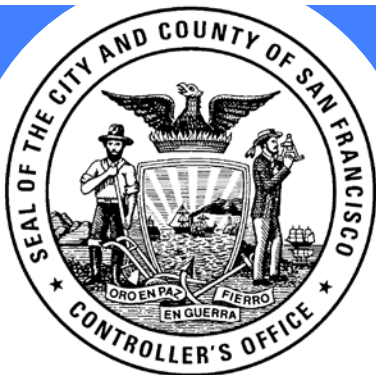


The Current Economic Environment: A View from San Francisco



CITY & COUNTY OF SAN FRANCISCO

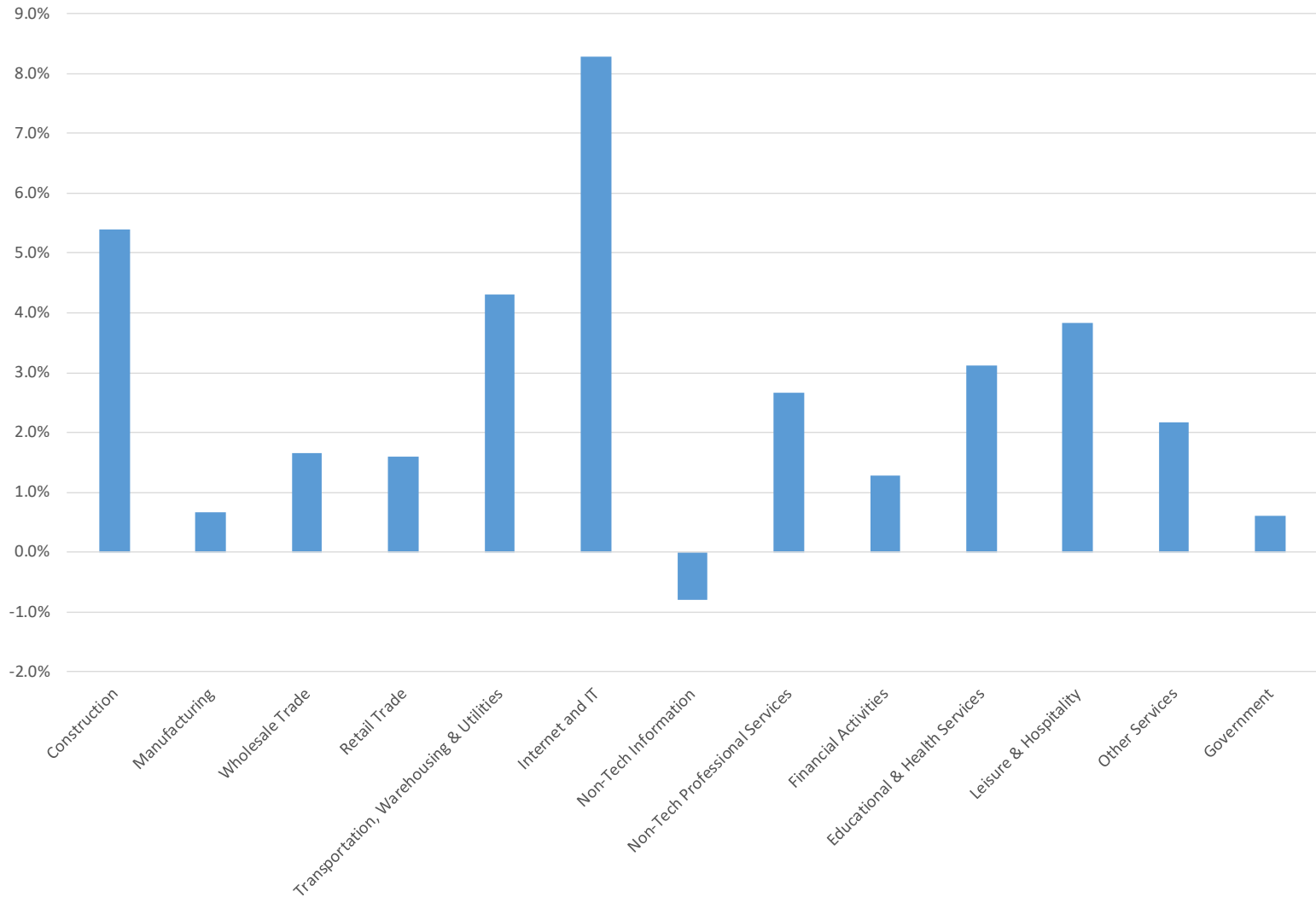
Ted Egan, Ph.D.
Chief Economist

11.09.2018

Job Growth by Sector in California This Decade

2

Average Annual Employment Growth Rate by Sector in California, 2010-2017

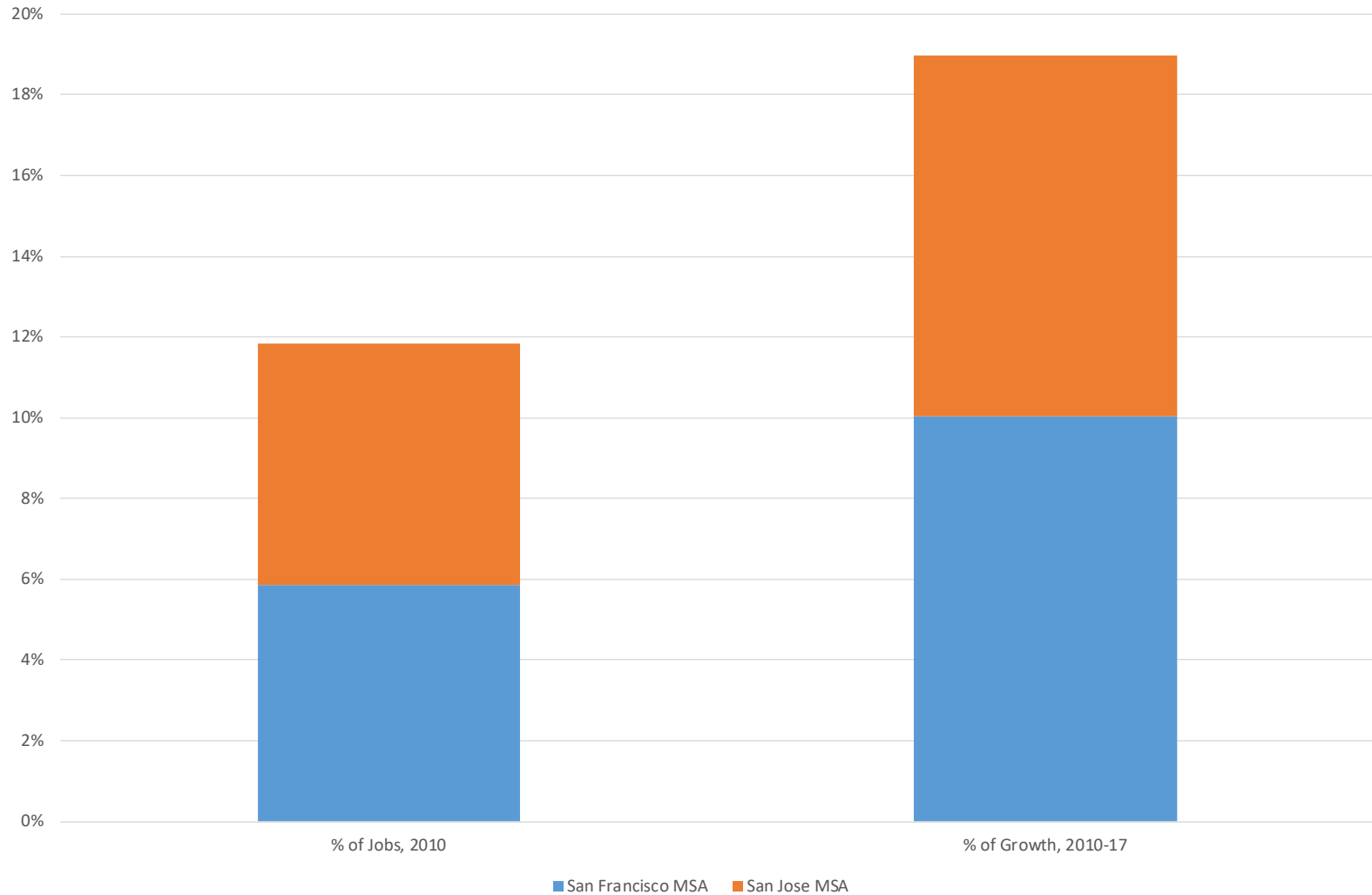


Source: BEA

Two MSAs Led the State's Economic Recovery

3

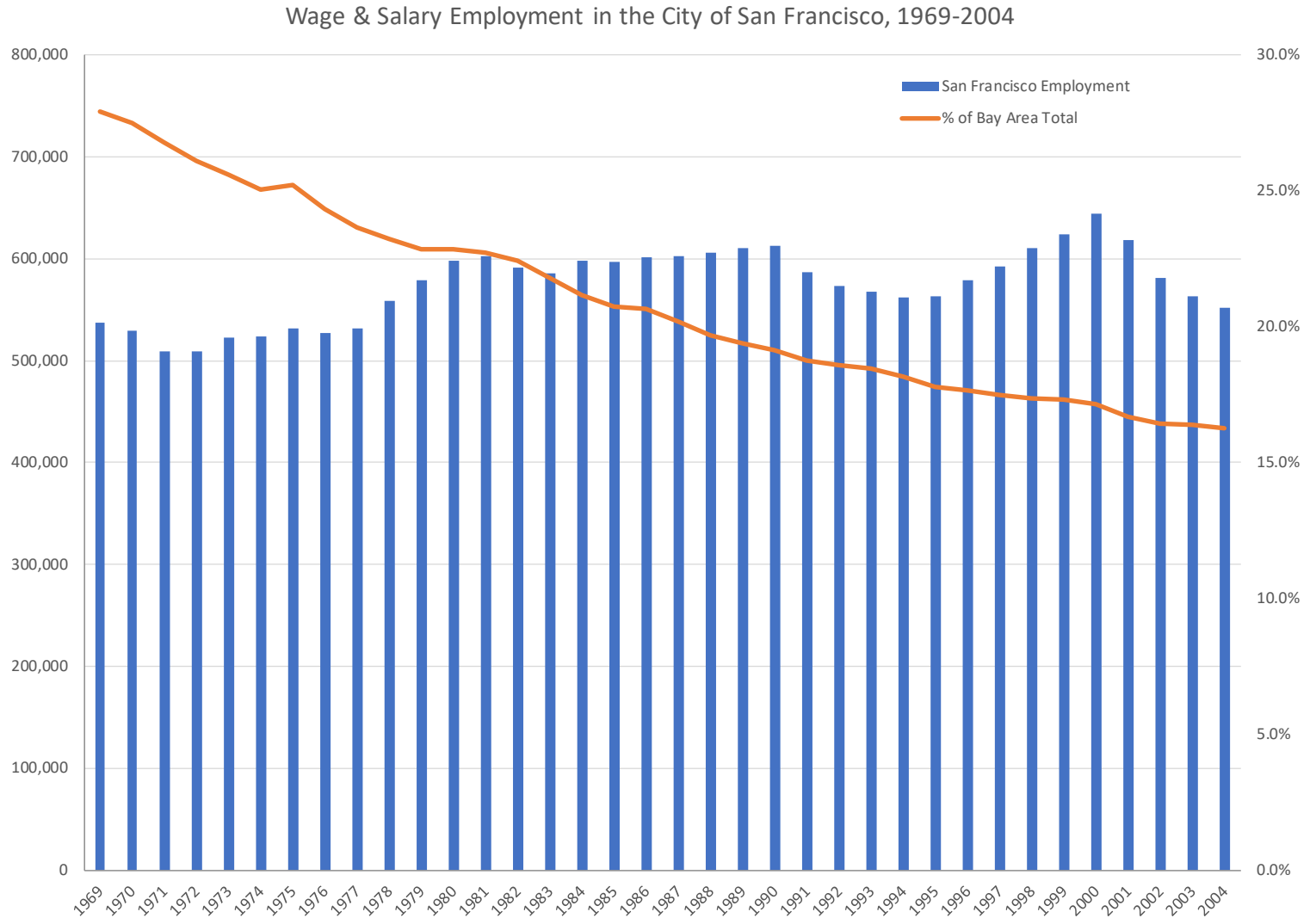
San Jose and San Francisco MSAs:
% of California Jobs, 2010, and % of California Job Growth, 2010-17



Source: BEA

San Francisco Jobs: 35 Years of Stagnation...

4

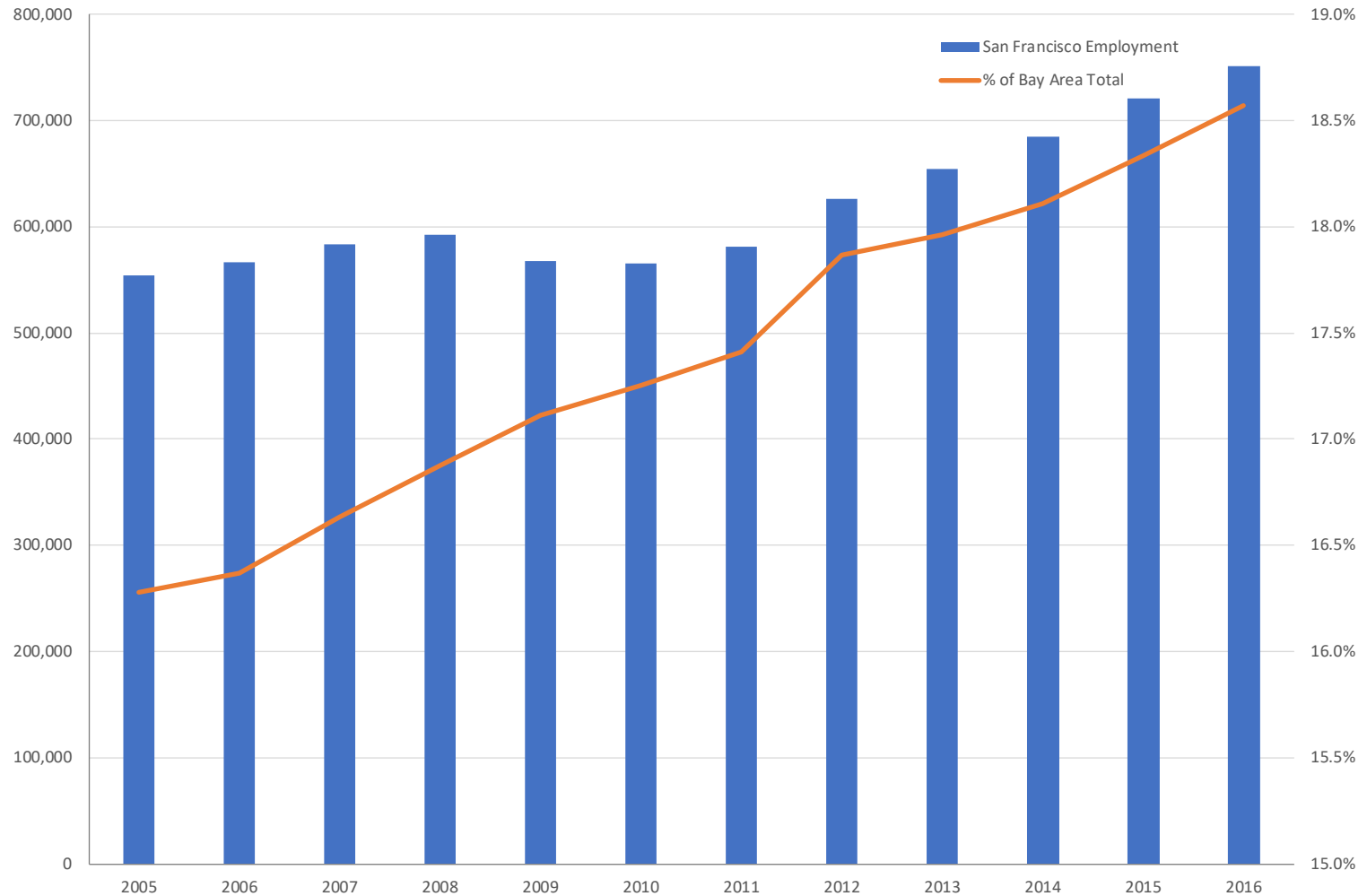


Source: BEA

Followed by a Dramatic Reversal

5

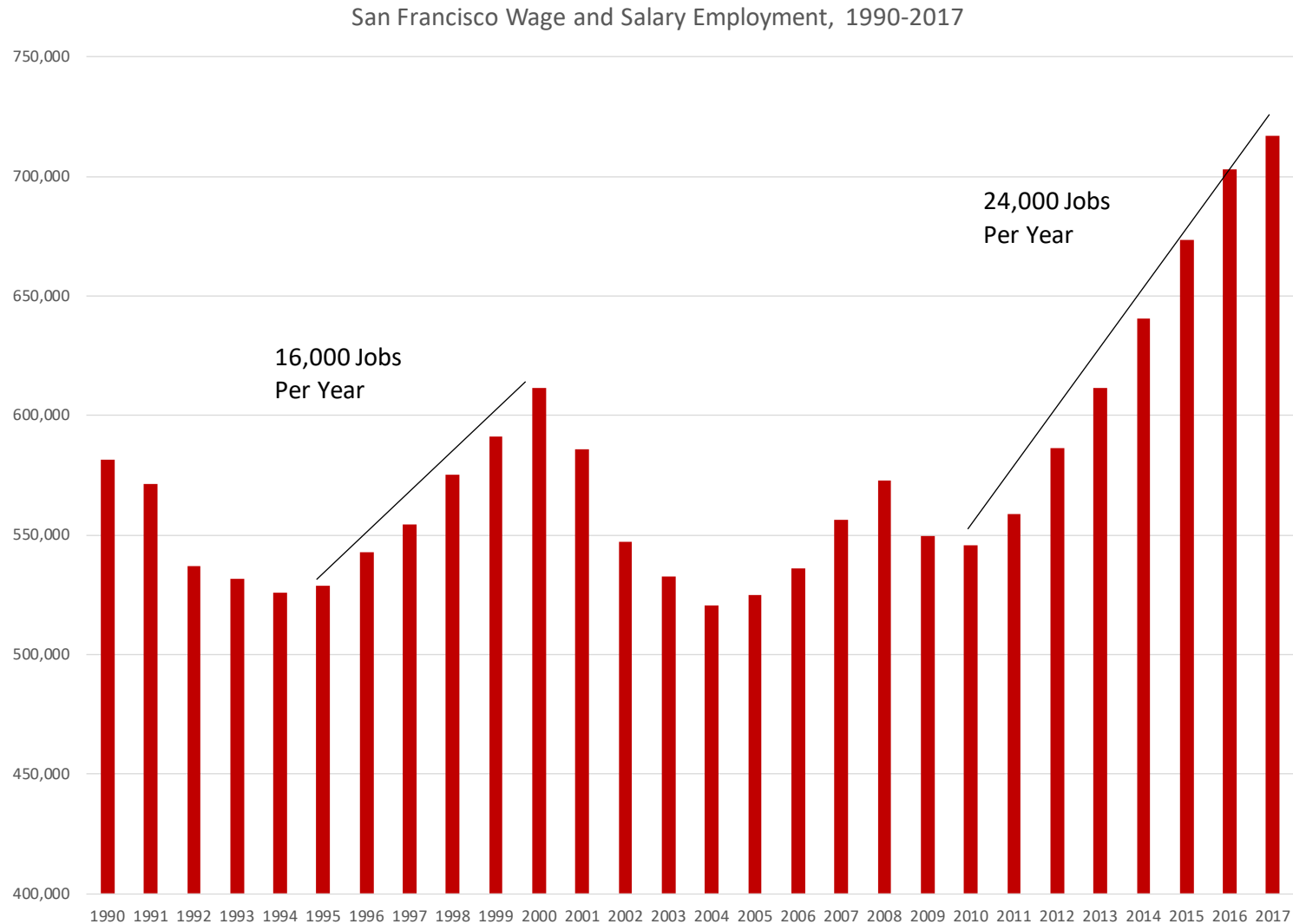
Wage & Salary Employment in the City of San Francisco, 2004-2016



Source: BEA

The Post-2010 Boom Vs the Dot-Com Boom

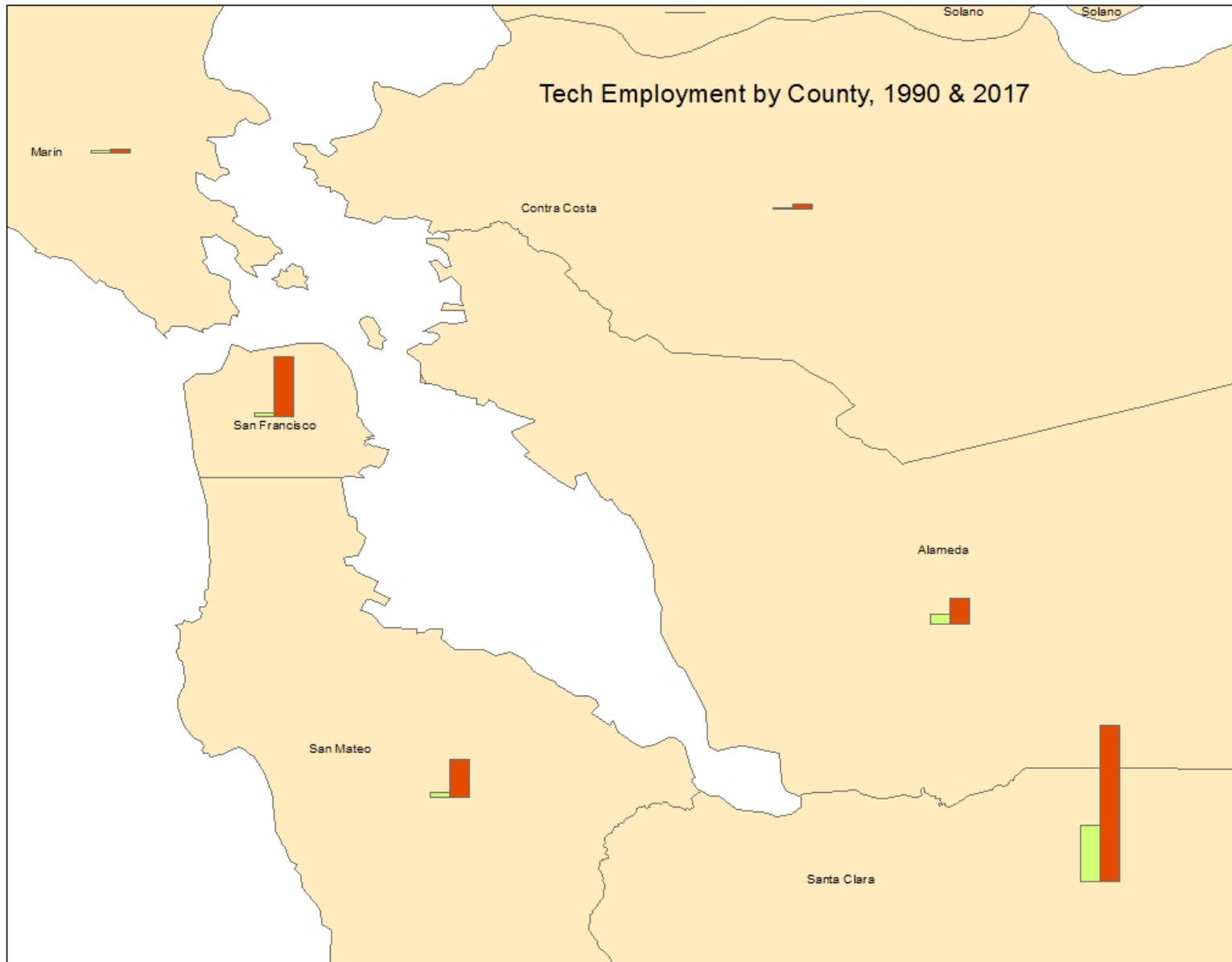
6



Source: BLS

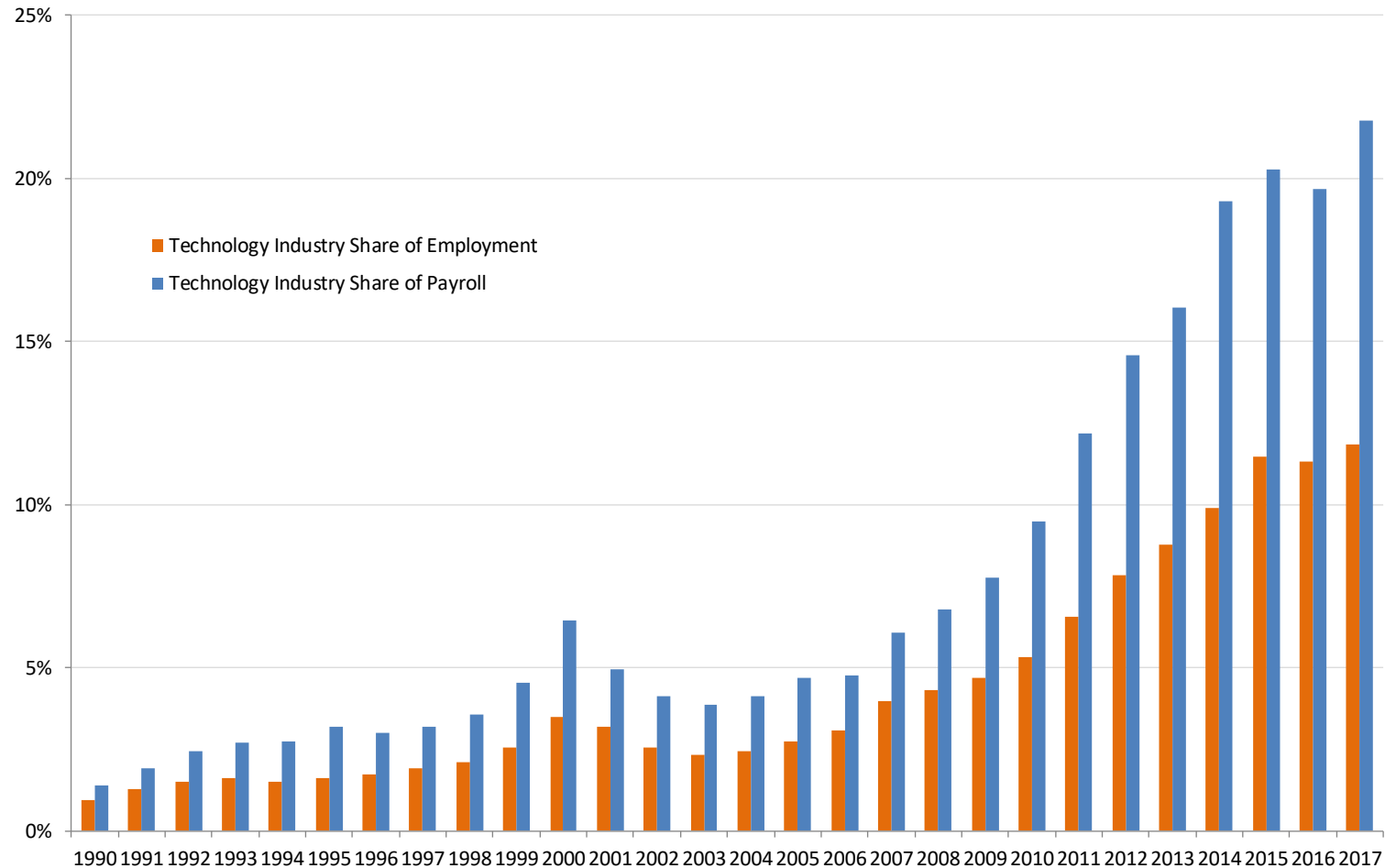
Spread of Tech Jobs Since 1990

7



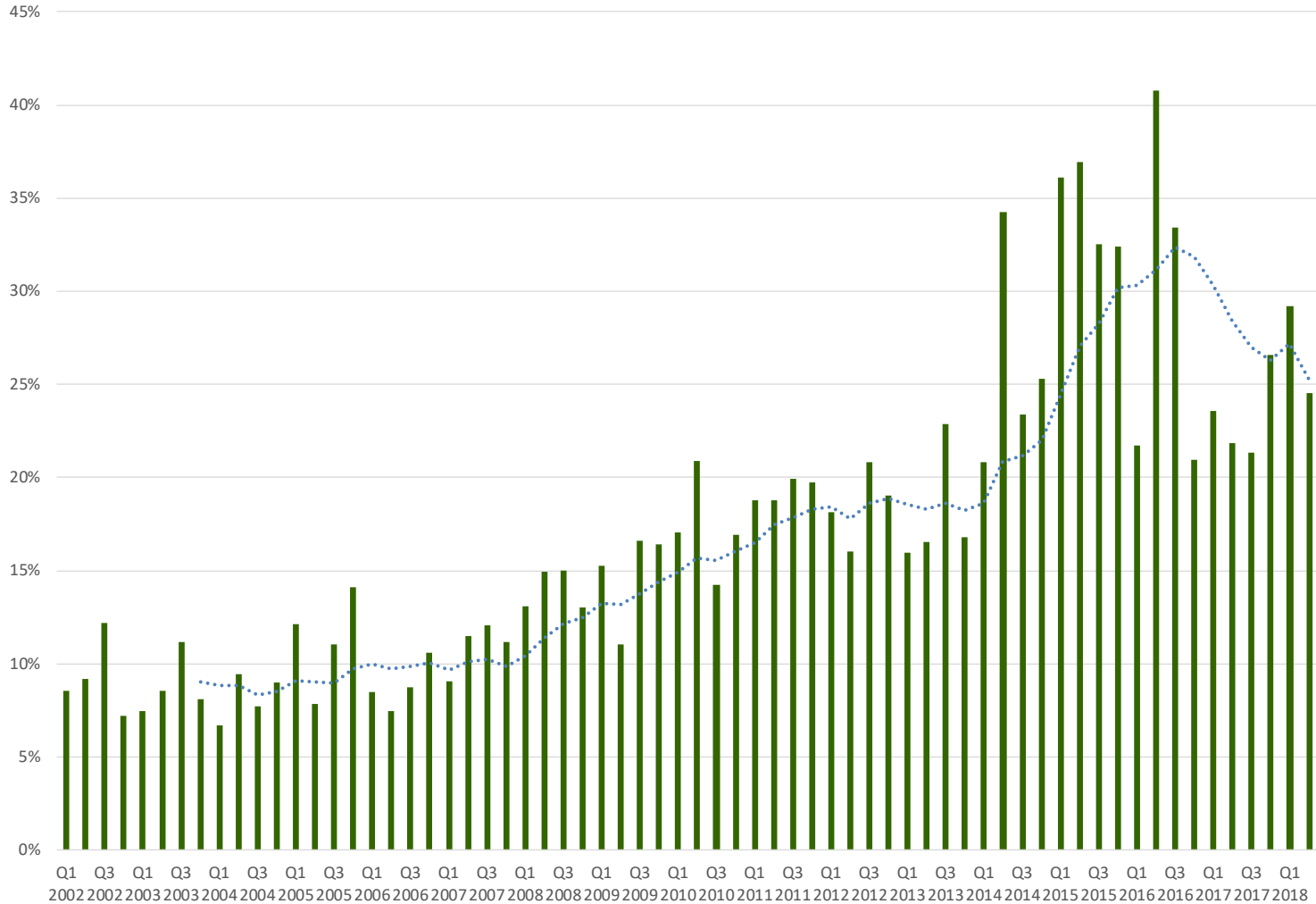
Tech's Share of SF Payroll Has Tripled in 10 Years

Technology Industry Share of Private Sector Payroll and Employment in San Francisco, 1990-2017



SF Now Rivals the South Bay for VC Leadership

San Francisco's Share of US Venture Capital Investment, 2002-2018

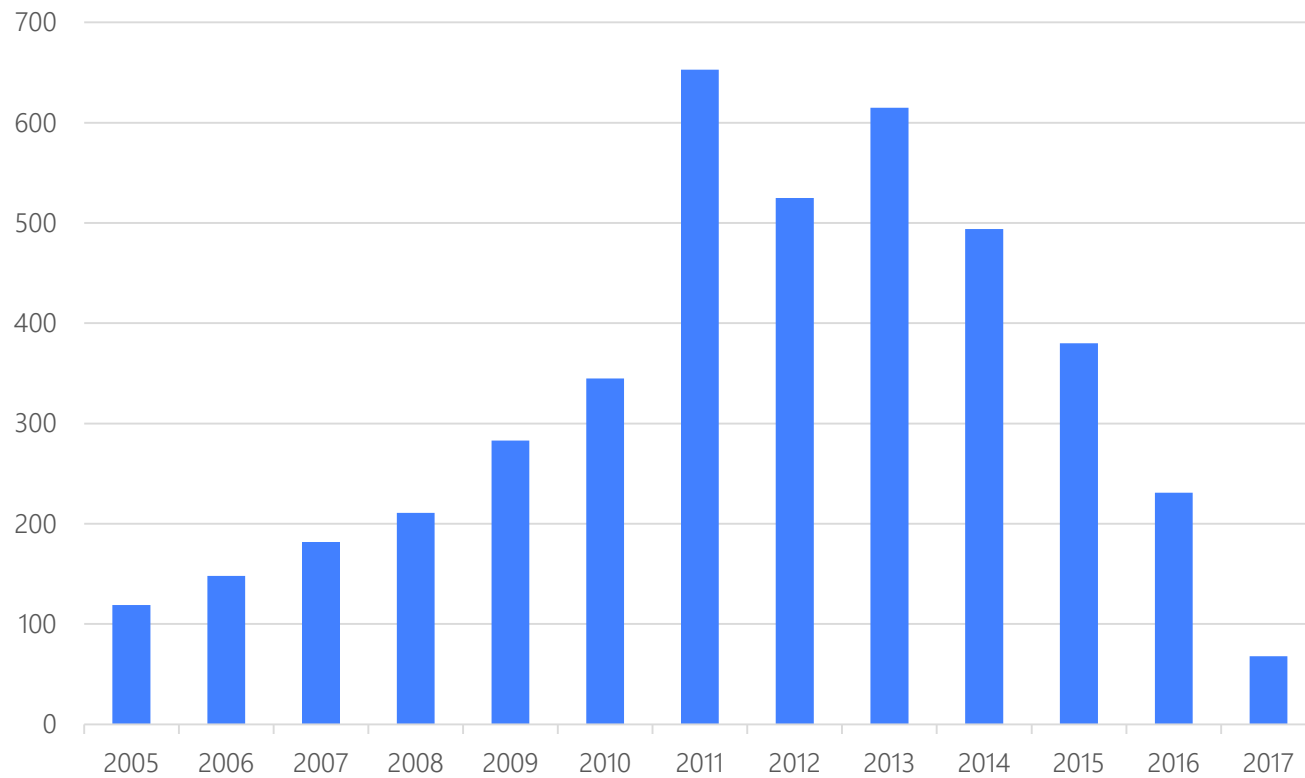


Source: PWC Moneytree

Startups From The Early 2010s Have Fueled Growth

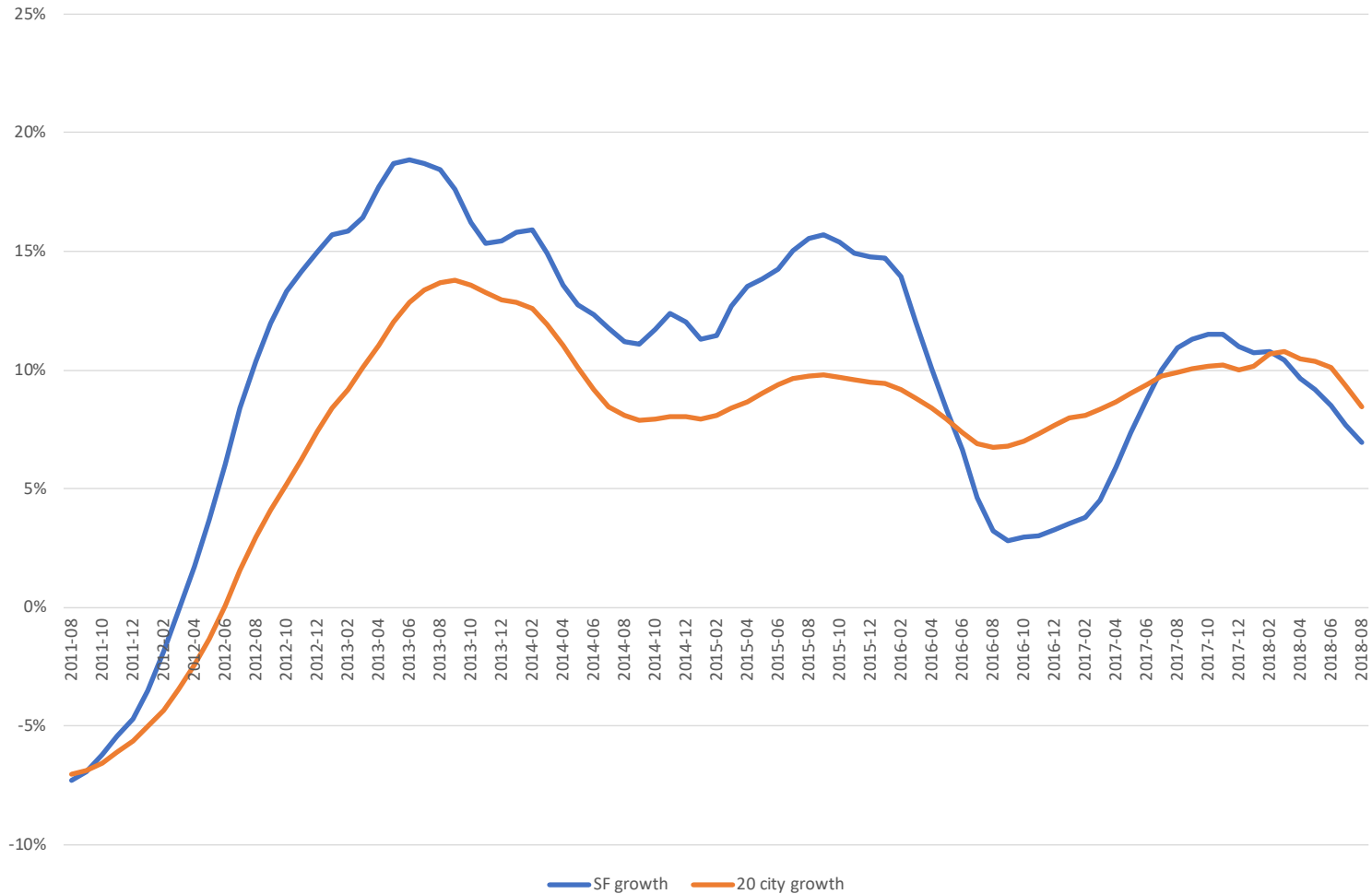
10

San Francisco Tech Startups by Year of Founding



Housing Prices Have Outpaced Peer Cities

Annual Growth in Housing Prices, 6/11 - 6/18:
San Francisco and Largest 20 US City Average

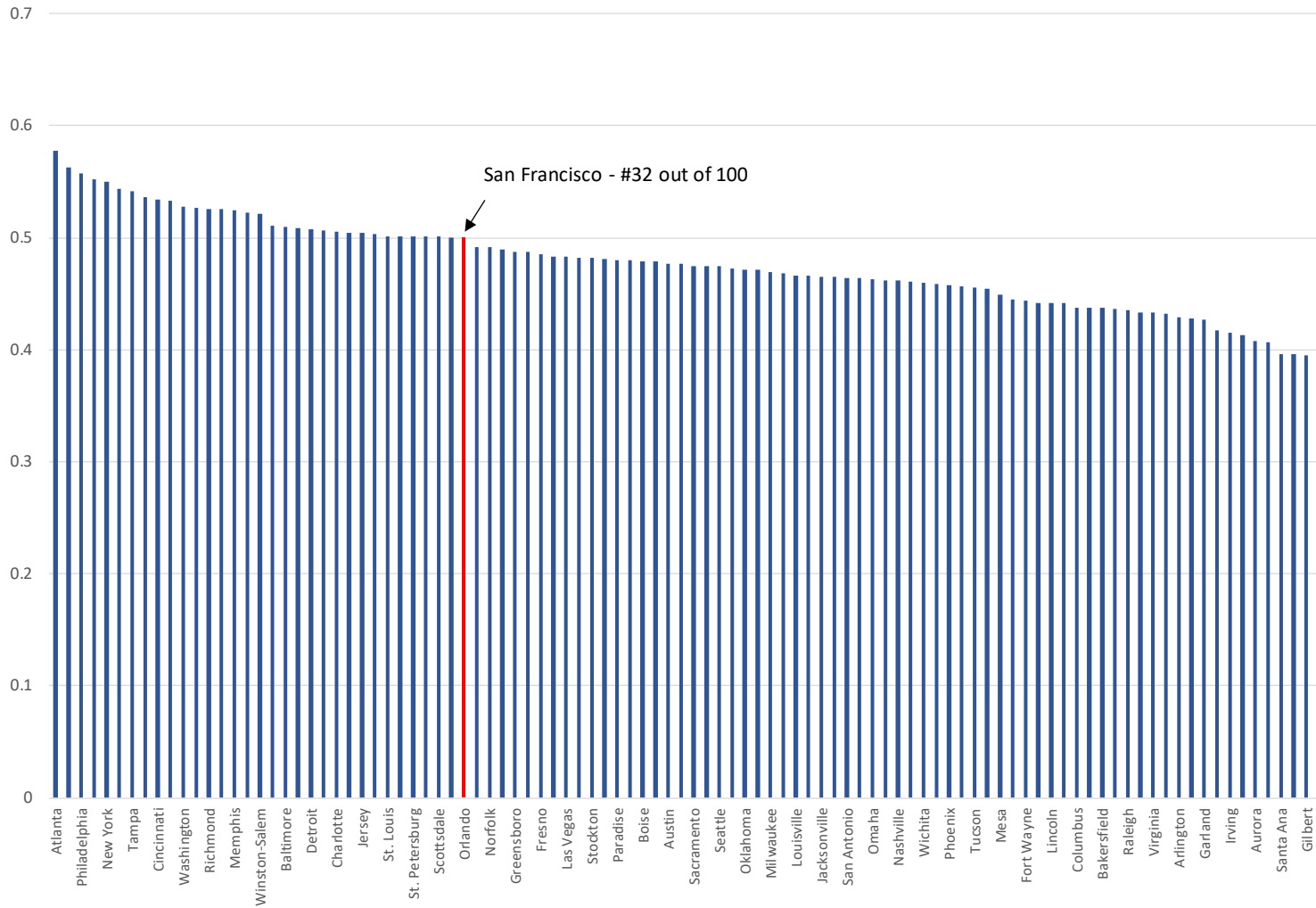


Source: Zillow

Along With Concerns About Inequality...

12

Rank of the 100 Largest U.S. Cities by Income Inequality, 2017



Source: US Census Bureau

...Though Inequality Actually Declined 2011-17

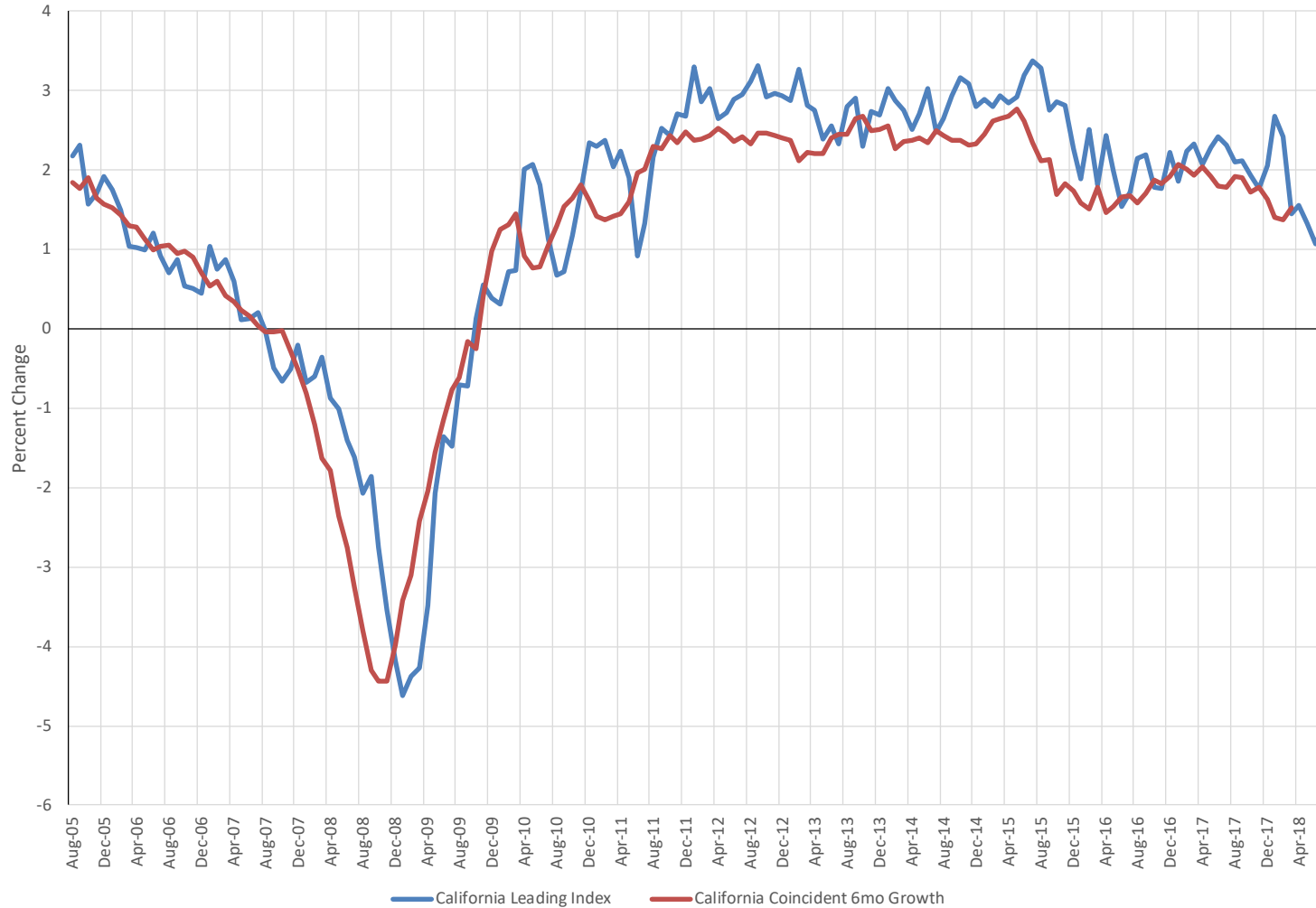
13

Gini Index of Income Inequality for San Francisco, 2011 and 2017



A Look at Leading & Coincident Indicators

California Leading and Coincident Economic Indicators



Risk Factors and Local Recession Scenarios

15

- Interest Rates
- Debt
- Trade
- Retail
- Policy