

Memorandum

To: StanCOG
From: Jim Damkowitz and Makinzie Clark
Re: StanCOG 2018 RTP/SCS Regional Demographic Forecast
Date: May 7, 2018

The StanCOG 2018 RTP/SCS Demographic Forecast provides a summary of the population, employment, household and housing unit forecasts for Stanislaus County. These were prepared as part of a larger demographic forecast prepared for the three-county region encompassing Merced, Stanislaus, and San Joaquin counties. The forecasts were developed specifically for the preparation of the 2018 Regional Transportation Plan and Sustainable Communities Strategy in each respective county (per the Federal FAST-ACT MPO Planning Regulations and Senate Bill 375). The forecasts were developed by the University of Pacific (UOP) Center for Business & Policy Research and completed in 2016.

The UOP demographic forecasts are most accurate in predicting future trends at the countywide level of aggregation. For smaller units of geography, such as cities or unincorporated census places, the forecasts require more interpretation. To provide a more accurate forecast at this level, each of StanCOG’s member agencies provided input and adjustments were made for the following four jurisdictions: Modesto, Patterson, Turlock, and Riverbank. For these jurisdictions, adjustments were made to distribute growth to be more in line with local projections while maintaining the UOP countywide forecast totals.

The final adjusted demographic forecasts are presented below in the following tables.

Table 1 – Patterson and Modesto Employment Adjustments

Patterson	2015	2020	2025	2030	2035	2040
2016 UOP	3,538	3,765	3,931	4,083	4,230	4,379
Rate	-	6.4%	4.4%	3.9%	3.6%	3.5%
Adjusted Numbers	3,538	4,851	6,164	7,477	8,790	10,103
Increment (25% Lower Growth)		1,313	1,313	1,313	1,313	1,313
Difference Between UOP and Adjusted Numbers	0	1,086	2,233	3,394	4,560	5,724

Modesto	2015	2020	2025	2030	2035	2040
2016 UOP	80,467	86,610	91,667	96,351	101,234	106,055
Rate	-	7.6%	5.8%	5.1%	5.1%	4.8%
Adjusted Numbers	80,467	85,524	89,434	92,957	96,674	100,331
Difference Between UOP and Adjusted Numbers	0	-1,086	-2,233	-3,394	-4,560	-5,724

Table 2 – Turlock and Riverbank Housing Unit Adjustments

Turlock	2020	2025	2030	2035	2040
2016 UOP	25,446	26,446	27,946	29,446	30,946
Adjusted Numbers	27,301	29,136	30,935	32,545	34,152
<i>Difference Between UOP and Adjusted Numbers</i>	1,855	2,690	2,989	3,099	3,206

Riverbank	2020	2025	2030	2035	2040
2016 UOP	8,028	8,633	9,228	9,759	10,290
Adjusted Numbers	8,960	9,468	9,527	9,869	10,397
<i>Difference Between UOP and Adjusted Numbers</i>	932	835	299	110	107

The final forecast values used in the 2018 StanCOG RTP/SCS are presented in the following tables.

Table 3 – Countywide Employment Forecasts

	Employment											
	Year	Countywide	Unincorporated	Modesto	Turlock	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford
Actual	2015	180,056	45,252	80,467	26,054	11,303	1,242	1,400	6,554	3,538	3,406	841
Forecast	2020	192,931	47,976	85,524	27,948	12,212	1,327	1,494	7,041	4,851	3,640	919
	2025	203,337	50,255	89,434	29,408	12,921	1,404	1,566	7,397	6,164	3,807	981
	2030	212,861	52,398	92,957	30,703	13,564	1,482	1,637	7,660	7,477	3,951	1,034
	2035	222,414	54,399	96,674	32,034	14,157	1,558	1,698	7,918	8,790	4,099	1,089
	2040	231,718	56,145	100,331	33,381	14,765	1,629	1,757	8,205	10,103	4,256	1,148
	2045	240,691	57,910	104,126	34,655	15,384	1,700	1,816	8,480	11,013	4,400	1,208

Table 4 – Countywide Household Forecasts

	Households											
	Year	Countywide	Unincorporated	Modesto	Turlock	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford
Actual	2015	175,251	35,029	72,897	24,251	13,577	2,236	3,231	7,813	6,533	7,067	2,617
Forecast	2020	187,171	36,745	77,383	26,001	14,624	2,433	3,497	8,434	7,602	7,645	2,806
	2025	199,071	38,459	81,861	27,748	15,670	2,631	3,763	9,054	8,668	8,222	2,994
	2030	210,741	40,139	86,253	29,462	16,695	2,824	4,024	9,662	9,715	8,788	3,178
	2035	221,186	41,643	90,184	30,996	17,613	2,997	4,258	10,207	10,651	9,295	3,343
	2040	231,606	43,143	94,105	32,526	18,528	3,170	4,490	10,750	11,585	9,800	3,508
	2045	241,269	44,534	97,742	33,945	19,377	3,330	4,706	11,253	12,452	10,268	3,661

Table 5 – Countywide Housing Unit Forecasts

	Housing Units											
	Year	Countywide	Unincorporated	Modesto	Turlock	Ceres	Hughson	Newman	Oakdale	Patterson	Riverbank	Waterford
Actual	2015	184,013	36,780	76,542	25,463	14,256	2,348	3,393	8,203	6,860	7,421	2,748
Forecast	2020	196,529	38,582	81,252	27,301	15,355	2,555	3,672	8,856	7,982	8,960	2,946
	2025	209,024	40,381	85,954	29,136	16,453	2,762	3,952	9,507	9,102	9,468	3,144
	2030	221,279	42,146	90,566	30,935	17,530	2,965	4,225	10,146	10,201	9,527	3,337
	2035	232,246	43,725	94,693	32,545	18,493	3,147	4,470	10,717	11,184	9,869	3,511
	2040	243,186	45,300	98,811	34,152	19,455	3,328	4,715	11,287	12,165	10,397	3,684
	2045	253,333	46,761	102,629	35,642	20,346	3,497	4,942	11,816	13,074	10,472	3,844

The 2016 *Stanislaus County Forecast Summary* (University of the Pacific) is presented on the following pages.

STANISLAUS COUNTY FORECAST SUMMARY

July 7, 2016



Eberhardt School of Business

**Center for Business
& Policy Research**

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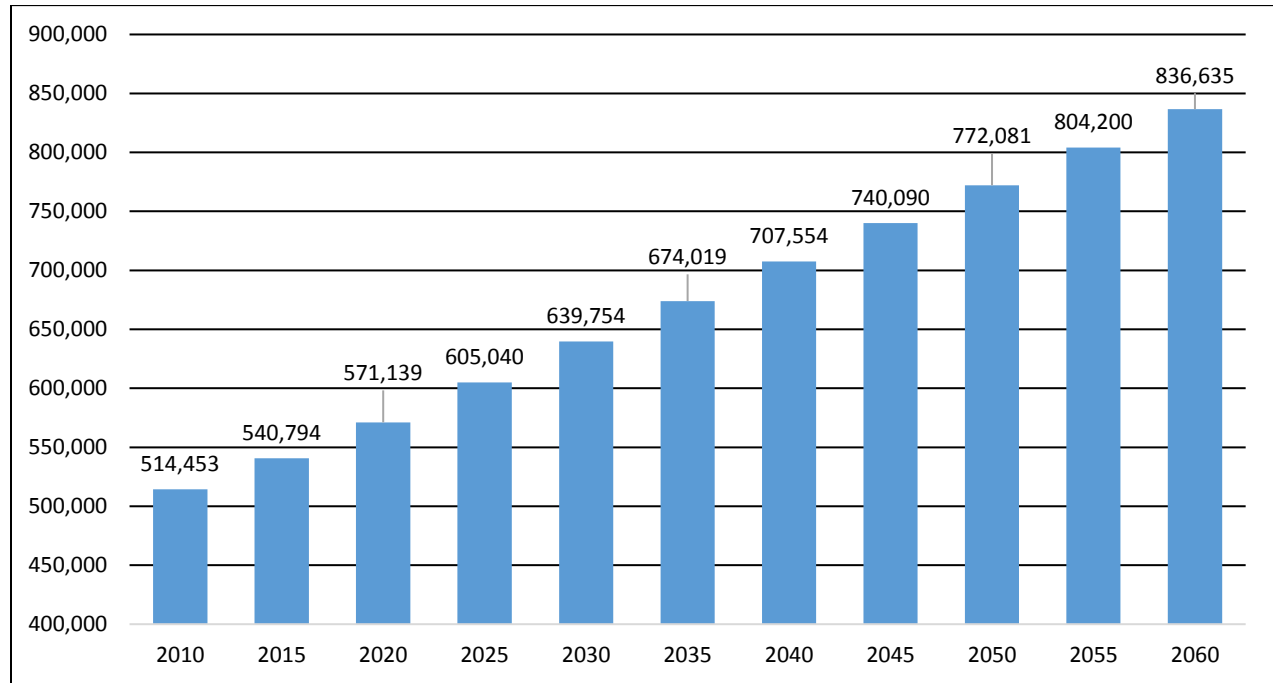
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Stanislaus County Forecast Summary

The following is a summary of the population, household and housing unit forecast for Stanislaus County. The current Stanislaus County forecast incorporates the most up to date background data from the U.S. Census Bureau, the Internal Revenue Service and the California Vital Statistics Query System. The local area forecasts have incorporated feedback from Stanislaus County along with the incorporated cities within the County.

County-Wide Population Forecast

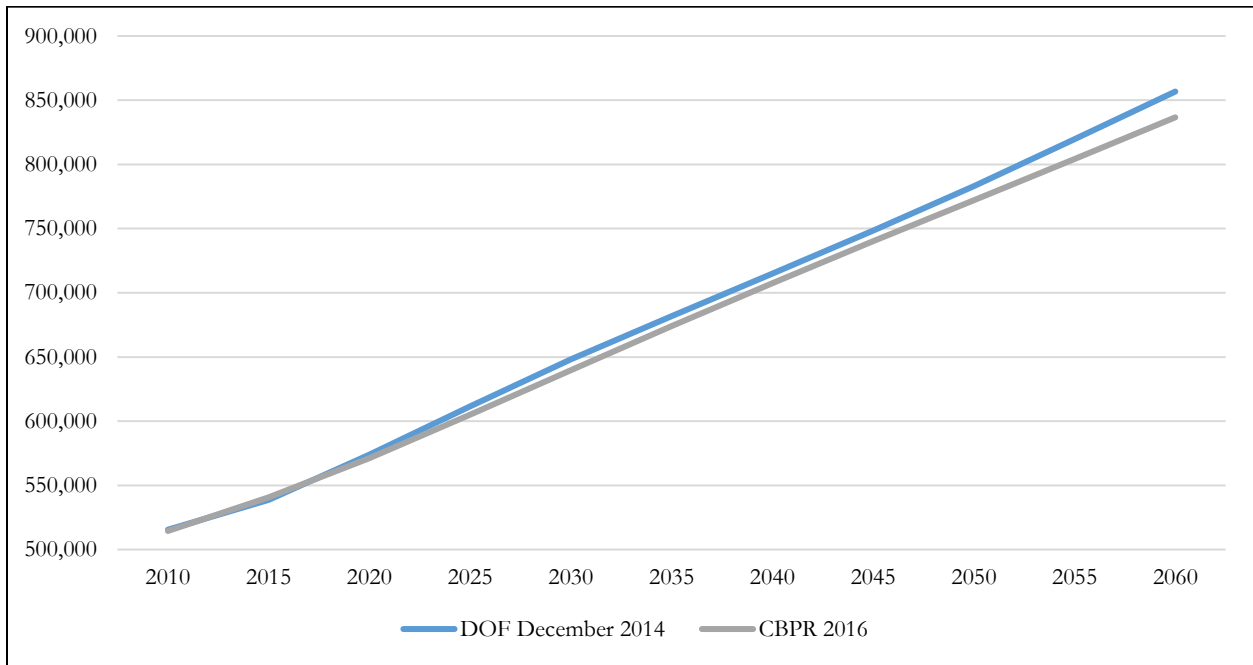
Figure 1-Stanislaus County Population Forecast-May 2016



As shown in Figure 1, we estimate the County's population will be 571,139 by 2020 and reach 836,635 by 2060. We expect the population to reach 750,000 by 2047. Figure 2 compares the current population forecast with the most recent California Department of Finance (DOF) population projection.

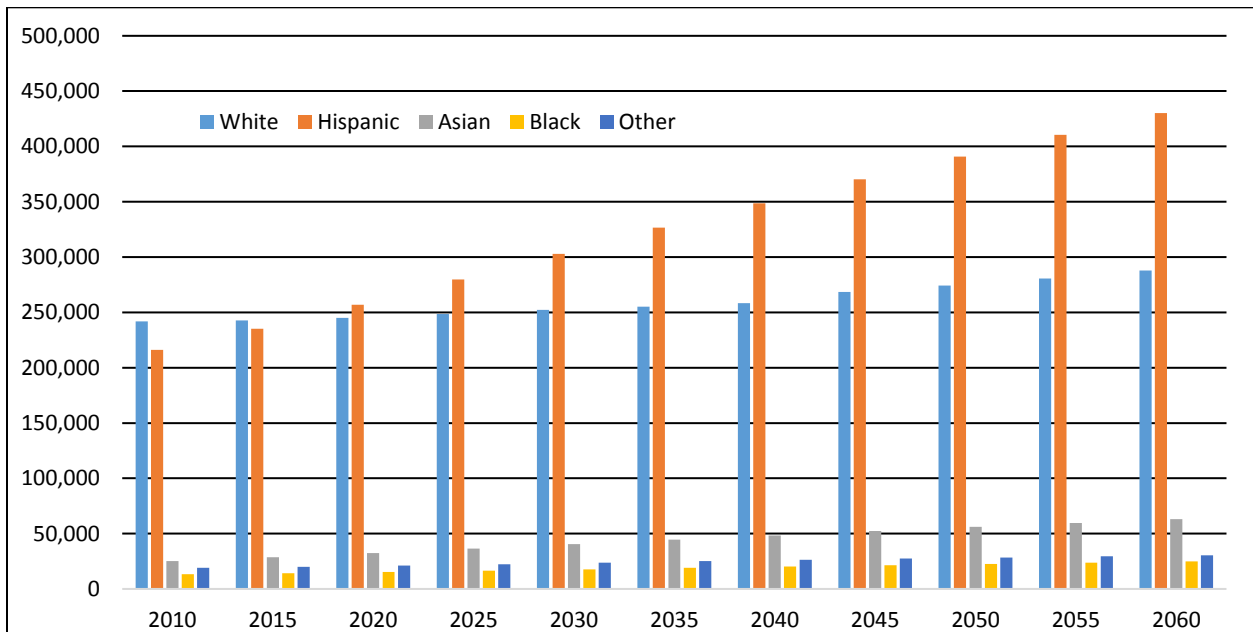
The growth rate in our forecast starts slightly higher than the DOF forecast. This growth rate remains fairly steady fluctuating between .85% and 1.15% annually until 2060. The DOF forecast starts with a lower growth rate which grows over time so the forecasted 2060 population is higher than our model by approximately 13,000.

Figure 2-Forecast Comparison



A look at the racial composition more clearly shows which groups are driving growth in Stanislaus County. This is done in Figure 3.

Figure 3-Population Forecast by Race and Ethnicity



Growth is largest in the Asian and Hispanic populations. While the Asian population is expected to increase over 150% from 2010 to 2060, the initial population is so small that this growth will only add 40,000 residents to Stanislaus County during that time period. The largest driver of growth will be the Hispanic population, which will nearly double from 2010 to 2060, adding 214,000 residents to

the county. Growth in the White population will be the smallest during the forecast horizon, adding only 40,000 residents. This amounts to a total increase of 19%. We expect the Hispanic population to become more populous than the White population in 2018.

Figure 4-Population Forecast by Age

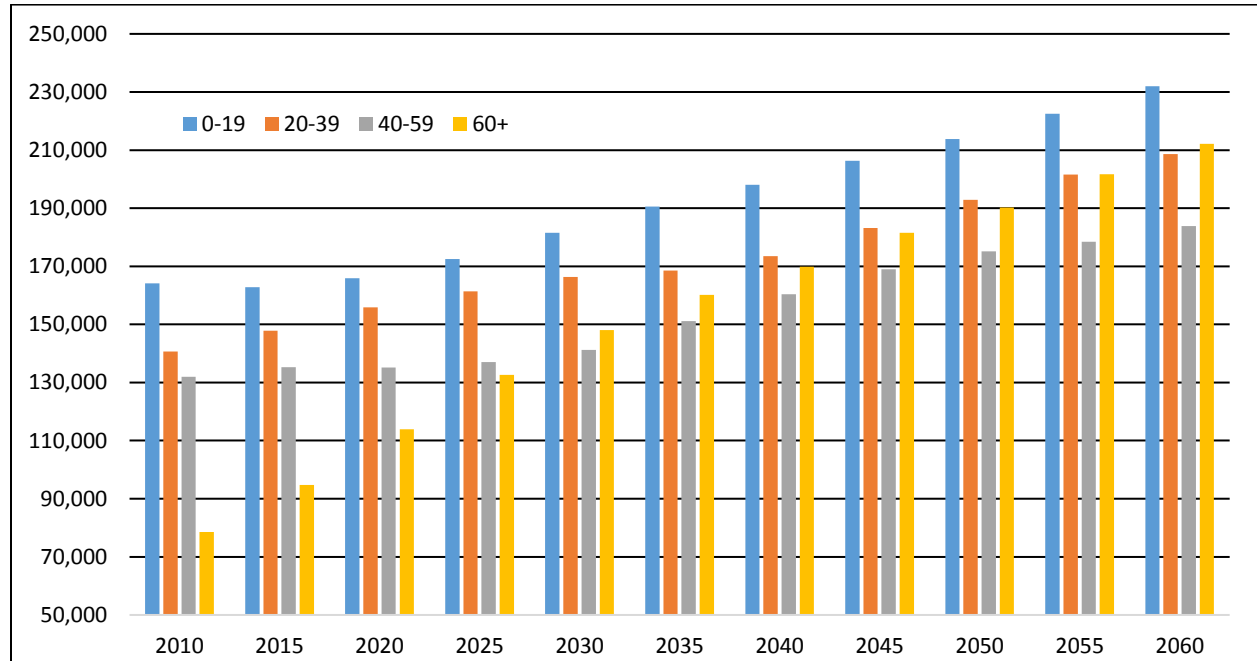


Figure 4 shows the fastest growing age group is the group 60 and older. The growth rate of this group is large enough to elevate it from the smallest group from 2010 through 2025 to the third largest group from 2030 to 2050, and to the second largest group by 2055. The largest group for all forecasted years is the group 0 through 19. Throughout the forecast period the populations of the age groups become more compact.

Local Area Population Forecast

The local area population forecast is generated using implicit shift-share methodology that changes each local area’s percentage of the county population based on historical trends. The shift in population share is based on each Census Designated Place’s (CDP) population from 2000 to 2013, using GIS to approximate a constant CDP boundary. This initial estimate is then augmented with information from local jurisdictions on planned developments, building moratoriums, and other policies that might have an influence on future population distributions.

After a review of the local area forecast by Stanislaus County and representatives of the cities within the County, it was determined that the following changes to the initial forecast should be made.

- The population of Patterson needed to be increased due to a large annexation of County land since the last decennial census; and
- The population of the unincorporated parts of the county needed to be decreased due to a 2008 initiative that limits infill potential in these unincorporated locations, with the exception of Salida and Diablo Grande.

The population of Patterson was increased by decreasing the “Rest of County” population. Since Salida and Diablo Grande are the only parts of the unincorporated county that can absorb excess growth, the populations of all unincorporated CDPs (Cowan, Del Rio, Denair, etc.) that had growth rates above the county-wide average were decreased with the population increase given to Salida and Diablo Grande.

Table 1-Census County Division Forecast

	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>	<u>2035</u>	<u>2040</u>	<u>2045</u>	<u>2050</u>	<u>2055</u>	<u>2060</u>
Airport	2,044	2,135	2,237	2,341	2,444	2,544	2,642	2,738	2,834	2,932
Bret Harte	5,379	5,639	5,930	6,228	6,522	6,809	7,088	7,363	7,638	7,916
Bystrom	4,184	4,385	4,610	4,841	5,068	5,290	5,506	5,719	5,932	6,147
Ceres	48,029	51,049	54,424	57,879	61,290	64,628	67,866	71,050	74,247	77,476
Cowan	324	329	336	343	349	356	362	368	375	381
Crows Landing	367	381	397	413	428	444	458	473	488	503
Del Rio	1,329	1,396	1,471	1,549	1,625	1,699	1,771	1,842	1,914	1,986
Denair	4,615	4,857	5,128	5,406	5,680	5,947	6,207	6,463	6,720	6,979
Diablo Grande	918	1,026	1,146	1,270	1,391	1,511	1,626	1,740	1,854	1,969
East Oakdale	2,867	2,987	3,121	3,259	3,394	3,527	3,655	3,782	3,909	4,037
Empire	4,394	4,630	4,893	5,163	5,429	5,689	5,942	6,190	6,440	6,692
Grayson	983	1,019	1,059	1,099	1,139	1,179	1,217	1,254	1,292	1,330
Hickman	672	708	748	789	829	869	907	945	983	1,021
Hughson	7,080	7,591	8,162	8,746	9,323	9,888	10,436	10,975	11,515	12,062
Keyes	5,828	6,087	6,376	6,672	6,965	7,251	7,529	7,802	8,076	8,353
Modesto	210,341	220,865	232,622	244,662	256,545	268,176	279,460	290,555	301,694	312,943
Monterey Park Tract	138	143	149	155	161	167	172	178	184	189
Newman	10,854	11,584	12,400	13,235	14,060	14,867	15,650	16,420	17,192	17,973
Oakdale	21,902	23,322	24,909	26,534	28,138	29,707	31,230	32,728	34,231	35,749
Parklawn	1,380	1,429	1,483	1,539	1,594	1,648	1,700	1,751	1,803	1,855
Patterson	23,067	26,190	29,678	33,251	36,777	40,228	43,577	46,869	50,175	53,513
Riverbank	24,064	25,670	27,463	29,300	31,113	32,888	34,609	36,302	38,002	39,718
Riverdale Park	1,165	1,206	1,252	1,299	1,346	1,391	1,436	1,479	1,523	1,567
Rouse	2,056	2,112	2,175	2,239	2,303	2,365	2,426	2,485	2,545	2,605
Salida	14,764	15,978	17,335	18,724	20,095	21,437	22,739	24,019	25,305	26,603
Shackelford	3,508	3,665	3,840	4,019	4,195	4,368	4,536	4,701	4,867	5,034
Turlock	72,229	76,475	81,219	86,077	90,872	95,564	100,117	104,594	109,089	113,627
Valley Home	229	229	229	229	230	230	230	230	231	231
Waterford	8,909	9,431	10,015	10,613	11,203	11,780	12,341	12,891	13,445	14,003
West Modesto	5,923	6,198	6,505	6,820	7,131	7,435	7,730	8,020	8,311	8,605
Westley	620	639	661	683	704	726	746	767	787	807
Rest of the County	50,635	51,783	53,066	54,379	55,676	56,945	58,176	59,387	60,602	61,830
Total County	540,794	571,139	605,040	639,754	674,019	707,554	740,090	772,081	804,200	836,635

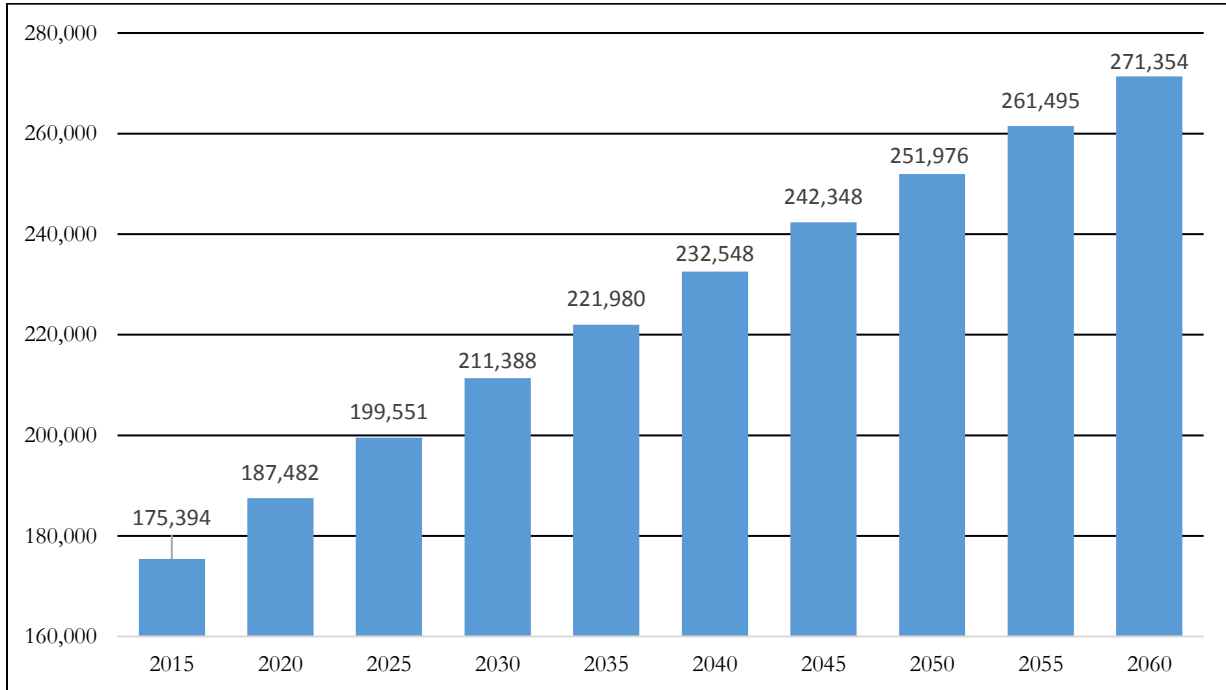
Table 1 shows the population forecast for each of the 32 CDPs as well as the total population for the county. Although the Modesto CDP maintains the largest population share of the county, that share is forecasted to decrease from 38.89% of the county’s population in 2015 to 37.40% in 2060. Because of the annexation of a portion of the unincorporated part of the county, Patterson will see the largest increase in population share rising from 4.26% of the county’s population in 2015 to 6.39% in 2060. All other incorporated cities within the County are expected to see modest growth, between 0.86% and 1.16% annually. Because Salida and Diablo Grande are the only two

unincorporated CDPs that are able to accommodate increased growth rates, the increase in population share will be second only to Patterson.

Household Forecast

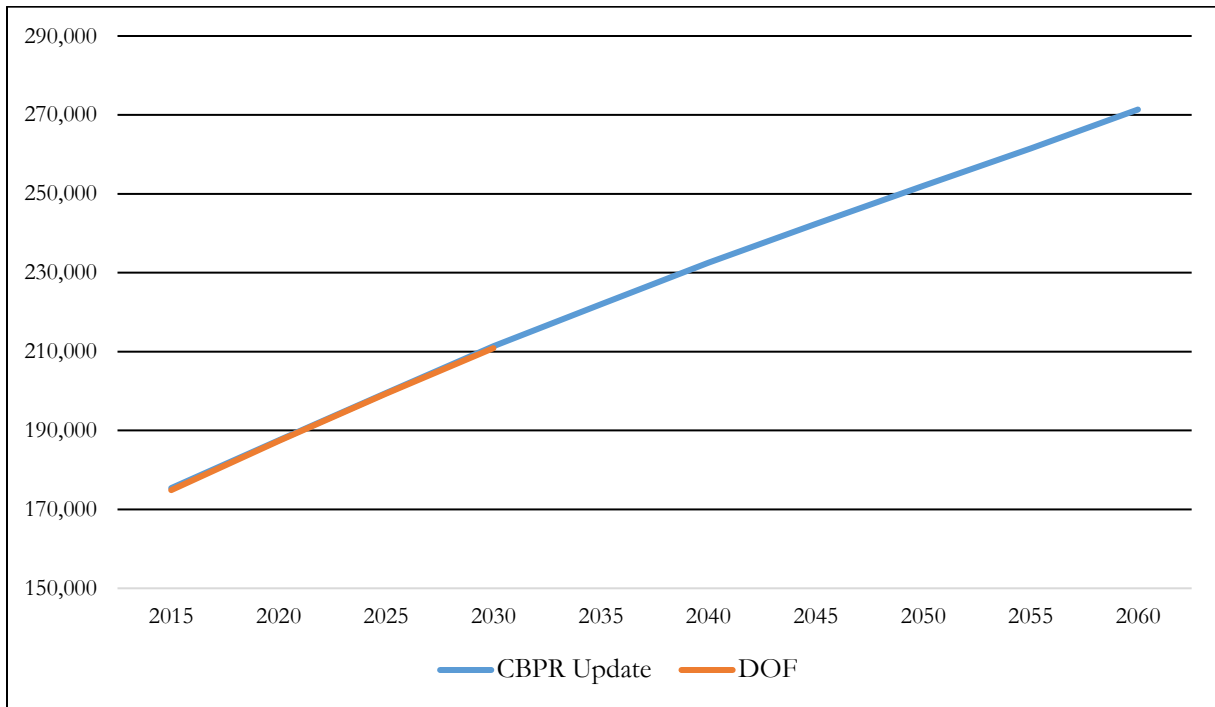
The household forecast is based on the population forecast for both the county, and the CDPs. Any revisions to the household forecast require revisions to the population forecast. Likewise, any revision in the population forecast must be accompanied by a revision to the household forecast.

Figure 5-County-Wide Household Forecast



As shown in Figure 5 we estimate 187,482 households in 2020 and 271,354 households in 2060. We estimate Stanislaus County will break 200,000 households in 2026. Figure 6 compares our updated household forecast to the latest Department of Finance forecast from December 2014.

Figure 6-Household Forecast Comparison



Our forecast for households varies in the distance from the DOF forecast from approximately 500 above in 2015 to less than 100 above in 2020. Both our forecast and the DOF forecast shows growth rates that slow over time, although our growth rates fall at a slightly faster pace.

The same-shift share methodology that was applied to the population forecast is applied to the household forecast. Therefore Patterson will see the largest growth in households. The other incorporated cities in Stanislaus County are expected to see modest of between 0.86% and 1.16% annually, while most unincorporated CDPs are expected to see low levels of growth, with the exception of Salida and Diablo Grande. An adjustment to tie the household forecast to the households observed in the 2010 Census was also applied to account for the idiosyncrasies between communities. More on this adjustment can be found in Section 3.5 of the accompanying methodology.

Table 2-Census County Division Household Forecast

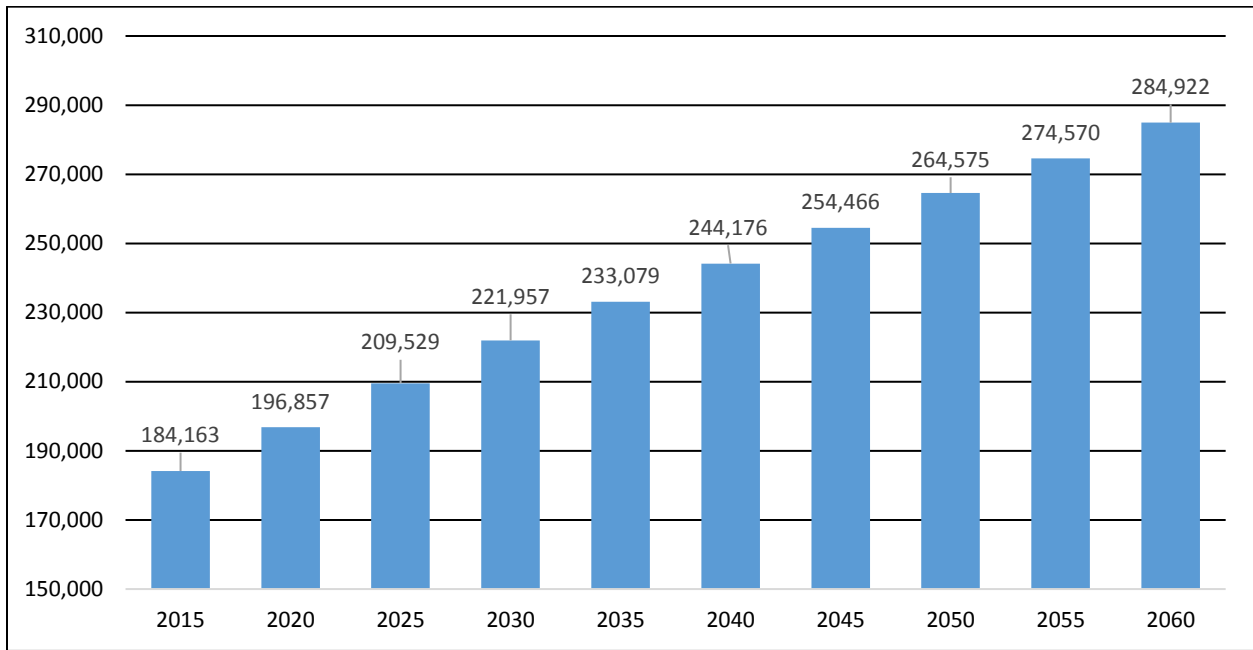
	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060
Airport	536	565	595	623	649	675	699	722	745	769
Bret Harte	1,248	1,322	1,396	1,469	1,534	1,599	1,659	1,718	1,777	1,837
Bystrom	1,128	1,195	1,262	1,327	1,386	1,444	1,499	1,552	1,604	1,659
Ceres	13,577	14,624	15,670	16,695	17,613	18,528	19,377	20,211	21,036	21,890
Cowan	96	98	100	102	104	106	108	110	111	113
Crows Landing	126	132	138	143	149	154	158	163	168	173
Del Rio	512	544	576	607	635	663	689	714	739	766
Denair	1,535	1,634	1,733	1,830	1,917	2,003	2,084	2,163	2,241	2,322
Diablo Grande	349	399	448	497	541	584	624	664	703	744
East Oakdale	1,103	1,160	1,217	1,272	1,322	1,372	1,418	1,463	1,508	1,554
Empire	1,287	1,371	1,456	1,539	1,614	1,688	1,756	1,824	1,891	1,960
Grayson	260	271	283	294	304	314	324	333	342	352
Hickman	204	218	231	244	256	268	278	289	300	311
Hughson	2,236	2,433	2,631	2,824	2,997	3,170	3,330	3,487	3,643	3,804
Keyes	1,665	1,756	1,847	1,936	2,016	2,096	2,170	2,242	2,314	2,388
Modesto	72,897	77,383	81,861	86,253	90,184	94,105	97,742	101,314	104,847	108,505
Monterey Park Tract	36	38	40	42	43	45	46	47	49	50
Newman	3,231	3,497	3,763	4,024	4,258	4,490	4,706	4,919	5,128	5,346
Oakdale	7,813	8,434	9,054	9,662	10,207	10,750	11,253	11,748	12,237	12,744
Parklawn	331	346	360	374	387	399	411	423	434	446
Patterson	6,533	7,602	8,668	9,715	10,651	11,585	12,452	13,303	14,144	15,016
Riverbank	7,067	7,645	8,222	8,788	9,295	9,800	10,268	10,729	11,184	11,655
Riverdale Park	309	323	336	350	362	373	384	395	406	417
Rouse	497	514	531	547	562	577	590	604	617	631
Salida	4,298	4,730	5,161	5,584	5,962	6,340	6,690	7,034	7,374	7,726
Shackelford	942	993	1,045	1,096	1,141	1,186	1,228	1,269	1,310	1,352
Turlock	24,251	26,001	27,748	29,462	30,996	32,526	33,945	35,338	36,717	38,144
Valley Home	78	78	78	78	78	79	79	79	79	79
Waterford	2,617	2,806	2,994	3,178	3,343	3,508	3,661	3,811	3,959	4,113
West Modesto	1,674	1,770	1,865	1,959	2,043	2,126	2,204	2,280	2,356	2,434
Westley	154	160	166	172	177	182	187	191	196	201
Rest of the County	16,661	17,128	17,595	18,052	18,462	18,871	19,249	19,622	19,990	20,371
Total County	175,251	187,171	199,071	210,741	221,186	231,606	241,269	250,762	260,148	269,869

Housing Unit Forecast

The housing unit forecast is closely related to the household forecast. It is common practice to assume a constant inventory of housing units over time; therefore, the CBPR forecast assumes a housing stock of 105% of households.

As is shown in Figure 7 we estimate 196,857 housing units in 2020 and 284,922 housing units in 2060. We estimate Stanislaus County will break 250,000 households in 2043.

Figure 7-County-Wide Housing Unit Forecast



The number of housing units per CDP can be computed in two ways. It is possible to use the same shift-share methodology used in the population and household forecast to project the number of housing units. However, since the number of housing units is simply 105% of the number of households an easier method is simply to take 105% of households in each CDP. This is the method used. Because housing units are simply 105% of households, the growth rates and growth in shares is the same as the households.

Table 3-Census Designated Place Housing Unit Forecast

	2015	2020	2025	2030	2035	2040	2045	2050	2055	2060
Airport	563	594	624	655	682	709	734	758	783	808
Bret Harte	1,310	1,388	1,466	1,542	1,611	1,679	1,742	1,804	1,866	1,929
Bystrom	1,185	1,255	1,325	1,394	1,455	1,517	1,574	1,629	1,685	1,742
Ceres	14,256	15,355	16,453	17,530	18,493	19,455	20,346	21,222	22,088	22,985
Cowan	101	103	105	107	109	111	113	115	117	119
Crows Landing	132	138	145	151	156	161	166	171	176	181
Del Rio	538	571	605	637	667	696	723	750	776	804
Denair	1,611	1,716	1,819	1,921	2,013	2,104	2,188	2,271	2,353	2,438
Diablo Grande	366	419	471	522	568	613	656	697	738	781
East Oakdale	1,158	1,218	1,277	1,336	1,388	1,440	1,489	1,536	1,583	1,632
Empire	1,351	1,440	1,529	1,616	1,694	1,772	1,844	1,915	1,985	2,058
Grayson	273	285	297	309	320	330	340	350	359	369
Hickman	215	229	243	256	269	281	292	304	315	326
Hughson	2,348	2,555	2,762	2,965	3,147	3,328	3,497	3,662	3,825	3,994
Keyes	1,748	1,844	1,939	2,033	2,117	2,200	2,278	2,354	2,430	2,508
Modesto	76,542	81,252	85,954	90,566	94,693	98,811	102,629	106,380	110,089	113,930
Monterey Park Trac	38	40	42	44	45	47	48	50	51	53
Newman	3,393	3,672	3,952	4,225	4,470	4,715	4,942	5,164	5,385	5,613
Oakdale	8,203	8,856	9,507	10,146	10,717	11,287	11,816	12,336	12,849	13,381
Parklawn	348	363	378	393	406	419	432	444	456	468
Patterson	6,860	7,982	9,102	10,201	11,184	12,165	13,074	13,968	14,852	15,767
Riverbank	7,421	8,028	8,633	9,228	9,759	10,290	10,782	11,265	11,743	12,238
Riverdale Park	325	339	353	367	380	392	404	415	426	438
Rouse	522	540	557	575	590	606	620	634	648	662
Salida	4,513	4,966	5,419	5,863	6,260	6,657	7,024	7,385	7,742	8,112
Shackelford	989	1,043	1,097	1,151	1,198	1,246	1,290	1,333	1,376	1,420
Turlock	25,463	27,301	29,136	30,935	32,545	34,152	35,642	37,105	38,552	40,051
Valley Home	82	82	82	82	82	82	83	83	83	83
Waterford	2,748	2,946	3,144	3,337	3,511	3,684	3,844	4,002	4,157	4,319
West Modesto	1,758	1,858	1,958	2,057	2,145	2,233	2,314	2,394	2,473	2,555
Westley	162	168	174	180	185	191	196	201	206	211
Rest of the County	17,494	17,985	18,475	18,955	19,385	19,814	20,212	20,603	20,989	21,389
Total County	184,013	196,529	209,024	221,279	232,246	243,186	253,333	263,300	273,156	283,363

Employment Forecast

The employment forecast is generated independently of the population, household, and housing unit forecasts. The county level employment forecast comes from CBPR’s May 2016 California and Metro Forecast. While CBPR only regularly publishes the first 5-years of the forecast, CBPR generates a 30-year employment forecast with IHS Global Insight’s economic modeling software augmented with the latest information on current and pending economic activity in the region. The county level employment forecast is presented in Table 4.

Table 4-County Level Employment Forecast

	2015	2020	2025	2030	2035	2040	2045
Construction, Natural Resources & Mining	8,400	10,633	12,585	13,578	14,778	16,313	17,998
Manufacturing	21,100	22,103	22,543	22,270	21,838	21,605	21,308
Wholesale Trade	6,000	6,603	7,025	7,130	7,063	6,925	6,835
Retail Trade	22,500	23,335	23,680	24,375	25,200	26,063	26,658
Transportation, Warehousing, & Utilities	7,400	8,180	8,515	8,743	8,653	8,505	8,545
Information	900	985	1,105	1,195	1,323	1,460	1,590
Financial Activities	5,200	4,980	5,130	5,235	5,483	5,698	5,850
Professional & Business Svcs	14,000	16,303	19,078	21,303	23,303	25,283	27,323
Educational & Health Svcs	30,900	33,270	35,270	37,450	40,058	42,353	44,505
Leisure & Hospitality	17,800	19,805	20,278	20,615	21,138	21,788	22,233
Other Services	5,300	5,130	5,118	5,268	5,370	5,483	5,545
Agriculture, Forestry, Fishing and Hunting	14,056	13,594	13,439	14,126	14,872	15,153	15,356
Government	26,500	28,013	29,573	31,575	33,340	35,093	36,948
Total County Employment	180,056	192,931	203,337	212,861	222,414	231,718	240,691

Construction, Natural Resources & Mining is the only sector where employment is expected to more than double between 2015 and 2045. Information; Professional & Business Services; Educational & Health Services; and Government all see impressive increases as well. While no sectors see a shrinking of the workforce, the smallest increases is expected to be in the Manufacturing sector.

The local area employment forecast is generated from the county level employment forecast using a modified version of the shift-share methodology. Only the share part of the shift-share is used because of the small number of employees in some CDPs in some sectors (many times there are no employees in some sectors). The share of county employment is calculated using a 13 year exponential moving average of employment obtained from the Longitudinal Employer-Household Dynamics survey. The resulting forecast was then manually altered based on recent employment trends and new communities that would not be captured in past data.

Display of each of the 32 CDPs by sector would be prohibitively large. Therefore this summary displays total employment for each CDP. This is presented in Table 5.

Table 5-Census Designated Place Employment Forecast

	2015	2020	2025	2030	2035	2040	2045
Airport	1,158	1,230	1,271	1,269	1,262	1,267	1,270
Bret Harte	112	120	124	129	134	139	144
Bystrom	995	1,090	1,163	1,209	1,240	1,271	1,308
Ceres	11,303	12,212	12,921	13,564	14,157	14,765	15,384
Cowan	5	5	6	7	7	7	8
Crows Landing	168	181	192	203	212	219	227
Del Rio	255	277	289	298	311	323	334
Denair	463	497	529	561	592	622	654
Diablo Grande	70	76	79	81	83	86	89
East Oakdale	152	169	181	188	197	206	216
Empire	617	651	684	724	761	796	832
Grayson	36	36	37	38	40	41	42
Hickman	102	109	114	119	124	129	134
Hughson	1,242	1,327	1,404	1,482	1,558	1,629	1,700
Keyes	701	776	835	870	901	938	981
Modesto	80,467	86,610	91,667	96,351	101,234	106,055	110,615
Monterey Park Tract	0	0	0	0	0	0	0
Newman	1,400	1,494	1,566	1,637	1,698	1,757	1,816
Oakdale	6,554	7,041	7,397	7,660	7,918	8,205	8,480
Parklawn	69	71	73	75	78	80	82
Patterson	3,538	3,765	3,931	4,083	4,230	4,379	4,524
Riverbank	3,406	3,640	3,807	3,951	4,099	4,256	4,400
Riverdale Park	123	136	144	150	152	153	157
Rouse	218	226	236	250	264	275	287
Salida	6,918	7,535	8,056	8,487	8,932	9,371	9,810
Turlock	26,054	27,948	29,408	30,703	32,034	33,381	34,655
Valley Home	37	40	43	46	48	51	54
Waterford	841	919	981	1,034	1,089	1,148	1,208
West Modesto	351	376	397	419	444	468	490
Westley	323	331	336	351	366	376	384
Rest of the County	32,377	34,043	35,465	36,923	38,252	39,323	40,408
County Total	180,056	192,931	203,337	212,861	222,414	231,718	240,691

Not surprisingly large population centers are where the majority of employment is located. Likewise, CDPs where there is expected to be large population growth are also the CDPs that see large employment growth. While the correlation between population and employment is strong, it is not perfect. Therefore employment growth in areas such as Patterson, which sees its population more than double, is not nearly as high due to the population growth being driven by a large residential development that is not likely to generate enough jobs to keep up with population growth.