

Executive Summary

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Fresno County 2050 Growth Projections

Prepared for:

Fresno County Council of Governments

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INTRODUCTION

This report provides growth projections for Fresno County and the spheres of influence of each of its cities between 2015 and 2050. The report was commissioned by the Fresno County Council of Governments (FCOG) to assist with updating the Regional Transportation Plan (RTP) as well as the Sustainable Communities Plan (SCP). Table 1 summarizes ADE's topline population and employment projections for the Fresno County region. The population projection is lower than both the existing Department of Finance (DOF) projections and the prior Fresno COG projections for 2050 (see Figure 1). However, it should be noted that both of those projections significantly over estimated recent population growth and were 9,400 and 38,000 above the actual 2015 population reported by DOF more recently, respectively. In general, DOF projects the San Joaquin Valley to increase its share of statewide population growth, although the counties with greatest growth acceleration are anticipated to be those closest to the Bay Area and the Southern California metropolitan regions. Fresno will share in some of this additional growth, particularly after 2025 when the High Speed Rail improves accessibility to the Bay Area.

In terms of total job growth, ADE projects the county will add 133,900 wage and salary jobs between 2015 and 2050. This equates to an average annual growth rate of about 3,825 jobs over 35 years. For comparison, EDD indicates the County added an average 3,600 jobs per year over the past 25 years, since 1990. As shown in Figure 2, the ADE projections are higher in the short term than the prior COG projections, although most of this accelerated growth occurred between 2012 and 2015 as the county recovered from the recession. During the middle years of the projection period, the ADE projections generally follow the Caltrans job projections, with lower growth rates further out in time.

In addition to the population and employment projections, the report includes projections of demographic characteristics and housing demand, including the following:

- Households
- Housing
- Age Distribution
- Average Household Size
- Group Quarters Population
- Average Income
- Household Type
- Race/Ethnicity
- School Enrollment

Table 1 – Population and Employment Projections by Jurisdiction Sphere of Influence

JURISDICTION	2015	2020	2025	2030	2035	2040	2045	2050
Total Population								
County	972,300	1,047,440	1,122,840	1,191,850	1,258,860	1,323,070	1,383,690	1,447,090
Clovis SOI	114,770	126,850	136,350	145,050	153,490	161,580	169,220	177,210
Coalinga SOI	16,530	17,350	18,170	18,920	19,650	20,350	21,010	21,700
Firebaugh SOI	7,780	8,370	8,880	9,340	9,790	10,220	10,630	11,060
Fowler SOI	6,580	7,240	7,890	8,490	9,070	9,630	10,160	10,710
Fresno SOI	574,590	624,040	676,820	725,120	772,030	816,980	859,410	903,790
Huron SOI	6,820	7,430	7,600	7,750	7,900	8,050	8,180	8,330
Kerman SOI	14,880	15,900	16,930	17,860	18,770	19,650	20,470	21,330
Kingsburg SOI	12,750	13,670	14,590	15,440	16,260	17,050	17,790	18,570
Mendota SOI	11,210	11,920	12,630	13,280	13,920	14,520	15,090	15,690
Orange Cove SOI	9,360	9,540	9,710	9,880	10,030	10,190	10,330	10,480
Parlier SOI	15,100	15,870	16,640	17,350	18,040	18,700	19,330	19,980
Reedley SOI	25,570	27,150	28,740	30,200	31,610	32,960	34,240	35,580
Sanger SOI	26,310	27,860	29,410	30,840	32,220	33,540	34,790	36,100
San Joaquin SOI	4,040	4,310	4,580	4,830	5,070	5,310	5,520	5,750
Selma SOI	26,680	28,250	29,810	31,250	32,640	33,980	35,240	36,550
Balance of County	99,330	101,710	104,080	106,250	108,350	110,370	112,280	114,270
Total Jobs								
County	372,400	398,100	422,000	441,200	460,100	476,800	491,300	506,300
Clovis	32,400	34,680	36,640	38,560	40,460	42,270	43,970	45,740
Coalinga	2,820	3,050	3,160	3,290	3,420	3,540	3,660	3,780
Firebaugh	1,140	1,260	1,280	1,340	1,410	1,470	1,520	1,580
Fowler	2,400	2,770	2,890	3,030	3,170	3,300	3,420	3,540
Fresno	231,560	248,500	266,150	278,370	291,470	303,650	314,730	326,450
Huron	730	840	840	860	870	890	900	910
Kerman	2,680	2,890	3,130	3,290	3,440	3,580	3,720	3,860
Kingsburg	3,540	3,970	4,190	4,390	4,600	4,790	4,960	5,150
Mendota	890	900	910	950	990	1,030	1,060	1,100
Orange Cove	540	630	660	670	690	700	710	720
Parlier	2,230	2,380	2,530	2,630	2,720	2,810	2,890	2,970
Reedley	5,770	7,010	7,570	7,940	8,310	8,660	8,990	9,330
Sanger SOI	5,490	5,940	6,260	6,520	6,770	7,010	7,220	7,450
San Joaquin SOI	500	520	560	590	610	640	660	690
Selma	5,550	6,330	6,620	6,920	7,210	7,460	7,680	7,910
Balance of County	74,160	76,380	78,610	81,840	83,970	85,010	85,210	85,120

Source: ADE. Note: Totals may not add due to rounding.

Figure 1

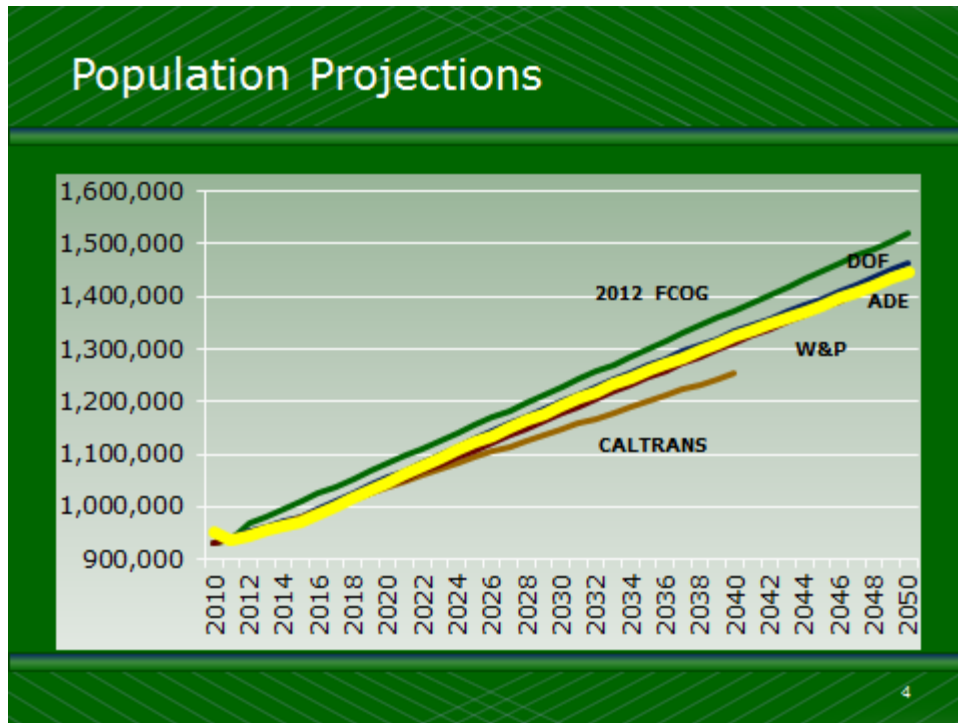
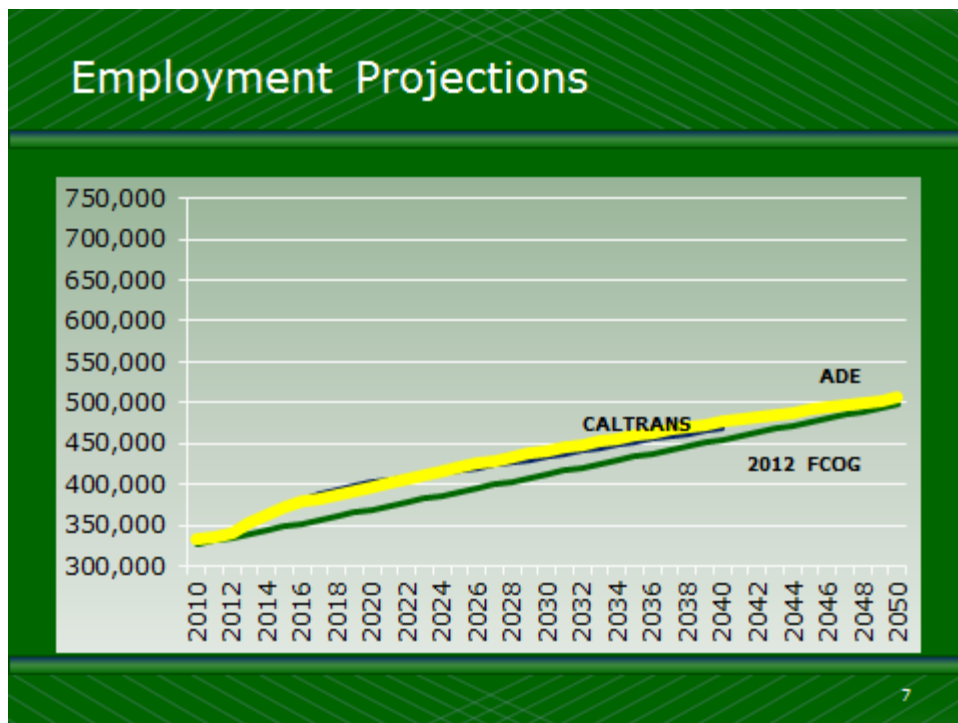


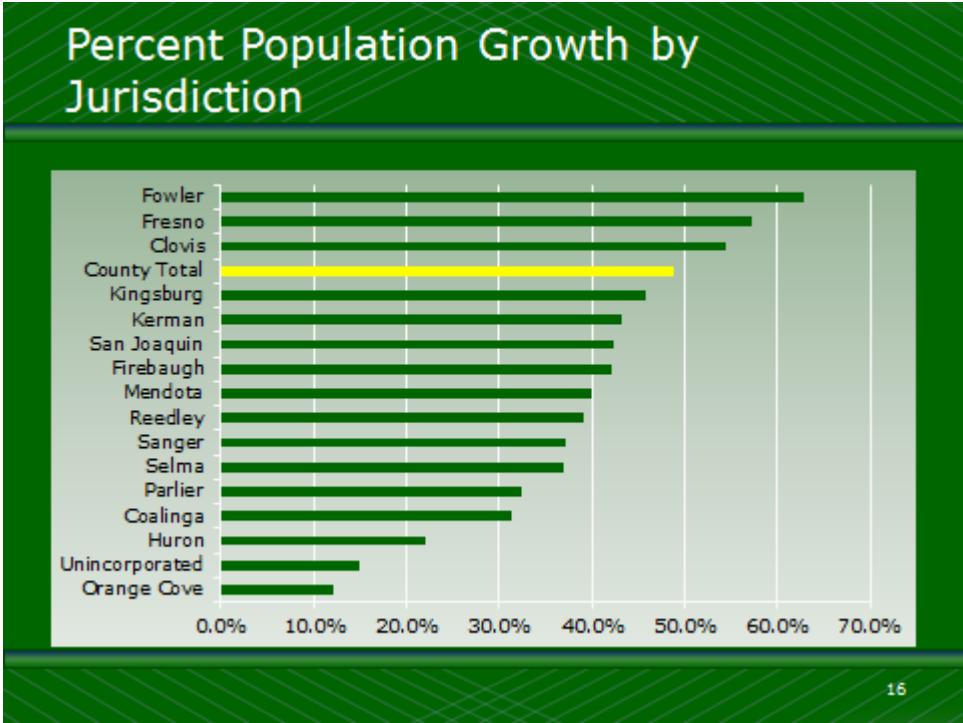
Figure 2



POPULATION AND DEMOGRAPHIC PROJECTIONS

The California Department of Finance (DOF) reported the official population for Fresno County at 972,297 persons. At 574,600 persons, the City of Fresno and its surrounding Sphere of Influence (Fresno SOI) account for almost 60 percent of the county population. There are 114,800 persons (11.8 percent of the county) in Clovis and its SOI (Clovis SOI), making this the next largest area, followed by the Selma SOI area at 26,700 persons (1.2 percent). Between 2015 and 2050, total population in Fresno County is projected to grow by 474,800 persons, or by 48.8 percent over the 35 year period. The Fresno SOI area is projected to grow by 57.3 percent over the 35-year 2015-2050 period, or by 329,200 persons (Figure 3). Fowler is projected to have a higher growth rate but would add just 4,130 persons between 2015 and 2050.

Figure 3



The vast majority of persons reside in households. Of the 972,300 persons in Fresno County in 2015, 954,500 (98.1 percent) are in households, versus 17,800 (1.9 percent) who are in group quarters (Table 2). The number of persons in group quarters is projected to increase to 26,150 persons in 2050. However, at 1.8 percent of total population, the share of persons in group quarter in 2050 is similar to the current share. The average household size for the county is projected to fluctuate slightly over the next ten years, hovering around 3.19 and 3.13, but then increase gradually to 3.35 by 2050.

Table 2 –Projections of Household and Group Quarters Populations

Year	Total Number of Persons	Persons in Households	Persons in Group Quarters	Number of Households	Average Household Size
2015	972,300	954,410	17,890	299,450	3.19
2020	1,047,440	1,028,750	18,690	328,300	3.13
2025	1,122,840	1,102,610	20,230	348,120	3.17
2030	1,191,850	1,170,080	21,770	362,860	3.22
2035	1,258,860	1,236,110	22,750	375,290	3.29
2040	1,323,070	1,299,170	23,900	388,930	3.34
2045	1,383,690	1,358,690	25,000	405,260	3.35
2050	1,447,090	1,420,940	26,150	424,480	3.35
15-50 Chng	474,790	466,530	8,260	125,030	
15-50 CAGR	1.14%	1.14%	1.09%	1.00%	

Source: ADE (note: CAGR = compound annual growth rate)

There were 299,450 households in Fresno County in 2015, according to DOF (Table 3). The number of households in the County is projected to grow by 125,030, up to a total of 424,480 in 2050. Households in the Fresno SOI area are projected to grow by 86,420 between 2015 and 2050, going from 181,800 to 268,260. Areas such as Clovis SOI are projected to grow considerably as well, adding 18,210 households on top of the 2015 base of 40,700 households.

Table 3 - ADE Projections of Households

Jurisdiction	2015	2050	Change	Percent Change
Fresno County	299,450	424,480	125,030	41.8%
Clovis SOI	40,660	58,870	18,210	44.8%
Coalinga SOI	4,000	4,960	960	23.9%
Firebaugh SOI	2,000	2,670	670	33.3%
Fowler SOI	2,060	3,150	1,090	52.6%
Fresno SOI	181,830	268,260	86,420	47.5%
Huron SOI	1,570	1,790	230	14.5%
Kerman SOI	4,110	5,530	1,410	34.4%
Kingsburg SOI	4,340	5,930	1,590	36.6%
Mendota SOI	2,500	3,280	780	31.2%
Orange Cove SOI	2,160	2,270	110	5.0%
Parlier SOI	3,480	4,320	840	24.1%
Reedley SOI	7,020	9,160	2,140	30.5%
Sanger SOI	7,320	9,410	2,100	28.6%
San Joaquin SOI	900	1,200	300	33.5%
Selma SOI	7,470	9,600	2,130	28.5%
Uninc. Area excl. SOIs	28,000	34,070	6,060	21.7%

Source: ADE, Inc. Note: Totals may not add due to rounding.

Taking into account population projections, household projections, vacant stock, and other factors such as healthy vacancy rates and residential replacement units, we project a need for 129,180 new residential units over the 35-year 2015 to 2050 period. Based on previous five years-worth of building permits data for each city in Fresno County and California DOF E5 reports, we estimate that, of the 129,180 required units, 98,110 (75.9 percent) will be single-family units, with the balance of 31,070 (24.0 percent) as multi-family (Table 4). The Regional Housing Needs Allocation (RHNA) for Fresno County projects a need for 41,440 units by 2023. This a faster rate of growth than the ADE projections, but it is based on the DOF projections which overestimated the population growth coming out of the recession, as discussed above. ADE projects that a few of the cities may come close to meeting their RHNA projections in the short term, but most jurisdictions will grow more slowly.

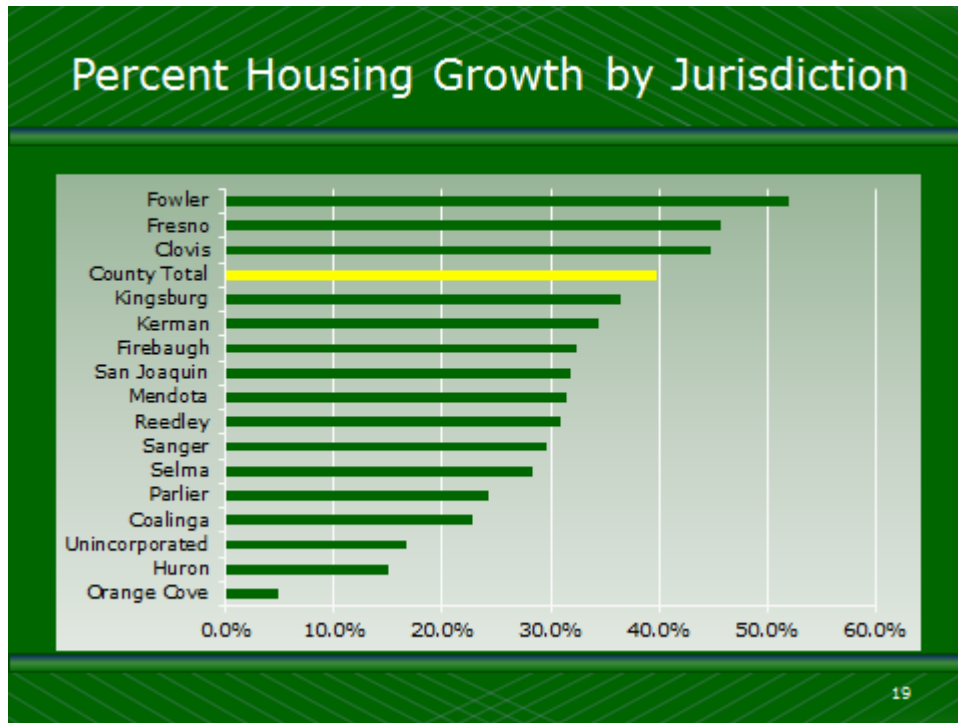
Table 4 - New Housing Units Required 2015-2050 by Unit Building Type, Compared to 2015-2023 RHNA

JURISDICTION	NEW UNITS REQUIRED 2015-2050	SFU	MFU	2015- 2023 RHNA	Number of Years To Absorb
Fresno County	129,180	98,110	31,070	41,440	11
Clovis SOI	18,770	13,800	4,970	6,328	12
Coalinga SOI	990	300	690	589	21
Firebaugh SOI	690	500	190	712	35+
Fowler SOI	1,120	800	320	524	16
Fresno SOI	89,370	69,370	20,000	23,565	9
Huron SOI	240	100	140	424	35+
Kerman SOI	1,460	500	960	909	22
Kingsburg SOI	1,640	1,400	240	374	8
Mendota SOI	810	500	310	554	24
Orange Cove SOI	110	100	10	669	35+
Parlier SOI	870	600	270	558	23
Reedley SOI	2,210	600	1,610	1,311	21
Sanger SOI	2,160	1,600	560	1,218	19
San Joaquin SOI	310	200	110	378	35+
Selma SOI	2,190	1,800	390	605	10
Uninc. excl. SOIs	6,240	5,740	500	2,722	15

Source: ADE, based on US Census Construction Building Permits database (2010-2015) and Calif. DOF E5.

Despite differences in current vacancy rates and new construction absorption, the relative order to housing growth rates by jurisdiction is very similar to the graphs for population and households. Again, Fowler is projected to have a relatively high growth rate, but the majority of housing units will be developed in Fresno and Clovis (Figure 4).

Figure 4



The following tables present county-level projections for various demographic attributes. As indicated in Table 5 below, while the population as a whole is projected to grow annually by 1.1 percent between 2015 and 2050, certain age cohorts are projected to grow at a faster rate. The number of persons between 65 and 74 is expected to grow annually by 1.9 percent, while the number of those 75 and over will grow by 3.0 percent a year. As a percentage of total population, persons 65 and over will comprise 17.7 percent of the total population in 2050, versus their current 11.5 percent share. While the median age will go from 31 to 35, the age of persons at the 80th percentile is projected to go from 55 to 62.

Average household incomes are projected to increase in real dollar terms during the projection period. In the short term this will be driven by implementation of the State's minimum wage law. Over the longer term, incomes will increase with the shift in employment from agriculture to professional services and health care types of jobs. Table 6 projects the distribution of households by income category (\$2015).

Table 5 - Trends and Projections in Total Number of Persons in Fresno County by Age

Age Group	2015	2050	15-50 Change	15-50 CAGR*	'15 Share	'50 Share
Fresno County	972,300	1,447,100	474,800	1.1%	100.0%	100.0%
5 and below	91,400	131,900	39,100	1.0%	9.5%	9.1%
6 to 14	137,200	182,800	48,600	0.9%	14.1%	12.8%
15 to 19	74,700	96,300	24,000	0.8%	7.7%	6.8%
20 to 24	80,500	95,300	16,500	0.5%	8.3%	6.7%
25 to 34	144,200	183,800	41,800	0.7%	14.8%	12.8%
35 to 44	118,300	171,100	52,500	1.1%	12.2%	11.8%
45 to 54	113,300	162,500	47,400	1.0%	11.6%	11.1%
55 to 64	101,300	162,400	59,300	1.3%	10.4%	11.1%
65 to 74	63,900	125,400	59,900	1.9%	6.6%	8.5%
75 and above	47,600	135,500	85,600	3.0%	4.9%	9.2%
20th percentile age	12	13				
Median age	31	35				
80th percentile age	55	62				

Source: ADE (*note: CAGR = compound annual growth rate)

Table 6 – Fresno County Household Income Projections

INCOME CATEGORY	NUMBER OF HOUSEHOLDS							
	2015	2020	2025	2030	2035	2040	2045	2050
Less than \$10,000	23,980	23,360	21,700	19,310	18,290	17,430	16,770	16,510
\$10,000 to \$24,999	59,340	57,820	53,700	47,780	45,260	43,140	41,510	40,860
\$25,000 to \$34,999	34,700	33,810	31,400	27,940	26,460	25,220	24,270	23,890
\$35,000 to \$49,999	40,030	45,060	42,340	38,270	36,250	34,550	33,240	32,730
\$50,000 to \$74,999	52,750	62,760	74,230	85,630	82,330	81,160	82,030	80,760
\$75,000 to \$99,999	33,420	39,760	47,030	54,250	62,840	70,650	78,190	85,730
\$100,000 to \$149,999	33,700	40,090	47,420	54,700	63,360	71,240	78,840	87,840
\$150,000 or more	21,540	25,630	30,320	34,970	40,510	45,540	50,400	56,150
Total	299,450	328,300	348,120	362,860	375,290	388,930	405,260	424,480
Mean Income	\$63,920	\$67,590	\$72,490	\$77,540	\$82,120	\$85,850	\$88,890	\$91,790
CAGR		1.1%	1.4%	1.4%	1.2%	0.9%	0.7%	0.6%

Source: ADE (*note: CAGR = compound annual growth rate)

Latinos are the largest racial\ethnic category in the county, at 506,800 (52.1 percent of the total), with Whites-Not Latinos second at 301,300 (31.0 percent)(Table 7). The number of Latinos is projected to grow to 919,300 (63.5 percent) in 2050, or by 412,500 persons between 2015 and 2050.

Whites are projected to grow over the next ten years but then gradually decrease to 299,600, slightly below their current level.

Table 7 – Projection of Total Population by Race\Ethnicity, Fresno County: 2015 – 2050

	All	White	Latino	Asian	Black	Other
2015	972,300	301,300	506,800	92,300	46,200	25,700
2020	1,047,400	306,800	563,500	100,300	49,300	27,500
2025	1,122,900	310,400	622,600	108,300	52,300	29,300
2030	1,191,800	309,900	681,100	115,100	54,700	31,000
2035	1,258,900	307,100	741,500	121,000	56,700	32,600
2040	1,323,100	302,500	802,600	126,100	58,000	33,900
2045	1,383,600	300,400	860,000	130,000	58,600	34,600
2050	1,447,000	299,600	919,300	133,900	59,000	35,200
2015-2050	474,700	-1,700	412,500	41,600	12,800	9,500

Source: ADE

Of the 972,300 persons in Fresno County in 2015, 212,100 (21.8 percent) are ages 5 to 18 (Table 8). The California Department of Finance (DOF) projects the number of K-12 public school students through 2025 based on their own demographic projections, which are higher than the ADE population projections. The DOF trend shows a slightly declining share of school age children actually enrolled in school, a trend that is corroborated by State Department of Education studies of recent past trends. ADE projected this trend forward using our own demographic projections for Fresno County as shown in Table 14. We project K-12 public school enrollment to increase to 256,100 in 2050, or 59,100 more than the 2015 figure of 197,000.

Table 8 - Fresno County Public School Enrollment of School-Age Children

Year	Total School-Age Youth (5 to 18)	ADE Projections K-12 Enr. Projections	Participation Rate
2015	212,100	197,000	92.9%
2020	219,400	203,100	92.6%
2025	229,900	212,000	92.2%
2030	240,600	221,100	91.9%
2035	252,800	231,500	91.6%
2040	261,500	238,500	91.2%
2045	268,700	244,300	90.9%
2050	282,800	256,100	90.6%
2015-2050 chg	70,700	59,100	
15-50 CAGR*	0.8%	0.8%	

Source: ADE, Inc., based on DOF, California Public K-12 Graded Enrollment and High School Graduate Projections by County – 2015 Series and ADE population projections.

EMPLOYMENT PROJECTIONS

Total jobs in Fresno County are projected to increase by 133,900 jobs, from 372,400 in 2015 to 506,300 in 2050. This reflects a 0.9 percent compound annual growth rate (CAGR) over the entire period, but as shown at the bottom of Table 9, the growth rates are higher in the early years and are lower further into the future. Health care shows the highest growth rate, followed by non-manufacturing industrial sectors, retail, and education. Office and Hospitality jobs grow faster on average than total employment. Despite anticipated growth in certain food processing and durable manufacturing sectors, overall growth in manufacturing is flat during most of the projection period and begins to decline slightly after 2035. Agriculture jobs grow in the early years but then stabilize after 2045.

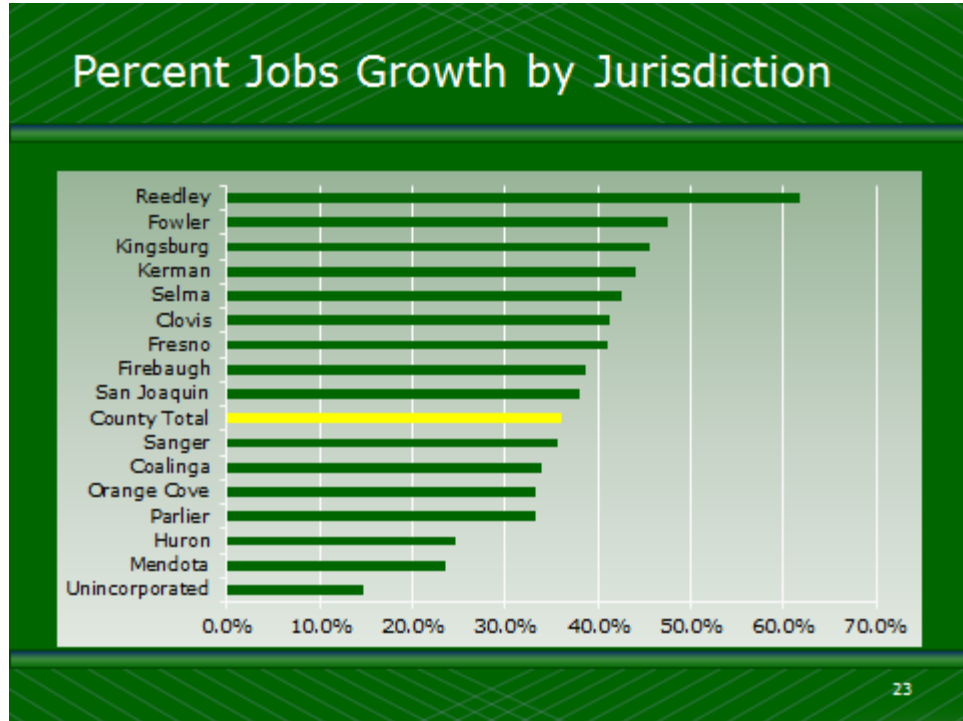
Table 9 – Fresno County Employment Projections by Sector, 2015-2050

JOB SECTOR	2015	2020	2025	2030	2035	2040	2045	2050	CAGR
Agriculture	47,500	48,000	48,500	49,400	50,000	50,400	50,500	50,400	0.2%
Mfg./Mining	26,000	26,000	26,000	26,000	26,000	25,800	25,600	25,400	-0.1%
Other Industrial	52,200	56,500	60,400	64,000	67,700	71,300	74,300	77,500	1.1%
Retail	36,100	40,750	42,200	44,400	46,900	49,000	50,800	52,800	1.1%
Office	46,000	49,600	53,600	56,400	58,800	61,200	63,300	65,200	1.0%
Education	40,000	42,200	44,500	47,100	51,000	53,600	55,800	58,200	1.1%
Health Services	59,000	66,300	74,500	78,100	81,500	85,000	88,600	92,300	1.3%
Hospitality	32,700	35,400	38,500	41,400	43,500	44,800	45,700	46,500	1.0%
Government	32,900	33,300	33,800	34,400	34,700	35,700	36,700	38,000	0.4%
Total	372,400	398,050	422,000	441,200	460,100	476,800	491,300	506,300	0.9%
Total CAGR		1.3%	1.2%	0.9%	0.8%	0.7%	0.6%	0.6%	

Source: ADE Inc. (note: CAGR = compound annual growth rate)

Figure 5 shows the percent growth in jobs for the Spheres of Influence (SOI) for each of the cities plus the unincorporated county area. The city projections reflect recent trends in the share of basic sector employment for each of the cities plus future projected population growth that affects local-serving sectors such as retail, education and government jobs. It is anticipated that the metropolitan area of the county will continue to see the bulk of job growth and both Clovis and Fresno will increase their shares of county employment over the course of the projection period. However, the projections also reflect current development projects in each of the smaller cities as well, supporting higher job growth rates for some of the smaller cities.

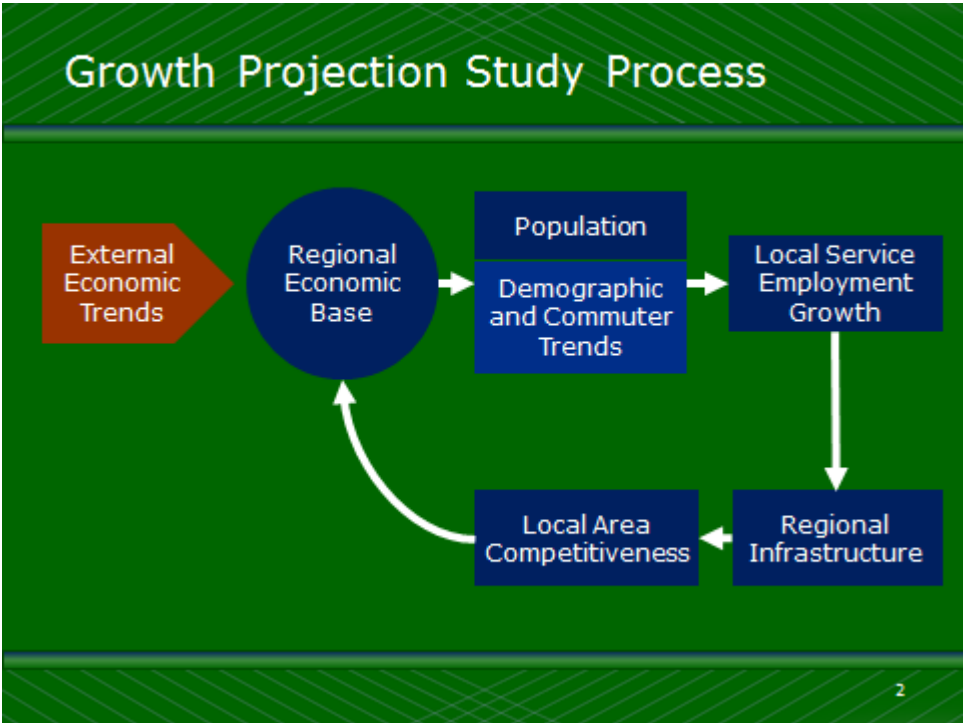
Figure 5



METHODOLOGY

The study process began by developing a range of total population and employment projections for the county as a whole, reflecting varying assumptions about Fresno County’s future share of regional growth as well as trends in industry growth. The employment projection methodology used an economic base approach, forecasting export industry sectors, while local serving business sectors follow growth in the economic base and in the population, as illustrated in Figure 6. The City population and household projections are derived via a population cohort survival model, which was then adjusted to reflect recent growth trends, planned residential development projects, regional commute patterns and net migration to each city. In conducting the analysis of housing demand, we used both vacancy rates and replacement unit rates to project the total number of future units, thus taking into account vacant stock already in place in the year 2015.

Figure 6



During the course of developing the projections, the consultant team and COG staff met with a Technical Advisory Committee on four occasions and also met or spoke with representatives of the jurisdictions to obtain planned project data, general plans and feedback on recent growth trends in each community. The draft projections report has been circulated to the jurisdictions and revisions made to reflect the comments received. The report has also been presented to a meeting of invited City officials as well as to the Regional Transportation Plan Committee.