

KINGS COUNTY ECONOMIC FORECAST

Kings County is located in the San Joaquin Valley, bordering Kern County to the south, Fresno County to the north and west, and Tulare County to the east. Kings County has a population of 149,800 people and 46,100 wage and salary jobs. The income per capita is \$33,390, and the average salary per worker is \$59,774.

Kings County has a strong farm sector, producing more than \$2 billion in agricultural commodities per year. It is one of the largest milk producers in the state of California, and also produces a significant amount of cotton. The state penitentiaries in Avenal and Corcoran, as well as the substance abuse treatment facility in Corcoran, are among the largest employers in the county. Combined, these facilities house more than 12,100 inmates and employ almost 2,800 workers.

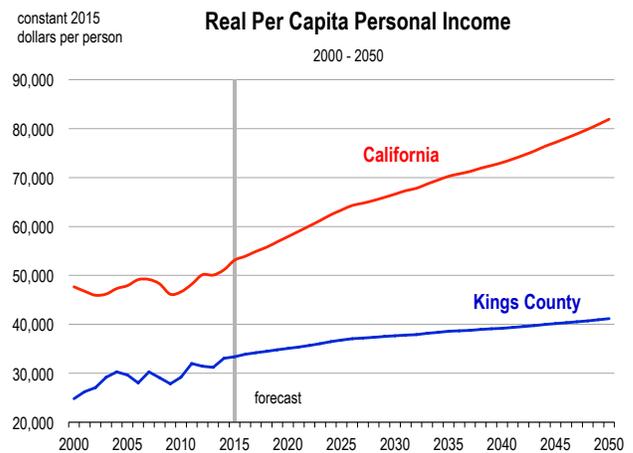
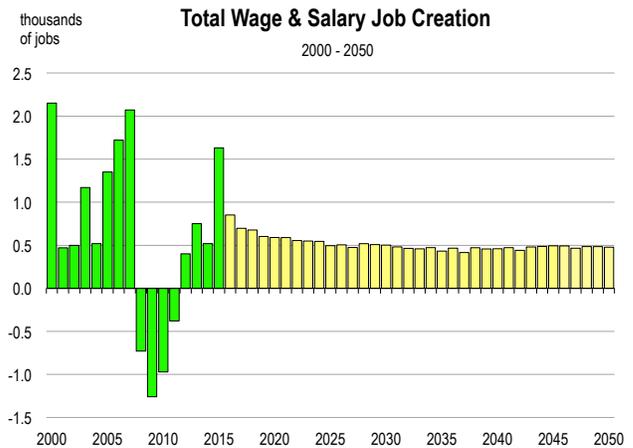
In 2015, employment across Northern California increased by 3.5 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 3.2 percent. In Kings County, 1,600 jobs were gained, representing an increase of 3.7 percent. Farm employment, which accounts for 16 percent of total wage and salary jobs, increased by 9.8 percent. Non-farm employment increased by 2.6 percent. Although still very high, the unemployment rate improved over the course of the year, falling from 11.9 percent in 2014 to 10.5 percent in 2015.

During 2015, the strongest job growth occurred in agriculture (+670 jobs), government (+270 jobs), manufacturing (+230 jobs), and wholesale and retail trade (+200 jobs). Significant losses were not observed in any major sector.

Between 2010 and 2015, the population of Kings County declined by an average of 0.4 percent per year. This decline was largely the result of out-migration, as the county lost an average of 2,200 net migrants per year.

FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 1.9 percent in 2016. From 2016 to 2021, total wage and salary employment growth will average 1.3 percent per year, while agricultural employment growth will average 0.4 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Kings County, inflation-adjusted salaries are expected to rise by an average of 1.3 percent per year between 2016 and 2021.
- Between 2016 and 2021, the largest employment gains will be in the public sector. With 1,300 new jobs, this industry will account for 40 percent of net job creation in the county. Another 41 percent of net job creation will be generated by education and healthcare (+700 jobs), manufacturing (+300 jobs), and leisure and hospitality (+300 jobs).

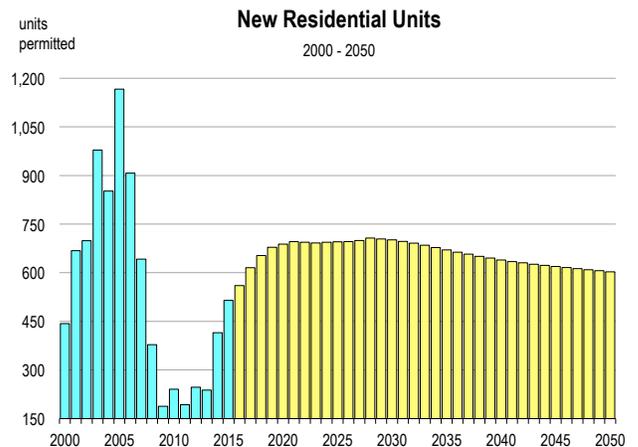
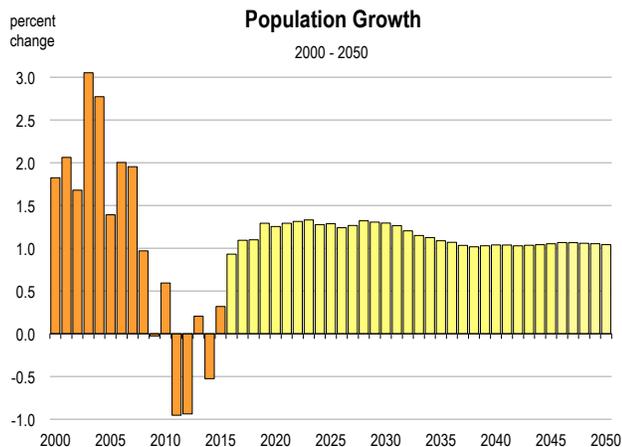


- Population growth in the county is expected to accelerate rapidly from its currently-depressed levels. During the 2016-2021 period, growth will average 1.2 percent per year.
- Net migration will be positive for much of the 2016-2021 period. Over this interval, an average of 220 net migrants will enter the county each year.
- Real income per capita is expected to rise by 1.5 percent in 2016. From 2016 to 2021, real income per capita is expected to grow by 0.8 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.2 percent per year during the 2016-2021 period.
- Industrial production will advance by 5.7 percent in 2016. Over the entire 2016-2021 period, growth will average 2.5 percent per year.
- Farm production is expected to increase by 0.6 percent per year between 2016 and 2021. The principal commodity in the county is milk.

Kings County Economic Forecast

2010-2015 History, 2016-2050 Forecast

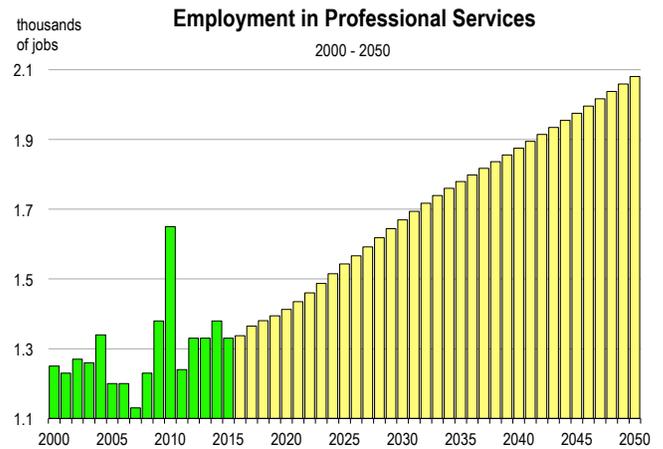
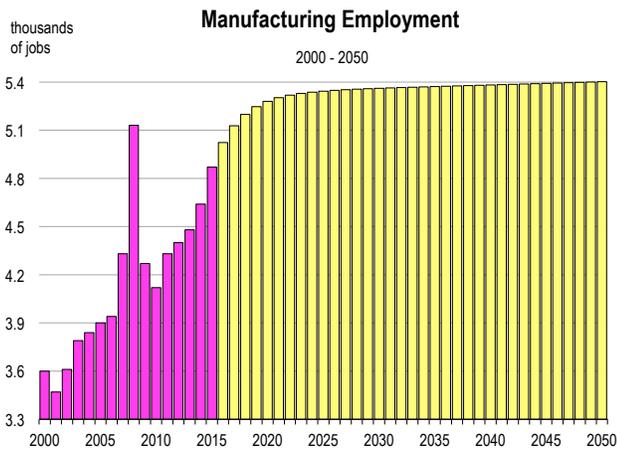
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	152,696	-875	104.2	41.2	241	\$1.19	\$4.05	\$29,187	1.3	1.89	1.07	16.1
2011	151,240	-3,280	103.4	41.4	193	\$1.32	\$4.52	\$32,003	2.7	2.38	1.03	15.9
2012	149,822	-2,999	103.3	41.5	247	\$1.39	\$4.49	\$31,425	2.7	2.32	1.11	14.9
2013	150,128	-1,357	106.2	41.7	238	\$1.46	\$4.53	\$31,200	2.3	2.34	1.19	13.4
2014	149,338	-2,274	107.7	42.0	415	\$1.58	\$4.86	\$33,048	2.8	2.51	1.21	11.9
2015	149,813	-1,114	110.5	42.3	515	\$1.61	\$5.00	\$33,390	2.6	2.53	1.29	10.5
2016	151,207	-180	113.0	42.7	560	\$1.65	\$5.26	\$33,904	2.7	2.60	1.36	9.8
2017	152,860	47	115.4	43.3	615	\$1.73	\$5.54	\$34,217	3.4	2.63	1.40	9.5
2018	154,538	46	117.5	43.9	653	\$1.80	\$5.83	\$34,508	3.4	2.64	1.44	9.6
2019	156,535	344	119.5	44.5	678	\$1.88	\$6.13	\$34,804	3.0	2.65	1.48	9.6
2020	158,497	294	121.3	45.2	688	\$1.95	\$6.42	\$35,070	3.0	2.66	1.51	9.5
2021	160,545	367	123.1	45.8	696	\$2.03	\$6.74	\$35,366	2.9	2.69	1.54	9.5
2022	162,653	426	124.8	46.5	694	\$2.11	\$7.08	\$35,695	2.9	2.69	1.58	9.4
2023	164,817	484	126.4	47.2	692	\$2.20	\$7.43	\$36,033	2.8	2.70	1.61	9.4
2024	166,920	428	127.9	47.8	694	\$2.28	\$7.81	\$36,461	2.6	2.71	1.64	9.3
2025	169,067	482	129.5	48.5	695	\$2.37	\$8.17	\$36,811	2.5	2.71	1.67	9.2
2026	171,162	440	130.9	49.2	696	\$2.46	\$8.52	\$37,087	2.5	2.72	1.70	9.1
2027	173,329	528	132.3	49.9	699	\$2.55	\$8.89	\$37,218	2.9	2.70	1.74	9.1
2028	175,617	669	133.6	50.5	707	\$2.64	\$9.27	\$37,364	2.7	2.71	1.78	9.0
2029	177,909	691	134.9	51.2	704	\$2.73	\$9.64	\$37,514	2.5	2.72	1.82	8.9
2030	180,212	718	136.2	51.9	701	\$2.82	\$10.02	\$37,662	2.4	2.73	1.87	8.9
2031	182,490	716	137.5	52.6	697	\$2.92	\$10.41	\$37,818	2.3	2.73	1.91	8.8
2032	184,685	660	138.9	53.2	691	\$3.02	\$10.80	\$37,908	2.5	2.74	1.96	8.8
2033	186,807	608	140.4	53.9	685	\$3.13	\$11.20	\$38,151	2.1	2.74	2.01	8.7
2034	188,907	602	141.9	54.6	678	\$3.23	\$11.63	\$38,372	2.3	2.76	2.06	8.7
2035	190,961	576	143.5	55.2	670	\$3.34	\$12.08	\$38,579	2.4	2.75	2.11	8.7
2036	193,002	580	145.1	55.9	663	\$3.45	\$12.57	\$38,695	2.8	2.76	2.16	8.6
2037	194,997	543	146.7	56.5	657	\$3.57	\$13.07	\$38,791	2.9	2.76	2.21	8.6
2038	196,979	544	148.4	57.2	651	\$3.69	\$13.60	\$38,966	2.7	2.77	2.27	8.5
2039	199,004	591	150.1	57.8	645	\$3.81	\$14.15	\$39,081	2.9	2.78	2.32	8.5
2040	201,071	629	151.7	58.4	639	\$3.93	\$14.71	\$39,202	2.8	2.79	2.38	8.4
2041	203,157	647	153.4	59.0	634	\$4.04	\$15.29	\$39,367	2.6	2.80	2.44	8.4
2042	205,245	642	155.0	59.6	631	\$4.16	\$15.87	\$39,542	2.5	2.80	2.50	8.3
2043	207,368	666	156.7	60.3	626	\$4.29	\$16.47	\$39,742	2.4	2.81	2.56	8.3
2044	209,528	690	158.2	60.9	623	\$4.40	\$17.08	\$39,985	2.2	2.82	2.62	8.2
2045	211,732	724	159.7	61.5	619	\$4.53	\$17.72	\$40,164	2.4	2.84	2.69	8.2
2046	213,990	772	161.2	62.1	616	\$4.65	\$18.37	\$40,352	2.3	2.85	2.76	8.1
2047	216,269	781	162.5	62.7	613	\$4.78	\$19.03	\$40,531	2.3	2.84	2.82	8.1
2048	218,557	782	163.8	63.3	609	\$4.91	\$19.74	\$40,733	2.3	2.85	2.89	8.1
2049	220,857	791	165.1	63.8	606	\$5.05	\$20.47	\$40,953	2.3	2.85	2.97	8.0
2050	223,158	790	166.3	64.4	603	\$5.19	\$21.24	\$41,189	2.3	2.85	3.04	8.0

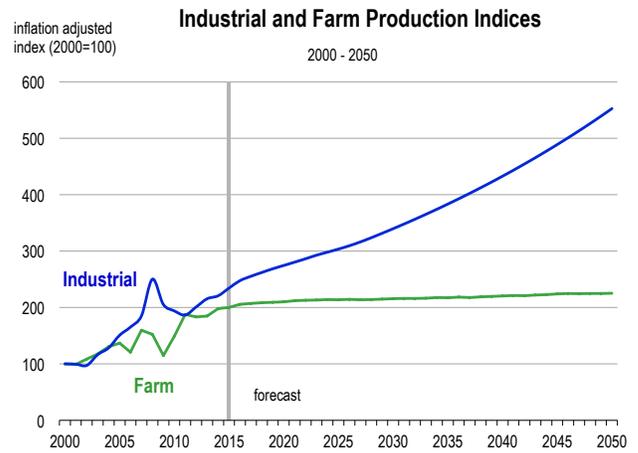
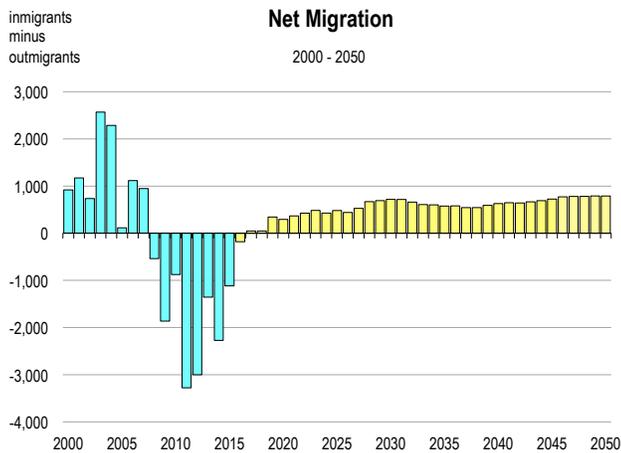
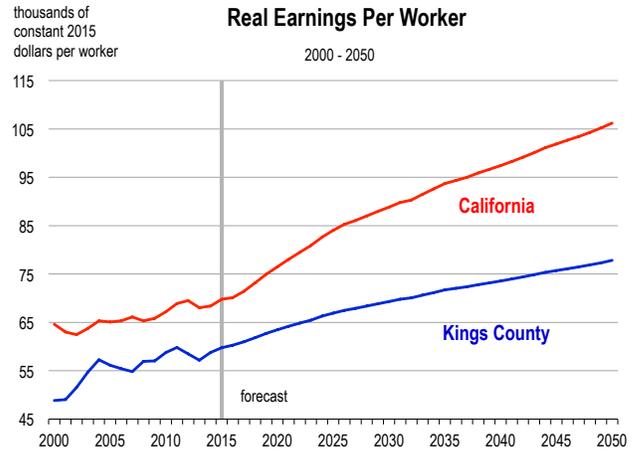
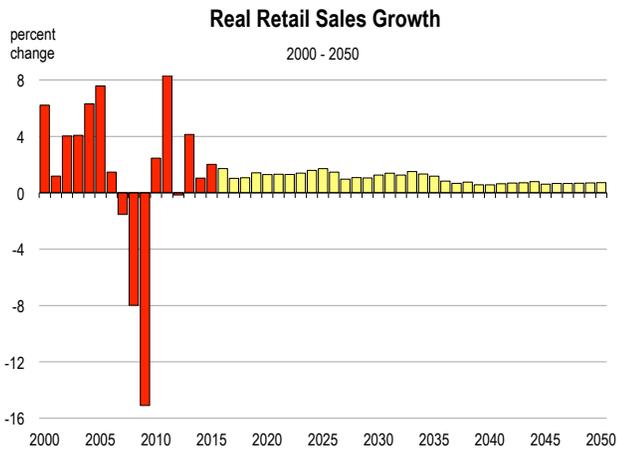


Kings County Employment Forecast

2010-2015 History, 2016-2050 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)-----												
2010	43.2	6.55	0.86	4.12	0.80	4.38	0.94	1.65	0.20	5.49	2.71	14.95
2011	42.8	6.23	0.88	4.33	0.77	4.51	0.96	1.24	0.20	5.55	2.78	14.78
2012	43.2	6.46	0.79	4.40	0.82	4.61	1.00	1.33	0.20	5.66	2.78	14.56
2013	43.9	6.87	0.81	4.48	0.92	4.72	0.91	1.33	0.20	5.88	2.94	14.28
2014	44.4	6.86	0.78	4.64	0.93	4.80	0.98	1.38	0.20	5.97	3.05	14.25
2015	46.1	7.53	0.88	4.87	0.95	4.82	1.00	1.33	0.22	6.11	3.23	14.52
2016	46.9	7.68	0.92	5.02	0.99	4.85	1.03	1.34	0.22	6.19	3.35	14.71
2017	47.6	7.72	0.94	5.13	1.01	4.87	1.06	1.36	0.22	6.30	3.43	14.95
2018	48.3	7.75	0.95	5.20	1.02	4.88	1.07	1.38	0.23	6.43	3.48	15.27
2019	48.9	7.78	0.97	5.25	1.04	4.90	1.09	1.39	0.23	6.58	3.52	15.52
2020	49.5	7.80	0.97	5.28	1.04	4.91	1.10	1.41	0.23	6.74	3.57	15.78
2021	50.1	7.85	0.98	5.30	1.04	4.93	1.12	1.43	0.23	6.92	3.63	15.99
2022	50.6	7.87	0.99	5.32	1.05	4.94	1.13	1.46	0.23	7.12	3.69	16.18
2023	51.2	7.88	0.99	5.33	1.05	4.96	1.15	1.49	0.23	7.31	3.75	16.37
2024	51.7	7.90	1.00	5.34	1.06	4.98	1.17	1.52	0.24	7.49	3.79	16.57
2025	52.2	7.90	1.00	5.34	1.06	5.00	1.19	1.54	0.24	7.67	3.81	16.78
2026	52.7	7.91	1.00	5.35	1.06	5.02	1.21	1.57	0.24	7.84	3.84	17.00
2027	53.2	7.89	1.01	5.35	1.08	5.03	1.23	1.59	0.24	8.00	3.86	17.21
2028	53.7	7.90	1.03	5.36	1.10	5.05	1.25	1.62	0.25	8.16	3.88	17.42
2029	54.2	7.92	1.04	5.36	1.11	5.07	1.27	1.64	0.25	8.31	3.90	17.64
2030	54.7	7.94	1.05	5.36	1.13	5.08	1.29	1.67	0.25	8.45	3.94	17.85
2031	55.2	7.95	1.06	5.36	1.15	5.10	1.31	1.69	0.25	8.57	3.97	18.06
2032	55.7	7.96	1.07	5.37	1.16	5.12	1.32	1.72	0.25	8.69	4.01	18.27
2033	56.1	7.97	1.08	5.37	1.18	5.14	1.33	1.74	0.25	8.80	4.04	18.48
2034	56.6	7.99	1.09	5.37	1.20	5.16	1.35	1.76	0.26	8.90	4.07	18.69
2035	57.0	7.99	1.10	5.37	1.21	5.18	1.37	1.78	0.26	9.00	4.11	18.90
2036	57.5	8.01	1.11	5.37	1.23	5.19	1.38	1.80	0.26	9.11	4.15	19.11
2037	57.9	7.99	1.12	5.38	1.25	5.21	1.40	1.82	0.26	9.21	4.18	19.32
2038	58.4	8.03	1.12	5.38	1.26	5.22	1.41	1.84	0.26	9.31	4.22	19.53
2039	58.9	8.05	1.13	5.38	1.28	5.23	1.42	1.86	0.26	9.42	4.25	19.74
2040	59.3	8.07	1.14	5.38	1.30	5.24	1.44	1.88	0.27	9.53	4.29	19.95
2041	59.8	8.09	1.15	5.38	1.32	5.25	1.45	1.89	0.27	9.65	4.33	20.16
2042	60.2	8.08	1.16	5.39	1.33	5.27	1.46	1.91	0.27	9.77	4.37	20.37
2043	60.7	8.11	1.17	5.39	1.35	5.28	1.48	1.93	0.27	9.89	4.40	20.58
2044	61.2	8.14	1.18	5.39	1.37	5.29	1.49	1.95	0.27	10.01	4.44	20.79
2045	61.7	8.16	1.19	5.39	1.38	5.30	1.50	1.98	0.28	10.15	4.48	21.00
2046	62.2	8.18	1.19	5.39	1.40	5.32	1.52	2.00	0.28	10.29	4.52	21.21
2047	62.6	8.17	1.20	5.40	1.42	5.33	1.53	2.02	0.28	10.43	4.56	21.42
2048	63.1	8.18	1.21	5.40	1.43	5.34	1.54	2.04	0.28	10.57	4.60	21.63
2049	63.6	8.19	1.22	5.40	1.45	5.35	1.56	2.06	0.28	10.71	4.64	21.84
2050	64.1	8.20	1.23	5.40	1.47	5.37	1.57	2.08	0.29	10.84	4.68	22.05





County Economic and Demographic Indicators

Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.3%
Expected job growth:	6.7%
Fastest growing jobs sector:	Health and Education
Expected personal income growth:	10.8%

Expected population growth:	6.2%
Net migration to account for:	11.8%
Expected growth in number of vehicles:	8.9%

Demographics (2016)

Unemployment rate (April 2016):	10.0%
County rank* in California (58 counties):	51st
Working age (16-64) population:	65.7%

Population with B.A. or higher:	13.1%
Median home selling price (2015):	\$185,000
Median household income:	\$47,349

Quality of Life

Violent crime rate (2014):	450 per 100,000 persons
County rank* in California (58 counties):	41st
Average commute time to work (2016):	23.0 minutes

High School drop out rate (2015):	12.9%
Households at/below poverty line (2016):	17.8%

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