

# YUBA COUNTY ECONOMIC FORECAST

Yuba County, located in the Northern Sacramento Valley is home to Beale Air Force Base, currently accommodating more than 4,000 military personnel. The county was named after the Yuba River by Captain John Sutter for the Native American village Yubu near the confluence of the Yuba and Feather rivers. Yuba County has a population of 72,170 people and 14,930 wage and salary jobs. The per capita income in Yuba County is \$28,762, and the average salary per worker is \$71,991.

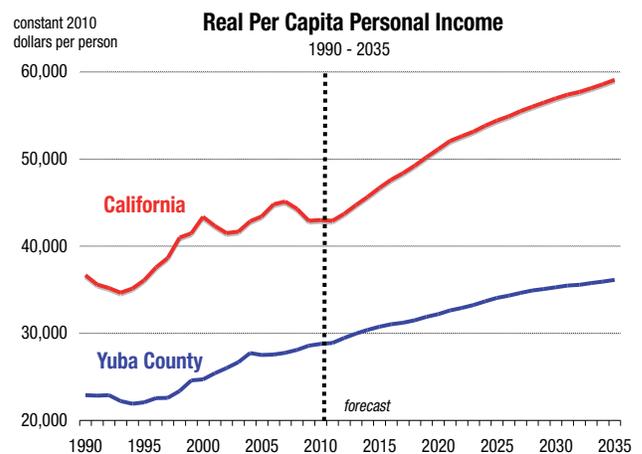
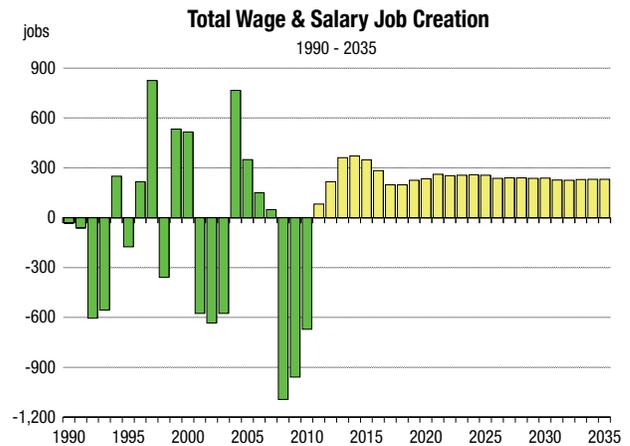
Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) declined 2.9 percent during 2010, the third straight year of contracting employment. In 2010, an estimated 700 total wage and salary jobs were lost in Yuba County, a decline of -4.3 percent. Non-farm employment fell by 4.7 percent but farm employment rose 2.3 percent. The unemployment rate increased to 19.2 percent in 2010.

Manufacturing, leisure services, and professional services were the only non-farm sectors to create employment during 2010. Government employment, which accounts for 42 percent of all employment in Yuba County, lost 430 jobs during 2010. The only other sector to lose a significant amount of employment was education and healthcare, which fell by 140 positions.

Between the 2000 and 2010 census, population grew by 19.8 percent in Yuba County. Over 78 percent of the population resides in unincorporated Yuba. The largest city in the county, Marysville, had population decline by 1.6 percent over the past 10 years. There were an estimated 788 net out migrants leaving the county in 2010.

## FORECAST HIGHLIGHTS

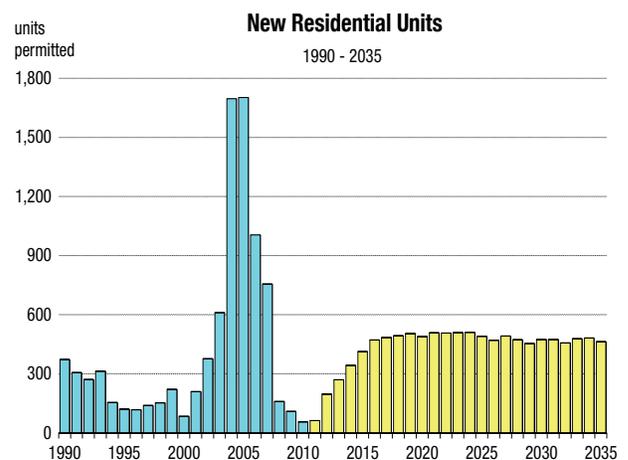
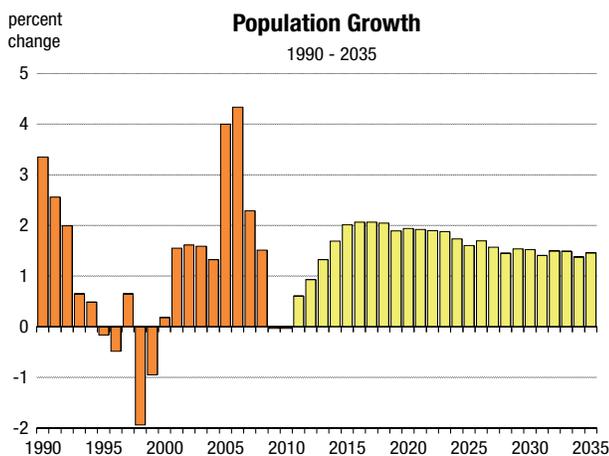
- Job growth is forecast to turn positive in 2011, with employment expanding by 0.5 percent. Job growth is expected average 2.1 percent per year between 2011 and 2016. Non-farm job growth averages 2.2 percent while farm employment is expected to average 0.4 percent over the same period.
- The average salary adjusted for inflation is currently above the California state average and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 0.9 percent per year between 2011 and 2016.
- The government, healthcare and education, retail trade, and professional services labor markets will create the most jobs over the 2011 to 2016 period. These sectors account for 57 percent of the jobs created in the county. The financial activities sector is the only non-farm sector expected to lose jobs over the same period.
- The population in the county will continue to grow steadily. Annual growth in the 2011 to 2016 period averages 1.6 percent per year.
- Net migration remains slightly negative in 2011, with an estimated 260 persons leaving the county. Over the next five years net migration is expected to average 430 net migrants per year.
- Real per capita income is forecast to rise 0.4 percent in 2011. From 2011 to 2016, real per capita incomes are expected to increase an average of 1.5 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase an average of 2.6 percent per year between 2011 and 2016.
- Industrial production is forecast to increase 3.5 percent in 2011. From 2011 to 2016 the growth rate of industrial production averages 5.3 percent per year. During this period farm production is forecast to decline by an average of 1.0 percent per year. The principle crop in the county is rice.



# Yuba County Economic Forecast

## 2006-2010 History, 2011-2040 Forecast

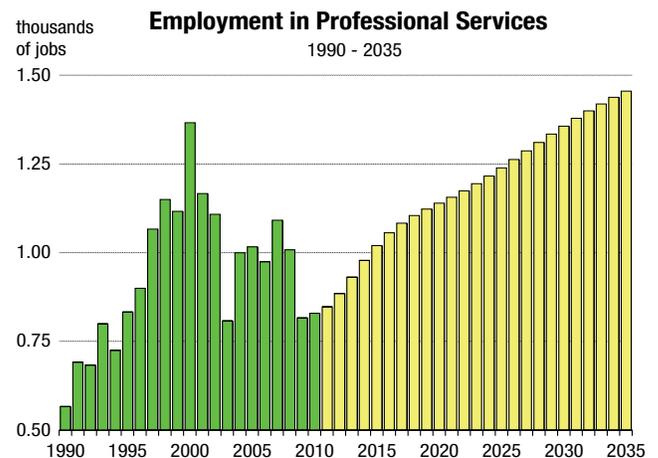
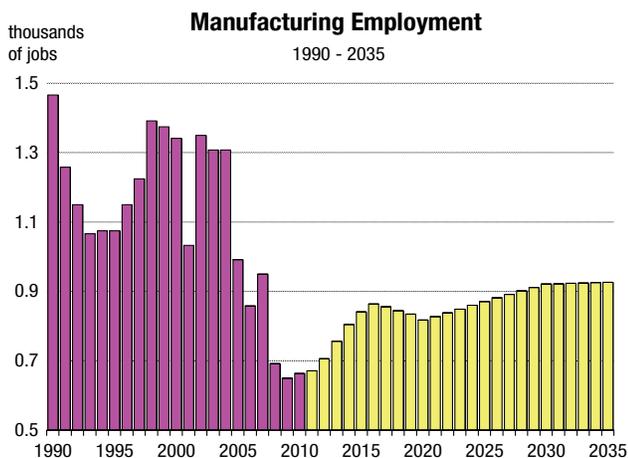
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	69,545	2,108	67.3	22.9	1,006	\$0.57	\$1.78	\$27,541	3.2	177.5	262.6	8.8
2007	71,140	773	67.5	23.6	756	\$0.54	\$1.90	\$27,750	3.4	161.3	328.6	9.2
2008	72,216	325	66.8	24.3	159	\$0.52	\$2.01	\$28,092	3.0	185.3	321.1	11.8
2009	72,193	-861	67.0	24.5	109	\$0.43	\$2.06	\$28,582	0.8	200.8	253.4	17.2
2010	72,170	-788	67.0	24.6	56	\$0.47	\$2.10	\$28,762	1.3	199.8	253.1	19.2
2011	72,609	-260	68.0	25.0	62	\$0.52	\$2.19	\$28,877	3.3	196.5	262.0	17.9
2012	73,290	-45	69.3	25.1	200	\$0.55	\$2.31	\$29,453	2.3	193.3	271.7	16.6
2013	74,264	222	71.1	25.2	273	\$0.58	\$2.44	\$29,986	2.3	190.8	287.4	15.0
2014	75,523	481	72.9	25.5	343	\$0.61	\$2.58	\$30,420	2.4	188.8	304.4	13.1
2015	77,043	720	74.5	25.8	414	\$0.64	\$2.72	\$30,789	2.1	186.8	321.7	11.6
2016	78,635	769	75.7	26.2	472	\$0.66	\$2.86	\$31,064	2.1	186.4	338.5	10.5
2017	80,260	779	76.5	26.6	483	\$0.68	\$2.99	\$31,233	2.1	185.9	351.6	9.9
2018	81,904	778	77.2	27.0	493	\$0.70	\$3.14	\$31,514	2.0	185.6	363.5	9.4
2019	83,454	665	77.8	27.5	504	\$0.73	\$3.30	\$31,889	1.9	185.6	376.4	8.8
2020	85,073	717	78.6	27.9	489	\$0.75	\$3.45	\$32,199	1.7	184.2	389.7	8.5
2021	86,709	721	79.3	28.4	508	\$0.77	\$3.63	\$32,615	1.7	183.1	408.7	8.4
2022	88,356	722	80.1	28.8	508	\$0.79	\$3.81	\$32,918	2.2	184.0	426.9	8.4
2023	90,015	727	80.9	29.3	509	\$0.82	\$4.01	\$33,244	2.2	184.4	445.2	8.3
2024	91,579	626	81.6	29.8	511	\$0.84	\$4.22	\$33,673	2.1	185.0	464.5	8.3
2025	93,049	527	82.3	30.2	492	\$0.87	\$4.43	\$34,078	2.1	185.1	484.3	8.3
2026	94,628	631	83.2	30.7	470	\$0.90	\$4.63	\$34,332	2.1	184.8	504.6	8.2
2027	96,116	535	83.9	31.1	491	\$0.92	\$4.84	\$34,642	2.1	184.4	525.6	8.2
2028	97,512	436	84.6	31.5	474	\$0.95	\$5.06	\$34,914	2.1	184.5	546.9	8.2
2029	99,010	535	85.5	32.0	455	\$0.97	\$5.27	\$35,104	2.1	184.3	569.0	8.1
2030	100,519	542	86.3	32.4	475	\$1.00	\$5.50	\$35,297	2.1	183.1	592.1	8.1
2031	101,936	447	86.9	32.8	475	\$1.03	\$5.73	\$35,480	2.2	182.3	614.0	8.1
2032	103,464	553	87.8	33.2	457	\$1.06	\$5.95	\$35,571	2.2	183.9	636.5	8.1
2033	105,008	566	88.6	33.6	479	\$1.09	\$6.21	\$35,763	2.1	184.8	659.7	8.0
2034	106,460	470	89.2	34.1	482	\$1.12	\$6.46	\$35,952	2.2	185.2	683.6	8.0
2035	108,015	572	90.1	34.5	463	\$1.15	\$6.73	\$36,130	2.2	184.7	708.2	8.0
2036	109,579	578	90.9	34.9	484	\$1.18	\$7.01	\$36,322	2.1	185.8	733.6	8.0
2037	111,046	479	91.5	35.4	486	\$1.21	\$7.30	\$36,539	2.2	185.7	759.7	7.9
2038	112,616	580	92.4	35.8	467	\$1.25	\$7.61	\$36,753	2.1	183.5	786.5	7.9
2039	114,191	583	93.2	36.2	488	\$1.28	\$7.93	\$36,993	2.1	184.3	814.1	7.9
2040	115,671	486	93.9	36.7	490	\$1.32	\$8.26	\$37,270	2.1	184.6	843.4	7.9

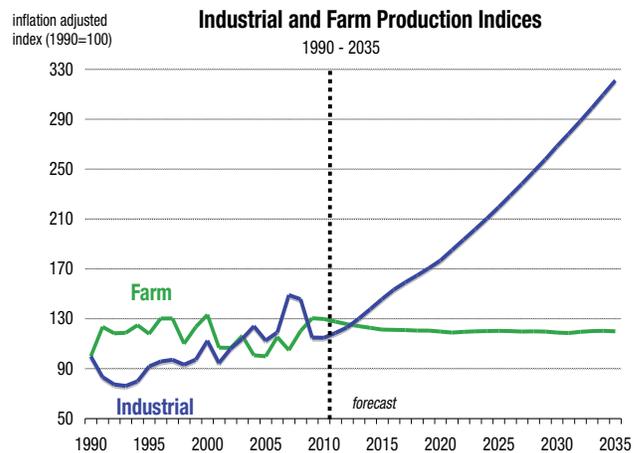
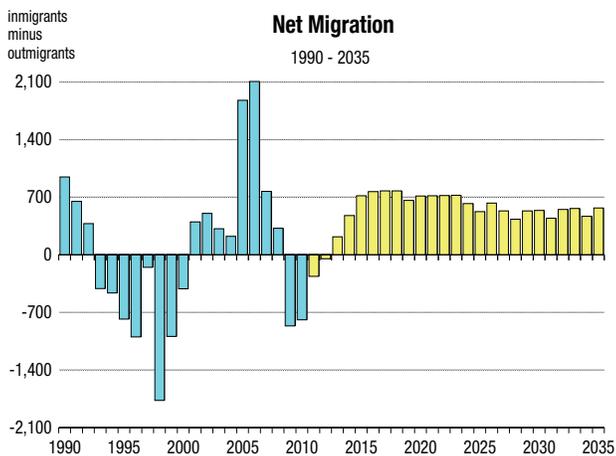
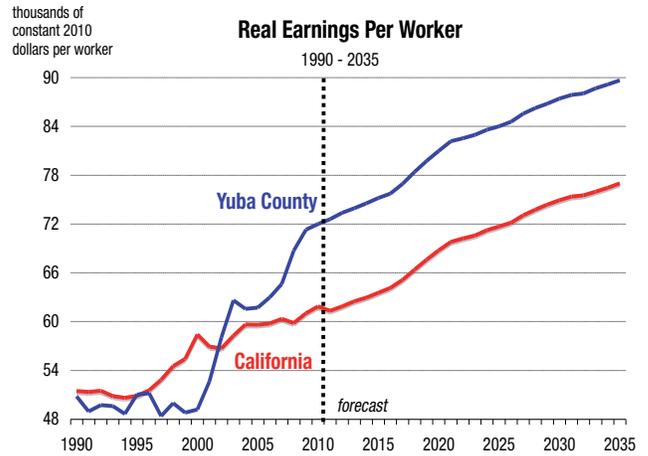
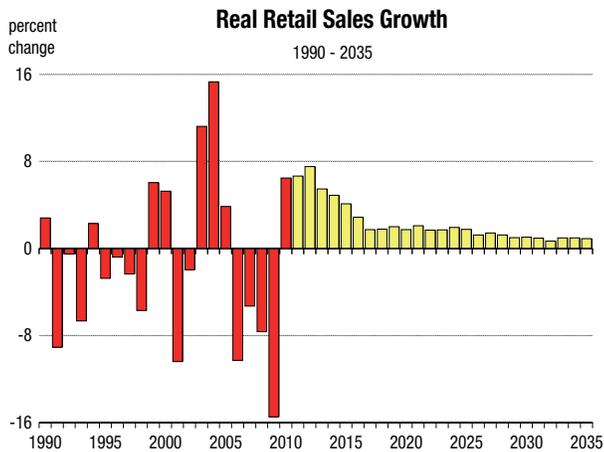


# Yuba County Employment Forecast

## 2006-2010 History, 2011-2040 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2006	17.6	1.20	0.95	0.86	0.55	1.68	0.37	0.98	0.23	1.73	1.26	7.34
2007	17.7	1.20	0.76	0.95	0.57	1.61	0.35	1.09	0.23	1.92	1.17	7.24
2008	16.6	1.07	0.69	0.69	0.58	1.53	0.34	1.01	0.27	2.02	1.18	6.72
2009	15.6	0.88	0.48	0.65	0.58	1.48	0.34	0.82	0.20	1.99	1.13	6.66
2010	14.9	0.90	0.44	0.66	0.54	1.46	0.31	0.83	0.16	1.85	1.14	6.23
2011	15.0	0.92	0.46	0.67	0.54	1.52	0.31	0.85	0.18	1.91	1.14	6.08
2012	15.2	0.93	0.47	0.71	0.56	1.59	0.31	0.89	0.19	1.94	1.14	6.04
2013	15.6	0.94	0.47	0.76	0.57	1.64	0.30	0.93	0.20	1.98	1.14	6.12
2014	16.0	0.95	0.48	0.80	0.59	1.69	0.30	0.98	0.21	2.03	1.15	6.21
2015	16.4	0.95	0.49	0.84	0.62	1.73	0.30	1.02	0.22	2.08	1.15	6.29
2016	16.6	0.94	0.50	0.86	0.64	1.76	0.29	1.06	0.23	2.12	1.15	6.35
2017	16.8	0.93	0.52	0.86	0.65	1.78	0.29	1.08	0.23	2.16	1.15	6.41
2018	17.0	0.91	0.53	0.84	0.67	1.80	0.29	1.10	0.23	2.19	1.16	6.49
2019	17.2	0.90	0.55	0.83	0.70	1.82	0.29	1.12	0.24	2.23	1.16	6.58
2020	17.5	0.90	0.57	0.82	0.72	1.84	0.29	1.14	0.24	2.27	1.16	6.68
2021	17.7	0.90	0.58	0.83	0.75	1.87	0.29	1.16	0.24	2.31	1.16	6.78
2022	18.0	0.90	0.60	0.84	0.78	1.89	0.29	1.17	0.24	2.34	1.16	6.88
2023	18.2	0.90	0.61	0.85	0.80	1.91	0.29	1.19	0.24	2.38	1.16	6.97
2024	18.5	0.90	0.63	0.86	0.82	1.93	0.28	1.22	0.24	2.43	1.16	7.06
2025	18.8	0.90	0.64	0.87	0.85	1.95	0.28	1.24	0.24	2.47	1.16	7.14
2026	19.0	0.90	0.66	0.88	0.87	1.97	0.28	1.26	0.25	2.52	1.17	7.22
2027	19.2	0.90	0.67	0.89	0.88	1.99	0.28	1.29	0.25	2.57	1.17	7.30
2028	19.5	0.91	0.68	0.90	0.90	2.00	0.28	1.31	0.25	2.62	1.17	7.38
2029	19.7	0.91	0.69	0.91	0.92	2.02	0.28	1.33	0.26	2.67	1.17	7.46
2030	20.0	0.91	0.70	0.92	0.93	2.03	0.28	1.36	0.26	2.72	1.17	7.54
2031	20.2	0.91	0.71	0.92	0.95	2.04	0.28	1.38	0.26	2.77	1.17	7.63
2032	20.4	0.91	0.72	0.92	0.97	2.05	0.28	1.40	0.26	2.82	1.17	7.71
2033	20.6	0.91	0.73	0.92	0.99	2.07	0.28	1.42	0.26	2.87	1.17	7.79
2034	20.9	0.91	0.74	0.93	1.00	2.08	0.28	1.44	0.27	2.92	1.17	7.88
2035	21.1	0.91	0.75	0.93	1.02	2.09	0.28	1.46	0.27	2.98	1.17	7.97
2036	21.3	0.91	0.76	0.93	1.04	2.11	0.28	1.47	0.27	3.03	1.18	8.05
2037	21.6	0.91	0.77	0.93	1.06	2.12	0.28	1.49	0.27	3.09	1.18	8.14
2038	21.8	0.91	0.78	0.93	1.08	2.13	0.28	1.51	0.27	3.15	1.18	8.23
2039	22.1	0.92	0.79	0.93	1.10	2.15	0.28	1.52	0.27	3.21	1.18	8.32
2040	22.3	0.92	0.80	0.93	1.12	2.17	0.28	1.54	0.28	3.27	1.18	8.41





## County Economic and Demographic Indicators

### Projected Economic Growth (2011-2016)

Expected retail sales growth:	27.9%
Expected job growth:	10.8%
Fastest growing jobs sector:	Manufacturing
Expected personal income growth:	16.5%

Expected population growth:	8.3%
Net migration to account for:	35.6%
Expected growth in number of vehicles:	14.1%

### Demographics (2011)

Unemployment rate (June 2011)	18.3 %
County Rank* in California (58 counties):	53rd
Working age (16-64) population:	63.8%

Population with B.A. Degree or higher:	12.9%
Median Home Selling Price:	\$146,500
Median Household Income:	\$41,925

### Quality of Life

Violent Crime rate (2009):	383 per 100,000 persons
County Rank* in California (58 counties):	26th
Average Commute Time to work (2011):	30.0 minutes

High School drop out rate (2009):	39.4%
Households at/below poverty line:	14.1%

\* The county ranked 1st corresponds to the lowest rate in California