



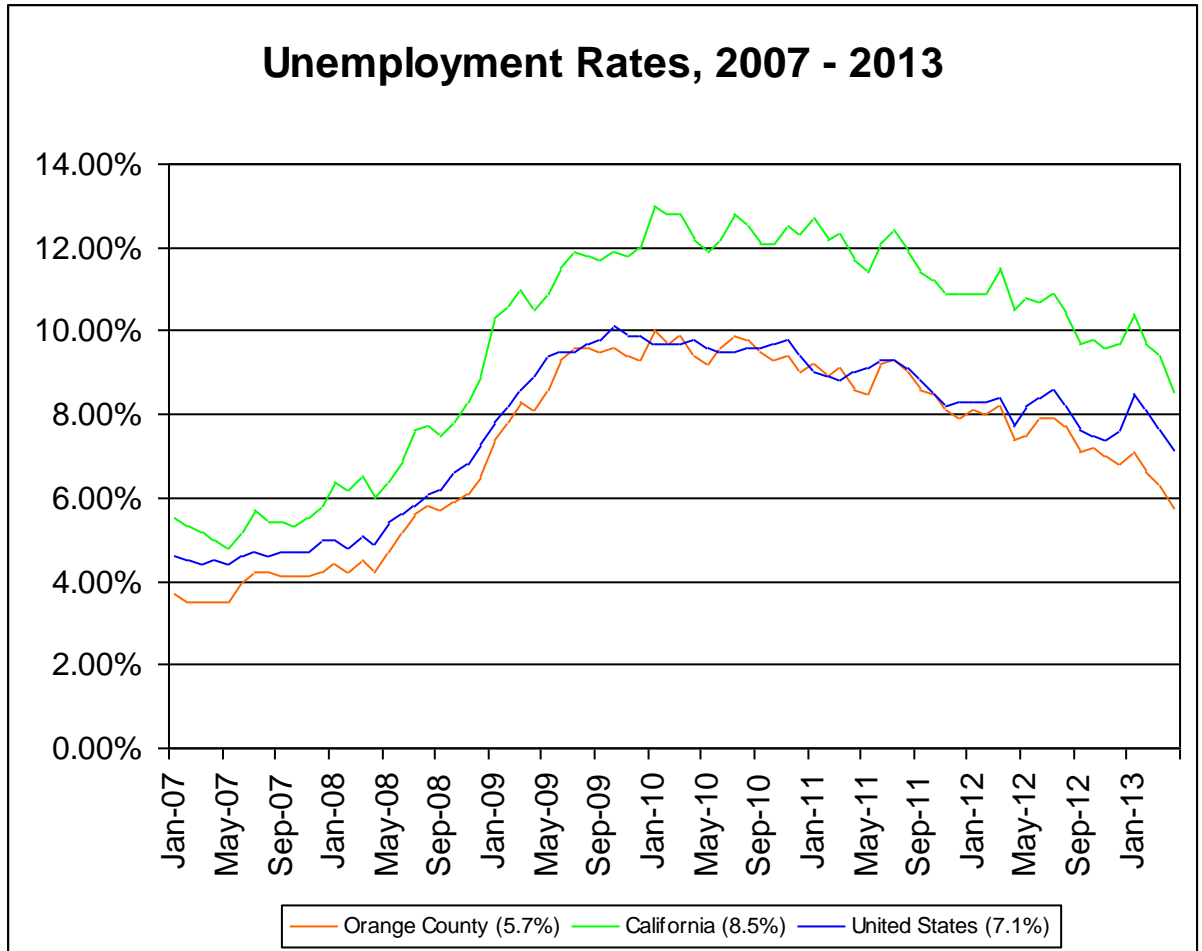
## Population & Employment

- Continuing its rapid descent, the unemployment rate in Orange County dropped to 5.7% in April 2013, 0.6 percentage points less than the previous month – this resulted in a year-over-year decline of 1.7%. Orange County's unemployment rate is the lowest it has been since September 2008. This compares with an unadjusted unemployment rate of 8.5% for California and 7.1% for the nation during the same period. Unemployment across state, county, and national measures has steadily decreased from January 2013, with California's state-level unemployment featuring the biggest decline – nearly 2% less for April than state-level unemployment for January.
- The California Employment Indicator Index further declined from a revised 113.7 in the first quarter of 2013 to 112.8 in the second quarter of 2013. Although job growth is still considered positive with an index above 100, the pace of job creation will not differ drastically from the previous quarter.
- Orange County industry employment is trending positive across the majority of industries. Nearly every industry saw month-over-month increases from March 2013 through April 2013, with the greatest gains in Leisure & Hospitality (3,100 jobs), Construction (900 jobs) and Financial Activities (900 jobs). The largest decline came from Professional & Business Services, which saw a month-over-month decline of 2,900 jobs from March to April.
- Relative population growth for California has increased to a 12-year high, with over 12% growth relative to population in 2000. Orange County's relative population growth increased to 8.6% for 2012, compared to 7.4% for 2011 relative to the base year 2000.



### Unemployment Rate

This indicator measures the unemployment rate for Orange County, California and the United States from January 2007 onward.

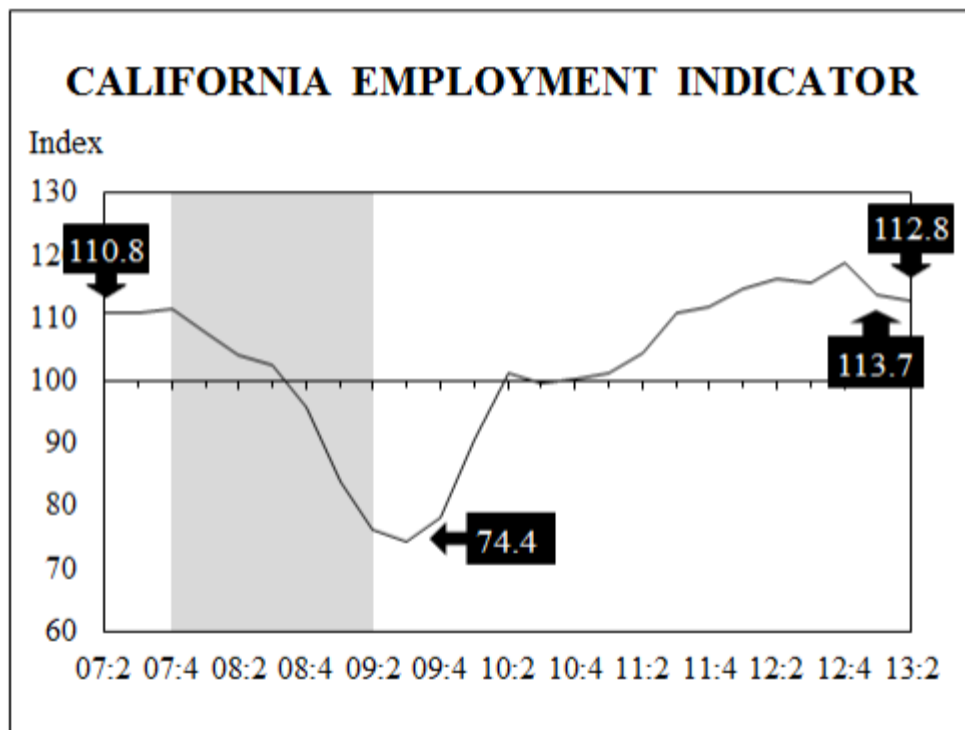


Sources: California Employment Development Department; U.S. Bureau of Labor Statistics



### California Employment Indicator Index

This indicator measures Chapman University's Employment Index Indicator Index. This indicator is comprised of variables found to have a significant influence on California's payroll employment growth. These variables include movements in the lagged values of real GDP, real exports, the S&P 500 and the State's total construction spending. A weighted average of changes in these variables, based on their relative importance in explaining State employment growth, is used in constructing the index.

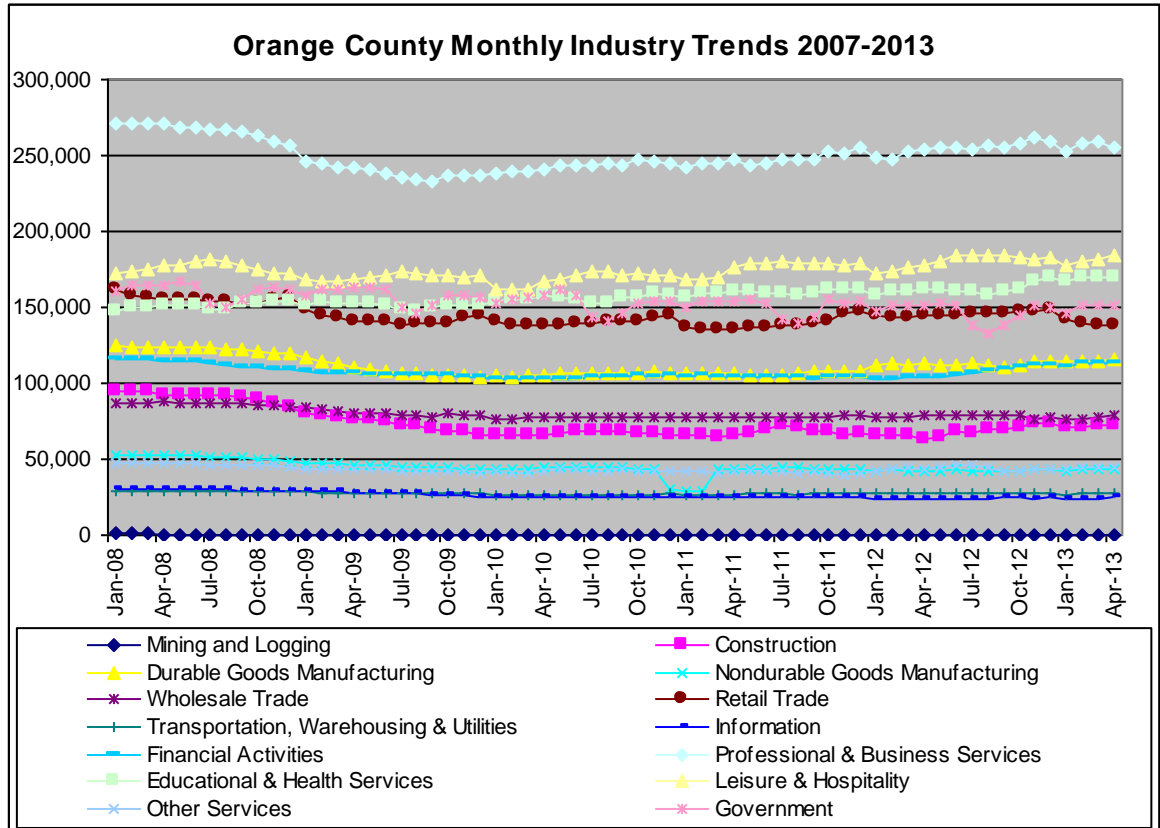


Source: Chapman University



## Orange County Industry Trends by Month

This Orange County Industry Trends indicator measures monthly changes for specific industries, showing immediate and recent trends in employment by industry for Orange County.

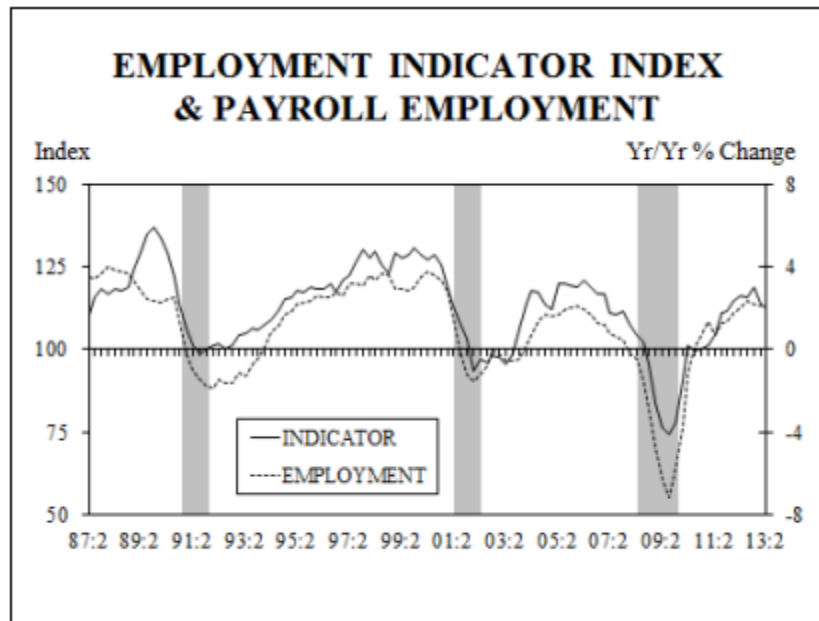


Source: California Employment Development Department



### California Employment Indicator Index and Payroll Employment

Created by Chapman University, this indicator shows the Employment Indicator Index's relationship with payroll employment as a year over year percentage change. Understanding how the Employment Indicator Index is related to year over year payroll employment change demonstrates how adjustments in the Employment Indicator Index predict upcoming trends in payroll employment.

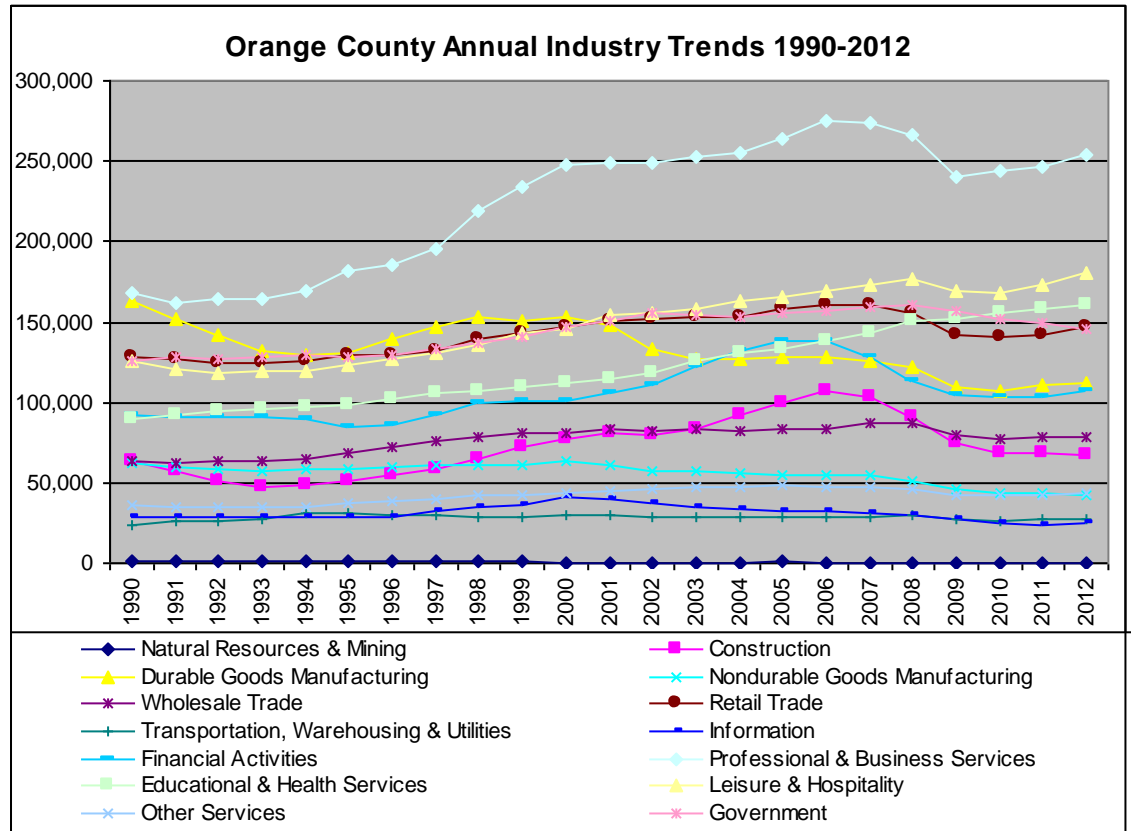


Source: Chapman University



## Orange County Annual Industry Trends

This Orange County Industry Trends indicator measures annual changes for industries, showing the big-picture trends in employment by industry for Orange County.



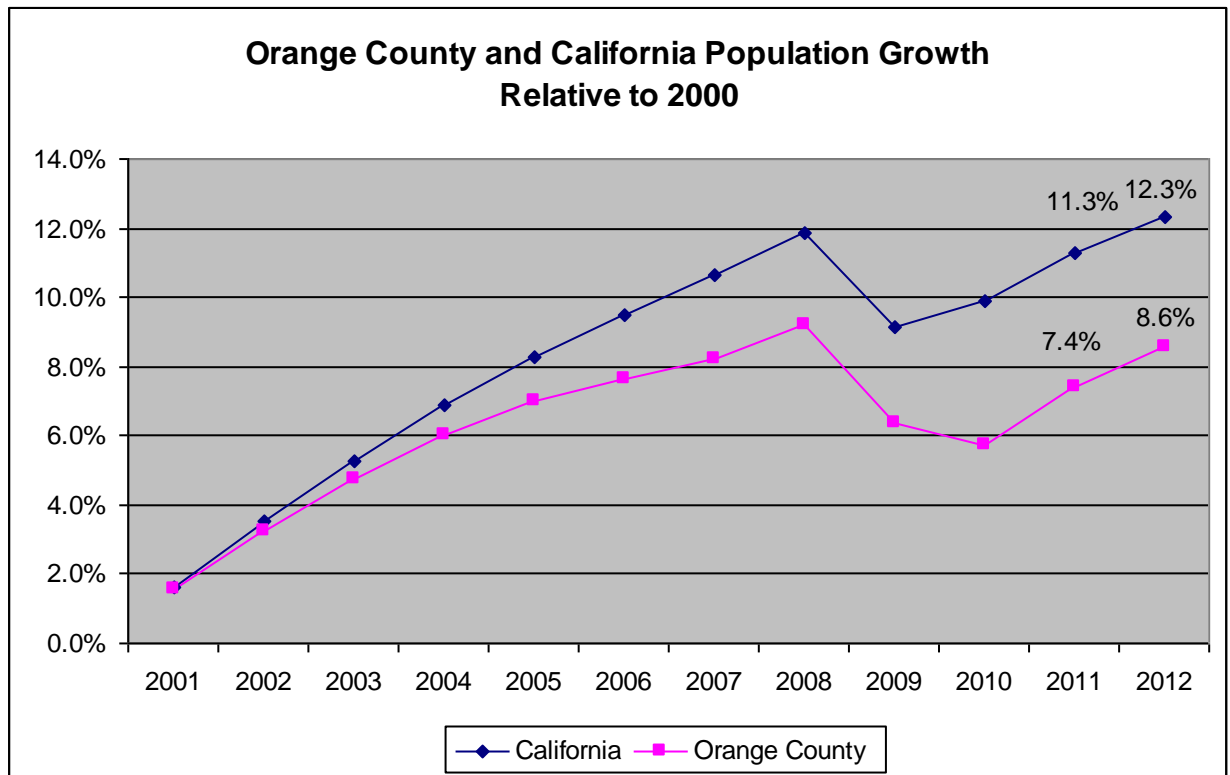
Source: California Employment Development Department



### Orange County Population Trends

This indicator measures current population growth relative to Orange County and California by year. Orange County tends to show slower population growth rates than the State as a whole.

	1990	2000	2012
<b>California</b>	29,760,021	33,998,767	38,041,430
<b>Orange County</b>	2,410,668	2,856,918	3,090,132

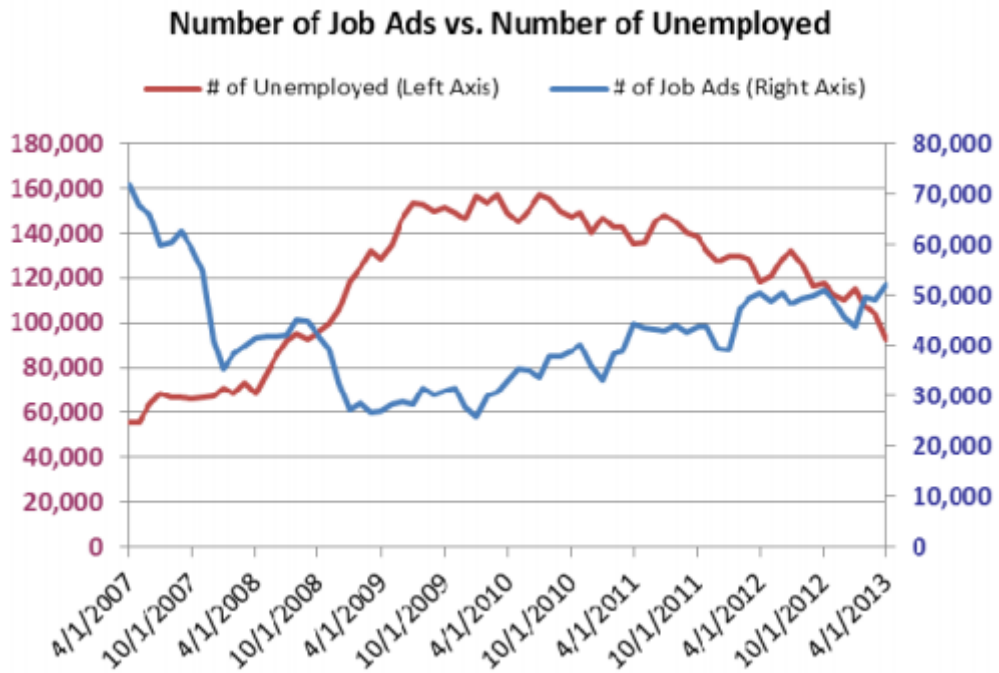


Source: U.S. Census Bureau



### Online Help-Wanted Ads Posted by Employers

This measures the number of Help-Wanted advertisements posted online by Orange County employers, measured by the Employment Development Department.



Source: California Employment Development Department





## Economic Development

- The Business Expectation Indicator (OCBX) made large gains in Q1 and Q2 of 2012 resulting in a gain of nearly 45 index points from Q4 2011 to Q2 2012. Currently, the indicator has returned to more conservative levels, rating at 70.5 for Q4 2012.
- California's Consumer Sentiment Index experienced consistent increases since the recession before experiencing drops in Q3 and Q4 of 2011. For Q1 2013, consumer sentiment has surpassed 2007 levels for the first time since the recession. The index is at 100.4, well above indexes of previous quarters. The Current vs. Future Sentiment Index declined slightly comparing Q3 2012 to Q4 2012, but has leaped to new highs for Q1 2013, where current sentiment weighed in at 93.4, and future sentiment reached 108.9.
- John Wayne Airport air travel declined in late 2008 due to cutbacks in personal travel. Since 2008, air travel has remained seasonally consistent in its peaks and troughs. Overall passenger activity at peak season improved in summer 2012, and 2013 thus far has had consistently higher passenger rates than each comparable month in 2012. March 2013 totaled 771,554 domestic passengers, a nearly 45,000 passenger increase versus March 2012.
- The Ports of Long Beach and Los Angeles have both seen consistent growth over 2012, steadily nearing 2010 levels of port activity. Though 2012's momentum has been positive for port activity, March 2013 showed a major drop in port activity. Both ports appear to have returned to their current numerical trends for April 2013, with increased inbound shipments contributing to stabilization.
- The number of businesses sold in Orange County historically spikes in March each year before declining in April. 2013 is no different, with total business sales in Orange County falling from 177 in March 2013 to 118 in April 2013. While March 2013 featured more sales than March 2012, April 2013 features less sales compared to the previous year.

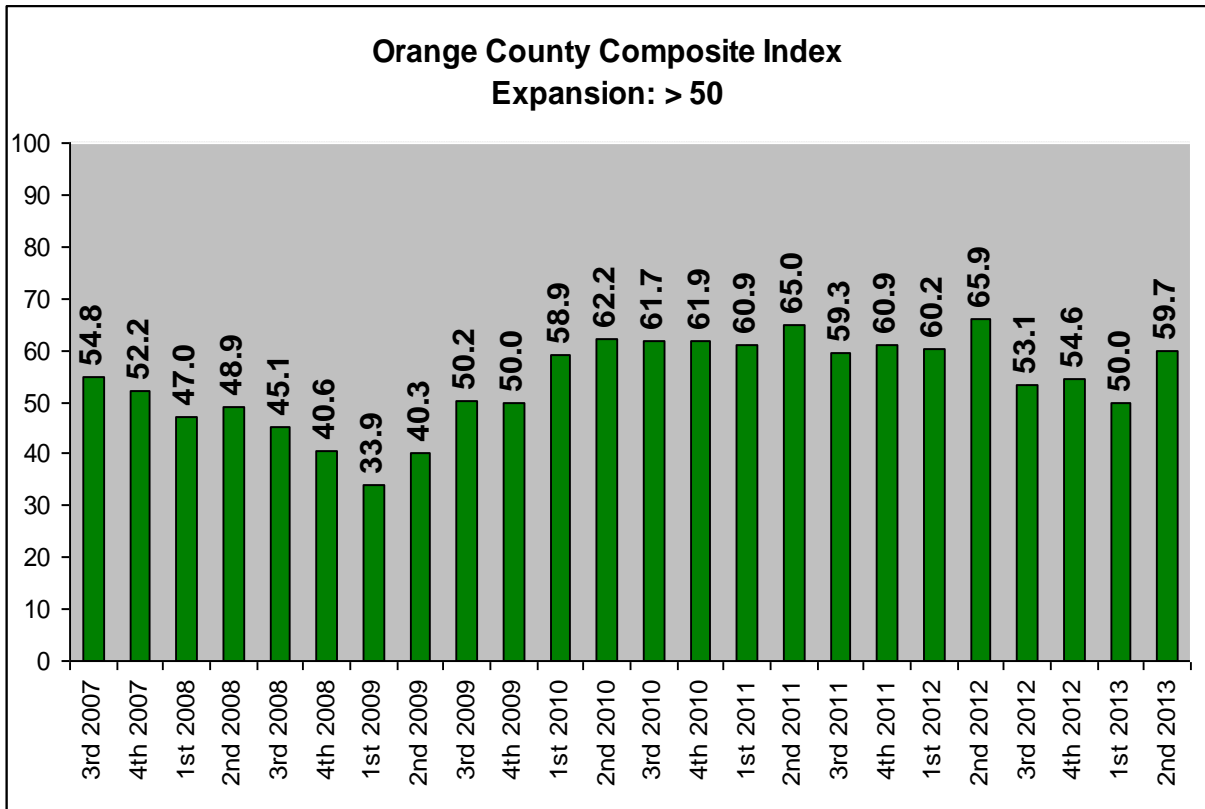


- Although new car and truck registrations fluxuated throughout 2011 and 2012, 2013 is shaping up to be a vast improvement, with both vehicle registration categories surpassing even 2008 levels. New registrations for March 2013 totaled 9,757 cars and 5,692 trucks, both the highest level of registrations for the year to date.
- Bankruptcies in Orange County have been increasing to the highest level since the artificial jump before bankruptcy law changes in 2005; however they are slowly decreasing since their six year high in March 2011. Bankruptcy filing rates have remained steady over the past three months, with 1,048 cases filed in March 2013.
- Office and industrial space vacancy rates have gradually decreased overall, and currently reside at two-year lows for Q1 2013. As the business climate improves and construction begins anew, vacancy is forecasted to continue its decrease.
- Office Asking Rental Rates have continually decreased for Orange County and has remained flat from Q3 2012 to Q1 2013. Industrial Asking Rental Rates have jumped slightly in the beginning of 2011 and have since shot steadily upward from Q2 2012 to Q1 2013.



### Orange County Composite Index

The Orange County Composite Index is a measure of the results of surveys of conditions for manufacturing in Orange County according to Purchasing Managers. A value of 50 for the Composite Index shows a general expansion of the manufacturing economy of the County, and a value below 50 shows a decline.

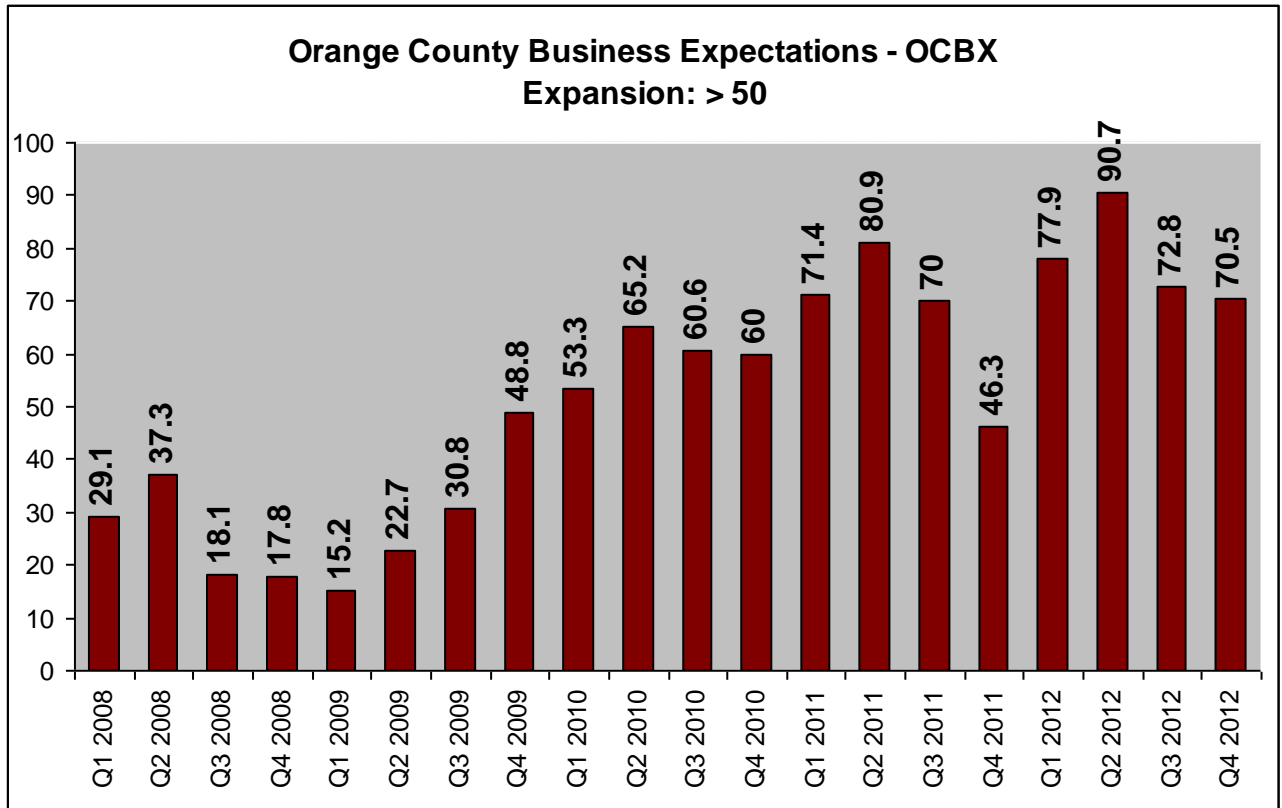


Source: Chapman University



### Orange County Business Expectations Survey

The Orange County Business Expectations Survey (OCBX Index) is a measure of future business expectations by Orange County firms at the time of the survey. A value of 50 for the Composite Index shows a general expansion of the County's ability to grow, and a value below 50 shows a decline.

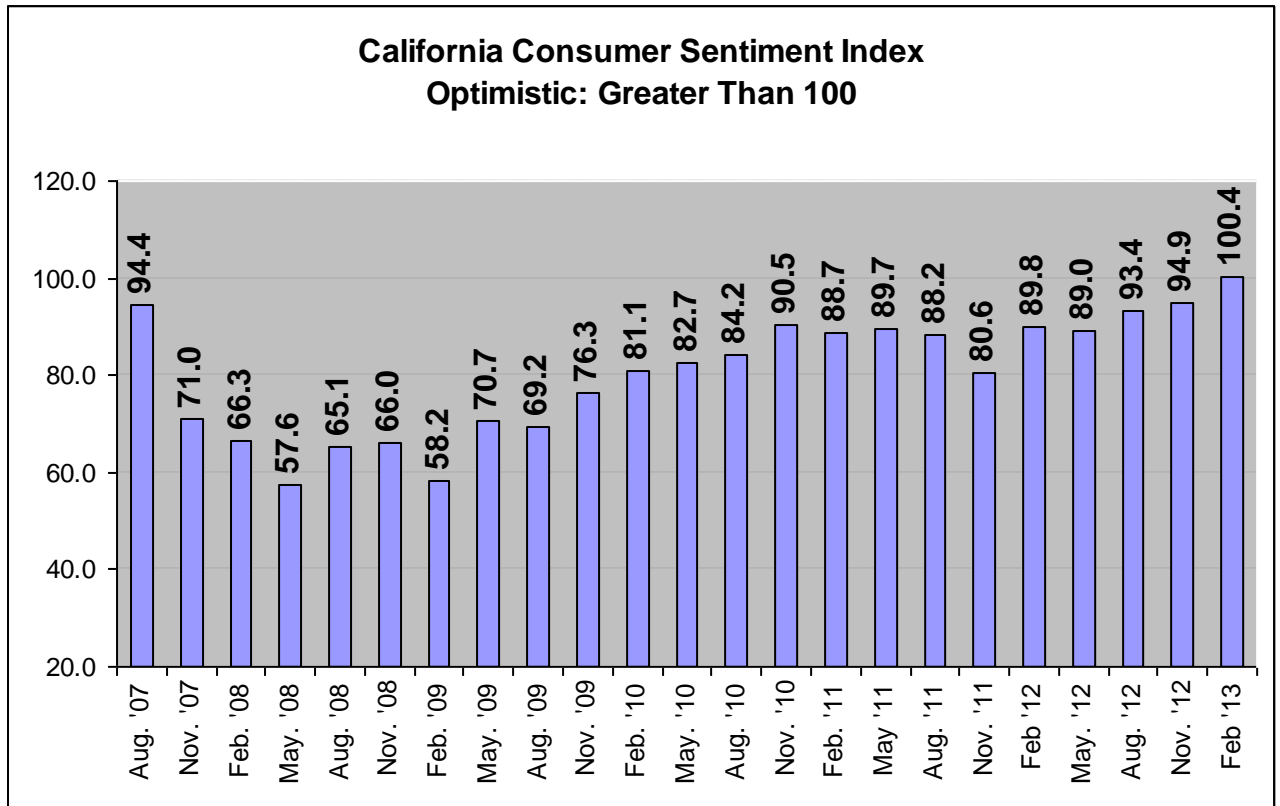


Source: California State University, Fullerton



### California Consumer Sentiment

This indicator measures consumer sentiment for residents of California; indicators below 100 indicates a larger percentage of pessimistic residents compared to optimistic residents. The California Composite Index is generated based on indices including consumers' outlook on current and future economic conditions, and an index measuring consumers' spending plans.



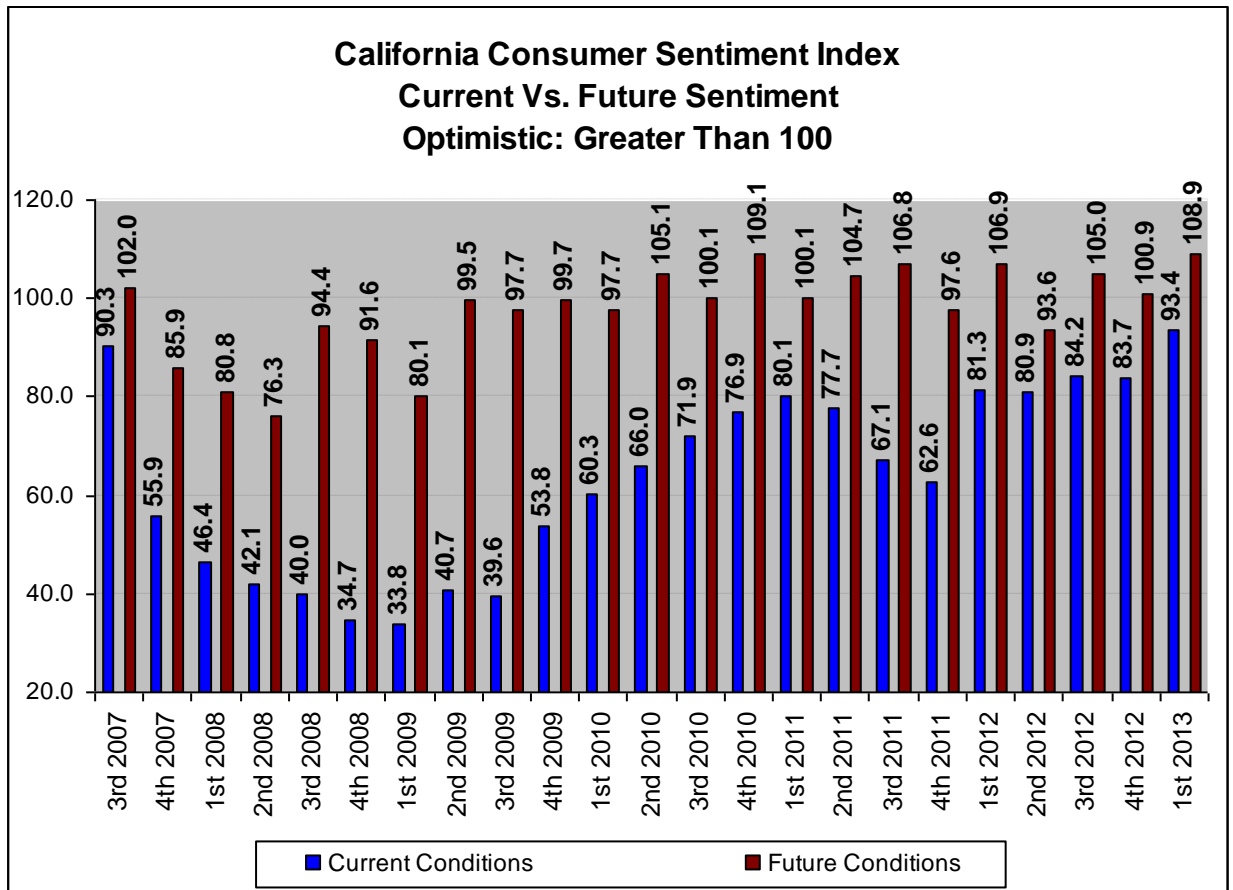
Source: Chapman University

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### California Consumer Sentiment Regarding Current and Future Conditions

This indicator measures consumer sentiment for residents of California. The California Index measures consumers' outlook on current and future economic conditions. Again, an index below 100 indicates a larger percentage of pessimistic consumers compared to optimistic consumers.

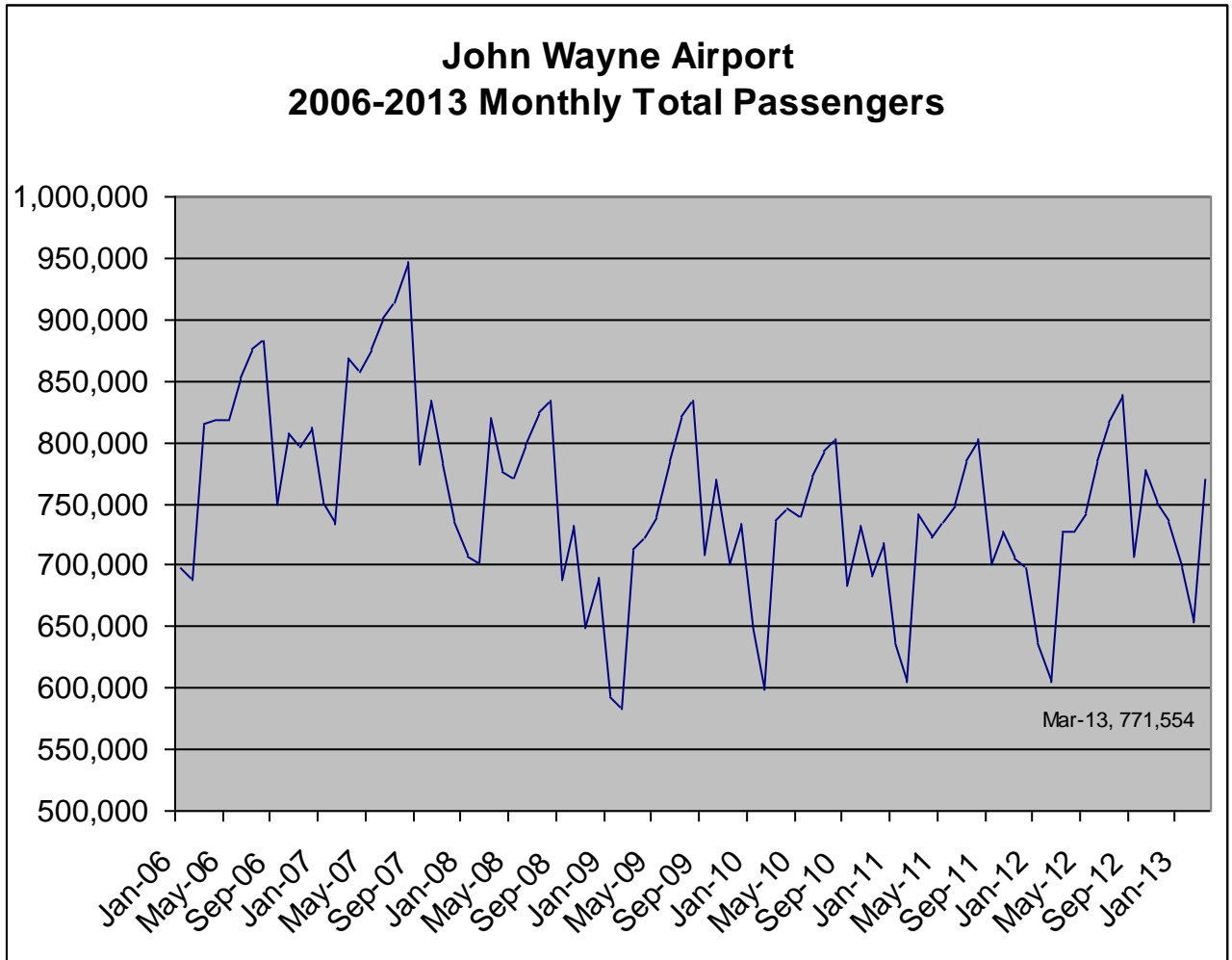


Source: Chapman University



### John Wayne Airport Monthly Passenger Count

This indicator shows the total number of monthly passengers boarding at John Wayne Airport by month from 2006 to 2013.

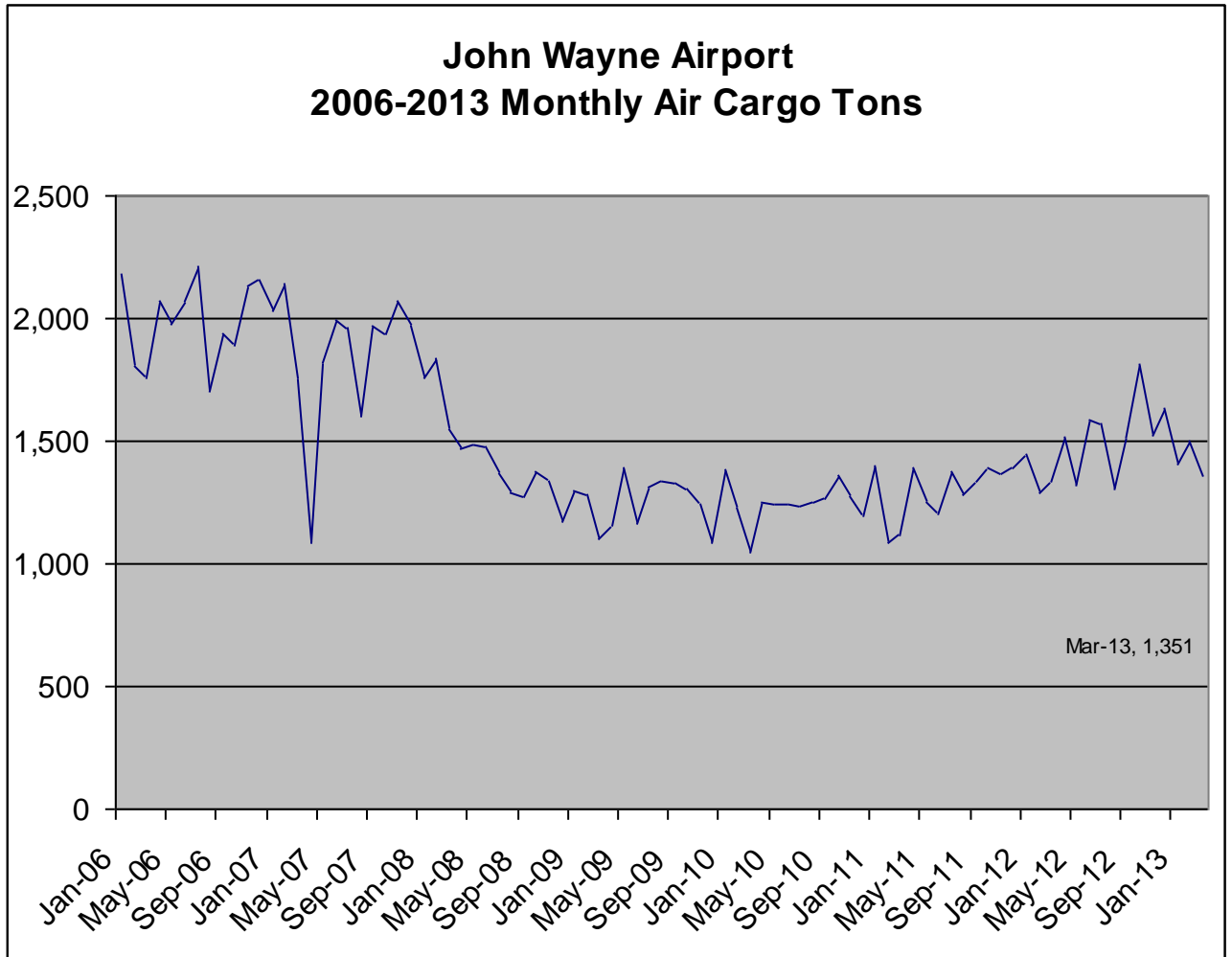


Source: John Wayne Airport



### John Wayne Airport Monthly Air Cargo

This indicator shows the total monthly tonnage of air cargo transported through John Wayne Airport from 2006 to 2013.



Source: John Wayne Airport

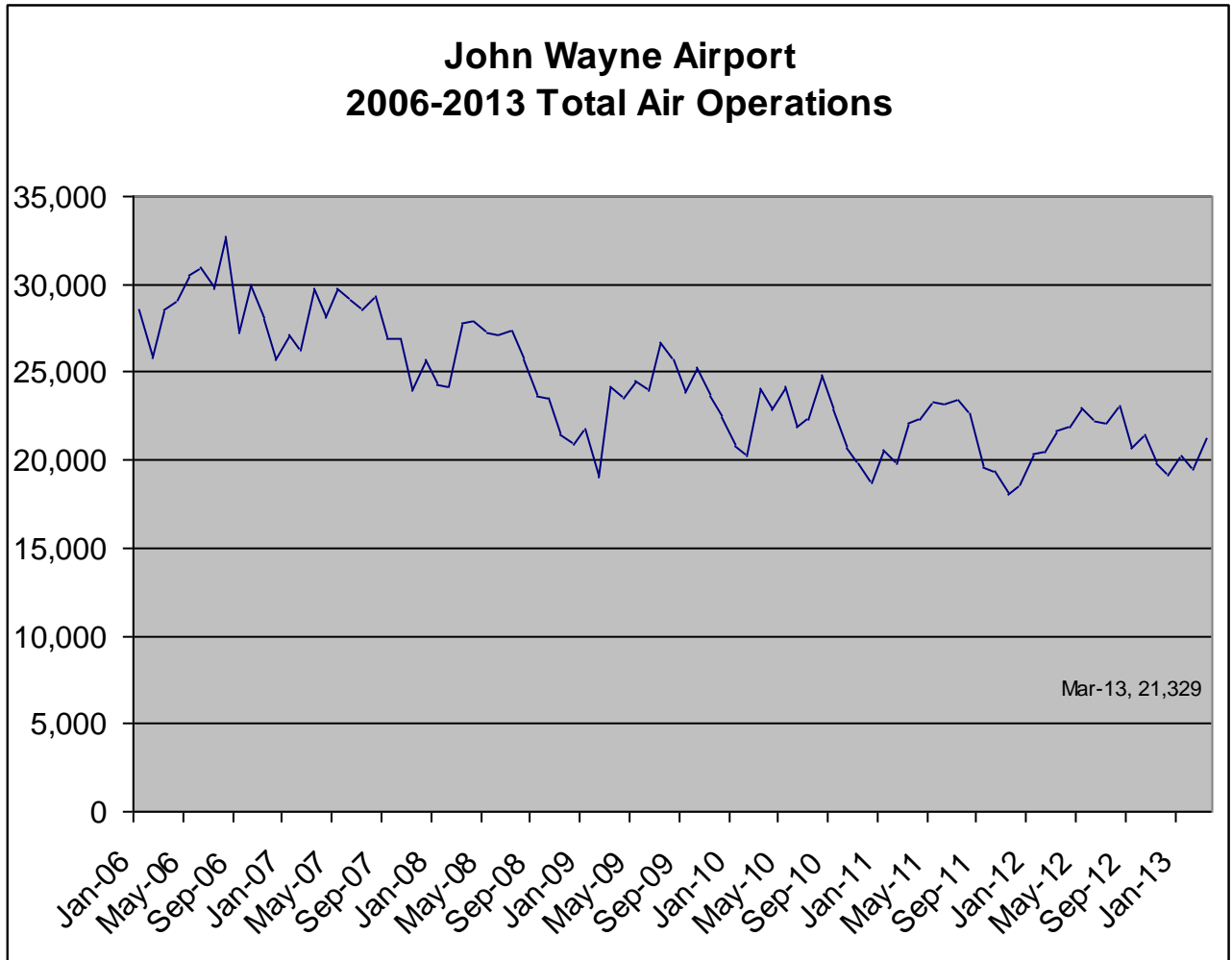
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### John Wayne Airport Air Operations

This indicator shows the total number of tower operations (take-offs and landings) at John Wayne Airport by month.

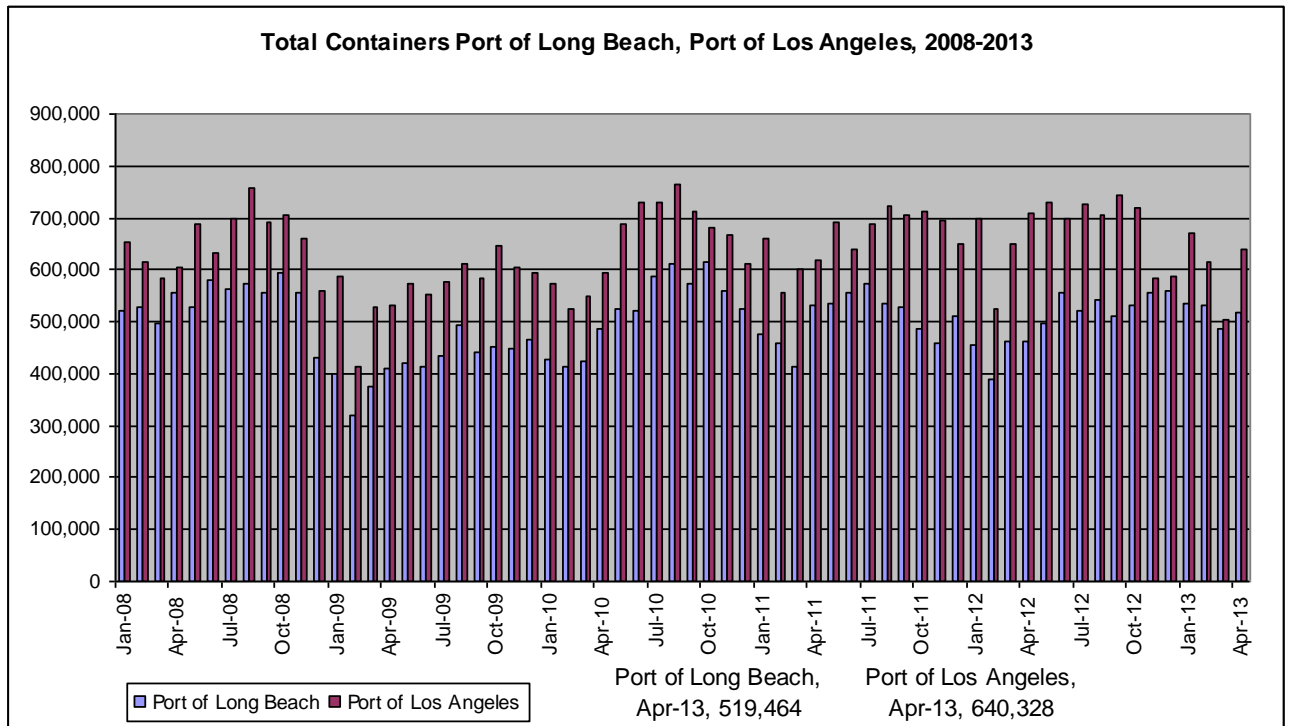


Source: John Wayne Airport



### Total Containers at the Ports of Long Beach and Los Angeles 2007-2013

This indicator shows the total number of TEUs (20-foot-equivalent unit or 20-foot-long cargo container) loaded inbound, loaded outbound and current empty containers at the Ports of Long Beach and Los Angeles.

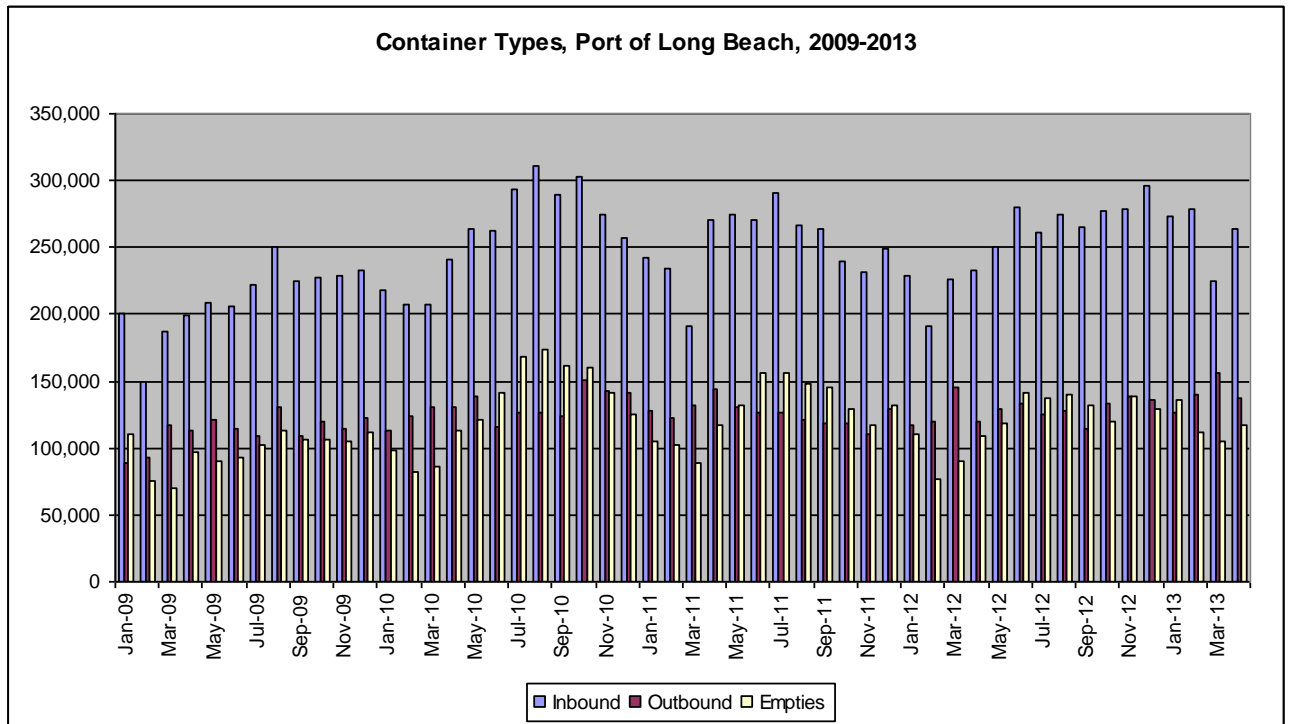


Source: Port of Long Beach, Port of Los Angeles



### Port of Long Beach by Type of Container

This indicator shows the total number of TEUs (20-foot-equivalent unit or 20-foot-long cargo container) itemized by inbound, outbound and empty containers at the Port of Long Beach.

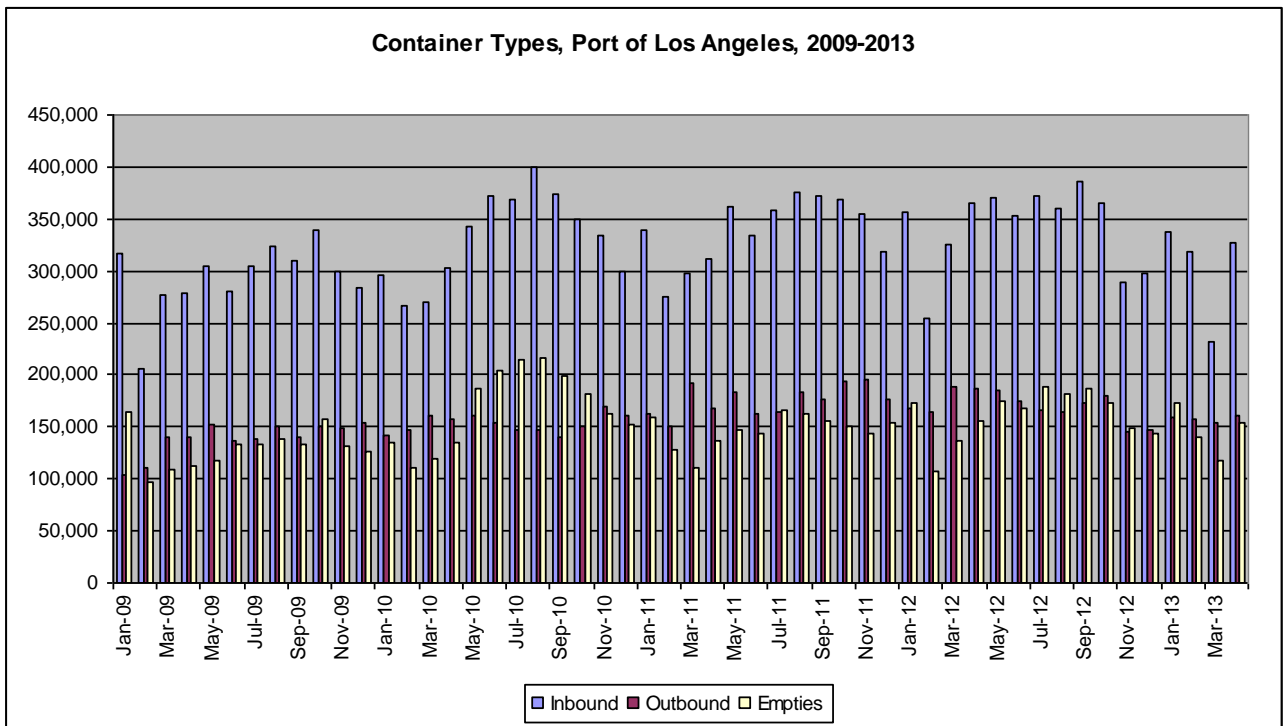


Source: Port of Long Beach



### Port of Los Angeles By Type

This indicator shows the total number of TEUs (20-foot-equivalent unit or 20-foot-long cargo container) itemized by inbound, outbound and empty containers at the Port of Los Angeles.

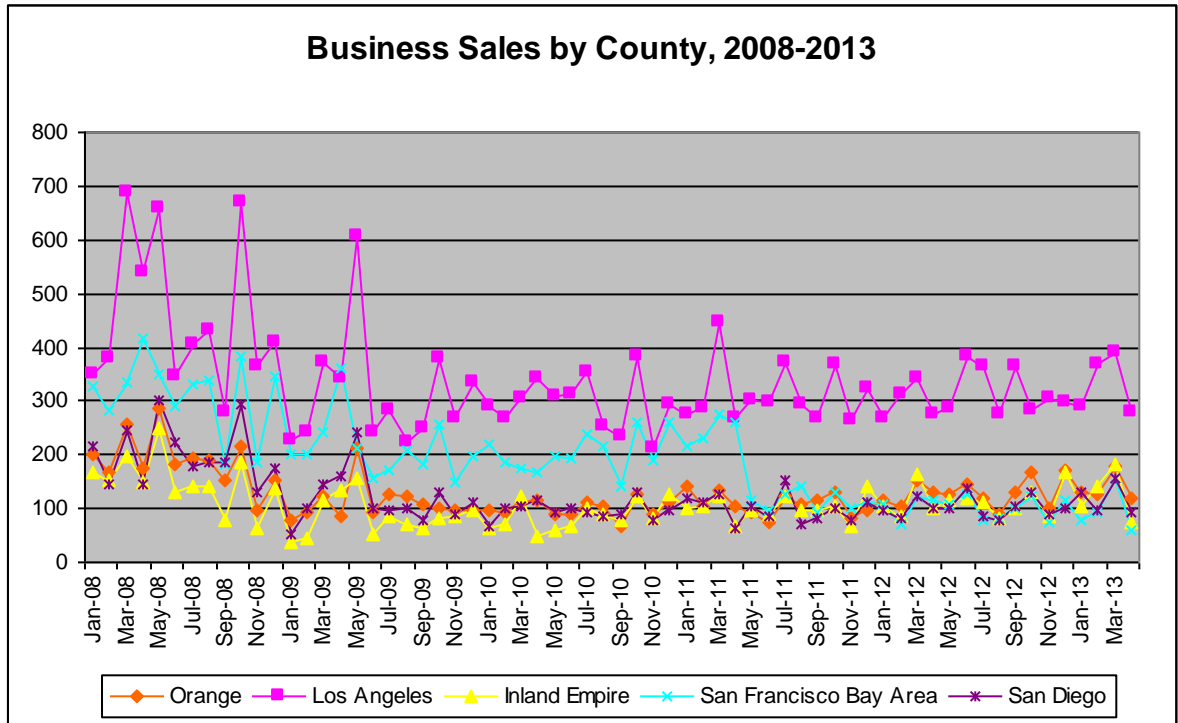


Source: Port of Los Angeles



### Business Sales 2008-2013 by Region

This indicator tabulates the number of businesses sold by entrepreneurs in each region.



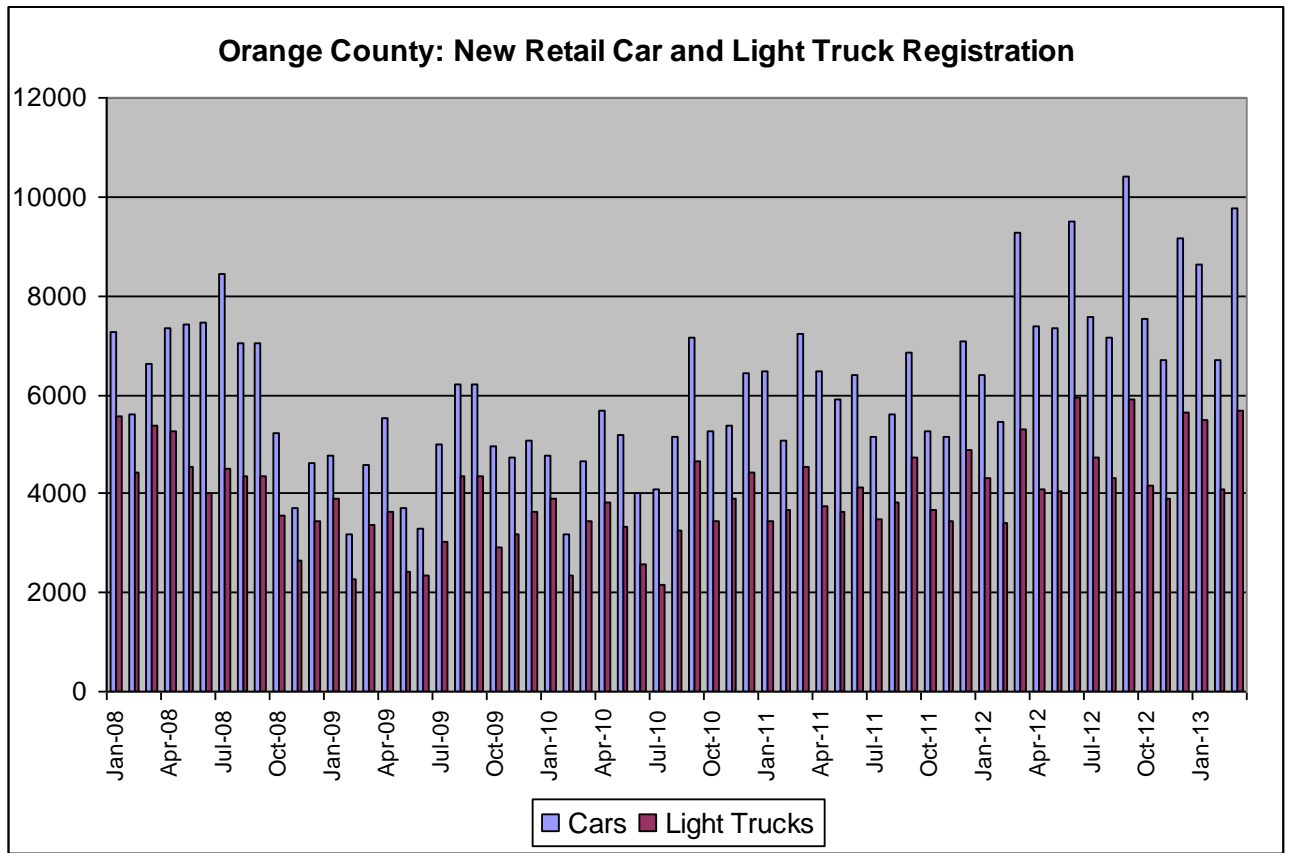
Source: BizBen

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### Auto Sales 2008-2013

This indicator compares the number of automobiles sold by auto dealers in Orange County, categorized as cars or light trucks.

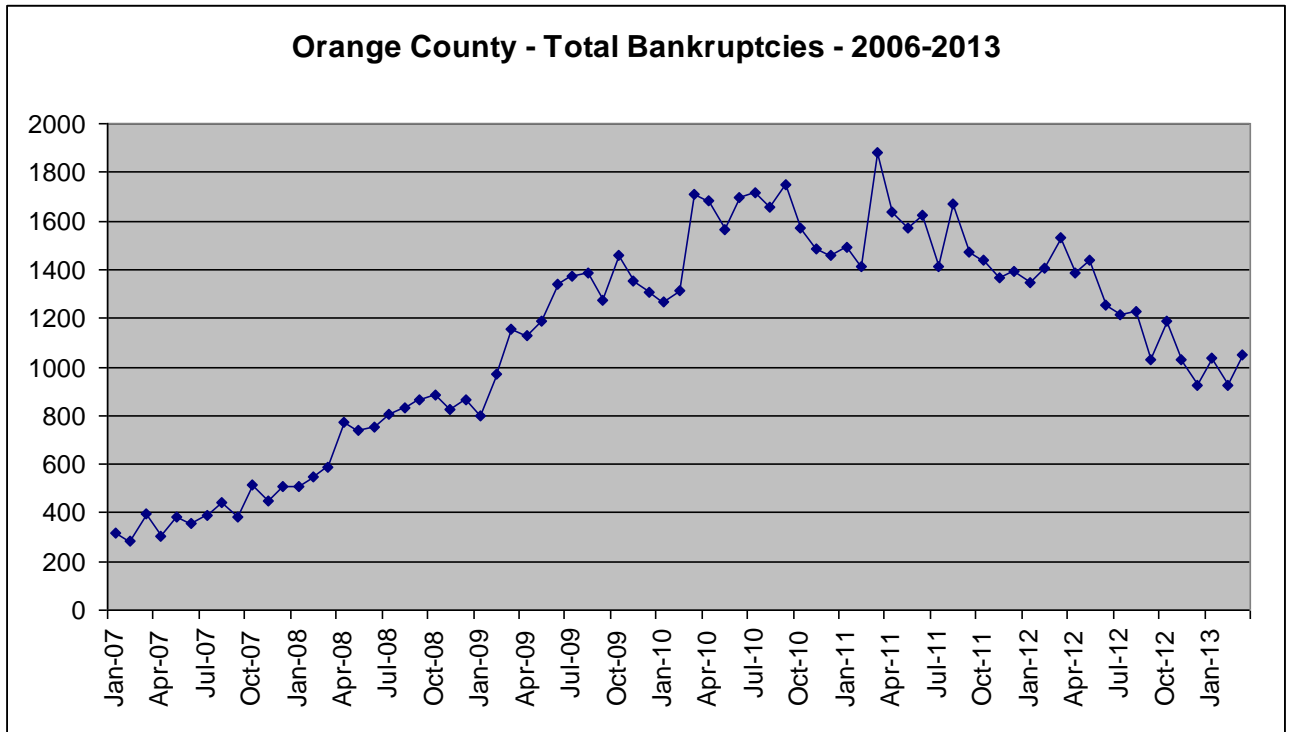


Source: Orange County Auto Dealers Association



**Bankruptcies 2006-2013 at Santa Ana Court, Central District of California**

This indicator compares the number of bankruptcies since 2006 at the Santa Ana Court, Central District of California.



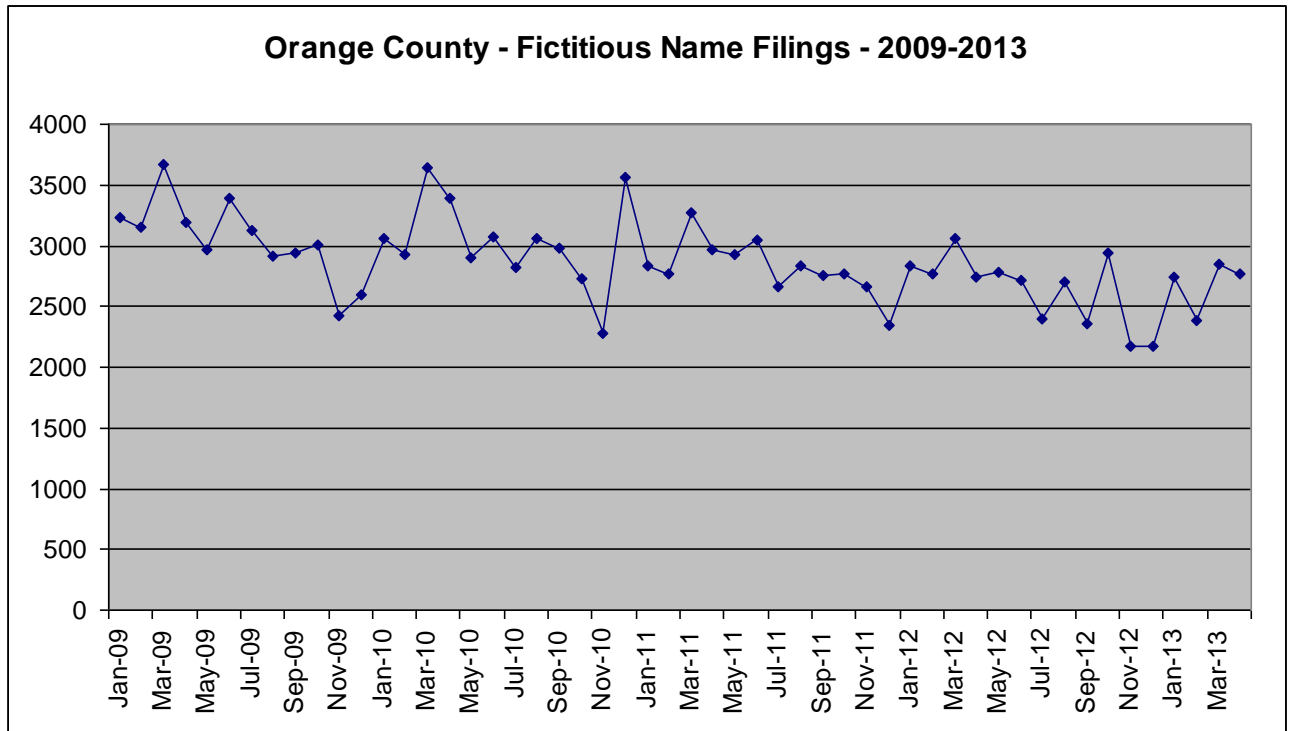
Source: United States Bankruptcy Court

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### Fictitious Name Filing 2009-2013

This indicator compares the number of fictitious name filings in Orange County since 2005, as recorded by the Orange County Clerk-Recorder Office.



Source: Orange County Clerk Recorder

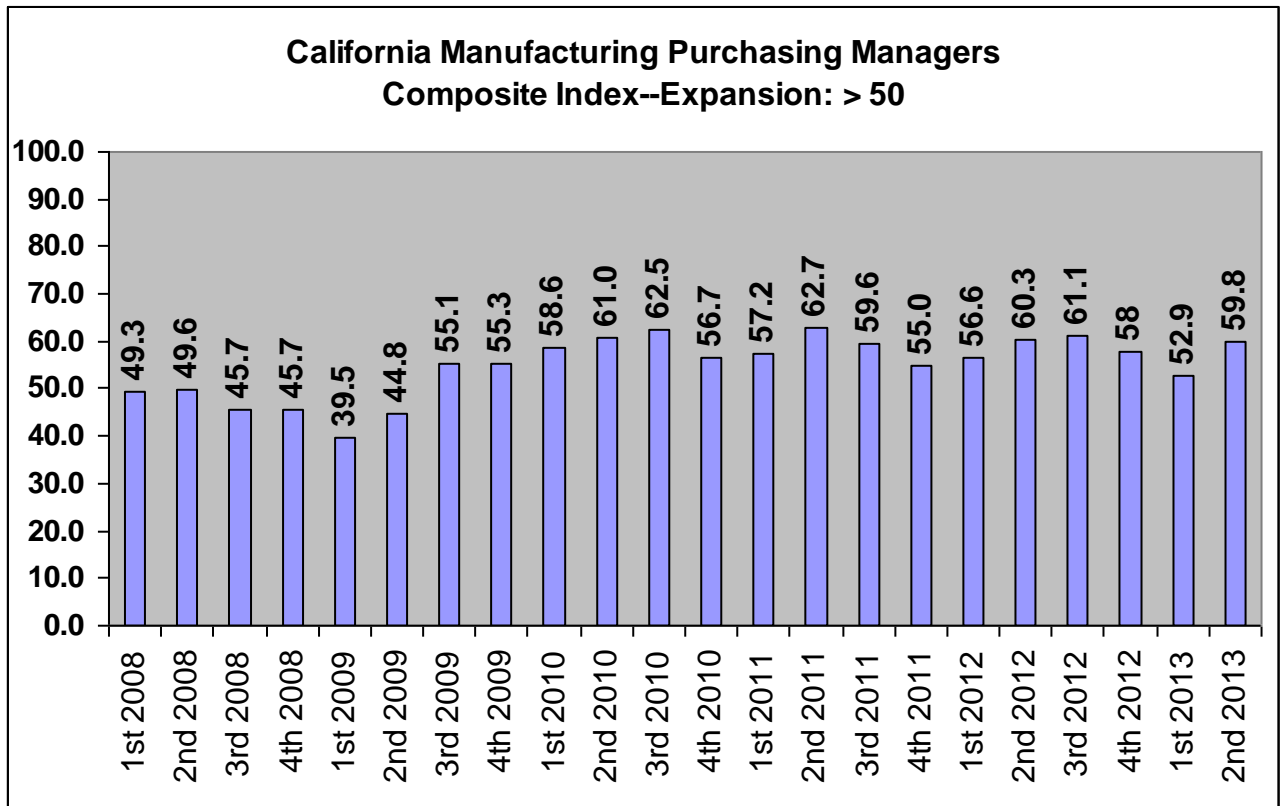
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### California Manufacturing Purchasing Managers Composite Index

This Index is a measure of the results of surveys of California manufacturing purchasing managers. A value of 50 for the Composite Index shows a general expansion of the manufacturing economy of the State, and a value below 50 signifies a decline.



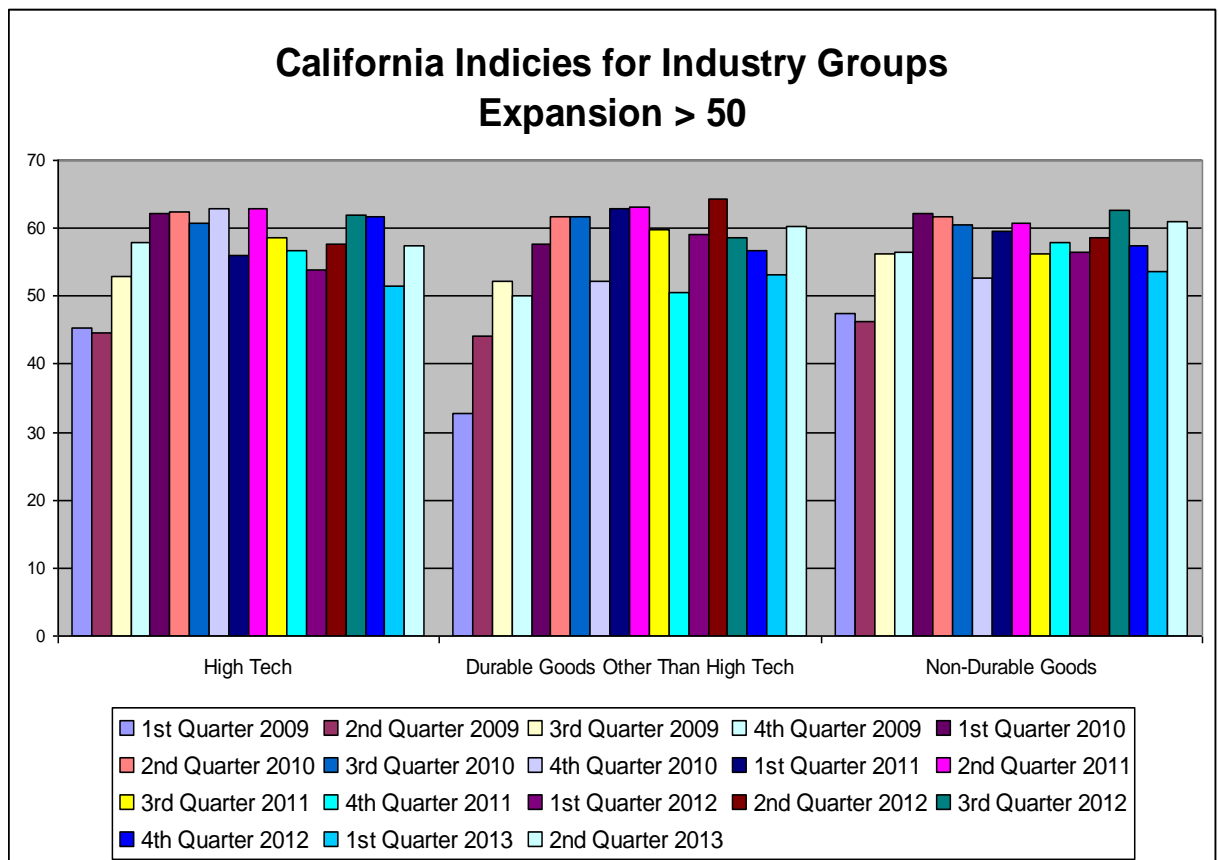
Source: Chapman University

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### California Indices for Industry Groups

This chart shows the growth rate for three broad industry categories over time: High Tech, Durable, and Non-Durable. A value of 50 for the Index shows a general expansion of the category, while a value below 50 indicates a decline in growth. The industries are classified according to the North American Industry Classification System (NAICS).



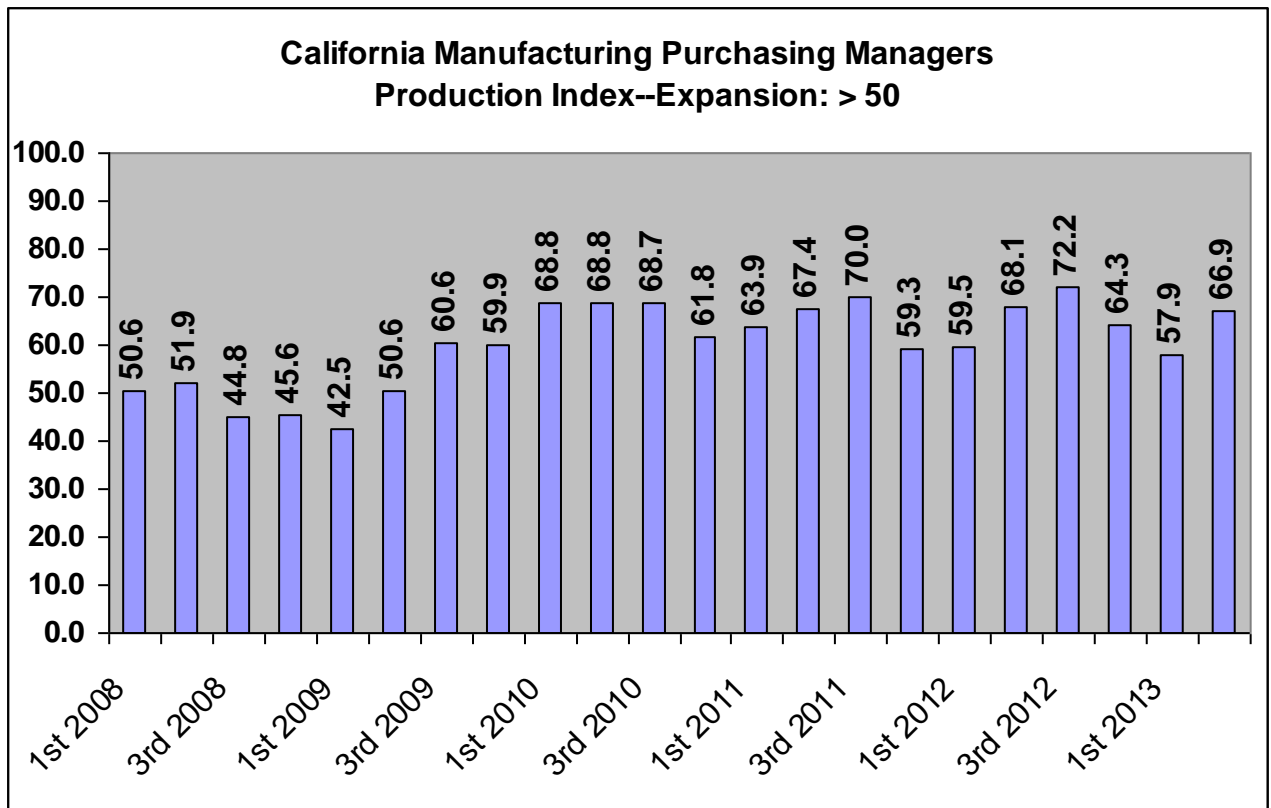
Source: Chapman University

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### California Manufacturing Purchasing Managers Production Index

The Production Index measures the survey results of California manufacturing purchasing managers. A value of 50 for the index shows a general expansion of the manufacturing economy of the State, and a value below 50 shows a decline. The industries are classified according to the North American Industry Classification System (NAICS).



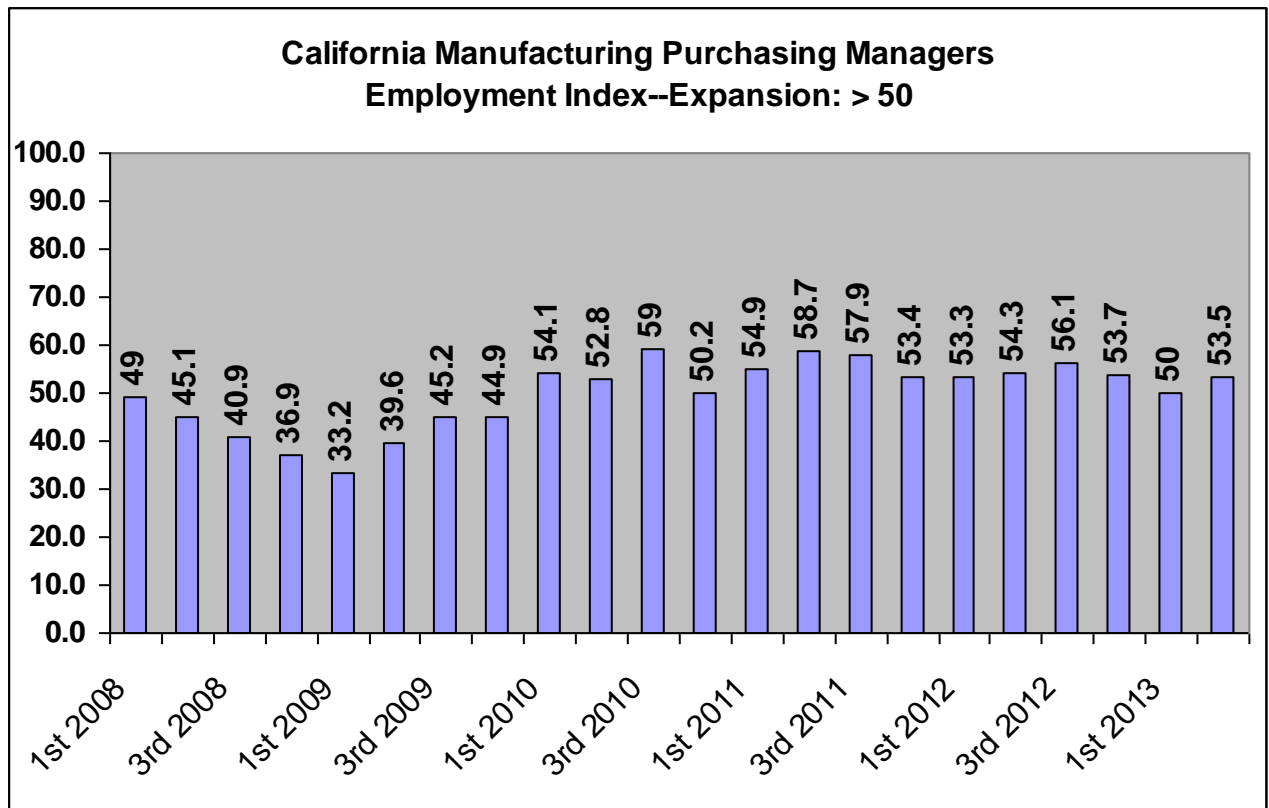
Source: Chapman University

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### California Manufacturing Purchasing Managers Employment Index

This chart shows the Employment Index for purchasing managers in manufacturing over time. A value of 50 for the index shows a general expansion of the manufacturing economy of the State and a value below 50 shows a decline. The industries are classified according to the North American Industry Classification System (NAICS).



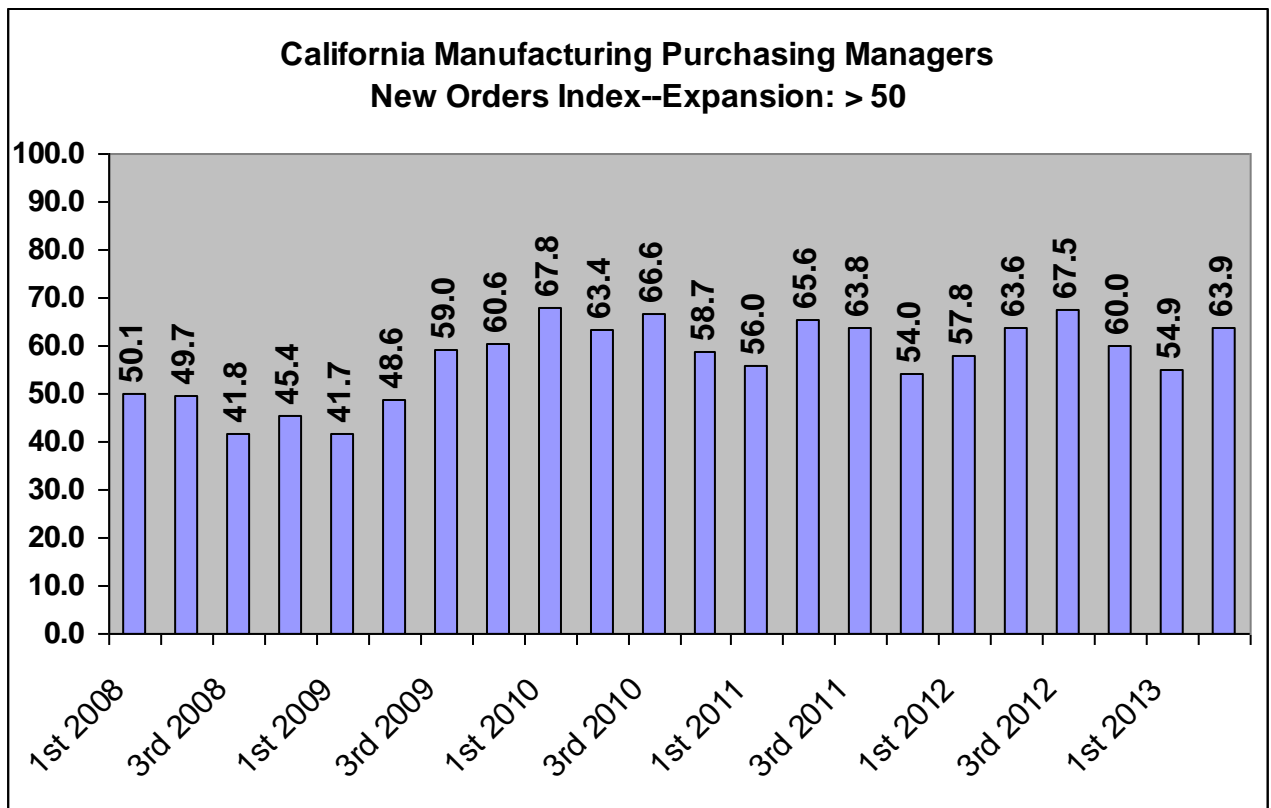
Source: Chapman University

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### California Manufacturing Purchasing Managers New Orders Index

This chart shows the New Orders Index over time. A value of 50 for the index shows a general expansion of the manufacturing economy of the State and a value below 50 shows a decline. The industries are classified according to the North American Industry Classification System (NAICS).



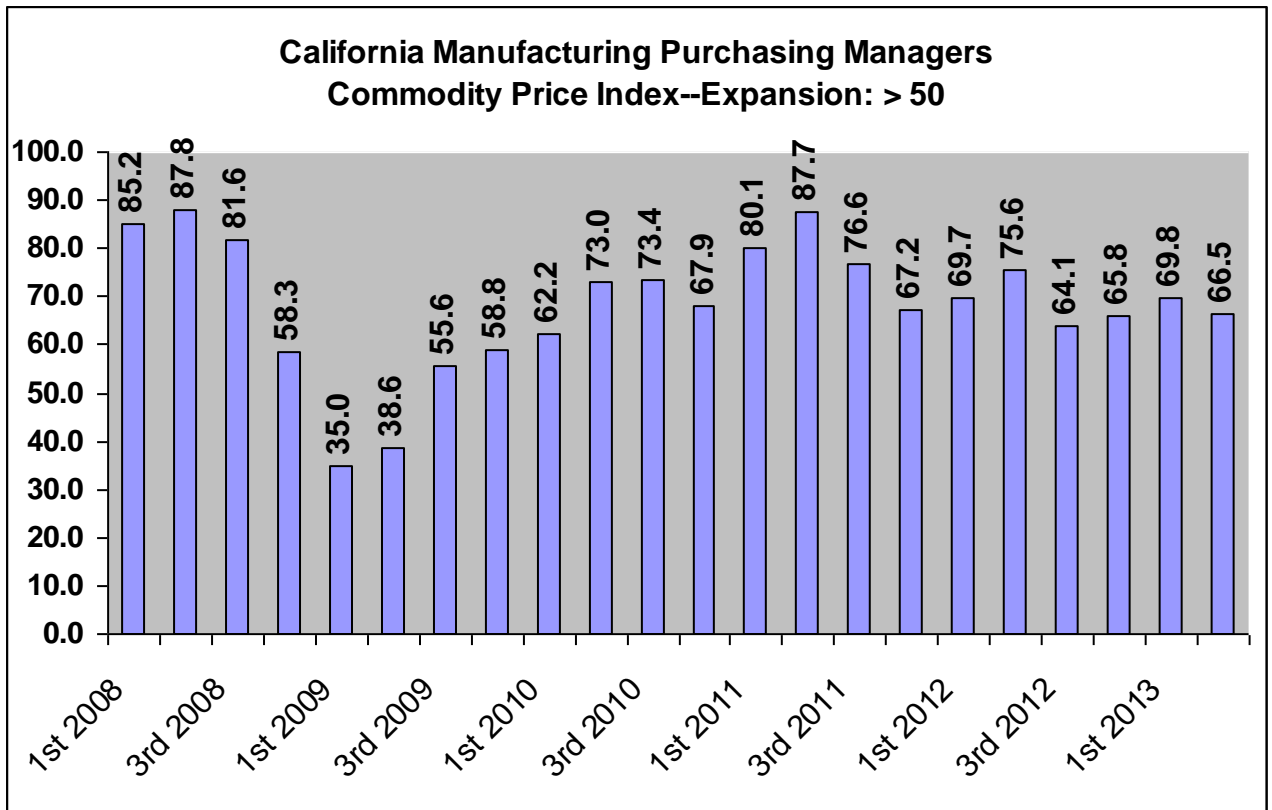
Source: Chapman University

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### California Manufacturing Purchasing Managers Commodity Price Index

This chart shows the Commodity Price Index over time. A value of 50 for the index shows a general expansion of the manufacturing economy of the State and a value below 50 shows a decline. The industries are classified according to the North American Industry Classification System (NAICS).



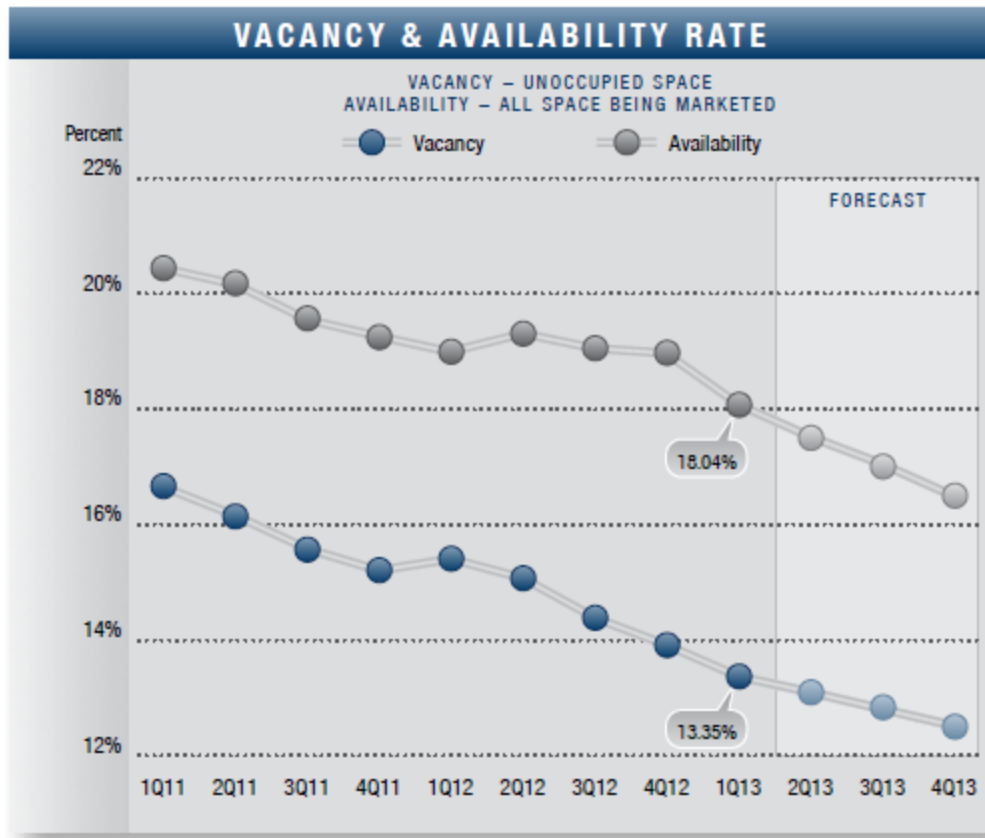
Source: Chapman University

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## Orange County Office Vacancy Rate

The following is a chart displaying the vacancy rate of local office properties, showing the percentage of properties lacking a current tenant per quarter.



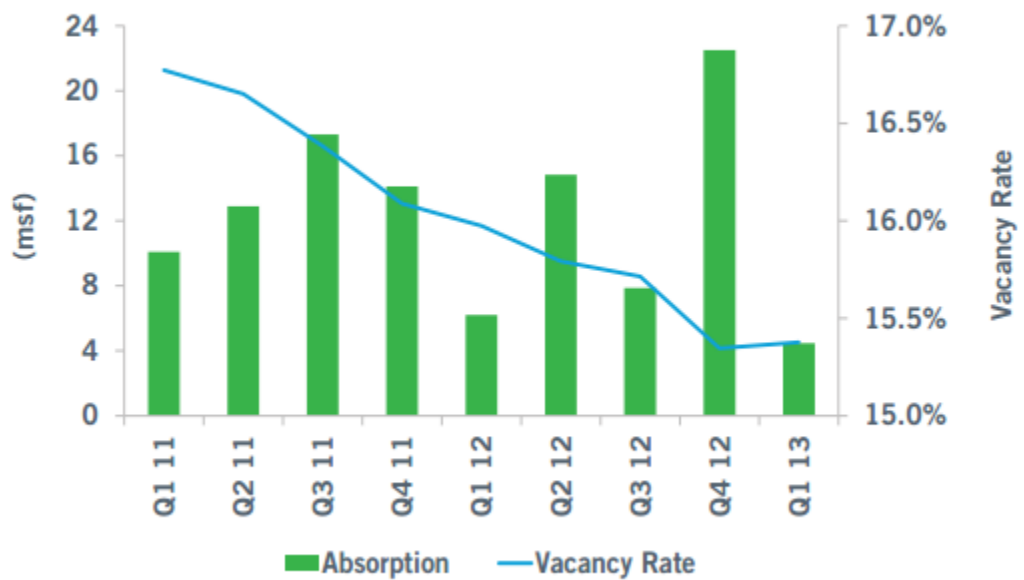
Source: Voit Real Estate Services



### US Office Vacancy Rate

The following is a chart displaying the vacancy rate of office properties in the United States, showing the percentage of properties lacking a current tenant per quarter.

#### U.S. Net Absorption vs. Vacancy



Source: Cassidy Turley Research

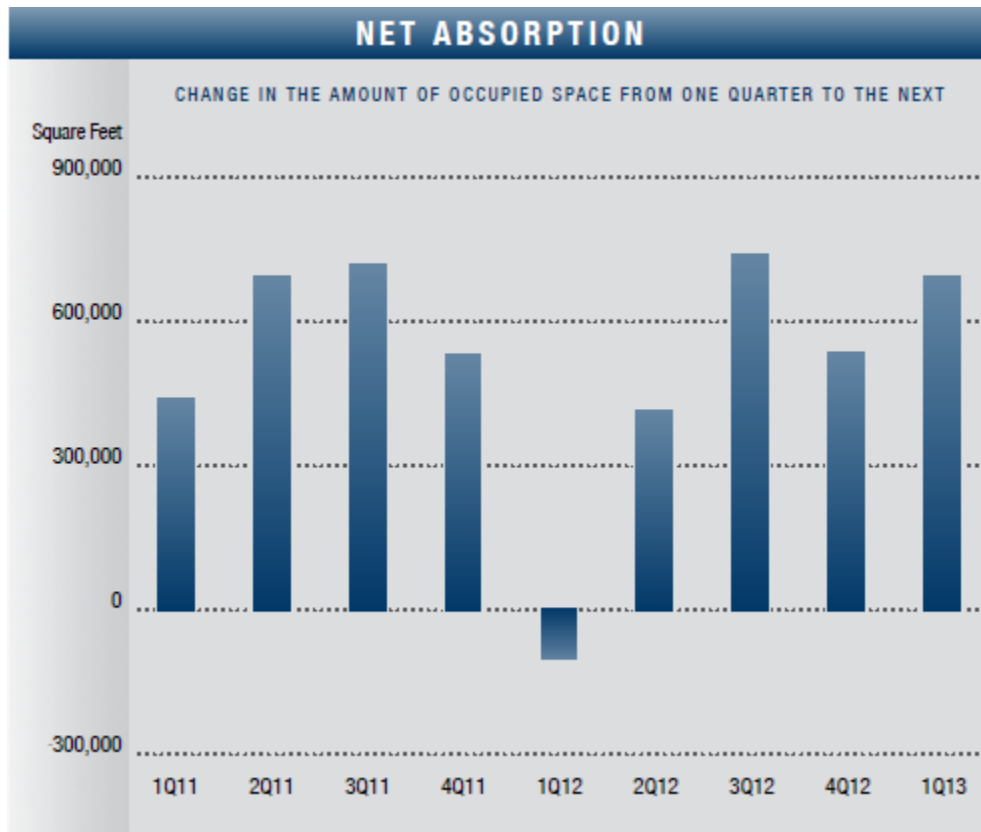
Source: Cassidy Turley Research





### Orange County Office Absorption

The chart below tracks the absorption of square footage by new tenants over time.



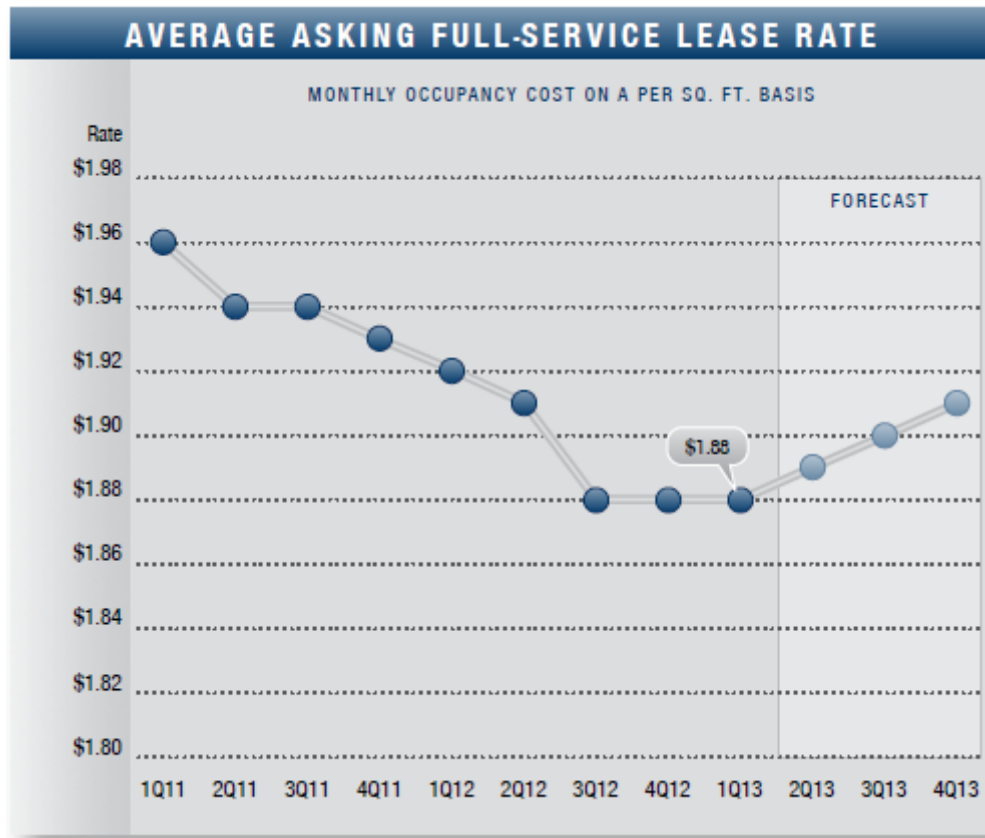
Source: Voit Real Estate Services

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### Orange County Office Asking Rents

This chart captures the rents requested by owners of office space over time.



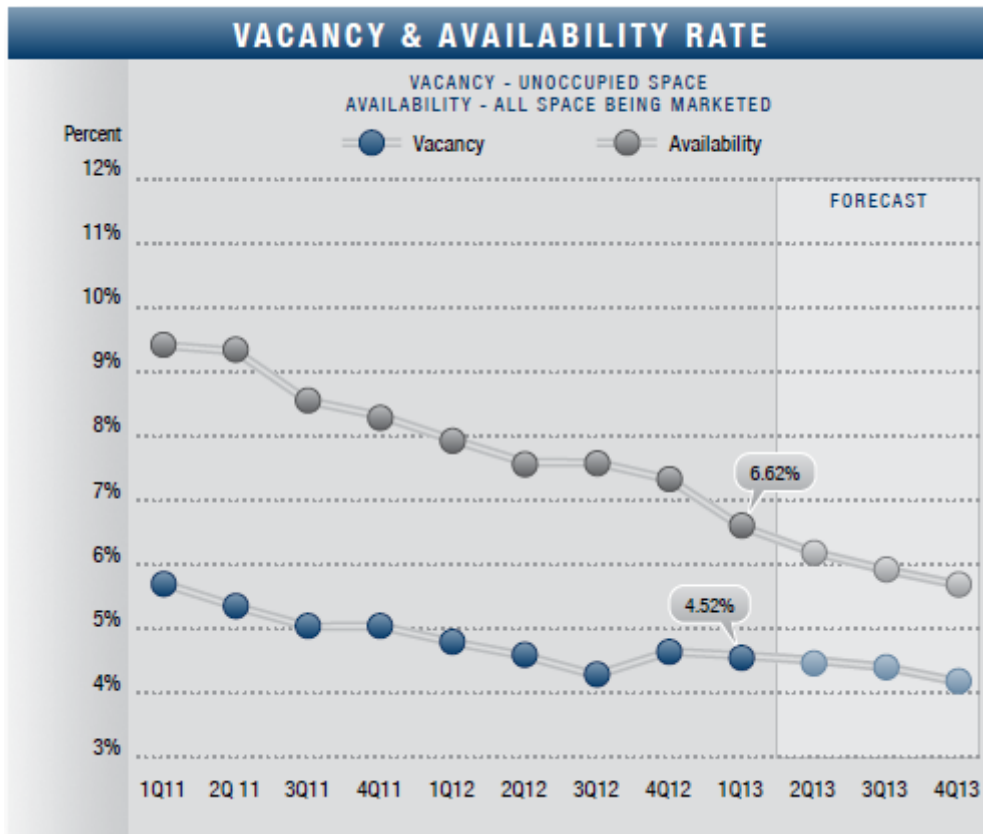
Source: Voit Real Estate Services

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### Orange County Industrial Vacancy Rate

This graph measures the vacancy rate of properties in Orange County on a quarterly basis, showing the percentage of properties lacking a current tenant.



Source: Voit Real Estate Services

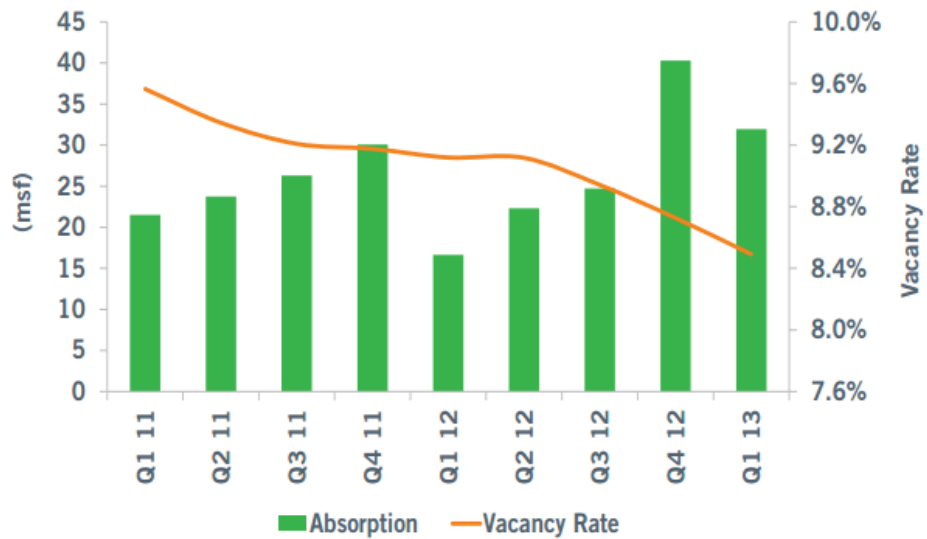
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### US Industrial Vacancy Rate

Charted below is the vacancy rate of properties for the United States, showing the percentage of properties lacking a current tenant per quarter.

#### U.S. Net Absorption vs. Vacancy



Source: Cassidy Turley Research

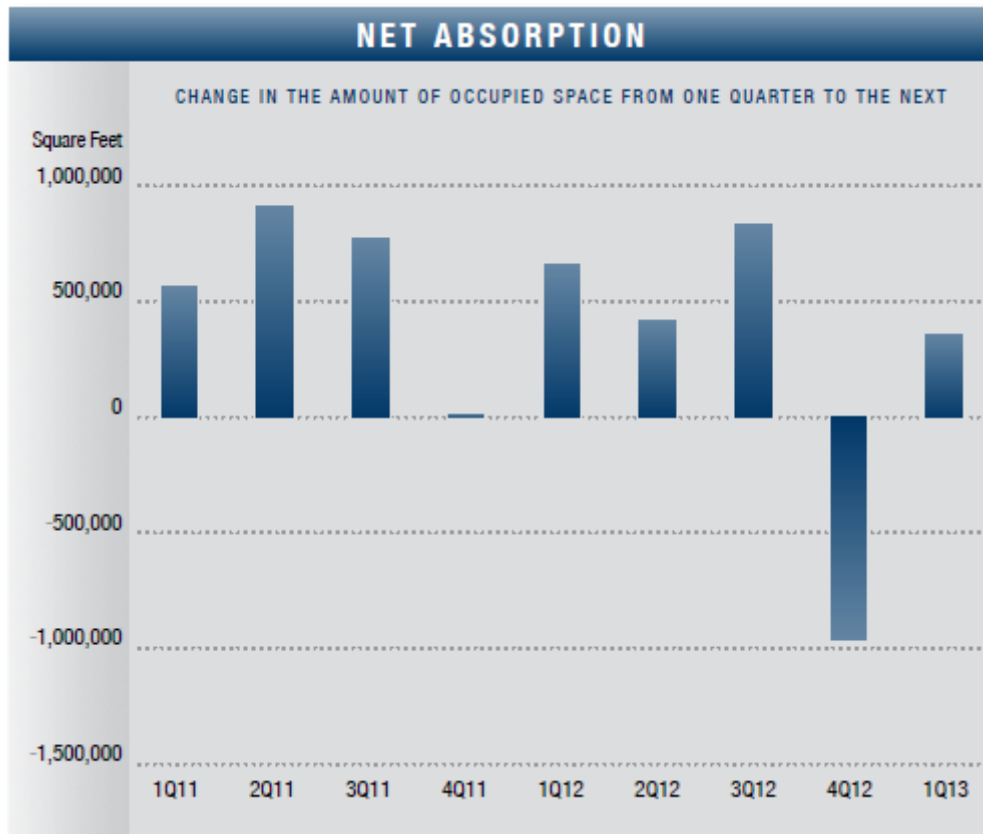
Source: Cassidy Turley Research

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### Orange County Industrial Completion vs. Absorption

Graphed below is the completion and absorption of square footage of space by new tenants over time.



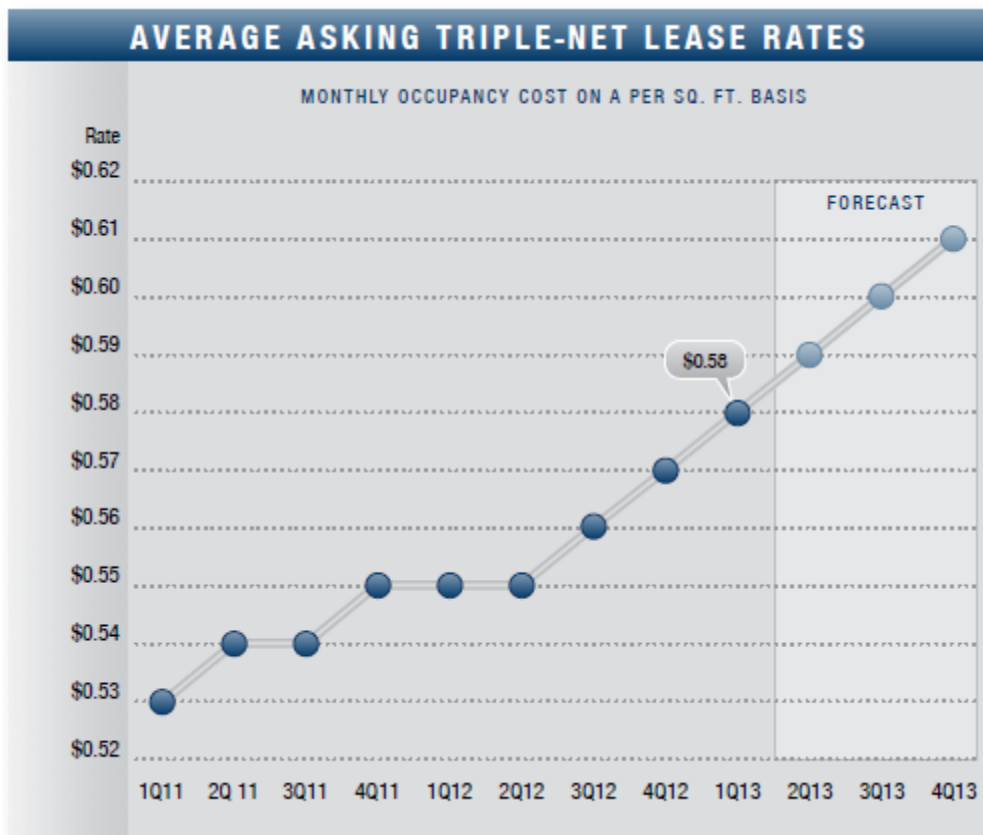
Source: Grub and Ellis

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### Orange County Industrial Asking Rents

The following chart shows rents requested by owners of industrial space over time. General Industrial space is space that can be used for manufacturing processes. R&D/Flex space is space that has more amenities and can be used for R&D purposes as well as be flexible for modified office usage if desired. Warehouse/Distribution space is space that can be used for the storage and warehousing of goods.



Source: Voit Real Estate Services

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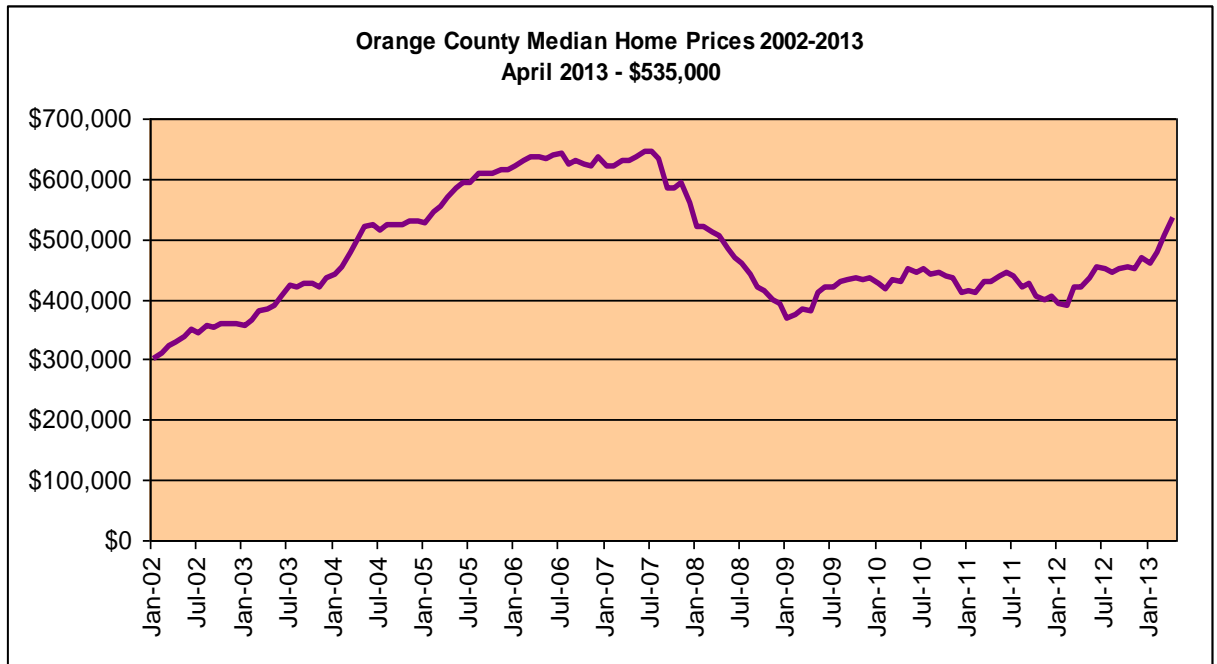
## Housing

- Housing prices have tremendously appreciated year-over-year and have rapidly recovered, surpassing all median home prices for the County since 2008. April 2013's median home price is \$535,000, an increase of \$30,000 since March 2013 and an \$115,000 increase over March 2012.
- Average apartment rents for Orange County have spiked with housing price growth, nearing \$100 more on average than the previous year. For April 2013, the average rent totaled \$1,638, a slight decline of \$13 compared to March 2013 but a \$47 increase year-over-year compared to April 2012.
- The number of building permits in Orange County spiked drastically in April 2011, before regressing back to average 2010 numbers in July 2011. 2012 was overall a healthier period for housing permits, with relatively sustained growth throughout the year and currently carrying momentum into March 2013. All counties except Alameda/Contra Costa County saw a month-over-month decline in permits issued from February 2013 to March 2013.



### Median Home Prices

The median sales price of Orange County homes since 2002 is shown below.



Source: Dataquick

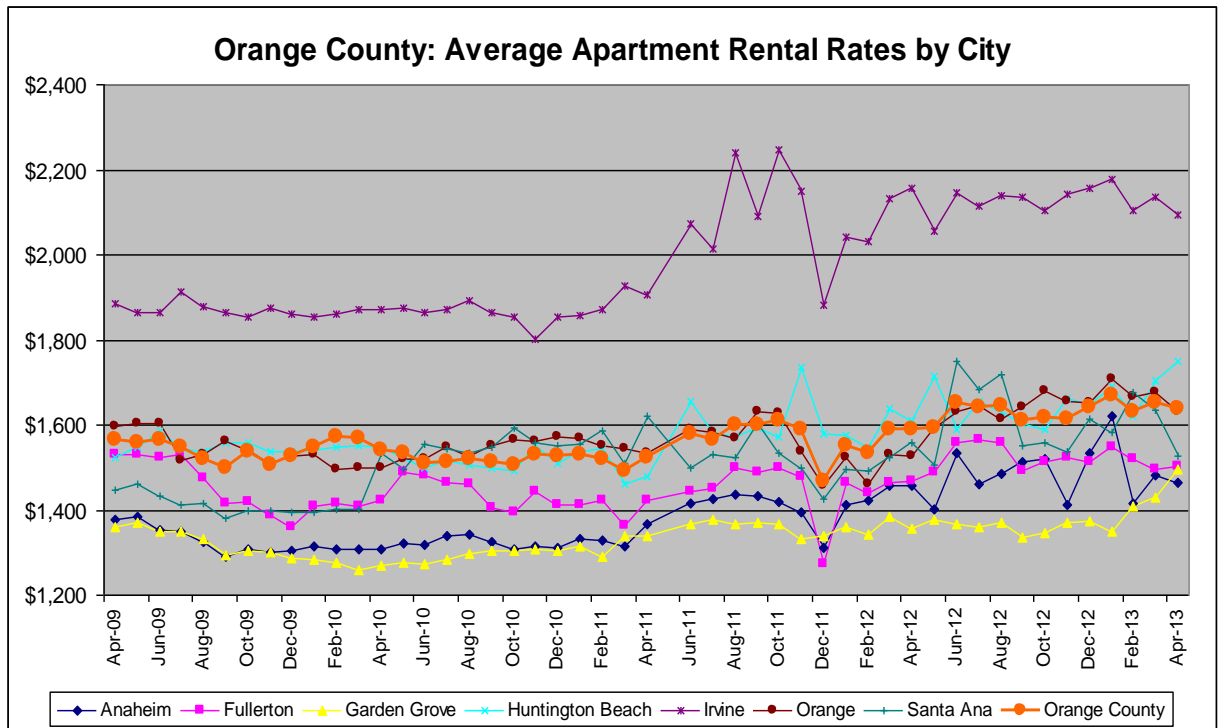
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### Apartment Rent by Major Orange County City

This indicator shows the average apartment rent for major Orange County cities, as well as the overall County average. The County average includes cities not tracked on this graph.

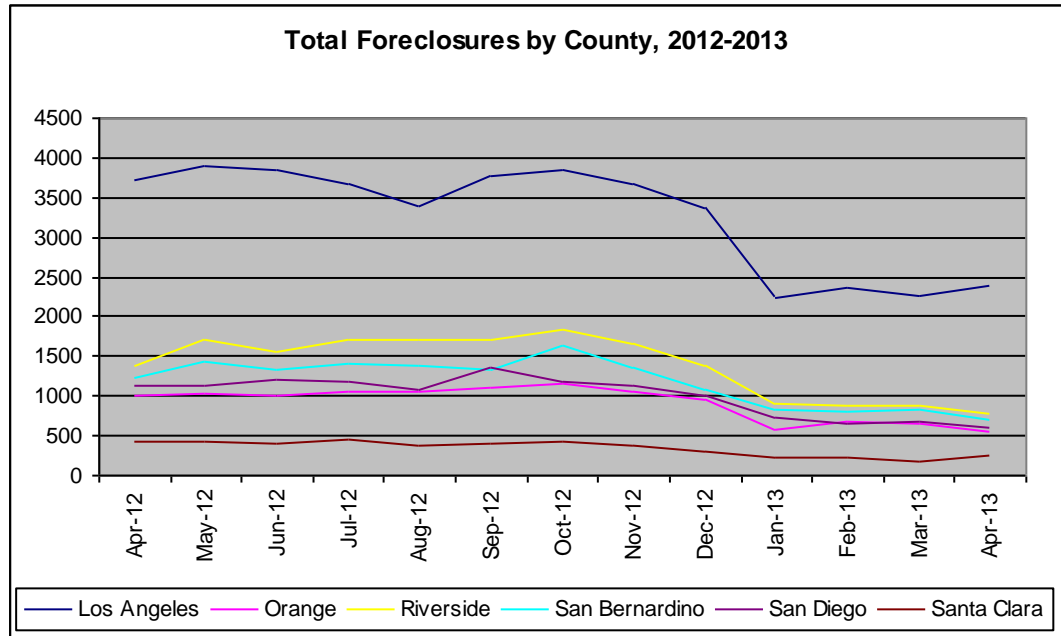


Source: Rentbits.com



### Total Number of Homes Foreclosed

This indicator measures the number of homes that have foreclosed each month by County.



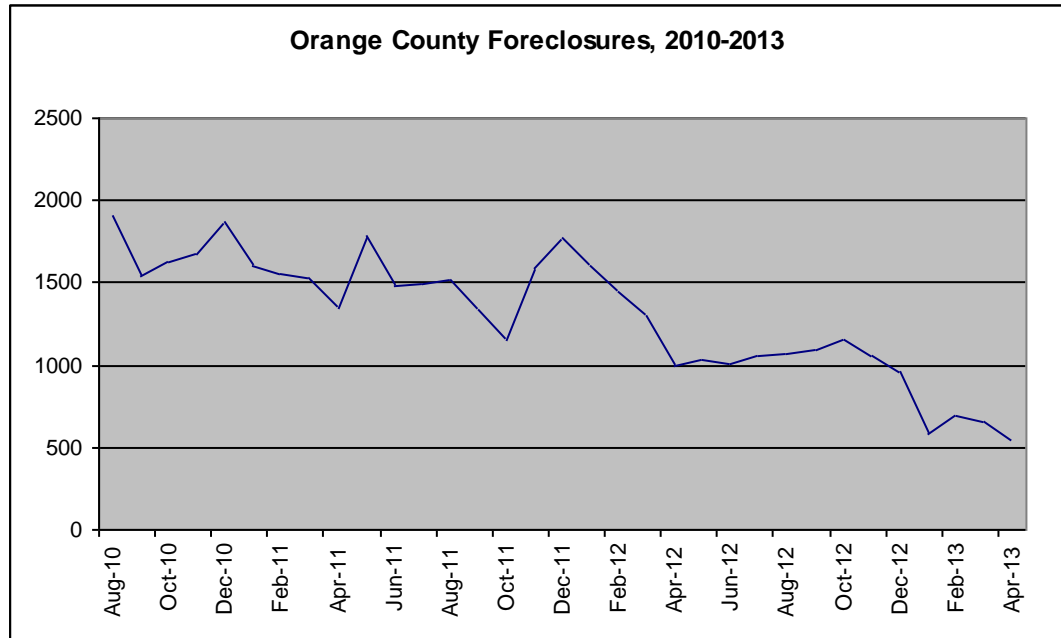
Source: Foreclosure Radar

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### Total Number of Homes Foreclosed – Orange County

This indicator measures the number of homes that have foreclosed each month in Orange County.



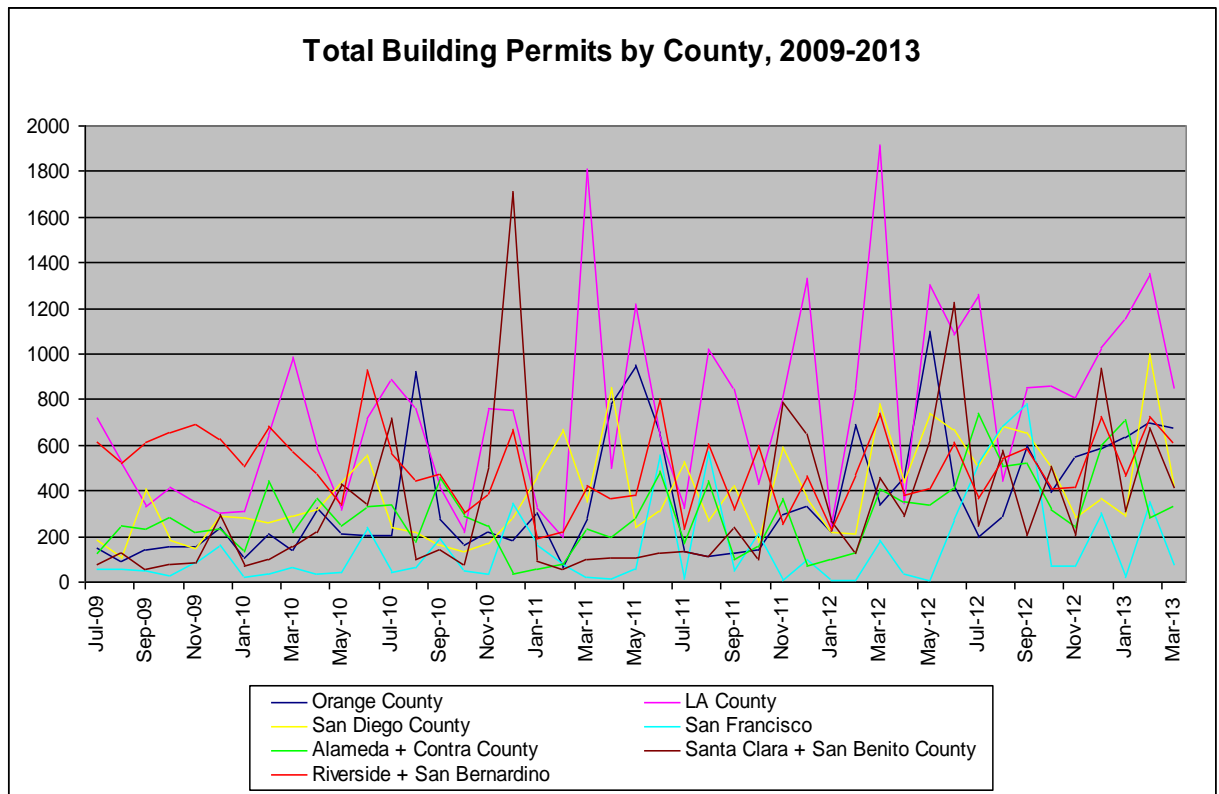
Source: Foreclosure Radar

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## Building Permits by County

This indicator shows the number of building permits granted by jurisdictions in each County from July 2009 to the present time.



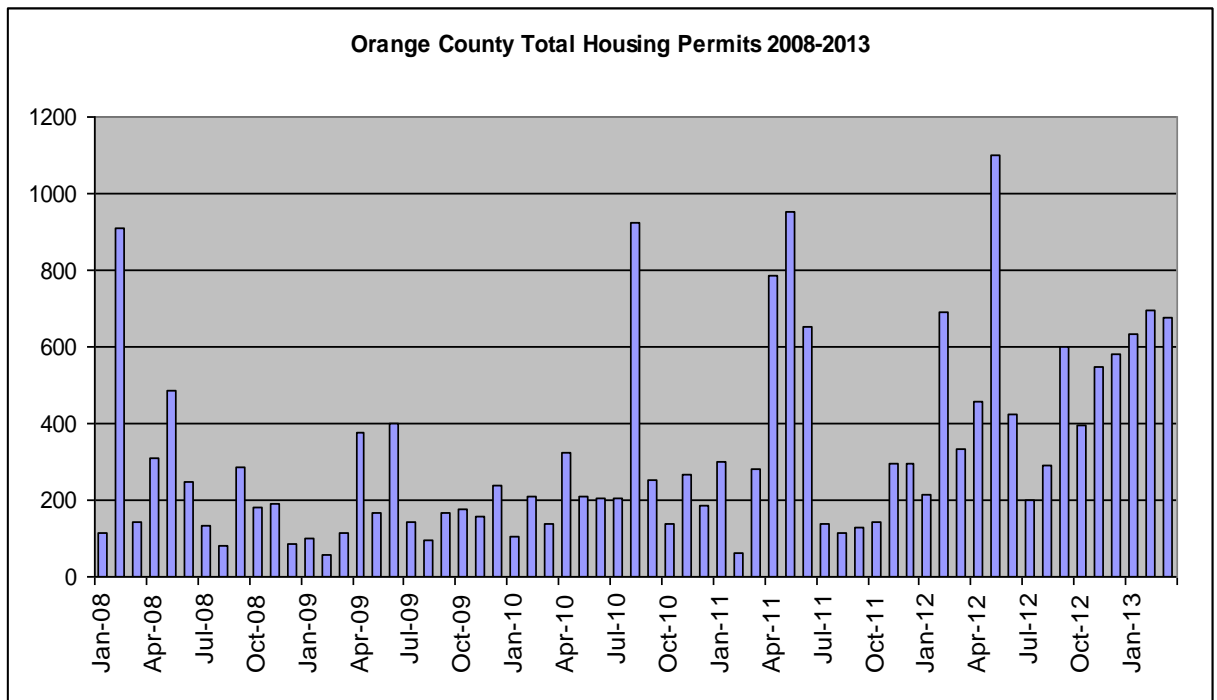
Source: Construction Industry Research Board and US Census Bureau Censtats

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### Orange County Total Number of Housing Permits Granted

This indicator shows the number of building permits granted in Orange County since January 2008.



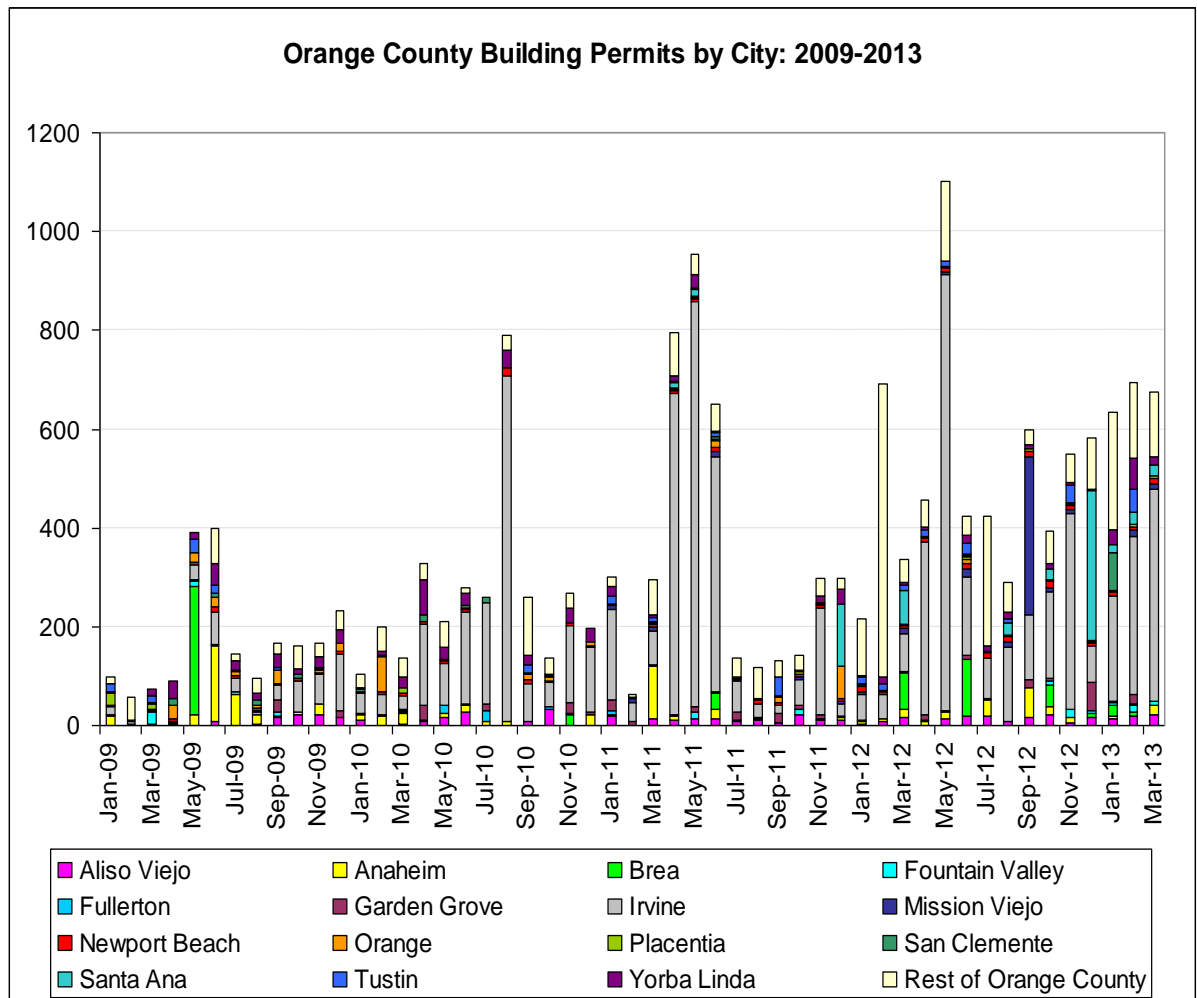
Source: Construction Industry Research Board and US Census Bureau Censtats

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### Building Permits by Jurisdiction in Orange County 2009-2013

This indicator shows the number of building permits granted by jurisdictions in Orange County from January 2009 to the present time.



Source: Construction Industry Research Board and US Census Bureau Censtats



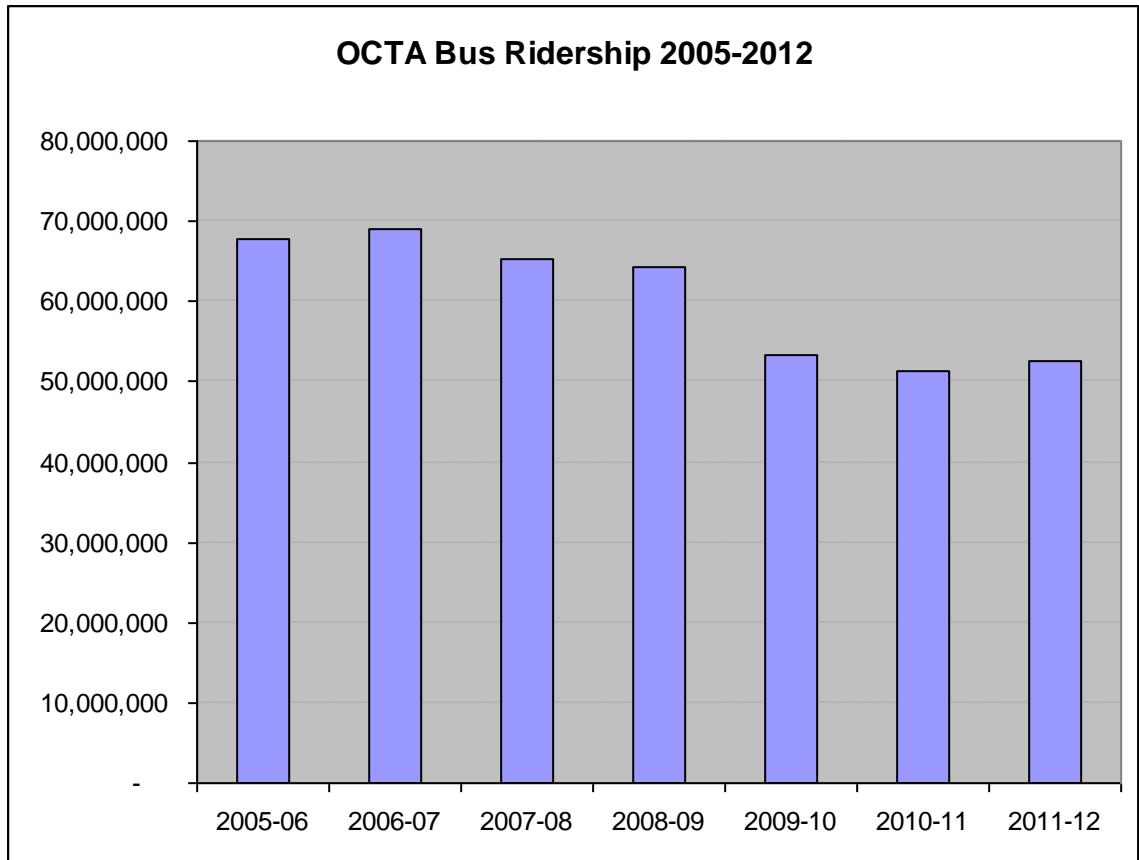
## Infrastructure

- Orange County Transportation Authority bus ridership levels have been drastically reduced since 2008. However, the 2011-2012 year was the first annual period since the recession to show ridership growth, up 1,225,000 riders since 2010-2011. So far, 2013 ridership rates hover just below the previous year's rates.
- Metrolink ridership rates have widely fluctuated since July 2008, but have reached four-year highs in 2012 overall. Though ridership decreased between November and December 2012, year-over-year ridership has greatly improved.
- Both Foothill and San Joaquin toll roads hit two-year lows in December 2012, though both are beginning to trend upward, with sustained growth over the first four months of 2013.



### Orange County Bus Ridership By Fiscal Year

This indicator shows the annual bus ridership for the Orange County Transportation Authority by fiscal year (July-June).



Source: Orange County Transportation Authority

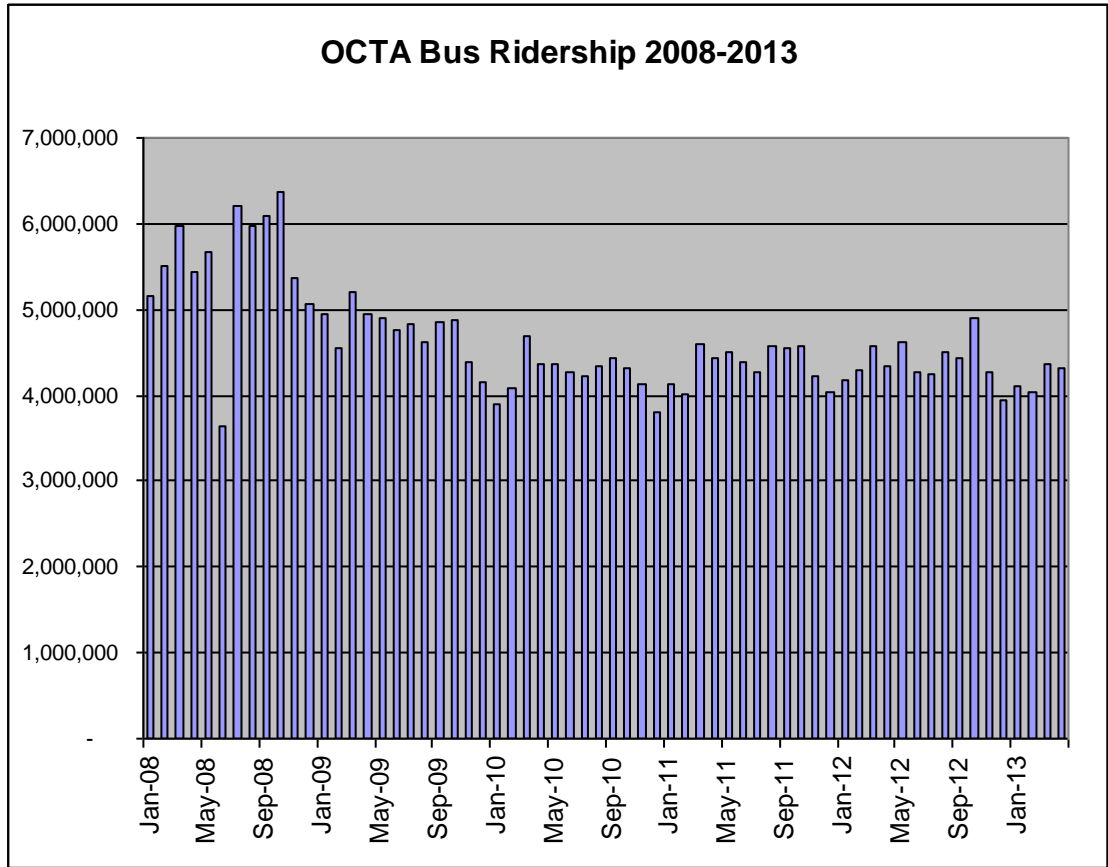
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### Orange County Bus Ridership by Month

This indicator shows the annual bus ridership for the Orange County Transportation Authority by month since January 2008.



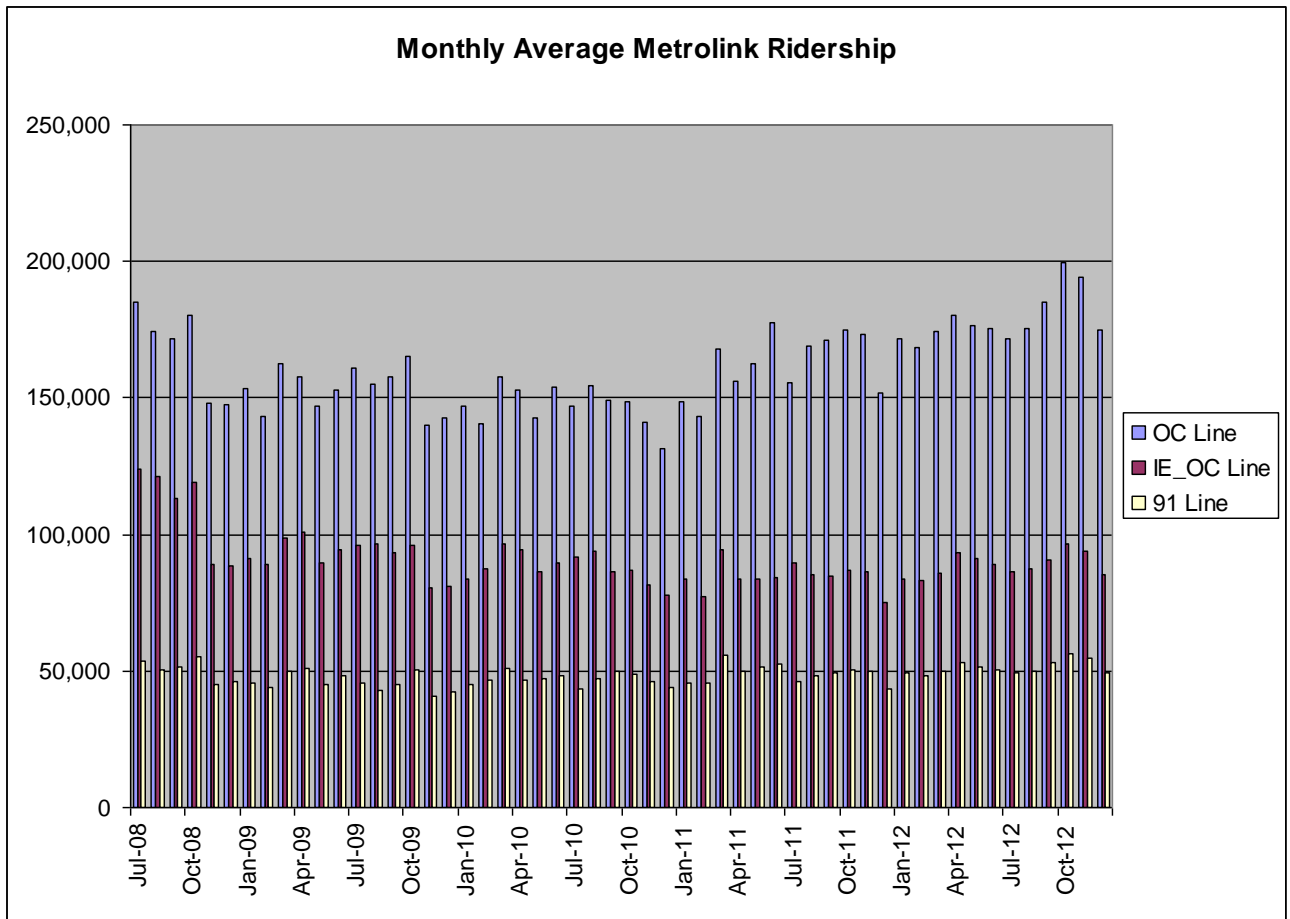
Source: Orange County Transportation Authority

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### Metrolink Train Ridership by Month

This indicator shows the total number of passenger boardings per month by Metrolink route that goes through Orange County.



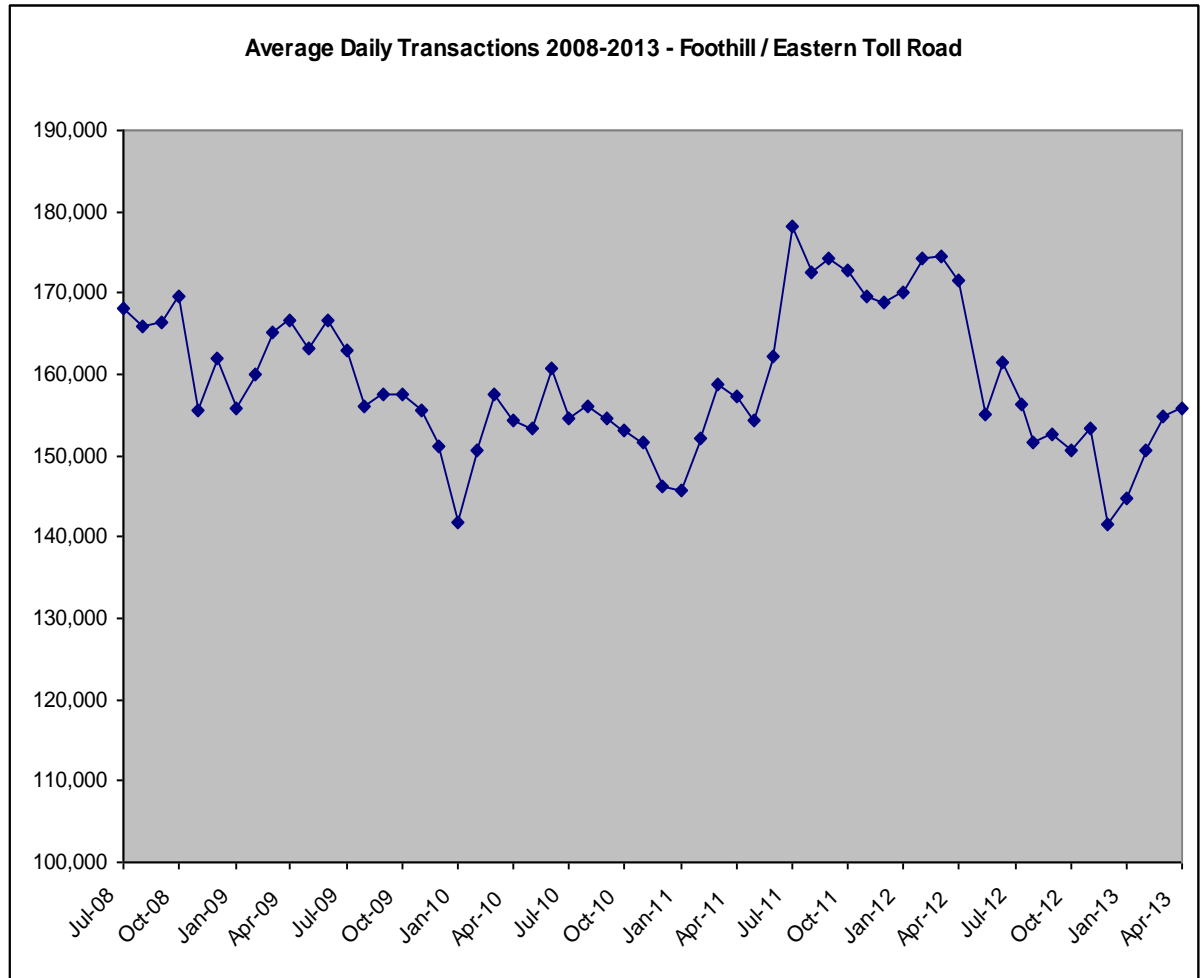
	OC Line	IE_OC	91 Line
Dec-12	174,720	85,080	49,491

Source: Southern California Regional Rail Authority



### Toll Road Usage—Foothill/Eastern Toll Roads

This indicator shows the average number of daily transactions for the Foothill-Eastern Toll Roads by month.



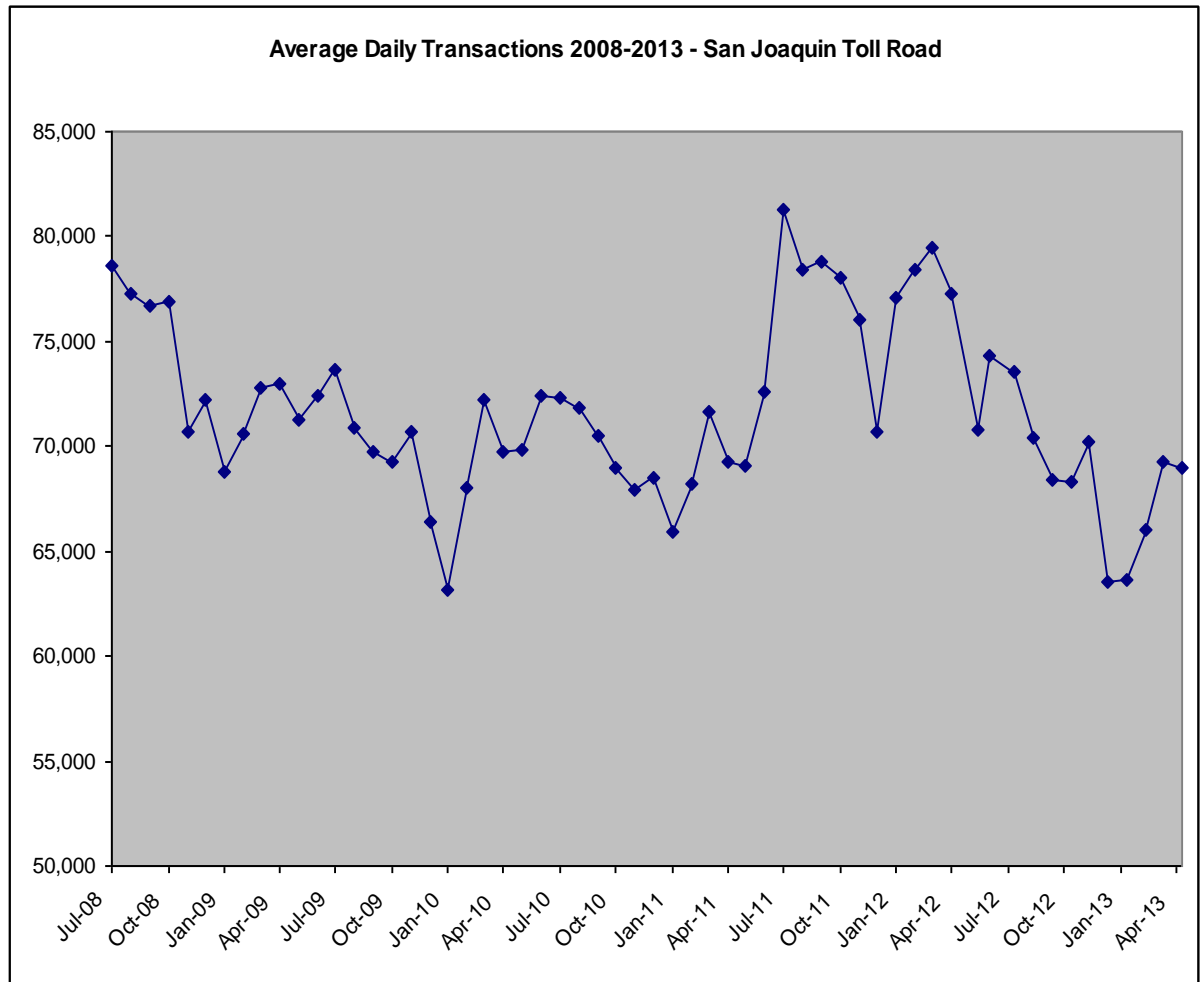
Source: The Toll Road Authority

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### Toll Road Usage—San Joaquin Hills Corridor

This indicator shows the average number of daily transactions for the San Joaquin Hills Corridor by month.



Source: The Toll Road Authority

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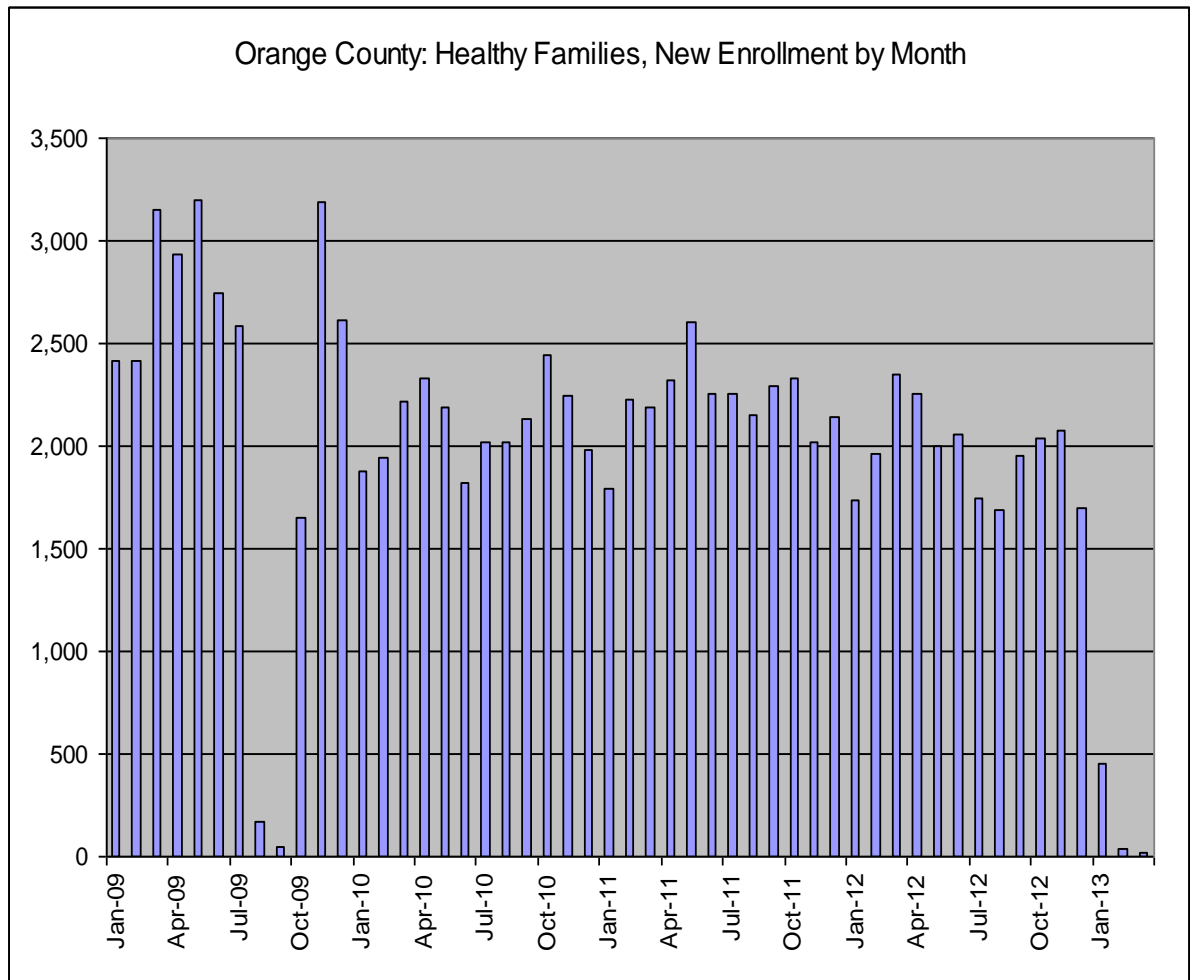
## Healthcare & Social Services

- Orange County social service usage increased in recent years, reaching levels prior to the large drop experienced in the summer of 2009.
- Healthy Families Enrollment in Orange County was fairly constant through the beginning of 2012, with a downward trend over the rest of the year. Thus far, 2013 has seen astronomically low levels of enrollment, comparable to rates during the state budget crisis of August-September 2009.
- 2012 has showed a continued increase in applications for food stamp programs and remains high relative to previous years. December 2012 showed a sharp decrease in applications relative to the rest of the year, but January 2013 brought application levels back to consistency. February 2013 has shown a month-over-month decline in enrollments.
- CalWORKS enrollments are in a decreasing trend overall and experienced the lowest enrollment rate in February 2012. January 2013 saw a month-over-month increase over December 2012's enrollment rates, but enrollments drastically fell for February 2013. March 2013 enrollment is recovering, but still well below 2012 levels.
- Calls to the 211 Service Line have remained relatively stable since 2008, with typical peaks occurring from October to December each year. October 2012 saw a drastic increase in requests, surpassing 15,000 monthly requests and continuing to climb throughout the end of 2012. April 2013 recorded 21,846 requests, more than double the volume of requests received in April 2012.



### Enrollment in Healthy Families

This indicator shows the new enrollment statistics for Orange County residents into the Healthy Families health insurance program.



\*August and September 2009 decline due to State budget crisis.

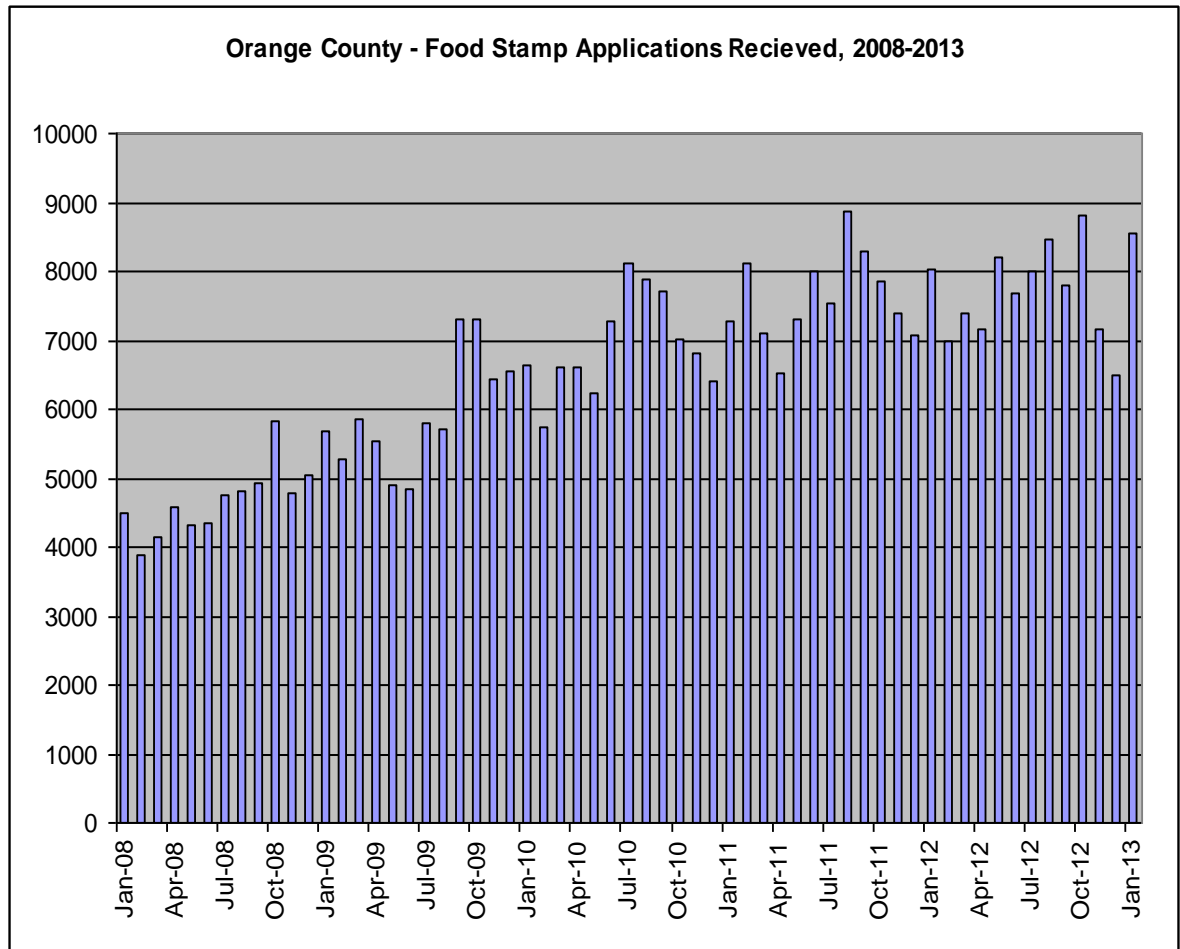
Source: Healthy Families Program, State of California

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### Food Stamps—Orange County

This indicator shows the number of applications for Food Stamps received by month from Orange County residents.



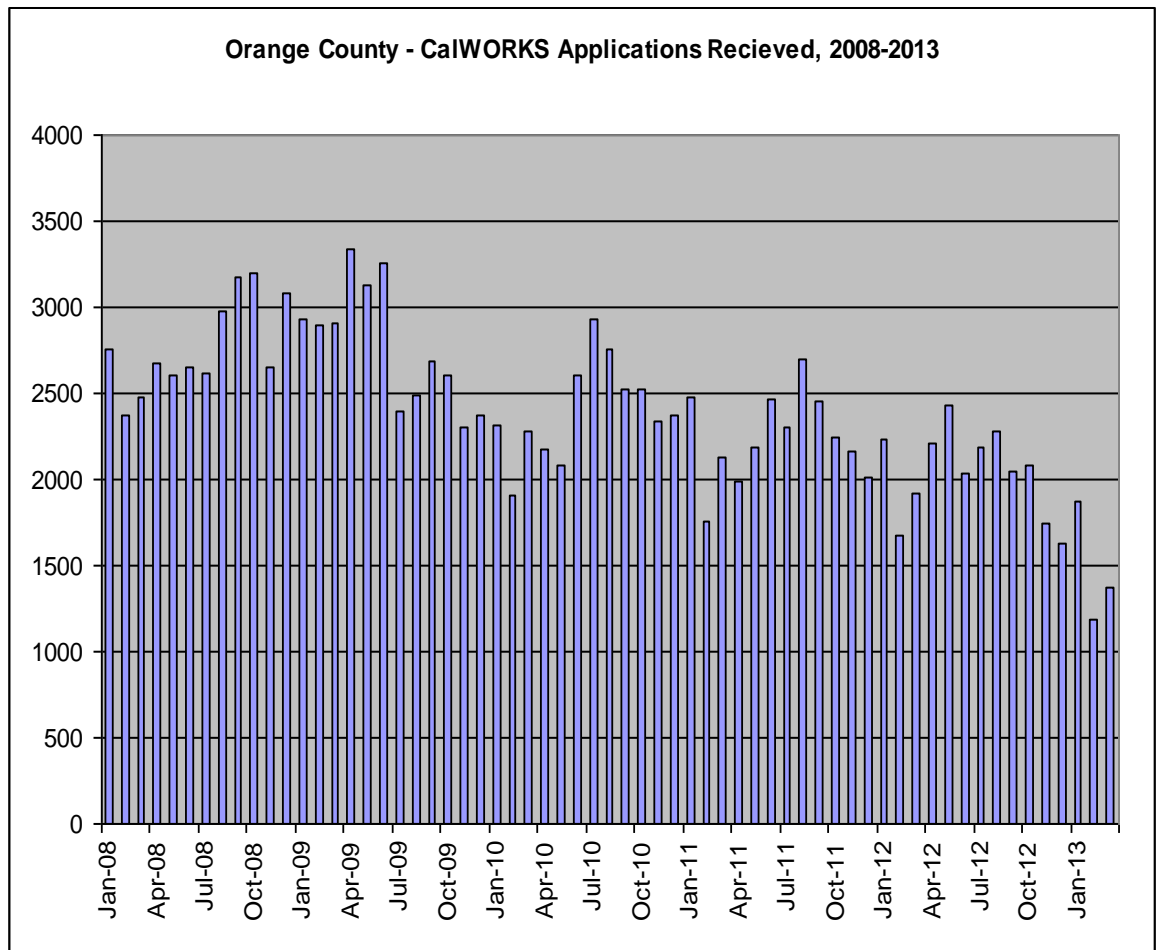
Source: California Department of Social Services

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### CalWORKS Applications—Orange County

This indicator shows the number of applications received by month from Orange County residents for participation in the CalWORKS program.



Source: California Department of Social Services

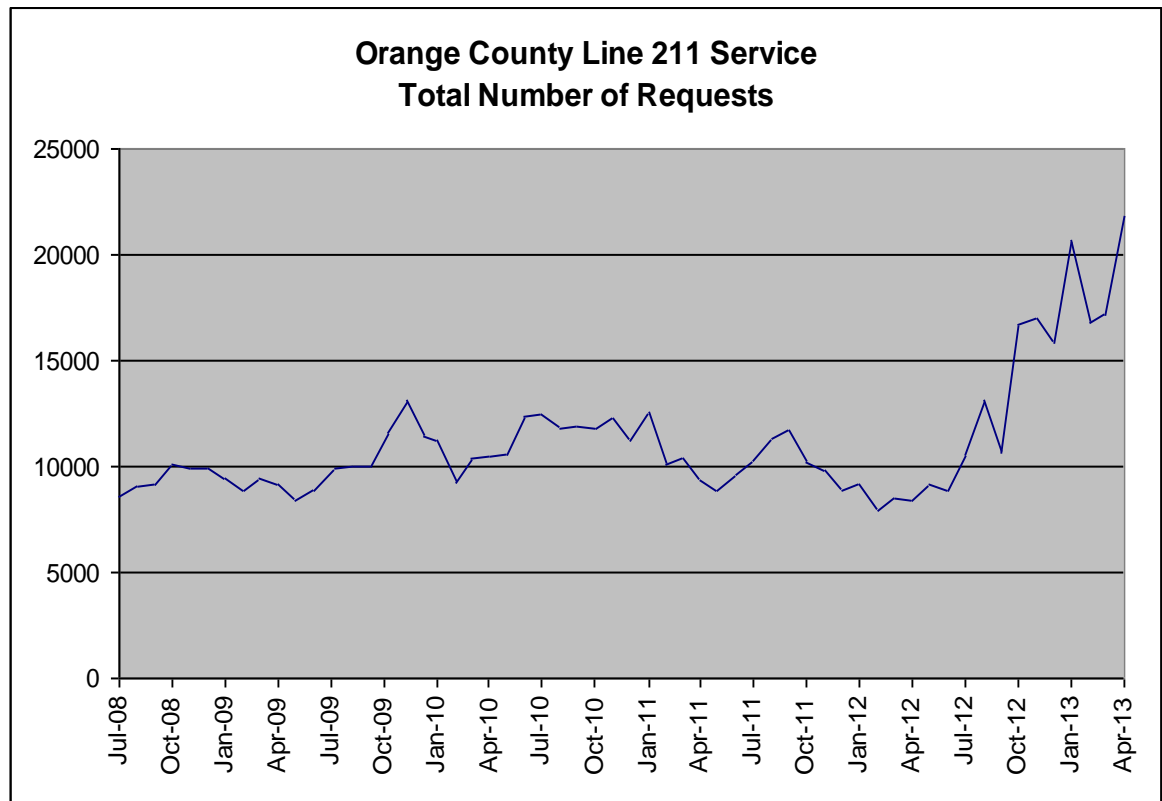
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### Orange County 211 Line Service Requests

This indicator shows the number of service requests received by month from Orange County residents who call the 211 Line for information about social service agencies.



Source: 2-1-1 Orange County

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