

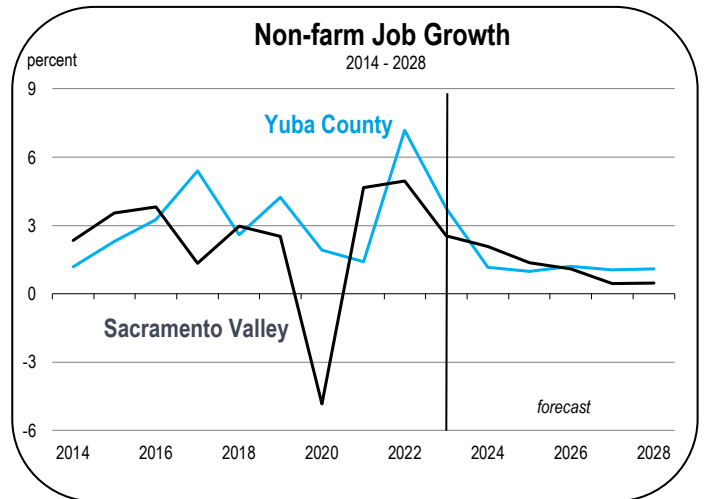
Yuba County Economic Forecast

Forecast Summary

- Employment increased 6.3 percent in 2022 with the creation of 1,250 new jobs.
- Between 2024 to 2028, the healthcare sector will provide about half of all new jobs created.
- The public sector will also add significantly to the job base over the forecast period.
- The unemployment rate averaged 5.5 percent in 2022. It is forecast to average 6.6 percent in 2023 and 6.9 percent in 2024.
- The population will grow at an average rate of 1.0 percent over the forecast period. Within the greater Sacramento Valley region that includes 6 counties, only Placer County will generate a (slightly) faster population growth.
- The median home price increased by 6 percent in 2022 to \$429,000. Selling values are on pace to decrease 5.2 percent in 2023. Price appreciation will resume in 2024 averaging 3.2 percent.
- Rice is the principal farm crop in the county where 66 percent of the land area is comprised of crop and pasture lands. Nearly 4 percent of total wage and salary jobs are in the farming sector.

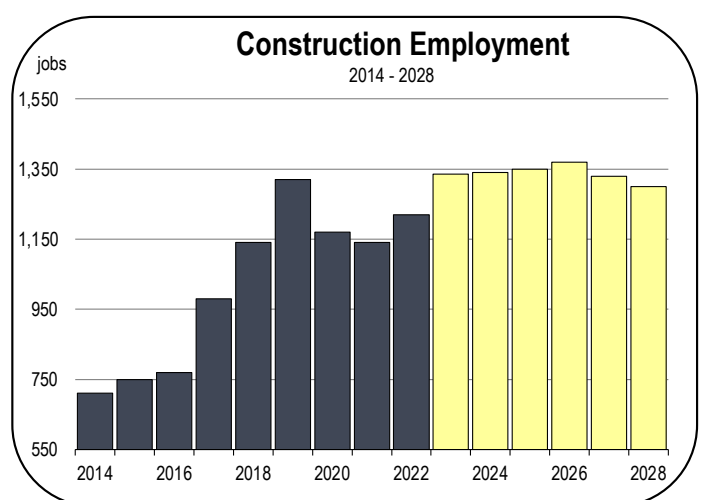
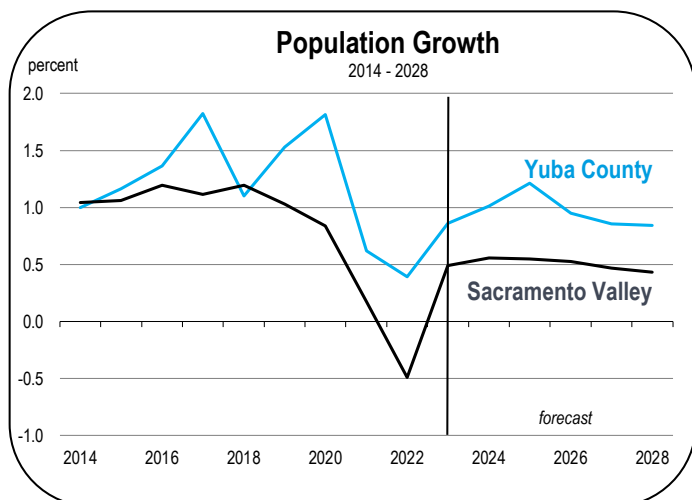
Job Growth

- Total employment is expected to increase by 3.5 percent in 2023, with the addition of 750 new jobs. Most of those jobs are occurring in construction and healthcare.
- Between 2024 and 2028, job growth will average 1.1 percent per year with the addition of 1,200 jobs.

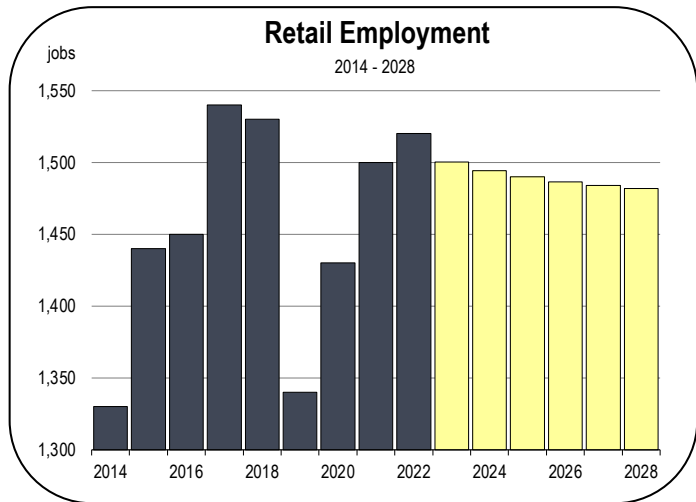


Construction Employment

- In 2022, construction employment increased 7 percent with the addition of 80 jobs.
- Another 150 new jobs will be created over the 2023 to 2026 period as more new housing is started in the county.
- Furthermore, the industry will remain at peak levels of construction workers in 2024 and 2025. New capital improvement projects will receive funding as part of the West Linda Comprehensive Transportation grid infrastructure.
- The city of Marysville has announced several new projects, including apartment complexes in downtown Marysville and a new 113-room Hyatt hotel that will be built along B Street across from Ellis Lake.



Yuba County Economic Forecast

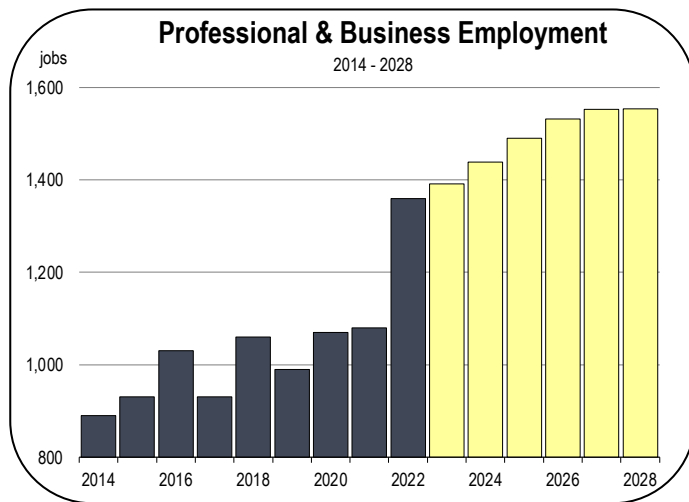


Retail Trade Employment

- Local stores will struggle to compete with (1) online retailers outside of Yuba County, and (2) physical stores in adjacent Placer and Sutter Counties which dilute the ability of the industry to add more establishments and workers.
- The sector gained 20 jobs in 2022, but it appears 2023 will result in a loss of 20 positions. Another 20 jobs will be lost over the forecast period.
- The largest retail employers are primarily in Marysville, and include the Walmart Supercenter with 300 employees, FoodMaxx, Meijer, and Kroger.

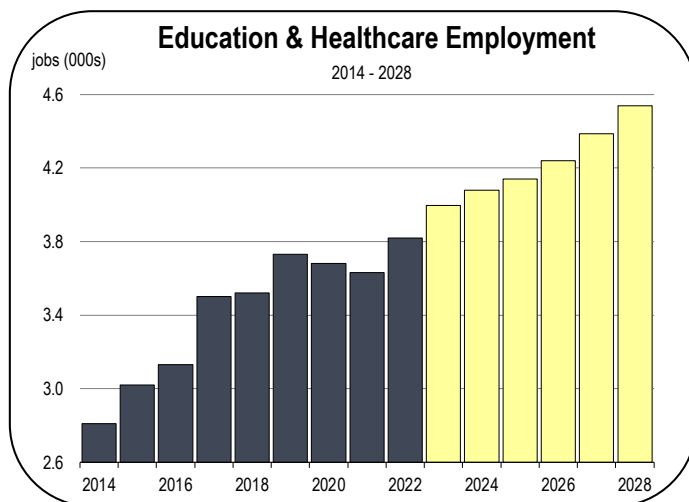
Professional and Business Services Employment

- The professional and business services industry in Yuba County is largely professional, administration, employment services, and services to buildings.
- During 2022, employment surged 26.9 percent with the creation of 280 jobs. Many of the job gains were with staffing agencies. In Yuba County, staffing agencies typically work with the agriculture industry, providing workers to local farms on a contract basis.
- Moderate growth of 2.3 percent is anticipated in 2023 with the addition of 30 new jobs.
- Employment over the forecast period is expected to rise at an average annual rate of 2.2 percent resulting in 160 new jobs.

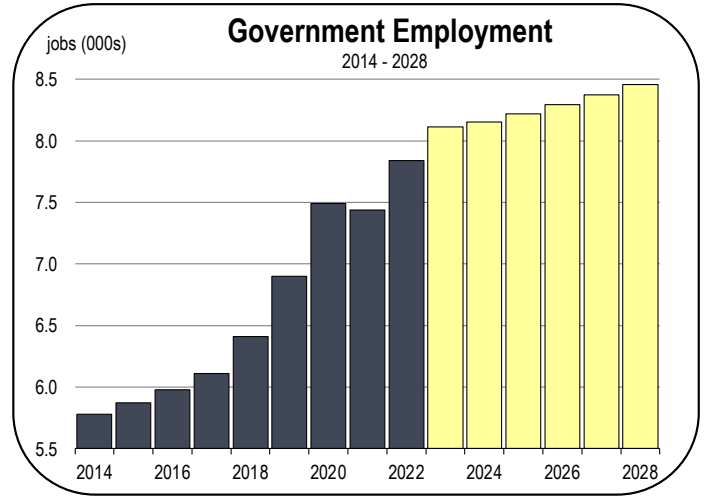
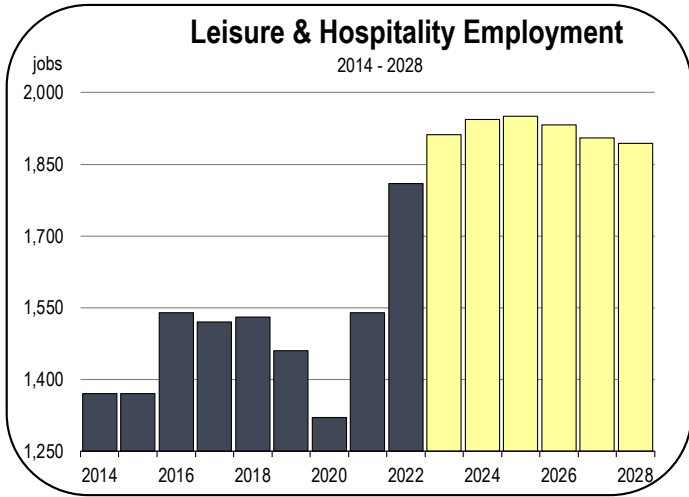


Healthcare Employment

- Healthcare represents the largest private sector employer in the county. Approximately 30 percent of all private sector jobs are in healthcare. This NAICs sector also includes private education jobs, but these constitute less than 100 positions in total headcount.
- The largest healthcare establishment in the county is the 209-bed Adventist Health Medical Center in Marysville. Adventist Health and Rideout employs 2,000 workers across several facilities in the county.
- Marysville Care Center is a 97-bed senior care facility that is the second largest healthcare employer in Yuba County.
- Healthcare employment increased 5.2 percent in 2022 with 200 new jobs. The industry is on pace to create 175 jobs in 2023 representing growth of 4.6 percent.
- From 2024 to 2028, healthcare organizations will generate over 100 new jobs per year.



Yuba County Economic Forecast



Leisure and Hospitality Employment

- Leisure services employment increased 17.5 percent in 2022 with the generation of 270 new jobs.
- In 2023, the sector is on pace to add 100 jobs representing growth of 5.6 percent. Modest growth of 1.7 percent and 30 new jobs are expected in 2024. Growth will occur principally at the Hard Rock Casino.
- Sector employment is expected to stabilize or modestly contract over the remainder of the forecast period.
- The largest public venue for recreation/entertainment is the Toyota Amphitheatre, near Wheatland. The structure has a capacity of 18,500 seats and is principally used for rock and country concerts.

- The Hard Rock Hotel and Casino in Wheatland is one of the largest employers in the County, with 169 rooms and 1,362 workers. Most of these employees work in food/beverage. The Casino is operated by the Rancheria Estom Yumeka Maidu Tribe.

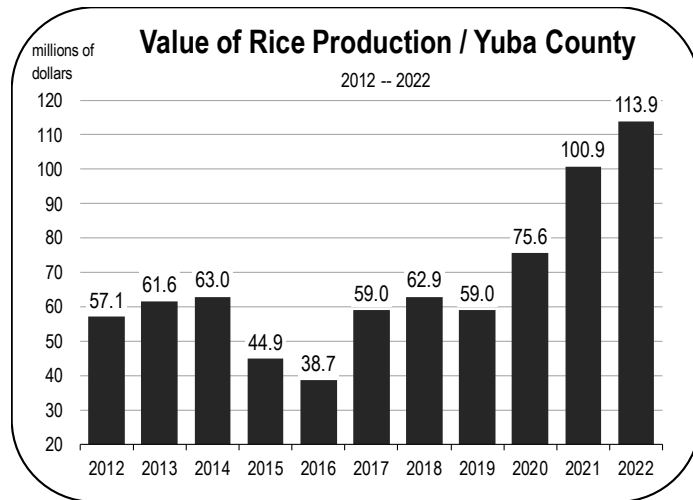
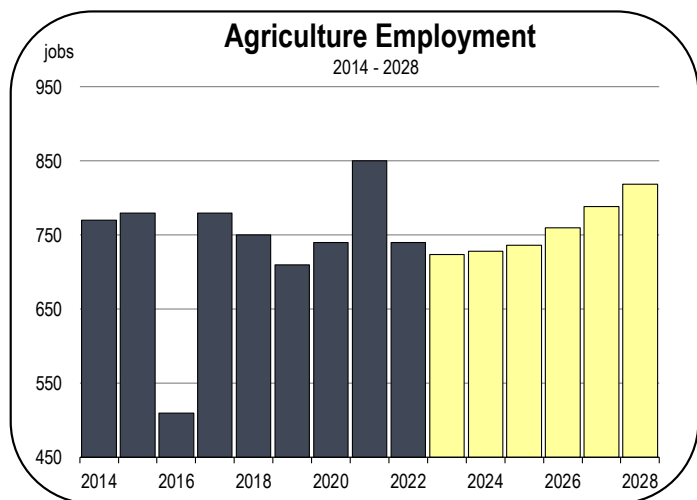
Government Employment

- Public sector employment increased 5.4 percent in 2022 with the addition of 400 jobs. This pushed public sector employment to historical highs in Yuba County.
- The government sector is on pace to expand by 275 more employees in 2023 representing 3.5 percent employment growth.
- Over the 2024-2028 period, government agencies will generate 350 new jobs, an average annual growth rate of 0.8 percent.



The Hard Rock Hotel and Casino is a 300,000 square foot building with 1,500 slot machines and 55 gaming tables. There is also 10,000 square feet of convention space. The Casino was built in 2019.

Yuba County Economic Forecast



Agriculture

- Farm employment has remained approximately constant since 2014. Though rice production has expanded rapidly over this time period, the output of other crops has not.
- Approximately 66 percent of the total county area is comprised of cropland and pasture. The year 2022 was not a normal year for rice growing in California. Drought and water shortages meant rice growers only planted half as much grain as usual. The changes were most pronounced in Colusa and Glen counties where rice acreage dropped 84 and 75 percent in 2022 compared to the previous year. The total rice crop was reduced by 38 percent.
- Sales of Yuba County’s agricultural production still remained strong with 2022 values only declining by 9 percent in a year of unprecedented drought and low prices for walnuts.
- Higher prices for many crops benefited many producers in 2021 and 2022, but fluctuating commodity prices continue to pose significant challenges for producers in future. Rice remained Yuba County’s top crop generating \$113 million in gross value.

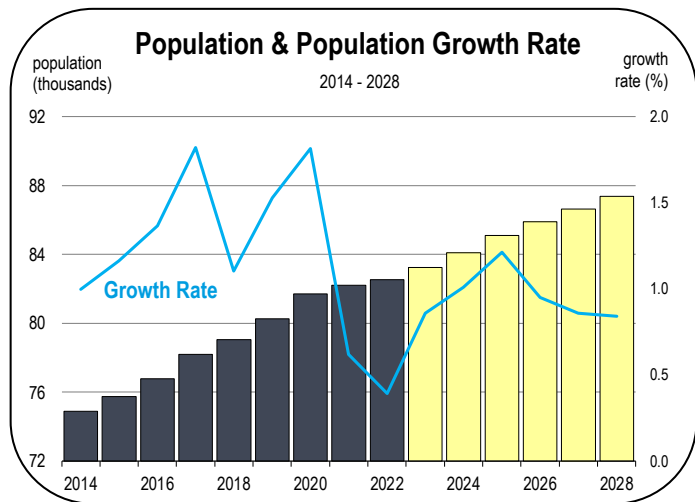
- The decline in the total value of agriculture in Yuba during 2022 can be attributed to the fall in commodity prices for walnuts alone. Kiwi, prunes, livestock, and almonds also declined in value due to lower yields.

Crop	Value \$ millions
Rice	113.9
Prunes	28.2
Livestock	22.6
Walnuts	21.5
Kiwi	12.4
Peaches	11.7
Pasture	5.7
Nursery Stock	5.6
Almonds	3.5

- Drought conditions ended in early 2023 and rice planting was prolific in the spring. Consequently, a much larger rice crop is expected from the Sacramento Valley rice producers this year.

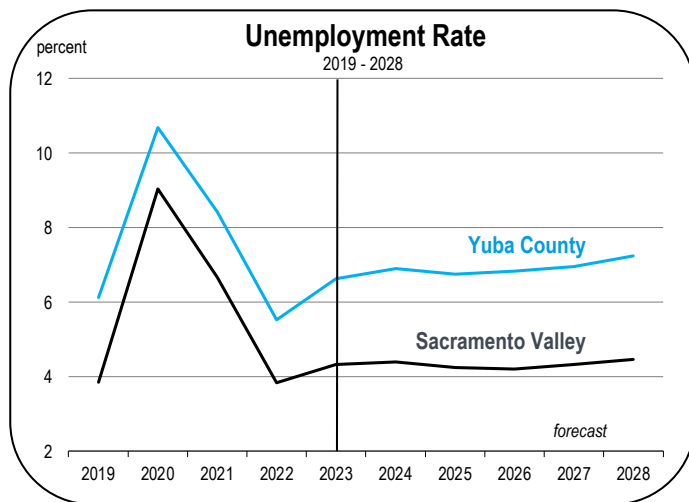
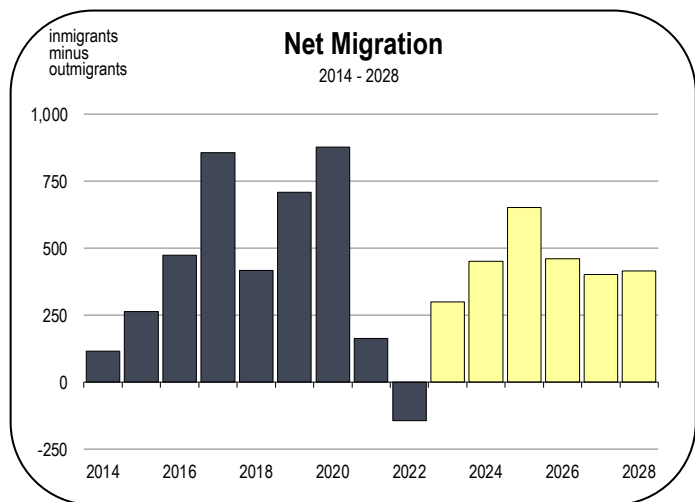
County	Rice Production in Tons		Value of Rice Production (\$)		Average Price per Ton (\$)	
	2021	2022	2021	2022	2021	2022
Sutter	330,807	219,500	163,419,000	153,637,000	494.00	699.94
Yuba	146,212	162,782	100,886,000	113,948,000	690.00	700.00
Glen	321,491	105,956	155,280,000	76,606,000	483.00	723.00
Colusa	562,543	81,398	271,146,000	54,211,000	482.00	666.00
Butte	316,465	410,131	155,067,850	324,003,490	490.00	790.00
Yolo	68,900	27,000	38,791,000	20,763,000	563.00	769.00

Yuba County Economic Forecast



Population Growth

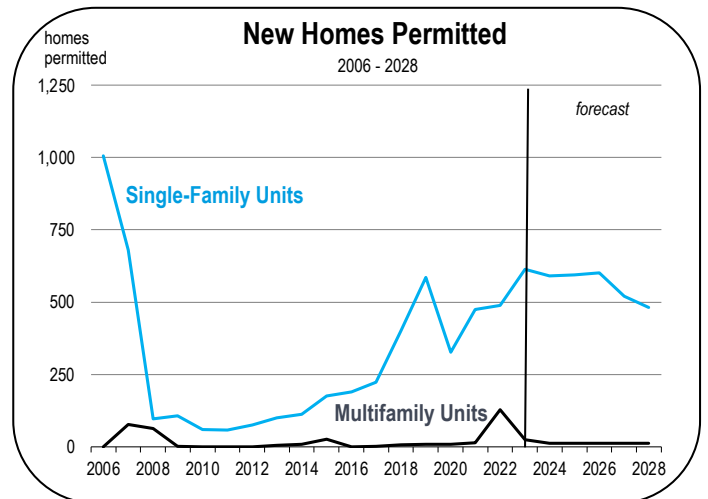
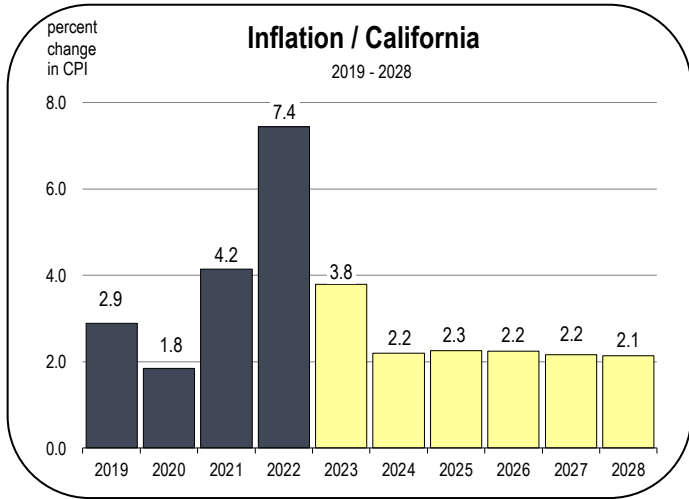
- The Yuba County population grew 0.4 percent in 2022 (adding 325 residents) and is on pace to increase 0.9 percent in 2023 (adding 700 people). Continued population growth averaging 1.0 percent per year is expected between 2024-2028.
- Between 2024 and 2028, there will be more people who move into Yuba County than residents who move out. This migratory process will add an average of 475 residents annually to the Yuba County population.
- Yuba County has a relatively young population with a higher birth rate. Over the forecast period, the natural population increase (births minus deaths) will add approximately 350 residents to the county each year.
- Population expands because there is a proactive approach in the county to permit new housing and it is relatively affordable.



Unemployment and Inflation Rates

- The unemployment rate in Yuba County averaged 5.5 percent in 2022.
- Lower education attainment of the population and a larger proportion of the workforce engaged in farming are the reasons why the Yuba County unemployment rate is higher than the region-wide average.
- An unemployment rate below 8.0 percent signifies a fully employed workforce in Yuba County.
- The unemployment rate is expected to average 6.6 percent in 2023, and average 6.9 percent between 2024-2028.
- Inflation in California, including Sacramento Valley, soared to 7.4 percent in 2022, but is expected to decelerate in 2023 to 3.8 percent due largely to declining energy costs, the restoration of supply chains, and stagnant housing costs.
- Ultimately, inflation reduces the purchasing power of households and negatively impacts consumer confidence, limiting the growth potential of the economy in 2023.
- The rate is forecast to continuously decelerate over the forecast period as the labor force is restored, interest rates subside, and wage inflation is contained.
- A risk to the forecast is whether Congressional spending will subside. During 2021 and 2022, this was a principal contributor to the surge of inflation nation-wide. Another risk is whether the economic slowdown will moderate the demand for labor, leading to lower wage inflation.
- Average general inflation rates eventually decline to 3 percent again by 2024.

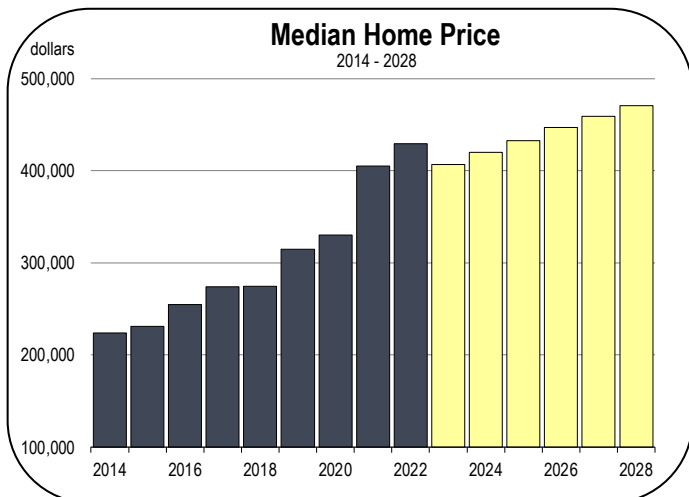
Yuba County Economic Forecast



Home Prices and New Housing Production

- In 2022 the median home value in Yuba County increased 6.0 percent to \$429,000.
- Mortgage rates near historic lows kept mortgage payments very low despite rising prices for most of the last decade. This scenario has clearly changed and consequently, sales are slowing down and selling prices are currently contracting.
- The median home price is on pace to fall 5.2 percent to \$407,000 in 2023.
- Home values are expected to appreciate on average 3.0 percent per year during 2024-2028.

- Home prices have been rising sharply in Yuba County for most of the last decade. Between 2013 and 2023, the median price increased at an average annual rate of 10.0 percent. As a result, prices have more than doubled.
- Homes in the \$400,000 range are still affordable to many households. In 2021, a typical household in Yuba County would have had to spend just 20 percent of its pre-tax income on mortgage payments to afford the median-priced home, which is well below the California average. At the same time, incomes have risen in tandem with housing values, albeit at a slower pace.
- From 2017 to 2022, an average of 445 new homes were started per year in Yuba County. 94 percent were single-family homes.
- Housing production is expected to average approximately 580 homes per year from 2023 to 2028, 98 percent of which will be single-family homes.



Yuba County Economic Forecast

New Development in Yuba County

- New permit applications were submitted in July of 2022 for 2 large apartment complexes. The Merriment Village Apartments and the Henson Farms Apartments respectively will be 218 and 139 units in size.
- Marysville is also working on a major highway construction project along the 9-mile stretch of Highway 70 near the Yuba-Butte County line. The project calls for widening and paving the shoulders, provide a 14-foot two-way left turn lane, and provide a continuous passing lane.
- The project is predicted to cost \$131 million and is already under way. Completion is targeted for December 2023.
- The Yuba County Board of Supervisors recently approved the creation of the Business Façade Grant Program. This program will draw from the \$15 million grant it received from the 2022 American Rescue Plan.
- The businesses receiving funding to upgrade their facades are located in the commercial corridor in Linda.
- Yuba County has development projects throughout many of its major towns.
- In Marysville, there are newly announced apartment complexes in downtown and a new 113 room Hyatt Hotel.
- In Plumas Lake, there are four new parks under construction and multiple active home developments. There is currently infrastructure being put in place to support 1,000 homes. There is also a 50 unit affordable housing project that is currently under construction and will be open by the spring of 2024.
- In the Wheatland area, Hard Rock and Enterprise Rancheria are creating a master plan for hundreds of acres between the casino and amphitheater in what is called the "Sports & Entertainment Zone." Should those plans be fully realized, it is reasonable to expect that new recreational opportunities will follow.



Rendering of the New Hyatt Hotel in Marysville

Yuba County Economic Forecast

Economic Indicators

2015-2022 History, 2023-2050 Forecast

	Population (people)	House- holds (thousands)	Net Migration (people)	New Homes Permitted (homes)	Registered Vehicles (thousands)	Personal Income (billions)	Taxable Retail Sales (millions)	Total Taxable Sales (millions)	Real Industrial Production (millions)	Real per Capita Income (dollars)	Unemployment Rate (percent)	Real Farm Production (millions)	Inflation Rate (percent)
2015	75,748	25.2	263	201	69.8	\$2.8	\$336	\$498	\$174	\$46,586	9.4	\$297	1.4
2016	76,782	25.4	473	190	71.6	\$2.9	\$361	\$525	\$189	\$46,664	8.6	\$269	2.3
2017	78,181	25.7	856	225	71.2	\$3.0	\$392	\$578	\$202	\$45,861	7.5	\$275	3.0
2018	79,043	26.0	416	407	72.4	\$3.1	\$419	\$623	\$0	\$46,177	6.5	\$282	3.7
2019	80,250	26.4	709	593	75.1	\$3.3	\$446	\$671	\$0	\$47,094	6.1	\$267	2.9
2020	81,706	27.0	877	335	75.9	\$3.8	\$520	\$774	\$0	\$51,383	10.7	\$244	1.8
2021	82,211	27.3	163	488	78.0	\$4.1	\$666	\$991	\$0	\$53,346	8.4	\$299	4.2
2022	82,533	27.7	-143	617	76.8	\$4.0	\$697	\$1,025	\$0	\$48,500	5.5	\$247	7.4
2023	83,242	28.3	299	636	77.7	\$4.3	\$728	\$1,027	\$0	\$49,485	6.6	\$276	3.8
2024	84,083	28.9	450	603	78.5	\$4.5	\$752	\$1,060	\$0	\$50,101	6.9	\$292	2.2
2025	85,102	29.5	651	606	79.2	\$4.7	\$778	\$1,093	\$0	\$50,293	6.8	\$310	2.3
2026	85,911	30.0	461	612	79.9	\$4.9	\$807	\$1,129	\$0	\$50,511	6.8	\$305	2.2
2027	86,648	30.6	402	532	80.5	\$5.0	\$834	\$1,162	\$0	\$50,775	6.9	\$293	2.2
2028	87,377	31.1	414	494	81.1	\$5.2	\$864	\$1,199	\$0	\$51,020	7.2	\$278	2.1
2029	88,024	31.6	357	469	81.7	\$5.4	\$889	\$1,231	\$0	\$51,255	7.4	\$272	2.2
2030	88,526	32.0	237	449	82.2	\$5.6	\$918	\$1,266	\$0	\$51,427	7.5	\$277	2.2
2031	88,985	32.4	219	425	82.8	\$5.7	\$945	\$1,300	\$0	\$51,632	7.5	\$264	2.3
2032	89,377	32.8	177	411	83.3	\$5.9	\$973	\$1,337	\$0	\$51,677	7.4	\$258	2.3
2033	89,723	33.2	155	398	83.9	\$6.1	\$998	\$1,368	\$0	\$52,001	7.4	\$242	2.4
2034	90,049	33.6	152	398	84.5	\$6.3	\$1,025	\$1,403	\$0	\$52,315	7.6	\$246	2.4
2035	90,334	34.0	136	393	85.0	\$6.5	\$1,052	\$1,438	\$0	\$52,610	7.7	\$244	2.5
2036	90,605	34.3	137	385	85.5	\$6.7	\$1,081	\$1,477	\$0	\$52,688	7.7	\$237	2.5
2037	90,864	34.7	144	379	86.1	\$6.9	\$1,111	\$1,518	\$0	\$52,749	7.9	\$239	2.6
2038	91,106	35.0	148	373	86.6	\$7.1	\$1,140	\$1,557	\$0	\$52,919	8.0	\$236	2.6
2039	91,323	35.4	141	368	87.1	\$7.3	\$1,171	\$1,599	\$0	\$52,990	7.9	\$226	2.7
2040	91,528	35.7	137	363	87.6	\$7.5	\$1,203	\$1,642	\$0	\$53,116	8.1	\$223	2.7
2041	91,729	36.1	148	357	88.1	\$7.7	\$1,230	\$1,679	\$0	\$53,390	8.2	\$236	2.8
2042	91,917	36.4	144	353	88.5	\$8.0	\$1,260	\$1,718	\$0	\$53,673	8.0	\$237	2.8
2043	92,111	36.7	153	348	88.9	\$8.2	\$1,291	\$1,758	\$0	\$53,986	8.0	\$233	2.9
2044	92,299	37.1	161	344	89.3	\$8.4	\$1,322	\$1,797	\$0	\$54,359	8.1	\$234	2.9
2045	92,490	37.4	170	341	89.6	\$8.6	\$1,354	\$1,838	\$0	\$54,659	8.1	\$231	3.0
2046	92,682	37.7	180	337	89.9	\$8.9	\$1,387	\$1,880	\$0	\$54,882	8.2	\$231	3.1
2047	92,873	38.0	185	334	90.2	\$9.1	\$1,423	\$1,927	\$0	\$54,980	8.2	\$232	3.1
2048	93,062	38.3	190	331	90.4	\$9.3	\$1,461	\$1,976	\$0	\$55,030	8.2	\$231	3.2
2049	93,243	38.6	195	328	90.5	\$9.6	\$1,498	\$2,023	\$0	\$55,219	8.2	\$231	3.2
2050	93,418	38.9	200	324	90.7	\$9.8	\$1,538	\$2,074	\$0	\$55,366	8.2	\$232	3.3

Employment Sectors

2015-2022 History, 2023-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade (jobs)	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
2015	16,390	780	750	710	610	1,640	230	930	100	3,020	1,370	5,870
2016	16,630	510	770	700	590	1,650	230	1,030	100	3,130	1,540	5,980
2017	17,770	780	980	710	610	1,820	280	930	100	3,500	1,520	6,110
2018	18,180	750	1,140	700	580	1,730	280	1,060	100	3,520	1,530	6,410
2019	18,880	710	1,320	760	580	1,630	290	990	100	3,730	1,460	6,900
2020	19,260	740	1,170	690	600	1,730	290	1,070	100	3,680	1,320	7,490
2021	19,630	850	1,140	680	670	1,840	280	1,080	100	3,630	1,540	7,440
2022	20,870	740	1,220	680	810	1,810	280	1,360	100	3,820	1,810	7,840
2023	21,610	724	1,335	689	825	1,831	282	1,392	101	3,997	1,912	8,115
2024	21,850	728	1,340	699	829	1,829	283	1,438	101	4,080	1,944	8,154
2025	22,070	736	1,350	706	825	1,825	284	1,490	101	4,139	1,951	8,222
2026	22,350	760	1,370	713	836	1,828	285	1,532	101	4,239	1,933	8,295
2027	22,610	789	1,330	721	845	1,832	285	1,553	101	4,386	1,905	8,373
2028	22,880	818	1,300	728	851	1,835	285	1,553	101	4,539	1,894	8,457
2029	23,000	819	1,227	728	857	1,838	285	1,551	101	4,692	1,885	8,471
2030	23,230	820	1,214	732	862	1,840	285	1,548	101	4,846	1,875	8,533
2031	23,460	822	1,210	735	867	1,843	285	1,545	101	5,000	1,866	8,591
2032	23,670	823	1,208	737	872	1,846	285	1,543	101	5,154	1,855	8,645
2033	23,890	824	1,206	740	877	1,849	285	1,540	101	5,308	1,846	8,695
2034	24,110	825	1,216	742	882	1,853	285	1,538	101	5,462	1,847	8,743
2035	24,330	826	1,218	744	886	1,856	285	1,535	100	5,616	1,847	8,788
2036	24,520	827	1,212	746	890	1,859	285	1,533	100	5,770	1,848	8,821
2037	24,710	828	1,205	747	894	1,862	285	1,530	100	5,923	1,848	8,850
2038	24,890	829	1,199	749	898	1,865	284	1,527	100	6,075	1,849	8,877
2039	25,070	830	1,193	750	902	1,868	284	1,525	100	6,227	1,850	8,900
2040	25,260	831	1,185	751	906	1,871	284	1,522	100	6,378	1,851	8,934
2041	25,440	832	1,179	752	909	1,874	284	1,520	100	6,528	1,852	8,969
2042	25,630	833	1,169	753	912	1,877	284	1,518	100	6,677	1,853	9,003
2043	25,810	834	1,168	754	915	1,880	284	1,515	99	6,824	1,854	9,038
2044	26,000	835	1,167	755	918	1,883	283	1,513	99	6,971	1,854	9,072
2045	26,190	836	1,167	756	921	1,886	283	1,510	99	7,116	1,855	9,106
2046	26,370	837	1,166	756	924	1,889	283	1,508	99	7,260	1,855	9,141
2047	26,560	839	1,166	757	926	1,892	283	1,505	98	7,402	1,856	9,175
2048	26,740	840	1,165	757	929	1,895	282	1,503	98	7,543	1,856	9,210
2049	26,910	841	1,165	758	931	1,897	282	1,501	98	7,682	1,856	9,244
2050	27,090	842	1,164	758	933	1,900	282	1,498	98	7,819	1,856	9,277

Yuba County Economic Forecast

Socioeconomic Indicators

