

SANTA CLARITA VALLEY

Economic Snapshot

a publication of the Santa Clarita Valley Economic Development Corporation

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COMMERCIAL REAL ESTATE

Source: City of Santa Clarita; County of L.A.

New Permits

- Zero permits for new commercial space were issued during December 2015 in the Santa Clarita Valley, the same number issued in November 2015. There was one (1) permit for commercial space issued during December 2014.

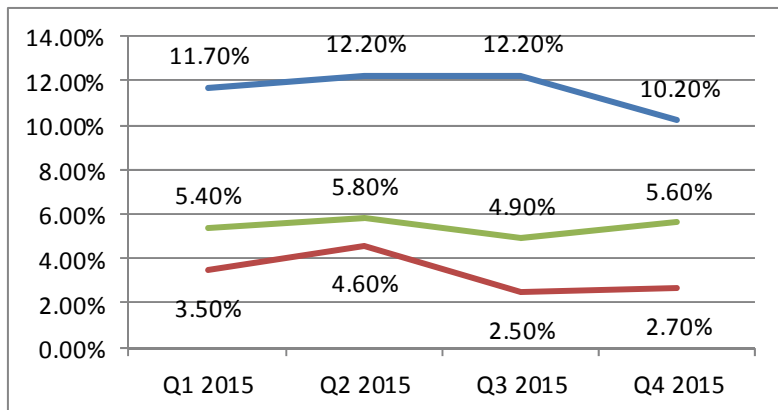
Tenant Improvements/Alterations

- A total of 11 permits for tenant improvements were issued in the Santa Clarita Valley during December 2015, 3 more than were issued in November 2015. There were 15 permits issued in December 2014.
- In December 2015, 25 commercial alteration permits were issued, down 19.35% from 31 permits in November 2015, and an increase of 19% from 21 permits issued in December 2014.

Certificates of Occupancy

- In December 2015, a total of 59 Certificates of Occupancy were issued in the Santa Clarita Valley totaling 282,975 sq. ft., with 33,711 sq. ft. issued for commercial space. There were 63 permits issued in December 2014.

Santa Clarita Valley Commercial Vacancy Rates



Vacancy Rates

Source: Co-Star Group

- In the Santa Clarita Valley, Q4 2015 office vacancy rates decreased 16.4%, while industrial rates increased 8% and retail vacancy rates increased by 14.3%.
- During Q4 2015, Santa Clarita Valley's office vacancy rate was 10.2%; retail and industrial vacancy rates were 5.6% and 2.7%, respectively.

Office - Industrial - Retail

Presented by:



RESIDENTIAL REAL ESTATE ACTIVITY

Source: Southland Assoc. of Realtors / MLS Statistics

Santa Clarita Valley Home Values & Sales

- Median home values decreased .4% to \$518,000 in December 2015, from \$520,000 in November 2015. A total of 238 single-family homes were sold in December, an increase of 54.5% from November 2015, and an increase of 4.85% from December 2014 sales volume of 227 homes.
- Median condominium values decreased 6.36% to \$309,000 in December 2015 from \$330,000 in November 2015; it is a 3% increase from December 2014 sales value of \$300,000.
- Condominium sales increased 15.12% to 99 in December 2015 from 86 in November 2015, and increased 22.22% from December 2014 with 81 sales.

Santa Clarita Valley Permits:

New Residential



Residential Alteration

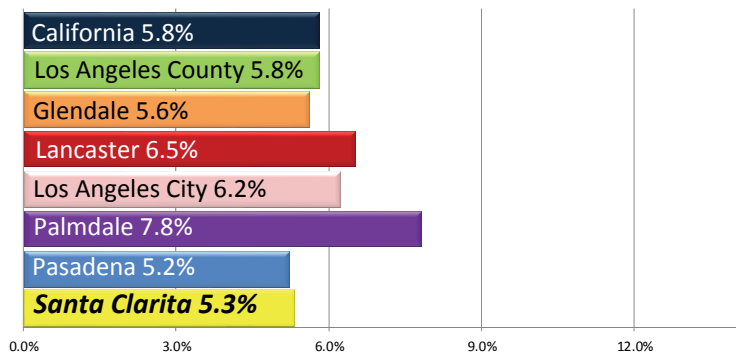
SCV Residential Real Estate Summary					
	Dec-15	Nov-15	M/M % Chg	Dec -14	Y/Y % Chg
Median Home Value	\$518,000	\$520,000	-.4%	\$495,000	4.65%
# of Single Family Homes Sold	238	154	54.5%	227	4.85%
Median Condominium Value	\$309,000	\$330,000	-6.36%	\$300,000	3%
# of Condominiums Sold	99	86	15.12%	81	22.22%
Avg. Days on Market (Single-Family - SCV)	95	93	2.15%	99	-4.04%
Single-Family Home Inventory (SCV)	424	502	15.54%	483	-12.22%
	Dec-15	Nov-15	M/M % Chg	Dec-14	Y/Y % Chg.
NODs recorded (SCV)	35	23	52.17%	50	-30%
	Q3 2015	Q2 2015		Q3 2014	
Apartment Vacancy Rate	3.5%	3.5%		4.6%	
Avg. Apartment Rents	\$1555.00	\$1529.00		\$1,532.00	

Unemployment Rate Comparison— December 2015

UNEMPLOYMENT RATE

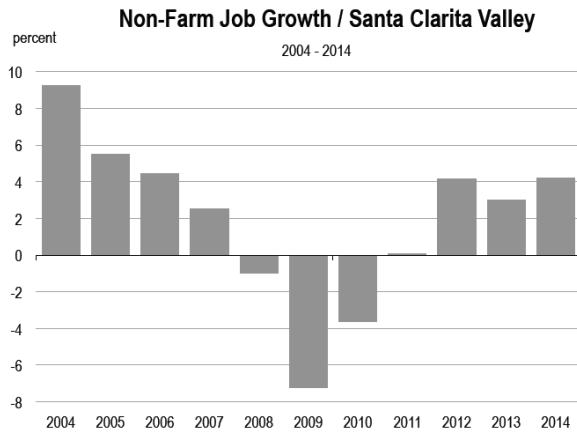
Source: Bureau of Labor Statistics

- The City of Santa Clarita's unemployment rate was 5.3% in December 2015, compared to 5.8% for Los Angeles County, and 5.8% for the state of California.
- The current unemployment rate in Santa Clarita is 17.78% higher than the rate of 4.5% recorded in December 2014.



EMPLOYMENT - Santa Clarita Valley

Source: Labor Market Information Division / California Economic Forecast



Non-Farm Job Creation

Over the past year, employment has risen in all composite sectors except information technology.

The largest gains were in tourism, which generated 900 jobs, a 5% increase. Almost 100 jobs were created in digital media entertainment and 70 jobs in advanced manufacturing.

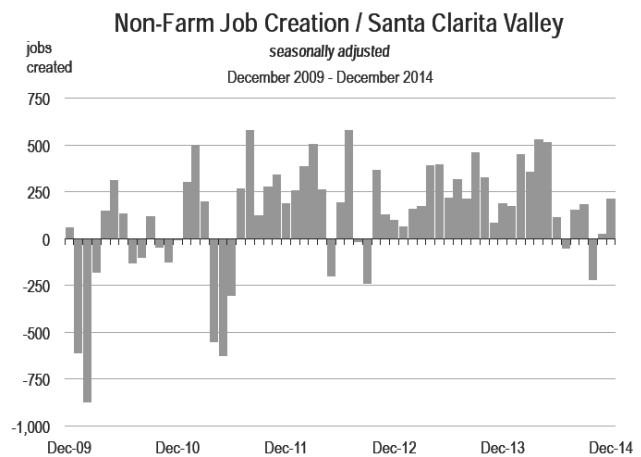
In the 3rd quarter, there were 920 companies in the tourism sector of the SCV. Each company employed on average 21 workers. There were only 18 aerospace and defense companies but with an average of 76 employees, this industry is generally comprised of larger firms. Among public institutions, employment increased by 300 jobs.

Non-Farm Employment

In 2014, the California labor market expanded rapidly. Non-farm employment increased by 2.2%, creating more than 336,000 new jobs.

In the Santa Clarita Valley, the labor market is heavily concentrated in manufacturing, retail trade, leisure services and professional services. These sectors each account for more than 10,000 local jobs, and when combine, represent 56% of all jobs in the region.

From 9/2013 to 9/2014, several industries created a large number of jobs: leisure (+1800), professional and business services (+500) and manufacturing (+300).



Join us on March 10th
at the Hyatt Valencia for the
Spring release of the
2016 Santa Clarita Economic
Outlook Forecast as the speakers
provide an in-depth forecast of our
local economy.



TOURISM | City of Santa Clarita

Source: STR Reports and PKF

- STR reports that hotel occupancy in Santa Clarita was 89% in October 2015, an increase of 6.84% from the September 2015 rate of 83.3%.
- By comparison, PKF reports the average occupancy rates at hotels for the Los Angeles region during October 2015 was 84.45%, up 6.2% from 79.52% in September 2014.
- Local average daily room rates (ADR) increased by 4.22% in October 2015 to \$128.07 from \$122.88 the previous year; LA region's ADR increased 6.34% to \$221.77 over the previous year at \$208.54

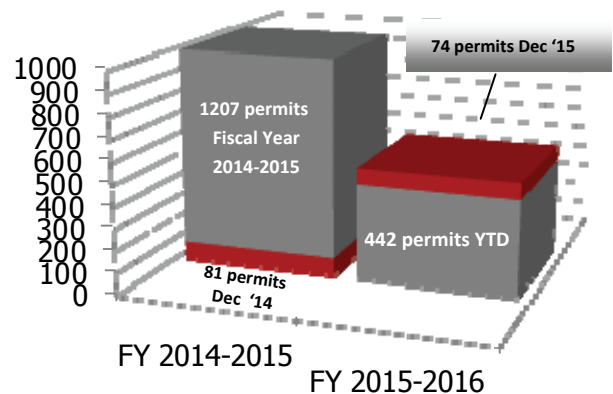
Tourism Sub-Region	Occupancy Rate Oct 2015	Occupancy Rate Oct 2014	ADR Oct 2015	ADR Oct 2014
Santa Clarita	89.0%	82.3%	\$128.07	\$122.88
San Fernando Valley	84.11%	83.06%	\$159.31	\$148.53
Pasadena	86.77%	84.63%	\$187.94	\$192.39
San Gabriel Valley	81.63%	82.35%	\$120.96	\$118.96
Hollywood	86.01%	77.81%	\$223.43	\$216.16
South Bay	88.49%	86.30%	\$146.74	\$134.05
Los Angeles Region	84.45%	79.52%	\$221.77	\$208.54

FILM | Santa Clarita Valley

Source: City of Santa Clarita; Film L.A.

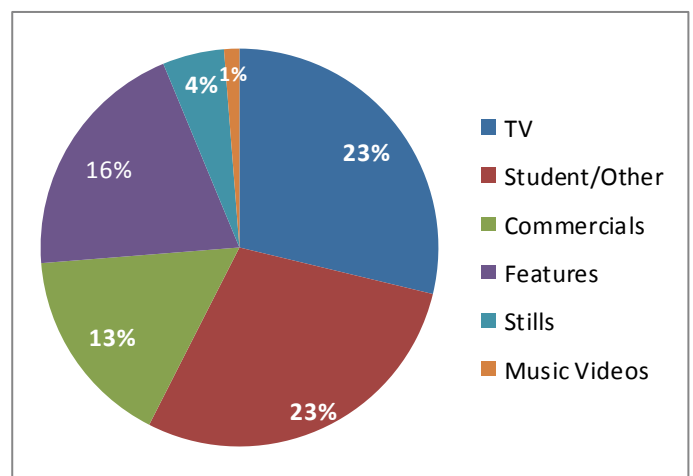
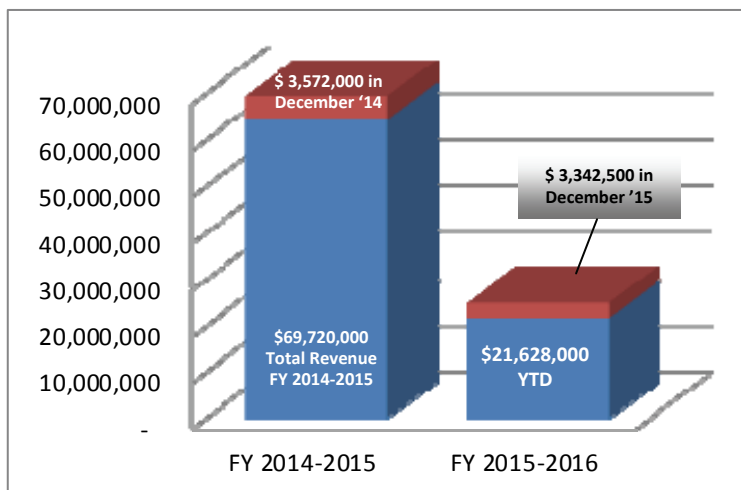
- In December 2015, a total of 74 film permits were issued in the Santa Clarita Valley, for a fiscal YTD of permits (July 2015 through June 2016.)
- The 96 permits represented a total of 162 filming days in Santa Clarita for December 2015, a decrease of 4.7% from 170 filming days in December 2014.
- The December 2015 film days included: 62 television shows, 25 student/other projects, 30 commercials, 31 features, 13 still shoots and 1 music video.
- The estimated economic impact in Santa Clarita from location filming in December 2015 is \$3,342,500 which is a 6.4% decrease from \$3,572,000 in December 2014.

Number of Film Permits Issued in December 2015



Estimated Economic Impact of Filming in December 2015

Percentage of Filming Days—December 2015



Local Company Stock Prices

Local Company Stock Prices	Dec-15	Nov-15	% Change	Dec-14	% Change
Bank of Santa Clarita (BSCA)	10	10	0%	9.15	-9.29%
CA Resources Corp (CRC)	2.33	4.1	43.2%	5.51	-57.71%
California United Bank (CUNB)	25.36	26.92	-5.80%	21.69	16.92%
Carnival Corp. (CCL)	54.48	50.53	7.82%	45.33	20.19%
Mission Valley Bank (MVLY)	9.00	7.25	24.14%	6.10	47.54%
Six Flags * (SIX)	54.94	51.9	5.86%	43.15	27.32%
Mannkind (MNKD)	1.45	2	-27.50%	5.22	-72.22%
Wesco Aircraft (WAIR)	11.97	13.38	-10.54%	13.98	-14.38%
Woodward (WWD)	49.66	50.43	-1.53%	49.23	0.87%

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REFERENCES

Information provided by: City of Santa Clarita * Los Angeles County * Southland Association of Realtors * First American RealQuest Pro * Reis, Inc. * PKF Consulting * California Board of Equalization Data from City of Santa Clarita, Finance Division * CoStar * CA Employment Development Department * Bureau of Labor Statistics