAST

Santa Clara County is the largest county in the San Francisco Bay Area, in terms of both population and total employment. The northwest portion of the county, known as Silicon Valley, is home to many leading technology companies. Santa Clara County has a population of 1.9 million people and a total of 1.0 million wage and salary jobs. The per capita income in Santa Clara County is \$79,302 and the average salary per worker is \$117,421.

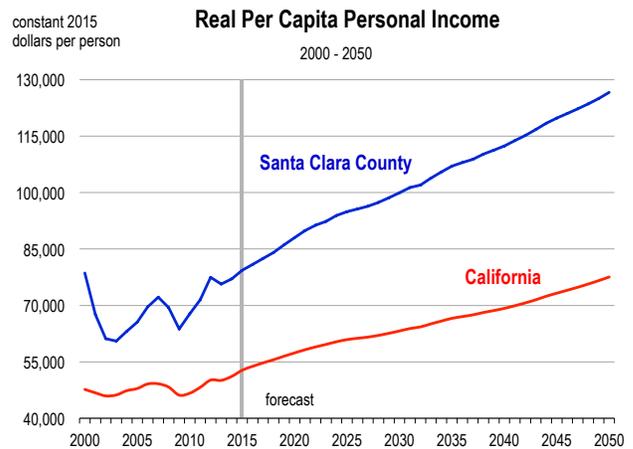
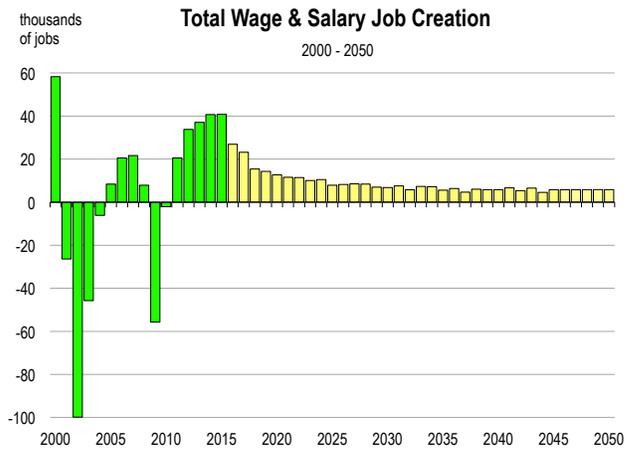
In 2015, employment in Northern California increased by 3.3 percent, whereas employment in the greater Bay Area grew by 3.8 percent. In Santa Clara County, a total of 40,800 wage and salary jobs were created, representing a growth rate of 4.1 percent. The unemployment rate improved significantly, falling from 5.2 percent in 2014 to 4.2 percent in 2015.

Most major sectors created jobs in 2015. The largest gains were observed in professional services (+13,000 jobs), information (+8,500 jobs), education and healthcare (+6,700 jobs), leisure and hospitality (+3,800 jobs), and construction (+3,800 jobs). The largest losses were observed in government (-700 jobs).

Between 2010 and 2015, the population of Santa Clara County grew at an annual average rate of 1.4 percent. More than 40 percent of this growth was due to net migration, as an average of 8,800 net migrants entered the county each year.

## FORECAST HIGHLIGHTS

- Total employment will increase by 2.6 percent in 2016. Between 2016 and 2021, the growth rate will average 1.4 percent per year.
- Average salaries are currently well above the California state average, and will remain so over the forecast horizon. In Santa Clara County, inflation-adjusted salaries are expected to rise by an average of 1.7 percent per year from 2016 to 2021.
- Between 2016 and 2021, the largest employment gain will occur in professional services (+36,800 jobs), which will account for 48 percent of net job creation in the county. Strong growth will also be observed in information, manufacturing, and education and healthcare, which will account for an additional 50 percent of net job creation.
- The population is expected to increase by 1.3 percent in 2016. Annual growth in the 2016-2021 period is forecasted to average 1.0 percent.

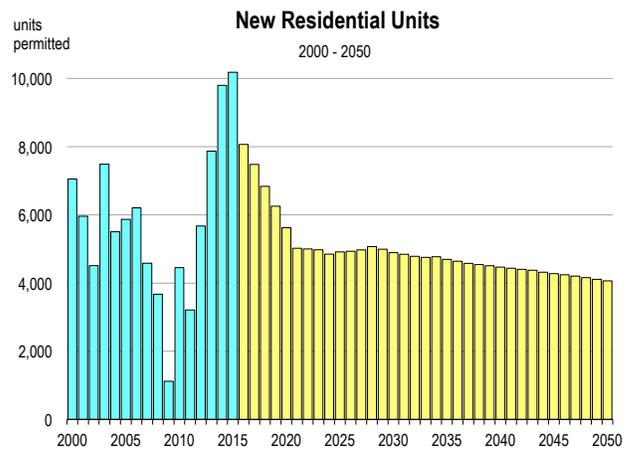
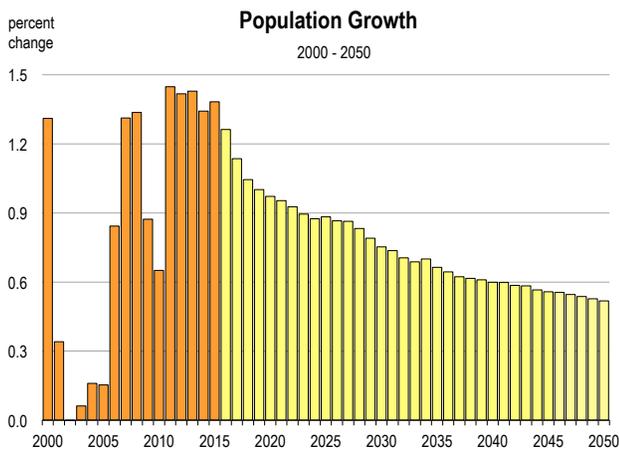


- From 2016 to 2021, an average of 7,500 net in-migrants will enter the county each year.
- Real per capita income will rise by 2.0 percent in 2016. During the 2016-2021 period, real per capita income is expected to increase by 2.1 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.6 percent per year between 2016 and 2021.
- Industrial production is expected to rise by 3.9 percent in 2016. Over the following five years, growth is forecasted to average 2.4 percent per year.

# Santa Clara County Economic Forecast

## 2010-2015 History, 2016-2050 Forecast

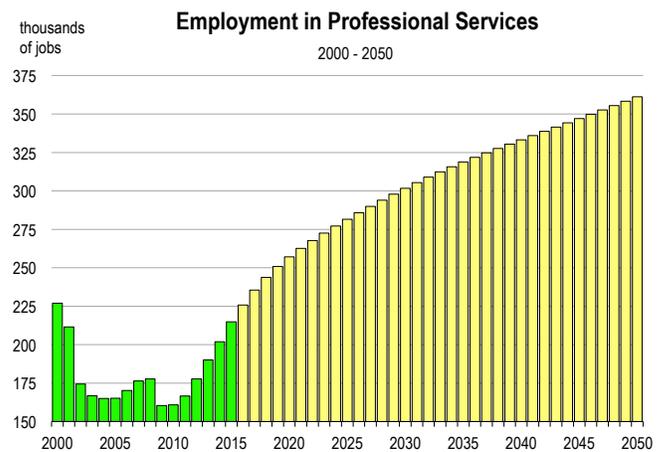
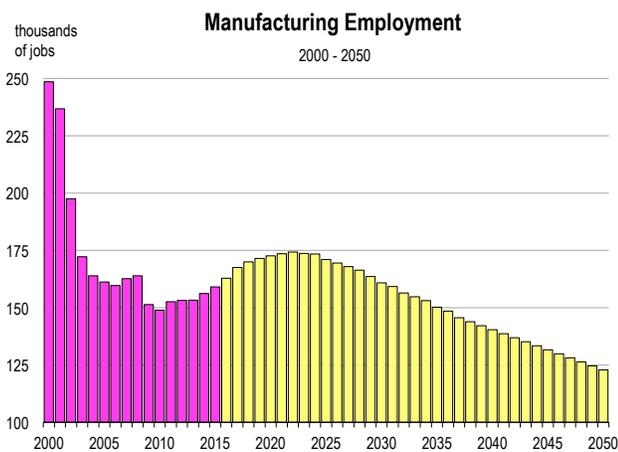
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	1,786,443	-4,002	1.52	604.1	4,453	\$30.5	\$106.4	\$67,725	1.3	302.6	28.3	10.4
2011	1,812,314	10,987	1.52	605.6	3,212	\$33.4	\$117.1	\$71,557	2.7	274.7	28.8	9.3
2012	1,837,992	11,545	1.53	609.3	5,677	\$36.2	\$132.0	\$77,460	2.7	281.4	29.6	7.9
2013	1,864,255	11,542	1.58	612.4	7,868	\$37.6	\$133.7	\$75,648	2.3	277.9	30.3	6.5
2014	1,889,280	11,030	1.61	618.1	9,799	\$39.7	\$141.9	\$77,044	2.8	283.4	31.5	5.2
2015	1,915,407	11,808	1.65	625.8	10,184	\$41.1	\$151.9	\$79,302	2.6	287.3	32.0	4.2
2016	1,939,586	10,482	1.68	634.9	8,067	\$43.0	\$160.8	\$80,863	2.5	290.8	33.2	3.7
2017	1,961,613	8,477	1.70	642.3	7,481	\$45.1	\$172.0	\$82,511	3.6	293.3	34.5	3.8
2018	1,982,106	7,079	1.72	649.1	6,837	\$47.2	\$183.3	\$84,069	3.5	295.6	35.3	3.8
2019	2,001,955	6,540	1.75	655.3	6,254	\$49.3	\$194.0	\$86,109	2.3	297.1	36.1	3.8
2020	2,021,412	6,272	1.77	660.9	5,623	\$51.3	\$204.9	\$88,039	2.3	297.9	36.8	3.8
2021	2,040,685	6,197	1.79	666.0	5,021	\$53.4	\$216.1	\$89,895	2.3	299.4	37.5	3.9
2022	2,059,597	5,894	1.80	670.6	5,001	\$55.4	\$226.7	\$91,343	2.3	300.0	38.2	3.9
2023	2,078,029	5,449	1.82	675.1	4,976	\$57.3	\$236.5	\$92,320	2.3	300.9	38.7	3.9
2024	2,096,205	5,245	1.83	679.6	4,849	\$59.7	\$249.0	\$93,916	2.6	301.4	39.1	3.9
2025	2,114,713	5,656	1.84	684.1	4,915	\$61.8	\$260.8	\$94,898	2.8	301.9	39.1	3.8
2026	2,133,022	5,482	1.85	688.5	4,933	\$64.1	\$272.8	\$95,649	2.9	302.2	39.3	3.7
2027	2,151,443	5,647	1.86	693.0	4,973	\$66.5	\$285.1	\$96,349	2.9	302.5	39.6	3.6
2028	2,169,354	5,185	1.87	697.5	5,071	\$69.3	\$298.4	\$97,396	2.7	302.7	39.9	3.6
2029	2,186,498	4,405	1.89	702.1	4,993	\$72.0	\$312.2	\$98,622	2.5	302.9	40.0	3.6
2030	2,202,952	3,706	1.90	706.6	4,892	\$75.1	\$326.5	\$99,967	2.4	303.0	40.1	3.7
2031	2,219,173	3,358	1.91	711.1	4,845	\$78.5	\$341.1	\$101,339	2.3	303.1	40.4	3.7
2032	2,234,815	2,628	1.92	715.4	4,785	\$81.7	\$354.4	\$101,998	2.5	303.2	40.4	3.7
2033	2,250,181	2,160	1.93	719.8	4,755	\$85.7	\$370.9	\$103,829	2.1	303.2	40.8	3.7
2034	2,265,934	2,409	1.95	724.1	4,772	\$89.5	\$388.2	\$105,498	2.3	303.3	41.1	3.5
2035	2,280,978	1,613	1.96	728.4	4,695	\$93.2	\$405.9	\$107,015	2.4	303.3	41.1	3.6
2036	2,295,668	1,150	1.97	732.6	4,641	\$97.0	\$423.8	\$108,018	2.8	303.3	41.3	3.6
2037	2,309,966	694	1.97	736.8	4,577	\$100.6	\$442.1	\$108,855	2.9	303.3	41.3	3.6
2038	2,324,194	534	1.99	740.9	4,543	\$104.7	\$462.5	\$110,223	2.7	303.3	41.6	3.6
2039	2,338,362	436	1.99	745.1	4,509	\$108.6	\$483.3	\$111,274	2.9	303.3	41.8	3.6
2040	2,352,368	210	2.00	749.1	4,468	\$112.6	\$504.7	\$112,397	2.8	303.3	42.1	3.6
2041	2,366,435	244	2.02	753.2	4,436	\$116.8	\$527.5	\$113,808	2.6	303.3	42.3	3.6
2042	2,380,291	-10	2.03	757.7	4,403	\$120.9	\$550.4	\$115,200	2.5	303.3	42.5	3.6
2043	2,394,176	10	2.04	761.6	4,376	\$125.4	\$574.7	\$116,775	2.4	303.3	42.7	3.6
2044	2,407,723	-347	2.05	765.6	4,319	\$129.6	\$599.1	\$118,425	2.2	303.3	43.0	3.6
2045	2,421,151	-432	2.06	769.5	4,277	\$134.1	\$624.0	\$119,793	2.4	303.2	43.2	3.6
2046	2,434,586	-388	2.07	773.4	4,243	\$138.4	\$648.5	\$121,022	2.3	303.2	43.3	3.6
2047	2,447,875	-482	2.08	777.2	4,205	\$143.3	\$675.7	\$122,237	2.6	303.2	43.5	3.6
2048	2,461,021	-571	2.09	781.0	4,159	\$148.4	\$704.5	\$123,575	2.6	303.2	43.7	3.6
2049	2,473,998	-644	2.10	784.8	4,110	\$153.8	\$735.9	\$125,039	2.7	303.2	43.9	3.6
2050	2,486,815	-736	2.11	788.5	4,065	\$159.9	\$770.5	\$126,611	2.9	303.1	44.0	3.6

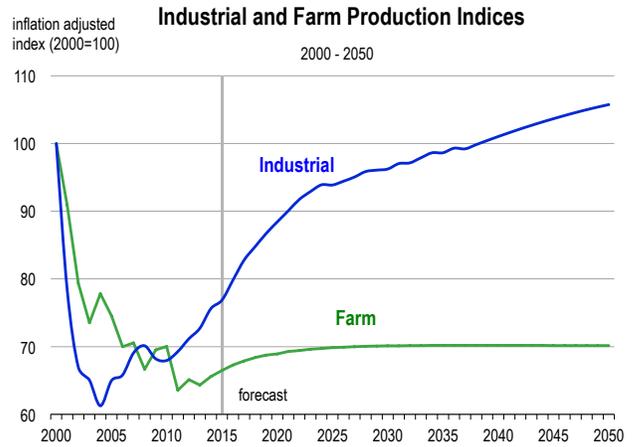
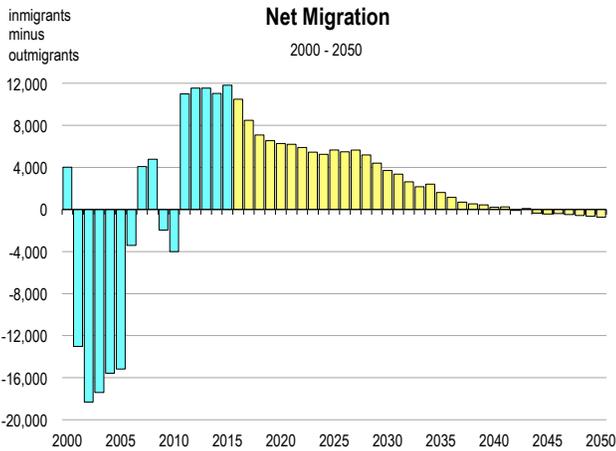
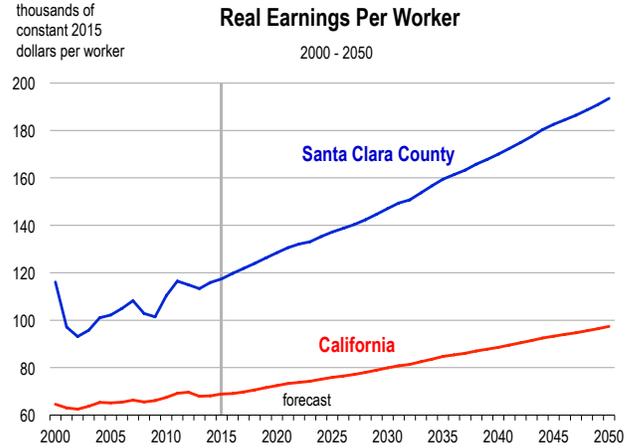
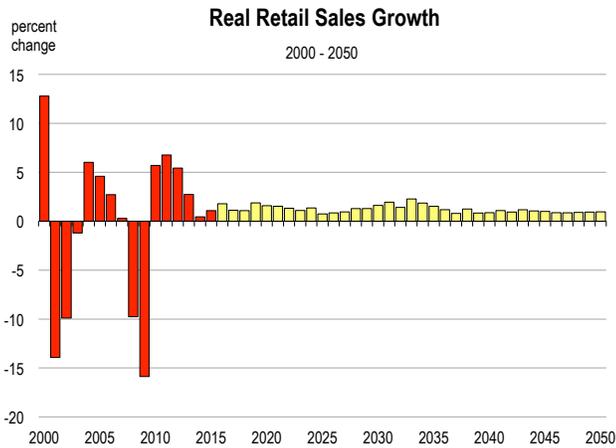


# Santa Clara County Employment Forecast

## 2010-2015 History, 2016-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2010	860.2	3.53	31.4	148.9	11.7	111.4	30.7	160.8	46.3	126.1	73.8	91.5
2011	880.7	3.42	30.9	152.6	11.8	113.2	32.0	166.6	51.2	128.6	76.3	89.9
2012	914.6	3.32	33.9	153.2	12.7	116.4	33.0	177.7	54.1	135.7	81.3	88.7
2013	951.6	3.44	36.7	153.3	13.6	118.9	33.2	190.2	58.6	143.4	86.1	89.1
2014	992.3	3.64	38.8	156.2	14.3	120.5	33.9	201.9	66.2	149.6	90.4	90.7
2015	1,033.1	3.69	42.6	159.1	14.8	121.5	34.6	214.8	74.6	156.3	94.2	90.1
2016	1,060.0	3.69	42.8	162.9	15.4	122.4	35.3	225.8	80.1	159.3	94.8	90.2
2017	1,083.2	3.70	41.9	167.5	15.7	123.3	35.5	235.5	84.5	161.5	96.0	90.4
2018	1,098.6	3.71	37.8	170.0	15.8	124.0	35.6	243.8	88.1	164.0	96.8	90.9
2019	1,112.9	3.72	35.5	171.5	15.8	125.1	35.7	250.9	91.0	166.5	97.2	91.2
2020	1,125.6	3.72	33.8	172.6	15.9	125.9	35.8	257.1	93.5	169.2	97.4	91.6
2021	1,137.1	3.73	32.3	173.5	15.9	126.7	36.0	262.6	95.6	171.8	97.5	91.8
2022	1,148.6	3.73	31.7	174.3	16.0	127.4	36.2	267.7	97.4	174.5	97.6	92.0
2023	1,158.7	3.74	31.5	173.7	16.1	128.0	36.5	272.5	98.9	177.2	97.6	92.3
2024	1,169.2	3.74	32.0	173.4	16.2	128.7	36.7	277.1	100.3	179.7	97.7	92.4
2025	1,177.0	3.74	32.5	171.0	16.2	129.2	36.9	281.5	101.5	182.1	97.9	92.5
2026	1,185.2	3.75	32.9	169.5	16.4	129.7	37.1	285.8	102.6	184.4	98.1	92.7
2027	1,193.8	3.75	33.7	167.9	16.5	130.3	37.3	289.9	103.7	186.6	98.4	92.8
2028	1,202.2	3.75	34.3	166.4	16.7	131.0	37.5	293.9	104.7	188.8	98.7	92.9
2029	1,209.1	3.75	34.7	163.6	16.7	131.7	37.8	297.9	105.6	190.9	99.2	93.1
2030	1,215.9	3.75	35.0	160.9	16.8	132.5	38.0	301.7	106.5	193.1	99.7	93.3
2031	1,223.5	3.75	35.0	159.2	16.9	133.5	38.2	305.4	107.4	195.2	100.3	93.4
2032	1,229.3	3.75	34.9	156.4	17.0	134.2	38.4	309.0	108.2	197.1	100.8	93.6
2033	1,236.6	3.75	34.9	154.8	17.0	135.3	38.6	312.4	109.1	199.1	101.4	93.8
2034	1,243.8	3.75	35.0	153.1	17.1	136.3	38.8	315.7	109.8	201.1	102.0	94.0
2035	1,249.3	3.75	35.0	150.2	17.3	137.1	39.1	318.8	110.6	203.1	102.5	94.1
2036	1,255.7	3.75	35.2	148.5	17.3	137.7	39.3	321.8	111.3	205.1	103.1	94.2
2037	1,260.3	3.75	35.2	145.6	17.4	138.2	39.5	324.7	111.9	207.0	103.6	94.3
2038	1,266.3	3.75	35.2	143.9	17.5	138.9	39.7	327.6	112.6	208.9	104.2	94.4
2039	1,272.2	3.75	35.3	142.1	17.6	139.4	39.9	330.4	113.2	210.7	104.8	94.4
2040	1,278.0	3.75	35.4	140.4	17.7	139.9	40.1	333.2	113.9	212.5	105.4	94.5
2041	1,284.6	3.75	36.3	138.7	17.8	140.5	40.3	336.0	114.5	214.3	106.0	94.6
2042	1,290.0	3.75	36.0	136.9	17.8	141.1	40.5	338.7	115.1	216.1	106.6	94.7
2043	1,296.5	3.75	36.7	135.1	17.9	141.7	40.7	341.5	115.7	217.8	107.2	94.9
2044	1,301.1	3.75	35.5	133.4	18.0	142.3	40.9	344.3	116.3	219.5	107.8	95.1
2045	1,306.9	3.75	35.6	131.6	18.1	142.9	41.0	347.0	116.9	221.3	108.4	95.2
2046	1,312.6	3.75	35.6	129.9	18.2	143.4	41.2	349.8	117.5	223.0	109.0	95.4
2047	1,318.4	3.75	35.6	128.1	18.3	143.9	41.4	352.6	118.1	224.8	109.6	95.5
2048	1,324.3	3.75	35.6	126.4	18.4	144.4	41.6	355.5	118.7	226.5	110.3	95.6
2049	1,330.1	3.75	35.6	124.6	18.4	145.0	41.7	358.3	119.3	228.2	110.9	95.8
2050	1,335.9	3.75	35.6	122.9	18.5	145.5	41.9	361.2	119.9	229.9	111.5	95.9





## County Economic and Demographic Indicators

### Projected Economic Growth (2016-2021)

Expected retail sales growth:	7.4%
Expected job growth:	7.3%
Fastest growing jobs sector:	Information
Expected personal income growth:	17.0%

Expected population growth:	5.2%
Net migration to account for:	34.2%
Expected growth in number of vehicles:	6.5%

### Demographics (2016)

Unemployment rate (April 2016):	3.6%
County rank* in California (58 counties):	4th
Working age (16-64) population:	66.6%

Population with B.A. or higher:	47.2%
Median home selling price (2015):	\$785,000
Median household income:	\$99,216

### Quality of Life

Violent crime rate (2014):	236 per 100,000 persons
County rank* in California (58 counties):	11th
Average commute time to work (2016):	29.0 minutes

High School drop out rate (2015):	13.3%
Households at/below poverty line (2016):	7.2%

\* The county ranked 1st corresponds to the lowest rate in California