

# 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 73,000 people and 15,000 wage and salary jobs. The per capita income in Yuba County is \$30,723, and the average salary per worker is \$80,121.

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 39 percent of total civilian wage and salary jobs.

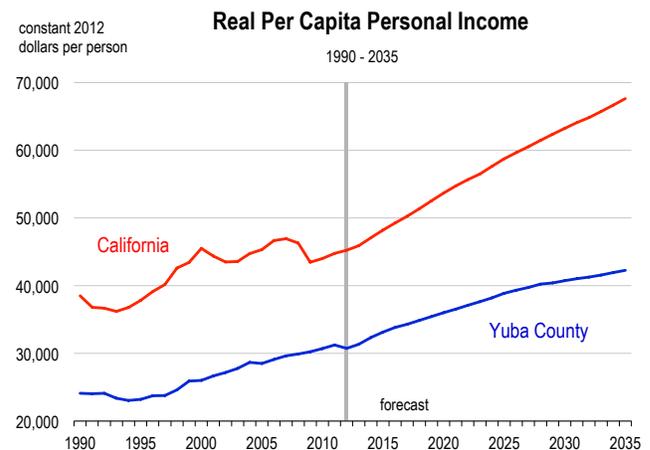
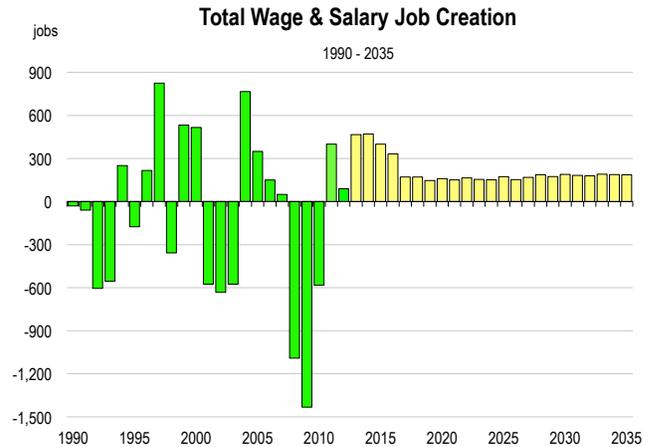
Employment in the Sacramento Valley increased by 1.7 percent in 2012. In Yuba County, 90 jobs were gained, representing an increase of 0.6 percent. In addition, the unemployment rate improved substantially, falling from 18.4 percent in 2011 to 16.9 percent in 2012.

In 2012, most employment sectors were characterized by positive job growth. The largest gains were observed in professional and business services (+105 jobs), wholesale and retail trade (+34 jobs), and education and healthcare (+22 jobs). The largest declines were observed in government (-80 jobs) and construction (-43 jobs).

Between 2007 and 2012, Yuba County's population grew at a rate of 0.8 percent per year. Over this period, however, growth slowed from 1.5 percent in 2007 to 0.6 percent in 2012. 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

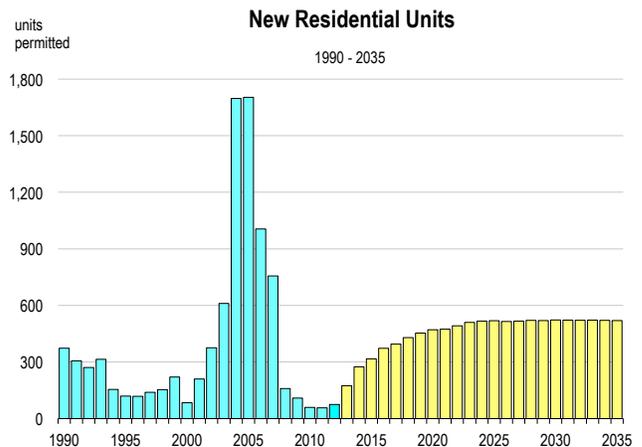
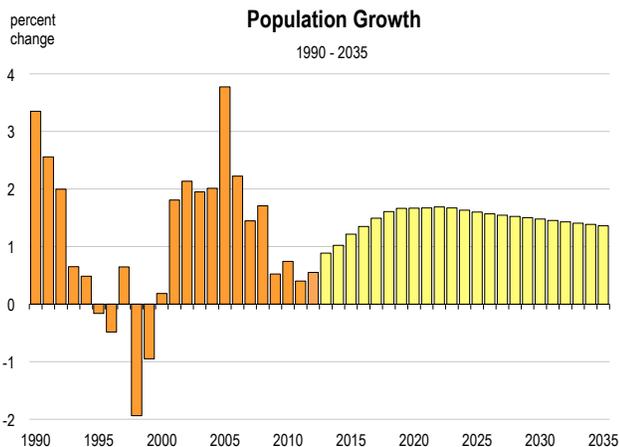
- Job growth is expected to be rapid in Yuba County, as total employment increases by 3.1 percent in 2013. Over the 2013-2018 period, growth will average 1.9 percent per year.
- Average salaries are currently above the California state average and will remain so over the forecast period. Inflation-adjusted salaries are expected to rise by average of 1.4 percent per year between 2013 and 2018.
- Employment growth will be led by education and healthcare, "miscellaneous services," professional services, and government. Together, these industries are expected to account for 63 percent of net job creation between 2013 and 2018.
- The population in the county will continue to increase steadily, and growth will accelerate each year between 2013 and 2018. Over this period, annual growth is expected to average 1.3 percent.
- Net migration will remain negative in 2013, with an estimated 360 out-migrants. However, net migration should turn positive in 2015. Over the entire 2013-2018 period, an average of 230 net migrants will enter the county each year.
- Real per capita income is expected to rise by 2.0 percent in 2013. From 2013 to 2018, 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 increase at an average annual rate of 1.8 percent over the next five years.
- Industrial production is forecast to increase by an average of 5.4 percent per year from 2013 to 2018. During this period, farm production is forecast to decline by an average of 1.0 percent per year. The principal crops in the county are rice and walnuts.



# Yuba County Economic Forecast

## 2006-2012 History, 2013-2040 Forecast

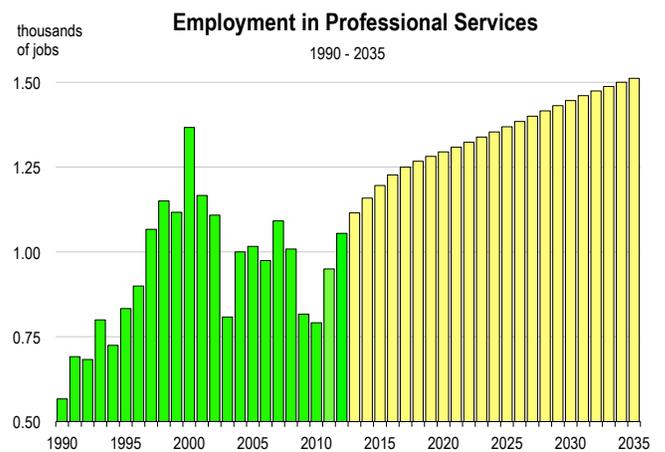
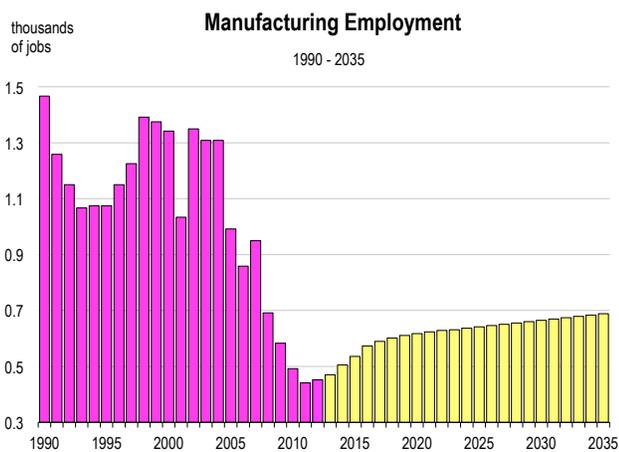
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	69,218	724	67.3	22.4	1,006	\$0.56	\$1.76	\$29,111	3.3	186.7	274.1	8.8
2007	70,221	181	67.5	23.1	756	\$0.54	\$1.88	\$29,649	3.2	170.1	351.6	9.3
2008	71,422	449	66.8	23.7	159	\$0.51	\$1.98	\$29,906	3.1	195.1	342.8	11.8
2009	71,796	-425	67.0	23.8	109	\$0.43	\$2.04	\$30,231	0.9	211.4	297.5	17.2
2010	72,329	-181	67.0	23.8	60	\$0.43	\$2.11	\$30,709	1.2	206.0	317.0	19.2
2011	72,620	-448	66.0	24.4	57	\$0.48	\$2.21	\$31,245	2.6	218.7	235.1	18.4
2012	73,021	-360	64.3	24.4	75	\$0.50	\$2.24	\$30,723	2.7	212.9	237.6	16.9
2013	73,669	-118	65.1	24.4	174	\$0.53	\$2.36	\$31,323	2.3	208.1	246.0	14.9
2014	74,422	-18	66.2	24.6	275	\$0.56	\$2.53	\$32,324	2.7	204.5	263.0	13.5
2015	75,328	131	67.3	24.9	317	\$0.58	\$2.68	\$33,126	2.1	201.1	277.3	11.9
2016	76,344	238	68.4	25.2	373	\$0.61	\$2.84	\$33,828	2.4	199.7	293.8	10.8
2017	77,484	353	69.5	25.5	395	\$0.63	\$2.98	\$34,320	2.1	198.5	307.0	10.4
2018	78,731	450	70.6	25.9	429	\$0.65	\$3.14	\$34,856	2.1	197.7	320.0	10.2
2019	80,041	505	71.7	26.3	453	\$0.66	\$3.32	\$35,452	2.1	197.3	332.3	10.0
2020	81,377	521	72.9	26.7	471	\$0.68	\$3.50	\$36,008	2.1	195.7	343.2	10.0
2021	82,737	543	74.0	27.1	474	\$0.70	\$3.69	\$36,531	2.2	194.4	355.8	9.5
2022	84,135	576	75.2	27.6	492	\$0.72	\$3.90	\$37,102	2.3	195.2	368.7	8.9
2023	85,541	585	76.3	28.0	510	\$0.74	\$4.11	\$37,624	2.3	195.5	378.1	8.6
2024	86,938	575	77.4	28.5	517	\$0.77	\$4.35	\$38,189	2.4	196.0	390.7	8.6
2025	88,330	569	78.6	29.0	519	\$0.79	\$4.60	\$38,862	2.4	196.1	403.6	8.6
2026	89,716	563	79.6	29.5	515	\$0.81	\$4.85	\$39,345	2.5	195.7	416.6	8.5
2027	91,103	562	80.6	30.0	517	\$0.84	\$5.10	\$39,749	2.5	195.3	429.9	8.5
2028	92,492	563	81.6	30.5	521	\$0.86	\$5.37	\$40,232	2.5	195.4	443.6	8.5
2029	93,882	563	82.5	30.9	520	\$0.89	\$5.61	\$40,408	2.5	195.2	457.8	8.5
2030	95,271	562	83.4	31.4	523	\$0.92	\$5.88	\$40,730	2.5	194.0	472.3	8.4
2031	96,656	559	84.3	31.9	522	\$0.94	\$6.15	\$41,032	2.5	193.1	487.4	8.4
2032	98,039	553	85.1	32.4	521	\$0.97	\$6.43	\$41,264	2.5	194.7	502.9	8.4
2033	99,418	548	86.0	32.9	522	\$1.00	\$6.74	\$41,583	2.5	195.6	519.0	8.4
2034	100,797	543	86.9	33.4	521	\$1.03	\$7.05	\$41,921	2.5	196.1	535.5	8.4
2035	102,170	538	87.7	33.9	520	\$1.06	\$7.39	\$42,270	2.5	195.5	552.6	8.3
2036	103,540	533	88.6	34.4	519	\$1.09	\$7.74	\$42,597	2.5	196.6	570.2	8.3
2037	104,905	528	89.4	34.8	518	\$1.13	\$8.10	\$42,936	2.5	196.6	588.4	8.3
2038	106,264	524	90.2	35.3	517	\$1.16	\$8.48	\$43,294	2.5	194.3	607.2	8.3
2039	107,617	519	91.0	35.8	517	\$1.20	\$8.88	\$43,679	2.5	195.1	626.6	8.2
2040	108,964	515	91.9	36.3	516	\$1.23	\$9.29	\$44,075	2.4	195.5	647.2	8.2

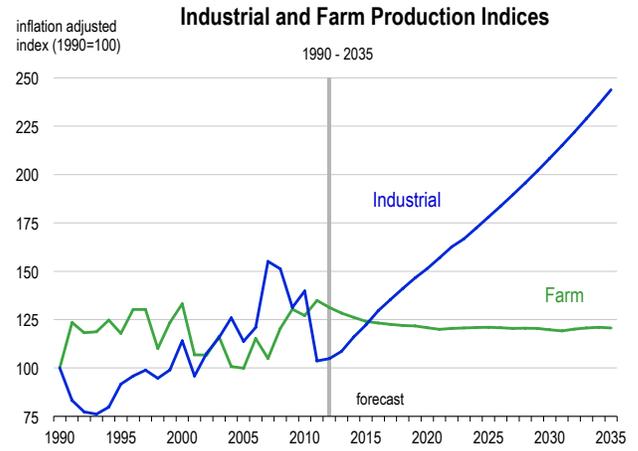
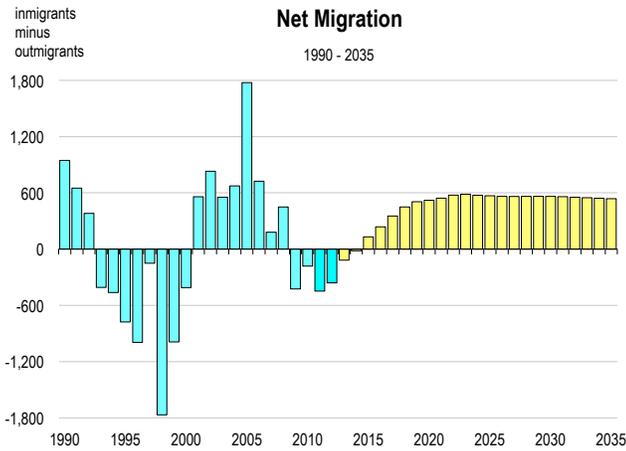
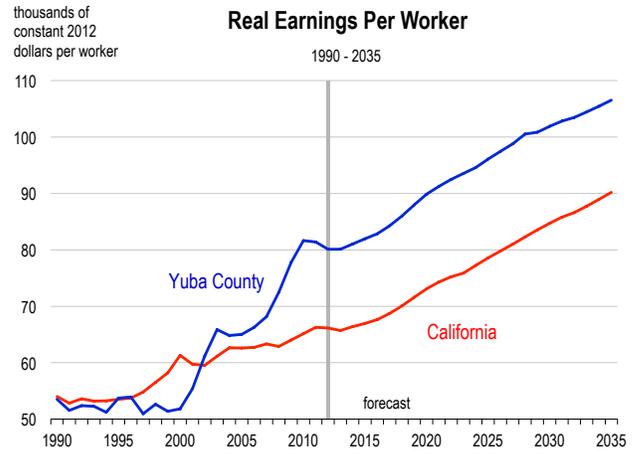
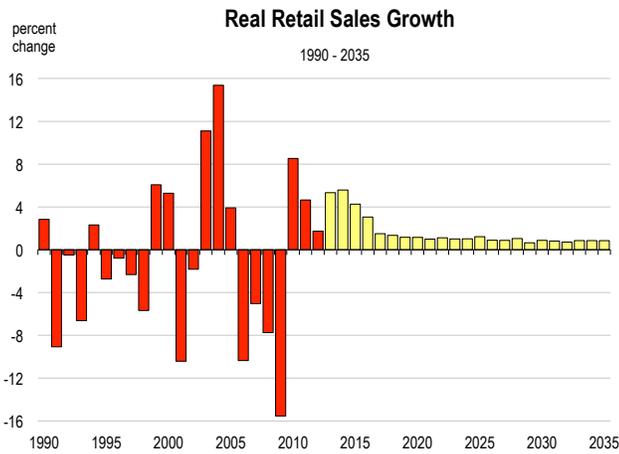


# Yuba County Employment Forecast

## 2006-2012 History, 2013-2040 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	15.13	0.93	0.49	0.58	0.53	1.46	0.32	0.82	0.20	2.03	1.09	6.13
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	14.94	0.95	0.49	0.44	0.52	1.44	0.30	0.95	0.20	2.01	1.31	5.91
2012	15.03	0.96	0.45	0.45	0.54	1.48	0.30	1.05	0.20	2.03	1.33	5.83
2013	15.50	0.99	0.51	0.47	0.55	1.52	0.30	1.12	0.19	2.09	1.36	5.96
2014	15.97	0.99	0.53	0.51	0.57	1.58	0.32	1.16	0.19	2.16	1.37	6.12
2015	16.37	1.00	0.54	0.54	0.59	1.62	0.33	1.20	0.20	2.23	1.40	6.23
2016	16.70	0.99	0.55	0.57	0.60	1.66	0.35	1.23	0.21	2.28	1.42	6.29
2017	16.87	0.98	0.55	0.59	0.62	1.67	0.35	1.25	0.21	2.31	1.44	6.31
2018	17.04	0.96	0.56	0.60	0.63	1.69	0.36	1.27	0.22	2.35	1.45	6.35
2019	17.19	0.95	0.56	0.61	0.65	1.70	0.37	1.28	0.22	2.39	1.46	6.38
2020	17.35	0.95	0.57	0.62	0.65	1.71	0.37	1.29	0.22	2.42	1.47	6.43
2021	17.50	0.95	0.58	0.62	0.66	1.72	0.37	1.31	0.22	2.46	1.48	6.48
2022	17.66	0.95	0.58	0.63	0.66	1.73	0.38	1.32	0.22	2.50	1.49	6.52
2023	17.82	0.95	0.59	0.63	0.67	1.74	0.39	1.34	0.22	2.55	1.50	6.54
2024	17.97	0.95	0.59	0.64	0.67	1.75	0.39	1.35	0.22	2.59	1.52	6.57
2025	18.14	0.96	0.60	0.64	0.68	1.76	0.40	1.37	0.22	2.63	1.53	6.61
2026	18.29	0.96	0.61	0.65	0.68	1.77	0.40	1.38	0.22	2.67	1.54	6.65
2027	18.46	0.96	0.62	0.65	0.68	1.78	0.41	1.40	0.22	2.71	1.56	6.69
2028	18.65	0.96	0.63	0.66	0.69	1.79	0.42	1.42	0.22	2.74	1.57	6.75
2029	18.82	0.96	0.64	0.66	0.69	1.80	0.42	1.43	0.23	2.78	1.59	6.79
2030	19.01	0.96	0.65	0.66	0.70	1.80	0.43	1.45	0.23	2.83	1.61	6.85
2031	19.19	0.96	0.65	0.67	0.70	1.81	0.44	1.46	0.23	2.87	1.63	6.90
2032	19.37	0.96	0.66	0.67	0.70	1.82	0.45	1.47	0.23	2.91	1.64	6.95
2033	19.56	0.96	0.67	0.68	0.71	1.83	0.46	1.49	0.23	2.95	1.66	7.01
2034	19.75	0.96	0.68	0.68	0.71	1.84	0.46	1.50	0.23	2.99	1.68	7.06
2035	19.94	0.97	0.69	0.69	0.72	1.84	0.47	1.51	0.23	3.03	1.71	7.12
2036	20.12	0.97	0.70	0.69	0.72	1.85	0.48	1.52	0.23	3.07	1.73	7.18
2037	20.31	0.97	0.71	0.70	0.72	1.86	0.48	1.53	0.23	3.11	1.75	7.23
2038	20.49	0.97	0.72	0.70	0.73	1.87	0.49	1.55	0.23	3.15	1.78	7.28
2039	20.68	0.97	0.73	0.71	0.73	1.87	0.50	1.56	0.23	3.19	1.80	7.33
2040	20.86	0.97	0.73	0.71	0.74	1.88	0.50	1.57	0.23	3.23	1.83	7.39





## County Economic and Demographic Indicators

### Projected Economic Growth (2013-2018)

Expected retail sales growth:	16.7 %
Expected job growth:	10.0 %
Fastest growing jobs sector:	Miscellaneous Services
Expected personal income growth:	18.9 %

Expected population growth:	6.9 %
Net migration to account for:	22.8 %
Expected growth in number of vehicles:	8.4 %

### Demographics (2013)

Unemployment rate (April 2013)	13.6 %
County Rank* in California (58 counties):	49th
Working age (16-64) population:	63.3 %

Population with B.A. Degree or higher:	13.4 %
Median Home Selling Price (2012):	\$138,000
Median Household Income:	\$45,399

### Quality of Life

Violent Crime rate (2010):	346 per 100,000 persons
County Rank* in California (58 counties):	25th
Average Commute Time to work (2013):	30.7 minutes

High School drop out rate (2011):	20.5 %
Households at/below poverty line (2013):	13.9 %

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