

RIVERSIDE COUNTY ECONOMIC FORECAST

Riverside County is the fourth largest county in California in terms of total land area. Riverside County has a population of 2.3 million people and a total of 649,700 wage and salary jobs. The income per capita is \$35,495, and the average salary per worker is \$52,144.

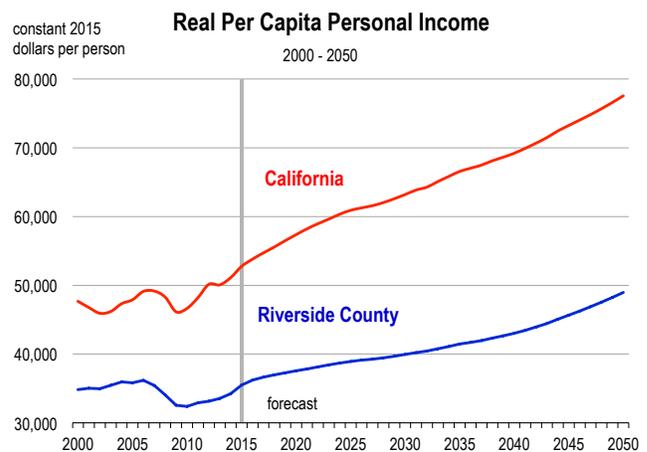
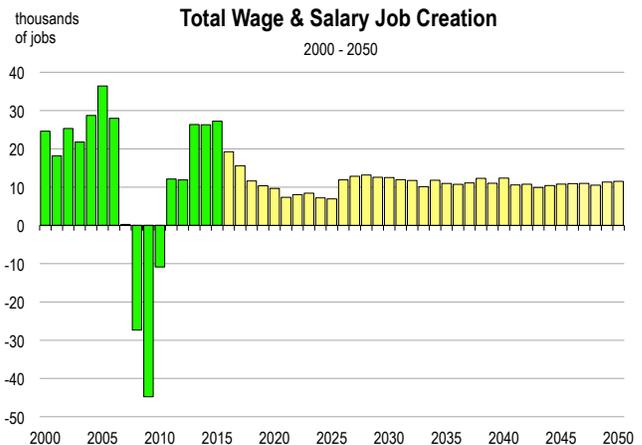
In 2015, total employment increased by 2.6 percent across Southern California. Riverside County added a total of 27,200 jobs, representing a growth rate of 4.4 percent. The unemployment rate improved rapidly, falling from 8.3 percent in 2014 to 6.7 percent in 2015.

In 2015, job growth was strongest in construction (+4,600 jobs), education and healthcare (+4,500 jobs), leisure and hospitality (+3,800 jobs), and transportation and warehousing (+3,300 jobs). Job losses were not observed in any major sector.

Over the past five years, the population has increased at an average annual rate of 1.2 percent. A substantial portion of this growth was the result of net migration, as an average of 12,200 net migrants entered the county each year.

FORECAST HIGHLIGHTS

- In 2016, total wage and salary employment will increase by 3.0 percent. From 2016 to 2021, total employment will grow at an annual average rate of 1.6 percent.
- Average salaries are currently below the California state average, and will remain so over the foreseeable future. In Riverside County, inflation-adjusted salaries are forecasted to rise by an average of 1.0 percent per year between 2016 and 2021.
- From 2016 to 2021, employment growth will be broad-based, as most sectors will increase by at least 1.5 percent per year. The strongest growth will be observed in education and healthcare, retail trade, and professional services. Combined, these industries will account for 54 percent of net job growth.
- The population is expected to increase by 1.3 percent in 2016. Annual growth in the 2016-2021 period is expected to average 1.5 percent.

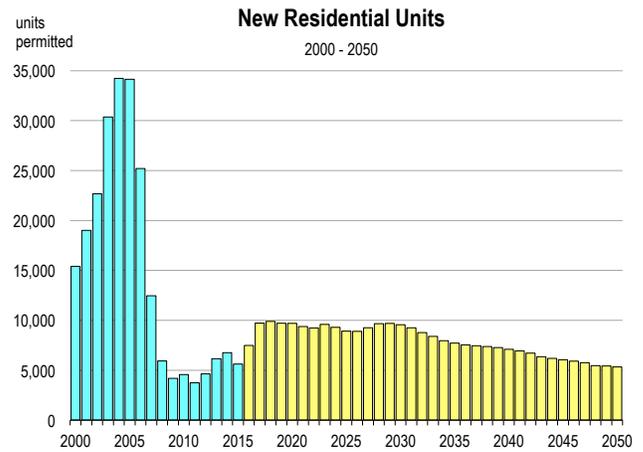
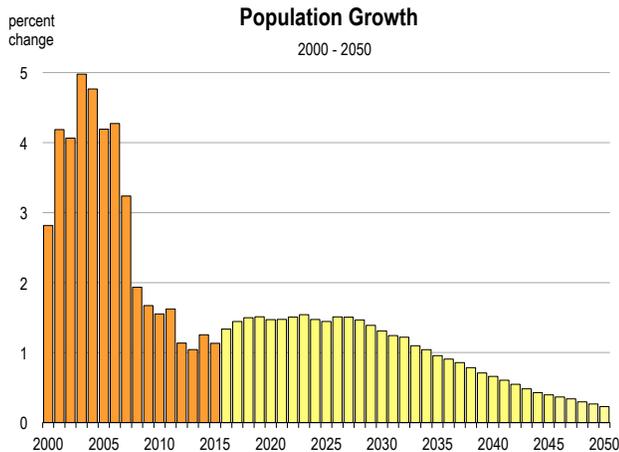


- Net migration will gradually increase. An average of 19,100 net migrants are projected to enter the county each year between 2016 and 2021.
- Real per capita income is expected to rise by 2.0 percent in 2016, and increase by an average of 0.9 percent per year between 2016 and 2021.
- Total taxable sales are projected to increase by an average of 2.6 percent per year over the next five years.
- Industrial production will rise by 3.3 percent in 2016. From 2016 to 2021, the growth rate of industrial production is expected to average 2.5 percent per year.

Riverside County Economic Forecast

2010-2015 History, 2016-2050 Forecast

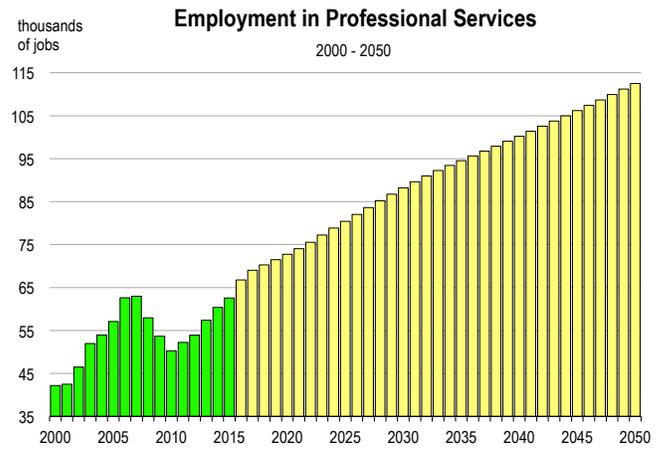
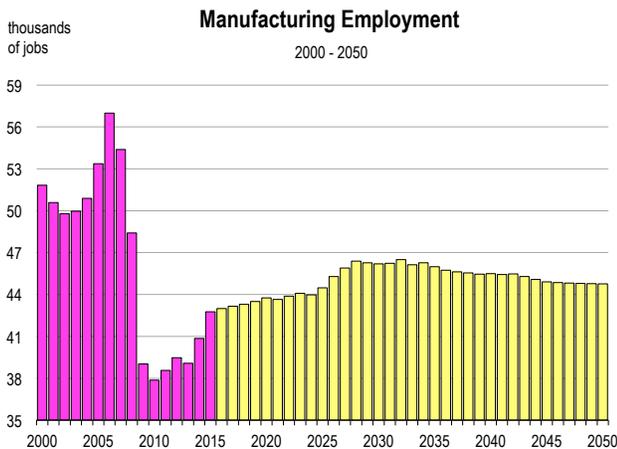
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2010	2,191,930	16,144	1.71	686.4	4,557	\$23.2	\$65.5	\$32,377	1.2	1,184.4	10.8	13.8
2011	2,227,542	19,024	1.71	690.0	3,749	\$25.6	\$69.5	\$32,924	2.7	1,352.5	10.9	13.1
2012	2,252,818	9,771	1.72	692.7	4,629	\$28.1	\$72.2	\$33,147	2.0	1,295.4	11.3	11.6
2013	2,276,342	8,588	1.79	696.8	6,143	\$30.1	\$74.7	\$33,540	1.1	1,357.9	11.8	9.8
2014	2,304,902	13,114	1.84	701.2	6,755	\$31.9	\$78.2	\$34,249	1.3	1,374.4	12.4	8.3
2015	2,331,040	10,559	1.90	706.3	5,626	\$32.8	\$82.7	\$35,495	0.9	1,389.3	13.3	6.7
2016	2,362,180	15,330	1.94	710.4	7,480	\$34.8	\$87.1	\$36,205	1.9	1,401.9	13.7	5.5
2017	2,396,293	17,986	1.98	716.7	9,722	\$37.0	\$92.1	\$36,654	3.0	1,413.0	14.0	5.1
2018	2,432,191	19,379	2.01	724.8	9,891	\$39.1	\$97.0	\$36,963	2.9	1,422.5	14.3	5.0
2019	2,468,957	19,840	2.04	733.2	9,706	\$40.8	\$101.0	\$37,280	1.6	1,430.9	14.9	4.9
2020	2,505,278	18,976	2.06	741.3	9,695	\$42.4	\$104.9	\$37,560	1.6	1,438.8	15.2	4.8
2021	2,542,214	19,208	2.08	749.5	9,376	\$43.9	\$108.9	\$37,826	1.6	1,445.4	15.6	4.9
2022	2,580,556	20,178	2.10	757.4	9,237	\$45.4	\$113.3	\$38,130	1.6	1,451.6	16.0	4.8
2023	2,620,341	21,195	2.12	765.1	9,588	\$46.9	\$117.7	\$38,416	1.6	1,456.9	16.5	4.8
2024	2,658,940	19,722	2.13	773.2	9,296	\$48.5	\$122.6	\$38,690	1.9	1,461.8	16.6	4.8
2025	2,697,350	19,115	2.15	781.0	8,917	\$50.1	\$127.8	\$38,920	2.1	1,466.2	17.0	4.8
2026	2,738,092	21,071	2.17	788.5	8,893	\$51.8	\$133.2	\$39,113	2.2	1,470.2	17.7	4.7
2027	2,779,333	21,200	2.19	796.0	9,255	\$53.4	\$138.8	\$39,260	2.2	1,473.9	18.3	4.7
2028	2,820,108	20,239	2.22	803.8	9,663	\$55.1	\$144.3	\$39,448	2.0	1,477.3	19.0	4.7
2029	2,859,288	18,430	2.24	811.9	9,688	\$56.7	\$149.8	\$39,677	1.8	1,480.5	19.5	4.7
2030	2,896,755	16,527	2.26	820.1	9,556	\$58.5	\$155.4	\$39,937	1.7	1,483.5	20.0	4.6
2031	2,932,766	14,816	2.28	828.1	9,249	\$60.4	\$161.1	\$40,223	1.6	1,486.3	20.5	4.7
2032	2,968,540	14,396	2.30	835.9	8,768	\$62.6	\$166.9	\$40,441	1.8	1,489.0	21.2	4.6
2033	3,001,140	11,338	2.32	843.3	8,388	\$64.8	\$172.5	\$40,762	1.4	1,491.6	21.6	4.7
2034	3,032,409	9,985	2.34	850.3	7,956	\$67.2	\$178.6	\$41,109	1.6	1,494.1	22.3	4.6
2035	3,061,415	7,824	2.36	857.0	7,715	\$69.7	\$184.9	\$41,452	1.7	1,496.5	22.8	4.6
2036	3,089,191	6,722	2.38	863.5	7,538	\$72.4	\$191.7	\$41,707	2.1	1,498.9	23.3	4.6
2037	3,115,669	5,543	2.41	869.8	7,452	\$75.1	\$198.9	\$41,963	2.2	1,501.2	23.9	4.6
2038	3,140,124	3,800	2.44	876.1	7,372	\$77.7	\$206.2	\$42,327	2.0	1,503.4	24.5	4.6
2039	3,162,386	1,995	2.46	882.3	7,267	\$80.3	\$213.9	\$42,643	2.2	1,505.6	25.1	4.6
2040	3,183,260	892	2.48	888.4	7,095	\$82.8	\$221.9	\$43,033	2.1	1,507.8	25.7	4.6
2041	3,202,537	-418	2.51	894.4	6,938	\$85.2	\$229.7	\$43,451	1.9	1,509.9	26.4	4.6
2042	3,220,068	-1,860	2.52	900.2	6,710	\$87.5	\$237.7	\$43,932	1.8	1,512.0	27.1	4.6
2043	3,235,601	-3,591	2.54	905.9	6,353	\$89.7	\$245.9	\$44,452	1.7	1,514.1	27.7	4.6
2044	3,249,453	-4,988	2.56	911.2	6,187	\$91.8	\$254.2	\$45,068	1.5	1,516.2	28.3	4.5
2045	3,262,338	-5,724	2.57	916.4	6,046	\$94.1	\$263.0	\$45,660	1.7	1,518.3	29.0	4.5
2046	3,274,287	-6,439	2.58	921.5	5,907	\$96.3	\$271.8	\$46,270	1.6	1,520.3	29.7	4.5
2047	3,285,402	-7,108	2.59	926.5	5,753	\$98.8	\$281.7	\$46,895	1.9	1,522.4	30.5	4.5
2048	3,295,145	-8,331	2.59	931.3	5,459	\$101.3	\$291.9	\$47,541	1.9	1,524.4	31.2	4.5
2049	3,303,925	-9,154	2.60	935.9	5,424	\$104.0	\$303.0	\$48,239	2.0	1,526.4	32.0	4.5
2050	3,311,478	-10,257	2.61	940.5	5,329	\$106.9	\$315.1	\$48,978	2.2	1,528.5	32.8	4.5

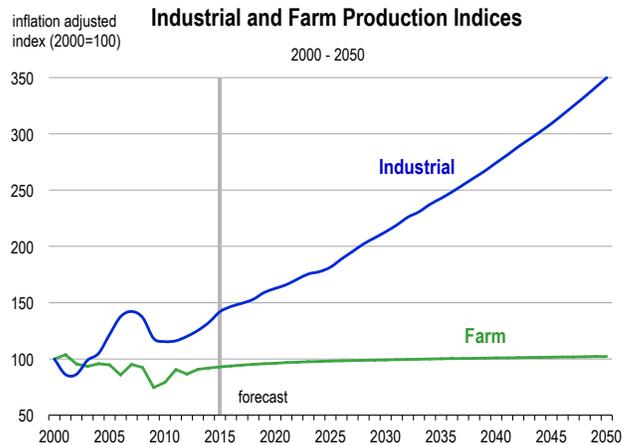
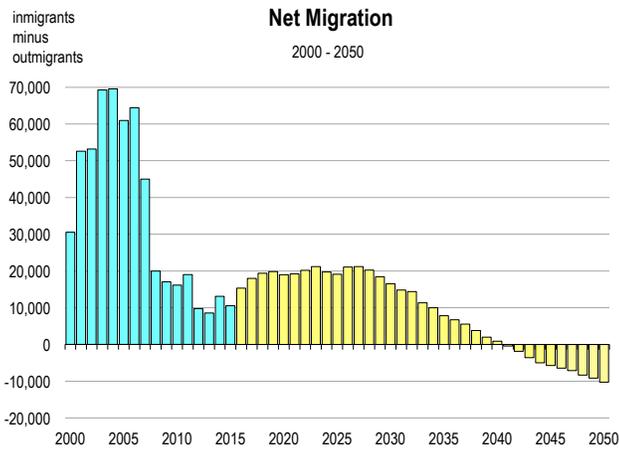
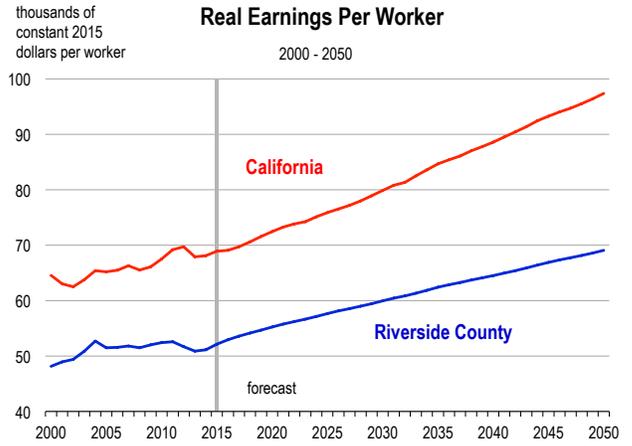
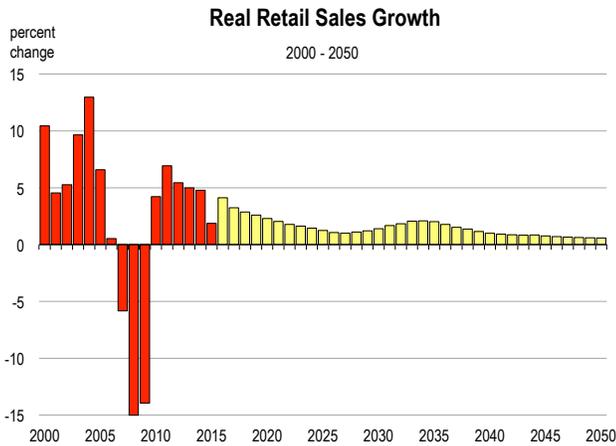


Riverside County Employment Forecast

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	545.8	12.41	35.4	37.9	19.4	97.6	19.3	50.3	10.2	67.8	67.7	109.2
2011	557.9	12.43	34.1	38.6	20.2	101.3	18.6	52.2	7.6	70.7	68.9	114.2
2012	569.8	12.90	35.2	39.5	21.1	101.7	19.3	53.9	6.3	76.1	72.2	112.1
2013	596.2	12.40	42.4	39.1	24.0	104.4	20.0	57.4	6.2	83.0	75.8	111.2
2014	622.5	12.36	47.0	40.9	26.4	107.6	20.4	60.4	6.1	86.2	80.8	113.0
2015	649.7	12.90	51.6	42.8	29.7	110.8	20.9	62.6	6.1	90.7	84.6	115.4
2016	669.0	12.93	52.4	43.0	31.6	113.7	21.4	66.8	6.1	94.1	88.5	115.6
2017	684.6	12.81	56.0	43.2	32.3	116.0	21.9	69.0	6.1	96.8	91.0	116.0
2018	696.2	12.78	57.2	43.3	33.2	118.0	22.3	70.3	6.1	99.7	92.8	116.4
2019	706.5	12.80	57.2	43.5	35.5	119.8	22.6	71.5	6.1	102.7	93.7	116.7
2020	716.2	12.81	58.2	43.8	36.2	121.5	22.9	72.7	6.2	105.7	94.1	117.3
2021	723.5	12.84	57.1	43.6	37.1	123.1	23.2	74.0	6.2	108.8	94.5	117.9
2022	731.6	12.87	55.8	43.9	38.4	124.5	23.6	75.5	6.2	111.8	94.5	118.7
2023	740.0	12.89	54.8	44.1	39.5	126.0	23.9	77.2	6.2	114.9	94.7	119.5
2024	747.2	12.91	53.9	44.0	39.7	127.4	24.3	78.9	6.2	117.8	94.8	120.5
2025	754.2	12.93	51.7	44.5	40.2	128.8	24.8	80.4	6.2	120.6	95.1	121.7
2026	766.1	12.95	52.5	45.3	41.9	130.1	25.2	82.0	6.2	123.4	95.5	123.1
2027	778.9	12.96	54.3	45.9	43.4	131.4	25.6	83.6	6.2	126.1	96.1	124.7
2028	792.1	12.98	56.5	46.4	44.7	132.7	26.0	85.2	6.2	128.9	96.8	126.4
2029	804.6	13.00	58.6	46.3	46.0	134.0	26.4	86.7	6.2	131.6	97.8	128.1
2030	817.2	13.01	60.4	46.2	47.2	135.4	26.8	88.2	6.2	134.4	98.9	130.0
2031	829.1	13.03	61.4	46.2	48.5	136.8	27.2	89.6	6.3	137.2	100.1	131.8
2032	840.9	13.04	61.8	46.5	49.9	138.2	27.6	91.0	6.3	140.0	101.3	133.7
2033	851.0	13.06	61.6	46.1	50.9	139.6	28.0	92.2	6.3	142.8	102.4	135.7
2034	862.8	13.07	62.3	46.3	52.2	141.1	28.3	93.4	6.3	145.5	103.6	137.7
2035	873.8	13.09	62.7	46.0	53.3	142.5	28.7	94.5	6.3	148.3	104.8	139.8
2036	884.5	13.10	62.9	45.7	54.6	143.9	29.1	95.6	6.3	151.0	106.0	141.8
2037	895.6	13.11	63.2	45.6	55.9	145.3	29.5	96.8	6.3	153.8	107.2	143.9
2038	907.9	13.13	64.7	45.5	57.1	146.6	29.8	97.9	6.3	156.6	108.5	146.0
2039	918.9	13.14	65.1	45.5	58.2	147.9	30.2	99.1	6.3	159.3	109.7	148.1
2040	931.3	13.16	66.6	45.5	59.5	149.2	30.6	100.2	6.3	162.1	111.0	150.2
2041	941.9	13.17	66.5	45.4	60.7	150.4	30.9	101.4	6.4	164.8	112.2	152.2
2042	952.7	13.18	66.5	45.5	62.0	151.6	31.3	102.6	6.4	167.6	113.5	154.2
2043	962.6	13.20	65.9	45.3	63.2	152.7	31.7	103.8	6.4	170.3	114.8	156.2
2044	973.0	13.21	65.8	45.1	64.4	153.9	32.1	105.0	6.4	173.1	116.0	158.2
2045	983.8	13.23	65.9	44.9	65.7	155.1	32.4	106.2	6.4	175.8	117.3	160.2
2046	994.7	13.24	65.9	44.9	67.1	156.2	32.8	107.4	6.4	178.6	118.7	162.3
2047	1,005.7	13.25	65.8	44.8	68.4	157.3	33.2	108.7	6.4	181.3	120.0	164.4
2048	1,016.2	13.27	65.3	44.8	69.7	158.4	33.6	109.9	6.4	184.1	121.3	166.5
2049	1,027.6	13.28	65.4	44.8	71.0	159.5	34.0	111.2	6.4	186.9	122.6	168.7
2050	1,039.1	13.29	65.7	44.8	72.3	160.6	34.4	112.5	6.4	189.7	124.0	170.9





County Economic and Demographic Indicators

Projected Economic Growth (2016-2021)

Expected retail sales growth:	13.7%
Expected job growth:	8.2%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	12.4%

Expected population growth:	7.6%
Net migration to account for:	53.0%
Expected growth in number of vehicles:	7.0%

Demographics (2016)

Unemployment rate (April 2016):	5.7%
County rank* in California (58 counties):	26th
Working age (16-64) population:	63.6%

Population with B.A. or higher:	20.8%
Median home selling price (2015):	\$310,000
Median household income:	\$57,367

Quality of Life

Violent crime rate (2014):	262 per 100,000 persons
County rank* in California (58 counties):	14th
Average commute time to work (2016):	35.0 minutes

High school drop out rate (2015):	9.8%
Households at/below poverty line (2016):	13.5%

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