

# TULARE COUNTY ECONOMIC FORECAST

Tulare County is located in the San Joaquin Valley. Nearly half of all land in the county is devoted to national parks or national forests. It also has a large agricultural sector, and routinely garners the second highest crop value in the nation, behind Fresno County. Its most prevalent commodity is milk, which generates more than \$2 billion in annual output. The county is also a large producer of oranges, cattle, and grapes.

Tulare County has a population of 451,600 people and a total of 142,700 wage and salary jobs. The income per capita is \$29,569 and the average salary per worker is \$41,847.

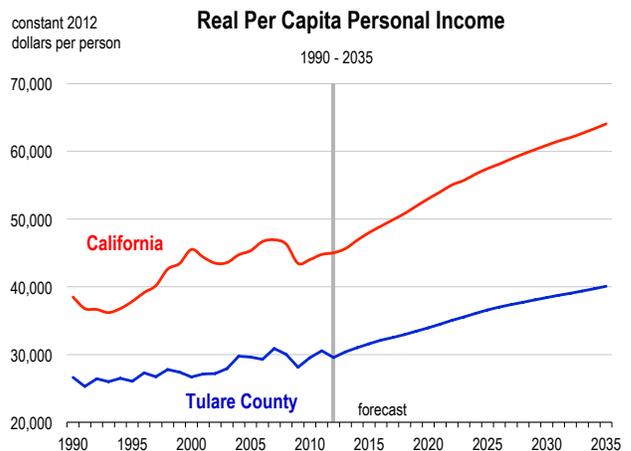
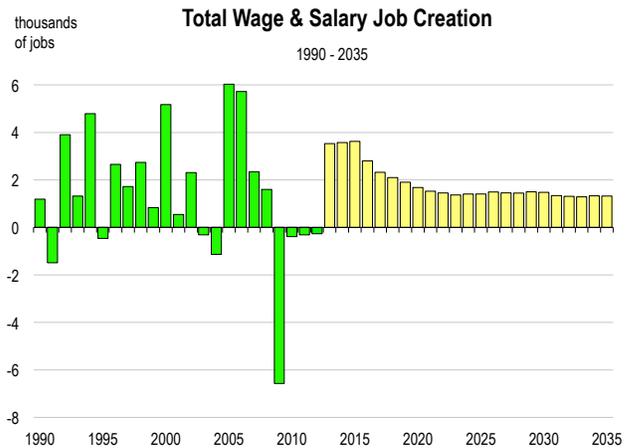
In 2012, employment in Northern California increased by 2.4 percent, whereas employment in the San Joaquin Valley increased by 1.0 percent. In Tulare County, 300 total wage and salary jobs were lost, representing a decline of 0.2 percent. However, losses were heavily concentrated in the farm sector. Over the year, the non-farm sector increased by 2,100 jobs. The unemployment rate, while still very high, improved from 16.7 in 2011 percent to 15.8 percent in 2012.

In 2012, the largest employment gains were observed in wholesale and retail trade (+760 jobs) leisure and hospitality (+630 jobs), professional services (+430 jobs), and manufacturing (+280 jobs). The sectors with the largest losses were agriculture (-2,400 jobs), and education and healthcare (-210 jobs).

Population growth in Tulare County has slowed in recent years, but compared to other regions of California, it remains relatively high. During the 2007-2012 period, growth averaged 1.3 percent per year in Tulare County. Most of this growth was due to natural increase (new births), as net in-migration was virtually flat.

## FORECAST HIGHLIGHTS

- In 2013, total employment is expected to increase by 2.5 percent, while agricultural employment will rise by 2.7 percent. Between 2013 and 2018, total growth will average 1.9 percent per year and agricultural growth will average 1.4 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. Inflation-adjusted salaries are expected to rise by an average of 1.0 percent per year between 2013 and 2018.
- Between 2013 and 2018, the largest employment gains will be observed in professional services, construction, education and healthcare, and agriculture. Together, these sectors will account for 55 percent of net job creation in the county.
- The Tulare County population will continue to expand at a relatively rapid rate. Annual growth in the 2013-2018 period will average 1.4 percent.

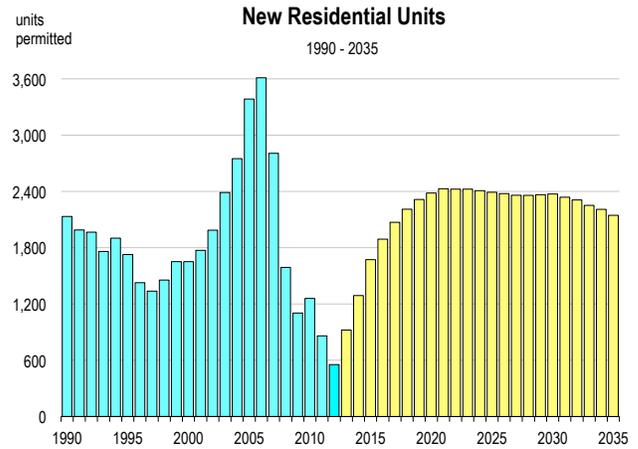
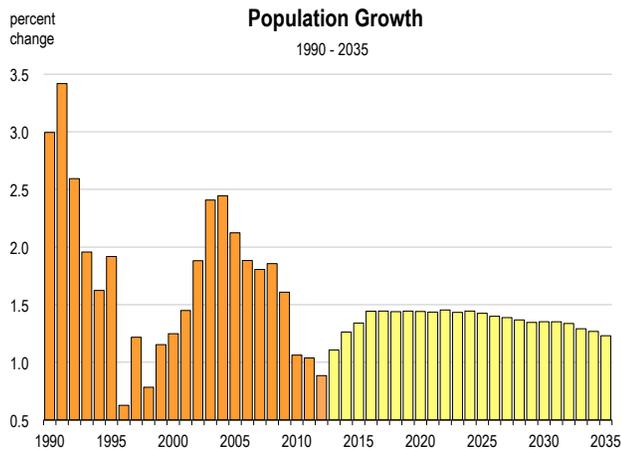


- In 2013, net migration will be virtually flat. Net migration will then increase, and over the entire 2013-2018 period, an average of 1,400 net migrants will enter the county each year.
- Real income per capita is projected to rise by 2.8 percent in 2013. Between 2013 and 2018, the growth of real income per capita is expected to average 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.6 percent per year from 2013 to 2018.
- Industrial production is forecast to rise by 3.9 percent in 2013. During the 2013-2018 period, the growth rate of industrial production will average 3.5 percent per year.
- Farm production is forecast to increase by 1.4 percent per year between 2013 and 2018. The principal commodity in the county is milk.

# Tulare County Economic Forecast

## 2006-2012 History, 2013-2040 Forecast

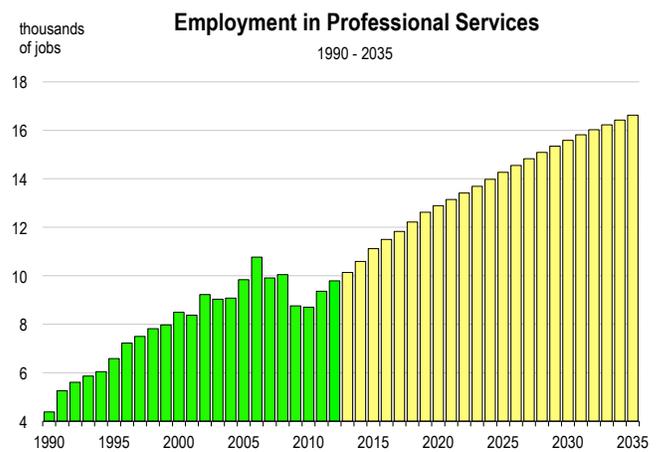
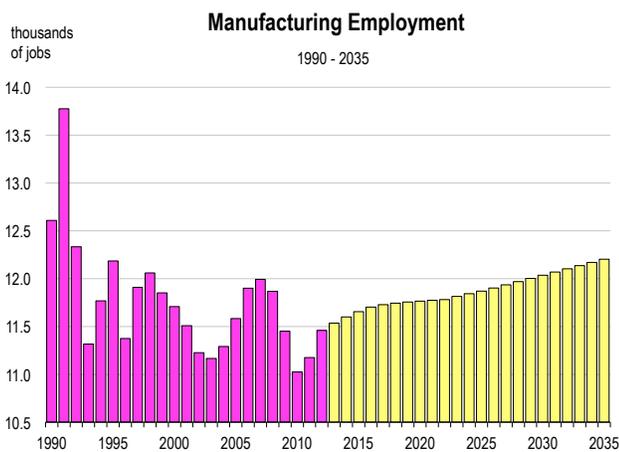
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2006	416,092	2,395	341	121.4	3,612	\$4.8	\$10.7	\$29,300	3.3	4.43	2.89	8.5
2007	423,608	1,864	343	124.6	2,807	\$4.9	\$11.8	\$30,881	3.2	5.41	2.91	9.2
2008	431,471	2,045	345	127.6	1,590	\$4.8	\$12.0	\$30,015	3.1	5.40	3.12	10.7
2009	438,408	1,179	347	129.4	1,105	\$4.1	\$11.6	\$28,138	0.9	4.32	2.97	15.2
2010	443,066	-936	349	130.3	1,259	\$4.5	\$12.4	\$29,510	1.2	5.12	2.97	16.9
2011	447,665	-812	347	131.1	860	\$5.1	\$13.3	\$30,552	2.6	5.78	3.14	16.7
2012	451,627	-1,345	348	131.8	554	\$5.4	\$13.4	\$29,569	2.7	5.91	3.32	15.8
2013	456,625	31	352	132.6	923	\$5.7	\$14.2	\$30,392	2.3	6.02	3.45	13.8
2014	462,392	781	357	133.5	1,290	\$6.0	\$15.0	\$31,029	2.7	6.13	3.57	12.5
2015	468,592	1,181	362	134.7	1,673	\$6.4	\$15.9	\$31,603	2.1	6.17	3.70	11.1
2016	475,357	1,675	367	136.3	1,892	\$6.7	\$16.7	\$32,112	2.4	6.25	3.82	10.3
2017	482,225	1,675	371	138.2	2,071	\$6.9	\$17.5	\$32,505	2.1	6.35	3.95	10.0
2018	489,168	1,627	376	140.2	2,211	\$7.2	\$18.3	\$32,948	2.1	6.44	4.09	9.8
2019	496,235	1,645	381	142.4	2,315	\$7.5	\$19.2	\$33,439	2.1	6.56	4.24	9.7
2020	503,386	1,641	386	144.7	2,383	\$7.8	\$20.1	\$33,950	2.1	6.58	4.40	9.7
2021	510,615	1,639	391	147.1	2,429	\$8.2	\$21.1	\$34,492	2.2	6.54	4.56	9.8
2022	518,041	1,754	397	149.6	2,425	\$8.6	\$22.1	\$35,043	2.3	6.61	4.73	9.7
2023	525,466	1,691	402	152.0	2,425	\$8.9	\$23.2	\$35,559	2.3	6.71	4.89	9.8
2024	533,058	1,791	407	154.4	2,409	\$9.4	\$24.4	\$36,084	2.4	6.84	5.06	9.8
2025	540,658	1,734	413	156.9	2,392	\$9.8	\$25.6	\$36,596	2.4	6.98	5.25	9.8
2026	548,225	1,638	418	159.3	2,377	\$10.2	\$26.8	\$37,005	2.5	7.08	5.44	9.8
2027	555,835	1,618	422	161.7	2,360	\$10.6	\$28.0	\$37,369	2.5	7.14	5.63	9.8
2028	563,439	1,557	426	164.1	2,359	\$11.1	\$29.2	\$37,730	2.5	7.23	5.83	9.8
2029	571,025	1,468	431	166.4	2,366	\$11.5	\$30.5	\$38,087	2.5	7.30	6.04	9.8
2030	578,748	1,523	435	168.8	2,373	\$12.0	\$31.9	\$38,425	2.5	7.29	6.26	9.8
2031	586,572	1,550	440	171.2	2,339	\$12.5	\$33.3	\$38,752	2.5	7.23	6.48	9.8
2032	594,415	1,494	445	173.6	2,310	\$13.0	\$34.7	\$39,056	2.5	7.32	6.71	9.8
2033	602,092	1,264	450	175.9	2,252	\$13.6	\$36.2	\$39,372	2.5	7.47	6.94	9.9
2034	609,727	1,177	455	178.2	2,210	\$14.1	\$37.7	\$39,712	2.5	7.63	7.18	9.9
2035	617,232	1,014	460	180.4	2,146	\$14.7	\$39.3	\$40,070	2.5	7.72	7.43	9.9
2036	624,455	717	465	182.6	2,064	\$15.2	\$41.0	\$40,444	2.5	7.91	7.69	9.9
2037	631,554	603	471	184.7	2,009	\$15.8	\$42.8	\$40,848	2.5	8.07	7.96	9.9
2038	638,473	441	476	186.7	1,964	\$16.5	\$44.6	\$41,281	2.5	8.04	8.23	9.9
2039	645,218	288	482	188.7	1,924	\$17.1	\$46.6	\$41,749	2.5	8.11	8.51	9.9
2040	651,790	143	487	190.6	1,889	\$17.8	\$48.6	\$42,251	2.4	8.22	8.82	9.9

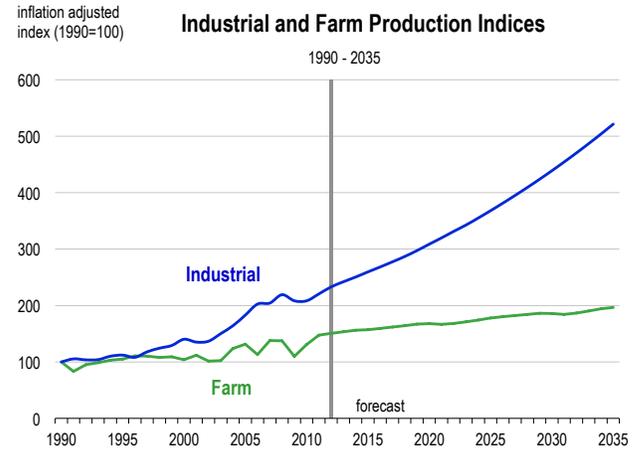
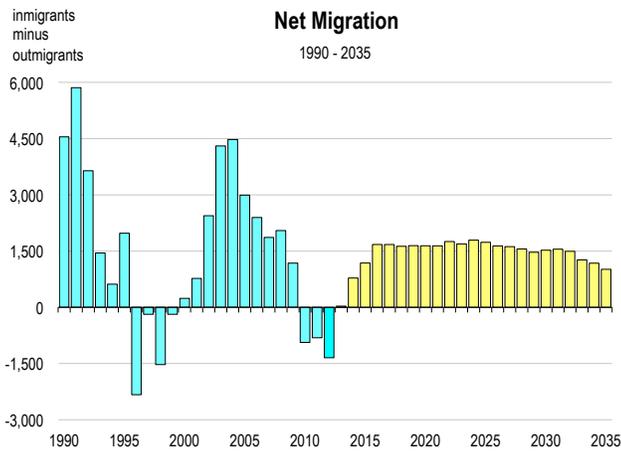
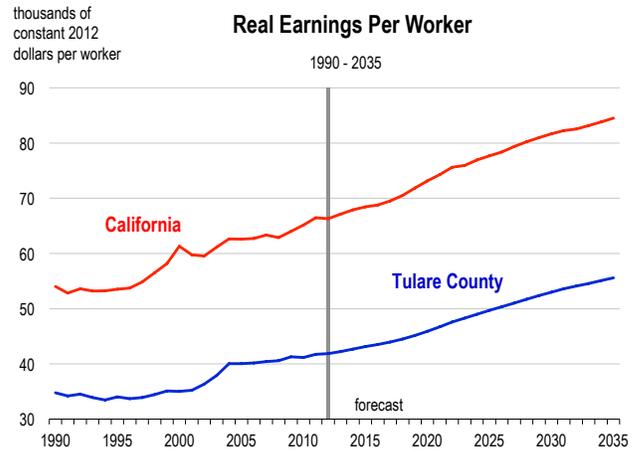


# Tulare County Employment Forecast

## 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	146.3	33.7	8.3	11.9	5.3	18.7	4.5	10.8	1.1	10.3	8.6	30.2
2007	148.6	35.0	7.6	12.0	5.4	19.4	4.5	9.9	1.1	10.7	9.0	31.0
2008	150.2	36.7	6.1	11.9	5.3	19.8	4.4	10.1	1.4	10.8	8.9	31.8
2009	143.6	36.4	4.6	11.5	5.0	18.3	4.0	8.8	1.2	10.6	9.0	31.3
2010	143.2	37.7	3.9	11.0	5.1	18.1	3.8	8.7	1.1	10.8	8.9	31.0
2011	142.9	36.4	3.9	11.2	5.5	18.4	3.8	9.4	1.0	11.0	8.9	30.6
2012	142.7	34.0	3.9	11.5	5.7	19.1	3.8	9.8	0.9	10.8	9.5	30.6
2013	146.2	34.9	4.6	11.5	5.9	19.8	3.9	10.1	0.9	11.0	9.8	30.6
2014	149.8	35.7	5.0	11.6	6.1	20.3	4.0	10.6	0.9	11.4	9.9	30.9
2015	153.4	36.3	5.6	11.7	6.4	20.6	4.1	11.1	1.0	11.8	10.2	31.3
2016	156.2	36.8	5.9	11.7	6.6	20.9	4.2	11.5	1.0	12.1	10.5	31.6
2017	158.5	37.2	6.1	11.7	6.8	21.1	4.3	11.8	1.0	12.3	10.7	31.9
2018	160.6	37.5	6.3	11.7	7.0	21.2	4.3	12.2	1.0	12.6	10.9	32.1
2019	162.5	37.8	6.4	11.8	7.2	21.4	4.4	12.6	1.0	12.9	10.9	32.4
2020	164.2	38.0	6.5	11.8	7.4	21.6	4.4	12.9	1.0	13.2	11.0	32.7
2021	165.7	38.2	6.6	11.8	7.5	21.8	4.4	13.1	1.0	13.4	11.0	32.9
2022	167.2	38.4	6.7	11.8	7.7	22.1	4.4	13.4	1.0	13.7	11.0	33.0
2023	168.5	38.5	6.7	11.8	7.9	22.3	4.5	13.7	1.0	13.9	11.0	33.3
2024	169.9	38.7	6.7	11.8	8.1	22.5	4.5	14.0	1.0	14.1	11.1	33.5
2025	171.3	38.8	6.7	11.9	8.2	22.7	4.5	14.3	1.0	14.3	11.1	33.7
2026	172.8	39.0	6.8	11.9	8.4	22.9	4.5	14.6	1.0	14.5	11.1	34.0
2027	174.3	39.2	6.8	11.9	8.6	23.1	4.5	14.8	1.0	14.7	11.1	34.2
2028	175.7	39.3	6.8	12.0	8.8	23.3	4.5	15.1	1.1	15.0	11.2	34.5
2029	177.2	39.5	6.9	12.0	8.9	23.5	4.5	15.3	1.1	15.2	11.3	34.7
2030	178.7	39.6	6.9	12.0	9.1	23.7	4.5	15.6	1.1	15.4	11.3	35.0
2031	180.0	39.7	6.9	12.1	9.3	23.9	4.5	15.8	1.1	15.7	11.4	35.2
2032	181.4	39.7	6.8	12.1	9.5	24.2	4.5	16.0	1.1	15.9	11.5	35.5
2033	182.6	39.8	6.7	12.1	9.6	24.4	4.5	16.2	1.1	16.2	11.6	35.8
2034	184.0	40.0	6.7	12.2	9.8	24.6	4.5	16.4	1.1	16.4	11.6	36.0
2035	185.3	40.1	6.6	12.2	10.0	24.8	4.5	16.6	1.1	16.6	11.7	36.3
2036	186.6	40.3	6.4	12.2	10.2	25.0	4.4	16.8	1.1	16.9	11.8	36.5
2037	188.0	40.5	6.4	12.3	10.3	25.3	4.4	17.0	1.1	17.1	11.9	36.8
2038	189.4	40.6	6.3	12.3	10.5	25.5	4.4	17.2	1.1	17.4	12.0	37.0
2039	190.8	40.7	6.3	12.3	10.7	25.7	4.4	17.5	1.1	17.6	12.1	37.3
2040	192.2	40.9	6.2	12.4	10.9	25.9	4.4	17.7	1.1	17.8	12.1	37.6





## County Economic and Demographic Indicators

### Projected Economic Growth (2013-2018)

Expected retail sales growth:	12.0 %
Expected job growth:	9.9 %
Fastest growing jobs sector:	Construction
Expected personal income growth:	16.1 %

Expected population growth:	7.1 %
Net migration to account for:	21.3 %
Expected growth in number of vehicles:	6.9 %

### Demographics (2013)

Unemployment rate (April 2013):	13.7 %
County Rank* in California (58 counties):	51st
Working age (16-64) population:	61.6 %

Population with B.A. Degree or higher:	13.2 %
Median Home Selling Price (2012):	\$130,000
Median Household Income:	\$43,566

### Quality of Life

Violent Crime rate (2010):	460 per 100,000 persons
County Rank* in California (58 counties):	40th
Average Commute Time to work (2013):	23.2 minutes

High School drop out rate (2011):	15.9 %
Households at/below poverty line (2013):	19.9 %

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