

COLUSA COUNTY ECONOMIC FORECAST

Colusa County is located northwest of the Sacramento Valley. The dominant industry in the county is agriculture. Rice and almonds are the major crops, accounting for 76 percent of total agricultural output. Colusa County has a population of 21,564 people and 8,366 wage and salary jobs. The per capita income in Colusa County is \$44,608, and the average salary per worker is \$42,627.

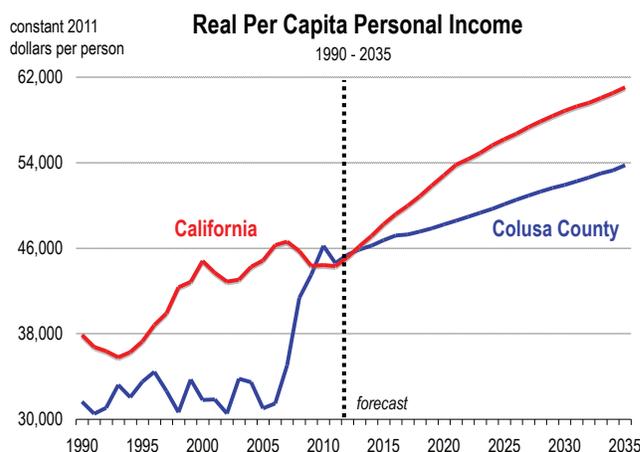
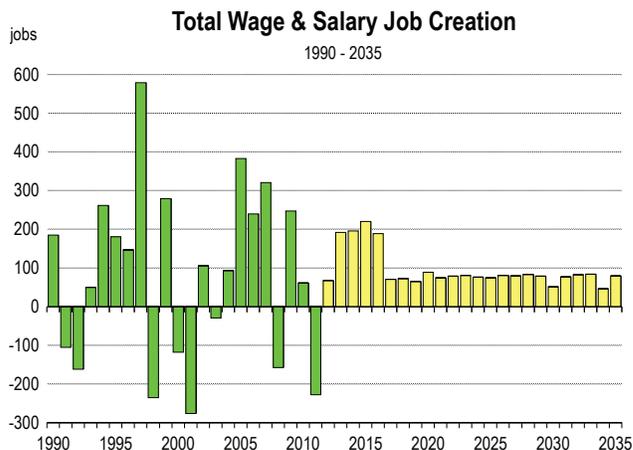
In 2011, 227 total wage and salary jobs were lost in Colusa County, representing a decline of 2.7 percent. Non-farm employment decreased by 269 jobs, while farm employment increased by 42 positions. The unemployment rate increased slightly in 2011, rising from 20.3 to 20.6 percent. This is one of the highest unemployment rates in the state.

Across the major employment sectors, results were mixed in 2011. The largest increases were observed in manufacturing (+133 jobs), wholesale trade (+72 jobs), and agriculture (+42 jobs). The largest decrease occurred in the mining, logging, and construction sector (-463 jobs). In Colusa County, construction activity has virtually grinded to a halt. In 2011, residential construction was at a record low, while nonresidential construction was significantly lower than during the previous few years.

Between 2006 and 2011, the population of Colusa County grew at an annual average rate of 0.8 percent. This was significantly slower than the 2000-2005 period, which was characterized by annual growth of 1.7 percent. This slowdown was primarily the result of out-migration. Beginning in 2007, net migration turned negative in Colusa County, and has remained negative in each subsequent year. Net migration will turn positive in 2014, but over the life of the forecast, it will remain well below the levels that were observed in the early 2000's.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast at 0.8 percent in 2012. From 2012 to 2017, total employment growth will average 1.8 percent per year. Non-farm employment growth will average 2.0 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 0.8 percent per year from 2012 to 2017.
- Between 2012 and 2017, the momentum for employment growth will be in agriculture, wholesale trade, construction, and the public sector. Combined, these sectors will account for 77 percent of all job growth in the county.

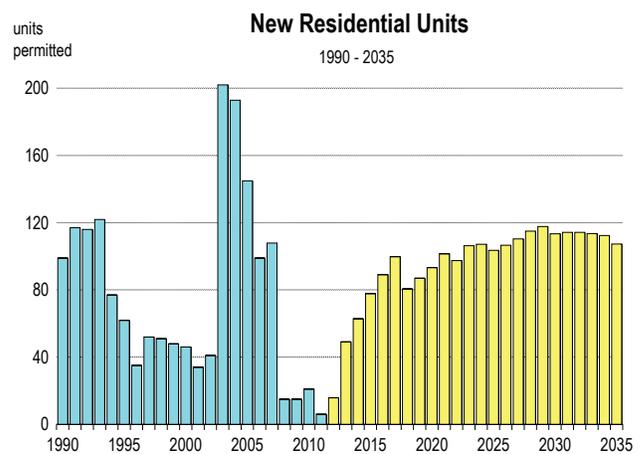
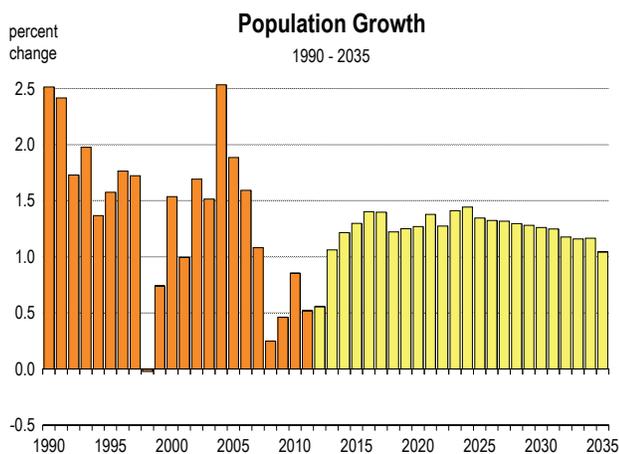


- The population in the county will continue to expand, with growth accelerating over the next five years. Annual growth in the 2012 to 2017 period will average 1.2 percent per year.
- Net migration is expected to remain negative in 2012 and 2013, but will turn positive thereafter. Over the 2012-2017 period, net migration will be virtually flat, with equal numbers of residents entering and leaving the county.
- Real per capita income is forecast to increase by 1.7 percent in 2012. Between 2012 and 2017, real per capita income is expected to increase by 1.0 percent per year.
- Between 2012 and 2017, total taxable sales, adjusted for inflation, are forecast to rise at an average annual rate of 3.5 percent.
- Industrial production will rise by an average of 2.2 percent per year from 2012 to 2017. Over the same period, total crop production will be flat. The principal crop in the county is rice.

Colusa County Economic Forecast

2006-2011 History, 2012-2040 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	20,893	84	26.3	6.8	99	\$292	\$0.59	\$31,478	3.2	471.3	174.8	12.5
2007	21,119	-39	26.9	6.9	108	\$296	\$0.69	\$35,045	3.4	522.2	208.5	11.9
2008	21,172	-192	27.3	7.0	15	\$329	\$0.84	\$41,350	3.0	693.8	220.1	13.8
2009	21,270	-145	27.6	7.1	15	\$541	\$0.89	\$43,518	0.8	621.7	187.5	18.0
2010	21,452	-10	27.8	7.1	21	\$343	\$0.97	\$46,210	1.3	656.6	174.2	20.3
2011	21,564	-110	27.3	7.1	6	\$360	\$0.96	\$44,608	2.5	653.6	207.2	20.6
2012	21,684	-125	27.6	7.1	16	\$377	\$1.00	\$45,382	1.9	657.5	211.4	18.0
2013	21,914	-18	28.2	7.1	49	\$395	\$1.05	\$45,865	2.1	653.6	214.7	16.1
2014	22,181	14	28.8	7.1	63	\$412	\$1.09	\$46,239	2.1	649.7	218.9	14.0
2015	22,469	33	29.4	7.2	78	\$429	\$1.14	\$46,748	1.8	638.7	223.2	12.2
2016	22,785	55	29.9	7.3	89	\$445	\$1.18	\$47,181	1.7	657.5	229.1	11.0
2017	23,104	55	30.3	7.3	100	\$458	\$1.22	\$47,281	1.7	653.6	236.4	10.3
2018	23,386	17	30.6	7.4	81	\$474	\$1.27	\$47,565	1.7	653.6	244.1	9.7
2019	23,679	24	30.9	7.5	87	\$489	\$1.31	\$47,859	1.5	657.5	252.0	9.2
2020	23,980	29	31.2	7.6	93	\$505	\$1.36	\$48,232	1.4	634.5	260.2	8.8
2021	24,311	56	31.6	7.7	102	\$519	\$1.40	\$48,565	1.3	630.9	267.5	8.7
2022	24,621	35	32.1	7.8	98	\$534	\$1.45	\$48,948	1.5	661.4	277.0	8.7
2023	24,969	70	32.5	7.9	106	\$550	\$1.51	\$49,305	1.5	657.1	286.0	8.7
2024	25,330	82	32.9	8.0	107	\$567	\$1.56	\$49,689	1.6	661.4	295.3	8.7
2025	25,671	61	33.4	8.1	104	\$587	\$1.63	\$50,128	1.7	657.5	305.4	8.7
2026	26,011	62	33.8	8.2	107	\$606	\$1.69	\$50,534	1.7	649.7	315.9	8.7
2027	26,354	64	34.2	8.3	110	\$626	\$1.75	\$50,921	1.7	646.1	326.8	8.7
2028	26,696	64	34.6	8.4	115	\$646	\$1.82	\$51,296	1.7	653.6	338.0	8.7
2029	27,038	65	35.1	8.5	118	\$667	\$1.89	\$51,649	1.7	649.7	349.4	8.7
2030	27,379	65	35.5	8.6	113	\$688	\$1.95	\$51,913	1.7	630.9	361.2	8.7
2031	27,721	67	35.9	8.7	114	\$711	\$2.03	\$52,254	1.7	630.9	373.4	8.7
2032	28,048	53	36.3	8.8	114	\$734	\$2.10	\$52,612	1.7	668.8	386.2	8.7
2033	28,374	53	36.7	8.9	114	\$757	\$2.18	\$52,998	1.7	664.9	399.4	8.7
2034	28,705	59	37.2	9.0	112	\$781	\$2.25	\$53,282	1.7	661.4	412.8	8.7
2035	29,005	30	37.6	9.1	107	\$807	\$2.33	\$53,760	1.7	646.1	426.8	8.7
2036	29,319	44	38.0	9.2	115	\$834	\$2.42	\$54,239	1.7	672.4	441.3	8.7
2037	29,633	46	38.4	9.3	122	\$862	\$2.51	\$54,741	1.7	657.5	456.3	8.6
2038	29,945	44	38.8	9.4	116	\$890	\$2.61	\$55,199	1.7	619.6	471.9	8.6
2039	30,238	27	39.3	9.5	110	\$920	\$2.70	\$55,721	1.7	661.0	487.9	8.6
2040	30,519	15	39.7	9.6	103	\$952	\$2.80	\$56,361	1.7	657.5	518.5	8.6

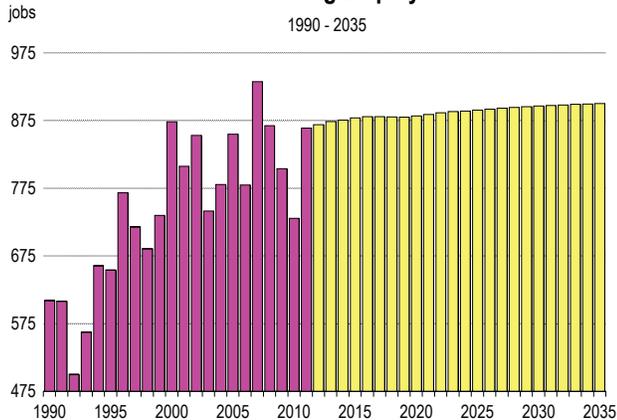


Colusa County Employment Forecast

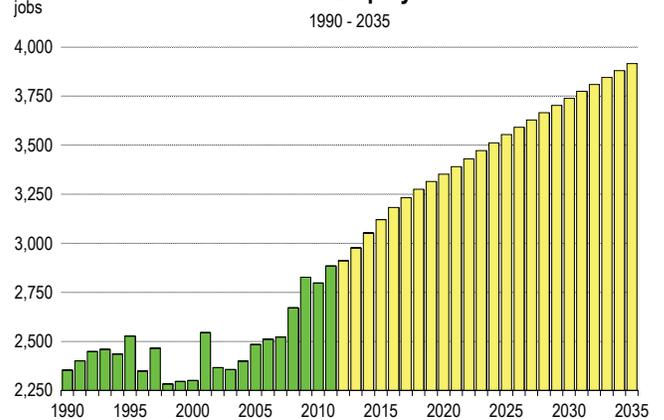
2006-2011 History, 2012-2040 Forecast

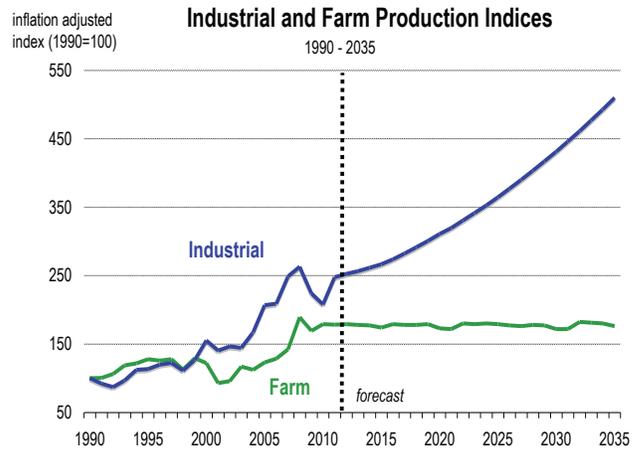
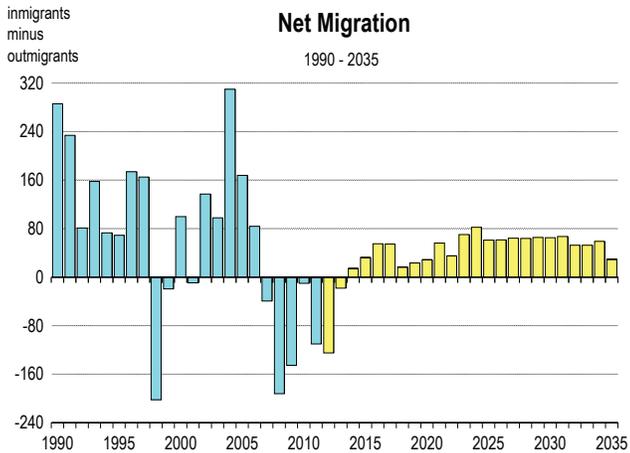
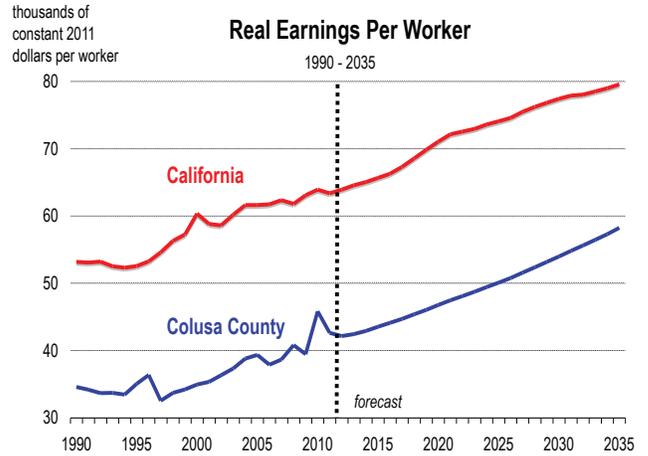
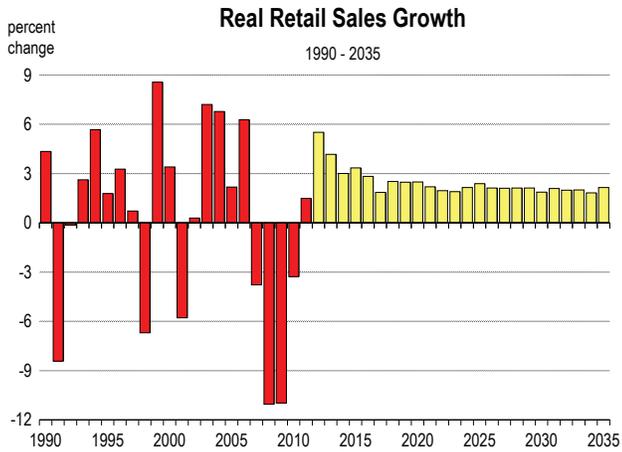
	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----										
2006	8.1	2.53	0.24	0.78	0.23	0.91	0.14	0.35	0.65	2.06
2007	8.4	2.54	0.25	0.93	0.26	0.88	0.16	0.36	0.65	2.20
2008	8.3	2.40	0.17	0.87	0.25	0.93	0.17	0.40	0.62	2.18
2009	8.5	2.31	0.48	0.80	0.20	1.07	0.17	0.41	0.62	2.12
2010	8.6	2.42	0.56	0.73	0.19	1.03	0.18	0.42	0.60	2.09
2011	8.4	2.46	0.09	0.86	0.20	1.10	0.17	0.43	0.58	2.06
2012	8.4	2.53	0.12	0.87	0.20	1.11	0.17	0.44	0.59	2.01
2013	8.6	2.58	0.14	0.87	0.20	1.15	0.17	0.44	0.59	2.06
2014	8.8	2.61	0.13	0.88	0.20	1.20	0.17	0.45	0.60	2.15
2015	9.0	2.62	0.15	0.88	0.20	1.24	0.17	0.46	0.60	2.27
2016	9.2	2.64	0.17	0.88	0.21	1.28	0.18	0.47	0.60	2.35
2017	9.3	2.66	0.18	0.88	0.21	1.30	0.18	0.47	0.60	2.35
2018	9.4	2.66	0.16	0.88	0.21	1.32	0.18	0.48	0.61	2.39
2019	9.4	2.67	0.15	0.88	0.22	1.34	0.18	0.49	0.61	2.42
2020	9.5	2.67	0.18	0.88	0.22	1.36	0.19	0.50	0.61	2.45
2021	9.6	2.66	0.18	0.88	0.22	1.38	0.19	0.51	0.61	2.48
2022	9.7	2.67	0.19	0.89	0.23	1.40	0.19	0.51	0.61	2.50
2023	9.8	2.68	0.21	0.89	0.23	1.42	0.19	0.52	0.62	2.52
2024	9.8	2.68	0.22	0.89	0.23	1.44	0.19	0.53	0.62	2.53
2025	9.9	2.69	0.22	0.89	0.24	1.46	0.19	0.53	0.62	2.56
2026	10.0	2.68	0.23	0.89	0.24	1.48	0.19	0.54	0.62	2.59
2027	10.1	2.68	0.25	0.89	0.25	1.50	0.19	0.55	0.62	2.62
2028	10.2	2.68	0.26	0.89	0.25	1.51	0.19	0.56	0.63	2.65
2029	10.2	2.68	0.27	0.90	0.26	1.53	0.19	0.57	0.63	2.68
2030	10.3	2.67	0.26	0.90	0.26	1.55	0.19	0.58	0.63	2.72
2031	10.4	2.67	0.28	0.90	0.26	1.56	0.19	0.59	0.63	2.74
2032	10.4	2.68	0.29	0.90	0.27	1.58	0.19	0.60	0.63	2.77
2033	10.5	2.69	0.30	0.90	0.27	1.60	0.19	0.61	0.63	2.80
2034	10.6	2.69	0.28	0.90	0.28	1.61	0.19	0.61	0.64	2.82
2035	10.7	2.69	0.30	0.90	0.28	1.63	0.20	0.62	0.64	2.85
2036	10.7	2.69	0.32	0.90	0.28	1.65	0.20	0.63	0.64	2.88
2037	10.8	2.69	0.34	0.90	0.29	1.67	0.20	0.63	0.64	2.91
2038	10.9	2.68	0.35	0.90	0.29	1.69	0.20	0.64	0.64	2.95
2039	11.0	2.68	0.34	0.90	0.30	1.70	0.20	0.65	0.65	2.98
2040	11.1	2.69	0.35	0.90	0.30	1.72	0.20	0.66	0.65	3.01

Manufacturing Employment



Services Employment





County Economic and Demographic Indicators

Projected Economic Growth (2012-2017)

Expected retail sales growth:	22.6 %
Expected job growth:	11.2 %
Fastest growing jobs sector:	Construction
Expected personal income growth:	13.6 %

Expected population growth:	7.1 %
Net migration to account for:	0.9 %
Expected growth in number of vehicles:	10.9 %

Demographics (2012)

Unemployment rate (March 2012)	26.1 %
County Rank* in California (58 counties):	57th
Working age (16-64) population:	61.0 %

Population with B.A. Degree or higher:	13.6 %
Median Home Selling Price (2011):	\$129,750
Median Household Income:	\$45,790

Quality of Life

Violent Crime rate (2010):	224 per 100,000 persons
County Rank* in California (58 counties):	8th
Average Commute Time to work (2012):	25.1 minutes

High School drop out rate (2010):	19.0 %
Households at/below poverty line (2012):	12.2 %

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