

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 151,800 people and approximately 44,200 wage and salary jobs. The per capita income in Madera County is \$29,085, and the average salary per worker is \$45,217.

Like other counties in the San Joaquin Valley, Madera is heavily agricultural. In a typical year, it generates more than \$1.4 billion in agricultural output, with the most prevalent commodities being almonds, pistachios, grapes, and milk.

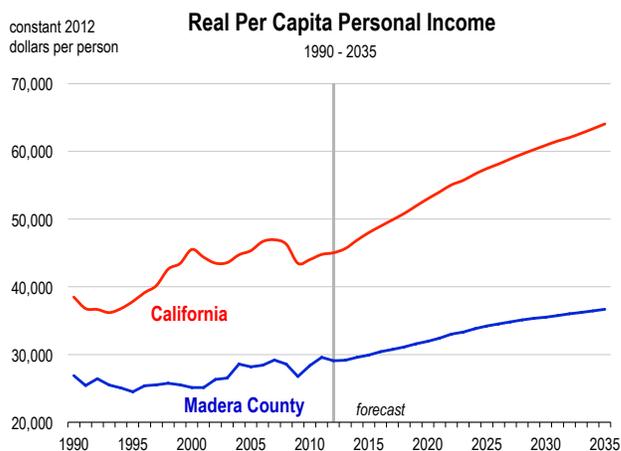
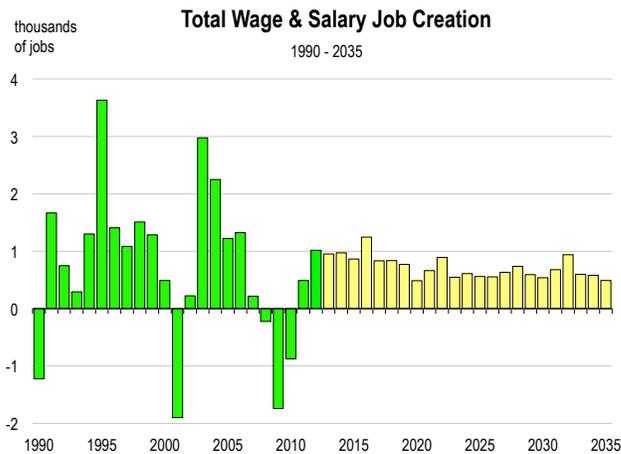
In 2012, total employment increased by 2.4 percent in Northern California. The Central Valley, by contrast, was characterized by an increase of 1.0 percent. In Madera County, 1,000 total wage and salary jobs were gained, representing a growth rate of 2.4 percent. The unemployment rate, while still very high, improved from 15.1 percent in 2011 to 13.6 percent in 2012.

Countywide, the largest employment gains were observed in manufacturing (+270 jobs), professional services (+270 jobs), leisure and hospitality (+180 jobs), and retail and wholesale trade (+130 jobs). The only sector with significant losses was government (-260 jobs).

Between the 2007 and 2012, the population of Madera County grew at an annual average rate of 0.7 percent. This growth was due entirely to the natural increase (new births), as total net migration was negative. As net migration turns positive, population growth should accelerate over the next few years.

FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 2.2 percent in 2013, while agricultural employment is expected to increase by 2.6 percent. From 2013 to 2018, total wage and salary job growth will average 2.0 percent, and agricultural job growth will average 0.8 percent.
- Average salaries are currently well below the California state average, and will remain so over the foreseeable future. Average salaries, adjusted for inflation, are expected to rise by an average of 0.6 percent per year between 2013 and 2018.
- Between 2013 and 2018, the largest employment gains will be observed in government, construction, leisure and hospitality, and education and healthcare. Together, these sectors will account for 58 percent of net job creation in Madera County.
- The population will continue to grow at a rate above the state average. Annual growth in the 2013-2018 period is forecast to average 1.2 percent per year.
- Net migration will remain negative through 2014, but over the entire 2013-2018 period, total net migration will be positive. Over this period, an average of 650 net migrants will enter the county each year.

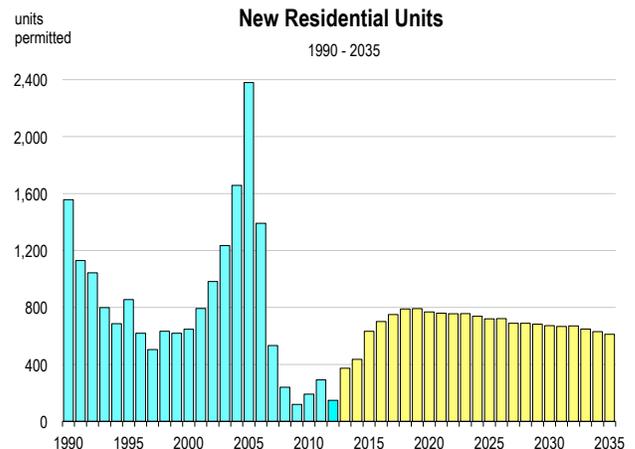
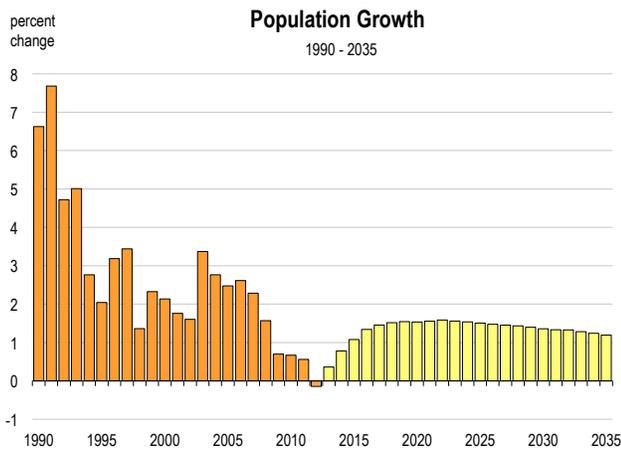


- Real income per capita is expected to increase by 0.3 percent in 2013. Between 2013 and 2018, real income per capita is forecast to increase by 1.3 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.5 percent per year over the next five years.
- Industrial production is forecast to increase by 3.9 percent in 2013. From 2013 to 2018, the growth rate will average 3.5 percent per year.
- Farm production is expected to increase at a rate of 1.2 percent per year between 2013 and 2018. The principal commodities in the county are almonds, pistachios, grapes, and milk.

Madera County Economic Forecast

2006-2012 History, 2013-2040 Forecast

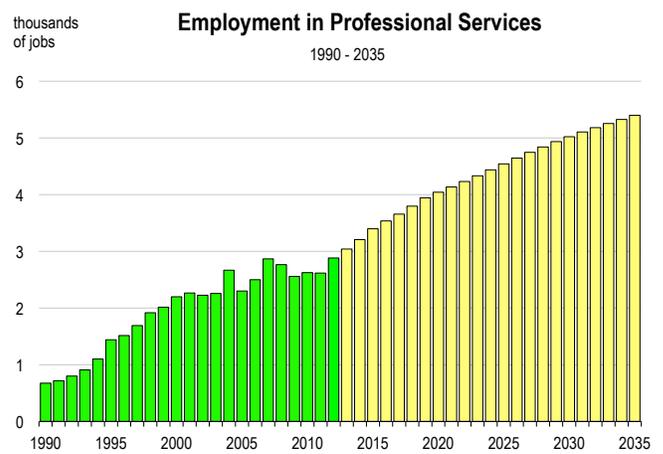
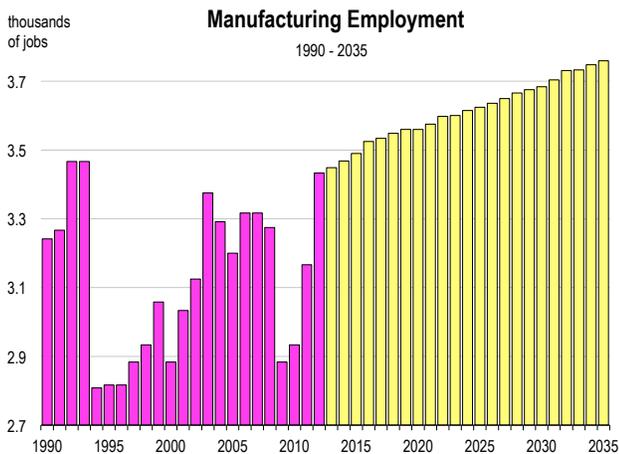
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	143,528	2,133	128	41.0	1,391	\$1.4	\$3.6	\$28,433	3.3	1.18	633.6	7.0
2007	146,806	1,650	128	42.5	533	\$1.4	\$3.9	\$29,197	3.2	1.35	647.1	7.5
2008	149,114	639	128	43.2	240	\$1.3	\$4.0	\$28,579	3.1	1.41	674.9	9.4
2009	150,151	-543	129	43.4	120	\$1.1	\$3.8	\$26,747	0.9	1.03	612.3	13.7
2010	151,160	-495	129	43.4	192	\$1.2	\$4.1	\$28,372	1.2	1.42	650.1	15.6
2011	152,008	-600	128	43.4	291	\$1.3	\$4.4	\$29,585	2.6	1.61	700.0	15.1
2012	151,790	-1,632	128	43.5	148	\$1.3	\$4.4	\$29,085	2.7	1.65	784.9	13.6
2013	152,340	-675	129	43.7	373	\$1.4	\$4.5	\$29,164	2.3	1.71	815.7	12.7
2014	153,530	-51	130	44.1	436	\$1.5	\$4.8	\$29,591	2.7	1.75	842.3	11.5
2015	155,185	406	131	44.6	633	\$1.6	\$5.0	\$29,923	2.1	1.75	870.3	10.2
2016	157,268	812	133	45.3	701	\$1.7	\$5.3	\$30,404	2.4	1.80	903.2	9.4
2017	159,557	988	135	46.0	750	\$1.7	\$5.5	\$30,749	2.1	1.81	934.1	9.0
2018	161,979	1,094	137	46.8	790	\$1.8	\$5.8	\$31,134	2.1	1.82	968.7	8.8
2019	164,480	1,154	139	47.6	792	\$1.9	\$6.1	\$31,590	2.1	1.83	1,006.4	8.7
2020	167,005	1,157	142	48.4	769	\$2.0	\$6.4	\$31,953	2.1	1.80	1,044.5	8.6
2021	169,603	1,210	144	49.2	760	\$2.1	\$6.7	\$32,406	2.2	1.79	1,085.9	8.7
2022	172,294	1,283	146	49.9	756	\$2.2	\$7.1	\$33,007	2.3	1.84	1,131.4	8.6
2023	174,980	1,271	149	50.7	757	\$2.3	\$7.5	\$33,330	2.3	1.84	1,165.7	8.6
2024	177,671	1,272	151	51.5	739	\$2.4	\$7.9	\$33,804	2.4	1.84	1,209.1	8.6
2025	180,348	1,257	153	52.2	720	\$2.5	\$8.3	\$34,206	2.4	1.84	1,252.4	8.6
2026	183,010	1,241	156	52.9	722	\$2.7	\$8.7	\$34,511	2.5	1.83	1,296.6	8.6
2027	185,669	1,240	158	53.7	689	\$2.8	\$9.1	\$34,831	2.5	1.82	1,343.1	8.6
2028	188,333	1,249	160	54.4	689	\$2.9	\$9.5	\$35,128	2.5	1.83	1,391.4	8.6
2029	190,966	1,221	163	55.1	683	\$3.0	\$10.0	\$35,337	2.5	1.82	1,438.8	8.6
2030	193,560	1,180	165	55.8	672	\$3.2	\$10.4	\$35,508	2.5	1.79	1,487.6	8.6
2031	196,139	1,167	167	56.4	667	\$3.3	\$10.9	\$35,736	2.5	1.79	1,542.8	8.6
2032	198,746	1,195	170	57.1	671	\$3.5	\$11.4	\$36,022	2.5	1.85	1,602.8	8.6
2033	201,297	1,142	172	57.8	649	\$3.6	\$11.9	\$36,233	2.5	1.84	1,654.3	8.6
2034	203,796	1,095	174	58.4	630	\$3.8	\$12.4	\$36,467	2.5	1.83	1,713.0	8.6
2035	206,229	1,039	176	59.1	612	\$3.9	\$12.9	\$36,688	2.5	1.81	1,771.9	8.6
2036	208,658	1,049	178	59.7	609	\$4.1	\$13.5	\$37,009	2.5	1.84	1,840.4	8.6
2037	210,996	978	180	60.3	588	\$4.3	\$14.1	\$37,217	2.5	1.82	1,898.9	8.6
2038	213,228	893	182	60.9	566	\$4.4	\$14.7	\$37,399	2.5	1.76	1,962.0	8.6
2039	215,480	931	184	61.5	573	\$4.6	\$15.4	\$37,803	2.5	1.82	2,043.3	8.6
2040	217,666	884	186	62.0	556	\$4.8	\$16.0	\$38,089	2.4	1.81	2,095.6	8.6

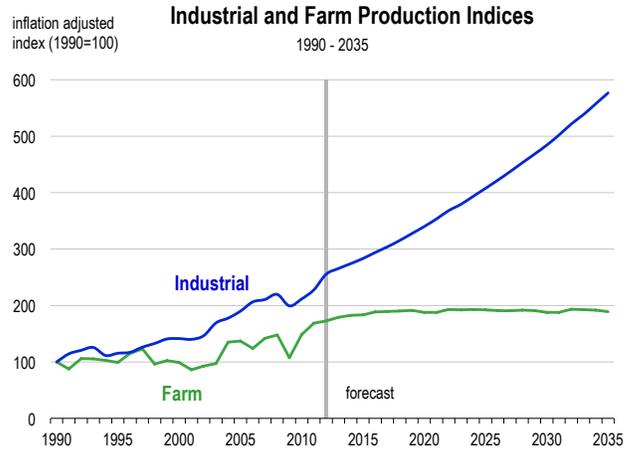
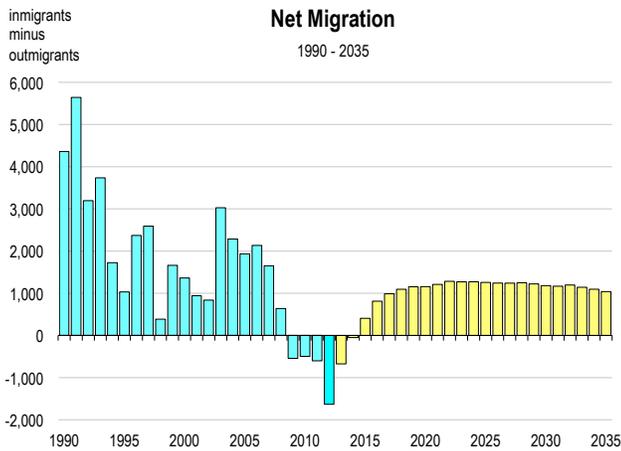
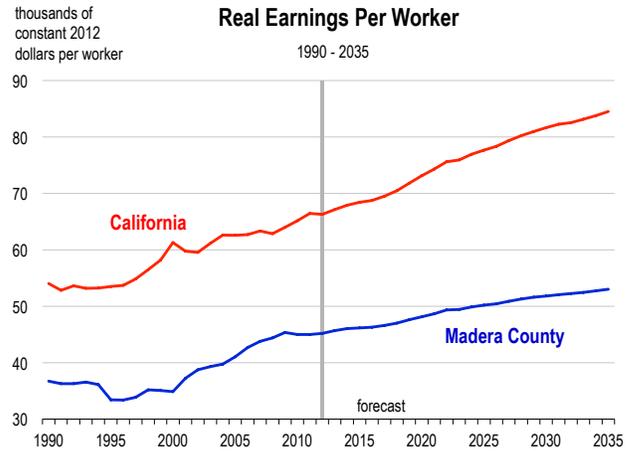


Madera County Employment Forecast

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	45.3	10.5	2.9	3.3	0.9	4.5	0.9	2.5	0.5	5.8	2.6	10.2
2007	45.5	10.4	2.4	3.3	0.9	4.4	0.8	2.9	0.5	5.7	2.7	10.6
2008	45.3	10.3	1.9	3.3	0.9	4.3	0.8	2.8	0.5	5.9	2.8	11.0
2009	43.6	10.1	1.4	2.9	0.9	4.2	0.8	2.6	0.4	6.0	2.6	11.0
2010	42.7	10.2	1.1	2.9	0.8	4.0	0.7	2.6	0.4	5.9	2.5	10.6
2011	43.2	10.8	1.1	3.2	0.7	4.0	0.7	2.6	0.4	6.0	2.5	10.4
2012	44.2	11.1	1.1	3.4	0.8	4.1	0.8	2.9	0.4	6.0	2.7	10.1
2013	45.2	11.4	1.2	3.4	0.8	4.2	0.8	3.0	0.4	6.1	2.8	10.2
2014	46.1	11.5	1.3	3.5	0.9	4.2	0.8	3.2	0.4	6.3	2.9	10.3
2015	47.0	11.5	1.4	3.5	0.9	4.3	0.8	3.4	0.4	6.5	3.0	10.5
2016	48.2	11.8	1.5	3.5	0.9	4.3	0.8	3.5	0.4	6.7	3.0	10.7
2017	49.1	11.8	1.6	3.5	1.0	4.4	0.8	3.7	0.4	7.0	3.1	10.9
2018	49.9	11.8	1.7	3.5	1.0	4.4	0.9	3.8	0.5	7.2	3.2	11.0
2019	50.7	11.9	1.7	3.6	1.1	4.5	0.9	3.9	0.5	7.4	3.2	11.2
2020	51.2	11.7	1.8	3.6	1.1	4.5	0.9	4.0	0.5	7.7	3.2	11.4
2021	51.8	11.7	1.8	3.6	1.1	4.5	0.9	4.1	0.5	7.9	3.2	11.5
2022	52.7	12.0	1.8	3.6	1.2	4.6	0.9	4.2	0.5	8.2	3.2	11.7
2023	53.3	11.9	1.8	3.6	1.2	4.6	0.9	4.3	0.5	8.4	3.2	11.8
2024	53.9	12.0	1.9	3.6	1.3	4.7	0.9	4.4	0.5	8.6	3.2	11.9
2025	54.4	11.9	1.9	3.6	1.3	4.7	0.9	4.5	0.5	8.8	3.2	12.1
2026	55.0	11.9	1.9	3.6	1.3	4.8	0.9	4.6	0.5	9.0	3.2	12.2
2027	55.6	11.9	1.9	3.6	1.4	4.8	0.9	4.7	0.5	9.2	3.2	12.4
2028	56.4	11.9	1.9	3.7	1.4	4.8	0.9	4.8	0.5	9.4	3.2	12.7
2029	57.0	11.9	2.0	3.7	1.4	4.9	1.0	4.9	0.5	9.6	3.2	12.9
2030	57.5	11.7	2.0	3.7	1.5	4.9	1.0	5.0	0.5	9.8	3.3	13.2
2031	58.2	11.7	2.0	3.7	1.5	4.9	1.0	5.1	0.5	10.0	3.3	13.4
2032	59.1	12.0	2.1	3.7	1.6	5.0	1.0	5.2	0.5	10.2	3.3	13.7
2033	59.7	11.9	2.1	3.7	1.6	5.0	1.0	5.3	0.5	10.3	3.3	14.0
2034	60.3	11.9	2.1	3.7	1.7	5.0	1.0	5.3	0.5	10.5	3.3	14.2
2035	60.8	11.8	2.1	3.8	1.7	5.1	1.0	5.4	0.5	10.6	3.3	14.5
2036	61.6	12.0	2.1	3.8	1.7	5.1	1.0	5.5	0.5	10.8	3.4	14.7
2037	62.0	11.8	2.1	3.8	1.8	5.1	1.0	5.5	0.5	10.9	3.4	14.9
2038	62.2	11.6	2.1	3.8	1.8	5.2	1.0	5.6	0.5	11.0	3.4	15.2
2039	63.0	11.8	2.2	3.8	1.9	5.2	1.0	5.7	0.5	11.1	3.4	15.4
2040	63.5	11.8	2.2	3.8	1.9	5.2	1.0	5.8	0.5	11.1	3.4	15.6





County Economic and Demographic Indicators

Projected Economic Growth (2013-2018)

Expected retail sales growth:	12.2 %
Expected job growth:	10.5 %
Fastest growing jobs sector:	Construction
Expected personal income growth:	13.5 %

Expected population growth:	6.3 %
Net migration to account for:	33.7 %
Expected growth in number of vehicles:	6.6 %

Demographics (2013)

Unemployment rate (April 2013):	12.4 %
County Rank* in California (58 counties):	42nd
Working age (16-64) population:	63.1 %

Population with B.A. Degree or higher:	14.9 %
Median Home Selling Price (2012):	\$134,000
Median Household Income:	\$47,661

Quality of Life

Violent Crime rate (2010):	424 per 100,000 persons
County Rank* in California (58 counties):	36th
Average Commute Time to work (2013):	28.1 minutes

High School drop out rate (2011):	14.3 %
Households at/below poverty line (2013):	16.1 %

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