

TUOLUMNE COUNTY ECONOMIC FORECAST

Like many other counties in the Sierra Nevada mountain range, most of the land (80 percent) in Tuolumne County is owned by government agencies. The two major areas of public land are sections of Yosemite National Park and Stanislaus National Forest. Tuolumne County has a population of 54,300 people and a total of 16,300 wage and salary jobs. The per capita income in Tuolumne County is \$38,507 and the average salary per worker is \$46,908.

The largest industries in the county are leisure services, education and healthcare services, wholesale and retail trade, and government. Together, these sectors account for 75 percent of all wage and salary jobs. Much of the public sector employment is associated with the Sierra Conservation Center prison. This facility, which is located in Jamestown, houses over 4,800 inmates and employs more than 1,100 guards and support staff.

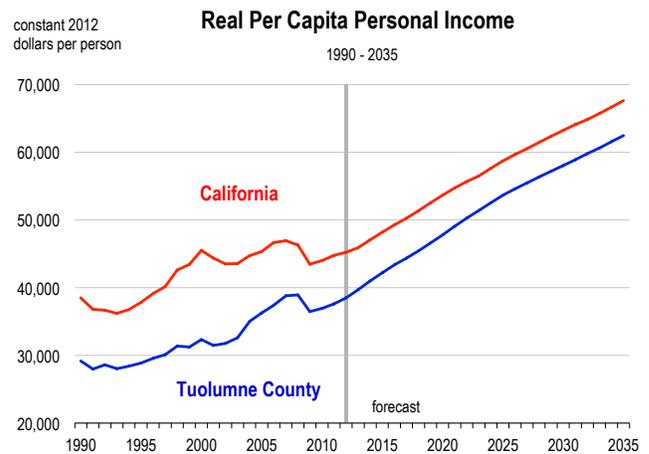
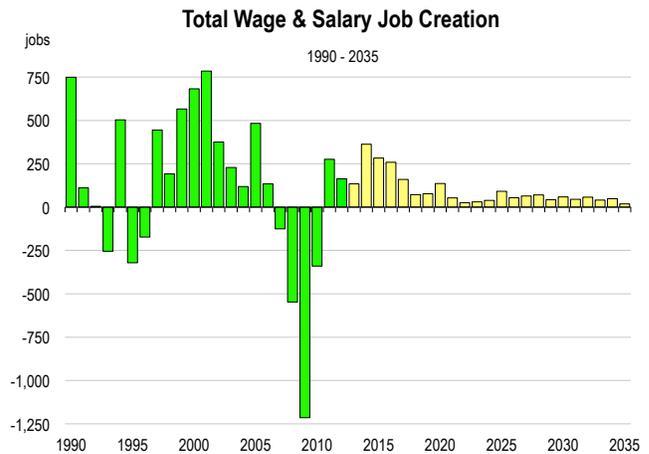
In 2012, 163 total wage and salary jobs were gained in Tuolumne County, representing a growth rate of 1.0 percent. The unemployment improved substantially, falling from 13.0 percent in 2012 to 11.6 percent in 2013.

Across employment sectors, results were mixed in 2012. The largest gains were observed in education and healthcare (+89 jobs), “miscellaneous services” (+55 jobs), wholesale and retail trade (+48 jobs), and government (+45 jobs). The largest declines were observed in leisure and hospitality (-62 jobs), and mining and natural resources (-43 jobs).

Between 2007 and 2012, the population of Tuolumne County declined at an average rate of 0.6 percent per year. Much of this decline was the result of out-migration, as the county lost an average of 233 net migrants per year. However, because of an aging population, the natural decrease (deaths outnumbering births) was also a contributing factor. Over the long term, the natural decrease will lead to further declines in population.

FORECAST HIGHLIGHTS

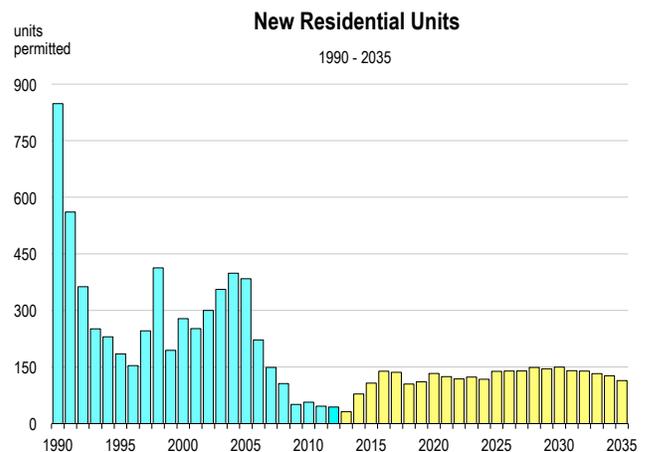
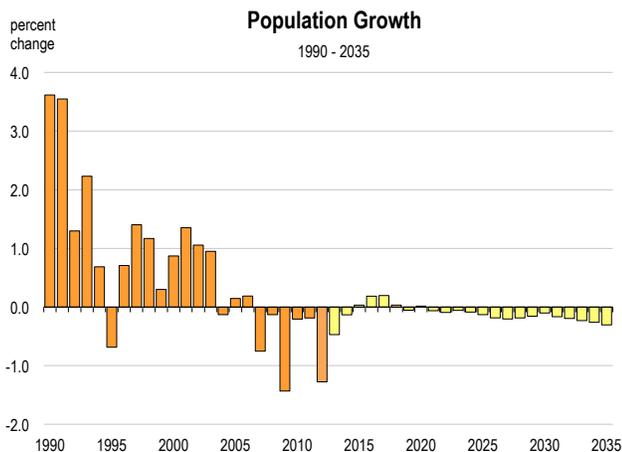
- Total wage and salary employment is expected to increase by 0.8 percent in 2013. From 2013 to 2018, job growth will average 1.3 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. Inflation-adjusted salaries are expected to increase by 1.0 percent per year between 2013 and 2018.
- Between 2013 and 2018, the largest job gains are expected to occur in construction, manufacturing, education and healthcare, and “miscellaneous services.” Together, these sectors will account for 41 percent of net job creation in the county.
- The population will increase slightly over the next five years, rising at an annual average rate of 0.1 percent. However, over the long term, population growth will be negative.
- Net migration is expected to accelerate in the coming years. Between 2013 and 2018, an average of 230 net migrants will enter the county each year.
- Real income per capita is forecast to increase by 3.1 percent in 2013. From 2013 to 2018, the growth in real income per capita will average 2.7 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise by 2.5 percent per year between 2013 and 2018.
- Industrial production is forecast to increase by 10.8 percent in 2013. Between 2013 and 2018, the growth rate of industrial production will average 5.1 percent.



Tuolumne County Economic Forecast

2006-2012 History, 2013-2040 Forecast

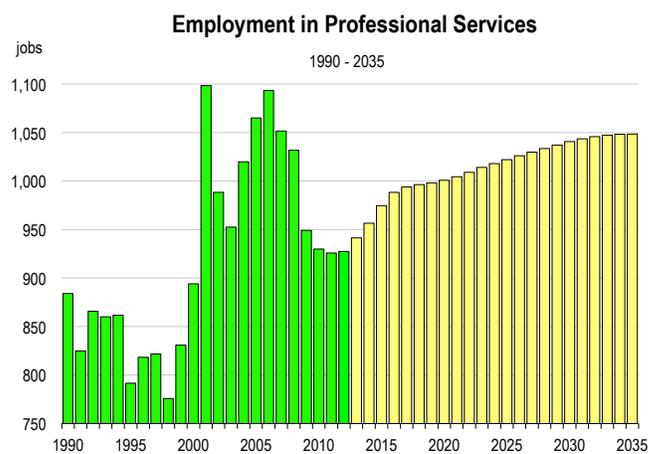
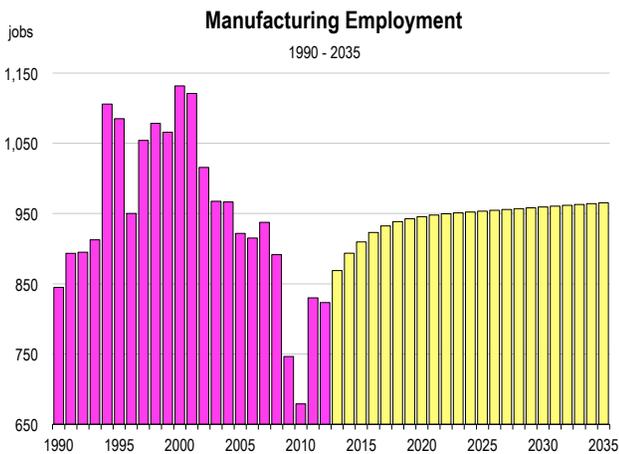
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	56,558	227	78.1	22.0	222	\$0.65	\$1.85	\$37,392	3.3	28.7	329.6	5.8
2007	56,133	-277	76.2	22.1	149	\$0.65	\$1.96	\$38,801	3.2	20.3	330.5	6.2
2008	56,060	40	76.3	22.2	106	\$0.61	\$2.03	\$38,928	3.1	21.2	333.5	8.0
2009	55,258	-700	74.8	22.2	51	\$0.52	\$1.89	\$36,464	0.9	18.1	239.9	12.4
2010	55,144	10	74.8	22.2	57	\$0.53	\$1.93	\$36,923	1.2	20.5	226.9	13.8
2011	55,041	44	74.3	22.2	46	\$0.58	\$2.02	\$37,615	2.6	22.2	296.8	13.0
2012	54,339	-558	74.3	22.2	44	\$0.59	\$2.09	\$38,507	2.7	22.7	271.2	11.6
2013	54,084	-74	73.7	22.3	31	\$0.64	\$2.20	\$39,704	2.3	22.8	300.5	10.0
2014	54,012	116	73.6	22.3	79	\$0.67	\$2.33	\$41,010	2.7	22.7	323.3	8.9
2015	54,030	212	73.6	22.4	107	\$0.70	\$2.45	\$42,198	2.1	22.1	341.8	7.7
2016	54,130	299	73.6	22.4	139	\$0.74	\$2.58	\$43,367	2.4	22.1	357.6	6.8
2017	54,236	308	73.6	22.6	136	\$0.77	\$2.70	\$44,377	2.1	22.1	372.5	6.6
2018	54,254	224	73.4	22.7	105	\$0.80	\$2.82	\$45,433	2.1	22.1	385.7	6.4
2019	54,225	179	73.3	22.7	111	\$0.84	\$2.95	\$46,599	2.1	22.2	398.9	6.3
2020	54,230	217	73.1	22.8	133	\$0.88	\$3.10	\$47,813	2.1	21.4	412.0	6.3
2021	54,196	181	72.8	22.9	125	\$0.91	\$3.25	\$49,063	2.2	20.6	422.9	5.9
2022	54,146	168	72.2	23.0	118	\$0.95	\$3.40	\$50,255	2.3	20.8	434.6	5.5
2023	54,115	187	71.7	23.1	123	\$0.98	\$3.56	\$51,415	2.3	20.8	445.7	5.3
2024	54,069	175	71.2	23.2	118	\$1.03	\$3.72	\$52,531	2.4	20.9	458.1	5.3
2025	53,999	154	70.7	23.3	139	\$1.09	\$3.88	\$53,650	2.4	20.9	470.3	5.3
2026	53,899	128	70.1	23.5	139	\$1.14	\$4.04	\$54,586	2.5	20.7	482.4	5.3
2027	53,790	126	69.5	23.6	140	\$1.19	\$4.20	\$55,475	2.5	20.3	494.6	5.3
2028	53,690	139	68.9	23.7	149	\$1.24	\$4.36	\$56,358	2.5	20.1	507.2	5.3
2029	53,606	154	68.3	23.8	145	\$1.29	\$4.53	\$57,193	2.5	19.9	520.1	5.3
2030	53,551	183	67.7	23.9	150	\$1.35	\$4.71	\$58,033	2.5	19.1	533.6	5.3
2031	53,463	149	67.1	24.0	140	\$1.41	\$4.89	\$58,909	2.5	18.3	547.6	5.3
2032	53,359	130	66.6	24.2	139	\$1.48	\$5.07	\$59,784	2.5	18.6	562.0	5.3
2033	53,236	109	66.0	24.3	132	\$1.55	\$5.26	\$60,646	2.5	18.7	577.0	5.3
2034	53,097	92	65.4	24.4	127	\$1.62	\$5.46	\$61,549	2.5	18.7	592.4	5.3
2035	52,936	65	64.8	24.5	114	\$1.69	\$5.66	\$62,459	2.5	18.4	608.2	5.3
2036	52,764	52	64.3	24.6	104	\$1.76	\$5.87	\$63,382	2.5	18.7	624.5	5.3
2037	52,624	80	64.0	24.7	103	\$1.83	\$6.09	\$64,323	2.5	18.6	641.2	5.3
2038	52,479	70	63.7	24.7	94	\$1.91	\$6.32	\$65,294	2.5	17.6	658.4	5.3
2039	52,341	73	63.5	24.8	103	\$1.98	\$6.56	\$66,335	2.5	17.6	676.1	5.3
2040	52,198	65	63.3	24.9	95	\$2.06	\$6.81	\$67,371	2.4	17.5	689.5	5.3

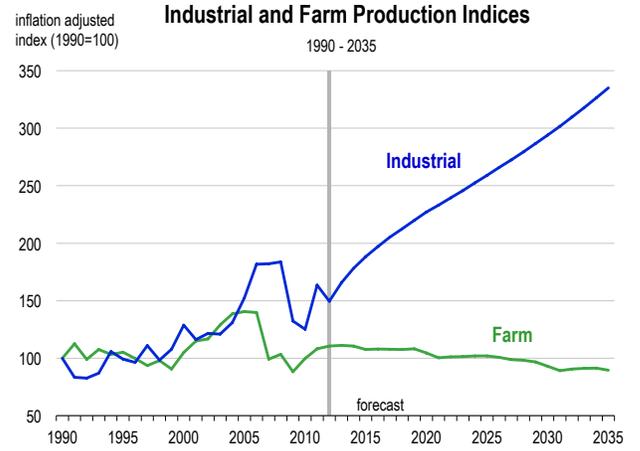
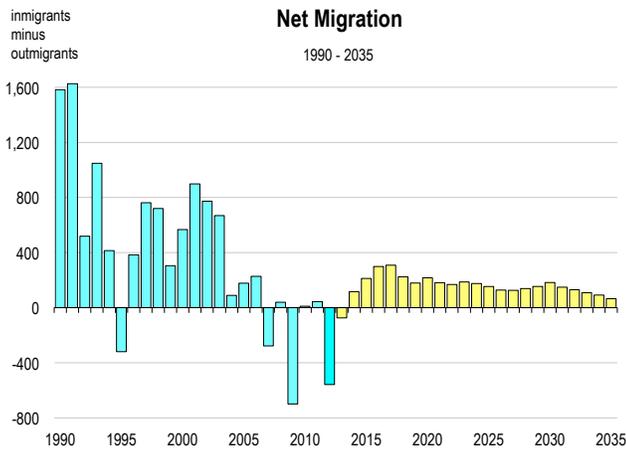
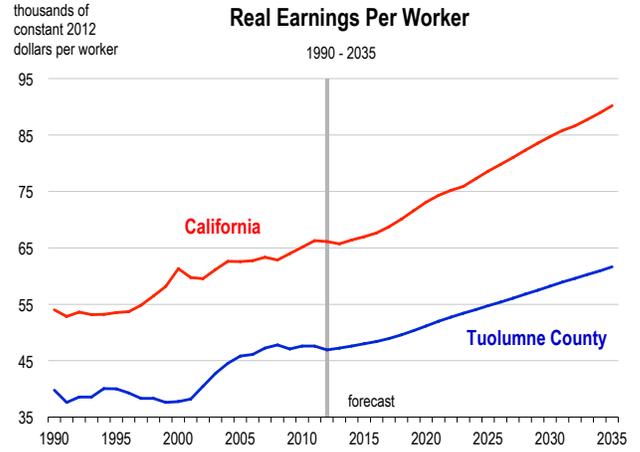
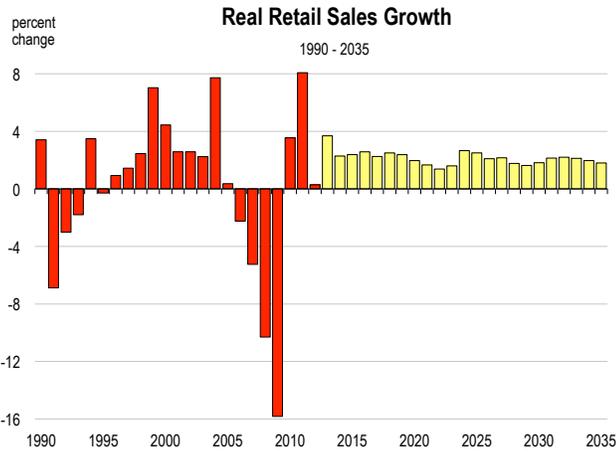


Tuolumne County Employment Forecast

2006-2012 History, 2013-2040 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2006	18.07	0.06	1.24	0.92	0.28	2.65	0.68	1.09	0.27	2.22	2.24	5.52
2007	17.95	0.07	1.10	0.94	0.30	2.61	0.66	1.05	0.26	2.30	2.28	5.57
2008	17.40	0.06	0.85	0.89	0.27	2.53	0.60	1.03	0.28	2.45	2.33	5.43
2009	16.19	0.06	0.59	0.75	0.20	2.27	0.54	0.95	0.26	2.54	2.12	5.37
2010	15.84	0.06	0.54	0.68	0.18	2.16	0.52	0.93	0.24	2.68	2.04	5.31
2011	16.12	0.06	0.51	0.83	0.19	2.24	0.51	0.93	0.21	2.84	2.06	5.17
2012	16.28	0.05	0.53	0.82	0.21	2.28	0.51	0.93	0.21	2.93	1.99	5.22
2013	16.42	0.06	0.47	0.87	0.21	2.31	0.51	0.94	0.22	2.94	2.01	5.25
2014	16.78	0.06	0.63	0.89	0.22	2.33	0.51	0.96	0.22	2.96	2.02	5.31
2015	17.06	0.06	0.69	0.91	0.23	2.34	0.51	0.97	0.22	2.98	2.03	5.42
2016	17.32	0.06	0.73	0.92	0.23	2.35	0.51	0.99	0.22	3.01	2.04	5.52
2017	17.48	0.06	0.73	0.93	0.24	2.35	0.51	0.99	0.23	3.03	2.05	5.62
2018	17.55	0.06	0.68	0.94	0.25	2.36	0.50	1.00	0.23	3.05	2.06	5.70
2019	17.63	0.05	0.69	0.94	0.25	2.36	0.50	1.00	0.23	3.07	2.06	5.74
2020	17.77	0.05	0.73	0.95	0.26	2.37	0.49	1.00	0.23	3.09	2.07	5.81
2021	17.82	0.05	0.72	0.95	0.26	2.36	0.49	1.00	0.24	3.10	2.08	5.85
2022	17.85	0.05	0.71	0.95	0.26	2.36	0.49	1.01	0.24	3.11	2.08	5.88
2023	17.88	0.06	0.71	0.95	0.26	2.35	0.49	1.01	0.24	3.12	2.09	5.89
2024	17.92	0.06	0.70	0.95	0.26	2.36	0.49	1.02	0.24	3.13	2.10	5.91
2025	18.01	0.06	0.73	0.95	0.27	2.36	0.49	1.02	0.24	3.15	2.10	5.93
2026	18.06	0.06	0.74	0.95	0.27	2.37	0.48	1.03	0.24	3.16	2.11	5.96
2027	18.12	0.06	0.74	0.96	0.27	2.37	0.48	1.03	0.25	3.17	2.12	5.99
2028	18.20	0.06	0.75	0.96	0.27	2.37	0.48	1.03	0.25	3.19	2.13	6.02
2029	18.24	0.06	0.74	0.96	0.27	2.37	0.48	1.04	0.25	3.19	2.13	6.05
2030	18.30	0.06	0.75	0.96	0.28	2.37	0.48	1.04	0.25	3.20	2.14	6.08
2031	18.34	0.06	0.74	0.96	0.28	2.37	0.48	1.04	0.25	3.21	2.15	6.11
2032	18.40	0.06	0.74	0.96	0.28	2.38	0.48	1.05	0.25	3.22	2.15	6.13
2033	18.44	0.06	0.73	0.96	0.28	2.38	0.48	1.05	0.26	3.23	2.16	6.16
2034	18.49	0.07	0.72	0.96	0.28	2.39	0.48	1.05	0.26	3.24	2.17	6.18
2035	18.51	0.07	0.70	0.97	0.29	2.39	0.48	1.05	0.26	3.24	2.17	6.21
2036	18.53	0.07	0.68	0.97	0.29	2.39	0.48	1.05	0.26	3.25	2.18	6.24
2037	18.58	0.07	0.68	0.97	0.29	2.39	0.48	1.05	0.26	3.26	2.19	6.26
2038	18.61	0.07	0.67	0.97	0.29	2.39	0.48	1.05	0.27	3.27	2.19	6.29
2039	18.68	0.07	0.68	0.97	0.29	2.39	0.49	1.05	0.27	3.28	2.20	6.31
2040	18.71	0.07	0.67	0.97	0.30	2.39	0.49	1.05	0.27	3.28	2.21	6.34





County Economic and Demographic Indicators

Projected Economic Growth (2013-2018)

Expected retail sales growth:	12.6%
Expected job growth:	6.9%
Fastest growing jobs sector:	Construction
Expected personal income growth:	14.8%

Expected population growth:	0.3%
Net migration to account for:	100%
Expected growth in number of vehicles:	-0.4%

Demographics (2013)

Unemployment rate (April 2013)	9.5%
County Rank* in California (58 counties):	26th
Working age (16-64) population:	63.8%

Population with B.A. Degree or higher:	17.2%
Median Home Selling Price (2012):	\$155,000
Median Household Income:	\$41,381

Quality of Life

Violent Crime rate (2010):	220 per 100,000 persons
County Rank* in California (58 counties):	7th
Average Commute Time to work (2013):	26.2 minutes

High School drop out rate (2011):	11.4%
Households at/below poverty line (2013):	8.5%

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