

YUBA COUNTY ECONOMIC FORECAST

Yuba County, located in the Northern Sacramento Valley, is home to Beale Air Force Base, which accommodates roughly 4,000 military personnel. Yuba County has a population of 72,600 people and 14,900 wage and salary jobs. The per capita income in Yuba County is \$30,363, and the average salary per worker is \$76,587.

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 5,900 workers, government agencies account for 40 percent of total civilian wage and salary jobs.

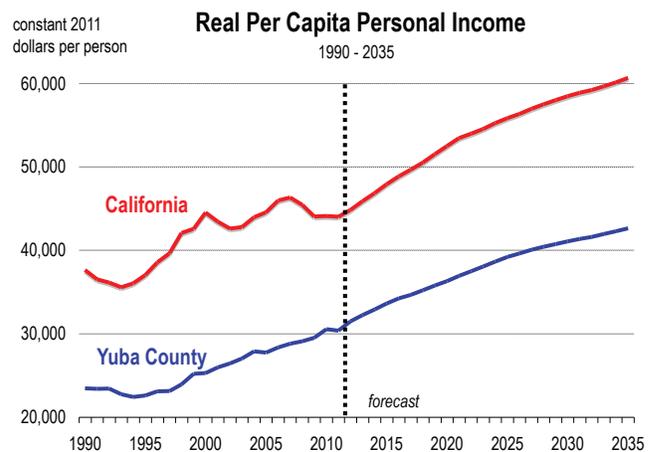
Employment in the Sacramento Valley declined by 0.8 percent in 2011, the fourth straight year of contraction. In Yuba County, however, 400 jobs were gained, representing an increase of 2.8 percent. The vast majority of these new jobs were in the non-farm sector.

Across the major employment sectors, results were mixed in 2011. The largest gains occurred in leisure and hospitality (+167 jobs), government (+167 jobs), and professional services (+158 jobs). Construction (+67 jobs) and retail trade (+42 jobs) also experienced moderate increases. The most pronounced declines were observed in manufacturing (-50 jobs), transportation and warehousing (-50 jobs), and wholesale trade (-42 jobs).

Between 2006 and 2011, Yuba County's population grew at a rate of 1.2 percent per year. Over this period, however, growth slowed from 2.2 percent in 2006 to 0.3 percent in 2011. This was largely due to a shift in net migration, as the county began to lose residents during the recession. This trend should reverse itself, and net migration will turn positive again in 2015.

FORECAST HIGHLIGHTS

- Job growth is expected to be rapid in Yuba County, as total employment increases by 3.1 percent in 2012. Over the 2012-2017 period, growth will average 2.6 percent.
- Average salaries are currently above the California state average and will remain so over the forecast period. Inflation adjusted salaries are expected to rise by average of 1.6 percent per year between 2012 and 2017.
- Employment growth will be led by the professional services, retail trade, manufacturing, healthcare and education, and public sectors. Together, these industries are expected to account for 71 percent of the jobs created between 2012 and 2017.
- The population in the county will continue to increase steadily, and growth will accelerate each year between 2012 and 2017. Over this period, annual growth is expected to average 1.0 percent.

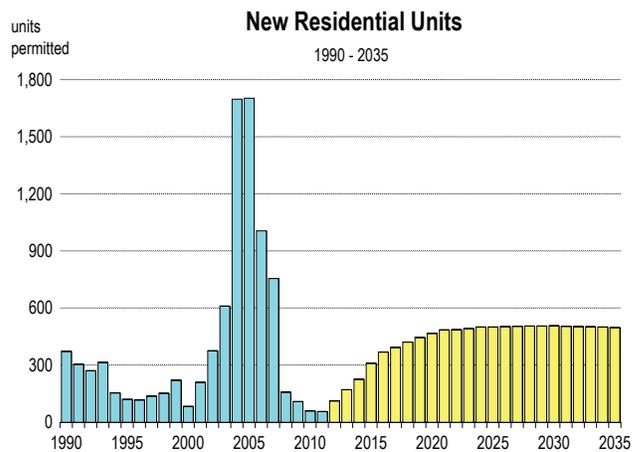
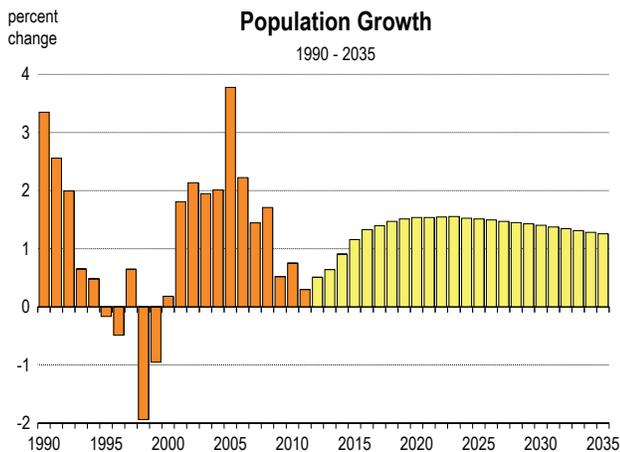


- Net migration will remain negative in 2012, with an estimated 380 net out-migrants, but should turn positive in 2015. Over the 2012-2017 period, net migration is expected to average 30 out-migrants per year
- Real per capita income is forecast to rise 3.8 percent in 2012. From 2012 to 2017, real per capita income is expected to increase by an average of 2.2 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise at an average rate of 5.5 percent over the next five years. This increase will be driven by strong employment gains and rapid wage growth.
- Industrial production is forecast to increase by an average of 6.6 percent per year from 2012 to 2017. During this period, farm production is forecast to decline by an average of 1.6 percent per year. The principal crops in the county are rice and walnuts.

Yuba County Economic Forecast

2006-2011 History, 2012-2040 Forecast

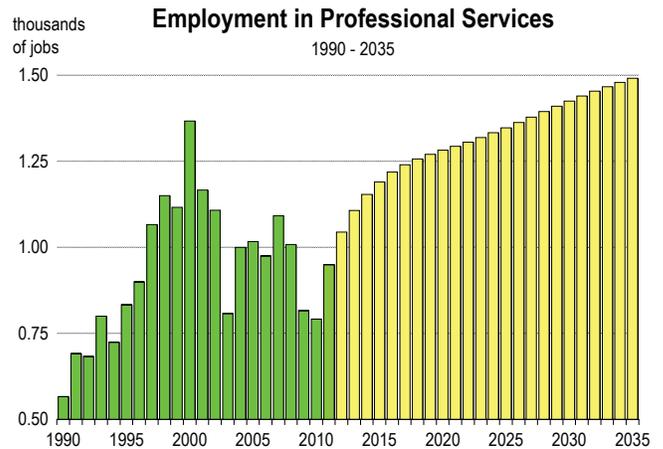
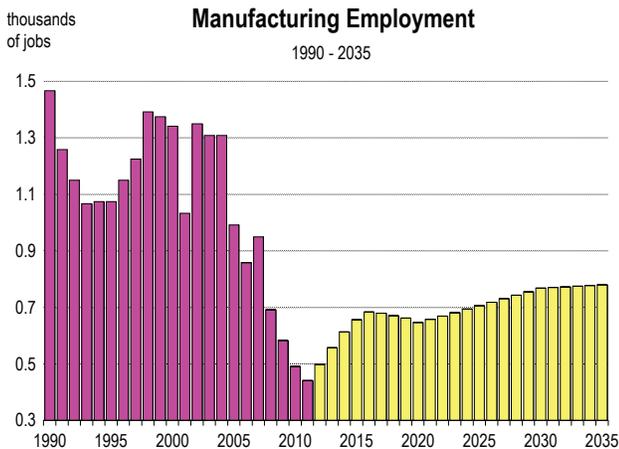
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	69,218	724	67.3	22.4	1,006	\$0.56	\$1.76	\$28,354	3.2	181.9	269.0	8.8
2007	70,221	181	67.5	23.0	756	\$0.54	\$1.88	\$28,807	3.4	165.3	344.9	9.3
2008	71,422	449	66.8	23.6	159	\$0.51	\$1.98	\$29,095	3.0	189.8	337.3	11.8
2009	71,796	-425	67.0	23.7	109	\$0.43	\$2.04	\$29,532	0.8	205.8	310.9	17.2
2010	72,336	-174	67.0	23.7	60	\$0.43	\$2.16	\$30,541	1.3	200.3	349.0	19.2
2011	72,554	-511	66.0	24.2	57	\$0.46	\$2.20	\$30,363	2.5	212.9	236.8	18.2
2012	72,926	-378	66.4	24.3	113	\$0.48	\$2.34	\$31,508	1.9	206.6	268.2	16.7
2013	73,396	-286	66.9	24.4	172	\$0.51	\$2.46	\$32,229	2.1	201.9	291.9	15.1
2014	74,063	-97	67.6	24.5	227	\$0.54	\$2.59	\$32,913	2.1	198.3	312.4	13.2
2015	74,923	88	68.4	24.7	310	\$0.57	\$2.73	\$33,631	1.8	195.0	326.5	11.7
2016	75,920	217	69.3	25.0	370	\$0.60	\$2.86	\$34,238	1.7	193.9	338.8	10.6
2017	76,982	270	70.2	25.4	393	\$0.62	\$2.99	\$34,676	1.7	192.8	346.6	9.9
2018	78,115	332	71.1	25.7	421	\$0.64	\$3.13	\$35,229	1.7	192.1	354.0	9.4
2019	79,299	372	72.1	26.1	446	\$0.67	\$3.28	\$35,794	1.5	191.8	361.1	8.8
2020	80,520	402	73.0	26.5	468	\$0.69	\$3.43	\$36,314	1.4	190.2	366.8	8.5
2021	81,760	416	73.9	27.0	485	\$0.72	\$3.59	\$36,946	1.3	188.8	380.5	8.4
2022	83,025	438	74.9	27.4	487	\$0.75	\$3.75	\$37,506	1.5	189.7	393.1	8.4
2023	84,316	462	75.8	27.9	493	\$0.77	\$3.93	\$38,058	1.5	190.1	406.5	8.4
2024	85,603	458	76.8	28.3	500	\$0.80	\$4.12	\$38,664	1.6	190.6	421.9	8.3
2025	86,898	466	77.7	28.8	501	\$0.83	\$4.31	\$39,201	1.7	190.7	437.1	8.3
2026	88,199	472	78.6	29.2	503	\$0.86	\$4.49	\$39,623	1.7	190.3	453.6	8.3
2027	89,496	469	79.4	29.7	505	\$0.89	\$4.69	\$40,066	1.7	189.9	470.6	8.3
2028	90,795	469	80.3	30.2	505	\$0.93	\$4.88	\$40,437	1.7	190.0	487.8	8.2
2029	92,093	470	81.2	30.6	506	\$0.96	\$5.07	\$40,755	1.7	189.8	505.5	8.2
2030	93,387	467	82.0	31.1	507	\$0.99	\$5.28	\$41,087	1.7	188.5	523.8	8.2
2031	94,673	460	82.8	31.6	504	\$1.02	\$5.48	\$41,372	1.7	187.6	540.2	8.2
2032	95,948	449	83.6	32.0	503	\$1.06	\$5.68	\$41,596	1.7	189.3	557.1	8.1
2033	97,210	439	84.4	32.5	502	\$1.09	\$5.90	\$41,951	1.7	190.3	574.5	8.1
2034	98,460	429	85.2	33.0	500	\$1.13	\$6.12	\$42,279	1.7	190.7	592.5	8.1
2035	99,698	419	85.9	33.4	499	\$1.16	\$6.36	\$42,632	1.7	190.1	611.1	8.1
2036	100,924	410	86.6	33.9	497	\$1.20	\$6.61	\$42,997	1.7	191.3	630.4	8.0
2037	102,138	401	87.3	34.4	496	\$1.24	\$6.86	\$43,363	1.7	191.2	650.3	8.0
2038	103,341	392	88.0	34.8	495	\$1.28	\$7.13	\$43,767	1.7	188.9	670.8	8.0
2039	104,532	384	88.7	35.3	495	\$1.32	\$7.41	\$44,208	1.7	189.7	692.1	8.0
2040	105,711	376	89.4	35.7	494	\$1.37	\$7.69	\$44,660	1.7	190.1	708.3	8.0

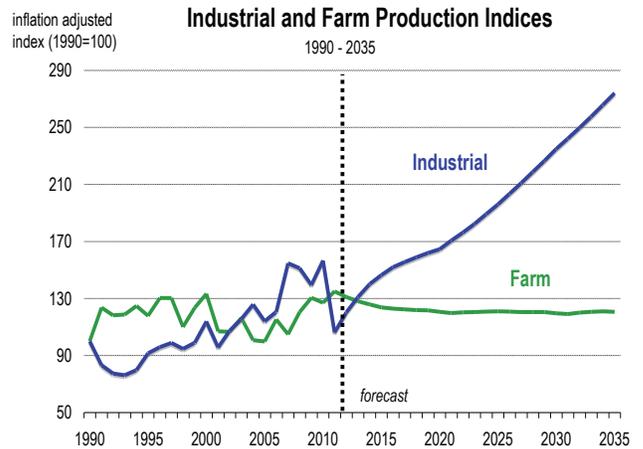
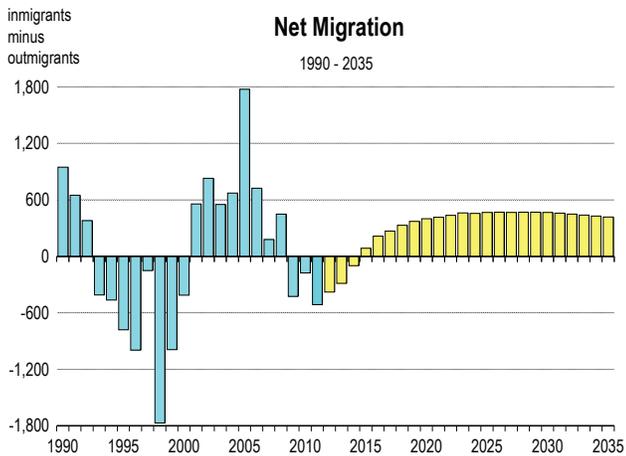
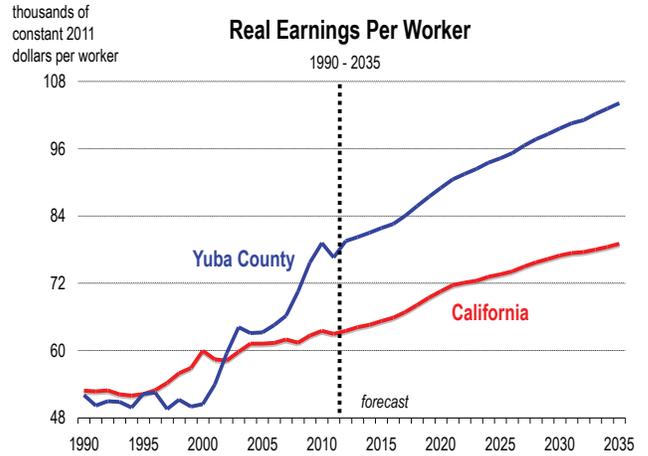
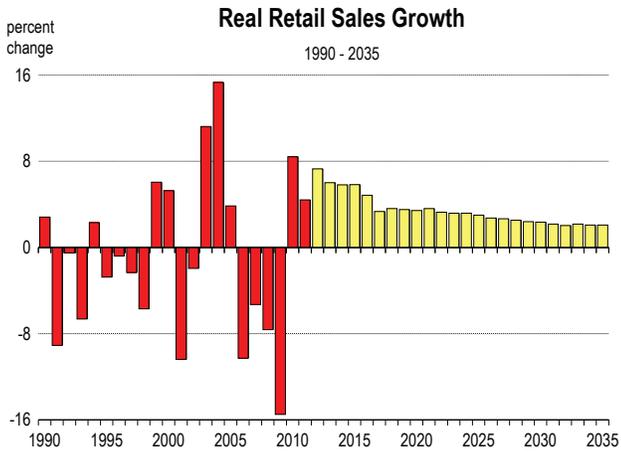


Yuba County Employment Forecast

2006-2011 History, 2012-2040 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	15.1	0.93	0.49	0.58	0.53	1.46	0.32	0.82	0.20	2.03	1.09	6.13
2010	14.5	0.91	0.43	0.49	0.57	1.44	0.28	0.79	0.20	2.02	1.14	5.74
2011	14.9	0.95	0.49	0.44	0.52	1.44	0.30	0.95	0.20	2.01	1.31	5.91
2012	15.4	0.96	0.50	0.50	0.54	1.52	0.30	1.04	0.20	2.05	1.33	5.97
2013	15.9	0.97	0.52	0.56	0.56	1.58	0.29	1.11	0.20	2.09	1.35	6.07
2014	16.3	0.97	0.53	0.61	0.58	1.64	0.29	1.15	0.21	2.13	1.37	6.21
2015	16.8	0.97	0.54	0.66	0.60	1.70	0.29	1.19	0.21	2.18	1.41	6.38
2016	17.2	0.97	0.55	0.68	0.62	1.74	0.29	1.22	0.22	2.23	1.44	6.52
2017	17.4	0.96	0.56	0.68	0.64	1.78	0.28	1.24	0.22	2.26	1.45	6.59
2018	17.6	0.94	0.57	0.67	0.66	1.81	0.28	1.26	0.22	2.30	1.47	6.68
2019	17.8	0.93	0.58	0.66	0.68	1.84	0.28	1.27	0.22	2.34	1.48	6.76
2020	18.1	0.93	0.59	0.65	0.71	1.87	0.28	1.28	0.22	2.38	1.49	6.85
2021	18.3	0.92	0.61	0.66	0.73	1.91	0.28	1.29	0.23	2.41	1.49	6.93
2022	18.5	0.93	0.61	0.67	0.76	1.94	0.27	1.31	0.23	2.45	1.50	6.99
2023	18.7	0.93	0.62	0.68	0.78	1.97	0.27	1.32	0.23	2.49	1.50	7.05
2024	19.0	0.93	0.63	0.69	0.80	2.00	0.27	1.33	0.23	2.54	1.51	7.11
2025	19.2	0.93	0.64	0.71	0.82	2.03	0.27	1.35	0.23	2.58	1.51	7.18
2026	19.4	0.93	0.65	0.72	0.84	2.05	0.27	1.36	0.24	2.63	1.51	7.24
2027	19.6	0.93	0.66	0.73	0.86	2.08	0.27	1.38	0.24	2.68	1.51	7.31
2028	19.9	0.93	0.67	0.74	0.87	2.10	0.27	1.39	0.24	2.73	1.52	7.38
2029	20.1	0.93	0.67	0.76	0.89	2.12	0.27	1.41	0.24	2.78	1.52	7.44
2030	20.3	0.93	0.68	0.77	0.90	2.15	0.27	1.42	0.24	2.83	1.52	7.51
2031	20.5	0.93	0.69	0.77	0.92	2.17	0.27	1.44	0.24	2.88	1.53	7.57
2032	20.7	0.93	0.69	0.77	0.94	2.19	0.27	1.45	0.25	2.93	1.53	7.63
2033	20.9	0.93	0.70	0.78	0.95	2.21	0.27	1.47	0.25	2.99	1.53	7.69
2034	21.1	0.93	0.70	0.78	0.97	2.23	0.27	1.48	0.25	3.04	1.54	7.75
2035	21.3	0.94	0.71	0.78	0.99	2.25	0.27	1.49	0.25	3.09	1.54	7.82
2036	21.5	0.94	0.71	0.78	1.01	2.26	0.27	1.50	0.25	3.15	1.55	7.88
2037	21.7	0.94	0.72	0.79	1.02	2.28	0.27	1.51	0.25	3.21	1.55	7.95
2038	22.0	0.94	0.73	0.79	1.04	2.30	0.27	1.53	0.25	3.27	1.56	8.02
2039	22.2	0.94	0.73	0.79	1.06	2.32	0.27	1.54	0.25	3.33	1.56	8.09
2040	22.4	0.94	0.74	0.79	1.08	2.34	0.27	1.55	0.25	3.39	1.57	8.16





County Economic and Demographic Indicators

Projected Economic Growth (2012-2017)

Expected retail sales growth:	38.1 %
Expected job growth:	16.5 %
Fastest growing jobs sector:	Miscellaneous Services
Expected personal income growth:	21.2 %

Expected population growth:	6.1 %
Net migration to account for:	0 %
Expected growth in number of vehicles:	6.4 %

Demographics (2012)

Unemployment rate (March 2012)	18.2 %
County Rank* in California (58 counties):	50th
Working age (16-64) population:	64.3 %

Population with B.A. Degree or higher:	13.0 %
Median Home Selling Price (2011):	\$135,000
Median Household Income:	\$42,070

Quality of Life

Violent Crime rate (2010):	346 per 100,000 persons
County Rank* in California (58 counties):	25th
Average Commute Time to work (2012):	31.0 minutes

High School drop out rate (2010):	29.5 %
Households at/below poverty line (2012):	15.0 %

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