

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 approximately 60 percent of total agricultural output. Colusa County has a population of 22,000 people and a total of 9,000 wage and salary jobs. The per capita income in Colusa County is \$47,184 and the average salary per worker is \$44,777.

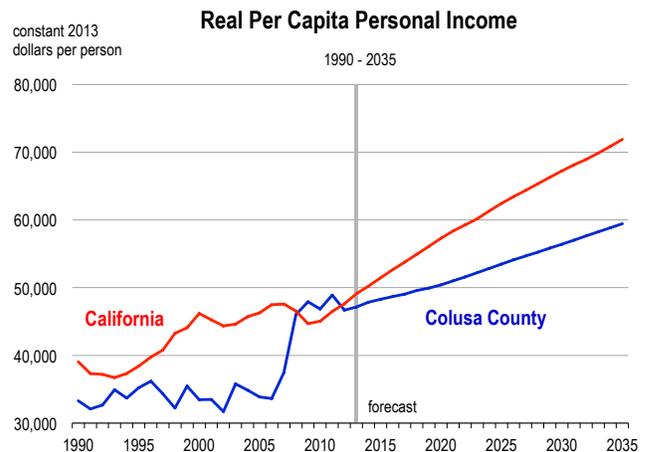
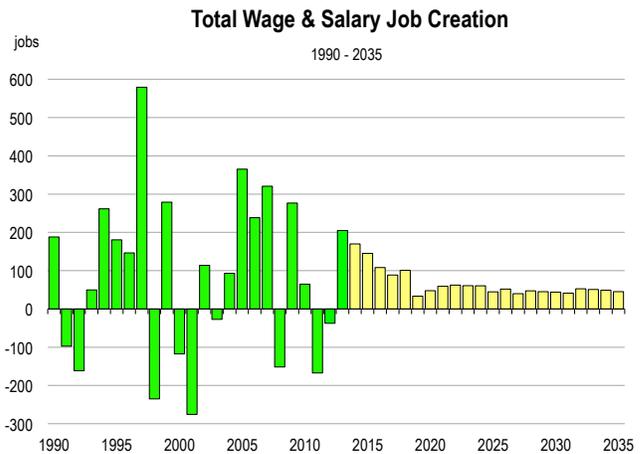
In 2013, a total of 210 wage and salary jobs were gained in Colusa County, representing a growth rate of 2.4 percent. Non-farm employment increased by 1.6 percent, while farm employment increased by 4.8 percent. The unemployment rate improved substantially, falling from 20.3 percent in 2012 to 18.5 percent in 2013. Despite this improvement, Colusa County has one of the highest unemployment rates in the state.

During 2013, most employment sectors were characterized by positive job growth. The largest increases were observed in agriculture (+110 jobs), wholesale and retail trade (+70 jobs), transportation and utilities (+50 jobs), and manufacturing (+40 jobs). The largest decreases occurred in construction (-60 jobs) and “miscellaneous services” (-20 jobs).

Between 2008 and 2013, the population of Colusa County grew at an annual average rate of 0.4 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 most subsequent years. Over the forecast period, net migration will be positive but low.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is projected to be 2.0 percent in 2014. From 2014 to 2019, total employment growth will average 1.1 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Colusa County, inflation-adjusted salaries are expected to rise by an average of 1.5 percent per year from 2014 to 2019.
- Between 2014 and 2019, the momentum for employment growth will be in agriculture and government. Combined, these sectors will account for 72 percent of net job creation in the county.
- The population in the county will continue to expand, with growth accelerating over the next five years. Annual growth in the 2014-2019 period will average 0.9 percent.

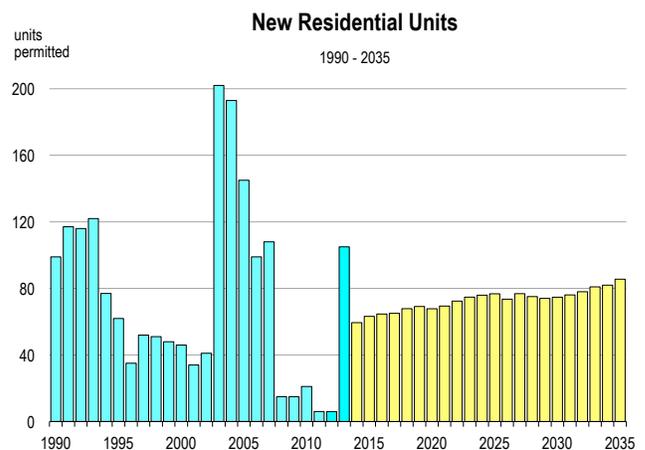
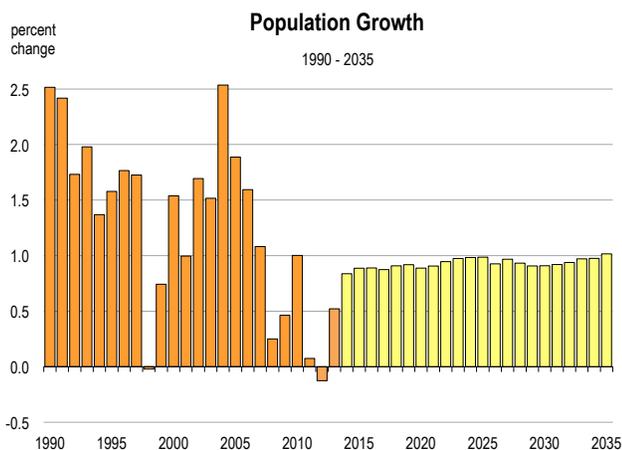


- Between 2014 and 2019, net migration will be virtually flat, with an average of 40 net migrants entering the county each year.
- Real per capita income is forecasted to increase by 1.5 percent in 2014. Between 2014 and 2019, real per capita income is expected to increase by 0.9 percent per year.
- Between 2014 and 2019, total taxable sales, adjusted for inflation, are forecasted to rise at an average annual rate of 1.2 percent.
- Industrial production will rise by an average of 2.9 percent per year from 2014 to 2019. Over the same period, total crop production will largely be flat. The principal crops in the county are rice and almonds.

Colusa County Economic Forecast

2006-2013 History, 2014-2040 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 | \$0.60 | \$33,632 | 3.2 | 495.6 | 178.7 | 12.5 |
| 2007 | 21,119 | -39 | 26.9 | 6.9 | 108 | \$296 | \$0.70 | \$37,430 | 3.4 | 549.2 | 215.1 | 11.9 |
| 2008 | 21,172 | -192 | 27.3 | 7.0 | 15 | \$329 | \$0.88 | \$46,011 | 2.9 | 729.6 | 225.4 | 13.8 |
| 2009 | 21,270 | -145 | 27.6 | 7.0 | 15 | \$541 | \$0.93 | \$47,910 | 0.8 | 653.8 | 200.2 | 18.0 |
| 2010 | 21,483 | 21 | 27.8 | 7.1 | 21 | \$343 | \$0.93 | \$46,837 | 1.3 | 690.5 | 171.3 | 20.4 |
| 2011 | 21,499 | -145 | 27.3 | 7.1 | 6 | \$380 | \$1.00 | \$48,930 | 2.7 | 690.4 | 190.7 | 20.8 |
| 2012 | 21,472 | -185 | 27.2 | 7.1 | 6 | \$337 | \$0.98 | \$46,700 | 2.7 | 727.6 | 220.2 | 20.3 |
| 2013 | 21,584 | -36 | 27.9 | 7.1 | 105 | \$372 | \$1.02 | \$47,148 | 2.3 | 747.2 | 243.6 | 18.5 |
| 2014 | 21,765 | 36 | 28.1 | 7.2 | 59 | \$377 | \$1.07 | \$47,851 | 2.8 | 741.1 | 257.8 | 16.7 |
| 2015 | 21,958 | 49 | 28.3 | 7.2 | 63 | \$394 | \$1.13 | \$48,283 | 3.3 | 725.8 | 265.4 | 14.8 |
| 2016 | 22,153 | 48 | 28.5 | 7.3 | 65 | \$413 | \$1.18 | \$48,696 | 3.2 | 744.8 | 271.5 | 12.9 |
| 2017 | 22,347 | 39 | 28.8 | 7.4 | 65 | \$427 | \$1.23 | \$49,059 | 2.4 | 741.0 | 280.0 | 11.6 |
| 2018 | 22,550 | 40 | 29.0 | 7.4 | 68 | \$442 | \$1.28 | \$49,571 | 2.3 | 741.0 | 288.4 | 10.6 |
| 2019 | 22,757 | 36 | 29.2 | 7.5 | 69 | \$457 | \$1.33 | \$49,939 | 2.4 | 744.8 | 297.6 | 9.9 |
| 2020 | 22,959 | 23 | 29.4 | 7.5 | 68 | \$472 | \$1.39 | \$50,425 | 2.3 | 722.0 | 307.0 | 9.5 |
| 2021 | 23,167 | 24 | 29.7 | 7.6 | 69 | \$489 | \$1.45 | \$51,000 | 2.5 | 718.2 | 320.6 | 9.2 |
| 2022 | 23,386 | 31 | 29.9 | 7.7 | 72 | \$505 | \$1.52 | \$51,580 | 2.6 | 748.6 | 334.9 | 9.1 |
| 2023 | 23,614 | 34 | 30.1 | 7.7 | 75 | \$521 | \$1.59 | \$52,201 | 2.5 | 744.8 | 350.7 | 8.9 |
| 2024 | 23,846 | 33 | 30.4 | 7.8 | 76 | \$539 | \$1.67 | \$52,858 | 2.5 | 748.6 | 365.8 | 8.8 |
| 2025 | 24,081 | 32 | 30.6 | 7.9 | 77 | \$557 | \$1.75 | \$53,481 | 2.5 | 744.8 | 376.2 | 8.7 |
| 2026 | 24,304 | 16 | 30.8 | 7.9 | 74 | \$576 | \$1.83 | \$54,116 | 2.5 | 737.2 | 390.0 | 8.7 |
| 2027 | 24,539 | 23 | 31.1 | 8.0 | 77 | \$596 | \$1.91 | \$54,665 | 2.5 | 733.4 | 401.2 | 8.6 |
| 2028 | 24,768 | 13 | 31.3 | 8.1 | 75 | \$618 | \$2.00 | \$55,255 | 2.5 | 741.0 | 415.4 | 8.6 |
| 2029 | 24,993 | 5 | 31.5 | 8.2 | 74 | \$641 | \$2.09 | \$55,834 | 2.5 | 737.2 | 429.8 | 8.6 |
| 2030 | 25,220 | 3 | 31.8 | 8.2 | 75 | \$665 | \$2.19 | \$56,425 | 2.5 | 718.2 | 444.6 | 8.5 |
| 2031 | 25,452 | 2 | 32.0 | 8.3 | 76 | \$691 | \$2.28 | \$57,023 | 2.5 | 718.2 | 460.1 | 8.5 |
| 2032 | 25,691 | 1 | 32.2 | 8.4 | 78 | \$720 | \$2.39 | \$57,641 | 2.5 | 756.2 | 476.2 | 8.5 |
| 2033 | 25,940 | 5 | 32.5 | 8.4 | 81 | \$748 | \$2.50 | \$58,244 | 2.5 | 752.4 | 492.1 | 8.5 |
| 2034 | 26,193 | 4 | 32.7 | 8.5 | 82 | \$778 | \$2.61 | \$58,850 | 2.5 | 748.6 | 508.6 | 8.5 |
| 2035 | 26,459 | 13 | 33.0 | 8.6 | 86 | \$807 | \$2.73 | \$59,433 | 2.5 | 733.4 | 525.5 | 8.4 |
| 2036 | 26,717 | 1 | 33.2 | 8.7 | 83 | \$837 | \$2.86 | \$60,049 | 2.5 | 760.0 | 543.1 | 8.4 |
| 2037 | 26,967 | -7 | 33.4 | 8.7 | 81 | \$868 | \$2.99 | \$60,681 | 2.5 | 744.8 | 561.1 | 8.4 |
| 2038 | 27,219 | -4 | 33.7 | 8.8 | 82 | \$899 | \$3.12 | \$61,304 | 2.5 | 706.9 | 579.5 | 8.4 |
| 2039 | 27,466 | -8 | 33.9 | 8.9 | 81 | \$931 | \$3.26 | \$61,985 | 2.5 | 748.6 | 598.7 | 8.4 |
| 2040 | 27,717 | -2 | 34.1 | 9.0 | 82 | \$963 | \$3.41 | \$62,661 | 2.5 | 744.8 | 632.9 | 8.3 |

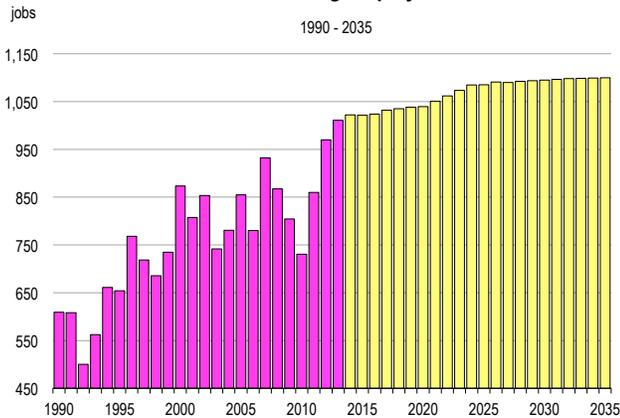


Colusa County Employment Forecast

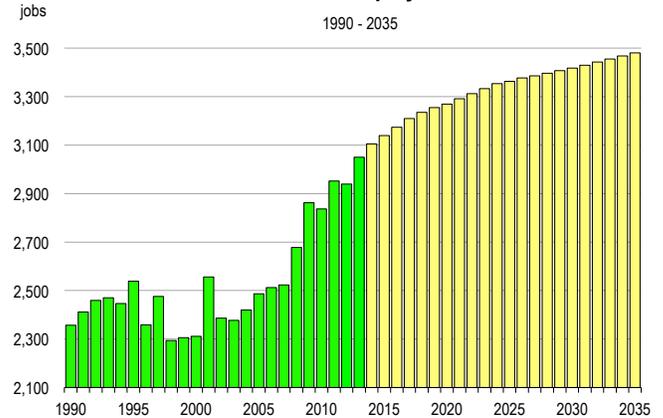
2006-2013 History, 2014-2040 Forecast

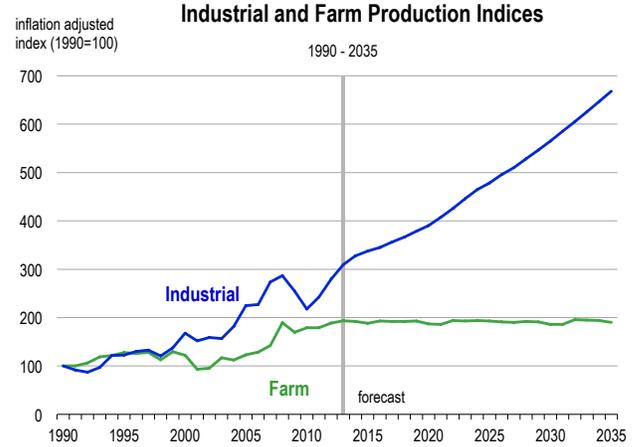
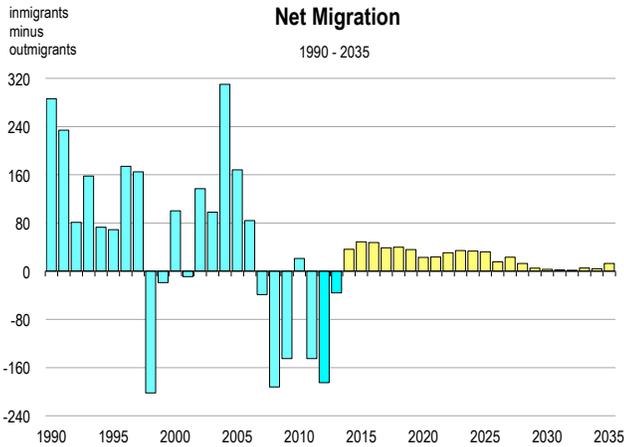
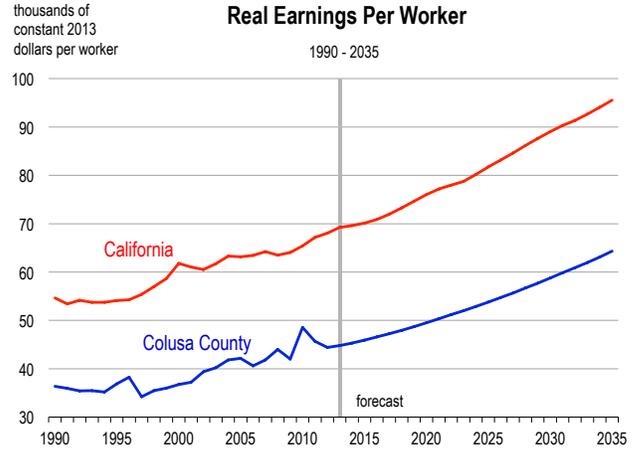
| | Total Wage & Salary | Farm | Mining & Construction | Manufacturing | Transportation & Utilities | Wholesale & Retail Trade | Financial Activities | Health & Education | Leisure | Government |
|--|---------------------|------|-----------------------|---------------|----------------------------|--------------------------|----------------------|--------------------|---------|------------|
| -----employment (thousands of jobs)----- | | | | | | | | | | |
| 2006 | 8.12 | 2.53 | 0.24 | 0.78 | 0.23 | 0.91 | 0.14 | 0.35 | 0.65 | 2.06 |
| 2007 | 8.44 | 2.54 | 0.25 | 0.93 | 0.26 | 0.88 | 0.16 | 0.36 | 0.65 | 2.20 |
| 2008 | 8.29 | 2.40 | 0.17 | 0.87 | 0.25 | 0.93 | 0.17 | 0.40 | 0.62 | 2.18 |
| 2009 | 8.57 | 2.31 | 0.48 | 0.80 | 0.20 | 1.07 | 0.17 | 0.44 | 0.62 | 2.12 |
| 2010 | 8.63 | 2.42 | 0.56 | 0.73 | 0.19 | 1.03 | 0.18 | 0.45 | 0.60 | 2.09 |
| 2011 | 8.46 | 2.48 | 0.12 | 0.86 | 0.18 | 1.12 | 0.17 | 0.46 | 0.58 | 2.06 |
| 2012 | 8.43 | 2.28 | 0.15 | 0.97 | 0.16 | 1.21 | 0.17 | 0.45 | 0.61 | 2.09 |
| 2013 | 8.63 | 2.39 | 0.10 | 1.01 | 0.21 | 1.28 | 0.16 | 0.47 | 0.61 | 2.09 |
| 2014 | 8.80 | 2.44 | 0.13 | 1.02 | 0.22 | 1.30 | 0.16 | 0.47 | 0.62 | 2.10 |
| 2015 | 8.95 | 2.48 | 0.14 | 1.02 | 0.22 | 1.32 | 0.17 | 0.47 | 0.62 | 2.17 |
| 2016 | 9.06 | 2.51 | 0.14 | 1.02 | 0.22 | 1.33 | 0.17 | 0.48 | 0.62 | 2.20 |
| 2017 | 9.14 | 2.54 | 0.14 | 1.03 | 0.22 | 1.35 | 0.18 | 0.48 | 0.62 | 2.22 |
| 2018 | 9.24 | 2.55 | 0.15 | 1.04 | 0.23 | 1.35 | 0.18 | 0.49 | 0.62 | 2.28 |
| 2019 | 9.28 | 2.56 | 0.15 | 1.04 | 0.23 | 1.36 | 0.18 | 0.49 | 0.63 | 2.27 |
| 2020 | 9.33 | 2.57 | 0.15 | 1.04 | 0.23 | 1.36 | 0.18 | 0.50 | 0.63 | 2.30 |
| 2021 | 9.39 | 2.57 | 0.16 | 1.05 | 0.24 | 1.37 | 0.18 | 0.50 | 0.63 | 2.32 |
| 2022 | 9.45 | 2.58 | 0.16 | 1.06 | 0.25 | 1.37 | 0.18 | 0.51 | 0.63 | 2.34 |
| 2023 | 9.51 | 2.58 | 0.16 | 1.07 | 0.26 | 1.37 | 0.18 | 0.51 | 0.63 | 2.36 |
| 2024 | 9.57 | 2.58 | 0.16 | 1.08 | 0.27 | 1.38 | 0.18 | 0.52 | 0.64 | 2.38 |
| 2025 | 9.61 | 2.59 | 0.17 | 1.09 | 0.27 | 1.38 | 0.18 | 0.52 | 0.64 | 2.41 |
| 2026 | 9.67 | 2.59 | 0.17 | 1.09 | 0.27 | 1.39 | 0.19 | 0.52 | 0.64 | 2.44 |
| 2027 | 9.71 | 2.59 | 0.17 | 1.09 | 0.27 | 1.39 | 0.18 | 0.53 | 0.64 | 2.47 |
| 2028 | 9.75 | 2.59 | 0.17 | 1.09 | 0.28 | 1.39 | 0.18 | 0.53 | 0.64 | 2.50 |
| 2029 | 9.80 | 2.59 | 0.18 | 1.09 | 0.28 | 1.40 | 0.18 | 0.54 | 0.64 | 2.53 |
| 2030 | 9.84 | 2.58 | 0.18 | 1.10 | 0.28 | 1.40 | 0.18 | 0.54 | 0.64 | 2.57 |
| 2031 | 9.88 | 2.58 | 0.18 | 1.10 | 0.28 | 1.40 | 0.18 | 0.55 | 0.64 | 2.59 |
| 2032 | 9.94 | 2.59 | 0.19 | 1.10 | 0.28 | 1.41 | 0.19 | 0.55 | 0.65 | 2.62 |
| 2033 | 9.99 | 2.59 | 0.19 | 1.10 | 0.28 | 1.41 | 0.19 | 0.56 | 0.65 | 2.65 |
| 2034 | 10.04 | 2.59 | 0.20 | 1.10 | 0.28 | 1.41 | 0.19 | 0.56 | 0.65 | 2.68 |
| 2035 | 10.08 | 2.59 | 0.20 | 1.10 | 0.28 | 1.42 | 0.19 | 0.57 | 0.65 | 2.71 |
| 2036 | 10.13 | 2.59 | 0.20 | 1.10 | 0.28 | 1.42 | 0.19 | 0.57 | 0.65 | 2.74 |
| 2037 | 10.17 | 2.59 | 0.21 | 1.10 | 0.28 | 1.43 | 0.19 | 0.58 | 0.66 | 2.77 |
| 2038 | 10.21 | 2.58 | 0.21 | 1.10 | 0.28 | 1.43 | 0.19 | 0.58 | 0.66 | 2.80 |
| 2039 | 10.26 | 2.59 | 0.21 | 1.10 | 0.28 | 1.43 | 0.19 | 0.59 | 0.66 | 2.83 |
| 2040 | 10.31 | 2.59 | 0.22 | 1.10 | 0.28 | 1.44 | 0.19 | 0.60 | 0.66 | 2.86 |

Manufacturing Employment



Services Employment





County Economic and Demographic Indicators

Projected Economic Growth (2014-2019)

| | |
|----------------------------------|--------------|
| Expected retail sales growth: | 10.0% |
| Expected job growth: | 5.4% |
| Fastest growing jobs sector: | Construction |
| Expected personal income growth: | 9.1% |

| | |
|--|-------|
| Expected population growth: | 4.6% |
| Net migration to account for: | 21.2% |
| Expected growth in number of vehicles: | 3.9% |

Demographics (2014)

| | |
|---|-------|
| Unemployment rate (April 2014): | 19.8% |
| County rank* in California (58 counties): | 57th |
| Working age (16-64) population: | 61.6% |

| | |
|--|-----------|
| Population with B.A. degree or higher: | 12.7% |
| Median home selling price (2013): | \$145,000 |
| Median household income: | \$47,389 |

Quality of Life

| | |
|---|-------------------------|
| Violent crime rate (2012): | 214 per 100,000 persons |
| County rank* in California (58 counties): | 8th |
| Average commute time to work (2014): | 23.9 minutes |

| | |
|--|-------|
| High School drop out rate (2012): | 13.0% |
| Households at/below poverty line (2014): | 11.9% |

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