

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 54,000 people and a total of 16,000 wage and salary jobs. The per capita income in Tuolumne County is \$41,714 and the average salary per worker is \$49,681.

The largest industries in the county are leisure services, education and healthcare services, wholesale and retail trade, and government. Together, these sectors account for 76 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 4,600 inmates and employs almost 1,200 guards and support staff.

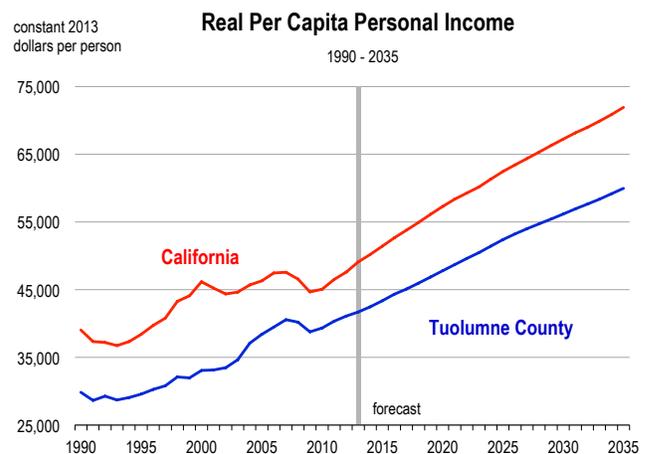
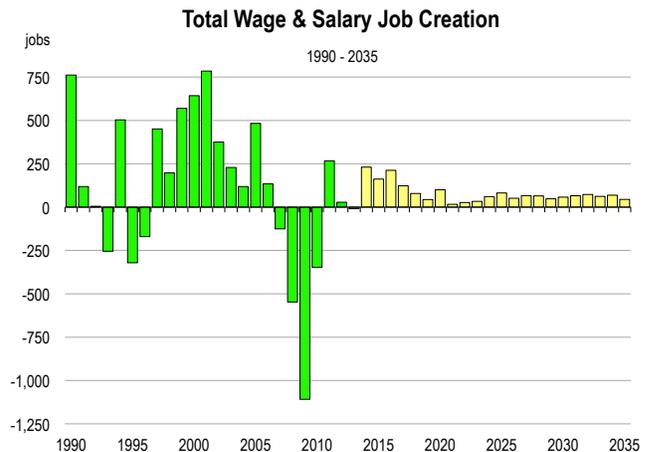
In 2013, employment growth was virtually flat in Tuolumne County. However, the unemployment rate improved substantially, falling from 11.7 percent in 2012 to 9.8 percent in 2013.

Across employment sectors, results were mixed in 2013. The largest gains were observed in leisure and hospitality (+130 jobs), financial activities (+20 jobs), and manufacturing (+20 jobs). The largest declines were observed in education and healthcare (-150 jobs), government (-40 jobs), and construction (-20 jobs).

Between 2008 and 2013, 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 220 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, natural decrease will persist, but net migration will be positive.

FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to increase by 1.4 percent in 2014. From 2014 to 2019, job growth will average 0.7 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Tuolumne County, inflation-adjusted salaries are expected to increase by 1.2 percent per year between 2014 and 2019.
- Between 2014 and 2019, the largest job gains are expected to occur in manufacturing, wholesale and retail trade, education and healthcare, professional services, and government. Together, these sectors will account for 80 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.

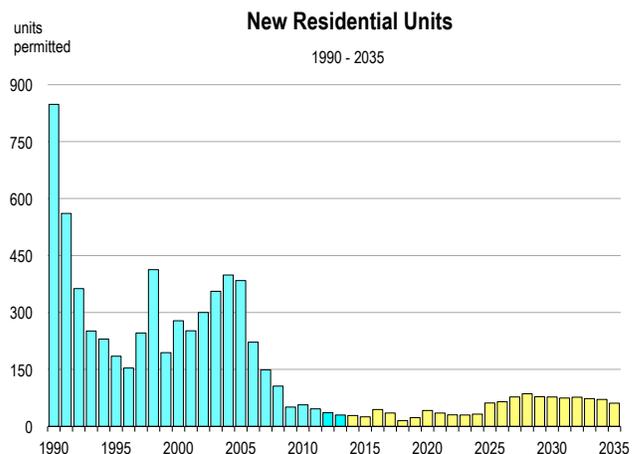
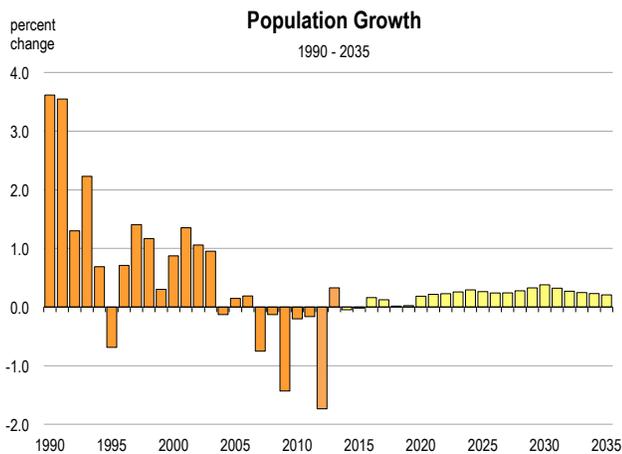


- Net migration is expected to be positive over the forecast period. Between 2014 and 2019, an average of 220 net migrants will enter the county each year.
- Real income per capita is forecasted to increase by 1.9 percent in 2014. From 2014 to 2019, the growth in real income per capita will average 2.0 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise by 2.7 percent per year between 2014 and 2019.
- Industrial production is forecasted to increase by 8.6 percent in 2014. Between 2014 and 2019, the growth rate of industrial production will average 4.4 percent.

Tuolumne County Economic Forecast

2006-2013 History, 2014-2040 Forecast

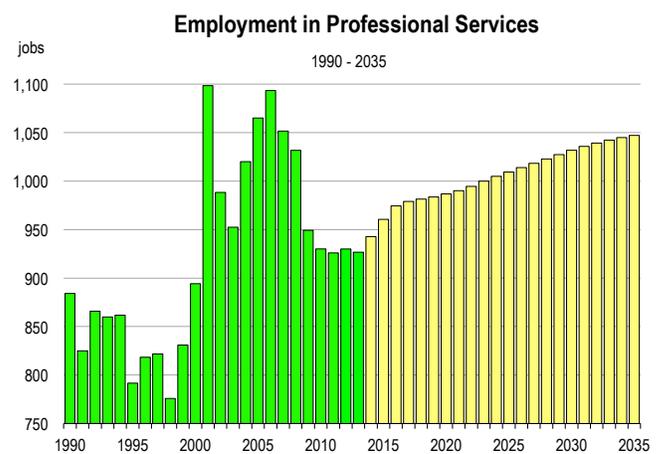
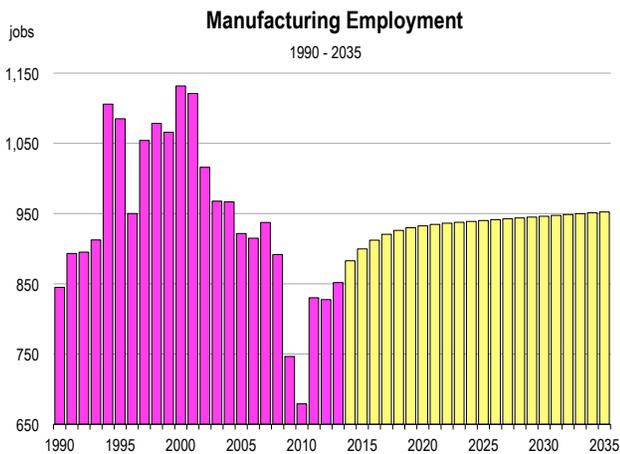
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	56,558	227	78.1	22.0	222	\$0.65	\$1.90	\$39,469	3.2	29.4	331.0	5.8
2007	56,133	-277	76.2	22.1	149	\$0.65	\$2.01	\$40,560	3.4	20.8	332.9	6.2
2008	56,060	40	76.3	22.2	106	\$0.61	\$2.05	\$40,189	2.9	21.7	336.8	8.0
2009	55,258	-700	74.8	22.2	51	\$0.52	\$1.96	\$38,770	0.8	18.5	248.1	12.5
2010	55,147	13	74.8	22.2	57	\$0.53	\$2.01	\$39,326	1.3	20.9	222.2	13.9
2011	55,057	70	74.3	22.2	46	\$0.58	\$2.12	\$40,330	2.7	22.7	270.3	13.1
2012	54,101	-804	72.6	22.2	36	\$0.59	\$2.17	\$41,099	2.7	23.2	245.5	11.7
2013	54,278	314	74.7	22.2	30	\$0.61	\$2.26	\$41,714	2.3	23.8	260.1	9.8
2014	54,253	149	75.0	22.2	29	\$0.66	\$2.37	\$42,484	2.8	23.4	282.5	8.4
2015	54,243	170	75.4	22.2	25	\$0.70	\$2.50	\$43,384	3.3	22.5	300.3	7.3
2016	54,330	272	75.9	22.3	44	\$0.74	\$2.64	\$44,334	3.2	22.4	314.6	6.2
2017	54,397	255	76.4	22.3	35	\$0.78	\$2.75	\$45,106	2.4	22.3	327.4	5.9
2018	54,405	199	76.6	22.3	15	\$0.82	\$2.87	\$45,967	2.3	22.3	339.4	5.8
2019	54,418	207	76.8	22.3	23	\$0.86	\$2.99	\$46,854	2.4	22.3	350.5	5.6
2020	54,518	298	77.1	22.4	42	\$0.89	\$3.13	\$47,789	2.3	21.5	361.1	5.5
2021	54,636	319	77.3	22.4	35	\$0.93	\$3.27	\$48,692	2.5	20.6	370.4	5.7
2022	54,760	328	77.3	22.4	30	\$0.97	\$3.43	\$49,585	2.6	20.7	380.2	5.6
2023	54,901	345	77.0	22.4	30	\$1.01	\$3.58	\$50,484	2.5	20.7	391.8	5.5
2024	55,061	368	76.9	22.5	32	\$1.06	\$3.75	\$51,429	2.5	20.8	402.4	5.5
2025	55,206	354	76.8	22.5	62	\$1.10	\$3.93	\$52,414	2.5	20.8	413.4	5.5
2026	55,338	346	76.7	22.5	65	\$1.15	\$4.10	\$53,224	2.5	20.5	425.0	5.5
2027	55,471	355	76.5	22.6	78	\$1.20	\$4.27	\$53,997	2.5	20.2	437.2	5.5
2028	55,625	378	76.4	22.7	86	\$1.25	\$4.45	\$54,741	2.5	20.0	450.5	5.5
2029	55,806	406	76.4	22.7	78	\$1.31	\$4.64	\$55,448	2.5	19.7	464.5	5.5
2030	56,018	434	76.4	22.8	77	\$1.37	\$4.83	\$56,181	2.5	18.9	479.2	5.5
2031	56,197	403	76.5	22.9	75	\$1.44	\$5.04	\$56,939	2.5	18.2	494.5	5.5
2032	56,349	372	76.8	22.9	77	\$1.51	\$5.24	\$57,623	2.5	18.4	510.3	5.5
2033	56,488	357	76.9	23.0	73	\$1.59	\$5.45	\$58,362	2.5	18.6	526.7	5.5
2034	56,617	346	77.1	23.0	71	\$1.67	\$5.68	\$59,153	2.5	18.6	543.6	5.5
2035	56,734	330	77.0	23.1	61	\$1.75	\$5.91	\$59,978	2.5	18.3	561.0	5.5
2036	56,844	319	76.9	23.1	54	\$1.83	\$6.15	\$60,777	2.5	18.5	579.1	5.5
2037	56,988	349	77.0	23.2	48	\$1.91	\$6.41	\$61,615	2.5	18.4	597.8	5.5
2038	57,135	349	77.1	23.2	41	\$1.99	\$6.68	\$62,545	2.5	17.5	617.1	5.5
2039	57,289	350	77.3	23.3	50	\$2.08	\$6.96	\$63,429	2.5	17.5	637.1	5.5
2040	57,449	353	77.6	23.3	42	\$2.16	\$7.25	\$64,306	2.5	17.4	654.0	5.5

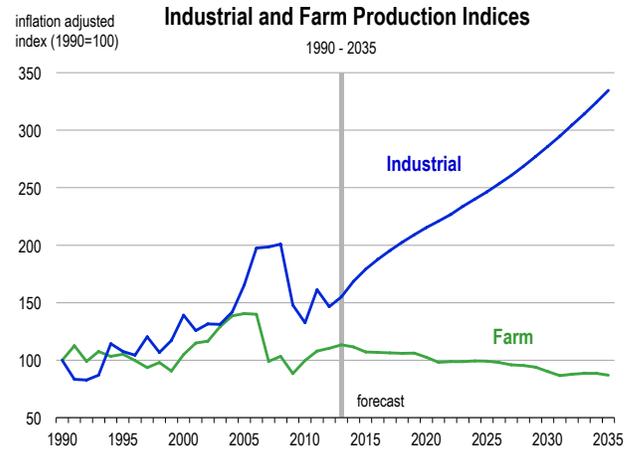
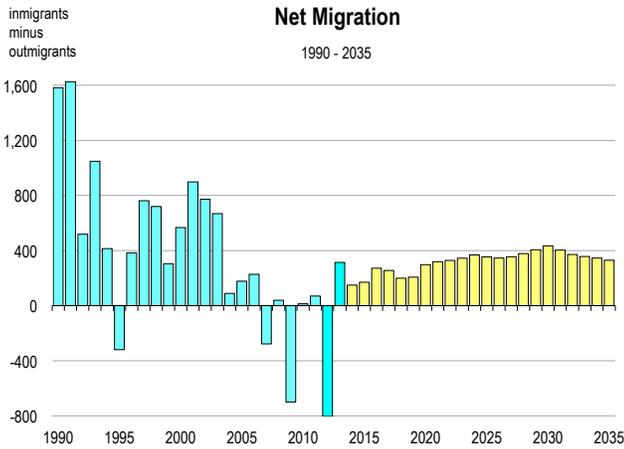
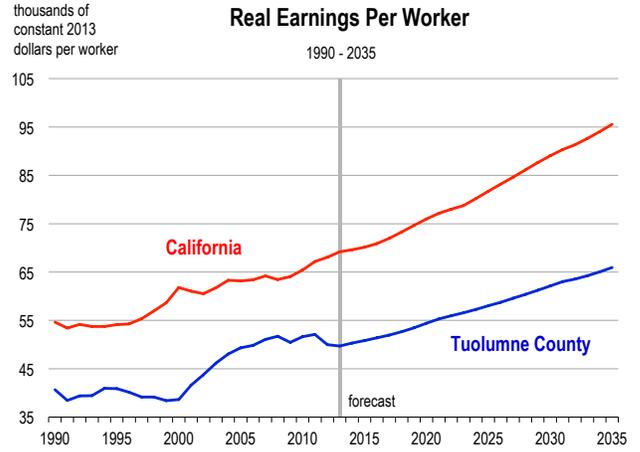
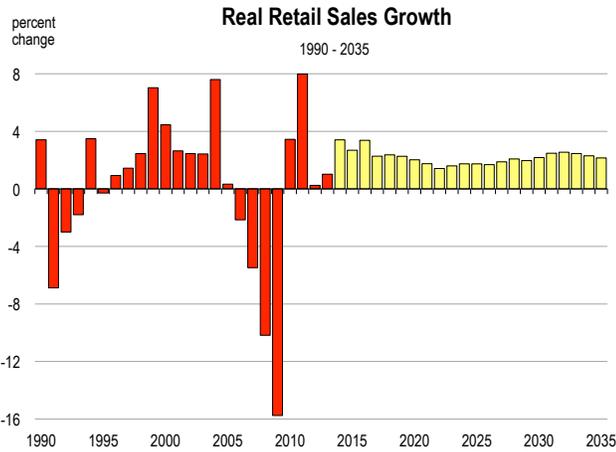


Tuolumne County Employment Forecast

2006-2013 History, 2014-2040 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	16.29	0.06	0.59	0.75	0.20	2.27	0.54	0.95	0.26	2.64	2.12	5.37
2010	15.94	0.06	0.54	0.68	0.18	2.16	0.52	0.93	0.24	2.78	2.04	5.31
2011	16.21	0.06	0.51	0.83	0.19	2.24	0.51	0.93	0.21	2.93	2.06	5.17
2012	16.24	0.05	0.51	0.83	0.21	2.28	0.52	0.93	0.21	2.91	1.98	5.23
2013	16.23	0.05	0.50	0.85	0.21	2.29	0.55	0.93	0.21	2.76	2.11	5.19
2014	16.46	0.05	0.50	0.88	0.22	2.31	0.55	0.94	0.21	2.77	2.12	5.26
2015	16.62	0.05	0.50	0.90	0.22	2.33	0.56	0.96	0.21	2.80	2.13	5.31
2016	16.83	0.05	0.51	0.91	0.22	2.34	0.57	0.97	0.21	2.83	2.14	5.40
2017	16.96	0.05	0.51	0.92	0.23	2.35	0.57	0.98	0.22	2.85	2.14	5.45
2018	17.04	0.05	0.49	0.93	0.23	2.36	0.58	0.98	0.22	2.87	2.15	5.49
2019	17.08	0.06	0.50	0.93	0.23	2.37	0.58	0.98	0.22	2.88	2.15	5.50
2020	17.18	0.06	0.51	0.93	0.23	2.37	0.58	0.99	0.22	2.91	2.16	5.55
2021	17.20	0.05	0.51	0.93	0.24	2.38	0.58	0.99	0.22	2.92	2.16	5.54
2022	17.22	0.06	0.50	0.94	0.24	2.38	0.58	0.99	0.23	2.93	2.17	5.55
2023	17.26	0.06	0.50	0.94	0.24	2.38	0.58	1.00	0.23	2.94	2.17	5.56
2024	17.32	0.06	0.50	0.94	0.24	2.38	0.58	1.00	0.23	2.95	2.18	5.58
2025	17.40	0.06	0.52	0.94	0.25	2.39	0.58	1.01	0.23	2.97	2.18	5.61
2026	17.45	0.06	0.52	0.94	0.25	2.39	0.58	1.01	0.23	2.97	2.19	5.63
2027	17.52	0.06	0.53	0.94	0.25	2.40	0.58	1.02	0.23	2.99	2.19	5.65
2028	17.58	0.07	0.54	0.94	0.26	2.41	0.58	1.02	0.23	3.01	2.20	5.67
2029	17.63	0.07	0.53	0.94	0.26	2.42	0.58	1.03	0.24	3.01	2.21	5.69
2030	17.69	0.06	0.53	0.95	0.26	2.43	0.58	1.03	0.24	3.02	2.21	5.71
2031	17.75	0.06	0.53	0.95	0.27	2.44	0.58	1.04	0.24	3.03	2.22	5.73
2032	17.83	0.07	0.53	0.95	0.27	2.46	0.58	1.04	0.24	3.04	2.23	5.75
2033	17.89	0.07	0.53	0.95	0.28	2.48	0.58	1.04	0.24	3.05	2.24	5.77
2034	17.96	0.07	0.53	0.95	0.28	2.50	0.59	1.04	0.24	3.06	2.24	5.79
2035	18.00	0.07	0.52	0.95	0.28	2.51	0.59	1.05	0.24	3.06	2.25	5.81
2036	18.06	0.08	0.52	0.95	0.29	2.53	0.59	1.05	0.25	3.07	2.26	5.83
2037	18.11	0.08	0.51	0.95	0.29	2.54	0.59	1.05	0.25	3.08	2.27	5.85
2038	18.17	0.08	0.51	0.96	0.30	2.55	0.59	1.05	0.25	3.09	2.27	5.87
2039	18.23	0.08	0.51	0.96	0.30	2.56	0.59	1.06	0.25	3.10	2.28	5.89
2040	18.29	0.08	0.51	0.96	0.30	2.58	0.59	1.06	0.25	3.10	2.29	5.91





County Economic and Demographic Indicators

Projected Economic Growth (2014-2019)

Expected retail sales growth:	13.7%
Expected job growth:	3.8%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	10.6%

Expected population growth:	0.3%
Net migration to account for:	100%
Expected growth in number of vehicles:	1.1%

Demographics (2014)

Unemployment rate (April 2014):	8.4%
County rank* in California (58 counties):	29th
Working age (16-64) population:	63.0%

Population with B.A. degree or higher:	18.0%
Median home selling price (2013):	\$172,500
Median household income:	\$43,339

Quality of Life

Violent crime rate (2012):	194 per 100,000 persons
County rank* in California (58 counties):	5th
Average commute time to work (2014):	25.7 minutes

High School drop out rate (2012):	14.6%
Households at/below poverty line (2014):	10.5%

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