

# YUBA COUNTY ECONOMIC FORECAST

Yuba County is located in the Northern Sacramento Valley and is the home of Beale Air Force Base. The base employs roughly 4,000 military personnel. Yuba County has a population of 73,000 people and a total of 15,000 wage and salary jobs. The per capita income in Yuba County is \$33,897 and the average salary per worker is \$82,568.

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 5,800 workers, government agencies account for 38 percent of total civilian wage and salary jobs.

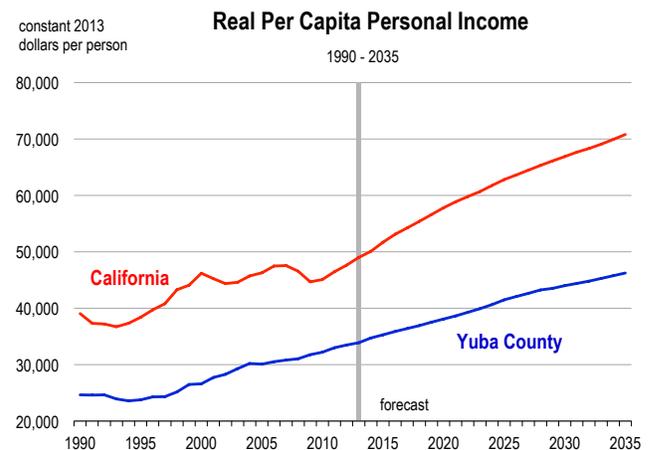
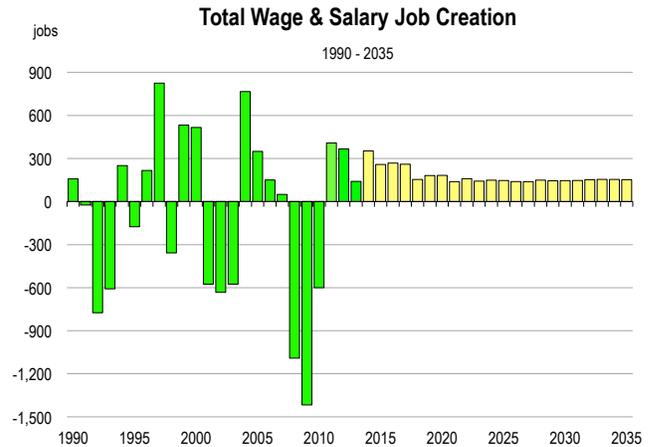
Employment across Northern California increased by 3.7 percent in 2013, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 2.6 percent. In Yuba County, 140 jobs were gained, representing an increase of 0.9 percent. The unemployment rate improved slightly, falling from 16.8 percent in 2012 to 16.6 percent in 2013.

In 2013, most employment sectors were characterized by positive job growth. The largest gains were observed in education and healthcare (+150 jobs), leisure and hospitality (+80 jobs), and professional and business services (+60 jobs). The largest declines were observed in government (-150 jobs).

Between 2008 and 2013, Yuba County's population grew at a rate of 0.5 percent per year. Over this period, however, growth slowed from 1.7 percent in 2008 to 0.2 percent in 2013. This was largely due to out-migration, but was also a result of a decline in the natural increase (new births).

## FORECAST HIGHLIGHTS

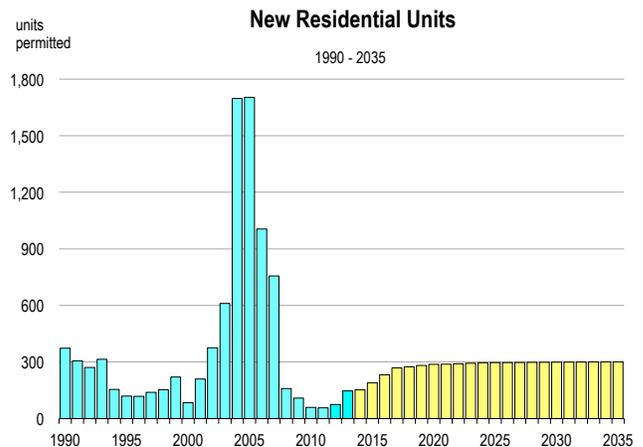
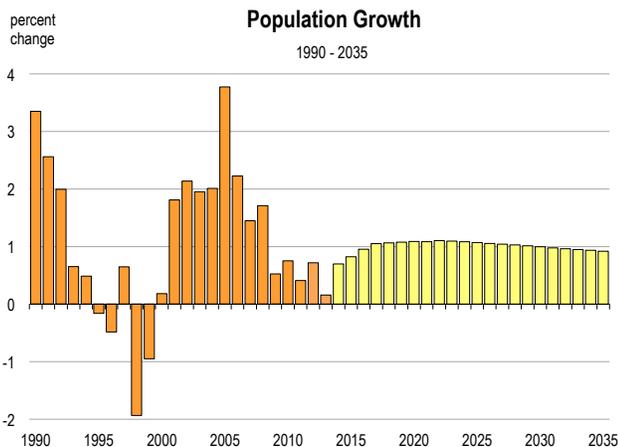
- Job growth is expected to accelerate in Yuba County, as total employment increases by 2.3 percent in 2014. Over the 2014-2019 period, growth will average 1.4 percent per year.
- Average salaries are currently above the California state average and will remain so over the forecast period. In Yuba County, inflation-adjusted salaries are expected to rise by average of 0.6 percent per year between 2014 and 2019.
- Employment growth will be led by education and healthcare, professional services, and government. Together, these industries are expected to account for 60 percent of net job creation between 2014 and 2019.
- Population growth will accelerate, driven by higher net migration and a larger natural increase. Over the 2014-2019 period, growth is expected to average 1.0 percent per year.
- Net migration will remain negative in 2014 and 2015, but will turn positive in 2016. Over the entire 2014-2019 period, an average of 60 net migrants will enter the county each year.
- Real per capita income is expected to rise by 2.4 percent in 2014. From 2014 to 2019, real per capita income is expected to increase by an average of 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase at an average annual rate of 0.8 percent over the next five years.
- Industrial production is forecasted to increase by an average of 4.5 percent per year from 2014 to 2019. During this period, farm production is forecasted to increase by an average of 0.7 percent per year. The principal crops in the county are rice and walnuts.



# Yuba County Economic Forecast

## 2006-2013 History, 2014-2040 Forecast

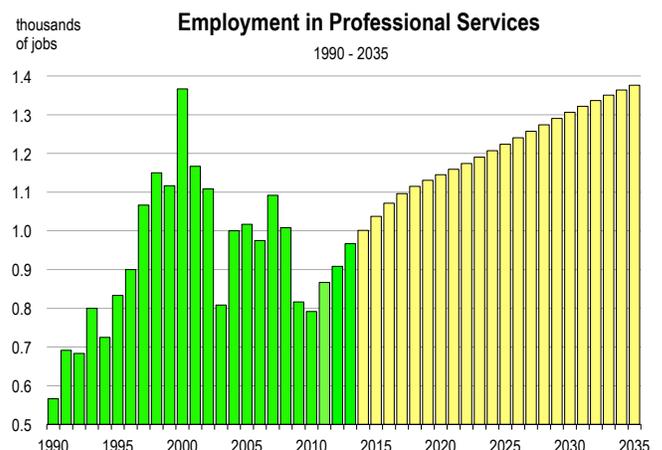
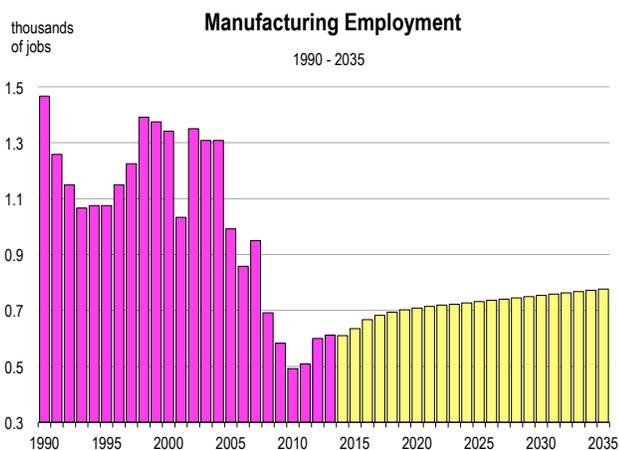
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	69,218	724	67.3	22.4	1,006	\$0.56	\$1.80	\$30,536	3.2	191.3	275.3	8.8
2007	70,221	181	67.5	23.1	756	\$0.54	\$1.91	\$30,825	3.4	173.8	354.2	9.3
2008	71,422	449	66.8	23.7	159	\$0.51	\$2.01	\$31,042	2.9	199.6	346.3	11.8
2009	71,796	-425	67.0	23.8	109	\$0.43	\$2.09	\$31,768	0.8	216.4	307.2	17.2
2010	72,337	-173	67.0	24.3	60	\$0.43	\$2.16	\$32,194	1.3	210.7	324.3	19.1
2011	72,634	-403	66.0	24.4	57	\$0.48	\$2.28	\$32,992	2.7	223.5	242.4	18.3
2012	73,156	-181	64.3	24.4	75	\$0.49	\$2.39	\$33,470	2.7	217.7	269.0	16.8
2013	73,272	-539	66.4	24.5	147	\$0.50	\$2.48	\$33,897	2.3	223.5	275.6	16.6
2014	73,784	-168	67.1	24.6	153	\$0.52	\$2.63	\$34,709	2.8	227.4	278.5	15.2
2015	74,391	-73	67.8	24.7	189	\$0.54	\$2.79	\$35,288	3.3	229.3	292.7	13.8
2016	75,101	28	68.5	24.9	232	\$0.57	\$2.95	\$35,882	3.2	231.8	308.2	12.5
2017	75,890	103	69.3	25.1	269	\$0.59	\$3.10	\$36,398	2.4	233.3	321.0	12.0
2018	76,698	115	70.1	25.4	275	\$0.60	\$3.25	\$36,931	2.3	234.4	334.5	11.8
2019	77,523	128	70.9	25.6	282	\$0.62	\$3.41	\$37,510	2.4	235.4	346.8	11.6
2020	78,368	142	71.6	25.9	288	\$0.64	\$3.58	\$38,064	2.3	234.8	358.2	11.5
2021	79,218	150	72.4	26.2	289	\$0.66	\$3.77	\$38,637	2.5	234.1	371.7	11.6
2022	80,092	174	73.3	26.4	291	\$0.68	\$3.97	\$39,284	2.6	235.4	385.7	11.5
2023	80,969	182	74.1	26.7	293	\$0.70	\$4.18	\$39,924	2.5	236.2	400.3	11.4
2024	81,847	186	74.9	27.0	296	\$0.72	\$4.41	\$40,646	2.5	236.9	413.9	11.4
2025	82,723	188	75.8	27.3	297	\$0.74	\$4.66	\$41,464	2.5	237.2	428.4	11.4
2026	83,595	188	76.5	27.5	297	\$0.76	\$4.90	\$42,090	2.5	236.9	443.8	11.4
2027	84,466	189	77.3	27.8	298	\$0.79	\$5.14	\$42,631	2.5	236.5	460.1	11.3
2028	85,335	190	78.0	28.1	299	\$0.81	\$5.40	\$43,241	2.5	236.7	477.9	11.3
2029	86,200	189	78.6	28.4	299	\$0.83	\$5.63	\$43,540	2.5	236.6	496.9	11.3
2030	87,059	187	79.3	28.6	299	\$0.85	\$5.88	\$43,985	2.5	235.4	516.5	11.3
2031	87,910	183	80.0	28.9	300	\$0.88	\$6.15	\$44,421	2.5	234.6	536.9	11.2
2032	88,756	180	80.6	29.2	300	\$0.90	\$6.42	\$44,806	2.5	236.2	558.1	11.2
2033	89,598	176	81.2	29.5	301	\$0.92	\$6.71	\$45,265	2.5	237.1	580.1	11.2
2034	90,436	173	81.9	29.8	301	\$0.95	\$7.01	\$45,749	2.5	237.6	603.0	11.2
2035	91,268	169	82.5	30.1	301	\$0.98	\$7.33	\$46,253	2.5	237.0	626.7	11.1
2036	92,095	166	83.2	30.3	301	\$1.00	\$7.66	\$46,743	2.5	238.2	651.4	11.1
2037	92,915	163	83.8	30.6	301	\$1.03	\$8.01	\$47,256	2.5	238.1	677.0	11.1
2038	93,727	160	84.4	30.9	302	\$1.06	\$8.37	\$47,795	2.5	235.8	703.6	11.1
2039	94,531	158	85.0	31.2	302	\$1.09	\$8.76	\$48,353	2.5	236.6	731.2	11.0
2040	95,327	155	85.6	31.5	302	\$1.12	\$9.15	\$48,901	2.5	237.0	757.7	11.0

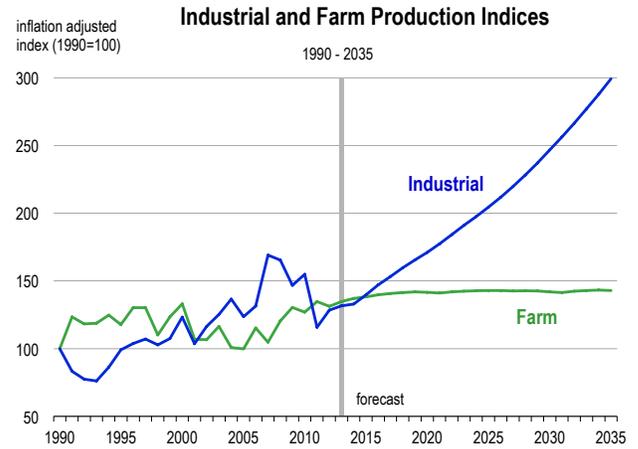
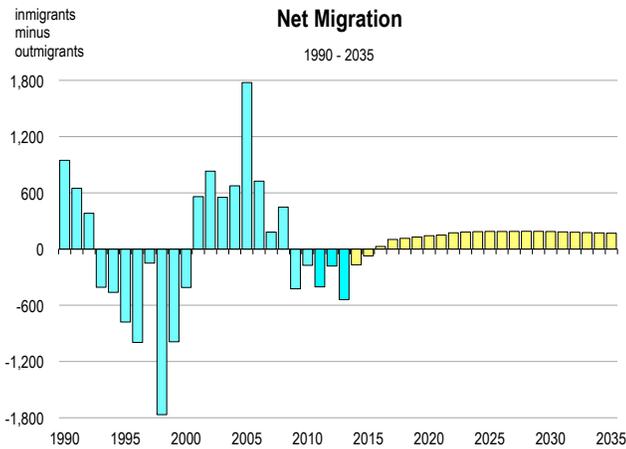
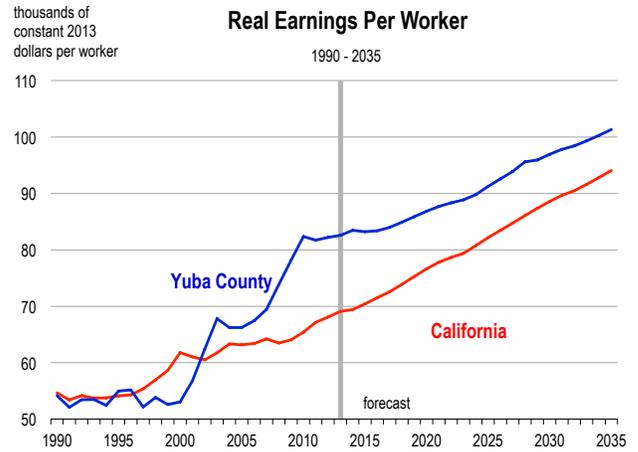
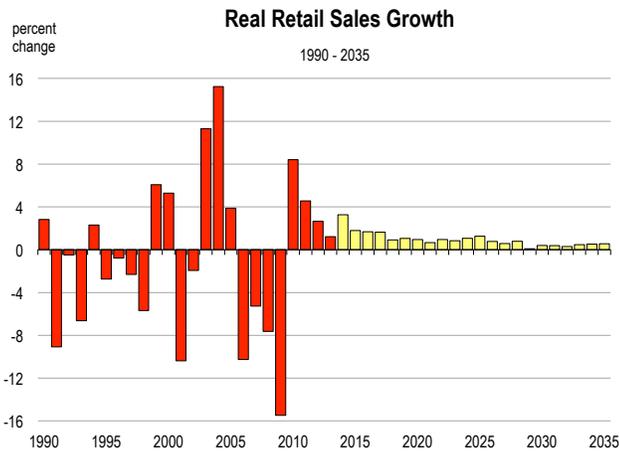


# Yuba County Employment Forecast

## 2006-2013 History, 2014-2040 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	17.60	1.20	0.95	0.86	0.55	1.68	0.37	0.98	0.23	1.73	1.26	7.34
2007	17.65	1.20	0.76	0.95	0.57	1.61	0.35	1.09	0.23	1.92	1.17	7.24
2008	16.56	1.07	0.69	0.69	0.58	1.53	0.34	1.01	0.27	2.02	1.18	6.72
2009	15.14	0.93	0.49	0.58	0.53	1.46	0.32	0.82	0.20	2.03	1.09	6.15
2010	14.54	0.91	0.43	0.49	0.57	1.44	0.28	0.79	0.20	2.02	1.14	5.74
2011	14.95	0.96	0.48	0.51	0.55	1.38	0.30	0.87	0.20	2.10	1.22	5.97
2012	15.32	1.08	0.47	0.60	0.60	1.43	0.30	0.91	0.20	2.08	1.29	5.97
2013	15.46	1.06	0.48	0.61	0.59	1.43	0.30	0.97	0.20	2.23	1.37	5.81
2014	15.81	1.16	0.49	0.61	0.60	1.46	0.30	1.00	0.19	2.29	1.39	5.90
2015	16.07	1.17	0.50	0.64	0.62	1.47	0.31	1.04	0.19	2.34	1.39	5.97
2016	16.34	1.17	0.51	0.67	0.63	1.49	0.32	1.07	0.19	2.38	1.40	6.07
2017	16.60	1.18	0.51	0.68	0.65	1.50	0.34	1.10	0.19	2.42	1.40	6.16
2018	16.75	1.20	0.52	0.69	0.66	1.51	0.35	1.11	0.19	2.46	1.40	6.18
2019	16.93	1.21	0.52	0.70	0.68	1.53	0.36	1.13	0.20	2.50	1.40	6.23
2020	17.11	1.21	0.52	0.71	0.69	1.54	0.36	1.15	0.20	2.54	1.40	6.31
2021	17.25	1.21	0.52	0.71	0.70	1.54	0.37	1.16	0.20	2.58	1.40	6.34
2022	17.41	1.21	0.52	0.72	0.72	1.55	0.38	1.17	0.20	2.63	1.40	6.39
2023	17.55	1.22	0.52	0.72	0.73	1.56	0.38	1.19	0.20	2.67	1.40	6.42
2024	17.70	1.22	0.52	0.73	0.75	1.57	0.39	1.21	0.20	2.71	1.40	6.46
2025	17.85	1.22	0.52	0.73	0.76	1.58	0.39	1.22	0.20	2.74	1.40	6.51
2026	17.99	1.22	0.52	0.74	0.78	1.59	0.40	1.24	0.20	2.78	1.40	6.55
2027	18.13	1.22	0.52	0.74	0.79	1.59	0.41	1.26	0.21	2.81	1.40	6.59
2028	18.27	1.22	0.52	0.74	0.81	1.60	0.41	1.27	0.21	2.85	1.40	6.64
2029	18.42	1.22	0.52	0.75	0.82	1.60	0.42	1.29	0.21	2.88	1.40	6.70
2030	18.57	1.22	0.52	0.75	0.84	1.61	0.43	1.31	0.21	2.92	1.40	6.75
2031	18.71	1.23	0.52	0.76	0.86	1.61	0.44	1.32	0.21	2.96	1.40	6.80
2032	18.86	1.23	0.52	0.76	0.87	1.61	0.44	1.34	0.21	2.99	1.40	6.86
2033	19.02	1.23	0.52	0.77	0.89	1.62	0.45	1.35	0.21	3.03	1.40	6.92
2034	19.17	1.23	0.52	0.77	0.91	1.62	0.46	1.36	0.21	3.06	1.40	6.97
2035	19.32	1.23	0.52	0.78	0.93	1.63	0.46	1.38	0.21	3.10	1.40	7.03
2036	19.48	1.23	0.52	0.78	0.94	1.63	0.47	1.39	0.21	3.14	1.40	7.09
2037	19.63	1.23	0.52	0.79	0.96	1.64	0.48	1.40	0.21	3.17	1.40	7.14
2038	19.78	1.23	0.52	0.79	0.98	1.64	0.48	1.41	0.21	3.21	1.40	7.20
2039	19.93	1.23	0.52	0.79	1.00	1.65	0.49	1.42	0.21	3.25	1.40	7.26
2040	20.07	1.24	0.52	0.80	1.02	1.65	0.50	1.44	0.21	3.28	1.40	7.30





## County Economic and Demographic Indicators

### Projected Economic Growth (2014-2019)

Expected retail sales growth:	7.3%
Expected job growth:	7.1%
Fastest growing jobs sector:	Financial Activities
Expected personal income growth:	13.6%

Expected population growth:	5.1%
Net migration to account for:	8.0%
Expected growth in number of vehicles:	5.6%

### Demographics (2014)

Unemployment rate (April 2014):	13.1%
County rank* in California (58 counties):	52nd
Working age (16-64) population:	63.6%

Population with B.A. degree or higher:	12.2%
Median home selling price (2013):	\$170,000
Median household income:	\$42,064

### Quality of Life

Violent crime rate (2012):	387 per 100,000 persons
County rank* in California (58 counties):	31st
Average commute time to work (2014):	32.9 minutes

High School drop out rate (2012):	24.5%
Households at/below poverty line (2014):	14.1%

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