

MADERA COUNTY ECONOMIC FORECAST

Madera County is located in the heart of the San Joaquin Valley, and is part of the Fresno Metropolitan Statistical Area. Madera County has a population of 153,000 people and approximately 48,000 wage and salary jobs. The per capita income is \$32,124 and the average salary per worker is \$46,223.

Like other parts of the San Joaquin Valley, Madera County is heavily agricultural. In a typical year, it generates more than \$1.5 billion in agricultural output, with the most prevalent commodities being almonds, pistachios, grapes, and milk.

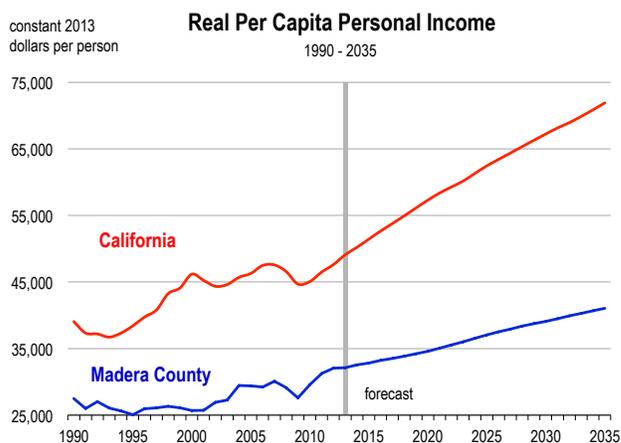
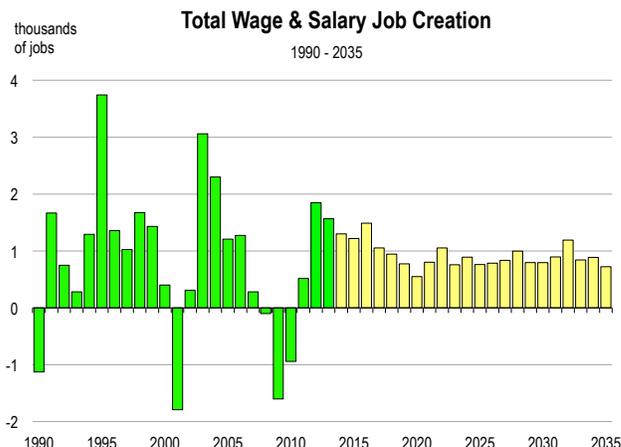
In 2013, employment across Northern California increased by 3.7 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 3.5 percent. In Madera County, 1,600 total wage and salary jobs were gained, representing a growth rate of 3.4 percent. The unemployment rate, while still very high, improved from 13.3 percent in 2012 to 11.4 percent in 2013.

In 2013, the largest employment gains were observed in agriculture (+610 jobs), education and healthcare (+290 jobs), manufacturing (+220 jobs), and retail and wholesale trade (+160 jobs). The only sector with significant losses was government (-400 jobs).

Between the 2008 and 2013, the population of Madera County grew at an annual average rate of 0.5 percent. This growth was due entirely to the natural increase (new births), as total net migration was negative.

FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 2.7 percent in 2014, while agricultural employment is expected to increase by 1.8 percent. From 2014 to 2019, total wage and salary job growth will average 2.2 percent, and agricultural job growth will average 0.1 percent.
- Average salaries are currently well below the California state average, and will remain so over the foreseeable future. In Madera County, inflation-adjusted salaries are expected to rise by an average of 1.4 percent per year between 2014 and 2019.
- Between 2014 and 2019, the largest employment gains will be observed in education and healthcare (+2,200 jobs), government (+1,100 jobs), professional services (+740 jobs), and construction (+430 jobs). Together, these sectors will account for 81 percent of net job creation in the county.
- The population will grow rapidly over the next few years. Annual growth in the 2014-2019 period is forecast to average 1.8 percent per year.
- Over the 2014-2019 period, an average of 1,600 net migrants will enter the county each year.

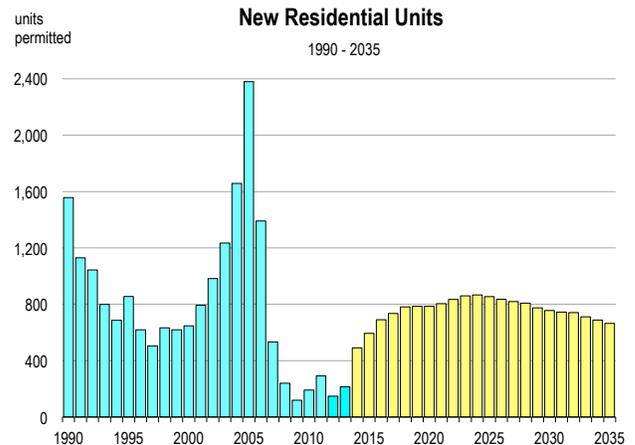
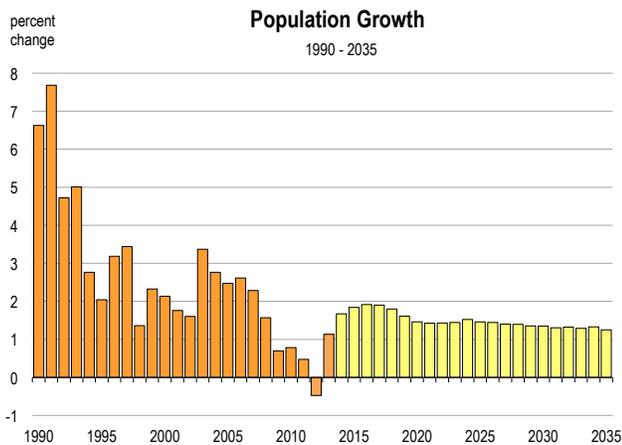


- Real income per capita is expected to increase by 1.4 percent in 2014. Between 2014 and 2019, real income per capita is forecast to increase by 1.0 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.5 percent per year over the next five years.
- Industrial production is forecasted to increase by 4.2 percent in 2014. From 2014 to 2019, the growth rate will average 3.7 percent per year.
- Farm production is expected to increase at a rate of 0.1 percent per year between 2014 and 2019. The principal commodities in the county are almonds, pistachios, grapes, and milk.

Madera County Economic Forecast

2006-2013 History, 2014-2040 Forecast

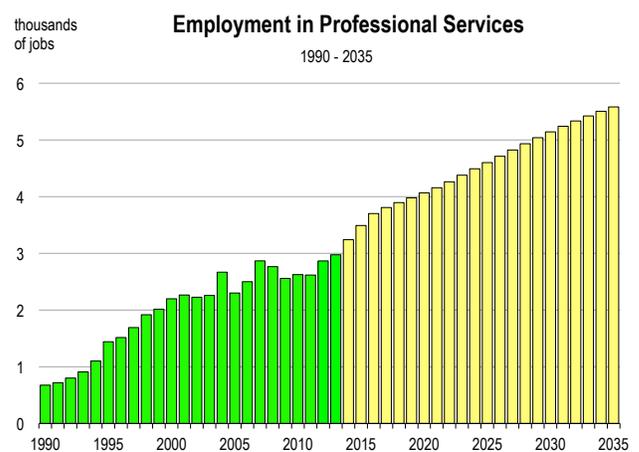
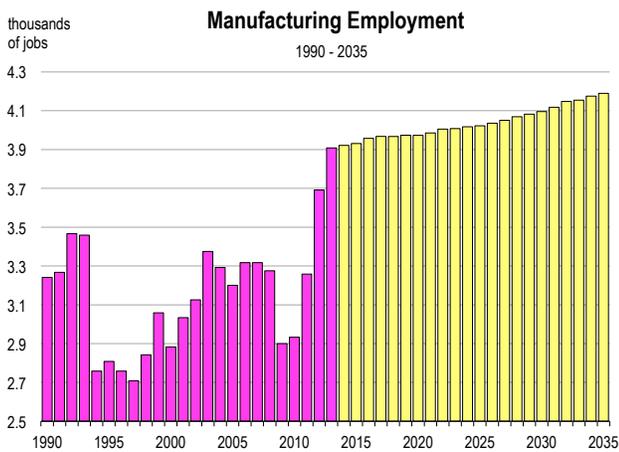
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	143,528	2,133	128	41.0	1,391	\$1.4	\$3.6	\$29,226	3.2	1.21	636.2	7.0
2007	146,806	1,650	128	42.5	533	\$1.4	\$3.9	\$30,083	3.4	1.38	651.9	7.5
2008	149,114	639	128	43.2	240	\$1.3	\$3.9	\$29,139	3.0	1.44	681.7	9.4
2009	150,151	-543	129	43.4	120	\$1.1	\$3.8	\$27,606	0.8	1.05	625.9	13.7
2010	151,329	-326	129	43.4	192	\$1.2	\$4.2	\$29,556	1.3	1.45	609.4	15.5
2011	152,049	-711	128	43.4	291	\$1.3	\$4.5	\$31,259	2.7	1.65	641.1	15.0
2012	151,329	-2,078	128	43.5	148	\$1.4	\$4.7	\$32,040	2.7	1.78	776.9	13.3
2013	153,045	388	132	43.6	214	\$1.4	\$4.9	\$32,124	2.2	1.91	854.7	11.4
2014	155,606	1,310	135	43.9	491	\$1.5	\$5.2	\$32,559	2.7	1.97	890.3	10.5
2015	158,473	1,608	138	44.4	594	\$1.6	\$5.5	\$32,837	3.2	1.96	926.2	9.5
2016	161,510	1,755	142	45.1	690	\$1.7	\$5.9	\$33,237	3.1	2.00	961.4	8.5
2017	164,581	1,759	145	45.8	735	\$1.8	\$6.2	\$33,518	2.3	2.00	994.2	8.2
2018	167,542	1,623	147	46.5	782	\$1.9	\$6.5	\$33,846	2.2	1.99	1,030.3	8.0
2019	170,243	1,341	149	47.3	786	\$1.9	\$6.8	\$34,217	2.3	1.98	1,068.6	7.9
2020	172,733	1,111	150	48.0	786	\$2.0	\$7.1	\$34,577	2.3	1.93	1,106.8	7.8
2021	175,198	1,064	152	48.8	804	\$2.1	\$7.5	\$35,047	2.4	1.93	1,148.0	7.9
2022	177,706	1,088	155	49.6	834	\$2.2	\$7.9	\$35,562	2.5	1.97	1,192.3	7.8
2023	180,273	1,136	157	50.5	860	\$2.3	\$8.3	\$36,006	2.4	1.97	1,235.5	7.8
2024	183,020	1,311	159	51.4	866	\$2.4	\$8.8	\$36,549	2.4	1.99	1,278.7	7.8
2025	185,694	1,237	161	52.3	854	\$2.5	\$9.3	\$37,066	2.4	1.98	1,322.3	7.8
2026	188,378	1,246	163	53.1	836	\$2.6	\$9.8	\$37,511	2.4	1.97	1,371.2	7.8
2027	191,022	1,207	165	54.0	819	\$2.7	\$10.2	\$37,929	2.4	1.96	1,423.9	7.8
2028	193,688	1,235	167	54.8	808	\$2.8	\$10.8	\$38,371	2.4	1.97	1,482.8	7.8
2029	196,312	1,195	169	55.6	775	\$2.9	\$11.3	\$38,742	2.4	1.96	1,542.8	7.8
2030	198,965	1,222	171	56.4	756	\$3.1	\$11.8	\$39,099	2.4	1.94	1,605.6	7.8
2031	201,563	1,168	174	57.2	745	\$3.2	\$12.4	\$39,490	2.4	1.94	1,674.3	7.8
2032	204,229	1,236	177	57.9	741	\$3.4	\$13.0	\$39,925	2.4	1.99	1,749.0	7.8
2033	206,867	1,210	179	58.7	711	\$3.6	\$13.6	\$40,298	2.4	1.99	1,816.6	7.7
2034	209,618	1,329	181	59.4	688	\$3.7	\$14.3	\$40,681	2.4	1.99	1,892.5	7.7
2035	212,243	1,213	183	60.1	664	\$3.9	\$14.9	\$41,055	2.4	1.96	1,968.2	7.7
2036	214,893	1,252	185	60.7	654	\$4.1	\$15.7	\$41,512	2.4	2.00	2,055.2	7.7
2037	217,319	1,047	187	61.4	620	\$4.2	\$16.4	\$41,882	2.4	1.96	2,133.5	7.7
2038	219,693	1,015	188	62.0	587	\$4.4	\$17.1	\$42,241	2.4	1.91	2,218.9	7.7
2039	221,977	944	190	62.6	589	\$4.6	\$17.9	\$42,766	2.4	1.96	2,319.9	7.7
2040	224,019	721	191	63.2	555	\$4.8	\$18.7	\$43,210	2.4	1.94	2,403.7	7.7

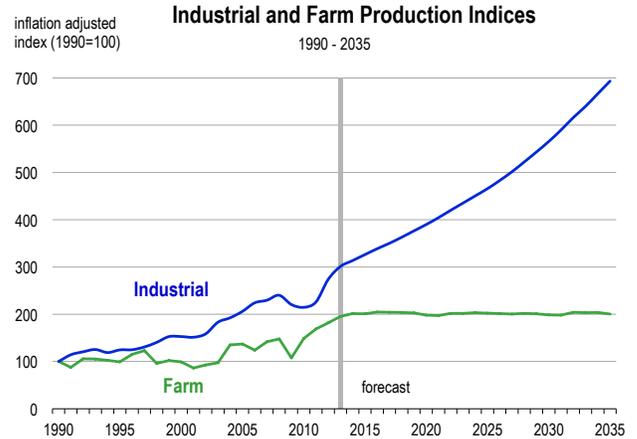
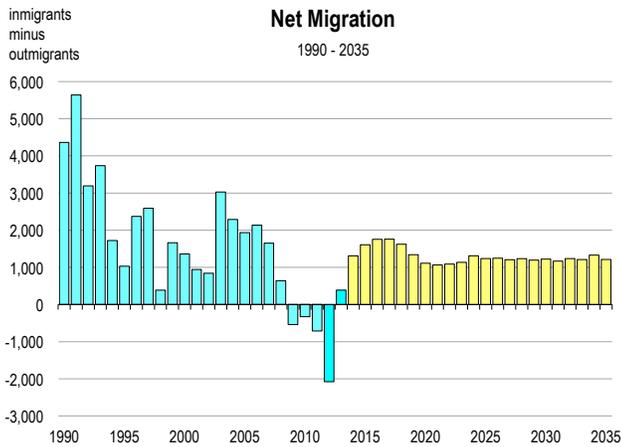
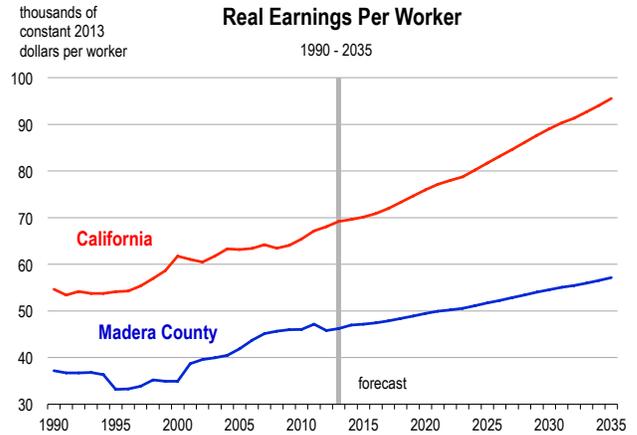
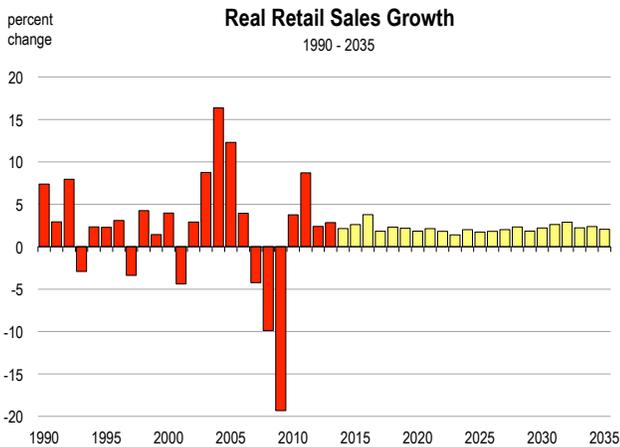


Madera County Employment Forecast

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	45.9	10.5	2.9	3.3	0.9	4.5	0.9	2.5	0.5	6.3	2.6	10.2
2007	46.2	10.4	2.4	3.3	0.9	4.4	0.8	2.9	0.5	6.4	2.7	10.6
2008	46.1	10.3	1.9	3.3	0.9	4.3	0.8	2.8	0.5	6.7	2.8	11.0
2009	44.5	10.1	1.4	2.9	0.9	4.2	0.8	2.6	0.4	6.9	2.6	10.9
2010	43.5	10.2	1.1	2.9	0.8	4.0	0.7	2.6	0.4	6.7	2.5	10.6
2011	44.1	10.8	1.1	3.3	0.7	4.0	0.7	2.6	0.4	6.8	2.5	10.4
2012	45.9	11.5	1.1	3.7	0.8	4.1	0.8	2.9	0.4	7.0	2.7	10.1
2013	47.5	12.2	1.2	3.9	0.9	4.3	0.8	3.0	0.4	7.3	2.8	9.7
2014	48.8	12.4	1.4	3.9	1.0	4.3	0.8	3.2	0.4	7.5	3.0	9.9
2015	50.0	12.3	1.5	3.9	1.0	4.4	0.9	3.5	0.4	7.9	3.1	10.1
2016	51.5	12.5	1.6	4.0	1.0	4.4	0.9	3.7	0.5	8.4	3.1	10.4
2017	52.5	12.5	1.7	4.0	1.1	4.5	0.9	3.8	0.5	8.8	3.2	10.6
2018	53.5	12.5	1.8	4.0	1.1	4.5	0.9	3.9	0.5	9.3	3.3	10.8
2019	54.2	12.4	1.8	4.0	1.2	4.6	0.9	4.0	0.5	9.7	3.3	11.0
2020	54.8	12.2	1.8	4.0	1.2	4.6	0.9	4.1	0.5	10.0	3.3	11.1
2021	55.6	12.2	1.9	4.0	1.2	4.6	0.9	4.2	0.5	10.5	3.3	11.3
2022	56.7	12.4	1.9	4.0	1.3	4.7	0.9	4.3	0.5	11.0	3.3	11.4
2023	57.4	12.4	2.0	4.0	1.3	4.7	1.0	4.4	0.5	11.3	3.3	11.5
2024	58.3	12.5	2.0	4.0	1.3	4.7	1.0	4.5	0.5	11.8	3.3	11.6
2025	59.1	12.4	2.1	4.0	1.4	4.7	1.0	4.6	0.5	12.2	3.3	11.8
2026	59.8	12.4	2.1	4.0	1.4	4.8	1.0	4.7	0.5	12.6	3.3	11.9
2027	60.7	12.3	2.1	4.1	1.5	4.8	1.0	4.8	0.5	13.0	3.3	12.1
2028	61.7	12.4	2.1	4.1	1.5	4.8	1.1	4.9	0.5	13.4	3.3	12.4
2029	62.5	12.4	2.2	4.1	1.5	4.9	1.1	5.0	0.5	13.8	3.3	12.6
2030	63.3	12.2	2.2	4.1	1.6	4.9	1.1	5.1	0.5	14.3	3.3	12.9
2031	64.2	12.2	2.2	4.1	1.6	5.0	1.1	5.2	0.5	14.7	3.3	13.1
2032	65.4	12.5	2.2	4.1	1.7	5.0	1.1	5.3	0.5	15.0	3.3	13.4
2033	66.2	12.5	2.2	4.2	1.7	5.0	1.1	5.4	0.5	15.4	3.3	13.6
2034	67.1	12.5	2.3	4.2	1.8	5.1	1.1	5.5	0.5	15.8	3.3	13.9
2035	67.8	12.3	2.3	4.2	1.8	5.1	1.1	5.6	0.5	16.2	3.3	14.2
2036	68.9	12.5	2.3	4.2	1.9	5.2	1.1	5.7	0.5	16.5	3.4	14.4
2037	69.4	12.4	2.3	4.2	1.9	5.2	1.2	5.7	0.5	16.8	3.3	14.7
2038	69.8	12.1	2.3	4.2	1.9	5.2	1.2	5.8	0.5	17.1	3.4	14.9
2039	70.7	12.3	2.3	4.3	2.0	5.3	1.2	5.9	0.5	17.3	3.4	15.1
2040	71.2	12.3	2.3	4.3	2.0	5.3	1.2	6.0	0.4	17.5	3.4	15.3





County Economic and Demographic Indicators

Projected Economic Growth (2014-2019)

Expected retail sales growth:	13.4%
Expected job growth:	11.2%
Fastest growing jobs sector:	Construction
Expected personal income growth:	15.0%

Expected population growth:	9.4%
Net migration to account for:	55.6%
Expected growth in number of vehicles:	10.1%

Demographics (2014)

Unemployment rate (April 2014):	11.2%
County rank* in California (58 counties):	42nd
Working age (16-64) population:	62.8%

Population with B.A. degree or higher:	13.2%
Median home selling price (2013):	\$156,750
Median household income:	\$43,891

Quality of Life

Violent crime rate (2012):	617 per 100,000 persons
County rank* in California (58 counties):	51st
Average commute time to work (2014):	27.5 minutes

High school drop out rate (2012):	14.3%
Households at/below poverty line (2014):	15.8%

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