

AMADOR COUNTY ECONOMIC FORECAST

Amador County is located in the western foothills of the Sierra Nevada Mountains. It is the only county in the state named for a native Californian, Jose Maria Amador, who founded a gold-mining settlement in the region. Amador County has a small but growing viticulture industry, which is now home to more than 40 wineries. Wine grapes accounted for 46 percent of the total agricultural output in 2013, and have been largely responsible for the rebound in overall crop values over the last four years.

Amador County's largest employer is the public sector, accounting for 37 percent of all wage and salary jobs. Many of these positions are associated with Mule Creek State Prison, which houses approximately 2,900 inmates and employs over 1,200 guards and support staff. Amador County has a population of 36,100 people and a total of 11,400 wage and salary jobs. The per capita income in Amador County is \$44,380 and the average salary per worker is \$54,320.

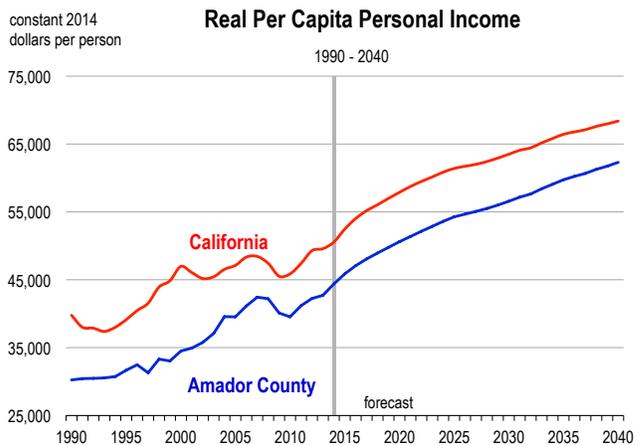
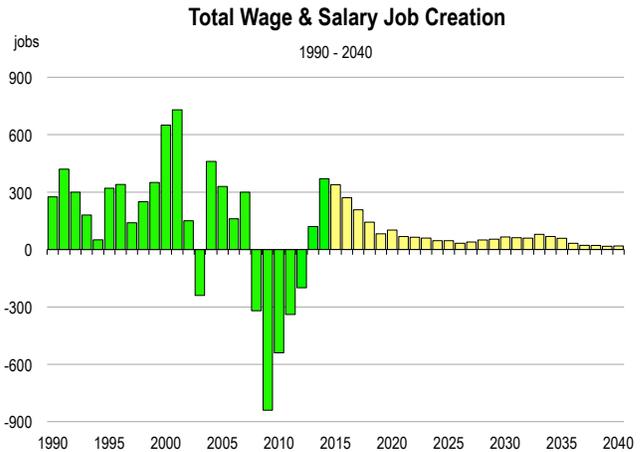
In 2014, a total of 370 wage and salary jobs were gained in Amador County. This represents a growth rate of 3.4 percent. The unemployment rate improved substantially, falling from 10.3 percent in 2013 to 8.4 percent in 2014.

During 2014, the largest employment gains were observed in construction (+150 jobs), education and healthcare (+110 jobs), and professional business services (+70 jobs). Significant declines were not observed in any sector.

Between 2009 and 2014, the population of Amador County declined at an average annual rate of 1.0 percent. The majority of this decline occurred between 2011 and 2013, as net migration was sharply negative. Net migration turned positive in 2014, and will remain positive over the forecast period. However, because of an older population base, Amador County has experienced a natural decrease (deaths outnumbering births) for more than two decades. This trend should continue, keeping population growth subdued.

FORECAST HIGHLIGHTS

- Total employment is expected to increase by 3.0 percent in 2015. Between 2015 and 2020, 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. In Amador County, inflation-adjusted salaries are expected to rise by an average of 0.9 percent per year from 2015 to 2020.
- Between 2015 and 2020, the momentum for employment growth will be in government, wholesale and retail trade, and education and healthcare. Together, these industries will account for 71 percent of net job creation in the county.

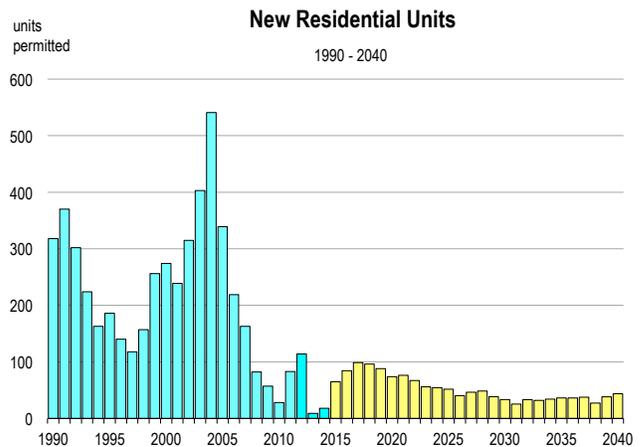
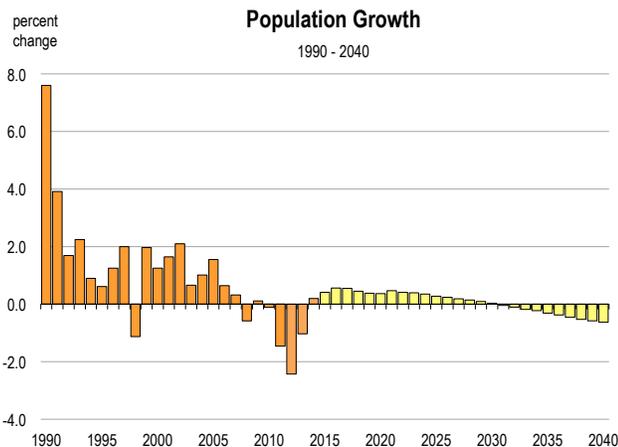


- Between 2015 and 2020, the population will increase at an average rate of 0.5 percent per year. Net migration will be positive, adding 320 residents to the county each year. However, the natural decrease will shrink the population by 150 people per year.
- Real per capita income is forecasted to increase by 3.4 percent in 2015. Between 2015 and 2020, real per capita income is expected to increase by an average of 2.0 percent per year.
- Total taxable sales, adjusted for inflation, are forecasted to increase at an annual rate of 1.7 percent between 2015 and 2020.
- Industrial production is forecasted to increase by 1.6 percent in 2015. Between 2015 and 2020, the growth rate of industrial production will average of 2.0 percent per year.

Amador County Economic Forecast

2006-2014 History, 2015-2040 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	37,964	379	55.2	14.0	219	\$0.49	\$1.31	\$41,137	3.2	35.9	325.1	5.8
2007	38,085	234	54.3	14.2	163	\$0.50	\$1.40	\$42,429	3.4	33.1	337.9	5.8
2008	37,864	-98	54.3	14.5	82	\$0.43	\$1.43	\$42,212	2.9	32.5	317.8	7.6
2009	37,905	130	53.6	14.5	57	\$0.37	\$1.37	\$40,117	0.8	25.6	269.1	11.7
2010	37,862	41	53.5	14.6	28	\$0.36	\$1.38	\$39,554	1.3	26.3	278.2	14.0
2011	37,309	-378	53.3	14.6	83	\$0.39	\$1.44	\$41,186	2.7	30.8	301.4	13.6
2012	36,403	-758	52.5	14.6	114	\$0.38	\$1.48	\$42,257	2.7	34.1	351.3	12.3
2013	36,028	-211	54.1	14.7	9	\$0.40	\$1.51	\$42,701	2.3	38.6	313.1	10.3
2014	36,099	218	55.1	14.7	18	\$0.42	\$1.60	\$44,380	2.8	38.3	298.8	8.4
2015	36,247	293	55.3	14.7	65	\$0.44	\$1.70	\$45,865	1.2	38.4	303.5	7.3
2016	36,451	349	55.7	14.8	84	\$0.46	\$1.79	\$47,079	3.2	38.5	308.2	6.2
2017	36,651	348	56.0	14.8	99	\$0.48	\$1.88	\$48,086	3.2	38.8	312.6	5.9
2018	36,815	316	56.3	14.9	96	\$0.50	\$1.96	\$48,943	3.0	39.0	318.5	5.8
2019	36,955	295	56.5	14.9	88	\$0.52	\$2.04	\$49,764	2.8	39.3	326.3	5.7
2020	37,090	295	56.7	15.0	74	\$0.53	\$2.12	\$50,601	2.9	40.1	334.5	5.6
2021	37,263	337	56.9	15.1	76	\$0.55	\$2.22	\$51,374	3.0	40.0	341.9	5.7
2022	37,416	323	57.1	15.1	67	\$0.57	\$2.32	\$52,143	3.1	40.5	349.8	5.6
2023	37,563	324	57.3	15.2	56	\$0.59	\$2.42	\$52,881	2.7	40.7	358.9	5.6
2024	37,695	313	57.5	15.3	54	\$0.61	\$2.52	\$53,605	2.6	41.0	367.5	5.6
2025	37,799	292	57.7	15.3	52	\$0.63	\$2.61	\$54,260	2.8	41.3	376.1	5.6
2026	37,889	282	57.8	15.4	40	\$0.65	\$2.70	\$54,680	2.8	41.6	385.4	5.6
2027	37,959	268	57.9	15.4	46	\$0.68	\$2.79	\$55,059	2.8	41.9	395.2	5.6
2028	38,013	257	57.9	15.5	48	\$0.70	\$2.90	\$55,515	2.7	42.2	406.1	5.6
2029	38,048	243	58.0	15.5	38	\$0.73	\$3.00	\$56,008	2.5	42.5	417.6	5.6
2030	38,054	220	58.0	15.5	33	\$0.76	\$3.11	\$56,580	2.4	42.8	429.3	5.5
2031	38,037	202	58.0	15.6	25	\$0.79	\$3.23	\$57,171	2.3	43.1	441.4	5.5
2032	37,998	183	57.9	15.6	33	\$0.83	\$3.33	\$57,649	2.5	43.4	453.8	5.5
2033	37,929	159	57.8	15.6	32	\$0.87	\$3.46	\$58,396	2.1	43.7	466.4	5.5
2034	37,844	146	57.7	15.7	34	\$0.91	\$3.58	\$59,078	2.3	44.0	479.3	5.5
2035	37,725	119	57.5	15.7	36	\$0.95	\$3.70	\$59,742	2.4	44.3	492.6	5.5
2036	37,584	99	57.3	15.7	36	\$0.98	\$3.81	\$60,233	2.8	44.7	506.2	5.5
2037	37,412	72	57.1	15.8	38	\$1.02	\$3.92	\$60,682	2.8	45.0	520.1	5.5
2038	37,214	50	56.8	15.8	27	\$1.06	\$4.04	\$61,253	2.7	45.3	534.3	5.5
2039	36,999	34	56.5	15.8	38	\$1.09	\$4.16	\$61,745	2.8	45.7	546.0	5.5
2040	36,766	18	56.1	15.9	44	\$1.13	\$4.28	\$62,301	2.8	46.0	558.9	5.5

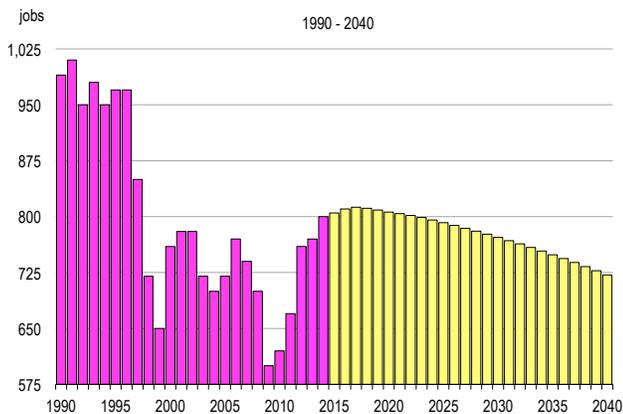


Amador County Employment Forecast

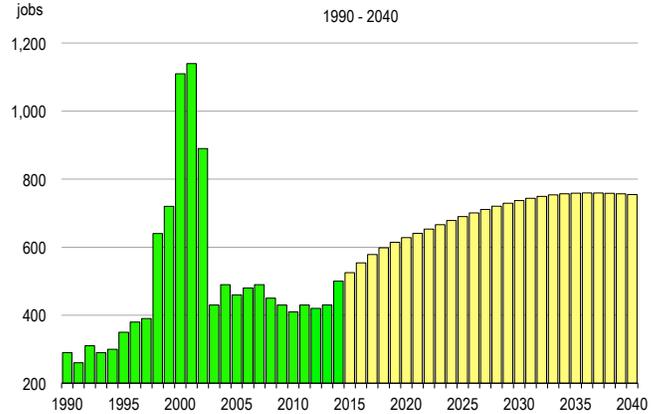
2006-2014 History, 2015-2040 Forecast

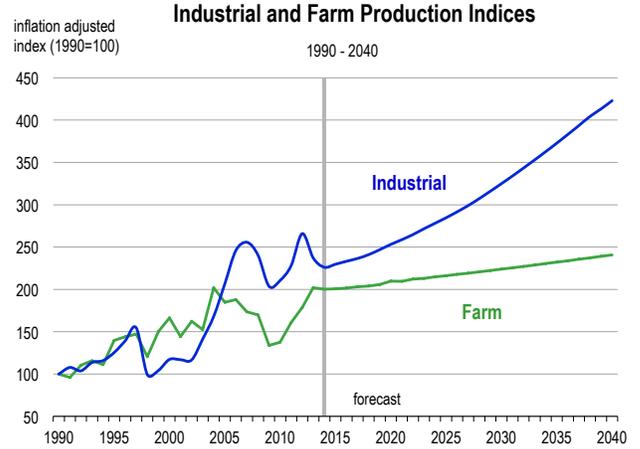
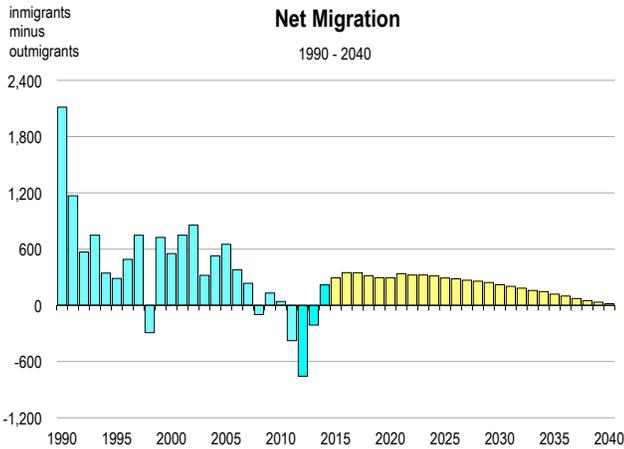
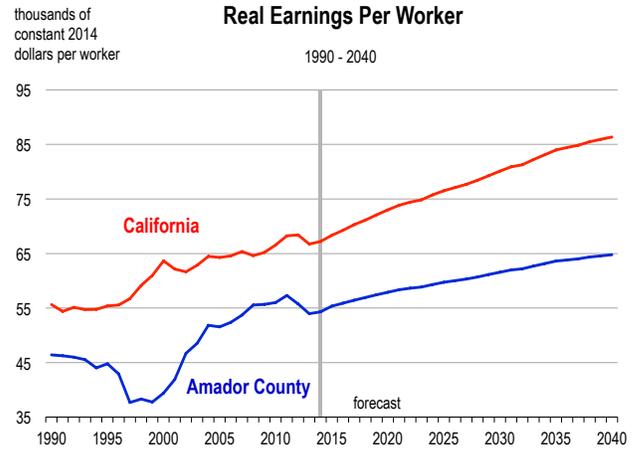
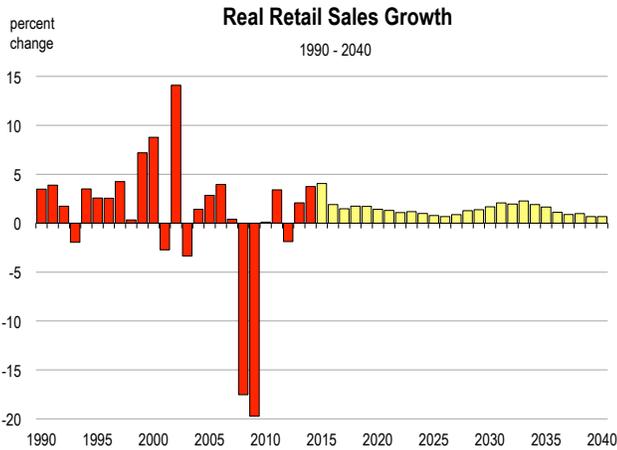
	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2006	12.87	0.28	0.61	0.77	0.17	1.95	0.33	0.48	0.20	1.41	1.17	5.16
2007	13.17	0.31	0.55	0.74	0.20	2.06	0.30	0.49	0.20	1.37	1.13	5.49
2008	12.85	0.30	0.45	0.70	0.19	1.95	0.30	0.45	0.20	1.37	1.08	5.54
2009	12.01	0.30	0.30	0.60	0.16	1.61	0.28	0.43	0.18	1.39	1.01	5.44
2010	11.47	0.33	0.25	0.62	0.16	1.52	0.28	0.41	0.18	1.39	0.95	5.04
2011	11.13	0.33	0.24	0.67	0.17	1.57	0.28	0.43	0.17	1.35	0.94	4.61
2012	10.93	0.33	0.26	0.76	0.19	1.57	0.28	0.42	0.16	1.35	0.98	4.24
2013	11.05	0.33	0.30	0.77	0.24	1.57	0.28	0.43	0.16	1.39	1.02	4.16
2014	11.42	0.32	0.45	0.80	0.22	1.59	0.28	0.50	0.17	1.50	1.04	4.19
2015	11.76	0.32	0.49	0.80	0.22	1.64	0.28	0.53	0.17	1.57	1.08	4.30
2016	12.03	0.33	0.51	0.81	0.23	1.67	0.29	0.55	0.18	1.61	1.10	4.40
2017	12.24	0.33	0.53	0.81	0.23	1.70	0.29	0.58	0.18	1.64	1.11	4.48
2018	12.38	0.33	0.54	0.81	0.23	1.73	0.29	0.60	0.18	1.66	1.12	4.54
2019	12.46	0.33	0.53	0.81	0.23	1.75	0.29	0.61	0.18	1.68	1.13	4.56
2020	12.56	0.33	0.53	0.81	0.23	1.78	0.29	0.63	0.18	1.69	1.13	4.61
2021	12.63	0.33	0.53	0.80	0.23	1.80	0.30	0.64	0.18	1.70	1.13	4.62
2022	12.70	0.34	0.53	0.80	0.23	1.81	0.30	0.65	0.18	1.72	1.13	4.64
2023	12.76	0.34	0.53	0.80	0.23	1.83	0.30	0.67	0.18	1.73	1.13	4.66
2024	12.80	0.34	0.53	0.80	0.23	1.84	0.30	0.68	0.18	1.74	1.14	4.66
2025	12.85	0.34	0.53	0.79	0.23	1.86	0.30	0.69	0.18	1.75	1.14	4.67
2026	12.88	0.34	0.53	0.79	0.23	1.87	0.30	0.70	0.18	1.76	1.14	4.68
2027	12.92	0.34	0.53	0.78	0.23	1.88	0.31	0.71	0.18	1.77	1.14	4.68
2028	12.97	0.34	0.53	0.78	0.23	1.89	0.31	0.72	0.18	1.77	1.15	4.69
2029	13.02	0.34	0.53	0.78	0.23	1.91	0.31	0.73	0.18	1.78	1.15	4.72
2030	13.09	0.35	0.53	0.77	0.23	1.93	0.31	0.74	0.18	1.78	1.16	4.75
2031	13.15	0.35	0.52	0.77	0.23	1.95	0.31	0.74	0.18	1.79	1.17	4.78
2032	13.21	0.35	0.52	0.76	0.23	1.97	0.31	0.75	0.18	1.79	1.17	4.79
2033	13.29	0.35	0.52	0.76	0.23	2.00	0.31	0.75	0.18	1.80	1.18	4.83
2034	13.36	0.35	0.52	0.75	0.23	2.02	0.31	0.76	0.18	1.80	1.19	4.87
2035	13.42	0.35	0.52	0.75	0.23	2.05	0.31	0.76	0.18	1.80	1.20	4.89
2036	13.45	0.36	0.52	0.74	0.23	2.07	0.31	0.76	0.18	1.80	1.20	4.90
2037	13.47	0.36	0.52	0.74	0.23	2.08	0.31	0.76	0.18	1.81	1.21	4.91
2038	13.49	0.36	0.51	0.73	0.23	2.10	0.31	0.76	0.18	1.81	1.22	4.92
2039	13.51	0.36	0.51	0.73	0.23	2.11	0.31	0.76	0.18	1.81	1.23	4.92
2040	13.53	0.36	0.51	0.72	0.23	2.12	0.31	0.75	0.18	1.81	1.23	4.93

Manufacturing Employment



Employment in Professional Services





County Economic and Demographic Indicators

Projected Economic Growth (2015-2020)

Expected retail sales growth:	8.5%
Expected job growth:	6.8%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	12.9%

Expected population growth:	2.3%
Net migration to account for:	100%
Expected growth in number of vehicles:	2.4%

Demographics (2015)

Unemployment rate (March 2015):	7.0%
County rank* in California (58 counties):	25th
Working age (16-64) population:	61.5%

Population with B.A. degree or higher:	18.5%
Median home selling price (2014):	\$210,000
Median household income:	\$53,988

Quality of Life

Violent crime rate (2013):	278 per 100,000 persons
County rank* in California (58 counties):	18th
Average commute time to work (2015):	31.2 minutes

High School drop out rate (2014):	8.6%
Households at/below poverty line (2015):	7.3%

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