

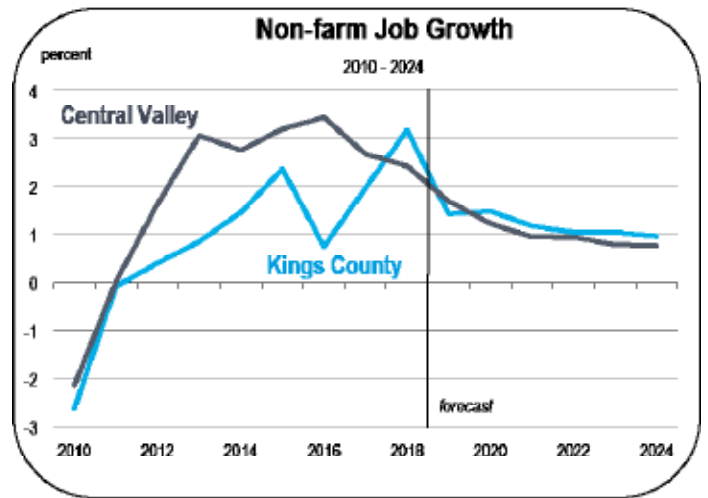
Kings County Economic Forecast

Forecast Summary

- 600 non-farm jobs and approximately 100 farm jobs will be created in Kings County during 2019.
- During 2018–2024 forecast period, an average of 500 non-farm jobs and fewer than 50 farm jobs are expected annually.
- Employment growth will be led by education and healthcare, leisure services, and government. Together, these sectors will account for 80 percent of net job creation in Kings County through 2024.
- Between 2018 and 2024, a number of sectors are at risk of employment contraction, including manufacturing, transportation and warehousing, wholesale trade, and information.
- The unemployment rate averaged 7.8 percent in 2018 and is near its lowest sustainable level.
- The population of Kings County is expanding faster than the average for the Central Valley and will continue to do so.
- Housing production has accelerated over the last five years, but it is not expected to keep pace with population growth during the 2018–2024 forecast period.

Job Growth

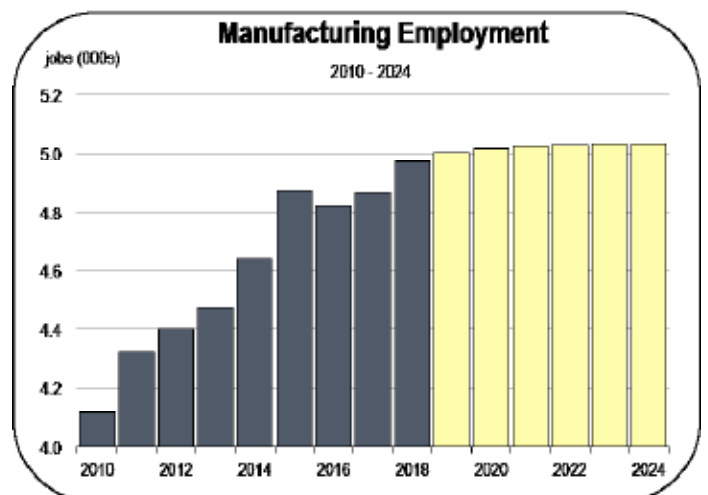
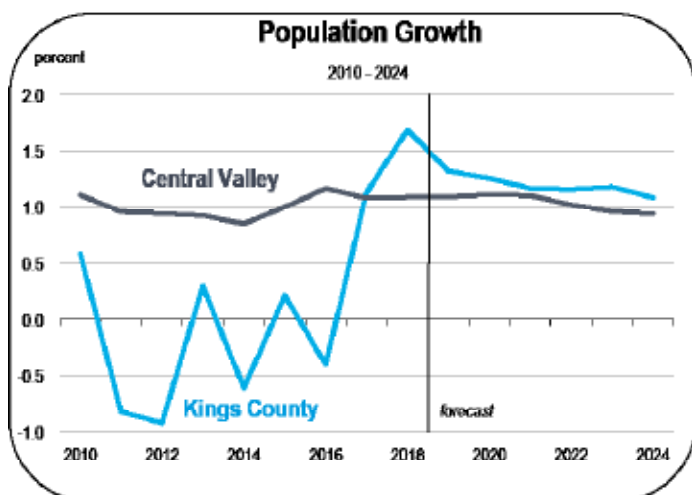
- Approximately 1,300 non-farm jobs were created in Kings County in 2018.
- The largest gains in 2018 were observed in transportation and warehousing (+400 jobs), education and healthcare (+400 jobs), and leisure and hospitality (+300 jobs).



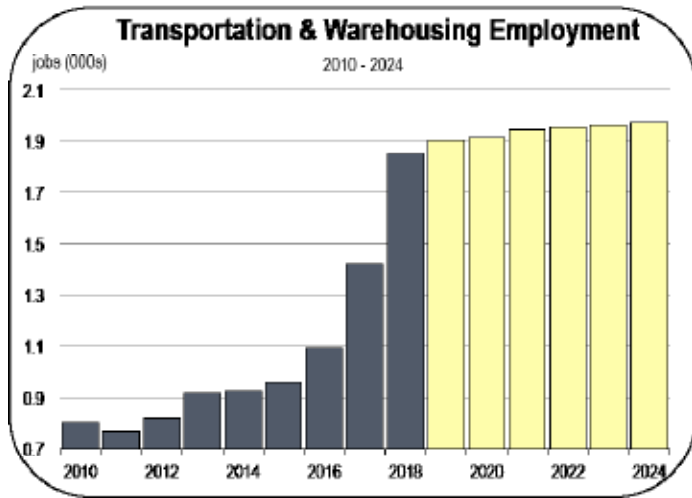
- In 2018, employment contractions were observed in agriculture, wholesale trade, information, and financial activities.
- Between 2012 and 2018, non-farm job growth averaged 1.8 percent per year. Between 2018 and 2024, growth is expected to average 1.2 percent per year.
- Job growth in the agriculture sector averaged 2.7 percent per year between 2012 and 2018 and is expected to average 0.5 percent per year between 2018 and 2024.

Manufacturing Employment

- The manufacturing sector is among the top employers in Kings County, accounting for 10 percent of the total job market.
- Kings County’s manufacturing firms are primarily in the food manufacturing business, turning agricultural commodities into finished products ready for consumption.



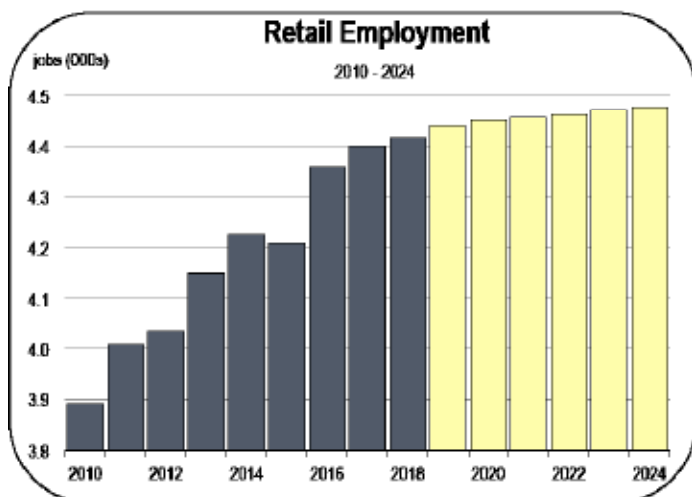
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- In 2016, several food manufacturing plants closed their doors, eliminating more than 100 jobs. Since 2016, the food manufacturing sector has begun to expand again.
- Manufacturing job growth is expected to be very slow between 2018 and 2024 and may contract if the economy falls into recession.

Transportation and Warehousing Employment

- This sector is very small in Kings County, employing only 1,900 workers in 2018, but has grown very rapidly since 2015.
- Over the last two years, transportation and warehousing firms have created almost 800 jobs.
- The Central Valley, including Kings County, is becoming a hub for transportation and warehousing activity, due primarily to affordable land prices and proximity to major freeways.

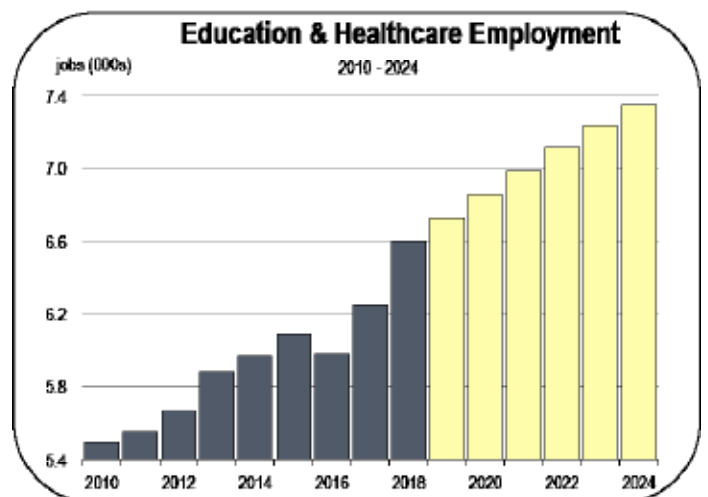


Retail Trade Employment

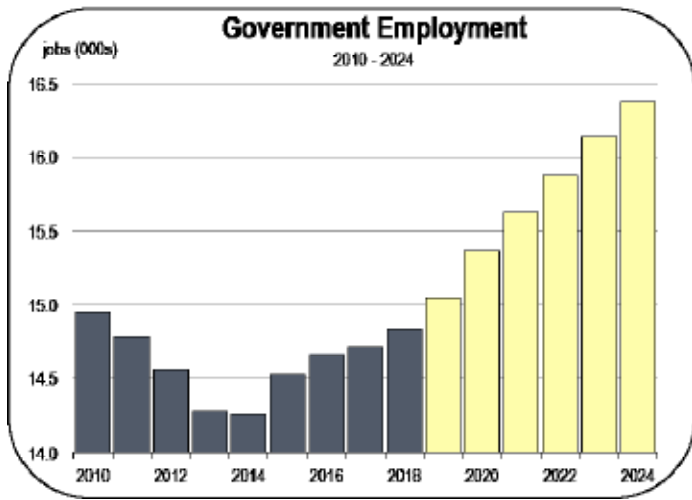
- Employment in the Kings County retail sector grew very slowly in 2018 and will continue to do so in 2019 and 2020.
- The retail industry is being divided into two groups: stores that face heavy online competition, and stores that don't.
- In 2019 and 2020, jobs are expected to be created in sectors not facing heavy online competition:
 - Car dealerships
 - Drug stores and healthcare stores
 - Grocery stores
 - Gas Stations
- Job growth is expected to be slow, and may even turn negative, in sectors that are facing heavy online competition:
 - Clothing stores
 - Sporting goods stores
 - Consumer electronics stores
 - Department stores (i.e. Macy's)
 - Office supply stores

Private Education and Healthcare Employment

- This industry has grown quickly for much of the last decade with particularly rapid growth rates in 2017 and 2018.
- Gains have been widespread, with strength in doctors' offices, home health services, outpatient care centers, and facilities that serve the elderly and people with disabilities.
- The private education industry gained a small number of jobs in 2018 (public schools are included in the government sector).



Kings County Economic Forecast



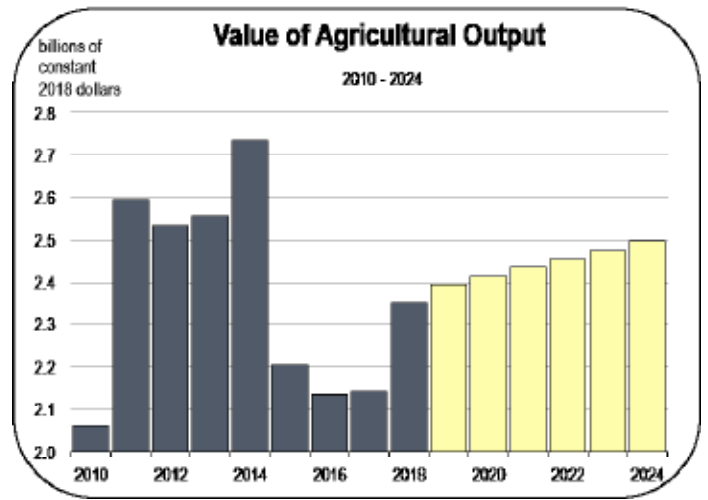
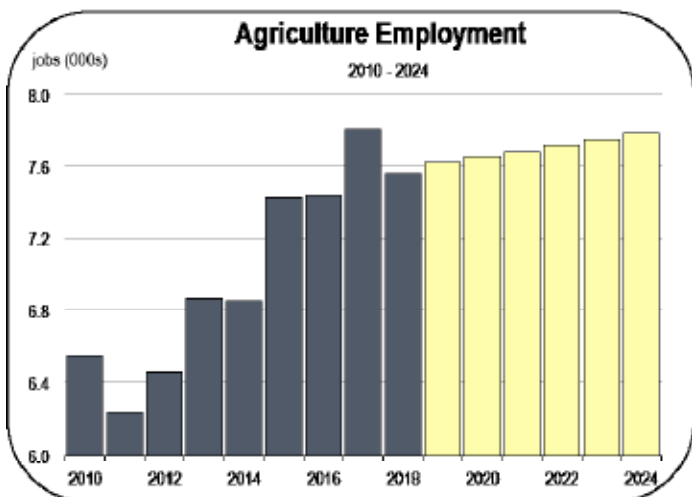
- The future of the U.S. health insurance landscape is unknown, and legislative changes could influence job growth in this sector.

Government Employment

- Government agencies in Kings County created approximately 100 jobs in 2018.
- Half of these new jobs were created in local public schools. Most of the remaining jobs were created at federal, state, and local departments with offices in Kings County.
- A small number of jobs were also created at Indian tribes in Kings County. Jobs at Indian tribes are categorized into the government sector.
- Future gains will depend on population growth and on the conditions of state, local, and Indian tribe budgets.

Agriculture

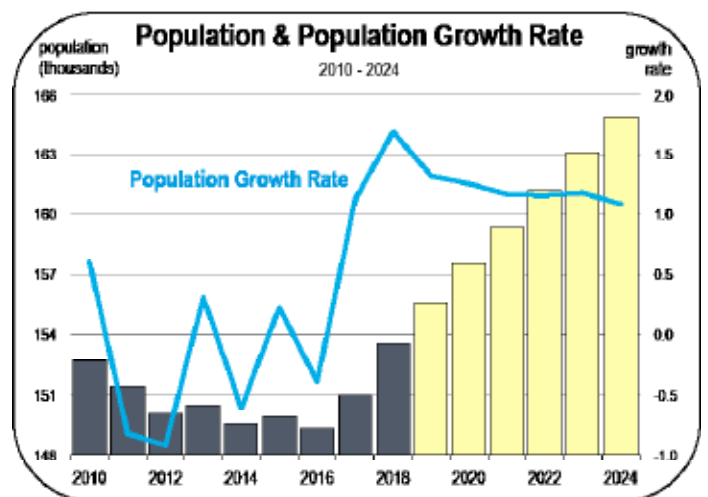
- Agriculture plays a big role in the Kings County economy.



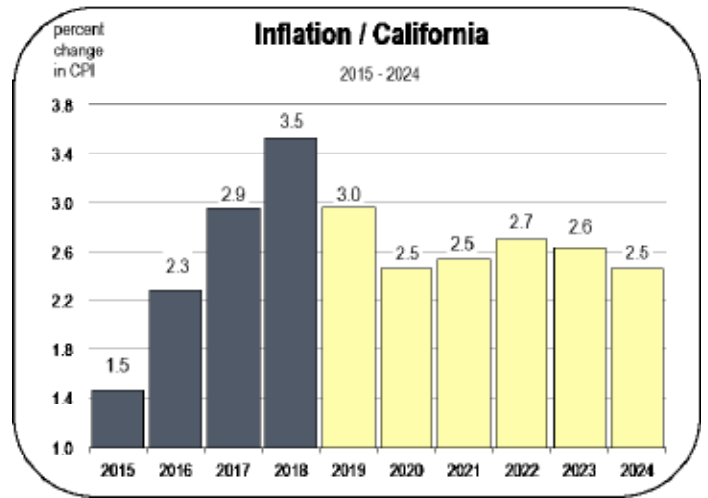
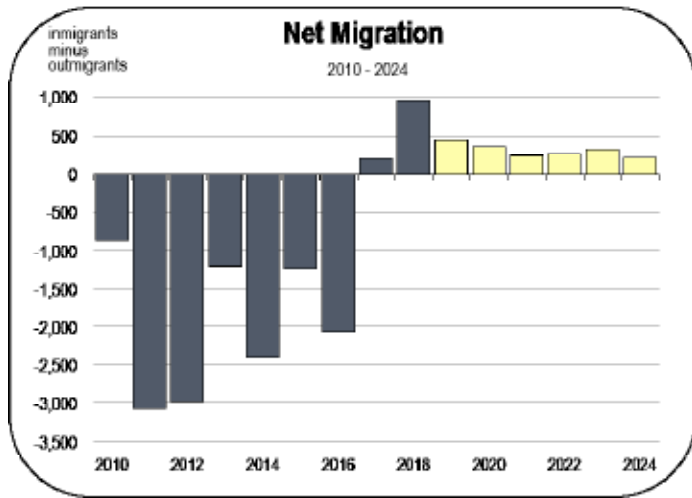
- The agriculture sector employs approximately 7,600 workers, representing 16 percent of the countywide jobs market.
- Kings County produces more than \$2 billion in agricultural commodities annually, placing it among the top farm counties in California.
- The top commodities in the county are:
 - Milk (\$600 million produced annually)
 - Pistachios (\$200 million)
 - Cotton (\$200 million)
 - Cattle and calves (\$150 million)
 - Almonds (\$150 million)
 - Tomatoes (\$100 million)

Population Growth

- The Kings County population expanded by 1.7 percent in 2018, placing it among the fastest growing counties of the state.
- Net migration was prominent, adding almost 1,000 residents to the population in 2018.



Kings County Economic Forecast



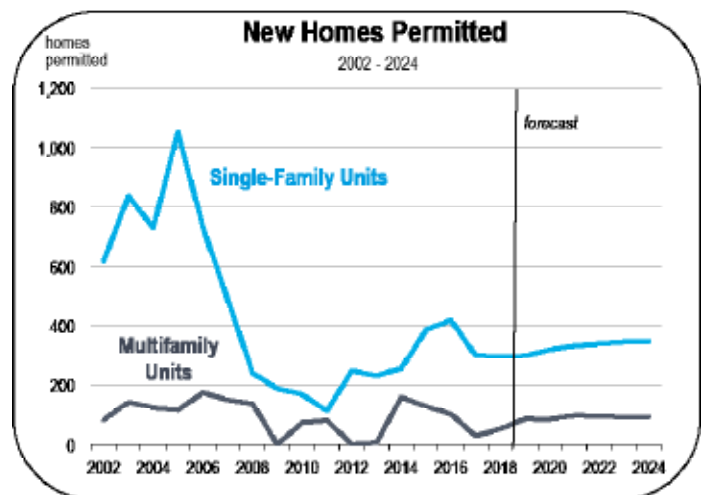
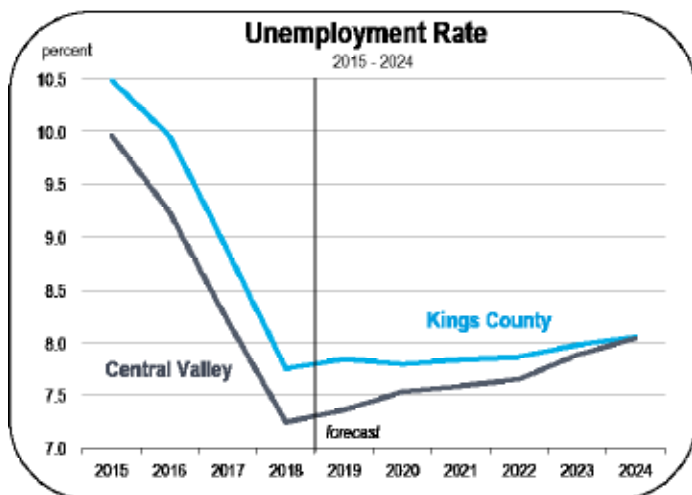
- Population growth averaged 0.4 percent per year between 2012 and 2018.
- Population growth is expected to average 1.2 percent per year between 2018 and 2024.
- The countywide population will approach 165,000 residents by 2024.

Home Prices and New Housing Production

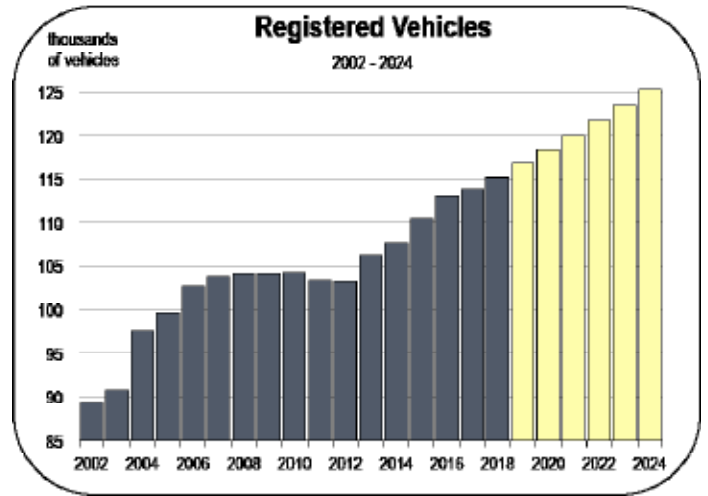
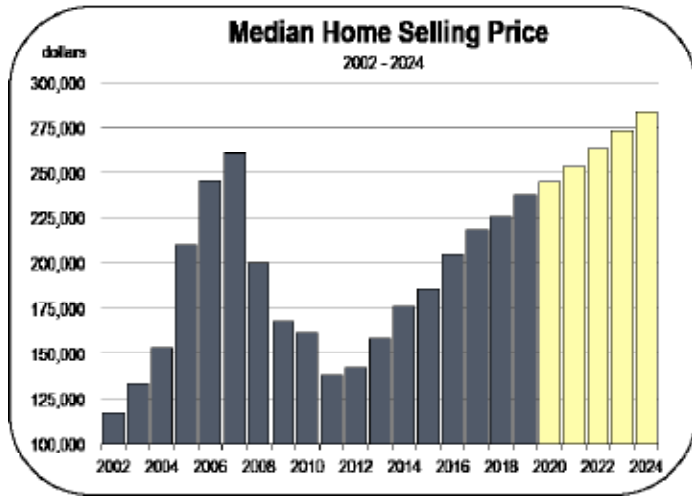
- From 2013 to 2018, construction commenced on an average of 395 new homes each year.
- Between 2019 and 2024, housing production is expected to average 420 units per year. Most are expected to be single-family units.
- The median home selling price in Kings County is approximately \$235,000, making homes in Kings County much more affordable than other parts of California.
- In Kings County, the typical household spends less than 25 percent of its income on housing costs. In contrast, households in coastal counties typically spend more than 35 percent of their income on mortgage payments or rent, and a large portion pays more than 50 percent of income on housing costs.

Unemployment and Inflation Rates

- The unemployment rate in Kings County was 7.8 percent in 2018, which is above the average for the Central Valley.
- The unemployment rate has reached its lowest sustainable level and may begin to rise during the 2018 – 2024 forecast period.
- Inflation accelerated in 2018 as home prices and energy costs increased across California.
- In 2019 and 2020, inflation is expected to be within a range of 2.0 percent and 3.5 percent.



Kings County Economic Forecast



Income per Capita

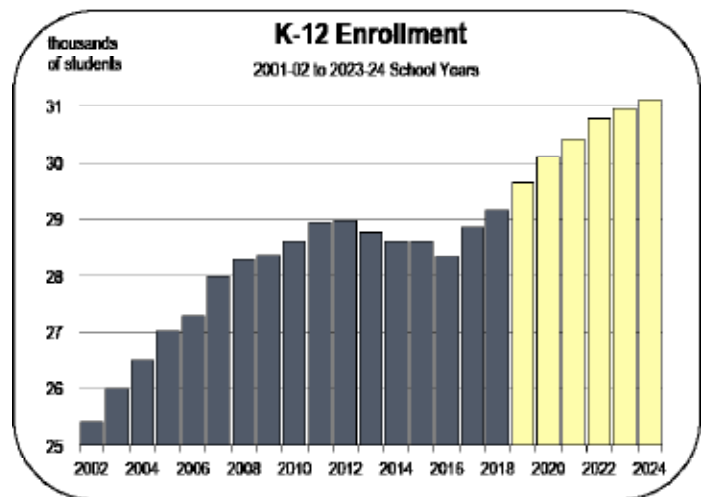
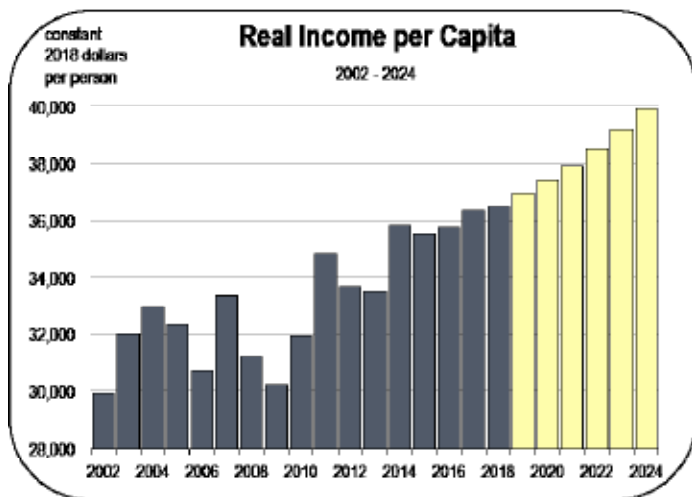
- Income per capita was \$36,500 in 2018, which is well below the Central Valley average of \$42,100.
- Over the last six years, real income per capita has risen at a rate of 1.3 percent per year.
- Over the next six years, real income per capita is expected to increase by an average of 1.5 percent per year.

Public School Enrollment

- In Kings County, approximately 29,200 students were enrolled in K-12 public schools in 2018.
- By 2024, there are expected to be 31,100 enrolled students.

Registered Vehicles

- There were 115,100 registered vehicles in Kings County in 2018. By 2024, it is expected that the county will have 125,200 registered vehicles.



Kings County Economic Forecast

Economic Indicators

2015-2018 History, 2019-2050 Forecast

	Population (people)	House- holds (thousands)	Average Household Income (dollars)	New Homes Permitted (homes)	Registered Vehicles (thousands)	Personal Income (billions)	Taxable Retail Sales (billions)	Local Sales Tax (millions)	Real Industrial Production (billions)	Real per Capita Income (dollars)	School Enrollment (thousands)	Births (people)	Deaths (people)
2015	149,906	42.7	\$114,696	515	110	\$4.9	\$1.0	\$13	\$1.5	\$35,550	28.6	2,274	781
2016	149,312	43.2	\$115,968	519	113	\$5.0	\$1.1	\$13	\$1.4	\$35,781	28.3	2,248	832
2017	150,992	43.7	\$121,045	329	114	\$5.3	\$1.2	\$14	\$1.4	\$36,358	28.8	2,373	827
2018	153,540	43.9	\$127,778	347	115	\$5.6	\$1.2	\$15	\$1.5	\$36,515	29.2	2,430	846
2019	155,563	44.1	\$134,358	385	117	\$5.9	\$1.2	\$16	\$1.6	\$36,946	29.6	2,429	848
2020	157,511	44.5	\$140,071	405	118	\$6.2	\$1.3	\$16	\$1.6	\$37,431	30.1	2,442	859
2021	159,345	44.9	\$145,921	430	120	\$6.5	\$1.3	\$16	\$1.6	\$37,922	30.4	2,455	863
2022	161,186	45.3	\$152,690	434	122	\$6.9	\$1.4	\$17	\$1.7	\$38,550	30.8	2,469	886
2023	163,084	45.7	\$159,660	437	123	\$7.3	\$1.4	\$18	\$1.7	\$39,182	31.0	2,483	909
2024	164,852	46.1	\$166,971	441	125	\$7.7	\$1.4	\$18	\$1.7	\$39,931	31.1	2,496	941
2025	166,471	46.6	\$173,877	440	127	\$8.1	\$1.5	\$18	\$1.8	\$40,616	31.1	2,507	968
2026	167,840	47.0	\$180,073	436	129	\$8.5	\$1.5	\$19	\$1.8	\$41,174	30.9	2,515	984
2027	169,265	47.4	\$186,274	435	131	\$8.8	\$1.6	\$19	\$1.8	\$41,712	30.8	2,525	1,011
2028	170,712	47.8	\$192,787	434	133	\$9.2	\$1.6	\$20	\$1.9	\$42,252	30.6	2,533	1,038
2029	172,179	48.3	\$198,546	431	134	\$9.6	\$1.6	\$20	\$1.9	\$42,545	30.5	2,541	1,063
2030	173,505	48.7	\$204,298	426	136	\$9.9	\$1.7	\$21	\$1.9	\$42,877	30.4	2,553	1,098
2031	174,807	49.1	\$210,003	420	138	\$10.3	\$1.7	\$21	\$1.9	\$43,210	30.3	2,566	1,113
2032	175,968	49.5	\$215,471	413	139	\$10.7	\$1.8	\$22	\$1.9	\$43,411	30.3	2,585	1,153
2033	177,114	49.9	\$221,373	406	141	\$11.0	\$1.8	\$22	\$2.0	\$43,838	30.3	2,606	1,177
2034	178,361	50.3	\$227,637	398	143	\$11.5	\$1.8	\$23	\$2.0	\$44,189	30.4	2,627	1,204
2035	179,706	50.7	\$234,276	392	145	\$11.9	\$1.9	\$23	\$2.0	\$44,506	30.5	2,645	1,235
2036	181,056	51.1	\$241,181	389	146	\$12.3	\$1.9	\$24	\$2.0	\$44,656	30.6	2,662	1,253
2037	182,409	51.5	\$248,416	386	148	\$12.8	\$2.0	\$25	\$2.0	\$44,783	30.7	2,677	1,262
2038	183,758	51.8	\$255,843	382	149	\$13.3	\$2.0	\$25	\$2.0	\$44,991	30.7	2,693	1,273
2039	185,110	52.2	\$263,568	378	151	\$13.8	\$2.1	\$26	\$2.1	\$45,122	30.8	2,705	1,272
2040	186,477	52.6	\$271,379	373	152	\$14.3	\$2.1	\$27	\$2.1	\$45,265	31.0	2,719	1,270
2041	187,859	52.9	\$279,260	369	153	\$14.8	\$2.2	\$28	\$2.1	\$45,465	31.2	2,728	1,268
2042	189,160	53.3	\$287,200	365	155	\$15.3	\$2.3	\$28	\$2.1	\$45,699	31.4	2,739	1,260
2043	190,482	53.7	\$295,241	361	156	\$15.8	\$2.3	\$29	\$2.1	\$45,951	31.6	2,749	1,247
2044	191,937	54.0	\$303,377	356	157	\$16.4	\$2.4	\$30	\$2.1	\$46,241	31.8	2,760	1,239
2045	193,432	54.4	\$311,743	352	159	\$16.9	\$2.4	\$30	\$2.1	\$46,429	32.1	2,770	1,225
2046	194,957	54.7	\$320,204	350	160	\$17.5	\$2.5	\$31	\$2.2	\$46,634	32.4	2,780	1,214
2047	196,521	55.0	\$328,742	348	161	\$18.1	\$2.5	\$32	\$2.2	\$46,809	32.6	2,788	1,192
2048	198,114	55.4	\$337,601	345	162	\$18.7	\$2.6	\$32	\$2.2	\$46,990	32.8	2,794	1,176
2049	199,734	55.7	\$346,755	342	163	\$19.3	\$2.6	\$33	\$2.2	\$47,172	32.8	2,801	1,161
2050	201,367	56.1	\$356,216	340	164	\$20.0	\$2.7	\$34	\$2.2	\$47,358	32.9	2,802	1,151

Employment Sectors

2015-2018 History, 2019-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade (thousands of jobs)	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
2015	45.9	7.4	0.9	4.9	1.0	4.8	1.0	1.3	0.2	6.1	3.3	14.5
2016	46.2	7.4	0.9	4.8	1.1	5.0	0.9	1.3	0.2	6.0	3.3	14.7
2017	47.4	7.8	0.9	4.9	1.4	5.0	1.0	1.2	0.2	6.3	3.3	14.7
2018	48.4	7.6	1.0	5.0	1.9	5.0	0.9	1.2	0.2	6.6	3.6	14.8
2019	49.0	7.6	1.0	5.0	1.9	5.0	0.9	1.2	0.2	6.7	3.7	15.1
2020	49.7	7.7	1.0	5.0	1.9	5.0	0.9	1.3	0.2	6.9	3.8	15.4
2021	50.2	7.7	1.1	5.0	1.9	5.0	0.9	1.3	0.2	7.0	3.8	15.6
2022	50.7	7.7	1.1	5.0	2.0	5.0	0.9	1.3	0.2	7.1	3.8	15.9
2023	51.1	7.8	1.1	5.0	2.0	5.0	1.0	1.3	0.2	7.2	3.8	16.1
2024	51.6	7.8	1.1	5.0	2.0	5.0	1.0	1.4	0.2	7.4	3.8	16.4
2025	52.0	7.8	1.1	5.0	2.0	5.0	1.0	1.4	0.2	7.5	3.9	16.6
2026	52.4	7.9	1.1	5.0	2.0	5.0	1.0	1.4	0.2	7.5	3.9	16.8
2027	52.7	7.9	1.1	5.0	2.0	5.0	1.0	1.4	0.2	7.6	3.9	17.0
2028	53.1	7.9	1.1	5.0	2.0	5.0	1.0	1.4	0.2	7.7	3.9	17.2
2029	53.4	8.0	1.1	5.0	2.0	5.0	1.0	1.4	0.2	7.7	3.9	17.4
2030	53.7	8.0	1.1	5.0	2.0	5.1	1.0	1.4	0.2	7.7	4.0	17.6
2031	54.0	8.0	1.1	5.1	2.0	5.1	1.0	1.4	0.2	7.8	4.0	17.8
2032	54.3	8.1	1.1	5.1	2.0	5.1	1.0	1.4	0.2	7.8	4.0	17.9
2033	54.5	8.1	1.1	5.1	2.0	5.1	1.0	1.4	0.2	7.8	4.0	18.1
2034	54.8	8.2	1.1	5.1	2.0	5.1	1.0	1.5	0.2	7.9	4.1	18.3
2035	55.1	8.2	1.1	5.1	2.0	5.1	1.0	1.5	0.2	7.9	4.1	18.4
2036	55.4	8.2	1.1	5.1	2.0	5.1	1.0	1.5	0.2	7.9	4.1	18.6
2037	55.7	8.3	1.1	5.1	2.0	5.1	1.0	1.5	0.2	8.0	4.1	18.8
2038	56.0	8.3	1.1	5.1	2.0	5.1	1.0	1.5	0.2	8.0	4.1	19.0
2039	56.3	8.4	1.1	5.1	2.1	5.1	1.0	1.5	0.2	8.0	4.2	19.2
2040	56.6	8.4	1.1	5.1	2.1	5.1	1.0	1.5	0.2	8.0	4.2	19.4
2041	56.9	8.5	1.1	5.1	2.1	5.1	1.0	1.5	0.2	8.0	4.2	19.6
2042	57.2	8.5	1.1	5.1	2.1	5.1	1.0	1.5	0.2	8.1	4.2	19.7
2043	57.5	8.6	1.1	5.1	2.1	5.1	1.0	1.5	0.2	8.1	4.2	19.9
2044	57.8	8.6	1.1	5.1	2.1	5.1	1.0	1.6	0.2	8.2	4.3	20.1
2045	58.2	8.7	1.1	5.1	2.1	5.1	1.0	1.6	0.2	8.2	4.3	20.3
2046	58.6	8.7	1.1	5.1	2.1	5.1	1.0	1.6	0.2	8.3	4.3	20.5
2047	58.9	8.8	1.1	5.1	2.1	5.1	1.0	1.6	0.2	8.3	4.3	20.8
2048	59.3	8.8	1.1	5.1	2.1	5.1	1.0	1.6	0.2	8.4	4.4	21.0
2049	59.7	8.9	1.1	5.1	2.1	5.1	1.0	1.6	0.2	8.5	4.4	21.2
2050	60.1	8.9	1.1	5.1	2.1	5.1	1.0	1.6	0.2	8.6	4.4	21.4

Kings County Economic Forecast

Socioeconomic Indicators

