

MARIN COUNTY ECONOMIC FORECAST

Marin County, located directly across the Golden Gate Bridge from San Francisco, is one of the most affluent areas of the state. Marin County has a population of 255,000 people and a total of 105,800 wage and salary jobs. The per capita income in Marin County is \$89,674, and the average salary per worker is \$69,791. In 2012, the combined median family income for San Francisco, San Mateo, and Marin Counties was \$101,200. This is the second highest in the state, behind only Santa Clara County.

In 2012, employment in Northern California increased by 2.4 percent, whereas employment in the greater Bay Area grew by 3.0 percent. In Marin County, 3,700 jobs were created, representing a growth rate of 3.6 percent. The unemployment rate improved substantially, falling from 7.4 percent in 2011 to 6.3 percent in 2012. Marin County has the lowest unemployment rate in the state.

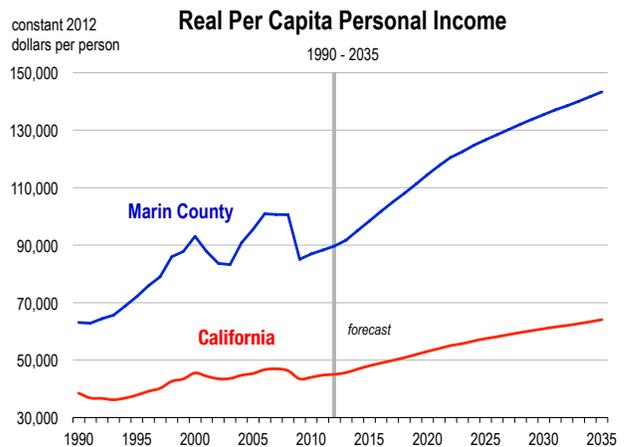
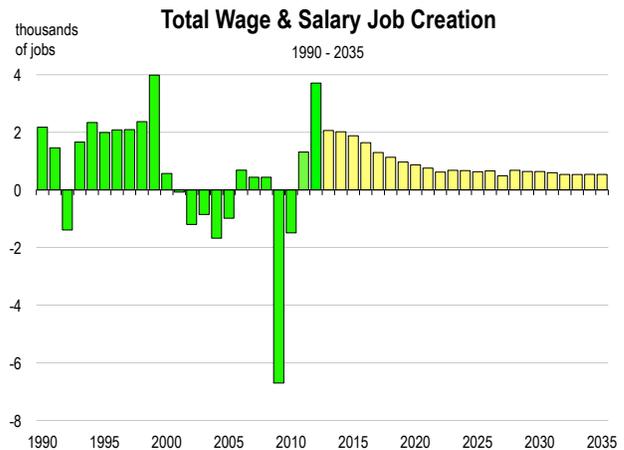
In 2012, the largest employment gains were observed in professional services (+1,500 jobs), leisure and hospitality (+600 jobs), education and healthcare, and wholesale and retail trade (+400 jobs). The only sector with significant losses was government (-200 jobs).

Between the 2007 and 2012, the population increased at an annual average rate of 0.5 percent. Net migration was responsible for a significant portion of this increase, as an average of 470 net migrants entered the county each year.

Over the next five years, both employment and population growth are expected to be slow. In part, this will be the result of an older resident base and home values that are among the highest in the state. An older population includes more retirees, and high home values serve as a deterrent to in-migrating families and the working age population.

FORECAST HIGHLIGHTS

- Job growth will slow in 2013, but will remain relatively high. Total employment is expected to increase by 2.0 percent. From 2013 to 2018, the annual growth rate is projected to average 1.4 percent.
- Average salaries are currently above the California average, and will remain so over the foreseeable future. Real average salaries are forecast to rise by an average of 0.9 percent per year over the next 5 years.
- The principal engine of employment growth will be professional services. With a total of 2,500 new jobs, this industry will account for 31 percent of net job creation between 2013 and 2018. Retail trade and healthcare and education will be responsible for most of the remaining job growth.
- The population will grow at an average rate of 0.3 percent per year from 2013 to 2018.

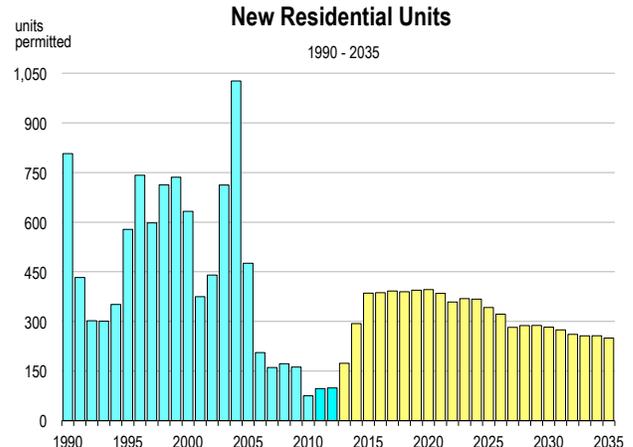
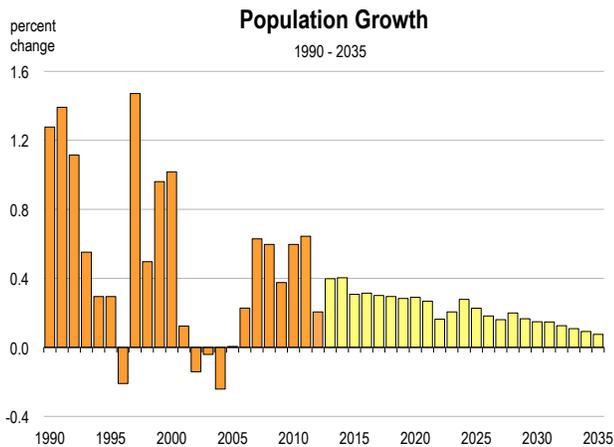


- Net migration is expected to be positive over the forecast period. Between 2013 and 2018, an average of 380 net migrants will enter the county each year, accounting for 45 percent of total population growth.
- Real per capita income will rise by 2.3 percent in 2013. During the 2013 to 2018 period, real per capita income is expected to increase by 3.3 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.7 percent per year between 2013 and 2018.
- Industrial production is expected to increase by 4.9 percent in 2013. From 2013 to 2018, industrial production is projected to grow by an average rate of 3.8 percent per year.

Marin County Economic Forecast

2006-2012 History, 2013-2040 Forecast

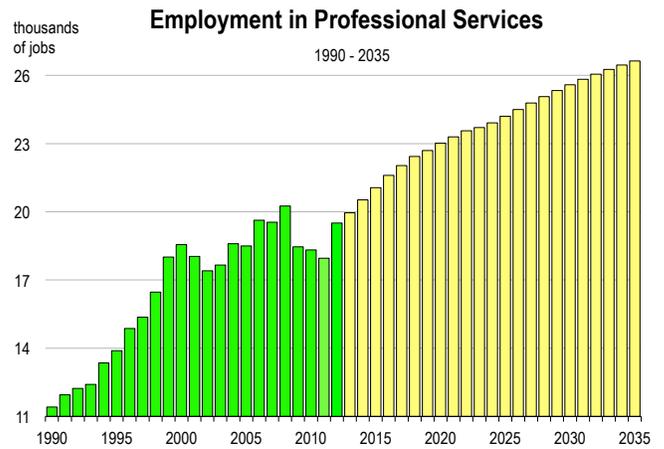
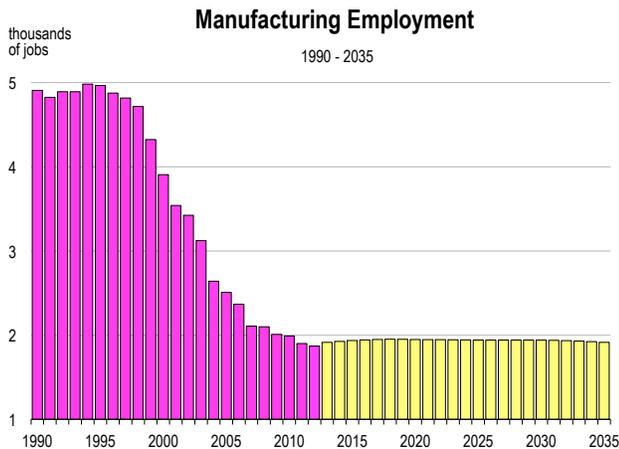
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	247,247	-372	242	102.7	206	\$4.3	\$21.8	\$100,895	3.3	56.6	643	3.5
2007	248,802	599	245	103.2	161	\$4.4	\$22.6	\$100,655	3.2	74.5	606	3.7
2008	250,288	530	241	103.3	172	\$4.2	\$23.4	\$100,595	3.1	68.1	628	4.7
2009	251,230	12	240	103.3	162	\$3.7	\$20.0	\$85,087	0.9	56.2	591	7.7
2010	252,731	766	240	103.4	75	\$3.8	\$20.9	\$86,937	1.2	59.2	623	8.0
2011	254,359	1,077	236	103.3	97	\$4.0	\$21.9	\$88,321	2.6	72.0	595	7.4
2012	254,882	-59	235	103.3	99	\$4.3	\$22.9	\$89,674	2.7	71.5	591	6.3
2013	255,897	596	236	103.5	174	\$4.6	\$24.0	\$91,742	2.3	72.4	621	5.9
2014	256,929	587	237	103.6	293	\$4.9	\$25.7	\$95,105	2.7	73.2	644	5.3
2015	257,720	332	239	103.9	386	\$5.2	\$27.2	\$98,407	2.1	74.0	668	4.6
2016	258,530	345	239	104.2	387	\$5.4	\$28.9	\$101,735	2.4	74.8	693	4.2
2017	259,308	311	240	104.5	392	\$5.7	\$30.5	\$104,952	2.1	75.5	720	4.0
2018	260,073	301	241	104.8	390	\$5.9	\$32.2	\$108,049	2.1	76.2	748	3.9
2019	260,810	290	241	105.1	394	\$6.2	\$33.9	\$111,242	2.1	77.0	778	3.8
2020	261,567	332	241	105.4	396	\$6.5	\$35.8	\$114,487	2.1	77.6	811	3.8
2021	262,268	301	242	105.7	385	\$6.8	\$37.7	\$117,633	2.2	78.1	841	3.8
2022	262,697	54	242	106.0	359	\$7.1	\$39.6	\$120,565	2.3	78.7	873	3.8
2023	263,238	179	242	106.3	369	\$7.4	\$41.2	\$122,521	2.3	79.3	903	3.8
2024	263,970	384	243	106.5	367	\$7.8	\$43.1	\$124,776	2.4	79.9	936	3.8
2025	264,569	266	243	106.8	342	\$8.1	\$44.9	\$126,688	2.4	80.5	971	3.8
2026	265,051	164	243	107.1	322	\$8.5	\$46.8	\$128,433	2.5	81.1	1,007	3.8
2027	265,477	125	243	107.3	282	\$8.9	\$48.7	\$130,268	2.5	81.7	1,043	3.9
2028	266,007	247	244	107.6	288	\$9.2	\$50.6	\$132,052	2.5	82.2	1,082	3.8
2029	266,449	178	244	107.8	288	\$9.6	\$52.7	\$133,761	2.5	82.8	1,122	3.8
2030	266,845	151	244	108.0	283	\$10.0	\$54.7	\$135,442	2.5	83.2	1,163	3.8
2031	267,239	168	245	108.2	275	\$10.4	\$56.8	\$137,079	2.5	83.6	1,205	3.8
2032	267,575	131	245	108.4	261	\$10.7	\$58.9	\$138,527	2.5	84.0	1,249	3.8
2033	267,866	105	245	108.6	257	\$11.1	\$61.1	\$140,076	2.5	84.5	1,294	3.8
2034	268,113	84	245	108.8	257	\$11.5	\$63.4	\$141,684	2.5	85.1	1,340	3.8
2035	268,316	63	245	109.0	250	\$11.9	\$65.8	\$143,334	2.5	85.6	1,387	3.8
2036	268,477	44	246	109.2	243	\$12.3	\$68.3	\$144,950	2.5	86.2	1,435	3.8
2037	268,595	22	246	109.4	236	\$12.8	\$70.8	\$146,625	2.5	86.8	1,485	3.8
2038	268,663	-6	246	109.6	229	\$13.3	\$73.5	\$148,360	2.5	87.3	1,536	3.8
2039	268,697	-19	246	109.8	217	\$13.8	\$76.2	\$150,188	2.5	87.8	1,588	3.8
2040	268,677	-52	247	109.9	206	\$14.3	\$79.0	\$152,035	2.4	88.3	1,650	3.8

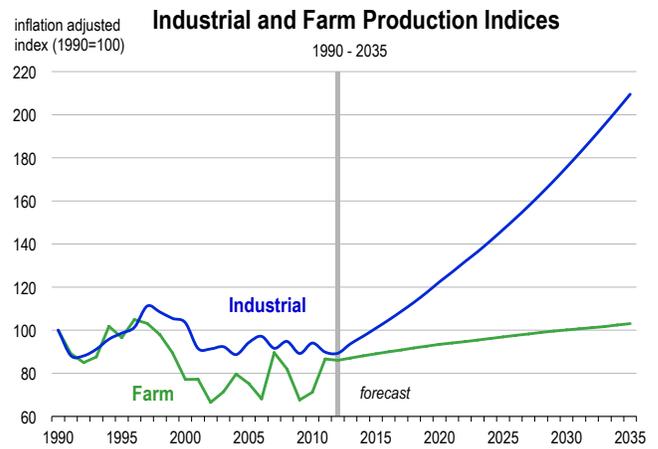
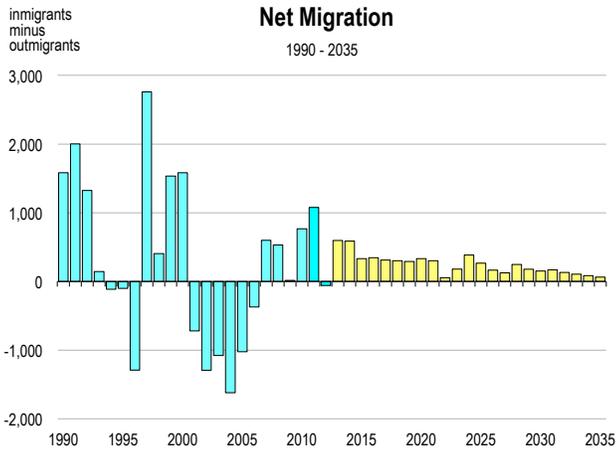
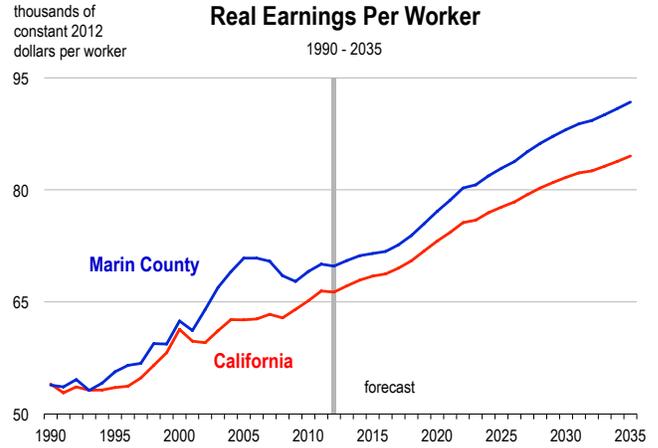
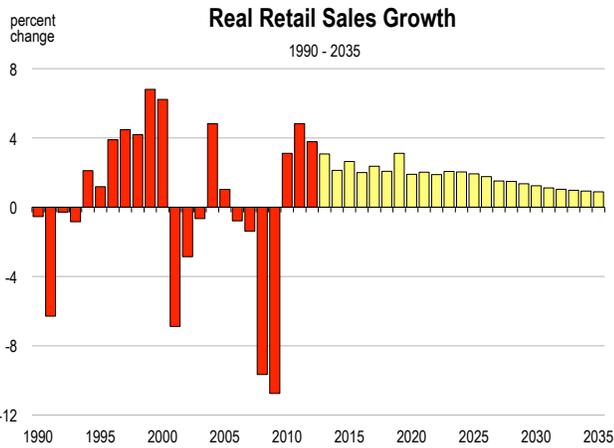


Marin County Employment Forecast

2006-2012 History, 2013-2040 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)-----												
2006	108.0	0.67	7.3	2.4	1.3	17.0	9.2	19.6	2.2	15.8	12.7	15.0
2007	108.5	0.64	7.7	2.1	1.2	17.3	8.8	19.5	2.4	15.7	13.0	15.1
2008	108.9	0.53	7.5	2.1	1.2	17.0	8.2	20.3	2.2	16.1	13.4	15.5
2009	102.2	0.52	6.0	2.0	1.1	15.4	7.5	18.5	2.0	16.9	12.7	15.0
2010	100.7	0.45	5.4	2.0	1.2	15.8	6.9	18.3	2.1	16.2	12.2	15.0
2011	102.1	0.40	5.6	1.9	1.1	15.8	7.0	18.0	2.6	16.1	12.9	15.9
2012	105.8	0.39	6.0	1.9	1.1	16.2	7.2	19.5	2.9	16.5	13.5	15.7
2013	107.8	0.40	6.3	1.9	1.2	16.6	7.3	20.0	2.9	16.7	13.7	15.8
2014	109.8	0.40	6.8	1.9	1.2	16.9	7.3	20.5	2.9	16.9	13.8	15.9
2015	111.7	0.40	7.1	1.9	1.3	17.2	7.4	21.1	2.9	17.1	13.9	15.9
2016	113.4	0.40	7.4	1.9	1.3	17.4	7.5	21.6	3.0	17.3	14.1	16.0
2017	114.7	0.40	7.5	1.9	1.4	17.7	7.5	22.0	3.0	17.4	14.2	16.0
2018	115.8	0.40	7.6	2.0	1.4	17.9	7.6	22.4	3.0	17.6	14.3	16.1
2019	116.8	0.40	7.6	2.0	1.5	18.2	7.6	22.7	3.0	17.7	14.3	16.1
2020	117.6	0.40	7.6	1.9	1.5	18.4	7.7	23.0	3.0	17.9	14.3	16.1
2021	118.4	0.40	7.5	1.9	1.6	18.6	7.8	23.3	3.0	18.1	14.3	16.1
2022	119.0	0.40	7.4	1.9	1.6	18.8	7.8	23.6	3.0	18.2	14.3	16.2
2023	119.7	0.40	7.5	1.9	1.7	19.0	7.9	23.7	3.0	18.3	14.3	16.2
2024	120.3	0.40	7.5	1.9	1.7	19.2	7.9	23.9	3.0	18.4	14.4	16.2
2025	121.0	0.40	7.4	1.9	1.8	19.3	8.0	24.2	3.0	18.5	14.4	16.3
2026	121.6	0.40	7.3	1.9	1.8	19.5	8.0	24.5	3.0	18.6	14.4	16.3
2027	122.1	0.40	7.1	1.9	1.9	19.6	8.1	24.8	3.0	18.7	14.4	16.3
2028	122.8	0.40	7.1	1.9	1.9	19.7	8.1	25.1	3.0	18.7	14.4	16.4
2029	123.4	0.40	7.1	1.9	2.0	19.8	8.2	25.3	3.0	18.8	14.4	16.4
2030	124.1	0.40	7.1	1.9	2.0	19.9	8.2	25.6	3.0	18.9	14.5	16.4
2031	124.7	0.40	7.1	1.9	2.1	20.0	8.3	25.8	3.1	19.0	14.5	16.5
2032	125.2	0.40	7.0	1.9	2.1	20.1	8.3	26.1	3.1	19.1	14.5	16.5
2033	125.8	0.40	7.0	1.9	2.2	20.1	8.4	26.3	3.1	19.2	14.6	16.5
2034	126.3	0.40	7.0	1.9	2.2	20.2	8.4	26.5	3.1	19.2	14.6	16.6
2035	126.8	0.40	6.9	1.9	2.3	20.2	8.5	26.6	3.1	19.4	14.6	16.6
2036	127.4	0.40	6.9	1.9	2.4	20.3	8.5	26.8	3.2	19.5	14.7	16.6
2037	127.9	0.40	6.9	1.9	2.4	20.4	8.6	27.0	3.2	19.6	14.7	16.7
2038	128.4	0.40	6.8	1.9	2.5	20.5	8.6	27.2	3.2	19.6	14.7	16.7
2039	128.9	0.40	6.8	1.9	2.5	20.6	8.6	27.3	3.2	19.7	14.8	16.8
2040	129.4	0.40	6.8	1.9	2.6	20.7	8.7	27.5	3.3	19.7	14.8	16.8





County Economic and Demographic Indicators

Projected Economic Growth (2013-2018)

Expected retail sales growth:	11.7 %
Expected job growth:	7.4 %
Fastest growing jobs sector:	Transportation
Expected personal income growth:	19.7 %

Expected population growth:	1.6 %
Net migration to account for:	44.9 %
Expected growth in number of vehicles:	1.9 %

Demographics (2013)

Unemployment rate (April 2013):	4.6 %
County Rank* in California (58 counties):	1st
Working age (16-64) population:	63.7 %

Population with B.A. Degree or higher:	54.6 %
Median Home Selling Price (2012):	\$649,000
Median Household Income:	\$87,473

Quality of Life

Violent Crime rate (2010):	199 per 100,000 persons
County Rank* in California (58 counties):	2nd
Average Commute Time to work (2013):	31.5 minutes

High School drop out rate (2011):	6.2 %
Households at/below poverty line (2013):	4.5 %

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