

# MARIN COUNTY ECONOMIC FORECAST

Marin County, located north of San Francisco County and southeast of Sonoma County is one of the most affluent counties in the state. In tandem with San Francisco County and the rest of the Bay Area, Marin County thrived in the late 1990s when technology was booming. Since the dotcom bust of 2000, the county has been slow to recover economic momentum. However, in 2006, job growth was positive after four down years.

Marin County has a population of 254,000 people and 111,600 wage and salary jobs. The per capita income in Marin County is \$74,256, and the average salary per worker is \$64,516. Together with San Francisco and San Mateo Counties, the median household income for 2007 is \$86,500, second highest in the state behind Santa Clara County.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the greater Bay Area increased by 1.9 percent last year. In 2006, nearly 2,500 jobs were created in Marin County, reversing four straight years of job losses. Employment increased by 2.2 percent last year. The unemployment rate fell to 4.3 percent in 2006.

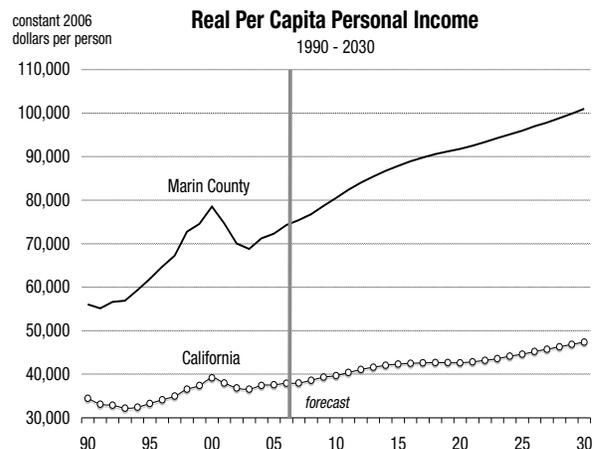
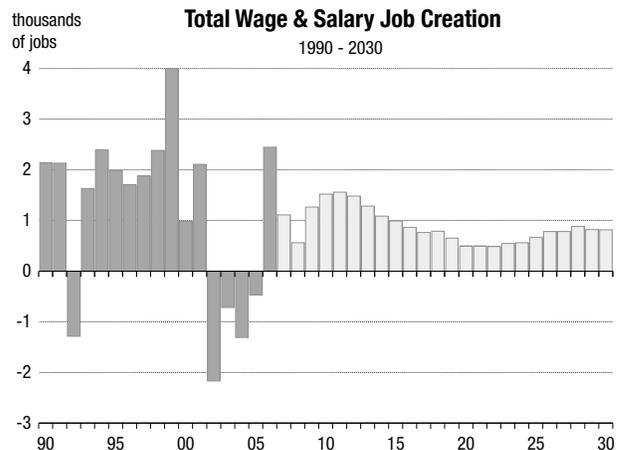
Approximately 35 percent of the net job creation in 2006 occurred in the professional services sector, which added 850 jobs. Other growing sectors included construction, healthcare and education and leisure, which all added more than 300 jobs. The manufacturing sector was unchanged and employment in 2006 represented just 52 percent of the level in 1996.

Population growth remains positive, but slow in Marin County. From January 2006 to January 2007, the population grew by 0.9 percent. The fastest growing city in the county is Novato, which increased 2.4 percent last year.

The near-term and long-term forecast calls for modest employment growth and very slow population growth. This is partially due to an older resident population and unprecedented home values which dampen job creation and net migration.

## FORECAST HIGHLIGHTS

- Job growth declines to 1.0 percent in 2007. Over the next five years, from 2007 to 2011, the annual growth rate is forecast to average 1.1 percent per year.
- Average salaries adjusted for inflation are currently well above the California average, and will remain so over the foreseeable future. Real average salaries are forecast to rise an average of 2.2 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in professional services, which accounts for 45 percent of net job creation. Leisure services, retail trade and health services are responsible for most of the remaining job growth.

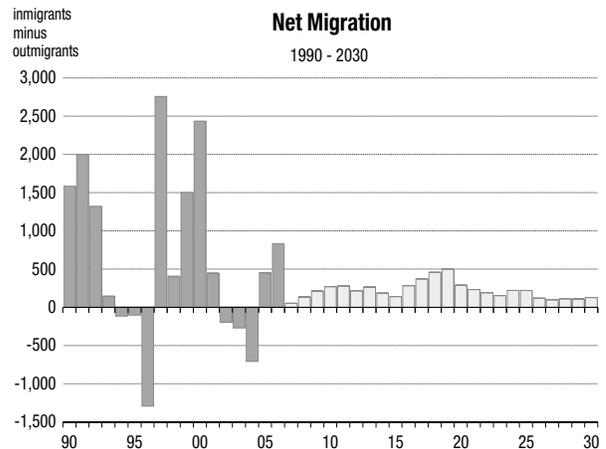
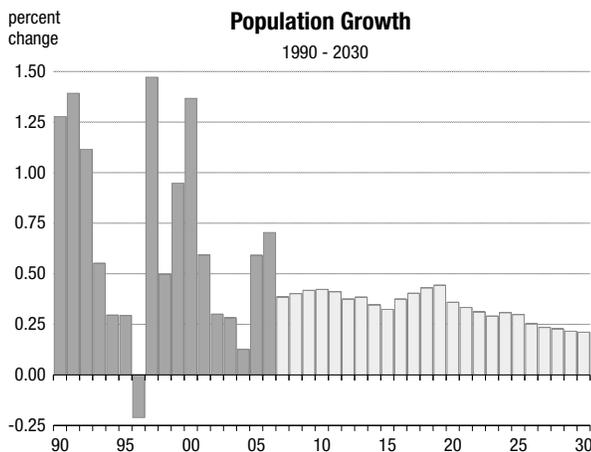


- The population will grow at a rate of 0.4 percent in 2007 and for the annual average from 2007 to 2011.
- Net migration is expected to remain positive and low in 2007 with 50 net migrants. Over the next five years net migration is forecast to average about 200 migrants per year.
- Real per capita incomes increase at a rate of 1.6 percent in 2007. Over the next five years real per capita incomes are forecast to increase 2.1 percent per year.
- Total taxable sales are expected to increase by an average of 4.8 percent over the next five years.
- Industrial production is expected to increase 6.1 percent in 2007. Over the next five years industrial production is forecast to increase 4.3 percent per year, as flat employment in the goods producing sector is offset by productivity gains.

# Marin County Economic Forecast

## 1997-2006 History, 2007-2030 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)
1997	241,400	2,761	212.3	96.9	598	\$3.1	\$12.4	\$67,280	3.4	74.9	558.4	2.9
1998	242,600	404	225.6	97.7	713	\$3.4	\$13.9	\$72,740	3.2	71.1	583.9	2.4
1999	244,900	1,503	228.1	98.2	736	\$3.7	\$15.0	\$74,558	4.2	65.0	580.5	2.0
2000	248,247	2,438	232.5	100.7	633	\$4.1	\$16.8	\$78,530	4.5	56.0	565.9	2.9
2001	249,721	446	235.7	101.0	375	\$4.0	\$16.9	\$74,671	5.4	56.2	493.9	3.5
2002	250,472	-195	239.7	101.5	440	\$3.8	\$16.2	\$70,041	1.6	48.3	489.5	4.9
2003	251,180	-268	232.7	102.0	712	\$3.9	\$16.2	\$68,808	1.8	51.9	490.3	4.9
2004	251,500	-705	243.5	102.4	1,027	\$4.1	\$17.0	\$71,233	1.2	57.9	449.4	4.4
2005	252,988	452	238.0	103.0	476	\$4.2	\$17.7	\$72,278	2.0	54.6	444.5	4.4
2006	254,769	831	239.7	103.3	207	\$4.3	\$18.9	\$74,256	3.3	53.9	452.9	4.3
2007	255,751	52	243.9	103.2	298	\$4.6	\$19.8	\$75,409	2.9	53.1	480.6	4.3
2008	256,781	136	246.9	103.5	337	\$4.8	\$20.7	\$76,767	2.0	52.7	504.0	4.4
2009	257,855	216	249.3	103.7	437	\$5.0	\$21.7	\$78,693	2.0	51.8	519.8	4.4
2010	258,948	271	251.8	104.1	523	\$5.2	\$22.9	\$80,526	2.5	50.7	540.5	4.4
2011	260,015	280	254.1	104.5	559	\$5.4	\$24.1	\$82,350	2.4	49.8	559.1	4.4
2012	260,991	217	256.1	104.9	579	\$5.6	\$25.2	\$84,016	2.2	48.9	575.8	4.5
2013	261,994	266	258.2	105.4	567	\$5.8	\$26.3	\$85,429	2.3	47.8	590.7	4.6
2014	262,905	188	260.3	105.8	543	\$6.0	\$27.4	\$86,708	2.3	46.8	602.4	4.7
2015	263,760	143	262.5	106.3	542	\$6.2	\$28.6	\$87,889	2.6	45.7	611.6	4.7
2016	264,749	286	264.9	106.7	534	\$6.4	\$29.8	\$88,962	2.7	44.6	620.6	4.7
2017	265,819	374	267.6	107.1	529	\$6.6	\$31.0	\$89,764	2.7	43.8	625.7	4.7
2018	266,966	458	270.4	107.6	532	\$6.9	\$32.3	\$90,573	2.5	43.0	638.9	4.7
2019	268,151	503	273.7	108.0	536	\$7.1	\$33.5	\$91,231	2.5	42.1	651.5	4.7
2020	269,116	291	276.9	108.4	553	\$7.3	\$34.6	\$91,791	2.5	41.2	667.8	4.7
2021	270,014	235	280.0	108.8	556	\$7.5	\$35.9	\$92,523	2.4	40.7	681.0	4.7
2022	270,858	193	282.9	109.3	555	\$7.8	\$37.2	\$93,371	2.5	39.9	689.7	4.7
2023	271,647	154	285.4	109.7	561	\$8.0	\$38.6	\$94,264	2.5	39.5	699.2	4.7
2024	272,485	223	287.6	110.2	559	\$8.3	\$40.0	\$95,132	2.3	38.8	708.8	4.7
2025	273,302	222	289.6	110.6	568	\$8.5	\$41.4	\$95,962	2.4	38.0	716.1	4.7
2026	273,995	121	291.2	111.1	580	\$8.8	\$43.0	\$96,959	2.4	37.2	723.0	4.6
2027	274,641	101	292.4	111.5	593	\$9.1	\$44.5	\$97,849	2.5	36.5	728.5	4.7
2028	275,269	113	293.3	112.0	604	\$9.4	\$46.3	\$98,852	2.7	36.0	737.5	4.6
2029	275,866	112	293.9	112.5	599	\$9.7	\$48.1	\$99,889	2.7	35.2	748.9	4.6
2030	276,451	130	294.3	112.9	591	\$10.1	\$50.0	\$100,973	2.6	34.5	759.0	4.6



# Marin County Employment Forecast

## 1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	104.3	0.51	5.6	4.7	1.3	18.1	10.0	15.9	4.7	13.7	11.1	14.0
1998	106.7	0.45	6.3	4.7	1.5	17.6	9.5	17.2	5.5	14.0	11.1	14.2
1999	110.8	0.48	7.1	4.3	1.4	18.7	9.6	18.7	4.9	14.6	11.6	14.7
2000	111.7	0.46	7.9	3.9	1.4	18.4	9.7	19.3	4.6	14.6	12.2	14.8
2001	113.9	0.47	8.2	3.5	1.6	18.7	9.9	18.5	4.1	15.0	12.6	16.6
2002	111.7	0.49	8.5	3.4	1.5	18.8	9.7	17.5	3.7	15.6	12.8	15.1
2003	111.0	0.59	8.4	3.1	1.4	19.0	9.7	17.7	3.3	15.7	12.7	14.8
2004	109.7	0.72	8.6	2.6	1.3	17.8	9.4	18.6	3.3	15.5	12.7	14.4
2005	109.2	0.60	8.8	2.5	1.4	17.6	9.3	18.4	3.0	15.8	12.6	14.7
2006	111.6	0.61	9.1	2.6	1.4	17.6	9.4	19.2	2.8	16.2	13.1	15.0
2007	112.8	0.62	8.9	2.6	1.4	17.7	9.5	19.7	2.8	16.5	13.3	15.0
2008	113.3	0.62	8.4	2.7	1.4	17.9	9.5	20.0	2.8	16.8	13.4	15.0
2009	114.6	0.62	8.6	2.7	1.4	18.0	9.6	20.5	2.9	17.0	13.5	15.0
2010	116.1	0.62	8.8	2.6	1.4	18.2	9.6	21.2	3.0	17.2	13.6	15.0
2011	117.7	0.62	8.8	2.6	1.4	18.3	9.7	22.0	3.1	17.4	13.7	15.0
2012	119.1	0.62	8.9	2.6	1.5	18.5	9.8	22.7	3.2	17.6	13.7	15.0
2013	120.4	0.62	8.9	2.6	1.5	18.6	9.8	23.4	3.3	17.9	13.8	15.0
2014	121.5	0.62	9.0	2.6	1.5	18.7	9.9	23.9	3.4	18.1	13.9	14.9
2015	122.5	0.62	9.1	2.5	1.5	18.9	10.0	24.3	3.4	18.3	14.0	14.8
2016	123.4	0.62	9.2	2.5	1.5	19.0	10.1	24.6	3.5	18.5	14.0	14.8
2017	124.1	0.62	9.3	2.4	1.5	19.1	10.1	24.9	3.5	18.7	14.1	14.7
2018	124.9	0.62	9.4	2.3	1.5	19.2	10.2	25.1	3.6	18.8	14.2	14.6
2019	125.6	0.62	9.5	2.3	1.5	19.2	10.3	25.4	3.7	19.0	14.3	14.5
2020	126.1	0.62	9.5	2.3	1.5	19.3	10.3	25.6	3.7	19.1	14.3	14.3
2021	126.6	0.62	9.5	2.3	1.5	19.4	10.4	25.9	3.7	19.2	14.3	14.2
2022	127.1	0.62	9.5	2.3	1.6	19.5	10.5	26.1	3.7	19.2	14.4	14.1
2023	127.6	0.62	9.5	2.2	1.6	19.6	10.6	26.3	3.7	19.3	14.4	14.1
2024	128.2	0.62	9.6	2.2	1.6	19.6	10.6	26.6	3.7	19.4	14.4	14.0
2025	128.8	0.62	9.7	2.2	1.6	19.7	10.7	26.8	3.7	19.5	14.5	14.0
2026	129.6	0.62	9.8	2.2	1.6	19.8	10.8	27.0	3.8	19.6	14.5	14.0
2027	130.4	0.62	10.0	2.2	1.6	19.9	10.9	27.3	3.9	19.7	14.5	14.0
2028	131.3	0.62	10.2	2.1	1.6	20.0	10.9	27.5	4.0	19.7	14.6	14.1
2029	132.1	0.62	10.3	2.1	1.7	20.1	11.0	27.7	4.0	19.8	14.6	14.2
2030	132.9	0.62	10.5	2.1	1.7	20.2	11.1	27.9	4.1	19.9	14.6	14.2

