

YUBA COUNTY ECONOMIC FORECAST

Yuba County, located in the Northern Sacramento Valley, is home to Beale Air Force Base, which employs roughly 4,000 military personnel. Yuba County has a population of 73,400 people and a total of 17,500 wage and salary jobs. The per capita income in Yuba County is \$35,766 and the average salary per worker is \$79,541.

Like other counties in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties), Yuba County is heavily dependent on the public sector. With 6,000 workers, government agencies account for 34 percent of total civilian wage and salary jobs.

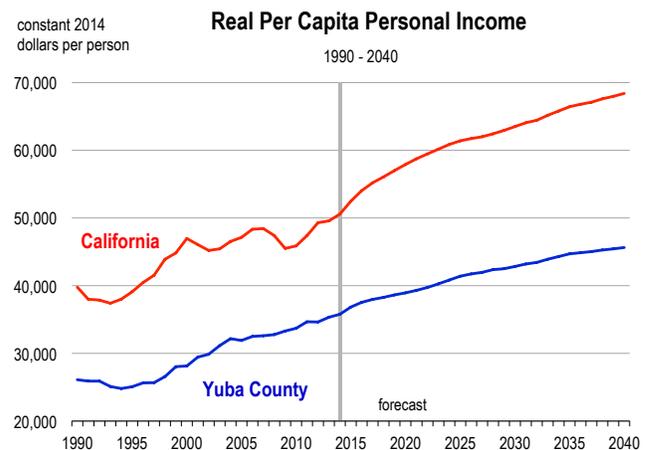
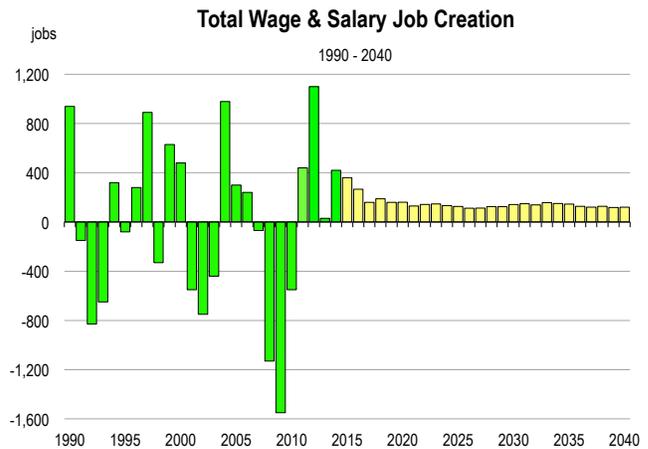
Employment across Northern California increased by 3.4 percent in 2014, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 2.7 percent. In Yuba County, 420 jobs were gained, representing an increase of 2.5 percent. The unemployment rate improved substantially, falling from 13.1 percent in 2013 to 11.1 percent in 2014.

In 2014, most employment sectors were characterized by positive job growth. The largest gains were observed in government (+120 jobs), education and healthcare (+60 jobs), and transportation and utilities (+50 jobs). The largest declines were observed in agriculture (-30 jobs).

Between 2009 and 2014, Yuba County's population grew at a rate of 0.4 percent per year. Growth was constrained by out-migration, as an average of 340 net migrants left the county each year. The natural increase (new births) also slowed, as an aging population base has begun to lead to a lower birthrate.

FORECAST HIGHLIGHTS

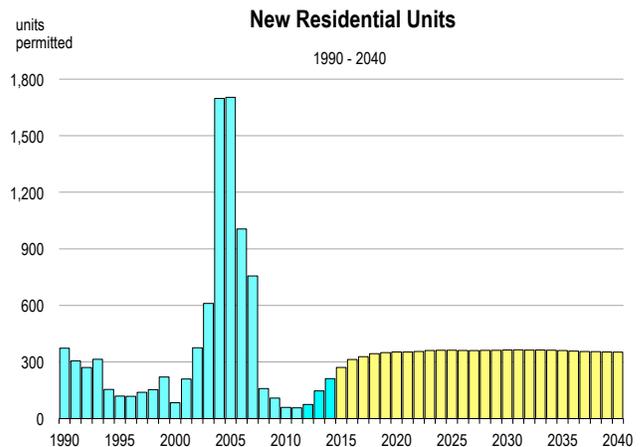
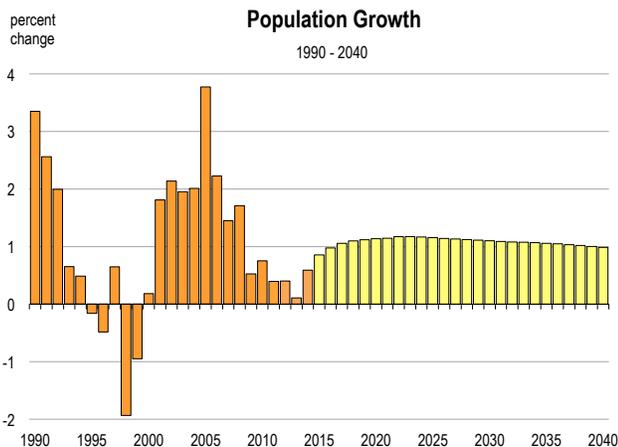
- In 2015, total wage and salary employment will increase by 2.1 percent. Over the 2015-2020 period, growth will average 1.0 percent per year.
- Average salaries are currently above the California state average and will remain so over the forecast period. In Yuba County, inflation-adjusted salaries are expected to rise by average of 0.8 percent per year between 2015 and 2020.
- Employment growth will be led by education and healthcare, professional services, and government. Together, these industries are expected to account for 64 percent of net job creation between 2015 and 2020.
- Population growth will accelerate, driven by higher net migration. Over the 2015-2020 period, growth is expected to average 1.1 percent per year.
- Net migration will turn positive in 2015, and remain so over the forecast horizon. During the 2015-2020 period, an average of 220 net migrants will enter the county each year.
- Real per capita income is expected to rise by 3.0 percent in 2015. From 2015 to 2020, real per capita income is expected to increase by an average of 1.1 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase at an average annual rate of 0.4 percent over the next five years.
- Industrial production is forecasted to increase by an average of 3.4 percent per year from 2015 to 2020. During this period, farm production is forecasted to increase by an average of 1.1 percent per year. The principal crops in the county are rice and walnuts.



Yuba County Economic Forecast

2006-2014 History, 2015-2040 Forecast

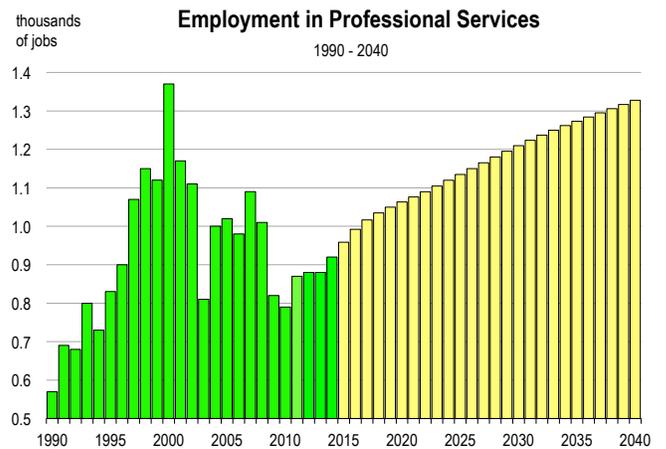
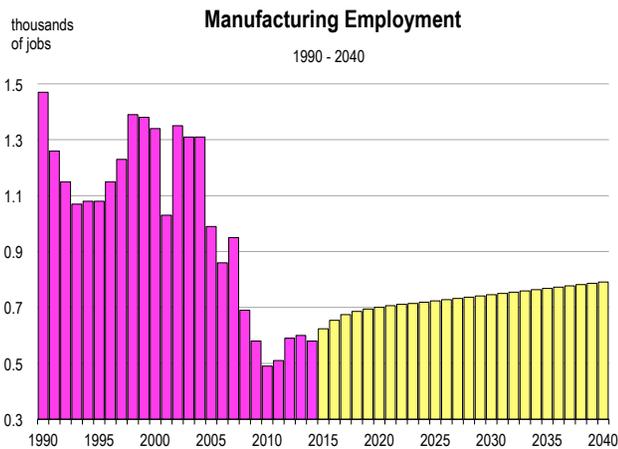
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	69,218	724	67.3	22.4	1,006	\$0.56	\$1.87	\$32,496	3.2	196.7	1071.0	8.8
2007	70,221	181	67.5	23.1	756	\$0.54	\$1.96	\$32,619	3.4	178.8	1077.8	9.3
2008	71,422	449	66.8	23.7	159	\$0.51	\$2.07	\$32,773	2.9	205.3	1123.7	11.8
2009	71,796	-425	67.0	23.8	109	\$0.43	\$2.13	\$33,303	0.8	222.6	768.6	17.2
2010	72,337	-173	67.0	24.3	60	\$0.43	\$2.20	\$33,714	1.3	216.6	785.6	17.8
2011	72,623	-414	66.0	24.4	57	\$0.48	\$2.33	\$34,664	2.7	229.8	863.1	17.0
2012	72,915	-397	64.3	24.4	75	\$0.49	\$2.40	\$34,630	2.7	223.9	1628.5	15.4
2013	72,994	-569	66.4	24.5	147	\$0.50	\$2.51	\$35,346	2.3	241.6	1282.4	13.1
2014	73,425	-168	67.6	24.5	212	\$0.52	\$2.63	\$35,766	2.8	239.6	1344.9	11.1
2015	74,053	57	68.4	24.7	271	\$0.53	\$2.76	\$36,839	1.2	245.0	1388.7	9.5
2016	74,776	148	69.2	24.9	313	\$0.56	\$2.93	\$37,551	3.2	248.9	1440.0	8.2
2017	75,566	204	69.9	25.2	328	\$0.58	\$3.09	\$37,969	3.2	252.2	1484.9	7.8
2018	76,396	231	70.6	25.5	344	\$0.60	\$3.25	\$38,277	3.0	254.0	1529.4	7.7
2019	77,251	241	71.3	25.9	350	\$0.62	\$3.41	\$38,646	2.8	255.9	1584.2	7.6
2020	78,129	255	72.0	26.2	353	\$0.63	\$3.58	\$38,946	2.9	258.2	1642.5	7.5
2021	79,023	264	72.8	26.5	353	\$0.65	\$3.76	\$39,298	3.0	257.8	1681.2	7.6
2022	79,950	290	73.6	26.9	356	\$0.67	\$3.97	\$39,743	3.1	258.8	1717.3	7.5
2023	80,888	297	74.4	27.2	361	\$0.69	\$4.18	\$40,263	2.7	258.8	1758.5	7.4
2024	81,832	301	75.2	27.5	362	\$0.71	\$4.39	\$40,819	2.6	259.2	1800.9	7.4
2025	82,777	302	76.0	27.9	362	\$0.73	\$4.63	\$41,395	2.8	259.3	1845.5	7.4
2026	83,722	301	76.7	28.2	361	\$0.75	\$4.85	\$41,728	2.8	259.4	1893.1	7.4
2027	84,670	300	77.4	28.5	361	\$0.77	\$5.08	\$41,970	2.8	259.5	1943.9	7.4
2028	85,620	301	78.1	28.9	362	\$0.79	\$5.32	\$42,359	2.7	259.6	2000.9	7.4
2029	86,572	299	78.7	29.2	362	\$0.81	\$5.53	\$42,488	2.5	259.6	2061.7	7.3
2030	87,525	298	79.4	29.6	364	\$0.84	\$5.77	\$42,834	2.4	259.7	2124.5	7.3
2031	88,479	292	80.1	29.9	365	\$0.86	\$6.02	\$43,207	2.3	259.8	2189.4	7.3
2032	89,434	287	80.8	30.2	363	\$0.89	\$6.27	\$43,438	2.5	259.8	2256.3	7.3
2033	90,396	283	81.5	30.6	364	\$0.92	\$6.53	\$43,906	2.1	259.8	2325.3	7.2
2034	91,362	278	82.2	30.9	363	\$0.95	\$6.82	\$44,313	2.3	259.9	2396.6	7.2
2035	92,327	274	82.9	31.3	361	\$0.98	\$7.11	\$44,692	2.4	259.9	2470.3	7.2
2036	93,295	269	83.5	31.6	358	\$1.01	\$7.42	\$44,875	2.8	259.9	2546.3	7.2
2037	94,259	265	84.1	31.9	356	\$1.03	\$7.73	\$45,026	2.8	260.0	2624.7	7.2
2038	95,220	261	84.7	32.3	355	\$1.06	\$8.06	\$45,281	2.7	260.0	2705.8	7.2
2039	96,174	257	85.3	32.6	353	\$1.09	\$8.41	\$45,449	2.8	260.0	2788.4	7.2
2040	97,122	253	85.9	32.9	352	\$1.11	\$8.76	\$45,647	2.8	260.0	2887.5	7.2

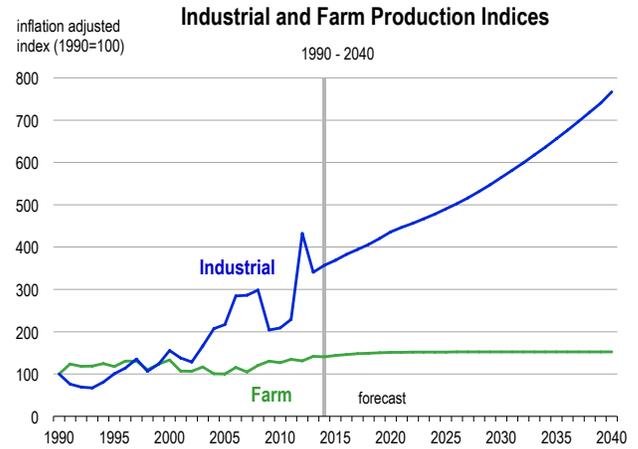
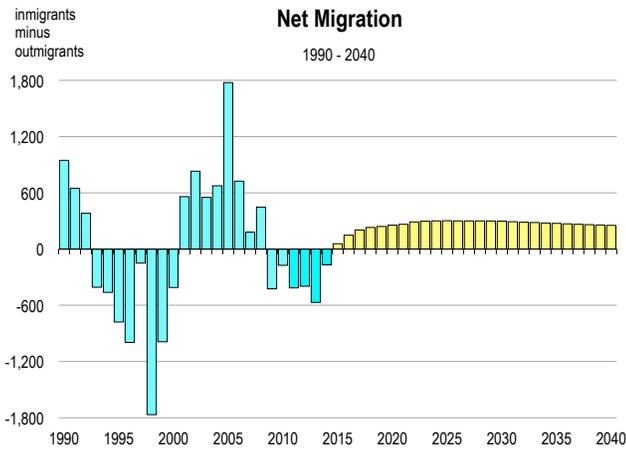
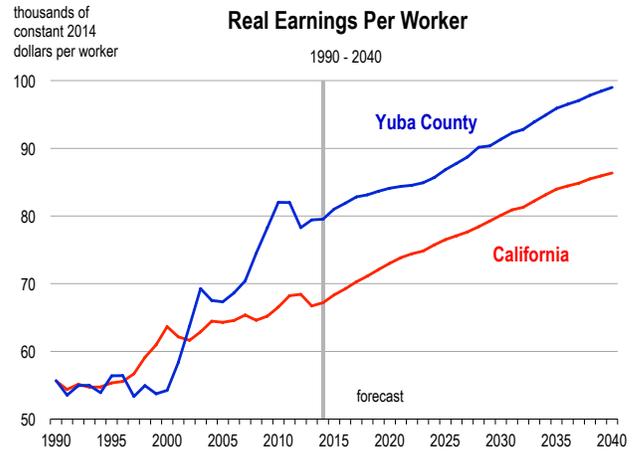
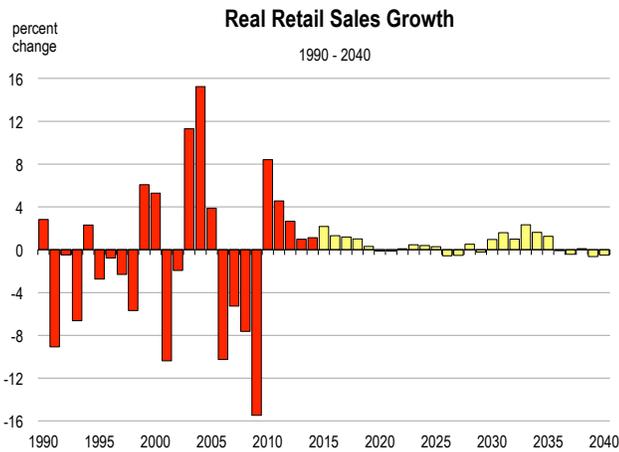


Yuba County Employment Forecast

2006-2014 History, 2015-2040 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	18.84	1.20	0.95	0.86	0.55	1.67	0.37	0.98	0.23	2.02	1.26	7.33
2007	18.77	1.20	0.76	0.95	0.57	1.61	0.35	1.09	0.23	2.22	1.17	7.29
2008	17.64	1.07	0.69	0.69	0.58	1.53	0.34	1.01	0.27	2.40	1.18	6.71
2009	16.09	0.93	0.49	0.58	0.53	1.46	0.32	0.82	0.20	2.51	1.09	6.13
2010	15.54	0.91	0.43	0.49	0.57	1.44	0.28	0.79	0.20	2.55	1.14	5.74
2011	15.98	0.96	0.48	0.51	0.55	1.38	0.30	0.87	0.20	2.53	1.22	5.97
2012	17.08	0.94	0.47	0.59	0.64	1.46	0.29	0.88	0.20	2.67	1.26	5.92
2013	17.11	0.93	0.48	0.60	0.65	1.46	0.29	0.88	0.20	2.68	1.27	5.89
2014	17.53	0.90	0.51	0.58	0.70	1.49	0.30	0.92	0.20	2.74	1.31	6.01
2015	17.89	0.96	0.53	0.62	0.70	1.50	0.31	0.96	0.20	2.82	1.32	6.07
2016	18.16	0.96	0.53	0.65	0.72	1.52	0.32	0.99	0.21	2.90	1.33	6.14
2017	18.32	0.94	0.54	0.67	0.73	1.53	0.33	1.02	0.21	2.94	1.33	6.18
2018	18.50	0.96	0.54	0.69	0.75	1.54	0.33	1.03	0.21	3.00	1.33	6.21
2019	18.66	0.97	0.54	0.69	0.76	1.54	0.34	1.05	0.21	3.06	1.33	6.23
2020	18.83	0.97	0.54	0.70	0.78	1.54	0.35	1.06	0.21	3.12	1.34	6.26
2021	18.95	0.98	0.54	0.71	0.80	1.54	0.35	1.08	0.21	3.19	1.34	6.27
2022	19.10	0.98	0.54	0.71	0.82	1.54	0.36	1.09	0.22	3.25	1.34	6.28
2023	19.24	0.98	0.54	0.71	0.84	1.54	0.37	1.10	0.22	3.32	1.34	6.30
2024	19.38	0.98	0.54	0.72	0.86	1.55	0.37	1.12	0.22	3.38	1.34	6.31
2025	19.50	0.98	0.54	0.72	0.89	1.55	0.38	1.13	0.22	3.44	1.34	6.31
2026	19.62	0.98	0.54	0.73	0.91	1.54	0.39	1.15	0.22	3.49	1.34	6.32
2027	19.73	0.98	0.54	0.73	0.93	1.54	0.39	1.17	0.22	3.54	1.34	6.32
2028	19.85	0.98	0.54	0.74	0.95	1.54	0.40	1.18	0.22	3.59	1.34	6.33
2029	19.98	0.99	0.54	0.74	0.98	1.54	0.41	1.20	0.22	3.65	1.34	6.34
2030	20.12	0.99	0.55	0.75	1.00	1.55	0.41	1.21	0.22	3.70	1.34	6.35
2031	20.27	0.99	0.55	0.75	1.03	1.57	0.42	1.22	0.23	3.76	1.34	6.37
2032	20.41	0.99	0.55	0.75	1.05	1.58	0.43	1.24	0.23	3.82	1.34	6.38
2033	20.57	0.99	0.55	0.76	1.08	1.60	0.44	1.25	0.23	3.87	1.34	6.40
2034	20.72	0.99	0.55	0.76	1.10	1.61	0.44	1.26	0.23	3.93	1.35	6.42
2035	20.86	0.99	0.55	0.77	1.13	1.62	0.45	1.27	0.23	3.98	1.35	6.44
2036	20.99	0.99	0.55	0.77	1.16	1.62	0.46	1.28	0.23	4.04	1.35	6.45
2037	21.11	0.99	0.54	0.78	1.19	1.62	0.46	1.30	0.23	4.09	1.35	6.46
2038	21.24	1.00	0.55	0.78	1.21	1.62	0.47	1.31	0.23	4.15	1.35	6.47
2039	21.36	1.00	0.54	0.79	1.24	1.62	0.48	1.32	0.23	4.21	1.35	6.47
2040	21.48	1.00	0.54	0.79	1.27	1.61	0.48	1.33	0.23	4.26	1.35	6.48





County Economic and Demographic Indicators

Projected Economic Growth (2015-2020)

Expected retail sales growth:	3.7%
Expected job growth:	5.2%
Fastest growing jobs sector:	Manufacturing
Expected personal income growth:	11.5%

Expected population growth:	5.6%
Net migration to account for:	26.5%
Expected growth in number of vehicles:	5.4%

Demographics (2015)

Unemployment rate (March 2015):	10.0%
County rank* in California (58 counties):	43rd
Working age (16-64) population:	63.3%

Population with B.A. degree or higher:	14.8%
Median home selling price (2014):	\$195,000
Median household income:	\$46,211

Quality of Life

Violent crime rate (2013):	373 per 100,000 persons
County rank* in California (58 counties):	30th
Average commute time to work (2015):	31.1 minutes

High School drop out rate (2014):	18.7%
Households at/below poverty line (2015):	16.0%

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