

**Table 1. Labor Force and Employment in the San Luis Obispo HMA,\* 2000 to Current**

|                                  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  | 2009  | 2010  | 2011  | 2012  | 2013  | 2014  | 12 Months Ending |             |
|----------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|------------------|-------------|
|                                  |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       | August 2014      | August 2015 |
| Labor force                      | 122.6 | 126.1 | 128.4 | 127.9 | 129.6 | 131.5 | 132.4 | 134.0 | 136.4 | 136.4 | 133.8 | 134.5 | 137.7 | 138.0 | 139.9 | 139.1            | 141.0       |
| Resident employment              | 117.6 | 121.0 | 122.4 | 121.9 | 123.7 | 125.9 | 127.2 | 128.3 | 128.5 | 124.4 | 120.3 | 121.7 | 126.4 | 128.6 | 132.0 | 130.9            | 134.1       |
| Unemployment                     | 5.0   | 5.1   | 5.9   | 6.0   | 5.9   | 5.6   | 5.2   | 5.8   | 7.9   | 12.0  | 13.4  | 12.8  | 11.3  | 9.4   | 7.8   | 8.3              | 6.9         |
| Unemployment rate (%)            | 4.0   | 4.0   | 4.6   | 4.7   | 4.6   | 4.3   | 3.9   | 4.3   | 5.8   | 8.8   | 10.0  | 9.5   | 8.2   | 6.8   | 5.6   | 5.9              | 4.9         |
| Total nonfarm payroll jobs       | 94.4  | 97.6  | 98.7  | 98.5  | 99.5  | 101.7 | 103.7 | 104.5 | 103.7 | 98.4  | 97.3  | 98.3  | 102.3 | 106.2 | 110.0 | 108.9            | 112.1       |
| Goods-producing sectors          | 13.5  | 14.0  | 13.7  | 13.4  | 13.6  | 14.3  | 14.5  | 13.7  | 12.8  | 11.0  | 10.7  | 11.2  | 11.9  | 12.6  | 13.3  | 13.0             | 13.8        |
| Mining, logging, & construction  | 6.1   | 6.7   | 6.8   | 6.9   | 7.2   | 7.8   | 8.2   | 7.6   | 6.6   | 5.3   | 4.9   | 5.1   | 5.5   | 6.1   | 6.5   | 6.4              | 6.8         |
| Manufacturing                    | 7.4   | 7.4   | 6.9   | 6.5   | 6.4   | 6.4   | 6.3   | 6.1   | 6.2   | 5.7   | 5.9   | 6.0   | 6.4   | 6.5   | 6.8   | 6.7              | 6.9         |
| Service-providing sectors        | 81.0  | 83.6  | 85.0  | 85.1  | 85.9  | 87.4  | 89.2  | 90.8  | 90.9  | 87.5  | 86.6  | 87.1  | 90.4  | 93.6  | 96.7  | 95.9             | 98.4        |
| Trade                            | 15.0  | 15.6  | 15.6  | 15.5  | 16.0  | 16.4  | 16.9  | 16.9  | 16.4  | 15.3  | 15.6  | 15.9  | 16.3  | 16.4  | 16.5  | 16.5             | 16.6        |
| Wholesale trade                  | 2.4   | 2.5   | 2.3   | 2.2   | 2.5   | 2.5   | 2.6   | 2.7   | 2.6   | 2.4   | 2.6   | 2.6   | 2.6   | 2.6   | 2.8   | 2.8              | 3.0         |
| Retail trade                     | 12.6  | 13.1  | 13.3  | 13.3  | 13.5  | 13.9  | 14.3  | 14.2  | 13.8  | 12.9  | 13.0  | 13.3  | 13.7  | 13.8  | 13.7  | 13.8             | 13.6        |
| Transportation & utilities       | 3.2   | 3.2   | 3.3   | 3.5   | 3.7   | 3.6   | 3.8   | 4.1   | 3.9   | 3.6   | 3.6   | 3.5   | 3.8   | 4.0   | 4.1   | 4.0              | 4.4         |
| Information                      | 1.8   | 1.8   | 1.5   | 1.4   | 1.5   | 1.6   | 1.5   | 1.4   | 1.4   | 1.2   | 1.2   | 1.1   | 1.2   | 1.4   | 1.4   | 1.4              | 1.4         |
| Financial activities             | 3.7   | 3.8   | 4.3   | 4.4   | 4.7   | 4.8   | 4.9   | 4.6   | 4.2   | 4.0   | 3.9   | 4.0   | 4.1   | 4.1   | 4.1   | 4.1              | 4.0         |
| Professional & business services | 8.8   | 9.0   | 8.9   | 8.5   | 8.8   | 8.9   | 9.5   | 9.8   | 9.7   | 9.3   | 9.8   | 10.3  | 11.2  | 11.7  | 12.0  | 11.8             | 12.2        |
| Education & health services      | 8.9   | 9.9   | 10.3  | 10.7  | 10.9  | 11.2  | 11.2  | 11.5  | 12.1  | 12.1  | 12.3  | 12.3  | 12.7  | 13.5  | 14.4  | 14.1             | 15.1        |
| Leisure & hospitality            | 13.0  | 13.2  | 13.8  | 14.3  | 14.4  | 14.9  | 15.0  | 15.7  | 15.4  | 15.0  | 14.8  | 14.9  | 15.7  | 16.2  | 16.8  | 16.6             | 17.0        |
| Other services                   | 4.3   | 4.4   | 4.4   | 4.3   | 4.1   | 4.3   | 4.3   | 4.5   | 4.5   | 4.6   | 4.6   | 4.5   | 4.7   | 4.8   | 5.2   | 5.1              | 5.5         |
| Government                       | 22.4  | 22.8  | 23.0  | 22.4  | 22.0  | 21.8  | 22.2  | 22.3  | 23.3  | 22.3  | 20.9  | 20.6  | 20.7  | 21.5  | 22.3  | 22.3             | 22.2        |
| Federal                          | 0.8   | 0.7   | 0.7   | 0.7   | 0.6   | 0.6   | 0.6   | 0.7   | 0.7   | 0.6   | 0.7   | 0.6   | 0.6   | 0.6   | 0.5   | 0.6              | 0.5         |
| State                            | 9.2   | 9.4   | 9.5   | 9.6   | 9.3   | 9.3   | 9.3   | 9.4   | 9.7   | 9.8   | 9.6   | 9.7   | 9.6   | 9.5   | 9.9   | 9.8              | 10.1        |
| Local                            | 12.5  | 12.7  | 12.8  | 12.2  | 12.0  | 11.9  | 12.3  | 12.2  | 13.0  | 11.8  | 10.6  | 10.3  | 10.6  | 11.4  | 11.9  | 12.0             | 11.7        |

\* San Luis Obispo-Paso Robles-Arroyo Grande HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through August 2015.

Source: U.S. Bureau of Labor Statistics

**Table 2.** Population and Household Trends in the San Luis Obispo HMA,\* 2000 to Forecast

|                      | 2000    | 2010    | Current | Forecast | Average Annual Change |          |                 |          |                     |          |
|----------------------|---------|---------|---------|----------|-----------------------|----------|-----------------|----------|---------------------|----------|
|                      |         |         |         |          | 2000 to 2010          |          | 2010 to Current |          | Current to Forecast |          |
|                      |         |         |         |          | Number                | Rate (%) | Number          | Rate (%) | Number              | Rate (%) |
| Population           |         |         |         |          |                       |          |                 |          |                     |          |
| San Luis Obispo HMA* | 246,681 | 269,637 | 275,400 | 280,400  | 2,300                 | 0.9      | 1,075           | 0.4      | 1,675               | 0.6      |
| Households           |         |         |         |          |                       |          |                 |          |                     |          |
| San Luis Obispo HMA* | 92,739  | 102,016 | 106,600 | 109,200  | 930                   | 1.0      | 850             | 0.8      | 870                 | 0.8      |

\* San Luis Obispo-Paso Robles-Arroyo Grande HMA.

Notes: Rates of change are calculated on a compound basis. The current date is September 1, 2015. The forecast date is September 1, 2018.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

**Table 3. Housing Inventory, Tenure, and Vacancy in the San Luis Obispo HMA,\* 2000, 2010, and Current**

|                         | San Luis Obispo HMA* |         |         |
|-------------------------|----------------------|---------|---------|
|                         | 2000                 | 2010    | Current |
| Total housing inventory | 102,275              | 117,315 | 119,900 |
| Occupied units          | 92,739               | 102,016 | 106,600 |
| Owner-occupied          | 57,001               | 60,920  | 60,550  |
| %                       | 61.5                 | 59.7    | 56.8    |
| Renter-occupied         | 35,738               | 41,096  | 46,050  |
| %                       | 38.5                 | 40.3    | 43.2    |
| Vacant units            | 9,536                | 15,299  | 13,300  |
| Available units         | 1,802                | 3,711   | 2,775   |
| For sale                | 619                  | 1,318   | 610     |
| Rate (%)                | 1.1                  | 2.1     | 1.0     |
| For rent                | 1,183                | 2,393   | 2,175   |
| Rate (%)                | 3.2                  | 5.5     | 4.5     |
| Other vacant            | 7,734                | 11,588  | 10,500  |

\* San Luis Obispo-Paso Robles-Arroyo Grande HMA.

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2015.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

**Table 4.** Residential Building Permit Activity in the San Luis Obispo HMA,\* 2000 to Current

| Type of Building Permit | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 12 Months Ending |             |
|-------------------------|-------|-------|-------|-------|-------|-------|-------|-------|------|------|------|------|------|------|------|------------------|-------------|
|                         |       |       |       |       |       |       |       |       |      |      |      |      |      |      |      | August 2014      | August 2015 |
| San Luis Obispo HMA*    |       |       |       |       |       |       |       |       |      |      |      |      |      |      |      |                  |             |
| Total                   | 1,701 | 1,943 | 1,993 | 2,260 | 2,450 | 2,316 | 1,764 | 1,266 | 712  | 404  | 468  | 423  | 417  | 702  | 983  | 890              | 940         |
| Single-family           | 1,541 | 1,709 | 1,690 | 1,983 | 2,043 | 1,875 | 1,388 | 919   | 518  | 321  | 308  | 266  | 335  | 495  | 812  | 710              | 810         |
| Multifamily             | 160   | 234   | 303   | 277   | 407   | 441   | 376   | 347   | 194  | 83   | 160  | 157  | 82   | 207  | 171  | 180              | 130         |

\* San Luis Obispo-Paso Robles-Arroyo Grande HMA.  
Notes: Numbers may not add to totals because of rounding. Current includes data through August 2015.  
Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

**Table 5.** Median Income in the San Luis Obispo HMA,\* 1999, 2009, and 2014

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1999               | 2009   | 2014   | 1999 to 2009              | 2009 to 2014 |
| Median Family Income    | 48,000             | 70,800 | 77,000 | 4.0                       | 1.7          |
| Median household income | 42,200             | 56,661 | 63,474 | 3.0                       | 2.3          |

\* San Luis Obispo-Paso Robles-Arroyo Grande HMA.  
Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data