



Madera County Growth and Development Forecast

2025 through 2050

DRAFT May 19, 2025

Prepared for:



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INTRODUCTION

BACKGROUND

Purpose and Intent

Among its myriad responsibilities as the metropolitan planning organization (federal designation) and the regional transportation planning agency (state designation) for Madera County, the Madera County Transportation Commission (MCTC) prepares and adopts the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS) for Madera County and the cities of Chowchilla and Madera. The degree to which the investments and policies guided by these plans target existing challenges *and* future

needs in no small part determines their effectiveness. Planning and paying for more growth and development than actually happens risks unduly high development costs (and resulting housing prices) and less investment for existing challenges. Planning for and investing in less growth and development than actually occurs risks unnecessarily creating new problems that are costly to address after the fact.

MCTC's Regional Growth and Development Forecast is a core tool for understanding the most likely trajectory for growth and development. MCTC typically updates the forecasts prior to preparing an update to the RTP and SCS, intending the

forecasts to inform the discussions and decision-making that go into preparing and adopting the plans. MCTC also uses the forecasts to update the regional traffic model, which is another important tool used in preparing the plans.

Content

The first part of this report, Long-term Trends, discusses some key demographic and economic trends across the US and California and how these trends may influence the growth and development that Madera County may experience.

The second part, Core Countywide Forecasts, provides the key forecasts related

to the amount of growth—people, housing, and jobs—that are expected in Madera County through 2050. The third part, Secondary Countywide Forecasts, provides additional analysis of the characteristics of the expected growth and development, such as age and types of housing. These secondary characteristics are derived from the core forecasts. The final part, Subarea Forecasts, allocates the core growth forecasts to the five subareas that MCTC has defined for Madera County. This final set of forecasts will be influenced by market conditions and local development planning and policies; thus, the allocation of growth and development may more readily change than the countywide forecasts.

METHODOLOGY

This report uses a conventional cohort-component model methodology to forecast total and household population by age and sex. A projection of the share of each age cohort that is a head of household is applied to the population forecast to determine the

increase in households. A projection is developed for the vacancy rate, and this rate is applied to the change in households to forecast the number of housing units. Total employment is forecast based on trends in each economic sector, with employment in local-serving sectors, such as retail sales, also driven by the forecast for the number of households. A number of secondary forecasts are derived by projecting demographic characteristics and applying the projection to the forecast for the number of households.

To better inform the traffic model, the RTP, and the SCS, this report allocates the core countywide forecasts by subarea. The five subareas are shown in Figure 16 on page 33, and include the cities of Chowchilla and Madera (and some surrounding unincorporated area in which the cities may expand over time), the Rio Mesa area, and the remainder of the unincorporated area of the county, divided into a north area (primarily the foothills and mountains) and a south area (primarily the valley floor).

Data Sources

There are two primary data sources used in this analysis, the US Census Bureau and the California Department of Finance (DOF). The Census Bureau provides regular survey data on an annual basis through the American Community Survey (ACS). The Census Bureau provides ACS data in one-year, three-year, and five-year sets. Unless stated otherwise for a particular forecast subject, this report uses 1-year datasets because the value of the distinct change from year to year outweighs the value of a lower margin of error. In addition to the standard ACS data available through its website, the Census Bureau also provides detailed record-level access to ACS data through the Public Use Microdata Sample (PUMS). Unless stated otherwise for a specific forecast subject, the ACS data used in this report refer to the PUMS. The base ACS and PUMS data used in the cohort-component model are provided in the Appendix in Table A-1 on page A-39 and Table A-2 on page A-40.

The CA DOF provides detailed annual estimates for population, households, and housing for each city, the unincorporated area of each county, and countywide totals: Report E-8 Historical Population and Housing Estimates for Cities, Counties, and the State for 1990 through 2020, and Report E-5 Population and Housing Estimates for Cities, Counties, and the State for 2020 through 2024 with 2020 Benchmark. The base CA DOF data are provided in the Appendix in Table A-3 on page A-41, Table A-4 on page A-42, and Table A-5 on page A-44.

Additionally, this report uses fertility rate and mortality rate data from the CA Department of Public Health and the US National Vital Statistics System. The data used in the employment forecasts come from the CA Employment Development Department and the US Census Bureau's

Longitudinal Employer-Household Dynamics Program. Other ancillary data sources are identified in the discussion of the forecast subject in which they are used.

The Cohort-Component Model

The change in an area's population over time results from two factors: the natural change—the number births minus the number of deaths—and net migration—the number of residents moving into the area minus the number of residents moving out of the area. A cohort-component model estimates each of these factors.

A cohort-component model divides the population into five-year age groups by sex; these are the *cohorts* in the model's name. The model then applies the projected fertility rate to the number of women in each of the child-bearing age cohorts (ages 15 to 49¹) to project the total number of

births over the next five-year period. The model applies the mortality rate for each five-year age group to determine the population expected to be in the five-year older age group five years later. The difference between the expected population five years later and the number in the Census Bureau survey represents net migration. The projected births, deaths, and net migration are the population change *components* in the model's name.

For example, in 2013, there were 3,998² males aged 45 to 49 in Madera County. Over five years, the mortality rate for men in this age group would result in 108 deaths. Thus, in 2018, one would expect the 50 to 54 age cohort to have 3,890 males (3,998 - 108). However, the ACS survey indicates that there were 3,993 males aged 50 to 54 in 2018. This means that among the men in this cohort moving into and out of Madera

¹ There may be a few births to older or younger women, but for the purpose of calculating the fertility rate, all births are included but only

the number of women from 15 to 49 years old are counted.

² The data refer to the household population. The population in group quarters are calculated separately.

County over the five-year period, there was a net in-migration of 103 (3,993 – 3,890). This equals an migration rate of 2.7 percent ($103 \div 3,890$). This process is repeated for each five-year age-cohort of males and each five-year age cohort of women to estimate the net migration rate for each individual cohort.

In addition, the age-specific fertility rate is multiplied by the beginning population of women in each child-bearing age group. This determines the number of people aged 0 to 4 in the following time period.

For this forecast, an age- and sex-specific migration rate was calculated using the PUMS data for 2013 to 2018 and for 2018 to 2023. The model applies the average cohort net migration rate to the forecasts from 2023 to 2050.

Limitations and Constraints

This forecast, like all forecasts, represents the most likely course of events at the time it was prepared. It should be well understood that conditions change and the

future, especially over the long-term time horizon (year 2050), is unlikely to look exactly as presented in this report. This is a limitation of any long-term outlook. It is one reason why MCTC regularly updates the forecasts.

However, this report in particular, is constrained in a way that did not affect the prior forecasts. The COVID-19 pandemic and its aftermath—the public health consequences, the economic shocks, the infusion of pandemic aid, the relocation of individuals and families, and shifts in labor market conditions and the values of workers—disrupted some long-term trends and accelerated others. Importantly, some of the changes wrought by the pandemic have proven to be short term, others look like they are permanent, and still others are transitory in that we are not sure if they will last or not. Some of these constraints are discussed in the next section of this report.

Another constraint is uncertainty about the policies of the new presidential

administration. The degree to which the administration is able to follow through on its rhetoric about deportations will impact the existing population in Madera County. Furthermore, potential changes in immigration policies may reduce the inflow of foreign immigrants into the US and California. A reduction in foreign immigration would likely dampen population growth in the state, which in turn may decrease the flow of intra-state migration into Madera County. However, the extent of these potential changes at the federal level is unknown and therefore not directly accounted for in the forecasts.

As a consequence of these limitations and constraints, there is more uncertainty with the forecasts in this report relative to past forecasts. Development trends may need to be monitored more often in order to ensure the continued viability of these forecasts.

LONG-TERM TRENDS

Long-term socioeconomic trends at the national and state/regional level will influence how and to what degree Madera County grows. This section describes some of these trends in order to provide context for the subsequent forecasts.

GENERATIONAL DYNAMICS

One can regularly come across headlines and articles discussing differences among the generations, especially Baby Boomers and Millennials but also Gen-X, Gen-Z, and a new yet-to-be-named generation . While these discussions tend to debate the social

and cultural differences among the different age groups, there are very real changes in the number of births (which affects the total population) and the fertility rate (which affects the average size of families).

Figure 1 shows the number of live births and the fertility rate (the number of live births per woman aged 15 to 45) in the US for each year from 1910 to 2022. It also shows descriptive labels for the four most recent generations. There are alternative demarcations posited by different experts and pundits, but the boundaries for each generation shown in Figure 1 are aligned with five-year age cohorts, which simplifies

the use of Census Bureau data. Thus, the Baby Boom began in 1945, Gen-X in 1965, the Millennials in 1980, and Gen-Z in 2000, with a new as-yet-to-be named generation beginning in 2020.

What the data shows is that the total population has grown in waves, with the largest being the Baby Boom and the Millennials, and troughs or plateaus with Gen-X and Gen-Z. In contrast, the fertility rate, after a steep decline following the introduction of the birth control pill³, remained fairly constant from the mid-1970s until 2007. Since 2007, the number of births and the fertility rate have been declining.

³ The decline is largely attributed to the introduction of the birth control pill. The FDA approved the pill to regulate menstruation in

1957, the year in which the fertility rate reached its highest level since 1916. In 1960 the FDA approved its use as an oral contraceptive.

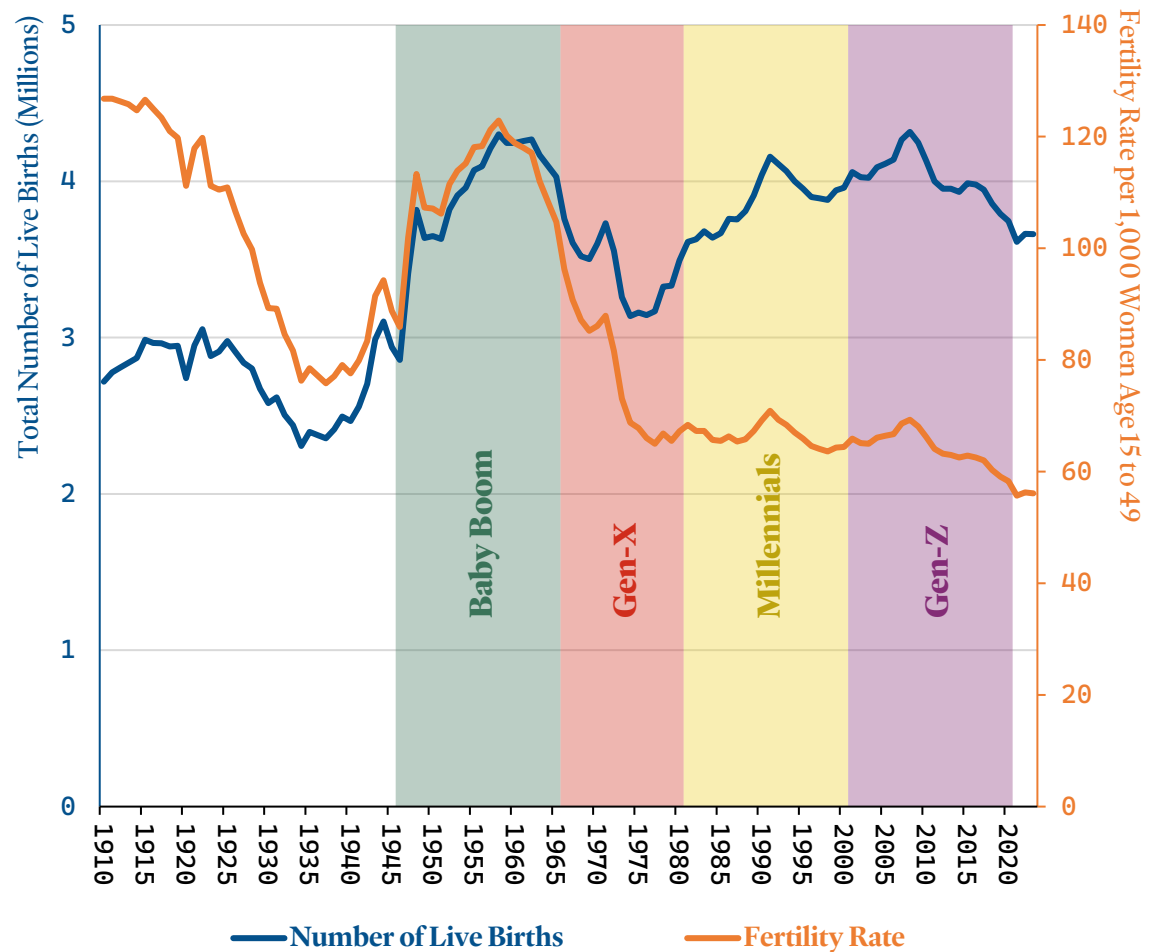
In 1965, the US Supreme Court effectively ended state and local laws limiting the use of the birth control pill to married couples.

The waves of population have consequences for employment and the economy, housing demand, and even taxes and demands for public services. More importantly, the flatness and late decline in fertility rates suggests (and is shown to be the case below) that families are smaller than those during the Baby Boom and have gotten even smaller in recent years.

The number of births and the fertility rate nationwide peaked in 2007 and have generally declined ever since. Indeed, the 2022 fertility rate, 56.1 births per 1,000 women age 15 to 49 is the lowest ever and is a 19 percent decline since the 2007 peak. The situation in California is similar, with the fertility rate in 2023 being 31 percent below the 2007 rate.

One final demographic measure is total fertility rate, which is not shown in the chart. This measure is the expected number of lifetime births per 1,000 women given current birth rates by age. A total fertility rate of 2,100 births per 1,000 women is

Figure 1: Number of Live Births, Fertility Rates, and Approximate Generational Labels; United States; 1909 to 2022



Source: PlaceWorks, 2025, using data from the US Centers for Disease Control, National Vital Statistics System.

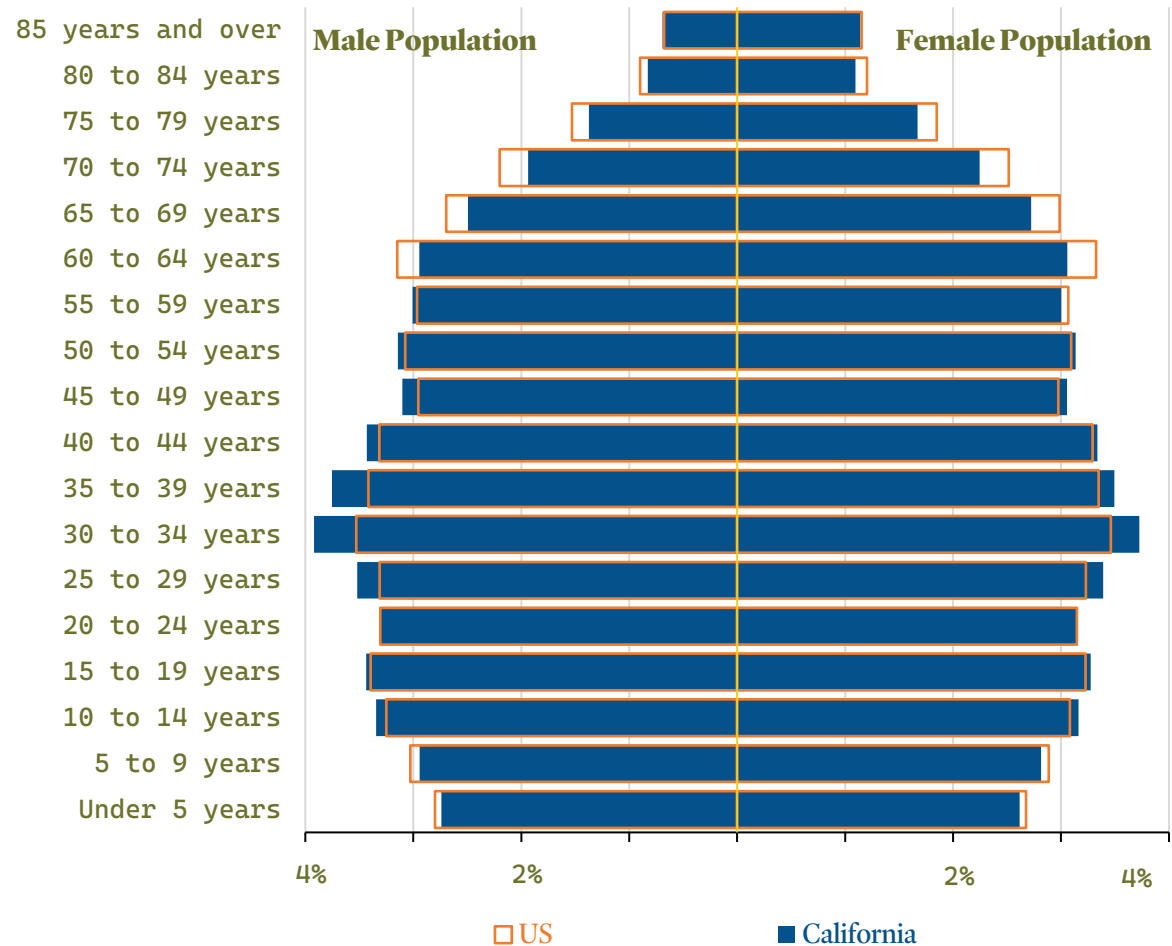
considered necessary to replace a population over time. The US total fertility rate in 2018 was 1,729.5 (and 1,632 in California). With the exception of 2007, the US total fertility rate has not exceeded 2,100 since 1971. Were it not for foreign immigration, the US population would have been declining for decades.

AGE DISTRIBUTION

The age distribution is the percentage of the population, by sex, in each five-year age cohort. It results from these waves of increases and decreases in the number of births and the effect of net foreign migration. The age distribution for the US population is quite similar to that in California, but not exactly the same. Figure 2 shows the population in California and across the US by age and sex, as a percentage of the total population.

For children and young adults under the age of 25, the share of total population is almost the same nationally as in the state. Then, the

Figure 2: Population by Age Group and Sex as a Percentage of Total Population; California and the US; 2023



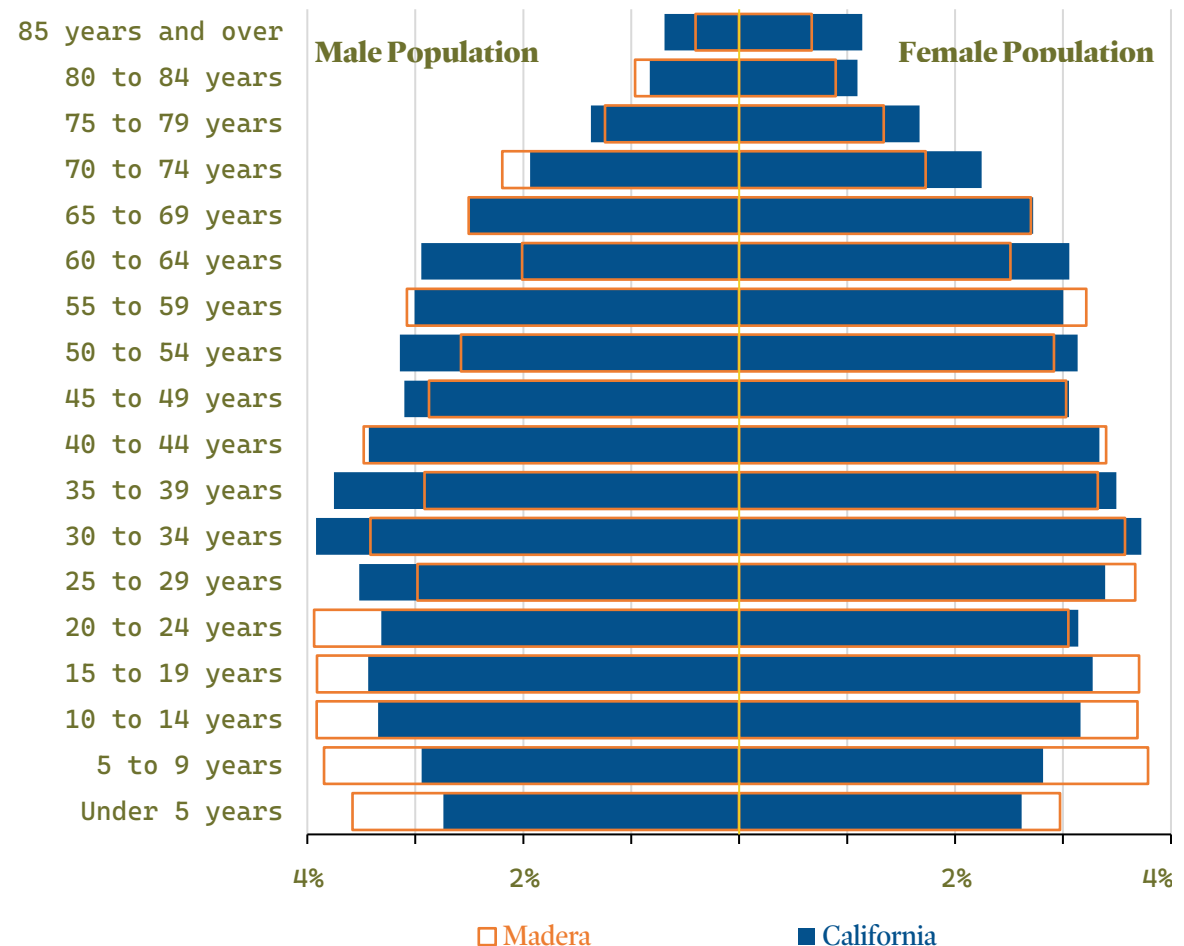
Source: PlaceWorks, 2025, using data from the US Census Bureau's 2023 American Community Survey, 1-Year Estimates.

age groups from 25 to about 54 represent a larger share of California's total population than that in the US. These groups would include Gen-x and Millennials. Finally, the population aged 60 and older account for a smaller share of California's population and a larger share of the US population. This group includes Baby Boomers and those older.

These age differences suggest that California's economy may have less challenges with an aging population. The differences also suggest that a larger portion of the state's population is in age groups that are moving out of their parents' homes, those forming households, and those buying their first homes. The under-building of housing in the US can be expected to be more acute in California than in the US because of the age differences.

In contrast to the US and California comparison, the age distribution in Madera County is visibly different than the age distribution statewide. Figure 3 compares

Figure 3: Population by Age Group and Sex as a Percentage of Total Population; California and Madera County; 2023



Source: PlaceWorks, 2025, using data from the US Census Bureau's 2023 American Community Survey, 1-Year Estimates.

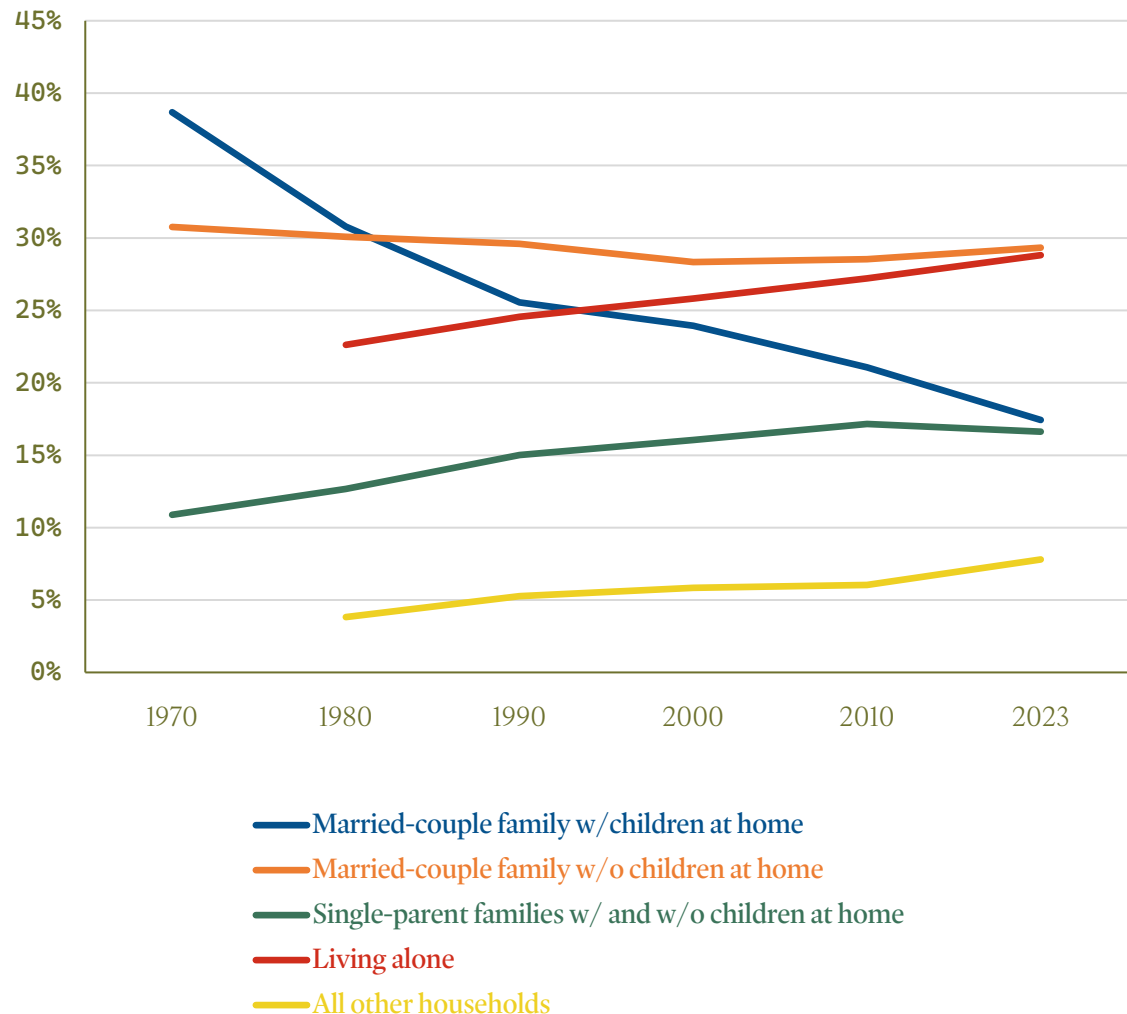
the age distribution in Madera County to that across California. Residents under the age of 25 account for a much larger share of the county's total population. Almost every other age and sex cohort accounts for a smaller percentage of the countywide population than they account for among the state's residents. Madera's population can be described as younger than the state.

HOUSEHOLD CHANGES

With the fertility rate leveling off in the early 1970s and the oldest Baby Boomers moving out of their parents' houses, the ways in which Americans live together in households began a decades-long transition. Figure 4 shows the percentage of total households by type of household for the US from 1970 to 2023.

During this period, the percentage of households that were married couples with children under the age of 18 at home declined from 39 percent to 17.4 percent, even though the number of babies being born was steadily rising from 1976 through

Figure 4: Type of Household by Share of Total Number of Households; United States; 1970 to 2021



Source: PlaceWorks, 2025, using data from the US Census Bureau. Decennial Censuses (1970 to 2000) and American Community Survey (2010 and 2023).

2007. This decline was slightly offset by an increase in the percentage of households that were single-parent families with children under the age of 18 at home, which increased from 5 percent in 1970 to 10 percent in 2020 then dropped to 8.2 percent in 2023. Nevertheless, the percentage of households with their own children under the age of 18 at home, regardless of marital status, decreased to 26 percent of all households in 2023, down from 44 percent in 1970. Some children under the age of 18 do not live with a parent. Of all US households in 2023, only 28.8 percent had one or more children under the age of 18 regardless of relationship.

In contrast, the percentage of households that were married couples with no children at home hovered around 29 percent across five decades. As mentioned above, the share of households that were single parents with children increased from 5 percent to 8 percent, and the share that were single

parents without children at home increased from 5 percent to 8 percent.

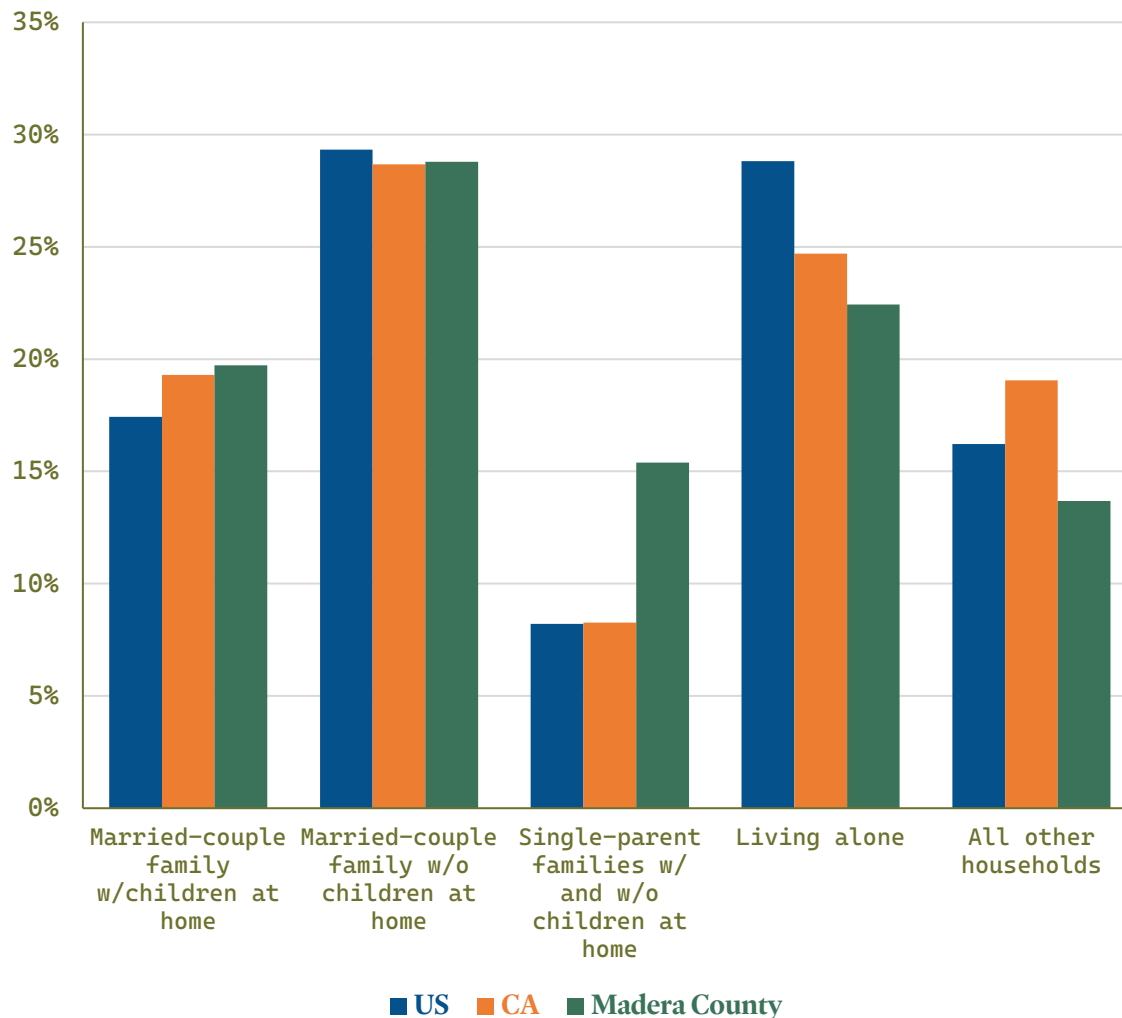
Perhaps the most dramatic change was the large increase in the share of households that were single people living alone, from 23 percent in 1980 (data were not published for 1970) to 28.8 percent in 2021. The two most common types of households—married couples without children living at home (29.3 percent) and single people living alone—account for 58 percent of all households.

From 1980 to 2023, the number of households in the US increased by 50.9 million. Households with children, regardless of marital status, accounted for 6.3 percent of the increase in the total number of households. Married-couple households and single-parent households with no children under the age of 18 at home provided 41 percent of the household increase. And all other types of households, including single-person households, cohabitating couples, and unrelated

individuals residing together, accounted for the majority, 52.7 percent, of the increase in households.

The types of households in the US, California, and Madera County in 2023 are compared in Figure 5. Similar to the nation and the state, the most prevalent type of household in Madera County is married couples with no children under the age of 18 living at home. The second most common type of household is individuals living alone, although these households account for 22 percent of households countywide, compared to 25 percent for the state and 29 percent for the US. While the county has slightly more married-couple households with children, it has nearly double the percentage of households with a single parent, whether with or without children under the age of 18 living at home.

Figure 5: Type of Household by Share of Total Number of Households; United States, California, and Madera County; 2023



Source: PlaceWorks, 2025, using data from the US Census Bureau's 2023 American Community Survey 1-Year Estimates.

AVERAGE HOUSEHOLD SIZE

Reflecting the changing types of households, the average size of households nationally has decreased. In 1970, the average household had 3.14 people. By 2024, the average household size had decreased to 2.51 persons per household. Figure 6 shows the average household size from 1970 to 2024.

Figure 6 also shows the average household size for California from 1990 to 2024. In contrast to the national trend, the state's average household size generally increased from 1990, peaking in 2017. It has decreased since then. This may be due to the impact of the COVID-19 pandemic. It is also likely affected by the drop off in foreign migration that California has experienced in recent years, which has slowed the state's overall population growth.

Nevertheless, it is widely expected that the state will continue to experience a decline in average household size driven primarily by

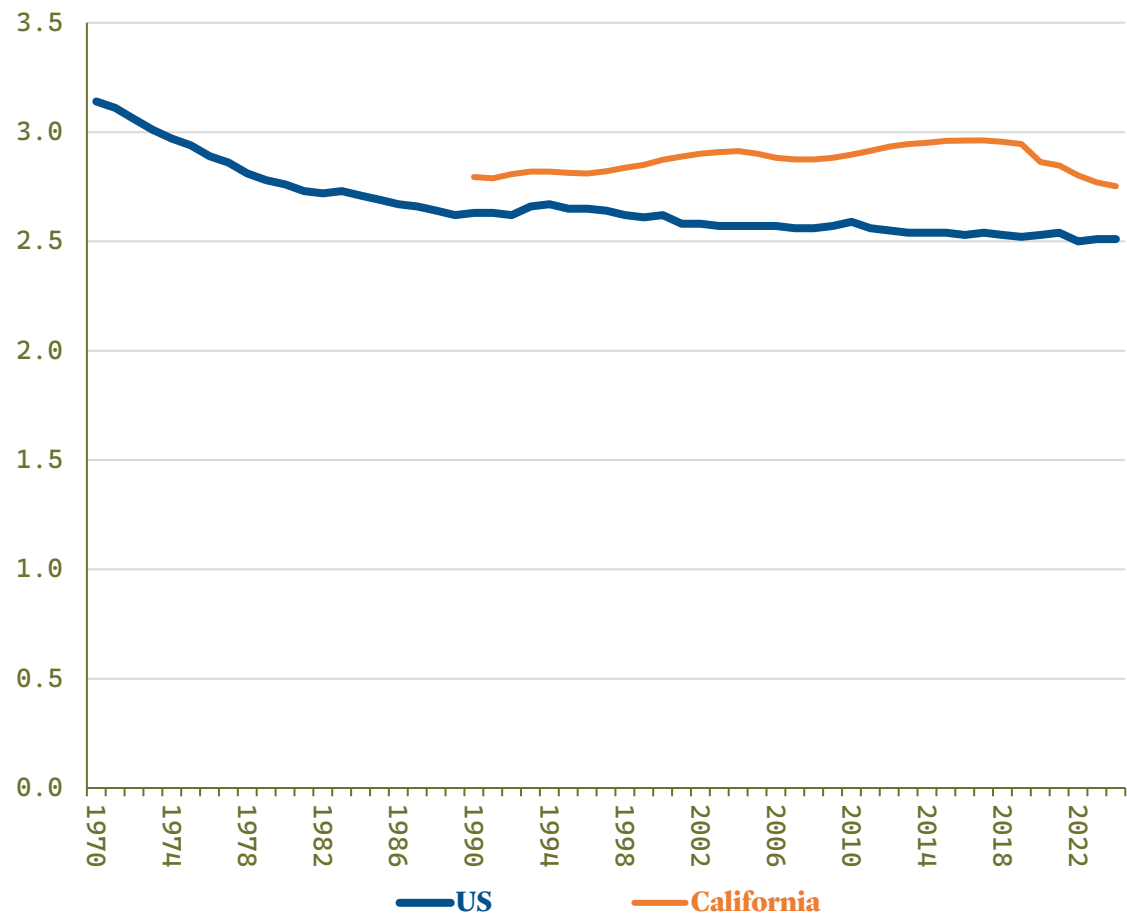
the aging of the population and the long-term decline in fertility rates, as discussed below. Similarly, with the aging of Madera County's population, a corresponding decrease in average household size can be expected.

DRIVERS OF STATEWIDE GROWTH

As discussed above, the overall fertility rate in California in 2023 was 31 percent below the most recent peak in 2007. Furthermore, the CA Department of Finance projects a continuing decline going forward. The statewide fertility rate since 2000 and the projection going through 2050 are shown with the US fertility rate in Figure 7.

The state projects that the fertility rate will continue to decline into the early 2030s, then rise somewhat until the early 2040s, and the continue declining again. It is worth noting that the projected increase into the early 2040s still does not get as high as the fertility rate was in 2022.

Figure 6: Average Household Size (Persons per Household); US and California; from 1970 (US) and 1990 (CA) to 2024



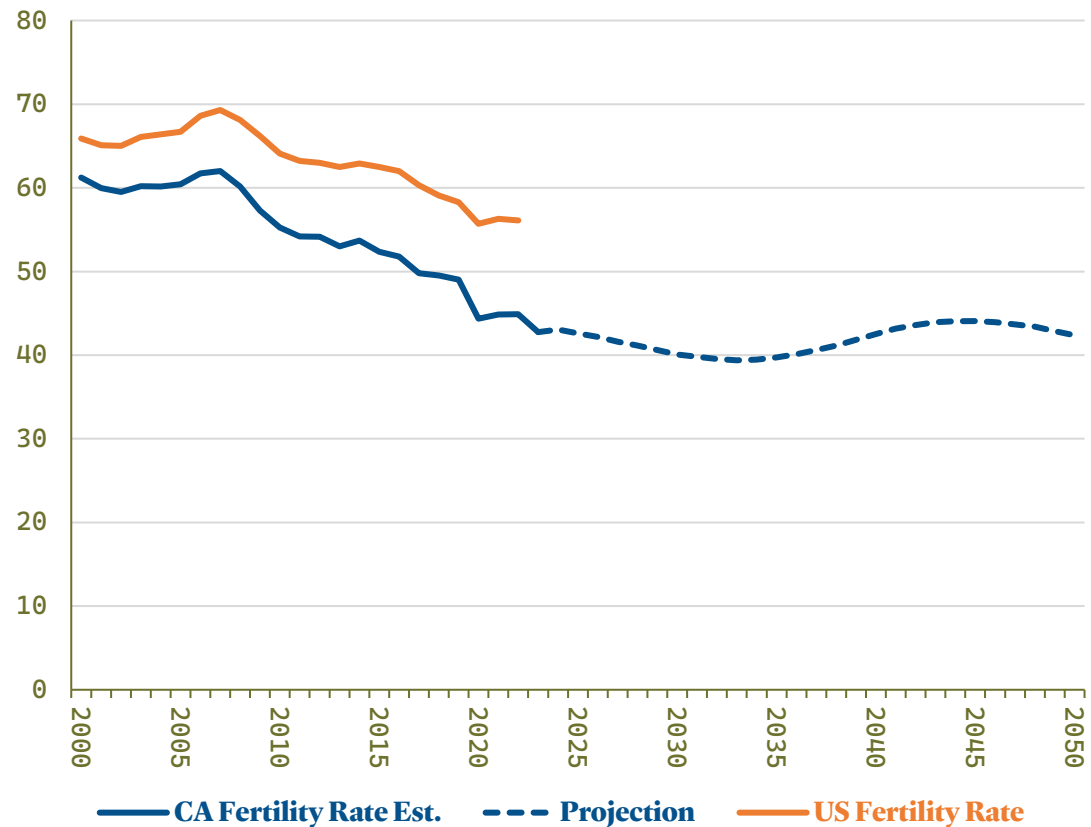
Source: PlaceWorks, 2025, using data from the US Census Bureau, Current Population Survey, Table HH04 and from the CA Department of Finance.

This declining fertility rate is a key driver of slowing population growth. The other key driver is migration. Figure 8 shows the trends in natural increase, domestic migration, and foreign migration.

Since 1991, there have only been two years (1999 and 2000, just before the dot-com bust) when California had net domestic in-migration. All the other years across those three decades, more people moved out of California than moved in from other states. California continued to grow though—a function of the natural increase (more births than deaths) and foreign in-migration. As foreign in-migration declined in the mid to late 2010s, California’s population shrank.

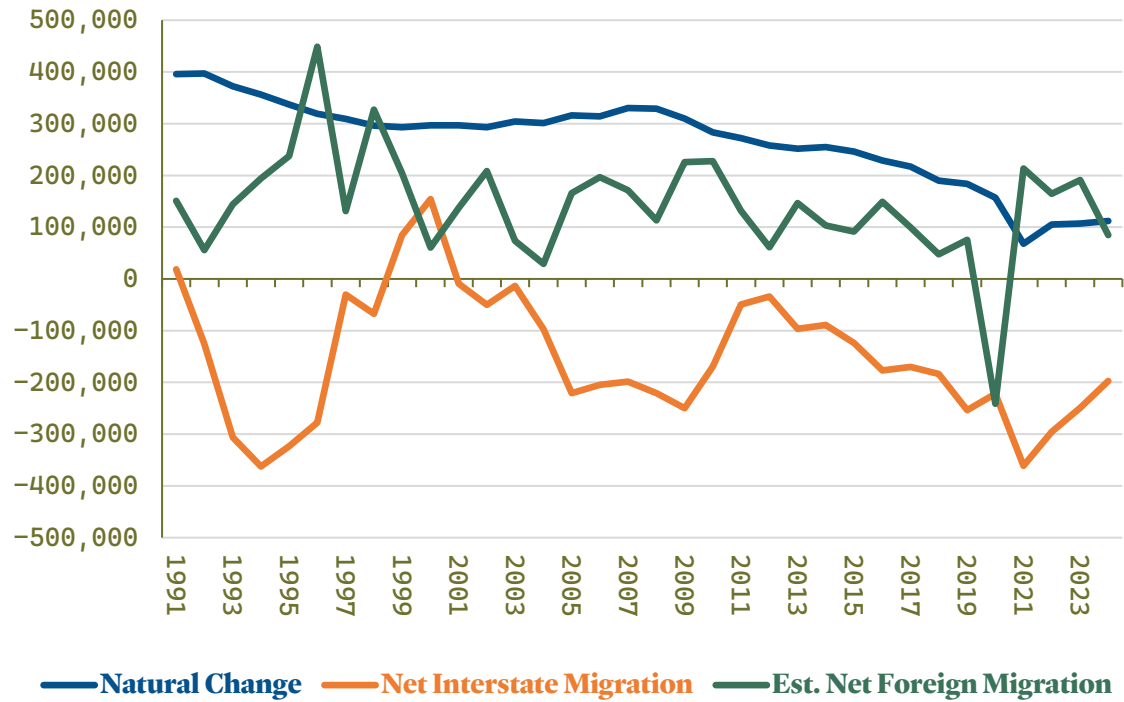
Without continued foreign migration, it is quite possible that the state’s population will revert to shrinking once again. A shrinking statewide population then calls into question how much demand there will be in Madera County for housing for people from elsewhere in the state to move into.

Figure 7: Fertility Rates, US and CA, and Fertility Rate Projection; CA; 2000 to 2050



Source: PlaceWorks, 2025, with US fertility data from the US CDC, National Clearinghouse for Health Statistics, and California fertility data from the CA Department of Finance.

Figure 8: Components of Population Change; California; 1991 to 2024



Source: PlaceWorks, 2025, using data from the CA Department of Finance, E-7. California Population Estimates, with Components of Change and Crude Rates, July 1, 1900-2024

CORE COUNTYWIDE FORECASTS

POPULATION

There are three components to the population forecast: total population, household population, and group quarters population. Total population is the sum of the household population and the group quarters population. The household population includes all people living in housing units, i.e., houses, apartments, mobile homes, and rented rooms. The group quarters population is all people not living in a housing unit. There are two types of group quarters. Institutional group quarters are institutional facilities, such as state correctional facilities. Noninstitutional group quarters include other residential facilities, such as college dormitories, group homes, and shelters.

The cohort-component model used to forecast population is based on the

household population. The model assumes that the institutional group quarters population—which consists primarily of the Central California Women’s Facility and Valley State Prison (both at Chowchilla)—will grow at the rate at which the CA Department of Finance projects the statewide population will grow. The model assumes that the noninstitutional population will grow at the rate that the cohort-component model projects the household population to grow. The cohort-component model provides forecasts for the household population, and then the group quarters population is added in to determine the total population forecast.

The cohort-component model is based on the household population in five-year age groups by sex. The source for this data is the Census Bureau’s American Community

Survey (ACS), and the most recent data available is for the year 2023. The data are provided in the Appendix in Table A-1 on page A-39 and Table A-2 on page A-40. The model projects each sex and age cohort five years later, so the model provides forecasts for 2028, 2033, 2038, through 2053. The model’s migration component is based on the implied migration from 2013 to 2018 and from 2018 to 2023. The data for the noninstitutional group quarters is also from the ACS, but the only data on the institutional group quarters by age and sex comes from the decennial censuses in 2010 and 2020. All the forecast data are adjusted to the 2024 DOF total population, household population, and group quarters population estimates (the most recent DOF estimates available). The DOF data are provided in the Appendix in Table A-3 on

page A-41, Table A-4 on page A-42, and Table A-5 on page A-44.

Household Population

Table 1 provides the forecast for the countywide household population in five-year increments from 2025 to 2050. Figure 9 shows the countywide household population estimates for 1990 to 2024 and the forecast for each year from 2025 to 2050. Detailed forecasts by year are provided in the Appendix in Table A-6 on page A-46.

The forecast indicates that the household population would increase by 23,800 residents, growing from 153,700 in 2025 to 177,500 in 2050. Over the 25-year time horizon, the household population can be expected to grow by an average of 950 residents per year. This represents an annual growth rate of 0.6 percent per year.

Table 1: Household Population Forecast Summary; Madera County; 2025 to 2050

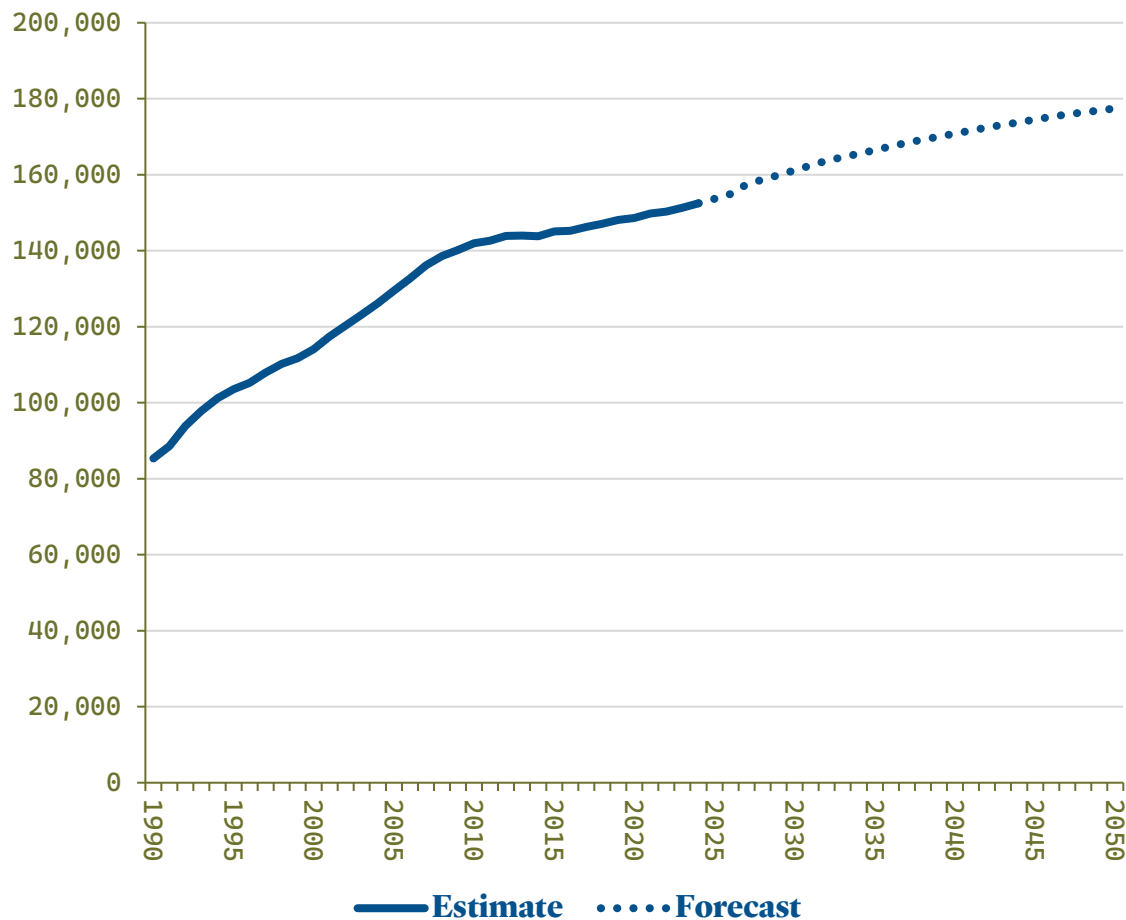
Time Period	Household Population
Forecast	
2025	153,700
2030	161,200
2035	166,500
2040	170,800
2045	174,500
2050	177,500
Change 2025 to 2050	
Total	23,800
Average annual change	950
Annualized growth rate	0.6%
Historical Change 1999 to 2024	
Total	40,700
Average annual change	1,630
Annualized growth rate	1.3%

Source: PlaceWorks, 2025.

Madera County experienced more rapid growth in household population from 1990 until the 2008/09 recession than it experienced since then, as can be seen in Figure 9. Through 2008, the household population increased, on average, by 2,800 residents per year. Since then, the average

increase has been 820 residents per year. The cohort-component model forecasts future household population growth at 950 residents per year, closer to but higher than the rate since 2008.

Figure 9: Household Population by Year, Estimate and Forecast; Madera County; 1990 to 2050



Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

Group Quarters Population

The institutional group quarters population in Madera County is composed primarily of inmates at the two state correctional facilities. The analysis assumes that the population in each age and sex cohort will change at the same rate that the CA department of finance projects each age and sex cohort to change statewide. As of the 2000 Census, the institutional group quarters population in Madera County accounted for 91 percent of the county's total group quarters population and 4.2 percent of the county's total population.

The non-institutional group quarters population is more reflective of the local population in the county. The analysis assumes that the non-institutional group quarters population in each age and sex cohort will change at the same rate that the cohort-component model forecasts for the household population in each age and sex cohort.

Table 2 provides the forecast for the countywide group quarters population in five-year increments from 2025 to 2050. Detailed forecasts by year are provided in Table A-7 on page A-47.

Table 2: Group Quarters Population Forecast Summary; Madera County; 2025 to 2050

Time Period	Group Quarters Population
Forecast	
2025	6,860
2030	6,880
2035	7,020
2040	7,140
2045	7,230
2050	7,280
Change 2025 to 2050	
Total	420
Average annual change	20
Annualized growth rate	0.2%
Historical Change 1999 to 2024	
Total	-1,700
Average annual change	-70
Annualized growth rate	-0.9%

Source: PlaceWorks, 2025.

The forecast indicates that the group quarters population will increase by 420, growing from 6,860 in 2025 to 7,280 in 2050. This represents an average annual growth of 20 people per year and an annualized growth rate of 0.2 percent per year. Over the previous 25-year period, the group quarters population declined by 1,700 people.

Because the group quarters population is mostly inmates, the actual change in the group quarters population going forward (as in the past) will depend primarily on state correctional policies and the states management of its correctional facilities. Thus, the forecast for the group quarters population may vary over time regardless of local policies and investments.

Total Population

The total population forecast is simply the sum of the forecasts for household population and group quarters population. Table 3 provides the forecast for the total countywide population in five-year

increments from 2025 to 2050. Figure 10 shows the countywide household population estimates for 1990 to 2024 and the forecast for each year from 2025 to 2050. Detailed forecasts by year are provided in the Appendix in Table A-8 on page A-48.

Table 3: Total Population Forecast Summary; Madera County; 2025 to 2050

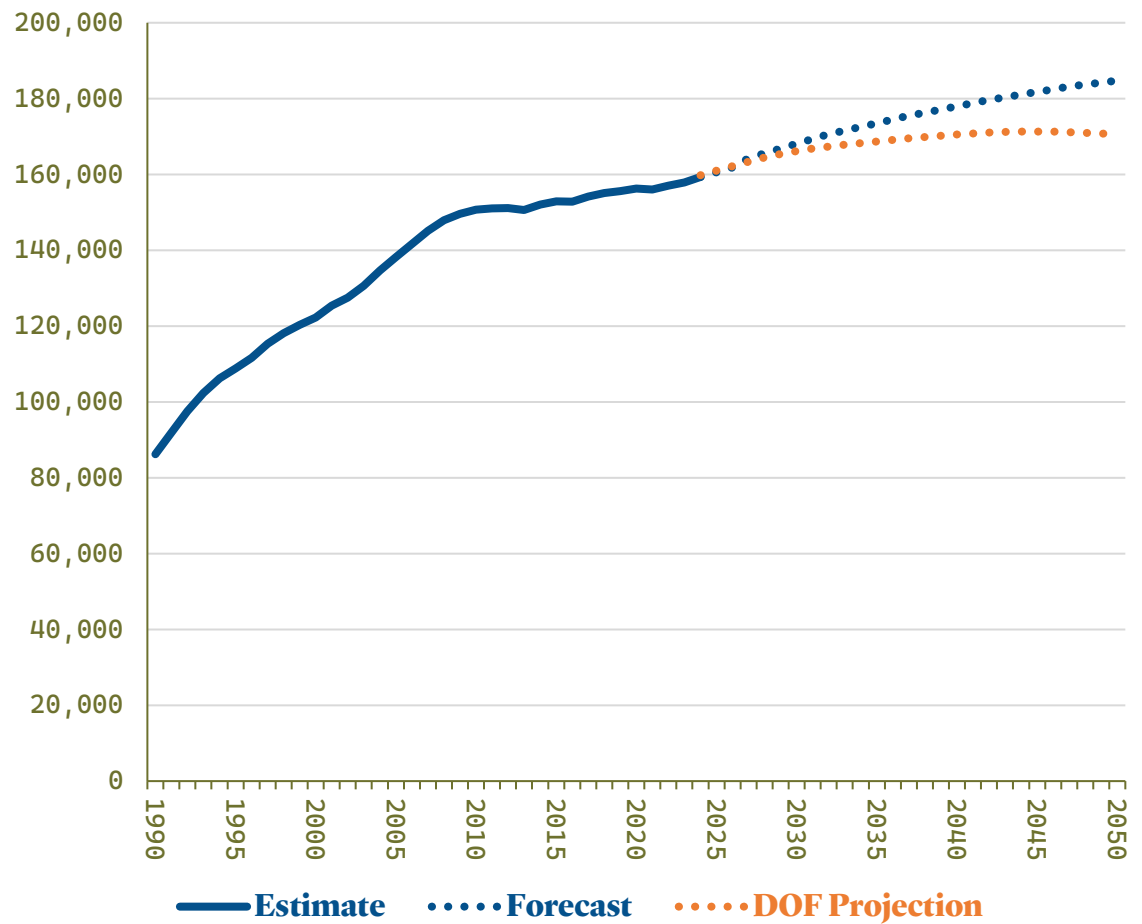
Time Period	Total Population
Forecast	
2025	160,600
2030	168,100
2035	173,500
2040	178,000
2045	181,800
2050	184,700
Change 2025 to 2050	
Total	24,200
Average annual change	970
Annualized growth rate	0.6%
Historical Change 1999 to 2024	
Total	39,000
Average annual change	1,560
Annualized growth rate	1.1%

Source: PlaceWorks, 2025.

The analysis forecasts that Madera County’s total population will increase by 24,200, growing from 160,600 in 2025 to 184,700 in 2050. As with the household population, the average annual growth—both in terms of number of residents and the annualize growth rate—for total population is forecast to be lower than the average annual growth over the past 25 years but higher than the average annual growth since the 2008/09 recession.

Figure 10 also shows the county’s future population as projected by the DOF. This report forecasts a total population for Madera County in 2050 that is 8.3 percent higher than the DOF projection. It would appear that the difference results from higher estimates of net migration in the forecasts, which use more recent data than the DOF projections use to estimate net migration rates.

Figure 10: Total Population Estimate, Forecast, and DOF Projection, by Year; Madera County; 1990 to 2050



Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025; DOF Projection is from California Department of Finance, Report P-2C County Population by Sex and Age Group.

HOUSEHOLDS

Number of Households

The forecast for the number of households is derived from the household population forecast and from estimates of the percentage of each age and sex cohort that is a head of household. The percentage share of each cohort that is a head of household is derived from data for Madera County from the from the us Census Bureau, American Community Survey 1-Year Public Use Microdata Sample for 2013, 2018, and 2023.

For cohorts that demonstrate a steady increasing or decreasing trend across the three datasets, that trend is projected forward across the time horizon for the forecasts. For cohorts without a steady trend, the average percentage share of each cohort that is a head of household is used across the time horizon.

Table 4 provides the forecast for the countywide group quarters population in five-year increments from 2025 to 2050.

Detailed forecasts by year are provided in Table A-9 on page A-49.

Table 4: Number of Households Forecast Summary; Madera County; 2025 to 2050

Time Period	Number of Households
Forecast	
2025	48,300
2030	51,400
2035	53,900
2040	56,300
2045	58,600
2050	60,500
Change 2025 to 2050	
Total	12,270
Average annual change	490
Annualized growth rate	0.9%
Historical Change 1999 to 2024	
Total	12,440
Average annual change	500
Annualized growth rate	1.2%

Source: PlaceWorks, 2025.

The analysis forecasts that the number of households residing in Madera County will increase by 12,270, growing from 48,300 in 2025 to 60,500 in 2050. On average, the number of households would increase by

490 per year, 0.9 percent per year. The average number of households per year is nearly the same as the average over the previous 25 years. However, this results in the rate of household growth being slower than the rate of growth over the past 25 years.

Average Household Size

The average household size is not directly forecast. Rather, it is derived simply by dividing the forecast household population by the forecast number of households in any given year.

Table 5 provides the forecast for the average household size in five-year increments from 2025 to 2050. Detailed forecasts by year are provided in Table A-10 on page A-50.

As discussed above, the household population is expected to grow at a rate of 0.6 percent per year, but the number of households will grow more quickly, 0.9 percent per year. Because households are increasing more quickly than the number of

people living in households, the average household size will decline. The forecast indicates that the average household size will decline by 8 percent, from 3.19 persons per household in 2025 to 2.93 persons per household in 2050.

Table 5: Average Household Size Forecast Summary; Madera County; 2025 to 2050

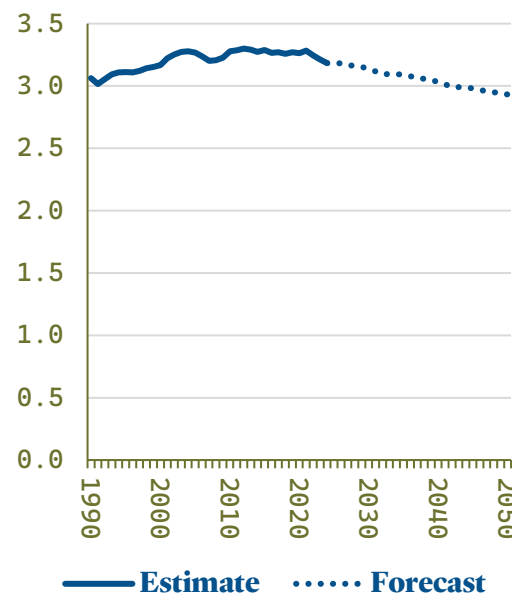
Year	Average Household Size
2025	3.19
2030	3.14
2035	3.09
2040	3.03
2045	2.98
2050	2.93

Source: PlaceWorks, 2025.

The forecast decline in the average household size is shown in Figure 11 with the estimated average household size from 1990 to 2024. Even though the forecast for 2050 is lower than the historical household size going back to 1990, it would still be higher

than the current average size statewide, 2.75 persons per household.

Figure 11: Average Household Size, Estimate and Forecast; Madera County; 1990 to 2050



Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

HOUSING

The total number of housing units equals the number of occupied housing units (which is equal to the number of households) plus the number of vacant housing units. Thus the housing forecast begins with projecting the vacancy rate.

Vacancy Rate

The vacancy rate in Madera County steadily climbed from 1990, when it was 7.9 percent, until just after the 2008/09 recession, peaking at 11.9 percent in 2010. During the slow recovery from the recession and even after the economy picked up, the county's vacancy rate steadily declined, reaching a bottom of 7.9 percent in 2020 during the onset of the COVID-19 pandemic. The rate held rather steady the next few years.

The analysis assumes that the vacancy rate will not stay at or near the 2020 low going forward. Madera County has an active and growing housing development market. It is not uncommon for a growing market to have higher vacancy rates as there are new

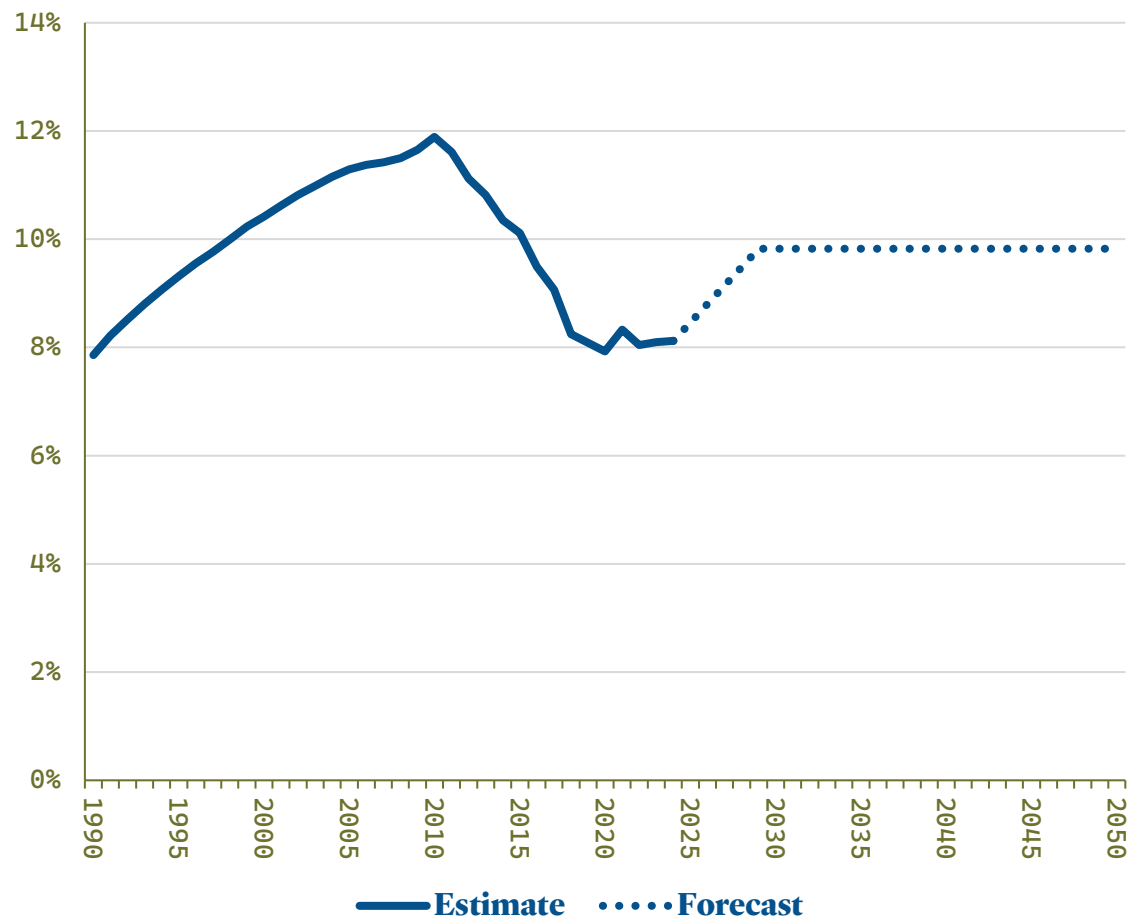
houses being completed and waiting to be sold and moved into. In addition, the county has had a somewhat higher vacancy rate reflecting second/seasonal homes in the mountains. For these reasons, the analysis assumes that the vacancy rate will increase through 2029, at which point it will remain at the average vacancy rate experienced from 1990 through 2024, which was 9.82 percent.

The estimated vacancy rate from 1990 to 2024 and the forecast vacancy rate for 2025 to 2050 are shown graphically in Figure 12. Detailed forecasts by year are provided in Table A-11 on page A-51.

Number of Housing Units

As with the trend in population, the number of housing units in Madera increased substantially from 1990 to the 2008/09 recession, adding 18,600 units, or 61 percent of the total number of units in 1990. There was little change in the total number of housing units from 2009 through 2019, with the number increasing by a total of 109 or 0.22 percent. Housing production then picked

Figure 12: Vacancy Rate, Estimate and Forecast, by Year; Madera County; 1990 to 2050



Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

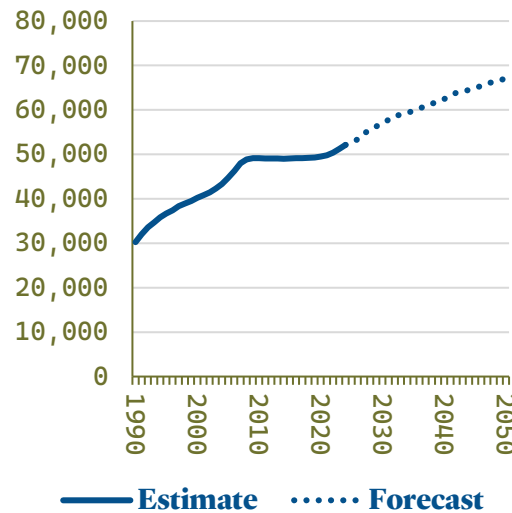
up, with the total number of units increasing by 2,856 or 5.8 percent from 2019 through 2024.

It is worth noting that the total number of housing units represents the net increase. According to the CA Department of Finance, 67 housing units were destroyed by wildfires from 2013 to 2023. Forecasts based on the total number of housing units or vacancy rates inherently assume that wildfire losses will continue in the future. However, there is no explicit assumption of increasing severity of wildfires and wildfire destruction of existing housing.

The forecast for the total number of housing units countywide is derived by dividing the number of households by the occupancy rate (which is 1 minus the vacancy rate). This is the number of occupied and vacant housing units.

The estimated number of housing units from 1990 to 2024 and the forecast for 2025 to 2050 are shown in Figure 13. Detailed forecasts by year are provided in Table A-12 on page A-52.

Figure 13 Total Number of Housing Units, Estimate and Forecast; Madera County; 1990 to 2050



Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

EMPLOYMENT

The total employment forecast is based on individual projections for the 20 economic sectors that comprise the local economy in Madera County. Total employment is measured by the number of jobs, regardless if a job is full-time or part-time. The countywide

employment projections are based on data from the US Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) Program, which uses data from where individuals work, based on the Quarterly Census of Employment and Wages, and where individuals live, based on federal tax returns. The base data is provided in Table A-13.

The LEHD data is used because it is available for cities and county subareas, which is necessary for allocating employment growth by subarea in the final part of this report. However, there are slight differences between the LEHD employment estimates and the official countywide estimates from the CA Employment Development Department. The analysis adjusts the base LEHD data to the 2022 estimates from the state.

The total employment forecast is summarized in Table 6. The detailed forecast by year and the projections for each sector are provided in Table A-14 on page A-57. Figure 14 shows the estimated number of jobs for 2003 to 2022 and the forecast through 2050.

Table 6: Total Number of Jobs Forecast Summary; Madera County; 2025 to 2050

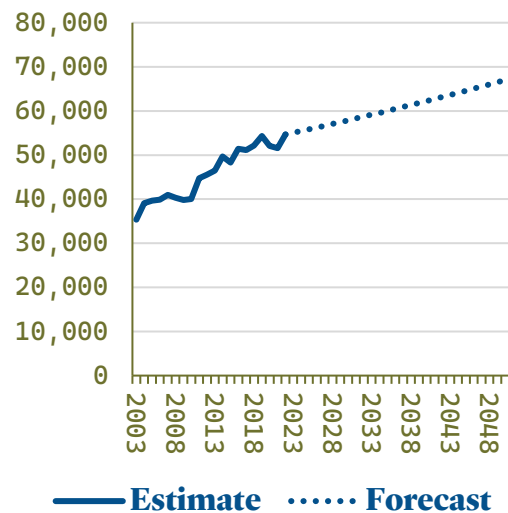
Time Period	Number of Jobs
Forecast	
2025	55,800
2030	57,900
2035	60,000
2040	62,200
2045	64,600
2050	67,000
Change 2025 to 2050	
Total	11,180
Average annual change	450
Annualized growth rate	0.7%
Historical Change 2003 to 2022	
Total	19,310
Average annual change	1,020
Annualized growth rate	2.3%

Source: PlaceWorks, 2025.

The analysis forecasts that the total number of jobs in Madera County will increase by 11,180, from 55,800 in 2025 to 67,000 in 2050. On average, total employment will increase by 450 jobs each year, for an annual growth rate of 0.7 percent per year.

The forecast average annual growth rate represents a slowing of the growth in the number of jobs, 1,020 per year, and rate of growth, 2.3 percent per year, in Madera County from 2003 through 2022.

Figure 14: Total Number of Jobs, Estimate and Forecast; Madera County; 2002 to 2050



Source: PlaceWorks, 2025. Estimate data is from the US Census Bureau Longitudinal Employer-Household Dynamics Program, adjusted to CA Employment Development Department estimates for 2022.

SECONDARY COUNTYWIDE FORECASTS

The secondary forecasts are socioeconomic characteristics important for planning that are derived from the primary forecasts presented above. Each section below describes the data used to derive the forecast.

DETAILED AGE FORECASTS

The cohort-component model used to forecast population provides forecasts for each five-year age cohort by sex for each five-year period from 2025 to 2050. This forms the basis for the forecasts for the age of the head of household, school-age population, and the age structure.

Age of Head of Household

The age of head of household forecast is based on the percentage share of each age and sex cohort that is a head of household

and is derived from data for Madera County from the from the US Census Bureau, American Community Survey 1-Year Public Use Microdata *Sample* for 2013, 2018, and 2023.

Table 7 summarizes the forecast for the age of head of household. The detailed forecast is provided in Table A-15 on page A-63.

The analysis forecasts that the smallest growth in households would be in the youngest age cohorts, for heads of household age 20 to 34. The largest increases would be among the heads of household age 35 to 39, 45 to 64, and 70 to 74. However, this is relative to age of the population in 2050. The changes from one period to the next may differ as the population ages.

Table 7: Head of Household Age Forecast Summary; Madera County; 2025 to 2050

Age	2025 Estimate	Total Change 2025 to 2050	
20 to 24	780	64	8.5%
25 to 29	1,860	6	0.3%
30 to 34	4,530	255	5.8%
35 to 39	4,250	1,055	26.3%
40 to 44	5,500	733	13.5%
45 to 49	4,170	1,522	39.2%
50 to 54	4,110	1,926	49.2%
55 to 59	5,070	1,700	33.9%
60 to 64	3,910	2,137	59.0%
65 to 69	4,570	897	19.2%
70 to 74	4,250	1,384	34.6%
75 to 79	2,730	569	21.8%
80 to 84	1,640	939	62.7%
85 & older	890	866	104.6%

Source: PlaceWorks, 2025.

Age Groups

The school age population forecast is based on the total population forecast by age and sex and on the percentage share of each individual age relative to the total for the cohort, using detailed age and sex data from the 2020 Census. The age groups forecast includes data for the school age population, those age 5 to 18, in groups roughly approximating elementary, middle, and high school ages. The forecast also includes age groups that are used in the traffic model.

The forecast is summarized in Table 8. The detailed forecast for each year is provided in Table A-16 on page A-64. The analysis indicates that the overall school-age population in Madera County in 2050 will be slightly smaller than in 2025. Even with expected overall population growth, the declining fertility rate will result in no net increase in school-age residents.

Table 8: Total Population by Specified Age Groups; Madera County; 2025 to 2050

	2025	Total Change 2025 to 2050	
School Age Population			
5 to 12	18,830	-320	-1.7%
13 to 14	4,680	-100	-2.1%
15 to 18	9,560	270	2.8%
Subtotal	33,100	-150	-0.4%
13 to 18	14,240	170	1.2%
General Age Groups			
5 to 14	10,650	50	0.5%
15 to 17	23,800	-380	-1.6%
18 to 24	7,500	290	3.8%
25 to 54	15,440	450	2.9%
55 to 64	61,100	11,910	19.5%
65 to 74	16,810	6,130	36.4%
75 & over	14,180	3,030	21.4%

Source: PlaceWorks, 2025.

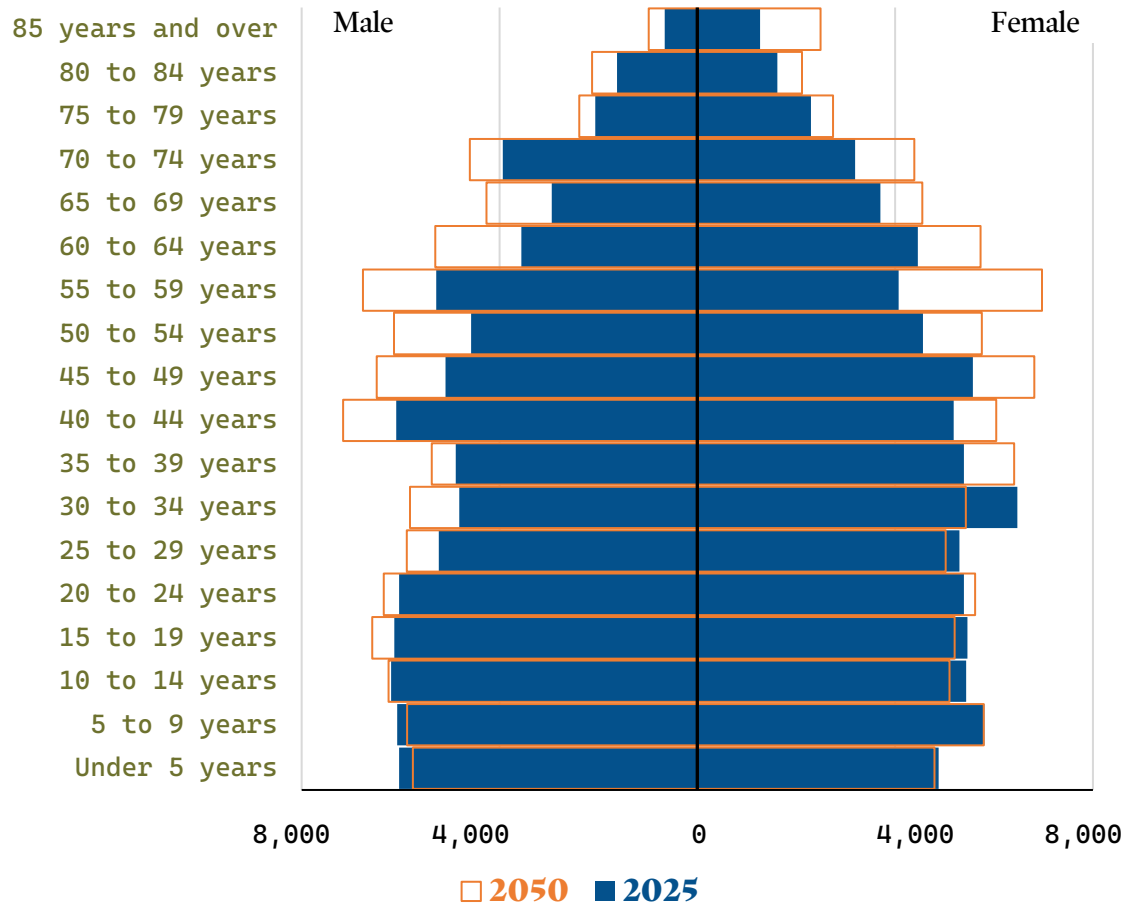
This will have implications for the county's school districts. However, the forecast is countywide. It is likely that there will be some school districts with a growing number of students and others with declining numbers of students.

The forecasts for all age groups show that the population growth in the county will be driven primarily by individuals who will be 55 and older in 2050.

The age structure for the countywide population in 2025 and 2050 are shown in Figure 15 on the following page. The solid blue rectangles indicate the population for each age and sex in 2025. The rectangles outlined in orange show the forecast population in 2050.

The chart shows that, over the next 25 years, the county's population will become older, with older age cohorts (generally those age 40 and older) accounting for larger numbers of residents than younger age cohorts.

Figure 15: Age Structure by Age and Sex Cohort; Madera County; 2025 and 2050



Source: PlaceWorks, 2025.

HOUSING TYPE

The forecast of the number of housing units by type of housing is based on the forecast for the number of housing units and the percentage share of housing by type from the US Census Bureau, American Community Survey 1-Year Public Use Microdata Sample for 2013, 2018, and 2023. These are adjusted to fit the housing type estimates from the CA Department of Finance.

The forecast is summarized in Table 9. The detailed forecast is provided in Table A-17 on page A-67.

The analysis forecasts that the number of single-family detached housing units would increase by 12,100 housing units, or 28.4 percent, from 2025 to 2050. Single-family detached housing would account for 84.1 percent of the total change in the number housing units in the county.

Table 9: Summary of Forecast for Number of Housing Units by Type of Housing; Madera County; 2025 to 2050

Housing Type	2025	2050	Total Change 2025 to 2050		Share of Total Housing Growth
Single-family detached	42,700	54,800	12,110	28.4%	84.1%
Single-family attached	850	1,470	620	73.1%	4.3%
Multifamily, 2 units	1,210	2,390	1,180	97.7%	8.2%
Multifamily, 3 or 4 units	2,120	2,210	90	4.0%	0.6%
Multifamily, 5 to 9 units	1,230	1,750	530	43.0%	3.7%
Multifamily, 10 to 19	500	550	50	10.4%	0.4%
Multifamily, 20 to 49 units	340	410	70	22.2%	0.5%
Multifamily, 50+ units	660	760	100	15.0%	0.7%
Mobile home	3,020	2,650	-360	-12.0%	-2.5%
Boat, RV, van, etc.	120	140	10	11.8%	0.1%
Total	52,700	67,100	14,410	27.3%	100.0%

Source: PlaceWorks, 2025.

Other types of housing are forecast to have large percentage increases, but this will account for only a small portion of overall housing growth.

It is important to note that the forecast is based on past trends. Recent changes in the state's implementation of the Housing Element Law requiring jurisdictions to plan and zone for substantially more multifamily housing may, over time, result in more multifamily housing than past trends suggest.

However, currently high interest rates on construction loans and permanent loans, in conjunction with escalating costs for construction, have inhibited multifamily and for-rent housing development. Thus, even with a robust effort from the state to facilitate more multifamily housing, Madera County may not see significant growth until interest rates decline.

LABOR FORCE AND JOBS

Labor Force Forecast

The labor force is the portion of the population age 16 and older that is employed full- or part-time or is looking for work. Labor force participants living in Madera County may work in Madera County or may commute to another county. The labor force forecast is based on the forecast for household population and the share of the household population that were in the labor force for each age and sex cohort from the US Census Bureau, American Community Survey 1-Year Public Use Microdata Sample for 2013, 2018, and 2023.

Table 10 summarizes the forecast for the labor force in Madera County. The detailed forecast by year is provided in Table A-18 on page A-69. The analysis forecasts that the countywide labor force will increase by 10,280, growing from 52,200 in 2025 to 62,500 in 2050.

Table 10: Forecast Summary for Number of Labor Force Participants; Madera County; 2025 to 2050

Time Period	Number of Labor Force Participants
Forecast	
2025	52,200
2030	54,900
2035	57,300
2040	59,300
2045	61,100
2050	62,500
Change 2025 to 2050	
Total	10,280
Average annual change	410
Annualized growth rate	0.7%

Source: PlaceWorks, 2025.

What this means can be understood in the context of household growth and job growth, as discussed in the following section.

Employment Metrics

The analysis forecasts that, over the next 25 years, Madera County's population will grow by 15.1 percent, the household population will grow by 15.5 percent, the number of households by 25.4 percent, the number of jobs by 20.0 percent, and the labor force will grow by 19.7 percent.

Because the number of jobs will increase only slightly more than the number of labor force participants, there will likely be only a slight reduction in the net number of residents commuting out of Madera County to work.

The number of households will grow faster than the number of jobs and labor force participants. This means that, on average, there will be fewer workers per household. However, this is not surprising given the expected aging of the county's population depicted in previously Figure 15.

Common employment and labor force metrics for evaluating the jobs-household balance are provided in Table 11.

The number of jobs in the county per household are forecast to decline slightly from 1.16 jobs in 2025 to 1.10 in 2040, and then rise slightly to 1.11 in 2050. However, the number of jobs per labor force participant is forecast to decline even less, from 1.07 jobs in 2025 to 1.05 in 2030, and then rise back to 1.07 jobs in 2050.

The number of employed residents per household is forecast to decline from 1.08 in 2025 to 1.03 in 2050. This results from the large expected growth in older residents, a higher portion of whom will likely be retired. Indeed, the growth in the retirement-age population suggests that the number of workers in households that have at least one employed resident will increase.

Table 11: Forecast Summary for Employment and Labor Force Metrics; Madera County; 2025 to 2050

Year	Jobs per Household	Jobs per Labor Force Participant	Number of Employed Residents per Household
2025	1.16	1.07	1.08
2030	1.13	1.05	1.07
2035	1.11	1.05	1.06
2040	1.10	1.05	1.05
2045	1.10	1.06	1.04
2050	1.11	1.07	1.03

Source: PlaceWorks, 2025.

SUBAREA FORECASTS

The subareas analyzed in this section are the five air basins defined by MCTC:

Chowchilla, Maderia, Rio Mesa, and North County (mostly comprised of the foothills and mountains) and South County (primarily comprised of the valley floor). These areas are shown in Figure 16.

The forecasts for the subareas are based on the countywide forecasts presented in the previous sections of this report. The methodology for allocating countywide growth by subarea differs by the subject, based on available data. Generally, the subareas boundaries approximate existing Census Bureau boundaries for census tracts and block groups. Unless stated differently in the description for a subarea forecast, the allocation is based on past trends using data from the US Census Bureau's 2013 and 2023

American Community Survey 5-Year Estimates.

In addition, the consultants met with staff from the two cities and the county to discuss growth capacity and constraints. All three jurisdictions are currently accommodative of growth and development.

In its most recent Housing Element, Chowchilla identified several residential development projects that have been entitled or are in entitlement and that have not been built yet. The Housing Element indicates that the City believes it has adequate water supply to accommodate buildout under the General Plan. The Housing Element also notes that the existing wastewater treatment facility has adequate capacity to accommodate growth through the element's horizon year and that it is

feasible to make improvements at the existing facility to expand its capacity to handle additional growth. Thus, it appears that the Chowchilla is poised to accommodate growth and development that the market directs to the city.

Similarly, Madera has residential development projects that are either entitled or in the entitlement process throughout the city, with residential potential in the thousands of housing units, plus commercial and industrial projects. Madera is expanding the storage capacity of its water system to better accommodate future growth. While the wastewater system is adequate for near-term development, the city will need to extend sewers to accommodate future growth, especially for proposed developments in the southeast. The City has had discussions with

developers and believes that there will be a future agreement to fund sewer extensions through development fees and/or special district financing. Thus, it appears that Madera is or will be able to accommodate growth and development that the market directs to the city.

Growth and development in the unincorporated areas of the county are focused in the Rio Mesa area. New developments in this area pay for their water and sewer through developer improvements, development fees, and special district financing. This area has been the location of a large amount of recent growth in Madera County and is expected to continue growing rapidly. It is possible that this area, or parts of it, may one day incorporate.

The remainder of the unincorporated areas of the county has not had significant recent development and is not planned for new

development. While there may be limited small scale development projects, these would most likely rely on wells and septic systems.

NUMBER OF HOUSEHOLDS

The forecast for the number of households uses projections based on the DOF estimates for the number of households in Chowchilla, Madera, and the unincorporated area, adjusted to the countywide forecast for the number of

households. The projection for the unincorporated areas was then allocated to Rio Mesa and the North and South County Areas based on data on recent growth from Esri. Table 12 summarizes the forecast for the total number of households by subarea. The detailed forecast by year is provided in Table A-19 on page A-70.

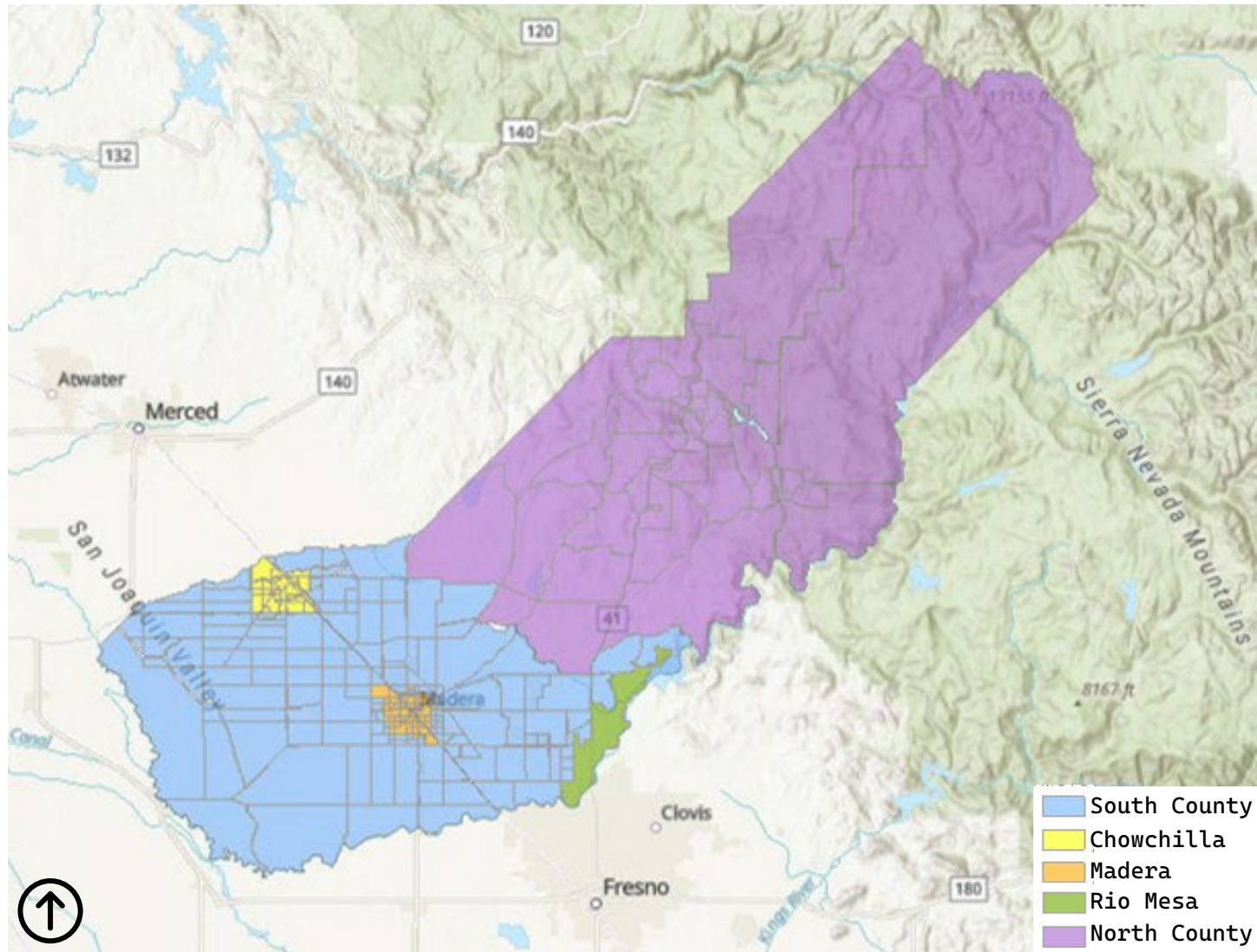
The analysis forecasts that the Rio Mesa area will account for 53 percent of the countywide increase in households, adding 6,490 new housing units over the next 20 years. Chowchilla would add 1,260 new housing units, providing 10 percent of

Table 12: Forecast Summary for the Increase in the Number of Households by Subarea; Madera County; 2025 to 2050

	Chowchilla	Madera	Rio Mesa	North County	South County
Total Change	1,260	4,040	6,490	200	270
	31.2%	24.0%	264.6%	2.0%	2.5%
Annual Change	51	162	260	8	11
	1.0%	0.8%	5.1%	0.1%	0.1%
Share of Total	10.3%	32.9%	52.9%	1.7%	2.2%

Source: PlaceWorks, 2025.

Figure 16: Subarea Boundaries



Source: MCTC, 2025.

Countywide growth. Madera is forecast to add 4,040 new households, which would account for 33 percent of the county’s total growth. Finally, the North and South County Areas would see limited growth, 200 and 270 households, respectively.

These forecasts represent the best available data at the time of the analysis. However, the trend for development in Rio Mesa is relatively new. The next update of MCTC’s Regional Growth and Development Forecast may be better positioned to allocate countywide growth among the subareas.

POPULATION

Household Population

The forecast for household population is based on the current average household size estimated by Esri for each subarea. The average household size is multiplied by the forecast for the number of households in each subarea to determine a preliminary household population estimate. The analysis

Table 13: Forecast Summary for the Change in Household Population by Subarea; Madera County; 2025 to 2050

	Chowchilla	Madera	Rio Mesa	North County	South County
Total Change	2,610	8,840	15,740	-1,450	-1,990
	19.4%	13.3%	221.3%	-5.4%	-5.0%
Annual Change	105	177	210	-15	-16
	0.7%	0.5%	4.8%	-0.2%	-0.2%
Share of Total	11.0%	37.2%	66.3%	-6.1%	-8.4%

Source: PlaceWorks, 2025.

then proportionally reduces the estimates for each subarea so that the total across the subareas equals the countywide forecast for household population in each year.

Table 13 summarizes the forecast for the change in household population by subarea. The detailed forecasts by year are provided in Table A-20 on page A-72.

The analysis forecasts that Rio Mesa will account for a larger share of countywide household population growth, 66 percent, than it does for the number of households. Chowchilla and Madera account for slightly

less household population growth. The North and South County Areas are forecast to have a decline in household population over the next 25 years, even though the analysis forecasts a slight increase in the number of households. These differences reflect differing average household sizes, as discussed below. In other words, even though the North County and South County areas will add more households (Table 12), the households will be smaller (average number of residents per household) in 2050 than in 2025 (Table 14), with the result that

overall there will be fewer people living in households in these two areas (Table 13).

Average Household Size

The analysis forecasts that the average household size will decline in each subarea from 2025 to 2050. Table 14 summarizes the change in household size. The detailed forecast by year is provided in Table A-21.

Table 14: Average Household Size by Subarea; Madera County; 2025 and 2050

	2025	2050
Chowchilla	3.05	2.83
Madera	3.62	3.36
Rio Mesa	2.70	2.50
North County	2.38	2.21
South County	3.44	3.19
Countywide	3.19	2.93

Source: PlaceWorks, 2025.

The decline in average is household size is similar across the subareas. However, the forecast decline in Madera is the largest, but it would still have the highest average household size. Similarly, the forecast decline is the lowest for the North County

Area, but it would still have the smallest household size in 2050.

Total Population

The forecast for the total population is based on Esri estimates of the current household population's share of the total population in each subarea. This is applied to the forecast for household population in the subarea to project the total population. These projections are then adjusted for each year so that the total across the subareas equals the countywide forecast for total population.

Table 15: Forecast Summary for the Change in Total Population by Subarea; Madera County; 2025 and 2050

	Chowchilla	Madera	Rio Mesa	North County	South County
Total Change	2,630	9,000	15,790	-1,450	-1,790
	19.4%	13.4%	221.3%	-5.4%	-3.9%
Annual Change	105	360	632	-58	-71
	0.7%	0.5%	4.8%	-0.2%	-0.2%
Share of Total	10.9%	37.2%	65.3%	-6.0%	-7.4%

Source: PlaceWorks, 2025.

Table 15 summarizes the forecast for total population by subarea. The detailed forecasts for each year are provided in Table A-22 on page A-76.

The total population forecast is similar to the household population forecast, with the exception of the South County Area. The two state correctional facilities are located in this area and they are projected to slightly add population. As a result, the decline in total population in the South County Area, -7.4 percent is slightly less than the decline in household population, -8.4 percent.

HOUSING

New Housing Units

The final forecast is the total number of housing units in each subarea. The forecast is based on the Esri estimate for the current vacancy rates in each subarea and the forecast for the number of households in each subarea. This preliminary projected is then adjusted so that the total number of housing units in each subarea equals the countywide forecast for the number of housing units in each year.

Table 16 summarizes the forecast for the total number of housing units by subarea. The detailed forecast is provided in Table A-23 on page A-78.

The analysis forecasts that the majority of new housing constructed in Madera County over the next 25 years, 52 percent, would be in Rio Mesa. Another 32 percent would be built in Madera, and 10 percent in Chowchilla. The final 7 percent of housing

Table 16: Forecast Summary for the Change in Number of Housing Units by Subarea; Madera County; 2025 and 2050

	Chowchilla	Madera	Rio Mesa	North County	South County
Total Change	1,420	4,570	7,420	490	500
	30.8%	24.1%	251.8%	3.5%	4.1%
Annual Change	57	183	297	20	20
	1.1%	0.9%	5.2%	0.1%	0.2%
Share of Total	9.9%	31.7%	51.5%	3.4%	3.5%

Source: PlaceWorks, 2025.

would be built in the North and South County Areas.

development market, and the rate in North County reflects seasonal homes.

Vacancies

The forecast for new housing units includes occupied housing, housing that is seasonally occupied, and unoccupied housing that may be temporarily vacant awaiting a sale or a new tenant and housing that may be vacant longer. Table 17 summarizes the forecast for vacant housing (include seasonally occupied housing). The higher vacancy rate in Rio Mesa reflects a more active housing

Table 17: Forecast for Vacant Housing Units by Subarea; Madera County; 2025 and 2050

	2025	2050
Number of Vacant Units		
Chowchilla	205	365
Madera	616	1,144
Rio Mesa	308	1,237
North County	2,646	2,933
South County	685	915
Vacancy Rate		
Chowchilla	4.4%	6.0%
Madera	3.2%	4.9%
Rio Mesa	10.4%	11.9%
North County	19.2%	20.5%
South County	5.6%	7.1%

Source: PlaceWorks, 2025.

APPENDIX

The appendix provides base data and other information used in the analysis and referenced in the preceding sections of the report.

Table A-1: Total Population by Sex and Five-Year Age Cohort; Madera County; 2013, 2018, and 2023

Sex/ Age	2013	2018	2023
TOTAL	152,389	157,672	162,858
Under 5	11,801	11,785	10,672
5 to 9	12,786	11,935	12,432
10 to 14	11,042	12,680	12,382
15 to 19	11,487	11,502	12,402
20 to 24	10,977	10,369	11,376
25 to 29	9,985	10,995	10,831
30 to 34	10,747	10,756	11,384
35 to 39	9,848	10,604	10,159
40 to 44	9,516	9,632	11,201
45 to 49	9,076	8,976	9,610
50 to 54	9,533	9,116	8,945
55 to 59	8,541	9,168	10,247
60 to 64	8,299	8,055	7,366
65 to 69	6,710	6,223	8,480
70 to 74	4,032	7,290	6,387
75 to 79	3,580	2,937	4,203
80 to 84	2,513	2,981	3,027
85 and older	1,916	2,668	1,754
FEMALE	77,437	81,099	81,714
Under 5	5,730	5,949	4,839
5 to 9	6,040	6,542	6,168
10 to 14	5,421	5,856	6,011
15 to 19	5,266	5,939	6,034
20 to 24	5,730	5,224	4,964
25 to 29	5,188	5,160	5,976
30 to 34	5,575	5,956	5,821
35 to 39	5,575	5,632	5,411
40 to 44	4,569	5,032	5,537

Sex/ Age	2013	2018	2023
45 to 49	4,879	4,789	4,932
50 to 54	5,111	4,689	4,747
55 to 59	4,569	4,558	5,235
60 to 64	4,027	4,580	4,093
65 to 69	3,562	3,177	4,399
70 to 74	1,858	3,534	2,815
75 to 79	1,781	1,237	2,181
80 to 84	1,239	1,338	1,456
85 and older	1,316	1,907	1,095
MALE	74,952	76,573	81,144
Under 5	6,071	5,836	5,833
5 to 9	6,746	5,393	6,264
10 to 14	5,621	6,824	6,371
15 to 19	6,221	5,563	6,368
20 to 24	5,247	5,145	6,412
25 to 29	4,797	5,835	4,855
30 to 34	5,172	4,800	5,563
35 to 39	4,272	4,972	4,748
40 to 44	4,947	4,600	5,664
45 to 49	4,197	4,187	4,678
50 to 54	4,422	4,427	4,198
55 to 59	3,972	4,610	5,012
60 to 64	4,272	3,475	3,273
65 to 69	3,148	3,046	4,081
70 to 74	2,174	3,756	3,572
75 to 79	1,799	1,700	2,022
80 to 84	1,274	1,643	1,571
85 and older	600	761	659

Source: U.S. Census Bureau, U.S. Department of Commerce. "Age and Sex." American Community Survey, ACS 1-Year Estimates Subject Tables, Table S0101, 2013, 2018, and 2023

Table A-2: Household Population by Sex and Five-Year Age Cohort; Madera County; 2013, 2018, and 2023

Sex/ Age	2013	2018	2023
TOTAL	144,668	149,103	156,401
Under 5	11,771	11,904	11,007
5 to 9	12,248	12,927	12,883
10 to 14	11,134	12,055	11,686
15 to 19	11,313	10,865	12,223
20 to 24	10,347	9,967	10,868
25 to 29	9,735	8,835	10,173
30 to 34	9,801	9,160	10,565
35 to 39	9,023	9,680	8,987
40 to 44	7,675	10,052	11,554
45 to 49	8,103	8,094	9,113
50 to 54	8,938	7,922	8,203
55 to 59	8,032	8,187	9,455
60 to 64	8,347	8,298	6,778
65 to 69	5,987	6,783	7,646
70 to 74	4,300	6,145	6,639
75 to 79	3,641	2,884	4,289
80 to 84	2,267	2,960	2,714
85 and older	2,006	2,385	1,618
FEMALE	72,943	75,884	77,921
Under 5	5,862	5,744	4,768
5 to 9	5,842	7,185	6,567
10 to 14	5,693	5,546	5,550
15 to 19	5,077	5,368	5,785
20 to 24	5,281	5,198	4,895
25 to 29	4,980	3,624	5,837
30 to 34	5,070	4,930	5,096
35 to 39	5,083	5,572	4,849
40 to 44	3,585	4,968	5,451

Sex/ Age	2013	2018	2023
45 to 49	4,105	4,347	4,878
50 to 54	4,882	3,929	4,226
55 to 59	4,110	3,862	4,189
60 to 64	3,804	4,967	4,136
65 to 69	3,342	3,552	3,979
70 to 74	1,801	2,768	3,097
75 to 79	1,828	1,252	2,318
80 to 84	1,316	1,305	1,242
85 and older	1,282	1,767	1,058
MALE	71,725	73,219	78,480
Under 5	5,909	6,160	6,239
5 to 9	6,406	5,742	6,316
10 to 14	5,441	6,509	6,136
15 to 19	6,236	5,497	6,438
20 to 24	5,066	4,769	5,973
25 to 29	4,755	5,211	4,336
30 to 34	4,731	4,230	5,469
35 to 39	3,940	4,108	4,138
40 to 44	4,090	5,084	6,103
45 to 49	3,998	3,747	4,235
50 to 54	4,056	3,993	3,977
55 to 59	3,922	4,325	5,266
60 to 64	4,543	3,331	2,642
65 to 69	2,645	3,231	3,667
70 to 74	2,499	3,377	3,542
75 to 79	1,813	1,632	1,971
80 to 84	951	1,655	1,472
85 and older	724	618	560

Source: PlaceWorks, 2025, using data from the us Census Bureau, American Community Survey 1-Year Public Use Microdata Sample for 2013, 2018, and 2023.

Table A-3: Population Estimates by Type of Population; Madera County, 1990 to 2024

Year	Total Population	Household Population	Group Quarters Population
1990	86,207	85,340	867
1991	91,856	88,559	3,297
1992	97,514	93,843	3,671
1993	102,305	97,805	4,500
1994	106,261	101,200	5,061
1995	108,817	103,578	5,239
1996	111,663	105,273	6,390
1997	115,349	107,951	7,398
1998	118,133	110,224	7,909
1999	120,305	111,742	8,563
2000	122,266	114,072	8,194
2001	125,359	117,450	7,909
2002	127,469	120,343	7,126
2003	130,641	123,207	7,434
2004	134,645	126,251	8,394
2005	138,174	129,500	8,674
2006	141,693	132,713	8,980
2007	145,163	136,168	8,995

Year	Total Population	Household Population	Group Quarters Population
2008	147,958	138,568	9,390
2009	149,632	140,196	9,436
2010	150,694	141,927	8,768
2011	151,054	142,681	8,373
2012	151,155	143,897	7,258
2013	150,652	143,986	6,666
2014	152,067	143,849	8,218
2015	152,930	145,045	7,885
2016	152,819	145,260	7,559
2017	154,151	146,295	7,856
2018	155,100	147,101	7,999
2019	155,604	148,092	7,512
2020	156,258	148,631	7,627
2021	155,982	149,827	6,155
2022	157,040	150,335	6,705
2023	157,909	151,308	6,601
2024	159,328	152,486	6,842

Source: California Department of Finance, 2024, Population and Housing Estimates for Cities, Counties, and the State, Tables E-5 and E-8.

Table A-4: Number of Housing Units, Total and by Type; Madera County; 1990 to 2024

Year	Total Number of Housing Units	Total Single- family Housing Unit	Single- family Detached	Single- family Attached	Total Multifamily Housing Units	Multifamily Housing, 2 to 5 Units per Building	Multifamily Housing, 5 or More Units per Building	Mobile Homes
1990	30,248	23,465			3,778			3,005
1991	31,998	24,957			3,922			3,119
1992	33,585	26,356			4,041			3,188
1993	34,681	27,377			4,053			3,251
1994	35,798	28,202			4,280			3,316
1995	36,713	28,988			4,334			3,391
1996	37,435	29,646			4,421			3,368
1997	38,336	30,340			4,582			3,414
1998	38,959	30,921			4,646			3,392
1999	39,483	31,463			4,652			3,368
2000	40,197	32,072			4,754			3,371
2001	40,785	32,473			4,916			3,396
2002	41,470	33,064			5,046			3,360
2003	42,300	33,818			5,157			3,325
2004	43,338	34,675			5,328			3,335
2005	44,658	35,857			5,436			3,365
2006	46,246	37,323			5,509			3,414
2007	48,000	38,903			5,643			3,454
2008	48,845	39,595			5,785			3,465
2009	49,163	39,878			5,821			3,464
2010	49,150	39,879	39,231	659	5,848	3,380	2,461	3,424
2011	49,108	39,820	39,160	660	5,907	3,359	2,548	3,381
2012	49,062	39,795	39,134	661	5,904	3,353	2,551	3,363
2013	49,068	39,782	39,119	663	5,954	3,343	2,611	3,332
2014	49,040	39,796	39,132	664	5,945	3,335	2,610	3,299
2015	49,072	39,878	39,214	664	5,936	3,326	2,610	3,258
2016	49,162	39,989	39,323	666	5,927	3,317	2,610	3,246
2017	49,173	40,032	39,364	668	5,916	3,307	2,609	3,225

Year	Total Number of Housing Units	Total Single- family Housing Unit	Single- family Detached	Single- family Attached	Total Multifamily Housing Units	Multifamily Housing, 2 to 5 Units per Building	Multifamily Housing, 5 or More Units per Building	Mobile Homes
2018	49,227	40,128	39,459	669	5,906	3,297	2,609	3,193
2019	49,272	40,223	39,553	670	5,896	3,287	2,609	3,153
2020	49,487	40,495	39,826	669	5,877	3,280	2,597	3,114
2021	49,794	40,739	40,057	682	5,941	3,279	2,662	3,114
2022	50,368	41,299	40,576	723	5,941	3,279	2,662	3,128
2023	51,268	42,171	41,352	819	5,952	3,279	2,673	3,145
2024	52,118	43,001	42,176	825	5,974	3,282	2,692	3,143

Source: California Department of Finance, 2024, Population and Housing Estimates for Cities, Counties, and the State, Tables E-5 and E-8.

Table A-5: Occupied and Vacant Housing and Average Household Size; Madera County; 1990 to 2024

Year	Occupied Housing Units	Vacant Housing Units	Vacancy Rate	Number of People per Household
1990	27,871	2,377	7.86%	3.06
1991	29,368	2,630	8.22%	3.02
1992	30,725	2,860	8.52%	3.05
1993	31,628	3,053	8.80%	3.09
1994	32,552	3,246	9.07%	3.11
1995	33,294	3,419	9.31%	3.11
1996	33,859	3,576	9.55%	3.11
1997	34,592	3,744	9.77%	3.12
1998	35,065	3,894	10.00%	3.14
1999	35,444	4,039	10.23%	3.15
2000	36,010	4,187	10.42%	3.17
2001	36,452	4,333	10.62%	3.22
2002	36,985	4,485	10.82%	3.25
2003	37,655	4,645	10.98%	3.27
2004	38,504	4,834	11.15%	3.28
2005	39,616	5,042	11.29%	3.27
2006	40,987	5,259	11.37%	3.24
2007	42,519	5,481	11.42%	3.20
2008	43,230	5,615	11.50%	3.21
2009	43,436	5,727	11.65%	3.23
2010	43,307	5,844	11.89%	3.28
2011	43,406	5,702	11.61%	3.29
2012	43,608	5,454	11.12%	3.30
2013	43,761	5,307	10.82%	3.29
2014	43,965	5,075	10.35%	3.27
2015	44,110	4,962	10.11%	3.29
2016	44,495	4,667	9.49%	3.26

Year	Occupied Housing Units	Vacant Housing Units	Vacancy Rate	Number of People per Household
2017	44,714	4,459	9.07%	3.27
2018	45,167	4,060	8.25%	3.26
2019	45,289	3,983	8.08%	3.27
2020	45,565	3,921	7.92%	3.26
2021	45,647	4,147	8.33%	3.28
2022	46,316	4,052	8.04%	3.25
2023	47,118	4,150	8.09%	3.21
2024	47,886	4,232	8.12%	3.18

Source: California Department of Finance, 2024, Population and Housing Estimates for Cities, Counties, and the State, Tables E-5 and E-8.

Table A-6: Household Population Forecast by Year; Madera County; 2025 to 2050

Year	Estimated	Forecast	Year	Estimated	Forecast	Year	Estimated	Forecast
1990	85,340		2011	142,681		2032		163,685
1991	88,559		2012	143,897		2033		164,619
1992	93,843		2013	143,986		2034		165,558
1993	97,805		2014	143,849		2035		166,503
1994	101,200		2015	145,045		2036		167,454
1995	103,578		2016	145,260		2037		168,409
1996	105,273		2017	146,295		2038		169,213
1997	107,951		2018	147,101		2039		170,020
1998	110,224		2019	148,092		2040		170,831
1999	111,742		2020	148,631		2041		171,646
2000	114,072		2021	149,827		2042		172,465
2001	117,450		2022	150,335		2043		173,151
2002	120,343		2023	151,308		2044		173,840
2003	123,207		2024	152,486	152,486	2045		174,531
2004	126,251		2025		153,710	2046		175,225
2005	129,500		2026		154,944	2047		175,922
2006	132,713		2027		157,481	2048		176,434
2007	136,168		2028		158,702	2049		176,949
2008	138,568		2029		159,934	2050		177,465
2009	140,196		2030		161,174			
2010	141,927		2031		162,425			

Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

Table A-7: Group Quarters Population Forecast by Year; Madera County; 2025 to 2050

Year	Estimated	Forecast	Year	Estimated	Forecast	Year	Estimated	Forecast
1990	867		2011	8,373		2032		6,943
1991	3,297		2012	7,258		2033		6,968
1992	3,671		2013	6,666		2034		6,993
1993	4,500		2014	8,218		2035		7,018
1994	5,061		2015	7,885		2036		7,043
1995	5,239		2016	7,559		2037		7,068
1996	6,390		2017	7,856		2038		7,092
1997	7,398		2018	7,999		2039		7,115
1998	7,909		2019	7,512		2040		7,139
1999	8,563		2020	7,627		2041		7,163
2000	8,194		2021	6,155		2042		7,187
2001	7,909		2022	6,705		2043		7,200
2002	7,126		2023	6,601		2044		7,214
2003	7,434		2024	6,842	6,842	2045		7,227
2004	8,394		2025		6,861	2046		7,240
2005	8,674		2026		6,880	2047		7,253
2006	8,980		2027		6,796	2048		7,262
2007	8,995		2028		6,825	2049		7,272
2008	9,390		2029		6,855	2050		7,281
2009	9,436		2030		6,884			
2010	8,768		2031		6,914			

Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

Table A-8: Total Population Forecast by Year; Madera County; 2025 to 2050

Year	Estimated	Forecast	Year	Estimated	Forecast	Year	Estimated	Forecast
1990	86,207		2011	151,054		2032		170,628
1991	91,856		2012	151,155		2033		171,587
1992	97,514		2013	150,652		2034		172,551
1993	102,305		2014	152,067		2035		173,521
1994	106,261		2015	152,930		2036		174,496
1995	108,817		2016	152,819		2037		175,477
1996	111,663		2017	154,151		2038		176,304
1997	115,349		2018	155,100		2039		177,136
1998	118,133		2019	155,604		2040		177,971
1999	120,305		2020	156,258		2041		178,810
2000	122,266		2021	155,982		2042		179,653
2001	125,359		2022	157,040		2043		180,352
2002	127,469		2023	157,909		2044		181,053
2003	130,641		2024	159,328	159,328	2045		181,758
2004	134,645		2025		160,572	2046		182,465
2005	138,174		2026		161,825	2047		183,174
2006	141,693		2027		164,276	2048		183,697
2007	145,163		2028		165,527	2049		184,221
2008	147,958		2029		166,788	2050		184,746
2009	149,632		2030		168,058			
2010	150,694		2031		169,338			

Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

Table A-9: Number of Households Forecast by Year; Madera County; 2025 to 2050

Year	Estimated	Forecast	Year	Estimated	Forecast	Year	Estimated	Forecast
1990	27,871		2011	43,406		2032		52,918
1991	29,368		2012	43,608		2033		53,163
1992	30,725		2013	43,761		2034		53,490
1993	31,628		2014	43,965		2035		53,902
1994	32,552		2015	44,110		2036		54,397
1995	33,294		2016	44,495		2037		54,978
1996	33,859		2017	44,714		2038		55,351
1997	34,592		2018	45,167		2039		55,804
1998	35,065		2019	45,289		2040		56,336
1999	35,444		2020	45,565		2041		56,949
2000	36,010		2021	45,647		2042		57,645
2001	36,452		2022	46,316		2043		57,879
2002	36,985		2023	47,118		2044		58,184
2003	37,655		2024	47,886	47,886	2045		58,561
2004	38,504		2025		48,255	2046		59,011
2005	39,616		2026		48,704	2047		59,535
2006	40,987		2027		49,732	2048		59,798
2007	42,519		2028		50,189	2049		60,128
2008	43,230		2029		50,735	2050		60,527
2009	43,436		2030		51,371			
2010	43,307		2031		52,098			

Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

Table A-10: Average Household Size (Number of Persons per Household) Forecast by Year; Madera County; 2025 to 2050

Year	Estimated	Forecast	Year	Estimated	Forecast	Year	Estimated	Forecast
1990	3.06		2011	3.29		2032		3.09
1991	3.02		2012	3.30		2033		3.10
1992	3.05		2013	3.29		2034		3.10
1993	3.09		2014	3.27		2035		3.09
1994	3.11		2015	3.29		2036		3.08
1995	3.11		2016	3.26		2037		3.06
1996	3.11		2017	3.27		2038		3.06
1997	3.12		2018	3.26		2039		3.05
1998	3.14		2019	3.27		2040		3.03
1999	3.15		2020	3.26		2041		3.01
2000	3.17		2021	3.28		2042		2.99
2001	3.22		2022	3.25		2043		2.99
2002	3.25		2023	3.21		2044		2.99
2003	3.27		2024	3.18	3.18	2045		2.98
2004	3.28		2025		3.19	2046		2.97
2005	3.27		2026		3.18	2047		2.95
2006	3.24		2027		3.17	2048		2.95
2007	3.20		2028		3.16	2049		2.94
2008	3.21		2029		3.15	2050		2.93
2009	3.23		2030		3.14			
2010	3.28		2031		3.12			

Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

Table A-11: Vacancy Rate Forecast by Year; Madera County; 2025 to 2050

Year	Estimated	Forecast	Year	Estimated	Forecast	Year	Estimated	Forecast
1990	7.86%		2011	11.61%		2032		9.82%
1991	8.22%		2012	11.12%		2033		9.82%
1992	8.52%		2013	10.82%		2034		9.82%
1993	8.80%		2014	10.35%		2035		9.82%
1994	9.07%		2015	10.11%		2036		9.82%
1995	9.31%		2016	9.49%		2037		9.82%
1996	9.55%		2017	9.07%		2038		9.82%
1997	9.77%		2018	8.25%		2039		9.82%
1998	10.00%		2019	8.08%		2040		9.82%
1999	10.23%		2020	7.92%		2041		9.82%
2000	10.42%		2021	8.33%		2042		9.82%
2001	10.62%		2022	8.04%		2043		9.82%
2002	10.82%		2023	8.09%		2044		9.82%
2003	10.98%		2024	8.12%	8.12%	2045		9.82%
2004	11.15%		2025		8.46%	2046		9.82%
2005	11.29%		2026		8.80%	2047		9.82%
2006	11.37%		2027		9.14%	2048		9.82%
2007	11.42%		2028		9.48%	2049		9.82%
2008	11.50%		2029		9.82%	2050		9.82%
2009	11.65%		2030		9.82%			
2010	11.89%		2031		9.82%			

Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

Table A- 12: Total Number of Housing Units Forecast by Year; Madera County; 2025 to 2050

Year	Estimated	Forecast	Year	Estimated	Forecast	Year	Estimated	Forecast
1990	30,248		2011	49,108		2032		58,683
1991	31,998		2012	49,062		2033		58,954
1992	33,585		2013	49,068		2034		59,317
1993	34,681		2014	49,040		2035		59,774
1994	35,798		2015	49,072		2036		60,323
1995	36,713		2016	49,162		2037		60,968
1996	37,435		2017	49,173		2038		61,381
1997	38,336		2018	49,227		2039		61,883
1998	38,959		2019	49,272		2040		62,473
1999	39,483		2020	49,487		2041		63,153
2000	40,197		2021	49,794		2042		63,925
2001	40,785		2022	50,368		2043		64,184
2002	41,470		2023	51,268		2044		64,522
2003	42,300		2024	52,118	52,118	2045		64,941
2004	43,338		2025		52,715	2046		65,440
2005	44,658		2026		53,405	2047		66,021
2006	46,246		2027		54,736	2048		66,313
2007	48,000		2028		55,448	2049		66,679
2008	48,845		2029		56,263	2050		67,121
2009	49,163		2030		56,967			
2010	49,150		2031		57,774			

Source: Estimate data is from California Department of Finance, Population and Housing Estimates for Cities, Counties, and the State, Reports E-5 and E-8; forecast data is from PlaceWorks, 2025.

Table A-13: Employment by Sector; Madera County, 2003 to 2022

	2003	2004	2005	2006	2007
Agriculture, Forestry, Fishing and Hunting	5,278	6,346	7,535	6,694	7,912
Mining, Quarrying, and Oil and Gas Extraction	95	89	107	97	83
Utilities	196	213	197	182	233
Construction	2,026	2,331	2,485	2,652	2,337
Manufacturing	3,375	3,224	3,271	3,496	3,210
Wholesale Trade	695	687	708	759	702
Retail Trade	3,042	3,047	3,101	3,315	3,378
Transportation and Warehousing	725	866	858	811	905
Information	667	627	645	562	551
Finance and Insurance	306	310	303	331	313
Real Estate and Rental and Leasing	324	344	370	384	365
Professional, Scientific, and Technical Services	829	1,501	598	633	825
Management of Companies and Enterprises	461	424	392	459	337
Administration & Support, Waste Management and Remediation	952	1,148	1,151	1,213	1,025
Educational Services	4,089	3,957	4,087	4,098	4,339
Health Care and Social Assistance	2,977	2,995	2,993	2,988	2,955
Arts, Entertainment, and Recreation	1,519	1,611	1,494	1,637	1,591
Accommodation and Food Services	1,954	3,276	3,352	3,454	3,595
Other Services (excluding Public Administration)	1,474	1,537	1,424	1,435	1,512
Public Administration	1,602	1,786	1,802	1,882	2,044
Total	32,586	36,319	36,873	37,082	38,212

Table A-13 Continued

	2008	2009	2010	2011	2012
Agriculture, Forestry, Fishing and Hunting	7,068	7,549	7,372	8,428	8,193
Mining, Quarrying, and Oil and Gas Extraction	78	80	78	67	65
Utilities	258	262	260	224	234
Construction	2,037	1,588	1,151	1,215	1,232
Manufacturing	3,061	3,008	2,859	3,053	3,162
Wholesale Trade	722	716	737	709	757
Retail Trade	3,274	2,918	2,750	2,808	2,798
Transportation and Warehousing	906	785	721	643	631
Information	442	473	509	448	338
Finance and Insurance	297	263	289	336	375
Real Estate and Rental and Leasing	411	397	336	334	349
Professional, Scientific, and Technical Services	786	765	751	670	733
Management of Companies and Enterprises	443	388	393	363	378
Administration & Support, Waste Management and Remediation	804	899	934	1,674	1,850
Educational Services	4,762	4,678	4,589	4,599	4,166
Health Care and Social Assistance	3,071	3,112	3,106	5,946	6,052
Arts, Entertainment, and Recreation	1,676	1,569	370	223	1,392
Accommodation and Food Services	3,658	3,727	3,546	3,712	3,720
Other Services (excluding Public Administration)	1,725	1,784	1,789	1,868	1,909
Public Administration	2,088	2,102	4,693	4,627	4,411
Total	37,567	37,063	37,233	41,947	42,745

Table A-13 Continued

	2013	2014	2015	2016	2017
Agriculture, Forestry, Fishing and Hunting	9,116	10,639	10,578	11,797	10,787
Mining, Quarrying, and Oil and Gas Extraction	65	79	76	85	82
Utilities	264	303	305	321	319
Construction	1,327	1,474	1,557	1,881	1,816
Manufacturing	3,198	3,482	3,424	3,442	3,383
Wholesale Trade	763	914	908	947	887
Retail Trade	2,869	3,006	3,121	3,182	3,233
Transportation and Warehousing	709	713	724	783	907
Information	302	414	404	375	384
Finance and Insurance	414	424	427	443	426
Real Estate and Rental and Leasing	363	345	359	373	325
Professional, Scientific, and Technical Services	697	709	681	680	554
Management of Companies and Enterprises	397	402	349	344	366
Administration & Support, Waste Management and Remediation	1,984	2,060	1,304	1,326	1,235
Educational Services	3,774	3,985	4,125	4,196	4,400
Health Care and Social Assistance	7,364	7,654	7,856	7,736	8,321
Arts, Entertainment, and Recreation	1,424	1,481	1,461	1,505	1,533
Accommodation and Food Services	3,602	3,659	2,717	3,749	3,925
Other Services (excluding Public Administration)	826	848	858	850	831
Public Administration	4,234	4,354	4,318	4,615	4,664
Total	9,116	10,639	10,578	11,797	10,787

Table A-13 Continued

	2018	2019	2020	2021	2022
Agriculture, Forestry, Fishing and Hunting	10,664	12,029	10,911	11,014	11,698
Mining, Quarrying, and Oil and Gas Extraction	97	89	88	88	106
Utilities	320	326	330	352	357
Construction	2,076	2,064	1,978	2,241	2,296
Manufacturing	3,272	3,354	3,069	3,407	3,401
Wholesale Trade	1,024	1,010	955	1,089	1,331
Retail Trade	3,291	3,391	3,161	3,564	3,518
Transportation and Warehousing	883	788	781	914	950
Information	364	356	310	297	318
Finance and Insurance	364	363	331	338	355
Real Estate and Rental and Leasing	303	328	311	312	341
Professional, Scientific, and Technical Services	638	1,101	689	721	813
Management of Companies and Enterprises	340	319	323	386	388
Administration & Support, Waste Management and Remediation	1,328	1,265	1,808	1,622	1,985
Educational Services	4,568	4,606	4,443	4,059	4,642
Health Care and Social Assistance	8,692	8,923	9,133	7,980	8,120
Arts, Entertainment, and Recreation	1,567	1,661	1,686	1,068	1,356
Accommodation and Food Services	4,105	4,236	3,614	3,698	4,202
Other Services (excluding Public Administration)	899	932	827	900	967
Public Administration	4,579	4,448	4,537	4,783	4,753
Total	49,374	51,589	49,285	48,833	51,897

Source: US Census Bureau, 2025, Longitudinal Employer-Household Dynamics Program.

Table A-14: Employment Forecast, Total and by Sector; Madera County; 2022 to 2050

	2022	2023	2024	2025	2026
Agriculture, Forestry, Fishing and Hunting	12,350	12,439	12,528	12,618	12,709
Mining, Quarrying, and Oil and Gas Extraction	120	119	117	116	115
Utilities	280	283	287	290	294
Construction	2,040	2,060	2,080	2,101	2,122
Manufacturing	3,360	3,367	3,374	3,381	3,388
Wholesale Trade	900	910	920	930	940
Retail Trade	4,220	4,264	4,308	4,353	4,398
Transportation and Warehousing	880	889	899	908	918
Information	270	267	264	261	258
Finance and Insurance	410	414	418	422	427
Real Estate and Rental and Leasing	360	358	356	354	352
Professional, Scientific, and Technical Services	780	782	784	786	789
Management of Companies and Enterprises	350	348	345	343	341
Administration & Support, Waste Management and Remediation	2,080	2,093	2,106	2,119	2,132
Educational Services	5,030	5,034	5,038	5,042	5,046
Health Care and Social Assistance	9,260	9,345	9,432	9,519	9,607
Arts, Entertainment, and Recreation	580	581	582	583	585
Accommodation and Food Services	3,530	3,558	3,586	3,615	3,643
Other Services (excluding Public Administration)	1,150	1,157	1,164	1,171	1,178
Public Administration	6,710	6,781	6,853	6,926	7,000
Total	54,660	55,049	55,442	55,839	56,239

Table A-14 Continued

	2027	2028	2029	2030	2031
Agriculture, Forestry, Fishing and Hunting	12,800	12,892	12,984	13,077	13,171
Mining, Quarrying, and Oil and Gas Extraction	114	113	111	110	109
Utilities	297	301	305	308	312
Construction	2,143	2,164	2,185	2,207	2,229
Manufacturing	3,394	3,401	3,408	3,415	3,422
Wholesale Trade	951	961	972	983	993
Retail Trade	4,444	4,490	4,537	4,584	4,631
Transportation and Warehousing	927	937	947	957	967
Information	255	252	249	246	243
Finance and Insurance	431	435	440	444	449
Real Estate and Rental and Leasing	350	349	347	345	343
Professional, Scientific, and Technical Services	791	793	795	797	799
Management of Companies and Enterprises	338	336	334	332	330
Administration & Support, Waste Management and Remediation	2,145	2,158	2,172	2,185	2,199
Educational Services	5,050	5,054	5,058	5,062	5,066
Health Care and Social Assistance	9,695	9,785	9,875	9,966	10,058
Arts, Entertainment, and Recreation	586	587	588	589	590
Accommodation and Food Services	3,672	3,701	3,731	3,760	3,790
Other Services (excluding Public Administration)	1,185	1,192	1,199	1,206	1,213
Public Administration	7,074	7,150	7,226	7,303	7,380
Total	56,642	57,050	57,461	57,876	58,295

Table A-14 Continued

	2032	2033	2034	2035	2036
Agriculture, Forestry, Fishing and Hunting	13,266	13,361	13,457	13,554	13,651
Mining, Quarrying, and Oil and Gas Extraction	108	107	106	105	103
Utilities	316	320	323	327	331
Construction	2,251	2,273	2,295	2,318	2,341
Manufacturing	3,429	3,436	3,443	3,450	3,457
Wholesale Trade	1,004	1,015	1,027	1,038	1,049
Retail Trade	4,679	4,728	4,777	4,827	4,877
Transportation and Warehousing	977	987	997	1,008	1,018
Information	240	237	235	232	229
Finance and Insurance	453	458	462	467	472
Real Estate and Rental and Leasing	341	339	337	336	334
Professional, Scientific, and Technical Services	802	804	806	808	810
Management of Companies and Enterprises	327	325	323	321	319
Administration & Support, Waste Management and Remediation	2,212	2,226	2,240	2,254	2,268
Educational Services	5,070	5,074	5,078	5,082	5,086
Health Care and Social Assistance	10,151	10,245	10,339	10,435	10,531
Arts, Entertainment, and Recreation	591	593	594	595	596
Accommodation and Food Services	3,820	3,851	3,881	3,912	3,943
Other Services (excluding Public Administration)	1,220	1,228	1,235	1,242	1,250
Public Administration	7,459	7,538	7,618	7,699	7,781
Total	58,717	59,144	59,574	60,008	60,447

Table A-14 Continued

	2037	2038	2039	2040	2041
Agriculture, Forestry, Fishing and Hunting	13,749	13,848	13,947	14,047	14,148
Mining, Quarrying, and Oil and Gas Extraction	102	101	100	99	98
Utilities	335	339	343	348	352
Construction	2,364	2,387	2,411	2,434	2,458
Manufacturing	3,464	3,471	3,479	3,486	3,493
Wholesale Trade	1,061	1,073	1,085	1,097	1,109
Retail Trade	4,928	4,979	5,030	5,083	5,135
Transportation and Warehousing	1,029	1,040	1,051	1,062	1,073
Information	226	224	221	219	216
Finance and Insurance	476	481	486	491	496
Real Estate and Rental and Leasing	332	330	328	327	325
Professional, Scientific, and Technical Services	813	815	817	819	821
Management of Companies and Enterprises	317	314	312	310	308
Administration & Support, Waste Management and Remediation	2,282	2,296	2,310	2,324	2,338
Educational Services	5,090	5,094	5,098	5,102	5,106
Health Care and Social Assistance	10,628	10,727	10,826	10,926	11,026
Arts, Entertainment, and Recreation	597	598	600	601	602
Accommodation and Food Services	3,974	4,006	4,037	4,069	4,102
Other Services (excluding Public Administration)	1,257	1,265	1,272	1,280	1,288
Public Administration	7,864	7,948	8,032	8,117	8,204
Total	60,889	61,335	61,786	62,240	62,699

Table A-14 Continued

	2042	2043	2044	2045	2046
Agriculture, Forestry, Fishing and Hunting	14,250	14,352	14,455	14,559	14,664
Mining, Quarrying, and Oil and Gas Extraction	97	96	95	94	93
Utilities	356	360	365	369	374
Construction	2,483	2,507	2,532	2,557	2,582
Manufacturing	3,500	3,507	3,514	3,521	3,529
Wholesale Trade	1,121	1,133	1,146	1,158	1,171
Retail Trade	5,189	5,243	5,297	5,352	5,408
Transportation and Warehousing	1,084	1,096	1,107	1,119	1,131
Information	214	211	209	206	204
Finance and Insurance	501	506	511	516	521
Real Estate and Rental and Leasing	323	321	320	318	316
Professional, Scientific, and Technical Services	824	826	828	830	833
Management of Companies and Enterprises	306	304	302	300	298
Administration & Support, Waste Management and Remediation	2,353	2,367	2,382	2,397	2,412
Educational Services	5,110	5,114	5,118	5,122	5,126
Health Care and Social Assistance	11,128	11,231	11,335	11,439	11,545
Arts, Entertainment, and Recreation	603	604	605	607	608
Accommodation and Food Services	4,134	4,167	4,200	4,233	4,267
Other Services (excluding Public Administration)	1,295	1,303	1,311	1,319	1,326
Public Administration	8,291	8,379	8,468	8,558	8,649
Total	63,162	63,629	64,100	64,576	65,056

Table A-14 Continued

	2047	2048	2049	2050
Agriculture, Forestry, Fishing and Hunting	14,769	14,875	14,982	15,089
Mining, Quarrying, and Oil and Gas Extraction	92	91	90	89
Utilities	378	383	387	392
Construction	2,608	2,633	2,659	2,686
Manufacturing	3,536	3,543	3,550	3,557
Wholesale Trade	1,184	1,197	1,210	1,224
Retail Trade	5,464	5,521	5,578	5,636
Transportation and Warehousing	1,142	1,154	1,167	1,179
Information	201	199	197	195
Finance and Insurance	526	532	537	542
Real Estate and Rental and Leasing	314	313	311	309
Professional, Scientific, and Technical Services	835	837	840	842
Management of Companies and Enterprises	296	294	292	290
Administration & Support, Waste Management and Remediation	2,427	2,442	2,457	2,472
Educational Services	5,130	5,134	5,138	5,142
Health Care and Social Assistance	11,651	11,759	11,867	11,977
Arts, Entertainment, and Recreation	609	610	611	613
Accommodation and Food Services	4,301	4,335	4,369	4,404
Other Services (excluding Public Administration)	1,334	1,342	1,350	1,358
Public Administration	8,741	8,834	8,928	9,023
Total	65,540	66,029	66,522	67,020

Source: PlaceWorks, 2025.

Table A-15: Head of Household Age Forecast; Madera County; 2022 Estimate and Forecast 2025 to 2050

Age Cohort	2022	2025	2030	2035	2040	2045	2050
20 to 24	750	780	790	790	760	760	810
25 to 29	1,820	1,860	1,880	1,880	1,890	1,840	1,830
30 to 34	4,400	4,530	4,550	4,760	4,730	4,770	4,650
35 to 39	4,010	4,250	4,910	4,910	5,030	5,050	5,070
40 to 44	5,440	5,500	5,470	5,840	5,920	6,210	6,170
45 to 49	3,880	4,170	4,550	4,720	5,270	5,270	5,400
50 to 54	3,920	4,110	4,980	5,130	5,400	5,750	5,840
55 to 59	5,010	5,070	4,930	5,840	6,020	6,370	6,710
60 to 64	3,620	3,910	4,430	4,560	5,390	5,520	5,760
65 to 69	4,680	4,570	4,250	4,470	4,590	5,430	5,580
70 to 74	4,000	4,250	4,020	4,220	4,430	4,550	5,390
75 to 79	2,610	2,730	3,130	2,790	2,930	3,110	3,180
80 to 84	1,500	1,640	2,170	2,440	2,200	2,310	2,440
85 and older	830	890	1,310	1,570	1,740	1,620	1,690

Source: PlaceWorks, 2025.

Table A-16: Forecast for Age by Specified Age Groups; Madera County; 2025 to 2050

Age Cohort	2025	2026	2027	2028	2029	2030	2031
School Age Population							
5 to 12	18,834	18,707	18,584	18,580	18,579	18,581	18,585
13 to 14	4,675	4,719	4,762	4,692	4,622	4,553	4,486
15 to 18	9,562	9,471	9,380	9,467	9,554	9,643	9,732
[13 to 18]	14,237	14,189	14,142	14,158	14,176	14,196	14,218
General Age Groups							
0 to 5 years	10,654	10,740	10,826	10,913	11,000	11,089	11,256
5 to 14 years	23,786	23,689	23,597	23,509	23,426	23,346	23,272
15 to 17 years	7,505	7,433	7,362	7,292	7,222	7,153	7,219
18 to 24 years	15,444	15,533	15,624	15,717	15,813	15,910	15,843
25 to 54 years	61,056	61,786	62,547	63,342	64,170	65,032	65,750
55 to 64 years	16,812	16,982	17,169	17,375	17,601	17,846	17,882
65 to 74 years	14,185	14,030	13,898	13,788	13,699	13,631	13,525
75 years and over	8,572	8,878	9,200	9,538	9,894	10,269	10,602

Table A-16 Continued

Age Cohort	2032	2033	2034	2035	2036	2037	2038
School Age Population							
5 to 12	18,591	18,824	19,061	19,300	19,543	19,789	19,725
13 to 14	4,419	4,454	4,490	4,525	4,561	4,597	4,667
15 to 18	9,822	9,678	9,536	9,396	9,259	9,123	9,195
[13 to 18]	14,241	14,132	14,026	13,922	13,820	13,720	13,861
General Age Groups							
0 to 5 years	11,425	11,598	11,772	11,950	11,796	11,644	11,494
5 to 14 years	23,201	23,134	23,070	23,010	23,278	23,550	23,825
15 to 17 years	7,286	7,353	7,421	7,489	7,380	7,272	7,165
18 to 24 years	15,777	15,712	15,649	15,587	15,622	15,658	15,697
25 to 54 years	66,502	67,288	68,110	68,969	69,068	69,182	69,313
55 to 64 years	17,923	17,970	18,022	18,080	18,660	19,262	19,885
65 to 74 years	13,453	13,416	13,413	13,444	13,630	13,836	14,060
75 years and over	10,950	11,315	11,698	12,100	12,000	11,917	11,850

Table A-16 Continued

Age Cohort	2039	2040	2041	2042	2043	2044	2045
School Age Population							
5 to 12	19,665	19,608	19,555	19,506	19,354	19,204	19,055
13 to 14	4,737	4,808	4,881	4,954	4,890	4,827	4,765
15 to 18	9,267	9,339	9,413	9,487	9,629	9,773	9,919
[13 to 18]	14,004	14,148	14,294	14,441	14,519	14,600	14,684
General Age Groups							
0 to 5 years	11,345	11,199	11,147	11,094	11,042	10,991	10,939
5 to 14 years	24,104	24,386	24,392	24,402	24,417	24,436	24,460
15 to 17 years	7,060	6,957	7,011	7,066	7,122	7,178	7,234
18 to 24 years	15,737	15,779	15,644	15,512	15,383	15,256	15,132
25 to 54 years	69,460	69,624	70,216	70,823	71,443	72,078	72,727
55 to 64 years	20,531	21,201	21,363	21,545	21,747	21,971	22,216
65 to 74 years	14,305	14,570	14,583	14,600	14,623	14,650	14,683
75 years and over	11,798	11,762	11,815	11,891	11,991	12,114	12,261

Table A-16 Continued

Age Cohort	2046	2047	2048	2049	2050
School Age Population					
5 to 12	18,908	18,761	18,679	18,596	18,514
13 to 14	4,704	4,643	4,621	4,600	4,578
15 to 18	10,068	10,218	10,088	9,959	9,831
[13 to 18]	14,771	14,862	14,709	14,558	14,409
General Age Groups					
0 to 5 years	10,893	10,846	10,800	10,755	10,709
5 to 14 years	24,245	24,031	23,820	23,611	23,405
15 to 17 years	7,342	7,452	7,564	7,677	7,792
18 to 24 years	15,280	15,431	15,582	15,736	15,891
25 to 54 years	72,762	72,803	72,852	72,906	72,968
55 to 64 years	22,332	22,461	22,605	22,764	22,937
65 to 74 years	15,154	15,642	16,149	16,673	17,217
75 years and over	12,229	12,212	12,211	12,225	12,256

Source: PlaceWorks, 2025.

Table A-17: Forecast for Number of Housing Units by Type of Housing; Madera County; 2025 to 2050

Type of Housing	2025	2026	2027	2028	2029	2030	2031
Single-family detached	42,674	43,246	44,339	44,930	45,606	46,193	46,862
Single-family attached	847	870	904	929	956	981	1,008
Multifamily, 2 units	1,208	1,250	1,309	1,354	1,403	1,449	1,499
Multifamily, 3 or 4 units	2,123	2,135	2,172	2,184	2,200	2,210	2,225
Multifamily, 5 to 9 units	1,226	1,248	1,286	1,309	1,334	1,358	1,384
Multifamily, 10 to 19	497	500	510	514	519	522	527
Multifamily, 20 to 49 units	336	340	348	352	356	360	365
Multifamily, 50 or more units	665	671	685	691	698	704	711
Mobile home	3,016	3,018	3,055	3,055	3,060	3,059	3,061
Boat, RV, van, etc.	125	126	128	129	130	131	133
Total	52,715	53,405	54,736	55,448	56,263	56,967	57,774

Table A-17 Continued

Type of Housing	2032	2033	2034	2035	2036	2037	2038
Single-family detached	47,616	47,851	48,162	48,549	49,012	49,552	49,905
Single-family attached	1,037	1,056	1,076	1,098	1,122	1,148	1,170
Multifamily, 2 units	1,552	1,589	1,629	1,672	1,718	1,767	1,810
Multifamily, 3 or 4 units	2,242	2,235	2,232	2,231	2,234	2,240	2,237
Multifamily, 5 to 9 units	1,412	1,425	1,441	1,459	1,479	1,502	1,519
Multifamily, 10 to 19	532	532	532	533	535	538	538
Multifamily, 20 to 49 units	370	371	373	375	378	381	383
Multifamily, 50 or more units	720	720	722	724	728	733	735
Mobile home	3,068	3,040	3,017	2,998	2,983	2,972	2,948
Boat, RV, van, etc.	134	134	134	134	135	136	136
Total	58,683	58,954	59,317	59,774	60,323	60,968	61,381

Table A-17 Continued

Type of Housing	2039	2040	2041	2042	2043	2044	2045
Single-family detached	50,329	50,825	51,396	52,041	52,270	52,563	52,921
Single-family attached	1,194	1,220	1,247	1,277	1,297	1,319	1,343
Multifamily, 2 units	1,856	1,906	1,958	2,015	2,055	2,099	2,145
Multifamily, 3 or 4 units	2,237	2,240	2,246	2,254	2,244	2,237	2,233
Multifamily, 5 to 9 units	1,539	1,561	1,585	1,612	1,626	1,642	1,660
Multifamily, 10 to 19	540	542	544	548	547	547	547
Multifamily, 20 to 49 units	385	388	392	396	397	399	401
Multifamily, 50 or more units	738	742	747	753	753	754	755
Mobile home	2,929	2,913	2,900	2,890	2,856	2,826	2,798
Boat, RV, van, etc.	136	137	138	139	138	138	139
Total	61,883	62,473	63,153	63,925	64,184	64,522	64,941

Table A-17 Continued

Type of Housing	2046	2047	2048	2049	2050
Single-family detached	53,345	53,837	54,093	54,410	54,788
Single-family attached	1,368	1,395	1,417	1,440	1,465
Multifamily, 2 units	2,195	2,248	2,291	2,338	2,387
Multifamily, 3 or 4 units	2,230	2,231	2,221	2,214	2,209
Multifamily, 5 to 9 units	1,680	1,702	1,718	1,735	1,754
Multifamily, 10 to 19	548	549	548	548	548
Multifamily, 20 to 49 units	403	406	407	409	411
Multifamily, 50 or more units	758	761	762	762	764
Mobile home	2,773	2,751	2,717	2,685	2,655
Boat, RV, van, etc.	139	139	139	139	139
Total	65,440	66,021	66,313	66,679	67,121

Source: PlaceWorks, 2025.

**Table A-18: Forecast for
Number of Labor Force
Participants; Madera
County; 2025 to 2050**

Year	Forecast
2025	52,216
2026	52,766
2027	53,395
2028	54,104
2029	54,458
2030	54,885
2031	55,386
2032	55,962
2033	56,614
2034	56,907
2035	57,274
2036	57,717
2037	58,237
2038	58,835
2039	59,026
2040	59,290
2041	59,628
2042	60,041
2043	60,530
2044	60,759
2045	61,053
2046	61,415
2047	61,843
2048	62,340
2049	62,389
2050	62,496

Source: PlaceWorks, 2025.

Table A-19: Forecast for Number of Households by Subarea; Madera County; 2025 to 2050

	Chowchilla	Madera	Rio Mesa	North County	South County	Countywide Forecast
2025	4,417	18,373	2,639	11,171	11,656	48,255
2026	4,462	18,519	2,878	11,179	11,667	48,704
2027	4,507	18,667	3,693	11,187	11,678	49,732
2028	4,553	18,816	3,937	11,195	11,689	50,189
2029	4,599	18,967	4,268	11,203	11,700	50,735
2030	4,645	19,118	4,686	11,211	11,710	51,371
2031	4,692	19,271	5,195	11,219	11,721	52,098
2032	4,739	19,425	5,795	11,227	11,732	52,918
2033	4,787	19,580	5,817	11,235	11,743	53,163
2034	4,836	19,736	5,921	11,243	11,754	53,490
2035	4,885	19,894	6,107	11,251	11,765	53,902
2036	4,934	20,053	6,375	11,260	11,776	54,397
2037	4,984	20,213	6,727	11,268	11,787	54,978
2038	5,034	20,375	6,869	11,276	11,797	55,351
2039	5,085	20,537	7,089	11,284	11,808	55,804
2040	5,137	20,702	7,386	11,292	11,819	56,336
2041	5,188	20,867	7,763	11,300	11,830	56,949
2042	5,241	21,034	8,221	11,308	11,841	57,645
2043	5,294	21,202	8,214	11,317	11,852	57,879
2044	5,347	21,371	8,278	11,325	11,863	58,184
2045	5,401	21,542	8,411	11,333	11,874	58,561
2046	5,456	21,714	8,615	11,341	11,885	59,011
2047	5,511	21,887	8,891	11,349	11,896	59,535
2048	5,567	22,062	8,904	11,358	11,907	59,798

	Chowchilla	Madera	Rio Mesa	North County	South County	Countywide Forecast
2049	5,623	22,238	8,983	11,366	11,918	60,128
2050	5,680	22,416	9,128	11,374	11,929	60,527

Source: PlaceWorks, 2025.

Table A-20: Forecast for Household Population by Subarea; Madera County; 2025 to 2050

	Chowchilla	Madera	Rio Mesa	North County	South County	Countywide Forecast
2025	13,466	66,430	7,115	26,638	40,062	153,710
2026	13,590	66,903	7,752	26,634	40,065	154,944
2027	13,694	67,271	9,926	26,587	40,003	157,481
2028	13,818	67,737	10,570	26,579	39,998	158,702
2029	13,923	68,111	11,429	26,533	39,937	159,934
2030	14,010	68,391	12,502	26,450	39,821	161,174
2031	14,078	68,579	13,787	26,331	39,650	162,425
2032	14,127	68,674	15,278	26,178	39,427	163,685
2033	14,281	69,277	15,349	26,217	39,495	164,619
2034	14,418	69,794	15,614	26,222	39,510	165,558
2035	14,537	70,223	16,075	26,194	39,475	166,503
2036	14,639	70,565	16,730	26,131	39,389	167,454
2037	14,722	70,820	17,577	26,037	39,254	168,409
2038	14,842	71,243	17,912	26,004	39,212	169,213
2039	14,944	71,585	18,426	25,940	39,125	170,020
2040	15,030	71,846	19,116	25,847	38,992	170,831
2041	15,099	72,025	19,982	25,725	38,815	171,646
2042	15,152	72,123	21,022	25,574	38,596	172,465
2043	15,298	72,665	20,996	25,580	38,613	173,151
2044	15,429	73,135	21,125	25,560	38,591	173,840
2045	15,545	73,532	21,411	25,514	38,529	174,531
2046	15,647	73,857	21,853	25,442	38,427	175,225
2047	15,733	74,107	22,450	25,344	38,288	175,922
2048	15,863	74,561	22,442	25,315	38,252	176,434

	Chowchilla	Madera	Rio Mesa	North County	South County	Countywide Forecast
2049	15,978	74,948	22,577	25,263	38,181	176,949
2050	16,080	75,266	22,856	25,188	38,075	177,465

Source: PlaceWorks, 2025.

Table A-21: Forecast for Average Household Size by Subarea; Madera County; 2025 to 2050

	Chowchilla	Madera	Rio Mesa	North County	South County	Countywide Forecast
2025	3.05	3.62	2.70	2.38	3.44	3.19
2026	3.05	3.61	2.69	2.38	3.43	3.18
2027	3.04	3.60	2.69	2.38	3.43	3.17
2028	3.04	3.60	2.68	2.37	3.42	3.16
2029	3.03	3.59	2.68	2.37	3.41	3.15
2030	3.02	3.58	2.67	2.36	3.40	3.14
2031	3.00	3.56	2.65	2.35	3.38	3.12
2032	2.98	3.54	2.64	2.33	3.36	3.09
2033	2.98	3.54	2.64	2.33	3.36	3.10
2034	2.98	3.54	2.64	2.33	3.36	3.10
2035	2.98	3.53	2.63	2.33	3.36	3.09
2036	2.97	3.52	2.62	2.32	3.34	3.08
2037	2.95	3.50	2.61	2.31	3.33	3.06
2038	2.95	3.50	2.61	2.31	3.32	3.06
2039	2.94	3.49	2.60	2.30	3.31	3.05
2040	2.93	3.47	2.59	2.29	3.30	3.03
2041	2.91	3.45	2.57	2.28	3.28	3.01
2042	2.89	3.43	2.56	2.26	3.26	2.99
2043	2.89	3.43	2.56	2.26	3.26	2.99
2044	2.89	3.42	2.55	2.26	3.25	2.99
2045	2.88	3.41	2.55	2.25	3.24	2.98
2046	2.87	3.40	2.54	2.24	3.23	2.97
2047	2.85	3.39	2.53	2.23	3.22	2.95
2048	2.85	3.38	2.52	2.23	3.21	2.95

	Chowchilla	Madera	Rio Mesa	North County	South County	Countywide Forecast
2049	2.84	3.37	2.51	2.22	3.20	2.94
2050	2.83	3.36	2.50	2.21	3.19	2.93

Source: PlaceWorks, 2025.

Table A-22: Forecast for Total Population by Subarea; Madera County; 2025 to 2050

	Chowchilla	Madera	Rio Mesa	North County	South County	Countywide Forecast
2025	13,534	67,064	7,136	26,718	46,120	160,572
2026	13,659	67,543	7,776	26,714	46,133	161,825
2027	13,763	67,906	9,955	26,667	45,985	164,276
2028	13,887	68,380	10,601	26,659	45,999	165,527
2029	13,993	68,762	11,464	26,613	45,957	166,788
2030	14,080	69,050	12,540	26,530	45,859	168,058
2031	14,149	69,245	13,828	26,411	45,706	169,338
2032	14,198	69,348	15,324	26,257	45,501	170,628
2033	14,353	69,958	15,395	26,296	45,585	171,587
2034	14,490	70,482	15,661	26,301	45,616	172,551
2035	14,610	70,919	16,124	26,272	45,596	173,521
2036	14,712	71,268	16,780	26,210	45,526	174,496
2037	14,796	71,530	17,629	26,115	45,406	175,477
2038	14,916	71,961	17,966	26,082	45,379	176,304
2039	15,019	72,311	18,481	26,018	45,306	177,136
2040	15,106	72,579	19,174	25,925	45,188	177,971
2041	15,175	72,765	20,042	25,802	45,025	178,810
2042	15,228	72,870	21,085	25,651	44,819	179,653
2043	15,374	73,419	21,059	25,657	44,843	180,352
2044	15,506	73,895	21,189	25,637	44,826	181,053
2045	15,624	74,299	21,475	25,591	44,769	181,758
2046	15,725	74,629	21,918	25,518	44,673	182,465
2047	15,812	74,886	22,518	25,420	44,538	183,174
2048	15,942	75,347	22,510	25,392	44,506	183,697

	Chowchilla	Madera	Rio Mesa	North County	South County	Countywide Forecast
2049	16,059	75,740	22,645	25,339	44,438	184,221
2050	16,161	76,064	22,925	25,263	44,333	184,746

Source: PlaceWorks, 2025.

Table A-23: Forecast for Number of Housing Units by Subarea; Madera County; 2025 to 2050

	Chowchilla	Madera	Rio Mesa	North County	South County	Countywide Forecast
2025	4,623	18,988	2,946	13,817	12,341	4,623
2026	4,687	19,213	3,225	13,879	12,400	4,687
2027	4,751	19,436	4,155	13,939	12,456	4,751
2028	4,818	19,666	4,446	14,003	12,515	4,818
2029	4,885	19,899	4,838	14,066	12,575	4,885
2030	4,935	20,058	5,312	14,076	12,586	4,935
2031	4,984	20,217	5,888	14,086	12,597	4,984
2032	5,034	20,377	6,568	14,095	12,608	5,034
2033	5,086	20,544	6,594	14,108	12,622	5,086
2034	5,138	20,711	6,713	14,120	12,636	5,138
2035	5,191	20,878	6,924	14,132	12,649	5,191
2036	5,243	21,047	7,229	14,143	12,661	5,243
2037	5,297	21,216	7,628	14,154	12,673	5,297
2038	5,351	21,388	7,791	14,166	12,687	5,351
2039	5,405	21,560	8,040	14,177	12,700	5,405
2040	5,460	21,734	8,378	14,188	12,712	5,460
2041	5,516	21,908	8,806	14,199	12,724	5,516
2042	5,572	22,083	9,325	14,209	12,736	5,572
2043	5,629	22,264	9,320	14,222	12,750	5,629
2044	5,687	22,445	9,393	14,234	12,764	5,687
2045	5,745	22,627	9,545	14,246	12,777	5,745
2046	5,803	22,810	9,778	14,258	12,790	5,803
2047	5,863	22,994	10,092	14,269	12,803	5,863
2048	5,923	23,181	10,109	14,282	12,817	5,923

	Chowchilla	Madera	Rio Mesa	North County	South County	Countywide Forecast
2049	5,984	23,370	10,200	14,295	12,831	5,984
2050	6,045	23,560	10,365	14,307	12,844	6,045

Source: PlaceWorks, 2025.

Table A-24: Employment Forecast, Total and by Sector; Chowchilla Subarea; 2022 to 2050

	2022	2023	2024	2025	2026
Agriculture, Forestry, Fishing and Hunting	1,007	1,015	1,022	1,030	1,038
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	117	118	119	120	121
Construction	65	66	66	67	68
Manufacturing	281	282	282	283	284
Wholesale Trade	110	111	112	114	115
Retail Trade	296	301	302	306	310
Transportation and Warehousing	34	34	35	35	36
Information	1	1	1	1	1
Finance and Insurance	58	59	59	60	60
Real Estate and Rental and Leasing	17	17	17	16	16
Professional, Scientific, and Technical Services	24	24	24	24	24
Management of Companies and Enterprises	0	0	0	0	0
Administration & Support, Waste Management and Remediation	222	224	226	229	231
Educational Services	427	428	428	428	428
Health Care and Social Assistance	478	482	486	490	494
Arts, Entertainment, and Recreation	46	46	46	47	47
Accommodation and Food Services	396	401	401	405	409
Other Services (excluding Public Administration)	96	97	97	98	98
Public Administration	87	94	95	101	106
Total	3,762	3,799	3,820	3,854	3,887

Table A-24 Continued

	2027	2028	2029	2030	2031
Agriculture, Forestry, Fishing and Hunting	1,046	1,054	1,062	1,070	1,078
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	122	123	124	126	127
Construction	68	69	70	70	71
Manufacturing	284	285	286	286	287
Wholesale Trade	116	117	119	120	121
Retail Trade	312	315	319	322	324
Transportation and Warehousing	36	36	37	37	38
Information	1	1	1	1	1
Finance and Insurance	61	62	62	63	63
Real Estate and Rental and Leasing	16	16	16	16	16
Professional, Scientific, and Technical Services	24	25	25	25	25
Management of Companies and Enterprises	0	0	0	0	0
Administration & Support, Waste Management and Remediation	233	235	238	240	242
Educational Services	429	429	429	429	430
Health Care and Social Assistance	498	502	507	511	515
Arts, Entertainment, and Recreation	47	47	48	48	48
Accommodation and Food Services	410	414	417	419	421
Other Services (excluding Public Administration)	98	99	100	100	100
Public Administration	109	114	119	123	126
Total	3,912	3,944	3,975	4,005	4,034

Table A-24 Continued

	2032	2033	2034	2035	2036
Agriculture, Forestry, Fishing and Hunting	1,086	1,094	1,102	1,111	1,119
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	128	129	130	131	133
Construction	72	72	73	74	74
Manufacturing	288	288	289	290	291
Wholesale Trade	123	124	125	127	128
Retail Trade	327	334	341	345	350
Transportation and Warehousing	38	38	39	39	40
Information	1	1	1	1	1
Finance and Insurance	64	65	65	66	67
Real Estate and Rental and Leasing	16	15	15	15	15
Professional, Scientific, and Technical Services	25	25	25	25	25
Management of Companies and Enterprises	0	0	0	0	0
Administration & Support, Waste Management and Remediation	245	247	249	252	254
Educational Services	430	431	431	432	432
Health Care and Social Assistance	520	524	528	533	537
Arts, Entertainment, and Recreation	48	49	49	49	50
Accommodation and Food Services	424	431	436	440	444
Other Services (excluding Public Administration)	101	102	103	104	104
Public Administration	129	140	149	155	161
Total	4,062	4,110	4,151	4,189	4,224

Table A-24 Continued

	2037	2038	2039	2040	2041
Agriculture, Forestry, Fishing and Hunting	1,128	1,136	1,145	1,153	1,162
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	134	135	136	138	139
Construction	75	76	76	77	78
Manufacturing	291	292	293	293	294
Wholesale Trade	130	131	132	134	135
Retail Trade	353	359	364	368	372
Transportation and Warehousing	40	41	41	41	42
Information	1	1	1	1	1
Finance and Insurance	67	68	69	69	70
Real Estate and Rental and Leasing	14	14	14	14	14
Professional, Scientific, and Technical Services	25	25	26	26	26
Management of Companies and Enterprises	0	0	0	0	0
Administration & Support, Waste Management and Remediation	257	259	262	264	266
Educational Services	432	433	433	434	434
Health Care and Social Assistance	542	546	551	556	560
Arts, Entertainment, and Recreation	50	50	51	51	51
Accommodation and Food Services	447	452	457	460	463
Other Services (excluding Public Administration)	105	106	106	107	107
Public Administration	166	174	181	187	192
Total	4,258	4,299	4,337	4,373	4,407

Table A-24 Continued

	2042	2043	2044	2045	2046
Agriculture, Forestry, Fishing and Hunting	1,171	1,180	1,188	1,197	1,206
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	140	142	143	144	146
Construction	79	79	80	81	82
Manufacturing	295	295	296	297	297
Wholesale Trade	137	138	140	141	143
Retail Trade	375	385	393	400	405
Transportation and Warehousing	42	43	43	44	44
Information	1	1	1	1	1
Finance and Insurance	71	71	72	73	74
Real Estate and Rental and Leasing	14	13	13	13	13
Professional, Scientific, and Technical Services	26	26	26	26	26
Management of Companies and Enterprises	0	0	0	0	0
Administration & Support, Waste Management and Remediation	269	271	274	276	279
Educational Services	434	435	436	436	437
Health Care and Social Assistance	565	570	575	580	585
Arts, Entertainment, and Recreation	51	52	52	53	53
Accommodation and Food Services	466	475	482	488	493
Other Services (excluding Public Administration)	108	109	111	112	112
Public Administration	197	211	222	231	239
Total	4,440	4,498	4,547	4,592	4,634

Table A-24 Continued

	2047	2048	2049	2050
Agriculture, Forestry, Fishing and Hunting	1,215	1,225	1,234	1,243
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0
Utilities	147	148	150	151
Construction	83	83	84	86
Manufacturing	298	299	299	300
Wholesale Trade	145	146	148	149
Retail Trade	410	420	429	435
Transportation and Warehousing	45	45	46	46
Information	1	1	1	1
Finance and Insurance	74	75	76	77
Real Estate and Rental and Leasing	12	12	12	11
Professional, Scientific, and Technical Services	26	26	27	27
Management of Companies and Enterprises	0	0	0	0
Administration & Support, Waste Management and Remediation	282	284	287	289
Educational Services	437	438	439	439
Health Care and Social Assistance	589	594	600	605
Arts, Entertainment, and Recreation	53	54	54	55
Accommodation and Food Services	497	506	513	518
Other Services (excluding Public Administration)	113	114	116	117
Public Administration	246	260	271	281
Total	4,674	4,731	4,782	4,830

Source: PlaceWorks, 2025.

Table A-25: Employment Forecast, Total and by Sector; Madera Subarea; 2022 to 2050

	2022	2023	2024	2025	2026
Agriculture, Forestry, Fishing and Hunting	4,986	5,023	5,060	5,098	5,136
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	44	45	45	46	46
Construction	841	849	857	865	874
Manufacturing	1,279	1,282	1,284	1,287	1,290
Wholesale Trade	573	579	586	592	599
Retail Trade	2,146	2,156	2,167	2,181	2,194
Transportation and Warehousing	384	388	392	395	399
Information	66	65	64	64	63
Finance and Insurance	181	183	185	187	189
Real Estate and Rental and Leasing	139	138	138	137	137
Professional, Scientific, and Technical Services	299	300	301	302	303
Management of Companies and Enterprises	76	76	75	75	74
Administration & Support, Waste Management and Remediation	507	510	512	515	517
Educational Services	2,373	2,374	2,375	2,377	2,378
Health Care and Social Assistance	3,441	3,473	3,504	3,537	3,569
Arts, Entertainment, and Recreation	347	348	348	350	350
Accommodation and Food Services	1,406	1,415	1,425	1,438	1,449
Other Services (excluding Public Administration)	393	395	396	399	400
Public Administration	1,993	2,007	2,022	2,042	2,059
Total	21,474	21,604	21,737	21,886	22,026

Table A-25 Continued

	2027	2028	2029	2030	2031
Agriculture, Forestry, Fishing and Hunting	12,800	12,892	12,984	13,077	13,171
Mining, Quarrying, and Oil and Gas Extraction	114	113	111	110	109
Utilities	297	301	305	308	312
Construction	2,143	2,164	2,185	2,207	2,229
Manufacturing	3,394	3,401	3,408	3,415	3,422
Wholesale Trade	951	961	972	983	993
Retail Trade	4,444	4,490	4,537	4,584	4,631
Transportation and Warehousing	927	937	947	957	967
Information	255	252	249	246	243
Finance and Insurance	431	435	440	444	449
Real Estate and Rental and Leasing	350	349	347	345	343
Professional, Scientific, and Technical Services	791	793	795	797	799
Management of Companies and Enterprises	338	336	334	332	330
Administration & Support, Waste Management and Remediation	2,145	2,158	2,172	2,185	2,199
Educational Services	5,050	5,054	5,058	5,062	5,066
Health Care and Social Assistance	9,695	9,785	9,875	9,966	10,058
Arts, Entertainment, and Recreation	586	587	588	589	590
Accommodation and Food Services	3,672	3,701	3,731	3,760	3,790
Other Services (excluding Public Administration)	1,185	1,192	1,199	1,206	1,213
Public Administration	7,074	7,150	7,226	7,303	7,380
Total	56,642	57,050	57,461	57,876	58,295

Table A-25 Continued

	2032	2033	2034	2035	2036
Agriculture, Forestry, Fishing and Hunting	5,368	5,408	5,448	5,488	5,529
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	50	51	52	52	53
Construction	925	934	943	952	961
Manufacturing	1,306	1,309	1,312	1,314	1,317
Wholesale Trade	640	647	654	661	668
Retail Trade	2,248	2,273	2,293	2,309	2,322
Transportation and Warehousing	424	428	432	436	441
Information	59	58	57	57	56
Finance and Insurance	202	204	206	208	210
Real Estate and Rental and Leasing	134	133	132	132	131
Professional, Scientific, and Technical Services	308	309	310	311	312
Management of Companies and Enterprises	72	71	71	70	70
Administration & Support, Waste Management and Remediation	534	536	539	542	545
Educational Services	2,383	2,385	2,387	2,388	2,390
Health Care and Social Assistance	3,770	3,805	3,840	3,875	3,910
Arts, Entertainment, and Recreation	354	356	357	358	359
Accommodation and Food Services	1,498	1,521	1,538	1,552	1,564
Other Services (excluding Public Administration)	409	413	416	418	420
Public Administration	2,134	2,169	2,197	2,219	2,237
Total	22,816	23,010	23,182	23,343	23,495

Table A-25 Continued

	2037	2038	2039	2040	2041
Agriculture, Forestry, Fishing and Hunting	5,570	5,611	5,652	5,694	5,736
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	54	54	55	56	56
Construction	971	980	989	999	1,009
Manufacturing	1,320	1,322	1,325	1,328	1,331
Wholesale Trade	676	683	691	698	706
Retail Trade	2,334	2,352	2,368	2,381	2,393
Transportation and Warehousing	445	449	454	458	463
Information	55	55	54	53	53
Finance and Insurance	213	215	217	219	222
Real Estate and Rental and Leasing	131	130	129	129	128
Professional, Scientific, and Technical Services	313	314	315	316	316
Management of Companies and Enterprises	70	69	69	68	68
Administration & Support, Waste Management and Remediation	548	551	553	556	559
Educational Services	2,391	2,392	2,393	2,395	2,396
Health Care and Social Assistance	3,946	3,983	4,019	4,056	4,093
Arts, Entertainment, and Recreation	360	361	362	363	364
Accommodation and Food Services	1,574	1,590	1,604	1,616	1,626
Other Services (excluding Public Administration)	422	424	427	429	430
Public Administration	2,253	2,279	2,301	2,319	2,336
Total	23,642	23,815	23,977	24,133	24,285

Table A-25 Continued

	2042	2043	2044	2045	2046
Agriculture, Forestry, Fishing and Hunting	5,778	5,821	5,864	5,907	5,951
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	57	58	59	59	60
Construction	1,018	1,028	1,038	1,048	1,058
Manufacturing	1,333	1,336	1,339	1,341	1,344
Wholesale Trade	714	722	730	738	746
Retail Trade	2,404	2,436	2,461	2,482	2,500
Transportation and Warehousing	467	472	477	482	486
Information	52	52	51	50	50
Finance and Insurance	224	227	229	231	234
Real Estate and Rental and Leasing	128	127	126	125	124
Professional, Scientific, and Technical Services	317	318	319	320	321
Management of Companies and Enterprises	68	67	67	67	66
Administration & Support, Waste Management and Remediation	562	565	568	571	574
Educational Services	2,397	2,399	2,401	2,403	2,404
Health Care and Social Assistance	4,131	4,169	4,207	4,246	4,285
Arts, Entertainment, and Recreation	364	366	368	369	370
Accommodation and Food Services	1,635	1,664	1,685	1,703	1,719
Other Services (excluding Public Administration)	432	437	440	443	446
Public Administration	2,350	2,395	2,430	2,459	2,484
Total	24,433	24,658	24,859	25,045	25,222

Table A-25 Continued

	2047	2048	2049	2050
Agriculture, Forestry, Fishing and Hunting	5,995	6,039	6,084	6,129
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0
Utilities	61	62	63	63
Construction	1,068	1,078	1,089	1,110
Manufacturing	1,347	1,350	1,352	1,355
Wholesale Trade	754	762	771	779
Retail Trade	2,515	2,547	2,572	2,594
Transportation and Warehousing	491	496	501	506
Information	49	49	48	48
Finance and Insurance	236	239	242	244
Real Estate and Rental and Leasing	124	123	122	121
Professional, Scientific, and Technical Services	322	323	324	325
Management of Companies and Enterprises	66	65	65	65
Administration & Support, Waste Management and Remediation	577	580	583	586
Educational Services	2,406	2,408	2,410	2,412
Health Care and Social Assistance	4,324	4,364	4,404	4,444
Arts, Entertainment, and Recreation	371	373	374	376
Accommodation and Food Services	1,732	1,759	1,781	1,799
Other Services (excluding Public Administration)	448	452	456	459
Public Administration	2,505	2,549	2,585	2,615
Total	25,392	25,618	25,825	26,029

Source: PlaceWorks, 2025.

Table A-26: Employment Forecast, Total and by Sector; Rio Mesa Subarea; 2022 to 2050

	2022	2023	2024	2025	2026
Agriculture, Forestry, Fishing and Hunting	14	14	14	14	14
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	21	21	21	22	22
Construction	97	98	98	99	100
Manufacturing	147	147	148	148	148
Wholesale Trade	8	8	8	8	9
Retail Trade	78	99	124	140	160
Transportation and Warehousing	0	0	0	0	0
Information	3	3	3	3	3
Finance and Insurance	9	9	9	9	9
Real Estate and Rental and Leasing	55	54	53	52	51
Professional, Scientific, and Technical Services	40	40	40	40	40
Management of Companies and Enterprises	9	9	9	9	9
Administration & Support, Waste Management and Remediation	66	66	67	67	68
Educational Services	38	40	43	44	46
Health Care and Social Assistance	3,004	3,033	3,063	3,093	3,124
Arts, Entertainment, and Recreation	62	64	65	66	68
Accommodation and Food Services	147	166	189	203	222
Other Services (excluding Public Administration)	113	116	120	123	126
Public Administration	0	29	63	86	114
Total	3,911	4,017	4,138	4,228	4,332

Table A-26 Continued

	2027	2028	2029	2030	2031
Agriculture, Forestry, Fishing and Hunting	15	15	15	15	15
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	22	23	23	23	23
Construction	101	102	102	103	104
Manufacturing	149	149	149	150	150
Wholesale Trade	9	9	9	9	10
Retail Trade	190	211	234	260	288
Transportation and Warehousing	0	0	0	0	0
Information	3	3	3	3	3
Finance and Insurance	9	10	10	10	10
Real Estate and Rental and Leasing	50	49	47	46	45
Professional, Scientific, and Technical Services	40	41	41	41	41
Management of Companies and Enterprises	9	9	9	9	9
Administration & Support, Waste Management and Remediation	68	68	69	69	69
Educational Services	49	51	53	56	58
Health Care and Social Assistance	3,154	3,185	3,216	3,247	3,279
Arts, Entertainment, and Recreation	70	71	73	75	77
Accommodation and Food Services	249	267	289	312	337
Other Services (excluding Public Administration)	131	134	137	141	146
Public Administration	155	184	216	252	291
Total	4,472	4,578	4,695	4,821	4,953

Table A-26 Continued

	2032	2033	2034	2035	2036
Agriculture, Forestry, Fishing and Hunting	15	15	15	15	16
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	24	24	24	24	25
Construction	105	106	106	107	108
Manufacturing	150	150	151	151	151
Wholesale Trade	10	10	10	10	10
Retail Trade	317	321	334	353	375
Transportation and Warehousing	0	0	0	0	0
Information	3	3	3	3	3
Finance and Insurance	10	10	10	10	10
Real Estate and Rental and Leasing	44	44	43	42	41
Professional, Scientific, and Technical Services	41	41	41	41	41
Management of Companies and Enterprises	9	9	9	8	8
Administration & Support, Waste Management and Remediation	70	70	71	71	71
Educational Services	61	61	62	64	66
Health Care and Social Assistance	3,311	3,344	3,376	3,409	3,442
Arts, Entertainment, and Recreation	79	79	80	81	82
Accommodation and Food Services	363	366	378	394	414
Other Services (excluding Public Administration)	150	151	153	155	159
Public Administration	331	337	355	380	412
Total	5,091	5,139	5,220	5,321	5,436

Table A-26 Continued

	2037	2038	2039	2040	2041
Agriculture, Forestry, Fishing and Hunting	16	16	16	16	16
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	25	25	26	26	26
Construction	109	110	111	112	112
Manufacturing	152	152	152	153	153
Wholesale Trade	11	11	11	11	11
Retail Trade	401	417	438	462	489
Transportation and Warehousing	0	0	0	0	0
Information	3	3	3	3	3
Finance and Insurance	10	11	11	11	11
Real Estate and Rental and Leasing	40	40	39	38	37
Professional, Scientific, and Technical Services	41	41	42	42	42
Management of Companies and Enterprises	8	8	8	8	8
Administration & Support, Waste Management and Remediation	72	72	73	73	74
Educational Services	68	70	72	74	76
Health Care and Social Assistance	3,476	3,510	3,544	3,578	3,613
Arts, Entertainment, and Recreation	84	85	87	88	90
Accommodation and Food Services	437	451	469	491	514
Other Services (excluding Public Administration)	162	165	168	172	175
Public Administration	447	470	499	533	570
Total	5,563	5,656	5,766	5,889	6,021

Table A-26 Continued

	2042	2043	2044	2045	2046
Agriculture, Forestry, Fishing and Hunting	16	16	16	17	17
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0
Utilities	27	27	27	27	28
Construction	113	114	115	116	117
Manufacturing	153	154	154	154	155
Wholesale Trade	12	12	12	12	12
Retail Trade	519	518	527	543	564
Transportation and Warehousing	0	0	0	0	0
Information	3	3	3	3	2
Finance and Insurance	11	11	11	11	11
Real Estate and Rental and Leasing	36	36	36	35	34
Professional, Scientific, and Technical Services	42	42	42	42	42
Management of Companies and Enterprises	8	8	8	8	8
Administration & Support, Waste Management and Remediation	74	74	75	75	76
Educational Services	78	78	79	80	82
Health Care and Social Assistance	3,648	3,683	3,719	3,755	3,792
Arts, Entertainment, and Recreation	92	91	92	93	94
Accommodation and Food Services	540	539	547	561	579
Other Services (excluding Public Administration)	180	180	181	183	186
Public Administration	611	609	622	645	674
Total	6,161	6,195	6,266	6,361	6,474

Table A-26 Continued

	2047	2048	2049	2050
Agriculture, Forestry, Fishing and Hunting	17	17	17	17
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0
Utilities	28	28	29	29
Construction	118	119	120	122
Manufacturing	155	155	155	156
Wholesale Trade	13	13	13	13
Retail Trade	589	591	603	620
Transportation and Warehousing	0	0	0	0
Information	2	2	2	2
Finance and Insurance	11	12	12	12
Real Estate and Rental and Leasing	33	33	33	32
Professional, Scientific, and Technical Services	42	42	42	43
Management of Companies and Enterprises	8	8	8	8
Administration & Support, Waste Management and Remediation	76	76	77	77
Educational Services	84	84	85	86
Health Care and Social Assistance	3,828	3,865	3,903	3,941
Arts, Entertainment, and Recreation	96	96	97	98
Accommodation and Food Services	600	602	612	627
Other Services (excluding Public Administration)	190	190	192	194
Public Administration	709	712	728	752
Total	6,599	6,647	6,727	6,829

Source: PlaceWorks, 2025.

Table A-27: Employment Forecast, Total and by Sector; North County Subarea; 2022 to 2050

	2022	2023	2024	2025	2026
Agriculture, Forestry, Fishing and Hunting	62	62	63	63	63
Mining, Quarrying, and Oil and Gas Extraction	92	91	90	89	88
Utilities	29	30	30	31	31
Construction	448	452	456	460	465
Manufacturing	44	44	44	44	44
Wholesale Trade	100	101	103	104	106
Retail Trade	572	573	573	574	575
Transportation and Warehousing	70	71	72	73	74
Information	227	224	221	219	216
Finance and Insurance	101	102	103	104	105
Real Estate and Rental and Leasing	83	83	83	83	83
Professional, Scientific, and Technical Services	329	330	331	331	332
Management of Companies and Enterprises	39	39	38	38	38
Administration & Support, Waste Management and Remediation	944	950	955	961	966
Educational Services	625	625	625	625	625
Health Care and Social Assistance	469	473	477	481	486
Arts, Entertainment, and Recreation	832	832	832	832	832
Accommodation and Food Services	2,065	2,066	2,066	2,067	2,067
Other Services (excluding Public Administration)	256	256	256	256	256
Public Administration	159	160	161	162	163
Total	7,546	7,563	7,580	7,598	7,615

Table A-27 Continued

	2027	2028	2029	2030	2031
Agriculture, Forestry, Fishing and Hunting	64	64	65	65	65
Mining, Quarrying, and Oil and Gas Extraction	87	86	85	84	84
Utilities	32	32	33	33	34
Construction	469	473	478	482	487
Manufacturing	44	44	45	45	45
Wholesale Trade	107	108	110	111	113
Retail Trade	575	576	576	577	577
Transportation and Warehousing	74	75	76	77	78
Information	213	211	208	205	203
Finance and Insurance	106	107	107	108	109
Real Estate and Rental and Leasing	83	83	83	83	83
Professional, Scientific, and Technical Services	333	334	334	335	336
Management of Companies and Enterprises	38	38	37	37	37
Administration & Support, Waste Management and Remediation	972	978	984	989	995
Educational Services	625	625	625	625	626
Health Care and Social Assistance	490	494	499	503	507
Arts, Entertainment, and Recreation	832	832	832	832	832
Accommodation and Food Services	2,068	2,068	2,069	2,069	2,070
Other Services (excluding Public Administration)	256	257	257	257	257
Public Administration	163	164	165	166	166
Total	7,632	7,650	7,668	7,686	7,703

Table A-27 Continued

	2032	2033	2034	2035	2036
Agriculture, Forestry, Fishing and Hunting	66	66	66	67	67
Mining, Quarrying, and Oil and Gas Extraction	83	82	81	80	79
Utilities	35	35	36	36	37
Construction	491	496	500	505	509
Manufacturing	45	45	45	45	45
Wholesale Trade	114	116	118	119	121
Retail Trade	578	579	580	581	581
Transportation and Warehousing	79	80	81	82	83
Information	200	198	195	193	190
Finance and Insurance	110	111	112	113	114
Real Estate and Rental and Leasing	83	83	83	83	83
Professional, Scientific, and Technical Services	337	337	338	339	340
Management of Companies and Enterprises	37	36	36	36	36
Administration & Support, Waste Management and Remediation	1,001	1,007	1,013	1,019	1,025
Educational Services	626	626	626	626	626
Health Care and Social Assistance	512	516	521	526	530
Arts, Entertainment, and Recreation	832	832	833	833	833
Accommodation and Food Services	2,070	2,071	2,072	2,073	2,074
Other Services (excluding Public Administration)	257	257	257	257	257
Public Administration	167	169	170	171	172
Total	7,721	7,743	7,763	7,783	7,803

Table A-27 Continued

	2037	2038	2039	2040	2041
Agriculture, Forestry, Fishing and Hunting	68	68	68	69	69
Mining, Quarrying, and Oil and Gas Extraction	78	77	77	76	75
Utilities	38	38	39	40	40
Construction	514	519	524	529	533
Manufacturing	45	45	45	45	46
Wholesale Trade	122	124	126	127	129
Retail Trade	582	583	584	584	585
Transportation and Warehousing	84	85	86	87	88
Information	188	186	183	181	179
Finance and Insurance	115	116	118	119	120
Real Estate and Rental and Leasing	83	83	82	82	82
Professional, Scientific, and Technical Services	341	341	342	343	344
Management of Companies and Enterprises	35	35	35	35	34
Administration & Support, Waste Management and Remediation	1,031	1,037	1,043	1,050	1,056
Educational Services	626	626	626	626	626
Health Care and Social Assistance	535	540	544	549	554
Arts, Entertainment, and Recreation	833	833	833	833	833
Accommodation and Food Services	2,074	2,075	2,076	2,076	2,077
Other Services (excluding Public Administration)	258	258	258	258	258
Public Administration	173	174	175	176	177
Total	7,823	7,844	7,864	7,885	7,905

Table A-27 Continued

	2042	2043	2044	2045	2046
Agriculture, Forestry, Fishing and Hunting	70	70	70	71	71
Mining, Quarrying, and Oil and Gas Extraction	74	73	73	72	71
Utilities	41	42	42	43	44
Construction	538	543	548	553	559
Manufacturing	46	46	46	46	46
Wholesale Trade	131	132	134	136	138
Retail Trade	586	587	588	589	590
Transportation and Warehousing	89	90	91	92	94
Information	176	174	172	170	168
Finance and Insurance	121	122	123	124	125
Real Estate and Rental and Leasing	82	82	82	82	82
Professional, Scientific, and Technical Services	345	345	346	347	348
Management of Companies and Enterprises	34	34	34	34	33
Administration & Support, Waste Management and Remediation	1,062	1,068	1,075	1,081	1,087
Educational Services	626	626	626	627	627
Health Care and Social Assistance	559	564	569	574	579
Arts, Entertainment, and Recreation	833	833	833	833	833
Accommodation and Food Services	2,077	2,078	2,079	2,080	2,081
Other Services (excluding Public Administration)	258	258	258	259	259
Public Administration	178	180	182	183	184
Total	7,926	7,950	7,973	7,996	8,018

Table A-27 Continued

	2047	2048	2049	2050
Agriculture, Forestry, Fishing and Hunting	72	72	72	73
Mining, Quarrying, and Oil and Gas Extraction	70	70	69	68
Utilities	44	45	46	47
Construction	564	569	574	585
Manufacturing	46	46	46	46
Wholesale Trade	139	141	143	145
Retail Trade	591	592	594	595
Transportation and Warehousing	95	96	97	98
Information	165	163	161	159
Finance and Insurance	126	127	129	130
Real Estate and Rental and Leasing	82	82	82	82
Professional, Scientific, and Technical Services	349	349	350	351
Management of Companies and Enterprises	33	33	33	33
Administration & Support, Waste Management and Remediation	1,094	1,100	1,107	1,114
Educational Services	627	627	627	627
Health Care and Social Assistance	584	589	595	600
Arts, Entertainment, and Recreation	833	833	833	833
Accommodation and Food Services	2,082	2,083	2,084	2,085
Other Services (excluding Public Administration)	259	259	259	259
Public Administration	185	187	189	190
Total	8,041	8,066	8,090	8,119

Source: PlaceWorks, 2025.

Table A-28: Employment Forecast, Total and by Sector; South County Subarea; 2022 to 2050

	2022	2023	2024	2025	2026
Agriculture, Forestry, Fishing and Hunting	5,629	5,668	5,707	5,747	5,786
Mining, Quarrying, and Oil and Gas Extraction	14	14	14	14	14
Utilities	146	148	150	152	154
Construction	845	853	862	870	879
Manufacturing	1,650	1,653	1,657	1,660	1,663
Wholesale Trade	540	546	551	557	563
Retail Trade	426	426	426	427	428
Transportation and Warehousing	462	467	472	477	482
Information	21	21	21	21	21
Finance and Insurance	6	6	6	6	6
Real Estate and Rental and Leasing	47	47	47	47	47
Professional, Scientific, and Technical Services	121	121	122	122	123
Management of Companies and Enterprises	264	262	260	258	257
Administration & Support, Waste Management and Remediation	246	248	249	251	252
Educational Services	1,179	1,179	1,179	1,179	1,179
Health Care and Social Assistance	728	734	740	746	752
Arts, Entertainment, and Recreation	69	69	69	69	69
Accommodation and Food Services	188	188	188	189	190
Other Services (excluding Public Administration)	109	109	109	109	109
Public Administration	2,514	2,514	2,514	2,515	2,517
Total	15,204	15,273	15,342	15,416	15,489

Table A-28 Continued

	2027	2028	2029	2030	2031
Agriculture, Forestry, Fishing and Hunting	5,826	5,867	5,907	5,948	5,989
Mining, Quarrying, and Oil and Gas Extraction	13	13	13	13	13
Utilities	156	158	160	162	164
Construction	887	896	905	914	923
Manufacturing	1,667	1,670	1,673	1,677	1,680
Wholesale Trade	569	575	581	587	593
Retail Trade	428	429	430	431	431
Transportation and Warehousing	487	492	498	503	508
Information	21	21	20	20	20
Finance and Insurance	6	6	6	6	6
Real Estate and Rental and Leasing	47	47	47	47	47
Professional, Scientific, and Technical Services	123	123	124	124	124
Management of Companies and Enterprises	255	253	251	249	248
Administration & Support, Waste Management and Remediation	254	255	257	258	260
Educational Services	1,179	1,179	1,179	1,179	1,180
Health Care and Social Assistance	758	764	770	776	782
Arts, Entertainment, and Recreation	69	69	69	69	69
Accommodation and Food Services	190	191	192	192	193
Other Services (excluding Public Administration)	109	110	110	110	110
Public Administration	2,517	2,519	2,520	2,521	2,521
Total	15,562	15,637	15,712	15,787	15,863

Table A-28 Continued

	2032	2033	2034	2035	2036
Agriculture, Forestry, Fishing and Hunting	6,031	6,073	6,115	6,157	6,200
Mining, Quarrying, and Oil and Gas Extraction	13	13	13	12	12
Utilities	166	168	171	173	175
Construction	932	941	950	959	969
Manufacturing	1,683	1,687	1,690	1,694	1,697
Wholesale Trade	599	605	612	618	624
Retail Trade	432	434	435	436	437
Transportation and Warehousing	514	519	525	531	536
Information	20	20	20	20	20
Finance and Insurance	6	6	7	7	7
Real Estate and Rental and Leasing	47	47	47	47	47
Professional, Scientific, and Technical Services	125	125	126	126	126
Management of Companies and Enterprises	246	244	243	241	239
Administration & Support, Waste Management and Remediation	262	263	265	267	268
Educational Services	1,180	1,180	1,180	1,180	1,180
Health Care and Social Assistance	789	795	802	808	815
Arts, Entertainment, and Recreation	69	70	70	70	70
Accommodation and Food Services	193	195	196	197	198
Other Services (excluding Public Administration)	110	110	110	111	111
Public Administration	2,522	2,525	2,526	2,528	2,529
Total	15,939	16,020	16,100	16,180	16,260

Table A-28 Continued

	2037	2038	2039	2040	2041
Agriculture, Forestry, Fishing and Hunting	6,243	6,286	6,330	6,374	6,418
Mining, Quarrying, and Oil and Gas Extraction	12	12	12	12	12
Utilities	177	180	182	184	187
Construction	978	988	997	1,007	1,017
Manufacturing	1,700	1,704	1,707	1,710	1,714
Wholesale Trade	631	638	644	651	658
Retail Trade	438	439	440	441	442
Transportation and Warehousing	542	548	554	560	566
Information	20	20	20	20	20
Finance and Insurance	7	7	7	7	7
Real Estate and Rental and Leasing	46	46	46	46	46
Professional, Scientific, and Technical Services	127	127	128	128	128
Management of Companies and Enterprises	237	236	234	232	231
Administration & Support, Waste Management and Remediation	270	272	273	275	277
Educational Services	1,180	1,180	1,180	1,180	1,180
Health Care and Social Assistance	821	828	835	841	848
Arts, Entertainment, and Recreation	70	70	70	70	70
Accommodation and Food Services	199	200	201	201	202
Other Services (excluding Public Administration)	111	111	111	111	111
Public Administration	2,530	2,532	2,534	2,535	2,536
Total	16,340	16,422	16,504	16,586	16,669

Table A-28 Continued

	2042	2043	2044	2045	2046
Agriculture, Forestry, Fishing and Hunting	6,463	6,507	6,553	6,598	6,644
Mining, Quarrying, and Oil and Gas Extraction	12	12	12	11	11
Utilities	189	192	194	197	199
Construction	1,027	1,037	1,047	1,057	1,068
Manufacturing	1,717	1,720	1,724	1,727	1,730
Wholesale Trade	665	672	679	686	693
Retail Trade	442	445	446	448	449
Transportation and Warehousing	572	578	584	590	596
Information	19	19	19	19	19
Finance and Insurance	7	7	7	7	7
Real Estate and Rental and Leasing	46	46	46	46	46
Professional, Scientific, and Technical Services	129	129	130	130	130
Management of Companies and Enterprises	229	228	226	224	223
Administration & Support, Waste Management and Remediation	278	280	282	284	285
Educational Services	1,180	1,181	1,181	1,181	1,181
Health Care and Social Assistance	855	862	869	876	884
Arts, Entertainment, and Recreation	70	70	70	70	70
Accommodation and Food Services	203	204	206	207	208
Other Services (excluding Public Administration)	111	112	112	112	112
Public Administration	2,537	2,540	2,542	2,544	2,545
Total	16,752	16,841	16,928	17,015	17,103

Table A-28 Continued

	2047	2048	2049	2050
Agriculture, Forestry, Fishing and Hunting	6,690	6,737	6,784	6,831
Mining, Quarrying, and Oil and Gas Extraction	11	11	11	11
Utilities	202	204	207	209
Construction	1,078	1,089	1,099	1,121
Manufacturing	1,734	1,737	1,740	1,744
Wholesale Trade	701	708	715	723
Retail Trade	450	452	453	455
Transportation and Warehousing	603	609	616	622
Information	19	19	19	19
Finance and Insurance	7	7	7	7
Real Estate and Rental and Leasing	46	46	46	46
Professional, Scientific, and Technical Services	131	131	132	132
Management of Companies and Enterprises	221	220	218	216
Administration & Support, Waste Management and Remediation	287	289	291	293
Educational Services	1,181	1,181	1,181	1,181
Health Care and Social Assistance	891	898	906	913
Arts, Entertainment, and Recreation	71	71	71	71
Accommodation and Food Services	209	211	212	213
Other Services (excluding Public Administration)	113	113	113	113
Public Administration	2,547	2,550	2,552	2,554
Total	17,190	17,282	17,372	17,474

Source: PlaceWorks, 2025.