

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 152,300 people and 41,800 wage and salary jobs. The per capita income in Madera County is \$27,313, and the average salary per worker is \$45,357.

Like other counties in the San Joaquin Valley, Madera is heavily agricultural. In a typical year, it generates more than \$1.3 billion in agricultural output, with the most prevalent commodities being almonds, pistachios, grapes, and milk.

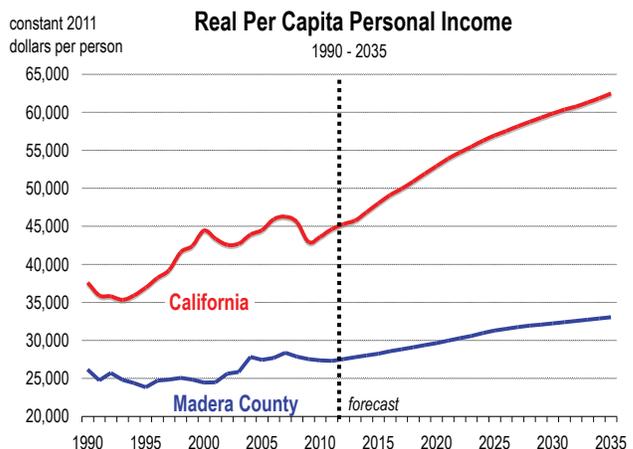
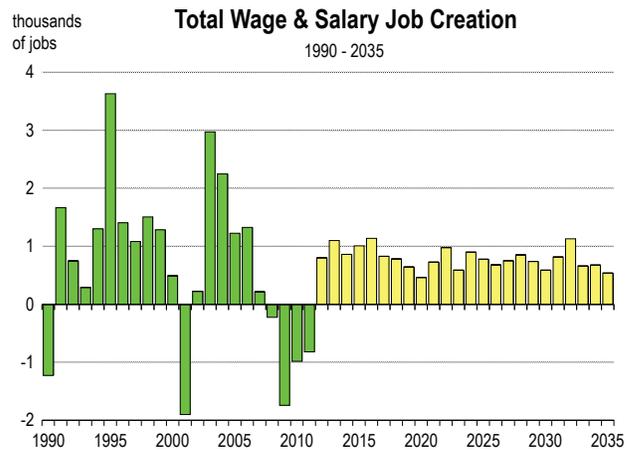
In 2011, employment contracted by 0.7 percent across the San Joaquin Valley. In Madera County, 800 total wage and salary jobs were lost, representing a decline of 1.9 percent. The vast majority of these losses occurred in two sectors: agriculture (-300 jobs) and government (-300 jobs). The unemployment rate, while still relatively high, improved from 15.6 percent to 15.3 percent.

Countywide, manufacturing was the only major industry sector to add a significant number of jobs in 2011 (+130 jobs). The largest losses were in government, agriculture, and retail trade (-100 jobs). All other sectors either gained or lost a small number of jobs. Noteworthy is the fact that, after losing a large number of jobs over the previous four years, the construction industry was largely flat in 2011.

Between 2006 and 2012, the population of Madera County grew at an annual rate of 1.4 percent. However, by 2011, growth had slowed to 0.7 percent – a dramatic reduction from the 2.6 percent that occurred in 2006. This was largely the result of lower levels of net migration, which has been negative for the past three years.

FORECAST HIGHLIGHTS

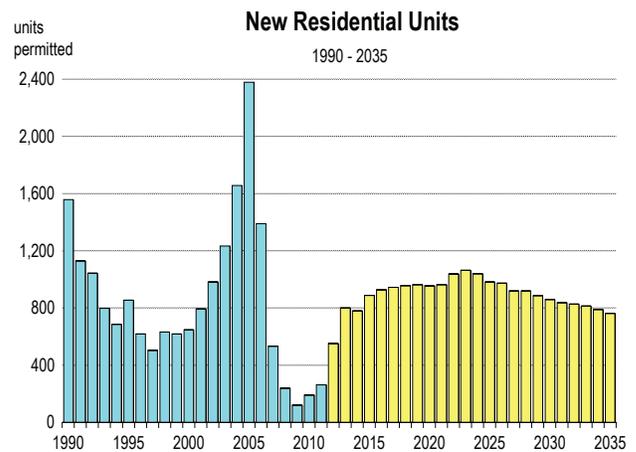
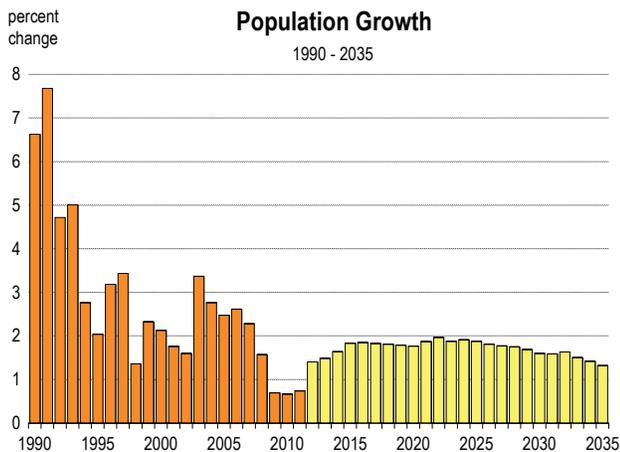
- Total wage and salary employment is forecast to increase by 1.9 percent in 2012, while agricultural employment is expected to grow by 2.3 percent. From 2012 to 2017, total wage and salary job growth will average 2.2 percent, and agricultural growth – which is expected to slow in 2013 – will average 0.7 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 an average of 0.6 percent per year between 2012 and 2017.
- Between 2012 and 2017, the momentum for employment growth will be in professional services, government, construction, and education and healthcare services, as these sectors account for the majority of growth in the county. All sectors, however, will contribute to job growth during this period.
- The population will continue to grow at a rate above the state average. Annual growth in the 2012 to 2017 period is forecast to average 1.7 percent per year.
- Net migration will turn positive in 2012, with an estimated 550 people entering the county. From 2012 to 2017, net migration is expected to average 1,000 in-migrants per year.
- Real per capita incomes are expected to increase 0.8 percent in 2012. During the 2012 to 2017 period, real per capita incomes are forecast to increase by 0.9 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 3.2 percent per year over the next five years.
- Industrial production is forecast to increase 2.5 percent in 2012. From 2012 to 2017 the growth rate will average 3.1 percent per year.
- Farm production is forecast to increase by 0.7 percent per year between 2012 and 2017. The principal commodities in the county are almonds, pistachios, grapes, and milk.



Madera County Economic Forecast

2006-2011 History, 2012-2040 Forecast

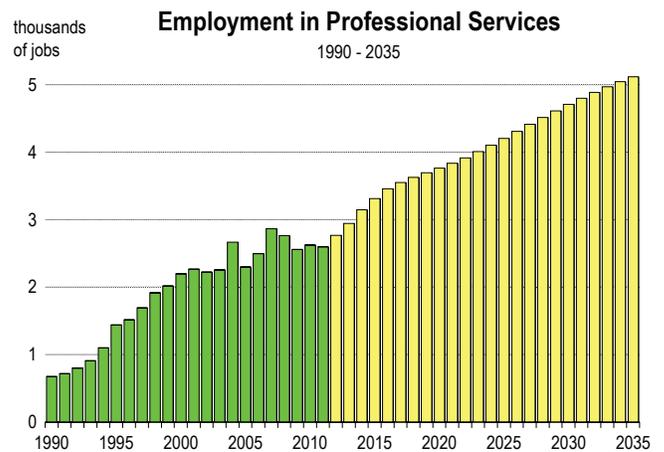
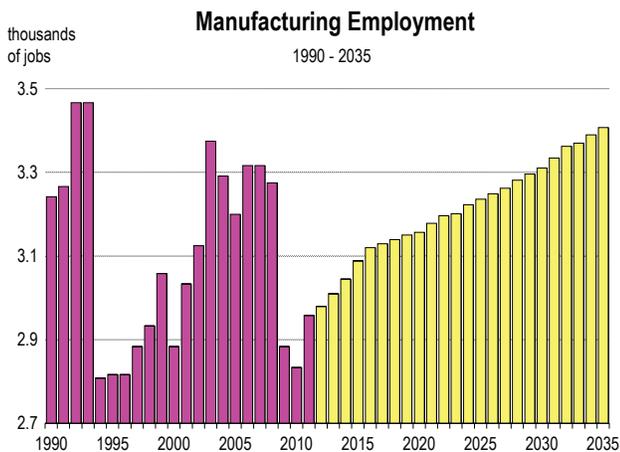
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	143,528	2,133	128	41.4	1,391	\$1.4	\$3.6	\$27,693	3.2	1.15	622.8	7.0
2007	146,806	1,650	128	42.9	533	\$1.4	\$3.9	\$28,367	3.4	1.32	634.0	7.5
2008	149,114	639	128	43.5	240	\$1.3	\$4.0	\$27,852	3.0	1.37	669.2	9.4
2009	150,151	-543	129	43.6	120	\$1.1	\$4.0	\$27,533	0.8	1.00	613.2	13.7
2010	151,160	-495	129	43.3	192	\$1.2	\$4.0	\$27,356	1.3	1.38	639.1	15.6
2011	152,281	-466	129	43.4	263	\$1.3	\$4.2	\$27,313	2.5	1.38	646.2	15.3
2012	154,419	535	130	43.7	553	\$1.4	\$4.3	\$27,522	1.9	1.39	662.2	14.0
2013	156,723	710	131	44.2	801	\$1.4	\$4.5	\$27,781	2.1	1.40	674.6	12.8
2014	159,292	979	132	45.1	780	\$1.5	\$4.7	\$28,001	2.1	1.40	695.4	11.9
2015	162,218	1,333	133	45.9	889	\$1.6	\$5.0	\$28,251	1.8	1.41	720.9	11.1
2016	165,218	1,403	135	46.8	927	\$1.7	\$5.2	\$28,578	1.7	1.44	748.1	10.4
2017	168,241	1,415	136	47.7	945	\$1.7	\$5.4	\$28,816	1.7	1.44	775.4	9.8
2018	171,292	1,442	138	48.7	958	\$1.8	\$5.7	\$29,086	1.7	1.44	806.3	9.4
2019	174,359	1,459	139	49.7	963	\$1.9	\$5.9	\$29,366	1.5	1.45	838.9	9.1
2020	177,438	1,472	141	50.7	956	\$2.0	\$6.2	\$29,626	1.4	1.41	872.8	8.7
2021	180,767	1,712	143	51.6	964	\$2.1	\$6.4	\$29,949	1.3	1.42	904.0	8.7
2022	184,329	1,936	145	52.6	1,039	\$2.2	\$6.7	\$30,275	1.5	1.48	933.3	8.7
2023	187,798	1,832	147	53.7	1,064	\$2.3	\$7.0	\$30,569	1.5	1.47	959.3	8.7
2024	191,397	1,949	149	54.8	1,041	\$2.4	\$7.4	\$30,951	1.6	1.48	993.8	8.7
2025	194,992	1,931	151	55.8	982	\$2.5	\$7.7	\$31,282	1.7	1.48	1,027.1	8.7
2026	198,530	1,867	153	56.8	973	\$2.6	\$8.0	\$31,518	1.7	1.46	1,060.2	8.7
2027	202,051	1,846	155	57.8	920	\$2.7	\$8.4	\$31,734	1.7	1.45	1,094.5	8.7
2028	205,595	1,863	158	58.8	919	\$2.8	\$8.7	\$31,924	1.7	1.47	1,131.6	8.7
2029	209,070	1,781	160	59.7	887	\$2.9	\$9.1	\$32,085	1.7	1.46	1,167.8	8.7
2030	212,418	1,638	163	60.6	859	\$3.1	\$9.4	\$32,231	1.7	1.42	1,204.9	8.7
2031	215,794	1,670	165	61.5	839	\$3.2	\$9.8	\$32,406	1.7	1.42	1,246.6	8.7
2032	219,322	1,824	168	62.4	828	\$3.3	\$10.2	\$32,569	1.7	1.49	1,290.9	8.7
2033	222,623	1,609	170	63.2	814	\$3.5	\$10.5	\$32,707	1.7	1.47	1,327.6	8.7
2034	225,791	1,491	173	64.0	790	\$3.6	\$10.9	\$32,878	1.7	1.46	1,370.9	8.7
2035	228,777	1,335	176	64.8	763	\$3.7	\$11.3	\$33,056	1.7	1.42	1,413.7	8.7
2036	231,854	1,439	179	65.6	748	\$3.8	\$11.7	\$33,261	1.7	1.47	1,464.2	8.7
2037	234,665	1,193	182	66.4	714	\$3.9	\$12.2	\$33,433	1.7	1.43	1,505.3	8.6
2038	237,228	962	185	67.1	675	\$4.1	\$12.6	\$33,629	1.7	1.36	1,551.1	8.6
2039	240,050	1,234	188	67.8	669	\$4.2	\$13.0	\$33,897	1.7	1.44	1,611.4	8.7
2040	242,657	1,035	191	68.5	658	\$4.3	\$13.5	\$34,123	1.7	1.42	1,616.7	8.6

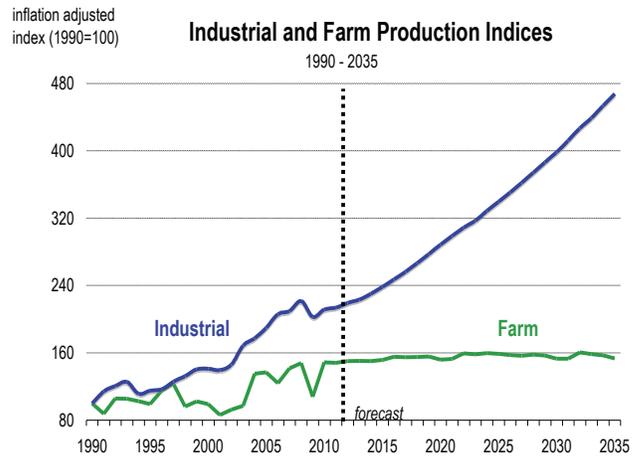
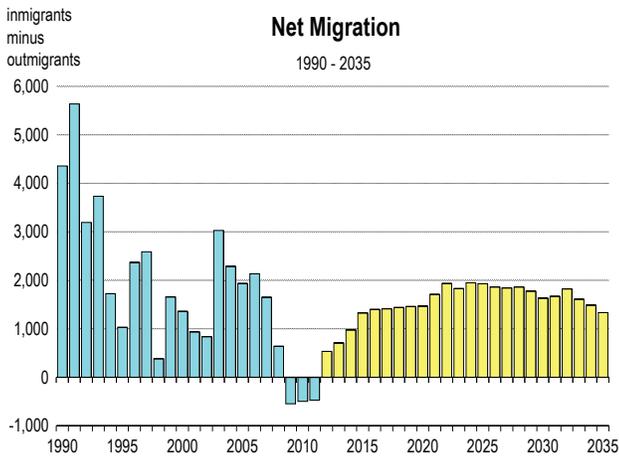
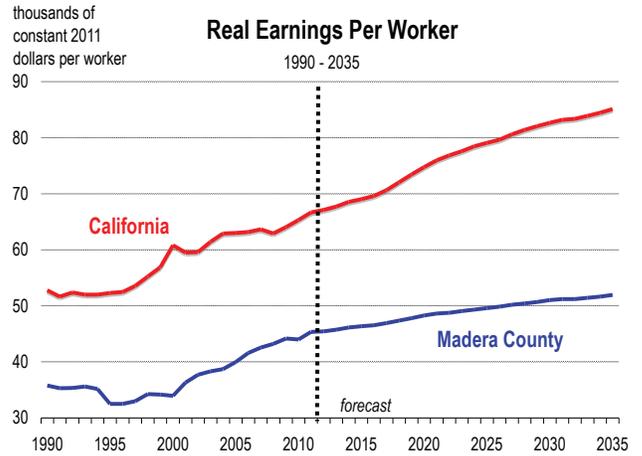
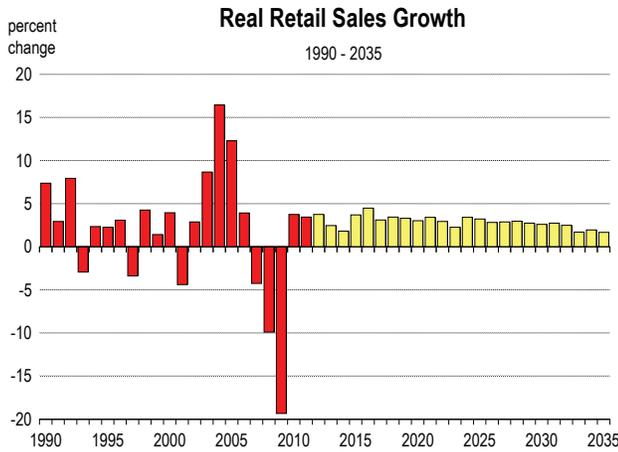


Madera County Employment Forecast

2006-2011 History, 2012-2040 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	10.46	2.9	3.3	0.9	4.5	0.9	2.5	0.5	5.8	2.6	10.2
2007	45.5	10.44	2.4	3.3	0.9	4.4	0.8	2.9	0.5	5.7	2.7	10.6
2008	45.3	10.33	1.9	3.3	0.9	4.3	0.8	2.8	0.5	5.9	2.8	11.0
2009	43.6	10.11	1.4	2.9	0.9	4.2	0.8	2.6	0.4	6.0	2.6	11.0
2010	42.6	10.21	1.1	2.8	0.8	4.0	0.7	2.6	0.4	5.9	2.5	10.6
2011	41.8	9.91	1.1	3.0	0.6	3.9	0.7	2.6	0.4	5.9	2.5	10.3
2012	42.6	10.13	1.2	3.0	0.6	4.0	0.7	2.8	0.4	6.1	2.5	10.2
2013	43.7	10.15	1.4	3.0	0.7	4.0	0.7	2.9	0.4	6.3	2.7	10.5
2014	44.5	10.14	1.5	3.0	0.7	4.1	0.7	3.1	0.4	6.5	2.7	10.6
2015	45.5	10.20	1.5	3.1	0.8	4.2	0.8	3.3	0.4	6.8	2.8	10.8
2016	46.7	10.35	1.6	3.1	0.8	4.3	0.8	3.5	0.4	7.1	2.9	11.0
2017	47.5	10.33	1.6	3.1	0.9	4.4	0.8	3.6	0.4	7.3	2.9	11.2
2018	48.3	10.34	1.7	3.1	0.9	4.5	0.8	3.6	0.4	7.6	3.0	11.4
2019	48.9	10.37	1.7	3.2	1.0	4.5	0.8	3.7	0.4	7.8	3.0	11.5
2020	49.4	10.21	1.8	3.2	1.1	4.6	0.8	3.8	0.4	8.0	3.0	11.6
2021	50.1	10.25	1.9	3.2	1.1	4.7	0.8	3.8	0.5	8.2	3.0	11.8
2022	51.1	10.53	1.9	3.2	1.2	4.8	0.8	3.9	0.5	8.4	3.1	11.9
2023	51.7	10.48	2.0	3.2	1.2	4.8	0.8	4.0	0.5	8.6	3.1	12.0
2024	52.6	10.54	2.0	3.2	1.3	4.9	0.8	4.1	0.5	8.9	3.1	12.2
2025	53.4	10.51	2.1	3.2	1.3	5.0	0.8	4.2	0.5	9.2	3.1	12.5
2026	54.1	10.44	2.1	3.2	1.4	5.1	0.8	4.3	0.5	9.4	3.1	12.7
2027	54.8	10.41	2.1	3.3	1.4	5.2	0.8	4.4	0.5	9.7	3.1	13.0
2028	55.7	10.47	2.1	3.3	1.4	5.3	0.9	4.5	0.5	10.0	3.1	13.2
2029	56.4	10.42	2.2	3.3	1.5	5.3	0.9	4.6	0.5	10.2	3.1	13.4
2030	57.0	10.25	2.2	3.3	1.5	5.4	0.9	4.7	0.5	10.4	3.1	13.7
2031	57.8	10.26	2.2	3.3	1.6	5.5	0.9	4.8	0.5	10.7	3.1	13.9
2032	58.9	10.57	2.3	3.4	1.6	5.6	0.9	4.9	0.5	10.9	3.1	14.2
2033	59.6	10.49	2.3	3.4	1.7	5.7	0.9	5.0	0.5	11.1	3.1	14.5
2034	60.3	10.42	2.3	3.4	1.7	5.7	0.9	5.0	0.5	11.4	3.1	14.8
2035	60.8	10.27	2.3	3.4	1.7	5.8	0.9	5.1	0.5	11.6	3.1	15.0
2036	61.8	10.48	2.4	3.4	1.8	5.9	0.9	5.2	0.5	11.8	3.1	15.2
2037	62.2	10.30	2.4	3.4	1.8	5.9	0.9	5.3	0.4	12.0	3.1	15.5
2038	62.4	9.97	2.4	3.5	1.8	6.0	0.9	5.3	0.4	12.1	3.2	15.7
2039	63.5	10.33	2.4	3.5	1.9	6.0	0.9	5.4	0.4	12.3	3.2	15.9
2040	64.0	10.25	2.5	3.5	1.9	6.1	0.9	5.5	0.4	12.4	3.2	16.1





County Economic and Demographic Indicators

Projected Economic Growth (2012-2017)

Expected retail sales growth:	21.0 %
Expected job growth:	16.7 %
Fastest growing jobs sector:	Construction
Expected personal income growth:	16.6 %

Expected population growth:	10.5 %
Net migration to account for:	39.9 %
Expected growth in number of vehicles:	5.6 %

Demographics

Unemployment rate (March 2012):	16.6 %
County Rank* in California (58 counties):	41st
Working age (16-64) population:	63.3 %

Population with B.A. Degree or higher:	14.3 %
Median Home Selling Price:	\$130,000
Median Household Income:	\$43,711

Quality of Life

Violent Crime rate (2010):	424 per 100,000 persons
County Rank* in California (58 counties):	36th
Average Commute Time to work (2012):	29.0 minutes

High School drop out rate (2010):	16.4 %
Households at/below poverty line:	12.9 %

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