

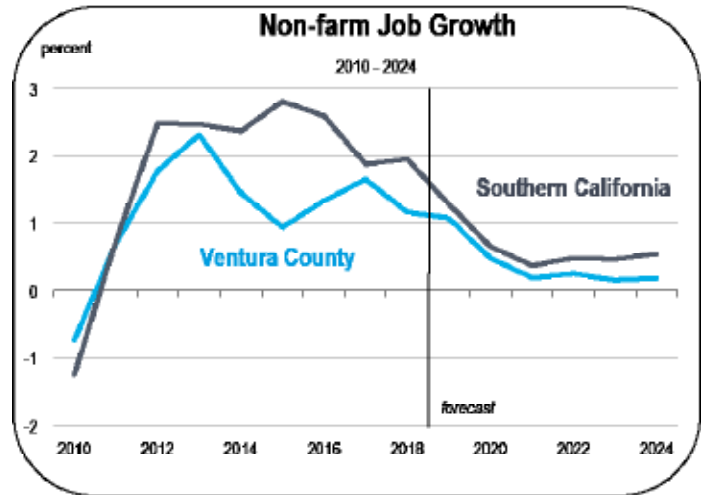
Ventura County Economic Forecast

Forecast Summary

- 3,300 non-farm jobs will be created in Ventura County during 2019. Over the following five years, an average of 800 new jobs per year are expected.
- Employment growth will be led by leisure services, education and healthcare, and professional business services. These sectors will account for 79 percent of net job creation through 2024.
- The unemployment rate averaged 3.8 percent in 2018, and is not expected to change in 2019. In 2020 it may begin to rise.
- The population is expanding more slowly than most of Southern California, and this trend will continue.
- Housing production is barely keeping pace with population growth. More multifamily units than single-family homes will be produced during the forecast period.
- Fire rebuilds from the Thomas fire are underway in Ventura and creating more jobs and general economic activity.

Job Growth

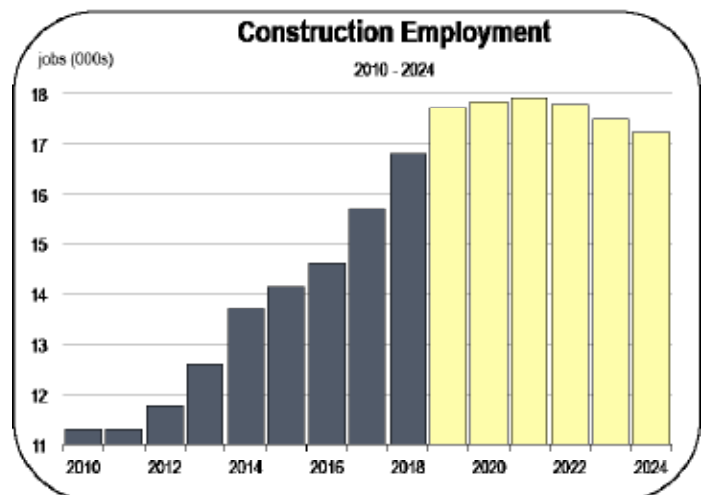
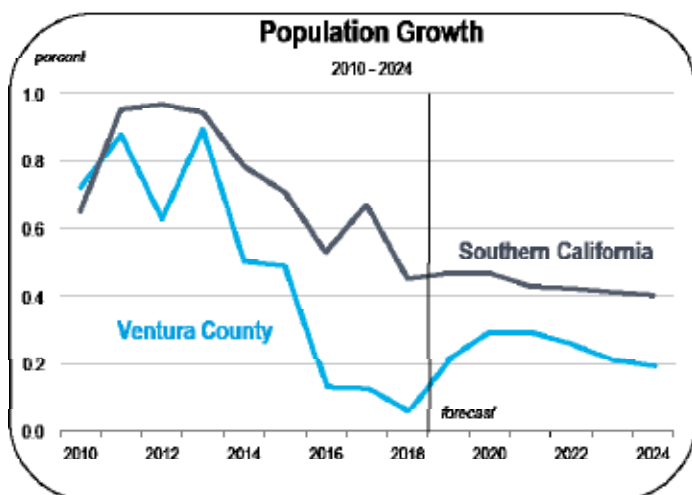
- Growth in 2018 was slower than most counties of Southern California. Growth could turn negative in 2020 or 2021 if the economy falls into recession.
- 2018 gains were strongest in education and healthcare, professional business services, and construction.
- Jobs were lost in retail trade, wholesale trade, finance, and information.



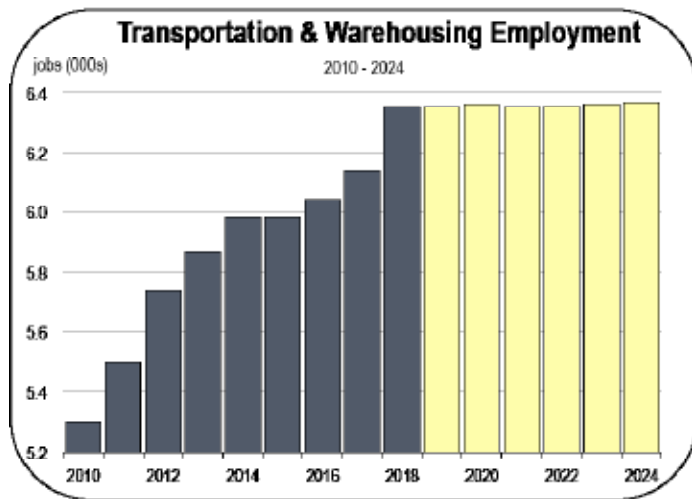
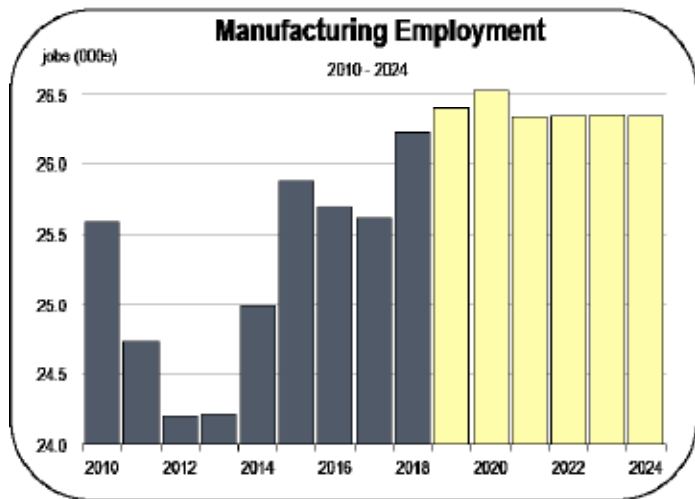
- Between 2012 and 2018, total non-farm employment grew at an average rate of 1.5 percent per year.
- Between 2018 and 2024, growth is forecast to average 0.4 percent per year.
- Approximately 3,300 non-farm jobs will be created during 2019.
- Through 2024, an average of 800 new non-farm wage and salary jobs per year are forecast, with a rising number of informal or self-employed workers.

Construction Employment

- This industry is expanding rapidly.
- Most of these jobs are located at residential projects in Camarillo, Simi Valley, and the City of Ventura. Others were created when a



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Marriott Hotel broke ground in Moorpark, and when new medical facilities began construction in Oxnard and Simi Valley.

- This sector will continue to expand in 2019, but continued growth will be slower and limited to 2020 and 2021.

Manufacturing Employment

- The manufacturing industry gained 600 jobs in 2018.
- Gains were largest for manufacturers of construction material and industrial machinery.
- Job losses are expected in 2020 or 2021 if the economy falls into recession.

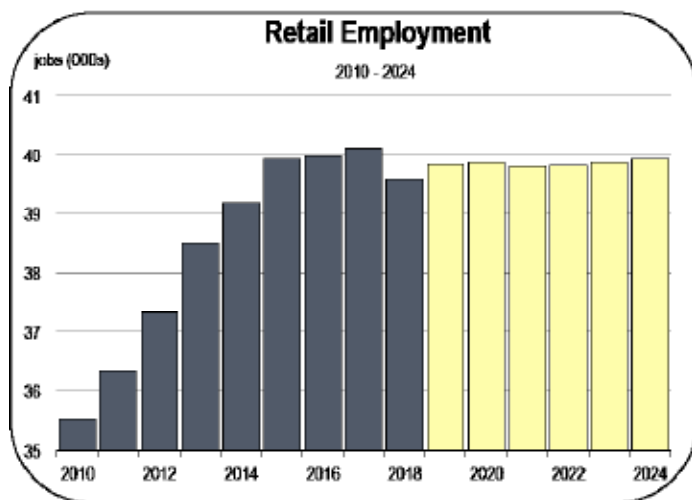
Transportation and Warehousing Employment

- This industry gained 300 jobs in 2018, but growth will be minimal over the next few years.
- 2018 growth was primarily in trucking companies, delivery services like UPS and FedEx, and warehouses.
- Delivery services will continue to expand in the county, as more consumers turn to online shopping and delivery.

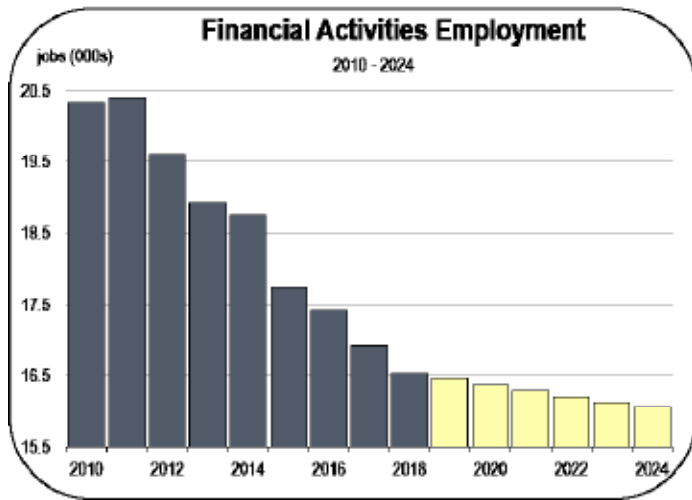
Retail Trade Employment

- Retail employment levels have been relatively flat.
- Job losses accelerated in sectors that face heavy competition from online retailers, but job growth continued in other parts of the industry.

- Jobs have been lost in:
 - Clothing stores
 - Sporting goods stores
 - Department stores (i.e. Walmart)
- Jobs have been gained in:
 - Car dealerships
 - Drug stores and healthcare stores
 - Nurseries and garden supply stores
- National chains have contributed to jobs losses. In 2018, Walmart closed its Simi Valley store, and Orchard Supply closed a store in Thousand Oaks.
- Future growth will be slow, and retail job loss is likely during the next recession.



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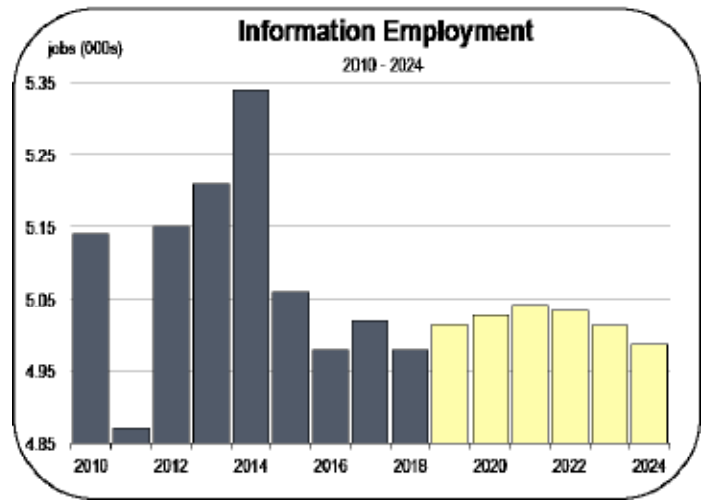
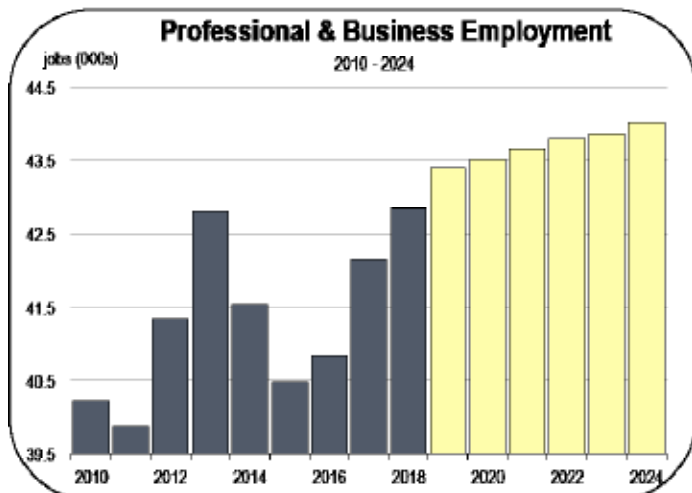


Financial Activities Employment

- Layoffs continue in the Ventura County finance sector. Last year 400 jobs were lost.
- Losses were most prominent at banks and insurance companies, but a small number of jobs were also lost at real estate brokerages and property managers.
- State Farm closed an auto insurance branch in Westlake Village, and a credit card processing firm laid off dozens of workers when it was acquired by a competitor.
- The financial activities sector is at risk of further losses during the next recession.

Professional and Business Services Employment

- Professional services employment is now in growth mode.
- Most new jobs are being created at accounting firms, engineering companies, IT consulting firms, and temporary staffing firms.



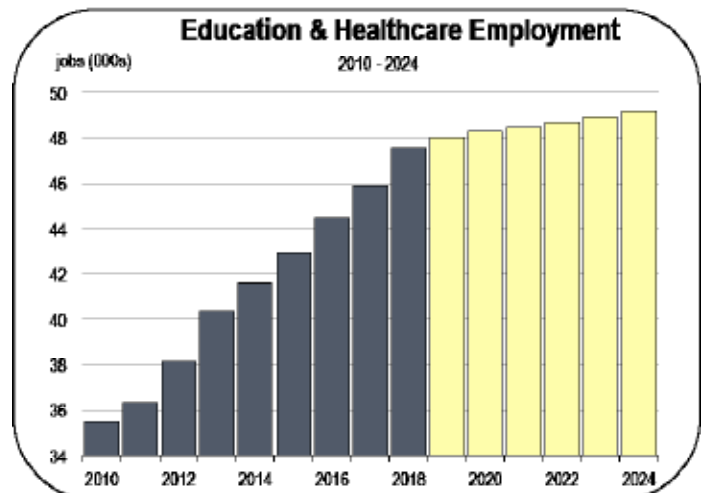
- Jobs were gained at corporate and regional headquarters. After several defections, including JD Power & Associates moving their headquarters to Los Angeles County, the remaining Ventura County corporate offices expanded in 2018.
- The professional services industry will grow slowly in 2019 and 2020.

Information Employment

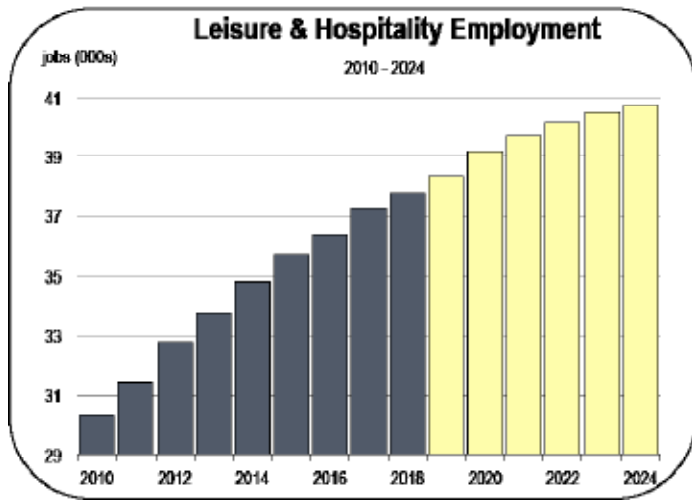
- Employment levels in the information sector were largely unchanged in 2018.
- Positive trends at software and data firms were offset by layoffs at publishing companies and telecommunications firms.
- Similar dynamics will be observed over the next few years, and overall employment levels will not change much.

Private Education and Healthcare Employment

- The healthcare sector expanded by 1,700 jobs, while the private education industry was unchanged.



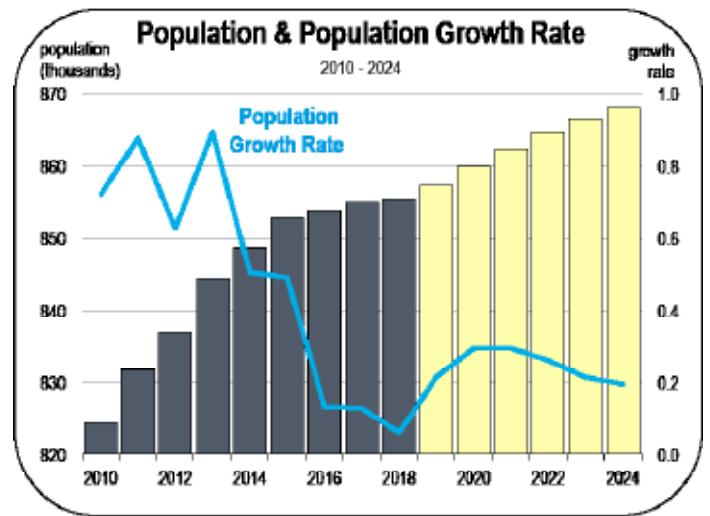
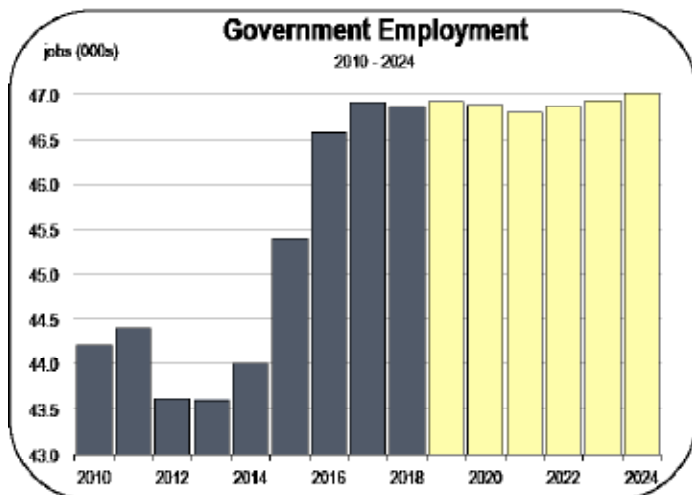
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- Gains were largest in outpatient and residential care facilities, and at centers that serve the elderly and people with disabilities. Very few jobs were added to hospitals.
- 194 layoffs occurred at the Aurora Vista Del Mar facility in Ventura, and 70 layoffs occurred at Adventist Health in Simi Valley.
- The future of the U.S. health insurance landscape is uncertain, and legislative changes could influence employment growth in health services.

Leisure and Hospitality Employment

- Increased consumer demand has led to higher spending at restaurants, generating 400 restaurant jobs in 2018.
- Virtually all new restaurant jobs were in the “fast casual” and takeout segments.
- Several hundred jobs were gained at gyms and fitness centers, and almost 100 were gained at hotels.

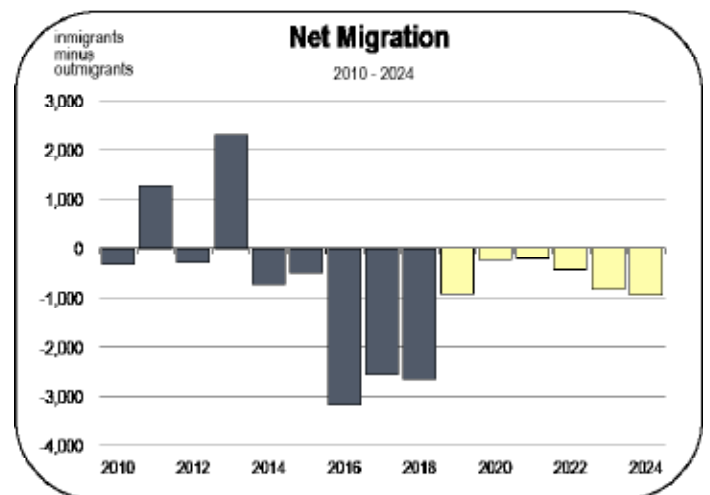


Government Employment

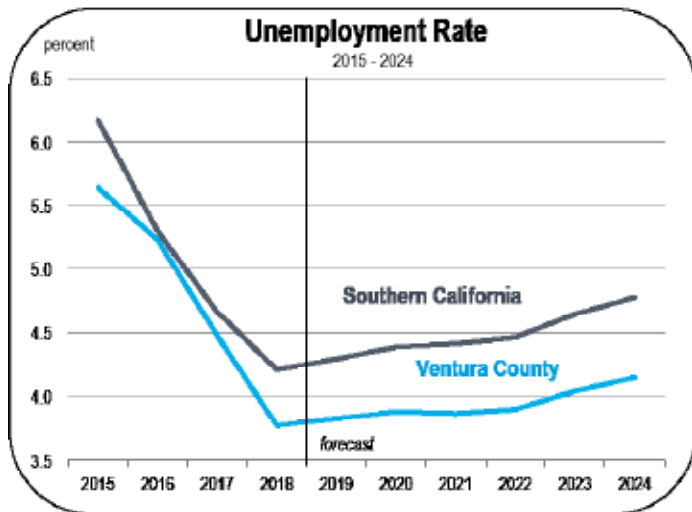
- No jobs were created in the government sector last year.
- 50 jobs were added to local schools, but 50 were lost at California State University Channel Islands and local community colleges.
- A small number of jobs were gained at the Naval Base, but others were lost at local municipal agencies.
- Government employment is not expected to expand substantially over the forecast period. There may also be some contractions at the base due to shrinking DOD budgets in 2021 and 2022.

Population Growth

- The Ventura County population barely grew in 2018, adding only 500 residents.
- An average of 1,200 net migrants have left the county each year since 2013.



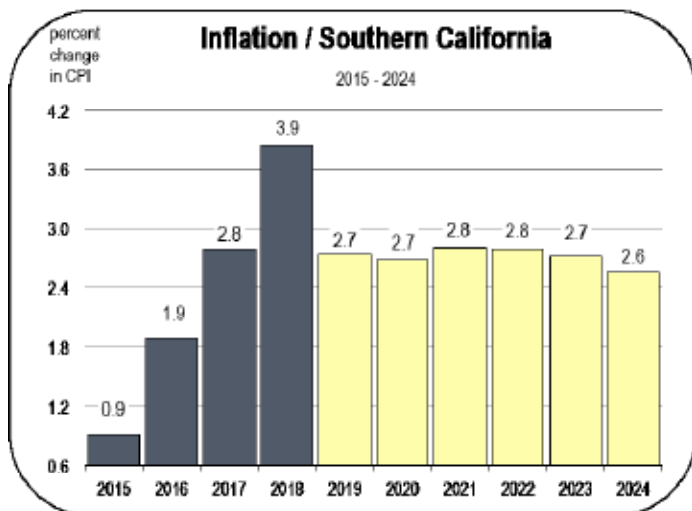
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- Net migration is expected to remain negative, and new births will be responsible for all population growth during the forecast period.
- By 2024, the county will grow to approximately 870,000 residents.

Unemployment and Inflation Rates

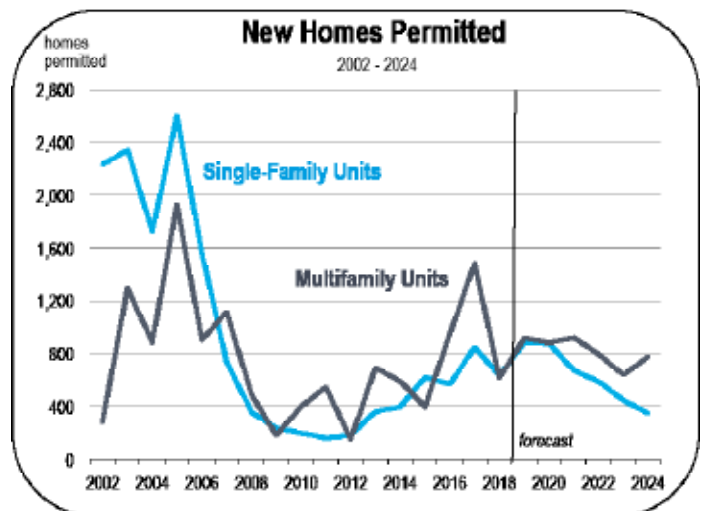
- The unemployment rate in Ventura County averaged 3.8 percent in 2018, which is lower than the composite rate for Southern California. Unemployment will remain at 3.8 percent in 2019.
- After 2019, the unemployment rate will rise, but with an unemployment rate of just 3.9 percent, the job market will still be very tight



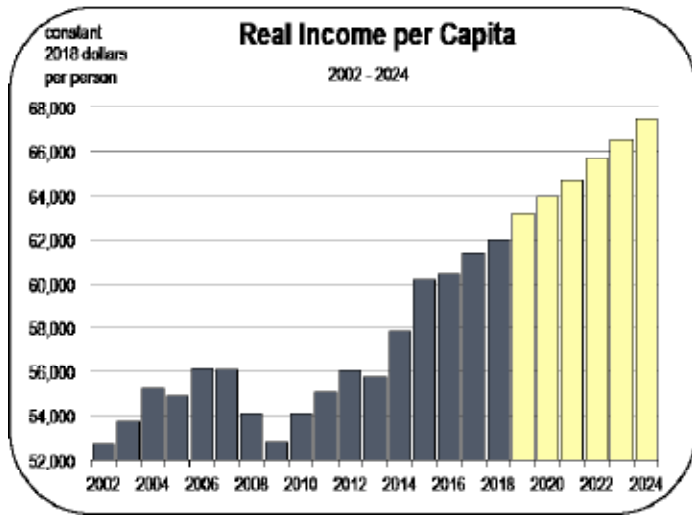
- Inflation accelerated in 2018 as home prices and energy costs increased across Southern California.
- In 2019 and 2020, inflation is expected to be within a range of 2.5 percent and 3 percent.

New Housing Production

- Housing production is generally accelerating, but is barely keeping pace with population growth. This is the primary cause of rising home prices and rents.
- From 2013 to 2018, an average of 1,400 new homes were started per year. Housing production is forecast to average 1,500 homes per year from 2019 to 2024.
- More than half of all new homes will be multifamily units (apartments).
- New homebuilding formally in planning:
 - 3,700 units in Ventura
 - 3,300 units in Oxnard
 - 2,500 units in Moorpark
 - 2,100 units in Simi Valley
 - 2,000 units in Camarillo
 - 2,000 units in Santa Paula
 - 700 units in Thousand Oaks



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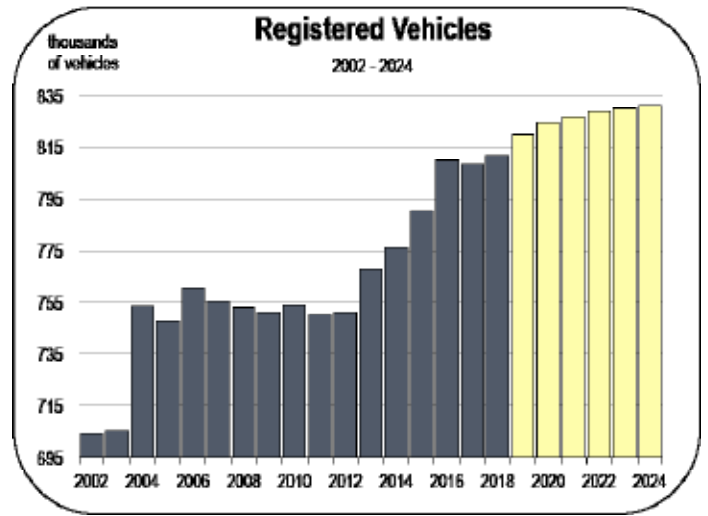


Income per Capita

- Income per capita in 2018 was \$62,000, which is above the Southern California average of \$57,200.
- Over the last six years, inflation-adjusted incomes have risen at an average rate of 1.7 percent per year, which is similar to the Southern California average of 1.6 percent per year.
- Over the next six years, inflation-adjusted incomes are expected to rise by approximately 1.4 percent per year in Ventura County, which will be slightly slower than the average across Southern California.

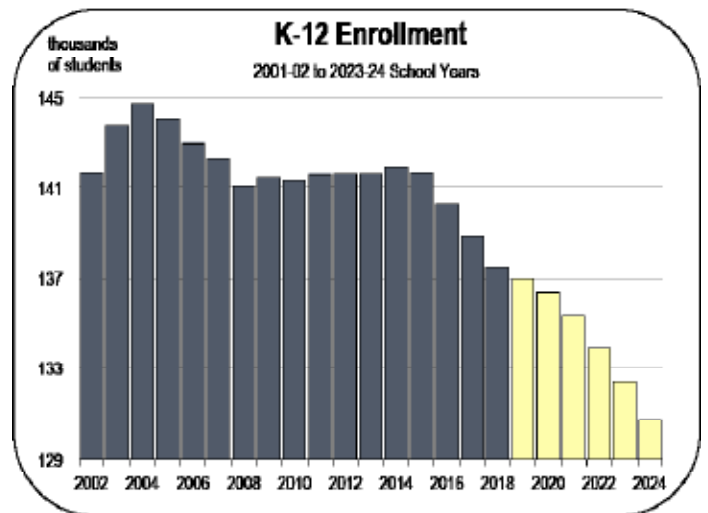
Registered Vehicles

- There were 811,700 registered vehicles in Ventura County in 2018.
- By 2024, it is expected that the county will have approximately 831,000 registered vehicles.



Public School Enrollment

- In Ventura County, approximately 137,500 students were enrolled in K-12 public schools during the 2017-2018 school year.
- By 2024, there are expected to be 130,700 K-12 students in the county. Enrollment will decline because the population aged 5 to 17 will decline.



Ventura 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	852,778	270.5	\$174,494	1,009	790	\$47.2	\$9.4	\$117.5	\$16.9	\$60,197	141.7	10,060	5,696
2016	853,901	272.0	\$177,844	1,512	810	\$48.4	\$9.6	\$119.5	\$15.8	\$60,487	140.3	9,592	5,563
2017	854,987	273.1	\$185,069	2,326	808	\$50.6	\$9.9	\$123.5	\$15.2	\$61,405	138.9	9,318	5,779
2018	855,489	273.7	\$193,882	1,239	812	\$53.1	\$10.1	\$126.0	\$15.6	\$62,028	137.5	8,968	6,015
2019	857,311	274.6	\$202,729	1,799	820	\$55.7	\$10.4	\$130.5	\$15.9	\$63,199	137.0	8,727	5,980
2020	859,829	276.3	\$210,186	1,755	824	\$58.1	\$10.7	\$134.2	\$16.1	\$64,011	136.4	8,804	6,055
2021	862,359	277.9	\$217,759	1,587	827	\$60.5	\$11.0	\$137.5	\$16.2	\$64,703	135.4	8,873	6,134
2022	864,599	279.4	\$226,616	1,376	829	\$63.3	\$11.3	\$141.5	\$16.5	\$65,686	133.9	8,912	6,235
2023	866,429	280.7	\$235,266	1,078	830	\$66.0	\$11.7	\$145.7	\$16.8	\$66,553	132.4	8,990	6,328
2024	868,104	281.8	\$244,230	1,123	831	\$68.8	\$12.0	\$150.1	\$17.0	\$67,482	130.7	9,053	6,421
2025	869,645	282.8	\$252,408	1,149	833	\$71.4	\$12.4	\$154.5	\$17.2	\$68,224	129.2	9,097	6,510
2026	871,032	283.9	\$261,258	1,148	835	\$74.2	\$12.7	\$158.9	\$17.4	\$69,143	127.7	9,140	6,596
2027	872,218	285.0	\$269,428	1,112	837	\$76.8	\$13.1	\$163.4	\$17.6	\$69,896	126.4	9,173	6,680
2028	874,305	286.0	\$278,585	1,097	839	\$79.7	\$13.4	\$168.0	\$17.9	\$70,730	125.7	9,213	6,770
2029	876,614	287.1	\$286,971	1,049	842	\$82.4	\$13.8	\$172.5	\$18.0	\$71,221	124.6	9,234	6,859
2030	878,892	288.0	\$295,391	966	844	\$85.1	\$14.2	\$176.9	\$18.2	\$71,721	123.9	9,267	6,951
2031	881,130	289.0	\$303,954	956	846	\$87.8	\$14.5	\$181.3	\$18.3	\$72,254	123.3	9,305	7,039
2032	883,406	289.9	\$312,743	1,030	848	\$90.7	\$14.9	\$185.7	\$18.5	\$72,640	122.8	9,347	7,121
2033	885,622	290.8	\$321,451	940	850	\$93.5	\$15.2	\$189.8	\$18.6	\$73,255	122.3	9,404	7,206
2034	887,847	291.7	\$330,774	967	852	\$96.5	\$15.5	\$194.1	\$18.8	\$73,796	122.0	9,461	7,287
2035	889,967	292.6	\$340,518	854	853	\$99.6	\$15.9	\$198.4	\$19.0	\$74,315	122.1	9,527	7,368
2036	892,000	293.4	\$351,107	834	855	\$103.0	\$16.2	\$202.6	\$19.1	\$74,651	122.4	9,571	7,444
2037	893,926	294.2	\$362,284	800	856	\$106.6	\$16.5	\$206.4	\$19.2	\$74,972	122.9	9,586	7,516
2038	895,720	295.0	\$373,742	721	857	\$110.2	\$16.8	\$209.9	\$19.4	\$75,429	123.1	9,599	7,582
2039	897,379	295.7	\$385,782	686	858	\$114.1	\$17.1	\$213.4	\$19.5	\$75,778	123.4	9,589	7,645
2040	899,070	296.3	\$397,924	824	859	\$117.9	\$17.3	\$216.6	\$19.7	\$76,134	123.7	9,555	7,704
2041	900,726	297.1	\$410,079	799	860	\$121.8	\$17.6	\$219.6	\$19.8	\$76,608	123.7	9,537	7,754
2042	902,276	297.8	\$422,257	727	861	\$125.8	\$17.8	\$222.6	\$20.0	\$77,098	123.9	9,530	7,803
2043	903,696	298.5	\$434,602	689	862	\$129.7	\$18.1	\$225.7	\$20.2	\$77,623	123.9	9,499	7,849
2044	905,037	299.2	\$446,992	661	863	\$133.7	\$18.3	\$228.6	\$20.3	\$78,244	124.0	9,486	7,897
2045	906,300	299.8	\$459,952	624	864	\$137.9	\$18.5	\$231.8	\$20.5	\$78,756	124.0	9,482	7,947
2046	907,487	300.4	\$473,058	593	865	\$142.1	\$18.8	\$234.7	\$20.7	\$79,306	124.0	9,465	7,991
2047	908,650	300.9	\$486,394	618	866	\$146.4	\$19.0	\$237.6	\$20.9	\$79,831	124.1	9,445	8,029
2048	909,792	301.5	\$500,165	623	867	\$150.8	\$19.2	\$240.3	\$21.0	\$80,377	124.0	9,425	8,066
2049	910,880	302.1	\$514,357	593	868	\$155.4	\$19.4	\$243.0	\$21.2	\$80,937	123.6	9,411	8,101
2050	911,916	302.7	\$528,978	583	869	\$160.1	\$19.6	\$245.5	\$21.4	\$81,501	123.1	9,395	8,138

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	322.8	26.3	14.2	25.9	6.0	52.5	17.7	40.5	5.1	42.9	35.7	45.4
2016	325.7	25.2	14.6	25.7	6.0	53.0	17.4	40.9	5.0	44.4	36.4	46.6
2017	329.2	23.8	15.7	25.6	6.1	53.3	16.9	42.2	5.0	45.9	37.2	46.9
2018	333.3	24.4	16.8	26.2	6.4	52.7	16.5	42.9	5.0	47.6	37.7	46.9
2019	336.6	24.3	17.7	26.4	6.3	53.1	16.4	43.4	5.0	48.0	38.3	46.9
2020	338.1	24.3	17.8	26.5	6.4	53.1	16.4	43.5	5.0	48.3	39.2	46.9
2021	338.6	24.3	17.9	26.3	6.4	53.0	16.3	43.7	5.0	48.5	39.7	46.8
2022	339.4	24.3	17.8	26.3	6.4	53.0	16.2	43.8	5.0	48.7	40.1	46.9
2023	339.9	24.3	17.5	26.4	6.4	53.1	16.1	43.9	5.0	48.9	40.5	46.9
2024	340.5	24.2	17.2	26.3	6.4	53.2	16.0	44.0	5.0	49.2	40.7	47.0
2025	341.3	24.2	17.2	26.4	6.4	53.4	16.0	44.2	5.0	49.4	40.9	47.1
2026	342.6	24.3	17.3	26.4	6.4	53.5	15.9	44.8	4.9	49.6	41.2	47.2
2027	343.3	24.3	17.0	26.4	6.4	53.7	15.8	45.2	4.9	49.8	41.4	47.3
2028	344.3	24.3	17.1	26.4	6.4	53.8	15.7	45.5	4.9	49.9	41.6	47.4
2029	345.3	24.3	17.1	26.4	6.4	53.9	15.6	45.9	4.8	50.1	41.8	47.4
2030	346.3	24.3	17.2	26.4	6.4	54.0	15.6	46.2	4.8	50.3	42.0	47.5
2031	347.1	24.3	17.2	26.4	6.4	54.1	15.5	46.5	4.8	50.4	42.2	47.6
2032	347.9	24.4	17.3	26.4	6.4	54.1	15.4	46.7	4.8	50.6	42.4	47.7
2033	348.8	24.4	17.4	26.4	6.4	54.1	15.3	46.9	4.8	50.8	42.6	47.8
2034	349.5	24.4	17.4	26.4	6.4	54.1	15.3	47.1	4.8	51.0	42.8	47.9
2035	350.3	24.4	17.5	26.5	6.4	54.1	15.2	47.3	4.8	51.2	43.0	47.9
2036	350.7	24.5	17.4	26.5	6.4	54.0	15.1	47.4	4.8	51.3	43.1	48.0
2037	351.2	24.5	17.5	26.5	6.4	53.7	15.0	47.6	4.8	51.5	43.3	48.1
2038	351.7	24.5	17.5	26.5	6.4	53.4	15.0	47.8	4.8	51.7	43.5	48.2
2039	352.0	24.6	17.5	26.5	6.4	53.1	14.9	48.0	4.8	51.9	43.7	48.2
2040	352.4	24.6	17.6	26.5	6.4	52.8	14.8	48.1	4.8	52.0	43.9	48.3
2041	353.0	24.7	17.8	26.5	6.4	52.5	14.7	48.3	4.8	52.2	44.1	48.4
2042	353.4	24.7	17.8	26.5	6.4	52.2	14.7	48.5	4.8	52.4	44.2	48.4
2043	353.7	24.7	17.8	26.5	6.4	51.9	14.6	48.7	4.8	52.6	44.4	48.5
2044	354.2	24.8	17.8	26.5	6.4	51.7	14.5	48.9	4.8	52.7	44.6	48.6
2045	354.6	24.8	17.9	26.6	6.4	51.4	14.4	49.0	4.8	52.9	44.8	48.6
2046	355.0	24.9	17.9	26.6	6.4	51.1	14.4	49.2	4.8	53.1	45.0	48.7
2047	355.4	24.9	17.9	26.6	6.5	50.9	14.3	49.4	4.8	53.3	45.1	48.7
2048	355.8	25.0	18.0	26.6	6.5	50.6	14.2	49.6	4.8	53.4	45.3	48.8
2049	356.2	25.0	18.0	26.6	6.5	50.3	14.2	49.8	4.8	53.6	45.5	48.8
2050	356.5	25.1	18.1	26.6	6.5	49.9	14.1	49.9	4.8	53.8	45.7	48.9

Ventura County Economic Forecast

Socioeconomic Indicators

