California County-Level Economic Forecast 2017-2050

CALIFORNIA Economic Forecast

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California County-Level Economic Forecast 2017 - 2050

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SONOMA
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AMA-DOR
ALPINE
SOLANO
CALAVERAS
MARIN
CONTRA COSTA
SAN JOAQUIN
TUOLUMNE
MONO
ALA-MEDA
MARIPOSA
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STANISLAUS
SANTA CLARA
MERCED
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FRESNO
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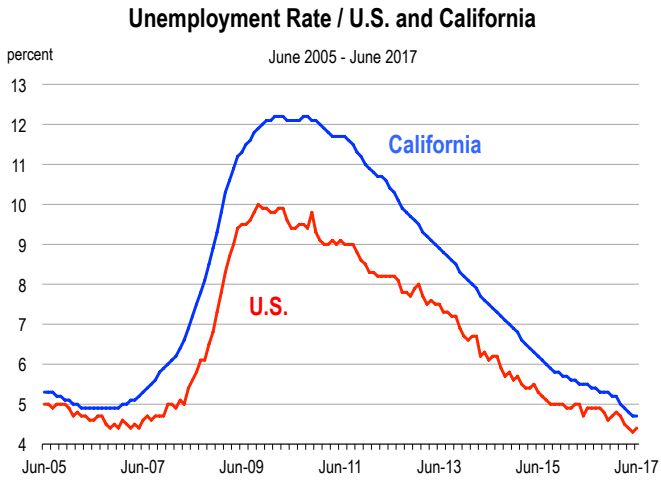
MONTEREY
TULARE
KINGS
SAN LUIS OBISPO
KERN
SAN BERNARDINO
SANTA BARBARA
VENTURA
LOS ANGELES
ORANGE
RIVERSIDE
SAN DIEGO
IMPERIAL

2017 Long Term County Level Economic Forecasts

Introduction

The 2017 long term county-level forecasts for all 58 counties of California are presented in this edition of the Caltrans Economic Forecast. The forecasts were conducted from June 2017 through August 2017. Actual information for the state and the nation was used through June of 2017 to conduct the forecasts. The projections span the 2017 to 2050 period.



U.S. and State Economic Outlook

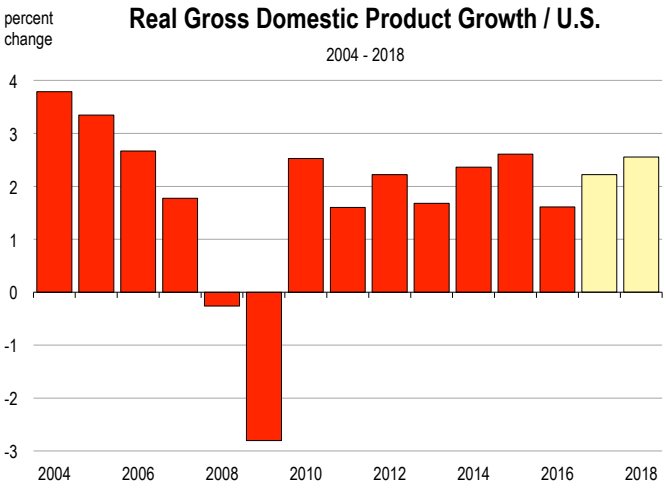
County level economic and demographic indicators are influenced by state and national indicators. Consequently, separate forecasts for the U.S. and California are necessary to produce the regional forecasts.

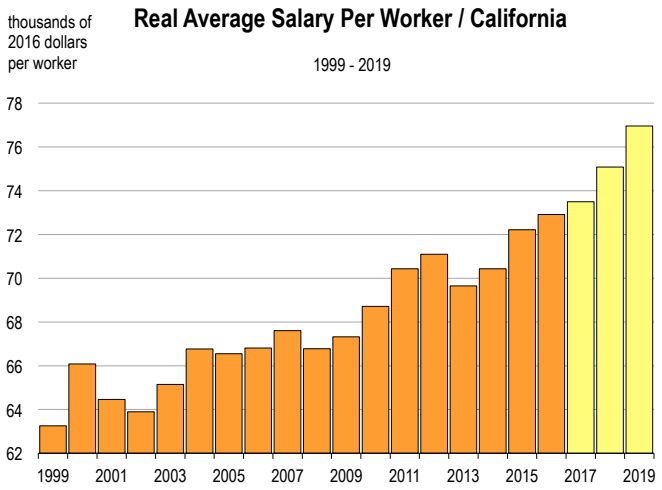
The UCLA Anderson Forecast produces projections of state and national economic indicators four times a year. Over the years, we have relied on these forecasts as causal or influencing factors on the regional forecasts. The June 2017 U.S. and California economic projections were used for the county forecasts presented here.

The U.S. and California economies are convincingly in an expansionary phase, and are nearing peak growth rates for the current business cycle. Job creation has been consistently strong for an extended period, and unemployment rates have now returned to pre-recession levels, signaling that a full-employment scenario is imminent.

So far this year, growth of national GDP has accelerated, and is expected to accelerate further in 2018. The creation of jobs will remain positive and significant over the next few years, but as the expansion matures, growth will begin to slow.

The nation will create approximately 2.1 million jobs during the 2017 calendar year, but this will slow to 1.4 million in 2018 as the unemployment rate continues to tighten and wages rise. GDP is expected to grow at a 2.5 percent annual rate during the 2nd half of 2017, and by 2.6 percent during the 2018 calendar year.

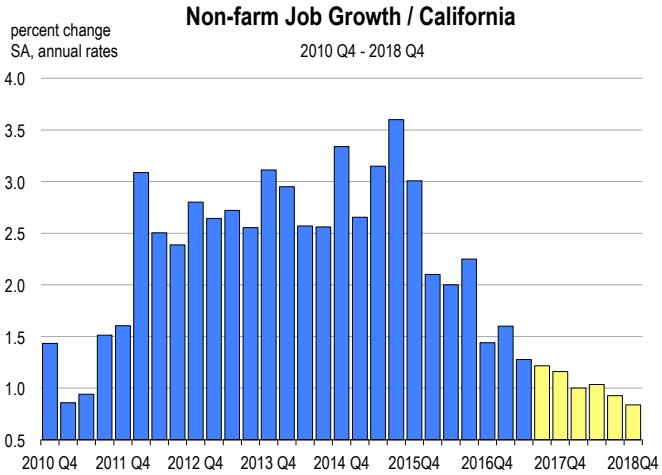




The California economy is expanding faster than the broader nation, with substantially higher rates of job creation. The leading regions are the Bay Area, the Sacramento Valley, and the Central Valley.

The big story in the California labor market is now the concept of "full employment."

After the Great Recession in 2007, the unemployment rate was elevated and there was an oversupply of job seekers. But in 2018, the unemployment rate in California will average 4.8 percent, and the supply of available workers will more closely match the number of available jobs. This will force companies to compete for the best employees by offering higher salaries and better benefits, leading to



Non-Farm Jobs Created Forecast

	----year----		
	2016*	2017	2018
Non-Farm Jobs Created	421,000	246,200	179,600

**actual*
Source: Labor Market Information Division and California Economic Forecast

faster statewide wage gains. Average salaries will rise by 3.8 percent in 2018 and 5.0 percent in 2019.

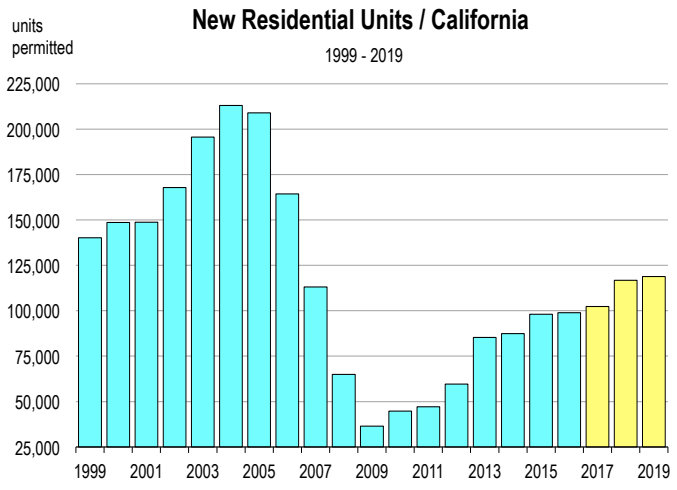
A tighter labor market will also lead to slower job creation. So far in 2017, job creation has been strong, but has nevertheless been more moderate than during 2016. Approximately 246,200 jobs will be created during the full 2017 calendar year, and 179,600 jobs will be generated during 2018.

From 2016 to 2019, the primary engines of growth in California will be (1) professional services, (2) healthcare, and (3) wholesale and retail trade.

Job gains will also be substantial in hotels and restaurants, as travel to California remains at peak levels, and as busy consumers choose restaurants over home cooked meals. Growth should be particularly strong in the "fast casual" restaurant segment, which is supplanting the traditional fast food industry.

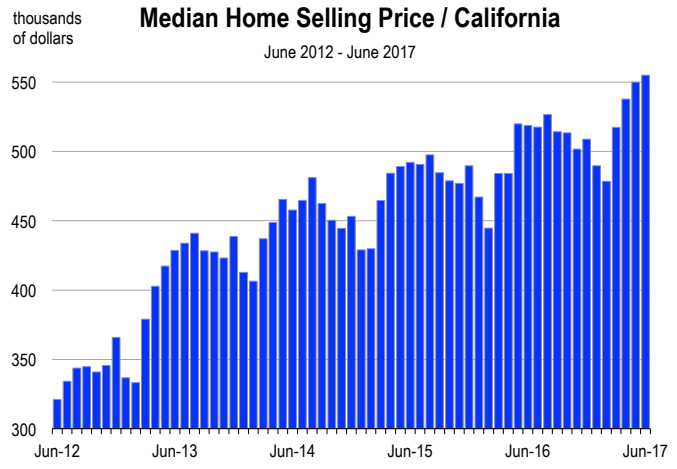
The other major story for the California economy will be housing. After remaining very low for a number of years after the Great Recession, housing production has now begun to rebound. Almost 99,000 new units were built in 2016, and more than 102,000 are expected to be constructed in 2017, with further escalations expected in subsequent years.

But even these expanded levels of housing production are not sufficient to keep pace with population growth. In all major regions of the state, average household sizes have exceeded anything



previously on record, and are still rising. New housing production is expected to increase further, but because of various constraints in the development process, California will have trouble meeting its housing needs.

This shortage of new homes has contributed to further increases in housing prices, leading to affordability issues in certain parts of the state, particularly coastal Southern California.



County Level Forecasts

The County level forecasts are updated annually to incorporate (1) substantially revised historical data and (2) changes in the U.S. and California economic forecasts, which influence the direction of the regional economies. Consequently, in explaining the forecast, greater attention is directed at the near term, principally the next three years. However, a growth forecast for economic indicators is presented (for comparison purposes) for the 2017 to 2022 period for every county.

The longer term forecasts, from 2023 to 2050, are based on the extrapolation of near term forecast results. These long term "trend" forecasts respond to how the economic indicators might grow (or change) over time, consistent with reasonable assumptions about population and housing growth, and the growth of the U.S. and California economies. They are also created in a manner that is consistent with historical trends.

The longer term forecasts are important because they present scenarios of population, employment, income, and housing growth that fall within a plausible range of likelihood. While there are many unknown factors associated with the long term direction of the U.S. and California economies, the trend forecasts present plausible scenarios of growth, in the absence of unexpected shocks or changes in the nation and world.

However, for small counties the reasonable range of likelihood includes a wider set of outcomes, because the economic history for the smaller counties is subject to much wider variation. When extrapolated into the future, this variation widens the range of possible outcomes.

Furthermore, because the county models are developed from a series of mathematical equations that simulate economic behavior and the relationships between sectors over time, the long term forecasts provide for consistency of the various economic and demographic indicators.

Economic history through 2016 is the basis for the forecasts that begin in 2017. Consequently, the forecasts benefit from having a full incorporation of the Great Recession, and subsequent recovery and expansion, as part of the modeling system. The tightening of the labor markets was a primary factor that characterized the U.S. and California economies last year, and had a principal influence on the county forecasts this year and beyond.

The Labor Market

During 2016, employment growth was rapid in California, as the state added more than 421,000 nonfarm jobs. The unemployment rate improved substantially, and several regions of the state reached full employment conditions, including virtually the entire Bay Area. All regions of the state grew relatively quickly in 2016, each expanding by 2.1 percent or more.

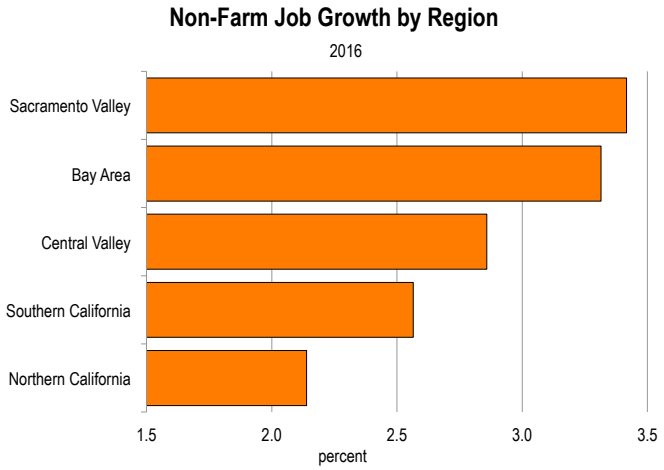
In recent years, the Bay Area outpaced all other regions of the state. But in 2016 the Sacramento Valley grew the fastest. The Sacramento region also had a large influx of residents, largely people unwilling or unable to pay the high housing costs of Coastal California.

- From 2016-2019, the fastest rates of job creation will be observed in the Bay Area, the Sacramento Valley, and the Central Valley.

Counties At or Near "Full Employment" 2016

County	Unemployment Rate
San Mateo	3.0
Marin	3.2
San Francisco	3.3
Santa Clara	3.8
Orange	4.0
Sonoma	4.0
Alameda	4.2
Napa	4.3
San Luis Obispo	4.3
Contra Costa	4.4
Placer	4.4
Nevada	4.7
San Diego	4.7
Humboldt	4.9
Santa Barbara	5.0
El Dorado	5.1
Inyo	5.2
Los Angeles	5.2
Mendocino	5.2
Ventura	5.2
Mono	5.3
Sacramento	5.4
Solano	5.5

Source: Employment Development Department



- Silicon Valley and San Francisco County will continue to add large numbers of positions at tech firms and at restaurants. In the Sacramento region, Sacramento and Placer counties will expand at rapid rates in response to high in-migration.

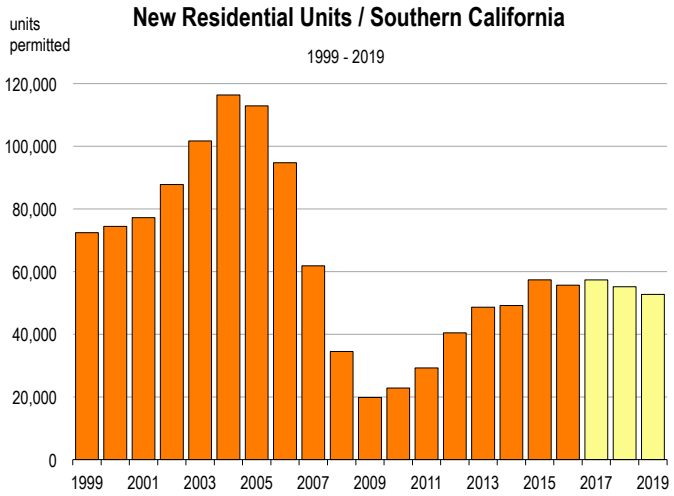
- Southern California will generate the largest number of new jobs, creating 344,500 new positions by 2019.

- The northern-most tier of the state, as well as the Eastern Sierras, will lag the rest of California.

The Real Estate Market

While the forecast presents a year-by-year distribution of new housing units (permits) over the next 5 years (and then for 27 more years after that), it is not practical to forecast housing units by year with any accuracy.

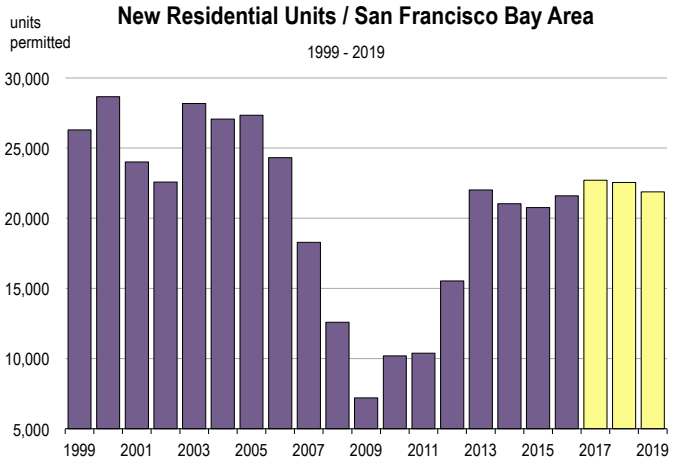
There are too many non-market influences that produce great variability in the distribution of housing units at the county level. These influences include the uncertain entitlement process that requires an environmental impact report, public review and comment, mitigation methods of environmental impacts, architectural review, and final tract map

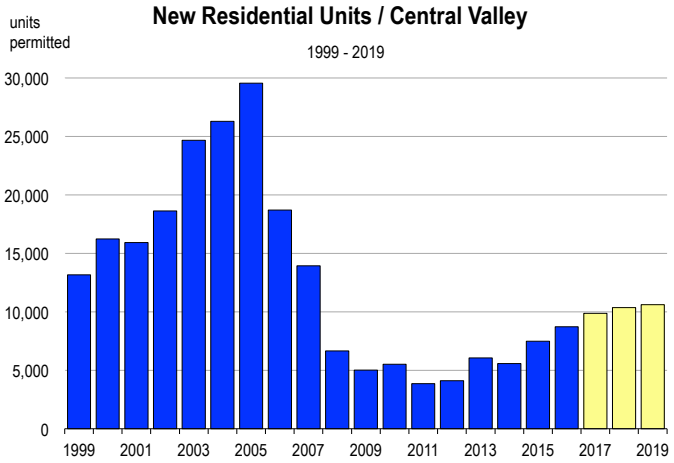


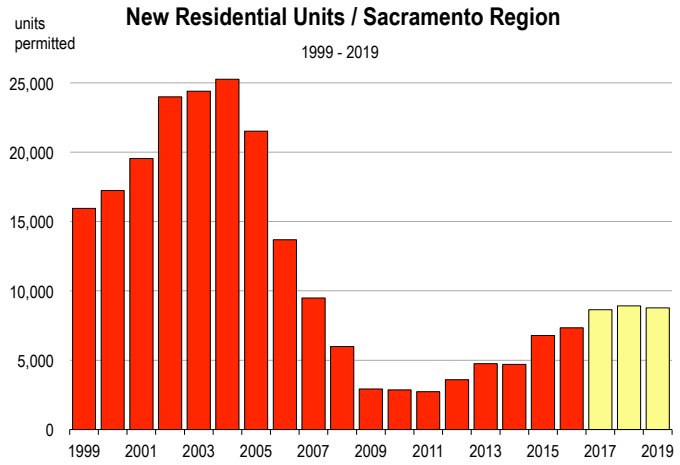
reviews by local decision makers who frequently exercise significant discretion in the process. The collective sum of housing units over the next 5 years is more important than the year by year allocation of units.

- From 2017 to 2019, more than 337,000 new housing units will be built across the state. Many will be in the job centers of Southern California, particularly Los Angeles County, where thousands of new apartments and condos are being added to the downtown region.

- Housing production will also be prolific in the Bay Area, where more than 67,000 new units will be constructed.







- The Sacramento region has a large number of projects in its development pipeline, and through 2019 it will generate a substantial number of new units for a region of its size. Placer County will be particularly active, creating the necessary conditions for rapid job growth and population growth.

The longer term housing forecasts are not strictly based on the number of units needed to accommodate population growth in each county. An unprecedented level of housing build-out might be required to support long term economic growth including population growth. Therefore, the forecast of housing units for each county tends to be a combination of what is needed (population growth) and what is plausible given the history of permitted housing units over the last 15 to 20 years.

These forecasts frequently do not provide for enough housing over the long term, indicating to planning agencies that current trends may be insufficient to meet expected economic and population growth.

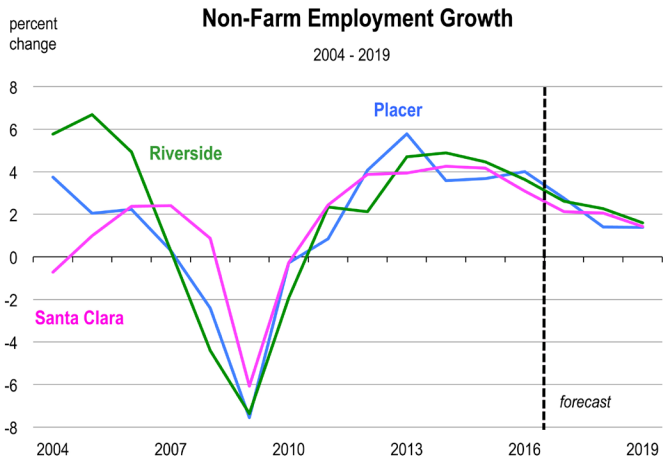
How Will Growth Compare Across the Regions of California?

Employment

From 2016 to 2019, the Sacramento Valley will lead the state in job growth, followed by the Bay Area and the Central Valley. These regions contain 13 of the top 20 counties over the forecast period.

In Southern California, the inland counties will expand much more rapidly than the coastal counties. Total employment will grow by at least 2.2 percent per year in Imperial and Riverside Counties, and by 1.7 percent per year in San Bernardino County. All coastal counties in Southern California will grow by 1.3 percent per year or less.

The northern most region of the state, which includes many of the economically vulnerable counties, will be characterized by much slower growth of 0.9 percent per year. Some counties, such as Modoc and Del Norte, may not see any meaningful job creation at all.



Non-Farm Job Growth / Top 20 Counties	
County	Compound Annual Rate of Growth (%) 2016-2019
Imperial	2.3
Riverside	2.2
Madera	2.1
Yolo	1.9
Tehama	1.9
Santa Clara	1.9
Placer	1.8
Colusa	1.8
San Joaquin	1.7
Tulare	1.7
San Bernardino	1.7
El Dorado	1.6
Sacramento	1.6
Contra Costa	1.6
San Benito	1.6
Yuba	1.6
Shasta	1.5
Sutter	1.5
San Francisco	1.5
Kings	1.5

Source: California Economic Forecast

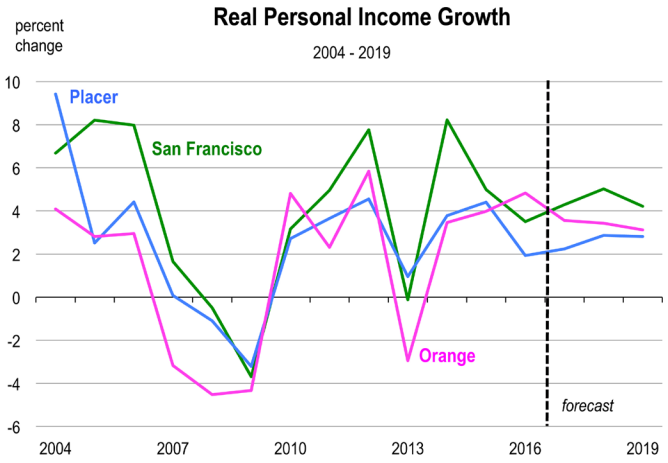
Personal Income Growth / Top 20 Counties	
County	Compound Annual Rate of Growth (%) 2016-2019
San Francisco	4.5
Santa Clara	4.5
San Mateo	3.8
Yolo	3.5
San Joaquin	3.5
Sacramento	3.4
Orange	3.4
Napa	3.2
Colusa	3.0
Tulare	2.9
Alameda	2.9
El Dorado	2.9
Riverside	2.9
Imperial	2.8
Marin	2.8
Madera	2.8
Stanislaus	2.7
Sonoma	2.6
Placer	2.6
Santa Barbara	2.6

Source: California Economic Forecast

Income

Income gains will be especially rapid in the Bay Area, where a large number of jobs in the technology and business services sectors will be generated. This, combined with meaningful in-migration, will generate income growth of 3.6 percent per year from 2016 to 2019.

Rapid job creation will also lead to high rates of income growth in the Sacramento Valley, where total personal income will rise by 3.2 percent per year. Incomes in Southern California will increase at a rate of 2.6 percent per year, while the Central Valley will be characterized by growth of 2.7 percent per year.



Taxable Sales

During the initial stages of the recovery from the Great Recession, taxable sales increased rapidly in most parts of the state. But as the economic cycle has matured, growth has slowed, and will continue to slow further.

From 2016 to 2019, total taxable sales will increase most rapidly in Southern California, the Sacramento Valley, and the Bay Area. In Southern California, Imperial County and the Inland Empire will experience the most notable gains. Yolo and Placer will expand at the fastest rates in the Sacramento Valley, and Santa Clara will lead the Bay Area.

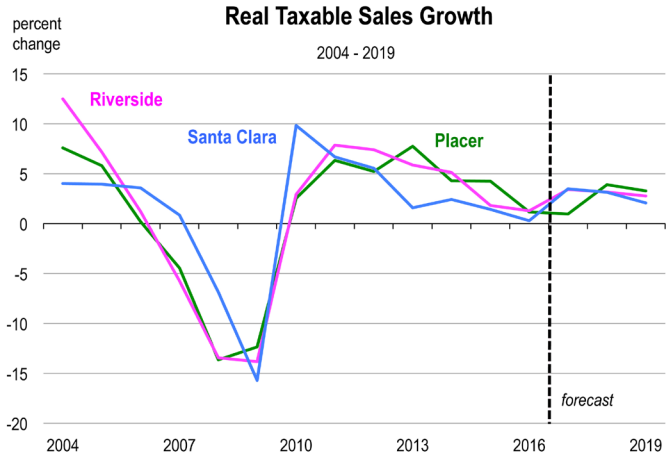
Population Growth

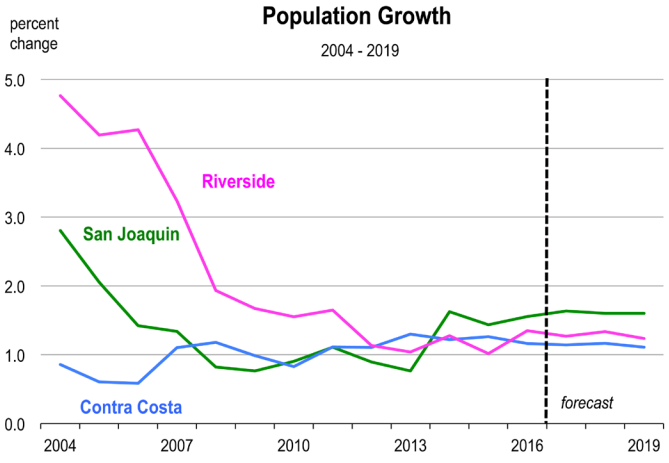
Population growth is partially dependent on the rate of net migration into California counties. Riverside County will experience the highest rates of migration over the next 3 years, just as it did prior to the Great Recession of 2008-2009.

Real Taxable Sales Growth / Top 20 Counties

County	Compound Annual Rate of Growth (%) 2016-2019
Imperial	4.2
Tehama	3.5
Riverside	3.1
Yolo	3.0
Santa Clara	2.9
Lassen	2.7
Placer	2.7
San Benito	2.7
San Bernardino	2.6
Sutter	2.2
Kern	2.2
Solano	2.0
Madera	2.0
Ventura	2.0
Orange	2.0
San Francisco	1.9
Glenn	1.9
Sonoma	1.9
Sierra	1.8
San Joaquin	1.8

Source: California Economic Forecast





Net Migration / Top 20 Counties	
County	Total Net Migrants 2017-2019
Riverside	48,935
Contra Costa	25,534
Sacramento	23,347
San Joaquin	21,820
Alameda	17,878
Santa Clara	13,630
Placer	12,814
San Diego	12,154
Solano	9,006
Sonoma	8,633
Stanislaus	7,947
Orange	7,816
San Bernardino	7,680
San Francisco	7,513
Yolo	5,054
San Mateo	4,365
El Dorado	4,222
Marin	3,180
Tulare	2,784
San Luis Obispo	2,777

Source: California Economic Forecast

Population Growth / Top 20 Counties	
County	Compound Annual Rate of Growth (%) 2016-2019
San Joaquin	1.6
Riverside	1.3
Yolo	1.2
Placer	1.2
Imperial	1.1
Contra Costa	1.1
Stanislaus	1.1
Tulare	1.1
Solano	1.1
Merced	1.0
Sacramento	1.0
Fresno	1.0
Alameda	0.9
Yuba	0.9
Monterey	0.9
Madera	0.9
San Bernardino	0.9
Kings	0.9
Santa Clara	0.9
San Benito	0.8

Source: California Economic Forecast

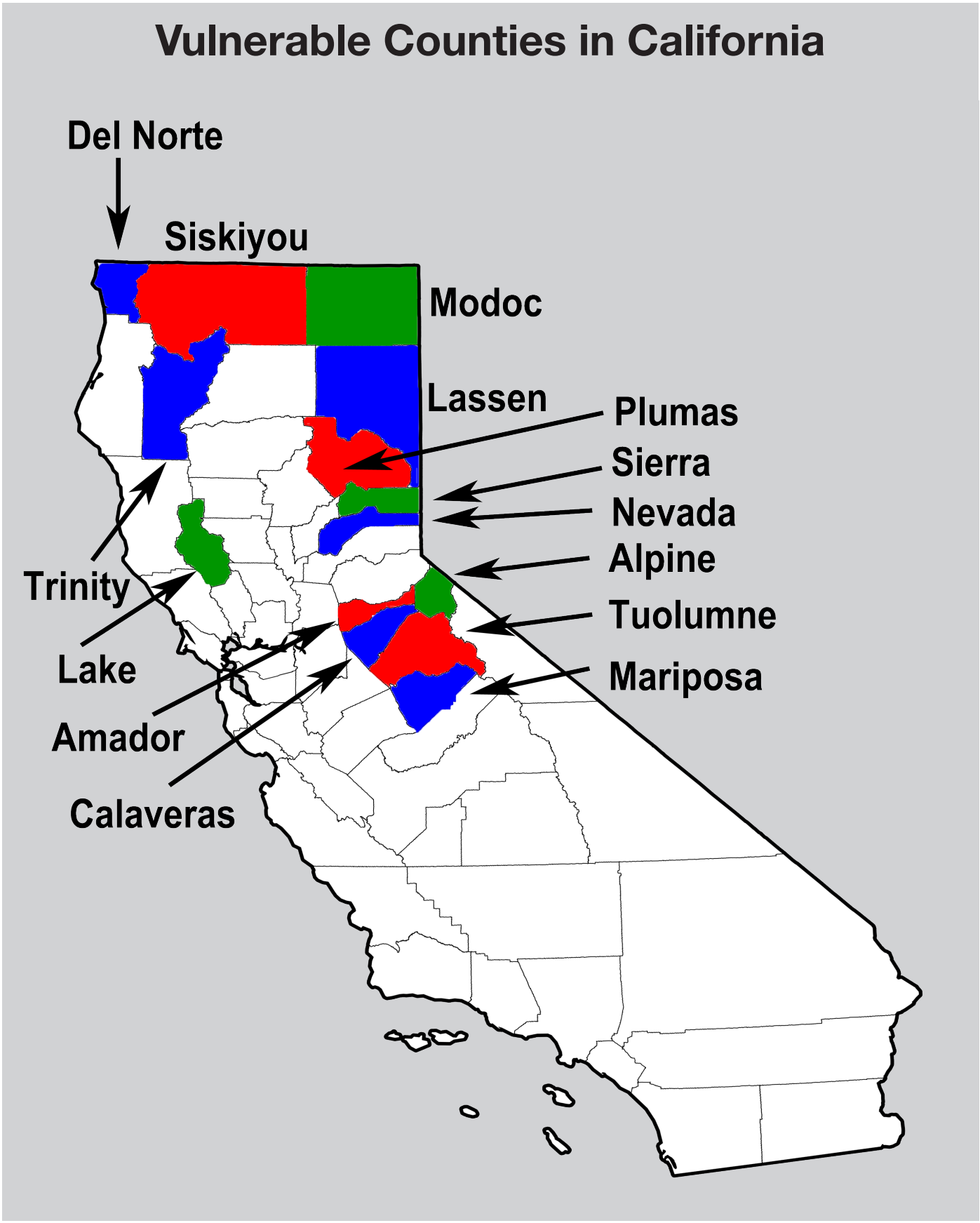
In-migration will be highest in the Bay Area, where high-paying job opportunities will attract a large number of new residents. The Sacramento Valley and Central Valley will also experience large influxes of people, primarily households that want good jobs and affordable housing.

Total population growth will be the most prolific in the Central Valley. In addition to meaningful in-migration, the Central Valley has a young resident base with a high birth rate – a combination that which will lead to relatively fast rates of overall population gains.

Vulnerable Counties in California

Producing an economic and demographic forecast for every county in the state enables us to monitor the fastest and slowest growing regions in California using a number of indicators including population, employment, taxable sales, income, home building, and home prices.

For a number of counties, principally located in the northern tier of the state, some of these indicators are not consistent with a vibrant or healthy economy. For many counties, population growth


Vulnerable Counties in California
Del Norte
Siskiyou
Modoc
Lassen
Plumas
Sierra
Nevada
Alpine
Tuolumne
Mariposa
Trinity
Lake
Amador
Calaveras

has been minimal or negative in recent years. The natural increase, which is usually the largest component of population change, has been negative in many of these regions. The other component of population – net migration – has also frequently been negative.

A stagnant population can have severe economic consequences. For almost all of these counties, job growth has significantly lagged the broader state. This, in turn, has led to sluggish increases in personal income, consumer spending, and real estate development. Consequently, because of low rates of population growth, these counties are especially vulnerable to economic stagnation.

Counties that have had histories of slow or negative population growth are also likely to have low rates of future population growth, and in some cases, a contraction of population. For the group of counties that have been identified as economically vulnerable, the combined population will have declined by nearly four percent by 2050, relative to the level that prevailed in 2016. Across all other counties in California, the population will have grown by 20 percent.

The historical trend of slow or negative population growth is often forecast to worsen because the age distribution in these counties tends to be much older and is expected to remain much older. This will lead to mortality rates that are higher than fertility rates.

In the vulnerable counties, deaths will outnumber births over the forecast period. By 2050, this will

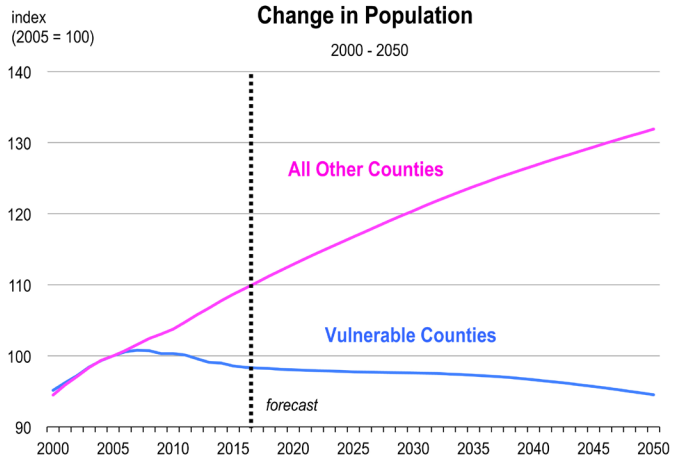
Vulnerable Counties in California **2006-2050**

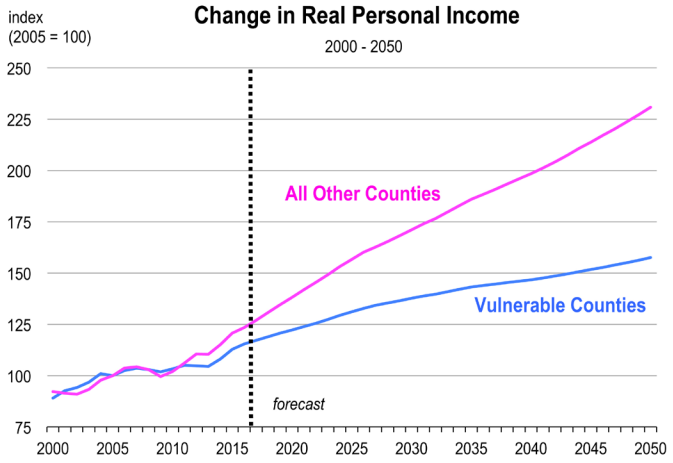
	Population			Annual Growth Rate	
Vulnerable Counties	**2006**	**2016**	**2050**	**2006-2016**	**2016-2050**
	------- people -------			------- percent -------	
Alpine	1,255	1,148	929	-0.9	-0.6
Amador	37,964	37,191	34,695	-0.2	-0.2
Calaveras	45,316	44,791	39,438	-0.1	-0.4
Del Norte	28,276	27,040	27,054	-0.4	0.0
Lake	63,792	65,128	64,313	0.2	0.0
Lssen	35,011	30,645	30,716	-1.3	0.0
Mariposa	18,244	18,055	17,545	-0.1	-0.1
Modoc	9,639	9,497	8,487	-0.1	-0.3
Nevada	98,334	98,552	104,579	0.0	0.2
Plumas	20,710	19,508	16,523	-0.6	-0.5
Sierra	3,424	3,130	2,347	-0.9	-0.8
Siskiyou	44,891	44,458	42,853	-0.1	-0.1
Trinity	13,823	13,535	14,751	-0.2	0.3
Tuolumne	56,558	54,282	44,340	-0.4	-0.6
Total, Vulerable Counties	**477,237**	**466,960**	**448,570**	**-0.2**	**-0.1**
All Other Counties	**35,769,585**	**38,887,678**	**46,844,611**	**0.8**	**0.5**

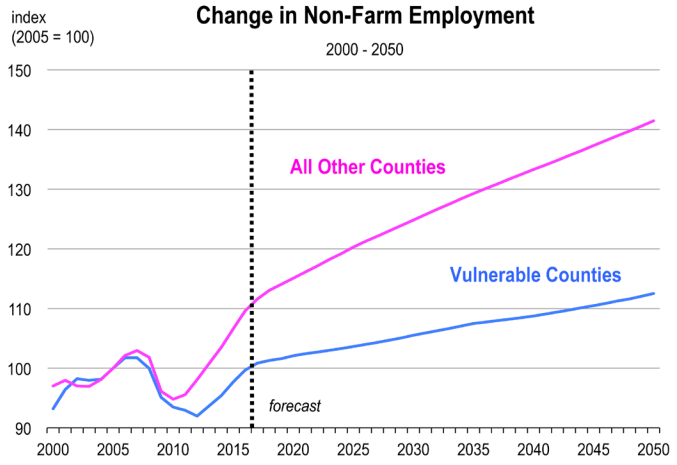
Source: California Department of Finance, California Economic Forecast

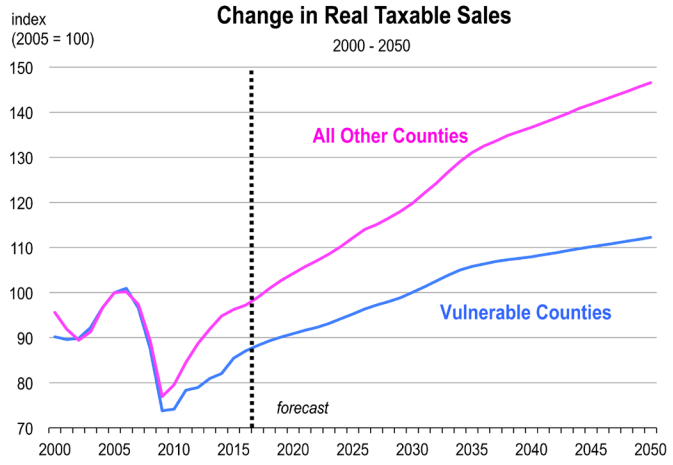
Vulnerable Counties in California			2006-2050	
	Nat Increase per Year		Net Migration per Year	
Vulnerable Counties	**2006-2016**	**2016-2050**	**2006-2016**	**2016-2050**
		-- people --		
Alpine	-1	-9	-10	3
Amador	-133	-173	51	100
Calaveras	-111	-181	54	24
Del Norte	50	11	-188	-10
Lake	-52	-93	212	69
Lssen	79	43	-569	-41
Mariposa	-30	-22	-22	7
Modoc	-25	-27	7	-3
Nevada	-135	-333	162	510
Plumas	-61	-121	-63	33
Sierra	-16	-20	-14	-3
Siskiyou	-74	-101	16	53
Trinity	-43	-37	9	73
Tuolumne	-166	-327	-72	35
Total, Vulerable Counties	**-716**	**-1,390**	**-427**	**849**
All Other Counties	**272,276**	**200,669**	**26,347**	**33,358**

Source: California Department of Finance, California Economic Forecast







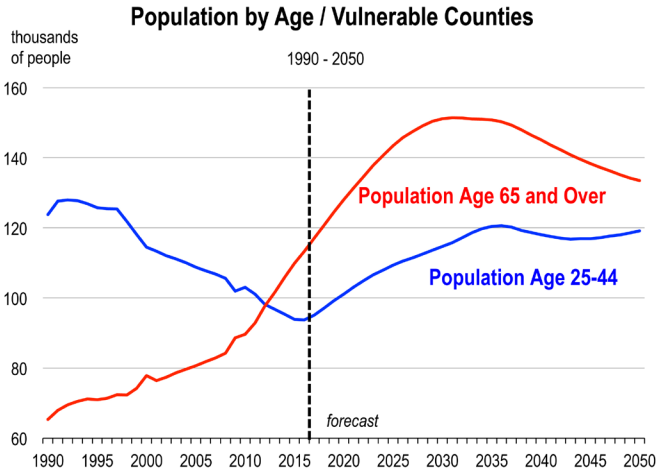


result in a loss of over 47,000 residents from 14 counties, a 10.1 percent decline from the 2016 population base. Across all other counties, births will outnumber deaths, leading to an increase of 6.8 million people by 2050, representing growth of 17.5 percent from the 2016 population base.

Consequences of Negative Population Growth

Slow or negative population growth will constrain the labor market, and encourage cross-hauling from adjacent counties to fill jobs. Total employment is expected to increase over the forecast period, but at rates well below the state average, and in part by non-residents. By 2050, total employment in the vulnerable counties is expected to be 13 percent higher than the level that prevailed in 2016. Across all other counties in the state, employment will have increased by 29 percent.

Furthermore, the vulnerable counties of California will be characterized by subpar growth in personal income and taxable sales, leading to economic conditions that lag the broader state, and strain local government budgets, preventing municipalities from providing important services to their residents.



For most of the vulnerable counties, the population aged 65 and older is larger than the 25 to 44 year old age group. This is true both today, and will be true for the foreseeable future. Why for the foreseeable future? Because the large baby boomer population continues to age into the 65+ age group, and the 25 to 44 year olds are migrating out of the these counties.

Policy Implications

To prevent the erosion of population and the relating vulnerability in income, employment, and government revenues, new policies or programs will have to be implemented in these counties. Programs that will encourage new businesses and new in-migration, preferably of younger aged cohorts, and programs to prevent younger aged residents from leaving are needed today and over the next several years.

Economic development efforts will need to be fortified along with new housing and commercial development to accommodate new businesses and new residents. Absent these initiatives, many of these counties will face stagnation, continued loss of population, and a reduction in vibrancy among their communities.

Humboldt, Mendocino, and Trinity Counties

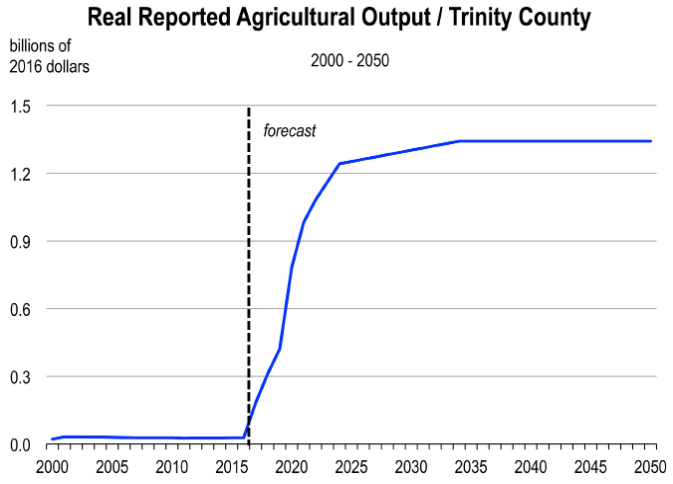
Trinity County is a special case. Over the last two decades, it has been especially vulnerable to economic stagnation, and its economic growth has not kept pace with the rest of California.

But a large part of Trinity County's economy is about to be decriminalized, which could lead to much higher rates of economic growth.

On January 1st, 2018, recreational cannabis will become legal in California. Cannabis production plays a prominent role in the local economy, and over the forecast period, it should start to influence the economic data.

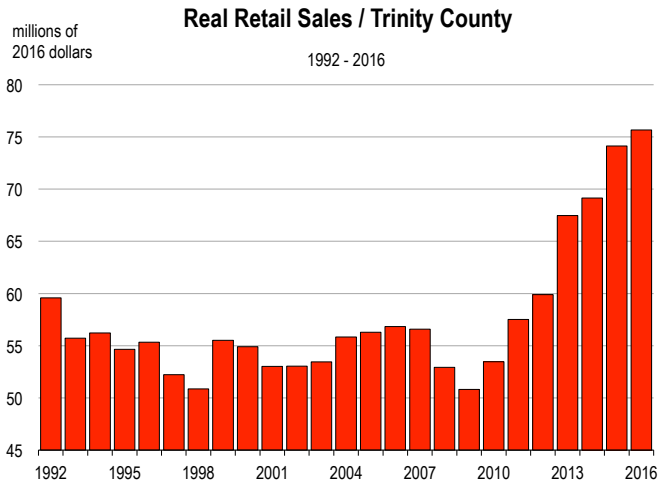
This influence can already be seen in the statistics for taxable sales. Trinity County's retail stores already sell a large volume of goods to cannabis farms (some legal, some not), and county-wide taxable sales have risen incredibly sharply during the current economic cycle.

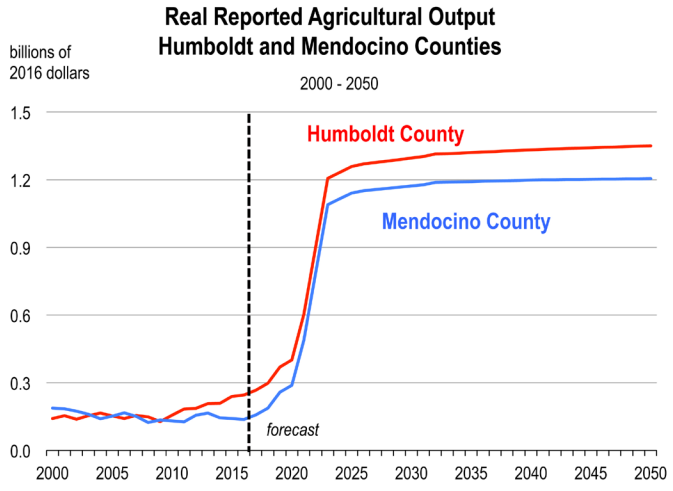
Most notably, once it becomes legal to grow cannabis for recreational purposes, the value of Trinity County's agricultural sector will rise exponentially. In 2016, reported agricultural output was measured at $2.7 million. By 2022 it is expected to rise to $163 million, and to continue to increase for several more years.



Similar outcomes will also be observed in Humboldt and Mendocino counties.

Recreational marijuana will become legalized in most parts of California, but because it plays such a large role in the Trinity, Humboldt, and Mendocino County economies, its impact on economic growth will be most prominent in these places.





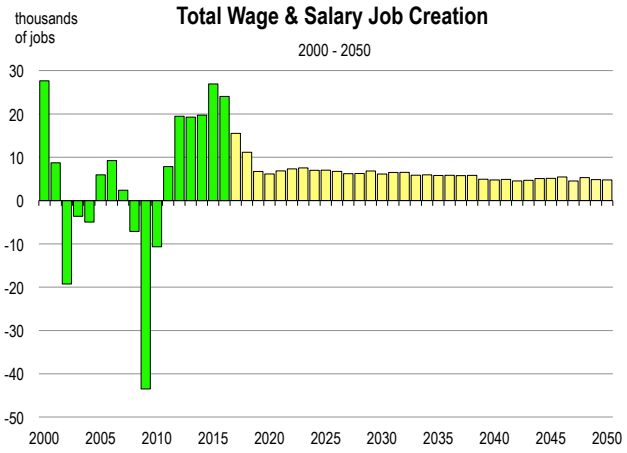
Alameda County Economic Forecast

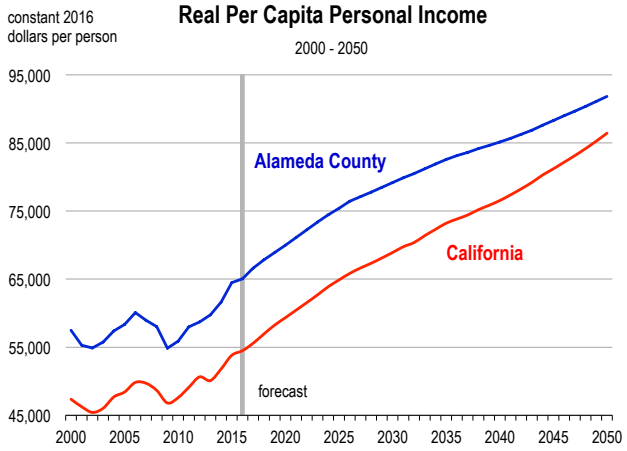
Alameda County is located on the eastern shore of the San Francisco Bay. Its largest city is Oakland, and it is home to the Port of Oakland, the fourth busiest container port in the United States. Alameda County has a population of 1.6 million people and a total of 770,400 wage and salary jobs. The per capita income in Alameda County is $65,045, and the average salary per worker is $82,424.

In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the Bay Area grew by 3.3 percent. In Alameda County, a total of 24,000 jobs were gained, representing an increase of 3.2 percent. The unemployment rate improved during the year, falling from 4.7 percent in 2015 to 4.2 percent in 2016.

During 2016, most major sectors were characterized by job growth. Gains were greatest in education and healthcare (+4,000 jobs), government (+3,200 jobs), professional and business services (+3,200 jobs), leisure and hospitality (+3,100 jobs), and construction (+3,100 jobs).

Over the 2011-2016 period, the Alameda County population grew rapidly, expanding at an average rate of 1.3 percent per year. More than half of this growth was the result of net migration, with an average of 11,400 net migrants entering the county each year. Some of these individuals left San Francisco and Silicon Valley to escape higher housing prices, while others moved into the Bay Area for its robust job market and high wages.





Forecast Highlights

- In 2017, total employment will increase by 2.0 percent. From 2017 to 2022, employment growth is expected to average 1.0 percent per year.

- Average salaries are currently well above the California average, and will remain so over the foreseeable future. In Alameda County, inflation-adjusted salaries are expected to rise by an average of 1.8 percent per year during the 2017-2022 period.

- The largest employment gains will be observed in professional services, education and healthcare, leisure and hospitality, and manufacturing. Together, these sectors will account for 74 percent of net job creation during the 2017-2022 period.

- The population is expected to increase by 1.1 percent in 2017. Annual growth over the 2017-2022 period will average 0.8 percent.

- Over the forecast period, net migration is expected to be more moderate than recent years. Between 2017 and 2022, an average of 4,400 net migrants will enter the county each year, accounting for 31 percent of all population growth.

- Real per capita income will rise by 2.4 percent in 2017. From 2017 to 2022, real per capita income is expected to increase at an average rate 1.6 percent per year.

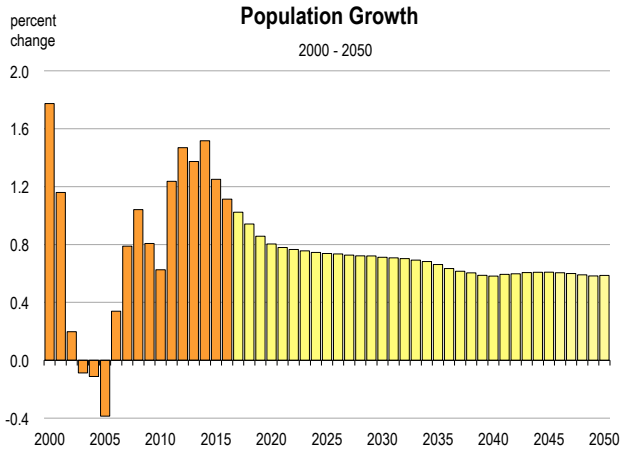
- Total taxable sales, adjusted for inflation, are projected to increase by an average of 1.3 percent per year between 2017 and 2022.

- Industrial production is expected to increase by 4.0 percent in 2017. From 2017 to 2022, the growth rate of industrial production will average 2.5 percent per year.

Alameda County Economic Forecast

2010-2016 History, 2017-2050 Forecast

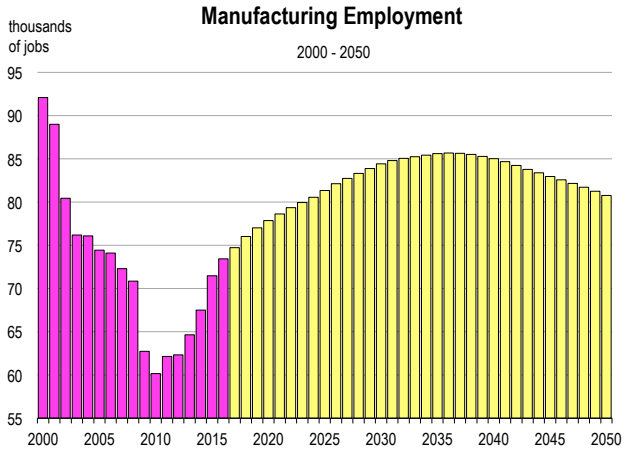
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	1,513,228	-1,545	1.24	544.0	1,843	$21.5	$72.2	$55,877	1.3	41.3	15.4	10.9
2011	1,531,942	8,570	1.23	545.9	2,167	$23.4	$77.9	$57,977	2.7	47.0	15.5	10.1
2012	1,554,446	12,784	1.24	550.8	2,627	$25.2	$82.1	$58,733	2.7	44.5	16.0	8.7
2013	1,575,797	11,555	1.28	559.0	3,362	$26.6	$86.6	$59,736	2.3	45.6	17.0	7.3
2014	1,599,685	13,746	1.31	562.5	3,141	$28.4	$93.3	$61,628	2.8	48.9	18.2	5.9
2015	1,619,679	10,231	1.36	566.1	5,041	$29.8	$101.4	$64,466	2.6	51.4	19.7	4.7
2016	1,637,712	8,458	1.40	569.1	5,411	$31.6	$106.5	$65,054	3.0	52.4	20.7	4.2
2017	1,654,469	7,180	1.43	575.3	5,809	$33.1	$113.6	$66,610	3.1	52.3	21.5	4.1
2018	1,670,049	5,989	1.46	581.3	5,959	$34.7	$120.3	$67,837	3.0	52.3	22.1	4.1
2019	1,684,366	4,710	1.49	585.8	5,822	$36.1	$126.4	$68,902	2.6	52.2	22.7	4.3
2020	1,697,903	3,955	1.51	590.3	5,699	$37.7	$133.4	$69,991	3.1	52.2	23.2	4.4
2021	1,711,134	3,638	1.52	595.1	5,537	$39.3	$140.8	$71,122	3.0	52.2	23.8	4.4
2022	1,724,236	3,491	1.54	599.6	5,191	$40.9	$148.4	$72,234	3.0	52.1	24.4	4.4
2023	1,737,274	3,416	1.55	603.8	5,022	$42.6	$156.4	$73,372	3.0	52.1	25.0	4.4
2024	1,750,221	3,308	1.57	607.9	4,836	$44.4	$164.6	$74,447	2.9	52.1	25.6	4.3
2025	1,763,136	3,278	1.58	612.0	4,545	$46.5	$172.8	$75,423	2.9	52.0	26.2	4.2
2026	1,776,092	3,256	1.59	615.9	4,427	$48.5	$181.4	$76,456	2.8	52.0	26.8	4.1
2027	1,789,001	3,166	1.60	619.6	4,229	$50.3	$189.6	$77,107	2.9	52.0	27.5	4.1
2028	1,801,912	3,115	1.61	623.3	4,026	$52.2	$197.8	$77,764	2.7	52.0	28.2	4.1
2029	1,814,905	3,150	1.62	626.8	3,942	$54.2	$206.1	$78,481	2.5	52.0	29.0	4.1
2030	1,827,823	3,036	1.63	630.3	3,818	$56.2	$214.5	$79,166	2.4	51.9	29.7	4.1
2031	1,840,761	2,998	1.64	633.7	3,810	$58.5	$223.0	$79,890	2.3	51.9	30.5	4.1
2032	1,853,693	2,951	1.65	637.1	3,779	$61.0	$232.0	$80,508	2.5	51.9	31.3	4.1
2033	1,866,524	2,805	1.66	640.5	3,661	$63.4	$240.6	$81,210	2.1	51.9	32.0	4.1
2034	1,879,261	2,715	1.67	643.8	3,624	$66.0	$250.0	$81,898	2.3	51.9	32.8	4.1
2035	1,891,696	2,421	1.68	647.1	3,578	$68.6	$259.9	$82,577	2.4	51.9	33.6	4.1
2036	1,903,689	1,953	1.69	650.4	3,528	$71.3	$270.6	$83,125	2.8	51.9	34.4	4.1
2037	1,915,402	1,580	1.70	653.5	3,459	$74.0	$281.8	$83,619	2.9	51.9	35.2	4.1
2038	1,926,974	1,277	1.70	656.6	3,424	$76.6	$293.1	$84,186	2.7	51.9	36.0	4.1
2039	1,938,288	874	1.71	659.7	3,315	$79.3	$305.0	$84,647	2.9	51.8	36.8	4.1
2040	1,949,566	675	1.72	662.6	3,234	$82.0	$317.1	$85,127	2.8	51.8	37.6	4.1
2041	1,961,142	820	1.73	665.5	3,208	$84.7	$329.4	$85,679	2.6	51.8	38.3	4.1
2042	1,972,864	821	1.73	668.4	3,114	$87.4	$341.9	$86,255	2.5	51.8	39.1	4.1
2043	1,984,822	921	1.74	671.3	3,034	$90.1	$354.9	$86,882	2.4	51.8	39.9	4.1
2044	1,996,893	909	1.75	674.1	2,937	$92.8	$368.1	$87,619	2.2	51.8	40.8	4.1
2045	2,009,051	890	1.76	676.9	2,848	$95.7	$382.1	$88,289	2.4	51.8	41.6	4.1
2046	2,021,204	807	1.76	679.6	2,763	$98.5	$396.5	$89,001	2.3	51.8	42.5	4.1
2047	2,033,322	716	1.77	682.2	2,648	$101.5	$411.2	$89,654	2.3	51.8	43.3	4.1
2048	2,045,329	563	1.78	684.8	2,569	$104.5	$426.6	$90,375	2.3	51.8	44.2	4.1
2049	2,057,252	454	1.78	687.4	2,474	$107.7	$442.5	$91,093	2.3	51.8	45.1	4.1
2050	2,069,317	572	1.79	689.8	2,405	$110.9	$459.1	$91,832	2.3	51.8	46.0	4.1

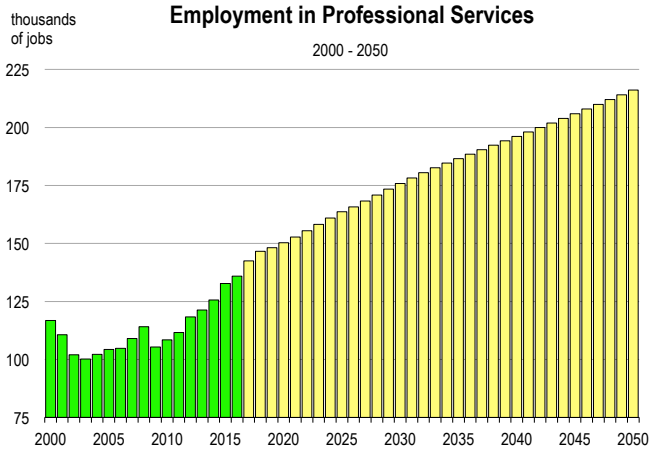


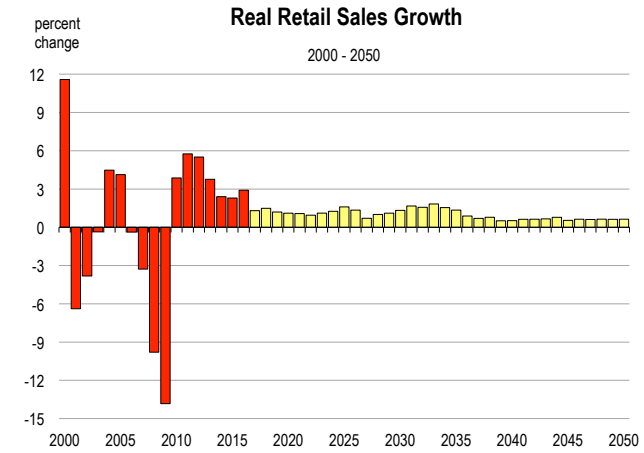
Alameda County Employment Forecast

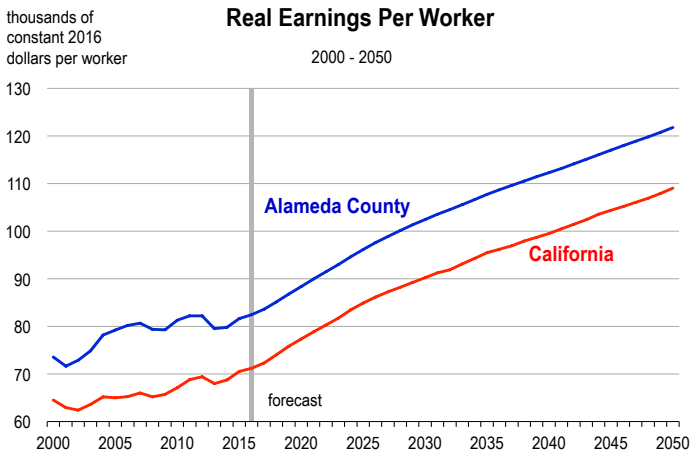
2010-2016 History, 2017-2050 Forecast

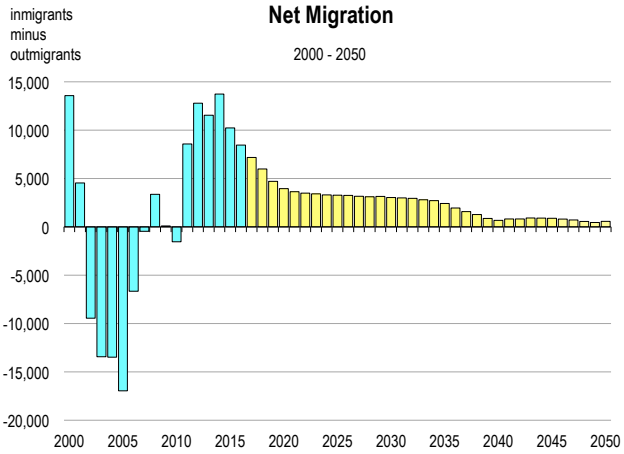
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	653.1	0.73	30.3	60.2	23.5	94.3	22.9	108.5	14.0	105.0	54.5	116.1
2011	660.9	0.70	30.8	62.1	24.1	95.0	23.0	111.6	13.6	104.6	56.0	116.0
2012	680.4	0.66	33.3	62.3	24.8	98.5	23.5	118.3	13.6	108.3	58.3	114.9
2013	699.7	0.55	35.6	64.6	24.6	103.1	24.4	121.3	12.9	111.0	61.9	115.1
2014	719.4	0.50	37.6	67.5	26.0	105.3	24.3	125.6	12.9	111.6	65.8	117.3
2015	746.4	0.40	40.6	71.5	27.7	108.7	23.4	132.7	14.1	114.5	67.9	119.3
2016	770.4	0.45	43.7	73.4	28.7	111.1	24.1	135.9	14.9	118.5	70.9	122.5
2017	785.9	0.44	44.3	74.7	29.8	112.1	24.2	142.5	15.2	120.6	71.9	123.6
2018	797.1	0.43	44.4	76.0	31.3	113.6	24.3	146.6	15.4	121.5	72.6	123.8
2019	803.8	0.43	44.5	77.0	32.0	114.3	24.3	148.2	15.7	122.7	73.4	124.1
2020	809.9	0.43	43.5	77.9	32.3	114.8	24.5	150.3	15.9	123.9	74.3	124.6
2021	816.8	0.43	42.8	78.6	32.4	115.3	24.6	152.8	16.1	125.2	75.4	125.1
2022	824.1	0.43	42.5	79.4	32.6	115.8	24.6	155.5	16.3	126.5	76.5	125.5
2023	831.7	0.43	42.1	80.0	32.8	116.2	24.6	158.2	16.4	128.1	77.6	126.1
2024	838.7	0.43	41.7	80.6	33.0	116.7	24.6	161.0	16.7	129.5	78.3	126.7
2025	845.7	0.43	40.8	81.3	33.2	117.3	24.6	163.7	16.9	131.2	78.7	127.7
2026	852.4	0.43	40.6	82.1	33.4	117.9	24.7	165.8	17.1	132.7	79.1	128.5
2027	858.6	0.43	40.1	82.7	33.6	118.3	24.7	168.3	17.3	134.4	79.4	128.8
2028	864.9	0.43	39.6	83.3	33.9	118.7	24.7	170.9	17.4	136.1	79.8	129.2
2029	871.7	0.43	39.5	83.9	34.1	119.2	24.7	173.4	17.5	137.8	80.4	129.5
2030	877.8	0.43	38.8	84.4	34.3	119.8	24.7	175.9	17.7	139.6	81.0	129.9
2031	884.3	0.43	38.6	84.8	34.4	120.4	24.7	178.2	17.8	141.3	81.7	130.2
2032	890.9	0.43	38.5	85.1	34.7	121.0	24.7	180.5	18.0	143.1	82.3	130.6
2033	896.7	0.43	38.2	85.3	35.0	121.6	24.7	182.6	18.1	144.7	83.0	131.0
2034	902.7	0.42	38.1	85.4	35.1	122.2	24.7	184.7	18.3	146.3	83.6	131.4
2035	908.5	0.42	37.9	85.6	35.3	122.8	24.7	186.6	18.4	148.0	84.3	131.8
2036	914.3	0.42	37.9	85.7	35.5	123.2	24.7	188.5	18.6	149.8	85.0	132.2
2037	920.1	0.42	37.9	85.6	35.9	123.6	24.7	190.4	18.7	151.5	85.7	132.6
2038	925.9	0.42	37.9	85.5	36.1	124.0	24.6	192.4	18.9	153.2	86.3	133.0
2039	930.8	0.42	37.6	85.3	36.3	124.4	24.6	194.3	19.1	155.0	87.0	133.4
2040	935.6	0.42	37.1	85.0	36.4	124.7	24.5	196.2	19.2	156.7	87.7	133.9
2041	940.5	0.42	36.8	84.7	36.6	125.1	24.5	198.1	19.4	158.4	88.4	134.3
2042	945.0	0.42	36.3	84.2	36.7	125.5	24.5	200.0	19.6	160.1	89.1	134.7
2043	949.7	0.42	35.7	83.8	36.9	125.8	24.5	201.9	19.7	161.8	89.8	135.2
2044	954.8	0.42	35.4	83.4	37.2	126.2	24.5	203.9	19.9	163.5	90.5	135.6
2045	959.9	0.42	35.3	83.0	37.3	126.6	24.5	205.9	20.1	165.3	91.3	136.1
2046	965.4	0.42	35.5	82.6	37.4	126.9	24.5	208.0	20.2	167.1	92.0	136.6
2047	969.9	0.42	34.8	82.2	37.5	127.3	24.5	210.0	20.4	168.9	92.7	137.1
2048	975.2	0.42	34.8	81.7	37.6	127.6	24.5	212.0	20.6	170.6	93.5	137.6
2049	980.0	0.42	34.4	81.3	37.7	128.0	24.5	214.1	20.8	172.4	94.2	138.1
2050	984.8	0.42	33.9	80.8	37.8	128.3	24.5	216.1	21.0	174.3	95.0	138.6

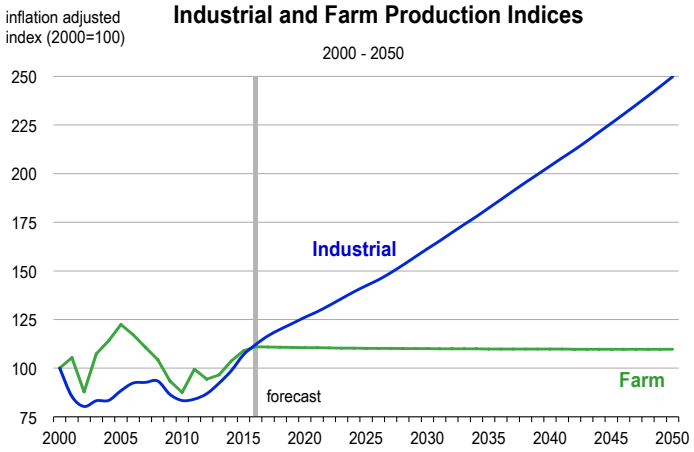












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.0%
Expected job growth:	4.9%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	13.0%
Expected population growth:	4.2%
Net migration to account for:	31.2%
Expected growth in number of vehicles:	7.4%

Demographics (2017)

Unemployment rate (April 2017):	3.5%
County rank* in California (58 counties):	9th
Percent of population working age:(16-64)	67.5%
Population with B.A. or higher:	42.4%
Median home selling price (2016):	$676,250
Median household income:	$82,231

Quality of Life

Violent crime rate (2015):	585 per 100,000 persons
County rank* in California (58 counties):	50th
Average commute time to work (2017):	34 minutes
High School drop out rate (2016):	9.1%
Households at/below poverty line (2017):	8.6%

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

Alpine County Economic Forecast

Alpine County is located on the California-Nevada state border. The county has the smallest population of any county in California with just 1,148 residents. It also has the smallest employment base with just 800 wage and salary jobs. The income per capita in Alpine County is $72,746 and the average salary per worker is $65,327. The job market is dominated by Kirkwood Mountain Resort, which employs 700 people during the winter season and approximately 150 people during the summer months.

In 2016, Alpine County gained a total of 40 wage and salary jobs, representing an increase of 4.2 percent. The unemployment rate improved substantially, falling from 8.0 percent in 2015 to 6.6 percent in 2016.

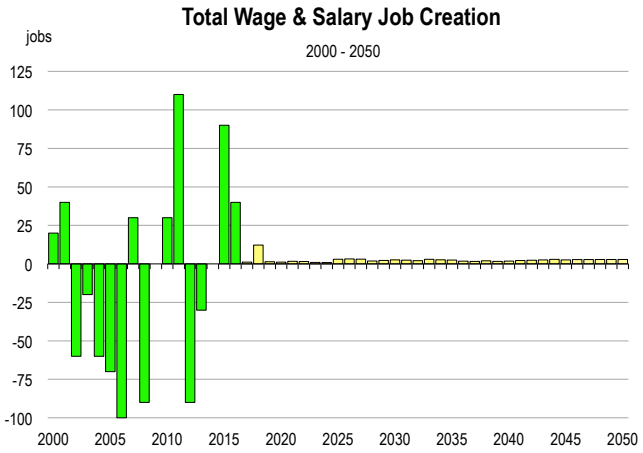
Over the course of the year, the county gained 60 jobs in the service providing industries, but lost 10 jobs in the goods producing sector and another 10 jobs in the government sector.

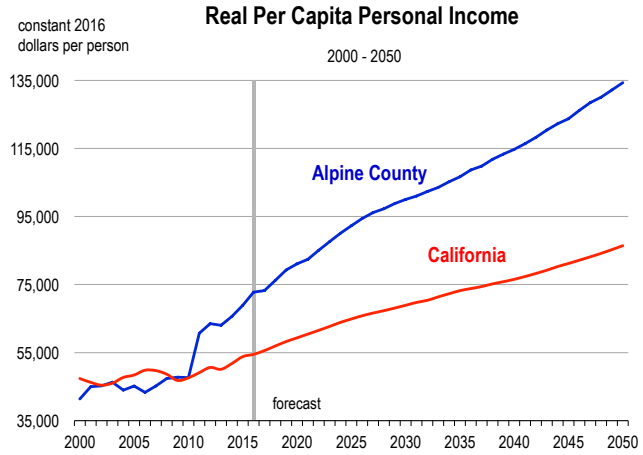
Between 2011 and 2016, the population of Alpine County declined at an average rate of 0.4 percent per year. This was the result of a natural decrease (deaths outnumbering births), which reduced the population by an average of 3 people per year.

There are now more Alpine County residents in the retirement cohort (people over age 65) than in the young professional group (people age 25 to 44). This has been the main contributor to the natural decrease, and over the next few decades, the age structure will become even more heavily weighted towards the retirement cohort.

Over the forecast period, the population of Alpine County is expected to continue to decline, placing the county at serious risk of economic stagnation. Job growth is expected to be slow, and the labor market is not expected to recover all of the jobs that have been lost over the last 15 years.

When the county does create new jobs, these jobs will largely be filled by individuals that commute into the county for work, principally from El Dorado and Calaveras counties in California, and Douglas County in Nevada. Without a substantial effort to produce more housing units – the forecast calls for an average of only 3 new units per year – the county will not be able to augment its population base with new in-migrants.





Forecast Highlights

- From 2017 to 2022, employment growth is expected to average 0.4 percent per year. This will result in approximately 3 new jobs per year.

- Average salaries are slightly lower than the California state average, and will remain so over the forecast period. In Alpine County, inflation-adjusted salaries are expected to increase by an average of 2.5 percent per year from 2017 to 2022.

- Between 2017 and 2022, the largest employment gains will occur in the services sector. The services sector (largely recreation services) is expected to add an average of 2 jobs per year, representing two thirds of net job creation in the county.

- The population of Alpine County is expected to decline by 0.3 percent per year over the 2017-2022 period, a reduction of approximately 3 residents per year.

- Net migration will be positive but low, but over the forecast period, the county will continue to experience a natural decrease (deaths outnumbering births).

- Real per capita income is forecast to rise by 3.0 percent per year between 2017 and 2022.

- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.6 percent per year between 2017 and 2022.

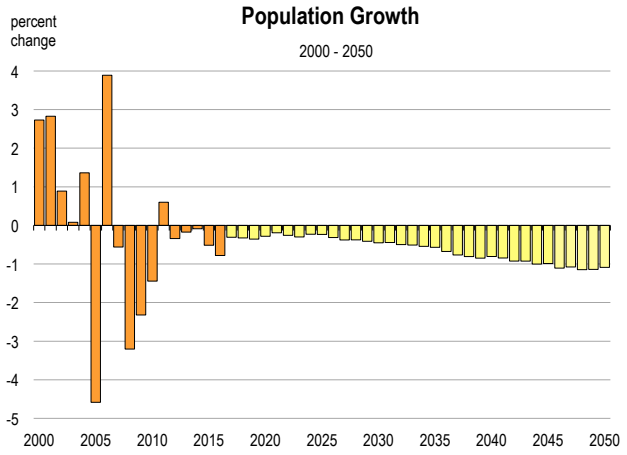
- From 2017 to 2022, industrial production will increase by an average of 2.4 percent per year.

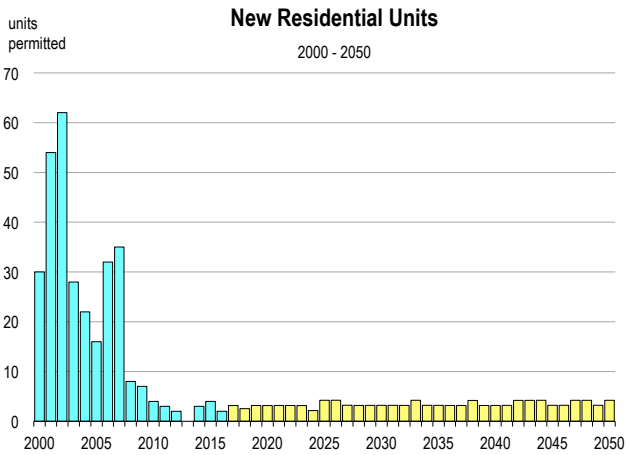
Alpine County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value*	Real Industrial Production (millions)	Unemploy-ment Rate (percent)
2010	1,163	-17	2.0	0.5	4	$24	$49.26	$47,661	1.3	0.0	4.7	13.2
2011	1,170	12	1.9	0.5	3	$23	$64.82	$60,724	2.7	0.0	2.1	13.1
2012	1,166	0	2.0	0.5	2	$26	$69.10	$63,535	2.7	0.0	4.6	11.4
2013	1,164	0	2.9	0.5	0	$30	$69.45	$63,049	2.3	0.0	2.4	9.8
2014	1,163	0	3.6	0.5	3	$37	$73.55	$65,631	2.8	0.0	4.9	8.2
2015	1,157	0	4.4	0.5	4	$46	$77.92	$68,881	2.6	0.0	7.6	8.0
2016	1,148	0	3.4	0.5	2	$58	$83.51	$72,746	3.0	0.0	5.0	6.6
2017	1,144	2	3.4	0.5	3	$59	$86.35	$73,262	3.1	0.0	5.4	6.6
2018	1,141	2	3.4	0.5	3	$61	$92.02	$76,215	3.0	0.0	5.5	6.1
2019	1,137	2	3.5	0.5	3	$63	$98.02	$79,268	2.6	0.0	5.6	6.2
2020	1,134	3	3.5	0.5	3	$65	$102.79	$81,081	3.1	0.0	5.8	6.1
2021	1,131	4	3.5	0.5	3	$67	$107.18	$82,397	3.0	0.0	5.9	6.1
2022	1,128	4	3.5	0.5	3	$70	$113.38	$85,077	3.0	0.0	6.1	6.7
2023	1,125	4	3.5	0.5	3	$72	$119.49	$87,610	3.0	0.0	6.2	6.9
2024	1,122	5	3.6	0.5	2	$75	$125.65	$90,105	2.9	0.0	6.4	6.9
2025	1,120	5	3.6	0.5	4	$77	$131.45	$92,321	2.9	0.0	6.5	7.0
2026	1,116	4	3.6	0.5	4	$80	$137.04	$94,398	2.8	0.0	6.7	7.1
2027	1,112	4	3.7	0.5	3	$82	$142.12	$96,170	2.9	0.0	6.8	7.1
2028	1,108	4	3.7	0.5	3	$85	$146.82	$97,294	2.7	0.0	7.0	7.0
2029	1,103	4	3.7	0.5	3	$87	$151.89	$98,796	2.5	0.0	7.2	7.1
2030	1,098	4	3.7	0.5	3	$90	$156.46	$100,030	2.4	0.0	7.4	7.0
2031	1,094	4	3.8	0.5	3	$92	$160.63	$101,035	2.3	0.0	7.6	6.9
2032	1,088	4	3.8	0.5	3	$95	$165.64	$102,352	2.5	0.0	7.8	7.1
2033	1,083	3	3.8	0.5	4	$97	$169.86	$103,530	2.1	0.0	8.1	6.9
2034	1,077	3	3.8	0.5	3	$99	$175.28	$105,204	2.3	0.0	8.3	7.0
2035	1,071	3	3.9	0.5	3	$102	$180.67	$106,712	2.4	0.0	8.5	7.0
2036	1,063	3	3.9	0.5	3	$105	$187.52	$108,683	2.8	0.0	8.8	7.3
2037	1,055	2	3.9	0.5	3	$108	$193.09	$109,812	2.9	0.0	9.0	7.0
2038	1,047	2	3.9	0.5	4	$111	$199.86	$111,790	2.7	0.0	9.3	7.1
2039	1,038	2	3.9	0.5	3	$115	$206.40	$113,374	2.9	0.0	9.6	7.1
2040	1,030	3	3.9	0.5	3	$118	$212.64	$114,765	2.8	0.0	9.9	7.0
2041	1,021	3	3.9	0.5	3	$121	$218.98	$116,399	2.6	0.0	10.1	7.0
2042	1,011	3	4.0	0.5	4	$124	$225.56	$118,294	2.5	0.0	10.4	7.0
2043	1,002	3	4.0	0.5	4	$127	$232.44	$120,392	2.4	0.0	10.8	7.0
2044	992	2	4.1	0.5	4	$130	$238.37	$122,269	2.2	0.0	11.1	6.9
2045	982	2	4.1	0.5	3	$134	$244.05	$123,710	2.4	0.0	11.4	6.9
2046	971	2	4.1	0.5	3	$137	$251.43	$126,223	2.3	0.0	11.8	7.1
2047	961	2	4.2	0.5	4	$140	$258.45	$128,463	2.3	0.0	12.1	7.0
2048	950	2	4.2	0.5	4	$143	$264.10	$130,066	2.3	0.0	12.5	6.8
2049	939	2	4.3	0.5	3	$147	$270.95	$132,199	2.3	0.0	12.9	6.9
2050	929	2	4.3	0.5	4	$150	$278.00	$134,306	2.3	0.0	13.3	6.9

*Alpine County crop values are included with El Dorado County crop values



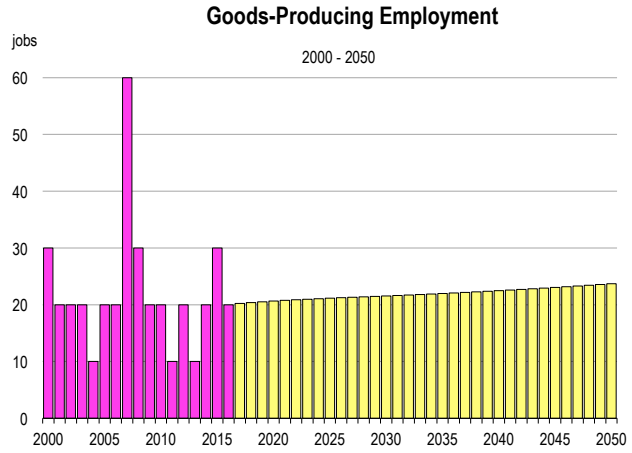


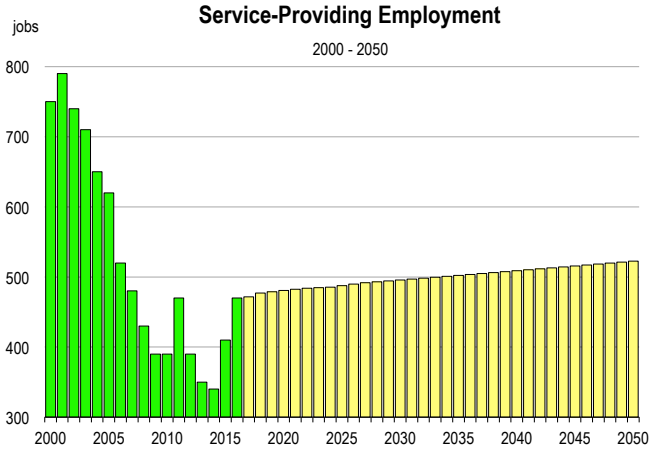
Alpine County Employment Forecast

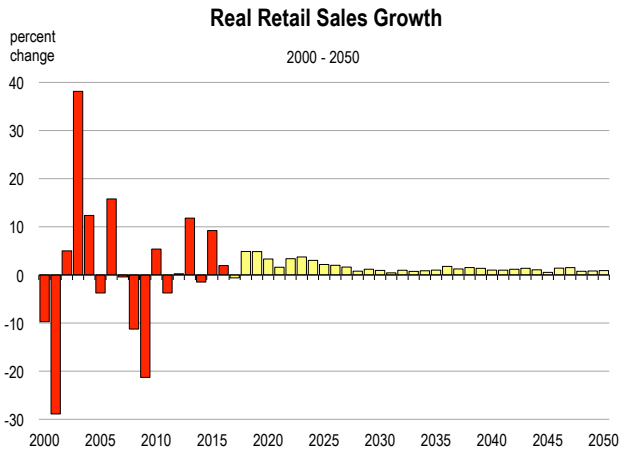
2010-2016 History, 2017-2050 Forecast

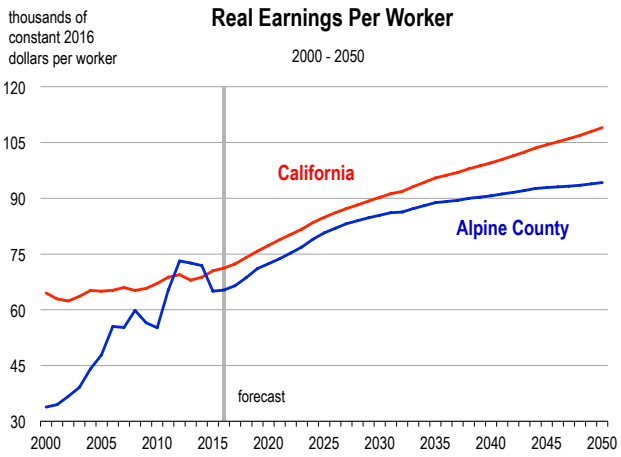
	Total Wage & Salary*	Goods Producing	Service Providing	Government
	employment (thousands of jobs)			
2010	0.69	0.02	0.39	0.28
2011	0.80	0.01	0.47	0.32
2012	0.71	0.02	0.39	0.30
2013	0.68	0.01	0.35	0.32
2014	0.68	0.02	0.34	0.32
2015	0.77	0.03	0.41	0.33
2016	0.81	0.02	0.47	0.32
2017	0.81	0.02	0.47	0.32
2018	0.82	0.02	0.48	0.33
2019	0.82	0.02	0.48	0.33
2020	0.83	0.02	0.48	0.32
2021	0.83	0.02	0.48	0.32
2022	0.83	0.02	0.48	0.32
2023	0.83	0.02	0.48	0.32
2024	0.83	0.02	0.49	0.32
2025	0.83	0.02	0.49	0.33
2026	0.84	0.02	0.49	0.33
2027	0.84	0.02	0.49	0.33
2028	0.84	0.02	0.49	0.33
2029	0.84	0.02	0.49	0.33
2030	0.85	0.02	0.50	0.33
2031	0.85	0.02	0.50	0.33
2032	0.85	0.02	0.50	0.33
2033	0.85	0.02	0.50	0.33
2034	0.86	0.02	0.50	0.33
2035	0.86	0.02	0.50	0.34
2036	0.86	0.02	0.50	0.34
2037	0.86	0.02	0.50	0.34
2038	0.86	0.02	0.51	0.34
2039	0.87	0.02	0.51	0.34
2040	0.87	0.02	0.51	0.34
2041	0.87	0.02	0.51	0.34
2042	0.87	0.02	0.51	0.34
2043	0.88	0.02	0.51	0.34
2044	0.88	0.02	0.51	0.34
2045	0.88	0.02	0.52	0.34
2046	0.88	0.02	0.52	0.34
2047	0.89	0.02	0.52	0.34
2048	0.89	0.02	0.52	0.35
2049	0.89	0.02	0.52	0.35
2050	0.90	0.02	0.52	0.35

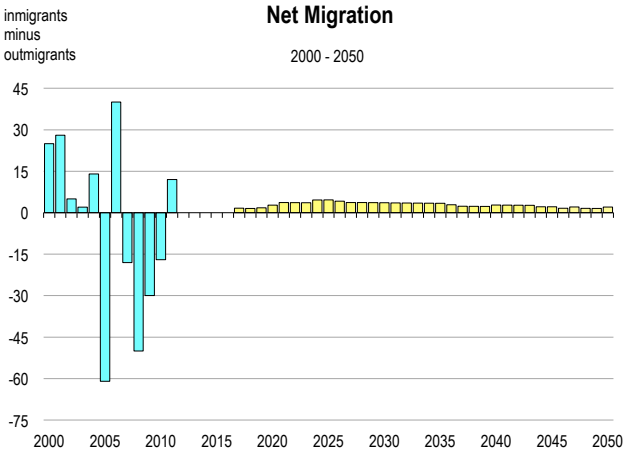
*Alpine County farm data is included with El Dorado County farm employment

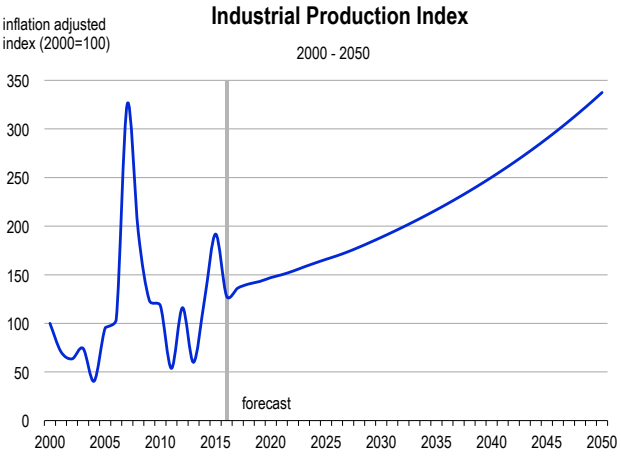












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	19.3%
Expected job growth:	2.2%
Fastest growing jobs sector:	Services
Expected personal income growth:	14.5%
Expected population growth:	-1.4%
Net migration to account for:	N/A
Expected growth in number of vehicles:	4.1%

Demographics (2017)

Unemployment rate (April 2017):	4.8%
County rank* in California (58 counties):	26th
Working age (16-64) population:	60.9%
Population with B.A. degree or higher:	30.3%
Median home selling price (2016):	$290,000
Median household income:	$65,689

Quality of Life

Violent crime rate (2015):	778 per 100,000 persons
County rank* in California (58 counties):	57th
Average commute time to work (2017):	29 minutes
High school drop out rate (2015):	5.1%
Households at/below poverty line (2017):	6.2%

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

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 41 percent of the total agricultural output in 2015, and despite a recent decline in production, wine grapes have been largely responsible for the rebound in overall crop values since 2009.

Amador County's largest employer is the public sector, accounting for 40 percent of all wage and salary jobs. Many of these positions are associated with Mule Creek State Prison, which houses approximately 3,600 inmates and employs more than 1,300 guards and support staff.

Amador County has a population of 37,200 people and a total of 12,100 wage and salary jobs. The per capita income in Amador County is $44,019 and the average salary per worker is $56,628.

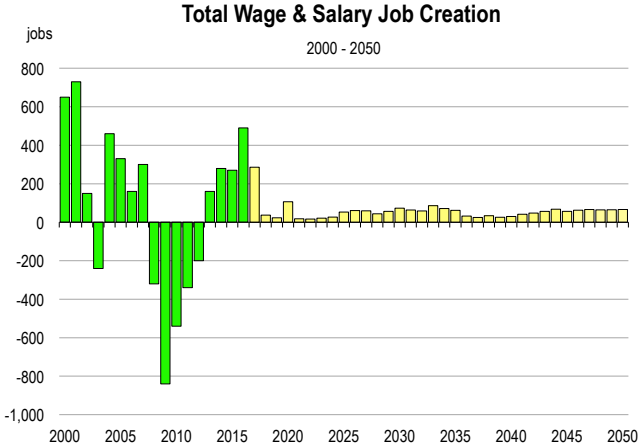
In 2016, a total of 490 wage and salary jobs were gained in Amador County, representing a growth rate of 4.2 percent. The unemployment rate improved substantially, falling from 6.6 percent in 2015 to 5.9 percent in 2016.

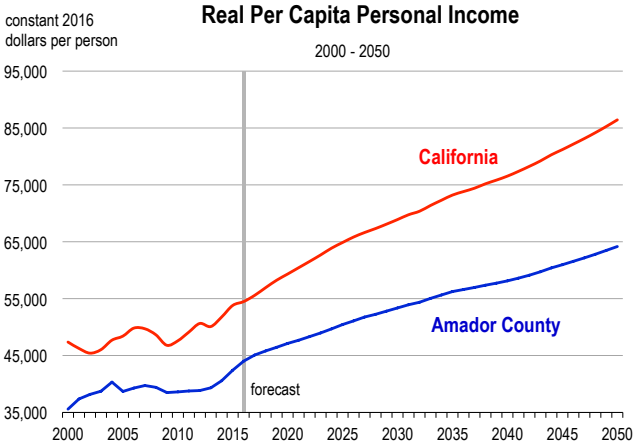
During 2016, the largest employment gains were observed in government (+490 jobs). Several sectors were characterized by small gains, including education and healthcare (+60 jobs), leisure and hospitality (+20 jobs), professional and business services (+20 jobs), and agriculture (+20 jobs). The largest losses were observed in construction (-80 jobs) and manufacturing (-30 jobs).

Between 2011 and 2016, the population of Amador County declined at an average annual rate of 0.2 percent. Amador County has experienced a natural decrease (deaths outnumbering births) for more than two decades.

There are now more Amador County residents in the retirement cohort (people over age 65) than in the young professional group (people age 25 to 44). This has been the main contributor to the natural decrease, and over the next few decades, the retirement cohort will eventually account for almost 35 percent of the county population.

Over the forecast period, the population of Amador County is expected to continue to decline, placing the county at serious risk of economic stagnation. Average salaries in the county are not expected to keep pace with the statewide average, and local job growth is expected to be slow.





Forecast Highlights

- Total employment is expected to increase by 2.4 percent in 2017. Between 2017 and 2022, total employment will increase by approximately 0.3 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 1.0 percent per year from 2017 to 2022.

- Between 2017 and 2022, the momentum for employment growth will be in wholesale and retail trade, leisure and hospitality, healthcare and education, and professional and business services. Combined, these industries will account for 92 percent of net job creation in the county. Small declines are expected in the government sector.

- Between 2017 and 2022, the population will decrease at an average rate of 0.2 percent per year. Net migration will be positive but low, with an average of 75 net migrants leaving the county each year. However, the natural decrease (deaths outnumbering births) will reduce the population by approximately 140 people per year.

- Real per capita income is forecast to increase by 2.4 percent in 2017. Between 2017 and 2022, real per capita income is expected to increase by an average of 1.4 percent per year.

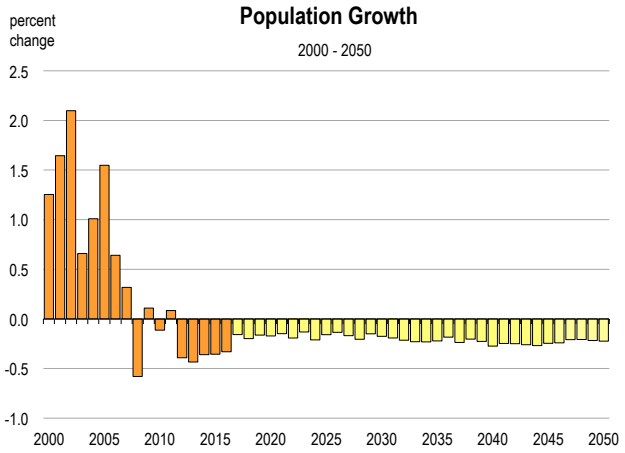
- Total taxable sales, adjusted for inflation, will increase by 1.3 percent annually between 2017 and 2022.

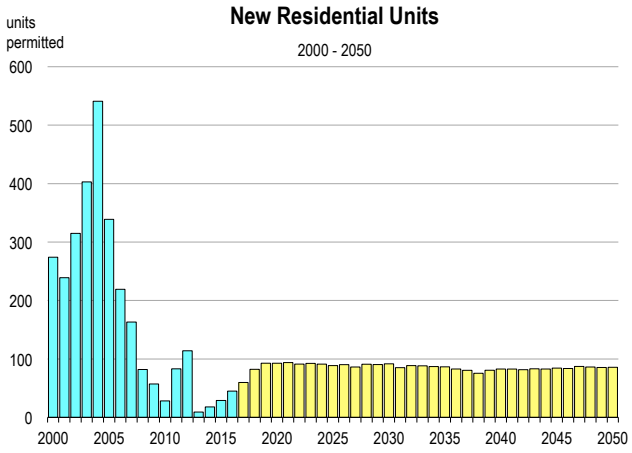
- Industrial production is forecast to grow by 1.1 percent per year between 2017 and 2022.

Amador County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	37,862	41	53.5	14.6	28	$0.35	$1.30	$38,607	1.3	26.7	272.0	14.1
2011	37,894	207	53.3	14.6	83	$0.38	$1.34	$38,780	2.7	31.3	282.0	13.6
2012	37,746	0	52.5	14.5	114	$0.38	$1.37	$38,849	2.7	34.8	327.4	12.3
2013	37,582	0	54.1	14.4	9	$0.39	$1.40	$39,315	2.3	39.6	323.9	10.3
2014	37,447	0	55.1	14.4	18	$0.42	$1.46	$40,580	2.8	37.3	298.5	8.3
2015	37,314	0	56.4	14.4	29	$0.45	$1.55	$42,433	2.6	36.3	277.9	6.6
2016	37,191	0	58.2	14.3	45	$0.46	$1.64	$44,019	3.0	36.1	265.9	5.9
2017	37,132	64	59.4	14.4	60	$0.48	$1.72	$45,074	3.1	36.1	307.2	5.2
2018	37,059	55	59.6	14.4	82	$0.50	$1.80	$45,804	3.0	36.2	301.2	4.9
2019	36,999	73	59.7	14.4	93	$0.52	$1.87	$46,459	2.6	36.2	305.3	4.8
2020	36,935	74	60.1	14.5	93	$0.54	$1.95	$47,146	3.1	36.3	317.2	4.9
2021	36,880	87	60.2	14.5	94	$0.57	$2.02	$47,686	3.0	36.3	318.7	5.0
2022	36,810	78	60.3	14.6	91	$0.59	$2.10	$48,315	3.0	36.4	325.2	5.2
2023	36,761	105	60.4	14.7	92	$0.61	$2.18	$48,966	3.0	36.4	333.5	5.4
2024	36,684	81	60.5	14.7	91	$0.64	$2.27	$49,710	2.9	36.5	339.8	5.6
2025	36,626	105	60.7	14.8	89	$0.66	$2.35	$50,452	2.9	36.6	347.2	5.6
2026	36,576	117	61.0	14.9	90	$0.69	$2.43	$51,101	2.8	36.6	353.5	5.7
2027	36,515	106	61.3	15.0	86	$0.72	$2.51	$51,754	2.9	36.7	360.9	5.7
2028	36,440	97	61.4	15.0	91	$0.74	$2.59	$52,270	2.7	36.7	369.3	5.7
2029	36,385	120	61.7	15.1	90	$0.77	$2.68	$52,801	2.5	36.8	378.1	5.7
2030	36,322	115	62.0	15.2	92	$0.80	$2.76	$53,363	2.4	36.9	387.1	5.7
2031	36,252	111	62.3	15.2	85	$0.83	$2.84	$53,916	2.3	36.9	396.4	5.7
2032	36,174	103	62.5	15.3	89	$0.87	$2.92	$54,363	2.5	37.0	406.0	5.7
2033	36,091	99	62.9	15.4	88	$0.90	$3.01	$55,052	2.1	37.1	415.7	5.7
2034	36,008	100	63.2	15.5	87	$0.93	$3.10	$55,666	2.3	37.2	425.7	5.7
2035	35,928	109	63.5	15.5	86	$0.97	$3.20	$56,243	2.4	37.2	435.9	5.7
2036	35,862	124	63.6	15.6	83	$1.00	$3.29	$56,605	2.8	37.3	446.4	5.7
2037	35,778	106	63.7	15.7	81	$1.04	$3.40	$56,949	2.9	37.4	457.2	5.7
2038	35,705	120	63.9	15.8	75	$1.07	$3.50	$57,378	2.7	37.5	468.3	5.7
2039	35,624	113	64.0	15.8	81	$1.11	$3.61	$57,733	2.9	37.5	479.6	5.7
2040	35,527	96	64.1	15.9	83	$1.14	$3.72	$58,137	2.8	37.6	491.3	5.6
2041	35,439	105	64.3	16.0	83	$1.18	$3.83	$58,619	2.6	37.7	503.2	5.6
2042	35,351	103	64.5	16.0	82	$1.21	$3.94	$59,141	2.5	37.8	515.4	5.6
2043	35,259	99	64.8	16.1	83	$1.25	$4.06	$59,718	2.4	37.9	528.0	5.6
2044	35,164	95	65.1	16.2	83	$1.28	$4.17	$60,392	2.2	38.0	540.8	5.6
2045	35,078	102	65.3	16.3	84	$1.32	$4.29	$60,960	2.4	38.1	554.0	5.6
2046	34,993	103	65.6	16.3	84	$1.36	$4.42	$61,568	2.3	38.2	567.6	5.6
2047	34,920	112	65.9	16.4	87	$1.40	$4.55	$62,177	2.3	38.3	581.5	5.6
2048	34,848	111	66.1	16.5	86	$1.44	$4.68	$62,809	2.3	38.3	595.7	5.6
2049	34,773	105	66.4	16.5	85	$1.48	$4.82	$63,470	2.3	38.4	610.3	5.6
2050	34,695	102	66.7	16.6	86	$1.52	$4.96	$64,164	2.3	38.6	625.3	5.6

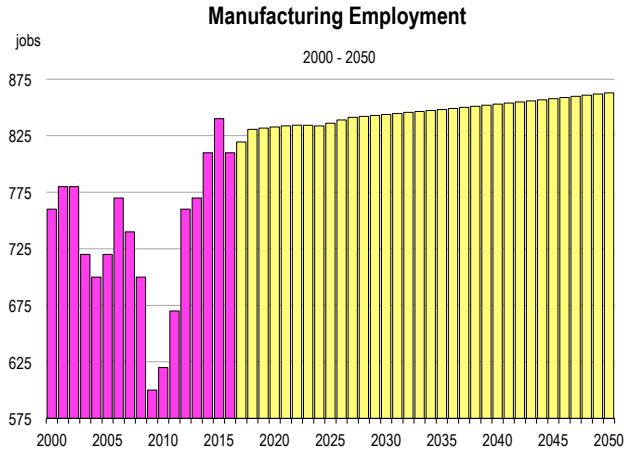


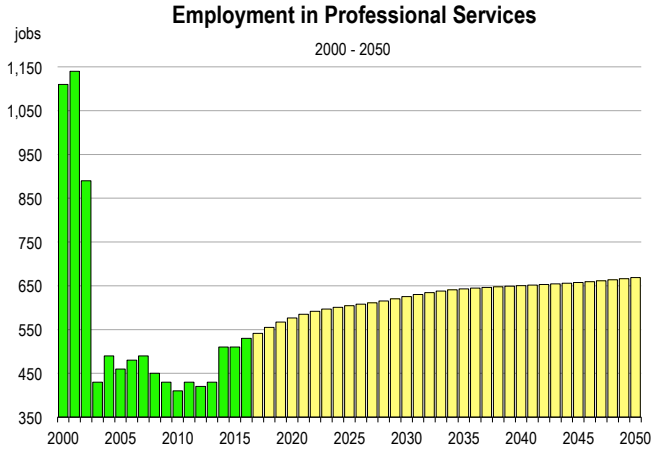


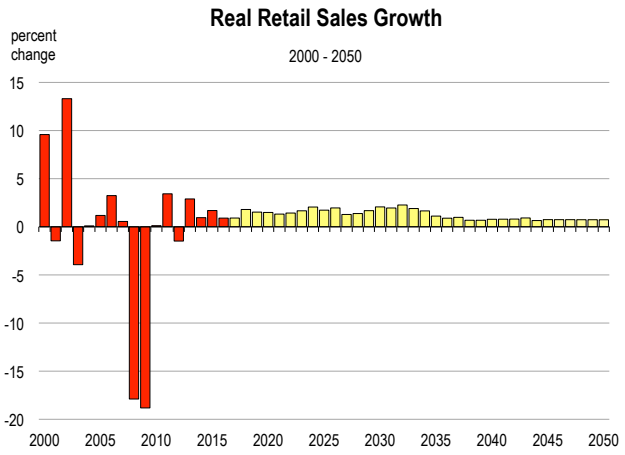
Amador County Employment Forecast

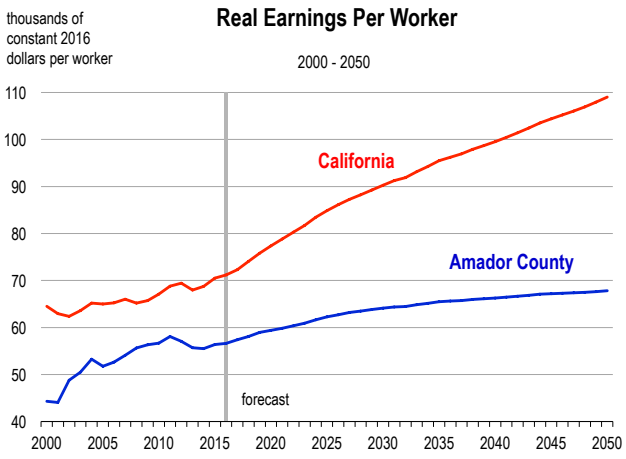
2010-2016 History, 2017-2050 Forecast

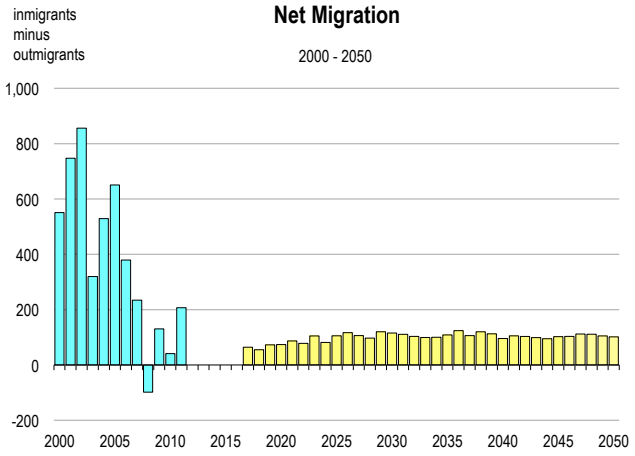
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	11.47	0.33	0.25	0.62	0.16	1.52	0.28	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	11.09	0.33	0.30	0.77	0.24	1.55	0.28	0.43	0.16	1.45	1.02	4.16
2014	11.37	0.32	0.41	0.81	0.22	1.58	0.28	0.51	0.17	1.49	1.03	4.20
2015	11.64	0.31	0.45	0.84	0.21	1.59	0.29	0.51	0.17	1.48	1.08	4.34
2016	12.13	0.33	0.37	0.81	0.20	1.59	0.28	0.53	0.16	1.54	1.10	4.83
2017	12.42	0.34	0.37	0.82	0.21	1.61	0.29	0.54	0.17	1.58	1.11	4.99
2018	12.45	0.34	0.39	0.83	0.21	1.62	0.29	0.56	0.17	1.60	1.11	4.94
2019	12.48	0.34	0.39	0.83	0.21	1.63	0.29	0.57	0.17	1.61	1.12	4.91
2020	12.58	0.34	0.39	0.83	0.21	1.64	0.29	0.58	0.17	1.63	1.13	4.98
2021	12.60	0.34	0.39	0.83	0.21	1.64	0.29	0.58	0.18	1.63	1.14	4.96
2022	12.62	0.34	0.39	0.83	0.22	1.65	0.29	0.59	0.18	1.64	1.15	4.95
2023	12.64	0.34	0.39	0.83	0.22	1.65	0.29	0.60	0.18	1.65	1.15	4.94
2024	12.67	0.34	0.39	0.83	0.22	1.66	0.29	0.60	0.18	1.65	1.16	4.94
2025	12.72	0.34	0.39	0.84	0.22	1.67	0.29	0.60	0.18	1.66	1.16	4.97
2026	12.78	0.34	0.39	0.84	0.22	1.68	0.30	0.61	0.18	1.67	1.16	5.00
2027	12.84	0.34	0.39	0.84	0.22	1.69	0.30	0.61	0.18	1.67	1.17	5.04
2028	12.88	0.34	0.39	0.84	0.22	1.70	0.30	0.62	0.18	1.68	1.17	5.06
2029	12.94	0.34	0.39	0.84	0.22	1.71	0.30	0.62	0.18	1.68	1.17	5.09
2030	13.01	0.34	0.39	0.84	0.22	1.72	0.30	0.63	0.18	1.69	1.18	5.13
2031	13.08	0.34	0.39	0.84	0.22	1.73	0.30	0.63	0.18	1.70	1.18	5.17
2032	13.14	0.34	0.39	0.85	0.22	1.74	0.30	0.63	0.18	1.71	1.19	5.19
2033	13.22	0.34	0.39	0.85	0.22	1.75	0.30	0.64	0.18	1.71	1.19	5.25
2034	13.29	0.35	0.39	0.85	0.22	1.76	0.30	0.64	0.18	1.72	1.20	5.29
2035	13.36	0.35	0.39	0.85	0.22	1.77	0.30	0.64	0.18	1.73	1.20	5.33
2036	13.39	0.35	0.39	0.85	0.22	1.78	0.30	0.64	0.18	1.74	1.21	5.34
2037	13.41	0.35	0.39	0.85	0.22	1.78	0.30	0.65	0.18	1.74	1.21	5.35
2038	13.45	0.35	0.39	0.85	0.22	1.78	0.30	0.65	0.18	1.75	1.22	5.37
2039	13.47	0.35	0.39	0.85	0.22	1.78	0.30	0.65	0.18	1.76	1.22	5.37
2040	13.50	0.35	0.39	0.85	0.22	1.78	0.30	0.65	0.18	1.76	1.23	5.38
2041	13.54	0.35	0.39	0.85	0.22	1.78	0.30	0.65	0.18	1.77	1.23	5.41
2042	13.59	0.35	0.39	0.85	0.22	1.79	0.30	0.65	0.18	1.78	1.24	5.44
2043	13.65	0.35	0.39	0.86	0.22	1.79	0.31	0.65	0.18	1.78	1.24	5.48
2044	13.72	0.35	0.39	0.86	0.22	1.79	0.31	0.66	0.18	1.79	1.25	5.53
2045	13.77	0.35	0.39	0.86	0.22	1.79	0.31	0.66	0.18	1.80	1.25	5.57
2046	13.84	0.35	0.39	0.86	0.22	1.79	0.31	0.66	0.18	1.80	1.25	5.62
2047	13.90	0.35	0.40	0.86	0.22	1.79	0.31	0.66	0.18	1.81	1.26	5.66
2048	13.97	0.35	0.39	0.86	0.22	1.79	0.31	0.66	0.18	1.82	1.26	5.71
2049	14.03	0.35	0.39	0.86	0.22	1.79	0.31	0.67	0.18	1.82	1.27	5.76
2050	14.10	0.35	0.40	0.86	0.22	1.80	0.31	0.67	0.18	1.83	1.27	5.80

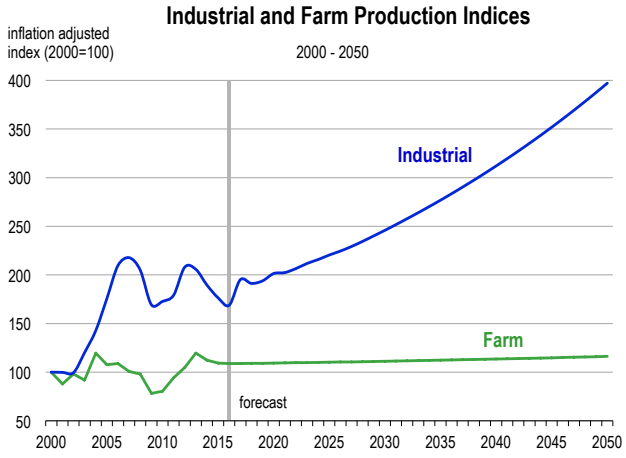












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	7.8%
Expected job growth:	1.6%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	6.3%
Expected population growth:	-0.9%
Net migration to account for:	N/A
Expected growth in number of vehicles:	1.5%

Demographics (2017)

Unemployment rate (April 2017):	5.1%
County rank* in California (58 counties):	29th
Working age (16-64) population:	59.9%
Population with B.A. degree or higher:	19.7%
Median home selling price (2016):	$256,000
Median household income:	$55,968

Quality of Life

Violent crime rate (2015):	220 per 100,000 persons
County rank* in California (58 counties):	10th
Average commute time to work (2017):	31 minutes
High School drop out rate (2016):	6.7%
Households at/below poverty line (2017):	7.4%

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

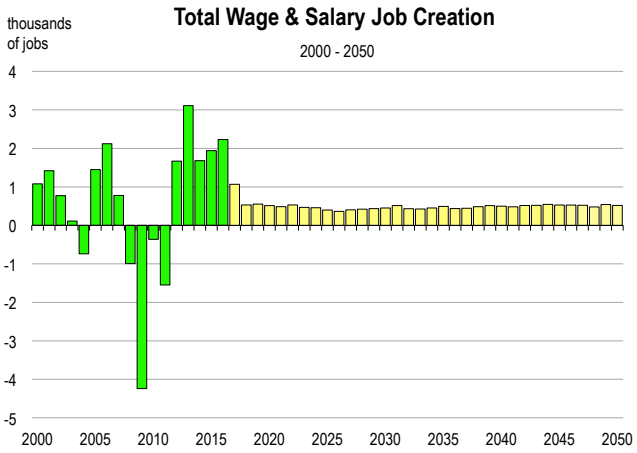
Butte County Economic Forecast

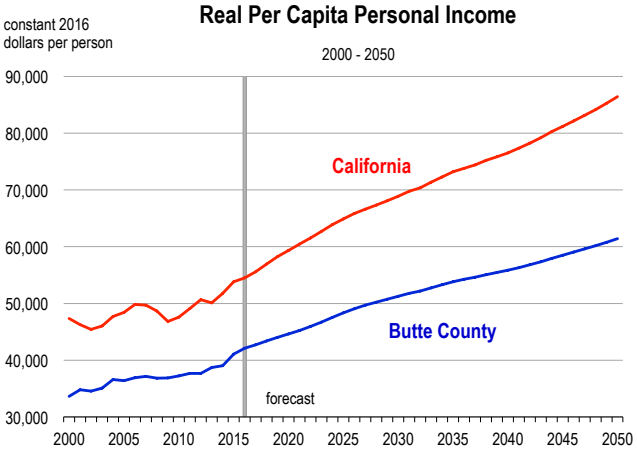
In California, there are 14 counties north of the Bay Area and the Sacramento Valley. Of these, Butte County is the largest in terms of population. It is home to Chico State, the second oldest college in the California State University system. Butte County has a population of 225,100 people and a total of 83,100 wage and salary jobs. The per capita income is $42,089 and the average salary per worker is $48,771.

In 2016, a total of 2,200 wage and salary jobs were gained in Butte County, representing a growth rate of 2.8 percent. The unemployment rate improved during the year, falling from 7.2 percent in 2015 to 6.6 percent in 2016.

During 2016, most industries were characterized by positive employment growth. The largest gains were observed in education and healthcare (+900 jobs), wholesale and retail trade (+390 jobs), construction (+190 jobs), and leisure and hospitality (+170 jobs). The largest losses were observed in information (-60 jobs).

The population of Butte County grew at an annual rate of 0.4 percent between 2011 and 2016. This growth was largely due to in-migration. On average, the county gained 770 residents each year through the migratory process, accounting for 84 percent of total population growth.





Forecast Highlights

- Total wage and salary employment is expected to increase by 1.3 percent in 2017. Between 2017 and 2022, growth will average 0.6 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Butte County, inflation-adjusted salaries are expected to rise by an average of 1.5 percent per year from 2017 to 2022.

- Between 2017 and 2022, the momentum for employment growth will be in leisure and hospitality, education and healthcare, professional and business services, and government. Together, these sectors are expected to account for 92 percent of net job creation in the county. Employment in the construction sector will begin to decline over the forecast horizon.

- In Butte County, population growth will average 0.4 percent annually between 2017 and 2022.

- Net migration is expected to be relatively high over the next five years. Between 2017 and 2022, an average of 730 net migrants will enter the county each year, accounting for 83 percent of total population growth.

- Real per capita income is expected to increase by 2.5 percent in 2017. Over the following five years, growth is expected to average 1.5 percent per year.

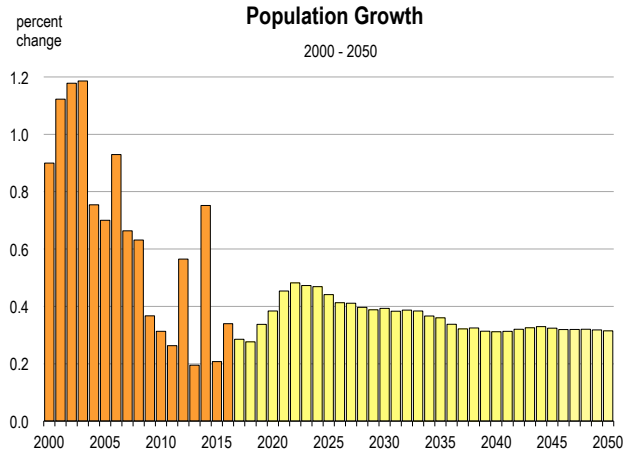
- Total taxable sales, adjusted for inflation, are forecast to rise by 1.0 percent per year between 2017 and 2022.

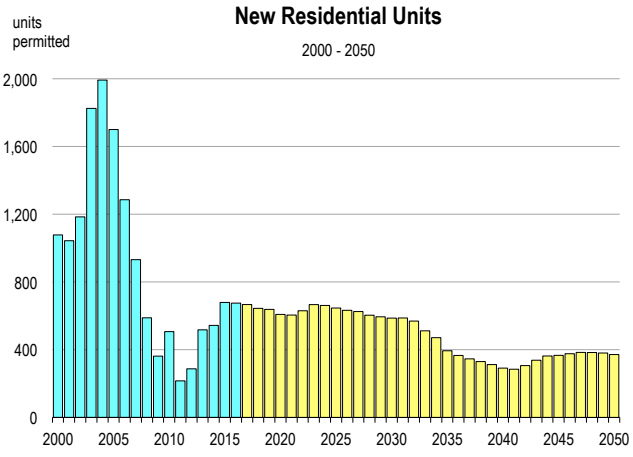
- Industrial production will increase by 4.8 percent in 2017. From 2017 to 2022, the growth rate of industrial production will average 2.1 percent per year.

Butte County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	219,973	426	225.4	87.6	507	$2.46	$7.28	$37,239	1.3	705	1,124	13.9
2011	220,551	292	223.4	87.8	216	$2.59	$7.58	$37,654	2.7	697	1,042	13.7
2012	221,797	1,076	218.8	87.9	287	$2.71	$7.79	$37,664	2.7	753	1,143	12.1
2013	222,229	393	225.2	87.6	517	$2.88	$8.14	$38,701	2.3	910	1,181	10.3
2014	223,899	1,321	227.6	88.0	544	$3.01	$8.42	$39,024	2.8	833	1,209	8.7
2015	224,363	301	232.2	88.2	679	$3.11	$9.01	$41,079	2.6	776	1,295	7.2
2016	225,125	758	236.8	88.7	676	$3.21	$9.48	$42,089	3.0	744	1,308	6.6
2017	225,767	502	239.2	89.4	667	$3.31	$9.93	$42,720	3.1	755	1,372	5.7
2018	226,391	490	241.3	90.0	644	$3.42	$10.39	$43,381	3.0	759	1,398	5.4
2019	227,155	625	243.2	90.7	638	$3.55	$10.88	$44,014	2.6	762	1,420	5.3
2020	228,027	723	244.9	91.3	609	$3.69	$11.38	$44,618	3.1	765	1,456	5.4
2021	229,061	873	246.4	91.9	605	$3.83	$11.91	$45,221	3.0	769	1,484	5.5
2022	230,165	951	247.9	92.5	630	$3.98	$12.48	$45,928	3.0	773	1,519	5.6
2023	231,253	944	249.2	93.1	667	$4.13	$13.09	$46,689	3.0	776	1,558	5.8
2024	232,337	945	250.4	93.7	662	$4.30	$13.72	$47,526	2.9	780	1,594	6.0
2025	233,362	894	251.6	94.4	646	$4.47	$14.35	$48,351	2.9	784	1,629	6.0
2026	234,325	836	252.6	95.0	633	$4.64	$14.94	$49,042	2.8	787	1,663	6.1
2027	235,288	844	253.6	95.6	626	$4.81	$15.53	$49,684	2.9	791	1,701	6.1
2028	236,221	822	254.6	96.2	604	$4.99	$16.16	$50,222	2.7	795	1,745	6.1
2029	237,138	812	255.6	96.8	595	$5.18	$16.77	$50,749	2.5	800	1,792	6.1
2030	238,070	815	256.5	97.4	587	$5.38	$17.38	$51,257	2.4	804	1,840	6.1
2031	238,982	778	257.5	98.0	588	$5.58	$17.99	$51,789	2.3	808	1,889	6.1
2032	239,907	771	258.5	98.6	569	$5.82	$18.62	$52,196	2.5	812	1,941	6.0
2033	240,828	753	259.4	99.1	512	$6.04	$19.25	$52,746	2.1	817	1,993	6.0
2034	241,710	697	260.4	99.6	471	$6.27	$19.93	$53,291	2.3	821	2,047	6.0
2035	242,581	662	261.4	100.1	394	$6.50	$20.65	$53,836	2.4	826	2,103	6.0
2036	243,400	594	262.4	100.5	366	$6.75	$21.42	$54,243	2.8	831	2,161	6.0
2037	244,182	542	263.3	100.8	346	$7.00	$22.22	$54,610	2.9	836	2,220	5.9
2038	244,975	539	264.3	101.1	330	$7.23	$23.03	$55,045	2.7	840	2,281	5.9
2039	245,743	498	265.3	101.5	312	$7.48	$23.90	$55,440	2.9	845	2,343	5.9
2040	246,508	480	266.3	101.8	291	$7.72	$24.78	$55,848	2.8	851	2,408	5.9
2041	247,280	473	267.3	102.1	285	$7.95	$25.66	$56,309	2.6	856	2,475	5.9
2042	248,072	476	268.4	102.3	306	$8.18	$26.57	$56,810	2.5	861	2,544	5.9
2043	248,879	476	269.4	102.6	338	$8.42	$27.50	$57,344	2.4	867	2,615	5.8
2044	249,699	471	270.5	103.0	363	$8.64	$28.44	$57,953	2.2	872	2,688	5.8
2045	250,508	450	271.6	103.3	367	$8.88	$29.43	$58,497	2.4	878	2,764	5.8
2046	251,307	431	272.7	103.7	376	$9.12	$30.44	$59,059	2.3	884	2,842	5.8
2047	252,110	425	273.8	104.0	384	$9.37	$31.47	$59,617	2.3	890	2,923	5.8
2048	252,918	421	274.9	104.4	383	$9.62	$32.54	$60,181	2.3	896	3,005	5.8
2049	253,722	410	276.0	104.8	381	$9.88	$33.66	$60,783	2.3	902	3,091	5.7
2050	254,520	391	277.1	105.2	372	$10.14	$34.83	$61,409	2.3	908	3,179	5.7

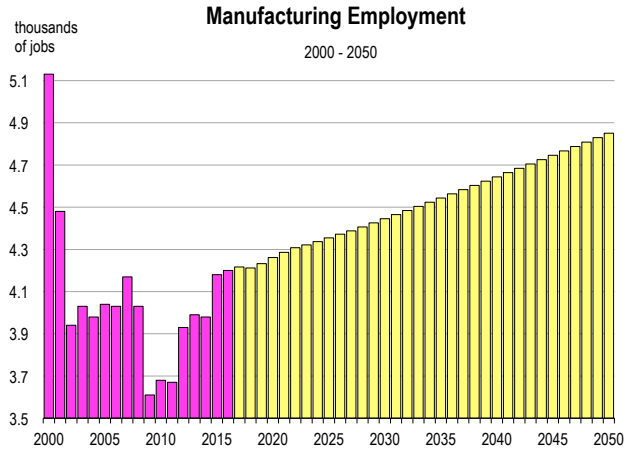


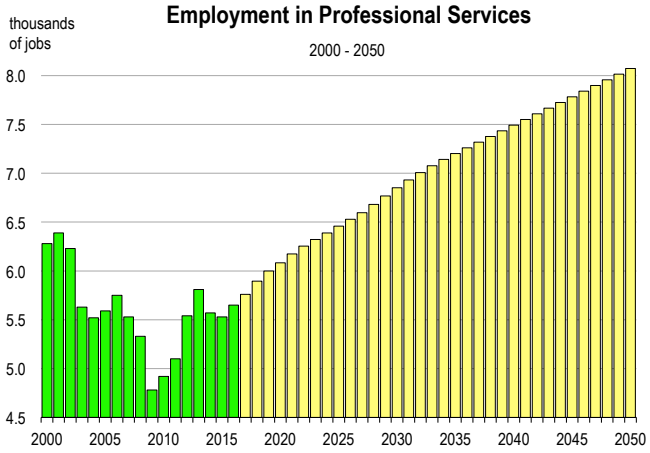


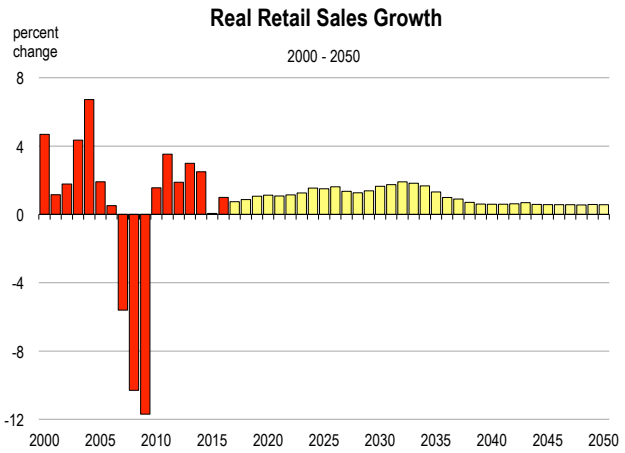
Butte County Employment Forecast

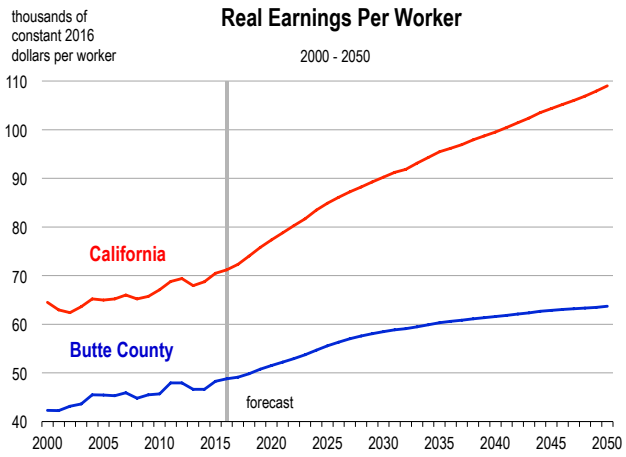
2010-2016 History, 2017-2050 Forecast

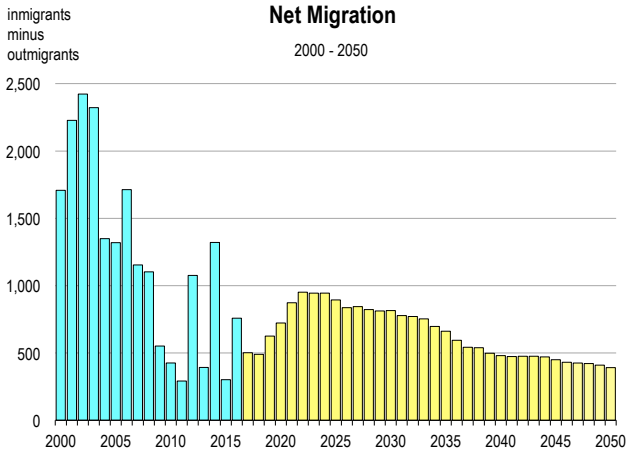
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	74.06	2.77	2.38	3.68	1.60	11.09	3.13	4.92	1.00	15.84	7.12	16.97
2011	72.51	2.72	2.33	3.67	1.58	10.97	2.97	5.10	1.08	15.53	7.17	15.71
2012	74.18	2.80	2.39	3.93	1.56	11.28	2.97	5.54	1.08	15.73	7.43	15.79
2013	77.29	2.90	2.88	3.99	1.50	11.49	3.08	5.81	1.00	17.11	7.81	15.98
2014	78.97	2.91	3.15	3.98	1.47	11.85	3.28	5.57	1.02	17.75	8.04	16.12
2015	80.91	3.03	3.38	4.18	1.54	12.22	3.52	5.53	1.06	18.08	8.35	16.26
2016	83.14	3.09	3.57	4.20	1.58	12.61	3.59	5.65	1.00	18.98	8.52	16.36
2017	84.21	3.13	3.59	4.22	1.60	12.67	3.60	5.76	1.01	19.36	8.74	16.55
2018	84.74	3.16	3.47	4.21	1.61	12.74	3.61	5.90	1.01	19.60	8.82	16.59
2019	85.29	3.18	3.40	4.23	1.62	12.79	3.63	6.00	1.02	19.78	8.91	16.72
2020	85.81	3.20	3.33	4.26	1.61	12.82	3.63	6.08	1.02	19.96	9.01	16.86
2021	86.29	3.22	3.28	4.29	1.61	12.85	3.64	6.17	1.03	20.12	9.12	16.95
2022	86.82	3.23	3.29	4.31	1.60	12.88	3.65	6.25	1.03	20.27	9.24	17.04
2023	87.29	3.25	3.30	4.32	1.59	12.90	3.67	6.32	1.03	20.42	9.36	17.09
2024	87.75	3.25	3.29	4.34	1.59	12.93	3.69	6.39	1.04	20.57	9.44	17.18
2025	88.15	3.26	3.28	4.35	1.58	12.97	3.70	6.46	1.04	20.71	9.49	17.25
2026	88.52	3.27	3.26	4.37	1.58	12.99	3.72	6.53	1.05	20.85	9.54	17.30
2027	88.92	3.27	3.28	4.39	1.57	13.00	3.74	6.60	1.05	20.99	9.59	17.38
2028	89.34	3.28	3.29	4.41	1.57	13.03	3.75	6.68	1.05	21.16	9.63	17.43
2029	89.78	3.28	3.30	4.43	1.56	13.06	3.77	6.77	1.06	21.35	9.69	17.45
2030	90.23	3.29	3.29	4.45	1.55	13.09	3.78	6.85	1.06	21.54	9.75	17.49
2031	90.75	3.29	3.29	4.46	1.54	13.12	3.79	6.93	1.06	21.75	9.82	17.59
2032	91.18	3.29	3.26	4.48	1.54	13.15	3.81	7.01	1.07	21.95	9.89	17.64
2033	91.60	3.29	3.20	4.50	1.53	13.18	3.82	7.08	1.07	22.16	9.96	17.70
2034	92.06	3.30	3.17	4.52	1.52	13.21	3.83	7.14	1.07	22.37	10.03	17.77
2035	92.55	3.30	3.12	4.54	1.52	13.24	3.84	7.20	1.07	22.58	10.11	17.91
2036	92.99	3.30	3.09	4.56	1.51	13.27	3.86	7.26	1.08	22.78	10.18	17.97
2037	93.43	3.30	3.08	4.58	1.51	13.29	3.87	7.32	1.08	22.99	10.25	18.01
2038	93.92	3.30	3.08	4.60	1.50	13.32	3.88	7.38	1.08	23.21	10.33	18.09
2039	94.43	3.30	3.08	4.62	1.49	13.35	3.89	7.43	1.08	23.42	10.40	18.20
2040	94.93	3.30	3.07	4.64	1.49	13.38	3.91	7.49	1.09	23.63	10.47	18.29
2041	95.42	3.30	3.07	4.66	1.48	13.41	3.92	7.55	1.09	23.84	10.55	18.36
2042	95.93	3.31	3.09	4.68	1.48	13.43	3.93	7.61	1.09	24.06	10.63	18.44
2043	96.46	3.31	3.12	4.70	1.48	13.46	3.94	7.67	1.10	24.27	10.70	18.51
2044	97.00	3.31	3.14	4.73	1.47	13.49	3.96	7.72	1.10	24.48	10.78	18.61
2045	97.53	3.31	3.16	4.75	1.47	13.52	3.97	7.78	1.10	24.70	10.86	18.70
2046	98.06	3.31	3.18	4.77	1.47	13.55	3.98	7.84	1.11	24.91	10.94	18.78
2047	98.58	3.31	3.18	4.79	1.47	13.58	3.99	7.90	1.11	25.13	11.01	18.88
2048	99.06	3.31	3.20	4.81	1.46	13.61	4.01	7.96	1.11	25.35	11.09	18.91
2049	99.61	3.31	3.21	4.83	1.46	13.64	4.02	8.01	1.12	25.57	11.17	19.01
2050	100.12	3.31	3.21	4.85	1.46	13.67	4.04	8.07	1.12	25.80	11.26	19.09

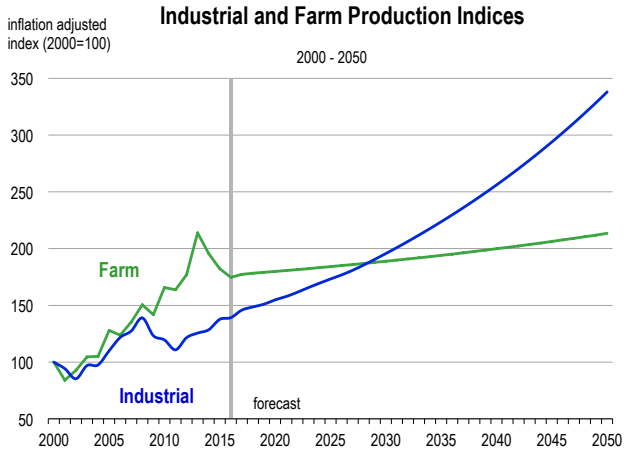












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	5.4%
Expected job growth:	3.1%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	9.6%
Expected population growth:	2.0%
Net migration to account for:	83.3%
Expected growth in number of vehicles:	3.6%

Demographics (2017)

Unemployment rate (April 2017):	5.6%
County rank* in California (58 counties):	31st
Working age (16-64) population:	64.0%
Population with B.A. or higher:	26.0%
Median home selling price (2016):	$225,000
Median household income:	$45,655

Quality of Life

Violent crime rate (2015):	334 per 100,000 persons
County rank* in California (58 counties):	25th
Average commute time to work (2017):	22 minutes
High School drop out rate (2016):	7.2%
Households at/below poverty line (2017):	12.8%

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

Calaveras County Economic Forecast

Calaveras County is located in the Sierra Nevada Mountains. The county was the setting of Mark Twain's famous short story, The Celebrated Jumping Frog of Calaveras County. Calaveras County has a population of 44,800 people and a total of 9,200 wage and salary jobs. The income per capita is $48,084 and the average salary per worker is $47,046. The public sector is the largest employer in Calaveras County, accounting for 28 percent of total wage and salary jobs.

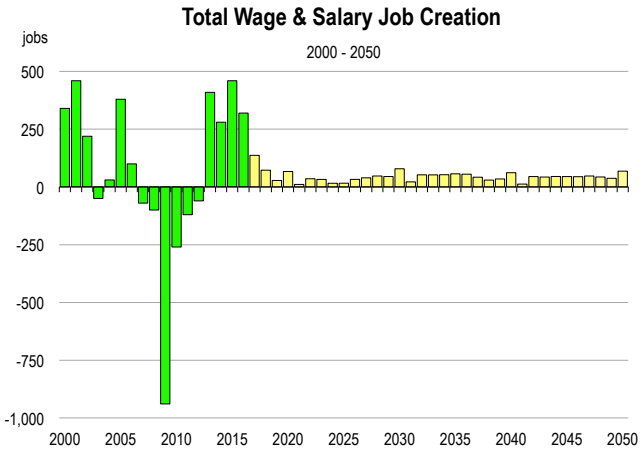
In 2016, 320 wage and salary jobs were created in Calaveras County, representing a growth rate of 3.6 percent. The unemployment rate improved substantially, falling from 6.4 percent in 2015 to 5.6 percent in 2016.

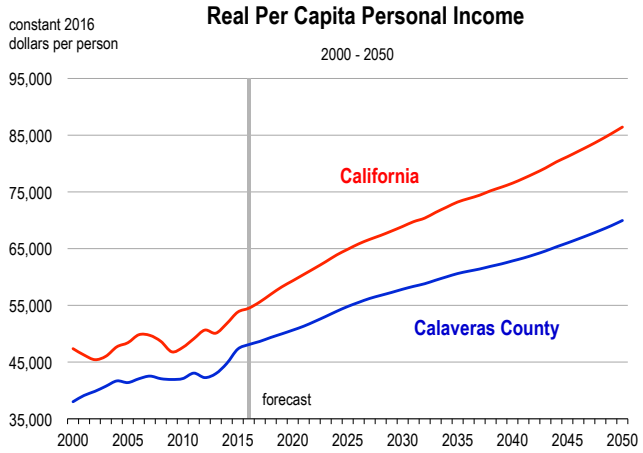
During 2016, the largest employment gains were observed in wholesale and retail trade (+130 jobs), professional and business services (+90 jobs), construction (+60 jobs), and healthcare and education (+30 jobs). The largest losses were observed in leisure and hospitality (-40 jobs).

Between 2011 and 2016, the population of Calaveras County declined at an annual average rate of 0.3 percent. This decline was the result of a natural decrease (deaths outnumbering births), which reduced the population by approximately 120 people each year. Because of an older population base, Calaveras County has experienced a natural decrease since 1996.

There are now more Calaveras County residents in the retirement cohort (people over age 65) than in the young professional group (people age 25 to 44). This has been the main contributor to the natural decrease, and over the next few decades, the age structure will become even more heavily weighted towards the retirement cohort.

Over the forecast period, the population of Calaveras County is expected to continue to decline, placing the county at serious risk of economic stagnation. Average salaries in Calaveras County are not expected to keep pace with the statewide average, and job creation will be slow.





Forecast Highlights

- Total wage and salary employment is expected to increase by 1.5 percent in 2017. Between 2017 and 2022, job growth will average 0.5 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Calaveras County, inflation-adjusted salaries are expected to rise by an average of 1.4 percent per year between 2017 and 2022.

- Between 2017 and 2022, the largest job gains will be observed in wholesale and retail trade, leisure and hospitality, and professional business services. Combined, these industries will account for 88 percent of net job creation in the county.

- Over the 2017-2022 period, the population will decline at an average annual rate of 0.3 percent.

- Net migration will be very low over the next few years. Between 2017 and 2022, an average of only 6 net migrants will enter the county each year.

- The county will continue to experience a natural decrease (deaths outnumbering births). Between 2017 and 2022, this will reduce the county population by approximately 125 people per year.

- Real income per capita is forecast to increase by 1.2 percent in 2017. Between 2017 and 2022, real income per capita is expected to increase by an average of 1.4 percent per year.

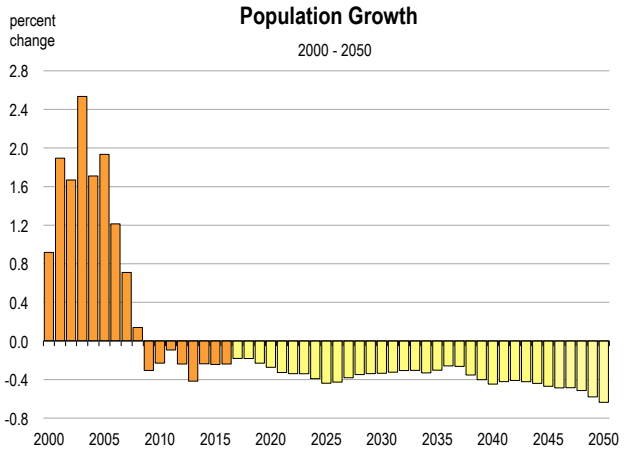
- Total taxable sales, adjusted for inflation, are expected to rise at an annual average rate of 0.7 percent between 2017 and 2022.

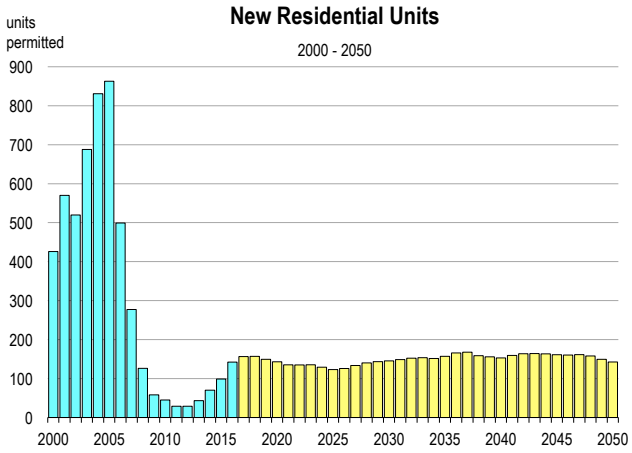
- Industrial production will increase by 2.4 percent in 2017. From 2017 to 2022, the growth rate of industrial production will average 1.7 percent per year.

Calaveras County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	45,457	35	72.3	18.9	45	$0.27	$1.70	$42,097	1.3	24.4	108.2	14.5
2011	45,414	78	71.2	18.9	29	$0.29	$1.78	$43,056	2.7	26.1	99.6	14.0
2012	45,305	0	69.8	19.0	29	$0.30	$1.79	$42,265	2.7	31.8	103.8	12.4
2013	45,116	0	72.1	19.0	43	$0.32	$1.83	$42,966	2.3	33.0	108.5	9.9
2014	45,009	0	73.5	19.0	70	$0.33	$1.94	$44,767	2.8	27.8	113.4	8.0
2015	44,899	0	75.1	19.0	99	$0.35	$2.08	$47,292	2.6	28.5	116.9	6.4
2016	44,791	0	77.7	19.0	142	$0.37	$2.15	$48,084	3.0	28.7	121.2	5.6
2017	44,710	43	78.4	19.2	156	$0.39	$2.24	$48,641	3.1	30.2	124.1	5.0
2018	44,628	45	79.0	19.3	157	$0.40	$2.33	$49,341	3.0	31.0	125.7	4.7
2019	44,525	22	79.4	19.4	149	$0.42	$2.42	$49,972	2.6	31.3	127.5	4.6
2020	44,403	3	79.7	19.5	143	$0.43	$2.51	$50,632	3.1	31.4	129.9	4.7
2021	44,258	-20	80.0	19.6	135	$0.45	$2.61	$51,327	3.0	31.3	132.1	4.8
2022	44,108	-21	80.2	19.7	135	$0.46	$2.72	$52,163	3.0	31.1	134.9	5.0
2023	43,958	-20	80.3	19.8	135	$0.48	$2.83	$53,042	3.0	30.9	137.8	5.2
2024	43,786	-38	80.5	19.9	129	$0.49	$2.93	$53,954	2.9	30.7	140.5	5.4
2025	43,594	-57	80.6	20.0	123	$0.51	$3.04	$54,798	2.9	30.3	143.0	5.5
2026	43,408	-48	80.7	20.1	126	$0.53	$3.13	$55,526	2.8	30.1	145.1	5.5
2027	43,242	-25	80.7	20.2	133	$0.55	$3.23	$56,217	2.9	29.9	147.9	5.6
2028	43,091	-6	80.8	20.3	140	$0.57	$3.33	$56,757	2.7	29.8	151.2	5.6
2029	42,945	4	80.9	20.4	143	$0.59	$3.43	$57,281	2.5	29.6	154.7	5.6
2030	42,801	10	81.0	20.5	145	$0.61	$3.53	$57,843	2.4	29.5	158.3	5.6
2031	42,662	20	81.1	20.6	149	$0.63	$3.62	$58,351	2.3	29.3	161.9	5.6
2032	42,531	31	81.2	20.7	152	$0.66	$3.72	$58,808	2.5	29.1	165.6	5.5
2033	42,401	34	81.3	20.8	154	$0.68	$3.82	$59,433	2.1	28.9	169.4	5.6
2034	42,261	28	81.4	20.9	152	$0.71	$3.93	$60,028	2.3	28.6	173.2	5.6
2035	42,132	45	81.5	21.0	157	$0.74	$4.04	$60,604	2.4	28.4	177.1	5.5
2036	42,023	71	81.6	21.1	166	$0.76	$4.16	$61,024	2.8	28.3	180.9	5.5
2037	41,912	77	81.7	21.2	168	$0.79	$4.29	$61,403	2.9	28.0	184.9	5.5
2038	41,764	50	81.8	21.3	159	$0.81	$4.41	$61,875	2.7	27.7	189.1	5.5
2039	41,596	41	81.9	21.5	156	$0.84	$4.55	$62,312	2.9	27.3	193.4	5.5
2040	41,410	33	82.0	21.6	153	$0.86	$4.68	$62,833	2.8	26.8	197.8	5.5
2041	41,236	52	82.1	21.7	159	$0.89	$4.81	$63,344	2.6	26.5	202.2	5.6
2042	41,067	65	82.2	21.8	164	$0.91	$4.95	$63,940	2.5	26.2	206.7	5.5
2043	40,893	66	82.3	21.9	164	$0.94	$5.09	$64,582	2.4	25.9	211.2	5.5
2044	40,713	64	82.3	22.0	163	$0.96	$5.23	$65,317	2.2	25.5	215.9	5.6
2045	40,522	57	82.4	22.1	161	$0.99	$5.37	$65,999	2.4	25.2	220.9	5.5
2046	40,324	55	82.5	22.2	160	$1.01	$5.52	$66,722	2.3	24.8	226.0	5.6
2047	40,129	58	82.6	22.4	161	$1.04	$5.67	$67,461	2.3	24.4	231.3	5.6
2048	39,922	48	82.7	22.5	158	$1.06	$5.82	$68,233	2.3	24.1	236.6	5.6
2049	39,691	22	82.8	22.6	149	$1.09	$5.98	$69,048	2.3	23.6	242.0	5.6
2050	39,438	2	82.9	22.7	143	$1.12	$6.15	$69,959	2.3	23.1	247.6	5.6

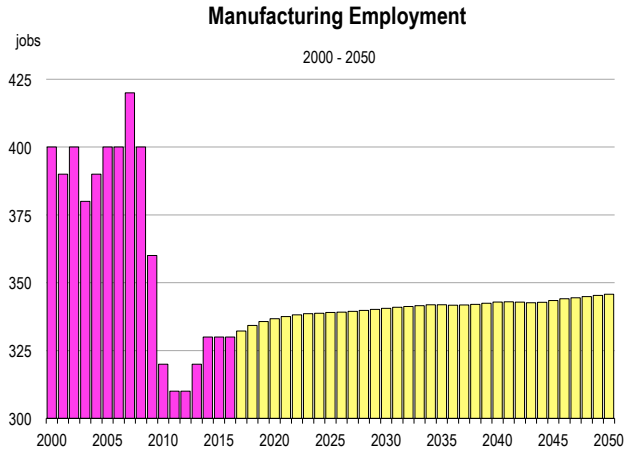


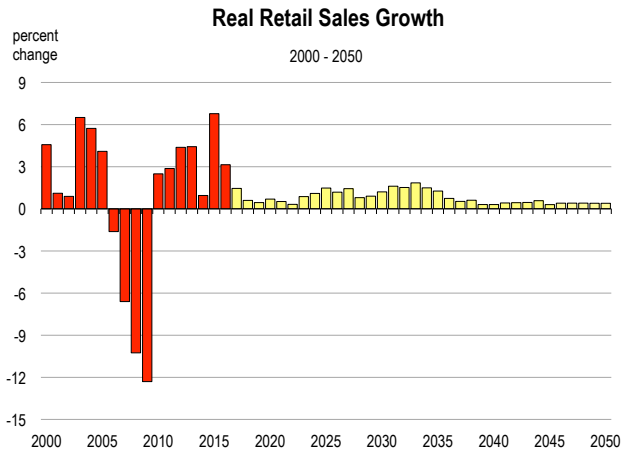


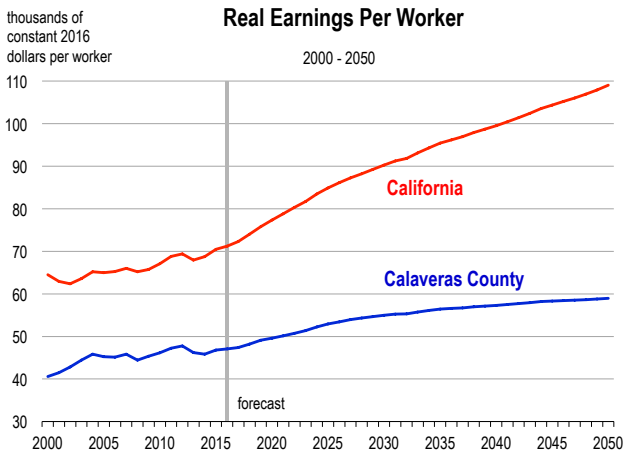
Calaveras County Employment Forecast

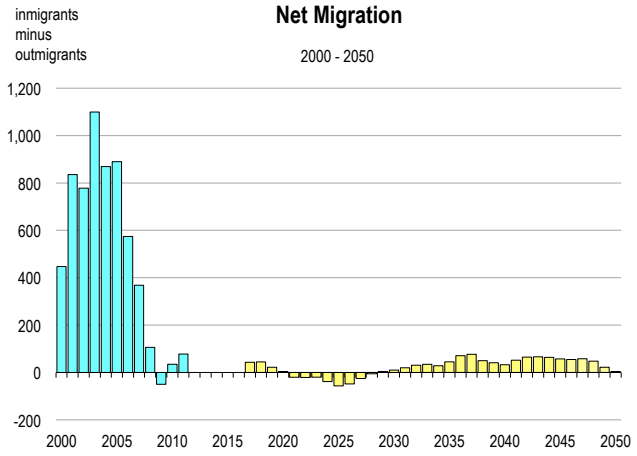
2010-2016 History, 2017-2050 Forecast

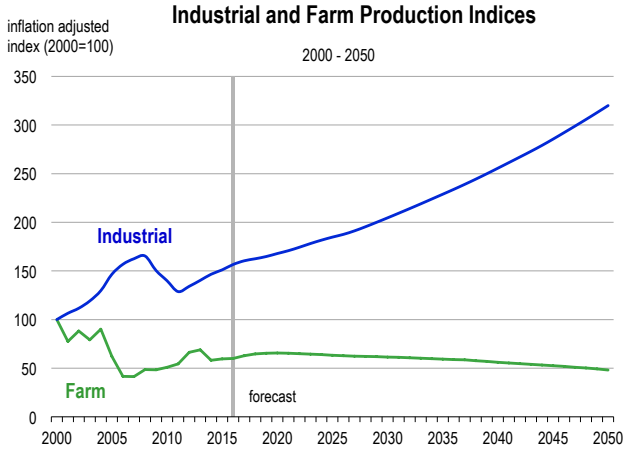
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	7.92	0.06	0.57	0.32	0.26	0.99	0.26	0.35	0.11	0.91	1.20	2.55
2011	7.80	0.06	0.58	0.31	0.24	1.03	0.25	0.35	0.11	0.89	1.20	2.44
2012	7.74	0.07	0.58	0.31	0.26	1.01	0.23	0.36	0.10	0.87	1.23	2.38
2013	8.15	0.08	0.64	0.32	0.26	1.09	0.21	0.43	0.11	0.98	1.25	2.44
2014	8.43	0.10	0.65	0.33	0.26	1.18	0.20	0.44	0.11	1.04	1.29	2.48
2015	8.89	0.09	0.70	0.33	0.27	1.29	0.21	0.49	0.11	1.08	1.36	2.58
2016	9.21	0.09	0.76	0.33	0.29	1.42	0.22	0.58	0.11	1.11	1.32	2.60
2017	9.35	0.09	0.77	0.33	0.29	1.46	0.22	0.59	0.11	1.12	1.35	2.61
2018	9.42	0.09	0.77	0.33	0.29	1.48	0.22	0.60	0.11	1.12	1.36	2.63
2019	9.45	0.09	0.77	0.34	0.29	1.49	0.22	0.61	0.11	1.12	1.38	2.62
2020	9.51	0.09	0.76	0.34	0.29	1.50	0.22	0.61	0.11	1.13	1.41	2.65
2021	9.53	0.09	0.75	0.34	0.29	1.51	0.22	0.61	0.11	1.13	1.43	2.63
2022	9.56	0.09	0.75	0.34	0.29	1.51	0.22	0.61	0.11	1.13	1.46	2.63
2023	9.59	0.09	0.75	0.34	0.29	1.51	0.22	0.61	0.11	1.13	1.49	2.62
2024	9.61	0.09	0.75	0.34	0.29	1.52	0.22	0.61	0.11	1.14	1.51	2.62
2025	9.63	0.09	0.74	0.34	0.29	1.52	0.22	0.61	0.11	1.14	1.52	2.63
2026	9.66	0.10	0.75	0.34	0.29	1.53	0.22	0.61	0.11	1.14	1.53	2.64
2027	9.70	0.10	0.75	0.34	0.29	1.54	0.22	0.61	0.11	1.14	1.54	2.65
2028	9.75	0.10	0.76	0.34	0.29	1.55	0.22	0.61	0.11	1.15	1.55	2.65
2029	9.79	0.10	0.76	0.34	0.29	1.55	0.22	0.62	0.11	1.15	1.57	2.66
2030	9.87	0.10	0.76	0.34	0.29	1.56	0.22	0.62	0.11	1.16	1.58	2.70
2031	9.89	0.10	0.77	0.34	0.29	1.57	0.22	0.62	0.11	1.16	1.60	2.68
2032	9.94	0.10	0.77	0.34	0.29	1.58	0.22	0.62	0.11	1.16	1.62	2.69
2033	10.00	0.10	0.77	0.34	0.30	1.59	0.22	0.63	0.11	1.17	1.64	2.70
2034	10.05	0.10	0.77	0.34	0.29	1.60	0.22	0.63	0.11	1.17	1.65	2.72
2035	10.11	0.10	0.78	0.34	0.29	1.61	0.22	0.63	0.11	1.18	1.67	2.73
2036	10.16	0.10	0.78	0.34	0.29	1.62	0.22	0.63	0.11	1.18	1.69	2.74
2037	10.20	0.10	0.79	0.34	0.29	1.63	0.22	0.63	0.11	1.19	1.71	2.74
2038	10.23	0.10	0.78	0.34	0.29	1.63	0.22	0.63	0.11	1.19	1.72	2.75
2039	10.27	0.11	0.77	0.34	0.29	1.64	0.22	0.63	0.11	1.19	1.74	2.75
2040	10.33	0.11	0.77	0.34	0.29	1.64	0.22	0.62	0.11	1.20	1.76	2.78
2041	10.34	0.11	0.78	0.34	0.29	1.65	0.22	0.62	0.11	1.20	1.78	2.76
2042	10.39	0.11	0.78	0.34	0.29	1.65	0.22	0.62	0.11	1.20	1.80	2.77
2043	10.43	0.11	0.78	0.34	0.29	1.65	0.22	0.62	0.11	1.21	1.81	2.78
2044	10.47	0.11	0.78	0.34	0.29	1.66	0.22	0.62	0.11	1.21	1.83	2.79
2045	10.52	0.11	0.78	0.34	0.29	1.66	0.22	0.62	0.11	1.21	1.85	2.80
2046	10.56	0.11	0.78	0.34	0.29	1.66	0.21	0.62	0.12	1.21	1.87	2.82
2047	10.61	0.12	0.78	0.34	0.29	1.67	0.21	0.62	0.12	1.22	1.89	2.83
2048	10.65	0.12	0.78	0.34	0.29	1.67	0.21	0.62	0.12	1.22	1.91	2.84
2049	10.69	0.12	0.77	0.35	0.29	1.68	0.21	0.62	0.12	1.22	1.93	2.86
2050	10.76	0.12	0.76	0.35	0.29	1.68	0.21	0.62	0.12	1.22	1.95	2.90











County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	2.6%
Expected job growth:	2.3%
Fastest growing jobs sector:	Leisure Services
Expected personal income growth:	5.8%
Expected population growth:	-1.4%
Net migration to account for:	N/A
Expected growth in number of vehicles:	2.3%

Demographics (2017)

Unemployment rate (April 2017):	4.7%
County rank* in California (58 counties):	24th
Working age (16-64) population:	59.1%
Population with B.A. or higher:	21.6%
Median home selling price (2016):	$256,000
Median household income:	$59,874

Quality of Life

Violent crime rate (2015):	194 per 100,000 persons
County rank* in California (58 counties):	4th
Average commute time to work (2017):	35 minutes
High School drop out rate (2016):	3.6%
Households at/below poverty line (2017):	7.6%

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

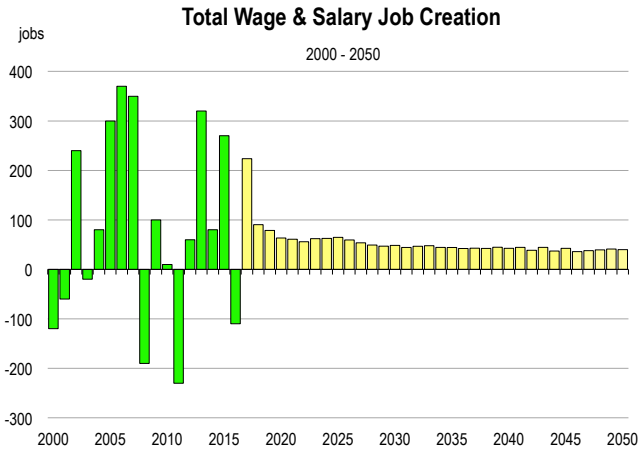
Colusa County Economic Forecast

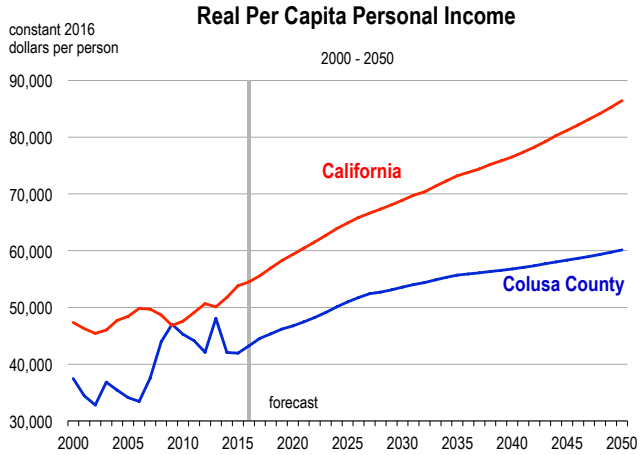
Colusa County is located northwest of the Sacramento Valley. The dominant industry in the county is agriculture. Rice and almonds are the major crops, accounting for approximately 60 percent of total agricultural output. Colusa County has a population of 22,400 people and a total of 8,700 wage and salary jobs. The per capita income is $43,213 and the average salary per worker is $50,994.

In 2016, a total of 110 wage and salary jobs were lost in Colusa County, representing a decline of 1.3 percent. Non-farm employment fell by 1.9 percent, while farm employment grew by 0.4 percent. The unemployment rate deteriorated slightly, rising from 15.5 percent in 2015 to 15.6 percent in 2016. Colusa County has one of the highest unemployment rates in the state.

During 2016, the largest job gains were observed in government (+70 jobs) and wholesale and retail trade (+50 jobs). The largest decreases occurred in manufacturing (-140 jobs) and healthcare and education (-130 jobs). Most other industries were little changed, neither gaining nor losing a significant number of jobs.

Between 2011 and 2016, the population of Colusa County grew at an annual average rate of 0.7 percent. All of this growth was due to the natural increase (new births) as net migration was flat.





Forecast Highlights

- Total wage and salary job growth is projected to be 2.6 percent in 2017. From 2017 to 2022, total employment growth will average 0.8 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 2.6 percent per year from 2017 to 2022.

- Between 2017 and 2022, the largest employment gains will be observed in agriculture, government, and manufacturing. Combined, these sectors will account for 77 percent of net job creation in the county.

- The population in the county will continue to expand, with growth accelerating slightly over the next five years. Annual growth in the 2017-2022 period will average 0.8 percent.

- Between 2017 and 2022, net migration will be virtually flat, with the county neither gaining nor losing a substantial number of residents through the migratory process.

- Through 2022, the natural increase (new births) will be responsible for virtually all population growth, adding an average of 175 people to the county each year.

- Real per capita income is forecast to increase by 3.1 percent in 2017. Between 2017 and 2022, real per capita income is expected to increase by 1.6 percent per year.

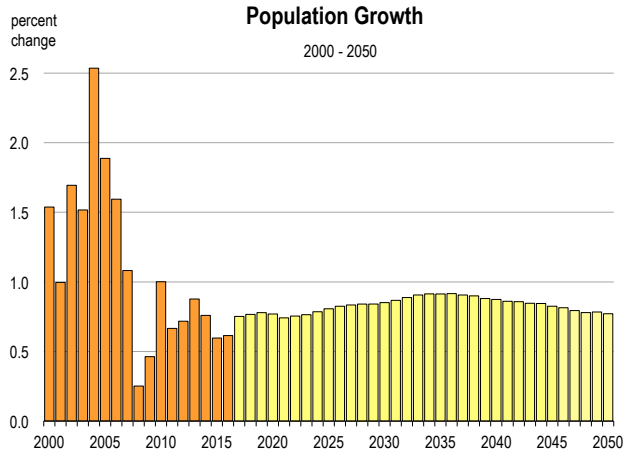
- Between 2017 and 2022, total taxable sales, adjusted for inflation, are forecast to rise at an average annual rate of 0.8 percent.

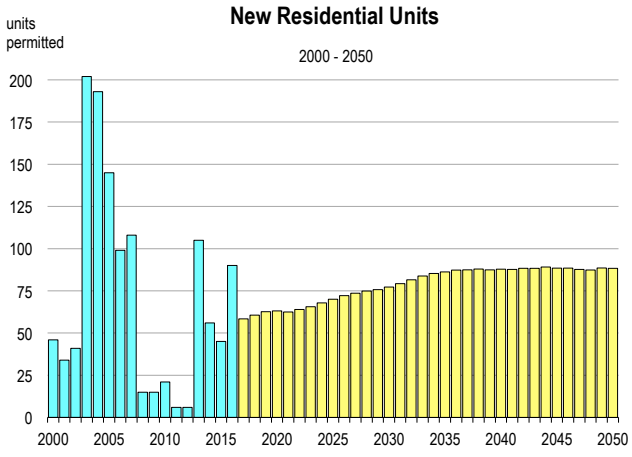
- Industrial production will rise by an average of 2.7 percent per year from 2017 to 2022. Over the same period, total crop production will increase by 1.4 percent per year.

Colusa County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	21,483	21	27.8	7.1	21	$343	$0.86	$45,245	1.3	721.0	199.2	20.9
2011	21,626	-18	27.3	7.1	6	$380	$0.87	$44,161	2.7	721.0	210.9	21.5
2012	21,781	0	27.2	7.1	6	$337	$0.86	$42,105	2.7	762.9	245.3	20.9
2013	21,972	0	27.9	7.1	105	$372	$1.00	$48,044	2.3	972.3	280.9	19.0
2014	22,139	0	28.5	7.2	56	$352	$0.90	$42,068	2.8	909.4	351.5	17.5
2015	22,271	0	29.2	7.2	45	$398	$0.91	$41,934	2.6	922.4	368.0	15.5
2016	22,408	0	29.9	7.3	90	$408	$0.97	$43,213	3.0	928.8	334.9	15.6
2017	22,577	6	30.2	7.3	58	$426	$1.04	$44,556	3.1	947.3	375.4	15.0
2018	22,750	6	30.4	7.4	61	$441	$1.09	$45,352	3.0	965.0	387.9	14.5
2019	22,927	5	30.7	7.5	63	$457	$1.15	$46,171	2.6	980.2	396.4	14.1
2020	23,103	0	31.0	7.5	63	$474	$1.21	$46,756	3.1	993.9	408.2	14.0
2021	23,275	-9	31.3	7.6	62	$490	$1.27	$47,454	3.0	1,006.3	417.6	14.0
2022	23,450	-7	31.6	7.6	64	$507	$1.34	$48,241	3.0	1,017.5	428.5	14.1
2023	23,629	-6	31.9	7.7	66	$526	$1.41	$49,109	3.0	1,027.6	441.5	14.4
2024	23,815	-3	32.2	7.7	68	$546	$1.48	$50,106	2.9	1,036.8	453.2	14.7
2025	24,007	0	32.5	7.8	70	$564	$1.56	$50,997	2.9	1,045.1	464.6	14.8
2026	24,205	3	32.8	7.9	72	$584	$1.63	$51,758	2.8	1,052.7	475.4	15.0
2027	24,407	5	33.1	7.9	74	$601	$1.70	$52,423	2.9	1,059.6	487.0	15.0
2028	24,612	4	33.4	8.0	75	$621	$1.77	$52,717	2.7	1,066.0	500.5	15.1
2029	24,819	4	33.8	8.1	76	$641	$1.84	$53,118	2.5	1,071.9	514.1	15.1
2030	25,031	5	34.1	8.1	77	$664	$1.91	$53,576	2.4	1,077.3	527.7	15.1
2031	25,248	6	34.4	8.2	79	$686	$1.98	$54,014	2.3	1,082.3	541.5	15.0
2032	25,472	8	34.8	8.3	82	$713	$2.06	$54,366	2.5	1,087.0	556.2	15.0
2033	25,703	9	35.2	8.4	84	$735	$2.14	$54,873	2.1	1,091.4	571.4	15.0
2034	25,937	11	35.6	8.4	85	$759	$2.22	$55,309	2.3	1,095.5	586.8	14.9
2035	26,174	12	35.9	8.5	86	$780	$2.31	$55,689	2.4	1,099.4	602.8	14.9
2036	26,414	14	36.3	8.6	87	$805	$2.40	$55,898	2.8	1,103.0	618.7	14.9
2037	26,653	15	36.7	8.7	87	$831	$2.49	$56,103	2.9	1,106.5	634.5	14.8
2038	26,893	17	37.1	8.8	88	$855	$2.59	$56,347	2.7	1,109.8	650.5	14.8
2039	27,130	16	37.5	8.8	87	$881	$2.69	$56,551	2.9	1,113.0	667.6	14.8
2040	27,367	17	37.8	8.9	88	$908	$2.80	$56,771	2.8	1,116.1	685.3	14.7
2041	27,602	17	38.2	9.0	88	$933	$2.90	$57,051	2.6	1,119.0	703.4	14.7
2042	27,839	18	38.6	9.1	88	$959	$3.01	$57,337	2.5	1,121.9	721.1	14.7
2043	28,075	17	39.0	9.2	88	$986	$3.12	$57,679	2.4	1,124.7	741.1	14.6
2044	28,312	18	39.4	9.3	89	$1,009	$3.23	$58,029	2.2	1,127.4	759.9	14.6
2045	28,546	15	39.7	9.3	88	$1,035	$3.35	$58,344	2.4	1,130.1	780.5	14.6
2046	28,778	14	40.1	9.4	88	$1,061	$3.46	$58,656	2.3	1,132.7	800.0	14.5
2047	29,007	9	40.5	9.5	88	$1,088	$3.58	$58,987	2.3	1,135.4	820.5	14.5
2048	29,233	7	40.8	9.6	87	$1,115	$3.71	$59,351	2.3	1,138.0	842.2	14.5
2049	29,462	9	41.2	9.7	89	$1,143	$3.84	$59,738	2.3	1,140.5	864.9	14.4
2050	29,689	8	41.6	9.7	88	$1,172	$3.98	$60,151	2.3	1,143.1	887.5	14.4

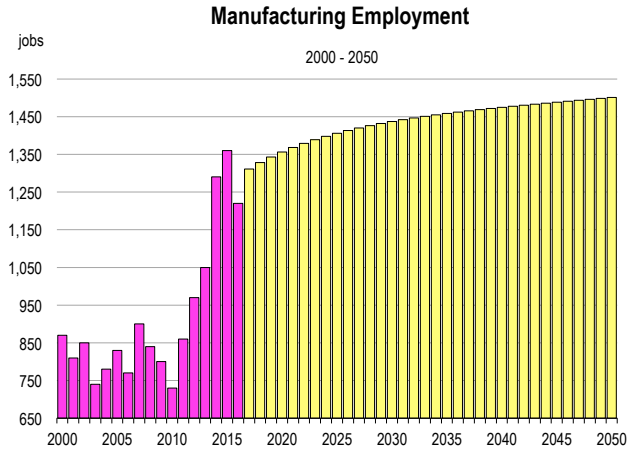


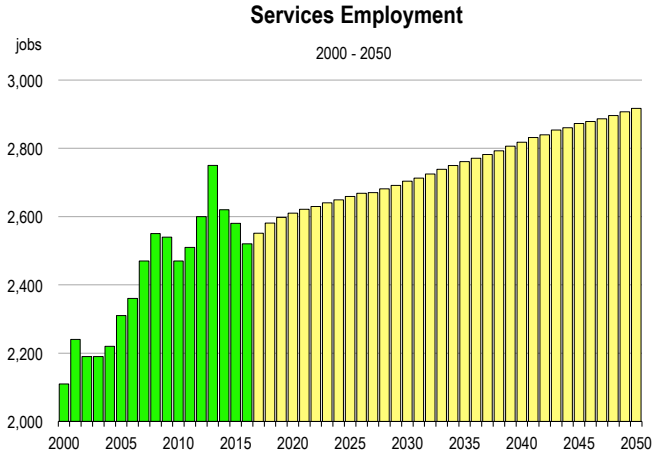


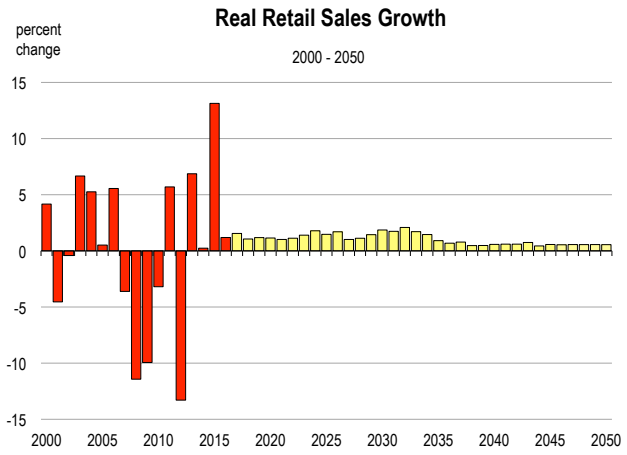
Colusa County Employment Forecast

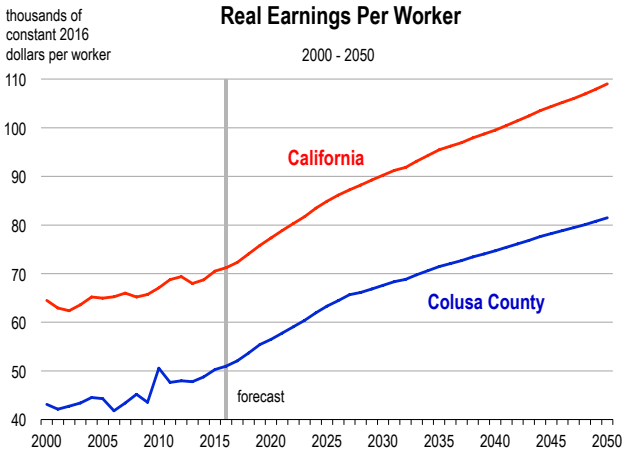
2010-2016 History, 2017-2050 Forecast

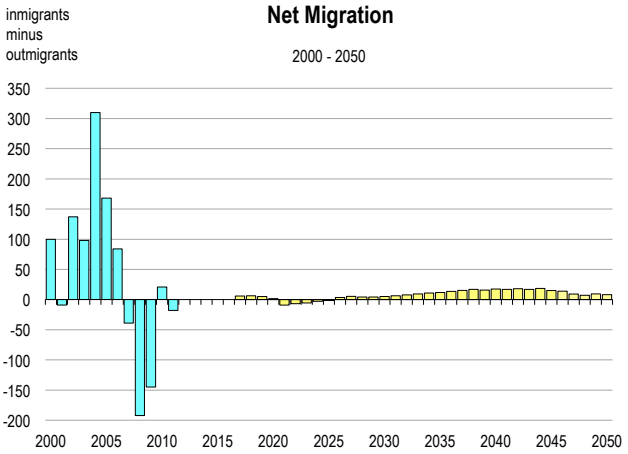
	Total Wage & Salary	Farm	Mining & Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Health & Education	Leisure	Government
	employment (thousands of jobs)									
2010	8.26	2.42	0.56	0.73	0.19	1.03	0.18	0.47	0.60	2.08
2011	8.03	2.48	0.12	0.86	0.18	1.12	0.17	0.46	0.58	2.06
2012	8.09	2.28	0.15	0.97	0.16	1.21	0.17	0.45	0.61	2.09
2013	8.41	2.40	0.09	1.05	0.22	1.24	0.16	0.52	0.61	2.12
2014	8.49	2.35	0.08	1.29	0.24	1.08	0.15	0.54	0.61	2.15
2015	8.76	2.58	0.09	1.36	0.18	1.11	0.14	0.57	0.58	2.15
2016	8.65	2.59	0.10	1.22	0.19	1.16	0.13	0.44	0.60	2.22
2017	8.87	2.62	0.10	1.31	0.19	1.17	0.14	0.44	0.61	2.29
2018	8.96	2.64	0.10	1.33	0.19	1.17	0.15	0.45	0.61	2.31
2019	9.04	2.66	0.10	1.34	0.20	1.18	0.15	0.46	0.61	2.34
2020	9.11	2.67	0.10	1.36	0.20	1.18	0.15	0.46	0.61	2.36
2021	9.17	2.69	0.10	1.37	0.20	1.19	0.16	0.46	0.61	2.39
2022	9.22	2.70	0.10	1.38	0.20	1.19	0.16	0.47	0.61	2.41
2023	9.29	2.71	0.10	1.39	0.20	1.20	0.16	0.47	0.61	2.44
2024	9.35	2.72	0.10	1.40	0.20	1.20	0.16	0.48	0.61	2.48
2025	9.41	2.73	0.10	1.41	0.20	1.21	0.16	0.48	0.61	2.52
2026	9.47	2.73	0.10	1.41	0.20	1.21	0.16	0.48	0.61	2.55
2027	9.53	2.74	0.10	1.42	0.20	1.22	0.16	0.48	0.61	2.59
2028	9.57	2.75	0.10	1.43	0.20	1.22	0.16	0.49	0.61	2.62
2029	9.62	2.75	0.10	1.43	0.20	1.23	0.16	0.49	0.61	2.64
2030	9.67	2.76	0.10	1.44	0.20	1.23	0.16	0.50	0.61	2.67
2031	9.71	2.76	0.11	1.44	0.20	1.24	0.16	0.51	0.61	2.69
2032	9.76	2.77	0.11	1.45	0.20	1.24	0.16	0.51	0.61	2.72
2033	9.81	2.77	0.11	1.45	0.20	1.25	0.16	0.52	0.61	2.74
2034	9.85	2.77	0.11	1.45	0.20	1.25	0.16	0.52	0.61	2.77
2035	9.90	2.78	0.11	1.46	0.20	1.26	0.16	0.53	0.61	2.80
2036	9.94	2.78	0.11	1.46	0.20	1.26	0.16	0.53	0.61	2.82
2037	9.98	2.78	0.11	1.47	0.20	1.27	0.16	0.54	0.61	2.85
2038	10.03	2.78	0.11	1.47	0.20	1.27	0.16	0.55	0.61	2.87
2039	10.07	2.79	0.11	1.47	0.20	1.28	0.16	0.56	0.61	2.90
2040	10.11	2.79	0.11	1.47	0.20	1.28	0.16	0.57	0.61	2.92
2041	10.16	2.79	0.11	1.48	0.20	1.28	0.16	0.58	0.61	2.95
2042	10.20	2.79	0.11	1.48	0.20	1.29	0.16	0.58	0.61	2.97
2043	10.24	2.80	0.11	1.48	0.20	1.29	0.16	0.59	0.61	3.00
2044	10.28	2.80	0.11	1.49	0.20	1.30	0.16	0.59	0.62	3.03
2045	10.32	2.80	0.11	1.49	0.20	1.30	0.16	0.60	0.62	3.05
2046	10.36	2.80	0.11	1.49	0.20	1.31	0.16	0.60	0.62	3.08
2047	10.39	2.80	0.11	1.49	0.20	1.31	0.16	0.60	0.62	3.10
2048	10.43	2.81	0.11	1.50	0.20	1.31	0.16	0.61	0.62	3.13
2049	10.47	2.81	0.11	1.50	0.20	1.32	0.16	0.61	0.62	3.15
2050	10.51	2.81	0.11	1.50	0.20	1.32	0.16	0.62	0.62	3.18

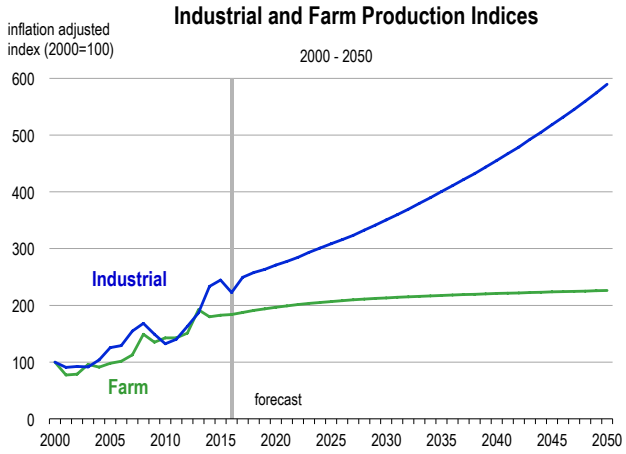












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	5.7%
Expected job growth:	3.9%
Fastest growing jobs sector:	Financial Activities
Expected personal income growth:	12.5%
Expected population growth:	3.9%
Net migration to account for:	0%
Expected growth in number of vehicles:	4.6%

Demographics (2017)

Unemployment rate (April 2017):	16.2%
County rank* in California (58 counties):	57th
Working age (16-64) population:	61.5%
Population with B.A. degree or higher:	14.5%
Median home selling price (2016):	$208,000
Median household income:	$52,494

Quality of Life

Violent crime rate (2015):	211 per 100,000 persons
County rank* in California (58 counties):	8th
Average commute time to work (2017):	24 minutes
High School drop out rate (2016):	6.9%
Households at/below poverty line (2017):	11.2%

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

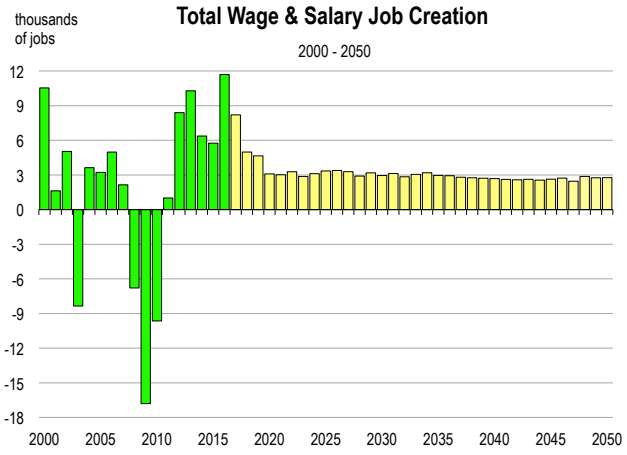
Contra Costa County Economic Forecast

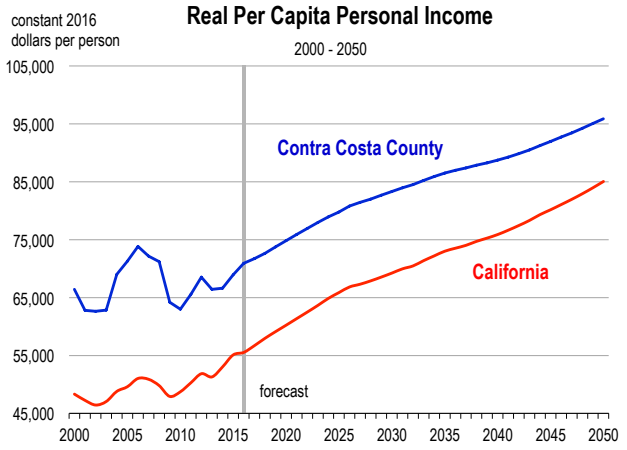
Contra Costa County is located on the eastern edge of the San Francisco Bay. It has a population of 1.1 million people and a total of 361,700 wage and salary jobs. The per capita income is $70,938, and the average salary per worker is $78,298.

In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the greater Bay Area grew by 3.3 percent. In Contra Costa County, 11,700 jobs were created, representing an increase of 3.3 percent. The unemployment rate improved during the year, falling from 5.0 percent in 2015 to 4.4 percent in 2016.

During 2016, the largest employment increases were observed in education and healthcare (+2,200 jobs), leisure and hospitality (+1,700 jobs), construction (+1,700 jobs), government (+1,300 jobs), and professional and business services (+1,300 jobs). Meaningful employment losses were not observed in any major sector.

Between 2011 and 2016, the population increased at an annual average rate of 1.2 percent. More than half of this growth was the result of net migration, as an average of 8,300 net migrants entered the county each year. Some of these individuals left San Francisco and Silicon Valley to escape higher housing prices, while others moved into the Bay Area for its robust job market and high wages.





Forecast Highlights

- In 2017, total employment will expand by 2.3 percent. From 2017 to 2022, employment growth is expected to average 1.0 percent per year.

- Average salaries are currently above the California State average, and will remain so for the foreseeable future. In Contra Costa County, inflation-adjusted salaries are expected to rise by an average of 2.2 percent per year between 2017 and 2022.

- The largest job gains will be observed in leisure and hospitality, education and healthcare, and professional and business services. Together, these industries will account for 70 percent of net job creation between 2017 and 2022.

- The population of Contra Costa County is projected to grow at an annual average rate of 1.1 percent from 2017 to 2022.

- From 2017 to 2022, an average of 7,800 net migrants will enter the county each year, accounting for more than 60 percent of total population growth.

- Between 2017 and 2022, an average of 3,500 housing permits will be issued each year. The largest development project in the county will be located near the North Concord/Martinez Bart station. The project will contain up to 12,270 new homes. Construction may begin within the next few years, but will continue well beyond the year 2022.

- Real per capita income will increase by 1.1 percent in 2017. Between 2017 and 2022, real per capita income is expected to grow by 1.4 percent per year.

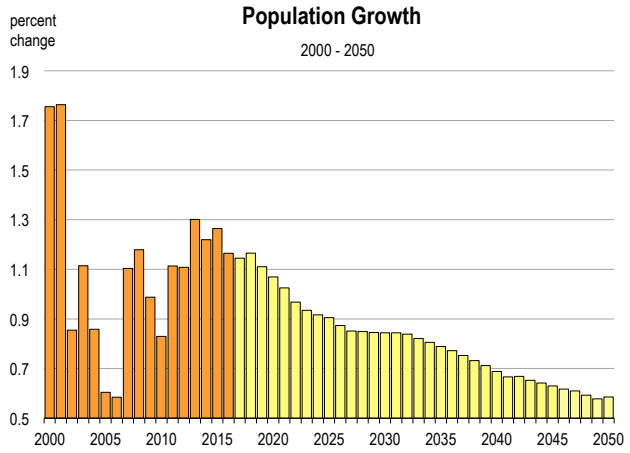
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.2 percent per year from 2017 to 2022.

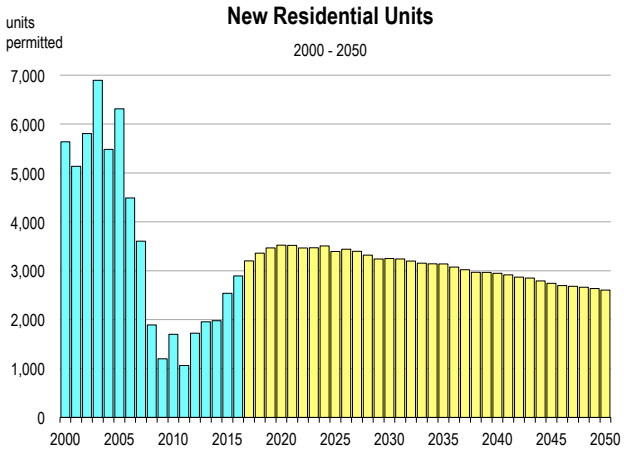
- Industrial production is expected to rise by 3.9 percent in 2017. Between 2017 and 2022, the growth rate of industrial production will average 2.2 percent per year.

Contra Costa County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (millions)	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 (billions)	Unemploy-ment Rate (percent)
2010	1,052,157	3,008	0.92	375.4	1,699	$12.0	$56.6	$62,998	1.3	93.2	5.2	11.0
2011	1,063,877	6,625	0.91	376.9	1,063	$12.8	$61.2	$65,581	2.7	106.0	4.8	10.3
2012	1,075,665	6,819	0.92	380.5	1,722	$14.0	$66.3	$68,545	2.7	101.1	4.9	9.0
2013	1,089,656	9,015	0.95	385.3	1,955	$14.5	$66.6	$66,436	2.3	105.2	4.7	7.5
2014	1,102,941	8,274	0.97	387.7	1,979	$15.0	$69.5	$66,616	2.8	126.6	4.9	6.2
2015	1,116,882	8,951	1.00	390.1	2,538	$15.7	$74.8	$68,943	2.6	132.4	5.1	5.0
2016	1,129,894	8,439	1.03	392.8	2,895	$16.2	$80.2	$70,938	3.0	134.9	5.3	4.4
2017	1,142,831	8,463	1.05	397.0	3,202	$16.8	$84.5	$71,720	3.1	132.7	5.5	4.2
2018	1,156,147	8,809	1.07	400.5	3,360	$17.6	$89.2	$72,637	3.0	130.8	5.6	4.0
2019	1,168,986	8,262	1.09	403.7	3,467	$18.3	$93.9	$73,773	2.6	129.5	5.7	4.1
2020	1,181,486	7,859	1.10	407.0	3,523	$19.1	$99.3	$74,831	3.1	129.2	5.9	4.2
2021	1,193,598	7,377	1.11	410.4	3,519	$19.9	$104.8	$75,905	3.0	128.9	6.0	4.2
2022	1,205,151	6,729	1.12	413.7	3,466	$20.7	$110.5	$76,954	3.0	128.8	6.2	4.3
2023	1,216,417	6,359	1.13	417.0	3,470	$21.5	$116.4	$77,971	3.0	128.6	6.3	4.2
2024	1,227,566	6,164	1.14	420.3	3,508	$22.4	$122.4	$78,923	2.9	128.5	6.5	4.1
2025	1,238,678	6,074	1.15	423.6	3,394	$23.5	$128.4	$79,770	2.9	128.4	6.6	4.0
2026	1,249,498	5,717	1.15	426.8	3,440	$24.5	$134.9	$80,822	2.8	128.3	6.8	3.9
2027	1,260,134	5,487	1.16	430.0	3,397	$25.4	$141.1	$81,444	2.9	128.3	6.9	3.9
2028	1,270,834	5,505	1.17	433.2	3,319	$26.4	$147.2	$82,025	2.7	128.2	7.1	3.9
2029	1,281,576	5,488	1.17	436.2	3,241	$27.4	$153.3	$82,677	2.5	128.2	7.3	3.9
2030	1,292,394	5,514	1.18	439.2	3,250	$28.5	$159.6	$83,311	2.4	128.3	7.5	3.9
2031	1,303,303	5,534	1.18	442.2	3,241	$29.8	$166.0	$83,984	2.3	128.3	7.7	3.9
2032	1,314,235	5,456	1.19	445.3	3,198	$31.1	$172.7	$84,515	2.5	128.3	7.9	3.9
2033	1,325,026	5,233	1.20	448.3	3,155	$32.5	$179.3	$85,229	2.1	128.4	8.1	3.9
2034	1,335,700	5,063	1.20	451.2	3,142	$33.9	$186.4	$85,903	2.3	128.5	8.3	3.9
2035	1,346,236	4,928	1.21	454.2	3,139	$35.3	$193.8	$86,534	2.4	128.6	8.5	3.8
2036	1,356,631	4,807	1.21	457.1	3,075	$36.6	$201.8	$86,990	2.8	128.7	8.7	3.8
2037	1,366,842	4,708	1.22	460.0	3,021	$37.9	$210.1	$87,385	2.9	128.8	9.0	3.8
2038	1,376,849	4,617	1.23	462.8	2,969	$39.3	$218.6	$87,867	2.7	128.9	9.2	3.8
2039	1,386,653	4,520	1.23	465.5	2,967	$40.6	$227.5	$88,276	2.9	129.0	9.4	3.8
2040	1,396,197	4,349	1.24	468.3	2,948	$42.0	$236.7	$88,735	2.8	129.2	9.7	3.8
2041	1,405,502	4,194	1.25	471.0	2,916	$43.3	$246.0	$89,288	2.6	129.3	10.0	3.8
2042	1,414,900	4,360	1.25	473.7	2,870	$44.7	$255.5	$89,865	2.5	129.5	10.2	3.8
2043	1,424,136	4,262	1.26	476.3	2,851	$46.1	$265.3	$90,524	2.4	129.7	10.5	3.8
2044	1,433,276	4,223	1.27	479.0	2,792	$47.5	$275.2	$91,282	2.2	129.8	10.8	3.8
2045	1,442,306	4,178	1.28	481.5	2,743	$48.9	$285.8	$91,976	2.4	130.0	11.1	3.8
2046	1,451,210	4,109	1.29	484.1	2,697	$50.3	$296.6	$92,729	2.3	130.2	11.4	3.8
2047	1,460,061	4,094	1.30	486.5	2,682	$51.8	$307.8	$93,455	2.3	130.4	11.7	3.8
2048	1,468,717	3,928	1.31	489.0	2,662	$53.3	$319.5	$94,259	2.3	130.6	12.0	3.8
2049	1,477,206	3,787	1.31	491.5	2,636	$54.9	$331.6	$95,080	2.3	130.8	12.3	3.8
2050	1,485,856	3,965	1.32	493.9	2,605	$56.5	$344.3	$95,900	2.3	131.0	12.6	3.8

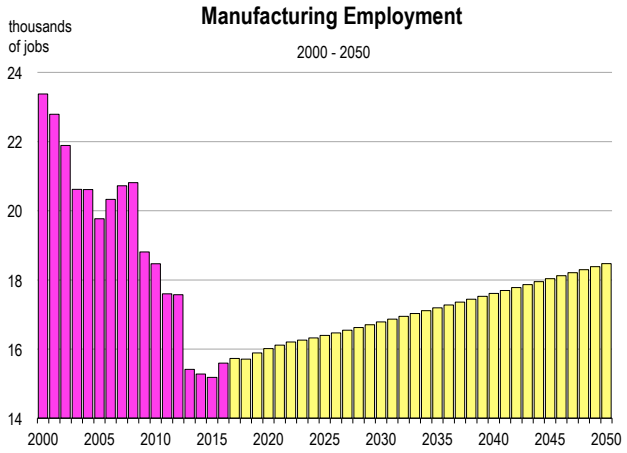


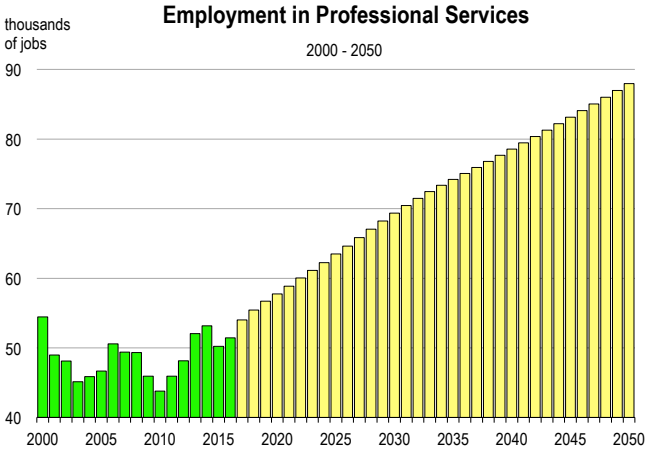


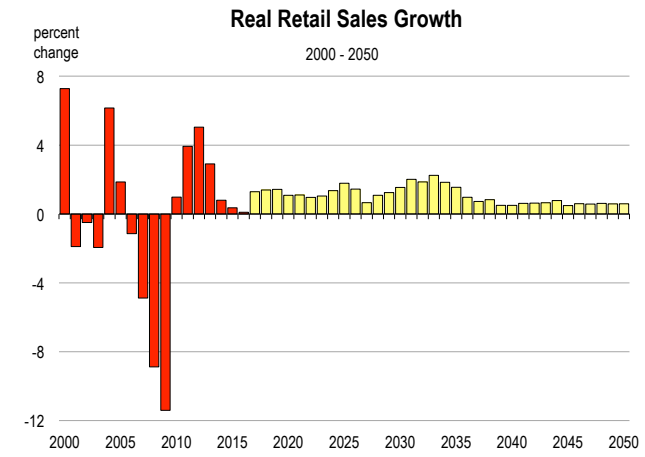
Contra Costa County Employment Forecast

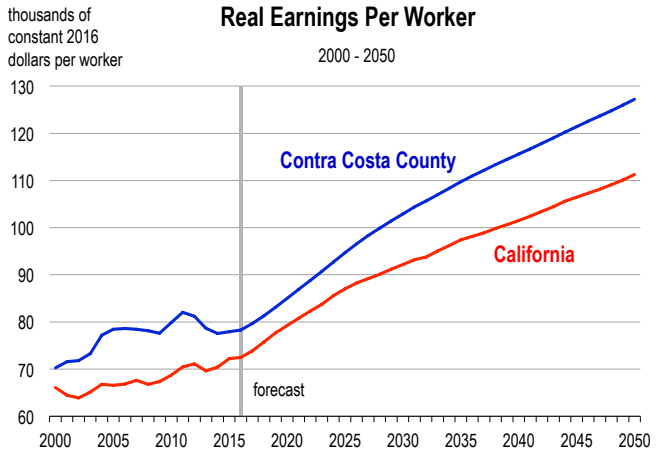
2010-2016 History, 2017-2050 Forecast

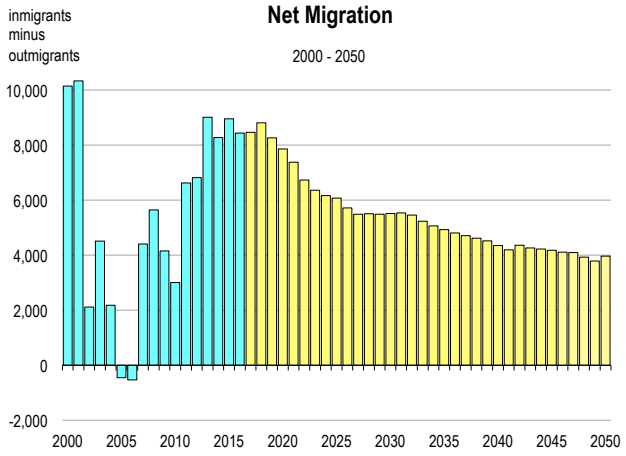
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	318.2	0.71	18.3	18.5	8.0	48.0	25.3	43.8	9.6	53.7	31.3	49.2
2011	319.2	0.83	17.8	17.6	8.1	48.4	24.8	45.9	9.0	54.3	32.3	47.8
2012	327.6	0.79	19.6	17.6	8.1	49.3	25.3	48.1	8.4	56.4	33.5	48.0
2013	337.9	0.83	21.7	15.4	8.9	49.8	25.3	52.1	8.6	59.5	35.4	48.2
2014	344.2	0.78	21.8	15.3	9.6	50.8	25.0	53.2	8.3	61.5	36.3	49.2
2015	350.0	0.76	22.7	15.2	10.5	51.9	26.2	50.2	8.3	63.9	38.4	49.4
2016	361.7	0.85	24.4	15.6	10.9	52.9	27.0	51.5	8.8	66.1	40.1	50.7
2017	369.9	0.85	25.3	15.7	11.2	53.5	28.2	54.0	9.1	66.5	41.3	51.0
2018	374.9	0.84	25.2	15.7	11.4	54.1	29.1	55.4	9.2	67.1	42.3	51.1
2019	379.5	0.82	25.2	15.9	11.5	54.6	29.6	56.7	9.4	67.7	43.2	51.3
2020	382.6	0.82	24.5	16.0	11.7	54.9	29.9	57.7	9.5	68.4	44.0	51.4
2021	385.6	0.81	23.8	16.1	11.7	55.2	30.3	58.9	9.6	69.1	44.8	51.6
2022	388.9	0.81	23.4	16.2	11.8	55.5	30.5	60.0	9.8	69.8	45.4	51.8
2023	391.8	0.81	22.8	16.3	11.9	55.8	30.7	61.1	9.9	70.5	46.1	52.0
2024	394.9	0.81	22.5	16.3	11.9	56.0	30.9	62.2	10.0	71.4	46.6	52.2
2025	398.3	0.81	22.1	16.4	11.9	56.4	31.0	63.5	10.1	72.2	47.1	52.6
2026	401.7	0.81	22.0	16.5	12.0	56.7	31.2	64.6	10.2	73.0	47.6	52.9
2027	404.9	0.81	22.0	16.5	12.0	57.0	31.3	65.8	10.4	73.9	47.9	53.0
2028	407.8	0.81	21.7	16.6	12.0	57.3	31.3	67.1	10.5	74.8	48.3	53.1
2029	411.0	0.81	21.8	16.7	12.0	57.6	31.3	68.2	10.6	75.7	48.6	53.2
2030	414.0	0.81	21.5	16.8	12.0	57.9	31.3	69.4	10.7	76.6	48.9	53.4
2031	417.1	0.81	21.5	16.9	12.0	58.3	31.4	70.5	10.7	77.6	49.1	53.5
2032	420.0	0.81	21.2	16.9	12.0	58.8	31.4	71.5	10.8	78.6	49.4	53.6
2033	423.0	0.81	21.1	17.0	12.0	59.3	31.4	72.5	10.9	79.5	49.7	53.8
2034	426.2	0.81	21.3	17.1	12.0	59.8	31.4	73.4	11.0	80.5	49.9	53.9
2035	429.2	0.81	21.3	17.2	12.0	60.2	31.4	74.2	11.1	81.4	50.2	54.1
2036	432.1	0.81	21.4	17.3	12.0	60.6	31.4	75.1	11.2	82.4	50.4	54.2
2037	434.9	0.81	21.5	17.4	12.0	60.9	31.3	75.9	11.3	83.4	50.6	54.3
2038	437.7	0.81	21.5	17.4	12.0	61.2	31.2	76.8	11.4	84.4	50.9	54.5
2039	440.4	0.81	21.6	17.5	12.0	61.5	31.2	77.7	11.5	85.3	51.1	54.6
2040	443.1	0.81	21.7	17.6	12.0	61.7	31.1	78.6	11.6	86.3	51.3	54.7
2041	445.7	0.81	21.7	17.7	12.0	61.9	31.0	79.5	11.7	87.3	51.5	54.9
2042	448.3	0.82	21.7	17.8	12.0	62.1	30.9	80.4	11.8	88.2	51.8	55.0
2043	450.9	0.82	21.7	17.9	12.1	62.3	30.8	81.3	11.9	89.2	52.0	55.1
2044	453.5	0.82	21.5	17.9	12.1	62.5	30.7	82.2	12.0	90.1	52.2	55.3
2045	456.1	0.82	21.5	18.0	12.1	62.8	30.7	83.1	12.1	91.1	52.4	55.4
2046	458.8	0.82	21.6	18.1	12.1	63.0	30.6	84.1	12.2	92.0	52.6	55.5
2047	461.3	0.82	21.4	18.2	12.1	63.2	30.5	85.0	12.3	93.0	52.8	55.7
2048	464.2	0.82	21.5	18.3	12.1	63.4	30.5	86.0	12.4	93.9	53.1	55.8
2049	466.9	0.83	21.5	18.4	12.1	63.6	30.4	87.0	12.5	94.9	53.3	55.9
2050	469.7	0.83	21.5	18.5	12.1	63.8	30.4	88.0	12.6	95.9	53.5	56.1

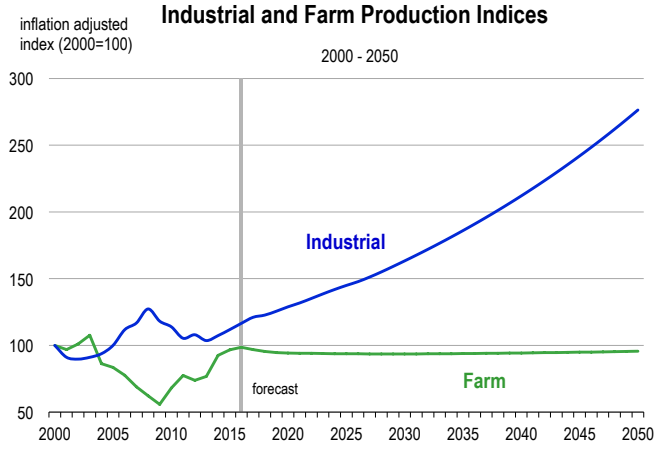












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.1%
Expected job growth:	5.2%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	13.2%
Expected population growth:	5.5%
Net migration to account for:	62.6%
Expected growth in number of vehicles:	6.7%

Demographics (2017)

Unemployment rate (April 2017):	3.6%
County rank* in California (58 counties):	10th
Working age (16-64) population:	64.8%
Population with B.A. or higher:	39.4%
Median home selling price (2016):	$511,000
Median household income:	$85,674

Quality of Life

Violent crime rate (2015):	250 per 100,000 persons
County rank* in California (58 counties):	14th
Average commute time to work (2017):	38 minutes
High School drop out rate (2016):	5.0%
Households at/below poverty line (2017):	7.6%

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

Del Norte County Economic Forecast

Del Norte County is located in the northwestern corner of California. The closest city with more than 100,000 residents is Eugene, Oregon, which lies 225 miles to the north. Del Norte County has a population of 27,000 people and a total of 8,200 wage and salary jobs. The per capita income is $34,806 and the average salary per worker is $50,787.

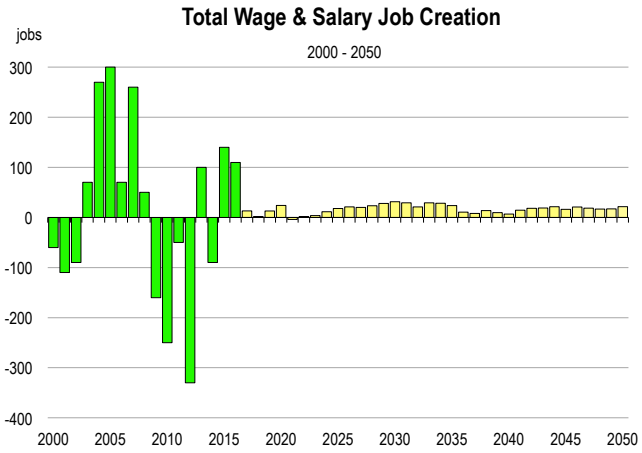
The public sector is the largest employer in the county, accounting for almost half of all wage and salary jobs. Pelican Bay State Penitentiary, located in Crescent City, is one of the largest entities, employing more than 1,000 people and housing approximately 2,000 inmates.

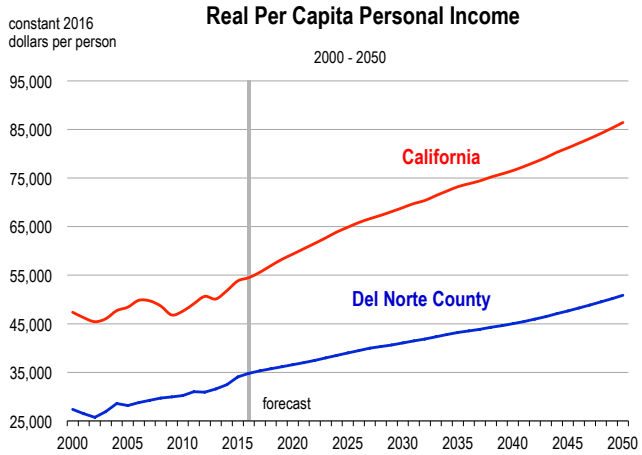
In 2016, a total of 110 total wage and salary jobs were gained in Del Norte County. This represents an increase of 1.4 percent, and is only the third year of gains since 2009. The unemployment rate improved during the course of the year, falling from 8.6 percent in 2015 to 7.5 percent in 2016.

During 2016, the largest employment gains were observed in leisure services (+40 jobs), manufacturing (+20 jobs), trade, transportation, and utilities (+20 jobs), and professional services (+20 jobs). The largest losses occurred in financial activities (-10 jobs).

The population of Del Norte County declined at an annual average rate of 0.8 percent between 2011 and 2016. Net migration was sharply negative, with an average of 290 net migrants leaving the county each year. Due to an ageing population, the natural increase (new births) was very low, adding only 30 residents to the population each year.

The Del Norte County economy is at serious risk of stagnation. Job growth is expected to be very slow over the forecast period, housing production will be minimal, and inflation-adjusted salaries are not expected to increase from current levels.





Forecast Highlights

- Total wage and salary employment is expected to increase by 0.2 percent in 2017. Over the entire 2017–2022 period, growth will average 0.1 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Del Norte County, inflation-adjusted salaries are expected to grow very slowly, rising by an average of 0.1 percent per year over the 2017-2022 period.

- Between 2017 and 2022, the Del Norte County labor market will generate approximately 40 new jobs. The largest gains will be in government (+40 jobs) and healthcare and education (+20 jobs). Declines will be observed in agriculture (-10 jobs), manufacturing (-10 jobs), and information (-10 jobs).

- Over the forecast period, the size of the population is not expected to change significantly. The natural increase (new births) will add approximately 30 people to the population each year, while an average of approximately 25 net migrants will leave the county each year.

- Real per capita income is expected to rise by 1.5 percent in 2017. From 2017 to 2022, the growth rate of real per capita income will average 1.1 percent per year.

- Total taxable sales, adjusted for inflation, are forecast to grow at an average annual rate of 1.6 percent between 2017 and 2022.

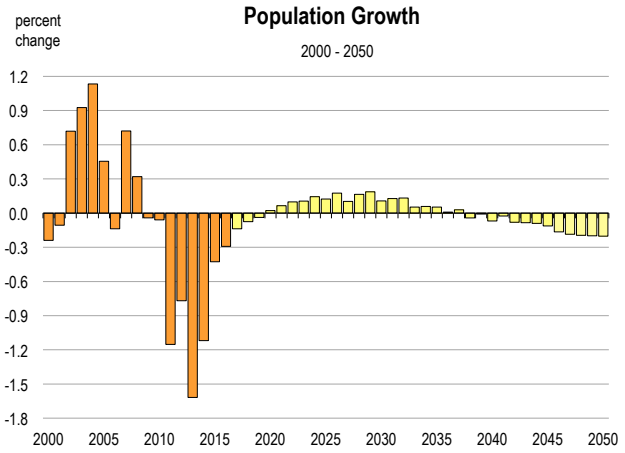
- Industrial production is expected to increase by 5.5 percent in 2017. Over the following five years, the level of industrial production will remain largely unchanged.

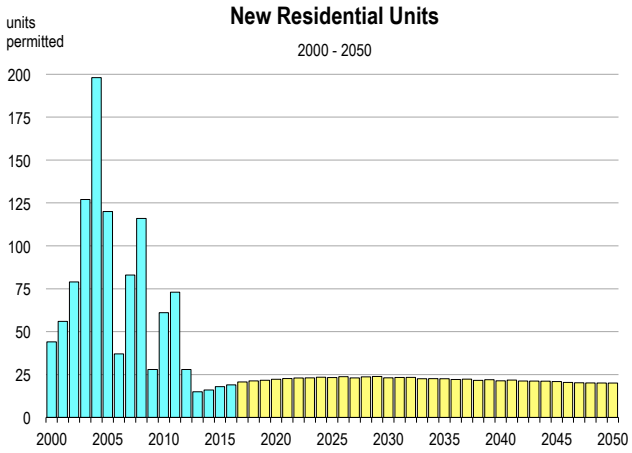
- Total crop production will increase by an average of 0.3 percent per year between 2017 and 2022. Cattle products account for the principal agricultural commodity in the county.

Del Norte County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	28,542	-126	27.4	9.9	61	$204.3	$0.77	$30,241	1.3	41.4	23.3	13.2
2011	28,213	-375	26.8	9.9	73	$211.8	$0.80	$31,018	2.7	46.0	23.2	13.3
2012	27,996	-261	26.2	9.9	28	$226.5	$0.81	$30,911	2.7	43.1	16.0	13.5
2013	27,543	-516	26.5	9.8	15	$234.7	$0.82	$31,572	2.3	44.6	18.9	11.8
2014	27,235	-370	26.1	9.8	16	$240.5	$0.85	$32,461	2.8	46.3	17.2	10.1
2015	27,119	-161	27.2	9.7	18	$240.3	$0.90	$34,054	2.6	47.9	20.1	8.6
2016	27,040	-134	28.0	9.7	19	$245.8	$0.94	$34,806	3.0	49.1	25.2	7.5
2017	27,003	-65	28.0	9.8	21	$257.1	$0.98	$35,314	3.1	49.3	26.6	6.8
2018	26,983	-52	28.0	9.8	21	$269.2	$1.02	$35,752	3.0	49.4	27.1	6.5
2019	26,972	-41	28.0	9.8	22	$282.1	$1.06	$36,154	2.6	49.6	26.6	6.2
2020	26,978	-24	28.0	9.8	22	$294.8	$1.10	$36,579	3.1	49.7	26.5	6.2
2021	26,996	-11	28.0	9.8	23	$307.1	$1.15	$36,979	3.0	49.8	26.1	6.3
2022	27,022	0	28.0	9.9	23	$318.8	$1.20	$37,451	3.0	50.0	26.5	6.4
2023	27,051	4	28.0	9.9	23	$330.5	$1.25	$37,967	3.0	50.1	26.7	6.6
2024	27,090	16	28.1	9.9	23	$342.0	$1.30	$38,494	2.9	50.2	27.5	6.7
2025	27,123	13	28.1	9.9	23	$353.4	$1.35	$39,015	2.9	50.4	27.8	6.8
2026	27,171	28	28.2	10.0	24	$364.1	$1.40	$39,490	2.8	50.5	28.2	6.8
2027	27,199	11	28.2	10.0	23	$374.5	$1.44	$39,959	2.9	50.6	28.6	6.8
2028	27,244	29	28.3	10.0	24	$385.2	$1.49	$40,289	2.7	50.8	29.7	6.8
2029	27,295	38	28.3	10.0	24	$395.4	$1.55	$40,650	2.5	50.9	30.5	6.7
2030	27,324	19	28.4	10.0	23	$405.9	$1.60	$41,056	2.4	51.0	32.1	6.7
2031	27,359	27	28.5	10.1	23	$417.1	$1.65	$41,474	2.3	51.2	33.0	6.7
2032	27,395	29	28.5	10.1	23	$429.4	$1.70	$41,826	2.5	51.3	34.0	6.7
2033	27,410	9	28.6	10.1	23	$440.6	$1.76	$42,314	2.1	51.4	34.6	6.6
2034	27,426	11	28.6	10.1	23	$452.5	$1.81	$42,767	2.3	51.6	36.1	6.6
2035	27,440	11	28.7	10.1	23	$464.6	$1.87	$43,204	2.4	51.7	36.9	6.6
2036	27,443	-1	28.7	10.2	22	$477.8	$1.94	$43,548	2.8	51.8	37.0	6.6
2037	27,450	7	28.7	10.2	22	$491.1	$2.01	$43,866	2.9	52.0	36.4	6.6
2038	27,439	-12	28.7	10.2	22	$503.8	$2.07	$44,273	2.7	52.1	37.6	6.6
2039	27,438	0	28.8	10.2	22	$517.2	$2.15	$44,619	2.9	52.2	38.1	6.6
2040	27,419	-17	28.8	10.2	21	$530.2	$2.22	$45,011	2.8	52.4	37.8	6.6
2041	27,412	-6	28.8	10.3	22	$542.6	$2.30	$45,451	2.6	52.5	37.6	6.6
2042	27,390	-21	28.8	10.3	21	$554.8	$2.37	$45,948	2.5	52.6	39.5	6.5
2043	27,367	-23	28.8	10.3	21	$566.8	$2.45	$46,478	2.4	52.8	40.5	6.5
2044	27,342	-25	28.9	10.3	21	$578.1	$2.53	$47,070	2.2	52.9	40.6	6.5
2045	27,311	-32	28.9	10.3	21	$590.3	$2.61	$47,622	2.4	53.0	40.8	6.5
2046	27,267	-46	28.9	10.4	20	$602.3	$2.70	$48,236	2.3	53.2	43.3	6.5
2047	27,216	-52	28.9	10.4	20	$614.5	$2.78	$48,864	2.3	53.3	44.7	6.5
2048	27,163	-56	28.9	10.4	20	$626.9	$2.87	$49,507	2.3	53.4	45.1	6.4
2049	27,109	-58	28.9	10.4	20	$639.6	$2.97	$50,166	2.3	53.6	45.7	6.4
2050	27,054	-60	29.0	10.4	20	$652.6	$3.07	$50,849	2.3	53.7	48.7	6.4

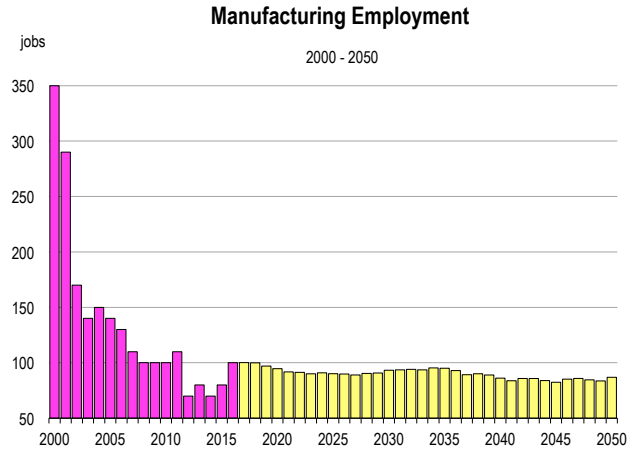


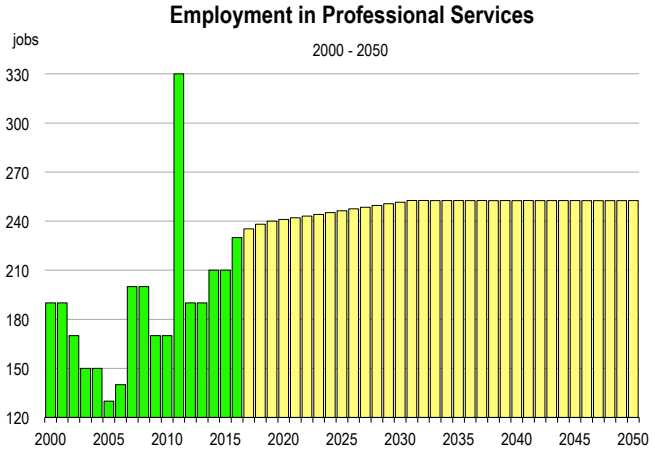


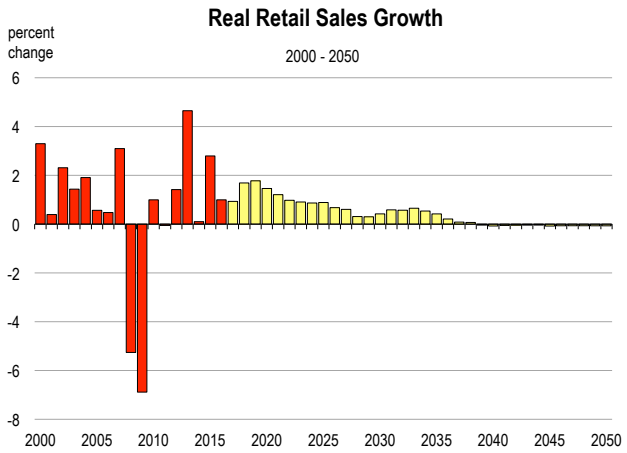
Del Norte County Employment Forecast

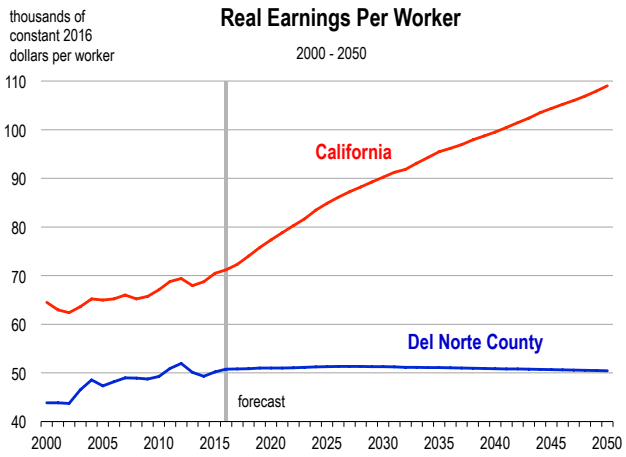
2010-2016 History, 2017-2050 Forecast

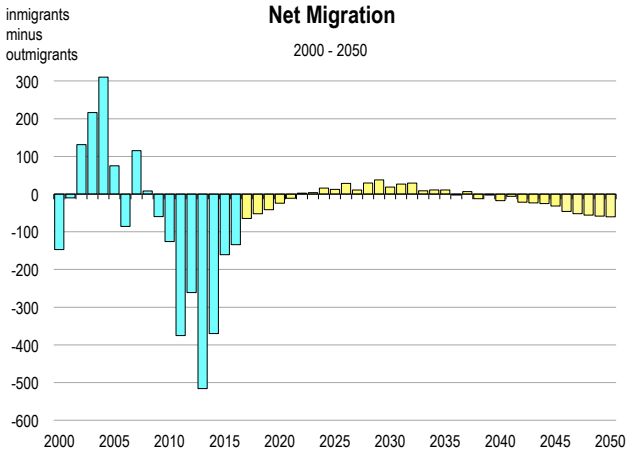
	Total Wage & Salary	Farm	Mining, Logging, & Construction	Manufac-turing	Trade, Transportation, & Utilities	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------										
2010	8.36	0.32	0.17	0.10	1.08	0.18	0.17	0.09	1.49	0.76	3.90
2011	8.31	0.28	0.15	0.11	1.11	0.18	0.33	0.09	1.39	0.73	3.83
2012	7.98	0.30	0.16	0.07	1.05	0.19	0.19	0.09	1.30	0.74	3.76
2013	8.08	0.33	0.16	0.08	1.06	0.19	0.19	0.09	1.42	0.77	3.66
2014	7.99	0.33	0.14	0.07	1.01	0.18	0.21	0.08	1.42	0.75	3.68
2015	8.13	0.31	0.15	0.08	1.01	0.19	0.21	0.08	1.40	0.76	3.84
2016	8.24	0.31	0.16	0.10	1.03	0.18	0.23	0.08	1.41	0.80	3.85
2017	8.25	0.30	0.16	0.10	1.03	0.18	0.24	0.08	1.43	0.80	3.86
2018	8.25	0.30	0.16	0.10	1.03	0.18	0.24	0.08	1.42	0.80	3.87
2019	8.27	0.30	0.16	0.10	1.03	0.18	0.24	0.08	1.43	0.80	3.88
2020	8.29	0.29	0.16	0.09	1.03	0.18	0.24	0.07	1.43	0.81	3.91
2021	8.29	0.29	0.16	0.09	1.03	0.18	0.24	0.07	1.44	0.81	3.90
2022	8.29	0.29	0.16	0.09	1.03	0.18	0.24	0.07	1.44	0.81	3.89
2023	8.29	0.29	0.16	0.09	1.03	0.18	0.24	0.07	1.45	0.81	3.89
2024	8.30	0.29	0.16	0.09	1.04	0.18	0.25	0.07	1.45	0.81	3.89
2025	8.32	0.29	0.16	0.09	1.04	0.18	0.25	0.07	1.46	0.81	3.90
2026	8.34	0.29	0.16	0.09	1.04	0.18	0.25	0.07	1.46	0.81	3.91
2027	8.36	0.29	0.16	0.09	1.04	0.18	0.25	0.07	1.47	0.81	3.93
2028	8.39	0.29	0.16	0.09	1.04	0.18	0.25	0.07	1.48	0.81	3.93
2029	8.41	0.29	0.16	0.09	1.05	0.18	0.25	0.07	1.49	0.82	3.95
2030	8.45	0.29	0.16	0.09	1.05	0.18	0.25	0.07	1.50	0.82	3.96
2031	8.48	0.29	0.16	0.09	1.05	0.18	0.25	0.07	1.51	0.82	3.98
2032	8.50	0.29	0.16	0.09	1.05	0.18	0.25	0.07	1.52	0.82	3.98
2033	8.53	0.29	0.16	0.09	1.05	0.18	0.25	0.07	1.53	0.82	4.00
2034	8.55	0.29	0.16	0.10	1.05	0.18	0.25	0.07	1.54	0.82	4.02
2035	8.58	0.29	0.16	0.10	1.05	0.18	0.25	0.07	1.55	0.82	4.03
2036	8.59	0.29	0.16	0.09	1.05	0.18	0.25	0.07	1.56	0.82	4.04
2037	8.60	0.29	0.16	0.09	1.05	0.18	0.25	0.07	1.57	0.82	4.04
2038	8.61	0.29	0.16	0.09	1.04	0.18	0.25	0.07	1.58	0.83	4.05
2039	8.62	0.29	0.16	0.09	1.04	0.18	0.25	0.07	1.59	0.83	4.05
2040	8.63	0.29	0.16	0.09	1.04	0.18	0.25	0.07	1.60	0.83	4.05
2041	8.64	0.29	0.16	0.08	1.03	0.18	0.25	0.07	1.60	0.83	4.06
2042	8.66	0.29	0.16	0.09	1.03	0.18	0.25	0.07	1.61	0.83	4.07
2043	8.68	0.29	0.16	0.09	1.03	0.18	0.25	0.07	1.62	0.83	4.09
2044	8.70	0.29	0.16	0.08	1.02	0.18	0.25	0.07	1.63	0.83	4.11
2045	8.72	0.29	0.16	0.08	1.02	0.18	0.25	0.07	1.63	0.83	4.12
2046	8.74	0.29	0.16	0.09	1.01	0.18	0.25	0.07	1.64	0.83	4.13
2047	8.75	0.29	0.15	0.09	1.00	0.18	0.25	0.07	1.65	0.84	4.15
2048	8.77	0.29	0.15	0.08	1.00	0.18	0.25	0.07	1.65	0.84	4.17
2049	8.79	0.29	0.15	0.08	0.99	0.18	0.25	0.07	1.66	0.84	4.18
2050	8.81	0.29	0.15	0.09	0.99	0.18	0.25	0.07	1.67	0.84	4.20

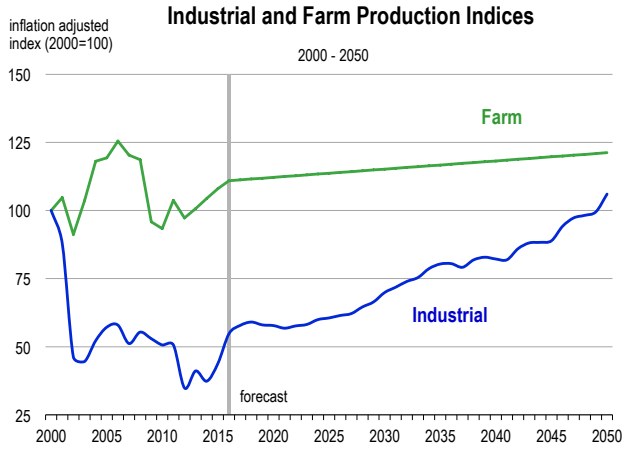












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	7.3%
Expected job growth:	0.4%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	6.1%
Expected population growth:	0.1%
Net migration to account for:	0%
Expected growth in number of vehicles:	0.3%

Demographics (2017)

Unemployment rate (April 2017):	6.6%
County rank* in California (58 counties):	38th
Working age (16-64) population:	64.1%
Population with B.A. degree or higher:	15.6%
Median home selling price (2016):	$186,500
Median household income:	$42,200

Quality of Life

Violent crime rate (2015):	607 per 100,000 persons
County rank* in California (58 counties):	54th
Average commute time to work (2017):	15 minutes
High School drop out rate (2016):	17.0%
Households at/below poverty line (2017):	17.1%

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

El Dorado County Economic Forecast

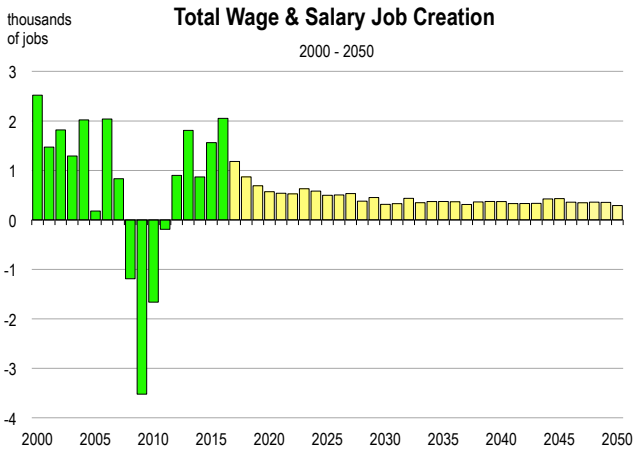
El Dorado County is home to the town of Coloma, where the first discoveries of gold sparked the California gold rush. It is part of the greater Sacramento Valley, and shares its eastern border with the state of Nevada. It is also home to a portion of Lake Tahoe, one of the most popular recreational destinations in the state. As a result, leisure and hospitality is one of the county's largest industries, accounting for 17 percent of total wage and salary employment.

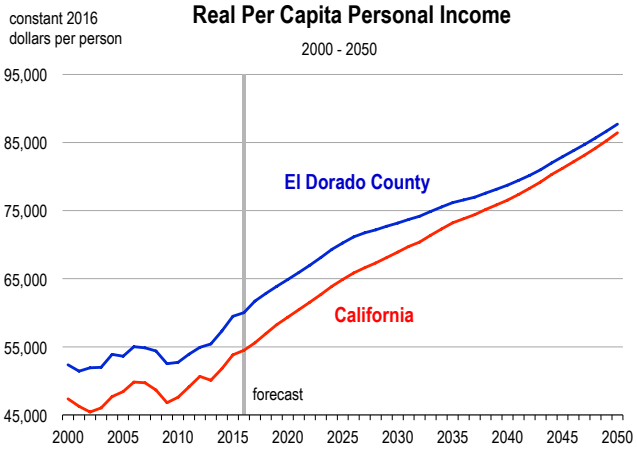
El Dorado County has a population of 184,200 people and approximately 54,600 wage and salary jobs. The per capita income is $60,010 and the average salary per worker is $55,721.

Employment across Northern California increased by 3.2 percent in 2016, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 3.4 percent. In El Dorado County, 2,100 wage and salary jobs were gained, representing a growth rate of 3.9 percent. The unemployment rate improved during the year, falling from 5.7 percent in 2015 to 5.1 percent in 2016.

During 2016, the largest job gains were observed in professional and business services (+360 jobs), government (+330 jobs), healthcare and education (+320 jobs), and construction (+310 jobs). Meaningful losses were not observed in any major sector.

Over the 2011-2016 period, the El Dorado County population increased at a rate of 0.4 percent per year. Net migration was relatively strong, but the natural increase (new births) was low, as and aging population lead to a low birth rate. In 2016 there were more deaths than births, the first such occurrence on record. It is expected that deaths will outnumber births over the forecast period, and that all population growth will come from in-migration.





Forecast Highlights

- Total employment is expected to increase by 2.2 percent in 2017. From 2017 to 2022, the growth rate is projected to average 1.1 percent per year.

- Average salaries are currently below the California state average, and will remain so throughout the forecast. In El Dorado County, inflation-adjusted salaries are expected to rise by an average of 2.3 percent per year between 2017 and 2022.

- Over the 2017-2022 period, employment growth will be greatest in professional and business services, leisure and hospitality, and education and healthcare. Together, these sectors will account for 69 percent of net job creation in the county.

- Over the 2017-2022 period, population growth is expected to average 0.7 percent per year.

- Between 2017 and 2022, an average of 1,500 net migrants will enter the county each year, account for all population growth in the county. The county will lose approximately 70 residents per year through the natural decrease (deaths outnumbering births), preventing population growth from increasing more quickly.

- Real per capita income is expected to rise by 2.8 percent in 2017. Between 2017 and 2022, real per capita income will increase by 1.6 percent per year.

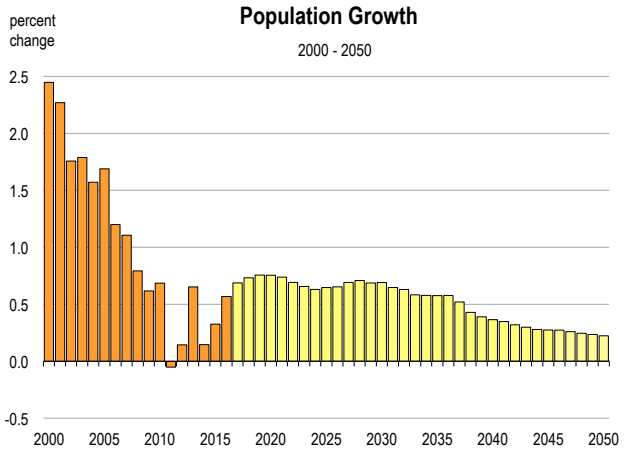
- Total taxable sales, adjusted for inflation, are projected to increase by an average of 1.4 percent per year between 2017 and 2022.

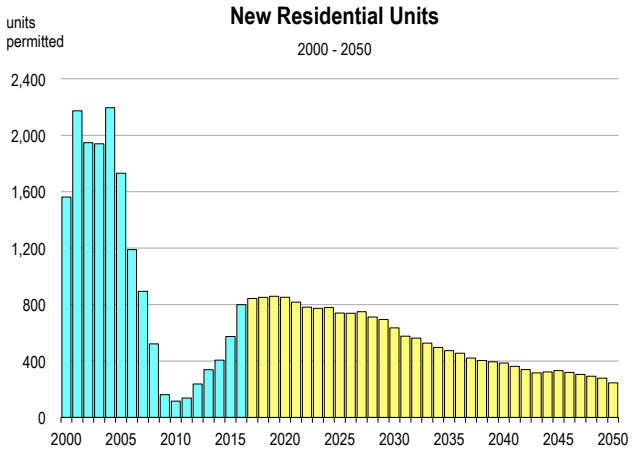
- Industrial production will increase by 6.9 percent in 2017. From 2017 to 2022, industrial production is projected to grow at an average annual rate of 1.8 percent.

El Dorado County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	180,931	863	215	70.2	115	$1.5	$8.5	$52,710	1.3	38.4	461.3	12.2
2011	180,837	-416	213	70.2	137	$1.6	$8.9	$53,906	2.7	38.7	451.3	11.7
2012	181,098	84	209	69.7	238	$1.7	$9.3	$54,933	2.7	49.4	461.1	10.2
2013	182,280	1,014	216	69.1	339	$1.8	$9.6	$55,414	2.3	48.7	514.1	8.5
2014	182,547	56	219	69.3	406	$1.9	$10.1	$57,319	2.8	50.7	532.0	7.0
2015	183,140	526	223	69.4	574	$2.0	$10.6	$59,475	2.6	50.6	699.2	5.7
2016	184,180	1,095	227	69.6	799	$2.1	$11.1	$60,010	3.0	52.0	705.8	5.1
2017	185,446	1,324	230	69.9	843	$2.2	$11.8	$61,705	3.1	51.9	754.6	4.9
2018	186,804	1,424	233	70.3	851	$2.3	$12.4	$62,850	3.0	52.1	763.2	4.6
2019	188,217	1,474	236	70.8	859	$2.4	$13.1	$63,899	2.6	52.1	776.4	4.8
2020	189,638	1,483	238	71.3	852	$2.5	$13.7	$64,892	3.1	52.1	797.1	4.9
2021	191,038	1,469	240	71.9	817	$2.6	$14.4	$65,910	3.0	52.3	807.7	4.9
2022	192,359	1,410	242	72.5	782	$2.7	$15.2	$66,965	3.0	52.7	824.3	5.0
2023	193,622	1,368	244	73.1	773	$2.8	$15.9	$68,126	3.0	53.2	843.5	4.9
2024	194,842	1,345	246	73.8	779	$3.0	$16.7	$69,310	2.9	53.7	860.6	4.8
2025	196,102	1,402	248	74.4	740	$3.1	$17.5	$70,238	2.9	54.0	877.5	4.7
2026	197,383	1,448	249	75.1	739	$3.2	$18.2	$71,136	2.8	54.1	892.7	4.6
2027	198,748	1,557	251	75.7	749	$3.3	$18.9	$71,754	2.9	54.4	911.3	4.5
2028	200,157	1,620	252	76.3	712	$3.4	$19.6	$72,182	2.7	54.6	932.5	4.5
2029	201,531	1,608	253	77.0	695	$3.6	$20.4	$72,717	2.5	54.7	954.7	4.5
2030	202,923	1,642	254	77.6	635	$3.7	$21.1	$73,184	2.4	54.8	977.0	4.5
2031	204,237	1,580	255	78.2	576	$3.8	$21.9	$73,720	2.3	54.9	999.3	4.5
2032	205,523	1,569	257	78.7	562	$4.0	$22.6	$74,183	2.5	54.8	1,022.8	4.5
2033	206,721	1,504	258	79.3	527	$4.1	$23.4	$74,889	2.1	54.8	1,047.2	4.5
2034	207,915	1,518	259	79.8	497	$4.3	$24.3	$75,541	2.3	54.7	1,071.4	4.5
2035	209,113	1,538	259	80.3	473	$4.5	$25.2	$76,175	2.4	54.5	1,096.7	4.5
2036	210,320	1,569	260	80.8	455	$4.7	$26.1	$76,586	2.8	54.3	1,122.8	4.5
2037	211,413	1,491	261	81.2	421	$4.9	$27.1	$76,974	2.9	54.0	1,150.1	4.5
2038	212,320	1,340	262	81.6	403	$5.0	$28.1	$77,589	2.7	53.7	1,177.5	4.5
2039	213,147	1,292	263	82.0	394	$5.2	$29.2	$78,138	2.9	53.3	1,205.4	4.5
2040	213,925	1,273	264	82.4	386	$5.4	$30.3	$78,743	2.8	52.9	1,234.0	4.5
2041	214,670	1,266	265	82.8	362	$5.5	$31.4	$79,432	2.6	52.5	1,263.3	4.5
2042	215,356	1,229	265	83.1	339	$5.7	$32.5	$80,190	2.5	52.0	1,292.8	4.5
2043	215,999	1,201	266	83.5	316	$5.9	$33.7	$81,013	2.4	51.4	1,323.6	4.5
2044	216,601	1,173	267	83.8	323	$6.0	$34.9	$82,017	2.2	50.7	1,355.3	4.5
2045	217,195	1,180	268	84.1	332	$6.2	$36.1	$82,907	2.4	50.0	1,387.9	4.5
2046	217,787	1,189	269	84.4	319	$6.4	$37.4	$83,803	2.3	49.3	1,421.0	4.5
2047	218,352	1,170	270	84.7	305	$6.5	$38.7	$84,710	2.3	48.5	1,454.4	4.5
2048	218,888	1,151	270	85.0	292	$6.7	$40.0	$85,673	2.3	47.7	1,488.5	4.5
2049	219,403	1,136	271	85.3	278	$6.9	$41.4	$86,684	2.3	46.9	1,523.5	4.5
2050	219,893	1,116	272	85.5	245	$7.1	$42.9	$87,702	2.3	46.2	1,559.3	4.4

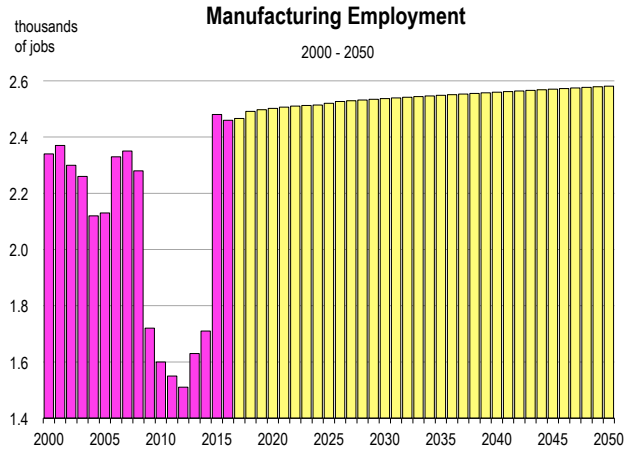


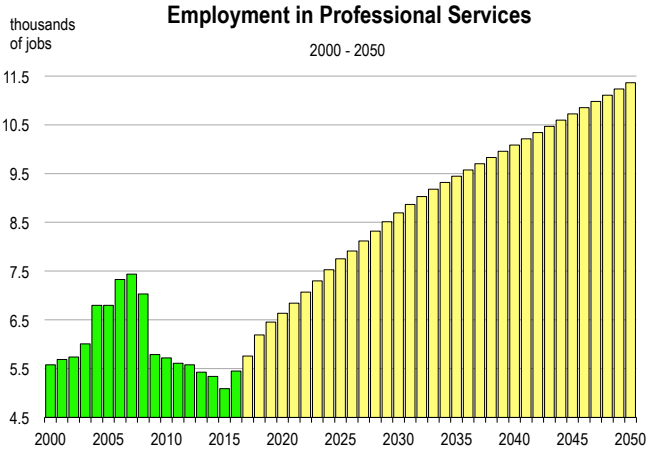


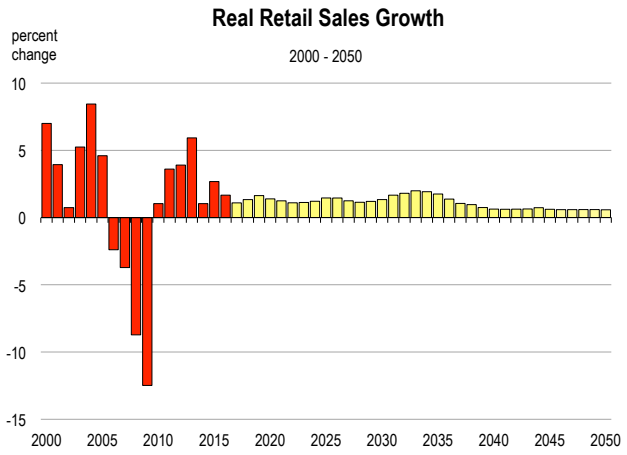
El Dorado County Employment Forecast

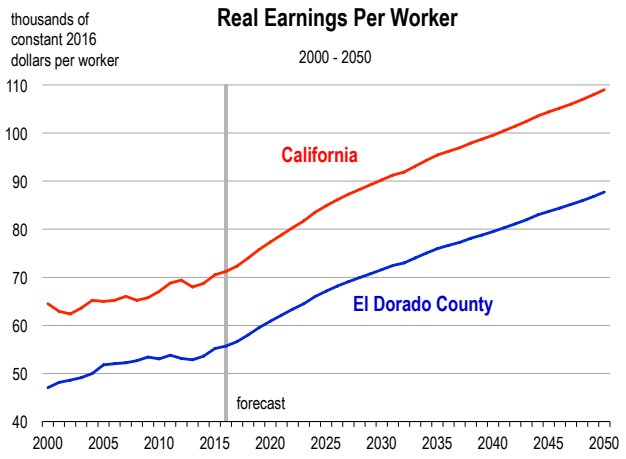
2010-2016 History, 2017-2050 Forecast

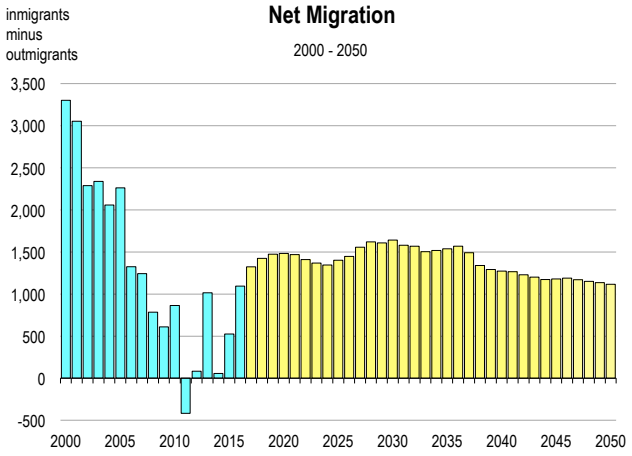
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	47.6	0.29	3.0	1.6	0.5	6.2	3.5	5.7	0.5	6.5	7.2	10.8
2011	47.4	0.29	3.0	1.6	0.5	6.3	3.5	5.6	0.4	6.7	7.4	10.5
2012	48.3	0.38	3.1	1.5	0.5	6.3	3.7	5.6	0.5	7.0	7.5	10.3
2013	50.1	0.52	3.3	1.6	0.7	6.3	3.9	5.4	0.5	7.6	8.0	10.3
2014	50.9	0.54	3.5	1.7	0.7	6.3	4.0	5.3	0.5	7.6	8.4	10.5
2015	52.5	0.52	3.7	2.5	0.7	6.4	4.2	5.1	0.5	7.5	8.7	10.9
2016	54.6	0.51	4.0	2.5	0.7	6.6	4.2	5.5	0.5	7.9	9.1	11.2
2017	55.7	0.53	4.3	2.5	0.7	6.6	4.3	5.8	0.5	7.9	9.2	11.3
2018	56.6	0.53	4.4	2.5	0.8	6.7	4.3	6.2	0.5	8.0	9.3	11.4
2019	57.3	0.53	4.4	2.5	0.8	6.8	4.3	6.5	0.5	8.1	9.4	11.4
2020	57.9	0.53	4.4	2.5	0.8	6.8	4.4	6.6	0.5	8.1	9.5	11.5
2021	58.4	0.54	4.4	2.5	0.8	6.9	4.4	6.8	0.5	8.2	9.6	11.6
2022	58.9	0.54	4.3	2.5	0.8	6.9	4.4	7.1	0.5	8.3	9.8	11.6
2023	59.6	0.54	4.3	2.5	0.8	7.0	4.4	7.3	0.5	8.4	9.9	11.7
2024	60.1	0.55	4.3	2.5	0.8	7.0	4.4	7.5	0.5	8.5	10.0	11.8
2025	60.6	0.55	4.2	2.5	0.8	7.1	4.4	7.8	0.5	8.6	10.0	11.9
2026	61.1	0.55	4.2	2.5	0.8	7.1	4.4	7.9	0.5	8.7	10.0	12.0
2027	61.7	0.56	4.3	2.5	0.8	7.2	4.4	8.1	0.5	8.7	10.1	12.1
2028	62.0	0.56	4.2	2.5	0.8	7.2	4.4	8.3	0.5	8.8	10.1	12.1
2029	62.5	0.56	4.1	2.5	0.8	7.3	4.4	8.5	0.5	8.9	10.2	12.2
2030	62.8	0.56	3.9	2.5	0.8	7.3	4.4	8.7	0.5	9.0	10.3	12.2
2031	63.1	0.56	3.8	2.5	0.8	7.4	4.4	8.9	0.5	9.1	10.3	12.3
2032	63.6	0.56	3.8	2.5	0.8	7.4	4.4	9.0	0.5	9.2	10.4	12.4
2033	63.9	0.56	3.7	2.5	0.9	7.5	4.4	9.2	0.6	9.3	10.5	12.4
2034	64.3	0.56	3.6	2.5	0.9	7.5	4.4	9.3	0.6	9.3	10.6	12.5
2035	64.7	0.56	3.5	2.5	0.9	7.6	4.4	9.4	0.6	9.4	10.6	12.5
2036	65.0	0.55	3.5	2.6	0.9	7.6	4.4	9.6	0.6	9.5	10.7	12.6
2037	65.3	0.55	3.4	2.6	0.9	7.7	4.4	9.7	0.6	9.6	10.8	12.7
2038	65.7	0.55	3.3	2.6	0.9	7.7	4.4	9.8	0.6	9.7	10.9	12.7
2039	66.1	0.55	3.3	2.6	0.9	7.8	4.4	10.0	0.6	9.7	11.0	12.8
2040	66.5	0.54	3.3	2.6	0.9	7.8	4.4	10.1	0.6	9.8	11.0	12.9
2041	66.8	0.54	3.2	2.6	0.9	7.8	4.4	10.2	0.6	9.9	11.1	12.9
2042	67.1	0.53	3.1	2.6	0.9	7.9	4.4	10.3	0.6	10.0	11.2	13.0
2043	67.4	0.53	3.1	2.6	0.9	7.9	4.4	10.5	0.6	10.0	11.3	13.1
2044	67.9	0.52	3.1	2.6	0.9	8.0	4.4	10.6	0.6	10.1	11.4	13.1
2045	68.3	0.51	3.1	2.6	0.9	8.0	4.4	10.7	0.6	10.2	11.4	13.2
2046	68.7	0.51	3.1	2.6	0.9	8.0	4.4	10.9	0.6	10.3	11.5	13.2
2047	69.0	0.50	3.1	2.6	0.9	8.1	4.4	11.0	0.6	10.3	11.6	13.3
2048	69.4	0.49	3.0	2.6	0.9	8.1	4.4	11.1	0.6	10.4	11.7	13.4
2049	69.7	0.48	3.0	2.6	0.9	8.1	4.4	11.2	0.6	10.5	11.8	13.4
2050	70.0	0.48	2.9	2.6	0.9	8.2	4.4	11.4	0.6	10.6	11.9	13.5

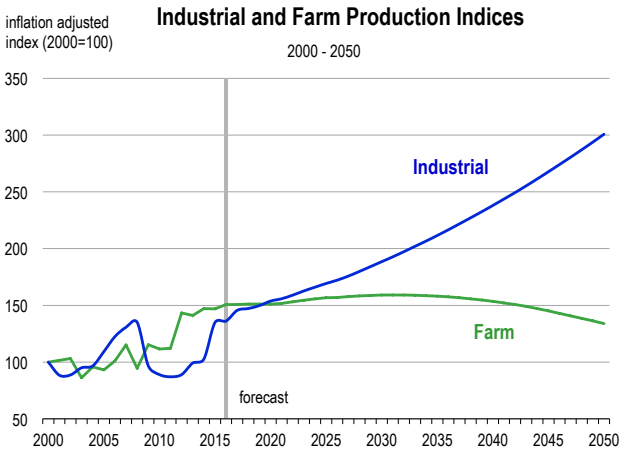












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.9%
Expected job growth:	5.7%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	12.6%
Expected population growth:	3.7%
Net migration to account for:	100%
Expected growth in number of vehicles:	5.2%

Demographics (2017)

Unemployment rate (April 2017):	4.2%
County rank* in California (58 counties):	19th
Working age (16-64) population:	63.7%
Population with B.A. or higher:	31.5%
Median home selling price (2016):	$408,000
Median household income:	$74,505

Quality of Life

Violent crime rate (2015):	159 per 100,000 persons
County rank* in California (58 counties):	1st
Average commute time to work (2017):	30 minutes
High school drop out rate (2016):	4.3%
Households at/below poverty line (2017):	7.6%

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

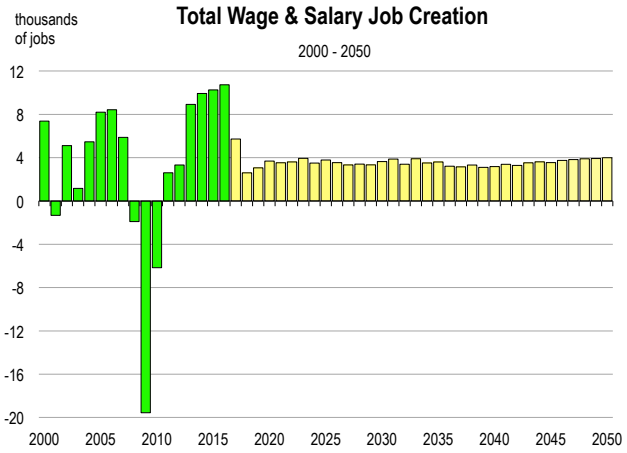
Fresno County Economic Forecast

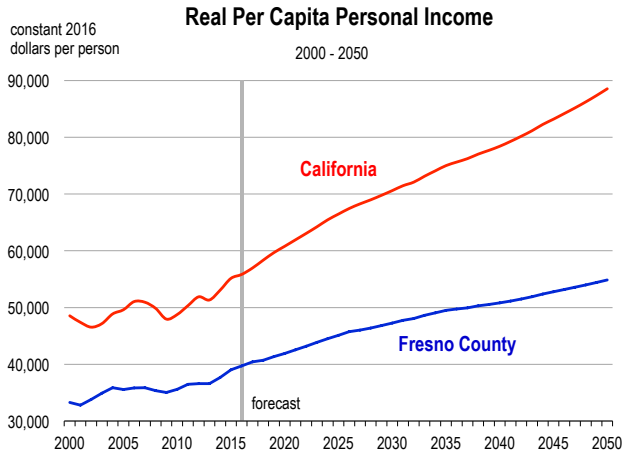
Fresno County is one of the most productive agricultural counties in the nation. In each of the last 10 years, total agricultural output has exceeded $6 billion. Almonds are the most prevalent commodity, followed by grapes, poultry, milk, and tomatoes. Fresno County, located in the San Joaquin Valley, has a population of 989,200 people and a total of 382,500 wage and salary jobs. The per capita income is $39,708 and the average salary per worker is $51,825.

In 2016, employment across Northern California increased by 3.2 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 2.9 percent. Fresno County gained 10,700 jobs, representing a growth rate of 2.9 percent. The unemployment rate improved substantially, falling from 10.2 percent in 2015 to 9.4 percent in 2016.

In 2016, the largest job gains were observed in education and healthcare (+3,800 jobs), government (+2,400 jobs), and wholesale and retail trade (+1,900 jobs). The largest declines were observed in agriculture (-250 jobs), manufacturing (-200 jobs), and information (-130 jobs).

Between 2011 and 2016, the population increased at an annual average rate of 1.0 percent. This growth was almost entirely due to the natural increase (new births), as net migration was very low.





Forecast Highlights

- Total wage and salary employment is expected to increase by 1.5 percent in 2017. Over the 2017-2022 period, growth will average 0.8 percent per year.

- Average salaries are currently below the California state average, and will remain so for the foreseeable future. In Fresno County, inflation-adjusted salaries are expected to rise by 1.4 percent per year during the 2017-2022 period.

- Between 2017 and 2022, employment growth will be led by professional services, as well as healthcare and education. Together, these sectors will account for 58 percent of net job creation in the county.

- Population growth will remain strong, but will decelerate from current levels. Over the 2017-2022 period, growth will average 0.9 percent per year.

- Net migration is expected to be positive over most of the forecast period, but will continue to be very low. Between 2017 and 2022, an average of 260 net migrants will enter the county each year.

- Real income per capita is expected to increase by 1.9 percent in 2017, and by an average of 1.3 percent per year between 2017 and 2022.

- Total taxable sales, adjusted for inflation, will rise by an average of 1.6 percent per year between 2017 and 2022.

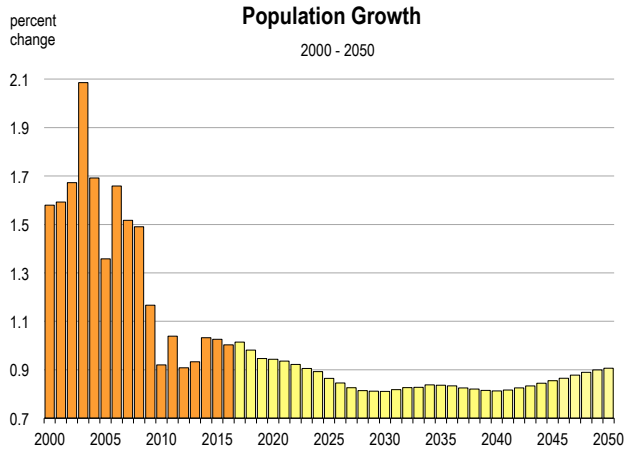
- Industrial production is projected to rise by 5.3 percent in 2017. Between 2017 and 2022, industrial production will increase at an average rate of 1.9 percent per year.

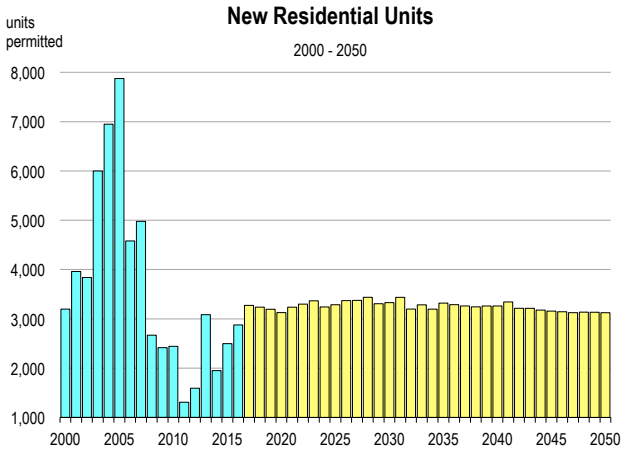
- Farm production is expected to increase by 1.3 percent per year between 2017 and 2022. The principal crops in the county are grapes and almonds.

Fresno County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	932,392	-1,980	721	289.4	2,444	$10.2	$29.5	$35,575	1.3	6.7	7.2	16.7
2011	942,076	-653	717	291.0	1,308	$11.2	$31.3	$36,482	2.7	7.5	6.9	16.5
2012	950,634	-1,137	719	293.2	1,592	$12.0	$32.4	$36,597	2.7	7.1	7.1	15.1
2013	959,506	-335	742	295.9	3,083	$12.6	$33.2	$36,577	2.3	6.8	7.2	13.2
2014	969,410	362	757	297.9	1,949	$13.3	$35.2	$37,666	2.8	7.3	7.5	11.6
2015	979,357	872	780	300.4	2,496	$14.1	$37.4	$39,023	2.6	6.8	8.0	10.2
2016	989,183	1,320	804	302.9	2,877	$14.6	$39.3	$39,708	3.0	6.9	8.1	9.4
2017	999,216	1,396	812	305.7	3,273	$15.3	$41.5	$40,441	3.1	7.0	8.5	9.2
2018	1,009,021	871	817	308.6	3,237	$15.9	$43.4	$40,686	3.0	7.1	8.6	8.8
2019	1,018,570	352	822	311.5	3,195	$16.7	$45.7	$41,327	2.6	7.2	8.7	8.9
2020	1,028,179	209	827	314.5	3,127	$17.5	$48.1	$41,920	3.1	7.3	8.9	9.0
2021	1,037,801	39	833	317.3	3,237	$18.2	$50.6	$42,536	3.0	7.4	9.1	9.0
2022	1,047,370	-165	838	320.3	3,299	$19.0	$53.3	$43,167	3.0	7.5	9.3	9.0
2023	1,056,853	-373	844	323.3	3,366	$19.8	$56.0	$43,846	3.0	7.6	9.6	8.9
2024	1,066,284	-533	850	326.3	3,241	$20.6	$58.8	$44,494	2.9	7.7	9.8	8.8
2025	1,075,502	-801	857	329.3	3,286	$21.5	$61.5	$45,094	2.9	7.8	10.0	8.6
2026	1,084,595	-957	863	332.3	3,370	$22.4	$64.3	$45,731	2.8	7.9	10.2	8.5
2027	1,093,552	-1,109	871	335.4	3,375	$23.2	$66.8	$46,026	2.9	8.0	10.5	8.4
2028	1,102,452	-1,197	878	338.4	3,437	$24.0	$69.6	$46,396	2.7	8.1	10.7	8.4
2029	1,111,400	-1,223	885	341.5	3,307	$24.9	$72.4	$46,810	2.5	8.2	11.0	8.4
2030	1,120,410	-1,230	893	344.6	3,329	$25.8	$75.3	$47,259	2.4	8.3	11.3	8.4
2031	1,129,574	-1,174	902	347.6	3,436	$26.8	$78.3	$47,740	2.3	8.4	11.6	8.3
2032	1,138,907	-1,133	911	350.7	3,199	$27.9	$81.3	$48,062	2.5	8.5	12.0	8.3
2033	1,148,332	-1,162	921	353.7	3,284	$29.0	$84.5	$48,613	2.1	8.6	12.3	8.3
2034	1,157,951	-1,028	930	356.7	3,197	$30.2	$87.8	$49,066	2.3	8.7	12.6	8.3
2035	1,167,634	-995	940	359.7	3,319	$31.4	$91.3	$49,507	2.4	8.9	13.0	8.3
2036	1,177,367	-958	950	362.7	3,288	$32.6	$94.9	$49,747	2.8	9.0	13.3	8.2
2037	1,187,080	-978	961	365.7	3,261	$33.7	$98.7	$49,957	2.9	9.1	13.7	8.2
2038	1,196,819	-941	973	368.6	3,243	$34.9	$102.6	$50,288	2.7	9.2	14.1	8.2
2039	1,206,571	-920	984	371.6	3,261	$36.1	$106.8	$50,522	2.9	9.4	14.5	8.2
2040	1,216,376	-937	994	374.6	3,261	$37.3	$111.1	$50,804	2.8	9.5	14.9	8.2
2041	1,226,306	-922	1,003	377.5	3,343	$38.5	$115.4	$51,142	2.6	9.6	15.3	8.2
2042	1,236,425	-872	1,012	380.5	3,214	$39.7	$119.9	$51,502	2.5	9.8	15.7	8.1
2043	1,246,728	-843	1,021	383.5	3,214	$41.0	$124.5	$51,909	2.4	9.9	16.2	8.1
2044	1,257,256	-783	1,029	386.4	3,178	$42.3	$129.3	$52,397	2.2	10.1	16.6	8.1
2045	1,268,003	-730	1,036	389.4	3,157	$43.6	$134.2	$52,766	2.4	10.2	17.1	8.1
2046	1,278,971	-697	1,043	392.3	3,144	$45.0	$139.3	$53,178	2.3	10.4	17.6	8.1
2047	1,290,199	-646	1,050	395.2	3,125	$46.4	$144.5	$53,578	2.3	10.5	18.1	8.0
2048	1,301,675	-597	1,057	398.1	3,136	$47.9	$150.0	$53,988	2.3	10.7	18.6	8.0
2049	1,313,382	-551	1,065	401.0	3,134	$49.4	$155.8	$54,412	2.3	10.8	19.1	8.0
2050	1,325,287	-518	1,073	403.9	3,125	$50.9	$161.8	$54,857	2.3	11.0	19.7	8.0

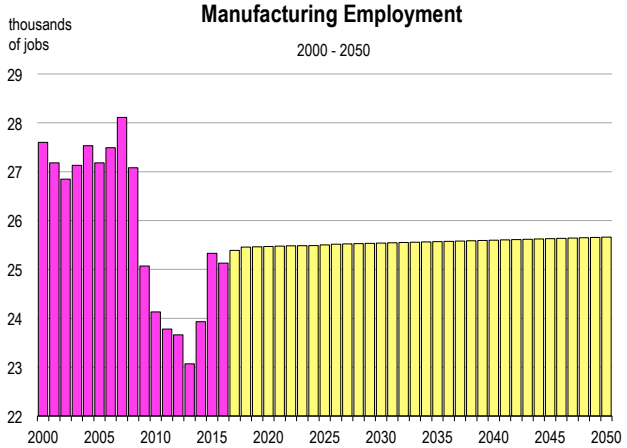


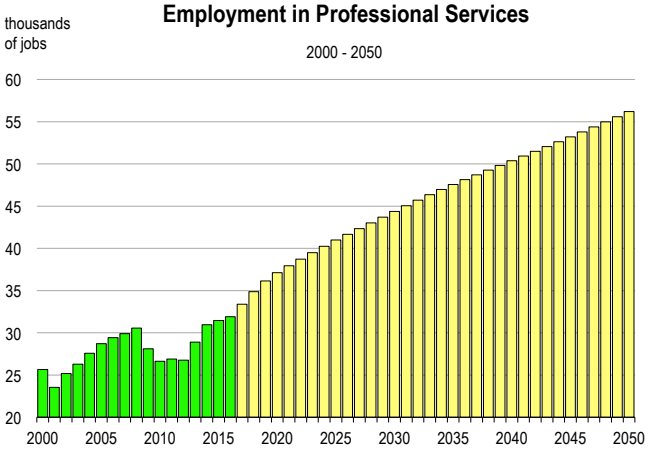


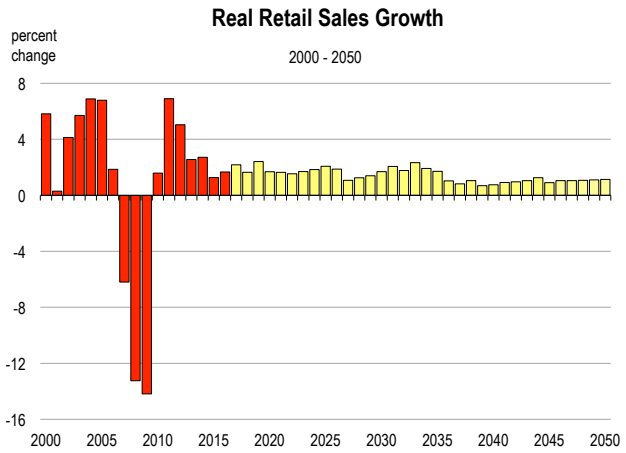
Fresno County Employment Forecast

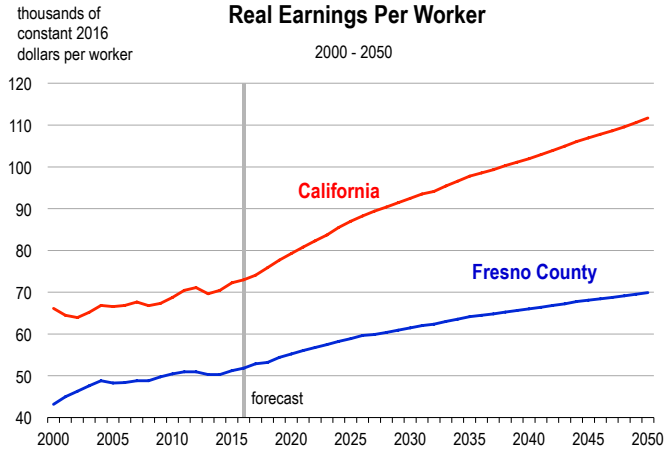
2010-2016 History, 2017-2050 Forecast

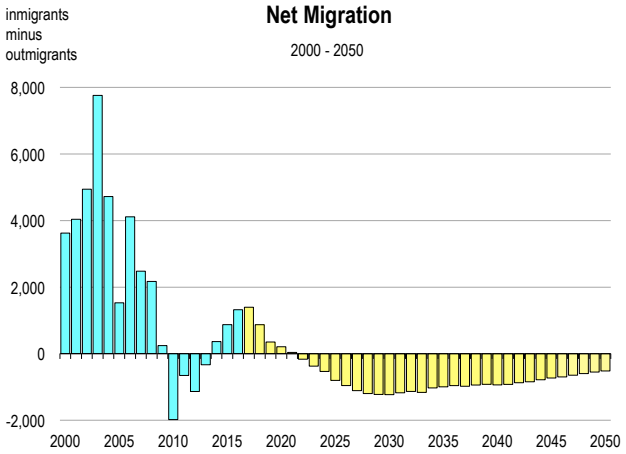
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	336.7	46.0	12.0	24.1	10.8	44.3	13.4	26.6	3.6	51.6	26.8	67.1
2011	339.3	47.9	11.5	23.8	11.4	45.9	13.0	26.9	3.5	52.1	27.1	65.7
2012	342.6	48.9	12.2	23.7	11.6	46.6	12.9	26.8	3.8	53.3	28.0	64.1
2013	351.5	49.2	13.1	23.1	12.0	48.7	12.9	28.9	3.8	55.4	29.0	64.2
2014	361.5	48.8	13.9	23.9	11.9	50.1	12.8	31.0	3.9	57.0	30.6	66.3
2015	371.7	47.3	15.0	25.3	12.3	51.2	13.0	31.5	3.9	60.4	31.4	68.7
2016	382.5	47.0	15.9	25.1	12.7	53.1	13.3	31.9	3.8	64.2	32.2	71.1
2017	388.2	46.3	16.4	25.4	12.9	53.5	13.6	33.4	3.8	65.5	32.8	72.3
2018	390.8	44.7	16.6	25.5	13.1	53.9	13.8	34.9	3.8	66.3	33.0	72.7
2019	393.9	44.0	16.4	25.5	13.4	54.4	14.0	36.1	3.8	67.2	33.4	73.0
2020	397.5	43.9	16.3	25.5	13.6	54.7	14.1	37.1	3.8	68.0	33.9	73.7
2021	401.1	43.9	16.4	25.5	13.8	55.0	14.2	37.9	3.8	68.9	34.5	74.1
2022	404.7	44.0	16.4	25.5	14.0	55.3	14.4	38.7	3.8	69.7	35.0	74.5
2023	408.6	44.0	16.7	25.5	14.3	55.7	14.6	39.5	3.9	70.7	35.6	74.9
2024	412.1	44.1	16.6	25.5	14.5	56.0	14.8	40.2	3.9	71.7	36.0	75.2
2025	415.9	44.1	16.8	25.5	14.7	56.4	15.0	41.0	3.9	72.7	36.2	75.6
2026	419.4	44.2	17.0	25.5	14.9	56.8	15.2	41.7	3.9	73.7	36.5	76.0
2027	422.8	44.2	17.1	25.5	15.2	57.0	15.4	42.3	3.9	74.7	36.7	76.5
2028	426.2	44.3	17.2	25.5	15.4	57.3	15.5	43.0	3.9	75.7	37.0	77.0
2029	429.5	44.3	17.1	25.5	15.6	57.6	15.7	43.7	4.0	76.7	37.3	77.4
2030	433.2	44.4	17.2	25.5	15.9	58.0	15.9	44.4	4.0	77.7	37.6	77.9
2031	437.0	44.4	17.3	25.5	16.1	58.5	16.1	45.1	4.0	78.8	38.0	78.5
2032	440.4	44.5	17.1	25.6	16.3	58.9	16.2	45.7	4.0	79.9	38.4	79.0
2033	444.3	44.5	17.3	25.6	16.6	59.4	16.4	46.4	4.0	80.9	38.7	79.6
2034	447.8	44.6	17.2	25.6	16.8	59.9	16.5	47.0	4.0	81.9	39.1	80.2
2035	451.4	44.6	17.4	25.6	17.1	60.3	16.7	47.6	4.0	82.8	39.5	80.7
2036	454.7	44.7	17.3	25.6	17.3	60.5	16.9	48.1	4.1	83.9	39.8	81.2
2037	457.8	44.7	17.3	25.6	17.6	60.7	17.0	48.7	4.1	84.9	40.2	81.5
2038	461.1	44.8	17.4	25.6	17.8	61.0	17.2	49.3	4.1	86.0	40.6	81.8
2039	464.2	44.9	17.4	25.6	18.1	61.2	17.4	49.8	4.1	87.1	41.0	82.1
2040	467.4	44.9	17.4	25.6	18.4	61.4	17.5	50.4	4.1	88.2	41.4	82.4
2041	470.8	45.0	17.5	25.6	18.6	61.7	17.7	50.9	4.1	89.4	41.7	82.8
2042	474.1	45.0	17.4	25.6	18.9	61.9	17.8	51.5	4.1	90.6	42.1	83.2
2043	477.6	45.1	17.5	25.6	19.2	62.2	18.0	52.1	4.2	91.8	42.5	83.6
2044	481.2	45.1	17.5	25.6	19.5	62.5	18.1	52.6	4.2	93.0	42.9	84.2
2045	484.8	45.2	17.5	25.6	19.8	62.8	18.3	53.2	4.2	94.3	43.3	84.7
2046	488.5	45.2	17.5	25.6	20.1	63.1	18.4	53.8	4.2	95.6	43.7	85.3
2047	492.3	45.3	17.5	25.6	20.4	63.4	18.6	54.4	4.2	96.9	44.1	85.9
2048	496.2	45.3	17.6	25.6	20.7	63.7	18.7	55.0	4.2	98.3	44.5	86.6
2049	500.2	45.4	17.6	25.7	21.0	64.0	18.9	55.6	4.3	99.6	44.9	87.3
2050	504.2	45.4	17.6	25.7	21.4	64.3	19.0	56.2	4.3	101.0	45.3	88.0

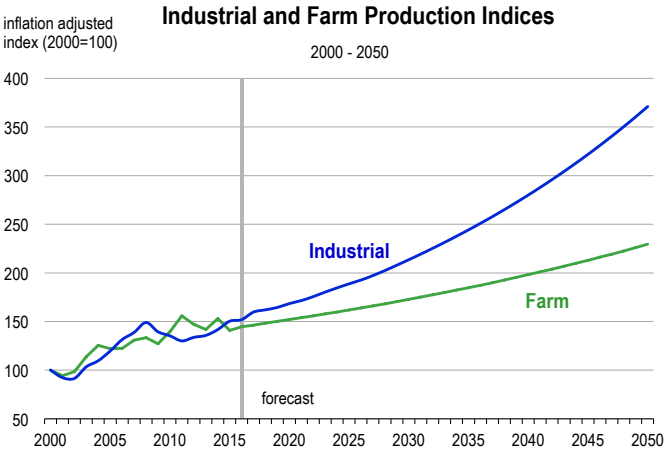












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	9.2%
Expected job growth:	4.3%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	11.9%
Expected population growth:	4.8%
Net migration to account for:	2.7%
Expected growth in number of vehicles:	3.2%

Demographics (2017)

Unemployment rate (April 2017):	8.8%
County rank* in California (58 counties):	50h
Working age (16-64) population:	62.8%
Population with B.A. or higher:	19.3%
Median home selling price (2016):	$235,000
Median household income:	$46,499

Quality of Life

Violent crime rate (2015):	513 per 100,000 persons
County rank* in California (58 counties):	45th
Average commute time to work (2017):	24 minutes
High school drop out rate (2016):	9.4%
Households at/below poverty line (2017):	22.3%

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

Glenn County Economic Forecast

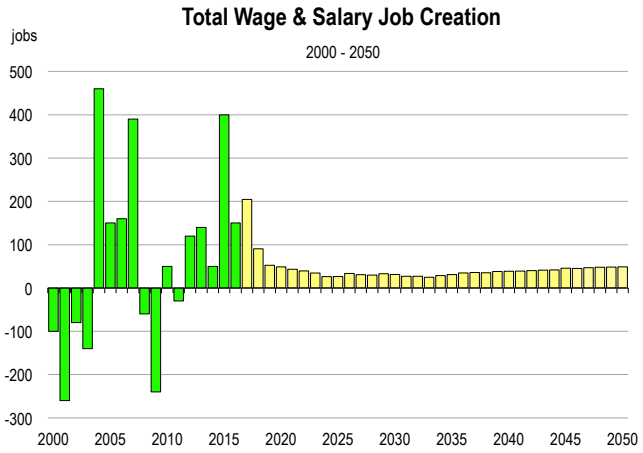
Glenn County is located in Northern California. Agriculture is a critical part of the Glenn County economy, accounting for 24 percent of total wage and salary employment. In recent years, total crop production has been valued at more than $800 million, with almonds, rice, and walnuts accounting for more than half of the total.

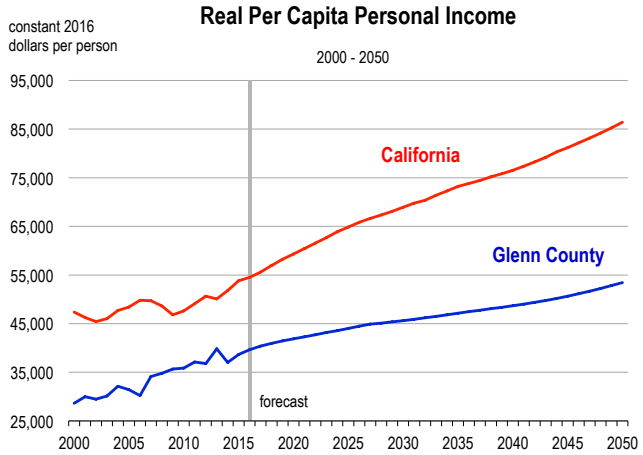
Glenn County has a population of 29,100 people and a total of 9,000 wage and salary jobs. The per capita income in Glenn County is $39,636 and the average salary per worker is $48,247.

In 2016, a total of 150 wage and salary jobs were gained in Glenn County, representing a growth rate of 1.7 percent. The agricultural sector declined by 4.0 percent, while the nonfarm sector grew by 3.7 percent. The unemployment rate improved during the year, falling from 8.7 percent in 2015 to 8.2 percent in 2016.

During 2016, the largest employment gains were observed in transportation and utilities (+80 jobs), professional and business services (+60 jobs), government (+40 jobs), and education and healthcare (+30 jobs). The largest losses occurred in agriculture (-90 jobs).

Between 2011 and 2016, the Glenn County population grew at an annual average rate of 0.5 percent. This growth was due almost entirely to the natural increase (new births), as net migration was virtually flat.





Forecast Highlights

- In 2017, growth of 2.3 percent is expected for total wage and salary employment. Between 2017 and 2022, growth is expected to average 0.6 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Glenn County, inflation-adjusted salaries are expected to rise by an average of 1.5 percent per year from 2017 to 2022.

- Between 2017 and 2022, the momentum for employment growth will be in agriculture, wholesale and retail trade, leisure and hospitality, education and healthcare, and manufacturing. Combined, these sectors will account for 80 percent of net job creation in the county.

- Population growth between 2017 and 2022 is expected to average 0.6 percent per year.

- Net migration will turn positive over the 2017-2022 forecast period. During this interval, an average of 35 net migrants will enter the county each year, accounting for 20 percent of all population growth.

- Real per capita income is forecast to increase by 1.8 percent in 2017. From 2017 to 2022, growth is expected to average 1.1 percent per year.

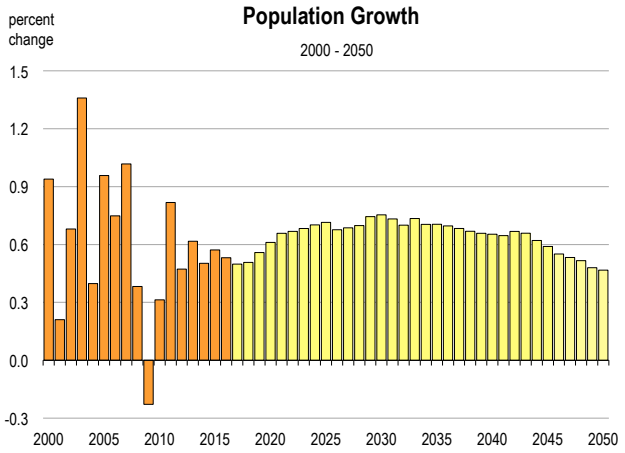
- Total taxable sales, adjusted for inflation, are forecast to rise at an annual rate of 1.6 percent between 2017 and 2022.

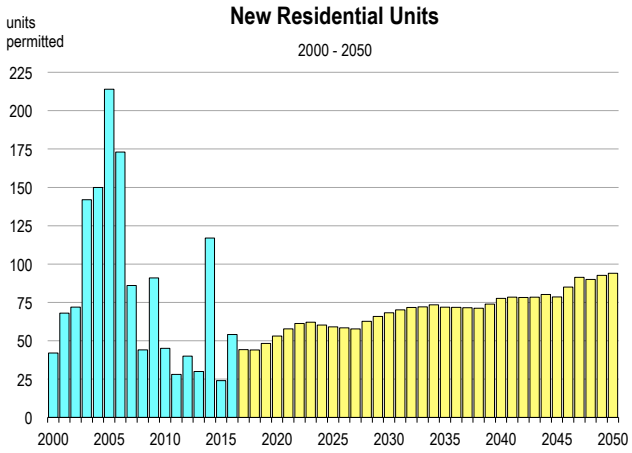
- Between 2017 and 2022, the growth rate of industrial production will average 2.3 percent per year. Total crop production is expected to increase by an average of 0.8 percent per year over the same period. The principal crops in the county are almonds, rice, and walnuts.

Glenn County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	28,144	-120	34.8	9.8	45	$277.7	$0.90	$35,878	1.3	637.1	186.0	15.4
2011	28,374	38	34.6	9.9	28	$310.9	$0.96	$37,127	2.7	670.1	182.8	15.5
2012	28,508	0	33.7	9.9	40	$326.7	$0.98	$36,792	2.7	746.3	174.2	14.2
2013	28,684	0	34.8	9.9	30	$334.1	$1.08	$39,838	2.3	837.0	183.2	12.1
2014	28,828	0	35.4	10.0	117	$354.2	$1.03	$37,022	2.8	856.3	194.1	10.7
2015	28,993	0	36.2	10.0	24	$364.8	$1.10	$38,657	2.6	877.7	214.4	8.7
2016	29,147	0	37.1	10.0	54	$390.3	$1.16	$39,636	3.0	892.4	227.5	8.2
2017	29,292	11	37.9	10.1	44	$411.1	$1.22	$40,361	3.1	899.1	236.9	7.4
2018	29,441	11	38.6	10.1	44	$430.6	$1.28	$40,959	3.0	906.9	245.2	7.0
2019	29,605	25	39.2	10.2	48	$449.8	$1.33	$41,448	2.6	914.1	249.6	6.7
2020	29,786	38	39.8	10.2	53	$469.1	$1.39	$41,854	3.1	921.4	254.7	6.8
2021	29,982	51	40.2	10.3	58	$489.3	$1.46	$42,295	3.0	928.9	259.5	7.0
2022	30,182	54	40.6	10.3	61	$509.9	$1.52	$42,733	3.0	936.5	265.1	7.1
2023	30,389	56	41.0	10.4	62	$530.7	$1.59	$43,162	3.0	944.2	271.0	7.3
2024	30,602	62	41.2	10.5	60	$551.1	$1.66	$43,575	2.9	952.0	276.5	7.5
2025	30,820	66	41.5	10.5	59	$571.5	$1.72	$44,002	2.9	960.0	282.8	7.5
2026	31,029	55	41.7	10.6	58	$592.7	$1.79	$44,479	2.8	968.1	288.9	7.6
2027	31,242	60	41.9	10.6	58	$613.7	$1.86	$44,925	2.9	976.5	296.0	7.6
2028	31,460	64	42.1	10.7	63	$634.4	$1.93	$45,105	2.7	985.0	303.0	7.6
2029	31,694	78	42.2	10.8	66	$655.2	$2.00	$45,350	2.5	993.6	310.4	7.6
2030	31,933	80	42.4	10.8	68	$676.1	$2.07	$45,616	2.4	1002.5	318.0	7.5
2031	32,167	71	42.5	10.9	70	$697.2	$2.15	$45,901	2.3	1011.5	325.8	7.5
2032	32,392	62	42.6	11.0	72	$720.3	$2.23	$46,199	2.5	1020.7	333.7	7.5
2033	32,630	73	42.7	11.0	72	$741.4	$2.30	$46,507	2.1	1030.2	341.9	7.4
2034	32,860	62	42.8	11.1	73	$764.7	$2.38	$46,833	2.3	1039.8	350.3	7.4
2035	33,092	63	42.9	11.2	72	$789.4	$2.47	$47,166	2.4	1049.6	358.9	7.4
2036	33,322	61	43.0	11.2	72	$817.7	$2.57	$47,473	2.8	1059.6	367.8	7.4
2037	33,550	60	43.1	11.3	72	$847.7	$2.67	$47,769	2.9	1069.9	376.9	7.4
2038	33,774	60	43.1	11.4	71	$877.0	$2.77	$48,077	2.7	1080.3	386.2	7.4
2039	33,996	59	43.2	11.4	74	$909.0	$2.89	$48,379	2.9	1091.0	395.8	7.4
2040	34,219	61	43.3	11.5	78	$941.3	$3.00	$48,691	2.8	1101.9	405.6	7.3
2041	34,440	64	43.4	11.6	78	$973.0	$3.11	$49,027	2.6	1113.0	415.7	7.3
2042	34,670	74	43.5	11.7	78	$1,004.8	$3.23	$49,378	2.5	1124.4	426.1	7.3
2043	34,898	73	43.6	11.7	78	$1,037.0	$3.35	$49,758	2.4	1136.0	436.8	7.3
2044	35,115	63	43.7	11.8	80	$1,068.7	$3.46	$50,193	2.2	1147.8	447.8	7.3
2045	35,322	54	43.8	11.9	79	$1,103.8	$3.59	$50,656	2.4	1159.9	459.0	7.3
2046	35,516	42	43.8	12.0	85	$1,139.2	$3.73	$51,155	2.3	1172.2	470.4	7.3
2047	35,706	37	43.9	12.1	91	$1,175.9	$3.86	$51,684	2.3	1184.8	482.2	7.3
2048	35,890	32	44.0	12.1	90	$1,213.9	$4.01	$52,237	2.3	1197.7	494.2	7.3
2049	36,062	20	44.1	12.2	93	$1,253.4	$4.16	$52,820	2.3	1210.8	506.6	7.3
2050	36,231	18	44.1	12.3	94	$1,294.3	$4.31	$53,426	2.3	1224.2	519.2	7.3

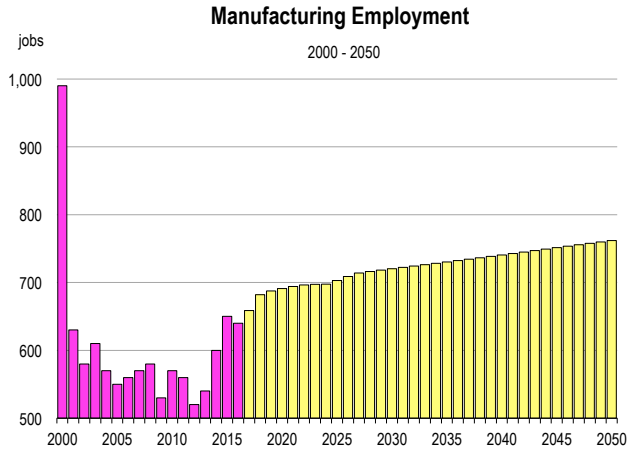


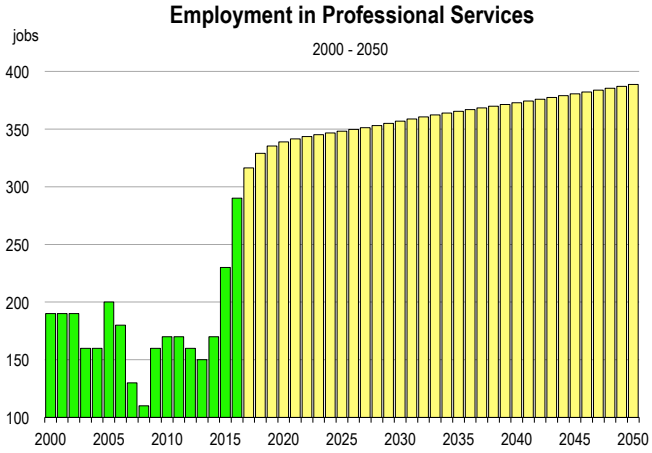


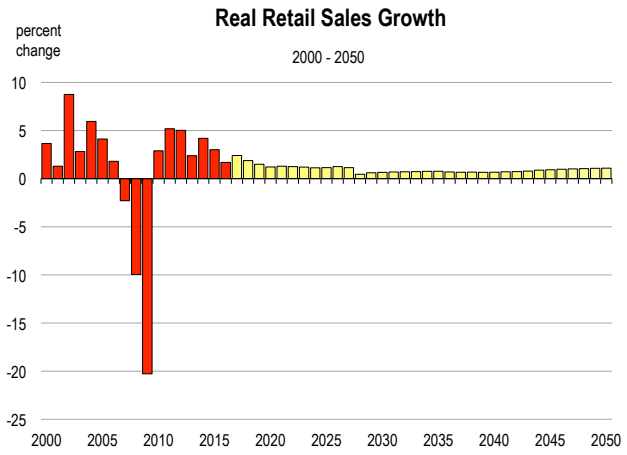
Glenn County Employment Forecast

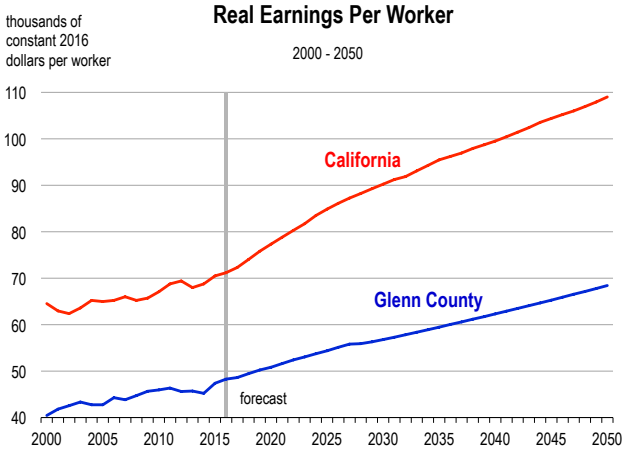
2010-2016 History, 2017-2050 Forecast

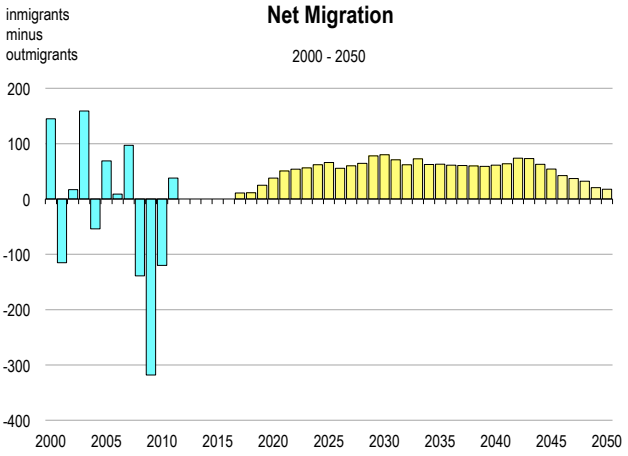
	Total Wage & Salary	Farm	Mining & Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------										
2010	8.12	1.93	0.26	0.57	0.45	0.84	0.17	0.17	0.84	0.68	2.21
2011	8.09	1.99	0.26	0.56	0.46	0.85	0.16	0.17	0.87	0.64	2.13
2012	8.21	2.10	0.23	0.52	0.45	0.94	0.14	0.16	0.93	0.66	2.08
2013	8.35	2.20	0.23	0.54	0.45	1.00	0.13	0.15	0.97	0.63	2.05
2014	8.40	2.17	0.24	0.60	0.42	1.08	0.14	0.17	0.91	0.63	2.04
2015	8.80	2.27	0.29	0.65	0.45	1.17	0.15	0.23	0.87	0.69	2.03
2016	8.95	2.18	0.29	0.64	0.53	1.19	0.16	0.29	0.90	0.70	2.07
2017	9.15	2.21	0.29	0.66	0.53	1.25	0.16	0.32	0.94	0.71	2.08
2018	9.24	2.22	0.29	0.68	0.54	1.27	0.16	0.33	0.94	0.71	2.09
2019	9.30	2.24	0.30	0.69	0.54	1.28	0.16	0.34	0.95	0.72	2.09
2020	9.35	2.25	0.30	0.69	0.54	1.29	0.17	0.34	0.96	0.73	2.09
2021	9.39	2.25	0.30	0.69	0.54	1.29	0.16	0.34	0.97	0.74	2.09
2022	9.43	2.26	0.30	0.70	0.54	1.30	0.16	0.34	0.97	0.75	2.09
2023	9.46	2.27	0.30	0.70	0.54	1.31	0.16	0.35	0.98	0.76	2.09
2024	9.49	2.27	0.30	0.70	0.54	1.31	0.16	0.35	0.99	0.77	2.09
2025	9.52	2.28	0.30	0.70	0.55	1.31	0.16	0.35	1.00	0.77	2.09
2026	9.55	2.28	0.30	0.71	0.55	1.32	0.16	0.35	1.01	0.78	2.10
2027	9.58	2.29	0.30	0.71	0.55	1.32	0.16	0.35	1.01	0.78	2.10
2028	9.61	2.30	0.30	0.72	0.55	1.32	0.17	0.35	1.03	0.78	2.10
2029	9.64	2.30	0.30	0.72	0.55	1.32	0.17	0.35	1.04	0.79	2.11
2030	9.67	2.31	0.31	0.72	0.55	1.32	0.17	0.36	1.05	0.79	2.11
2031	9.70	2.31	0.31	0.72	0.55	1.31	0.17	0.36	1.06	0.80	2.11
2032	9.73	2.32	0.31	0.72	0.55	1.31	0.17	0.36	1.07	0.81	2.12
2033	9.75	2.33	0.31	0.73	0.55	1.30	0.17	0.36	1.08	0.81	2.12
2034	9.78	2.33	0.31	0.73	0.55	1.29	0.17	0.36	1.09	0.82	2.13
2035	9.81	2.34	0.31	0.73	0.55	1.29	0.17	0.37	1.10	0.83	2.13
2036	9.85	2.35	0.31	0.73	0.55	1.29	0.17	0.37	1.11	0.83	2.14
2037	9.88	2.35	0.31	0.73	0.55	1.30	0.17	0.37	1.12	0.84	2.14
2038	9.92	2.36	0.30	0.74	0.55	1.30	0.17	0.37	1.13	0.85	2.14
2039	9.96	2.37	0.30	0.74	0.55	1.31	0.17	0.37	1.14	0.85	2.14
2040	9.99	2.38	0.30	0.74	0.56	1.32	0.17	0.37	1.15	0.86	2.14
2041	10.03	2.38	0.30	0.74	0.56	1.33	0.17	0.37	1.16	0.87	2.15
2042	10.07	2.39	0.30	0.74	0.56	1.34	0.17	0.38	1.17	0.87	2.15
2043	10.12	2.40	0.30	0.75	0.56	1.35	0.17	0.38	1.18	0.88	2.15
2044	10.16	2.41	0.30	0.75	0.56	1.35	0.17	0.38	1.19	0.89	2.16
2045	10.20	2.42	0.30	0.75	0.56	1.36	0.17	0.38	1.20	0.89	2.16
2046	10.25	2.43	0.30	0.75	0.56	1.38	0.17	0.38	1.21	0.90	2.17
2047	10.29	2.43	0.30	0.76	0.56	1.39	0.17	0.38	1.22	0.91	2.18
2048	10.34	2.44	0.30	0.76	0.56	1.40	0.17	0.39	1.23	0.91	2.18
2049	10.39	2.45	0.30	0.76	0.56	1.41	0.17	0.39	1.24	0.92	2.19
2050	10.44	2.46	0.30	0.76	0.56	1.42	0.17	0.39	1.25	0.93	2.19

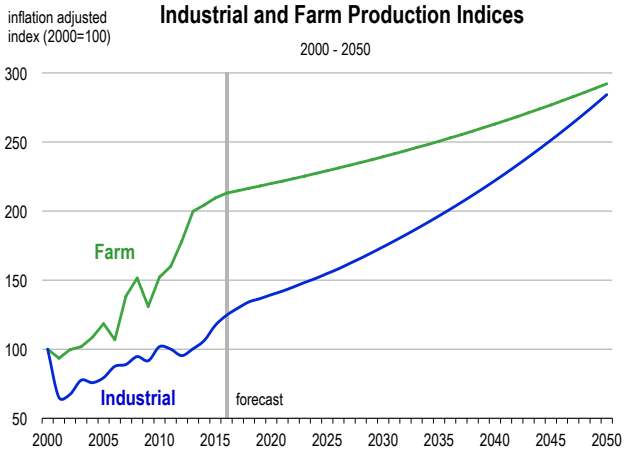












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	7.3%
Expected job growth:	3.0%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	9.1%
Expected population growth:	3.0%
Net migration to account for:	20.0%
Expected growth in number of vehicles:	7.1%

Demographics (2017)

Unemployment rate (April 2017):	7.8%
County rank* in California (58 counties):	46th
Working age (16-64) population:	61.1%
Population with B.A. or higher:	14.8%
Median home selling price (2016):	$175,000
Median household income:	$42,172

Quality of Life

Violent crime rate (2015):	359 per 100,000 persons
County rank* in California (58 counties):	27th
Average commute time to work (2017):	24 minutes
High School drop out rate (2016):	33.2%
Households at/below poverty line (2017):	15.6%

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

Humboldt County Economic Forecast

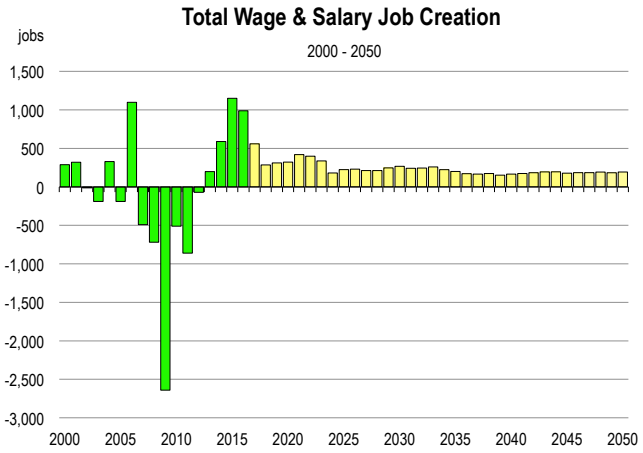
Humboldt County is located on the coast of Northern California in a densely forested and mountainous region. The county is the largest timber producer in California, and according to Humboldt State University, approximately half of all manufacturing employment is lumber-based. Humboldt County has a population of 136,100 people and a total of 51,400 wage and salary jobs. The per capita income is $43,863 and the average salary per worker is $47,981.

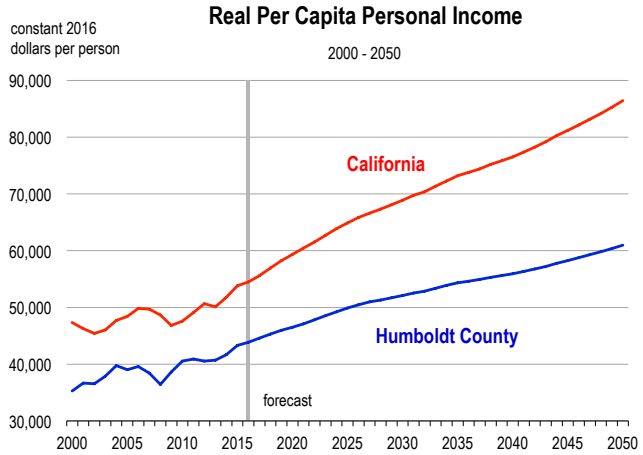
In 2016, Humboldt County gained a total of 990 wage and salary jobs, representing a growth rate of 2.0 percent. The unemployment rate improved during the year, falling from 5.6 percent in 2015 to 4.9 percent in 2016.

During 2016, most sectors were characterized by positive job growth. The largest gains were observed in leisure and hospitality (+290 jobs), wholesale and retail trade (+270 jobs), government (+270 jobs), and healthcare and education (+220 jobs). The largest employment losses were observed in transportation and utilities (-60 jobs) and information (-40 jobs).

The population in Humboldt County grew slowly between 2011 and 2016, increasing by an average of 0.1 percent per year. This growth was due entirely to the natural increase (new births), as net migration was negative.

In 2016, California voters elected to legalize the cannabis industry. When this legalization takes effect, the value of Humboldt County agricultural output will increase significantly.





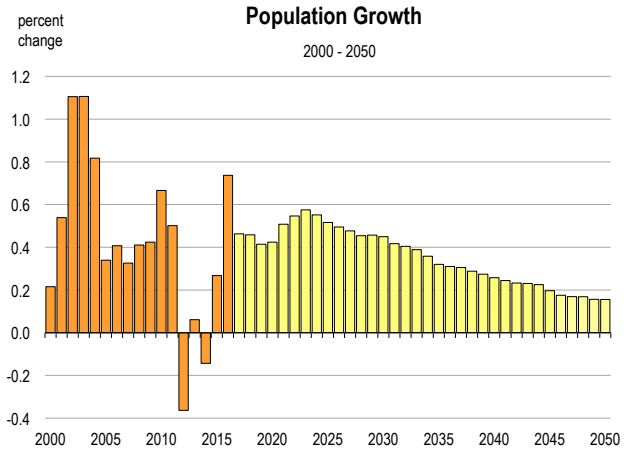
Forecast Highlights

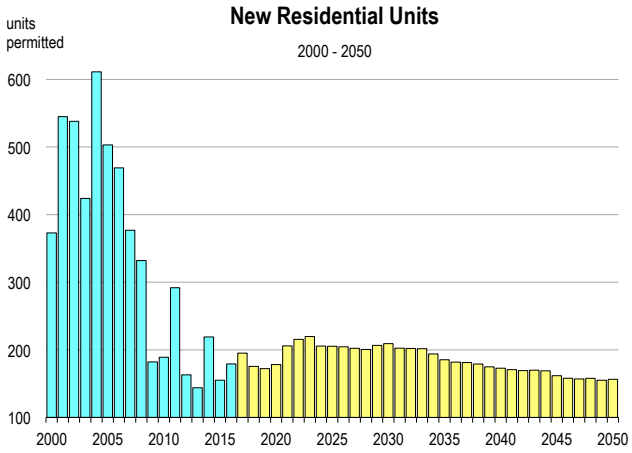
- Total wage and salary employment is expected to increase by 1.1 percent in 2017. From 2017 to 2022, total employment growth will average 0.7 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Humboldt County, inflation-adjusted salaries are expected to rise by an average of 1.3 percent per year from 2017 to 2022.
- Between 2017 and 2022, the largest job gains will be observed in agriculture, wholesale and retail trade, health and education, natural resources, and leisure services. Together, these sectors will account for 84 percent of all job gains in the county.
- The population of Humboldt County will continue to grow, but at a slow rate. Annual growth in the 2017-2022 period will average 0.5 percent per year.
- Between 2017 and 2022, an average of 530 net migrants will enter the county each year.
- Real per capita income is expected to rise by 1.4 percent per year between 2017 and 2022.
- Total taxable sales, adjusted for inflation, are forecast to rise by 0.9 percent in 2017. From 2017 to 2022, real taxable sales are expected to increase by an average of 1.1 percent per year.
- Industrial production will increase by 1.0 percent per year between 2017 and 2022.
- Between 2017 and 2022, total crop production, excluding timber, is expected to grow at an annual rate of 27.7 percent per year. These sharp increases will be the result of the legalization of the Humboldt County cannabis industry.

Humboldt County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Unemploy-ment Rate (percent)
2010	134,657	581	148.7	56.0	189	$1.70	$4.85	$40,561	1.3	155.5	2.34	10.6
2011	135,332	305	146.8	56.1	292	$1.70	$5.05	$40,910	2.7	183.3	2.43	10.6
2012	134,840	-647	144.6	56.0	163	$1.77	$5.10	$40,563	2.7	186.0	2.38	9.6
2013	134,923	-184	147.6	55.8	144	$1.87	$5.20	$40,696	2.3	208.0	2.17	8.1
2014	134,730	-384	149.9	55.8	219	$1.90	$5.41	$41,657	2.8	208.3	1.93	6.7
2015	135,090	141	153.4	55.9	155	$1.99	$5.72	$43,305	2.6	238.8	1.48	5.6
2016	136,086	805	156.4	56.0	179	$2.12	$5.97	$43,863	3.0	245.1	1.36	4.9
2017	136,716	461	157.1	56.2	195	$2.20	$6.28	$44,601	3.1	266.6	1.97	4.7
2018	137,343	479	157.9	56.4	176	$2.30	$6.59	$45,306	3.0	298.2	1.81	4.6
2019	137,912	442	158.6	56.5	172	$2.39	$6.90	$45,982	2.6	369.7	1.87	4.5
2020	138,496	477	159.4	56.7	178	$2.48	$7.21	$46,518	3.1	401.2	2.03	4.6
2021	139,200	615	160.2	56.8	206	$2.57	$7.54	$47,116	3.0	602.7	2.01	4.5
2022	139,961	694	161.1	57.0	215	$2.67	$7.90	$47,812	3.0	904.1	2.06	4.5
2023	140,766	758	162.0	57.2	220	$2.77	$8.28	$48,525	3.0	1205.6	2.14	4.5
2024	141,542	749	162.8	57.4	206	$2.87	$8.66	$49,240	2.9	1232.1	2.20	4.8
2025	142,273	722	163.5	57.6	205	$2.97	$9.03	$49,893	2.9	1258.5	2.27	4.9
2026	142,977	713	164.2	57.8	204	$3.09	$9.38	$50,445	2.8	1270.0	2.33	5.0
2027	143,659	708	164.9	58.0	202	$3.18	$9.73	$50,977	2.9	1276.4	2.39	5.1
2028	144,311	696	165.5	58.2	201	$3.29	$10.09	$51,312	2.7	1282.9	2.45	5.1
2029	144,971	718	166.2	58.4	207	$3.41	$10.44	$51,701	2.5	1289.3	2.53	5.1
2030	145,623	725	166.8	58.6	209	$3.53	$10.80	$52,106	2.4	1295.8	2.60	5.2
2031	146,230	692	167.5	58.8	202	$3.66	$11.17	$52,533	2.3	1302.3	2.68	5.2
2032	146,821	688	168.1	58.9	202	$3.81	$11.54	$52,852	2.5	1313.7	2.76	5.2
2033	147,392	677	168.7	59.1	202	$3.93	$11.93	$53,394	2.1	1315.2	2.84	5.2
2034	147,920	643	169.4	59.3	194	$4.07	$12.33	$53,883	2.3	1317.6	2.92	5.3
2035	148,394	596	170.0	59.5	185	$4.19	$12.75	$54,326	2.4	1320.1	3.00	5.3
2036	148,854	588	170.5	59.7	182	$4.32	$13.20	$54,634	2.8	1322.5	3.09	5.3
2037	149,308	587	171.1	59.8	181	$4.47	$13.67	$54,930	2.9	1325.0	3.18	5.3
2038	149,739	567	171.6	60.0	179	$4.60	$14.14	$55,300	2.7	1327.4	3.28	5.3
2039	150,149	550	172.0	60.2	175	$4.75	$14.64	$55,602	2.9	1329.9	3.38	5.3
2040	150,536	528	172.5	60.3	173	$4.89	$15.15	$55,938	2.8	1332.4	3.47	5.3
2041	150,904	509	173.0	60.5	171	$5.04	$15.66	$56,326	2.6	1334.3	3.58	5.3
2042	151,255	493	173.4	60.6	169	$5.18	$16.18	$56,758	2.5	1336.2	3.68	5.3
2043	151,604	491	173.9	60.8	170	$5.33	$16.72	$57,230	2.4	1338.0	3.79	5.3
2044	151,945	484	174.4	61.0	169	$5.46	$17.25	$57,783	2.2	1339.7	3.91	5.2
2045	152,244	444	174.9	61.1	162	$5.61	$17.81	$58,250	2.4	1341.5	4.02	5.3
2046	152,511	414	175.4	61.3	158	$5.76	$18.38	$58,762	2.3	1343.2	4.14	5.3
2047	152,769	407	175.8	61.4	157	$5.92	$18.96	$59,280	2.3	1345.0	4.26	5.3
2048	153,027	409	176.3	61.5	158	$6.07	$19.57	$59,825	2.3	1346.8	4.39	5.3
2049	153,266	394	176.8	61.7	155	$6.23	$20.20	$60,394	2.3	1348.5	4.52	5.3
2050	153,505	398	177.3	61.8	156	$6.40	$20.86	$60,991	2.3	1350.1	4.66	5.3

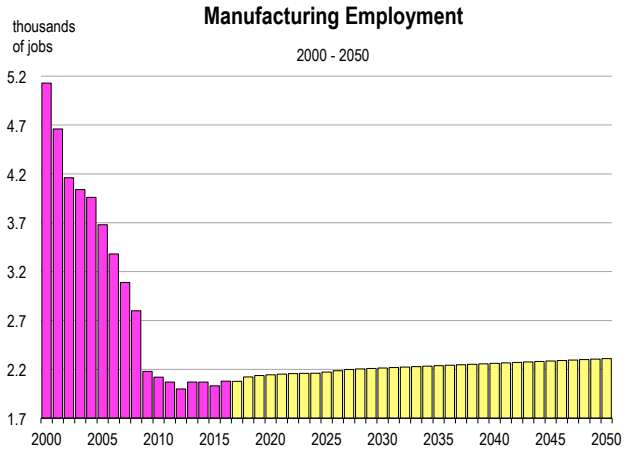


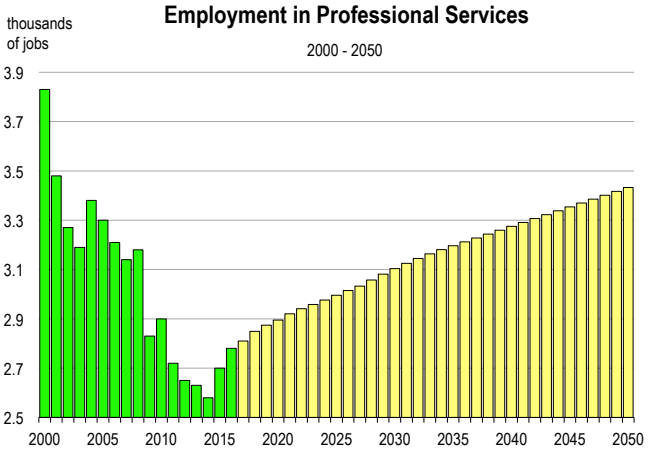


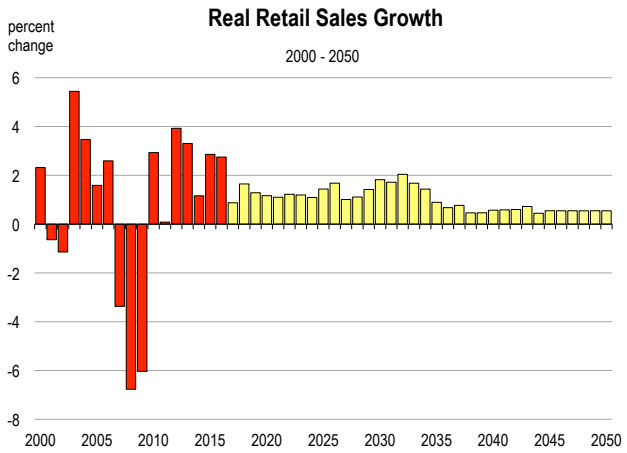
Humboldt County Employment Forecast

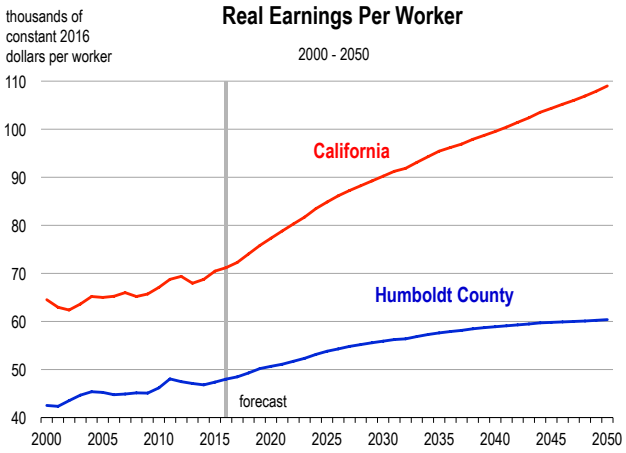
2010-2016 History, 2017-2050 Forecast

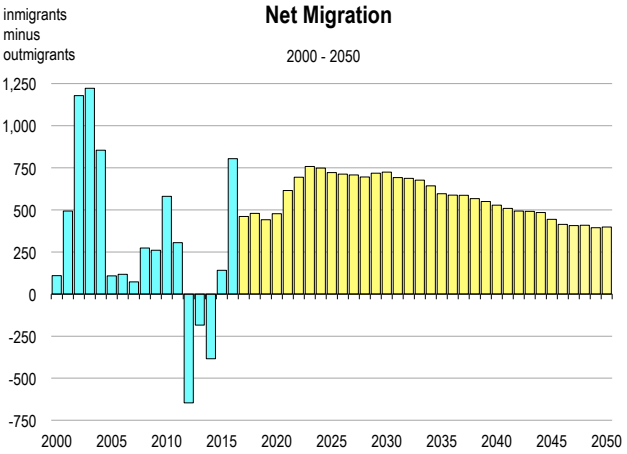
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	49.42	0.80	1.73	2.12	1.20	7.92	1.66	2.90	0.60	7.70	5.18	13.63
2011	48.56	0.86	1.75	2.07	1.16	7.76	1.62	2.72	0.59	7.57	4.99	13.47
2012	48.49	0.87	1.70	2.00	1.29	7.87	1.60	2.65	0.52	7.44	5.13	13.52
2013	48.69	0.81	1.60	2.07	1.28	7.92	1.60	2.63	0.50	7.77	5.13	13.50
2014	49.28	0.82	1.60	2.07	1.27	7.99	1.59	2.58	0.50	8.00	5.28	13.75
2015	50.43	0.87	1.75	2.03	1.23	8.15	1.63	2.70	0.50	8.11	5.57	13.94
2016	51.42	0.88	1.75	2.08	1.17	8.42	1.62	2.78	0.46	8.33	5.86	14.21
2017	51.98	0.92	1.74	2.08	1.19	8.45	1.63	2.81	0.47	8.39	5.95	14.40
2018	52.27	0.97	1.73	2.12	1.20	8.49	1.64	2.85	0.48	8.41	6.00	14.35
2019	52.58	1.08	1.73	2.14	1.22	8.53	1.64	2.87	0.48	8.45	6.07	14.32
2020	52.90	1.12	1.73	2.14	1.22	8.56	1.64	2.90	0.49	8.49	6.14	14.39
2021	53.32	1.32	1.76	2.15	1.22	8.58	1.65	2.92	0.49	8.53	6.23	14.37
2022	53.72	1.51	1.77	2.16	1.23	8.62	1.65	2.94	0.49	8.57	6.32	14.36
2023	54.06	1.65	1.77	2.16	1.23	8.65	1.65	2.96	0.49	8.62	6.41	14.35
2024	54.24	1.66	1.76	2.16	1.23	8.67	1.64	2.98	0.50	8.66	6.49	14.35
2025	54.46	1.67	1.76	2.17	1.24	8.71	1.64	3.00	0.50	8.70	6.55	14.38
2026	54.69	1.68	1.76	2.19	1.24	8.75	1.64	3.01	0.50	8.73	6.61	14.41
2027	54.90	1.68	1.75	2.20	1.24	8.78	1.64	3.03	0.50	8.77	6.67	14.45
2028	55.12	1.68	1.75	2.20	1.25	8.81	1.64	3.06	0.50	8.83	6.73	14.47
2029	55.36	1.68	1.76	2.21	1.25	8.84	1.64	3.08	0.50	8.89	6.79	14.51
2030	55.63	1.69	1.76	2.21	1.25	8.89	1.64	3.10	0.50	8.95	6.86	14.55
2031	55.87	1.69	1.75	2.22	1.26	8.93	1.63	3.13	0.50	9.01	6.92	14.59
2032	56.12	1.69	1.75	2.22	1.26	8.98	1.63	3.14	0.50	9.07	6.98	14.62
2033	56.38	1.69	1.76	2.23	1.26	9.03	1.63	3.16	0.50	9.12	7.04	14.68
2034	56.60	1.69	1.75	2.23	1.26	9.06	1.63	3.18	0.51	9.18	7.10	14.72
2035	56.80	1.69	1.74	2.24	1.27	9.09	1.63	3.20	0.51	9.23	7.15	14.76
2036	56.98	1.70	1.74	2.24	1.27	9.10	1.63	3.21	0.51	9.28	7.20	14.78
2037	57.14	1.70	1.74	2.25	1.27	9.13	1.63	3.23	0.51	9.34	7.25	14.78
2038	57.32	1.70	1.74	2.25	1.28	9.14	1.63	3.24	0.51	9.39	7.30	14.80
2039	57.47	1.70	1.73	2.26	1.28	9.15	1.63	3.26	0.51	9.45	7.35	14.81
2040	57.63	1.70	1.73	2.26	1.28	9.17	1.63	3.28	0.51	9.50	7.39	14.82
2041	57.81	1.70	1.73	2.27	1.28	9.18	1.62	3.29	0.51	9.55	7.44	14.85
2042	57.99	1.70	1.73	2.27	1.29	9.20	1.63	3.31	0.51	9.60	7.48	14.88
2043	58.19	1.70	1.73	2.28	1.29	9.22	1.63	3.32	0.51	9.66	7.52	14.92
2044	58.38	1.70	1.73	2.28	1.29	9.23	1.62	3.34	0.51	9.71	7.57	14.97
2045	58.56	1.70	1.73	2.29	1.30	9.24	1.62	3.35	0.51	9.76	7.60	15.01
2046	58.75	1.70	1.72	2.29	1.30	9.26	1.63	3.37	0.51	9.81	7.64	15.06
2047	58.93	1.70	1.72	2.30	1.30	9.27	1.62	3.39	0.51	9.86	7.68	15.10
2048	59.13	1.70	1.73	2.30	1.30	9.29	1.62	3.40	0.51	9.92	7.72	15.15
2049	59.31	1.70	1.73	2.30	1.31	9.30	1.62	3.42	0.51	9.97	7.75	15.20
2050	59.50	1.71	1.73	2.31	1.31	9.32	1.62	3.43	0.51	10.03	7.79	15.24

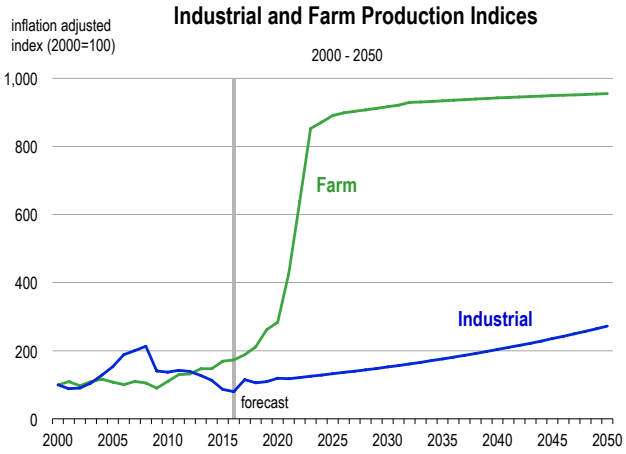












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.6%
Expected job growth:	3.3%
Fastest growing jobs sector:	Agriculture
Expected personal income growth:	9.7%
Expected population growth:	2.4%
Net migration to account for:	79.5%
Expected growth in number of vehicles:	2.6%

Demographics (2017)

Unemployment rate (April 2017):	3.9%
County rank* in California (58 counties):	14th
Working age (16-64) population:	66.0%
Population with B.A. degree or higher:	28.1%
Median home selling price (2016):	$260,000
Median household income:	$43,181

Quality of Life

Violent crime rate (2015):	380 per 100,000 persons
County rank* in California (58 counties):	30th
Average commute time to work (2017):	19 minutes
High school drop out rate (2016):	8.1%
Households at/below poverty line (2017):	13.0%

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

Imperial County Economic Forecast

Imperial County is located at the extreme southeastern edge of California, adjacent to San Diego County. It is the home of the Salton Sea, the largest lake in the state. Imperial County has a population of 187,200 people and a total of 63,700 wage and salary jobs. The income per capita is $32,722 and the average salary per worker is $48,014, both of which represent the lowest levels among all Southern California counties.

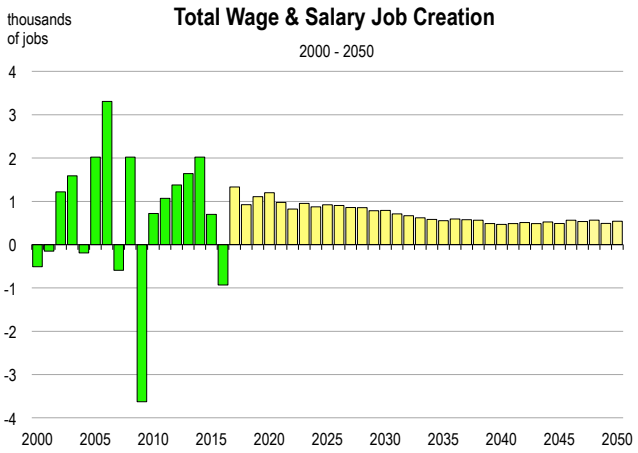
Imperial County's economy is heavily agricultural. With approximately 11,700 farm workers, the county generates $2 billion of agricultural output each year. Its most prevalent commodities are cattle, alfalfa, broccoli, and lettuce.

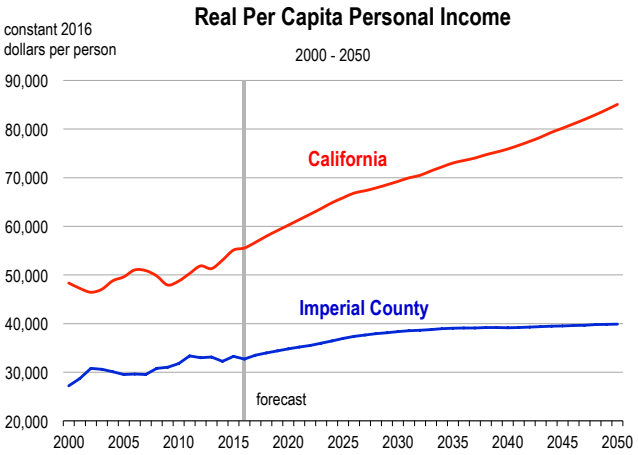
The public sector also plays a large role in the region's economy, and with 18,300 workers, it is the county's largest employment sector. A substantial number of the government jobs in Imperial County are related to the two state correctional facilities, which employ a combined total of 2,000 staff and house 7,400 inmates.

Across Southern California, employment increased by 2.6 percent in 2016. Imperial County lost 930 wage and salary jobs, representing a decline of 1.4 percent. Farm employment decreased by 10.3 percent, while non-farm employment increased by 0.8 percent. The unemployment rate improved slightly, falling from 24.0 percent in 2015 to 23.5 percent in 2016. Despite this improvement, Imperial County still has one of the highest unemployment rates in the state.

In 2016, the largest employment gains were observed in government (+390 jobs), education and healthcare (+350 jobs), and transportation and warehousing (+250 jobs). The largest losses were observed in agriculture (-1,300 jobs), construction (-750 jobs), and wholesale and retail trade (-130 jobs).

Between 2011 and 2016, the Imperial County population grew at an average rate of 1.0 percent per year. This growth was entirely due to the natural increase (new births), as net migration was negative.





Forecast Highlights

- Total employment is expected to increase by 2.1 percent in 2017. From 2017 to 2022, the growth rate will average 1.5 percent per year. Over the same period, agricultural employment will be relatively unchanged.

- Average salaries are currently well below the California state average, and will remain so over the forecast horizon. Adjusted for inflation, average salaries in Imperial County will rise by an average of 1.4 percent per year from 2017 to 2022.

- The sectors that will create the most jobs between 2017 and 2022 are education and healthcare, government, and wholesale and retail trade. Together, these industries will account for 84 percent of net job creation in the county.

- The population will grow faster than the statewide average, with countywide growth averaging 1.2 percent per year in the 2017-2022 period.

- Net migration is expected to be positive over the forecast period. Between 2017 and 2022, an average of 270 net migrants will enter the county each year.

- Real income per capita, adjusted for inflation, is projected to increase by 2.4 percent in 2017. Between 2017 and 2022, growth will average 1.2 percent per year.

- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.9 percent per year between 2017 and 2022.

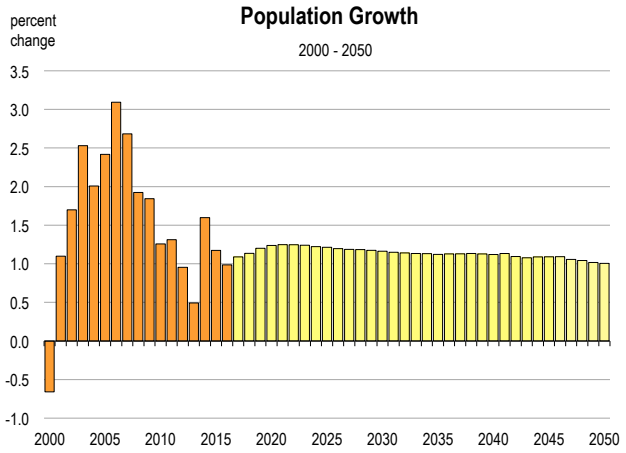
- Industrial production is expected to increase by 2.6 percent in 2017. From 2017 to 2022, the growth rate of industrial production is expected to average 3.7 percent per year.

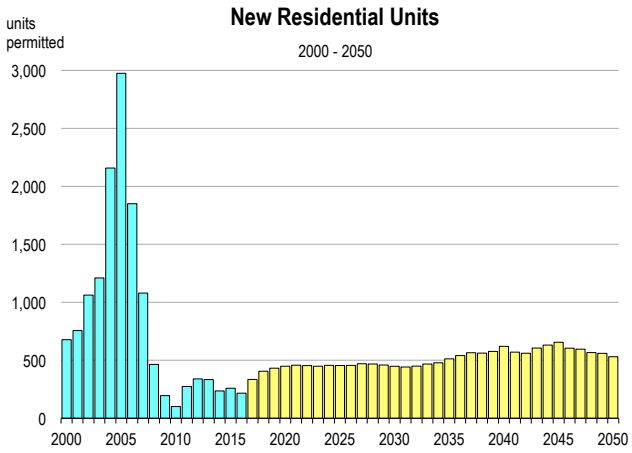
- Farm production will to increase by 0.9 percent per year between 2017 and 2022.

Imperial County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	175,418	4	155.8	49.1	102	$1.97	$5.05	$31,778	1.2	1.76	0.88	28.8
2011	177,718	172	157.3	49.2	274	$2.18	$5.51	$33,345	2.7	2.11	0.82	28.9
2012	179,414	-357	160.2	49.2	339	$2.36	$5.62	$32,983	2.0	2.05	0.87	27.4
2013	180,300	-1,142	166.4	49.3	334	$3.66	$5.73	$33,107	1.1	2.25	0.88	25.0
2014	183,179	745	171.5	49.5	236	$2.89	$5.74	$32,243	1.4	1.91	0.72	24.0
2015	185,328	-93	180.7	49.6	258	$2.65	$6.05	$33,269	0.9	1.96	0.60	24.0
2016	187,157	-213	191.6	49.8	217	$2.47	$6.12	$32,722	1.9	2.00	0.68	23.5
2017	189,196	3	195.0	50.1	335	$2.74	$6.50	$33,495	2.5	2.02	0.70	20.9
2018	191,345	98	198.0	50.5	406	$2.88	$6.84	$33,953	2.7	2.04	0.73	19.3
2019	193,643	231	201.0	50.9	432	$3.02	$7.20	$34,368	2.8	2.06	0.75	18.3
2020	196,040	314	204.1	51.3	449	$3.17	$7.59	$34,790	2.9	2.07	0.78	17.8
2021	198,486	352	207.2	51.7	458	$3.31	$7.99	$35,160	2.8	2.09	0.81	17.8
2022	200,962	365	210.0	52.2	454	$3.46	$8.41	$35,517	3.0	2.11	0.84	18.0
2023	203,455	372	213.0	52.6	449	$3.61	$8.85	$35,986	2.6	2.13	0.87	18.3
2024	205,942	356	216.0	53.1	456	$3.77	$9.30	$36,447	2.5	2.15	0.90	18.7
2025	208,442	360	218.9	53.5	455	$3.93	$9.78	$36,962	2.4	2.17	0.93	19.0
2026	210,937	351	221.7	53.9	456	$4.10	$10.23	$37,343	2.3	2.19	0.96	19.3
2027	213,440	356	224.3	54.4	470	$4.27	$10.70	$37,651	2.5	2.21	0.99	19.4
2028	215,968	379	226.9	54.9	468	$4.46	$11.19	$37,912	2.7	2.23	1.03	19.6
2029	218,505	378	229.3	55.3	459	$4.63	$11.64	$38,111	2.3	2.25	1.06	19.7
2030	221,046	378	231.7	55.8	448	$4.81	$12.10	$38,331	2.1	2.27	1.10	19.7
2031	223,587	377	233.9	56.2	442	$4.99	$12.54	$38,512	2.0	2.29	1.14	19.8
2032	226,138	382	236.0	56.6	450	$5.19	$12.98	$38,607	2.1	2.32	1.18	19.9
2033	228,702	392	238.1	57.1	468	$5.39	$13.48	$38,785	2.2	2.34	1.22	19.9
2034	231,290	414	240.1	57.5	478	$5.61	$14.00	$38,933	2.3	2.36	1.26	20.0
2035	233,885	423	242.0	58.0	513	$5.82	$14.54	$39,050	2.4	2.39	1.31	20.1
2036	236,524	459	243.8	58.5	541	$6.03	$15.06	$39,100	2.3	2.41	1.35	20.2
2037	239,195	485	245.5	59.0	565	$6.23	$15.56	$39,102	2.2	2.44	1.40	20.3
2038	241,907	522	247.2	59.6	562	$6.42	$16.10	$39,174	2.1	2.46	1.45	20.3
2039	244,635	535	248.8	60.1	577	$6.60	$16.62	$39,171	2.1	2.49	1.50	20.4
2040	247,376	544	250.3	60.7	620	$6.81	$17.20	$39,158	2.3	2.52	1.55	20.5
2041	250,180	603	251.9	61.3	570	$7.04	$17.83	$39,189	2.5	2.54	1.61	20.6
2042	252,918	546	253.4	61.8	561	$7.26	$18.49	$39,287	2.3	2.57	1.66	20.6
2043	255,645	537	255.0	62.4	606	$7.49	$19.15	$39,363	2.3	2.60	1.72	20.7
2044	258,430	597	256.6	63.0	631	$7.72	$19.84	$39,464	2.2	2.63	1.78	20.7
2045	261,248	633	258.1	63.6	655	$7.94	$20.50	$39,512	2.1	2.66	1.84	20.8
2046	264,102	667	259.7	64.2	604	$8.19	$21.23	$39,593	2.2	2.69	1.91	20.8
2047	266,893	609	261.2	64.8	596	$8.44	$21.98	$39,654	2.3	2.72	1.98	20.8
2048	269,676	603	262.8	65.4	567	$8.70	$22.77	$39,771	2.3	2.75	2.04	20.8
2049	272,420	572	264.4	66.0	560	$8.98	$23.59	$39,828	2.4	2.78	2.12	20.9
2050	275,159	570	265.9	66.5	531	$9.27	$24.46	$39,905	2.5	2.81	2.19	20.9

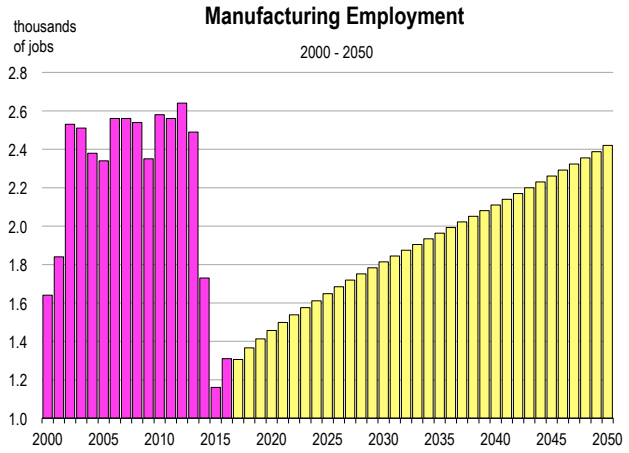


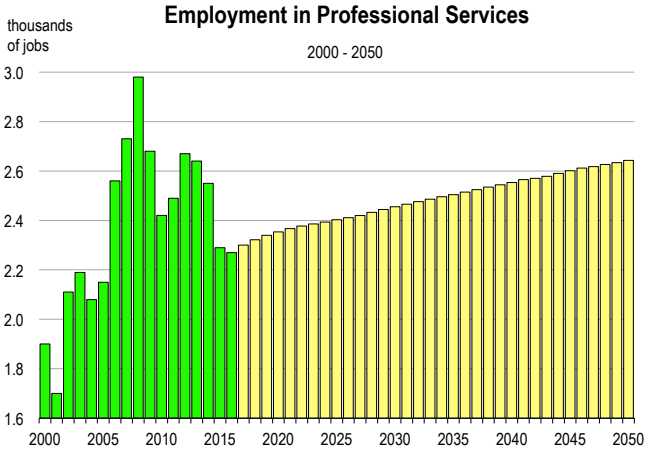


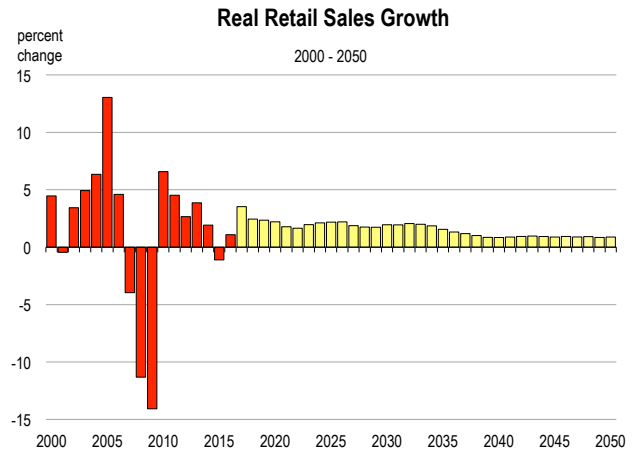
Imperial County Employment Forecast

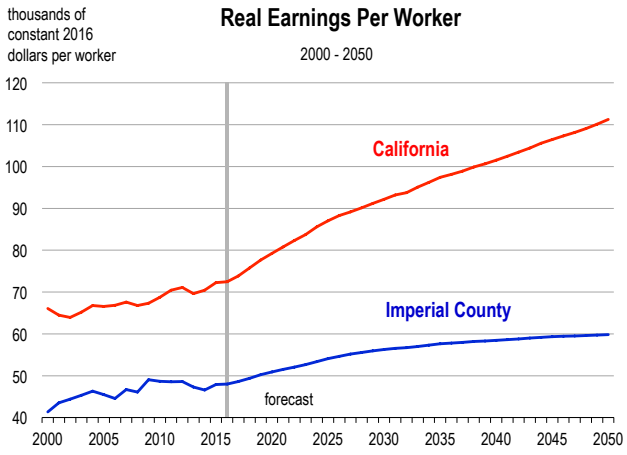
2010-2016 History, 2017-2050 Forecast

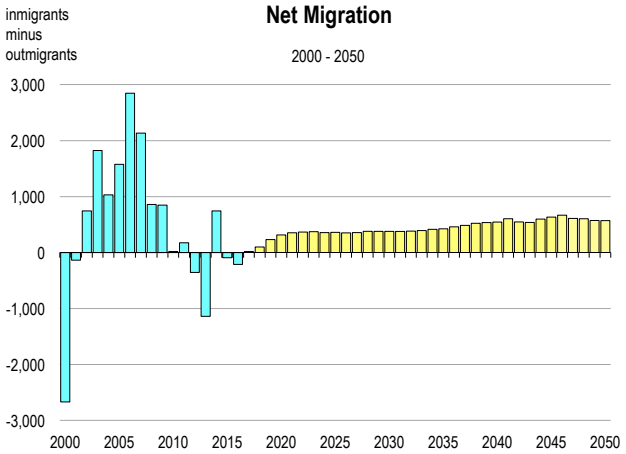
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	57.8	9.1	1.2	2.6	1.8	8.6	1.3	2.4	0.4	7.9	3.3	18.4
2011	58.9	10.4	1.4	2.6	1.8	8.7	1.3	2.5	0.4	7.6	3.4	18.1
2012	60.3	10.7	1.5	2.6	1.8	9.1	1.4	2.7	0.4	7.7	3.6	17.9
2013	61.9	10.9	2.0	2.5	2.0	9.3	1.5	2.6	0.3	8.3	3.9	17.7
2014	63.9	12.2	2.3	1.7	2.1	9.9	1.5	2.6	0.3	8.6	4.0	17.9
2015	64.6	13.1	2.6	1.2	2.1	10.0	1.5	2.3	0.3	8.8	4.2	17.9
2016	63.7	11.7	1.8	1.3	2.4	9.9	1.4	2.3	0.3	9.1	4.4	18.3
2017	65.0	11.6	1.8	1.3	2.4	10.2	1.4	2.3	0.3	9.5	4.5	18.7
2018	65.9	11.5	1.9	1.4	2.5	10.3	1.4	2.3	0.3	10.0	4.5	19.0
2019	67.0	11.5	1.9	1.4	2.5	10.4	1.4	2.3	0.3	10.4	4.5	19.4
2020	68.2	11.5	1.9	1.5	2.5	10.5	1.4	2.4	0.3	10.9	4.6	19.8
2021	69.2	11.6	1.8	1.5	2.6	10.6	1.4	2.4	0.3	11.3	4.6	20.1
2022	70.0	11.7	1.8	1.5	2.6	10.7	1.4	2.4	0.3	11.7	4.7	20.2
2023	71.0	11.7	1.8	1.6	2.6	10.8	1.4	2.4	0.3	12.1	4.7	20.5
2024	71.9	11.8	1.8	1.6	2.6	11.0	1.4	2.4	0.3	12.4	4.8	20.7
2025	72.8	11.9	1.8	1.6	2.6	11.1	1.4	2.4	0.3	12.7	4.9	20.9
2026	73.7	12.0	1.8	1.7	2.6	11.2	1.4	2.4	0.3	13.1	4.9	21.1
2027	74.5	12.0	1.8	1.7	2.6	11.3	1.4	2.4	0.3	13.4	5.0	21.4
2028	75.4	12.1	1.9	1.8	2.7	11.5	1.4	2.4	0.3	13.7	5.0	21.6
2029	76.2	12.2	1.9	1.8	2.7	11.6	1.4	2.4	0.3	13.9	5.1	21.8
2030	77.0	12.3	1.9	1.8	2.7	11.7	1.4	2.5	0.3	14.2	5.1	22.0
2031	77.7	12.4	1.9	1.8	2.7	11.8	1.4	2.5	0.3	14.4	5.1	22.1
2032	78.4	12.4	1.9	1.9	2.8	12.0	1.4	2.5	0.3	14.6	5.2	22.3
2033	79.0	12.5	1.9	1.9	2.8	12.1	1.4	2.5	0.3	14.8	5.2	22.4
2034	79.6	12.6	1.9	1.9	2.8	12.2	1.4	2.5	0.3	15.0	5.2	22.5
2035	80.1	12.7	1.9	2.0	2.8	12.3	1.4	2.5	0.3	15.1	5.2	22.6
2036	80.7	12.8	1.9	2.0	2.8	12.4	1.4	2.5	0.3	15.3	5.2	22.7
2037	81.3	12.9	1.9	2.0	2.8	12.5	1.4	2.5	0.3	15.4	5.2	22.8
2038	81.8	13.0	1.9	2.1	2.9	12.6	1.4	2.5	0.3	15.6	5.2	23.0
2039	82.3	13.1	1.9	2.1	2.9	12.7	1.4	2.5	0.3	15.7	5.3	23.0
2040	82.8	13.2	1.9	2.1	2.9	12.7	1.4	2.6	0.3	15.9	5.3	23.1
2041	83.3	13.3	1.9	2.1	2.9	12.8	1.4	2.6	0.3	16.0	5.3	23.2
2042	83.8	13.4	1.9	2.2	2.9	12.9	1.4	2.6	0.3	16.1	5.3	23.4
2043	84.3	13.5	1.9	2.2	3.0	13.0	1.4	2.6	0.3	16.2	5.3	23.5
2044	84.8	13.6	1.9	2.2	3.0	13.0	1.4	2.6	0.3	16.3	5.3	23.6
2045	85.3	13.7	1.9	2.3	3.0	13.1	1.4	2.6	0.3	16.5	5.3	23.7
2046	85.9	13.8	1.9	2.3	3.0	13.2	1.4	2.6	0.3	16.6	5.3	23.8
2047	86.4	13.9	1.9	2.3	3.0	13.3	1.4	2.6	0.3	16.7	5.3	24.0
2048	87.0	14.0	1.9	2.4	3.1	13.3	1.4	2.6	0.3	16.8	5.3	24.1
2049	87.4	14.1	1.9	2.4	3.1	13.4	1.4	2.6	0.3	16.9	5.4	24.2
2050	88.0	14.2	1.9	2.4	3.1	13.5	1.4	2.6	0.3	17.0	5.4	24.3

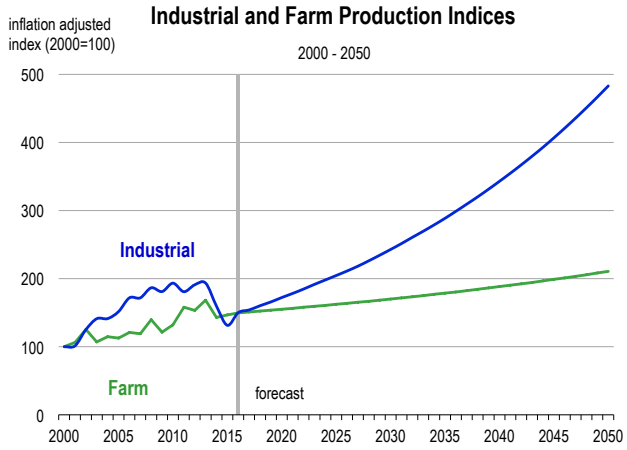












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	10.9%
Expected job growth:	7.7%
Fastest growing jobs sector:	Education and Healthcare
Expected personal income growth:	12.6%
Expected population growth:	6.2%
Net migration to account for:	11.6%
Expected growth in number of vehicles:	7.2%

Demographics (2017)

Unemployment rate (April 2017):	19.2%
County rank* in California (58 counties):	58th
Working age (16-64) population:	62.2%
Population with B.A. or higher:	14.0%
Median home selling price (2016):	$204,500
Median household income:	$42,415

Quality of Life

Violent crime rate (2015):	387 per 100,000 persons
County rank* in California (58 counties):	32nd
Average commute time to work (2017):	23 minutes
High School drop out rate (2016):	4.1%
Households at/below poverty line (2017):	20.3%

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

Inyo County Economic Forecast

Inyo County is the second largest county in California in terms of land area. However, 98 percent of this land is publicly managed by state and federal government departments. The unique geography of the county includes Mount Whitney (the highest point in the continental United States) and Death Valley (the lowest point in the Western Hemisphere).

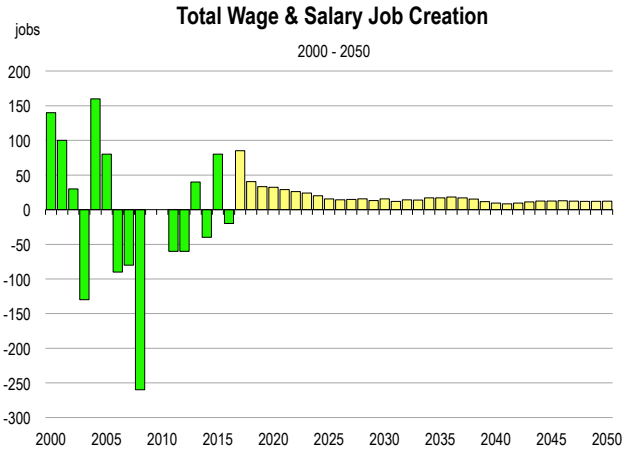
The public sector accounts for 40 percent of total employment in the county. Leisure services and retail trade are the two other largest sectors, accounting for 19 and 13 percent, respectively, of all wage and salary jobs. Death Valley National Park is the largest visitor attraction, but thousands of hikers climb Mount Whitney each year.

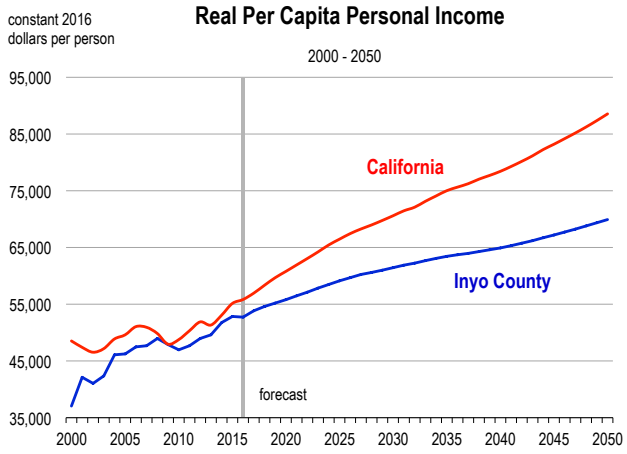
Inyo County has a population of 18,600 people and a total of 7,600 wage and salary jobs. The income per capita is $52,713 and the average salary per worker is $57,725.

In 2016, Inyo County lost 20 wage and salary jobs, representing a decline of 0.3 percent. However, the unemployment rate continued to improve, falling from 5.8 percent in 2015 to 5.2 percent in 2016.

During 2016, the only sector with meaningful job growth was leisure and hospitality (+60 jobs). Job losses were observed in construction (-80 jobs) and government (-40 jobs). In all other sectors, employment was largely unchanged.

Between 2011 and 2016, the population of Inyo County increased by 0.1 percent per year. During this period, the county gained an average of 27 residents per year through the natural increase (new births), but net migration was flat.





Forecast Highlights

- Total wage and salary employment will increase by 1.1 percent in 2017. Over the 2017-2022 period, growth is expected to average 0.4 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Inyo County, inflation-adjusted salaries are expected to rise by an average of 0.5 percent per year between 2017 and 2022.

- Between 2017 and 2022, the majority of all employment growth will occur in manufacturing, professional and business services, wholesale and retail trade, and leisure services. Combined, these sectors will account for 73 percent of net job creation in the county.

- The county population is expected to grow slowly. Annual growth in the 2017-2022 period will average less than 0.1 percent per year.

- Net migration will be positive over the forecast horizon, but will be very low. Over the entire 2017-2022 period, fewer than 10 net migrant are expected to enter the county. The natural increase (new births) will also be low, adding fewer than 50 new residents to the Inyo County population.

- Real income per capita will increase by 2.1 percent in 2017. Between 2017 and 2022, real income per capita is expected to increase by an average of 1.2 percent per year.

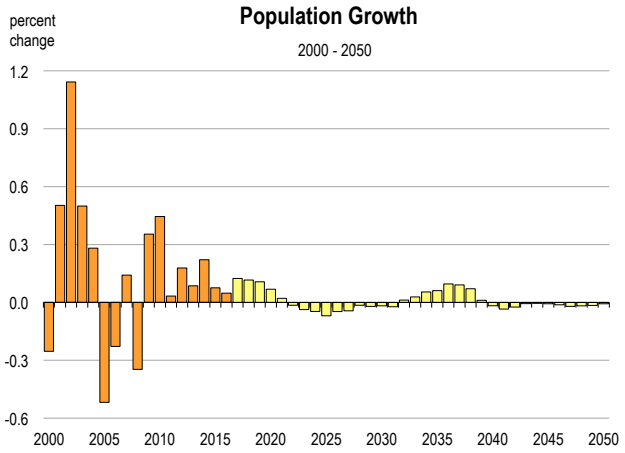
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.5 percent per year from 2017 to 2022.

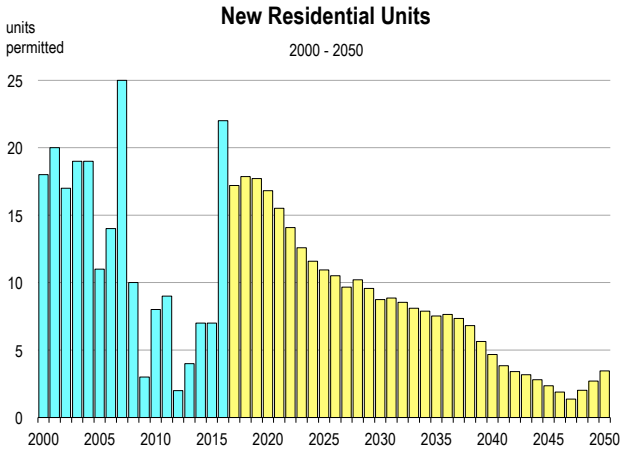
- During the 2017-2022 period, the growth rate of industrial production will average 2.0 percent per year.

Inyo County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	18,530	58	27.4	8.05	8	$306.0	$0.77	$46,959	1.3	24.2	133.3	9.7
2011	18,536	9	27.1	8.05	9	$327.2	$0.81	$47,684	2.7	28.8	129.1	9.7
2012	18,569	0	26.7	8.03	2	$344.5	$0.85	$48,968	2.7	27.5	130.1	9.1
2013	18,585	0	27.3	8.01	4	$317.0	$0.87	$49,622	2.3	27.1	126.9	7.8
2014	18,626	0	27.3	8.02	7	$324.1	$0.93	$51,757	2.8	22.5	116.1	6.8
2015	18,640	0	27.7	8.01	7	$356.7	$0.96	$52,834	2.6	18.9	110.7	5.8
2016	18,649	0	28.2	8.01	22	$354.2	$0.98	$52,713	3.0	17.6	107.4	5.2
2017	18,672	4	28.2	8.04	17	$359.8	$1.04	$53,839	3.1	17.9	118.4	4.7
2018	18,694	0	28.3	8.05	18	$371.6	$1.08	$54,584	3.0	18.1	118.4	4.4
2019	18,714	1	28.5	8.07	18	$384.7	$1.12	$55,195	2.6	18.4	121.1	4.3
2020	18,727	2	28.6	8.09	17	$397.4	$1.17	$55,822	3.1	18.6	125.8	4.3
2021	18,731	2	28.7	8.10	16	$410.5	$1.22	$56,475	3.0	18.8	127.6	4.4
2022	18,728	2	28.8	8.12	14	$423.4	$1.26	$57,122	3.0	19.0	130.9	4.6
2023	18,721	3	28.9	8.13	13	$436.8	$1.31	$57,840	3.0	19.3	134.7	4.7
2024	18,712	3	29.0	8.14	12	$450.8	$1.36	$58,502	2.9	19.5	138.1	4.9
2025	18,699	3	29.1	8.15	11	$466.1	$1.41	$59,127	2.9	19.7	141.5	4.9
2026	18,690	3	29.2	8.17	11	$480.7	$1.45	$59,692	2.8	20.0	144.5	4.9
2027	18,682	4	29.2	8.18	10	$496.1	$1.50	$60,240	2.9	20.2	147.8	5.0
2028	18,679	4	29.3	8.18	10	$511.2	$1.54	$60,591	2.7	20.5	151.6	5.0
2029	18,675	4	29.3	8.19	10	$526.2	$1.59	$61,015	2.5	20.7	155.5	5.0
2030	18,672	5	29.4	8.20	9	$542.2	$1.63	$61,439	2.4	21.0	159.5	5.0
2031	18,668	5	29.5	8.21	9	$560.0	$1.68	$61,881	2.3	21.3	163.5	5.0
2032	18,670	5	29.5	8.22	9	$579.1	$1.73	$62,234	2.5	21.5	167.5	5.0
2033	18,675	5	29.6	8.23	8	$597.9	$1.77	$62,668	2.1	21.8	171.7	5.0
2034	18,686	6	29.6	8.24	8	$616.8	$1.82	$63,064	2.3	22.1	176.0	5.0
2035	18,697	6	29.7	8.24	8	$635.9	$1.88	$63,449	2.4	22.4	180.4	5.0
2036	18,715	6	29.8	8.25	8	$655.7	$1.93	$63,722	2.8	22.7	184.9	5.0
2037	18,732	6	29.9	8.26	7	$675.8	$2.00	$63,971	2.9	23.0	189.4	5.0
2038	18,745	6	29.9	8.27	7	$695.8	$2.06	$64,291	2.7	23.3	194.0	4.9
2039	18,747	6	30.0	8.27	6	$716.4	$2.12	$64,584	2.9	23.6	198.8	4.9
2040	18,744	6	30.0	8.28	5	$737.0	$2.19	$64,925	2.8	24.0	203.6	4.9
2041	18,737	6	30.0	8.28	4	$757.3	$2.26	$65,325	2.6	24.3	208.6	4.9
2042	18,733	6	30.1	8.29	3	$777.5	$2.32	$65,755	2.5	24.6	213.7	4.9
2043	18,732	7	30.1	8.29	3	$797.5	$2.39	$66,215	2.4	25.0	218.9	4.9
2044	18,731	7	30.2	8.29	3	$817.0	$2.46	$66,735	2.2	25.3	224.3	4.9
2045	18,730	7	30.2	8.30	2	$836.9	$2.53	$67,209	2.4	25.7	229.7	4.9
2046	18,727	7	30.3	8.30	2	$857.2	$2.60	$67,727	2.3	26.0	235.3	4.9
2047	18,724	7	30.3	8.30	1	$877.9	$2.68	$68,254	2.3	26.4	241.0	4.9
2048	18,720	8	30.4	8.30	2	$899.2	$2.75	$68,793	2.3	26.8	246.9	4.9
2049	18,717	8	30.4	8.30	3	$921.0	$2.83	$69,344	2.3	27.2	252.8	4.9
2050	18,716	8	30.5	8.31	3	$943.4	$2.92	$69,910	2.3	27.6	259.0	4.9



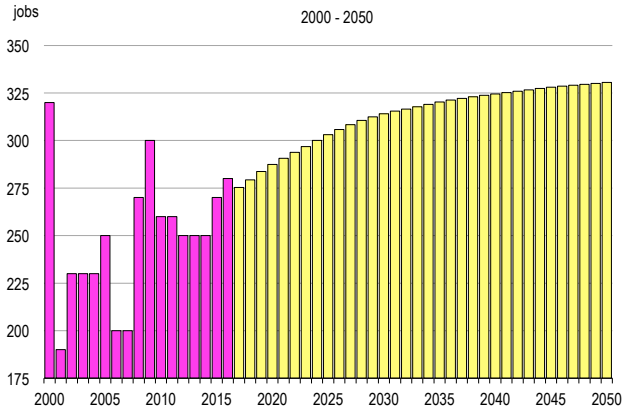


Inyo County Employment Forecast

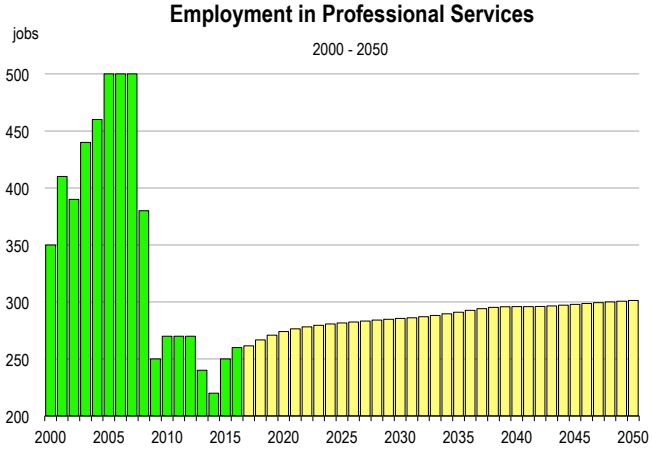
2010-2016 History, 2017-2050 Forecast

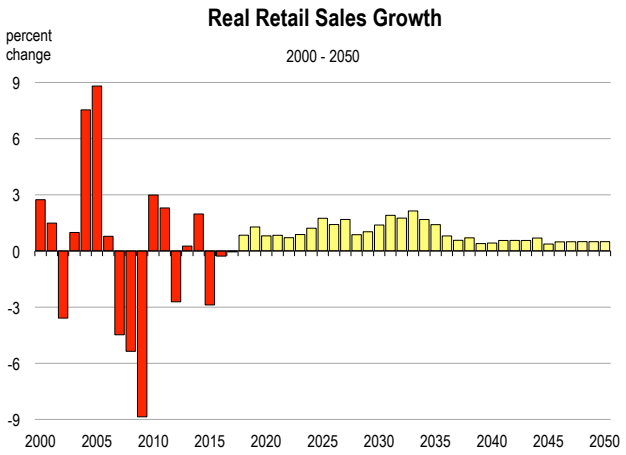
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	7.66	0.05	0.16	0.26	0.20	1.09	0.15	0.27	0.08	0.49	1.47	3.19
2011	7.60	0.06	0.15	0.26	0.19	1.04	0.15	0.27	0.08	0.48	1.45	3.23
2012	7.54	0.06	0.14	0.25	0.20	1.00	0.15	0.27	0.06	0.52	1.41	3.24
2013	7.58	0.05	0.17	0.25	0.19	1.03	0.14	0.24	0.06	0.63	1.39	3.20
2014	7.54	0.06	0.30	0.25	0.19	1.06	0.14	0.22	0.06	0.60	1.33	3.11
2015	7.62	0.06	0.30	0.27	0.18	1.05	0.15	0.25	0.06	0.60	1.39	3.08
2016	7.60	0.06	0.22	0.28	0.18	1.06	0.15	0.26	0.05	0.61	1.45	3.04
2017	7.69	0.06	0.25	0.28	0.19	1.08	0.15	0.26	0.05	0.62	1.45	3.05
2018	7.73	0.06	0.25	0.28	0.20	1.09	0.15	0.27	0.05	0.63	1.46	3.06
2019	7.76	0.07	0.25	0.28	0.20	1.10	0.15	0.27	0.05	0.62	1.47	3.06
2020	7.79	0.07	0.25	0.29	0.20	1.10	0.15	0.27	0.05	0.63	1.48	3.06
2021	7.82	0.07	0.25	0.29	0.20	1.11	0.15	0.28	0.05	0.63	1.49	3.06
2022	7.85	0.07	0.25	0.29	0.20	1.11	0.15	0.28	0.05	0.63	1.50	3.06
2023	7.87	0.07	0.25	0.30	0.20	1.12	0.15	0.28	0.05	0.63	1.51	3.06
2024	7.89	0.07	0.25	0.30	0.20	1.13	0.15	0.28	0.05	0.63	1.52	3.06
2025	7.91	0.08	0.25	0.30	0.20	1.13	0.15	0.28	0.05	0.64	1.52	3.06
2026	7.92	0.08	0.25	0.31	0.20	1.14	0.15	0.28	0.05	0.64	1.53	3.05
2027	7.93	0.08	0.25	0.31	0.20	1.14	0.15	0.28	0.05	0.64	1.53	3.05
2028	7.95	0.08	0.25	0.31	0.20	1.14	0.15	0.28	0.05	0.65	1.54	3.05
2029	7.96	0.08	0.25	0.31	0.20	1.15	0.15	0.28	0.05	0.65	1.54	3.05
2030	7.98	0.08	0.25	0.31	0.20	1.15	0.15	0.29	0.05	0.65	1.55	3.05
2031	7.99	0.08	0.25	0.32	0.20	1.15	0.15	0.29	0.05	0.65	1.56	3.05
2032	8.01	0.08	0.25	0.32	0.20	1.15	0.15	0.29	0.05	0.65	1.56	3.05
2033	8.02	0.08	0.25	0.32	0.20	1.16	0.15	0.29	0.05	0.65	1.57	3.05
2034	8.04	0.08	0.25	0.32	0.21	1.16	0.15	0.29	0.05	0.66	1.58	3.05
2035	8.05	0.08	0.25	0.32	0.21	1.16	0.15	0.29	0.05	0.66	1.58	3.06
2036	8.07	0.08	0.25	0.32	0.21	1.16	0.15	0.29	0.05	0.66	1.59	3.06
2037	8.09	0.08	0.25	0.32	0.21	1.17	0.15	0.29	0.05	0.66	1.60	3.06
2038	8.10	0.08	0.25	0.32	0.21	1.17	0.15	0.30	0.05	0.66	1.60	3.07
2039	8.12	0.08	0.25	0.32	0.21	1.17	0.15	0.30	0.05	0.66	1.61	3.07
2040	8.13	0.09	0.25	0.32	0.21	1.17	0.15	0.30	0.05	0.67	1.61	3.07
2041	8.13	0.09	0.25	0.33	0.21	1.17	0.15	0.30	0.05	0.67	1.62	3.07
2042	8.14	0.09	0.25	0.33	0.21	1.17	0.15	0.30	0.05	0.67	1.63	3.07
2043	8.15	0.09	0.25	0.33	0.21	1.17	0.15	0.30	0.05	0.67	1.63	3.06
2044	8.17	0.09	0.25	0.33	0.21	1.17	0.15	0.30	0.05	0.67	1.64	3.06
2045	8.18	0.09	0.25	0.33	0.21	1.17	0.15	0.30	0.05	0.67	1.65	3.06
2046	8.19	0.09	0.25	0.33	0.21	1.18	0.15	0.30	0.05	0.67	1.65	3.06
2047	8.20	0.09	0.25	0.33	0.21	1.18	0.15	0.30	0.05	0.68	1.66	3.06
2048	8.22	0.09	0.25	0.33	0.21	1.18	0.15	0.30	0.05	0.68	1.67	3.06
2049	8.23	0.09	0.25	0.33	0.21	1.19	0.15	0.30	0.05	0.68	1.67	3.06
2050	8.24	0.09	0.25	0.33	0.21	1.19	0.15	0.30	0.05	0.68	1.68	3.06

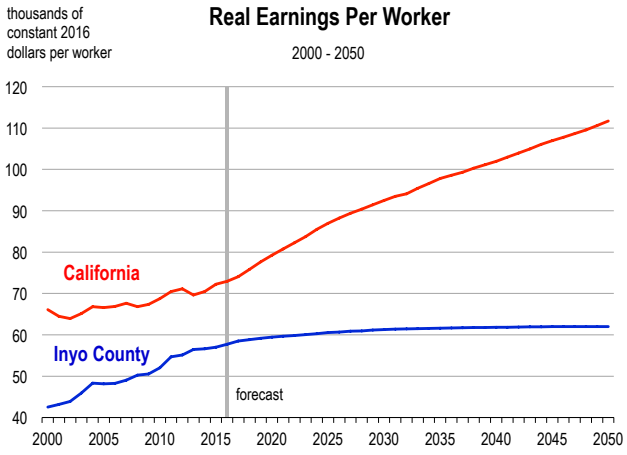
Manufacturing Employment

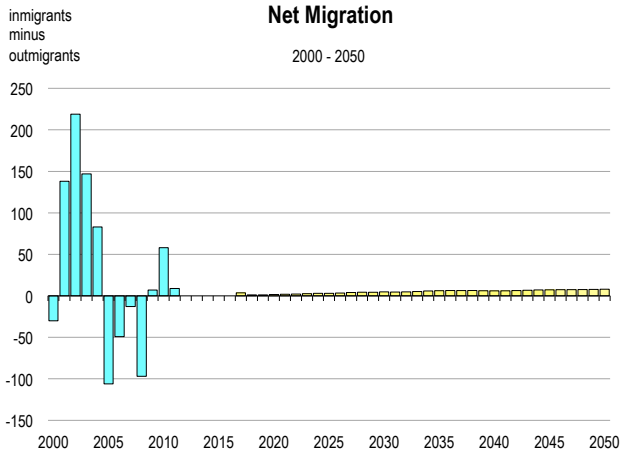


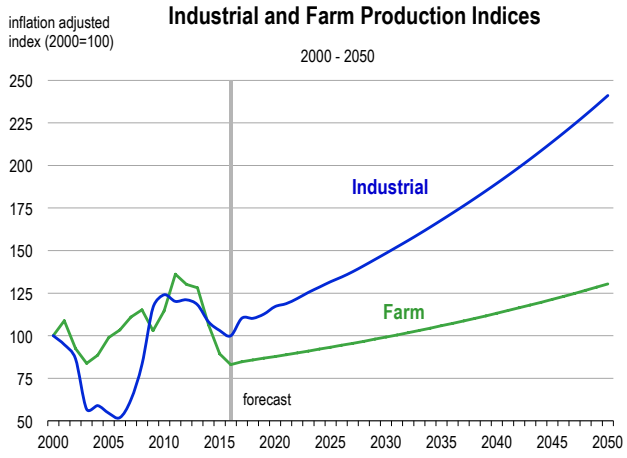
Employment in Professional Services











County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	4.5%
Expected job growth:	2.1%
Fastest growing jobs sector:	Manufacturing
Expected personal income growth:	6.4%
Expected population growth:	0.3%
Net migration to account for:	12.2%
Expected growth in number of vehicles:	2.4%

Demographics (2017)

Unemployment rate (April 2017):	4.4%
County rank* in California (58 counties):	20th
Working age (16-64) population:	59.2%
Population with B.A. degree or higher:	21.4%
Median home selling price (2016):	$307,500
Median household income:	$49,207

Quality of Life

Violent Crime rate (2015):	477 per 100,000 persons
County rank* in California (58 counties):	40th
Average commute time to work (2017):	16 minutes
High school drop out rate (2016):	92.3%
Households at/below poverty line (2017):	8.4%

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

Kern County Economic Forecast

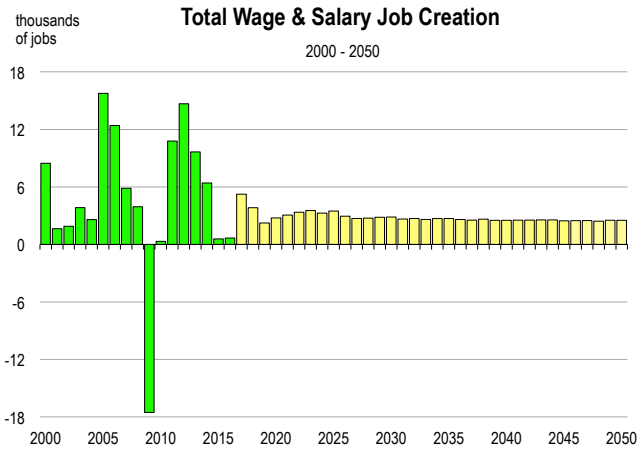
Kern County is located at the southern end of California's Central Valley, just north of Los Angeles County. Agriculture is a vital component of the Kern County economy, and total crop values consistently rank within the top five counties in the nation. Kern County has a population of 889,000 people and approximately 317,700 wage and salary jobs. In 2016, the per capita income was $37,653, and the average salary per worker was $58,003.

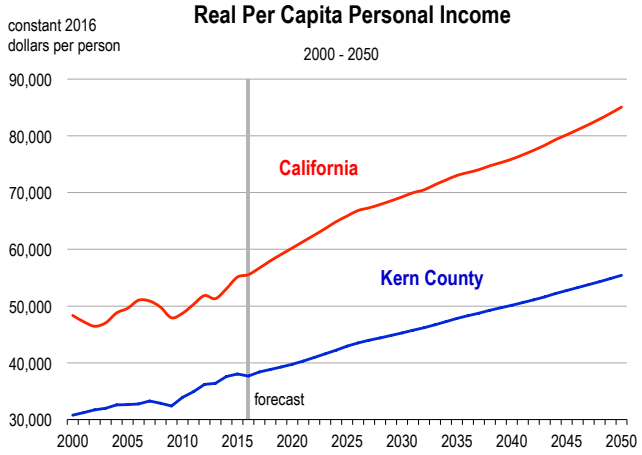
Kern County is a large producer of oil and natural gas. In recent years, the county has accounted for more than 70 percent of California's total oil production, and approximately 65 percent of the state's natural gas production.

During 2016, employment across Southern California increased by 2.5 percent. Kern County gained 670 total wage and salary jobs, representing a growth rate of 0.2 percent. The unemployment rate deteriorated slightly, rising from 10.2 percent in 2015 to 10.4 percent in 2016.

In 2016, job gains were largest in agriculture (+2,500 jobs), government (+1,700 jobs), and education and healthcare (+1,300 jobs). The largest losses were observed in mining and natural resources (-2,500 jobs), construction (-2,000 jobs), information (-500 jobs), manufacturing (-500 jobs), and transportation and utilities (-500 jobs).

Between 2011 and 2016, the Kern County population grew at an annual average rate of 0.9 percent. All of this growth was due to the natural increase (new births), as net migration was negative.





Forecast Highlights

- Total wage and salary employment is expected to increase by 1.7 percent in 2017, and by an annual average of 0.9 percent between 2017 and 2022.

- Between 2017 and 2022, job growth will be led by professional and business services, education and healthcare, leisure and hospitality, and agriculture. Together, these sectors are expected to account for 68 percent of net job creation in the county.

- Average salaries are currently well below the California state average, and will remain so over the forecast horizon. In Kern County, real average salaries will increase by 1.5 percent per year from 2017 to 2022.

- Population growth will remain low, averaging 0.7 percent per year from 2017 to 2022.

- Net migration will remain negative. Over the forecast period, an average of 1,900 net migrants are expected to leave the county each year.

- Between 2017 and 2022, an average of 2,200 housing permits will be issued each year. More than 12,000 new homes could be built at the base of the Grapevine over the next decade, and the first phase of construction could begin within the next few years.

- Real per capita income is expected to increase at a rate of 1.9 percent in 2017. Growth is expected to average 1.3 percent per year between 2017 and 2022.

- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.8 percent per year between 2017 and 2022.

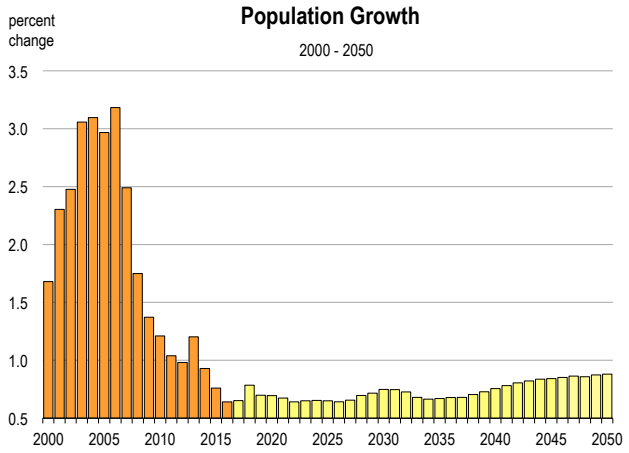
- Industrial production has declined rapidly over the last few years, but will regain some ground in 2017. From 2017 to 2022, industrial production will grow by an average of 1.0 percent per year.

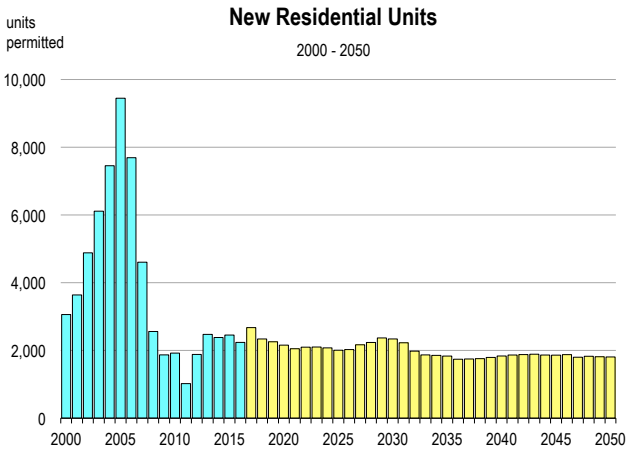
- Farm production is projected to increase by 2.0 percent per year between 2017 and 2022. The principal farm product in the county is the grape.

Kern County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	841,189	529	681	254.6	1,920	$11.1	$25.8	$33,899	1.2	5.2	12.5	15.7
2011	849,934	-264	682	256.0	1,022	$13.7	$27.6	$34,926	2.7	6.0	14.4	14.8
2012	858,271	-639	688	257.6	1,884	$14.7	$29.5	$36,176	2.0	6.7	15.7	13.2
2013	868,594	1,549	708	259.4	2,472	$15.2	$30.3	$36,390	1.1	7.1	14.7	11.8
2014	876,668	-381	724	261.4	2,382	$15.7	$32.1	$37,597	1.4	7.8	13.7	10.4
2015	883,327	-1,509	738	263.4	2,454	$14.3	$33.0	$38,009	0.9	7.0	9.6	10.2
2016	888,994	-2,253	752	264.9	2,235	$13.9	$33.5	$37,653	1.9	6.7	7.9	10.4
2017	894,788	-2,134	762	266.6	2,674	$14.9	$35.3	$38,379	2.5	7.0	10.9	10.0
2018	901,812	-1,018	767	269.1	2,339	$15.7	$37.1	$38,833	2.7	7.1	10.0	10.0
2019	908,111	-1,863	772	271.3	2,256	$16.2	$38.8	$39,247	2.8	7.2	10.2	10.0
2020	914,421	-1,945	779	273.4	2,157	$16.8	$40.7	$39,747	2.9	7.3	11.0	10.0
2021	920,584	-2,188	786	275.4	2,051	$17.3	$42.7	$40,300	2.8	7.5	11.0	9.9
2022	926,487	-2,540	793	277.3	2,097	$17.9	$44.8	$40,945	3.0	7.7	11.4	9.8
2023	932,512	-2,497	801	279.2	2,102	$18.4	$47.0	$41,577	2.6	7.8	11.9	9.7
2024	938,607	-2,493	808	281.2	2,076	$19.0	$49.2	$42,238	2.5	8.0	12.2	9.6
2025	944,710	-2,545	817	283.1	2,007	$19.7	$51.5	$42,926	2.4	8.2	12.6	9.4
2026	950,772	-2,651	823	285.0	2,026	$20.3	$53.7	$43,508	2.3	8.4	12.9	9.2
2027	957,007	-2,520	829	286.8	2,167	$20.9	$56.0	$43,970	2.5	8.5	13.2	9.1
2028	963,672	-2,127	834	288.8	2,236	$21.6	$58.4	$44,379	2.7	8.6	13.6	9.1
2029	970,575	-1,933	839	290.9	2,370	$22.3	$60.7	$44,816	2.3	8.7	14.1	9.0
2030	977,841	-1,611	845	293.1	2,340	$23.0	$63.1	$45,270	2.1	8.9	14.5	8.9
2031	985,143	-1,620	851	295.3	2,227	$23.8	$65.6	$45,739	2.0	9.0	15.0	8.8
2032	992,304	-1,807	856	297.4	1,980	$24.6	$68.2	$46,171	2.1	9.1	15.4	8.7
2033	999,050	-2,260	862	299.2	1,869	$25.3	$70.7	$46,704	2.2	9.3	15.9	8.6
2034	1,005,690	-2,394	869	300.9	1,855	$26.1	$73.5	$47,263	2.3	9.4	16.4	8.5
2035	1,012,427	-2,319	875	302.6	1,835	$27.0	$76.5	$47,826	2.4	9.6	16.9	8.4
2036	1,019,296	-2,183	881	304.3	1,741	$27.8	$79.8	$48,307	2.3	9.7	17.5	8.2
2037	1,026,226	-2,128	886	306.0	1,749	$28.6	$83.3	$48,755	2.2	9.8	18.0	8.0
2038	1,033,455	-1,829	892	307.6	1,758	$29.5	$86.8	$49,246	2.1	10.0	18.6	7.8
2039	1,040,980	-1,539	898	309.2	1,794	$30.3	$90.6	$49,696	2.1	10.1	19.2	7.5
2040	1,048,846	-1,211	905	310.9	1,837	$31.2	$94.5	$50,142	2.3	10.2	19.8	7.3
2041	1,057,042	-900	911	312.6	1,866	$32.1	$98.4	$50,619	2.5	10.3	20.4	7.1
2042	1,065,552	-613	919	314.3	1,878	$32.9	$102.4	$51,118	2.3	10.5	21.1	6.9
2043	1,074,308	-386	926	316.1	1,889	$33.7	$106.6	$51,639	2.3	10.6	21.8	6.8
2044	1,083,300	-186	934	317.8	1,865	$34.6	$110.8	$52,205	2.2	10.8	22.5	6.6
2045	1,092,420	-87	942	319.5	1,862	$35.4	$115.3	$52,725	2.1	10.9	23.2	6.5
2046	1,101,729	68	950	321.3	1,877	$36.2	$119.9	$53,249	2.2	11.1	24.0	6.3
2047	1,111,244	226	958	323.0	1,800	$37.1	$124.6	$53,767	2.3	11.2	24.7	6.2
2048	1,120,778	202	966	324.7	1,829	$38.0	$129.5	$54,293	2.3	11.3	25.6	6.1
2049	1,130,571	423	974	326.4	1,815	$38.9	$134.7	$54,841	2.4	11.5	26.4	6.0
2050	1,140,526	549	983	328.1	1,809	$39.8	$140.1	$55,408	2.5	11.6	27.3	5.8

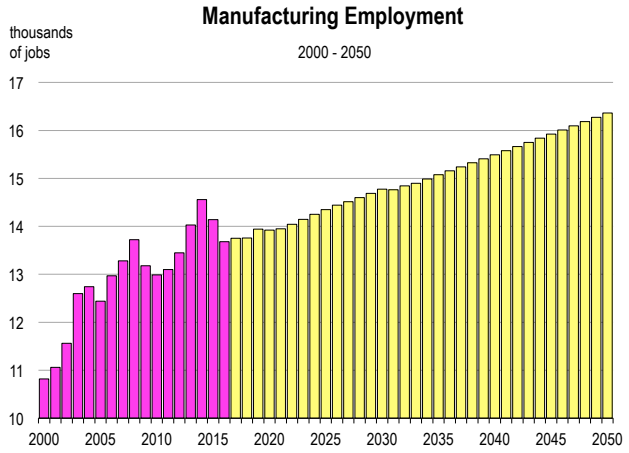


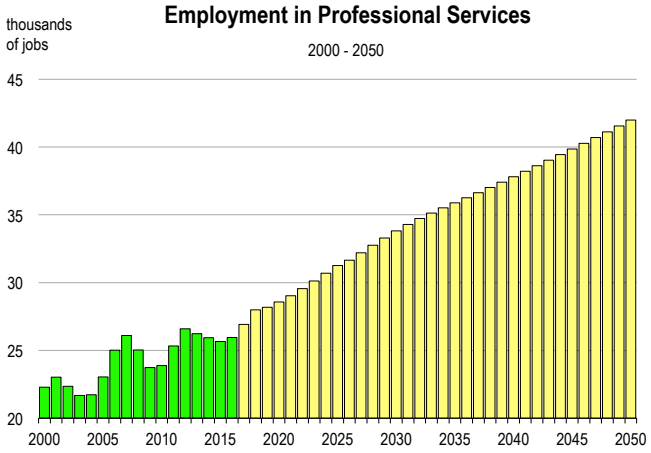


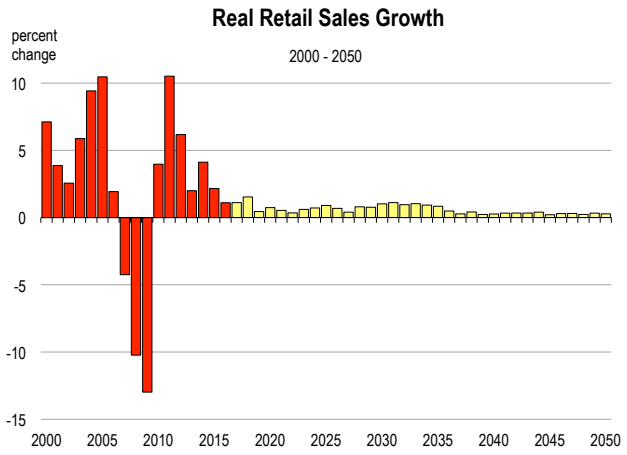
Kern County Employment Forecast

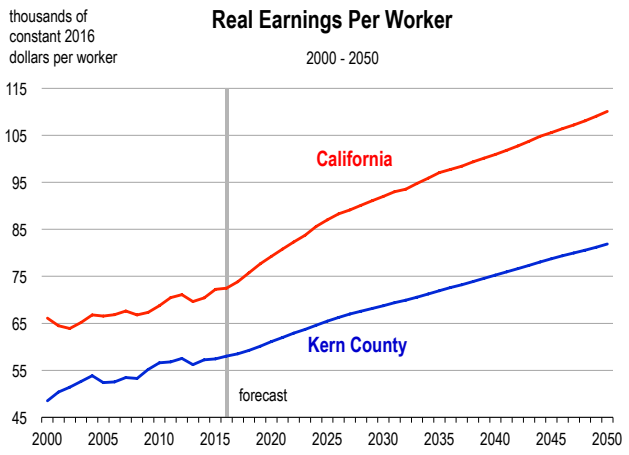
2010-2016 History, 2017-2050 Forecast

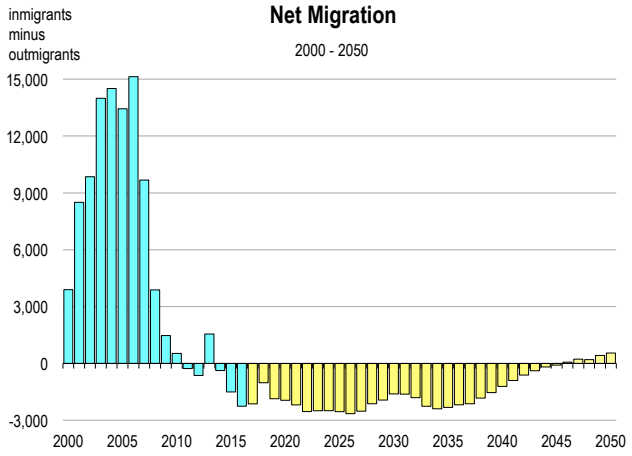
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	274.9	44.58	12.7	13.0	8.4	33.9	8.2	23.9	2.7	29.6	20.5	60.6
2011	285.7	48.80	13.9	13.1	8.7	35.2	8.3	25.3	2.6	30.1	20.7	60.2
2012	300.4	54.38	16.7	13.5	9.1	36.3	8.7	26.6	2.7	31.5	21.6	58.8
2013	310.0	59.58	17.2	14.0	9.5	38.0	8.8	26.2	2.5	32.3	22.8	58.4
2014	316.4	60.08	18.2	14.6	9.8	39.7	8.7	25.9	2.4	32.6	23.7	59.7
2015	317.0	59.30	16.5	14.1	10.0	40.8	8.5	25.7	2.7	33.4	25.0	61.5
2016	317.7	61.79	14.4	13.7	9.5	41.6	8.3	26.0	2.2	34.7	25.3	63.2
2017	322.9	62.60	14.6	13.8	9.7	42.0	8.3	26.9	2.2	35.5	25.9	63.7
2018	326.7	63.01	14.8	13.8	9.9	42.4	8.4	28.0	2.2	36.2	26.3	63.9
2019	329.0	63.38	14.6	13.9	10.0	42.6	8.4	28.2	2.2	36.8	26.6	64.1
2020	331.7	63.87	14.6	13.9	10.0	42.9	8.5	28.6	2.2	37.5	27.1	64.4
2021	334.8	64.38	14.5	13.9	10.0	43.1	8.5	29.0	2.2	38.1	27.5	64.8
2022	338.2	64.94	14.5	14.0	10.1	43.3	8.6	29.6	2.2	38.8	28.0	65.2
2023	341.7	65.49	14.6	14.1	10.1	43.4	8.7	30.1	2.2	39.5	28.6	65.6
2024	345.0	66.03	14.7	14.3	10.1	43.6	8.7	30.7	2.2	40.2	28.9	66.0
2025	348.4	66.59	14.8	14.3	10.1	43.9	8.8	31.3	2.2	40.9	29.1	66.7
2026	351.4	67.05	14.8	14.4	10.2	44.1	8.8	31.7	2.2	41.6	29.3	67.3
2027	354.1	67.42	14.8	14.5	10.2	44.3	8.8	32.2	2.3	42.3	29.5	67.6
2028	356.8	67.74	14.9	14.6	10.2	44.5	8.9	32.8	2.3	43.0	29.7	67.9
2029	359.7	68.08	15.0	14.7	10.3	44.7	8.9	33.3	2.3	43.7	30.0	68.2
2030	362.5	68.43	15.1	14.8	10.3	45.0	9.0	33.8	2.3	44.4	30.3	68.5
2031	365.2	68.78	15.1	14.8	10.3	45.3	9.0	34.3	2.3	45.1	30.6	68.7
2032	367.9	69.10	15.1	14.8	10.4	45.6	9.0	34.7	2.3	45.9	30.9	69.0
2033	370.5	69.48	15.0	14.9	10.4	45.9	9.1	35.1	2.3	46.6	31.2	69.3
2034	373.2	69.88	15.0	15.0	10.4	46.1	9.1	35.5	2.3	47.4	31.5	69.6
2035	375.9	70.27	15.0	15.1	10.5	46.4	9.1	35.9	2.3	48.1	31.8	69.9
2036	378.5	70.61	15.0	15.2	10.5	46.7	9.1	36.3	2.3	48.8	32.0	70.1
2037	381.0	70.92	15.1	15.2	10.5	46.8	9.1	36.6	2.3	49.6	32.3	70.4
2038	383.7	71.25	15.2	15.3	10.6	47.0	9.2	37.0	2.3	50.3	32.6	70.7
2039	386.2	71.55	15.3	15.4	10.6	47.2	9.2	37.4	2.3	51.0	32.9	71.0
2040	388.7	71.85	15.4	15.5	10.7	47.3	9.2	37.8	2.3	51.7	33.2	71.3
2041	391.2	72.16	15.5	15.6	10.7	47.5	9.3	38.2	2.3	52.4	33.5	71.5
2042	393.8	72.48	15.6	15.7	10.7	47.6	9.3	38.6	2.3	53.0	33.8	71.8
2043	396.3	72.80	15.7	15.8	10.7	47.8	9.3	39.0	2.3	53.7	34.1	72.1
2044	398.9	73.15	15.8	15.8	10.8	47.9	9.4	39.4	2.3	54.4	34.4	72.5
2045	401.4	73.47	15.8	15.9	10.8	48.1	9.4	39.9	2.3	55.0	34.7	72.8
2046	403.8	73.79	15.9	16.0	10.8	48.2	9.4	40.3	2.3	55.6	35.0	73.1
2047	406.3	74.10	16.0	16.1	10.9	48.4	9.5	40.7	2.3	56.3	35.3	73.4
2048	408.8	74.41	16.0	16.2	10.9	48.5	9.5	41.1	2.3	56.9	35.6	73.7
2049	411.3	74.73	16.1	16.3	10.9	48.7	9.6	41.6	2.3	57.5	35.9	74.0
2050	413.8	75.05	16.1	16.4	10.9	48.8	9.6	42.0	2.3	58.2	36.2	74.3

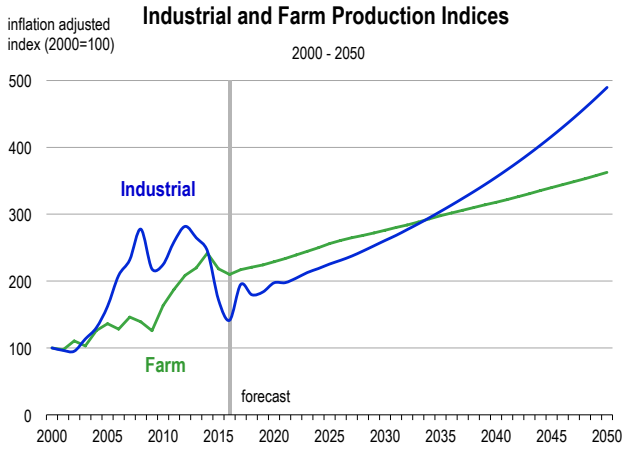












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	3.6%
Expected job growth:	4.7%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	10.5%
Expected population growth:	3.5%
Net migration to account for:	0%
Expected growth in number of vehicles:	4.2%

Demographics (2017)

Unemployment rate (April 2017):	9.5%
County rank* in California (58 counties):	51st
Working age (16-64) population:	63.5%
Population with B.A. or higher:	15.1%
Median home selling price (2016):	$207,000
Median household income:	$50,759

Quality of Life

Violent crime rate (2015):	536 per 100,000 persons
County rank* in California (58 counties):	46th
Average commute time to work (2017):	26 minutes
High school drop out rate (2016):	9.8%
Households at/below poverty line (2017):	19.8%

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

Kings County Economic Forecast

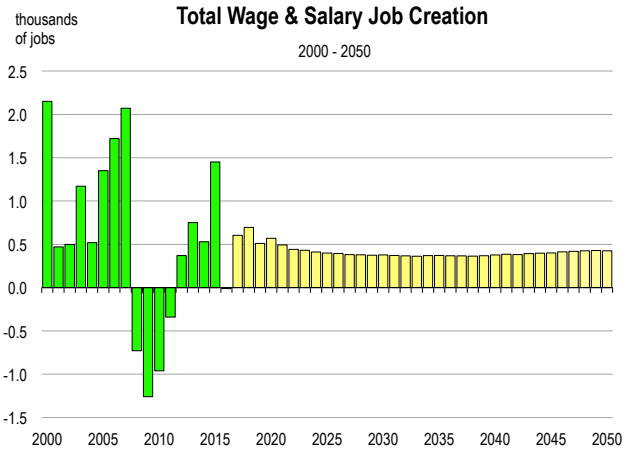
Kings County is located in the San Joaquin Valley, bordering Kern County to the south, Fresno County to the north and west, and Tulare County to the east. Kings County has a population of 149,400 people and 45,900 wage and salary jobs. The income per capita is $34,671, and the average salary per worker is $63,245.

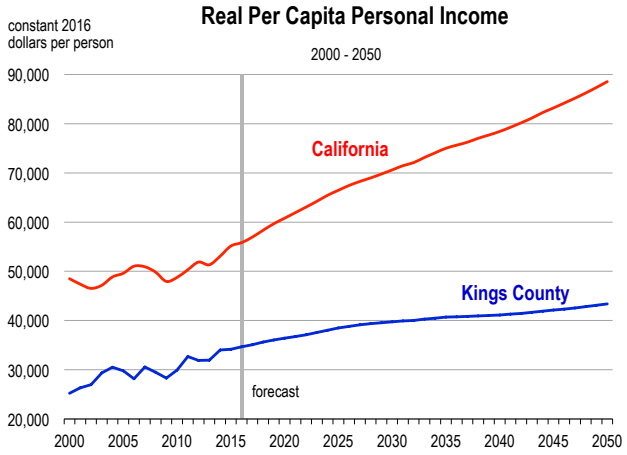
Kings County has a strong farm sector, producing more than $2 billion in agricultural commodities per year. It is one of the largest milk producers in the state of California, and also produces a significant amount of cotton. The state penitentiaries in Avenal and Corcoran, as well as the substance abuse treatment facility in Corcoran, are among the largest employers in the county. Combined, these facilities house more than 12,000 inmates and employ almost 4,000 workers.

In 2016, employment across Northern California increased by 3.2 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 2.9 percent. In Kings County, total employment was virtually unchanged. Farm employment declined by 2.7 percent, while non-farm employment increased by 0.5 percent. Although still very high, the unemployment rate improved over the course of the year, falling from 10.5 percent in 2015 to 10.0 percent in 2016.

During 2016, the strongest job growth occurred in wholesale and retail trade (+110 jobs), government (+90 jobs), transportation and utilities (+90 jobs), and leisure and hospitality (+60 jobs). The largest losses were in agriculture (-200 jobs), healthcare and education (-140 jobs), and financial activities (-80 jobs).

Between 2011 and 2016, the population of Kings County declined by an average of 0.3 percent per year. This decline was the result of out-migration, as the county lost an average of 1,900 net migrants per year.





Forecast Highlights

- Total wage and salary employment is expected to increase by 1.3 percent in 2017. From 2017 to 2022, total wage and salary 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 Kings County, inflation-adjusted salaries are expected to rise by an average of 0.9 percent per year between 2017 and 2022.

- Between 2017 and 2022, the largest employment gains will be in the public sector. With 1,200 new jobs, this industry will account for 44 percent of net job creation in the county. An additional 44 percent of net job creation will be generated by education and healthcare (+600 jobs), manufacturing (+200 jobs), leisure and hospitality (+200 jobs), and agriculture (+200 jobs).

- Population growth in the county is expected to accelerate rapidly. During the 2017-2022 period, growth will average 1.0 percent per year.

- Over the 2017-2022 period, net migration will be virtually flat. The number of residents that moves into Kings County is expected to largely match the number that moves out.

- Real income per capita is expected to rise by 1.1 by percent in 2017. From 2017 to 2022, real income per capita is expected to grow by 1.1 percent per year.

- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.9 percent per year during the 2017-2022 period.

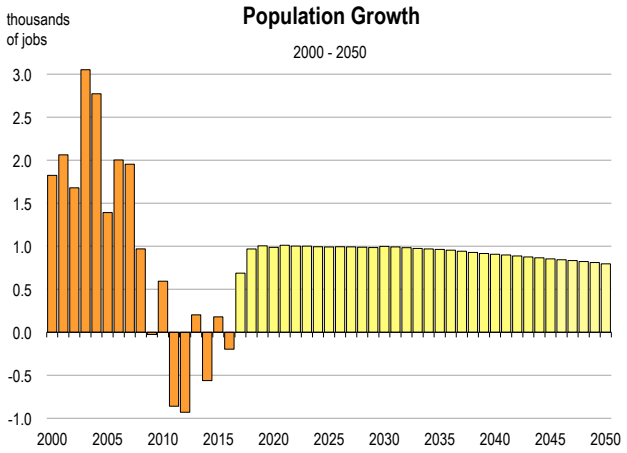
- Industrial production will advance by 6.1 percent in 2017. Over the entire 2017-2022 period, growth will average 2.4 percent per year.

- Farm production is expected to increase by 0.8 percent per year between 2017 and 2022. The principal commodity in the county is milk.

Kings County Economic Forecast

2010-2016 History, 2017-2050 Forecast

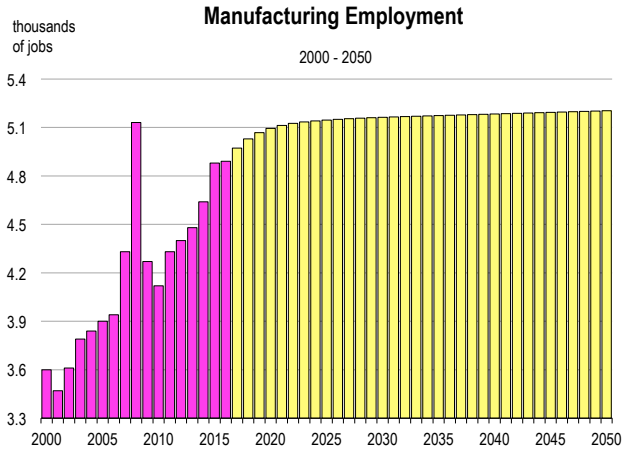
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	152,696	-875	104.2	41.2	241	$1.19	$4.06	$29,910	1.3	1.93	1.09	16.1
2011	151,382	-3,138	103.4	41.4	193	$1.32	$4.51	$32,680	2.7	2.43	1.04	15.9
2012	149,973	-2,990	103.3	41.4	247	$1.39	$4.46	$31,883	2.7	2.37	1.13	14.9
2013	150,276	-1,360	106.2	41.6	238	$1.46	$4.54	$31,945	2.3	2.40	1.20	13.4
2014	149,433	-2,321	107.7	41.8	415	$1.40	$4.90	$34,043	2.8	2.57	1.28	11.9
2015	149,702	-1,282	110.5	42.0	515	$1.70	$5.00	$34,172	2.6	2.07	1.38	10.5
2016	149,407	-1,739	113.1	42.3	519	$1.74	$5.18	$34,671	3.0	2.22	1.40	10.0
2017	150,433	-421	115.0	43.0	549	$1.81	$5.43	$35,064	3.1	2.24	1.48	9.7
2018	151,890	-17	116.8	43.5	620	$1.88	$5.73	$35,645	3.0	2.26	1.53	9.4
2019	153,415	31	118.5	44.1	630	$1.95	$6.02	$36,073	2.6	2.27	1.56	9.3
2020	154,929	1	120.0	44.7	612	$2.02	$6.31	$36,415	3.1	2.29	1.60	9.4
2021	156,496	37	121.3	45.3	560	$2.09	$6.61	$36,738	3.0	2.31	1.63	9.5
2022	158,063	23	122.7	45.9	506	$2.17	$6.93	$37,124	3.0	2.33	1.67	9.6
2023	159,645	23	124.0	46.4	481	$2.25	$7.27	$37,554	3.0	2.34	1.71	9.8
2024	161,232	13	125.5	46.8	473	$2.33	$7.62	$38,057	2.9	2.36	1.75	9.9
2025	162,830	11	126.9	47.3	465	$2.41	$7.97	$38,508	2.9	2.38	1.79	9.9
2026	164,448	21	128.3	47.7	465	$2.49	$8.31	$38,839	2.8	2.40	1.82	9.9
2027	166,080	26	129.7	48.2	472	$2.56	$8.64	$39,144	2.9	2.42	1.86	9.9
2028	167,721	27	131.1	48.6	475	$2.65	$8.99	$39,350	2.7	2.44	1.91	9.9
2029	169,372	31	132.4	49.1	472	$2.74	$9.33	$39,555	2.5	2.46	1.96	9.9
2030	171,063	63	133.8	49.5	470	$2.83	$9.68	$39,743	2.4	2.48	2.01	9.9
2031	172,759	60	135.3	50.0	469	$2.92	$10.03	$39,932	2.3	2.50	2.06	9.8
2032	174,457	50	136.8	50.5	466	$3.03	$10.39	$40,026	2.5	2.52	2.11	9.8
2033	176,157	36	138.5	50.9	463	$3.12	$10.75	$40,277	2.1	2.54	2.16	9.8
2034	177,863	26	140.3	51.4	458	$3.21	$11.14	$40,489	2.3	2.57	2.21	9.8
2035	179,575	15	142.1	51.8	454	$3.31	$11.55	$40,689	2.4	2.59	2.27	9.8
2036	181,289	-4	143.9	52.2	449	$3.41	$11.99	$40,769	2.8	2.61	2.33	9.8
2037	182,996	-27	145.6	52.7	443	$3.53	$12.45	$40,834	2.9	2.64	2.38	9.7
2038	184,694	-54	147.3	53.1	436	$3.63	$12.92	$40,962	2.7	2.66	2.44	9.7
2039	186,384	-77	149.0	53.5	431	$3.75	$13.42	$41,042	2.9	2.68	2.51	9.7
2040	188,074	-93	150.7	53.9	427	$3.86	$13.93	$41,143	2.8	2.71	2.57	9.7
2041	189,763	-107	152.3	54.3	422	$3.98	$14.44	$41,294	2.6	2.74	2.63	9.7
2042	191,446	-125	154.0	54.7	418	$4.09	$14.97	$41,466	2.5	2.76	2.70	9.7
2043	193,122	-142	155.6	55.2	413	$4.20	$15.50	$41,666	2.4	2.79	2.77	9.6
2044	194,793	-155	157.2	55.5	409	$4.31	$16.05	$41,922	2.2	2.82	2.84	9.6
2045	196,454	-171	158.8	55.9	405	$4.43	$16.62	$42,118	2.4	2.84	2.91	9.6
2046	198,110	-183	160.4	56.3	400	$4.54	$17.20	$42,340	2.3	2.87	2.99	9.6
2047	199,760	-193	161.8	56.7	396	$4.66	$17.80	$42,568	2.3	2.90	3.06	9.5
2048	201,402	-204	163.3	57.1	392	$4.79	$18.44	$42,818	2.3	2.93	3.14	9.5
2049	203,035	-216	164.7	57.5	388	$4.92	$19.10	$43,089	2.3	2.96	3.22	9.5
2050	204,649	-233	166.1	57.9	384	$5.05	$19.78	$43,381	2.3	2.99	3.30	9.5

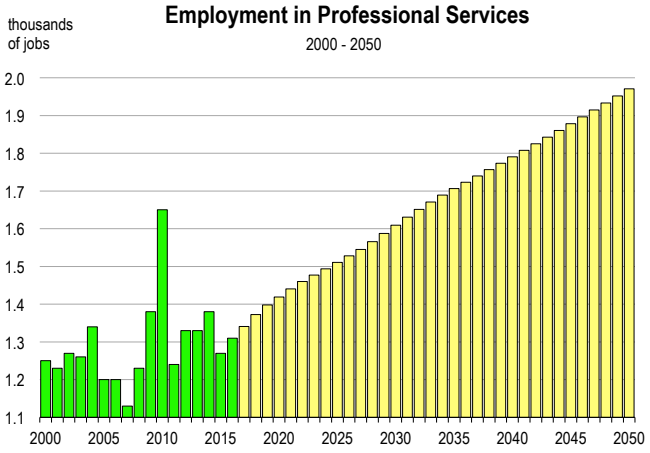


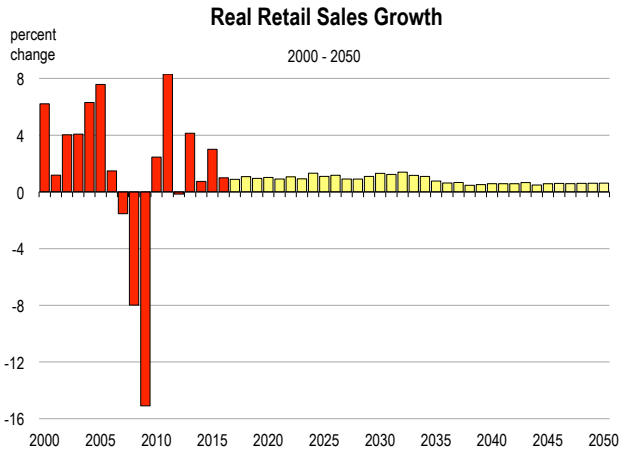
Kings County Employment Forecast

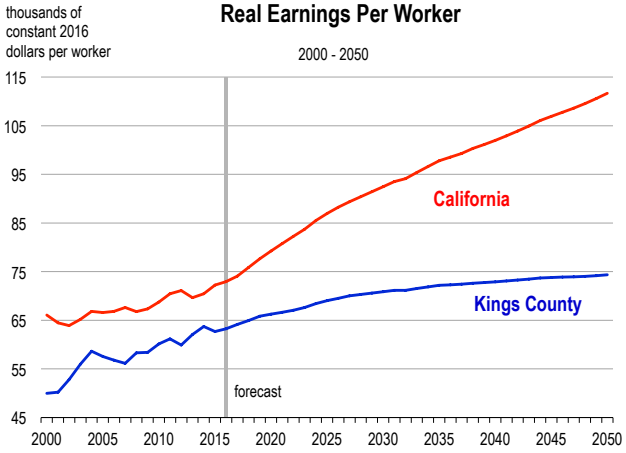
2010-2016 History, 2017-2050 Forecast

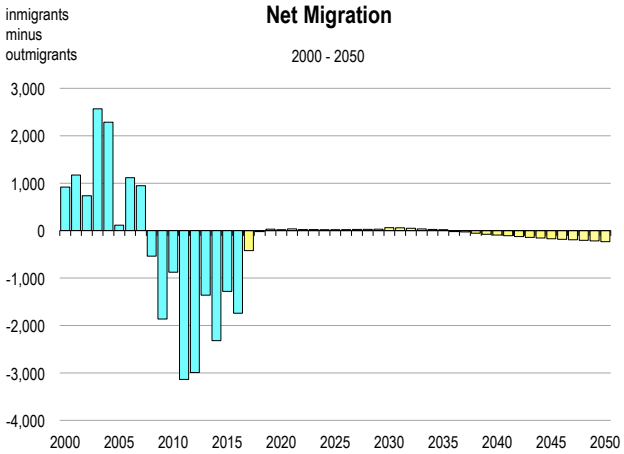
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	43.2	6.55	0.86	4.12	0.80	4.39	0.94	1.65	0.20	5.49	2.71	14.95
2011	42.8	6.23	0.88	4.33	0.77	4.56	0.96	1.24	0.20	5.55	2.78	14.78
2012	43.2	6.46	0.79	4.40	0.82	4.63	1.00	1.33	0.20	5.66	2.78	14.56
2013	43.9	6.87	0.81	4.48	0.92	4.74	0.91	1.33	0.20	5.88	2.94	14.28
2014	44.5	6.86	0.78	4.64	0.93	4.83	0.98	1.38	0.20	5.97	3.05	14.25
2015	45.9	7.43	0.92	4.88	0.96	4.81	0.98	1.27	0.20	6.08	3.25	14.52
2016	45.9	7.23	0.90	4.89	1.05	4.92	0.90	1.31	0.20	5.94	3.31	14.61
2017	46.5	7.26	0.90	4.97	1.05	4.98	0.92	1.34	0.20	6.09	3.41	14.71
2018	47.2	7.29	0.92	5.03	1.07	5.01	0.93	1.37	0.20	6.23	3.45	15.02
2019	47.7	7.32	0.93	5.07	1.08	5.02	0.94	1.40	0.20	6.36	3.50	15.21
2020	48.3	7.35	0.93	5.09	1.09	5.04	0.95	1.42	0.20	6.49	3.55	15.49
2021	48.8	7.39	0.93	5.11	1.09	5.05	0.96	1.44	0.20	6.61	3.60	15.72
2022	49.2	7.42	0.92	5.13	1.09	5.06	0.98	1.46	0.21	6.71	3.66	15.90
2023	49.7	7.45	0.91	5.13	1.10	5.08	1.00	1.48	0.21	6.81	3.72	16.08
2024	50.1	7.48	0.92	5.14	1.10	5.09	1.02	1.49	0.21	6.90	3.76	16.27
2025	50.5	7.52	0.92	5.15	1.10	5.11	1.03	1.51	0.21	6.97	3.78	16.47
2026	50.9	7.55	0.92	5.15	1.11	5.12	1.05	1.53	0.21	7.03	3.81	16.68
2027	51.2	7.59	0.93	5.15	1.11	5.13	1.07	1.55	0.21	7.08	3.83	16.89
2028	51.6	7.63	0.93	5.16	1.11	5.15	1.09	1.57	0.21	7.12	3.85	17.09
2029	52.0	7.66	0.93	5.16	1.12	5.16	1.11	1.59	0.22	7.14	3.88	17.29
2030	52.4	7.70	0.93	5.16	1.12	5.18	1.13	1.61	0.22	7.17	3.91	17.50
2031	52.7	7.74	0.94	5.17	1.12	5.20	1.15	1.63	0.22	7.18	3.94	17.70
2032	53.1	7.78	0.94	5.17	1.12	5.22	1.16	1.65	0.22	7.20	3.98	17.90
2033	53.5	7.82	0.94	5.17	1.13	5.24	1.18	1.67	0.22	7.22	4.01	18.10
2034	53.8	7.86	0.95	5.17	1.13	5.26	1.19	1.69	0.22	7.24	4.05	18.30
2035	54.2	7.90	0.95	5.17	1.13	5.28	1.21	1.71	0.22	7.26	4.08	18.50
2036	54.6	7.94	0.95	5.18	1.14	5.29	1.22	1.72	0.22	7.28	4.12	18.71
2037	54.9	7.99	0.96	5.18	1.14	5.30	1.24	1.74	0.22	7.30	4.16	18.91
2038	55.3	8.03	0.96	5.18	1.14	5.31	1.26	1.76	0.22	7.32	4.19	19.11
2039	55.7	8.08	0.96	5.18	1.15	5.32	1.27	1.77	0.23	7.34	4.23	19.31
2040	56.1	8.13	0.96	5.18	1.15	5.33	1.28	1.79	0.23	7.37	4.26	19.51
2041	56.4	8.17	0.97	5.19	1.15	5.35	1.30	1.81	0.23	7.40	4.30	19.72
2042	56.8	8.22	0.97	5.19	1.16	5.36	1.31	1.83	0.23	7.43	4.34	19.92
2043	57.2	8.27	0.98	5.19	1.16	5.37	1.33	1.84	0.23	7.47	4.38	20.12
2044	57.6	8.32	0.98	5.19	1.16	5.38	1.34	1.86	0.23	7.51	4.41	20.32
2045	58.0	8.37	0.98	5.19	1.16	5.39	1.35	1.88	0.23	7.56	4.45	20.52
2046	58.4	8.43	0.99	5.20	1.17	5.40	1.37	1.90	0.23	7.61	4.49	20.72
2047	58.8	8.48	0.99	5.20	1.17	5.41	1.38	1.91	0.23	7.67	4.53	20.92
2048	59.3	8.53	1.00	5.20	1.17	5.43	1.40	1.93	0.23	7.74	4.57	21.12
2049	59.7	8.59	1.00	5.20	1.18	5.44	1.41	1.95	0.24	7.80	4.61	21.32
2050	60.1	8.65	1.01	5.20	1.18	5.45	1.43	1.97	0.24	7.86	4.65	21.53

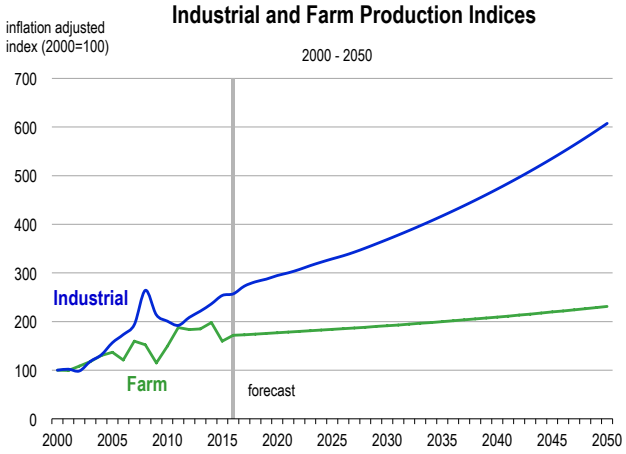












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	5.1%
Expected job growth:	5.8%
Fastest growing jobs sector:	Health and Education
Expected personal income growth:	11.2%
Expected population growth:	5.1%
Net migration to account for:	1.0%
Expected growth in number of vehicles:	6.6%

Demographics (2017)

Unemployment rate (April 2017):	9.5%
County rank* in California (58 counties):	51st
Working age (16-64) population:	65.5%
Population with B.A. or higher:	12.4%
Median home selling price (2016):	$205,000
Median household Income:	$46,784

Quality of Life

Violent crime rate (2015):	446 per 100,000 persons
County rank* in California (58 counties):	38th
Average commute time to work (2017):	24 minutes
High School drop out rate (2016):	7.9%
Households at/below poverty line (2017):	19.9%

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

Lake County Economic Forecast

Lake County is located in Northern California, approximately 100 miles north of San Francisco. The name of the county is derived from Clear Lake, the largest natural freshwater lake in the state and a prominent recreation destination. Lake County has a population of 65,100 people and a total of 16,500 wage and salary jobs. The per capita income is $39,543 and the average salary per worker is $45,186.

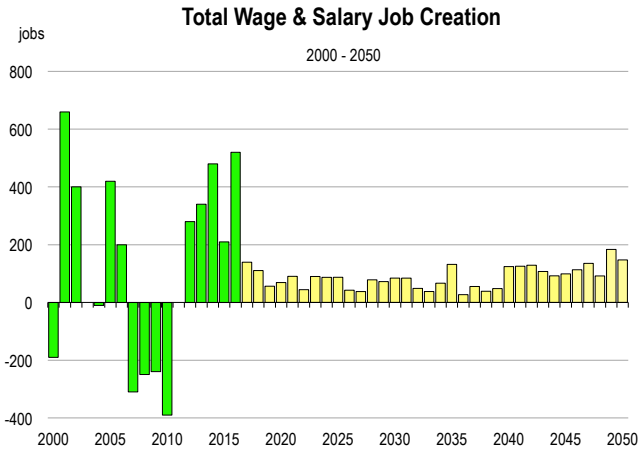
In 2016, total wage and salary employment increased by 520 jobs in Lake County, representing a growth rate of 3.3 percent. Non-farm employment grew by 3.0 percent, while farm employment increased by 7.6 percent. The unemployment rate improved substantially, falling from 7.6 percent in 2015 to 6.6 percent in 2016.

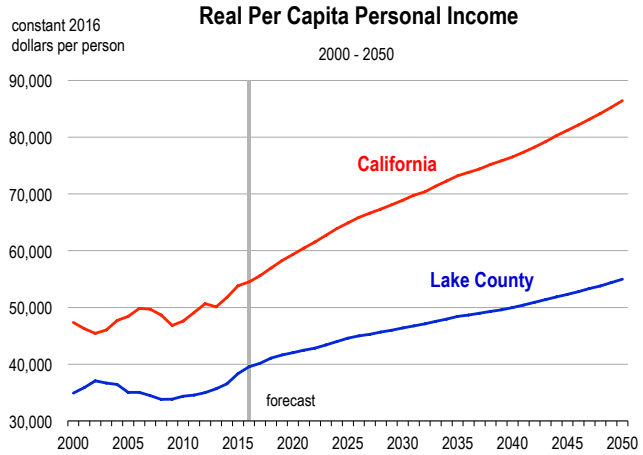
Over the past year, the largest employment gains were observed in government (+130 jobs), construction (+120 jobs), healthcare and education (+100 jobs), and agriculture (+80 jobs). The largest declines were in transportation and utilities (-30 jobs).

Between 2011 and 2016, the Lake County population increased at an average rate of only 0.1 percent per year. Over this time frame, the county gained an average of 164 residents each year through net migration, but lost an average of 44 residents per year through the natural decrease (deaths outnumbering births).

There are now more Lake County residents in the retirement cohort (people over age 65) than in the young professional group (people age 25 to 44). This has been the main contributor to the natural decrease, and these conditions are expected to persist over the next two decades.

Over the forecast period, the population of Lake County is expected to continue to decline, placing the county at risk of economic stagnation. Job growth is expected to be slow, and because the Lake County labor market is not able to support the local population, many people will commute to other counties for work.





Forecast Highlights

- Total wage and salary job growth is projected to be 0.9 percent in 2017. Over the 2017-2022 period, growth will average 0.4 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Lake County, inflation-adjusted salaries are expected to rise by an average of 1.7 percent per year from 2017 to 2022.

- Between 2017 and 2022, the largest employment gains will be in education and healthcare, professional services, and government. Together, these industries will account for 88 percent of net job creation in the county.

- Over the 2017-2022 period, the Lake County population is not expected to increase by any significant amount. The forecast calls for an increase of only 59 residents during this interval.

- Net migration will be positive but low, with approximately of 73 net in-migrants entering the county each year. By contrast, the natural decrease (deaths outnumbering births) is expected to reduce the population by approximately of 62 residents each year.

- Real per capita income is forecast to increase by 1.6 percent in 2017. From 2017 to 2022, real per capita income is expected to increase by an average of 0.4 percent per year.

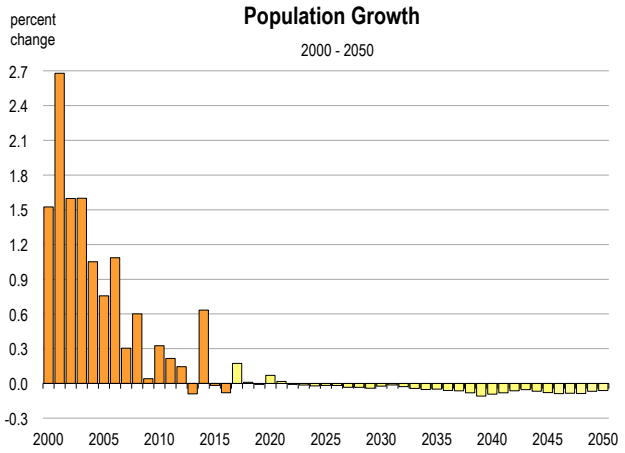
- Between 2017 and 2022, total taxable sales, adjusted for inflation, are forecast to rise by 0.4 percent per year.

- Industrial production is expected to rise by 1.8 percent per year from 2017 to 2022. Over the same period, total crop production is expected to increase by an average of 0.2 percent per year. The principal crop in the county is the wine grape.

Lake County Economic Forecast

2010-2016 History, 2017-2050 Forecast

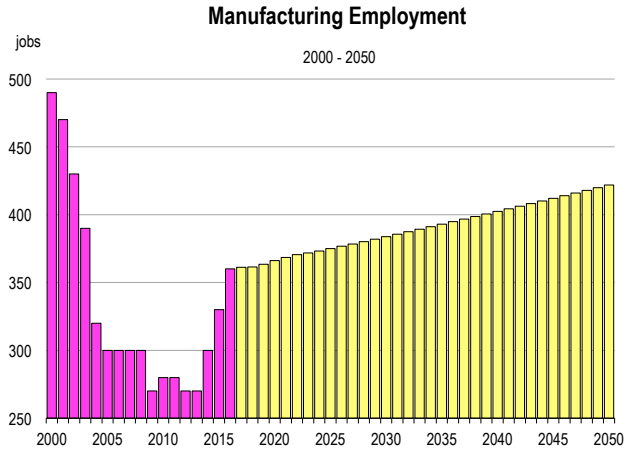
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy-ment Rate (percent)
2010	64,606	307	85.0	26.5	46	$0.46	$1.97	$34,356	1.3	72.3	149.1	15.1
2011	64,745	183	84.4	26.7	36	$0.51	$2.04	$34,555	2.7	73.2	150.0	14.5
2012	64,839	213	82.6	27.0	83	$0.53	$2.12	$34,981	2.7	91.0	150.3	12.8
2013	64,781	28	84.9	27.4	50	$0.55	$2.19	$35,679	2.3	101.6	152.2	10.9
2014	65,191	459	86.3	27.5	42	$0.54	$2.30	$36,539	2.8	96.6	157.9	8.9
2015	65,180	83	87.9	27.6	71	$0.57	$2.44	$38,342	2.6	103.4	162.8	7.6
2016	65,128	39	90.3	27.6	250	$0.60	$2.58	$39,543	3.0	105.2	165.5	6.6
2017	65,241	137	91.3	27.7	271	$0.62	$2.70	$40,166	3.1	105.4	176.5	6.1
2018	65,247	71	92.0	27.9	258	$0.64	$2.84	$41,059	3.0	105.7	179.3	5.9
2019	65,245	54	92.6	28.1	268	$0.66	$2.96	$41,636	2.6	105.9	182.4	5.8
2020	65,290	96	93.0	28.2	250	$0.68	$3.07	$42,040	3.1	106.1	186.1	5.7
2021	65,302	82	93.4	28.4	238	$0.70	$3.19	$42,479	3.0	106.4	189.1	5.8
2022	65,300	63	93.6	28.6	216	$0.72	$3.30	$42,844	3.0	106.6	192.7	5.9
2023	65,291	63	93.7	28.8	216	$0.74	$3.43	$43,372	3.0	106.9	196.7	6.1
2024	65,277	68	93.8	28.9	199	$0.77	$3.57	$43,988	2.9	107.1	200.5	6.3
2025	65,266	70	93.8	29.1	189	$0.79	$3.70	$44,573	2.9	107.4	204.0	6.3
2026	65,255	75	93.8	29.2	197	$0.81	$3.82	$44,993	2.8	107.7	207.4	6.4
2027	65,233	69	93.8	29.4	188	$0.83	$3.93	$45,283	2.9	107.9	211.1	6.4
2028	65,211	70	93.8	29.5	186	$0.85	$4.05	$45,643	2.7	108.2	215.5	6.4
2029	65,184	69	93.7	29.7	185	$0.87	$4.18	$45,984	2.5	108.5	220.2	6.4
2030	65,169	84	93.6	29.8	180	$0.90	$4.31	$46,402	2.4	108.8	225.1	6.4
2031	65,161	92	93.6	29.9	179	$0.92	$4.43	$46,750	2.3	109.1	230.0	6.6
2032	65,143	86	93.5	30.1	173	$0.95	$4.56	$47,093	2.5	109.4	235.1	6.6
2033	65,115	79	93.5	30.2	167	$0.98	$4.69	$47,527	2.1	109.7	240.4	6.6
2034	65,081	73	93.4	30.3	151	$1.00	$4.83	$47,924	2.3	110.0	245.7	6.6
2035	65,049	78	93.3	30.4	150	$1.03	$4.98	$48,423	2.4	110.3	251.2	6.5
2036	65,010	70	93.3	30.6	150	$1.06	$5.13	$48,677	2.8	110.6	256.9	6.6
2037	64,969	68	93.2	30.7	149	$1.09	$5.30	$48,965	2.9	111.0	262.7	6.6
2038	64,916	58	93.1	30.8	148	$1.11	$5.47	$49,291	2.7	111.3	268.7	6.6
2039	64,845	39	93.0	30.9	146	$1.14	$5.64	$49,595	2.9	111.7	274.8	6.6
2040	64,786	50	92.9	31.0	146	$1.17	$5.83	$49,994	2.8	112.0	281.2	6.5
2041	64,733	57	92.8	31.1	147	$1.19	$6.02	$50,438	2.6	112.4	287.7	6.5
2042	64,692	68	92.7	31.2	137	$1.22	$6.21	$50,905	2.5	112.7	294.5	6.5
2043	64,658	73	92.6	31.3	128	$1.25	$6.40	$51,362	2.4	113.1	301.5	6.5
2044	64,614	64	92.5	31.4	132	$1.27	$6.59	$51,869	2.2	113.5	308.7	6.5
2045	64,563	55	92.4	31.5	126	$1.30	$6.78	$52,313	2.4	113.9	316.1	6.5
2046	64,507	48	92.3	31.6	115	$1.32	$6.98	$52,775	2.3	114.3	323.7	6.5
2047	64,452	49	92.2	31.7	110	$1.35	$7.20	$53,336	2.3	114.7	331.5	6.5
2048	64,396	45	92.1	31.8	104	$1.37	$7.40	$53,785	2.3	115.1	339.6	6.5
2049	64,353	56	92.0	31.9	110	$1.40	$7.64	$54,382	2.3	115.6	347.9	6.5
2050	64,313	58	92.0	31.9	110	$1.43	$7.88	$54,961	2.3	116.0	356.5	6.5

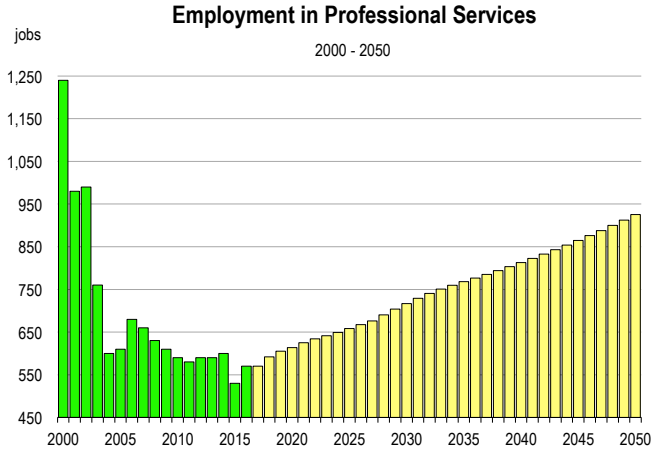


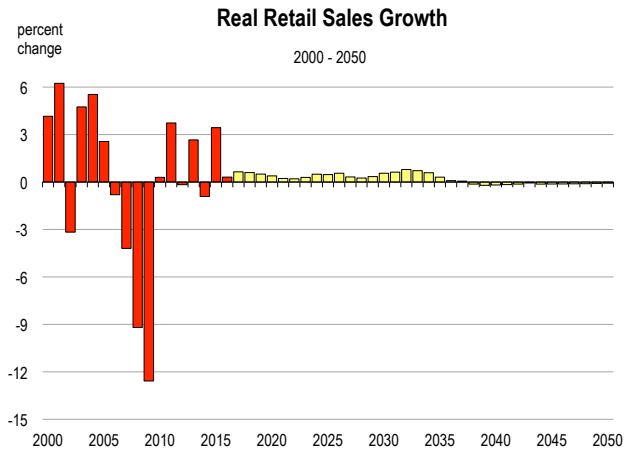
Lake County Employment Forecast

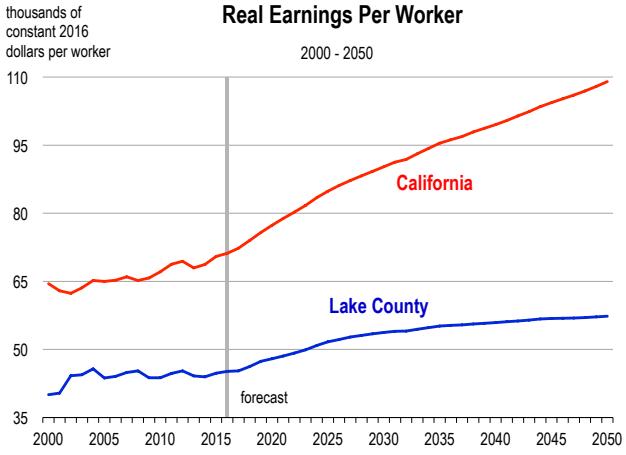
2010-2016 History, 2017-2050 Forecast

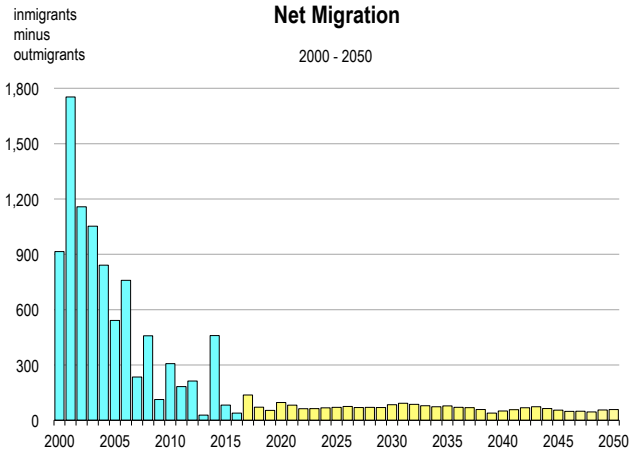
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	14.62	1.06	0.38	0.28	0.53	2.11	0.35	0.59	0.13	3.58	1.13	4.11
2011	14.62	1.15	0.34	0.28	0.56	2.11	0.36	0.58	0.14	3.58	1.11	3.91
2012	14.90	1.12	0.36	0.27	0.59	2.10	0.37	0.59	0.15	3.76	1.11	3.95
2013	15.24	1.09	0.38	0.27	0.58	2.20	0.39	0.59	0.15	4.03	1.03	4.01
2014	15.72	1.07	0.45	0.30	0.56	2.29	0.39	0.60	0.14	4.26	1.05	4.06
2015	15.93	1.06	0.50	0.33	0.53	2.34	0.38	0.53	0.13	4.35	1.07	4.18
2016	16.45	1.14	0.62	0.36	0.50	2.36	0.38	0.57	0.12	4.45	1.11	4.31
2017	16.59	1.14	0.60	0.36	0.55	2.37	0.38	0.57	0.12	4.45	1.12	4.40
2018	16.70	1.15	0.59	0.36	0.55	2.38	0.38	0.59	0.12	4.50	1.12	4.42
2019	16.76	1.15	0.59	0.36	0.56	2.38	0.38	0.61	0.12	4.50	1.12	4.46
2020	16.82	1.15	0.58	0.37	0.56	2.39	0.38	0.61	0.12	4.52	1.13	4.48
2021	16.92	1.16	0.57	0.37	0.55	2.39	0.38	0.63	0.12	4.56	1.14	4.51
2022	16.96	1.16	0.56	0.37	0.55	2.39	0.38	0.63	0.12	4.57	1.14	4.54
2023	17.05	1.16	0.56	0.37	0.55	2.40	0.38	0.64	0.12	4.60	1.15	4.58
2024	17.14	1.17	0.55	0.37	0.54	2.40	0.38	0.65	0.12	4.63	1.15	4.62
2025	17.22	1.17	0.55	0.37	0.54	2.41	0.38	0.66	0.12	4.66	1.15	4.67
2026	17.27	1.17	0.55	0.38	0.53	2.41	0.38	0.67	0.12	4.64	1.16	4.72
2027	17.30	1.18	0.54	0.38	0.53	2.41	0.38	0.68	0.12	4.62	1.16	4.76
2028	17.38	1.18	0.54	0.38	0.53	2.41	0.38	0.69	0.12	4.64	1.16	4.80
2029	17.45	1.18	0.54	0.38	0.52	2.42	0.38	0.70	0.12	4.66	1.16	4.83
2030	17.54	1.19	0.54	0.38	0.52	2.42	0.38	0.72	0.12	4.69	1.17	4.86
2031	17.62	1.19	0.54	0.39	0.51	2.43	0.39	0.73	0.12	4.72	1.17	4.89
2032	17.67	1.19	0.53	0.39	0.51	2.43	0.39	0.74	0.12	4.71	1.17	4.93
2033	17.71	1.19	0.53	0.39	0.51	2.44	0.39	0.75	0.12	4.70	1.18	4.96
2034	17.77	1.20	0.52	0.39	0.50	2.44	0.39	0.76	0.12	4.72	1.18	4.99
2035	17.91	1.20	0.52	0.39	0.50	2.44	0.39	0.77	0.12	4.80	1.18	5.03
2036	17.93	1.20	0.52	0.39	0.49	2.45	0.39	0.78	0.12	4.78	1.18	5.06
2037	17.99	1.21	0.52	0.40	0.49	2.45	0.39	0.79	0.12	4.79	1.19	5.10
2038	18.03	1.21	0.52	0.40	0.49	2.45	0.39	0.79	0.12	4.78	1.19	5.13
2039	18.08	1.21	0.52	0.40	0.48	2.45	0.39	0.80	0.12	4.78	1.19	5.16
2040	18.20	1.22	0.52	0.40	0.48	2.45	0.39	0.81	0.12	4.85	1.20	5.20
2041	18.33	1.22	0.52	0.40	0.48	2.45	0.40	0.82	0.12	4.92	1.20	5.23
2042	18.45	1.22	0.51	0.41	0.47	2.45	0.40	0.83	0.13	5.00	1.20	5.27
2043	18.56	1.23	0.51	0.41	0.47	2.45	0.40	0.84	0.13	5.06	1.21	5.30
2044	18.65	1.23	0.51	0.41	0.47	2.45	0.40	0.85	0.13	5.10	1.21	5.34
2045	18.75	1.23	0.51	0.41	0.46	2.45	0.40	0.86	0.13	5.15	1.21	5.37
2046	18.87	1.24	0.50	0.41	0.46	2.45	0.40	0.88	0.13	5.21	1.22	5.41
2047	19.00	1.24	0.50	0.42	0.46	2.45	0.40	0.89	0.13	5.29	1.22	5.44
2048	19.09	1.24	0.49	0.42	0.46	2.45	0.40	0.90	0.13	5.33	1.22	5.48
2049	19.28	1.24	0.49	0.42	0.45	2.45	0.41	0.91	0.13	5.46	1.23	5.52
2050	19.42	1.25	0.49	0.42	0.45	2.45	0.41	0.93	0.13	5.55	1.23	5.55

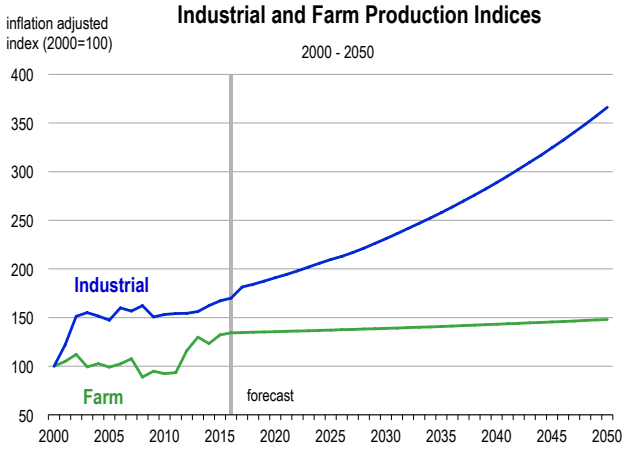












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	1.9%
Expected job growth:	2.2%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	6.8%
Expected population growth:	0.1%
Net migration to account for:	100%
Expected growth in number of vehicles:	2.5%

Demographics (2017)

Unemployment rate (April 2017):	5.6%
County rank* in California (58 counties):	31st
Working age (16-64) population:	60.2%
Population with B.A. degree or higher:	16.9%
Median home selling price (2016):	$204,500
Median household income:	$36,347

Quality of Life

Violent crime rate (2015):	506 per 100,000 persons
County rank* in California (58 counties):	43rd
Average commute time to work (2017):	28 minutes
High School drop out rate (2016):	7.9%
Households at/below poverty line (2017):	16.3%

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

Lassen County Economic Forecast

Lassen County is one of the northernmost counties in California. It is approximately the same size as the state of Connecticut. The county's name was derived from Mount Lassen, which is actually in neighboring Shasta County. Lassen County has a population of 30,600 people and a total of 10,300 wage and salary jobs. The per capita income in Lassen County is $36,282 and the average salary per worker is $60,096.

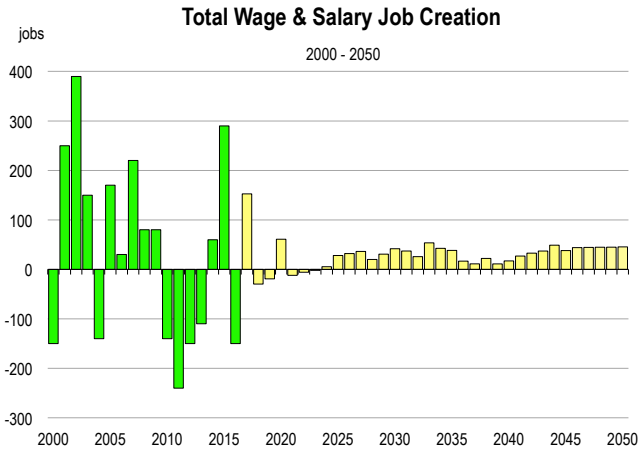
The largest employers in the county are public institutions; approximately 60 percent of all jobs in the county are in the public sector. The penitentiaries and correctional institutions in Susanville and Herlong account for a large portion of these jobs. These facilities employ more than 2,500 people and house more than 10,000 inmates.

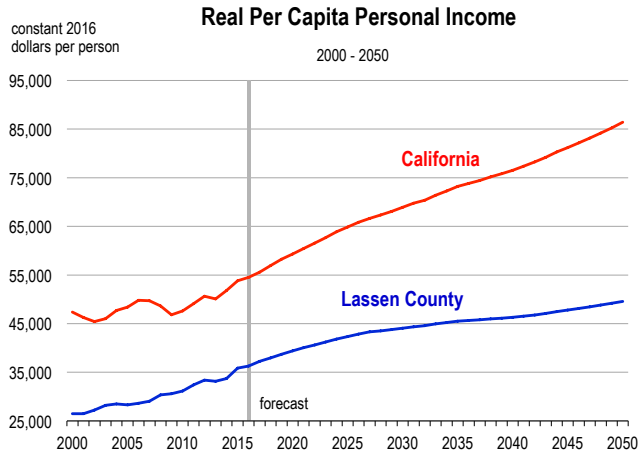
In 2016, a total of 150 wage and salary jobs were lost in Lassen County, representing a decline of 1.4 percent. Despite overall jobs losses, the unemployment rate continued to improve, falling from 7.3 percent in 2015 to 6.9 percent in 2016.

Over the course of 2016, the largest job gains were observed in government (+30 jobs), information (+30 jobs), and construction (+20 jobs). The largest losses were in education and healthcare (-60 jobs) and leisure and hospitality (-50 jobs).

Between 2011 and 2016, the population of Lassen County declined rapidly, falling by 2.4 percent per year. This decline was entirely result of out-migration, as an average of 840 net migrants left the county each year. In addition, because of an ageing population, the natural increase (new births) was relatively low, adding only 75 individuals to the population each year.

Over the long term, population growth in Lassen County is expected to be minimal, placing the local economy at serious risk of stagnation. Job growth is expected to be very slow, and income growth is forecast to lag the statewide average by a substantial margin.





Forecast Highlights

- Total wage and salary employment is expected to increase by 1.5 percent in 2017. Job losses will occur in some years, and over the entire 2017-2022 period, total employment growth will be flat, with Lassen County neither gaining nor losing a significant number of jobs.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Lassen County, inflation-adjusted salaries are expected to rise by an average of 1.4 percent per year between 2017 and 2022.

- Between 2017 and 2022, the largest job gains will be observed in healthcare and education, wholesale and retail trade, and information. These sectors will each generate between 10 and 20 new jobs. Losses will be observed in the government sector, which will shed approximately 40 jobs.

- Over the forecast period, the size of the population is expected to decline by 0.6 percent per year. The county will lose an average of 230 residents each year through net migration, and will gain only 60 residents per year through the natural increase (new births).

- Real per capita income is expected to increase by 2.7 percent in 2017. Over the 2017-2022 period, growth will average 1.7 percent per year.

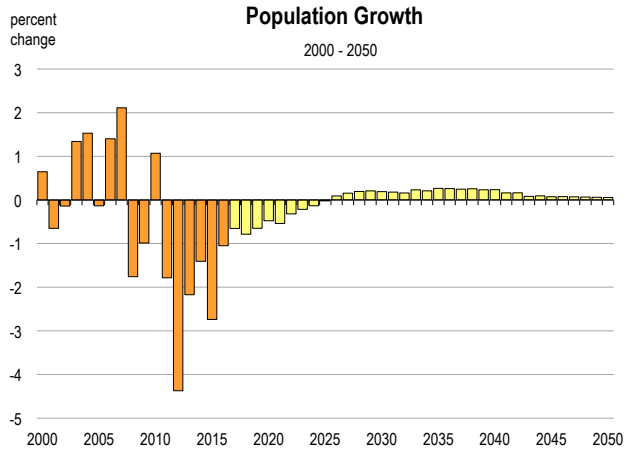
- Over the next five years, inflation-adjusted taxable sales are expected to increase at an average rate of 1.4 percent per year.

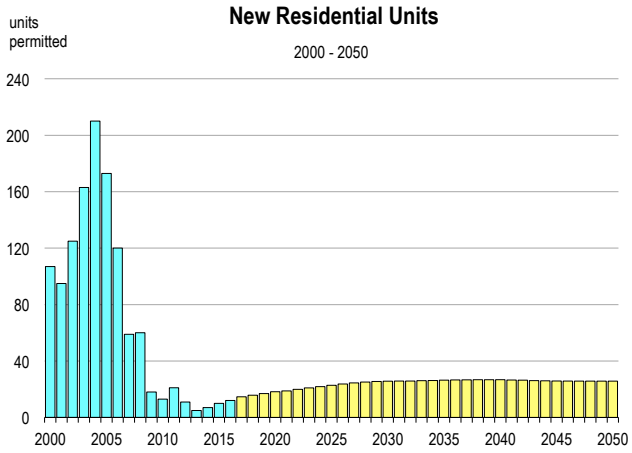
- Industrial production will increase by a substantial margin in 2017, but over the following five years, industrial production will decline by 2.4 percent per year.

Lassen County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	35,145	-179	37.1	10.1	13	$219.5	$0.97	$31,169	1.3	83.8	84.8	14.1
2011	34,519	-726	36.4	10.0	21	$234.6	$1.02	$32,392	2.7	111.5	82.1	13.5
2012	33,011	-1,538	35.2	10.0	11	$241.9	$1.03	$33,401	2.7	109.0	75.8	12.5
2013	32,295	-780	35.7	9.9	5	$256.1	$1.01	$33,159	2.3	131.1	70.7	10.6
2014	31,841	-543	35.8	9.9	7	$264.2	$1.03	$33,727	2.8	130.3	59.7	9.1
2015	30,969	-957	36.5	9.9	10	$295.3	$1.09	$35,850	2.6	129.6	44.1	7.3
2016	30,645	-393	37.1	9.8	12	$316.0	$1.11	$36,282	3.0	130.5	38.9	6.9
2017	30,445	-265	37.2	9.8	15	$326.9	$1.17	$37,247	3.1	130.8	56.0	6.2
2018	30,206	-303	37.2	9.8	16	$338.2	$1.21	$37,964	3.0	131.2	48.6	5.9
2019	30,010	-259	37.2	9.8	17	$354.7	$1.26	$38,706	2.6	131.5	48.8	5.8
2020	29,866	-204	37.3	9.8	18	$372.5	$1.32	$39,424	3.1	131.8	52.8	5.9
2021	29,705	-221	37.3	9.8	19	$386.1	$1.37	$40,033	3.0	132.2	51.3	6.0
2022	29,610	-153	37.3	9.9	20	$401.6	$1.42	$40,613	3.0	132.5	52.2	6.1
2023	29,546	-121	37.3	9.9	21	$417.8	$1.48	$41,207	3.0	132.9	53.9	6.3
2024	29,507	-96	37.3	9.9	22	$434.5	$1.53	$41,811	2.9	133.2	54.8	6.5
2025	29,503	-58	37.4	9.9	23	$452.0	$1.59	$42,356	2.9	133.6	56.4	6.6
2026	29,530	-27	37.4	9.9	24	$468.5	$1.65	$42,867	2.8	133.9	57.7	6.6
2027	29,576	-7	37.5	9.9	24	$485.1	$1.70	$43,331	2.9	134.3	59.2	6.6
2028	29,633	7	37.5	9.9	25	$499.4	$1.76	$43,522	2.7	134.7	60.9	6.6
2029	29,695	12	37.6	10.0	26	$514.7	$1.81	$43,774	2.5	135.1	62.7	6.6
2030	29,751	8	37.7	10.0	26	$530.9	$1.87	$44,068	2.4	135.5	64.6	6.6
2031	29,804	6	37.8	10.0	26	$547.5	$1.92	$44,363	2.3	135.9	66.5	6.6
2032	29,852	2	37.9	10.0	26	$564.4	$1.98	$44,583	2.5	136.3	68.4	6.6
2033	29,921	24	38.0	10.0	26	$583.1	$2.04	$44,935	2.1	136.8	70.5	6.6
2034	29,983	19	38.1	10.0	26	$601.0	$2.10	$45,244	2.3	137.2	72.6	6.6
2035	30,063	38	38.2	10.1	26	$619.3	$2.16	$45,518	2.4	137.6	74.9	6.6
2036	30,141	38	38.4	10.1	27	$637.4	$2.23	$45,667	2.8	138.1	77.2	6.6
2037	30,215	35	38.4	10.1	27	$656.4	$2.31	$45,799	2.9	138.5	79.6	6.6
2038	30,292	40	38.5	10.1	27	$676.2	$2.38	$45,988	2.7	139.0	82.1	6.6
2039	30,363	34	38.6	10.1	27	$695.7	$2.46	$46,128	2.9	139.5	84.6	6.6
2040	30,434	37	38.7	10.2	27	$716.0	$2.54	$46,289	2.8	140.0	87.2	6.5
2041	30,483	16	38.8	10.2	27	$736.6	$2.61	$46,526	2.6	140.5	89.7	6.5
2042	30,532	18	38.9	10.2	26	$757.4	$2.69	$46,792	2.5	141.0	92.4	6.5
2043	30,558	-5	39.0	10.2	26	$778.3	$2.77	$47,106	2.4	141.5	95.0	6.5
2044	30,586	0	39.1	10.2	26	$799.7	$2.85	$47,479	2.2	142.1	97.6	6.5
2045	30,608	-4	39.2	10.2	26	$820.6	$2.94	$47,793	2.4	142.6	100.4	6.5
2046	30,631	-2	39.3	10.3	26	$842.5	$3.02	$48,129	2.3	143.2	103.2	6.5
2047	30,653	-2	39.4	10.3	26	$864.8	$3.11	$48,467	2.3	143.7	106.1	6.5
2048	30,673	-1	39.6	10.3	26	$887.8	$3.20	$48,817	2.3	144.3	109.1	6.5
2049	30,692	-1	39.7	10.3	26	$911.6	$3.29	$49,179	2.3	144.9	112.1	6.5
2050	30,709	-1	39.9	10.3	26	$936.1	$3.39	$49,555	2.3	145.5	115.2	6.5

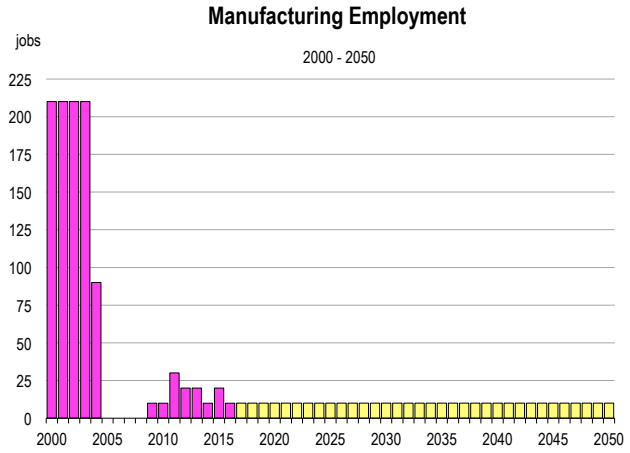


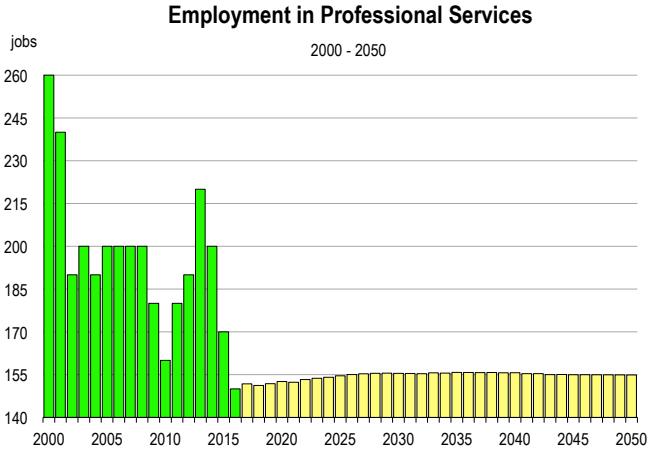


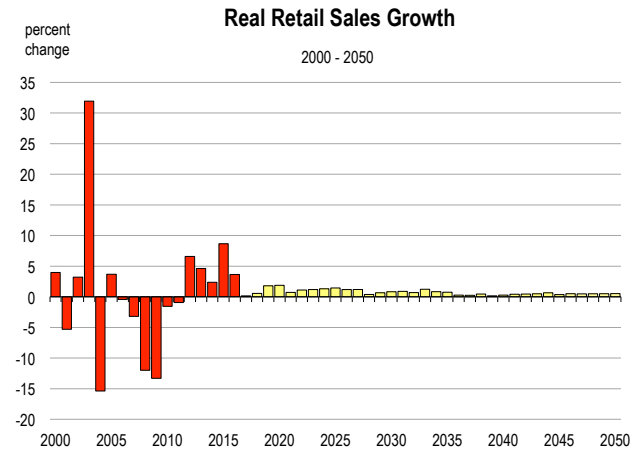
Lassen County Employment Forecast

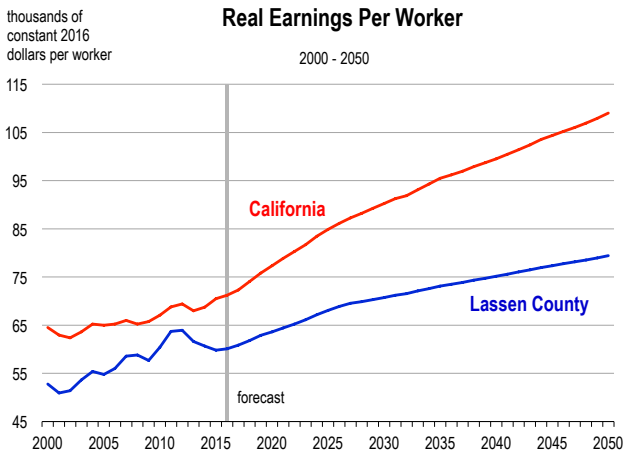
2010-2016 History, 2017-2050 Forecast

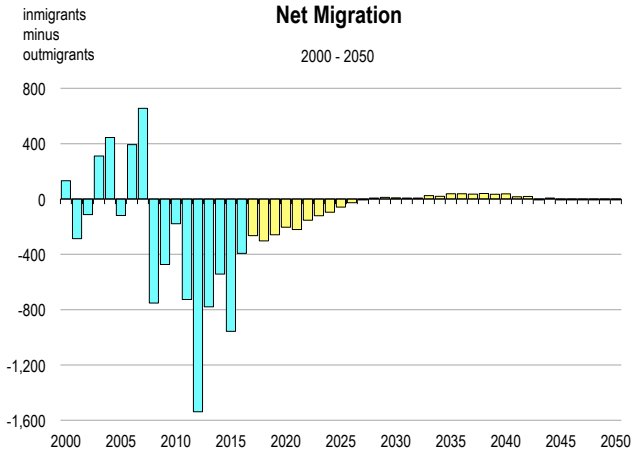
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	10.59	0.44	0.10	0.01	0.10	0.91	0.15	0.16	0.09	1.02	0.62	6.73
2011	10.35	0.56	0.10	0.03	0.09	0.86	0.14	0.18	0.08	1.02	0.61	6.47
2012	10.20	0.73	0.09	0.02	0.07	0.88	0.15	0.19	0.08	0.94	0.58	6.27
2013	10.09	0.65	0.10	0.02	0.07	0.87	0.15	0.22	0.09	0.97	0.61	6.07
2014	10.15	0.67	0.12	0.01	0.07	0.90	0.15	0.20	0.08	0.96	0.66	5.97
2015	10.44	0.72	0.13	0.02	0.07	0.95	0.15	0.17	0.09	0.95	0.67	6.14
2016	10.29	0.73	0.15	0.01	0.08	0.95	0.15	0.15	0.12	0.89	0.62	6.17
2017	10.44	0.73	0.15	0.01	0.08	0.95	0.15	0.15	0.12	0.89	0.63	6.30
2018	10.41	0.73	0.16	0.01	0.07	0.95	0.15	0.15	0.12	0.90	0.63	6.26
2019	10.39	0.73	0.16	0.01	0.07	0.96	0.15	0.15	0.13	0.90	0.63	6.24
2020	10.45	0.73	0.16	0.01	0.06	0.96	0.15	0.15	0.13	0.90	0.63	6.29
2021	10.44	0.73	0.16	0.01	0.06	0.96	0.15	0.15	0.13	0.91	0.63	6.27
2022	10.44	0.73	0.16	0.01	0.06	0.96	0.15	0.15	0.13	0.91	0.63	6.26
2023	10.43	0.73	0.16	0.01	0.06	0.97	0.15	0.15	0.13	0.91	0.63	6.26
2024	10.44	0.74	0.16	0.01	0.06	0.97	0.15	0.15	0.13	0.91	0.63	6.26
2025	10.47	0.74	0.16	0.01	0.06	0.97	0.15	0.15	0.13	0.92	0.63	6.28
2026	10.50	0.74	0.16	0.01	0.06	0.97	0.15	0.16	0.13	0.92	0.63	6.31
2027	10.54	0.74	0.16	0.01	0.06	0.98	0.15	0.16	0.13	0.92	0.63	6.34
2028	10.56	0.74	0.16	0.01	0.06	0.98	0.15	0.16	0.13	0.92	0.63	6.35
2029	10.59	0.74	0.16	0.01	0.06	0.98	0.15	0.16	0.13	0.92	0.63	6.38
2030	10.63	0.74	0.16	0.01	0.06	0.98	0.15	0.16	0.13	0.92	0.63	6.41
2031	10.67	0.74	0.16	0.01	0.06	0.98	0.15	0.16	0.13	0.92	0.63	6.44
2032	10.69	0.74	0.16	0.01	0.06	0.98	0.15	0.16	0.13	0.92	0.63	6.46
2033	10.75	0.74	0.16	0.01	0.07	0.99	0.15	0.16	0.13	0.92	0.63	6.51
2034	10.79	0.74	0.16	0.01	0.07	0.99	0.15	0.16	0.13	0.92	0.63	6.55
2035	10.83	0.74	0.16	0.01	0.07	0.99	0.15	0.16	0.13	0.92	0.63	6.58
2036	10.84	0.74	0.16	0.01	0.07	0.99	0.15	0.16	0.13	0.92	0.63	6.59
2037	10.85	0.75	0.16	0.01	0.07	0.99	0.15	0.16	0.13	0.92	0.63	6.59
2038	10.88	0.75	0.16	0.01	0.07	0.99	0.15	0.16	0.13	0.92	0.63	6.61
2039	10.89	0.75	0.16	0.01	0.07	1.00	0.15	0.16	0.13	0.92	0.63	6.61
2040	10.90	0.75	0.16	0.01	0.08	1.00	0.15	0.16	0.13	0.92	0.63	6.62
2041	10.93	0.75	0.16	0.01	0.08	1.00	0.15	0.16	0.13	0.92	0.63	6.65
2042	10.96	0.75	0.16	0.01	0.08	1.00	0.15	0.16	0.14	0.92	0.64	6.67
2043	11.00	0.75	0.16	0.01	0.08	1.00	0.15	0.16	0.14	0.92	0.64	6.70
2044	11.05	0.75	0.16	0.01	0.08	1.00	0.15	0.16	0.14	0.92	0.64	6.75
2045	11.09	0.75	0.16	0.01	0.08	1.00	0.15	0.15	0.14	0.92	0.64	6.78
2046	11.13	0.75	0.16	0.01	0.08	1.01	0.15	0.15	0.14	0.92	0.64	6.82
2047	11.18	0.75	0.16	0.01	0.08	1.01	0.15	0.15	0.14	0.92	0.64	6.85
2048	11.22	0.76	0.16	0.01	0.08	1.01	0.15	0.15	0.14	0.92	0.64	6.89
2049	11.27	0.76	0.16	0.01	0.08	1.01	0.15	0.15	0.14	0.92	0.64	6.93
2050	11.31	0.76	0.16	0.01	0.08	1.01	0.15	0.15	0.14	0.92	0.64	6.97

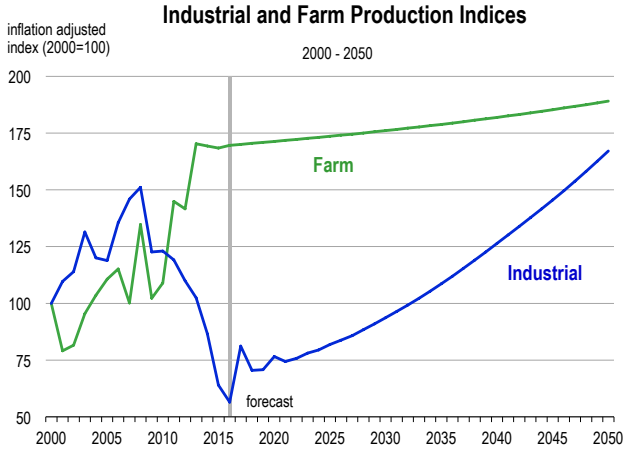












County Economic and Demographic Indicators

Projected Economic Growth (2017-2021)

Expected retail sales growth	6.2%
Expected job growth	-0.1%
Fastest growing jobs sector	Information
Expected personal income growth	6.1%

Expected population growth:	-2.7%
Net migration to account for:	N/A
Expected growth in number of vehicles:	0.4%

Demographics (2017)

Unemployment rate (April 2017):	6.4%
County rank* in California (58 counties):	37th
Working age (16-64) population:	72.0%

Population with B.A. degree or higher:	12.9%
Median home selling price (2016):	$139,500
Median household income:	$53,905

Quality of Life

Violent crime rate (2015):	701 per 100,000 persons
County rank* in California (58 counties):	53rd
Average commute time to work (2017):	22 minutes

High School drop out rate (2016):	9.5%
Households at/below poverty line (2017):	12.5%

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

Los Angeles County Economic Forecast

Los Angeles County is the largest county in California, with 10.2 million people and 4.4 million wage and salary jobs. The per capita income in Los Angeles County is $54,902, and the average salary per worker is $71,243.

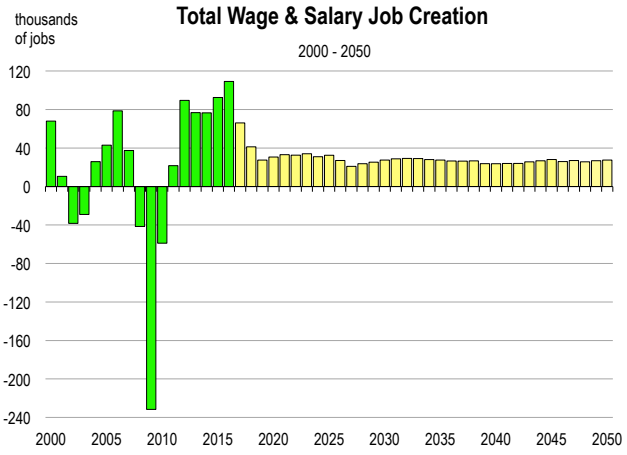
In 2016, strong improvement was observed in the Los Angeles County labor market. A total of 109,200 jobs were gained, representing a growth rate of 2.6 percent, and the unemployment rate declined from 6.7 percent in 2015 to 5.2 percent in 2016.

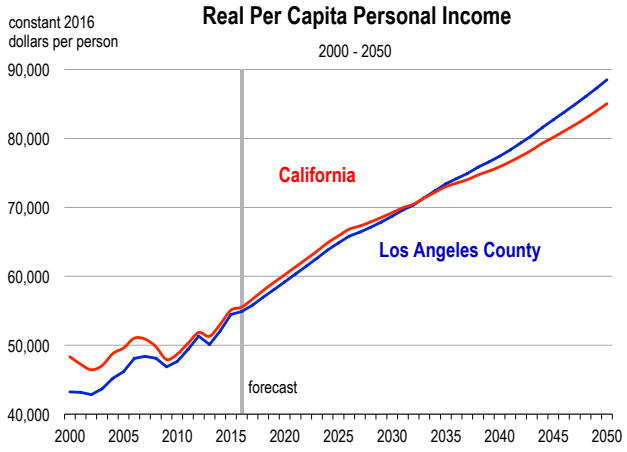
In 2016, employment growth in Los Angeles County was led by education and healthcare (+26,300 jobs), information (+23,400 jobs), and leisure and hospitality (+21,400 jobs). The largest declines occurred in manufacturing (-6,400 jobs).

In previous years, Northern Los Angeles County (the Santa Clarita and Antelope Valleys) was the fastest growing area of the county. Due to a large amount of buildable land, this region was able to construct a substantial number of housing units, generating space for new residents. This trend should continue, and over the long-term, the northern region will be responsible for much of the growth in the county.

However, a new wave of construction is also occurring in Downtown Los Angeles, primarily in the form of high rise apartment and condo structures. Over the next 10 years, more than 15,000 new housing units could be constructed in the downtown region.

Between 2011 and 2016, the Los Angeles County population increased at an annual average rate of 0.7 percent. This growth was entirely due to the natural increase (new births), as net migration was negative.





Forecast Highlights

- Total employment is expected to increase by 1.5 percent in 2017. From 2017 to 2022, the growth rate is expected to average 0.7 percent per year.

- Average salaries are slightly lower in Los Angeles County than they are across the state. Real average salaries in Los Angeles County are projected to increase by an average of 1.7 percent per year over the next 5 years, which will be slower than statewide growth.

- Employment growth will be led by education and healthcare, leisure and hospitality, information, and professional and business services. Together, these industries will account for 71 percent of net job creation between 2017 and 2022.

- From 2017 to 2022, population growth will average 0.5 percent per year. The natural increase will be responsible for all of this growth, as net migration will be negative.

- Over the 2017-2022 period, an average of 19,300 new housing permits will be issued each year. Many of these will be in high rise structures in the downtown region. Several thousand units could also break ground in the Newhall Ranch project, located in the Santa Clarita Valley, but pending legal action could lead to delays.

- Real per capita income will increase at a rate of 1.7 percent in 2017. Over the 2017 to 2022 period, growth is expected to average 1.9 percent per year.

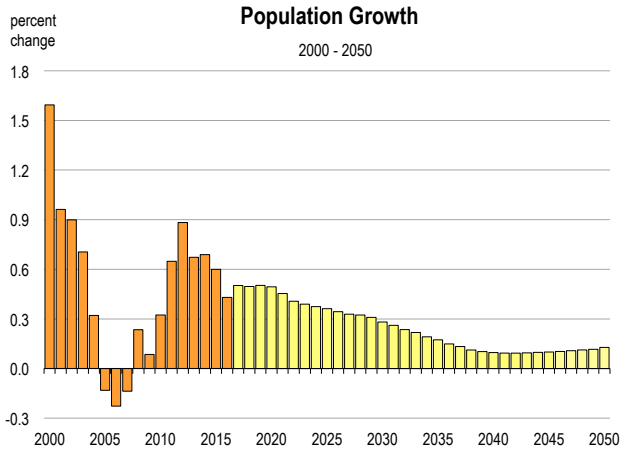
- Total taxable sales are expected to increase by an average of 1.2 percent per year from 2017 to 2022.

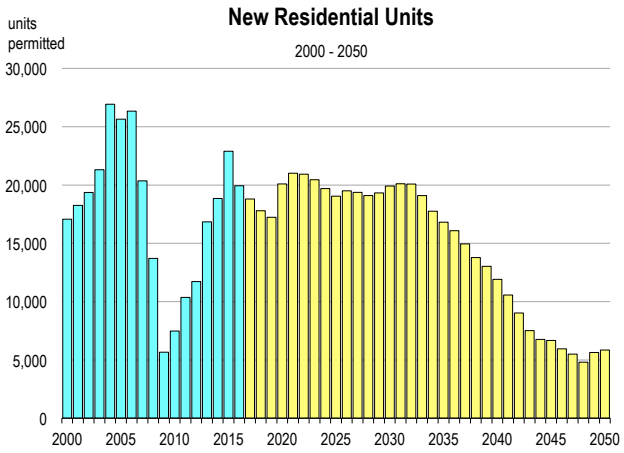
- Industrial production is expected to increase by 3.5 percent in 2017. From 2017 to 2022, the growth rate of industrial production is expected to average 1.6 percent per year.

Los Angeles County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (millions)	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 (billions)	Unemploy-ment Rate (percent)
2010	9,837,011	-47,019	7.4	3,239.3	7,468	$116.9	$424.8	$47,649	1.2	192.0	103.6	12.5
2011	9,900,858	-10,770	7.4	3,244.5	10,362	$126.4	$454.9	$49,378	2.7	186.0	99.5	12.2
2012	9,988,287	16,207	7.4	3,253.8	11,715	$135.3	$486.7	$51,323	2.0	200.1	102.9	10.9
2013	10,055,477	-3,338	7.6	3,267.3	16,850	$140.1	$483.6	$50,108	1.1	208.9	106.5	9.7
2014	10,124,684	-2,001	7.7	3,278.7	18,841	$147.4	$512.8	$52,076	1.3	236.1	108.1	8.2
2015	10,185,487	-7,022	7.8	3,292.5	22,892	$151.0	$544.3	$54,448	0.9	227.0	109.6	6.7
2016	10,229,245	-15,372	8.0	3,308.4	19,936	$154.5	$561.6	$54,902	1.9	227.3	111.1	5.2
2017	10,280,600	-14,191	8.0	3,322.5	18,803	$160.6	$588.3	$55,819	2.5	226.2	115.0	4.9
2018	10,331,620	-14,167	8.1	3,339.1	17,795	$167.6	$619.4	$56,964	2.7	225.2	116.3	4.9
2019	10,383,570	-12,567	8.2	3,354.9	17,235	$174.7	$652.2	$58,065	2.8	224.2	118.1	4.9
2020	10,434,890	-12,026	8.3	3,370.1	20,095	$181.9	$687.4	$59,182	2.9	223.3	120.5	4.9
2021	10,482,230	-14,928	8.4	3,387.4	21,014	$189.0	$723.8	$60,345	2.8	222.4	122.2	4.9
2022	10,524,900	-17,859	8.5	3,405.5	20,931	$196.5	$762.5	$61,472	3.0	221.6	124.4	4.8
2023	10,565,890	-18,271	8.6	3,423.9	20,455	$203.6	$800.3	$62,637	2.6	220.8	126.9	4.7
2024	10,605,470	-18,130	8.6	3,441.9	19,696	$211.4	$839.1	$63,831	2.5	220.1	129.1	4.7
2025	10,643,870	-17,562	8.7	3,459.2	19,047	$220.1	$875.9	$64,839	2.4	219.4	131.1	4.5
2026	10,680,480	-17,579	8.8	3,476.0	19,506	$228.5	$913.1	$65,844	2.3	218.8	133.1	4.4
2027	10,715,600	-16,693	8.8	3,493.2	19,374	$236.1	$947.3	$66,426	2.5	218.1	135.6	4.4
2028	10,750,290	-14,853	8.8	3,510.5	19,098	$244.9	$986.2	$67,120	2.7	217.5	138.5	4.4
2029	10,783,560	-14,061	8.8	3,527.3	19,325	$253.4	$1,023.6	$67,890	2.3	217.0	141.5	4.4
2030	10,813,920	-14,793	8.9	3,544.2	19,915	$262.4	$1,060.9	$68,722	2.1	216.4	144.7	4.4
2031	10,842,190	-14,777	8.9	3,561.7	20,110	$272.6	$1,099.1	$69,615	2.0	215.9	147.8	4.4
2032	10,867,750	-15,596	9.0	3,579.3	20,085	$283.3	$1,136.7	$70,350	2.1	215.5	151.3	4.4
2033	10,891,470	-15,535	9.1	3,597.0	19,095	$295.6	$1,181.8	$71,415	2.2	215.0	154.7	4.4
2034	10,912,380	-16,283	9.1	3,613.7	17,756	$307.8	$1,228.5	$72,429	2.3	214.6	158.2	4.4
2035	10,931,340	-16,154	9.2	3,629.3	16,813	$319.9	$1,277.7	$73,432	2.4	214.2	161.9	4.4
2036	10,947,630	-16,838	9.2	3,644.0	16,084	$330.4	$1,322.6	$74,194	2.3	213.8	165.7	4.4
2037	10,962,220	-16,648	9.3	3,658.1	14,951	$339.8	$1,366.9	$74,929	2.2	213.4	169.7	4.4
2038	10,974,530	-17,265	9.3	3,671.2	13,780	$349.2	$1,413.9	$75,826	2.1	213.1	173.8	4.4
2039	10,985,800	-17,007	9.4	3,683.3	13,028	$357.9	$1,459.9	$76,603	2.1	212.7	177.9	4.4
2040	10,996,430	-16,565	9.4	3,694.8	11,912	$367.4	$1,511.5	$77,424	2.3	212.4	182.2	4.4
2041	11,006,730	-16,069	9.5	3,705.4	10,566	$378.0	$1,568.8	$78,363	2.5	212.1	186.6	4.4
2042	11,017,010	-15,542	9.6	3,714.7	9,026	$388.3	$1,626.9	$79,363	2.3	211.9	191.0	4.4
2043	11,027,480	-14,990	9.7	3,722.7	7,514	$398.8	$1,688.3	$80,431	2.3	211.6	195.8	4.4
2044	11,038,290	-14,411	9.7	3,729.4	6,759	$409.7	$1,752.9	$81,633	2.2	211.3	200.6	4.4
2045	11,049,340	-13,808	9.8	3,735.4	6,669	$419.3	$1,815.1	$82,709	2.1	211.1	205.6	4.3
2046	11,060,780	-13,183	9.9	3,741.3	5,951	$429.6	$1,881.6	$83,806	2.2	210.9	210.7	4.4
2047	11,072,730	-12,534	10.0	3,746.6	5,496	$440.6	$1,952.6	$84,922	2.3	210.7	215.9	4.3
2048	11,085,210	-11,867	10.0	3,751.5	4,806	$451.6	$2,025.9	$86,071	2.3	210.5	221.3	4.3
2049	11,098,130	-11,177	10.1	3,755.8	5,637	$463.6	$2,106.1	$87,280	2.4	210.3	226.9	4.3
2050	11,112,340	-9,467	10.2	3,761.0	5,849	$476.1	$2,191.4	$88,532	2.5	210.1	232.6	4.3

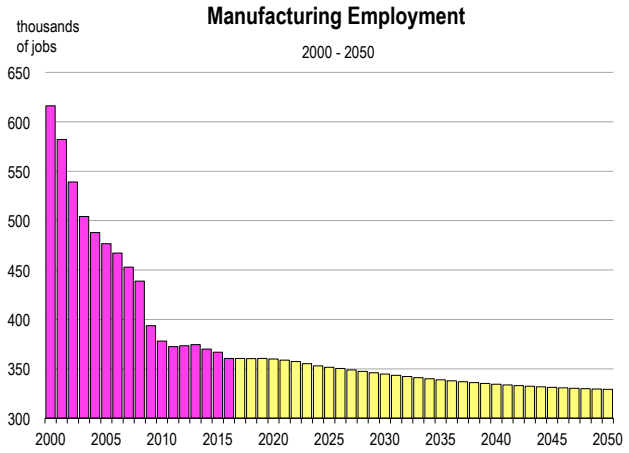


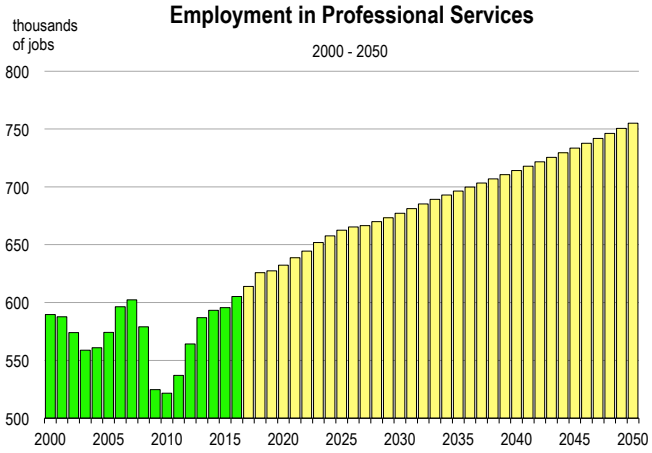


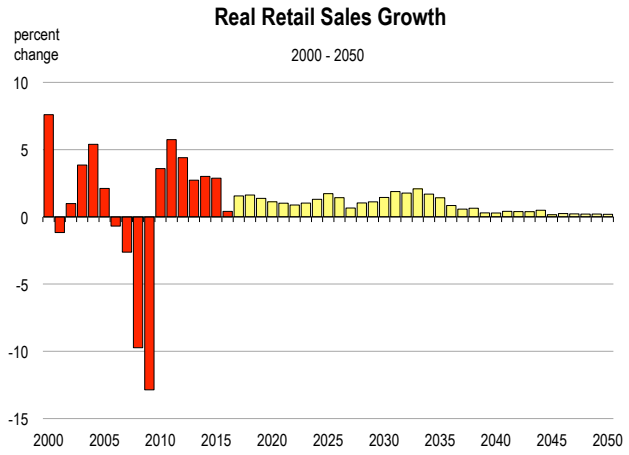
Los Angeles County Employment Forecast

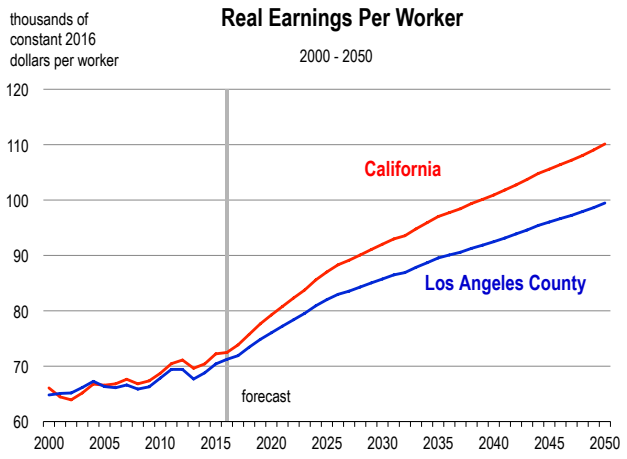
2010-2016 History, 2017-2050 Forecast

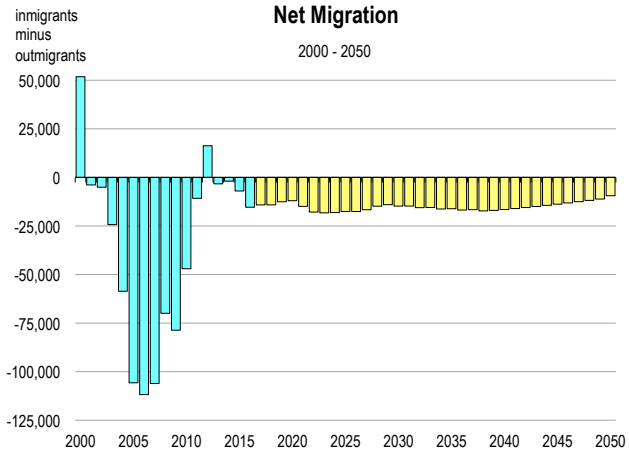
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	3,929.0	6.23	103.7	378.2	150.6	589.9	211.1	521.7	192.0	670.5	384.8	579.6
2011	3,950.7	5.63	104.0	372.4	151.8	598.8	210.1	537.0	192.5	677.3	394.7	565.5
2012	4,040.3	5.40	107.6	373.3	154.5	612.9	212.4	564.1	192.1	699.5	415.8	556.8
2013	4,117.2	5.48	114.6	374.4	157.5	624.3	213.0	586.9	197.0	702.1	440.5	551.2
2014	4,193.9	5.20	118.5	370.0	163.4	635.5	211.2	593.3	198.8	720.7	466.6	556.2
2015	4,286.5	4.98	126.2	366.8	171.5	644.9	215.5	595.5	207.5	741.1	489.1	568.5
2016	4,395.7	5.26	133.1	360.4	180.6	649.3	219.8	605.2	230.9	767.4	510.5	576.3
2017	4,461.8	5.32	135.8	360.5	184.0	652.7	220.9	613.9	234.1	796.9	518.3	580.8
2018	4,503.1	5.37	136.6	360.3	189.0	656.1	223.1	625.8	236.0	805.0	524.2	581.6
2019	4,530.6	5.40	137.0	360.5	191.3	658.8	224.0	627.4	238.3	814.3	529.5	583.0
2020	4,561.3	5.42	138.9	359.9	192.5	661.0	224.5	632.3	240.6	823.7	535.3	585.0
2021	4,594.4	5.43	140.5	358.8	193.4	663.0	226.5	638.7	242.9	833.3	541.5	587.0
2022	4,627.1	5.44	141.8	357.4	194.2	664.7	228.5	644.5	244.9	843.3	548.2	589.2
2023	4,661.1	5.44	142.3	355.2	195.0	666.7	229.7	651.9	246.9	854.5	555.0	591.9
2024	4,692.1	5.44	142.1	353.0	196.1	669.1	230.5	657.6	249.5	866.2	560.1	594.3
2025	4,724.7	5.44	141.5	351.6	196.9	672.2	231.4	662.5	252.5	878.5	563.8	599.1
2026	4,751.7	5.43	140.9	350.3	197.8	674.9	232.0	665.3	255.7	889.1	567.0	602.8
2027	4,772.7	5.43	140.5	348.9	198.9	676.3	232.7	666.5	257.7	901.0	569.5	604.2
2028	4,796.5	5.42	140.0	347.4	199.9	678.2	233.1	669.9	259.8	912.9	572.0	605.7
2029	4,821.8	5.42	140.1	346.0	200.9	680.2	233.3	673.3	261.9	925.2	575.0	607.3
2030	4,849.3	5.41	140.4	344.7	201.7	682.8	233.8	677.2	264.1	937.8	578.5	608.9
2031	4,878.1	5.40	140.8	343.4	202.3	686.1	234.3	681.2	266.2	950.5	582.3	610.5
2032	4,907.4	5.40	141.2	342.2	203.6	689.2	234.9	685.2	268.5	963.0	586.3	612.0
2033	4,936.5	5.39	141.1	341.0	204.6	692.9	235.4	689.2	270.7	975.6	590.3	613.7
2034	4,964.5	5.38	140.6	339.9	205.1	695.9	236.1	693.0	273.1	988.3	594.3	615.3
2035	4,992.0	5.38	140.0	338.9	206.2	698.5	236.7	696.4	275.4	1,000.9	598.4	616.9
2036	5,018.6	5.37	139.5	337.9	207.2	700.2	237.3	699.8	277.9	1,013.6	602.6	618.4
2037	5,045.0	5.36	138.9	336.9	208.4	701.4	237.8	703.3	280.3	1,026.3	606.8	619.9
2038	5,071.7	5.36	138.3	336.0	209.4	702.6	238.2	706.9	282.8	1,039.0	611.0	621.4
2039	5,095.5	5.35	135.6	335.2	210.2	703.2	238.8	710.5	285.4	1,051.8	615.2	622.9
2040	5,119.2	5.35	133.0	334.4	211.0	703.8	239.3	714.1	288.0	1,064.7	619.5	624.4
2041	5,143.2	5.34	130.2	333.7	211.8	704.6	239.8	717.8	290.7	1,077.4	623.8	625.9
2042	5,167.3	5.34	127.3	333.0	212.3	705.3	240.4	721.6	293.4	1,090.2	628.1	627.5
2043	5,192.9	5.34	125.3	332.4	213.3	706.0	241.1	725.5	296.2	1,102.9	632.5	629.2
2044	5,219.7	5.33	124.0	331.8	214.3	706.8	241.8	729.5	299.0	1,115.7	636.9	630.9
2045	5,247.8	5.33	124.5	331.2	215.1	707.2	242.6	733.5	301.9	1,128.5	641.4	632.6
2046	5,273.8	5.32	122.7	330.7	215.6	707.6	243.3	737.7	304.9	1,141.5	645.9	634.3
2047	5,300.8	5.32	121.6	330.3	216.2	708.0	244.1	741.9	307.9	1,154.6	650.4	636.0
2048	5,326.5	5.32	118.9	329.9	216.8	708.4	244.8	746.2	311.0	1,167.8	654.9	637.7
2049	5,353.4	5.31	117.0	329.5	217.3	708.7	245.7	750.6	314.1	1,181.2	659.5	639.4
2050	5,380.9	5.31	115.3	329.2	217.9	709.1	246.4	755.0	317.3	1,194.7	664.2	641.1

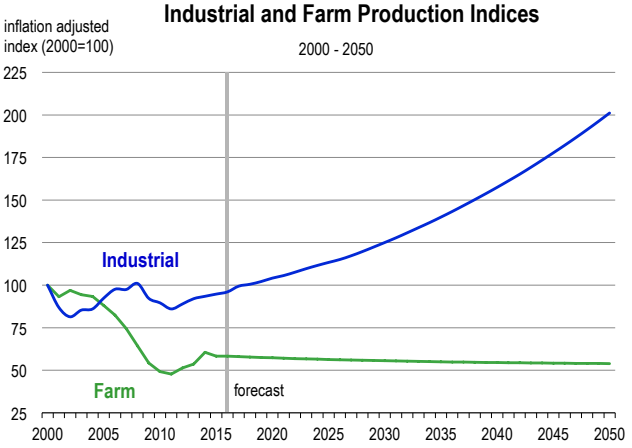












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.2%
Expected job growth:	3.7%
Fastest growing jobs sector:	Health and Education
Expected personal income growth:	12.8%
Expected population growth:	2.4%
Net migration to account for:	0%
Expected growth in number of vehicles:	5.7%

Demographics (2017)

Unemployment rate (April 2017):	4.1%
County rank* in California (58 counties):	18th
Working age (16-64) population:	67.1%
Population with B.A. or higher:	30.1%
Median home selling price (2016):	$520,000
Median household income:	$59,839

Quality of Life

Violent crime rate (2015):	482 per 100,000 persons
County rank* in California (58 counties):	42nd
Average commute time to work (2017):	33 minutes
High school drop out rate (2016):	12.5%
Households below poverty line (2017):	14.8%

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

Madera County Economic Forecast

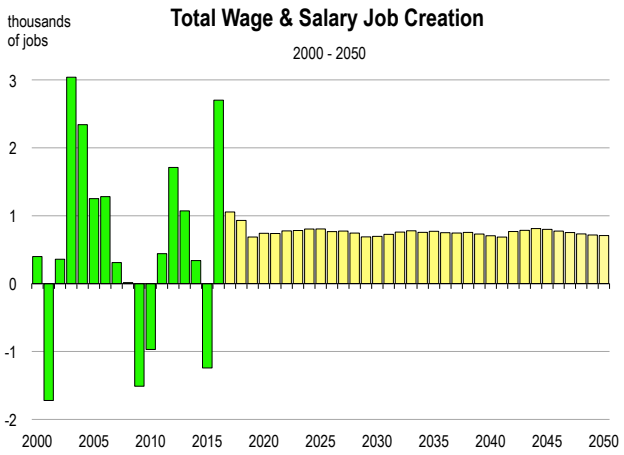
Madera County is located in the heart of the San Joaquin Valley, just north of Fresno County. Madera County has a population of 155,700 people and approximately 49,000 wage and salary jobs. The per capita income is $36,875, and the average salary per worker is $51,495.

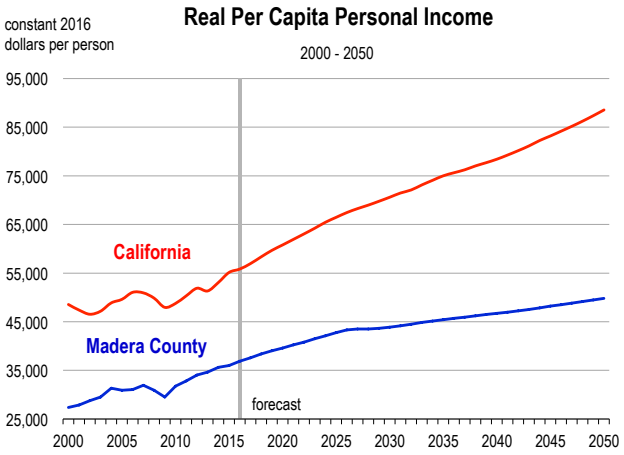
Like other parts of the San Joaquin Valley, Madera County is heavily agricultural. In recent years, it has generated more than $2 billion in agricultural output, with the most prevalent commodities being almonds, pistachios, grapes, and milk.

In 2016, employment across Northern California increased by 3.2 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 2.9 percent. In Madera County, 2,700 total wage and salary jobs were gained, representing a growth rate of 5.8 percent. The unemployment rate improved substantially, falling from 10.4 percent in 2015 to 9.2 percent in 2016.

In 2016, the largest employment gains were observed in government (+1,200 jobs), agriculture (+740 jobs), construction (+290 jobs), and leisure and hospitality (+170 jobs). Declines were recorded in manufacturing (-60 jobs) and information (-60 jobs).

Between 2011 and 2016, the population of Madera County grew at an annual average rate of 0.5 percent. This growth was due entirely to the natural increase (new births), as net migration was negative.





Forecast Highlights

- Total wage and salary employment is expected to increase by 2.2 percent in 2017. From 2017 to 2022, total wage and salary job growth will average 1.5 percent per year.

- Average salaries are currently well below the California state average, and will remain so over the foreseeable future. In Madera County, inflation-adjusted salaries are expected to rise by an average of 2.0 percent per year between 2017 and 2022.

- Between 2017 and 2022, the largest employment gains will be observed in education and healthcare, professional and business services, and government, Together, these sectors will account for 74 percent of net job creation in the county.

- Population growth will accelerate over the next few years. Annual growth in the 2017-2022 period is expected to average 1.0 percent per year.

- Over the 2017-2022 period, an average of 370 net migrants will enter the county each year, accounting for more than 20 percent of all population growth.

- Real income per capita is expected to increase by 1.9 percent in 2017. Between 2017 and 2022, real income per capita will increase by 1.7 percent per year.

- Total taxable sales, adjusted for inflation, are projected to increase by an average of 1.8 percent per year over the next five years.

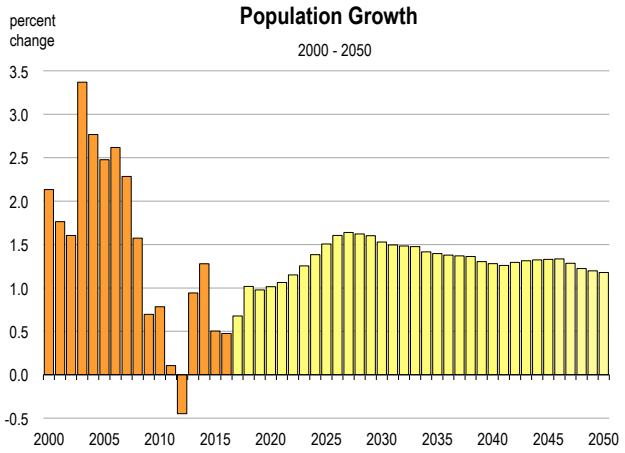
- Industrial production is expected to increase by 4.1 percent in 2017. From 2017 to 2022, the growth rate will average 1.9 percent per year.

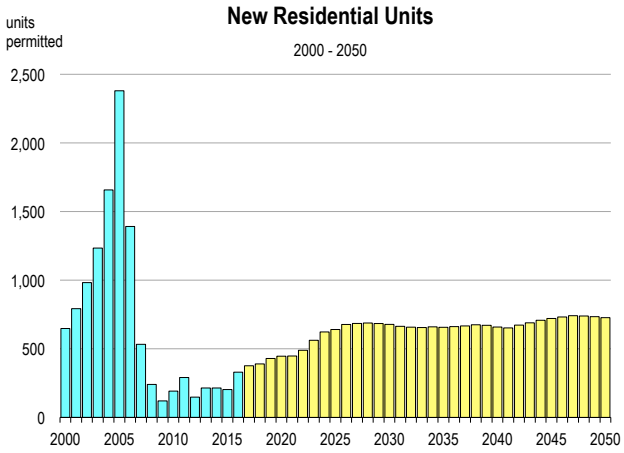
- Farm production is expected to increase at a rate of 0.5 percent per year between 2017 and 2022. The principal commodities in the county are almonds, pistachios, grapes, and milk.

Madera County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Real Industrial Production (millions)	Unemploy-ment Rate (percent)
2010	151,329	-326	129	43.3	192	$1.2	$4.3	$31,752	1.3	1.52	833.3	16.6
2011	151,491	-1,269	128	43.4	291	$1.3	$4.5	$32,830	2.7	1.72	799.8	16.2
2012	150,814	-2,008	128	43.6	148	$1.4	$4.8	$34,061	2.7	1.87	953.7	14.5
2013	152,235	181	132	43.8	214	$1.4	$5.0	$34,658	2.3	2.00	999.4	12.6
2014	154,181	732	134	43.9	214	$1.5	$5.3	$35,646	2.8	2.35	1,082.9	11.2
2015	154,956	-446	137	44.1	203	$1.5	$5.5	$35,982	2.6	2.06	1,056.3	10.4
2016	155,693	-410	140	44.3	329	$1.6	$5.7	$36,875	3.0	2.12	1,044.0	9.2
2017	156,747	-169	145	44.6	376	$1.6	$6.1	$37,572	3.1	2.16	1,086.5	8.9
2018	158,342	339	147	45.1	390	$1.7	$6.4	$38,358	3.0	2.19	1,109.6	8.6
2019	159,889	266	149	45.5	430	$1.8	$6.8	$39,015	2.6	2.19	1,123.4	8.8
2020	161,511	317	151	45.9	446	$1.9	$7.1	$39,593	3.1	2.19	1,147.6	8.9
2021	163,227	387	153	46.4	448	$2.0	$7.5	$40,228	3.0	2.20	1,167.0	8.9
2022	165,104	523	154	46.8	489	$2.0	$7.9	$40,816	3.0	2.21	1,192.9	9.0
2023	167,174	699	156	47.3	562	$2.1	$8.4	$41,484	3.0	2.22	1,224.6	8.8
2024	169,487	925	158	47.9	623	$2.2	$8.8	$42,130	2.9	2.24	1,254.5	8.8
2025	172,039	1,151	160	48.6	641	$2.3	$9.3	$42,749	2.9	2.26	1,284.0	8.6
2026	174,800	1,340	162	49.3	677	$2.4	$9.8	$43,335	2.8	2.27	1,312.2	8.5
2027	177,664	1,427	164	50.0	685	$2.5	$10.3	$43,488	2.9	2.28	1,343.8	8.4
2028	180,545	1,435	166	50.6	688	$2.6	$10.7	$43,500	2.7	2.28	1,378.3	8.4
2029	183,436	1,428	168	51.3	684	$2.7	$11.1	$43,643	2.5	2.28	1,414.5	8.4
2030	186,241	1,317	169	52.0	678	$2.8	$11.6	$43,871	2.4	2.27	1,450.7	8.4
2031	189,025	1,272	171	52.7	664	$2.9	$12.1	$44,170	2.3	2.27	1,488.3	8.4
2032	191,828	1,262	173	53.4	658	$3.0	$12.7	$44,507	2.5	2.27	1,526.9	8.4
2033	194,659	1,262	175	54.1	655	$3.1	$13.2	$44,846	2.1	2.28	1,567.0	8.4
2034	197,414	1,159	177	54.7	660	$3.2	$13.8	$45,157	2.3	2.27	1,607.2	8.4
2035	200,169	1,135	179	55.4	657	$3.4	$14.4	$45,438	2.4	2.27	1,648.4	8.4
2036	202,927	1,117	181	56.0	662	$3.5	$15.0	$45,688	2.8	2.27	1,690.5	8.4
2037	205,706	1,122	183	56.7	667	$3.6	$15.7	$45,925	2.9	2.27	1,733.8	8.4
2038	208,508	1,128	184	57.4	675	$3.7	$16.4	$46,211	2.7	2.27	1,778.5	8.4
2039	211,225	1,036	186	58.1	671	$3.9	$17.2	$46,506	2.9	2.27	1,823.3	8.4
2040	213,928	1,003	188	58.7	659	$4.0	$18.0	$46,719	2.8	2.27	1,869.4	8.4
2041	216,622	971	190	59.4	652	$4.1	$18.7	$46,936	2.6	2.27	1,916.9	8.4
2042	219,425	1,068	192	60.1	673	$4.2	$19.5	$47,229	2.5	2.27	1,966.9	8.4
2043	222,306	1,114	194	60.8	689	$4.4	$20.3	$47,516	2.4	2.28	2,018.6	8.4
2044	225,247	1,167	196	61.5	708	$4.5	$21.2	$47,867	2.2	2.28	2,072.0	8.4
2045	228,240	1,204	198	62.2	721	$4.6	$22.1	$48,212	2.4	2.29	2,126.6	8.4
2046	231,286	1,229	199	62.9	732	$4.8	$23.0	$48,511	2.3	2.29	2,182.8	8.4
2047	234,255	1,140	201	63.7	741	$4.9	$23.9	$48,819	2.3	2.29	2,239.2	8.3
2048	237,120	1,012	203	64.4	739	$5.0	$24.9	$49,162	2.3	2.28	2,296.2	8.3
2049	239,958	962	205	65.2	734	$5.2	$25.9	$49,492	2.3	2.28	2,354.9	8.3
2050	242,784	932	207	65.9	727	$5.3	$26.9	$49,800	2.3	2.28	2,415.4	8.3

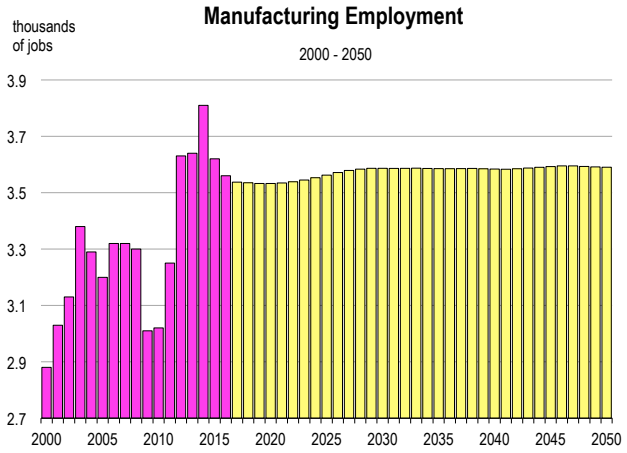


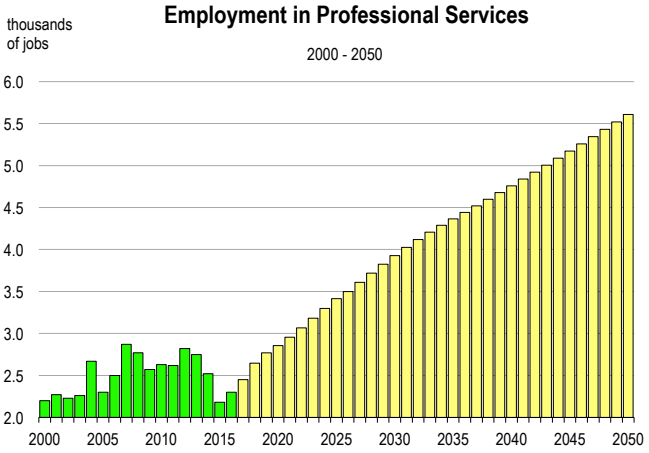


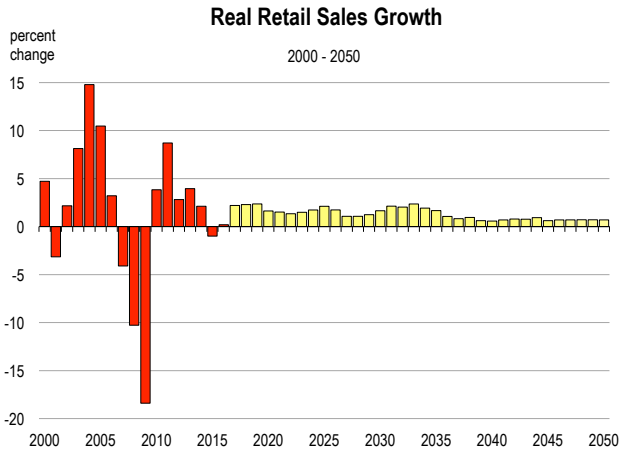
Madera County Employment Forecast

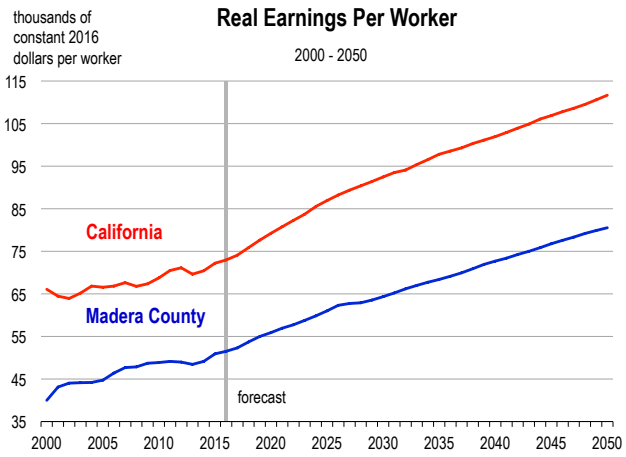
2010-2016 History, 2017-2050 Forecast

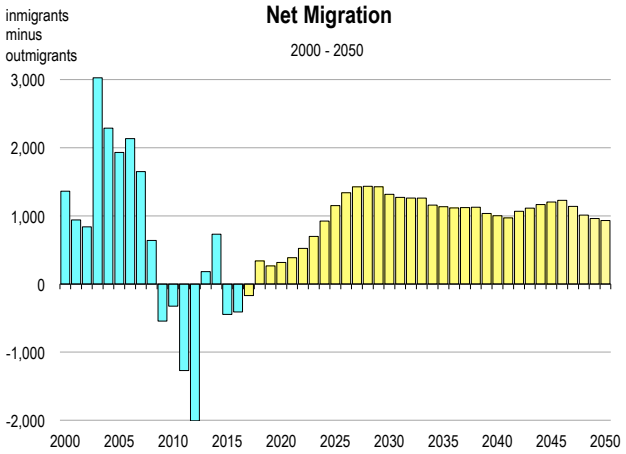
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	43.9	10.2	1.1	3.0	0.8	4.0	0.7	2.6	0.4	7.0	2.5	10.6
2011	44.4	10.8	1.1	3.3	0.7	4.0	0.7	2.6	0.4	7.1	2.5	10.4
2012	46.1	11.5	1.1	3.6	0.8	4.1	0.8	2.8	0.4	7.3	2.7	10.1
2013	47.2	12.1	1.2	3.6	0.9	4.3	0.8	2.8	0.4	7.6	2.9	9.7
2014	47.5	11.8	1.3	3.8	0.9	4.4	0.8	2.5	0.4	7.6	3.0	9.8
2015	46.3	11.3	1.5	3.6	0.9	4.5	0.8	2.2	0.4	7.7	3.1	9.2
2016	49.0	12.1	1.8	3.6	0.9	4.6	0.9	2.3	0.3	7.7	3.2	10.4
2017	50.0	12.2	1.9	3.5	0.9	4.6	0.9	2.5	0.3	8.0	3.3	10.7
2018	50.9	12.3	2.0	3.5	0.9	4.7	0.9	2.6	0.3	8.3	3.3	10.9
2019	51.6	12.3	2.0	3.5	1.0	4.7	0.9	2.8	0.3	8.5	3.3	11.1
2020	52.4	12.3	2.1	3.5	1.0	4.8	0.9	2.9	0.3	8.8	3.4	11.3
2021	53.1	12.4	2.1	3.5	1.0	4.8	0.9	3.0	0.3	9.0	3.4	11.5
2022	53.9	12.4	2.2	3.5	1.0	4.8	0.9	3.1	0.3	9.2	3.5	11.7
2023	54.7	12.5	2.3	3.5	1.0	4.9	0.9	3.2	0.3	9.5	3.6	11.9
2024	55.5	12.5	2.4	3.6	1.0	4.9	0.9	3.3	0.3	9.7	3.6	12.1
2025	56.3	12.6	2.5	3.6	1.0	5.0	0.9	3.4	0.3	9.9	3.6	12.3
2026	57.0	12.6	2.5	3.6	1.0	5.0	0.9	3.5	0.3	10.2	3.6	12.5
2027	57.8	12.6	2.6	3.6	1.0	5.0	0.9	3.6	0.3	10.5	3.7	12.7
2028	58.6	12.6	2.6	3.6	1.1	5.1	0.9	3.7	0.3	10.8	3.7	12.9
2029	59.2	12.6	2.7	3.6	1.1	5.1	0.9	3.8	0.3	11.0	3.7	13.2
2030	59.9	12.6	2.7	3.6	1.1	5.1	0.9	3.9	0.3	11.3	3.8	13.4
2031	60.7	12.6	2.7	3.6	1.1	5.2	0.9	4.0	0.3	11.5	3.8	13.7
2032	61.4	12.6	2.7	3.6	1.1	5.2	0.9	4.1	0.3	11.7	3.8	14.0
2033	62.2	12.6	2.7	3.6	1.1	5.3	0.9	4.2	0.3	12.0	3.9	14.3
2034	63.0	12.6	2.7	3.6	1.1	5.3	0.9	4.3	0.3	12.2	3.9	14.6
2035	63.7	12.6	2.8	3.6	1.1	5.4	0.9	4.4	0.3	12.5	3.9	14.9
2036	64.5	12.6	2.8	3.6	1.2	5.4	0.9	4.4	0.3	12.7	4.0	15.3
2037	65.2	12.6	2.8	3.6	1.2	5.4	0.9	4.5	0.3	12.9	4.0	15.6
2038	66.0	12.6	2.8	3.6	1.2	5.5	0.9	4.6	0.3	13.2	4.1	15.9
2039	66.7	12.6	2.9	3.6	1.2	5.5	0.9	4.7	0.3	13.4	4.1	16.2
2040	67.4	12.6	2.9	3.6	1.2	5.5	0.9	4.8	0.3	13.6	4.1	16.5
2041	68.1	12.6	2.9	3.6	1.2	5.5	0.9	4.8	0.3	13.8	4.2	16.9
2042	68.9	12.6	2.9	3.6	1.2	5.5	0.9	4.9	0.3	14.0	4.2	17.2
2043	69.6	12.6	3.0	3.6	1.2	5.6	0.9	5.0	0.3	14.3	4.3	17.5
2044	70.5	12.7	3.1	3.6	1.2	5.6	0.9	5.1	0.3	14.5	4.3	17.8
2045	71.3	12.7	3.1	3.6	1.2	5.6	0.9	5.2	0.3	14.7	4.4	18.1
2046	72.0	12.7	3.2	3.6	1.2	5.6	0.9	5.3	0.3	14.9	4.4	18.5
2047	72.8	12.7	3.2	3.6	1.3	5.7	0.9	5.3	0.3	15.2	4.5	18.8
2048	73.5	12.6	3.3	3.6	1.3	5.7	0.9	5.4	0.3	15.4	4.5	19.1
2049	74.2	12.6	3.3	3.6	1.3	5.7	0.9	5.5	0.3	15.6	4.6	19.5
2050	74.9	12.6	3.3	3.6	1.3	5.7	0.9	5.6	0.3	15.8	4.6	19.8

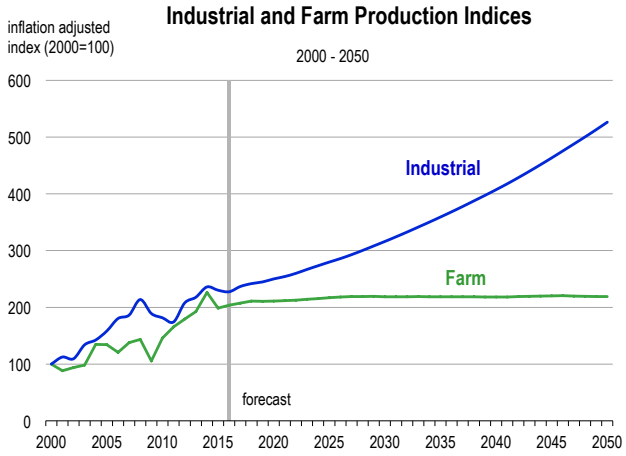












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	9.5%
Expected job growth:	7.7%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	14.4%
Expected population growth:	5.3%
Net migration to account for:	21.9%
Expected growth in number of vehicles:	6.6%

Demographics (2017)

Unemployment rate (April 2017):	8.5%
County rank* in California (58 counties):	49th
Working age (16-64) population:	62.1%
Population with B.A. or higher:	12.8%
Median home selling price (2016):	$210,550
Median household income:	$46,044

Quality of Life

Violent crime rate (2015):	542 per 100,000 persons
County rank* in California (58 counties):	48th
Average commute time to work (2017):	27 minutes
High school drop out rate (2016):	8.3%
Households at/below poverty line (2017):	18.8%

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

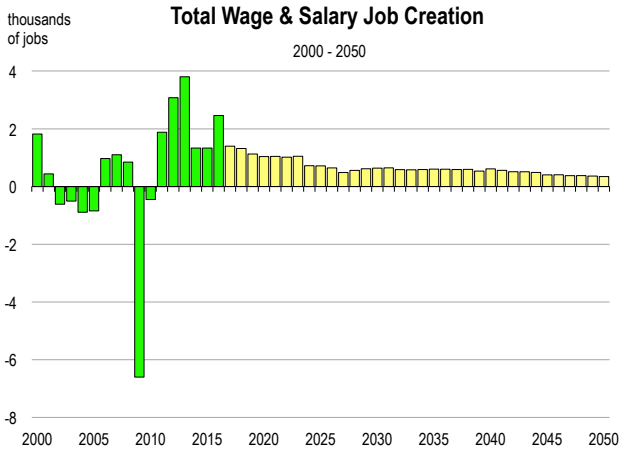
Marin County Economic Forecast

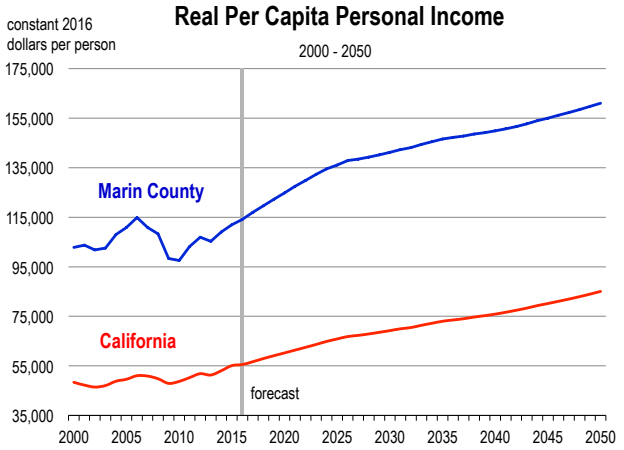
Marin County, located directly across the Golden Gate Bridge from San Francisco, is one of the most affluent areas of the state. Marin County has a population of 263,300 people and a total of 115,100 wage and salary jobs. The per capita income in Marin County is $114,184 and the average salary per worker is $78,405.

In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the greater Bay Area grew by 3.3 percent. In Marin County, 2,500 jobs were created, representing a growth rate of 2.0 percent. The unemployment rate improved during the year, falling from 3.5 percent in 2015 to 3.2 percent in 2016.

In 2016, the largest employment gains were observed in education and healthcare (+460 jobs), manufacturing (+460 jobs), and construction (+270 jobs). The largest losses were observed in financial activities (-70 jobs).

Between 2011 and 2016, the population increased at an annual average rate of 0.7 percent. Net migration was responsible for more than 75 percent of this increase, with an average of 1,400 net migrants entering the county each year.





Forecast Highlights

- In 2017, total employment is expected to increase by 1.2 percent. From 2017 to 2022, the annual growth rate is projected to average 0.9 percent.

- Average salaries are currently above the California average, and will remain so over the foreseeable future. In Marin County, inflation-adjusted salaries are expected to rise by an average of 1.7 percent per year between 2017 and 2022.

- The principal engines of employment growth will be education and healthcare, leisure and hospitality, and professional services. Together, these industries will account for 85 percent of net job creation in the county between 2017 and 2022.

- Population growth will be slow. The population will grow at an average rate of 0.4 percent per year from 2017 to 2022.

- Over the next five years, net migration is expected to be strong. Between 2017 and 2022, an average of 940 net migrants will enter the county each year, accounting for almost 80 percent of total population growth.

- Real per capita income will rise by 2.5 percent in 2017. During the 2017-2022 period, real per capita income is expected to increase by 2.1 percent per year.

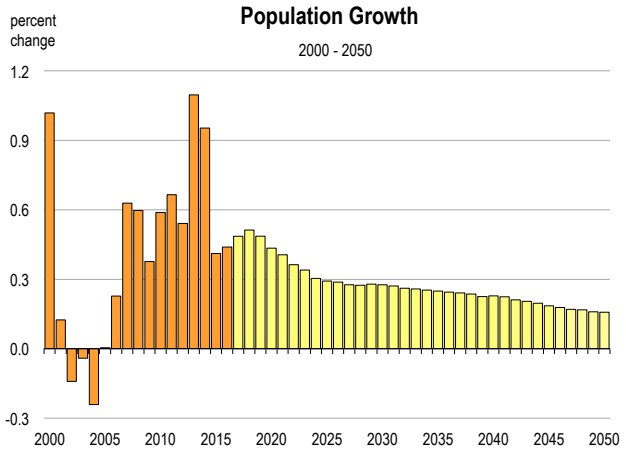
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.9 percent per year between 2017 and 2022.

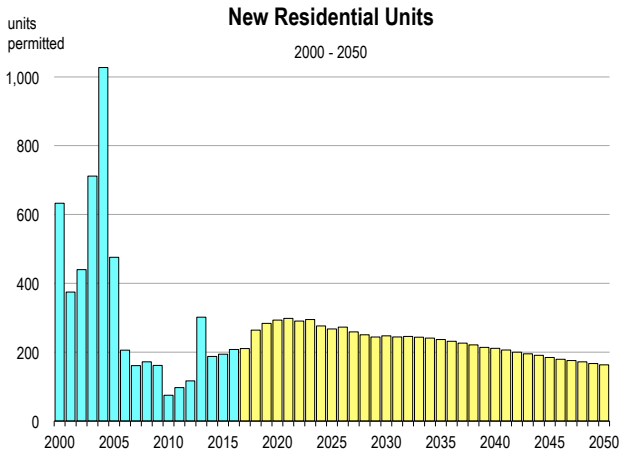
- Industrial production is expected to increase by 4.0 percent in 2017. From 2017 to 2022, industrial production is projected to grow at an average rate of 2.7 percent per year.

Marin County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	252,708	743	240	103.2	75	$3.8	$21.0	$97,558	1.3	65.8	794	7.9
2011	254,389	1,127	236	103.3	97	$4.0	$23.0	$103,189	2.7	88.8	728	7.3
2012	255,765	921	236	103.1	117	$4.3	$24.6	$106,977	2.7	89.3	811	6.3
2013	258,569	2,365	241	102.9	302	$4.7	$25.0	$105,273	2.3	91.6	882	5.2
2014	261,033	1,917	243	102.9	188	$4.9	$26.9	$109,011	2.8	106.7	1,053	4.2
2015	262,105	732	246	102.9	194	$5.0	$28.5	$111,971	2.6	114.4	1,195	3.5
2016	263,257	882	249	103.1	208	$5.2	$30.1	$114,184	3.0	116.6	1,321	3.2
2017	264,535	1,023	250	103.5	211	$5.4	$31.9	$116,982	3.1	118.5	1,374	2.9
2018	265,891	1,108	251	103.6	264	$5.6	$33.8	$119,611	3.0	120.3	1,422	2.8
2019	267,183	1,050	252	103.8	284	$5.8	$35.6	$122,254	2.6	121.9	1,462	2.9
2020	268,343	922	253	104.1	293	$6.0	$37.6	$124,842	3.1	123.5	1,503	3.0
2021	269,432	854	254	104.3	298	$6.2	$39.7	$127,471	3.0	124.9	1,534	3.1
2022	270,409	744	255	104.5	291	$6.5	$41.9	$129,854	3.0	126.3	1,573	3.1
2023	271,328	685	256	104.7	295	$6.7	$44.1	$132,341	3.0	127.5	1,617	3.0
2024	272,152	585	257	105.0	276	$7.0	$46.2	$134,508	2.9	128.7	1,655	3.0
2025	272,947	551	258	105.2	268	$7.3	$48.3	$136,040	2.9	129.8	1,690	2.9
2026	273,732	534	258	105.4	273	$7.6	$50.4	$137,895	2.8	130.9	1,730	2.8
2027	274,488	497	259	105.6	259	$7.8	$52.3	$138,484	2.9	131.9	1,776	2.8
2028	275,241	485	259	105.8	251	$8.1	$54.1	$139,237	2.7	132.8	1,822	2.8
2029	276,008	489	260	106.0	244	$8.4	$56.0	$140,162	2.5	133.7	1,873	2.7
2030	276,771	469	260	106.2	248	$8.7	$57.9	$141,165	2.4	134.5	1,924	2.7
2031	277,521	443	261	106.4	244	$9.0	$59.9	$142,297	2.3	135.3	1,978	2.7
2032	278,246	401	261	106.6	246	$9.4	$61.9	$143,119	2.5	136.1	2,033	2.7
2033	278,964	378	262	106.8	244	$9.8	$63.9	$144,377	2.1	136.8	2,089	2.7
2034	279,670	351	262	106.9	241	$10.1	$66.1	$145,506	2.3	137.5	2,147	2.7
2035	280,366	327	263	107.1	237	$10.5	$68.4	$146,596	2.4	138.2	2,207	2.7
2036	281,052	303	263	107.3	232	$10.9	$70.8	$147,243	2.8	138.8	2,269	2.7
2037	281,729	286	264	107.5	226	$11.2	$73.3	$147,793	2.9	139.4	2,332	2.7
2038	282,394	269	265	107.7	221	$11.6	$75.8	$148,584	2.7	140.0	2,398	2.7
2039	283,030	236	265	107.8	214	$12.0	$78.5	$149,151	2.9	140.6	2,465	2.7
2040	283,676	245	266	108.0	211	$12.4	$81.2	$149,837	2.8	141.2	2,534	2.7
2041	284,312	234	266	108.2	207	$12.8	$84.0	$150,699	2.6	141.7	2,606	2.7
2042	284,912	199	266	108.3	200	$13.1	$86.8	$151,651	2.5	142.3	2,679	2.7
2043	285,495	179	267	108.5	195	$13.5	$89.7	$152,715	2.4	142.8	2,755	2.7
2044	286,056	158	267	108.6	191	$13.9	$92.7	$154,003	2.2	143.3	2,833	2.7
2045	286,586	129	268	108.8	185	$14.3	$95.7	$155,028	2.4	143.8	2,913	2.7
2046	287,097	113	268	108.9	180	$14.7	$98.8	$156,150	2.3	144.3	2,996	2.7
2047	287,585	93	268	109.1	176	$15.1	$102.0	$157,280	2.3	144.8	3,081	2.7
2048	288,068	91	269	109.2	172	$15.5	$105.3	$158,473	2.3	145.2	3,169	2.7
2049	288,527	68	269	109.3	167	$16.0	$108.8	$159,735	2.3	145.7	3,259	2.7
2050	288,982	61	269	109.5	163	$16.4	$112.4	$161,043	2.3	146.2	3,352	2.7

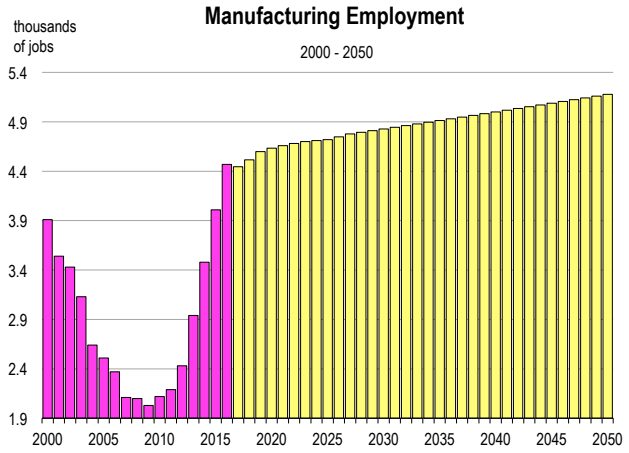


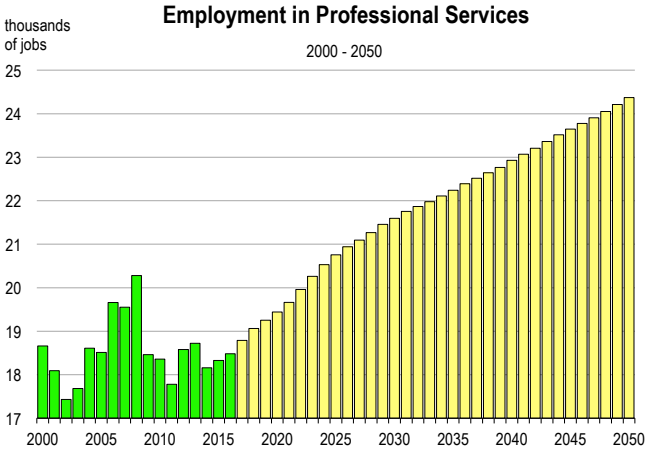


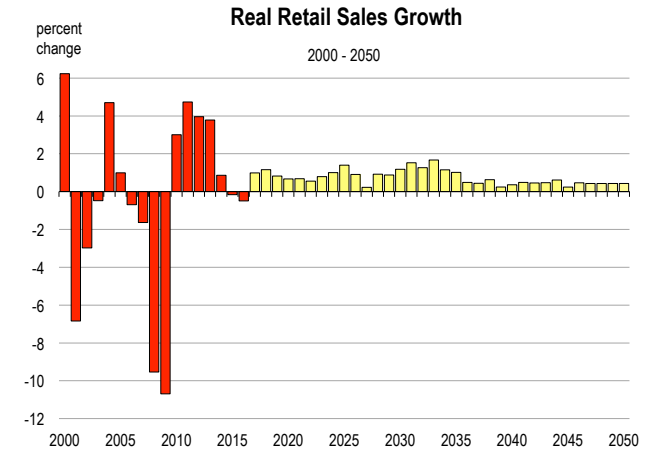
Marin County Employment Forecast

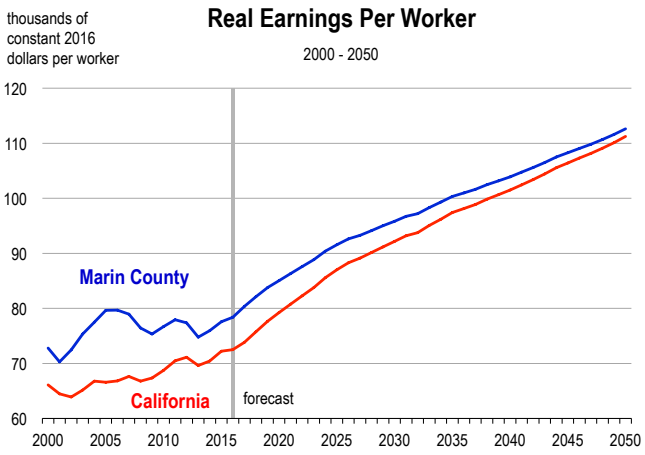
2010-2016 History, 2017-2050 Forecast

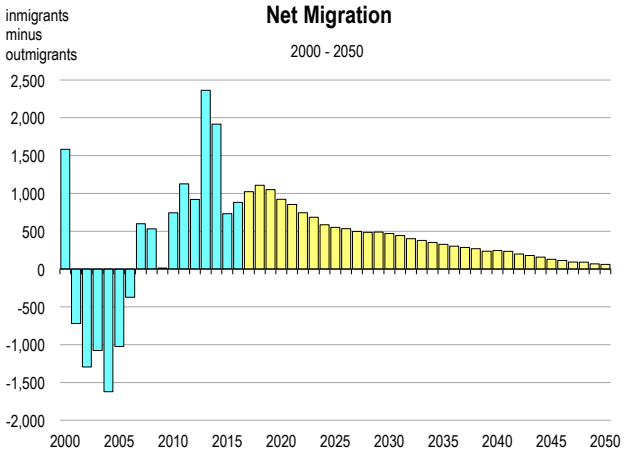
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	101.2	0.45	4.7	2.1	1.1	15.8	6.9	18.4	2.1	17.3	12.2	15.0
2011	103.1	0.42	4.9	2.2	1.1	15.8	7.0	17.8	2.6	17.8	12.7	16.0
2012	106.2	0.40	5.2	2.4	1.1	16.2	7.2	18.6	2.8	18.5	13.2	15.5
2013	110.0	0.38	5.7	2.9	1.2	16.6	7.3	18.7	2.8	19.4	14.4	15.4
2014	111.3	0.38	6.1	3.5	1.3	17.1	6.8	18.2	2.6	19.7	15.1	15.4
2015	112.6	0.32	6.5	4.0	1.2	17.2	6.4	18.3	2.6	20.1	15.4	15.5
2016	115.1	0.33	6.7	4.5	1.2	17.4	6.3	18.5	2.6	20.6	16.0	15.5
2017	116.5	0.32	6.7	4.4	1.2	17.6	6.2	18.8	2.6	21.2	16.3	15.6
2018	117.8	0.32	6.7	4.5	1.2	17.7	6.2	19.1	2.6	21.7	16.5	15.7
2019	118.9	0.32	6.8	4.6	1.2	17.8	6.1	19.3	2.7	22.2	16.7	15.8
2020	120.0	0.32	6.8	4.6	1.3	17.8	6.0	19.4	2.7	22.7	16.9	15.8
2021	121.0	0.32	6.8	4.7	1.3	17.8	5.9	19.7	2.7	23.2	17.2	15.9
2022	122.0	0.32	6.8	4.7	1.3	17.8	5.8	20.0	2.8	23.6	17.5	15.9
2023	123.1	0.32	6.8	4.7	1.3	17.9	5.7	20.3	2.8	23.9	17.7	16.0
2024	123.8	0.32	6.7	4.7	1.3	17.9	5.5	20.5	2.8	24.3	17.9	16.0
2025	124.5	0.32	6.6	4.7	1.3	18.0	5.5	20.8	2.9	24.6	18.0	16.1
2026	125.2	0.32	6.6	4.7	1.3	18.0	5.4	20.9	2.9	24.9	18.1	16.1
2027	125.6	0.32	6.6	4.8	1.3	18.0	5.3	21.1	2.9	25.1	18.2	16.2
2028	126.2	0.32	6.5	4.8	1.3	18.1	5.2	21.3	2.9	25.4	18.2	16.2
2029	126.8	0.32	6.5	4.8	1.3	18.1	5.2	21.5	3.0	25.6	18.4	16.3
2030	127.5	0.32	6.5	4.8	1.3	18.2	5.1	21.6	3.0	25.9	18.5	16.3
2031	128.1	0.32	6.4	4.8	1.3	18.2	5.1	21.8	3.0	26.1	18.7	16.4
2032	128.7	0.32	6.4	4.9	1.3	18.3	5.0	21.9	3.1	26.3	18.8	16.4
2033	129.3	0.32	6.4	4.9	1.3	18.3	5.0	22.0	3.1	26.6	19.0	16.4
2034	129.9	0.32	6.4	4.9	1.3	18.3	4.9	22.1	3.1	26.8	19.1	16.5
2035	130.5	0.32	6.3	4.9	1.3	18.3	4.9	22.2	3.1	27.1	19.2	16.5
2036	131.1	0.32	6.3	4.9	1.3	18.3	4.9	22.4	3.2	27.3	19.4	16.6
2037	131.7	0.32	6.3	4.9	1.4	18.3	4.8	22.5	3.2	27.6	19.5	16.6
2038	132.2	0.32	6.3	5.0	1.4	18.4	4.8	22.6	3.2	27.8	19.7	16.7
2039	132.8	0.32	6.2	5.0	1.4	18.4	4.8	22.8	3.2	28.0	19.8	16.7
2040	133.4	0.32	6.2	5.0	1.4	18.4	4.8	22.9	3.3	28.2	20.0	16.8
2041	134.0	0.32	6.2	5.0	1.4	18.4	4.8	23.1	3.3	28.4	20.1	16.8
2042	134.5	0.32	6.2	5.0	1.4	18.4	4.7	23.2	3.3	28.5	20.3	16.8
2043	135.0	0.32	6.2	5.1	1.4	18.4	4.7	23.4	3.4	28.6	20.4	16.9
2044	135.5	0.32	6.1	5.1	1.4	18.5	4.7	23.5	3.4	28.7	20.6	16.9
2045	135.9	0.32	6.1	5.1	1.4	18.5	4.7	23.6	3.4	28.7	20.7	17.0
2046	136.3	0.32	6.1	5.1	1.4	18.5	4.7	23.8	3.4	28.7	20.8	17.0
2047	136.7	0.32	6.1	5.1	1.4	18.5	4.7	23.9	3.5	28.7	21.0	17.1
2048	137.0	0.32	6.1	5.1	1.4	18.5	4.7	24.1	3.5	28.7	21.1	17.1
2049	137.4	0.32	6.1	5.2	1.4	18.5	4.7	24.2	3.5	28.6	21.3	17.2
2050	137.7	0.32	6.0	5.2	1.4	18.5	4.8	24.4	3.6	28.5	21.4	17.2

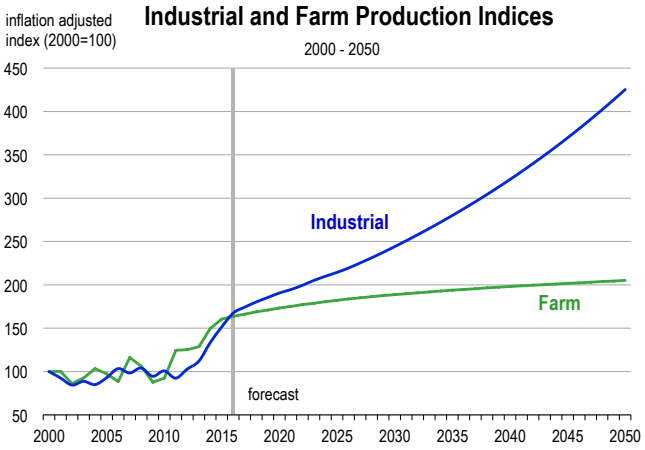












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	4.0%
Expected job growth:	4.8%
Fastest growing jobs sector:	Education and Health
Expected personal income growth:	13.5%
Expected population growth:	2.2%
Net migration to account for:	79.6%
Expected growth in number of vehicles:	2.2%

Demographics (2017)

Unemployment rate (April 2017):	2.7%
County rank* in California (58 counties):	2nd
Working age (16-64) population:	61.8%
Population with B.A. or higher:	55.1%
Median home selling price (2016):	$900,000
Median household income:	$101,402

Quality of Life

Violent crime rate (2015):	179 per 100,000 persons
County rank* in California (58 counties):	3rd
Average commute time to work (2017):	34 minutes
High School drop out rate (2016):	5.1%
Households at/below poverty line (2017):	4.9%

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

Mariposa County Economic Forecast

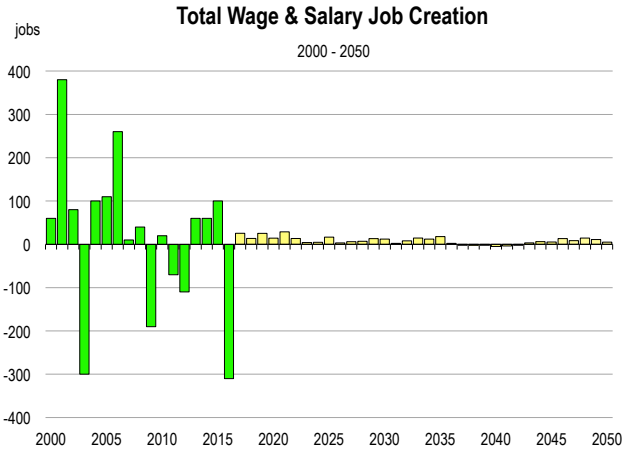
Mariposa County is located in the western foothills of the Sierra Nevada Mountains, in the center of California. Yosemite National Park is located in Mariposa County, and with approximately 4 million people visiting each year, Yosemite is a critical part of the county's economy. Mariposa County has a population of 18,100 people and a total of 5,200 wage and salary jobs. The income per capita is $45,597, and the average salary per worker is $46,642.

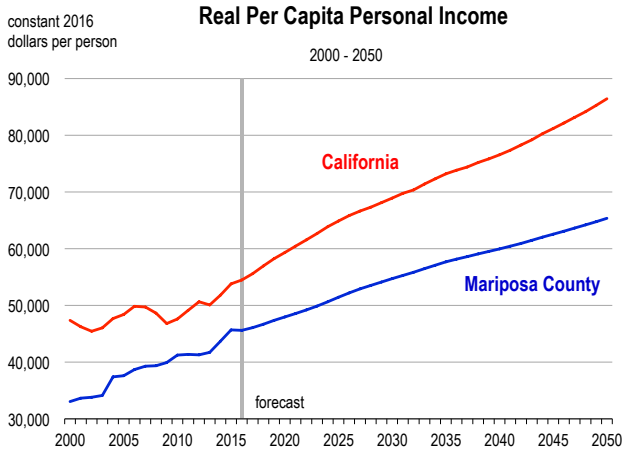
In 2016, a total of 310 wage and salary jobs were lost in Mariposa County, representing a decline of 5.7 percent. However, the unemployment rate continued to improve, falling from 7.3 percent in 2015 to 7.0 percent in 2016.

The county's principal employment sectors are government and leisure services, which account for a combined total of 72 percent of wage and salary jobs. In 2016, the government sector (state, local, and federal government departments) gained 20 jobs, but the leisure services sector lost 370 jobs. The healthcare and education sector gained 30 jobs, and the wholesale and retail industry gained 20 jobs. In other sectors, employment levels were largely unchanged.

Between 2011 and 2016, the population in Mariposa County declined at an average rate of 0.2 percent per year. Population decline was the result of the natural decrease (deaths outnumbering births). The county has lost residents through the natural decrease for more than a decade, and this trend will persist over the forecast period.

The Mariposa County population is aging rapidly, and the retirement cohort (people over age 65) is now larger than the young professional group (people between 25 and 44). This has been the principal cause of the natural decrease. Over the next few decades, the county will continue to experience a natural decrease, causing the population to decline, and placing the economy at significant risk of stagnation. Job growth in Mariposa County is expected to be very slow, and income growth will not keep pace with the statewide average.





Forecast Highlights

- In 2017, Mariposa County is expected to add approximately 25 jobs, representing a growth rate of 0.5 percent. Over the 2017-2022 period, job growth is expected to average 0.4 percent per year.

- Average salaries are currently well below the California state average, and will remain so over the forecast period. In Mariposa County, inflation-adjusted salaries are expected to increase by an average of 1.3 percent per year between 2017 and 2022.

- Between 2017 and 2022, the largest numbers of new jobs will be created in leisure services, professional and business services, construction, and wholesale and retail trade. These sectors will account for 98 percent of net job creation in the county.

- Over the 2017-2022 period, the population is expected to decline slightly, decreasing by 0.1 percent per year. The county will gain an average of 15 net migrants each year, but the natural decrease (deaths outnumbering births) will reduce the population by 30 people per year.

- Real per capita income is expected to rise by 1.1 percent in 2017. From 2017 to 2022, the growth rate of real per capita income will average 1.3 percent per year.

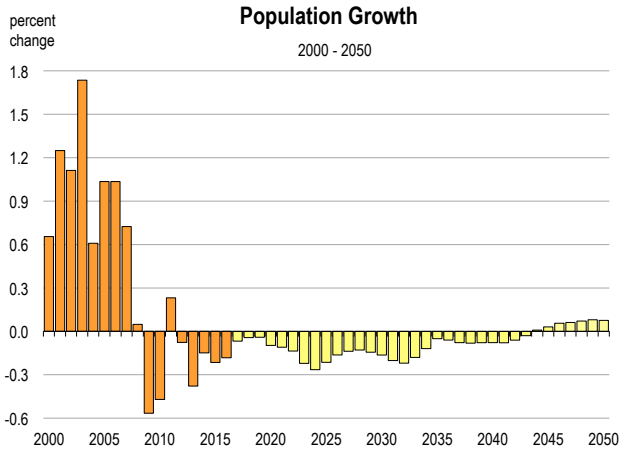
- Total taxable sales, adjusted for inflation, are forecast to rise by an annual average rate of 0.5 percent over the next five years.

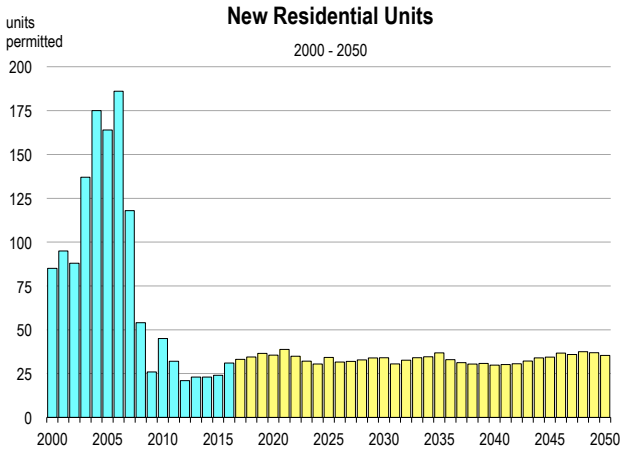
- From 2017 to 2022, the growth rate of industrial production will average 0.9 percent per year.

Mariposa County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	18,195	-78	28.2	7.7	45	$164	$0.67	$41,235	1.3	30.7	44.5	13.0
2011	18,237	50	27.9	7.7	32	$174	$0.69	$41,363	2.7	34.7	40.8	13.3
2012	18,223	0	27.4	7.8	21	$180	$0.70	$41,286	2.7	36.8	42.3	12.4
2013	18,154	0	28.1	7.8	23	$177	$0.72	$41,716	2.3	35.2	45.6	10.6
2014	18,127	0	28.2	7.8	23	$190	$0.76	$43,689	2.8	44.9	46.5	8.9
2015	18,088	0	28.5	7.8	24	$197	$0.81	$45,670	2.6	43.4	39.5	7.3
2016	18,055	0	28.8	7.9	31	$202	$0.82	$45,597	3.0	44.5	36.7	7.0
2017	18,043	13	28.9	7.9	33	$210	$0.86	$46,095	3.1	44.2	42.3	6.7
2018	18,035	20	28.9	8.0	34	$217	$0.89	$46,702	3.0	44.0	41.1	6.5
2019	18,028	22	29.0	8.0	37	$224	$0.93	$47,355	2.6	43.8	41.6	6.3
2020	18,010	14	29.0	8.1	36	$232	$0.97	$47,948	3.1	43.6	43.2	6.4
2021	17,990	10	29.1	8.1	39	$239	$1.00	$48,565	3.0	43.5	43.4	6.5
2022	17,966	5	29.2	8.1	35	$247	$1.04	$49,185	3.0	43.4	44.3	6.7
2023	17,926	-10	29.2	8.2	32	$255	$1.08	$49,876	3.0	43.3	45.5	6.8
2024	17,879	-17	29.3	8.2	30	$263	$1.12	$50,647	2.9	43.3	46.3	7.0
2025	17,840	-8	29.3	8.2	34	$271	$1.17	$51,456	2.9	43.2	47.2	7.0
2026	17,811	0	29.4	8.2	32	$280	$1.21	$52,191	2.8	43.2	48.1	7.1
2027	17,787	4	29.4	8.3	32	$288	$1.25	$52,931	2.9	43.2	49.2	7.1
2028	17,764	5	29.5	8.3	33	$296	$1.29	$53,526	2.7	43.2	50.4	7.1
2029	17,738	1	29.5	8.3	34	$304	$1.34	$54,115	2.5	43.2	51.6	7.1
2030	17,709	-3	29.6	8.4	34	$312	$1.38	$54,707	2.4	43.2	52.9	7.1
2031	17,674	-10	29.6	8.4	31	$320	$1.42	$55,297	2.3	43.3	54.2	7.1
2032	17,635	-14	29.7	8.4	33	$328	$1.46	$55,849	2.5	43.3	55.5	7.1
2033	17,603	-7	29.7	8.4	34	$336	$1.51	$56,489	2.1	43.3	56.8	7.1
2034	17,582	3	29.8	8.5	35	$344	$1.55	$57,089	2.3	43.4	58.3	7.1
2035	17,573	14	29.8	8.5	37	$353	$1.60	$57,669	2.4	43.4	59.7	7.0
2036	17,563	11	29.9	8.5	33	$362	$1.66	$58,142	2.8	43.4	61.2	7.1
2037	17,549	8	29.9	8.5	31	$372	$1.71	$58,593	2.9	43.5	62.8	7.1
2038	17,535	6	30.0	8.6	30	$382	$1.77	$59,082	2.7	43.5	64.4	7.1
2039	17,521	6	30.0	8.6	31	$392	$1.83	$59,539	2.9	43.6	66.0	7.1
2040	17,507	6	30.1	8.6	30	$402	$1.89	$59,964	2.8	43.6	67.7	7.1
2041	17,493	5	30.1	8.6	30	$411	$1.95	$60,440	2.6	43.7	69.5	7.1
2042	17,483	7	30.1	8.7	31	$421	$2.01	$60,937	2.5	43.7	71.3	7.1
2043	17,477	12	30.2	8.7	32	$431	$2.07	$61,463	2.4	43.8	73.1	7.1
2044	17,479	17	30.2	8.7	34	$441	$2.13	$62,037	2.2	43.8	75.0	7.1
2045	17,484	20	30.3	8.7	34	$452	$2.20	$62,550	2.4	43.9	77.0	7.0
2046	17,494	22	30.3	8.8	37	$463	$2.26	$63,099	2.3	43.9	79.1	7.0
2047	17,505	22	30.4	8.8	36	$474	$2.33	$63,626	2.3	44.0	81.2	7.0
2048	17,517	23	30.4	8.8	37	$486	$2.40	$64,195	2.3	44.1	83.4	7.0
2049	17,531	23	30.5	8.8	37	$499	$2.48	$64,780	2.3	44.1	85.6	7.0
2050	17,545	21	30.5	8.9	35	$512	$2.56	$65,368	2.3	44.2	88.0	7.0

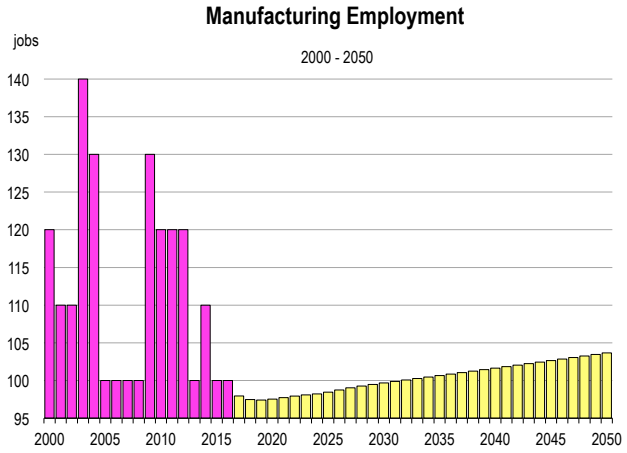


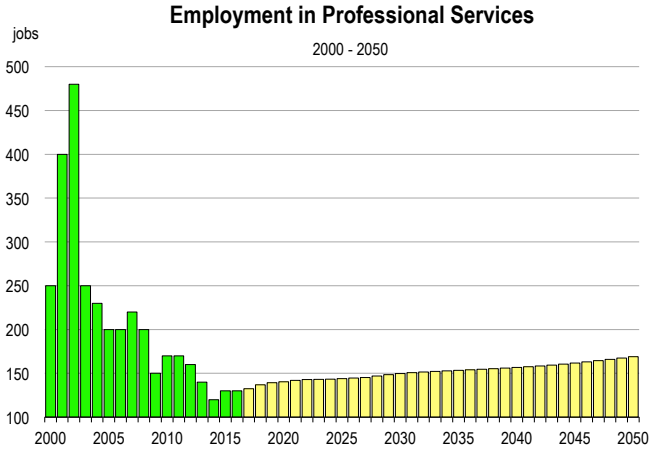


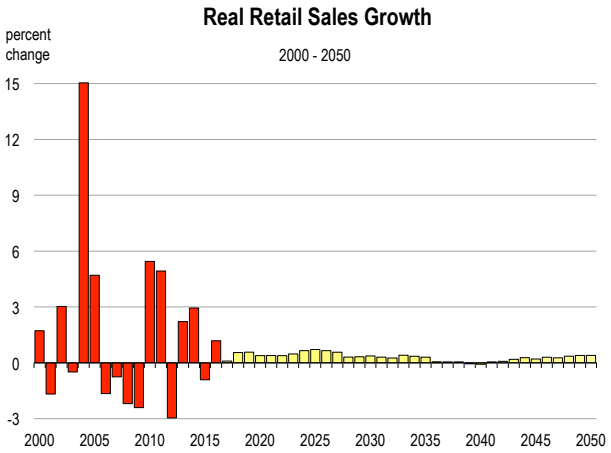
Mariposa County Employment Forecast

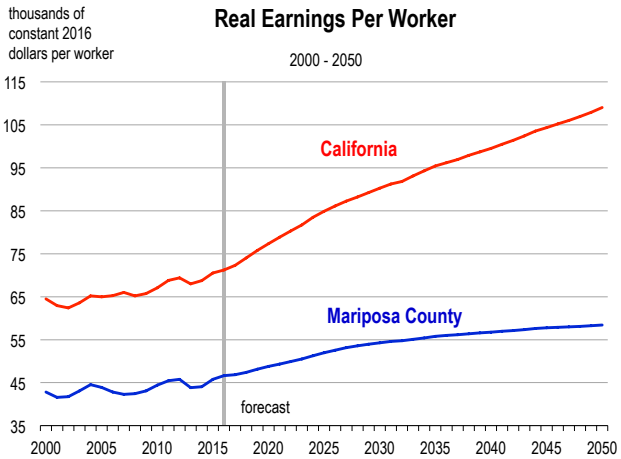
2010-2016 History, 2017-2050 Forecast

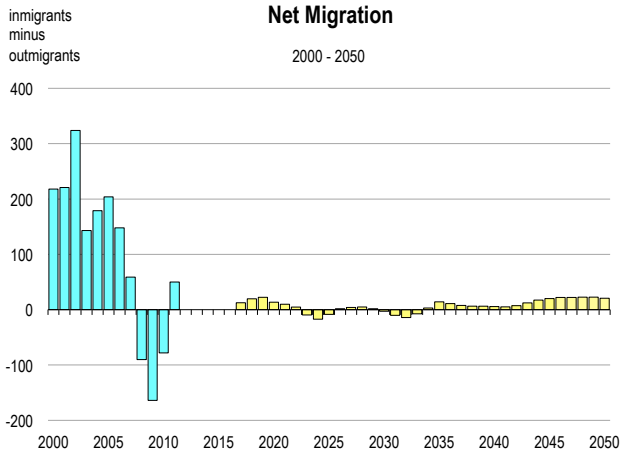
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	5.44	0.02	0.11	0.12	0.05	0.28	0.00	0.17	0.00	0.24	2.13	2.19
2011	5.37	0.02	0.11	0.12	0.04	0.29	0.00	0.17	0.00	0.24	2.08	2.15
2012	5.26	0.02	0.12	0.12	0.04	0.29	0.00	0.16	0.00	0.28	1.99	2.06
2013	5.32	0.02	0.13	0.10	0.04	0.31	0.00	0.14	0.00	0.37	2.01	1.96
2014	5.38	0.02	0.14	0.11	0.04	0.35	0.00	0.12	0.00	0.38	2.03	1.95
2015	5.48	0.02	0.16	0.10	0.04	0.35	0.00	0.13	0.00	0.39	2.10	1.95
2016	5.17	0.02	0.15	0.10	0.03	0.37	0.00	0.13	0.00	0.42	1.73	1.97
2017	5.20	0.02	0.16	0.10	0.03	0.37	0.00	0.13	0.00	0.43	1.74	1.97
2018	5.21	0.02	0.16	0.10	0.03	0.37	0.00	0.14	0.00	0.42	1.74	1.97
2019	5.23	0.02	0.17	0.10	0.03	0.38	0.00	0.14	0.00	0.43	1.75	1.97
2020	5.25	0.02	0.17	0.10	0.03	0.38	0.00	0.14	0.00	0.43	1.77	1.97
2021	5.28	0.02	0.17	0.10	0.03	0.38	0.00	0.14	0.00	0.43	1.79	1.97
2022	5.29	0.02	0.17	0.10	0.03	0.38	0.00	0.14	0.00	0.43	1.80	1.97
2023	5.30	0.02	0.16	0.10	0.03	0.39	0.00	0.14	0.00	0.43	1.81	1.97
2024	5.30	0.02	0.16	0.10	0.03	0.39	0.00	0.14	0.00	0.43	1.81	1.97
2025	5.32	0.02	0.17	0.10	0.03	0.39	0.00	0.14	0.00	0.43	1.82	1.97
2026	5.32	0.02	0.16	0.10	0.03	0.40	0.00	0.14	0.00	0.43	1.82	1.97
2027	5.33	0.02	0.16	0.10	0.03	0.40	0.00	0.15	0.00	0.43	1.82	1.97
2028	5.33	0.02	0.17	0.10	0.03	0.40	0.00	0.15	0.00	0.43	1.82	1.97
2029	5.35	0.02	0.17	0.10	0.03	0.40	0.00	0.15	0.00	0.43	1.83	1.97
2030	5.36	0.02	0.17	0.10	0.03	0.41	0.00	0.15	0.00	0.43	1.83	1.97
2031	5.36	0.02	0.16	0.10	0.03	0.41	0.00	0.15	0.00	0.43	1.83	1.97
2032	5.37	0.02	0.17	0.10	0.03	0.41	0.00	0.15	0.00	0.44	1.84	1.97
2033	5.38	0.02	0.17	0.10	0.03	0.41	0.00	0.15	0.00	0.44	1.84	1.98
2034	5.39	0.02	0.17	0.10	0.03	0.41	0.00	0.15	0.00	0.44	1.85	1.98
2035	5.41	0.02	0.17	0.10	0.02	0.41	0.00	0.15	0.00	0.44	1.86	1.98
2036	5.41	0.02	0.17	0.10	0.02	0.41	0.00	0.15	0.00	0.44	1.86	1.98
2037	5.41	0.02	0.17	0.10	0.02	0.41	0.00	0.15	0.00	0.45	1.86	1.98
2038	5.41	0.02	0.17	0.10	0.02	0.41	0.00	0.16	0.00	0.45	1.85	1.98
2039	5.41	0.02	0.17	0.10	0.02	0.41	0.00	0.16	0.00	0.45	1.85	1.98
2040	5.40	0.02	0.17	0.10	0.02	0.41	0.00	0.16	0.00	0.45	1.84	1.98
2041	5.40	0.02	0.17	0.10	0.02	0.40	0.00	0.16	0.00	0.46	1.84	1.98
2042	5.40	0.02	0.17	0.10	0.02	0.40	0.00	0.16	0.00	0.46	1.83	1.98
2043	5.40	0.02	0.17	0.10	0.02	0.40	0.00	0.16	0.00	0.46	1.83	1.98
2044	5.41	0.02	0.17	0.10	0.02	0.40	0.00	0.16	0.00	0.46	1.83	1.98
2045	5.41	0.02	0.17	0.10	0.02	0.40	0.00	0.16	0.00	0.47	1.84	1.98
2046	5.43	0.02	0.18	0.10	0.02	0.40	0.00	0.16	0.00	0.47	1.84	1.98
2047	5.43	0.02	0.18	0.10	0.02	0.40	0.00	0.16	0.00	0.47	1.85	1.98
2048	5.45	0.02	0.18	0.10	0.02	0.40	0.00	0.17	0.00	0.48	1.85	1.98
2049	5.46	0.02	0.18	0.10	0.02	0.40	0.00	0.17	0.00	0.48	1.86	1.98
2050	5.47	0.02	0.18	0.10	0.02	0.40	0.00	0.17	0.00	0.48	1.86	1.98

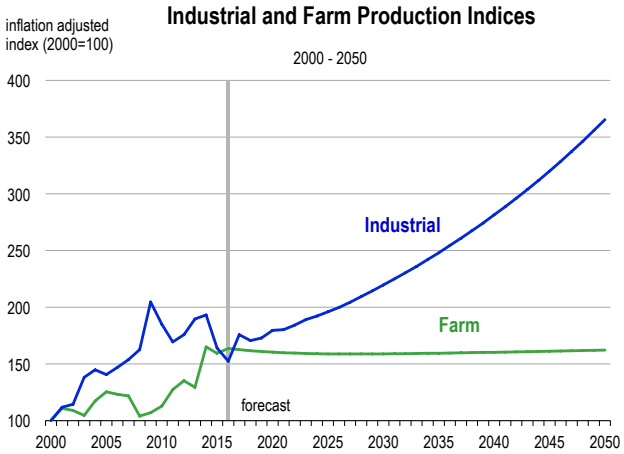












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	2.3%
Expected job growth:	1.8%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	6.3%
Expected population growth:	-0.4%
Net migration to account for:	N/A
Expected growth in number of vehicles:	1.1%

Demographics (2017)

Unemployment rate (April 2017):	5.9%
County rank* in California (58 counties):	33rd
Working age (16-64) population:	59.9%
Population with B.A. degree or higher:	22.4%
Median home selling price (2016):	$215,000
Median household income:	$55,447

Quality of Life

Violent crime rate (2015):	448 per 100,000 persons
County rank* in California (58 counties):	39th
Average commute time to work (2017):	32 minutes
High school drop out rate (2016):	0.7%
Households at/below poverty line (2017):	11.5%

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

Mendocino County Economic Forecast

Mendocino County is located on the coast of Northern California. The county is noted for its distinctive Pacific Ocean coastline, Redwood forests, and wine production. Redwood Valley is the principal wine-growing region in the county. Lake Mendocino is the largest recreational area, offering year-round boating, fishing, water skiing, and hiking.

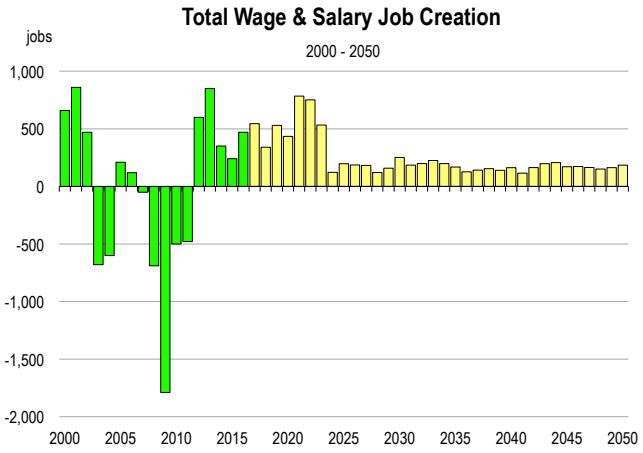
Mendocino County has a population of 89,000 people and a total of 32,500 wage and salary jobs. The per capita income in Mendocino County is $45,103 and the average salary per worker is $46,180.

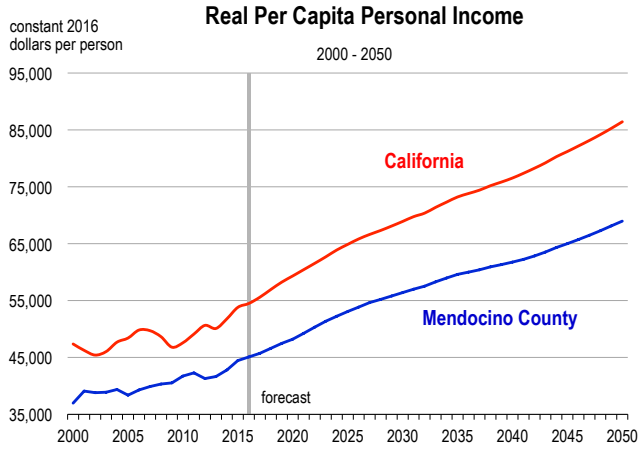
In 2016, Mendocino County gained 470 wage and salary jobs, representing an increase of 1.5 percent. The unemployment rate improved during the year, dropping from 5.8 percent in 2015 to 5.2 percent in 2016.

During 2016, the largest job gains were observed in leisure and hospitality (+130 jobs), healthcare and education (+100 jobs), government (+100 jobs), manufacturing (+70 jobs), and wholesale and retail trade (+50 jobs). The largest losses were in professional and business services (-40 jobs).

Between 2011 and 2016, the population of Mendocino County increased at an annual average rate of 0.4 percent. This growth was due entirely to the natural increase (new births), as net migration was negative.

In 2016, California voters elected to legalize the cannabis industry. When this legalization takes effect, the value of Mendocino County agricultural output will increase significantly.





Forecast Highlights

- In 2017, total wage and salary employment will expand by 1.7 percent. From 2017 to 2022, growth will average 1.7 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Mendocino County, inflation-adjusted salaries are expected to rise by an average of 1.2 percent per year from 2017 to 2022.

- Between 2017 and 2022, the strongest employment growth will be observed in manufacturing, leisure and hospitality, education and healthcare, and agriculture. These industries will account for 94 percent of net job creation in the county.

- In the coming years, the population of Mendocino County will increase slowly. Annual population growth in the 2017-2022 period will average 0.5 percent.

- Between 2017 and 2022, an average of 295 net migrants will enter the county each year, accounting for 63 percent of all population growth.

- Real per capita income is forecast to increase by 1.4 percent in 2017. Between 2017 and 2022, real per capita income is expected to increase at an average rate of 1.9 percent per year.

- Total taxable sales, adjusted for inflation, are forecast to increase by an average annual rate of 1.4 percent between 2017 and 2022.

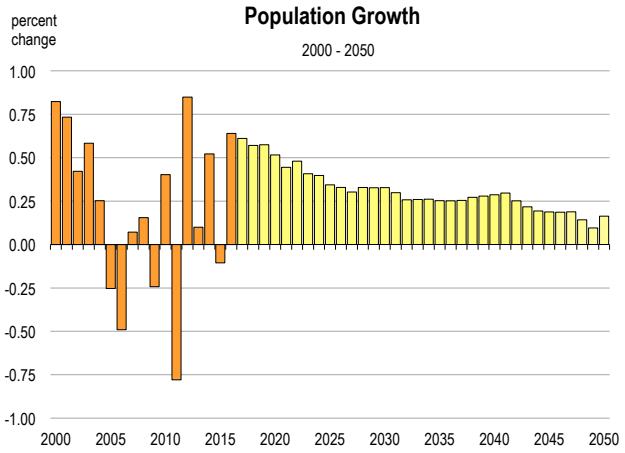
- Between 2017 and 2022, the growth rate of industrial production will average 1.6 percent per year.

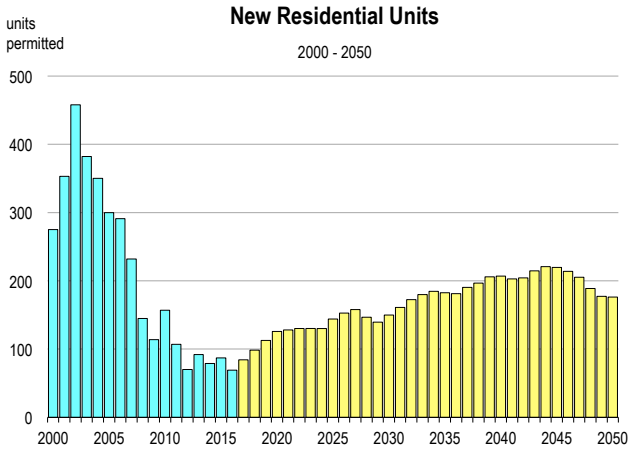
- Total crop production is expected to rise by an average of 38 percent per year between 2017 and 2022. These sharp increases will be the result of the legalization of the Mendocino County cannabis industry.

Mendocino County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	87,921	51	111.7	34.9	157	$1.08	$3.26	$41,726	1.3	130.7	752.2	11.6
2011	87,236	-873	110.2	35.0	107	$1.16	$3.37	$42,298	2.7	126.5	747.2	11.4
2012	87,976	420	108.9	34.7	70	$1.22	$3.39	$41,285	2.7	155.4	838.2	10.0
2013	88,064	-137	111.6	34.3	92	$1.30	$3.47	$41,659	2.3	165.5	864.0	8.3
2014	88,523	240	113.1	34.3	79	$1.33	$3.65	$42,829	2.8	144.8	872.5	7.0
2015	88,429	-268	115.6	34.2	87	$1.38	$3.84	$44,461	2.6	141.3	798.6	5.8
2016	88,995	352	118.7	34.2	69	$1.44	$4.01	$45,103	3.0	136.7	811.5	5.2
2017	89,539	362	121.3	34.2	84	$1.50	$4.22	$45,733	3.1	157.1	910.0	4.6
2018	90,049	332	123.8	34.2	98	$1.56	$4.44	$46,595	3.0	187.4	903.7	4.3
2019	90,567	340	126.2	34.1	113	$1.63	$4.68	$47,480	2.6	257.7	920.5	4.2
2020	91,034	294	128.6	34.1	126	$1.69	$4.91	$48,224	3.1	288.2	953.7	4.3
2021	91,438	235	130.9	34.1	128	$1.76	$5.18	$49,239	3.0	488.6	962.5	4.4
2022	91,877	272	133.3	34.1	130	$1.84	$5.46	$50,333	3.0	789.0	984.2	4.6
2023	92,251	212	135.6	34.1	130	$1.91	$5.74	$51,361	3.0	1089.5	1,009.2	4.8
2024	92,618	209	137.8	34.1	130	$1.98	$6.01	$52,232	2.9	1114.9	1,028.7	4.9
2025	92,936	166	139.9	34.1	144	$2.06	$6.27	$53,097	2.9	1140.3	1,051.4	5.0
2026	93,242	157	141.8	34.1	153	$2.14	$6.53	$53,862	2.8	1150.7	1,073.6	5.0
2027	93,523	141	143.7	34.2	158	$2.21	$6.79	$54,650	2.9	1156.1	1,100.3	5.1
2028	93,830	171	145.4	34.2	147	$2.29	$7.06	$55,208	2.7	1161.5	1,127.4	5.1
2029	94,137	175	147.1	34.2	139	$2.37	$7.32	$55,789	2.5	1167.0	1,155.6	5.1
2030	94,445	184	148.7	34.2	150	$2.47	$7.59	$56,411	2.4	1172.4	1,184.1	5.1
2031	94,727	162	150.3	34.2	161	$2.56	$7.85	$57,020	2.3	1177.8	1,213.5	5.1
2032	94,971	129	151.7	34.3	172	$2.66	$8.13	$57,524	2.5	1188.2	1,243.8	5.1
2033	95,217	134	153.2	34.3	180	$2.75	$8.41	$58,282	2.1	1188.6	1,274.7	5.1
2034	95,465	138	154.5	34.4	185	$2.85	$8.71	$58,957	2.3	1190.0	1,306.5	5.1
2035	95,706	134	155.8	34.4	183	$2.94	$9.02	$59,595	2.4	1191.4	1,339.0	5.1
2036	95,947	140	157.1	34.4	181	$3.03	$9.34	$60,019	2.8	1192.7	1,372.5	5.1
2037	96,191	146	158.3	34.5	190	$3.14	$9.68	$60,415	2.9	1194.1	1,406.7	5.0
2038	96,452	169	159.4	34.5	197	$3.24	$10.03	$60,913	2.7	1195.5	1,441.9	5.0
2039	96,721	184	160.5	34.6	206	$3.34	$10.40	$61,314	2.9	1196.8	1,477.9	5.0
2040	96,998	199	161.6	34.6	207	$3.45	$10.78	$61,759	2.8	1198.2	1,515.0	5.0
2041	97,285	216	162.6	34.7	203	$3.55	$11.16	$62,261	2.6	1199.0	1,552.9	5.0
2042	97,530	181	163.6	34.7	204	$3.66	$11.56	$62,851	2.5	1199.7	1,591.9	5.0
2043	97,741	157	164.5	34.8	215	$3.77	$11.96	$63,527	2.4	1200.4	1,631.9	5.0
2044	97,930	143	165.5	34.9	221	$3.87	$12.38	$64,324	2.2	1201.0	1,672.9	5.0
2045	98,114	145	166.4	34.9	220	$3.98	$12.81	$65,009	2.4	1201.7	1,715.0	5.0
2046	98,296	152	167.3	35.0	214	$4.09	$13.25	$65,746	2.3	1202.2	1,758.2	5.0
2047	98,481	162	168.1	35.1	205	$4.20	$13.71	$66,489	2.3	1202.8	1,802.4	5.0
2048	98,621	125	169.0	35.1	189	$4.32	$14.18	$67,270	2.3	1203.4	1,847.9	5.0
2049	98,715	90	169.8	35.2	177	$4.44	$14.68	$68,110	2.3	1203.9	1,894.5	5.0
2050	98,876	162	170.6	35.3	176	$4.57	$15.20	$68,982	2.3	1204.4	1,942.4	5.0

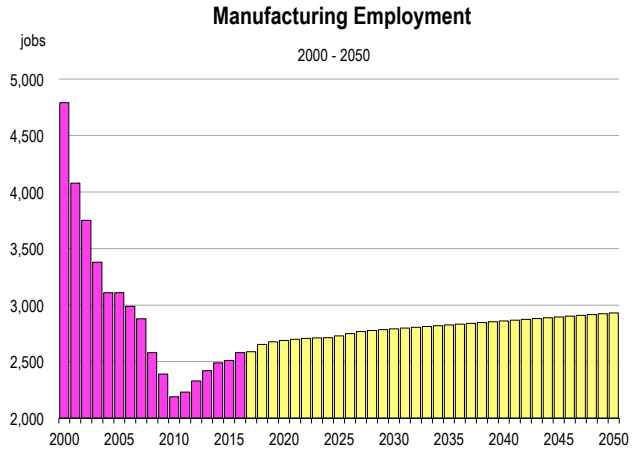


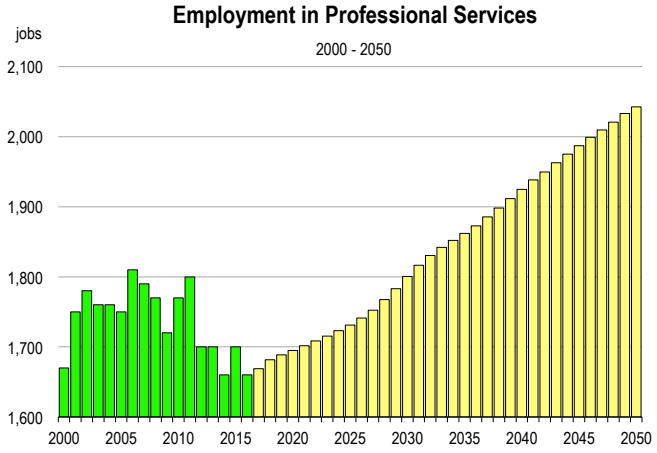


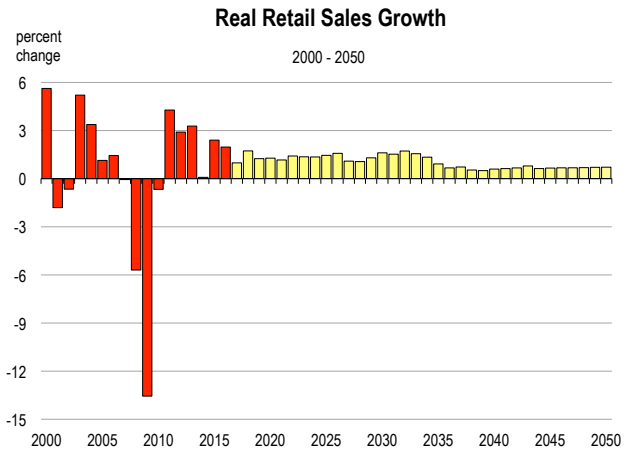
Mendocino County Employment Forecast

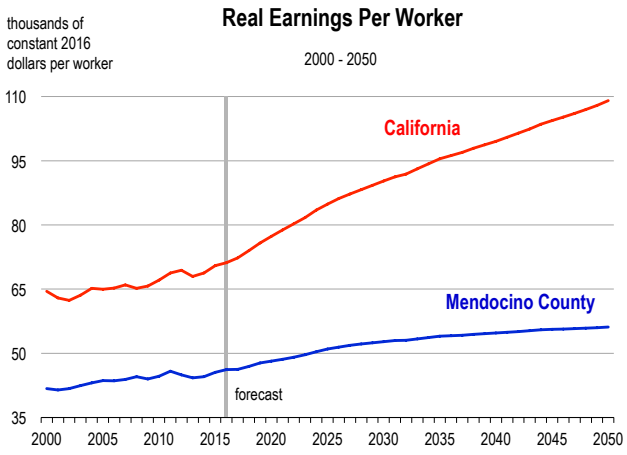
2010-2016 History, 2017-2050 Forecast

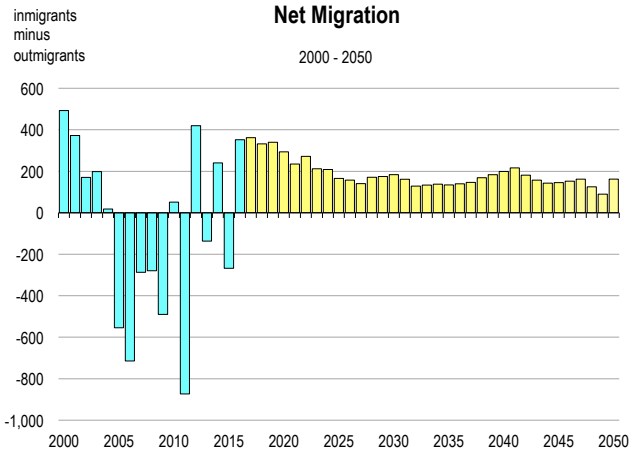
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	30.5	1.6	0.9	2.2	0.6	5.1	1.2	1.8	0.3	4.9	3.7	7.3
2011	30.0	1.5	0.9	2.2	0.6	5.0	1.1	1.8	0.3	4.9	3.6	7.1
2012	30.6	1.5	1.0	2.3	0.6	5.1	1.1	1.7	0.3	5.3	3.7	6.9
2013	31.4	1.5	1.0	2.4	0.7	5.2	1.0	1.7	0.3	5.5	4.2	7.0
2014	31.8	1.5	1.0	2.5	0.7	5.2	1.1	1.7	0.3	5.6	4.2	7.0
2015	32.0	1.4	1.0	2.5	0.7	5.4	1.0	1.7	0.3	5.5	4.3	7.1
2016	32.5	1.4	1.1	2.6	0.7	5.4	1.1	1.7	0.3	5.6	4.4	7.2
2017	33.0	1.6	1.1	2.6	0.7	5.4	1.1	1.7	0.2	5.7	4.5	7.4
2018	33.4	1.8	1.1	2.7	0.7	5.5	1.1	1.7	0.2	5.7	4.5	7.4
2019	33.9	2.2	1.1	2.7	0.7	5.5	1.1	1.7	0.2	5.7	4.5	7.3
2020	34.3	2.4	1.1	2.7	0.7	5.5	1.1	1.7	0.2	5.8	4.6	7.4
2021	35.1	3.1	1.2	2.7	0.7	5.5	1.1	1.7	0.2	5.8	4.6	7.4
2022	35.9	3.8	1.2	2.7	0.7	5.5	1.1	1.7	0.2	5.8	4.7	7.4
2023	36.4	4.2	1.2	2.7	0.7	5.6	1.1	1.7	0.2	5.9	4.7	7.4
2024	36.5	4.2	1.2	2.7	0.7	5.6	1.1	1.7	0.2	5.9	4.7	7.4
2025	36.7	4.2	1.2	2.7	0.7	5.6	1.1	1.7	0.2	6.0	4.7	7.4
2026	36.9	4.3	1.2	2.7	0.7	5.6	1.1	1.7	0.2	6.0	4.8	7.5
2027	37.1	4.3	1.2	2.8	0.7	5.6	1.1	1.8	0.2	6.0	4.8	7.5
2028	37.2	4.3	1.2	2.8	0.7	5.7	1.1	1.8	0.2	6.1	4.8	7.5
2029	37.4	4.3	1.2	2.8	0.7	5.7	1.1	1.8	0.2	6.1	4.8	7.6
2030	37.6	4.3	1.2	2.8	0.7	5.7	1.1	1.8	0.2	6.2	4.9	7.7
2031	37.8	4.3	1.2	2.8	0.8	5.7	1.1	1.8	0.2	6.2	4.9	7.7
2032	38.0	4.3	1.3	2.8	0.8	5.7	1.1	1.8	0.2	6.3	4.9	7.8
2033	38.2	4.3	1.3	2.8	0.8	5.8	1.1	1.8	0.2	6.4	4.9	7.9
2034	38.4	4.3	1.3	2.8	0.8	5.8	1.1	1.9	0.2	6.4	5.0	7.9
2035	38.6	4.3	1.3	2.8	0.8	5.8	1.1	1.9	0.2	6.5	5.0	8.0
2036	38.7	4.3	1.3	2.8	0.8	5.8	1.1	1.9	0.2	6.5	5.0	8.0
2037	38.9	4.3	1.3	2.8	0.8	5.8	1.1	1.9	0.2	6.6	5.0	8.0
2038	39.0	4.3	1.3	2.8	0.8	5.8	1.1	1.9	0.2	6.6	5.1	8.0
2039	39.2	4.3	1.3	2.9	0.8	5.8	1.1	1.9	0.1	6.7	5.1	8.1
2040	39.3	4.3	1.3	2.9	0.8	5.8	1.1	1.9	0.1	6.7	5.1	8.1
2041	39.4	4.3	1.3	2.9	0.8	5.9	1.1	1.9	0.1	6.8	5.1	8.1
2042	39.6	4.3	1.3	2.9	0.8	5.9	1.1	1.9	0.1	6.9	5.2	8.2
2043	39.8	4.3	1.4	2.9	0.8	5.9	1.1	2.0	0.1	6.9	5.2	8.2
2044	40.0	4.3	1.4	2.9	0.8	5.9	1.1	2.0	0.1	7.0	5.2	8.3
2045	40.2	4.3	1.4	2.9	0.8	5.9	1.1	2.0	0.1	7.0	5.2	8.4
2046	40.4	4.3	1.4	2.9	0.8	5.9	1.1	2.0	0.1	7.1	5.3	8.5
2047	40.5	4.3	1.4	2.9	0.8	5.9	1.1	2.0	0.1	7.1	5.3	8.5
2048	40.7	4.3	1.3	2.9	0.8	5.9	1.1	2.0	0.1	7.2	5.3	8.6
2049	40.8	4.3	1.3	2.9	0.8	6.0	1.1	2.0	0.1	7.3	5.3	8.7
2050	41.0	4.3	1.3	2.9	0.8	6.0	1.1	2.0	0.0	7.3	5.4	8.8

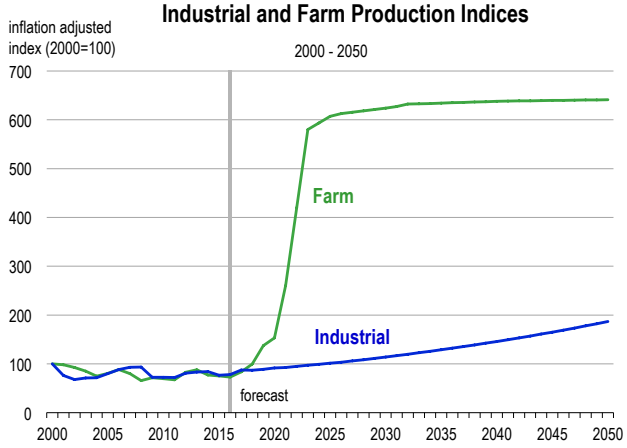












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	7.0%
Expected job growth:	8.6%
Fastest growing jobs sector:	Agriculture
Expected personal income growth:	12.9%
Expected population growth:	2.6%
Net migration to account for:	63.0%
Expected growth in number of vehicles:	9.9%

Demographics (2017)

Unemployment rate (April 2017):	4.6%
County rank* in California (58 counties):	21st
Working age (16-64) population:	60.5%
Population with B.A. degree or higher:	23.3%
Median home selling price (2016):	$325,000
Median household income:	$45,296

Quality of Life

Violent crime rate (2015):	588 per 100,000 persons
County rank* in California (58 counties):	51st
Average commute time to work (2017):	21 minutes
High School drop out rate (2016):	9.3%
Households at/below poverty line (2017):	13.6%

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

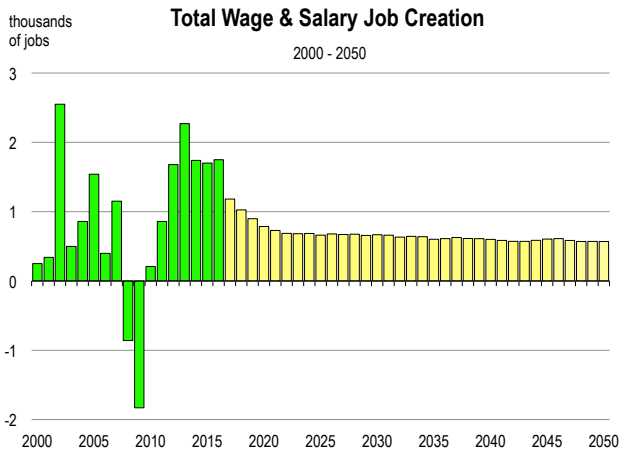
Merced County Economic Forecast

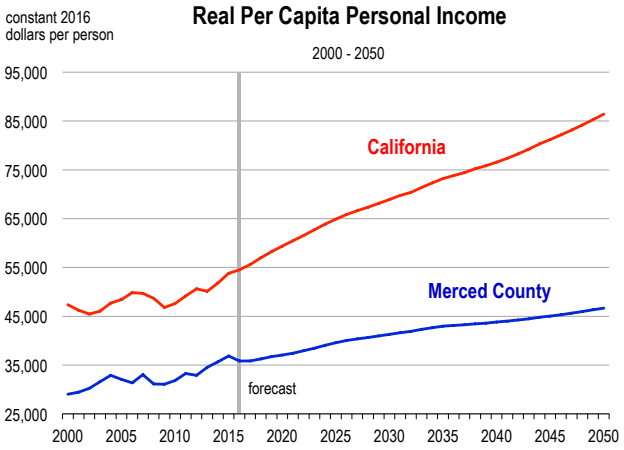
Merced County is located in the San Joaquin Valley and is home to the newest University of California campus, UC Merced. The campus opened in September 2005, and now has more than 7,300 students. Merced County has a population of 272,600 people and a total of 79,200 wage and salary jobs. The income per capita is $35,816 and the average salary per worker is $50,687.

In 2016, employment across Northern California increased by 3.2 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 2.9 percent. Merced County gained 1,800 wage and salary jobs, representing an increase of 2.3 percent. Farm employment was largely unchanged, while non-farm employment grew at a rate of 2.8 percent. Although still very high, the unemployment rate improved substantially, falling from 11.3 percent in 2015 to 10.5 percent in 2016.

Across employment sectors, the largest increases occurred in government (+820 jobs), education and healthcare (+400 jobs), wholesale and retail trade (+280 jobs), and construction (+240 jobs). The largest declines were observed in manufacturing (-350 jobs) and professional and business services (-130 jobs).

Between 2011 and 2016, the population of Merced County grew by 0.9 percent per year. This growth was due entirely to the natural increase (new births), as net migration was negative.





Forecast Highlights

- Total wage and salary employment is expected to increase by 1.5 percent in 2017. From 2017 to 2022, employment growth will average 1.0 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Merced County, inflation-adjusted salaries are expected to rise by an average of 1.3 percent per year between 2017 and 2022.

- Between 2017 and 2022, the largest job gains will occur in education and healthcare, manufacturing, government, and wholesale and retail trade. These sectors will account for 72 percent of net job creation in the county.

- Population growth is expected to accelerate in the coming years, averaging 1.1 percent per year from 2017-2022.

- Net migration will be positive over the most of the forecast period. From 2017 to 2022, an average of 620 net migrants will enter the county each year.

- Real per capita income will rise by 0.1 percent in 2017. Between 2017 and 2022, real per capita income is forecast to increase by an average of 1.1 percent per year.

- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.0 percent per year during the 2017-2022 period.

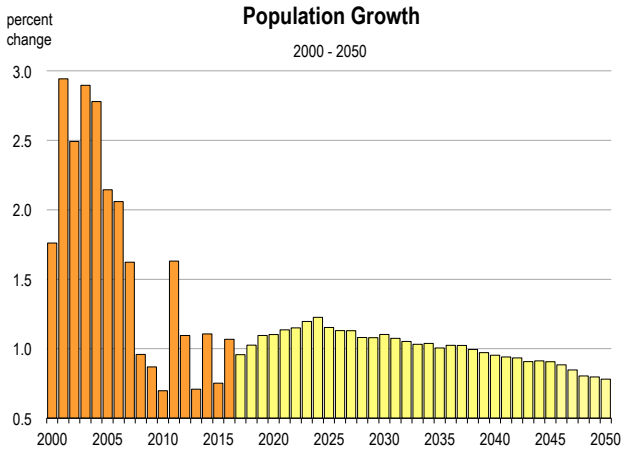
- Industrial production will increase by 5.9 percent in 2017. From 2017 to 2022, the growth rate of industrial production will average 2.5 percent per year.

- Farm production is expected to increase by 1.5 percent per year between 2017 and 2022. The principal agricultural commodity is milk.

Merced County Economic Forecast

2010-2016 History, 2017-2050 Forecast

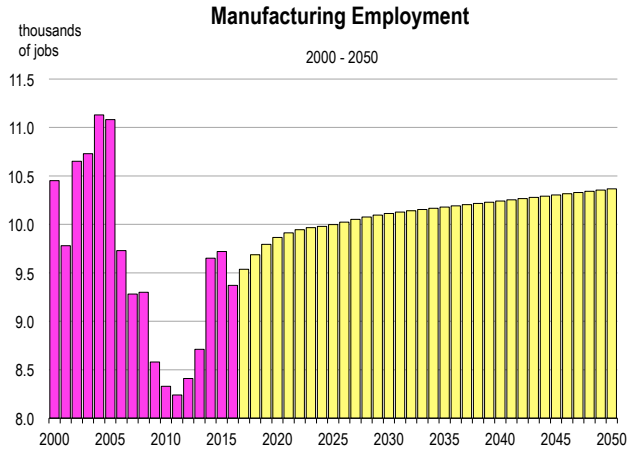
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	255,897	-1,068	203	75.6	168	$2.13	$7.2	$31,838	1.3	3.08	2.25	18.0
2011	260,072	1,328	201	75.9	147	$2.37	$7.9	$33,280	2.7	3.57	2.10	17.7
2012	262,919	124	201	76.9	140	$2.51	$8.1	$32,903	2.7	3.52	2.26	16.3
2013	264,783	-712	208	78.3	151	$2.67	$8.7	$34,535	2.3	4.01	2.39	14.5
2014	267,714	336	213	78.8	211	$2.76	$9.2	$35,655	2.8	4.60	2.66	12.8
2015	269,729	-417	220	79.1	437	$2.96	$9.7	$36,840	2.6	3.67	2.75	11.3
2016	272,610	477	228	79.5	749	$3.04	$9.8	$35,816	3.0	3.95	2.69	10.5
2017	275,219	216	232	79.8	837	$3.14	$10.2	$35,847	3.1	4.01	2.85	9.8
2018	278,043	401	237	80.1	857	$3.30	$10.7	$36,269	3.0	4.07	2.95	9.1
2019	281,089	592	241	80.6	903	$3.46	$11.2	$36,710	2.6	4.13	3.02	8.9
2020	284,186	623	245	81.2	942	$3.62	$11.8	$37,044	3.1	4.20	3.10	8.8
2021	287,414	719	249	81.8	949	$3.79	$12.4	$37,404	3.0	4.26	3.16	8.9
2022	290,719	778	252	82.6	972	$3.97	$13.0	$37,913	3.0	4.32	3.24	9.0
2023	294,197	932	256	83.3	977	$4.17	$13.7	$38,449	3.0	4.39	3.32	9.1
2024	297,804	1,044	259	84.1	1,010	$4.38	$14.5	$39,059	2.9	4.46	3.39	9.3
2025	301,238	859	262	85.0	1,009	$4.59	$15.2	$39,585	2.9	4.52	3.46	9.5
2026	304,643	816	265	85.9	1,061	$4.80	$15.9	$40,011	2.8	4.59	3.53	9.6
2027	308,084	841	268	86.8	1,117	$4.99	$16.5	$40,357	2.9	4.66	3.61	9.6
2028	311,414	718	271	87.7	1,121	$5.20	$17.2	$40,657	2.7	4.74	3.70	9.6
2029	314,775	736	274	88.7	1,108	$5.42	$18.0	$40,977	2.5	4.81	3.80	9.6
2030	318,246	836	277	89.7	1,114	$5.66	$18.7	$41,302	2.4	4.89	3.89	9.6
2031	321,667	764	279	90.7	1,099	$5.90	$19.5	$41,639	2.3	4.96	3.99	9.6
2032	325,052	703	282	91.7	1,061	$6.18	$20.3	$41,911	2.5	5.04	4.09	9.5
2033	328,407	650	285	92.7	1,065	$6.43	$21.1	$42,319	2.1	5.12	4.19	9.5
2034	331,816	688	288	93.8	1,079	$6.69	$21.9	$42,662	2.3	5.20	4.30	9.5
2035	335,152	606	290	94.8	1,052	$6.94	$22.8	$42,959	2.4	5.29	4.41	9.6
2036	338,586	703	293	95.8	1,052	$7.20	$23.7	$43,113	2.8	5.37	4.52	9.6
2037	342,052	738	295	96.8	1,047	$7.48	$24.7	$43,254	2.9	5.46	4.63	9.6
2038	345,453	682	298	97.8	1,021	$7.74	$25.6	$43,447	2.7	5.55	4.75	9.6
2039	348,810	648	300	98.8	1,004	$8.02	$26.7	$43,591	2.9	5.64	4.87	9.6
2040	352,135	626	303	99.8	984	$8.32	$27.8	$43,797	2.8	5.73	4.99	9.6
2041	355,448	630	305	100.8	956	$8.61	$28.8	$43,993	2.6	5.83	5.12	9.6
2042	358,768	644	308	101.8	914	$8.91	$29.9	$44,215	2.5	5.92	5.25	9.6
2043	362,023	588	310	102.7	888	$9.21	$31.0	$44,477	2.4	6.02	5.38	9.6
2044	365,326	645	313	103.6	855	$9.50	$32.2	$44,782	2.2	6.12	5.52	9.5
2045	368,638	661	315	104.5	859	$9.81	$33.3	$45,035	2.4	6.23	5.66	9.5
2046	371,897	618	318	105.4	870	$10.13	$34.6	$45,323	2.3	6.33	5.80	9.5
2047	375,048	515	320	106.3	859	$10.46	$35.8	$45,625	2.3	6.44	5.95	9.5
2048	378,064	386	322	107.1	869	$10.80	$37.1	$45,958	2.3	6.55	6.10	9.5
2049	381,077	389	325	108.0	869	$11.15	$38.5	$46,308	2.3	6.66	6.26	9.5
2050	384,053	362	327	108.8	872	$11.51	$40.0	$46,680	2.3	6.78	6.42	9.5

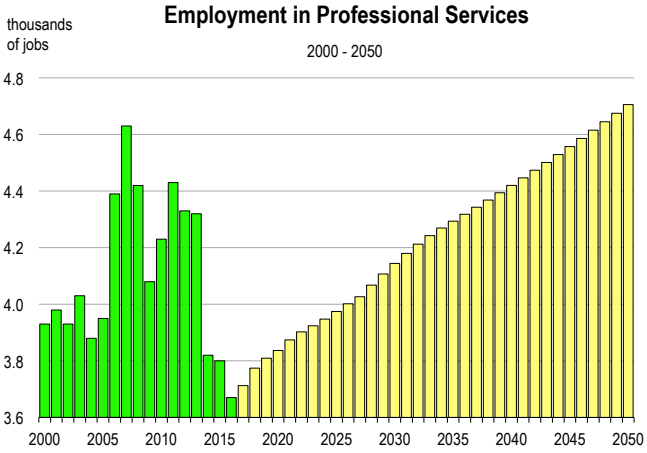


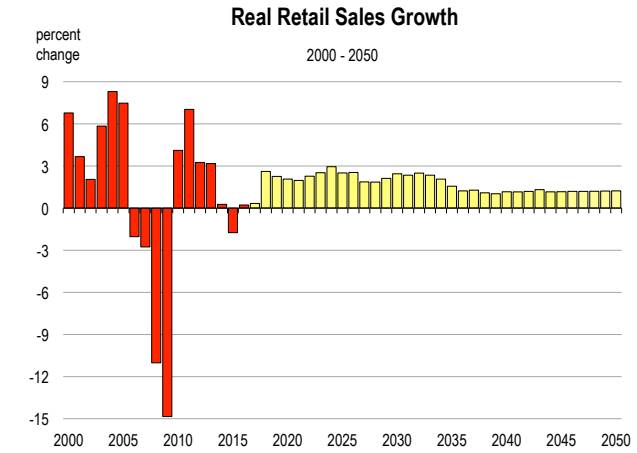
Merced County Employment Forecast

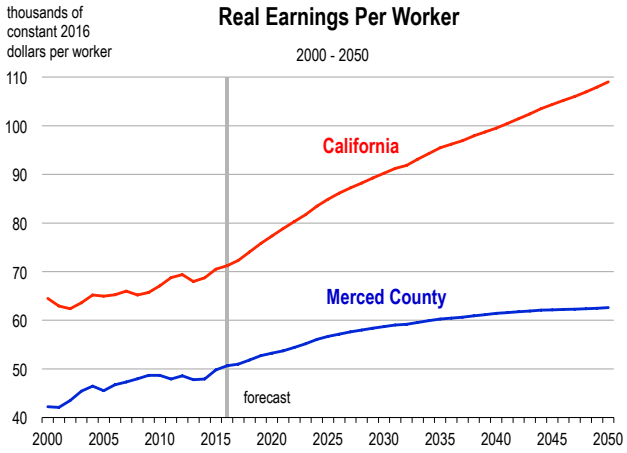
2010-2016 History, 2017-2050 Forecast

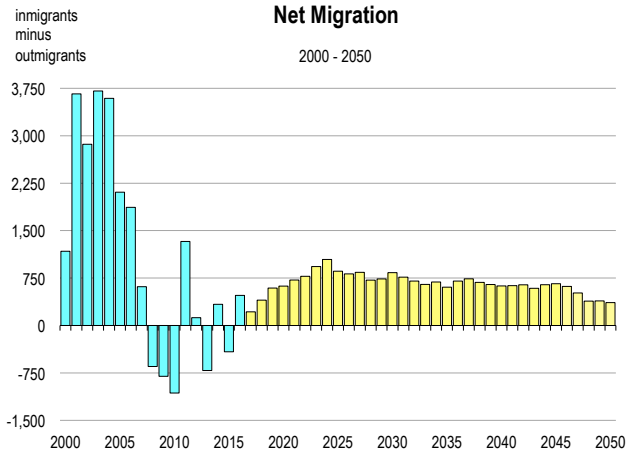
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	69.2	10.8	1.6	8.3	2.2	9.2	1.6	4.2	0.6	8.1	4.5	16.7
2011	70.1	11.4	1.6	8.2	2.4	9.4	1.5	4.4	0.4	8.2	4.6	16.5
2012	71.8	12.5	1.6	8.4	2.4	9.6	1.6	4.3	0.4	8.3	4.7	16.4
2013	74.0	13.6	1.6	8.7	2.5	9.7	1.5	4.3	0.4	8.8	5.0	16.6
2014	75.8	13.7	1.7	9.7	2.3	9.7	1.6	3.8	0.4	9.1	5.4	17.1
2015	77.5	14.1	1.9	9.7	2.4	9.8	1.6	3.8	0.3	9.4	5.4	17.7
2016	79.2	14.0	2.2	9.4	2.5	10.1	1.8	3.7	0.3	9.8	5.6	18.5
2017	80.4	14.2	2.3	9.5	2.6	10.2	1.8	3.7	0.3	10.1	5.6	18.7
2018	81.4	14.3	2.4	9.7	2.6	10.2	1.8	3.8	0.3	10.4	5.7	18.8
2019	82.3	14.3	2.4	9.8	2.7	10.3	1.8	3.8	0.3	10.7	5.7	19.0
2020	83.1	14.4	2.4	9.9	2.7	10.4	1.8	3.8	0.3	10.9	5.8	19.2
2021	83.8	14.5	2.4	9.9	2.7	10.5	1.8	3.9	0.3	11.2	5.8	19.4
2022	84.5	14.5	2.4	9.9	2.8	10.5	1.8	3.9	0.3	11.4	5.9	19.5
2023	85.2	14.6	2.4	10.0	2.8	10.6	1.8	3.9	0.3	11.6	5.9	19.7
2024	85.9	14.6	2.4	10.0	2.8	10.7	1.8	3.9	0.4	11.8	6.0	19.9
2025	86.5	14.7	2.4	10.0	2.8	10.8	1.8	4.0	0.4	12.0	6.0	20.1
2026	87.2	14.8	2.5	10.0	2.8	10.9	1.8	4.0	0.4	12.2	6.1	20.3
2027	87.9	14.8	2.5	10.1	2.8	10.9	1.9	4.0	0.4	12.4	6.1	20.5
2028	88.6	14.9	2.5	10.1	2.8	11.0	1.9	4.1	0.4	12.6	6.1	20.7
2029	89.2	15.0	2.6	10.1	2.9	11.1	1.9	4.1	0.4	12.8	6.2	20.9
2030	89.9	15.0	2.6	10.1	2.9	11.2	1.9	4.1	0.4	12.9	6.2	21.1
2031	90.6	15.1	2.6	10.1	2.9	11.2	1.9	4.2	0.4	13.1	6.3	21.3
2032	91.2	15.2	2.6	10.1	2.9	11.3	1.9	4.2	0.4	13.2	6.3	21.5
2033	91.8	15.2	2.7	10.2	2.9	11.4	1.9	4.2	0.4	13.4	6.3	21.7
2034	92.5	15.3	2.7	10.2	2.9	11.5	1.9	4.3	0.4	13.6	6.4	21.9
2035	93.1	15.4	2.7	10.2	2.9	11.5	1.9	4.3	0.4	13.7	6.4	22.1
2036	93.7	15.5	2.7	10.2	2.9	11.6	1.9	4.3	0.4	13.8	6.5	22.3
2037	94.3	15.5	2.7	10.2	2.9	11.6	1.9	4.3	0.4	14.0	6.5	22.5
2038	94.9	15.6	2.8	10.2	3.0	11.7	1.9	4.4	0.4	14.1	6.6	22.7
2039	95.5	15.7	2.8	10.2	3.0	11.8	1.9	4.4	0.4	14.3	6.6	22.9
2040	96.1	15.8	2.8	10.2	3.0	11.8	1.9	4.4	0.5	14.4	6.7	23.0
2041	96.7	15.9	2.8	10.3	3.0	11.9	1.9	4.4	0.5	14.6	6.7	23.2
2042	97.3	16.0	2.8	10.3	3.0	11.9	1.9	4.5	0.5	14.7	6.8	23.4
2043	97.9	16.1	2.8	10.3	3.0	12.0	1.9	4.5	0.5	14.8	6.8	23.6
2044	98.4	16.2	2.8	10.3	3.0	12.0	1.9	4.5	0.5	15.0	6.9	23.8
2045	99.1	16.2	2.8	10.3	3.0	12.1	1.9	4.6	0.5	15.1	6.9	24.0
2046	99.7	16.3	2.8	10.3	3.0	12.2	1.9	4.6	0.5	15.2	7.0	24.2
2047	100.3	16.4	2.8	10.3	3.0	12.2	1.9	4.6	0.5	15.3	7.0	24.4
2048	100.8	16.5	2.8	10.3	3.1	12.3	1.9	4.6	0.5	15.5	7.1	24.5
2049	101.4	16.6	2.8	10.4	3.1	12.3	1.9	4.7	0.5	15.6	7.1	24.7
2050	102.0	16.7	2.8	10.4	3.1	12.4	1.9	4.7	0.5	15.7	7.2	24.9

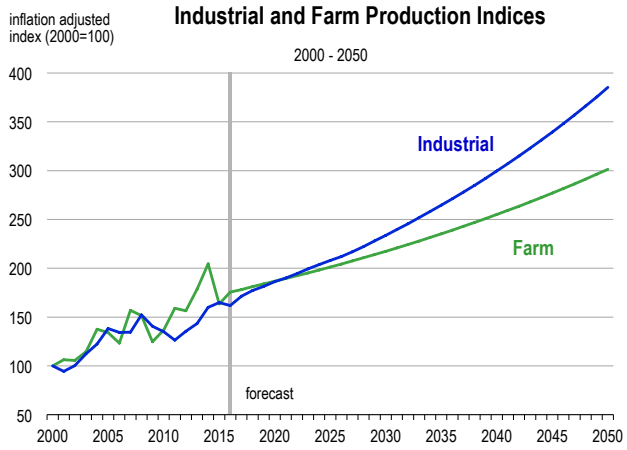












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	11.7%
Expected job growth:	5.1%
Fastest growing jobs sector:	Health & Education
Expected personal income growth:	11.7%
Expected population growth:	5.6%
Net migration to account for:	20.1%
Expected growth in number of vehicles:	8.6%

Demographics (2017)

Unemployment rate (April 2017):	10.2%
County rank* in California (58 counties):	55th
Working age (16-64) population:	62.9%
Population with B.A. or higher:	13.4%
Median home selling price (2016):	$221,750
Median household Income:	$47,230

Quality of Life

Violent crime rate (2015):	607 per 100,000 persons
County rank* in California (58 counties):	52nd
Average commute time to work (2017):	28 minutes
High School drop out rate (2016):	8.1%
Households at/below poverty line (2017):	21.5%

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

Modoc County Economic Forecast

Modoc County is located in the northeastern corner of the state, bordering both Nevada and Oregon. Approximately 90 percent of the land in the county consists of national forests and wilderness area. The county's official slogans include, "The last best place" and, "Where the West still lives."

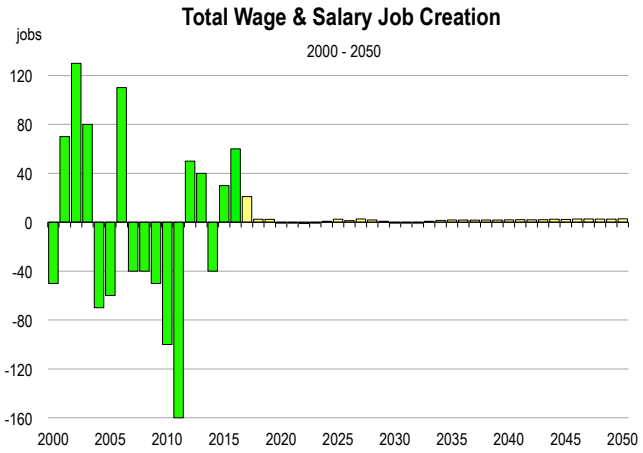
Modoc County has a population of 9,500 people and a total of 2,500 wage and salary jobs. The per capita income is $39,969 and the average salary per worker is $46,099. The largest employer in the county is the government, which accounts for almost half of all wage and salary jobs.

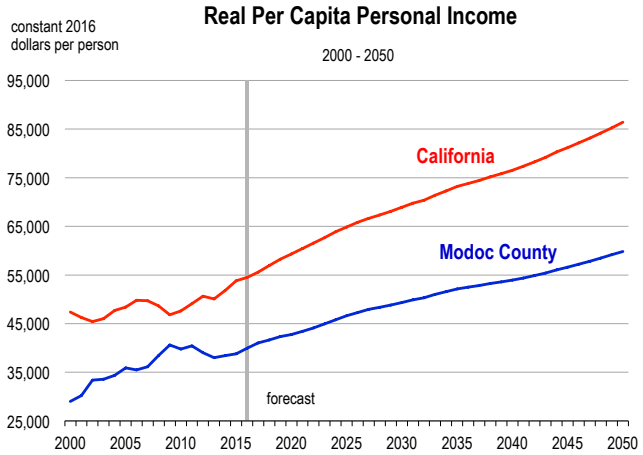
In 2016, a total of 60 wage and salary jobs were gained in Modoc County, representing an increase of 2.4 percent. The unemployment rate improved substantially, falling from 8.8 percent in 2015 to 7.9 percent in 2016.

Over the course of the year, the largest job gains were in education and healthcare (+60 jobs), leisure services (+10 jobs), and government (+10 jobs). The largest losses were in trade, transportation, and utilities (-10 jobs), and the goods producing sector (-10 jobs).

Between 2011 and 2016, the population of Modoc County declined at an annual average rate of 0.4 percent. This was entirely due to a natural decrease (deaths outnumbering births), which reduced the population by an average of 36 people per year.

Modoc County is ageing rapidly, and there are now more residents in the retirement cohort (people over age 65) than in the young professional group (people between 25 and 44). This has led to a natural decrease that has persisted for more than two decades. The forecast calls for a continuation of this trend, along with low levels of out-migration. Under these conditions, the population will continue to decline, placing the county at serious risk of economic stagnation. Job growth is expected to be very slow, and income growth will not keep pace with the statewide average.





Forecast Highlights

- In 2017, total wage and salary employment will increase by 0.8 percent. Over the following five years, total employment growth will be virtually flat, with the county neither gaining nor losing a significant number of jobs.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Modoc County, inflation-adjusted salaries are expected to increase by an average of 1.6 percent per year over the 2017-2022 period.

- Between 2017 and 2022, the largest employment gains will occur in the government sector and the leisure and hospitality industry. Combined, these sectors will generate approximately 10 new jobs. Small losses are expected in the trade, transportation, and utilities sector, as well as the goods producing industries.

- Over the 2017-2022 period, the population will decline by 0.4 percent per year.

- Between 2017 and 2022, net migration will be virtually flat, with the county neither gaining nor losing a substantial number of residents through the migratory process. At the same time, the county will continue to experience a natural decrease (deaths outnumbering births), which will reduce the population by approximately 35 people per year.

- Real per capita income is expected to rise by 2.6 percent in 2017. Over the following five years, real per capita income is expected to increase at an annual average rate of 1.5 percent.

- Total taxable sales, adjusted for inflation, are expected to decline by 0.3 percent per year between 2017 and 2022.

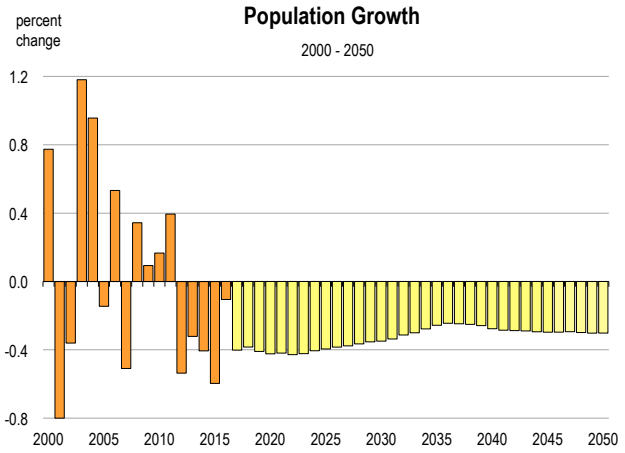
- Industrial production will rise by 2.4 percent in 2017. Over the following five years, total industrial production will increase at an annual average rate of 0.9 percent.

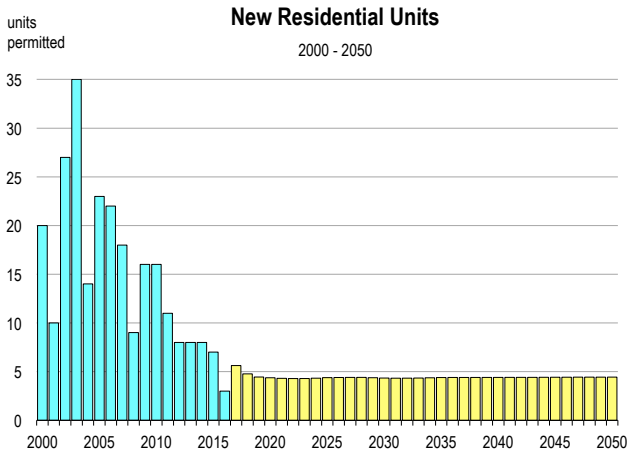
- Total crop production, adjusted for inflation, is expected to increase by an average of 0.3 percent per year between 2017 and 2022.

Modoc County Economic Forecast

2010-2016 History, 2017-2050 Forecast

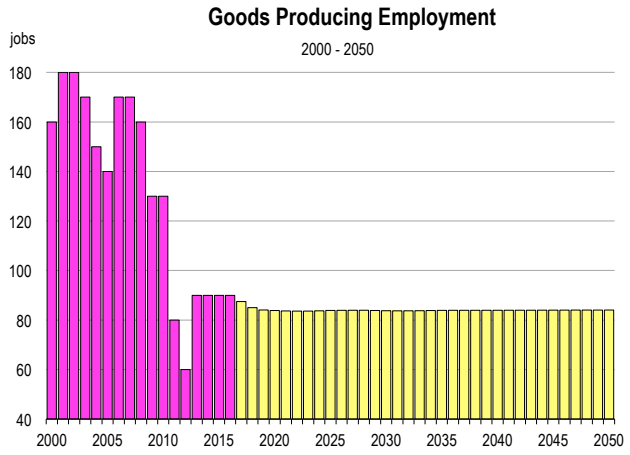
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy-ment Rate (percent)
2010	9,648	-2	13.6	4.1	16	$79	$341	$39,760	1.3	128.0	30.2	15.2
2011	9,686	41	13.3	4.1	11	$90	$357	$40,445	2.7	127.3	16.9	16.0
2012	9,634	0	12.9	4.1	8	$102	$351	$39,016	2.7	124.0	13.7	14.4
2013	9,603	0	13.1	4.1	8	$95	$346	$38,024	2.3	129.9	21.2	12.3
2014	9,564	0	13.2	4.1	8	$92	$354	$38,400	2.8	128.8	22.1	10.3
2015	9,507	0	13.4	4.1	7	$93	$361	$38,788	2.6	130.6	22.7	8.8
2016	9,497	0	13.6	4.1	3	$94	$380	$39,969	3.0	130.6	22.6	7.9
2017	9,459	0	13.7	4.1	6	$97	$400	$41,023	3.1	131.1	23.2	7.3
2018	9,423	2	13.7	4.1	5	$100	$415	$41,650	3.0	131.5	23.1	7.1
2019	9,384	-1	13.8	4.1	4	$102	$432	$42,327	2.6	132.0	23.1	7.0
2020	9,344	-3	13.7	4.1	4	$105	$447	$42,779	3.1	132.4	23.5	7.1
2021	9,305	-5	13.7	4.1	4	$107	$464	$43,406	3.0	132.7	23.8	7.2
2022	9,265	-5	13.7	4.1	4	$110	$483	$44,127	3.0	133.1	24.2	7.3
2023	9,226	-5	13.7	4.1	4	$112	$503	$44,942	3.0	133.5	24.8	7.5
2024	9,189	-4	13.7	4.1	4	$115	$523	$45,801	2.9	133.8	25.4	7.7
2025	9,152	-4	13.7	4.1	4	$117	$543	$46,631	2.9	134.1	25.9	7.7
2026	9,117	-3	13.7	4.1	4	$119	$561	$47,302	2.8	134.5	26.4	7.8
2027	9,083	-3	13.7	4.1	4	$121	$579	$47,934	2.9	134.8	26.9	7.8
2028	9,050	-3	13.7	4.1	4	$124	$596	$48,352	2.7	135.1	27.6	7.8
2029	9,018	-3	13.7	4.1	4	$127	$613	$48,823	2.5	135.4	28.2	7.8
2030	8,986	-4	13.7	4.1	4	$129	$631	$49,336	2.4	135.8	28.8	7.8
2031	8,956	-4	13.7	4.1	4	$131	$650	$49,893	2.3	136.1	29.5	7.8
2032	8,928	-4	13.7	4.1	4	$134	$668	$50,335	2.5	136.4	30.2	7.8
2033	8,901	-4	13.7	4.1	4	$136	$688	$51,000	2.1	136.8	31.0	7.8
2034	8,877	-3	13.7	4.1	4	$139	$709	$51,590	2.3	137.1	31.8	7.8
2035	8,854	-3	13.7	4.1	4	$142	$730	$52,157	2.4	137.5	32.6	7.8
2036	8,832	-3	13.7	4.1	4	$145	$752	$52,507	2.8	137.8	33.4	7.8
2037	8,810	-3	13.7	4.1	4	$148	$775	$52,820	2.9	138.2	34.2	7.8
2038	8,788	-3	13.7	4.1	4	$152	$799	$53,248	2.7	138.6	35.0	7.8
2039	8,765	-2	13.7	4.1	4	$155	$824	$53,578	2.9	139.0	35.9	7.8
2040	8,741	-3	13.7	4.1	4	$159	$849	$53,966	2.8	139.4	36.8	7.8
2041	8,716	-3	13.7	4.1	4	$162	$874	$54,391	2.6	139.8	37.7	7.8
2042	8,691	-3	13.7	4.1	4	$165	$899	$54,871	2.5	140.2	38.6	7.8
2043	8,666	-2	13.7	4.2	4	$169	$925	$55,410	2.4	140.6	39.6	7.8
2044	8,641	-2	13.7	4.2	4	$171	$952	$56,068	2.2	141.0	40.6	7.8
2045	8,615	-2	13.7	4.2	4	$175	$980	$56,616	2.4	141.4	41.6	7.8
2046	8,589	-2	13.7	4.2	4	$178	$1,008	$57,227	2.3	141.9	42.6	7.8
2047	8,564	-2	13.7	4.2	4	$181	$1,037	$57,848	2.3	142.3	43.7	7.8
2048	8,539	-2	13.7	4.2	4	$185	$1,068	$58,493	2.3	142.8	44.8	7.8
2049	8,513	-2	13.7	4.2	4	$188	$1,099	$59,160	2.3	143.2	45.9	7.8
2050	8,487	-2	13.8	4.2	4	$192	$1,132	$59,852	2.3	143.7	47.1	7.8

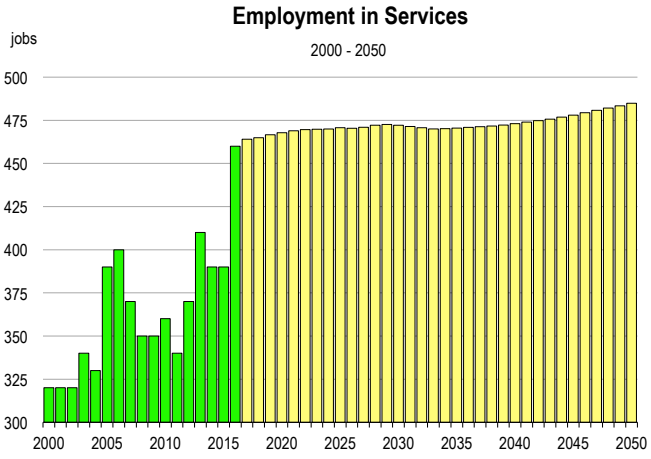


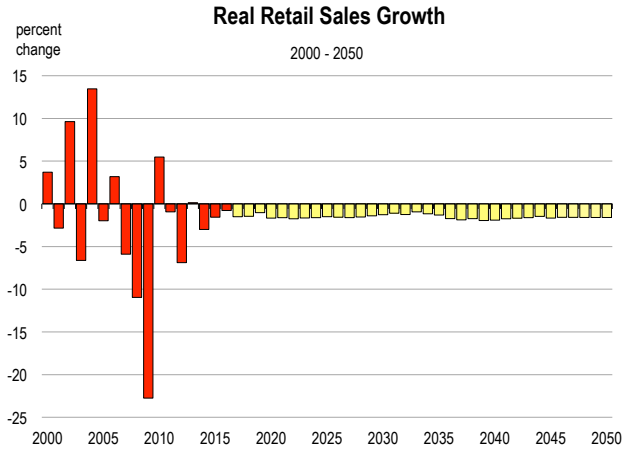


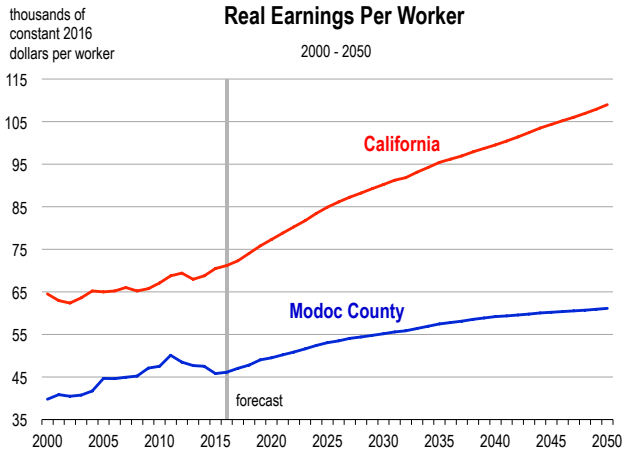
Modoc County Employment Forecast
2010-2016 History, 2017-2050 Forecast

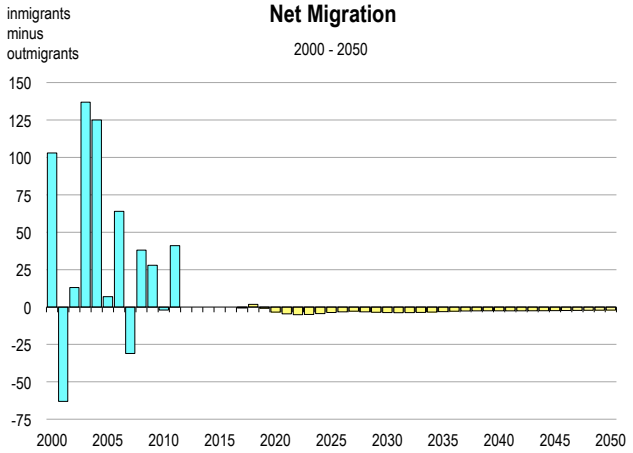
	Total Wage & Salary	Farm	Goods Producing	Trade, Transportation, and Utilities	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------						
2010	2.550	0.320	0.130	0.400	0.210	0.150	1.340
2011	2.390	0.330	0.080	0.380	0.190	0.150	1.260
2012	2.440	0.360	0.060	0.410	0.200	0.170	1.240
2013	2.480	0.390	0.090	0.400	0.250	0.160	1.190
2014	2.440	0.370	0.090	0.370	0.240	0.150	1.220
2015	2.470	0.390	0.090	0.370	0.250	0.140	1.230
2016	2.530	0.380	0.090	0.360	0.310	0.150	1.240
2017	2.551	0.386	0.087	0.359	0.314	0.150	1.255
2018	2.553	0.386	0.085	0.357	0.315	0.150	1.260
2019	2.556	0.387	0.084	0.356	0.317	0.150	1.262
2020	2.556	0.387	0.084	0.355	0.318	0.150	1.262
2021	2.555	0.387	0.084	0.353	0.319	0.150	1.262
2022	2.554	0.388	0.084	0.352	0.320	0.150	1.261
2023	2.553	0.388	0.084	0.350	0.320	0.150	1.262
2024	2.554	0.389	0.084	0.349	0.320	0.150	1.263
2025	2.557	0.389	0.084	0.348	0.321	0.150	1.265
2026	2.558	0.389	0.084	0.346	0.321	0.150	1.268
2027	2.561	0.390	0.084	0.345	0.321	0.150	1.271
2028	2.562	0.390	0.084	0.344	0.322	0.150	1.272
2029	2.563	0.390	0.084	0.343	0.323	0.150	1.274
2030	2.563	0.391	0.084	0.342	0.322	0.150	1.275
2031	2.563	0.391	0.084	0.341	0.322	0.150	1.276
2032	2.563	0.391	0.084	0.340	0.321	0.150	1.277
2033	2.563	0.392	0.084	0.339	0.320	0.150	1.278
2034	2.565	0.392	0.084	0.338	0.320	0.150	1.280
2035	2.566	0.393	0.084	0.337	0.321	0.150	1.282
2036	2.568	0.393	0.084	0.336	0.321	0.150	1.284
2037	2.570	0.393	0.084	0.335	0.321	0.150	1.286
2038	2.572	0.394	0.084	0.334	0.322	0.150	1.289
2039	2.574	0.394	0.084	0.332	0.322	0.150	1.291
2040	2.575	0.395	0.084	0.331	0.323	0.150	1.293
2041	2.577	0.395	0.084	0.330	0.324	0.150	1.295
2042	2.579	0.396	0.084	0.329	0.325	0.150	1.296
2043	2.582	0.396	0.084	0.328	0.326	0.150	1.298
2044	2.584	0.397	0.084	0.327	0.327	0.150	1.300
2045	2.586	0.397	0.084	0.326	0.328	0.150	1.302
2046	2.589	0.397	0.084	0.325	0.329	0.150	1.303
2047	2.592	0.398	0.084	0.324	0.331	0.150	1.305
2048	2.594	0.398	0.084	0.323	0.332	0.150	1.307
2049	2.597	0.399	0.084	0.322	0.333	0.150	1.308
2050	2.599	0.400	0.084	0.321	0.335	0.150	1.310

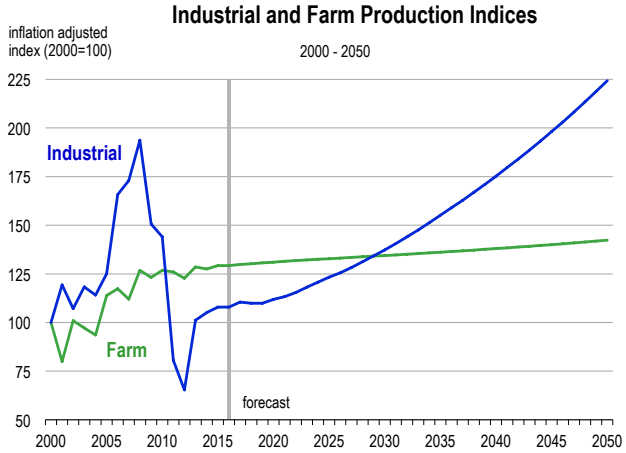












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	-7.3%
Expected job growth:	0.1%
Fastest growing jobs sector:	Health & Education
Expected personal income growth:	5.4%
Expected population growth:	-2.1%
Net migration to account for:	N/A
Expected growth in number of vehicles:	0%

Demographics (2017)

Unemployment rate (April 2017):	7.4%
County rank* in California (58 counties):	44th
Working age (16-64) population:	58.5%
Population with B.A. degree or higher:	18.4%
Median home selling price (2016):	$80,000
Median household income:	$40,924

Quality of Life

Violent crime rate (2015):	715 per 100,000 persons
County rank* in California (58 counties):	54th
Average commute time to work (2017):	17 minutes
High School drop out rate (2016):	4.6%
Households at/below poverty line (2017):	13.2%

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

Mono County Economic Forecast

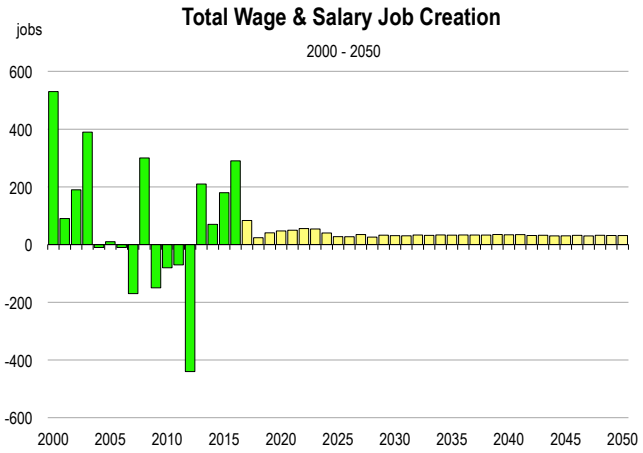
Mono County is located on the California-Nevada state border. The county economy is heavily dependent on the recreation industry, and is a popular tourist destination for residents of Southern California. With more than 3,000 jobs, the leisure and hospitality industry is the county's largest sector, representing 47 percent of total wage and salary employment. The principal draw is the Mammoth Mountain ski resort, which includes year-round outdoor activities and features one of the longest ski seasons in the nation.

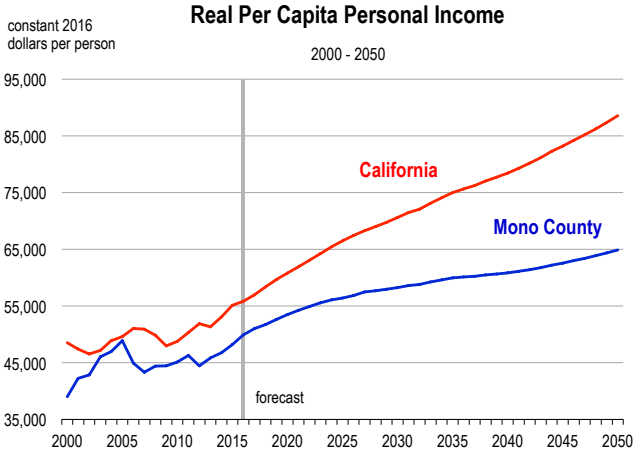
Mono County has a population of 13,800 people and a total of 7,200 wage and salary jobs. The income per capita is $49,929 and the average salary per worker is $47,593.

Mono County gained approximately 290 jobs in 2016, representing an increase of 4.2 percent. The unemployment rate improved during the year, falling from 6.0 percent in 2015 to 5.4 percent in 2016.

During 2016, the only sector with significant job gains was leisure and hospitality (+230 jobs). Small gains were also observed in government (+40 jobs), wholesale and retail trade (+30 jobs), and construction (+30 jobs). Small declines were seen in professional and business services (-40 jobs) and transportation and utilities (-40 jobs). All other major sectors were little changed, neither gaining nor losing a substantial number of jobs.

Between 2011 and 2016, the population of Mono County declined at an average rate of 0.7 percent per year. Losses were due entirely to people moving out of the county, as the county lost an average of 190 net migrants per year.





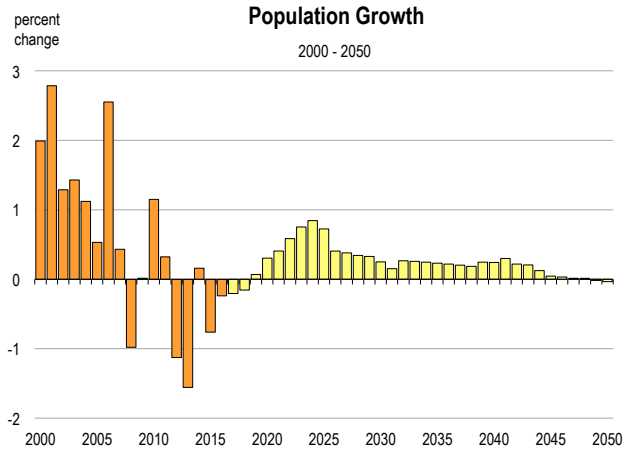
Forecast Highlights

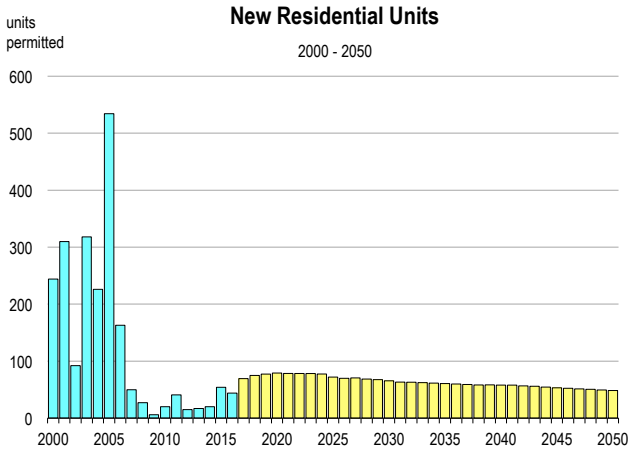
- In 2017, total wage and salary employment will increase by 1.2 percent. From 2017 to 2022, total job growth will average 0.6 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Mono County, inflation-adjusted salaries are expected to increase by 1.1 percent per year between 2017 and 2022.
- Between 2017 and 2022, the majority of all employment growth will occur in the leisure and hospitality sector, accounting for 66 percent of net job creation in the county.
- The population will grow slowly over the next few years, increasing by 0.2 percent per year from 2017 to 2022.
- Net migration has been negative in recent years, and will remain negative during most of the forecast period. Between 2017 and 2022, an average of 18 net migrants will leave the county each year.
- Real income per capita is expected to rise by 2.1 percent in 2017. Between 2017 and 2022, the growth rate of real per capita income will average approximately 1.5 percent per year.
- From 2017 to 2022, real taxable sales are expected to increase at an average rate of 1.8 percent per year.
- Industrial production is forecast to increase by 3.4 percent in 2017. Over the following five years, industrial production will grow at an annual rate of 1.5 percent.

Mono County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	14,237	63	17.0	5.77	20	$222.1	$0.57	$45,117	1.3	42.2	25.0	10.3
2011	14,283	-70	16.8	5.78	41	$231.8	$0.60	$46,303	2.7	58.3	27.8	10.1
2012	14,122	-253	16.3	5.81	15	$233.2	$0.59	$44,438	2.7	55.3	27.8	10.3
2013	13,902	-304	16.8	5.85	17	$244.7	$0.60	$45,838	2.3	51.3	30.1	8.5
2014	13,924	-79	17.0	5.87	20	$243.3	$0.63	$46,758	2.8	38.3	29.7	7.1
2015	13,818	-212	17.1	5.88	54	$252.1	$0.65	$48,190	2.6	32.0	29.3	6.0
2016	13,785	-105	17.5	5.88	44	$261.9	$0.69	$49,929	3.0	29.7	23.1	5.4
2017	13,757	-95	17.8	5.89	69	$271.9	$0.72	$50,990	3.1	30.2	23.8	5.3
2018	13,735	-81	18.1	5.91	75	$283.9	$0.75	$51,741	3.0	30.9	24.1	5.2
2019	13,745	-45	18.4	5.93	77	$297.9	$0.79	$52,664	2.6	31.4	24.4	5.1
2020	13,787	-8	18.6	5.95	79	$312.2	$0.82	$53,494	3.1	32.0	24.8	4.9
2021	13,843	9	18.9	5.97	78	$326.9	$0.86	$54,244	3.0	32.6	25.2	4.9
2022	13,923	37	19.0	5.99	78	$341.6	$0.90	$54,918	3.0	33.2	25.7	4.9
2023	14,028	64	19.3	6.01	78	$357.1	$0.94	$55,564	3.0	33.7	26.2	4.9
2024	14,147	80	19.4	6.03	77	$373.0	$0.99	$56,087	2.9	34.3	26.7	5.0
2025	14,249	68	19.6	6.05	72	$389.2	$1.02	$56,386	2.9	34.8	27.1	5.2
2026	14,307	27	19.7	6.06	70	$405.1	$1.06	$56,834	2.8	35.4	27.5	5.3
2027	14,361	28	19.8	6.08	71	$422.1	$1.10	$57,499	2.9	36.0	28.0	5.4
2028	14,410	26	19.9	6.10	69	$438.3	$1.13	$57,677	2.7	36.5	28.5	5.5
2029	14,458	27	19.9	6.12	68	$454.0	$1.17	$57,953	2.5	37.1	29.1	5.5
2030	14,494	18	20.0	6.14	66	$470.5	$1.20	$58,254	2.4	37.7	29.6	5.5
2031	14,516	7	20.1	6.15	63	$488.4	$1.24	$58,602	2.3	38.2	30.2	5.5
2032	14,554	26	20.2	6.17	63	$507.7	$1.27	$58,803	2.5	38.8	30.8	5.5
2033	14,592	25	20.4	6.18	62	$527.3	$1.31	$59,238	2.1	39.3	31.4	5.5
2034	14,628	24	20.4	6.20	61	$547.7	$1.35	$59,607	2.3	39.9	32.0	5.5
2035	14,662	22	20.5	6.22	61	$568.4	$1.39	$59,952	2.4	40.5	32.6	5.5
2036	14,694	21	20.6	6.23	60	$589.2	$1.43	$60,104	2.8	41.0	33.3	5.5
2037	14,724	19	20.6	6.25	59	$609.9	$1.48	$60,234	2.9	41.6	34.0	5.5
2038	14,751	17	20.6	6.26	58	$630.4	$1.52	$60,486	2.7	42.1	34.7	5.5
2039	14,787	25	20.7	6.28	58	$651.7	$1.57	$60,646	2.9	42.7	35.4	5.5
2040	14,823	23	20.7	6.29	58	$672.7	$1.62	$60,835	2.8	43.3	36.1	5.5
2041	14,867	32	20.8	6.31	58	$694.0	$1.67	$61,105	2.6	43.8	36.9	5.4
2042	14,900	20	20.9	6.32	57	$715.4	$1.72	$61,409	2.5	44.4	37.6	5.5
2043	14,930	18	21.0	6.34	56	$737.0	$1.78	$61,762	2.4	44.9	38.4	5.5
2044	14,949	6	21.1	6.35	54	$758.5	$1.83	$62,215	2.2	45.5	39.1	5.5
2045	14,956	-5	21.2	6.37	53	$780.6	$1.88	$62,578	2.4	46.1	39.9	5.5
2046	14,960	-7	21.3	6.38	52	$802.7	$1.93	$62,997	2.3	46.6	40.7	5.5
2047	14,963	-8	21.4	6.39	51	$825.5	$1.99	$63,413	2.3	47.2	41.6	5.5
2048	14,963	-9	21.5	6.41	51	$849.1	$2.04	$63,869	2.3	47.8	42.4	5.5
2049	14,961	-10	21.6	6.42	49	$873.4	$2.10	$64,354	2.3	48.3	43.3	5.5
2050	14,955	-11	21.7	6.43	48	$898.5	$2.16	$64,869	2.3	48.9	44.2	5.6

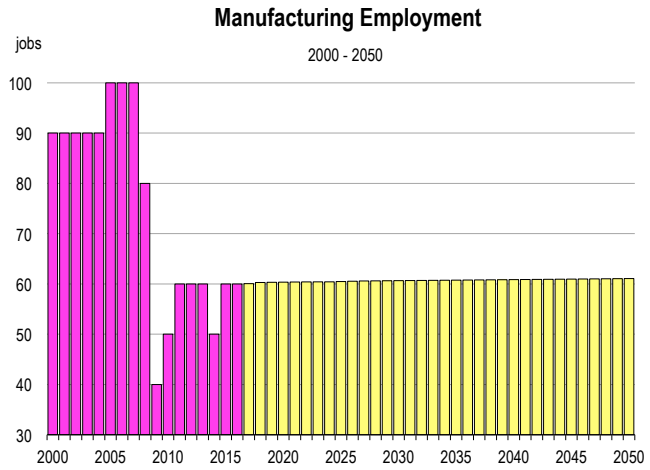


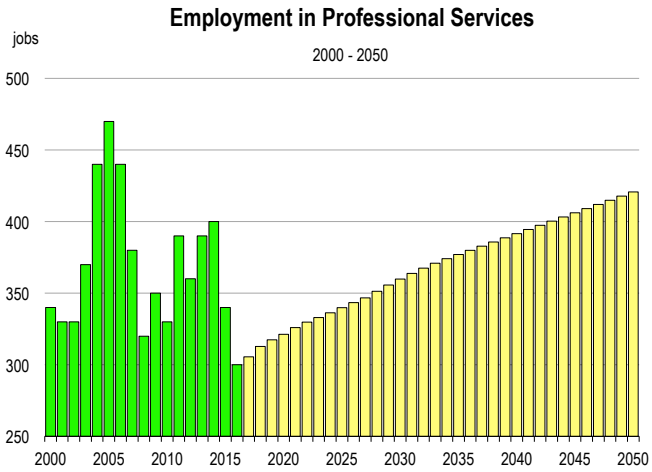


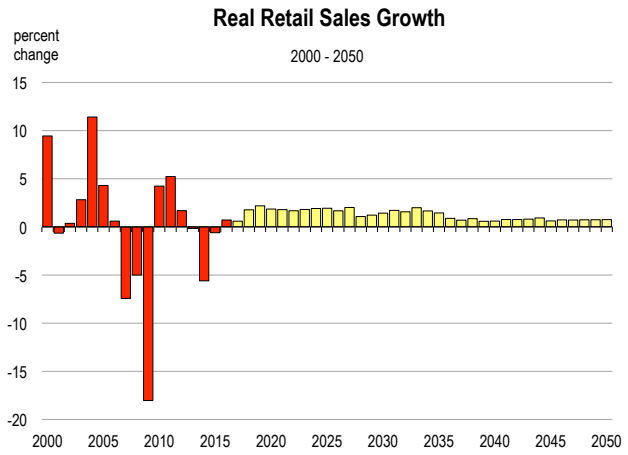
Mono County Employment Forecast

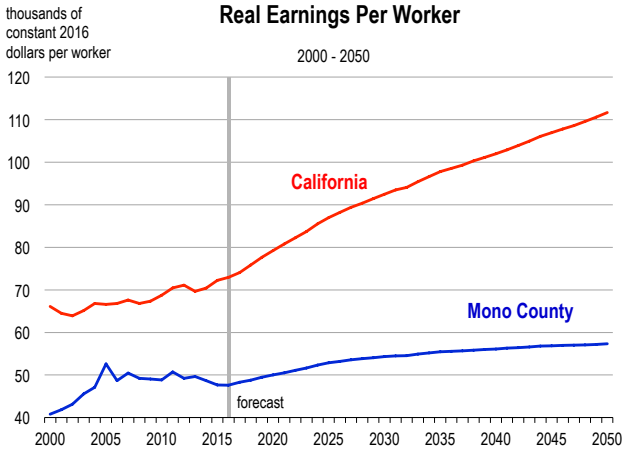
2010-2016 History, 2017-2050 Forecast

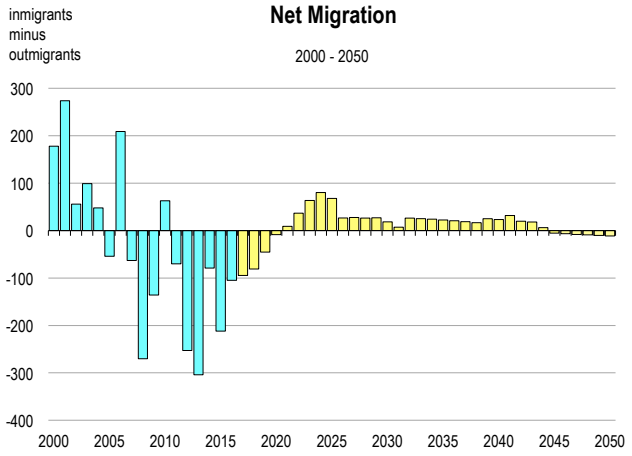
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Health & Education	Leisure	Government
	employment (thousands of jobs)										
2010	7.00	0.03	0.32	0.05	0.08	0.65	0.33	0.33	0.06	3.18	1.66
2011	6.93	0.03	0.32	0.06	0.09	0.60	0.32	0.39	0.07	3.20	1.60
2012	6.49	0.04	0.28	0.06	0.09	0.60	0.32	0.36	0.07	2.88	1.56
2013	6.70	0.04	0.29	0.06	0.10	0.63	0.34	0.39	0.10	2.96	1.58
2014	6.77	0.04	0.29	0.05	0.11	0.59	0.34	0.40	0.10	2.98	1.63
2015	6.95	0.04	0.30	0.06	0.09	0.59	0.32	0.34	0.10	3.20	1.66
2016	7.24	0.05	0.33	0.06	0.05	0.62	0.32	0.30	0.10	3.43	1.70
2017	7.32	0.05	0.34	0.06	0.05	0.62	0.32	0.31	0.10	3.47	1.73
2018	7.35	0.05	0.34	0.06	0.05	0.62	0.31	0.31	0.10	3.48	1.74
2019	7.39	0.05	0.34	0.06	0.05	0.62	0.31	0.32	0.10	3.51	1.75
2020	7.44	0.05	0.35	0.06	0.05	0.62	0.31	0.32	0.10	3.54	1.75
2021	7.49	0.05	0.35	0.06	0.05	0.62	0.31	0.33	0.10	3.58	1.76
2022	7.54	0.05	0.35	0.06	0.05	0.62	0.31	0.33	0.10	3.61	1.77
2023	7.59	0.05	0.35	0.06	0.05	0.62	0.32	0.33	0.10	3.65	1.78
2024	7.63	0.05	0.35	0.06	0.05	0.62	0.32	0.34	0.10	3.67	1.80
2025	7.66	0.05	0.35	0.06	0.05	0.62	0.32	0.34	0.10	3.68	1.81
2026	7.69	0.05	0.34	0.06	0.05	0.62	0.32	0.34	0.10	3.70	1.82
2027	7.72	0.05	0.35	0.06	0.05	0.62	0.32	0.35	0.10	3.71	1.84
2028	7.75	0.05	0.34	0.06	0.05	0.62	0.32	0.35	0.10	3.72	1.85
2029	7.78	0.05	0.34	0.06	0.04	0.62	0.33	0.36	0.10	3.74	1.85
2030	7.81	0.05	0.34	0.06	0.04	0.62	0.33	0.36	0.10	3.76	1.86
2031	7.84	0.05	0.34	0.06	0.04	0.62	0.32	0.36	0.10	3.78	1.87
2032	7.88	0.05	0.34	0.06	0.04	0.62	0.32	0.37	0.10	3.80	1.88
2033	7.91	0.05	0.34	0.06	0.04	0.62	0.32	0.37	0.10	3.82	1.89
2034	7.94	0.05	0.34	0.06	0.04	0.62	0.33	0.37	0.10	3.84	1.90
2035	7.98	0.05	0.34	0.06	0.04	0.62	0.33	0.38	0.10	3.85	1.91
2036	8.01	0.05	0.34	0.06	0.04	0.62	0.33	0.38	0.10	3.87	1.92
2037	8.04	0.05	0.34	0.06	0.04	0.63	0.33	0.38	0.10	3.89	1.93
2038	8.07	0.05	0.34	0.06	0.04	0.63	0.33	0.39	0.10	3.91	1.94
2039	8.11	0.05	0.34	0.06	0.04	0.63	0.33	0.39	0.10	3.93	1.95
2040	8.14	0.05	0.34	0.06	0.04	0.63	0.34	0.39	0.10	3.95	1.96
2041	8.18	0.05	0.34	0.06	0.04	0.63	0.34	0.39	0.10	3.97	1.97
2042	8.21	0.05	0.34	0.06	0.04	0.63	0.34	0.40	0.10	3.99	1.98
2043	8.24	0.05	0.34	0.06	0.04	0.63	0.34	0.40	0.10	4.01	1.98
2044	8.27	0.05	0.34	0.06	0.04	0.63	0.34	0.40	0.10	4.03	1.99
2045	8.30	0.05	0.34	0.06	0.03	0.63	0.34	0.41	0.10	4.05	2.00
2046	8.33	0.05	0.34	0.06	0.03	0.63	0.34	0.41	0.10	4.07	2.01
2047	8.36	0.05	0.34	0.06	0.03	0.63	0.34	0.41	0.10	4.09	2.02
2048	8.40	0.05	0.34	0.06	0.03	0.63	0.34	0.41	0.10	4.11	2.03
2049	8.43	0.05	0.34	0.06	0.03	0.63	0.34	0.42	0.10	4.13	2.04
2050	8.46	0.05	0.34	0.06	0.03	0.63	0.34	0.42	0.10	4.15	2.05

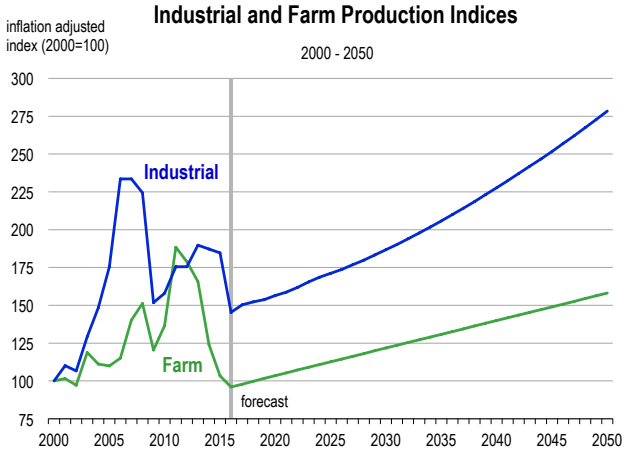












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	9.6%
Expected job growth:	3.0%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	9.0%
Expected population growth:	1.2%
Net migration to account for:	0%
Expected growth in number of vehicles:	6.8%

Demographics (2017)

Unemployment rate (April 2017):	3.7%
County rank* in California (58 counties):	11th
Working age (16-64) population:	69.7%
Population with B.A. degree or higher:	33.2%
Median home selling price (2016):	$320,000
Median household income:	$68,122

Quality of Life

Violent crime rate (2015):	195 per 100,000 persons
County rank* in California (58 counties):	6th
Average commute time to work (2017):	18 minutes
High school drop out rate (2016):	70.7%
Households at/below poverty line (2017):	2.3%

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

Monterey County Economic Forecast

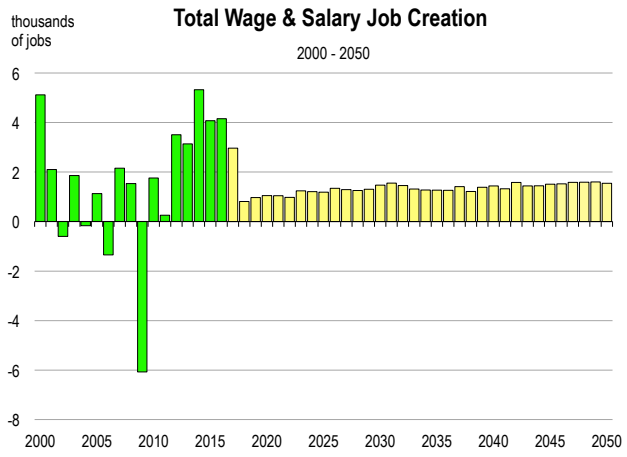
Monterey County is located on the central coast of California. Farming is a vital component of the county's economy, accounting for over $5 billion in total output and approximately 28 percent of all wage and salary jobs. Lettuce is the principal crop in the region, with Monterey County producing roughly half of all lettuce in the United States. In addition, Monterey is one of California's leading producers of strawberries.

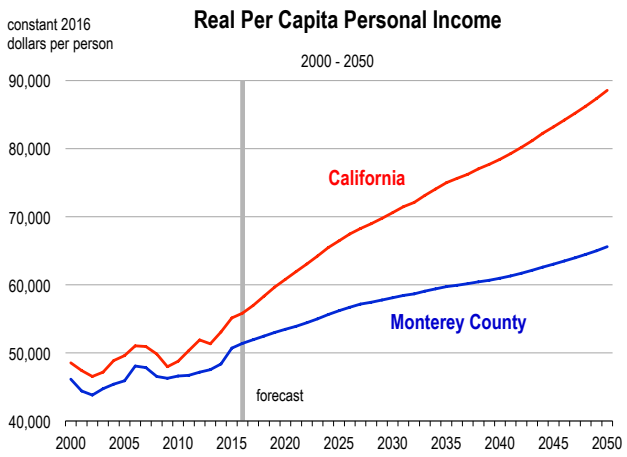
Monterey County has a population of 441,100 people and a total of 190,300 wage and salary jobs. The income per capita is $51,409 and the average salary per worker is $57,601.

In 2016, a total of 4,200 wage and salary jobs were created in Monterey County, representing an increase of 2.2 percent. Farm employment increased by 1.5 percent, while nonfarm employment grew by 2.6 percent. The unemployment rate also improved, falling from 8.2 percent in 2015 to 7.6 percent in 2016.

During 2016, the largest job gains occurred in leisure and hospitality (+890 jobs), government (+840 jobs), agriculture (+770 jobs), construction (+640 jobs), and professional and business services (+600 jobs). The largest losses were in information (-170 jobs) and manufacturing (-140 jobs).

Between 2011 and 2016, the population of Monterey County grew at an average rate of 1.0 percent per year. Most of this growth can be attributed to the natural increase (new births), as net migration was low.





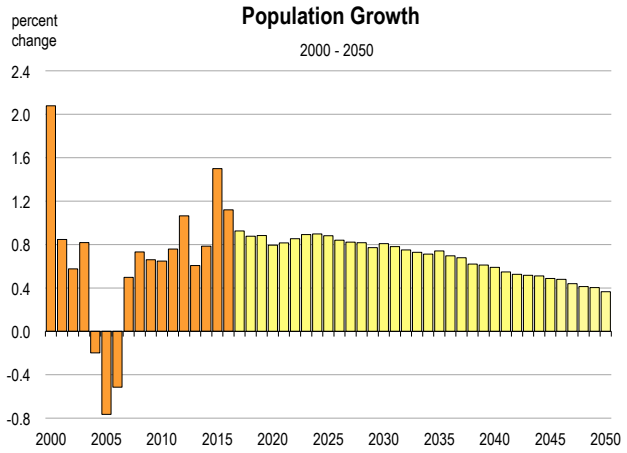
Forecast Highlights

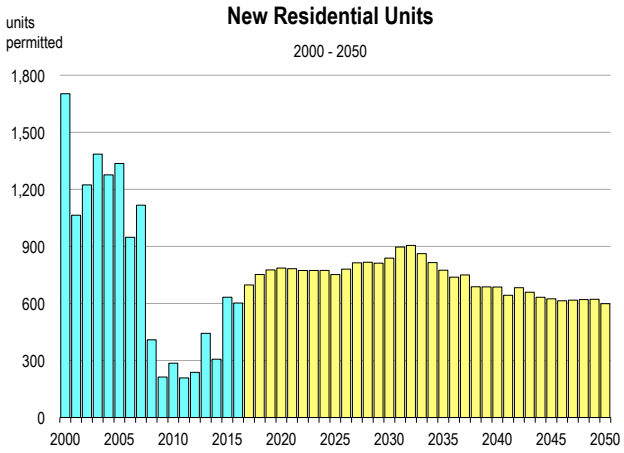
- Total employment is expected to increase by 1.6 percent in 2017. Between 2017 and 2022, growth will average 0.5 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Monterey County, inflation-adjusted salaries are expected to rise by an average of 1.1 percent per year between 2017 and 2022.
- Between 2017 and 2022, the largest employment gains will be observed in education and healthcare, professional and business services, leisure and hospitality, and wholesale and retail trade. Together, these sectors will account for 83 percent of net job creation in the county.
- Over the 2017-2022 period, annual population growth is expected to average 0.8 percent per year.
- Between 2017 and 2022, net migration will be positive but low, with an average of just 280 net migrants entering the county each year.
- Real income per capita is expected to rise by 1.1 percent in 2017. Between 2017 and 2022, real income per capita will increase by 0.9 percent per year.
- Total taxable sales, adjusted for inflation, will rise by an average of 1.0 percent per year from 2017 to 2022.
- Industrial production is expected to increase by 6.2 percent in 2017. From 2017 to 2022, the growth rate of industrial production will average 2.0 percent per year.
- Farm production is expected to increase by 0.7 percent per year between 2017 and 2022. The principal crops in the county are lettuce and strawberries.

Monterey County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	416,265	-1,887	352	125	285	$5.0	$17.2	$46,618	1.3	4.51	1.94	12.9
2011	419,417	-1,382	348	125	208	$5.3	$17.9	$46,694	2.7	4.22	1.87	12.8
2012	423,881	40	350	125	238	$5.6	$18.7	$47,177	2.7	4.29	1.89	11.7
2013	426,453	-1,524	361	125	442	$5.9	$19.2	$47,538	2.3	4.63	1.97	10.4
2014	429,797	-718	369	126	307	$6.2	$20.0	$48,359	2.8	4.66	2.02	9.1
2015	436,242	2,490	379	126	632	$6.4	$21.6	$50,701	2.6	4.95	2.09	8.2
2016	441,129	1,187	391	126	602	$6.7	$22.7	$51,409	3.0	4.99	2.04	7.6
2017	445,209	500	397	127	697	$7.0	$23.8	$51,951	3.1	5.01	2.17	7.0
2018	449,111	339	403	127	752	$7.2	$24.9	$52,481	3.0	5.04	2.19	6.9
2019	453,075	325	408	128	776	$7.5	$26.1	$53,016	2.6	5.08	2.23	6.8
2020	456,672	78	413	128	786	$7.8	$27.3	$53,470	3.1	5.11	2.29	6.9
2021	460,393	256	417	129	782	$8.1	$28.5	$53,916	3.0	5.15	2.33	7.1
2022	464,322	403	421	129	773	$8.4	$29.8	$54,420	3.0	5.20	2.39	7.3
2023	468,462	588	425	130	773	$8.7	$31.2	$55,001	3.0	5.24	2.46	7.5
2024	472,665	603	428	131	773	$9.1	$32.7	$55,642	2.9	5.29	2.52	7.6
2025	476,829	650	431	131	752	$9.4	$34.1	$56,205	2.9	5.34	2.57	7.7
2026	480,833	561	434	132	780	$9.7	$35.5	$56,699	2.8	5.39	2.63	7.8
2027	484,785	524	437	132	813	$10.1	$36.8	$57,176	2.9	5.45	2.69	7.8
2028	488,744	532	440	133	816	$10.4	$38.2	$57,451	2.7	5.51	2.77	7.8
2029	492,513	467	442	134	812	$10.8	$39.6	$57,772	2.5	5.57	2.84	7.9
2030	496,492	629	445	134	838	$11.2	$41.1	$58,094	2.4	5.63	2.92	7.9
2031	500,368	543	447	135	896	$11.6	$42.5	$58,439	2.3	5.70	3.00	7.9
2032	504,121	512	449	136	905	$12.1	$44.0	$58,653	2.5	5.77	3.09	7.9
2033	507,792	409	451	136	862	$12.5	$45.4	$59,055	2.1	5.84	3.17	7.9
2034	511,406	411	454	137	815	$12.9	$47.0	$59,414	2.3	5.91	3.26	7.9
2035	515,194	456	456	138	774	$13.3	$48.7	$59,750	2.4	5.98	3.35	7.9
2036	518,779	489	457	138	738	$13.8	$50.5	$59,951	2.8	6.06	3.44	7.9
2037	522,297	437	459	139	750	$14.3	$52.4	$60,157	2.9	6.14	3.54	7.9
2038	525,534	316	461	139	687	$14.7	$54.2	$60,435	2.7	6.22	3.64	7.9
2039	528,744	262	463	140	687	$15.1	$56.3	$60,680	2.9	6.31	3.74	7.9
2040	531,862	190	465	140	686	$15.6	$58.3	$60,958	2.8	6.39	3.84	7.9
2041	534,773	141	466	141	643	$16.1	$60.4	$61,296	2.6	6.48	3.95	7.9
2042	537,583	161	468	141	683	$16.5	$62.5	$61,710	2.5	6.57	4.06	7.9
2043	540,359	113	470	142	659	$17.0	$64.7	$62,125	2.4	6.67	4.17	7.9
2044	543,119	143	471	142	632	$17.4	$66.8	$62,616	2.2	6.76	4.29	7.9
2045	545,765	87	473	143	624	$17.9	$69.1	$63,043	2.4	6.86	4.41	7.9
2046	548,380	74	474	143	614	$18.4	$71.4	$63,493	2.3	6.96	4.53	7.9
2047	550,789	21	476	144	617	$18.8	$73.8	$63,967	2.3	7.07	4.66	7.9
2048	553,061	-39	478	144	620	$19.3	$76.2	$64,476	2.3	7.17	4.79	7.9
2049	555,291	-96	479	145	622	$19.8	$78.8	$65,013	2.3	7.28	4.92	7.9
2050	557,319	-163	481	145	599	$20.4	$81.5	$65,584	2.3	7.39	5.06	7.9

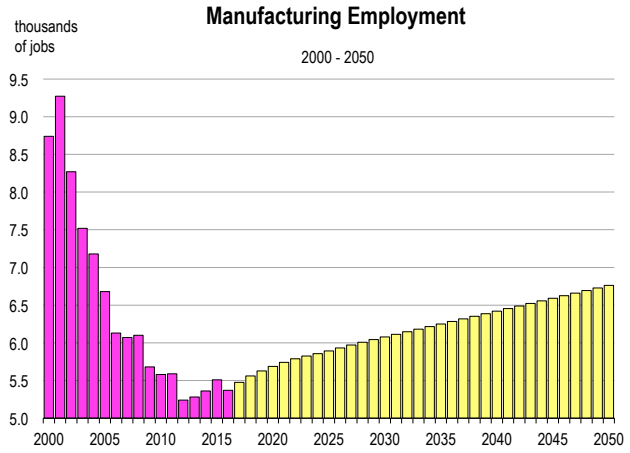


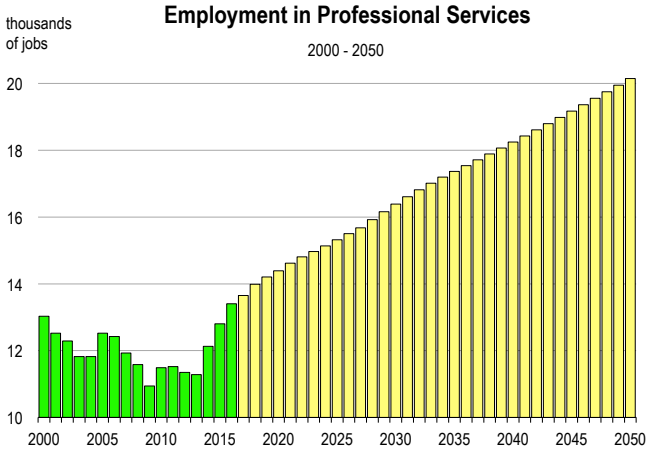


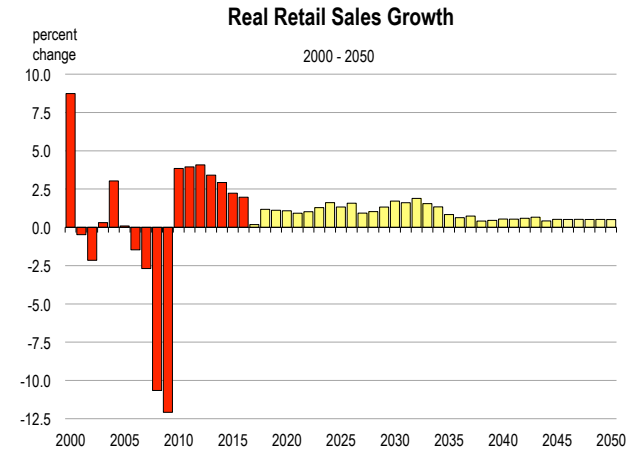
Monterey County Employment Forecast

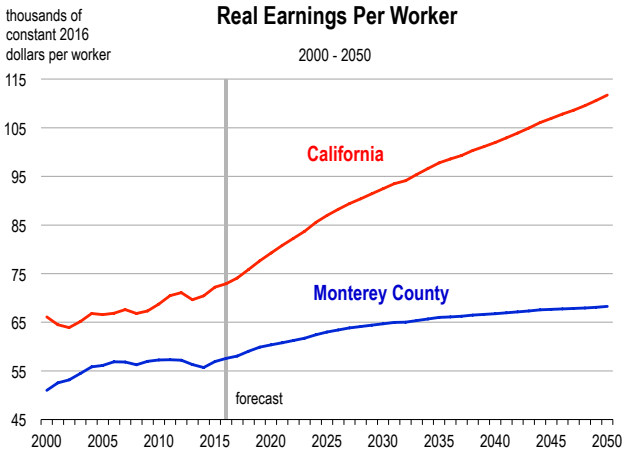
2010-2016 History, 2017-2050 Forecast

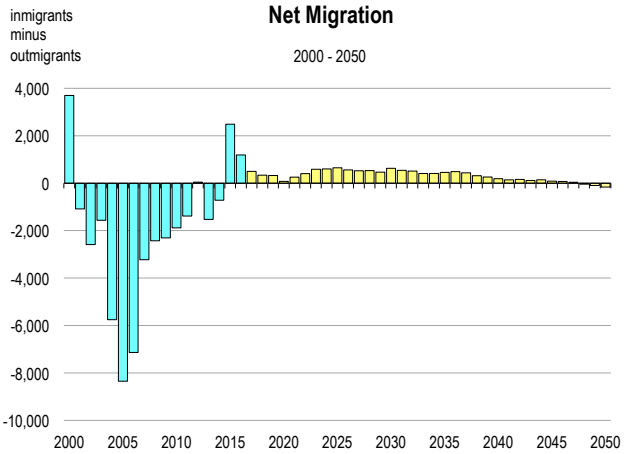
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	169.8	45.1	4.1	5.6	3.3	20.2	4.3	11.5	1.7	16.5	20.0	32.6
2011	170.0	46.3	3.8	5.6	3.4	20.6	4.1	11.5	1.6	16.5	20.2	31.7
2012	173.5	48.2	4.1	5.2	3.8	21.0	4.2	11.4	1.5	16.8	21.2	31.3
2013	176.7	50.1	4.5	5.3	4.0	21.3	4.0	11.3	1.5	17.5	21.9	30.2
2014	182.0	52.2	4.9	5.4	4.2	21.6	4.0	12.1	1.4	18.0	22.8	30.6
2015	186.1	53.0	5.2	5.5	4.3	21.7	4.1	12.8	1.3	18.4	23.4	31.1
2016	190.3	53.7	5.9	5.4	4.3	22.0	4.2	13.4	1.1	18.6	24.3	31.9
2017	193.2	54.6	6.0	5.5	4.4	22.1	4.2	13.7	1.2	19.0	24.6	32.4
2018	194.0	54.4	6.2	5.6	4.5	22.3	4.1	14.0	1.2	19.2	24.8	32.3
2019	195.0	54.4	6.3	5.6	4.5	22.4	4.0	14.2	1.3	19.4	25.0	32.4
2020	196.0	54.3	6.3	5.7	4.5	22.5	4.0	14.4	1.3	19.6	25.3	32.5
2021	197.1	54.3	6.3	5.7	4.6	22.6	4.0	14.6	1.3	19.8	25.7	32.6
2022	198.1	54.3	6.2	5.8	4.6	22.6	4.0	14.8	1.4	20.0	26.0	32.7
2023	199.3	54.4	6.2	5.8	4.6	22.7	4.0	15.0	1.4	20.2	26.4	32.8
2024	200.5	54.6	6.2	5.9	4.6	22.9	4.0	15.1	1.4	20.3	26.6	33.1
2025	201.7	54.8	6.1	5.9	4.6	23.0	4.1	15.3	1.5	20.5	26.7	33.3
2026	203.1	55.1	6.2	5.9	4.6	23.1	4.2	15.5	1.5	20.6	26.8	33.6
2027	204.3	55.3	6.3	6.0	4.6	23.2	4.2	15.7	1.6	20.8	27.0	33.9
2028	205.6	55.5	6.3	6.0	4.6	23.3	4.2	15.9	1.6	21.0	27.1	34.0
2029	206.9	55.8	6.3	6.0	4.6	23.4	4.2	16.2	1.6	21.2	27.3	34.2
2030	208.4	56.0	6.3	6.1	4.6	23.5	4.2	16.4	1.6	21.5	27.5	34.4
2031	209.9	56.3	6.5	6.1	4.6	23.6	4.2	16.6	1.7	21.7	27.7	34.5
2032	211.4	56.6	6.5	6.1	4.7	23.8	4.2	16.8	1.7	22.0	27.9	34.7
2033	212.7	56.9	6.4	6.2	4.7	23.9	4.2	17.0	1.7	22.2	28.1	34.9
2034	214.0	57.2	6.3	6.2	4.7	24.0	4.3	17.2	1.8	22.5	28.3	35.1
2035	215.3	57.5	6.2	6.2	4.7	24.1	4.3	17.4	1.8	22.7	28.5	35.2
2036	216.5	57.8	6.2	6.3	4.7	24.2	4.3	17.5	1.8	23.0	28.7	35.4
2037	217.9	58.1	6.2	6.3	4.7	24.2	4.3	17.7	1.9	23.2	29.0	35.5
2038	219.1	58.4	6.0	6.4	4.7	24.3	4.3	17.9	1.9	23.5	29.2	35.7
2039	220.5	58.8	6.1	6.4	4.7	24.3	4.3	18.1	1.9	23.8	29.4	35.9
2040	222.0	59.1	6.1	6.4	4.7	24.4	4.3	18.2	2.0	24.0	29.6	36.0
2041	223.3	59.5	6.0	6.5	4.7	24.4	4.3	18.4	2.0	24.3	29.8	36.2
2042	224.9	59.9	6.1	6.5	4.8	24.5	4.3	18.6	2.0	24.6	30.1	36.4
2043	226.3	60.2	6.0	6.5	4.8	24.6	4.3	18.8	2.0	24.9	30.3	36.5
2044	227.8	60.6	6.0	6.6	4.8	24.6	4.3	19.0	2.1	25.2	30.5	36.7
2045	229.3	61.0	6.0	6.6	4.8	24.7	4.4	19.2	2.1	25.5	30.7	36.9
2046	230.8	61.4	5.9	6.6	4.8	24.7	4.4	19.4	2.1	25.8	31.0	37.1
2047	232.4	61.8	6.0	6.7	4.8	24.8	4.4	19.6	2.2	26.1	31.2	37.3
2048	234.0	62.3	6.0	6.7	4.8	24.8	4.4	19.7	2.2	26.4	31.4	37.5
2049	235.6	62.7	6.0	6.7	4.8	24.9	4.4	19.9	2.2	26.7	31.7	37.7
2050	237.1	63.2	6.0	6.8	4.8	24.9	4.4	20.1	2.3	27.0	31.9	37.8

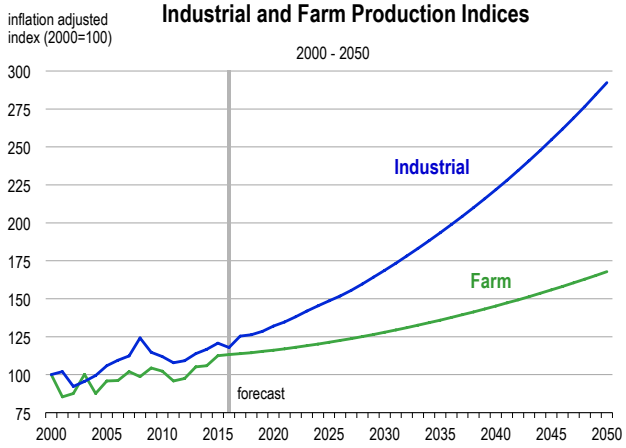












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	5.4%
Expected job growth:	2.5%
Fastest growing jobs sector:	Information
Expected personal income growth:	9.3%
Expected population growth:	4.3%
Net migration to account for:	7.3%
Expected growth in number of vehicles:	6.1%

Demographics (2017)

Unemployment rate (April 2017):	7.2%
County rank* in California (58 counties):	42nd
Working age (16-64) population:	63.5%
Population with B.A. or higher:	22.0%
Median home selling price (2016):	$497,000
Median household Income:	$62,834

Quality of Life

Violent crime rate (2015):	430 per 100,000 persons
County rank* in California (58 counties):	35th
Average commute time to work (2017):	24 minutes
High School drop out rate (2016):	7.3%
Households at/below poverty line (2017):	13.5%

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

Napa County Economic Forecast

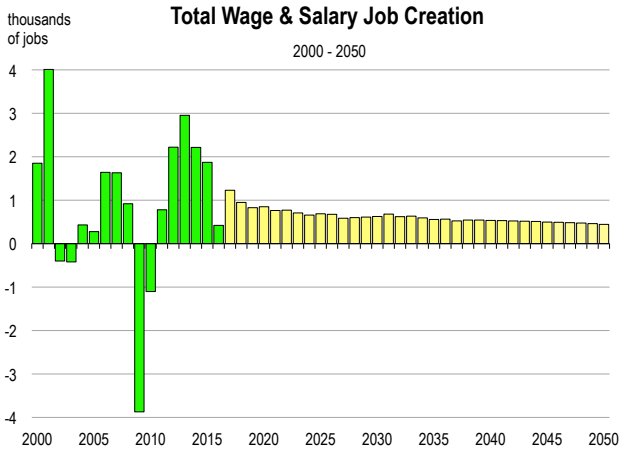
Napa County is home to the Napa Valley, a popular tourist destination known for wine grapes and premium wine production. Napa County has a population of 142,300 people and a total of 76,000 wage and salary jobs. The per capita income in Napa County is $64,279, and the average salary per worker is $62,797.

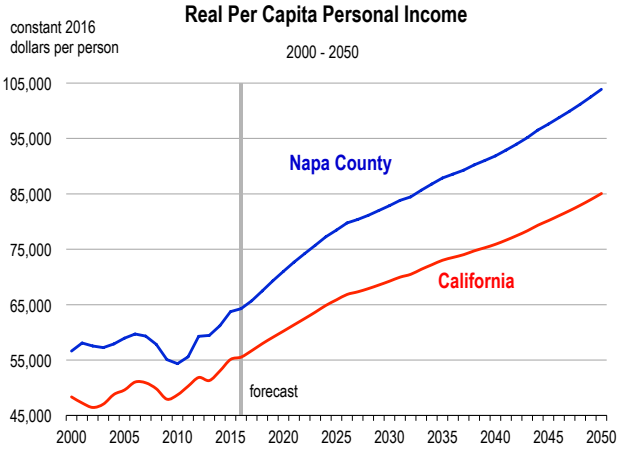
Wine grapes account for 99 percent of all agricultural output in Napa County. Red grapes are dominant in the region, with a total value that is almost 5 times than that of white grapes. The viticulture industry also attracts a large number of tourists to the county each year, generating a substantial amount of economic activity.

In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the greater Bay Area grew by 3.3 percent. In Napa County, a total of 420 jobs were created, representing a growth rate of 0.6 percent. Non-farm employment increased by 0.7 percent, while farm employment decreased by 1.2 percent. The unemployment rate improved during the year, falling from 4.6 percent in 2015 to 4.3 percent in 2016.

During 2016, the largest employment increases were observed in government (+330 jobs), healthcare and education (+110 jobs), and wholesale and retail trade (+80 jobs). The largest losses were observed in construction (-180 jobs), agriculture (-60 jobs), and information (-30 jobs).

Between 2011 and 2016, the population of Napa County grew at an annual average rate of 0.7 percent. Net migration accounted for almost 75 percent of this growth, with an average of 740 net migrants entering the county each year.





Forecast Highlights

- Job growth of 1.6 percent is expected in 2017. Between 2017 and 2022, the annual growth rate for total wage and salary jobs will average 1.1 percent.

- Average salaries are below the California average, and will remain so over the foreseeable future. In Napa County, inflation-adjusted salaries are expected to rise by 2.7 percent per year from 2017 to 2022.

- Between 2017 and 2022, job creation will be concentrated in leisure services, professional and business services, and manufacturing. Together, these industries will account for 59 percent of net job creation in the county.

- Population growth is expected to average 0.7 percent per year from 2017 to 2022.

- During the 2017-2022 period, an average of 715 net migrants will enter the county each year, accounting more than 70 percent of all population growth.

- Real per capita income will rise by 2.2 percent in 2017. From 2017 to 2022, real per capita income is expected to increase by 2.5 percent per year.

- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.4 percent per year between 2017 and 2022.

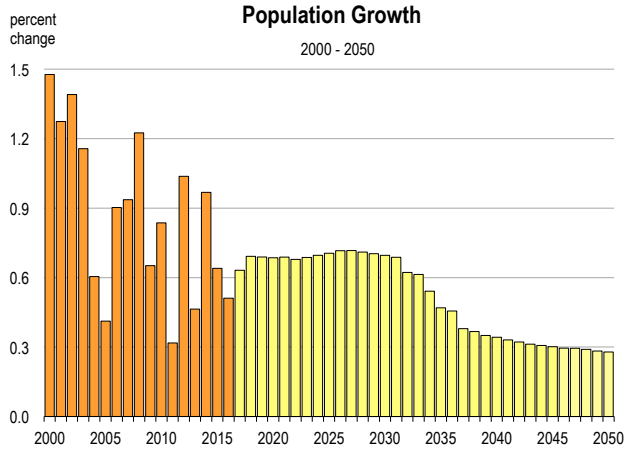
- Industrial production is expected to rise by 6.4 percent in 2017. From 2017 to 2022, industrial production will grow at an average rate of 2.6 percent per year.

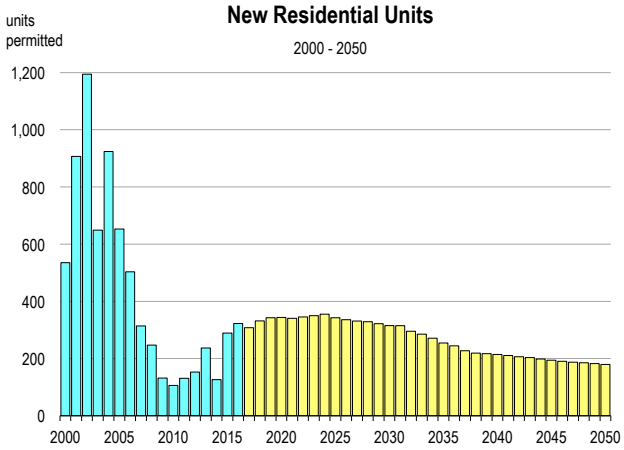
- Farm production is expected to increase by 1.2 percent per year between 2017 and 2022. Wine grapes will continue to account for the vast majority of all output.

Napa County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Unemploy-ment Rate (percent)
2010	136,798	648	138	48.9	106	$2.3	$6.3	$54,345	1.3	540.5	2.7	10.3
2011	137,232	75	137	49.0	131	$2.5	$6.7	$55,585	2.7	491.1	2.5	9.8
2012	138,655	1,014	137	49.3	153	$2.7	$7.4	$59,273	2.7	739.4	2.8	8.5
2013	139,298	472	141	49.7	237	$2.9	$7.6	$59,455	2.3	719.7	3.0	6.9
2014	140,646	1,029	143	49.8	126	$3.1	$8.1	$61,185	2.8	761.8	3.2	5.7
2015	141,546	650	146	50.0	289	$3.3	$8.8	$63,736	2.6	570.0	3.2	4.6
2016	142,269	530	149	50.1	323	$3.4	$9.1	$64,279	3.0	608.7	3.3	4.3
2017	143,168	672	150	50.3	308	$3.5	$9.7	$65,698	3.1	619.3	3.5	3.9
2018	144,158	747	151	50.6	332	$3.7	$10.3	$67,461	3.0	622.4	3.6	3.6
2019	145,151	730	152	51.0	343	$3.9	$11.0	$69,291	2.6	628.5	3.7	3.8
2020	146,146	714	153	51.3	344	$4.0	$11.7	$71,020	3.1	642.8	3.8	3.8
2021	147,152	706	154	51.6	341	$4.2	$12.4	$72,671	3.0	649.6	3.8	3.9
2022	148,151	679	156	52.0	346	$4.4	$13.1	$74,198	3.0	657.5	3.9	3.9
2023	149,169	680	157	52.3	350	$4.6	$13.9	$75,697	3.0	654.5	4.0	3.8
2024	150,207	684	157	52.7	355	$4.8	$14.7	$77,246	2.9	661.6	4.1	3.8
2025	151,266	692	158	53.0	343	$5.0	$15.4	$78,458	2.9	671.3	4.2	3.6
2026	152,349	702	159	53.4	336	$5.2	$16.2	$79,768	2.8	681.6	4.3	3.5
2027	153,441	701	160	53.7	331	$5.5	$17.0	$80,385	2.9	691.8	4.4	3.5
2028	154,531	691	161	54.1	329	$5.7	$17.7	$81,134	2.7	702.4	4.5	3.5
2029	155,617	678	162	54.4	322	$5.9	$18.5	$81,975	2.5	713.1	4.6	3.5
2030	156,701	667	163	54.7	315	$6.1	$19.2	$82,856	2.4	724.0	4.8	3.5
2031	157,778	654	164	55.0	315	$6.4	$20.1	$83,810	2.3	735.1	4.9	3.5
2032	158,760	553	165	55.3	296	$6.7	$20.8	$84,462	2.5	746.4	5.0	3.4
2033	159,734	542	166	55.6	285	$7.0	$21.7	$85,666	2.1	758.0	5.1	3.4
2034	160,599	430	167	55.9	271	$7.3	$22.6	$86,772	2.3	769.7	5.3	3.4
2035	161,353	322	167	56.2	254	$7.6	$23.6	$87,875	2.4	781.7	5.4	3.4
2036	162,088	310	168	56.5	245	$7.9	$24.6	$88,577	2.8	793.8	5.5	3.4
2037	162,703	201	169	56.7	227	$8.3	$25.6	$89,269	2.9	806.3	5.6	3.4
2038	163,300	190	170	56.9	219	$8.6	$26.6	$90,221	2.7	818.9	5.8	3.4
2039	163,872	180	170	57.2	217	$8.9	$27.7	$91,004	2.9	831.7	5.9	3.4
2040	164,433	171	171	57.4	214	$9.2	$28.9	$91,855	2.8	844.9	6.0	3.4
2041	164,977	164	172	57.6	211	$9.5	$30.0	$92,878	2.6	858.2	6.2	3.4
2042	165,508	157	173	57.8	206	$9.8	$31.3	$93,973	2.5	871.9	6.3	3.4
2043	166,025	149	173	58.0	203	$10.1	$32.5	$95,143	2.4	885.7	6.4	3.4
2044	166,535	144	174	58.2	198	$10.4	$33.8	$96,494	2.2	899.8	6.5	3.4
2045	167,037	138	175	58.4	194	$10.7	$35.1	$97,600	2.4	914.2	6.7	3.4
2046	167,530	130	176	58.6	191	$11.0	$36.5	$98,777	2.3	928.9	6.8	3.4
2047	168,024	129	176	58.8	187	$11.4	$37.9	$99,942	2.3	943.8	6.9	3.4
2048	168,511	121	177	59.0	185	$11.7	$39.3	$101,185	2.3	959.0	7.0	3.4
2049	168,988	115	178	59.2	183	$12.1	$40.9	$102,497	2.3	974.5	7.1	3.4
2050	169,459	111	178	59.4	180	$12.4	$42.5	$103,872	2.3	990.3	7.2	3.4

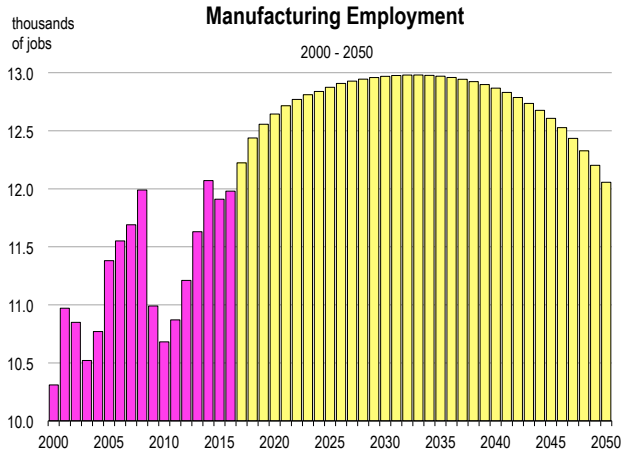


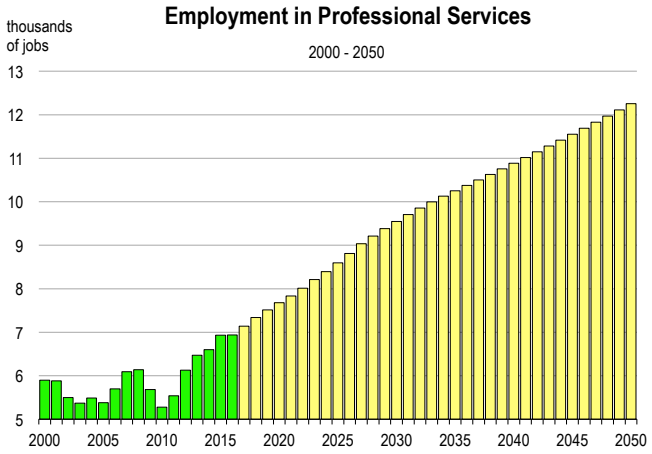


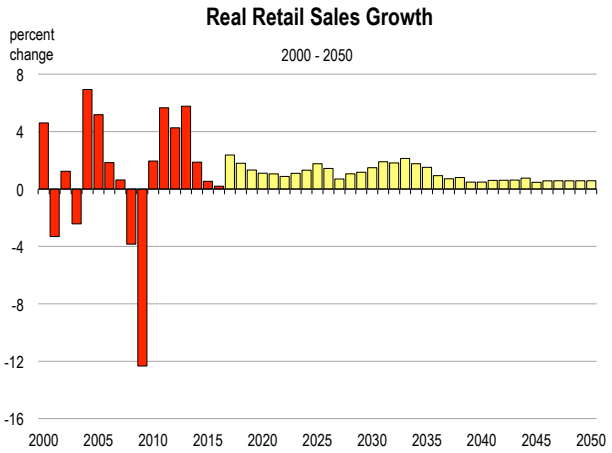
Napa County Employment Forecast

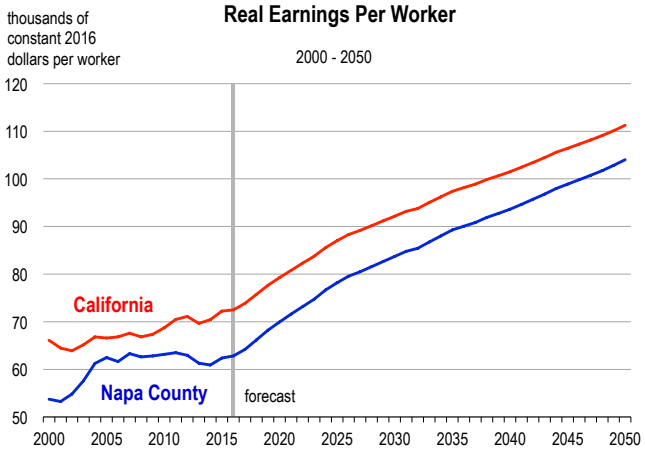
2010-2016 History, 2017-2050 Forecast

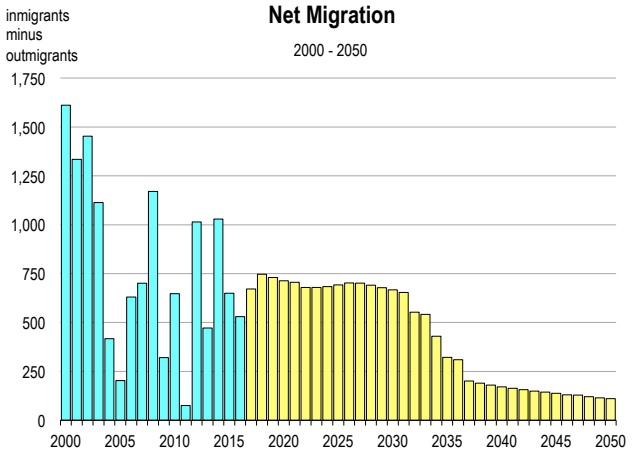
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	65.5	4.67	2.6	10.7	1.5	7.3	2.3	5.3	0.6	9.0	9.3	10.4
2011	66.3	4.80	2.5	10.9	1.6	7.1	2.3	5.5	0.6	9.1	10.0	10.1
2012	68.5	4.81	2.7	11.2	1.8	7.3	2.3	6.1	0.5	9.4	10.7	9.9
2013	71.5	4.95	3.2	11.6	1.9	7.7	2.2	6.5	0.5	9.7	11.3	10.0
2014	73.7	4.94	3.7	12.1	2.0	7.9	2.3	6.6	0.5	9.9	11.9	10.0
2015	75.6	5.02	4.3	11.9	2.0	8.1	2.3	6.9	0.4	9.8	12.6	10.2
2016	76.0	4.96	4.1	12.0	2.0	8.2	2.4	6.9	0.4	9.9	12.6	10.5
2017	77.2	5.03	4.2	12.2	2.0	8.3	2.4	7.1	0.4	10.0	12.9	10.5
2018	78.1	5.05	4.2	12.4	2.1	8.4	2.4	7.3	0.4	10.1	13.1	10.6
2019	79.0	5.08	4.3	12.6	2.1	8.5	2.4	7.5	0.4	10.2	13.3	10.6
2020	79.8	5.17	4.3	12.6	2.1	8.6	2.4	7.7	0.4	10.2	13.5	10.7
2021	80.6	5.21	4.3	12.7	2.2	8.6	2.4	7.8	0.4	10.3	13.7	10.7
2022	81.4	5.26	4.3	12.8	2.2	8.7	2.4	8.0	0.4	10.4	14.0	10.7
2023	82.1	5.24	4.3	12.8	2.2	8.8	2.5	8.2	0.4	10.5	14.2	10.8
2024	82.7	5.29	4.3	12.8	2.2	8.8	2.5	8.4	0.4	10.5	14.4	10.8
2025	83.4	5.35	4.3	12.9	2.3	8.9	2.5	8.6	0.4	10.6	14.4	10.9
2026	84.1	5.41	4.3	12.9	2.3	8.9	2.5	8.8	0.4	10.7	14.5	11.0
2027	84.7	5.48	4.2	12.9	2.4	9.0	2.5	9.0	0.4	10.8	14.6	11.0
2028	85.3	5.54	4.2	12.9	2.4	9.0	2.5	9.2	0.4	10.9	14.7	11.0
2029	85.9	5.61	4.2	13.0	2.4	9.1	2.5	9.4	0.4	11.0	14.8	11.1
2030	86.5	5.68	4.2	13.0	2.4	9.1	2.6	9.5	0.4	11.1	15.0	11.1
2031	87.2	5.74	4.2	13.0	2.5	9.2	2.6	9.7	0.4	11.3	15.1	11.1
2032	87.8	5.82	4.2	13.0	2.5	9.3	2.6	9.9	0.4	11.4	15.3	11.2
2033	88.4	5.89	4.2	13.0	2.5	9.3	2.6	10.0	0.4	11.5	15.4	11.2
2034	89.0	5.96	4.1	13.0	2.6	9.4	2.6	10.1	0.4	11.6	15.6	11.2
2035	89.6	6.03	4.1	13.0	2.6	9.5	2.6	10.3	0.4	11.8	15.7	11.2
2036	90.2	6.11	4.1	13.0	2.6	9.5	2.6	10.4	0.4	11.9	15.9	11.3
2037	90.7	6.19	4.0	12.9	2.6	9.5	2.6	10.5	0.4	12.0	16.0	11.3
2038	91.2	6.27	4.0	12.9	2.6	9.6	2.6	10.6	0.4	12.1	16.2	11.3
2039	91.8	6.35	4.0	12.9	2.7	9.6	2.6	10.8	0.4	12.3	16.3	11.4
2040	92.3	6.43	4.0	12.9	2.7	9.6	2.6	10.9	0.4	12.4	16.5	11.4
2041	92.8	6.51	4.0	12.8	2.7	9.6	2.6	11.0	0.4	12.5	16.6	11.4
2042	93.4	6.59	4.0	12.8	2.7	9.7	2.6	11.1	0.4	12.6	16.8	11.4
2043	93.9	6.68	4.0	12.7	2.7	9.7	2.6	11.3	0.4	12.7	17.0	11.5
2044	94.4	6.77	4.0	12.7	2.7	9.7	2.6	11.4	0.4	12.8	17.1	11.5
2045	94.9	6.86	4.0	12.6	2.7	9.7	2.6	11.6	0.4	12.9	17.3	11.5
2046	95.4	6.95	4.0	12.5	2.8	9.8	2.6	11.7	0.4	13.0	17.4	11.6
2047	95.9	7.04	4.0	12.4	2.8	9.8	2.6	11.8	0.4	13.1	17.6	11.6
2048	96.3	7.14	4.0	12.3	2.8	9.8	2.6	12.0	0.4	13.2	17.8	11.6
2049	96.8	7.23	4.0	12.2	2.8	9.8	2.6	12.1	0.4	13.3	17.9	11.6
2050	97.2	7.33	4.0	12.1	2.8	9.8	2.6	12.3	0.4	13.4	18.1	11.7

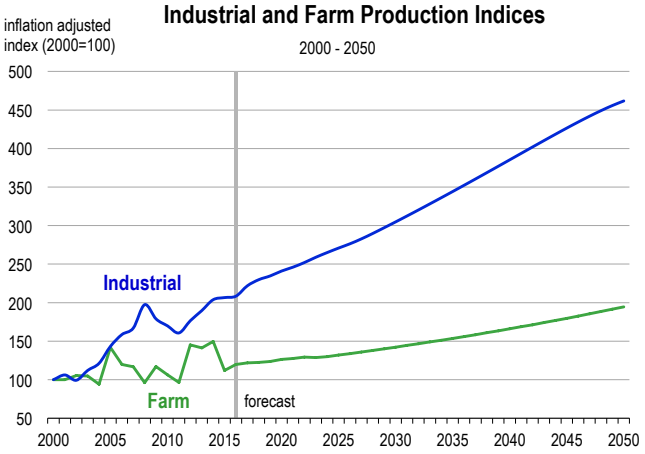












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.3%
Expected job growth:	5.4%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	16.9%

Expected population growth:	3.5%
Net migration to account for:	71.8%
Expected growth in number of vehicles:	4.0%

Demographics (2017)

Unemployment rate (April 2017):	3.4%
County rank* in California (58 counties):	8th
Working age (16-64) population:	63.5%

Population with B.A. or higher:	33.0%
Median home selling price (2016):	$555,000
Median household income:	$77,511

Quality of Life

Violent crime rate (2015):	276 per 100,000 persons
County rank* in California (58 counties):	15th
Average commute time to work (2017):	26 minutes

High School drop out rate (2016):	4.5%
Households at/below poverty line (2017):	6.6%

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

Nevada County Economic Forecast

Nevada County is located on the California-Nevada state border. Many of the largest employers in the county are related to tourism and recreation, including Soda Springs Ski Area, Sugar Bowl Ski Resort, and Boreal Mountain Resort.

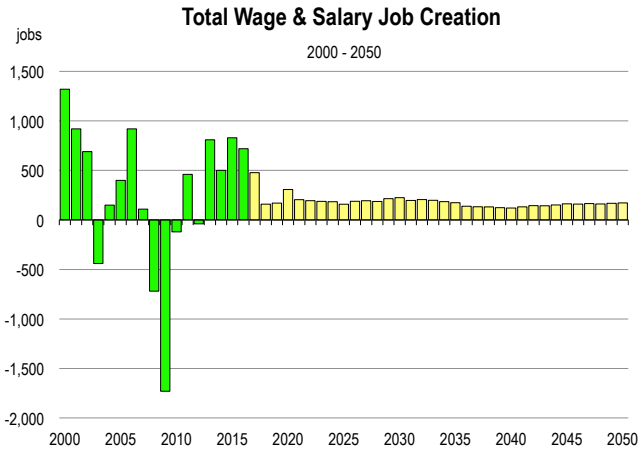
Nevada County has a population of 98,600 people and a total of 31,600 wage and salary jobs. The per capita income is $58,218 and the average salary per worker is $51,226.

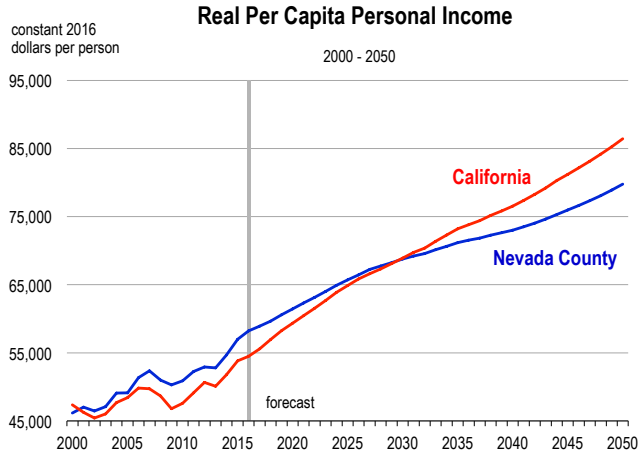
In 2016, a total of 720 wage and salary jobs were gained in Nevada County, representing a growth rate of 2.3 percent. The unemployment rate improved during the year, falling from 5.4 percent in 2015 to 4.8 percent in 2016.

During 2016, the largest employment gains were observed in construction (+130 jobs), education and healthcare (+120 jobs), leisure and hospitality (+110 jobs), and wholesale and retail trade (+110 jobs). The largest losses were in government (-30 jobs).

The population of Nevada County increased slightly over the 2011-2016 period, rising by approximately 30 people per year. The county gained an average of 210 people each year through net migration, but lost 190 residents per year through the natural decrease (deaths outnumbering births).

Nevada County is aging rapidly, and the retirement cohort (people over age 65) will soon account for a third of the total population. Because of this, the county will continue to experience a natural decrease through the year 2050. However, because of substantial in-migration, overall population growth is expected to be positive over the next two decades. If net in-migration does not materialize as expected, Nevada County could be at risk for serious economic stagnation.





Forecast Highlights

- Total wage and salary employment is expected to increase by 1.5 percent in 2017. From 2017 to 2022, growth will average 0.6 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Nevada County, inflation-adjusted salaries are expected to rise by an average of 1.6 percent per year during the 2017-2022 period.

- Between 2017 and 2022, the momentum for employment growth will be in wholesale and retail trade, leisure and hospitality, education and healthcare, and professional services. Together, these sectors will account for 88 percent of net job creation in the county.

- Population growth in the 2017-2022 period is expected to average 0.3 percent per year. All of this growth will be the result of net migration, as the county will continue to experience a natural decrease.

- Net migration will be positive throughout the forecast period. Between 2017 and 2022, approximately 500 net migrants will enter the county each year.

- Real per capita income is expected to rise by 1.2 percent in 2017. From 2017-2022, real per capita income is expected to increase by an average of 1.4 percent per year.

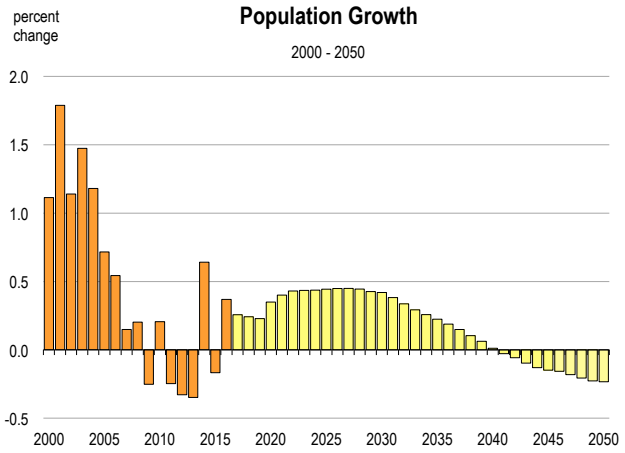
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.3 percent per year between 2017 and 2022.

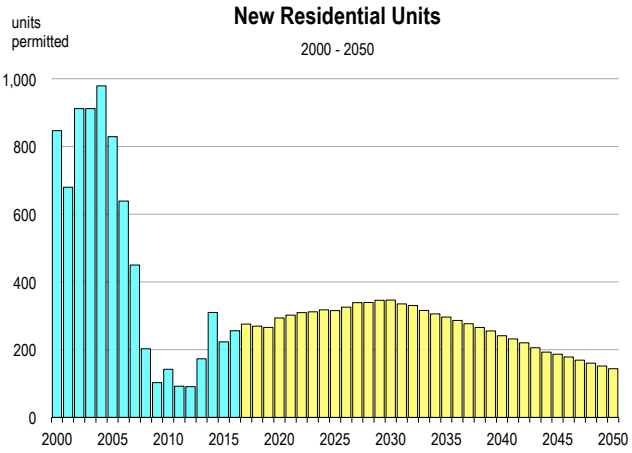
- Industrial production will increase by 4.4 percent in 2017. From 2017 to 2022, the growth rate of industrial production will average 1.8 percent per year.

Nevada County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	98,635	284	128.4	41.5	142	$1.01	$4.46	$50,906	1.3	10.6	476.2	11.7
2011	98,392	-61	126.6	41.5	92	$1.07	$4.69	$52,260	2.7	16.3	452.0	11.1
2012	98,068	-132	124.1	41.0	91	$1.11	$4.84	$52,936	2.7	15.2	447.9	9.7
2013	97,727	-127	126.8	40.3	173	$1.16	$4.88	$52,805	2.3	19.3	415.6	8.1
2014	98,354	791	128.1	40.2	310	$1.22	$5.18	$54,672	2.8	22.2	424.1	6.6
2015	98,190	-3	130.4	40.2	223	$1.29	$5.47	$56,990	2.6	20.1	416.4	5.4
2016	98,552	538	133.5	40.2	256	$1.34	$5.74	$58,218	3.0	20.7	436.3	4.8
2017	98,805	407	136.2	40.4	276	$1.40	$6.00	$58,928	3.1	21.1	455.6	4.4
2018	99,044	400	138.4	40.6	270	$1.46	$6.25	$59,660	3.0	21.4	462.3	4.2
2019	99,270	392	140.1	40.8	266	$1.53	$6.54	$60,569	2.6	21.7	468.6	4.1
2020	99,617	519	141.7	41.0	294	$1.59	$6.85	$61,449	3.1	22.0	479.2	4.2
2021	100,016	574	143.0	41.3	302	$1.65	$7.17	$62,322	3.0	22.3	486.8	4.3
2022	100,447	612	144.2	41.5	310	$1.71	$7.49	$63,157	3.0	22.5	497.1	4.4
2023	100,883	626	145.2	41.8	312	$1.78	$7.83	$64,024	3.0	22.8	508.3	4.6
2024	101,324	639	146.2	42.0	318	$1.86	$8.17	$64,930	2.9	23.0	518.8	4.7
2025	101,773	658	147.0	42.3	316	$1.94	$8.50	$65,710	2.9	23.3	529.1	4.8
2026	102,230	674	147.7	42.5	326	$2.02	$8.84	$66,462	2.8	23.5	538.9	4.8
2027	102,689	688	148.5	42.8	339	$2.09	$9.18	$67,257	2.9	23.7	550.1	4.8
2028	103,145	697	149.2	43.1	340	$2.16	$9.52	$67,759	2.7	24.0	563.2	4.8
2029	103,585	694	149.8	43.3	346	$2.25	$9.85	$68,264	2.5	24.2	577.2	4.8
2030	104,019	702	150.5	43.6	347	$2.35	$10.19	$68,774	2.4	24.4	591.4	4.8
2031	104,417	678	151.2	43.9	335	$2.45	$10.51	$69,218	2.3	24.7	605.7	4.7
2032	104,768	645	151.9	44.2	331	$2.56	$10.84	$69,585	2.5	24.9	620.1	4.7
2033	105,075	613	152.5	44.4	316	$2.66	$11.17	$70,138	2.1	25.1	634.6	4.7
2034	105,346	592	153.1	44.7	306	$2.76	$11.52	$70,662	2.3	25.4	649.3	4.6
2035	105,582	574	153.7	44.9	296	$2.85	$11.88	$71,177	2.4	25.6	664.1	4.6
2036	105,780	554	154.3	45.2	287	$2.95	$12.28	$71,531	2.8	25.8	679.2	4.6
2037	105,938	534	154.8	45.4	277	$3.06	$12.69	$71,860	2.9	26.0	694.4	4.5
2038	106,048	512	155.3	45.6	266	$3.15	$13.09	$72,269	2.7	26.3	709.6	4.5
2039	106,114	491	155.8	45.9	256	$3.25	$13.52	$72,632	2.9	26.5	725.0	4.4
2040	106,126	459	156.3	46.1	241	$3.36	$13.95	$73,025	2.8	26.7	740.4	4.4
2041	106,097	441	156.7	46.3	232	$3.46	$14.37	$73,502	2.6	27.0	755.9	4.3
2042	106,035	416	157.1	46.4	220	$3.57	$14.80	$74,037	2.5	27.2	771.6	4.3
2043	105,932	384	157.6	46.6	206	$3.68	$15.23	$74,628	2.4	27.4	787.4	4.2
2044	105,794	356	158.0	46.8	193	$3.77	$15.66	$75,316	2.2	27.7	803.2	4.2
2045	105,637	346	158.5	46.9	187	$3.88	$16.12	$75,966	2.4	27.9	819.4	4.1
2046	105,471	330	159.0	47.1	179	$3.99	$16.58	$76,638	2.3	28.1	836.0	4.1
2047	105,280	311	159.4	47.2	169	$4.10	$17.05	$77,339	2.3	28.4	852.8	4.0
2048	105,063	293	159.9	47.4	160	$4.21	$17.54	$78,083	2.3	28.6	869.8	4.0
2049	104,824	277	160.4	47.5	152	$4.33	$18.05	$78,908	2.3	28.8	887.0	3.9
2050	104,579	261	160.9	47.6	144	$4.45	$18.59	$79,770	2.3	29.1	904.7	3.9

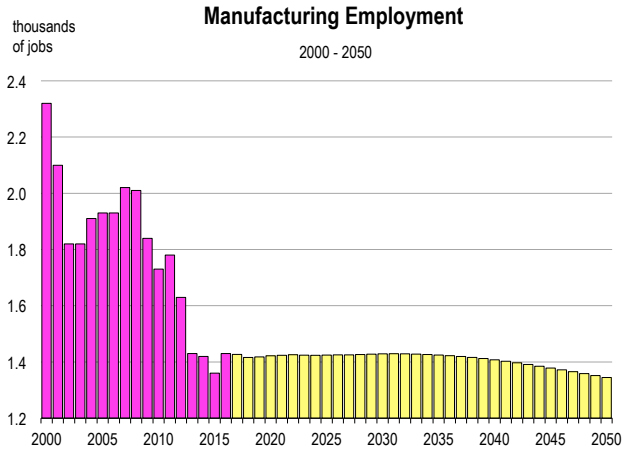


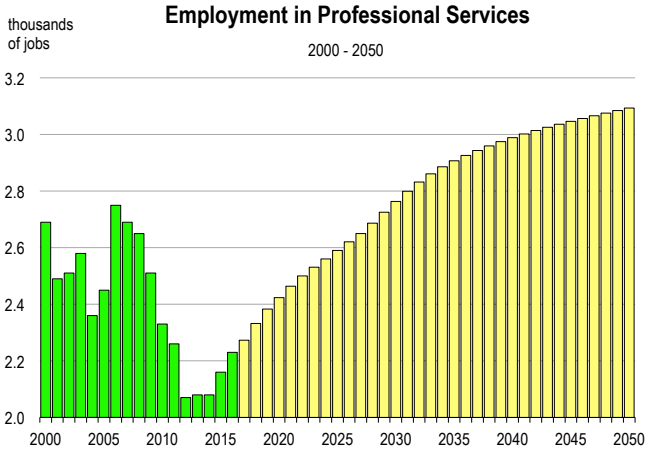


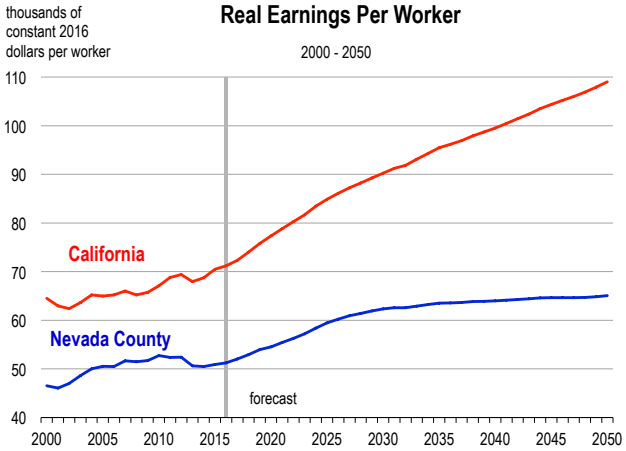
Nevada County Employment Forecast

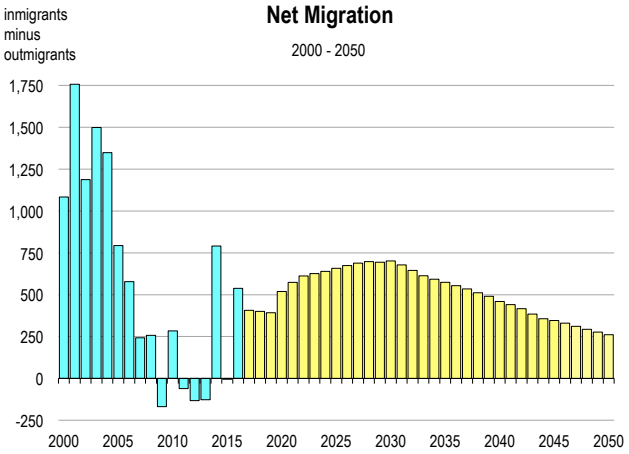
2010-2016 History, 2017-2050 Forecast

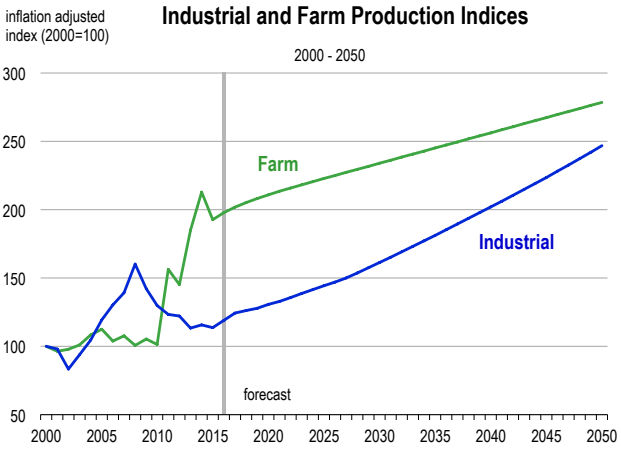
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	28.27	0.08	2.08	1.73	0.44	4.04	1.36	2.33	0.33	4.29	4.38	6.16
2011	28.73	0.09	2.20	1.78	0.45	4.09	1.35	2.26	0.30	4.50	4.48	6.13
2012	28.69	0.09	2.34	1.63	0.48	4.13	1.42	2.07	0.30	4.67	4.36	5.95
2013	29.50	0.07	2.49	1.43	0.49	4.18	1.48	2.08	0.30	4.99	4.56	5.97
2014	30.00	0.07	2.70	1.42	0.48	4.20	1.34	2.08	0.30	5.03	4.62	6.09
2015	30.83	0.07	2.73	1.36	0.47	4.33	1.29	2.16	0.29	5.32	4.50	6.52
2016	31.55	0.07	2.86	1.43	0.48	4.44	1.32	2.23	0.29	5.44	4.61	6.49
2017	32.03	0.07	2.89	1.43	0.49	4.48	1.31	2.27	0.29	5.55	4.74	6.60
2018	32.19	0.07	2.89	1.42	0.49	4.51	1.30	2.33	0.29	5.60	4.79	6.57
2019	32.36	0.07	2.89	1.42	0.50	4.54	1.30	2.38	0.29	5.65	4.84	6.55
2020	32.66	0.07	2.94	1.42	0.50	4.56	1.29	2.42	0.29	5.72	4.90	6.60
2021	32.87	0.07	2.96	1.42	0.50	4.58	1.28	2.46	0.29	5.78	4.96	6.59
2022	33.06	0.07	2.98	1.43	0.50	4.60	1.28	2.50	0.28	5.84	5.02	6.58
2023	33.25	0.07	2.98	1.42	0.50	4.62	1.28	2.53	0.28	5.89	5.08	6.57
2024	33.44	0.07	3.00	1.42	0.50	4.64	1.27	2.56	0.28	5.95	5.12	6.57
2025	33.59	0.07	2.99	1.42	0.50	4.67	1.27	2.59	0.28	6.00	5.15	6.59
2026	33.78	0.07	3.02	1.43	0.50	4.70	1.27	2.62	0.28	6.05	5.17	6.61
2027	33.98	0.07	3.04	1.43	0.50	4.72	1.27	2.65	0.28	6.10	5.19	6.64
2028	34.16	0.07	3.04	1.43	0.50	4.74	1.26	2.69	0.28	6.17	5.21	6.65
2029	34.38	0.07	3.06	1.43	0.50	4.76	1.26	2.73	0.28	6.23	5.23	6.67
2030	34.60	0.07	3.06	1.43	0.50	4.79	1.26	2.76	0.28	6.30	5.25	6.70
2031	34.80	0.07	3.04	1.43	0.50	4.82	1.26	2.80	0.28	6.37	5.28	6.72
2032	35.01	0.07	3.04	1.43	0.50	4.86	1.25	2.83	0.28	6.44	5.31	6.74
2033	35.20	0.07	3.01	1.43	0.50	4.89	1.25	2.86	0.28	6.50	5.33	6.78
2034	35.39	0.07	3.00	1.43	0.50	4.91	1.24	2.89	0.28	6.57	5.36	6.81
2035	35.56	0.07	2.98	1.42	0.50	4.93	1.24	2.91	0.28	6.64	5.39	6.83
2036	35.70	0.07	2.97	1.42	0.50	4.95	1.23	2.93	0.28	6.71	5.41	6.84
2037	35.83	0.07	2.95	1.42	0.50	4.96	1.23	2.94	0.28	6.77	5.44	6.84
2038	35.97	0.07	2.93	1.42	0.49	4.97	1.22	2.96	0.28	6.84	5.46	6.85
2039	36.09	0.07	2.91	1.41	0.49	4.98	1.22	2.97	0.28	6.91	5.48	6.86
2040	36.21	0.07	2.89	1.41	0.49	4.99	1.21	2.99	0.28	6.99	5.50	6.86
2041	36.34	0.07	2.87	1.40	0.49	5.01	1.20	3.00	0.27	7.06	5.52	6.88
2042	36.49	0.07	2.85	1.40	0.49	5.02	1.20	3.01	0.27	7.13	5.54	6.90
2043	36.63	0.07	2.83	1.39	0.49	5.03	1.19	3.03	0.27	7.21	5.56	6.92
2044	36.78	0.07	2.80	1.38	0.49	5.04	1.18	3.04	0.27	7.29	5.58	6.96
2045	36.94	0.07	2.79	1.38	0.49	5.05	1.17	3.05	0.27	7.37	5.61	6.98
2046	37.10	0.07	2.78	1.37	0.48	5.06	1.16	3.06	0.27	7.45	5.63	7.01
2047	37.27	0.07	2.76	1.37	0.48	5.07	1.16	3.07	0.27	7.54	5.66	7.04
2048	37.43	0.07	2.75	1.36	0.48	5.08	1.15	3.08	0.27	7.62	5.68	7.07
2049	37.60	0.07	2.73	1.35	0.48	5.10	1.14	3.08	0.27	7.71	5.71	7.09
2050	37.77	0.07	2.72	1.34	0.48	5.11	1.13	3.09	0.26	7.80	5.73	7.12











County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.7%
Expected job growth:	3.2%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	9.0%
Expected population growth:	1.7%
Net migration to account for:	100%
Expected growth in number of vehicles:	5.9%

Demographic (2017)

Unemployment rate (April 2017):	4.0%
County rank* in California (58 counties):	15th
Working age (16-64) population:	60.3%
Population with B.A. or higher:	33.8%
Median home selling price (2016):	$380,000
Median household income:	$61,945

Quality of Life

Violent crime rate (2015):	283 per 100,000 persons
County rank* in California (58 counties):	16th
Average commute time to work (2017):	26 minutes
High School drop out rate (2016):	N/A**
Households at/below poverty line (2017):	8.7%

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

** Reliable data not available for Nevada County

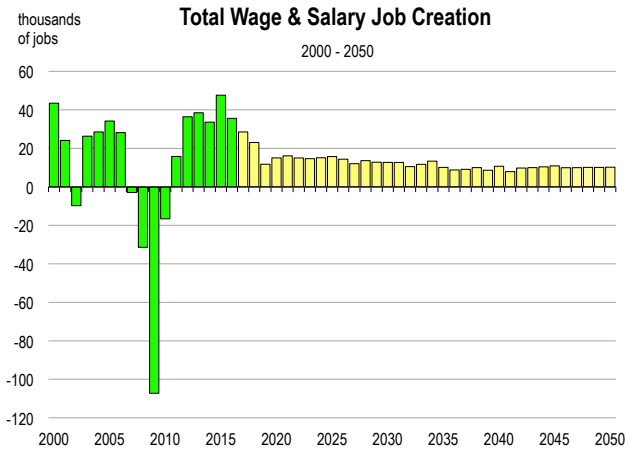
Orange County Economic Forecast

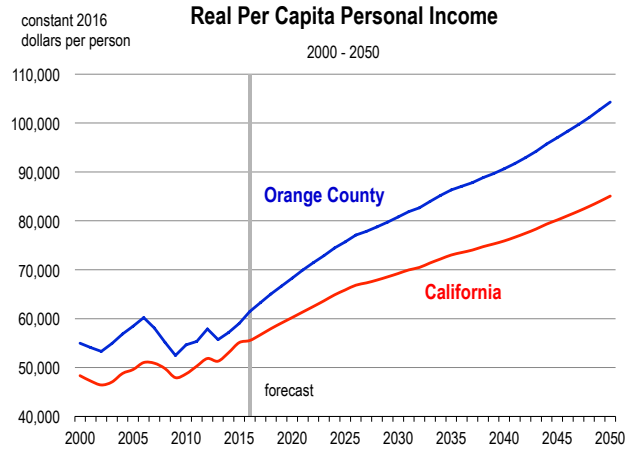
Orange County has a population of 3.2 million people and is the third largest county in California, behind neighboring Los Angeles and San Diego counties. There are approximately 1.6 million wage and salary jobs located in Orange County. The per capita income is $61,456, and the average salary per worker is $71,519.

Across Southern California, employment increased by 2.5 percent in 2016. In Orange County, 35,700 jobs were gained, representing a growth rate of 2.3 percent. The unemployment rate in Orange County improved from 4.5 percent in 2015 to 4.0 percent in 2016.

During 2016, the largest employment gains were observed in professional and business services (+9,600 jobs), leisure and hospitality (+8,000 jobs), and construction (+5,200 jobs). The largest losses were manufacturing (-580 jobs).

Between 2011 and 2016, the Orange County population grew at an annual average rate of 0.9 percent. A substantial portion of this growth was due to net migration, as a strong professional job market drew people to the region.





Forecast Highlights

- In 2017, total wage and salary employment will increase by 1.8 percent. Between 2017 and 2022, employment growth is expected to average 1.0 percent per year.

- Average salaries are slightly below the California State average. Over the 2017-2022 period, average salaries in Orange County will increase by 2.3 percent per year.

- The professional services sector will remain a primary driver of growth in the Orange County labor market, adding 25,300 jobs between 2017 and 2022. Other industries with strong growth will be leisure and hospitality (+16,900 jobs), wholesale and retail trade (+12,100 jobs), and health and education (+11,500 jobs).

- Population growth will decelerate, averaging 0.6 percent annually through 2022. Net migration will be low, with an average of just 2,700 net migrants entering the county each year.

- Between 2017 and 2022, an average of 8,900 housing permits will be issued each year. The most prominent regions for new housing development will be Mission Viejo and Irvine.

- Personal income per capita, adjusted for inflation, is expected to increase by 2.9 percent in 2017. Over the 2017-2022 period, income per capita will rise by an average of 2.5 percent per year.

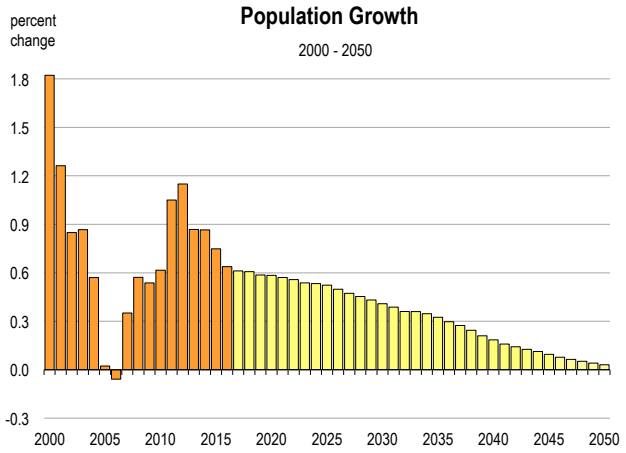
- Total taxable sales, adjusted for inflation, will increase by 1.8 percent per year between 2017 and 2022.

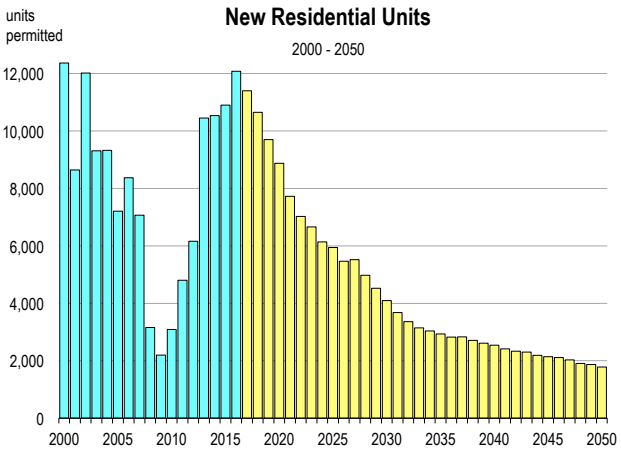
- Industrial production will rise by 3.3 percent in 2017, and will grow at an average annual rate of 1.7 percent per year between 2017 and 2022.

Orange County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (millions)	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 (billions)	Unemploy-ment Rate (percent)
2010	3,017,299	-4,134	2.52	990.1	3,091	$47.7	$149.5	$54,664	1.2	165.9	33.4	9.7
2011	3,048,993	11,096	2.52	994.1	4,807	$51.7	$157.0	$55,347	2.7	156.8	33.4	9.0
2012	3,084,036	15,002	2.54	998.2	6,163	$55.2	$169.6	$57,913	2.0	143.6	35.5	7.9
2013	3,110,802	7,930	2.62	1,004.7	10,453	$57.6	$166.4	$55,724	1.1	142.8	36.4	6.6
2014	3,137,744	7,489	2.72	1,011.9	10,533	$60.1	$174.5	$57,159	1.4	136.0	37.0	5.5
2015	3,161,218	3,917	2.78	1,018.7	10,897	$61.4	$183.1	$58,997	0.9	127.8	37.7	4.5
2016	3,181,371	2,578	2.86	1,024.9	12,083	$63.2	$195.5	$61,456	1.9	123.0	38.5	4.0
2017	3,200,827	2,551	2.89	1,032.3	11,400	$65.8	$207.6	$63,259	2.5	117.7	39.8	3.8
2018	3,220,256	2,791	2.91	1,042.7	10,650	$69.1	$220.4	$65,031	2.7	112.5	40.3	3.7
2019	3,239,138	2,474	2.93	1,052.4	9,700	$72.5	$233.6	$66,674	2.8	107.4	41.0	3.9
2020	3,258,056	2,830	2.95	1,061.3	8,875	$75.8	$247.7	$68,301	2.9	101.5	41.7	3.9
2021	3,276,653	2,786	2.97	1,069.4	7,725	$79.2	$262.2	$69,942	2.8	95.7	42.4	4.0
2022	3,294,935	2,735	2.99	1,076.4	7,025	$82.6	$277.3	$71,418	3.0	90.5	43.3	4.0
2023	3,312,647	2,467	3.01	1,082.8	6,660	$86.0	$292.0	$72,886	2.6	85.2	44.2	4.0
2024	3,330,307	2,751	3.03	1,088.9	6,138	$89.7	$307.3	$74,444	2.5	79.5	44.9	3.9
2025	3,347,741	2,938	3.05	1,094.5	5,943	$93.8	$321.7	$75,716	2.4	74.3	45.5	3.8
2026	3,364,418	2,617	3.06	1,099.9	5,465	$97.7	$336.8	$77,091	2.3	69.1	46.2	3.8
2027	3,380,327	2,376	3.08	1,104.9	5,520	$101.1	$350.2	$77,836	2.5	63.9	46.9	3.7
2028	3,395,645	2,317	3.10	1,109.9	4,977	$105.2	$365.5	$78,756	2.7	58.5	48.0	3.8
2029	3,410,303	2,163	3.11	1,114.4	4,524	$109.2	$380.3	$79,755	2.3	53.2	48.9	3.9
2030	3,424,234	1,961	3.13	1,118.6	4,095	$113.5	$394.9	$80,790	2.1	48.1	50.1	3.9
2031	3,437,504	1,777	3.14	1,122.3	3,678	$118.4	$409.9	$81,887	2.0	43.1	51.2	4.0
2032	3,449,897	1,331	3.16	1,125.7	3,361	$123.4	$423.9	$82,655	2.1	38.4	52.3	4.0
2033	3,462,315	1,825	3.17	1,128.7	3,145	$129.3	$441.6	$83,949	2.2	33.9	53.3	4.0
2034	3,474,316	2,022	3.18	1,131.6	3,038	$135.0	$460.1	$85,192	2.3	29.6	54.8	4.1
2035	3,485,593	1,947	3.20	1,134.4	2,933	$140.7	$479.0	$86,337	2.4	25.4	55.7	4.0
2036	3,495,946	1,688	3.21	1,137.0	2,824	$145.6	$495.7	$87,075	2.3	21.5	56.7	4.0
2037	3,505,520	1,622	3.22	1,139.6	2,832	$150.1	$512.2	$87,810	2.2	17.8	57.8	4.0
2038	3,514,082	1,303	3.23	1,142.2	2,710	$154.8	$530.3	$88,822	2.1	14.3	59.0	4.0
2039	3,521,463	793	3.24	1,144.7	2,612	$159.1	$547.7	$89,655	2.1	10.9	60.1	4.0
2040	3,527,975	554	3.25	1,147.0	2,542	$163.9	$567.6	$90,625	2.3	9.8	61.8	3.9
2041	3,533,583	219	3.26	1,149.4	2,414	$169.3	$589.4	$91,699	2.5	8.8	62.6	3.9
2042	3,538,607	170	3.27	1,151.6	2,333	$174.7	$611.7	$92,903	2.3	7.9	63.9	3.9
2043	3,543,075	94	3.28	1,153.7	2,302	$180.2	$635.3	$94,201	2.3	7.1	65.2	4.0
2044	3,547,072	69	3.29	1,155.8	2,190	$186.1	$660.3	$95,691	2.2	6.4	66.6	4.0
2045	3,550,451	-108	3.30	1,157.8	2,141	$191.3	$683.9	$96,987	2.1	5.8	68.3	4.1
2046	3,553,201	-347	3.30	1,159.7	2,111	$197.1	$709.2	$98,332	2.2	5.2	69.6	4.1
2047	3,555,479	-506	3.31	1,161.7	2,030	$203.2	$736.1	$99,693	2.3	4.7	71.2	4.1
2048	3,557,337	-616	3.32	1,163.5	1,906	$209.5	$764.0	$101,143	2.3	4.2	72.5	4.1
2049	3,558,798	-718	3.33	1,165.2	1,869	$216.3	$794.5	$102,678	2.4	3.8	73.8	4.2
2050	3,559,893	-793	3.34	1,166.9	1,782	$223.4	$827.1	$104,297	2.5	3.4	75.2	4.2

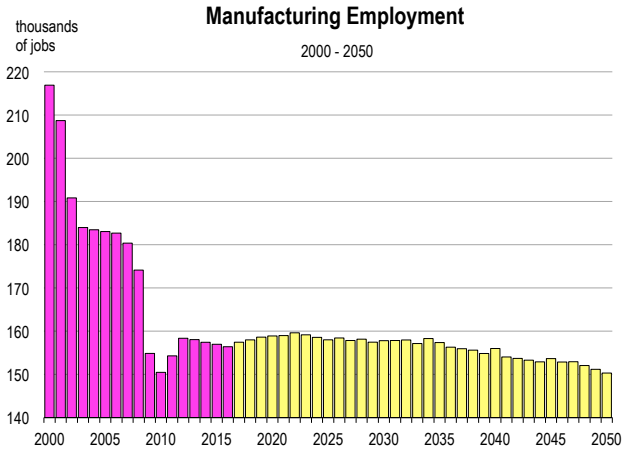


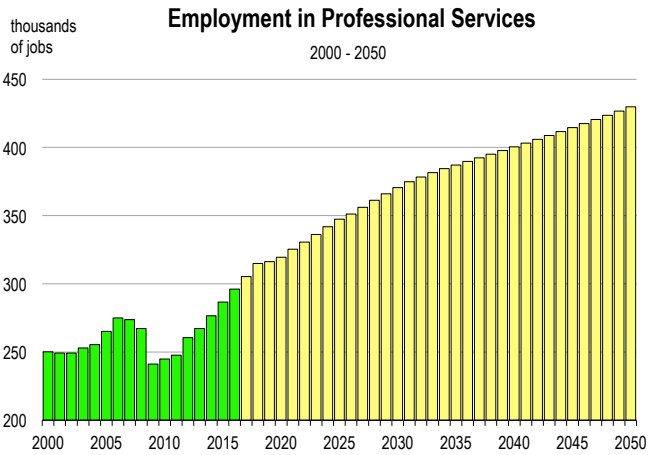


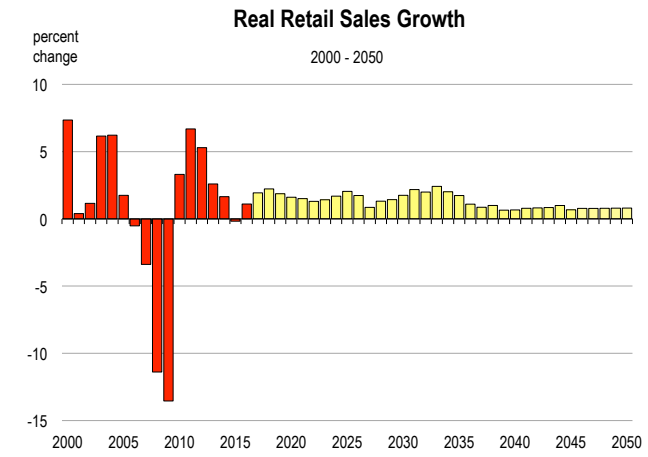
Orange County Employment Forecast

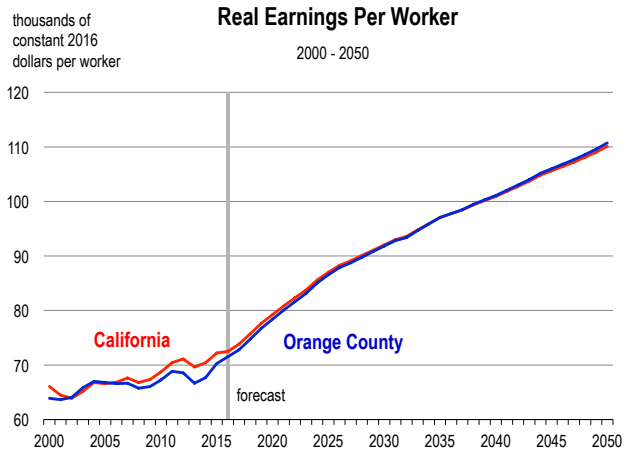
2010-2016 History, 2017-2050 Forecast

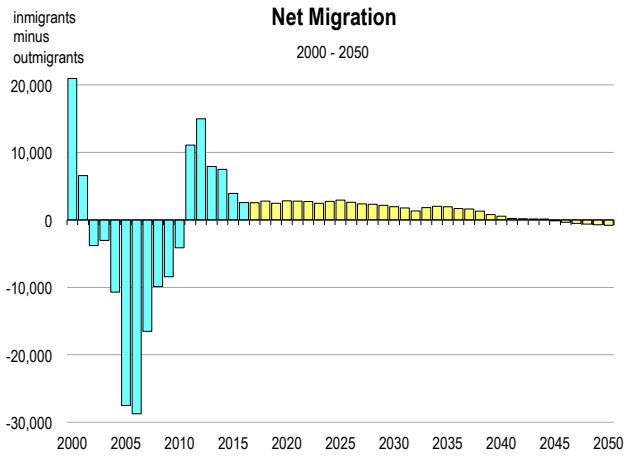
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	1,374.9	3.73	68.9	150.5	26.7	219.1	103.5	244.9	24.8	169.1	168.6	152.3
2011	1,390.7	3.22	70.3	154.3	27.5	219.9	104.8	247.7	23.8	172.0	174.0	149.3
2012	1,427.1	2.80	72.9	158.3	28.0	221.2	108.3	260.6	24.3	177.0	180.6	147.9
2013	1,465.7	2.91	78.4	158.0	27.5	224.9	113.1	267.3	25.0	186.0	187.8	148.7
2014	1,499.3	2.75	83.1	157.4	26.5	229.3	113.6	276.6	24.5	190.8	194.5	152.2
2015	1,546.9	2.44	91.7	157.0	26.9	232.2	116.1	286.6	25.5	198.8	203.8	156.4
2016	1,582.6	2.78	96.9	156.4	27.6	233.0	117.4	296.2	26.0	203.7	211.8	160.1
2017	1,611.2	2.73	100.1	157.5	28.5	236.4	119.2	305.3	26.6	208.1	215.4	160.6
2018	1,634.3	2.68	102.6	158.0	29.6	240.6	118.0	314.9	27.0	210.1	219.2	160.2
2019	1,646.1	2.63	102.8	158.6	30.1	243.1	118.4	316.3	27.4	212.4	222.6	160.1
2020	1,661.1	2.58	103.4	158.9	30.5	245.1	119.5	319.5	27.8	214.8	225.9	161.2
2021	1,677.3	2.53	103.9	159.0	30.9	247.0	120.4	325.4	28.2	217.1	229.1	161.4
2022	1,692.3	2.48	102.8	159.6	31.1	248.5	122.3	330.6	28.6	219.6	232.3	161.6
2023	1,707.0	2.44	102.0	159.2	31.4	250.1	123.8	336.2	28.9	222.3	235.4	161.9
2024	1,722.1	2.39	101.2	158.6	31.6	251.8	125.4	341.9	29.3	225.2	238.7	162.3
2025	1,737.9	2.34	101.0	158.0	31.9	253.8	127.1	347.4	29.8	228.2	241.4	163.0
2026	1,752.3	2.29	100.8	158.4	32.1	255.4	128.9	351.2	30.3	230.8	243.9	163.7
2027	1,764.3	2.25	99.7	157.8	32.3	256.3	131.5	356.1	30.6	233.7	245.1	164.1
2028	1,778.0	2.20	98.8	158.2	32.5	257.7	133.3	361.3	30.8	236.6	246.6	164.6
2029	1,790.8	2.15	98.0	157.5	32.7	259.2	135.4	366.0	31.1	239.5	248.3	165.3
2030	1,803.6	2.11	96.4	157.8	32.9	261.0	136.7	370.5	31.4	242.6	250.0	166.0
2031	1,816.3	2.06	95.0	157.8	33.0	263.0	138.0	374.9	31.7	245.7	251.8	166.7
2032	1,826.9	2.02	93.6	158.0	33.2	264.9	138.8	378.3	32.0	248.7	253.1	167.2
2033	1,838.6	1.98	92.3	157.1	33.4	267.1	140.3	381.6	32.3	251.7	255.3	168.1
2034	1,852.0	1.94	91.1	158.3	33.5	269.0	142.3	384.5	32.6	254.7	257.3	168.8
2035	1,862.1	1.90	89.9	157.4	33.7	270.6	143.9	387.1	32.8	257.8	259.2	169.5
2036	1,871.0	1.86	88.8	156.3	33.9	271.7	145.8	389.8	33.1	260.8	260.4	169.8
2037	1,880.1	1.82	87.6	155.9	34.1	272.6	147.6	392.4	33.4	263.9	261.6	170.1
2038	1,890.1	1.79	86.4	155.6	34.2	273.6	149.6	395.1	33.7	267.0	263.2	170.5
2039	1,898.8	1.75	85.2	154.8	34.4	274.4	151.4	397.7	34.0	270.0	264.5	170.7
2040	1,909.5	1.72	83.9	156.0	34.5	275.1	153.3	400.4	34.2	273.1	265.9	171.0
2041	1,917.5	1.69	82.7	154.0	34.6	275.9	154.9	403.2	34.5	276.2	267.6	171.4
2042	1,927.3	1.66	81.4	153.7	34.7	276.7	156.5	406.0	34.8	279.3	269.5	171.9
2043	1,937.3	1.64	80.2	153.3	34.9	277.6	158.2	408.8	35.1	282.4	271.4	172.4
2044	1,947.7	1.61	78.8	152.9	35.1	278.6	159.6	411.6	35.3	285.5	273.6	173.1
2045	1,958.6	1.59	77.4	153.7	35.2	279.3	161.4	414.6	35.6	288.6	275.4	173.6
2046	1,968.6	1.58	76.1	152.9	35.3	280.1	163.4	417.5	35.8	291.8	277.4	174.1
2047	1,978.6	1.56	74.7	152.9	35.4	280.8	164.6	420.5	36.1	295.0	279.3	174.7
2048	1,988.8	1.55	73.2	152.1	35.4	281.5	166.7	423.6	36.4	298.2	281.3	175.3
2049	1,998.9	1.55	71.8	151.2	35.5	282.2	168.6	426.7	36.6	301.5	283.5	175.8
2050	2,009.1	1.56	70.3	150.3	35.6	283.0	170.5	429.8	36.9	304.8	285.7	176.4

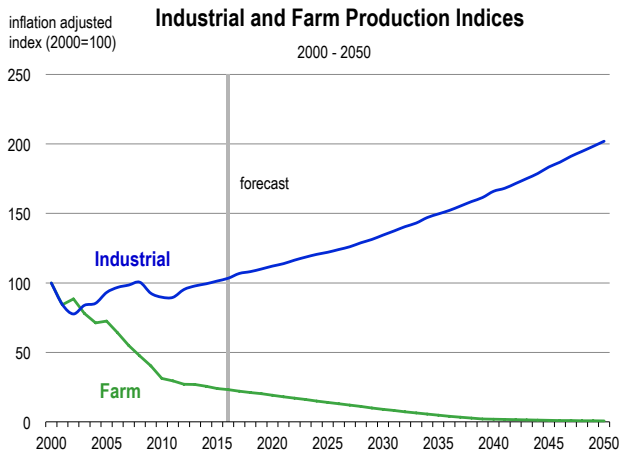












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	8.9%
Expected job growth:	5.0%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	16.2%
Expected population growth:	2.9%
Net migration to account for:	14.5%
Expected growth in number of vehicles:	3.5%

Demographics (2017)

Unemployment rate (April 2017):	3.3%
County rank* in California (58 counties):	6th
Working age (16-64) population:	66.3%
Population with B.A. or higher:	37.5%
Median home selling price (2016):	$645,000
Median household income:	$80,283

Quality of Life

Violent crime rate (2015):	227 per 100,000 persons
County rank * in California (58 counties):	11th
Average commute time to work (2017):	30 minutes
High school drop out rate (2016):	5.4%
Households at/below poverty line (2017):	9.2%

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

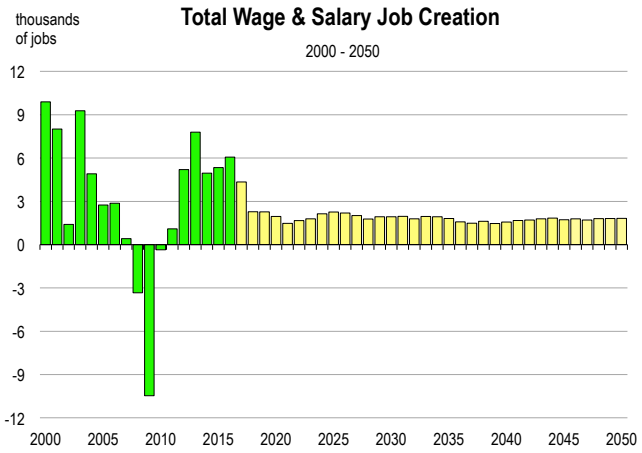
Placer County Economic Forecast

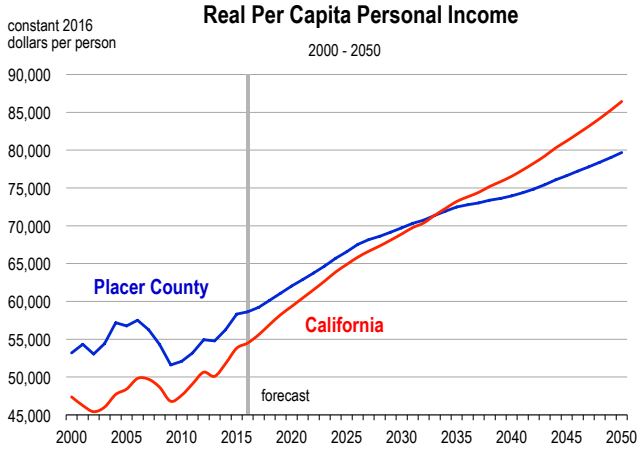
Rising from 100 feet above sea level on its western border to over 9,000 feet in the eastern Sierra Mountain range, Placer County is located in the northern portion of the Sacramento Valley and has an eastern border that touches the Nevada state line. Placer County has a population of 376,100 people and approximately 157,800 wage and salary jobs. The per capita income in Placer County is $58,610 and the average salary per worker is $61,577.

Employment across Northern California increased by 3.2 percent in 2016, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 3.4 percent. In Placer County, 6,100 wage and salary jobs were created, representing a growth rate of 4.0 percent. The unemployment rate improved during the year, falling from 5.0 percent in 2015 to 4.4 percent in 2016.

During 2016, the largest employment gains were observed in professional and business services (+1,300 jobs), construction (+1,000 jobs), healthcare and education (+1,000 jobs), and leisure and hospitality (+1,000 jobs). Meaningful declines were not observed in any major sector.

Over the 2011-2016 period, the Placer County population increased at a rate of 1.1 percent per year. This growth was largely due to net migration, as an average of 3,400 net migrants entered the county each year.





Forecast Highlights

- In 2017, total employment will increase by 2.8 percent. Between 2017 and 2022, growth will average 1.2 percent per year.

- Average salaries are currently below the California state average, and will remain so over the foreseeable future. In Placer County, inflation-adjusted salaries are forecast to rise by 1.9 percent per year between 2017 and 2022.

- Over the next five years, employment growth will be greatest in leisure and hospitality, professional and business services, education and healthcare, and wholesale and retail trade. Combined, these sectors will account for 97 percent of net job creation in the county.

- Annual population growth in the 2017-2022 period will average 1.2 percent per year. The vast majority of this growth will be the result of in-migration. An average of 4,100 net migrants will enter the county each year, accounting for 90 percent of total population growth.

- Over the 2017-2022 period, an average of 2,100 new housing permits will be issued each year. The largest development project will be located in the far southwestern corner of the county, and will produce approximately 14,000 homes. Preliminary construction will likely begin in 2018, but complete build-out will extend beyond the year 2022.

- Real per capita income is expected to increase by 1.1 percent in 2017. During the 2017-2022 period, real per capita income growth will average 1.5 percent per year.

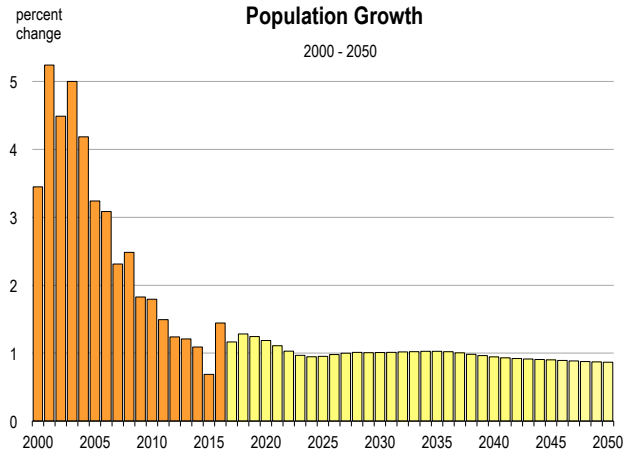
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 3.1 percent per year between 2017 and 2022.

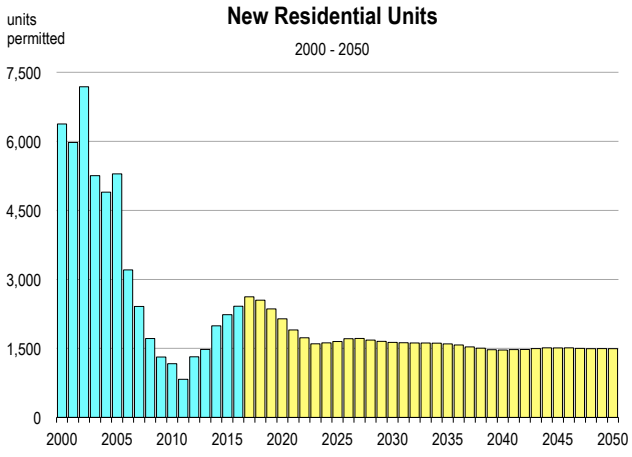
- Industrial production will increase by 3.0 percent in 2017. From 2017 to 2022, industrial production is projected to rise by 1.6 percent per year.

Placer County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Unemploy-ment Rate (percent)
2010	350,255	4,832	376	132.7	1,169	$5.87	$16.2	$52,073	1.3	67.0	1.8	11.6
2011	355,482	4,146	379	133.6	829	$6.41	$17.2	$53,183	2.7	66.5	1.6	10.8
2012	359,890	3,483	380	134.3	1,320	$6.90	$18.4	$54,925	2.7	73.0	1.6	9.4
2013	364,242	3,496	395	135.4	1,476	$7.54	$18.9	$54,788	2.3	75.8	1.7	7.7
2014	368,211	3,165	401	136.6	1,991	$8.00	$20.0	$56,249	2.8	75.2	1.8	6.2
2015	370,738	1,960	411	137.9	2,234	$8.47	$21.1	$58,329	2.6	58.3	1.9	5.0
2016	376,092	4,884	422	139.2	2,418	$8.76	$22.0	$58,610	3.0	62.7	2.0	4.4
2017	380,473	3,985	428	141.4	2,622	$9.09	$23.2	$59,234	3.1	66.1	2.0	4.3
2018	385,354	4,470	433	143.8	2,549	$9.71	$24.5	$60,161	3.0	65.1	2.0	4.2
2019	390,149	4,359	437	146.1	2,359	$10.31	$25.9	$61,093	2.6	64.0	2.1	4.3
2020	394,777	4,158	441	148.2	2,144	$10.92	$27.3	$62,038	3.1	63.0	2.1	4.4
2021	399,156	3,866	444	150.1	1,902	$11.54	$28.8	$62,893	3.0	62.1	2.2	4.5
2022	403,265	3,555	447	151.9	1,731	$12.13	$30.3	$63,748	3.0	61.2	2.2	4.6
2023	407,168	3,295	451	153.4	1,601	$12.75	$31.8	$64,683	3.0	60.4	2.2	4.5
2024	411,023	3,177	455	154.9	1,621	$13.38	$33.4	$65,687	2.9	59.6	2.3	4.4
2025	414,940	3,168	459	156.3	1,650	$14.00	$35.0	$66,565	2.9	58.8	2.3	4.3
2026	419,004	3,248	463	157.8	1,711	$14.64	$36.7	$67,517	2.8	58.0	2.4	4.2
2027	423,190	3,303	467	159.3	1,717	$15.22	$38.3	$68,146	2.9	57.2	2.4	4.1
2028	427,471	3,329	470	160.9	1,681	$15.81	$39.9	$68,611	2.7	56.3	2.5	4.2
2029	431,776	3,279	474	162.4	1,654	$16.39	$41.5	$69,157	2.5	55.5	2.5	4.1
2030	436,133	3,247	478	163.9	1,631	$17.00	$43.2	$69,720	2.4	54.6	2.6	4.1
2031	440,546	3,221	482	165.4	1,624	$17.65	$45.0	$70,314	2.3	53.8	2.7	4.1
2032	445,032	3,222	485	166.8	1,619	$18.31	$46.8	$70,739	2.5	52.9	2.7	4.1
2033	449,579	3,212	489	168.3	1,618	$18.97	$48.6	$71,368	2.1	52.1	2.8	4.1
2034	454,197	3,225	493	169.7	1,615	$19.67	$50.5	$71,948	2.3	51.2	2.8	4.1
2035	458,864	3,226	496	171.2	1,599	$20.38	$52.5	$72,486	2.4	50.3	2.9	4.1
2036	463,550	3,216	500	172.6	1,575	$21.10	$54.7	$72,792	2.8	49.5	3.0	4.2
2037	468,208	3,181	503	174.0	1,533	$21.81	$56.9	$73,019	2.9	48.6	3.1	4.2
2038	472,812	3,136	506	175.4	1,505	$22.53	$59.2	$73,374	2.7	47.8	3.1	4.1
2039	477,370	3,105	509	176.8	1,472	$23.28	$61.6	$73,629	2.9	47.0	3.2	4.2
2040	481,883	3,078	513	178.1	1,465	$24.03	$64.0	$73,942	2.8	46.2	3.3	4.2
2041	486,371	3,072	516	179.4	1,475	$24.79	$66.6	$74,368	2.6	45.4	3.4	4.1
2042	490,850	3,084	520	180.8	1,477	$25.59	$69.2	$74,855	2.5	44.7	3.4	4.1
2043	495,337	3,104	523	182.1	1,497	$26.40	$71.9	$75,407	2.4	43.9	3.5	4.1
2044	499,829	3,128	527	183.4	1,513	$27.23	$74.6	$76,070	2.2	43.1	3.6	4.1
2045	504,335	3,158	530	184.8	1,511	$28.09	$77.5	$76,618	2.4	42.4	3.7	4.1
2046	508,838	3,168	534	186.1	1,512	$28.95	$80.4	$77,207	2.3	41.6	3.8	4.1
2047	513,344	3,173	537	187.5	1,501	$29.84	$83.5	$77,774	2.3	40.9	3.9	4.1
2048	517,843	3,165	541	188.9	1,494	$30.75	$86.6	$78,377	2.3	40.2	4.0	4.1
2049	522,356	3,170	545	190.2	1,496	$31.70	$89.9	$79,007	2.3	39.4	4.1	4.1
2050	526,882	3,171	548	191.6	1,495	$32.69	$93.4	$79,670	2.3	38.7	4.1	4.1

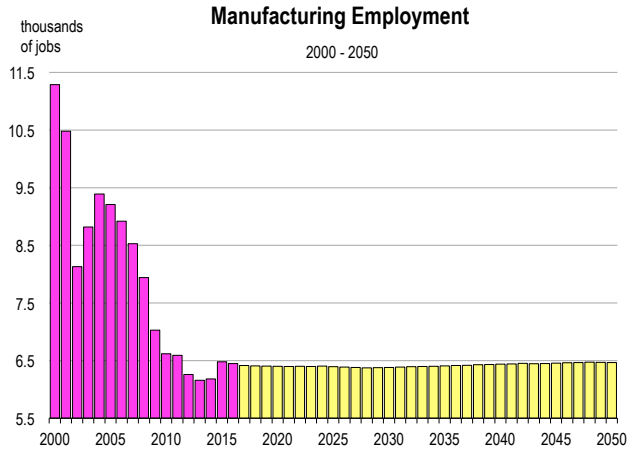


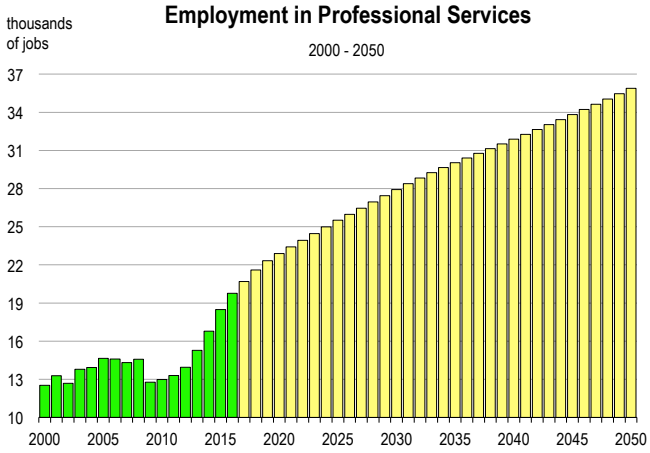


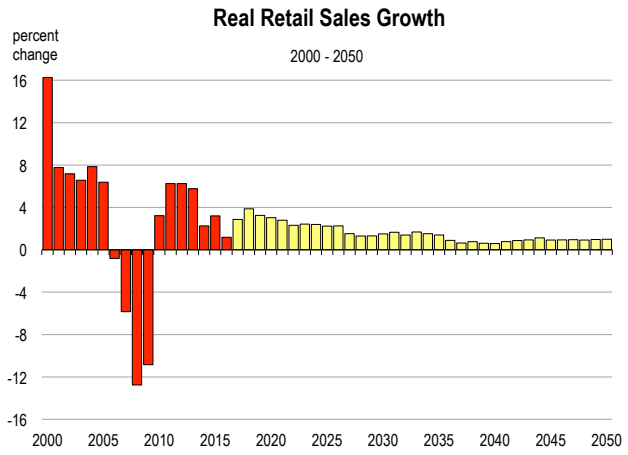
Placer County Employment Forecast

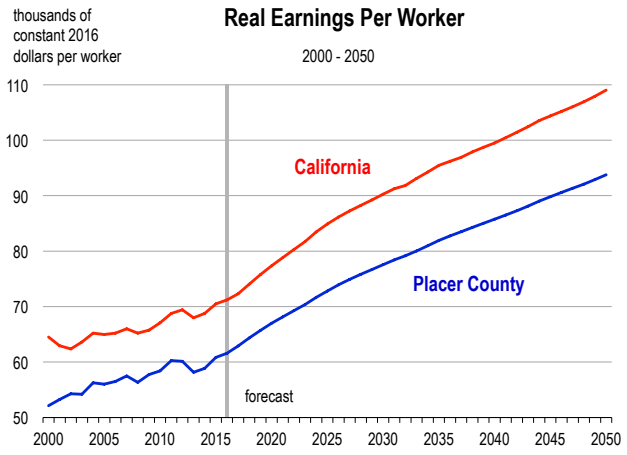
2010-2016 History, 2017-2050 Forecast

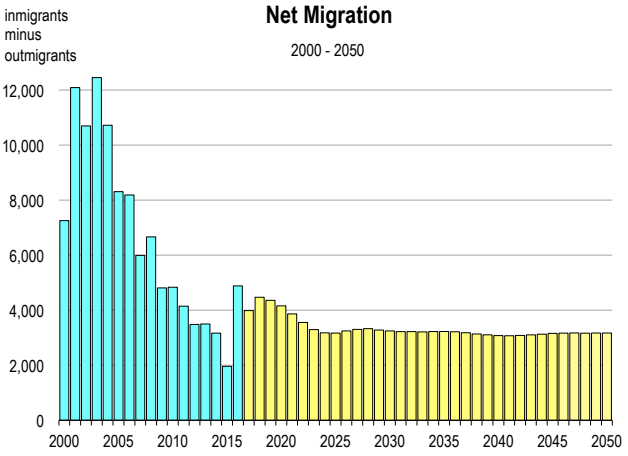
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	127.4	0.34	8.4	6.6	3.0	23.0	9.7	13.0	2.5	19.3	18.1	19.0
2011	128.5	0.35	8.1	6.6	2.8	23.5	9.7	13.3	2.3	20.4	18.5	18.2
2012	133.7	0.33	8.6	6.3	2.9	24.7	10.3	13.9	2.3	21.6	19.0	18.7
2013	141.5	0.42	9.8	6.2	3.1	25.5	11.2	15.3	2.2	23.0	20.2	19.0
2014	146.4	0.33	10.5	6.2	3.2	26.4	11.3	16.8	2.2	24.1	20.3	19.2
2015	151.8	0.29	12.1	6.5	3.4	26.2	11.6	18.5	2.6	24.5	20.4	19.7
2016	157.8	0.29	13.1	6.5	3.5	26.9	11.8	19.8	2.5	25.5	21.4	20.3
2017	162.2	0.29	13.6	6.4	3.7	27.4	11.8	20.7	2.5	26.4	21.9	21.0
2018	164.5	0.30	13.5	6.4	3.8	28.0	11.8	21.6	2.6	26.8	22.3	20.8
2019	166.7	0.31	13.6	6.4	3.9	28.4	11.9	22.3	2.6	27.2	22.7	20.7
2020	168.7	0.31	13.2	6.4	3.9	28.8	12.1	22.9	2.6	27.6	23.2	20.9
2021	170.2	0.31	12.7	6.4	4.0	29.1	12.3	23.4	2.7	28.0	23.6	20.9
2022	171.8	0.31	12.3	6.4	4.0	29.4	12.4	23.9	2.7	28.4	24.1	20.8
2023	173.6	0.31	12.1	6.4	4.0	29.7	12.5	24.5	2.7	28.9	24.5	20.8
2024	175.7	0.31	12.3	6.4	4.1	30.0	12.6	25.0	2.8	29.3	24.9	20.8
2025	178.0	0.31	12.5	6.4	4.1	30.2	12.7	25.5	2.8	29.9	25.2	20.9
2026	180.2	0.31	12.7	6.4	4.1	30.5	12.8	26.0	2.8	30.3	25.5	21.0
2027	182.2	0.31	12.8	6.4	4.2	30.7	13.0	26.5	2.8	30.8	25.8	21.1
2028	184.0	0.30	12.8	6.4	4.2	30.9	13.2	27.0	2.9	31.3	26.1	21.2
2029	185.9	0.30	12.8	6.4	4.2	31.1	13.3	27.4	2.9	31.8	26.5	21.3
2030	187.8	0.30	12.7	6.4	4.3	31.3	13.4	27.9	2.9	32.3	26.8	21.5
2031	189.8	0.29	12.7	6.4	4.3	31.5	13.5	28.4	2.9	32.8	27.2	21.6
2032	191.6	0.29	12.7	6.4	4.4	31.7	13.6	28.8	3.0	33.4	27.6	21.7
2033	193.5	0.28	12.7	6.4	4.4	31.9	13.6	29.3	3.0	33.9	27.9	21.9
2034	195.5	0.28	12.7	6.4	4.4	32.1	13.8	29.7	3.0	34.4	28.3	22.1
2035	197.3	0.27	12.7	6.4	4.5	32.3	13.9	30.0	3.0	34.9	28.7	22.2
2036	198.9	0.27	12.7	6.4	4.5	32.4	14.0	30.4	3.1	35.4	29.0	22.3
2037	200.4	0.26	12.6	6.4	4.5	32.6	14.0	30.8	3.1	36.0	29.4	22.3
2038	202.0	0.26	12.5	6.4	4.6	32.7	14.1	31.1	3.1	36.5	29.7	22.4
2039	203.4	0.25	12.5	6.4	4.6	32.8	14.2	31.5	3.1	37.0	30.1	22.4
2040	205.0	0.24	12.4	6.4	4.6	32.9	14.2	31.9	3.1	37.5	30.5	22.4
2041	206.7	0.24	12.5	6.4	4.7	33.0	14.3	32.3	3.2	38.1	30.8	22.5
2042	208.4	0.23	12.5	6.5	4.7	33.1	14.4	32.6	3.2	38.6	31.2	22.7
2043	210.2	0.23	12.5	6.4	4.7	33.3	14.5	33.0	3.2	39.1	31.6	22.8
2044	212.0	0.22	12.6	6.4	4.8	33.4	14.5	33.4	3.2	39.7	31.9	23.0
2045	213.7	0.21	12.6	6.5	4.8	33.6	14.6	33.8	3.2	40.2	32.3	23.1
2046	215.5	0.21	12.6	6.5	4.8	33.7	14.7	34.2	3.3	40.7	32.7	23.3
2047	217.2	0.20	12.6	6.5	4.8	33.9	14.8	34.6	3.3	41.3	33.1	23.5
2048	219.0	0.19	12.6	6.5	4.9	34.0	14.9	35.0	3.3	41.8	33.4	23.7
2049	220.8	0.19	12.6	6.5	4.9	34.1	15.0	35.5	3.3	42.4	33.8	23.8
2050	222.7	0.18	12.6	6.5	4.9	34.3	15.0	35.9	3.3	42.9	34.2	24.0

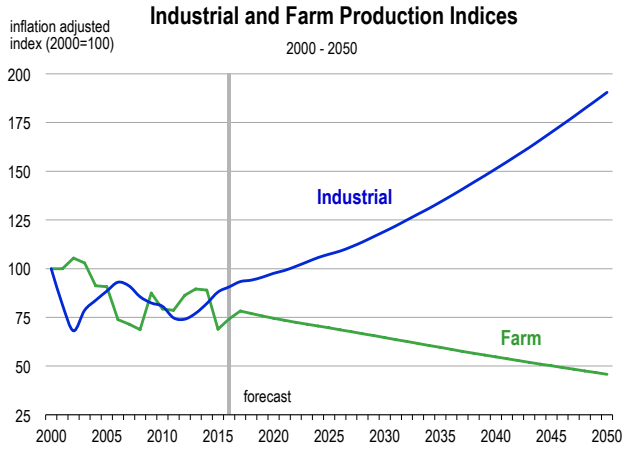












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	16.2%
Expected job growth:	6.0%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	14.1%
Expected population growth:	6.0%
Net migration to account for:	89.5%
Expected growth in number of vehicles:	4.4%

Demographics (2017)

Unemployment rate (April 2017):	3.7%
County rank* in California (58 counties):	11th
Working age (16-64) population:	61.9%
Population with B.A. or higher:	36.0%
Median home selling price (2016):	$414,800
Median household income:	$78,779

Quality of Life

Violent crime rate (2015):	177 per 100,000 persons
County rank* in California (58 counties):	2nd
Average commute time to work (2017):	29 minutes
High school drop out rate (2016):	4.1%
Households at/below poverty line (2017):	6.0%

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

Plumas County Economic Forecast

Plumas County is located in the Sierra Nevada Mountains of Northeastern California. The county's name is derived from the original Spanish name for the Feather River (Rio de las Plumas). Plumas County has a population of 19,500 people and a total of 6,400 wage and salary jobs. The per capita income is $47,308 and the average salary per worker is $51,927.

The largest employment sector in the county is government, which accounts for 39 percent of all wage and salary jobs. Additional large sectors are wholesale and retail trade, leisure services, manufacturing, and education and healthcare. The farm sector in Plumas County is very small, accounting for less than 1 percent of all jobs in the county.

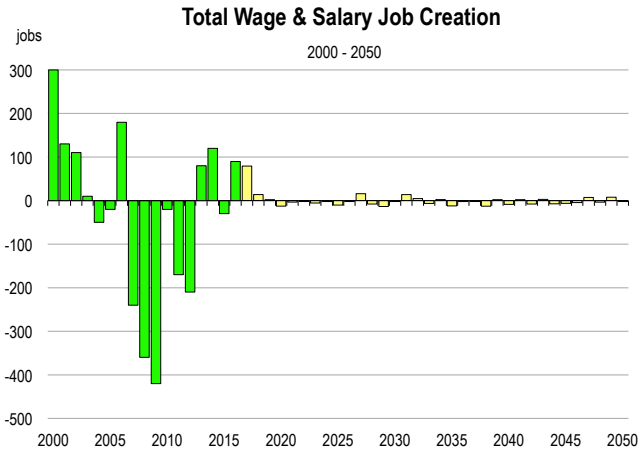
In 2017, a total of 90 wage and salary jobs were gained in Plumas County, representing an increase of 1.4 percent. The unemployment rate improved during the year, falling from 10.4 percent in 2015 to 9.7 percent in 2016.

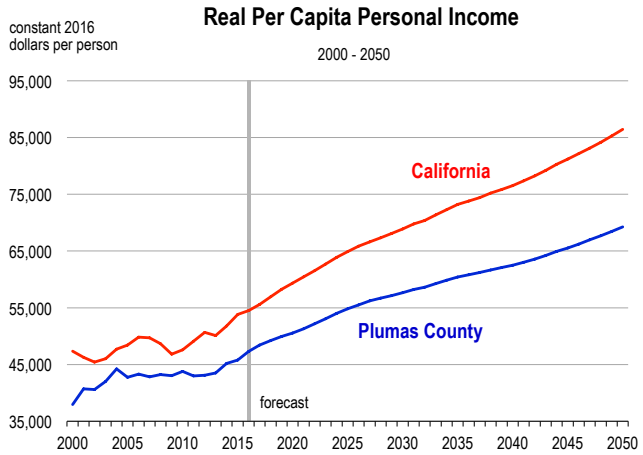
During 2016, the largest employment gains were observed in leisure and hospitality (+70 jobs), manufacturing (+30 jobs), and government (+70 jobs). The largest decline occurred in healthcare and education (-50 jobs).

Between 2011 and 2016, the population of Plumas County declined at an annual average rate of 0.4 percent. This was largely the result of the natural decrease (deaths outnumbering births), which reduced the population by an average of 80 people each year. But it was also the result of out-migration, and the county lost an average of 67 residents each year through the migratory process.

The Plumas County population is aging rapidly, and there are now more residents in the retirement cohort (people over age 65) than in the young professional group (people between 25 and 44). This has been the primary cause of the natural decrease, and these conditions are expected to persist through the year 2050.

Because of a persistent natural decrease, the population will continue to decline, putting Plumas County at risk of economic stagnation. Job growth is expected to be very slow, income growth will not keep pace with the statewide average, and housing development is expected to be minimal.





Forecast Highlights

- Total wage and salary employment is expected to increase by 1.2 percent in 2017. Over the 2017-2022 period, total employment growth will be virtually flat, with the county neither gaining nor losing a significant number of jobs.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Plumas County, inflation-adjusted salaries are expected to increase by 1.0 percent per year over the 2017-2022 period.

- Between 2017 and 2022, job gains will be observed in professional services, leisure services, and government. Job losses will be observed in health and education, wholesale and retail trade, transportation and utilities, manufacturing, and construction.

- The county population will continue to decline throughout the forecast period, falling at an annual average rate of 0.4 percent. This decline will be driven by the natural decrease, which will reduce the population by approximately 100 people per year. By contrast, net migration is expected to be positive, adding approximately 30 people to the population each year.

- Real per capita income is expected to rise by 3.3 percent in 2017. From 2017 to 2022, real per capita income will increase by an average of 1.5 percent per year.

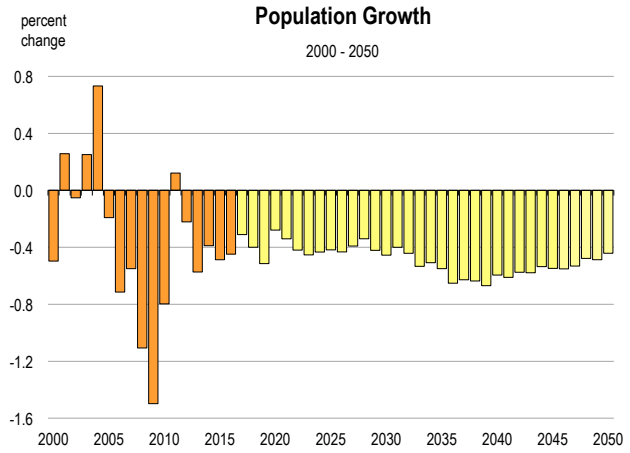
- Total taxable sales, adjusted for inflation, are projected to decline by 0.8 percent per year between 2017 and 2022.

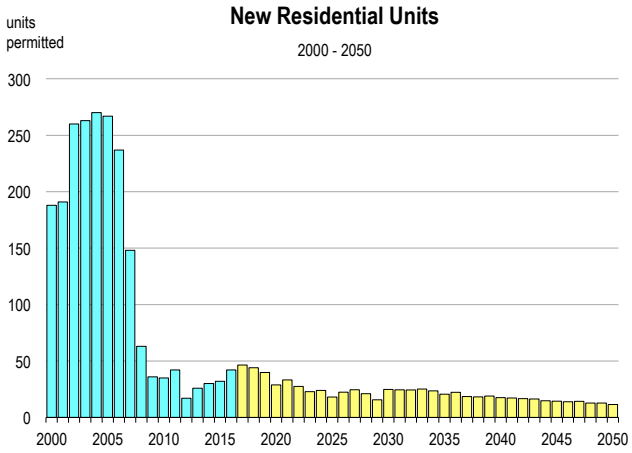
- From 2017 to 2022, industrial production will increase by less than 0.1 percent per year.

Plumas County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	19,903	-116	34.0	9.0	35	$178.8	$0.77	$43,791	1.3	22.5	183.8	18.4
2011	19,927	79	33.1	9.0	42	$195.4	$0.78	$42,970	2.7	27.1	179.9	17.7
2012	19,883	0	32.0	8.8	17	$196.9	$0.80	$43,114	2.7	29.2	181.0	16.2
2013	19,769	0	32.3	8.6	26	$202.3	$0.81	$43,500	2.3	30.8	195.6	13.9
2014	19,692	0	32.3	8.6	30	$198.1	$0.86	$45,195	2.8	34.2	184.1	11.6
2015	19,596	0	32.5	8.6	32	$207.2	$0.88	$45,778	2.6	29.8	175.1	10.4
2016	19,508	0	33.3	8.5	42	$221.7	$0.92	$47,308	3.0	30.6	183.0	9.7
2017	19,447	22	33.6	8.6	46	$232.5	$0.97	$48,408	3.1	31.1	194.1	8.8
2018	19,370	11	33.6	8.6	44	$237.4	$1.01	$49,205	3.0	31.5	192.0	8.3
2019	19,270	-6	33.6	8.6	40	$241.4	$1.05	$49,954	2.6	31.8	191.9	8.1
2020	19,216	44	33.4	8.6	29	$244.1	$1.09	$50,561	3.1	32.0	194.0	8.2
2021	19,151	36	33.2	8.6	33	$252.2	$1.13	$51,291	3.0	32.2	193.4	8.4
2022	19,070	27	33.0	8.6	28	$256.7	$1.17	$52,162	3.0	32.3	194.8	8.6
2023	18,984	27	32.8	8.6	23	$261.8	$1.22	$53,064	3.0	32.4	196.6	8.9
2024	18,902	35	32.6	8.7	24	$268.4	$1.27	$54,008	2.9	32.5	197.3	9.1
2025	18,823	43	32.4	8.7	18	$272.6	$1.31	$54,813	2.9	32.6	198.1	9.2
2026	18,741	46	32.2	8.7	22	$280.2	$1.35	$55,499	2.8	32.7	198.9	9.3
2027	18,668	58	32.1	8.7	25	$286.7	$1.39	$56,224	2.9	32.8	200.5	9.4
2028	18,604	70	31.9	8.7	21	$292.7	$1.44	$56,692	2.7	32.8	201.9	9.3
2029	18,526	58	31.8	8.7	16	$297.3	$1.48	$57,148	2.5	32.9	203.6	9.3
2030	18,442	54	31.8	8.7	25	$307.3	$1.51	$57,646	2.4	33.0	205.2	9.3
2031	18,368	66	31.7	8.7	24	$313.6	$1.55	$58,201	2.3	33.1	206.9	9.4
2032	18,287	61	31.7	8.7	24	$320.9	$1.59	$58,632	2.5	33.2	208.6	9.3
2033	18,189	46	31.7	8.7	25	$327.3	$1.63	$59,259	2.1	33.3	209.9	9.3
2034	18,097	50	31.7	8.7	24	$333.5	$1.68	$59,858	2.3	33.4	211.2	9.3
2035	17,997	43	31.7	8.8	21	$339.8	$1.72	$60,406	2.4	33.5	212.7	9.3
2036	17,880	26	31.7	8.8	22	$349.4	$1.76	$60,837	2.8	33.5	213.8	9.3
2037	17,767	30	31.7	8.8	19	$357.0	$1.81	$61,222	2.9	33.6	215.0	9.3
2038	17,654	27	31.7	8.8	18	$365.3	$1.86	$61,665	2.7	33.7	216.2	9.2
2039	17,536	21	31.7	8.8	19	$374.7	$1.91	$62,089	2.9	33.8	217.3	9.3
2040	17,432	31	31.7	8.8	18	$383.0	$1.96	$62,499	2.8	33.9	218.7	9.2
2041	17,325	25	31.7	8.8	17	$390.7	$2.01	$63,029	2.6	34.0	219.9	9.2
2042	17,226	27	31.7	8.8	17	$398.1	$2.06	$63,577	2.5	34.1	221.2	9.2
2043	17,126	22	31.7	8.8	16	$405.4	$2.12	$64,216	2.4	34.3	222.4	9.2
2044	17,034	26	31.8	8.8	15	$411.4	$2.17	$64,916	2.2	34.4	223.8	9.2
2045	16,941	20	31.8	8.8	14	$419.0	$2.23	$65,546	2.4	34.5	225.4	9.2
2046	16,847	16	31.8	8.8	14	$426.2	$2.29	$66,229	2.3	34.6	227.1	9.2
2047	16,758	16	31.8	8.8	14	$434.1	$2.35	$66,961	2.3	34.7	228.8	9.2
2048	16,678	20	31.9	8.8	13	$441.2	$2.41	$67,679	2.3	34.8	230.6	9.2
2049	16,596	14	31.9	8.9	13	$449.2	$2.48	$68,470	2.3	34.9	232.6	9.2
2050	16,523	17	32.0	8.9	11	$456.8	$2.55	$69,252	2.3	35.1	234.9	9.2

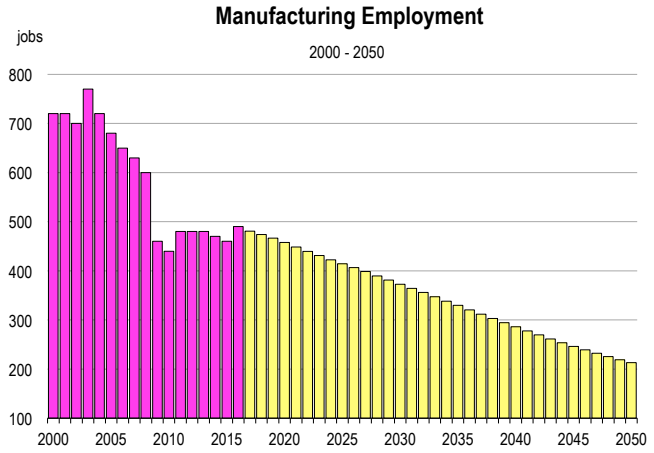


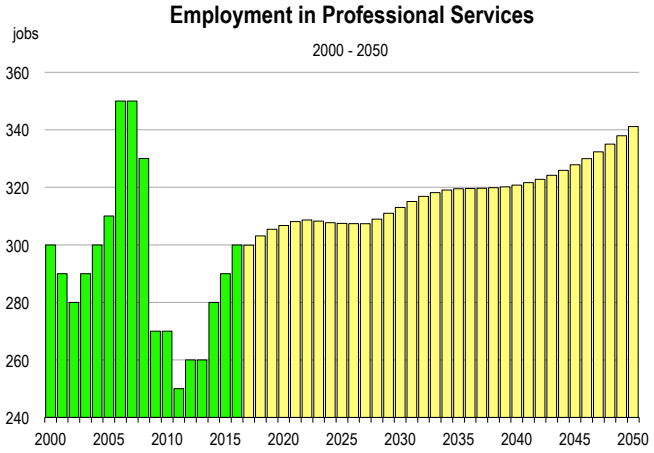


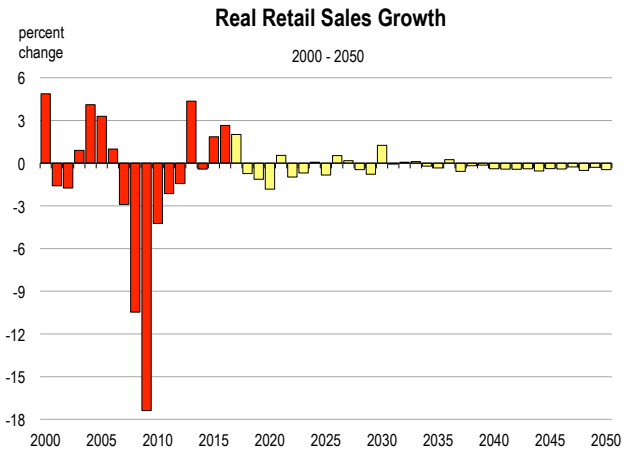
Plumas County Employment Forecast

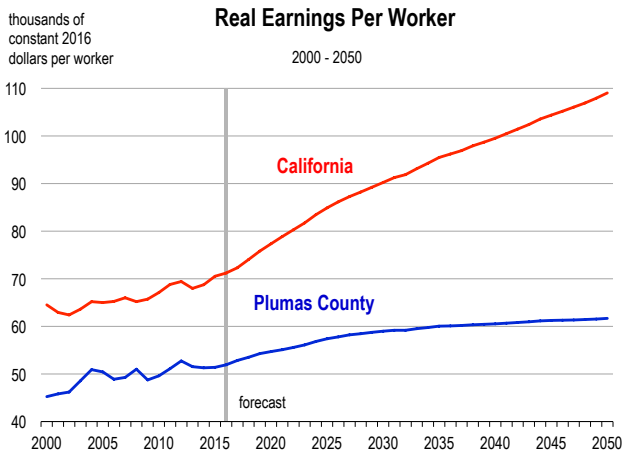
2010-2016 History, 2017-2050 Forecast

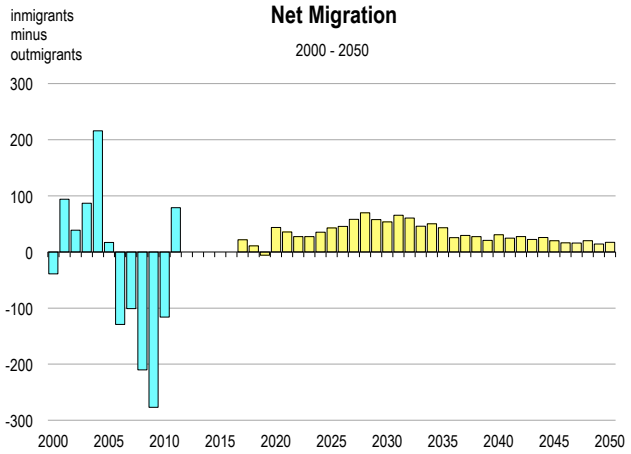
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	6.56	0.05	0.27	0.44	0.29	0.63	0.21	0.27	0.07	0.62	0.78	2.75
2011	6.39	0.06	0.27	0.48	0.26	0.59	0.20	0.25	0.06	0.60	0.71	2.73
2012	6.18	0.04	0.31	0.48	0.29	0.58	0.18	0.26	0.06	0.62	0.71	2.49
2013	6.26	0.03	0.29	0.48	0.32	0.59	0.18	0.26	0.06	0.75	0.72	2.40
2014	6.38	0.03	0.30	0.47	0.31	0.58	0.18	0.28	0.06	0.78	0.74	2.47
2015	6.35	0.03	0.32	0.46	0.30	0.60	0.17	0.29	0.06	0.66	0.77	2.51
2016	6.44	0.03	0.31	0.49	0.29	0.61	0.17	0.30	0.06	0.61	0.84	2.53
2017	6.52	0.03	0.33	0.48	0.29	0.62	0.17	0.30	0.06	0.61	0.87	2.57
2018	6.53	0.03	0.33	0.47	0.29	0.62	0.17	0.30	0.06	0.60	0.88	2.57
2019	6.53	0.03	0.32	0.47	0.30	0.62	0.17	0.31	0.06	0.60	0.89	2.58
2020	6.52	0.03	0.31	0.46	0.29	0.61	0.17	0.31	0.06	0.60	0.89	2.59
2021	6.52	0.03	0.30	0.45	0.29	0.62	0.17	0.31	0.06	0.60	0.89	2.60
2022	6.52	0.03	0.30	0.44	0.29	0.62	0.17	0.31	0.06	0.60	0.90	2.61
2023	6.51	0.03	0.29	0.43	0.29	0.61	0.17	0.31	0.06	0.60	0.90	2.63
2024	6.51	0.03	0.29	0.42	0.28	0.62	0.17	0.31	0.06	0.60	0.90	2.64
2025	6.50	0.03	0.29	0.41	0.28	0.61	0.17	0.31	0.06	0.60	0.90	2.64
2026	6.50	0.03	0.29	0.41	0.28	0.62	0.17	0.31	0.06	0.60	0.90	2.65
2027	6.51	0.03	0.29	0.40	0.28	0.62	0.17	0.31	0.06	0.60	0.90	2.67
2028	6.51	0.03	0.29	0.39	0.28	0.62	0.17	0.31	0.06	0.60	0.91	2.67
2029	6.49	0.03	0.28	0.38	0.27	0.61	0.17	0.31	0.06	0.60	0.91	2.67
2030	6.49	0.03	0.29	0.37	0.27	0.62	0.17	0.31	0.06	0.60	0.91	2.67
2031	6.51	0.03	0.29	0.36	0.27	0.62	0.17	0.32	0.06	0.60	0.91	2.69
2032	6.51	0.03	0.29	0.36	0.27	0.62	0.17	0.32	0.06	0.60	0.91	2.70
2033	6.50	0.03	0.29	0.35	0.26	0.62	0.17	0.32	0.06	0.60	0.91	2.70
2034	6.51	0.03	0.29	0.34	0.26	0.62	0.17	0.32	0.06	0.60	0.91	2.71
2035	6.49	0.03	0.29	0.33	0.26	0.62	0.17	0.32	0.06	0.60	0.91	2.71
2036	6.49	0.03	0.29	0.32	0.26	0.62	0.17	0.32	0.06	0.60	0.92	2.73
2037	6.49	0.03	0.29	0.31	0.25	0.61	0.17	0.32	0.06	0.60	0.92	2.74
2038	6.48	0.02	0.28	0.30	0.25	0.61	0.17	0.32	0.06	0.60	0.92	2.74
2039	6.48	0.02	0.29	0.29	0.25	0.61	0.17	0.32	0.06	0.60	0.92	2.75
2040	6.47	0.02	0.29	0.29	0.25	0.61	0.17	0.32	0.06	0.60	0.92	2.75
2041	6.47	0.02	0.28	0.28	0.25	0.61	0.17	0.32	0.06	0.60	0.92	2.76
2042	6.47	0.02	0.28	0.27	0.24	0.61	0.17	0.32	0.06	0.60	0.92	2.77
2043	6.47	0.02	0.28	0.26	0.24	0.61	0.17	0.32	0.06	0.60	0.93	2.78
2044	6.46	0.02	0.28	0.25	0.24	0.61	0.17	0.33	0.06	0.60	0.93	2.78
2045	6.46	0.02	0.28	0.25	0.24	0.61	0.17	0.33	0.06	0.60	0.93	2.78
2046	6.45	0.02	0.28	0.24	0.24	0.61	0.17	0.33	0.06	0.60	0.93	2.78
2047	6.46	0.02	0.28	0.23	0.23	0.60	0.17	0.33	0.06	0.60	0.93	2.79
2048	6.45	0.02	0.28	0.23	0.23	0.60	0.17	0.34	0.05	0.60	0.93	2.80
2049	6.46	0.02	0.28	0.22	0.23	0.60	0.17	0.34	0.05	0.60	0.93	2.81
2050	6.46	0.02	0.28	0.21	0.23	0.60	0.17	0.34	0.05	0.60	0.94	2.81

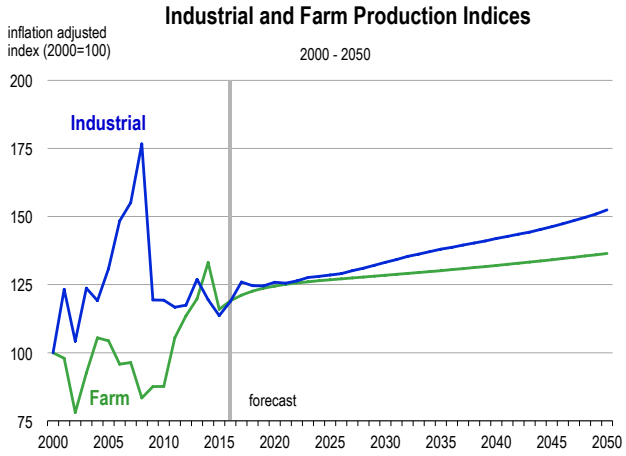












County Economic and Demographic Indicators

Projected Economic Growth (2017-2021)

Expected retail sales growth:	-4.1%
Expected job growth:	0%
Fastest growing jobs sector:	Leisure Services
Expected personal income growth:	5.7%
Expected population growth:	-1.9%
Net migration to account for:	N/A
Expected growth in number of vehicles:	-1.7%

Demographics (2017)

Unemployment rate (April 2017):	10.4%
County rank* in California (58 counties):	56th
Working age (16-64) population:	58.9%
Population with B.A. degree or higher:	22.7%
Median home selling price (2016):	$215,050
Median household Income:	$52,440

Quality of Life

Violent crime rate (2015):	357 per 100,000 persons
County rank* in California (58 counties):	26th
Average commute time to work (2017):	25 minutes
Annualized high school drop out rate (2016):	9.2%
Households at/below poverty line (2017):	10.1%

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

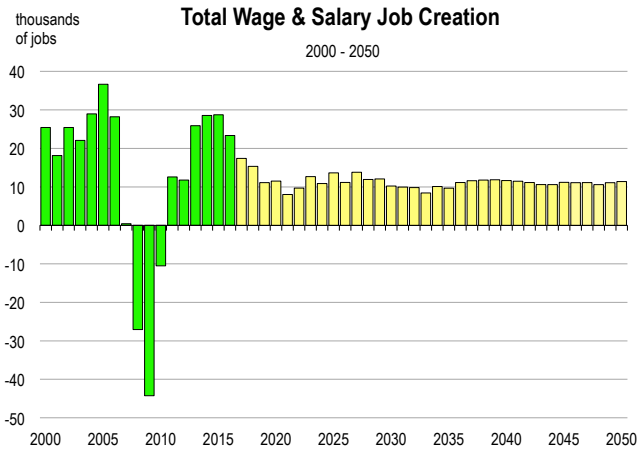
Riverside County Economic Forecast

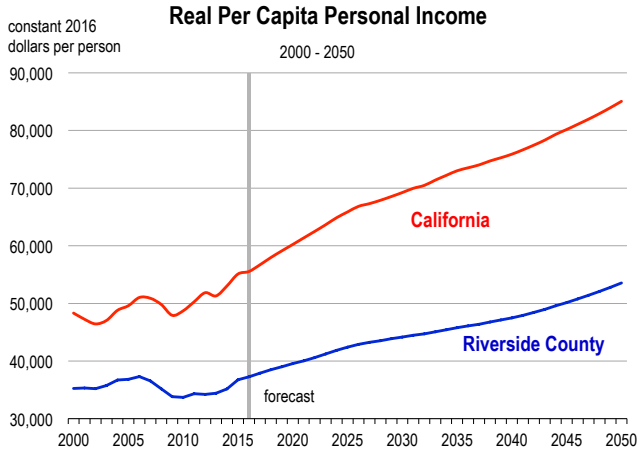
Riverside County is the fourth largest county in California in terms of total land area. Riverside County has a population of 2.4 million people and a total of 680,100 wage and salary jobs. The income per capita is $37,260, and the average salary per worker is $55,330.

In 2016, total employment increased by 2.5 percent across Southern California. Riverside County added a total of 23,300 jobs, representing a growth rate of 3.6 percent. The unemployment rate improved during the year, falling from 6.7 percent in 2015 to 6.1 percent in 2016.

In 2016, job growth was strongest in leisure and hospitality (+4,400 jobs), education and healthcare (+4,300 jobs), construction (+4,200 jobs), and government (+3,600 jobs). The largest losses were in professional and business services (-670 jobs).

Over the past five years, the population has increased at an average annual rate of 1.2 percent. A substantial portion of this growth was the result of net migration, as an average of 11,700 net migrants entered the county each year.





Forecast Highlights

- In 2017, total wage and salary employment will increase by 2.6 percent. From 2017 to 2022, total employment will grow at an annual average rate of 1.5 percent.

- Average salaries are currently below the California state average, and will remain so over the foreseeable future. In Riverside County, inflation-adjusted salaries are expected to rise by an average of 2.0 percent per year between 2017 and 2022.

- From 2017 to 2022, the strongest employment gains will be observed in education and healthcare, retail trade, leisure and hospitality, and professional and business services. Combined, these industries will account for 79 percent of net job creation in the county.

- The population is expected to increase by 1.3 percent in 2017. Annual growth in the 2017-2022 period is expected to average 1.2 percent.

- Net migration will remain strong, with an average of 14,000 net migrants entering the county each year between 2017 and 2022. Net migration will account for almost half of all population growth.

- Real per capita income is expected to rise by 1.7 percent in 2017, and increase by an average of 1.4 percent per year between 2017 and 2022.

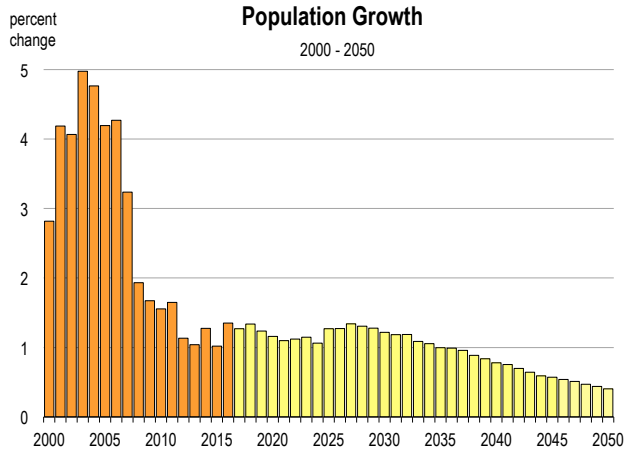
- Total taxable sales are projected to increase by an average of 2.5 percent per year over the next five years.

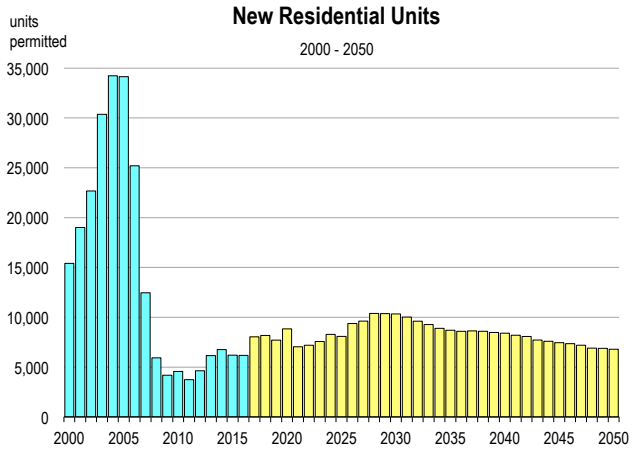
- Industrial production will rise by 4.2 percent in 2017. From 2017 to 2022, the growth rate of industrial production is expected to average 2.9 percent per year.

Riverside County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (millions)	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 (billions)	Unemploy-ment Rate (percent)
2010	2,191,930	16,144	1.71	686.4	4,557	$23.2	$66.9	$33,679	1.2	1,206.7	10.8	13.8
2011	2,228,044	19,526	1.71	690.0	3,749	$25.6	$71.2	$34,348	2.7	1,378.0	10.8	13.2
2012	2,253,317	9,768	1.72	693.5	4,629	$28.1	$73.2	$34,195	2.0	1,319.8	11.3	11.6
2013	2,276,765	8,512	1.79	698.7	6,143	$30.1	$75.2	$34,425	1.1	1,383.5	12.1	9.8
2014	2,305,796	13,669	1.84	703.0	6,755	$32.0	$78.9	$35,159	1.3	1,400.3	12.9	8.3
2015	2,329,256	8,699	1.90	708.4	6,196	$32.9	$84.0	$36,754	0.9	1,326.1	14.3	6.7
2016	2,360,727	17,642	1.97	713.3	6,180	$34.0	$88.0	$37,260	1.9	1,275.5	15.2	6.1
2017	2,390,702	16,051	2.01	716.7	8,037	$36.0	$92.8	$37,888	2.4	1,224.5	15.8	5.8
2018	2,422,665	17,651	2.04	723.4	8,176	$38.0	$97.8	$38,494	2.4	1,181.9	16.6	5.8
2019	2,452,614	15,234	2.06	730.3	7,706	$39.8	$102.2	$39,019	1.9	1,146.3	17.1	5.9
2020	2,481,042	13,305	2.08	736.8	8,835	$41.7	$107.4	$39,559	2.4	1,117.4	17.5	5.9
2021	2,508,290	11,715	2.10	744.2	7,039	$43.6	$112.5	$40,052	2.4	1,093.9	17.8	5.9
2022	2,536,401	12,154	2.11	750.2	7,194	$45.5	$118.0	$40,590	2.4	1,074.8	18.2	5.8
2023	2,565,508	12,713	2.13	756.2	7,566	$47.3	$124.0	$41,226	2.3	1,059.5	18.7	5.6
2024	2,592,759	10,561	2.14	762.6	8,283	$49.2	$130.1	$41,845	2.3	1,047.1	19.1	5.6
2025	2,625,681	15,805	2.16	769.6	8,081	$51.1	$136.5	$42,411	2.2	1,037.2	19.7	5.4
2026	2,659,085	15,904	2.18	776.4	9,372	$53.2	$142.8	$42,900	2.1	1,029.4	20.3	5.3
2027	2,694,716	17,766	2.20	784.2	9,615	$55.2	$149.1	$43,234	2.2	1,023.4	21.0	5.2
2028	2,729,911	16,819	2.22	792.3	10,386	$57.1	$155.2	$43,533	2.0	1,018.9	21.7	5.3
2029	2,764,796	16,308	2.24	801.1	10,366	$59.0	$161.2	$43,861	1.8	1,015.6	22.3	5.2
2030	2,798,459	14,881	2.25	809.8	10,334	$60.9	$167.1	$44,159	1.7	1,013.4	22.9	5.3
2031	2,831,602	14,113	2.27	818.5	10,019	$63.0	$173.1	$44,476	1.6	1,012.0	23.5	5.3
2032	2,865,205	14,392	2.29	826.9	9,607	$65.4	$179.3	$44,715	1.8	1,011.4	24.3	5.3
2033	2,896,346	12,046	2.31	835.0	9,270	$67.7	$185.3	$45,059	1.4	1,011.4	24.8	5.3
2034	2,926,895	11,448	2.33	842.8	8,890	$70.3	$191.8	$45,428	1.6	1,012.0	25.5	5.2
2035	2,956,067	10,146	2.35	850.3	8,698	$72.9	$198.6	$45,795	1.7	1,012.9	26.1	5.2
2036	2,985,334	10,371	2.37	857.6	8,591	$75.8	$206.2	$46,096	2.1	1,014.3	26.8	5.2
2037	3,013,933	9,822	2.40	864.8	8,632	$78.7	$214.2	$46,391	2.2	1,015.9	27.5	5.2
2038	3,040,645	8,213	2.43	872.1	8,594	$81.4	$222.2	$46,768	2.0	1,017.8	28.2	5.2
2039	3,066,106	7,375	2.45	879.3	8,476	$84.1	$230.7	$47,117	2.2	1,019.9	28.9	5.2
2040	3,089,999	6,088	2.48	886.5	8,403	$86.8	$239.4	$47,501	2.1	1,022.2	29.7	5.2
2041	3,113,308	5,783	2.51	893.6	8,198	$89.3	$248.1	$47,940	1.9	1,024.7	30.5	5.2
2042	3,135,044	4,506	2.53	900.5	8,074	$91.7	$257.0	$48,429	1.8	1,027.3	31.4	5.2
2043	3,155,220	3,234	2.55	907.3	7,716	$94.0	$266.0	$48,957	1.7	1,030.0	32.2	5.2
2044	3,173,877	1,986	2.57	913.7	7,591	$96.3	$275.0	$49,570	1.5	1,032.7	33.0	5.2
2045	3,192,021	1,716	2.59	920.1	7,450	$98.7	$284.7	$50,156	1.7	1,035.6	33.9	5.1
2046	3,209,243	1,000	2.60	926.4	7,352	$101.0	$294.5	$50,781	1.6	1,038.5	34.8	5.1
2047	3,225,643	351	2.62	932.6	7,197	$103.4	$304.6	$51,420	1.6	1,041.5	35.8	5.1
2048	3,240,814	-722	2.63	938.6	6,905	$105.8	$315.0	$52,079	1.6	1,044.5	36.8	5.1
2049	3,255,046	-1,516	2.64	944.5	6,883	$108.3	$325.9	$52,786	1.6	1,047.6	37.8	5.1
2050	3,268,207	-2,463	2.65	950.3	6,792	$110.8	$337.2	$53,540	1.6	1,050.7	38.9	5.1

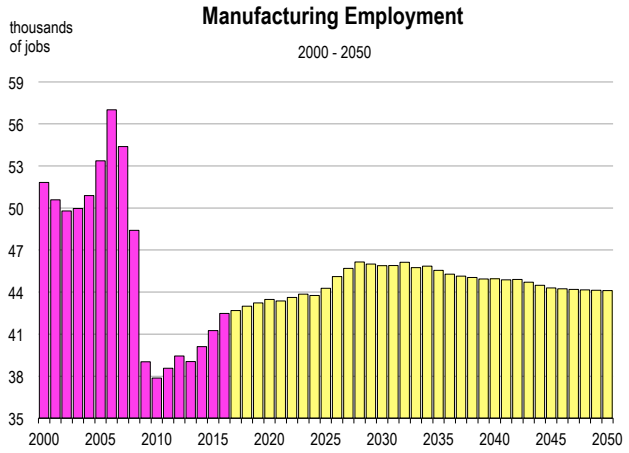


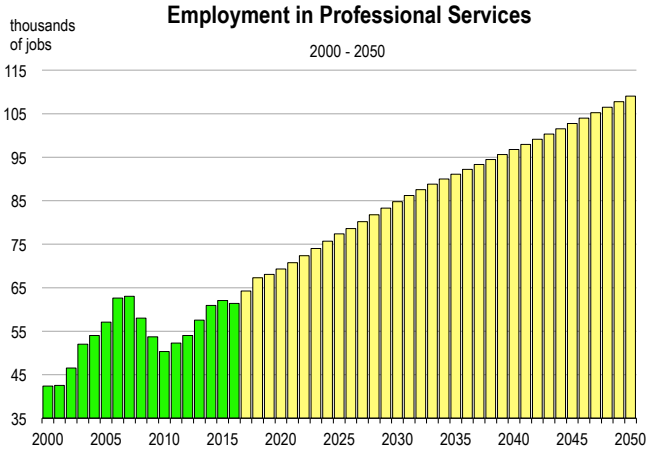


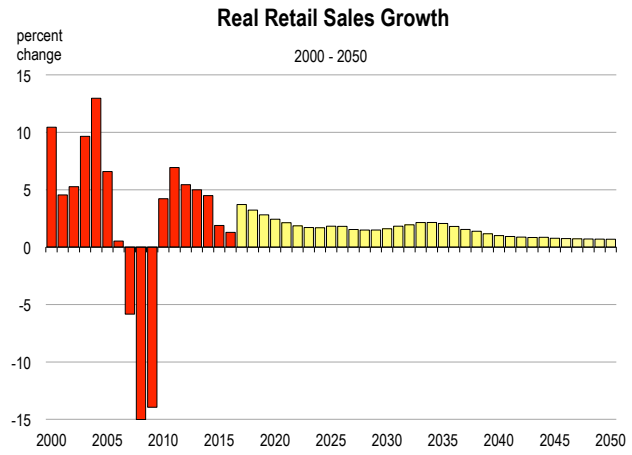
Riverside County Employment Forecast

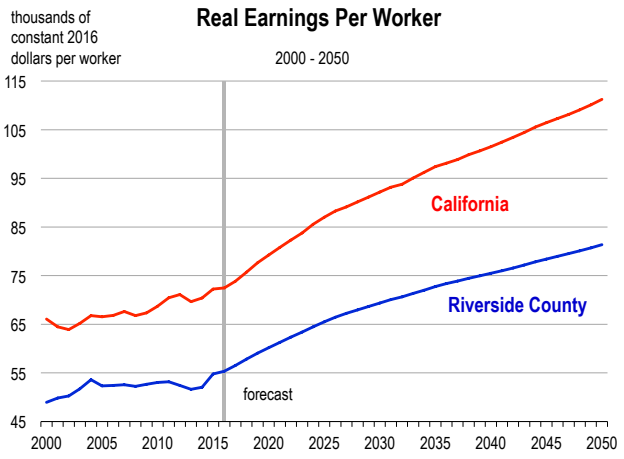
2010-2016 History, 2017-2050 Forecast

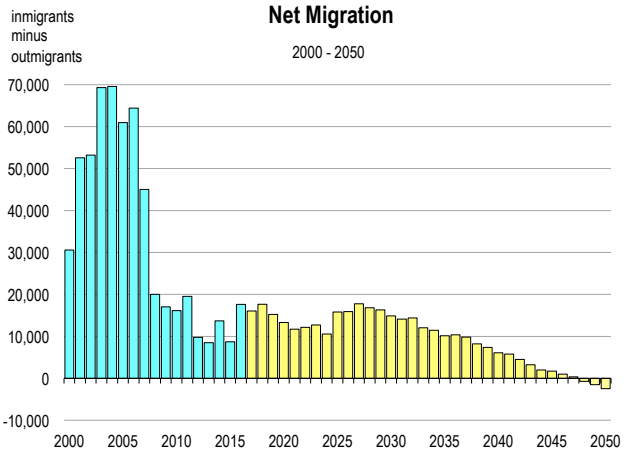
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	549.2	12.41	35.4	37.9	19.4	97.6	19.3	50.3	10.3	71.2	67.7	109.2
2011	561.8	12.43	34.1	38.6	20.2	101.4	18.6	52.3	7.7	74.3	68.9	114.2
2012	573.6	12.54	35.9	39.4	21.0	102.1	19.3	54.0	6.4	78.9	72.3	112.2
2013	599.5	12.05	42.6	39.0	24.9	104.8	20.0	57.6	6.3	85.5	75.0	111.2
2014	628.1	11.88	47.5	40.1	27.8	108.6	20.5	60.9	6.3	89.5	80.5	112.7
2015	656.8	13.08	52.8	41.3	33.9	112.1	20.8	62.1	6.4	95.3	83.3	113.8
2016	680.1	12.97	57.0	42.5	36.3	115.0	21.5	61.4	6.5	99.6	87.7	117.4
2017	697.5	12.93	57.5	42.7	38.3	117.5	22.0	64.2	6.4	103.7	91.1	117.8
2018	712.9	12.75	56.1	43.0	42.7	120.1	22.6	67.3	6.5	107.5	92.4	118.1
2019	724.0	12.65	56.3	43.2	44.3	122.0	22.9	68.1	6.5	111.3	94.0	118.4
2020	735.5	12.63	57.3	43.5	44.9	123.8	23.3	69.3	6.5	115.2	95.9	118.5
2021	743.5	12.62	54.9	43.4	45.2	125.4	23.6	70.8	6.5	119.0	97.9	119.0
2022	753.2	12.63	53.2	43.6	45.5	127.0	23.9	72.4	6.5	122.9	100.1	119.7
2023	765.9	12.64	54.0	43.9	45.8	128.6	24.3	74.0	6.5	126.9	102.2	120.6
2024	776.8	12.65	54.1	43.8	46.0	130.1	25.2	75.7	6.5	130.9	103.5	121.5
2025	790.4	12.65	55.7	44.3	46.8	131.6	25.7	77.4	6.5	135.0	104.2	123.1
2026	801.6	12.66	55.7	45.1	47.3	133.2	26.1	78.6	6.5	139.0	105.1	124.4
2027	815.4	12.67	58.5	45.7	48.3	134.7	26.6	80.2	6.6	143.0	105.7	124.9
2028	827.3	12.68	60.0	46.1	49.1	136.2	27.0	81.8	6.6	147.1	106.5	125.1
2029	839.4	12.69	62.0	46.0	49.9	137.7	27.4	83.3	6.6	151.3	107.5	125.3
2030	849.6	12.70	62.1	45.9	50.5	139.2	27.8	84.8	6.6	155.5	108.7	125.5
2031	859.6	12.71	61.8	45.9	51.3	140.7	28.2	86.2	6.6	159.7	110.0	125.5
2032	869.4	12.72	60.6	46.1	52.1	142.3	28.6	87.5	6.6	163.9	111.3	126.0
2033	877.8	12.73	59.1	45.7	52.6	143.9	29.0	88.8	6.6	168.1	112.5	126.5
2034	887.9	12.74	58.2	45.9	53.3	145.5	29.4	90.0	6.6	172.4	113.8	127.3
2035	897.6	12.75	57.3	45.6	53.9	147.1	29.8	91.1	6.6	176.7	115.1	128.3
2036	908.8	12.76	57.7	45.3	54.7	148.7	30.1	92.2	6.6	181.0	116.4	129.2
2037	920.4	12.77	58.1	45.1	55.4	150.2	30.5	93.3	6.7	185.3	117.7	130.4
2038	932.1	12.78	58.8	45.0	55.9	151.6	30.9	94.5	6.7	189.7	119.0	131.7
2039	944.0	12.79	59.4	44.9	56.6	153.1	31.2	95.6	6.7	194.0	120.3	133.1
2040	955.6	12.80	59.7	44.9	57.2	154.4	31.6	96.8	6.7	198.4	121.7	134.4
2041	967.1	12.81	59.9	44.9	58.0	155.8	32.0	98.0	6.7	202.8	123.0	135.7
2042	978.3	12.83	59.8	44.9	58.6	157.1	32.4	99.1	6.7	207.3	124.4	136.9
2043	988.9	12.84	59.4	44.7	59.2	158.4	32.8	100.3	6.7	211.7	125.8	138.0
2044	999.5	12.85	59.1	44.5	59.9	159.7	33.2	101.5	6.7	216.1	127.1	139.0
2045	1,010.7	12.86	59.3	44.3	60.6	161.0	33.5	102.8	6.7	220.6	128.5	139.9
2046	1,021.8	12.87	59.2	44.2	61.4	162.2	33.9	104.0	6.8	225.1	129.9	140.8
2047	1,032.9	12.88	59.3	44.2	62.1	163.5	34.3	105.2	6.8	229.5	131.3	141.6
2048	1,043.5	12.89	58.8	44.2	62.9	164.7	34.7	106.5	6.8	234.0	132.8	142.4
2049	1,054.6	12.90	58.7	44.1	63.6	166.0	35.2	107.8	6.8	238.6	134.2	143.1
2050	1,066.0	12.91	59.0	44.1	64.3	167.2	35.6	109.1	6.8	243.1	135.7	143.8

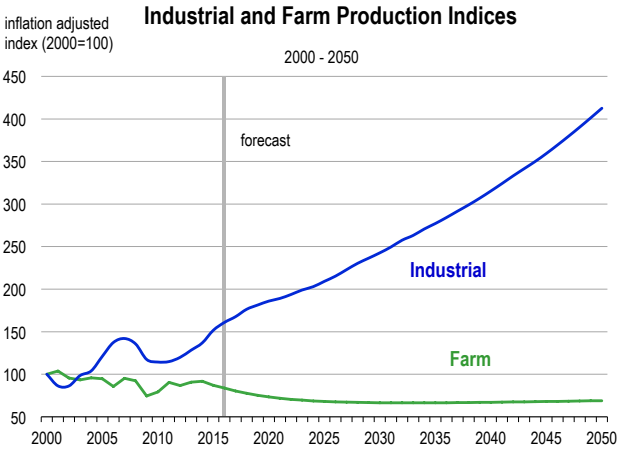












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	13.1%
Expected job growth:	8.0%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	13.7%
Expected population growth:	6.1%
Net migration to account for:	48.1%
Expected growth in number of vehicles:	5.2%

Demographics (2017)

Unemployment rate (April 2017):	4.6%
County rank* in California (58 counties):	27th
Working age (16-64) population:	63.7%
Population with B.A. or higher:	20.6%
Median home selling price (2016):	$332,000
Median household income:	$59,705

Quality of Life

Violent crime rate (2015):	298 per 100,000 persons
County rank* in California (58 counties):	20th
Average commute time to work (2017):	35 minutes
High school drop out rate (2016):	6.6%
Households at/below poverty line (2017):	13.4%

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

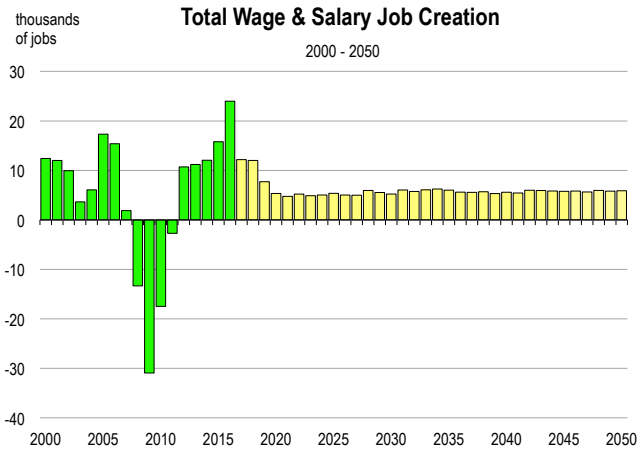
Sacramento County Economic Forecast

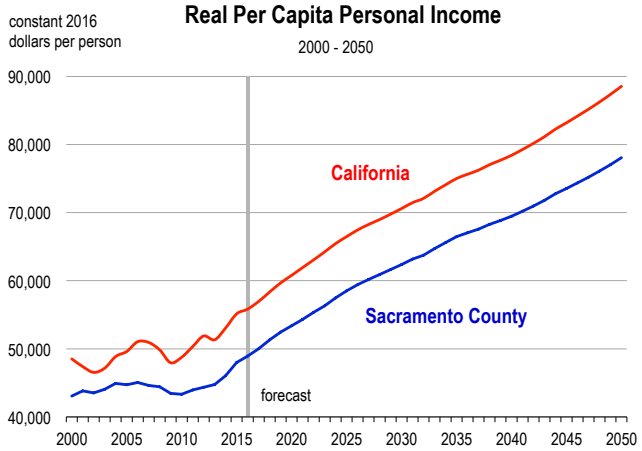
Sacramento County is home to the California State Capitol. Sacramento County has a population of 1.5 million people and approximately 639,600 wage and salary jobs. The per capita income is $48,915 and the average salary per worker is $76,985. Because it contains the state capitol, the Sacramento County economy is highly influenced by the public sector, with government jobs comprising 26 percent of total wage and salary employment.

Employment across Northern California increased by 3.2 percent in 2016, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 3.4 percent. In Sacramento County, 24,000 wage and salary jobs were created, representing a growth rate of 3.9 percent. The unemployment rate improved during the year, falling from 6.0 percent in 2015 to 5.4 percent in 2016.

During 2016, the largest employment gains were observed in professional and business services (+6,100 jobs), government (+5,000 jobs), and education and healthcare (+4,100 jobs). The largest losses were in information (-240 jobs) and manufacturing (-100 jobs).

From 2011-2016, the population of Sacramento County grew at an annual average rate of 1.0 percent. Net migration accounted for more than 40 percent of this growth, with an average of 7,300 net migrants entering the county each year.





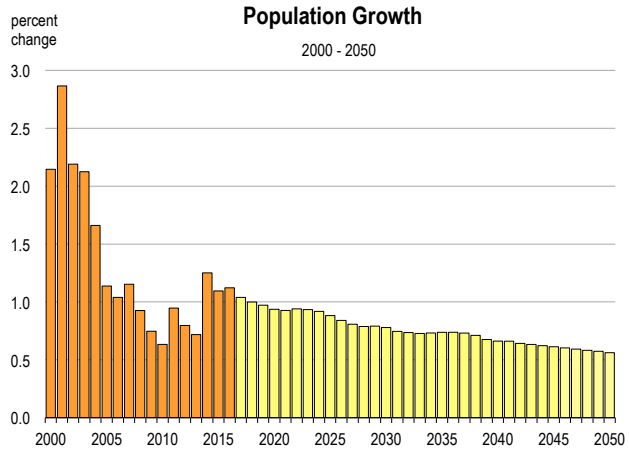
Forecast Highlights

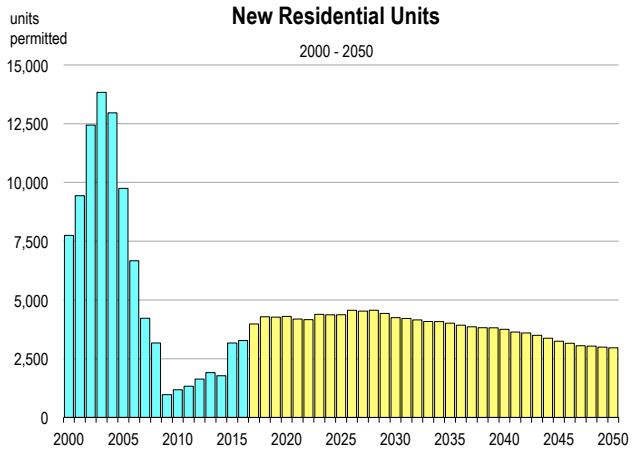
- In 2017, total employment is expected to increase by 1.9 percent. From 2017 to 2022, job growth is expected to average 1.1 percent per year.
- Average salaries are above the California state average, and are expected to remain so over the next few years. In Sacramento County, inflation-adjusted salaries will rise by an average of 2.0 percent per year from 2017 to 2022.
- Between 2017 and 2022, employment growth will be greatest in professional and business services, education and healthcare, and leisure and hospitality. Together, these industries will account for 71 percent of net job growth in the county.
- Population growth will be relatively strong over the next 5 years, with annual growth averaging 1.0 percent per year.
- Between 2017 and 2022, an average of 7,300 net migrants will enter the county each year, accounting for almost half of all population growth.
- Over the 2017-2022 period, an average of 4,200 housing permits will be issued each year. The most prevalent areas for development will be Rancho Cordova, Mather, and Folsom. Over the next few decades, more than 10,000 homes will be developed in each of these areas.
- Real per capita income is expected to rise by 2.3 percent in 2017. Between 2017 and 2022, growth will average 2.0 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise by 1.3 percent per year from 2017 to 2022.
- Industrial production is expected to rise by 2.7 percent in 2017. Between 2017 and 2022, industrial production is forecast to rise by an average of 2.0 percent per year.

Sacramento County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (millions)	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 (billions)	Unemploy-ment Rate (percent)
2010	1,420,331	-1,719	1.16	514.0	1,181	$16.9	$54.7	$43,311	1.3	418.9	5.8	12.6
2011	1,433,792	3,497	1.14	515.2	1,332	$18.0	$57.5	$43,964	2.7	444.2	5.9	12.1
2012	1,445,230	2,421	1.14	517.6	1,633	$19.1	$59.8	$44,350	2.7	493.9	6.2	10.5
2013	1,455,602	1,457	1.18	521.3	1,909	$20.1	$61.7	$44,759	2.3	483.3	6.4	8.9
2014	1,473,817	9,255	1.21	523.4	1,772	$21.1	$65.4	$46,062	2.8	521.4	6.6	7.3
2015	1,489,952	7,501	1.27	525.1	3,173	$22.0	$69.9	$47,972	2.6	480.7	6.7	6.0
2016	1,506,677	8,907	1.35	526.9	3,277	$23.3	$73.7	$48,915	3.0	493.4	6.9	5.4
2017	1,522,336	8,183	1.36	529.8	3,978	$24.2	$78.3	$50,018	3.1	500.5	7.1	5.1
2018	1,537,550	7,725	1.37	533.6	4,284	$25.2	$83.4	$51,333	3.0	510.1	7.2	4.8
2019	1,552,495	7,439	1.39	537.6	4,268	$26.4	$88.4	$52,453	2.6	514.2	7.4	5.1
2020	1,567,037	7,046	1.39	541.6	4,299	$27.5	$93.4	$53,389	3.1	514.5	7.5	5.2
2021	1,581,558	6,977	1.40	545.6	4,188	$28.5	$98.5	$54,329	3.0	515.0	7.7	5.2
2022	1,596,429	7,240	1.41	549.6	4,161	$29.6	$104.0	$55,335	3.0	514.8	7.8	5.2
2023	1,611,338	7,180	1.42	553.5	4,387	$30.6	$109.7	$56,321	3.0	514.7	8.0	5.1
2024	1,626,138	7,009	1.43	557.6	4,368	$31.8	$115.8	$57,480	2.9	514.7	8.2	5.1
2025	1,640,482	6,582	1.43	561.7	4,370	$33.1	$121.6	$58,511	2.9	514.7	8.3	5.0
2026	1,654,273	6,104	1.44	565.8	4,560	$34.3	$127.3	$59,407	2.8	514.7	8.5	4.9
2027	1,667,633	5,858	1.45	570.1	4,525	$35.5	$133.2	$60,183	2.9	514.8	8.7	4.9
2028	1,680,775	5,835	1.46	574.3	4,562	$36.9	$139.2	$60,918	2.7	514.8	8.9	4.9
2029	1,694,074	6,139	1.47	578.6	4,427	$38.2	$145.3	$61,646	2.5	514.9	9.1	4.9
2030	1,707,270	6,204	1.48	582.8	4,247	$39.7	$151.4	$62,367	2.4	515.0	9.3	4.8
2031	1,720,005	5,891	1.49	586.8	4,212	$41.3	$157.7	$63,171	2.3	515.0	9.5	4.9
2032	1,732,657	5,928	1.51	590.7	4,150	$43.1	$164.0	$63,754	2.5	515.1	9.8	4.8
2033	1,745,269	5,979	1.52	594.6	4,083	$44.8	$171.0	$64,726	2.1	515.2	10.0	4.8
2034	1,758,043	6,191	1.53	598.4	4,078	$46.6	$178.3	$65,622	2.3	515.2	10.2	4.8
2035	1,771,013	6,436	1.54	602.3	4,013	$48.4	$185.9	$66,481	2.4	515.3	10.5	4.8
2036	1,784,087	6,576	1.56	606.0	3,926	$50.2	$193.8	$67,045	2.8	515.4	10.7	4.7
2037	1,797,132	6,609	1.57	609.7	3,856	$52.1	$202.1	$67,577	2.9	515.5	11.0	4.7
2038	1,809,918	6,421	1.58	613.4	3,818	$54.0	$210.8	$68,277	2.7	515.5	11.3	4.7
2039	1,822,143	5,958	1.59	616.9	3,814	$55.9	$219.7	$68,854	2.9	515.6	11.5	4.8
2040	1,834,204	5,891	1.61	620.5	3,750	$57.8	$229.0	$69,479	2.8	515.7	11.8	4.8
2041	1,846,330	6,016	1.62	624.0	3,634	$59.6	$238.5	$70,193	2.6	515.7	12.1	4.7
2042	1,858,184	5,813	1.63	627.5	3,595	$61.5	$248.3	$70,988	2.5	515.8	12.4	4.8
2043	1,869,949	5,792	1.64	630.8	3,495	$63.3	$258.4	$71,824	2.4	515.9	12.7	4.8
2044	1,881,589	5,745	1.65	634.1	3,372	$65.1	$268.7	$72,770	2.2	515.9	13.0	4.7
2045	1,893,126	5,736	1.66	637.3	3,244	$66.9	$279.3	$73,554	2.4	516.0	13.3	4.7
2046	1,904,548	5,724	1.67	640.3	3,157	$68.7	$290.1	$74,385	2.3	516.1	13.6	4.7
2047	1,915,836	5,678	1.67	643.3	3,051	$70.5	$301.2	$75,209	2.3	516.1	13.9	4.7
2048	1,926,992	5,648	1.68	646.1	3,035	$72.4	$313.1	$76,108	2.3	516.2	14.3	4.7
2049	1,938,052	5,679	1.69	649.0	2,993	$74.4	$325.5	$77,054	2.3	516.2	14.6	4.7
2050	1,948,937	5,657	1.69	651.8	2,962	$76.4	$338.5	$78,060	2.3	516.3	15.0	4.7

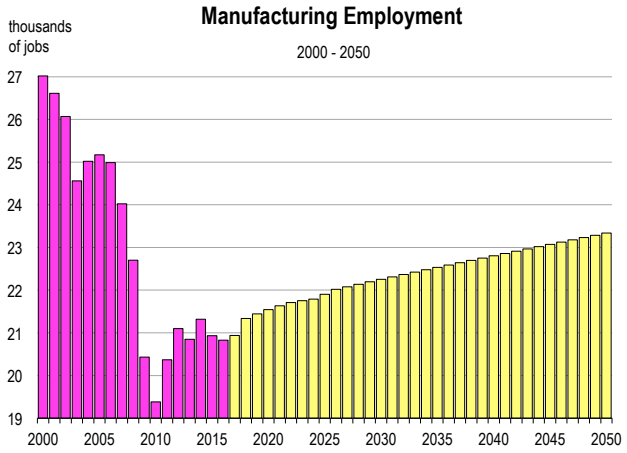


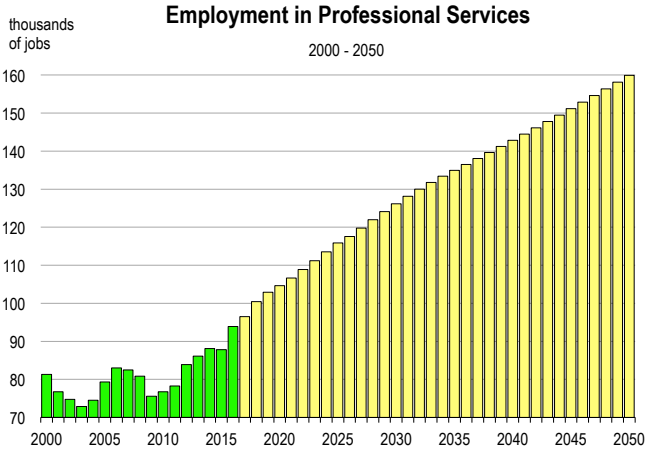


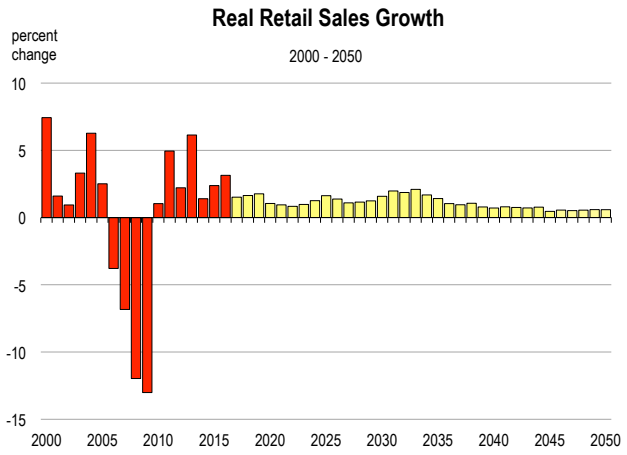
Sacramento County Employment Forecast

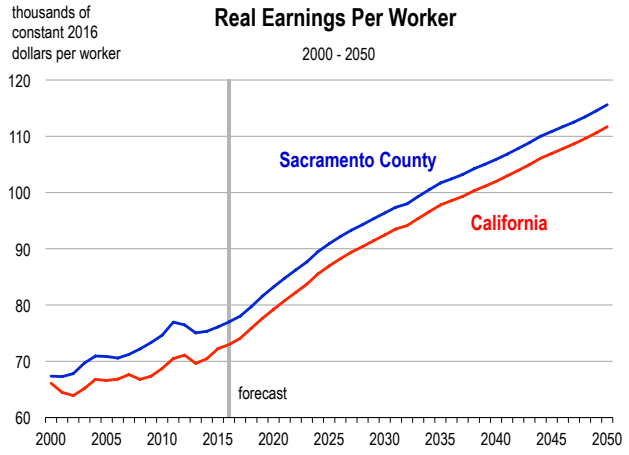
2010-2016 History, 2017-2050 Forecast

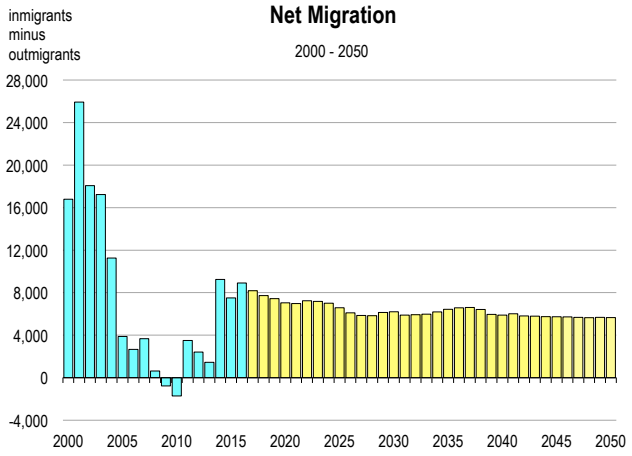
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	568.6	2.57	23.5	19.4	11.9	69.7	32.1	76.7	13.2	86.4	48.5	164.3
2011	565.9	2.47	22.6	20.4	11.5	71.2	30.6	78.3	12.6	87.0	49.5	159.9
2012	576.6	2.61	23.6	21.1	12.2	74.2	31.3	83.9	11.8	88.4	51.3	156.4
2013	587.8	2.62	27.1	20.9	12.7	74.5	31.5	86.1	11.0	91.2	53.7	156.7
2014	599.8	2.61	28.5	21.3	13.0	74.5	31.2	88.1	10.2	93.3	56.0	160.7
2015	615.6	2.55	30.7	20.9	13.7	76.7	32.8	87.8	10.1	98.5	58.2	162.8
2016	639.6	2.50	33.3	20.8	14.2	78.9	33.4	93.9	9.9	102.7	60.9	167.7
2017	651.8	2.54	34.6	20.9	14.3	79.3	33.7	96.5	10.0	104.7	62.2	171.2
2018	663.8	2.59	35.9	21.3	14.6	80.3	34.0	100.4	10.1	106.3	63.5	172.6
2019	671.5	2.61	35.9	21.4	14.8	80.9	33.9	102.9	10.3	108.0	64.7	173.8
2020	676.9	2.61	36.0	21.5	14.9	81.2	34.1	104.6	10.4	109.4	65.5	174.0
2021	681.6	2.61	35.6	21.6	14.9	81.5	34.1	106.7	10.5	111.0	66.5	173.7
2022	686.8	2.61	35.6	21.7	14.9	81.7	34.5	108.9	10.6	112.5	67.0	173.3
2023	691.7	2.61	35.5	21.8	15.0	82.0	34.8	111.2	10.7	114.0	67.4	173.0
2024	696.8	2.61	35.5	21.8	15.0	82.4	34.9	113.5	10.8	115.5	67.8	172.8
2025	702.1	2.61	35.6	21.9	15.1	82.8	34.9	115.9	11.0	117.0	68.1	173.0
2026	707.2	2.61	35.6	22.0	15.1	83.1	35.1	117.6	11.1	118.4	68.4	173.5
2027	712.1	2.61	35.1	22.1	15.2	83.4	35.1	119.8	11.2	119.9	68.9	174.2
2028	718.1	2.61	35.1	22.1	15.2	83.7	35.3	122.0	11.3	121.5	69.5	174.7
2029	723.6	2.61	34.9	22.2	15.3	84.0	35.2	124.1	11.3	123.3	70.1	175.3
2030	728.9	2.61	34.4	22.3	15.3	84.3	35.0	126.2	11.4	125.2	70.7	176.0
2031	734.9	2.61	34.2	22.3	15.3	84.6	35.2	128.1	11.5	127.2	71.3	176.8
2032	740.7	2.62	34.0	22.4	15.4	85.0	35.1	130.0	11.6	129.3	71.9	177.6
2033	746.7	2.62	33.9	22.4	15.4	85.3	35.1	131.8	11.7	131.5	72.5	178.5
2034	753.0	2.62	33.8	22.5	15.5	85.6	35.3	133.4	11.8	133.8	73.1	179.4
2035	759.0	2.62	33.7	22.5	15.5	85.9	35.4	135.0	11.9	136.1	73.7	180.4
2036	764.6	2.62	33.4	22.6	15.6	86.1	35.4	136.5	11.9	138.5	74.3	181.1
2037	770.2	2.62	33.2	22.6	15.6	86.3	35.5	138.1	12.0	141.0	74.9	181.6
2038	775.8	2.62	33.0	22.7	15.7	86.6	35.7	139.6	12.1	143.6	75.5	181.9
2039	781.2	2.62	32.8	22.8	15.7	86.7	35.6	141.2	12.2	146.2	76.2	182.2
2040	786.8	2.62	32.8	22.8	15.8	86.9	35.6	142.9	12.3	148.8	76.8	182.5
2041	792.2	2.62	32.6	22.9	15.8	87.1	35.5	144.5	12.3	151.5	77.4	182.8
2042	798.2	2.62	32.5	22.9	15.8	87.2	35.7	146.1	12.4	154.2	78.1	183.4
2043	804.1	2.62	32.4	23.0	15.9	87.4	35.6	147.8	12.5	156.8	78.7	184.1
2044	810.0	2.62	32.3	23.0	15.9	87.5	35.6	149.5	12.6	159.3	79.4	185.0
2045	815.7	2.62	32.1	23.1	15.9	87.6	35.6	151.2	12.6	161.6	80.1	186.0
2046	821.6	2.62	31.9	23.1	16.0	87.7	35.6	152.9	12.7	163.9	80.7	187.0
2047	827.2	2.62	31.7	23.2	16.0	87.8	35.6	154.6	12.8	166.1	81.4	188.0
2048	833.2	2.62	31.7	23.2	16.0	87.9	35.7	156.4	12.9	168.2	82.1	189.0
2049	839.0	2.62	31.7	23.3	16.0	88.0	35.7	158.1	13.0	170.3	82.7	190.1
2050	844.9	2.62	31.6	23.3	16.0	88.1	35.8	159.9	13.0	172.3	83.4	191.1

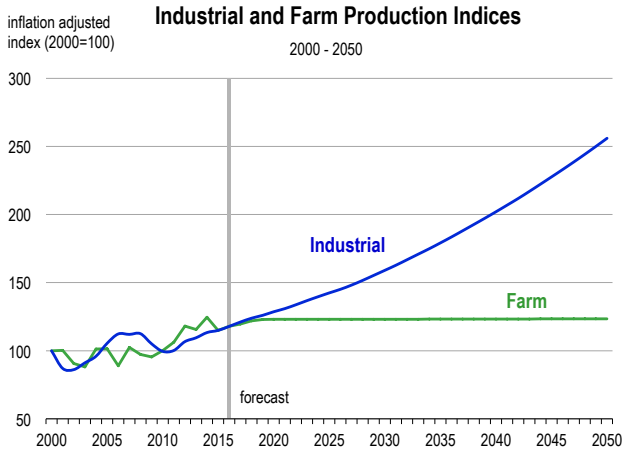












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.4%
Expected job growth:	5.4%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	16.0%
Expected population growth:	4.9%
Net migration to account for:	49.2%
Expected growth in number of vehicles:	3.8%

Demographics (2017)

Unemployment rate (April 2017):	4.6%
County rank* in California (58 counties):	21st
Working age (16-64) population:	63.7%
Population with B.A. or higher:	20.6%
Median home selling price (2016):	$302,000
Median household income:	$59,705

Quality of Life

Violent crime rate (2015):	539 per 100,000 persons
County rank* in California (58 counties):	47th
Average commute time to work (2017):	35 minutes
High school drop out rate (2016):	10.6%
Households at/below poverty line (2017):	13.4%

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

San Benito County Economic Forecast

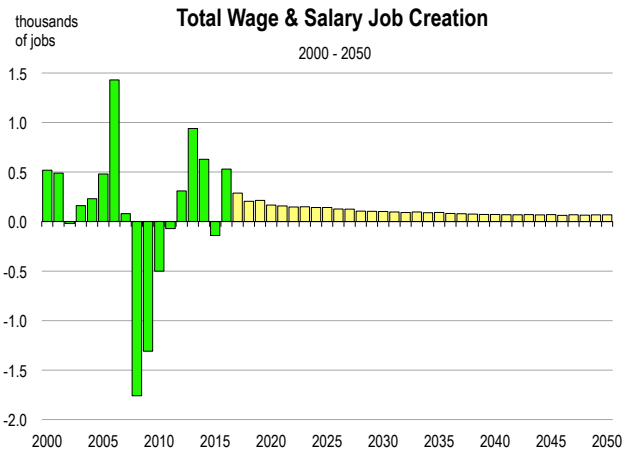
San Benito County is located in the Coast Range Mountains of Central California. Compared to other California counties, San Benito has one of the highest rates of workers who commute to other counties for work. Most of these individuals are employed in Santa Clara County.

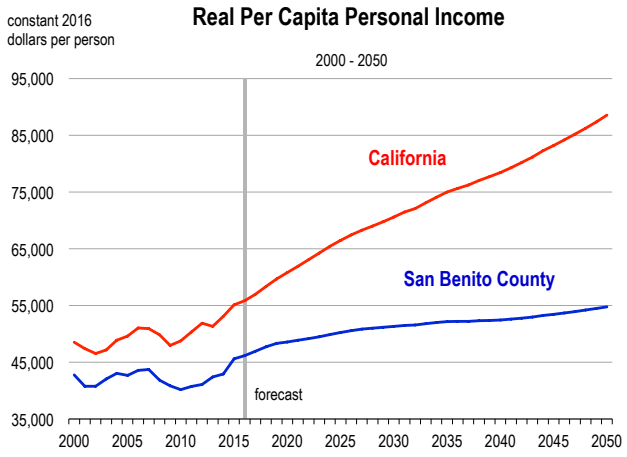
San Benito County has a population of 58,000 people and a total of 16,500 wage and salary jobs. The income per capita in San Benito County is $46,160 and the average salary per worker is $55,242.

In 2016, total wage and salary employment increased by 530 jobs in San Benito County, representing a decline of 3.3 percent. The unemployment rate improved substantially, falling from 7.6 percent in 2015 to 6.8 percent in 2016.

During 2016, the largest employment increases were observed in agriculture (+170 jobs), construction (+120 jobs), healthcare and education (+50 jobs), and professional and business services (+40 jobs). Meaningful losses were not observed in any major sector.

Between 2011 and 2016, the population of San Benito County grew at an annual average rate of 0.7 percent. This growth was due largely to the natural increase (new births), as net migration was flat.





Forecast Highlights

- Total wage and salary employment will increase by 1.7 percent in 2017, and by an average of 1.0 percent per year over the 2017-2022 period.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In San Benito County, inflation-adjusted salaries will increase at an annual rate of 1.8 percent between 2017 and 2022.

- Between 2017 and 2022, the principal employment growth will occur in wholesale and retail trade, education and healthcare, leisure and hospitality, manufacturing, and government. These sectors will account for 96 percent of net job creation in the county.

- The population is expected to rise by 0.8 percent in 2017. Annual growth in the 2017-2022 period will average 0.9 percent.

- Over the next five years, an average of 64 net migrants will enter the county each year, accounting for only 12 percent of total population growth. The majority of all population growth will occur through the natural increase (new births).

- Real income per capita is projected to increase by 1.6 percent in 2017, and by an average of 0.9 percent annually over the following five years.

- Total taxable sales, adjusted for inflation, will increase by an average of 2.1 percent per year between 2017 and 2022.

- Industrial production is expected to increase by 4.2 percent in 2017. Between 2017 and 2022, industrial production will rise by an average of 2.2 percent per year.

- Farm production is expected to increase by 0.7 percent per year between 2017 and 2022. The principal crops in the county are lettuce, bell peppers, spinach, and grapes.

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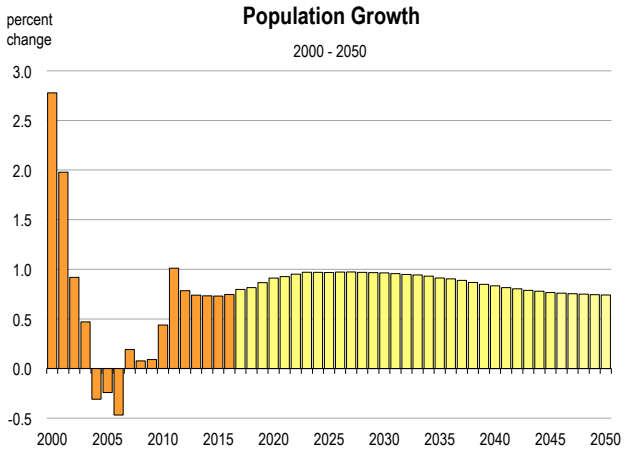
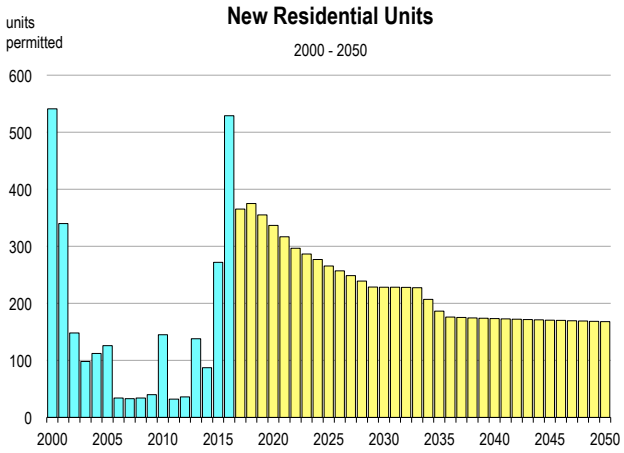
San Benito County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	55,335	-197	55.6	16.8	145	$0.45	$1.98	$40,175	1.3	287.4	575	15.1
2011	55,894	66	55.8	16.8	32	$0.49	$2.08	$40,732	2.7	288.7	571	14.5
2012	56,333	0	56.1	17.1	36	$0.53	$2.16	$41,105	2.7	319.2	615	13.1
2013	56,750	0	58.2	17.2	138	$0.56	$2.28	$42,407	2.3	349.1	654	11.1
2014	57,166	0	59.8	17.2	87	$0.56	$2.37	$42,933	2.8	340.7	696	9.3
2015	57,584	0	62.0	17.4	272	$0.61	$2.57	$45,595	2.6	368.8	567	7.6
2016	58,014	0	64.7	17.5	529	$0.63	$2.68	$46,160	3.0	378.6	585	6.8
2017	58,477	20	65.2	17.8	365	$0.66	$2.83	$46,919	3.1	384.1	609	6.2
2018	58,954	25	65.7	18.1	375	$0.70	$2.98	$47,708	3.0	388.2	622	6.0
2019	59,464	50	66.4	18.5	355	$0.74	$3.13	$48,345	2.6	391.3	635	5.8
2020	60,006	75	67.0	18.8	337	$0.77	$3.26	$48,577	3.1	393.8	651	5.9
2021	60,562	80	67.7	19.2	317	$0.81	$3.40	$48,873	3.0	395.8	664	6.1
2022	61,138	90	68.5	19.5	297	$0.84	$3.55	$49,180	3.0	397.5	680	6.2
2023	61,732	100	69.3	19.8	286	$0.88	$3.70	$49,483	3.0	399.0	697	6.5
2024	62,330	100	70.1	20.0	277	$0.92	$3.86	$49,869	2.9	400.3	713	6.7
2025	62,934	100	71.0	20.3	265	$0.97	$4.02	$50,244	2.9	401.5	725	6.8
2026	63,545	100	71.9	20.6	257	$1.01	$4.18	$50,561	2.8	402.7	737	6.8
2027	64,164	100	72.9	20.8	249	$1.05	$4.34	$50,856	2.9	403.8	751	6.9
2028	64,786	100	73.9	21.1	239	$1.09	$4.50	$51,016	2.7	404.8	767	6.9
2029	65,412	100	74.9	21.3	229	$1.13	$4.66	$51,175	2.5	405.8	783	6.9
2030	66,043	100	75.9	21.5	228	$1.18	$4.83	$51,330	2.4	406.8	799	6.9
2031	66,675	95	77.0	21.8	228	$1.22	$4.99	$51,497	2.3	407.8	815	6.9
2032	67,307	90	78.1	22.0	228	$1.27	$5.16	$51,554	2.5	408.8	831	6.8
2033	67,942	85	79.3	22.2	227	$1.32	$5.34	$51,814	2.1	409.8	848	6.8
2034	68,575	80	80.4	22.4	207	$1.37	$5.52	$52,002	2.3	410.7	864	6.8
2035	69,200	75	81.6	22.6	186	$1.43	$5.71	$52,170	2.4	411.7	881	6.8
2036	69,826	75	82.8	22.8	176	$1.48	$5.91	$52,200	2.8	412.6	898	6.8
2037	70,446	75	83.9	23.0	175	$1.53	$6.13	$52,218	2.9	413.6	915	6.8
2038	71,057	75	85.0	23.2	174	$1.59	$6.35	$52,326	2.7	414.5	933	6.8
2039	71,661	75	86.1	23.3	174	$1.65	$6.58	$52,375	2.9	415.4	951	6.8
2040	72,258	75	87.2	23.5	173	$1.71	$6.82	$52,451	2.8	416.3	969	6.8
2041	72,847	75	88.3	23.7	173	$1.77	$7.06	$52,602	2.6	417.2	988	6.8
2042	73,433	75	89.3	23.9	172	$1.83	$7.31	$52,777	2.5	418.0	1007	6.8
2043	74,012	75	90.4	24.0	172	$1.90	$7.55	$52,978	2.4	418.9	1027	6.8
2044	74,588	75	91.4	24.2	171	$1.96	$7.81	$53,259	2.2	419.7	1047	6.8
2045	75,160	75	92.4	24.4	170	$2.03	$8.07	$53,460	2.4	420.6	1068	6.8
2046	75,731	75	93.4	24.6	170	$2.09	$8.34	$53,697	2.3	421.4	1089	6.8
2047	76,302	75	94.3	24.7	169	$2.16	$8.62	$53,928	2.3	422.2	1111	6.8
2048	76,875	75	95.3	24.9	169	$2.24	$8.91	$54,196	2.3	423.0	1133	6.8
2049	77,447	75	96.3	25.1	168	$2.31	$9.21	$54,469	2.3	423.8	1156	6.8
2050	78,021	75	97.2	25.2	168	$2.39	$9.52	$54,764	2.3	424.5	1179	6.8

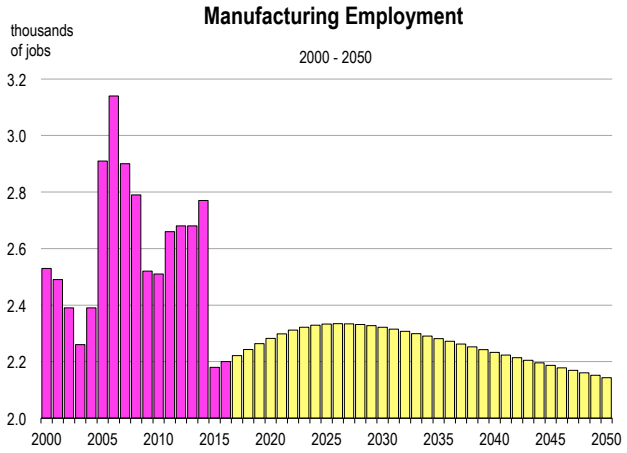


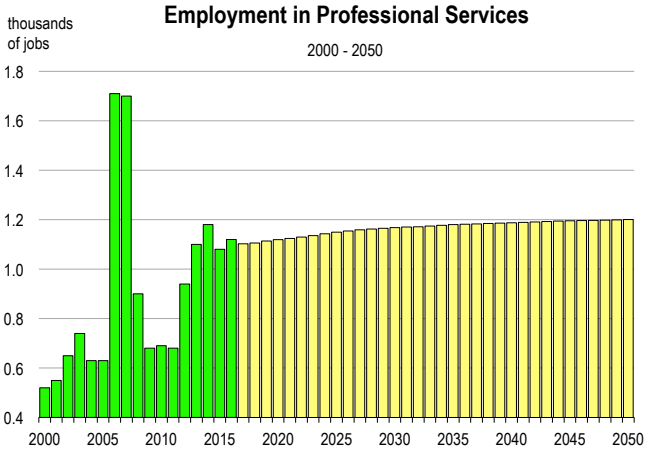


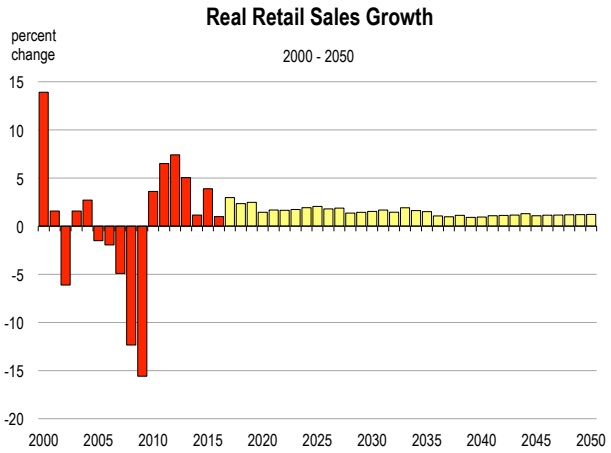
San Benito County Employment Forecast

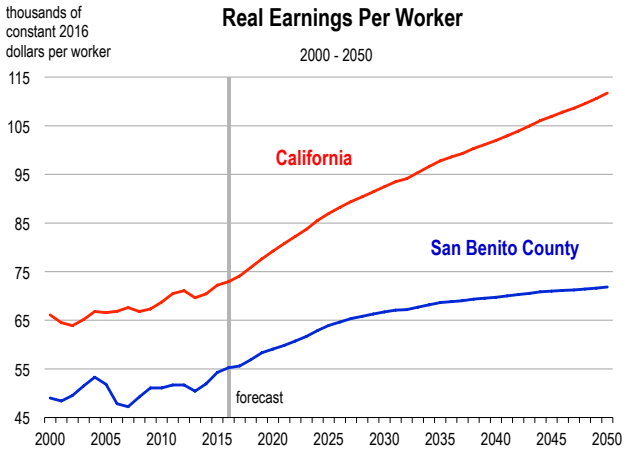
2010-2016 History, 2017-2050 Forecast

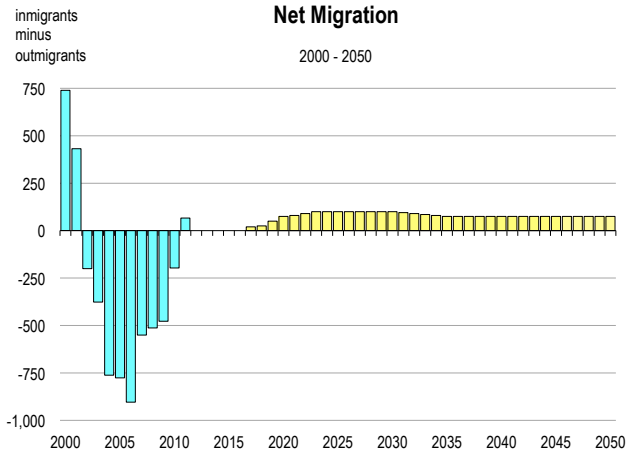
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	14.32	1.63	0.81	2.51	0.30	2.38	0.30	0.69	0.10	1.09	1.12	2.99
2011	14.25	1.59	0.73	2.66	0.28	2.47	0.30	0.68	0.10	1.06	1.08	2.85
2012	14.56	1.54	0.72	2.68	0.29	2.59	0.30	0.94	0.10	1.10	1.19	2.71
2013	15.50	1.68	0.82	2.68	0.43	2.74	0.38	1.10	0.10	1.20	1.23	2.74
2014	16.13	1.78	0.89	2.77	0.45	2.86	0.38	1.18	0.10	1.29	1.25	2.80
2015	15.99	1.78	1.06	2.18	0.49	3.02	0.38	1.08	0.10	1.38	1.27	2.85
2016	16.52	1.95	1.18	2.20	0.52	3.02	0.39	1.12	0.11	1.43	1.31	2.88
2017	16.81	1.95	1.20	2.22	0.54	3.10	0.39	1.10	0.11	1.48	1.34	2.94
2018	17.01	1.94	1.21	2.24	0.55	3.17	0.39	1.11	0.11	1.54	1.35	2.95
2019	17.23	1.94	1.22	2.26	0.56	3.24	0.39	1.11	0.11	1.60	1.37	2.98
2020	17.39	1.94	1.20	2.28	0.56	3.29	0.39	1.12	0.11	1.66	1.39	2.99
2021	17.55	1.94	1.18	2.30	0.57	3.34	0.39	1.12	0.11	1.71	1.41	3.01
2022	17.70	1.94	1.16	2.31	0.57	3.39	0.39	1.13	0.11	1.76	1.44	3.03
2023	17.85	1.94	1.15	2.32	0.57	3.43	0.39	1.14	0.12	1.81	1.46	3.06
2024	17.99	1.94	1.13	2.33	0.57	3.47	0.39	1.14	0.12	1.86	1.48	3.09
2025	18.13	1.94	1.11	2.33	0.58	3.51	0.39	1.15	0.12	1.91	1.49	3.12
2026	18.26	1.94	1.10	2.33	0.58	3.54	0.39	1.15	0.12	1.96	1.51	3.15
2027	18.39	1.94	1.09	2.33	0.58	3.58	0.39	1.16	0.12	2.00	1.52	3.18
2028	18.49	1.94	1.08	2.33	0.58	3.61	0.39	1.16	0.12	2.04	1.54	3.20
2029	18.59	1.94	1.06	2.33	0.58	3.64	0.40	1.17	0.12	2.09	1.55	3.22
2030	18.70	1.94	1.05	2.32	0.59	3.66	0.40	1.17	0.12	2.13	1.57	3.24
2031	18.79	1.94	1.04	2.32	0.59	3.69	0.40	1.17	0.12	2.16	1.59	3.26
2032	18.88	1.94	1.03	2.31	0.59	3.72	0.40	1.17	0.12	2.20	1.61	3.28
2033	18.98	1.94	1.03	2.30	0.59	3.74	0.40	1.17	0.12	2.23	1.62	3.31
2034	19.07	1.94	1.03	2.29	0.60	3.77	0.40	1.18	0.12	2.25	1.64	3.33
2035	19.16	1.94	1.02	2.28	0.60	3.79	0.40	1.18	0.12	2.28	1.66	3.35
2036	19.25	1.94	1.02	2.27	0.60	3.82	0.40	1.18	0.13	2.31	1.68	3.37
2037	19.32	1.95	1.02	2.26	0.60	3.84	0.39	1.18	0.13	2.32	1.70	3.39
2038	19.40	1.95	1.02	2.25	0.60	3.86	0.39	1.18	0.13	2.34	1.71	3.42
2039	19.47	1.95	1.02	2.24	0.61	3.88	0.39	1.19	0.13	2.35	1.73	3.44
2040	19.54	1.95	1.02	2.23	0.61	3.89	0.39	1.19	0.13	2.36	1.75	3.46
2041	19.61	1.95	1.02	2.22	0.61	3.91	0.39	1.19	0.13	2.37	1.77	3.49
2042	19.68	1.95	1.02	2.21	0.61	3.93	0.39	1.19	0.13	2.38	1.79	3.51
2043	19.75	1.95	1.02	2.20	0.62	3.95	0.39	1.19	0.13	2.39	1.80	3.53
2044	19.82	1.95	1.02	2.20	0.62	3.96	0.39	1.19	0.13	2.40	1.82	3.55
2045	19.89	1.95	1.02	2.19	0.62	3.98	0.39	1.20	0.13	2.41	1.84	3.58
2046	19.95	1.95	1.02	2.18	0.62	4.00	0.39	1.20	0.13	2.42	1.86	3.60
2047	20.02	1.95	1.02	2.17	0.62	4.01	0.39	1.20	0.13	2.43	1.88	3.62
2048	20.09	1.95	1.02	2.16	0.63	4.03	0.39	1.20	0.13	2.43	1.90	3.65
2049	20.15	1.95	1.02	2.15	0.63	4.05	0.39	1.20	0.13	2.44	1.92	3.67
2050	20.22	1.95	1.02	2.14	0.63	4.07	0.39	1.20	0.13	2.45	1.94	3.70

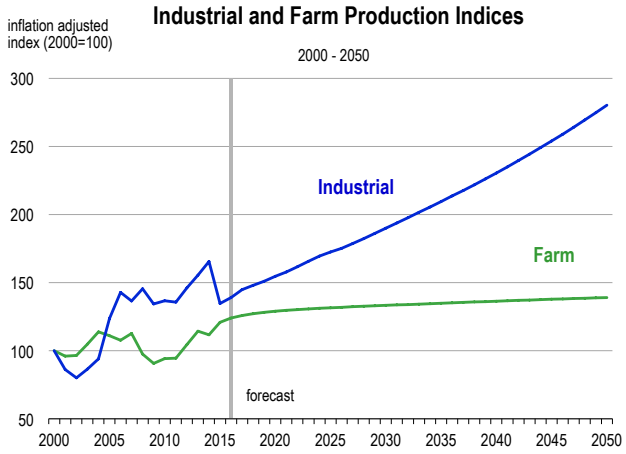












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	9.9%
Expected job growth:	5.3%
Fastest growing jobs sector:	Health & Education
Expected personal income growth:	9.6%
Expected population growth:	4.6%
Net migration to account for:	12.0%
Expected growth in number of vehicles:	5.0%

Demographics (2017)

Unemployment rate (April 2017):	6.1%
County rank* in California (58 counties):	35th
Working age (16-64) population:	64.8%
Population with B.A. or higher:	19.1%
Median home selling price (2016):	$497,000
Median household Income:	$79,801

Quality of Life

Violent crime rate (2015):	302 per 100,000 persons
County rank* in California (58 counties):	21st
Average commute time to work (2017):	34 minutes
High School drop out rate (2016):	7.0%
Households at/below poverty line (2017):	8.8%

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

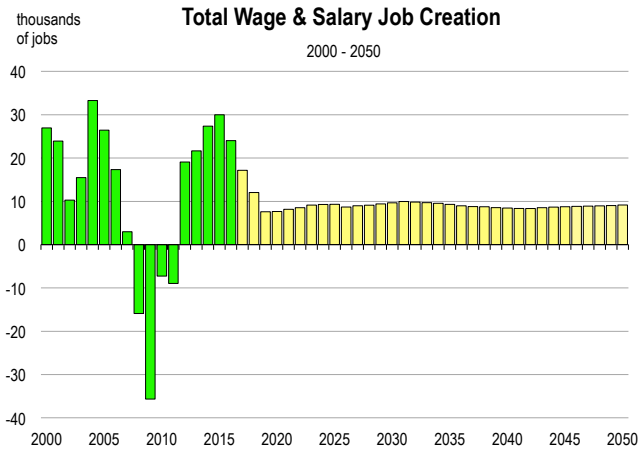
San Bernardino County Economic Forecast

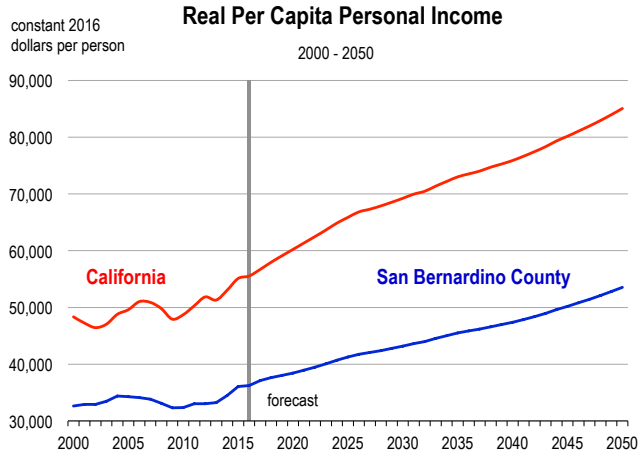
San Bernardino County is the largest county in the nation in terms of total land area. San Bernardino County has a population of 2.1 million people and a total of 729,700 wage and salary jobs. The per capita income is $36,232 and the average salary per worker is $55,548.

In 2016, total employment increased by 2.5 percent across Southern California. In San Bernardino County, a total of 24,100 jobs were gained, representing a growth rate of 3.4 percent. The unemployment rate improved rapidly, falling from 6.5 percent in 2015 to 5.7 percent in 2016.

In 2016, most major sectors were characterized by job growth. The largest gains occurred in healthcare and education (+4,900 jobs), transportation and warehousing (+4,600 jobs), leisure and hospitality (+3,600 jobs), and government (+3,600 jobs). The only major losses were in professional and business services (-900 jobs).

From 2011 to 2016, the San Bernardino County population increased at an annual average rate of 0.8 percent. This growth was due entirely to the natural increase (new births), as net migration was negative.





Forecast Highlights

- Wage and salary employment is expected to increase by 2.4 percent in 2017. From 2017 to 2022, the annual growth rate is expected to average 1.2 percent.

- Average salaries are currently below the California state average, and will remain so over the foreseeable future. In San Bernardino County, inflation-adjusted salaries are forecast to rise by an average of 1.2 percent per year between 2017 and 2022.

- Employment growth will be widespread, but from 2017 to 2022, the largest gains will be observed in education and healthcare, transportation and utilities, professional and business services, and wholesale and retail trade. Combined, these sectors will account for 74 percent of net job creation.

- From 2017 to 2022, population growth is expected to average 0.9 percent per year.

- Net migration will be positive but low. Between 2017 and 2022, an average of 2,900 net migrants will enter the county each year.

- Real per capita income is expected to rise by 2.4 percent in 2017. During the 2017-2022 period, real per capita income is expected to increase by 1.3 percent per year.

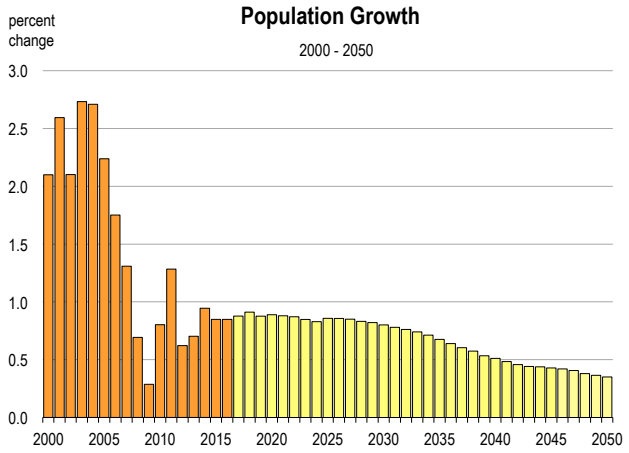
- Total taxable sales will increase by an average of 2.3 percent per year from 2017 to 2022.

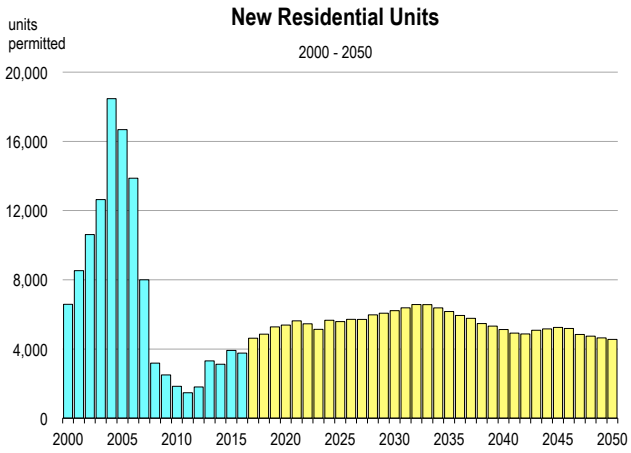
- Industrial production will rise by 4.3 percent in 2017. From 2017 to 2022, the growth rate of industrial production is expected to average 2.3 percent per year.

San Bernardino County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (millions)	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 (billions)	Unemploy-ment Rate (percent)
2010	2,038,546	-3,778	1.64	611.6	1,847	$24.7	$59.8	$32,341	1.2	471.8	17.5	13.5
2011	2,064,734	6,946	1.63	613.7	1,465	$27.3	$63.4	$33,023	2.7	558.2	17.3	12.9
2012	2,077,560	-5,232	1.63	617.5	1,810	$29.5	$65.2	$33,029	2.0	491.3	18.2	11.4
2013	2,092,149	-3,222	1.68	622.7	3,313	$31.2	$66.8	$33,245	1.1	402.3	19.1	9.8
2014	2,111,913	2,013	1.72	625.1	3,115	$33.1	$70.8	$34,480	1.3	541.9	20.8	8.0
2015	2,129,851	-36	1.76	628.5	3,912	$35.3	$75.4	$36,070	0.9	472.6	22.2	6.5
2016	2,147,933	1,220	1.80	630.9	3,761	$37.4	$77.8	$36,232	1.9	454.6	23.5	5.7
2017	2,166,777	2,159	1.81	632.6	4,624	$39.2	$82.3	$37,091	2.4	411.6	24.5	5.6
2018	2,186,527	3,052	1.83	636.7	4,858	$41.3	$86.3	$37,628	2.4	404.4	25.0	5.6
2019	2,205,696	2,469	1.84	641.1	5,278	$43.1	$89.6	$38,046	1.9	399.7	25.6	5.7
2020	2,225,304	2,950	1.85	645.8	5,383	$45.1	$93.6	$38,430	2.4	400.8	26.1	5.7
2021	2,244,884	2,948	1.87	650.6	5,627	$47.0	$97.9	$38,934	2.4	401.5	26.7	5.7
2022	2,264,448	2,975	1.88	655.6	5,456	$49.1	$102.5	$39,478	2.4	399.6	27.4	5.6
2023	2,283,658	2,694	1.89	660.5	5,137	$51.1	$107.3	$40,072	2.3	398.1	28.2	5.5
2024	2,302,589	2,493	1.90	665.1	5,662	$53.3	$112.5	$40,717	2.3	395.6	29.0	5.4
2025	2,322,340	3,420	1.91	670.1	5,584	$55.7	$117.5	$41,268	2.2	392.9	29.9	5.3
2026	2,342,241	3,684	1.93	675.1	5,715	$58.0	$122.5	$41,763	2.1	390.8	30.6	5.2
2027	2,362,163	3,864	1.94	680.2	5,710	$60.2	$127.1	$42,049	2.2	388.3	31.5	5.2
2028	2,381,809	3,778	1.94	685.3	5,974	$62.5	$131.8	$42,389	2.0	386.6	32.4	5.2
2029	2,401,365	3,883	1.95	690.7	6,069	$64.7	$136.6	$42,775	1.8	385.7	33.4	5.2
2030	2,420,599	3,767	1.96	696.1	6,215	$67.1	$141.4	$43,185	1.7	385.2	34.4	5.2
2031	2,439,483	3,632	1.96	701.7	6,380	$69.5	$146.3	$43,635	1.6	385.1	35.4	5.2
2032	2,458,067	3,551	1.97	707.4	6,569	$72.2	$151.4	$43,997	1.8	384.2	36.4	5.1
2033	2,476,269	3,408	1.97	713.2	6,564	$74.7	$156.5	$44,527	1.4	384.9	37.5	5.1
2034	2,493,913	3,131	1.98	719.1	6,376	$77.3	$161.9	$45,015	1.6	384.8	38.6	5.2
2035	2,510,766	2,619	1.98	724.8	6,166	$80.0	$167.6	$45,497	1.7	384.4	39.7	5.1
2036	2,526,819	2,072	1.99	730.3	5,939	$82.9	$173.6	$45,844	2.1	382.5	40.8	5.1
2037	2,542,078	1,539	2.00	735.6	5,773	$85.9	$179.8	$46,178	2.2	380.3	42.0	5.2
2038	2,556,676	1,116	2.00	740.8	5,470	$88.8	$186.2	$46,602	2.0	378.8	43.2	5.1
2039	2,570,328	401	2.01	745.6	5,323	$91.8	$192.8	$46,976	2.2	376.6	44.4	5.1
2040	2,583,472	107	2.01	750.4	5,125	$94.9	$199.7	$47,383	2.1	374.8	45.6	5.1
2041	2,595,970	-345	2.02	755.0	4,919	$97.9	$206.5	$47,864	1.9	373.8	46.9	5.1
2042	2,607,850	-786	2.03	759.4	4,871	$100.8	$213.6	$48,388	1.8	373.1	48.2	5.1
2043	2,619,367	-987	2.04	763.7	5,084	$103.7	$220.8	$48,959	1.7	372.8	49.5	5.1
2044	2,630,847	-870	2.04	768.3	5,162	$106.6	$228.1	$49,607	1.5	373.2	50.9	5.1
2045	2,642,124	-922	2.05	772.9	5,248	$109.6	$235.8	$50,188	1.7	372.9	52.3	5.1
2046	2,653,227	-959	2.05	777.6	5,187	$112.6	$243.6	$50,806	1.6	373.0	53.8	5.1
2047	2,664,011	-1,177	2.06	782.2	4,840	$115.6	$251.6	$51,438	1.6	373.2	55.3	5.1
2048	2,674,126	-1,743	2.07	786.5	4,743	$118.7	$260.0	$52,108	1.6	373.3	56.8	5.1
2049	2,683,885	-1,994	2.07	790.8	4,642	$121.9	$268.8	$52,808	1.6	373.4	58.4	5.1
2050	2,693,298	-2,231	2.08	794.9	4,555	$125.1	$277.9	$53,545	1.6	373.6	60.0	5.1

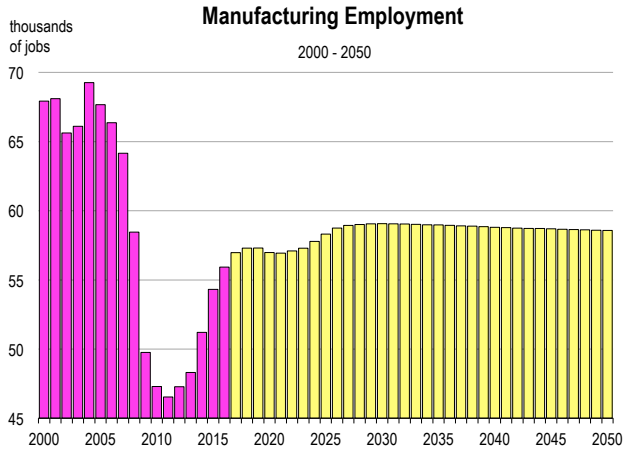


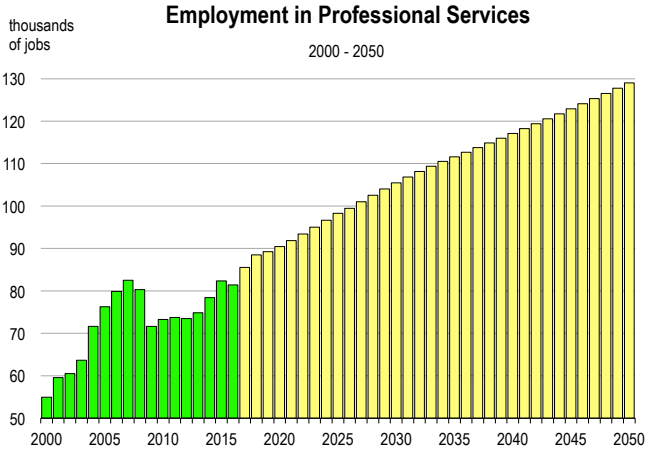


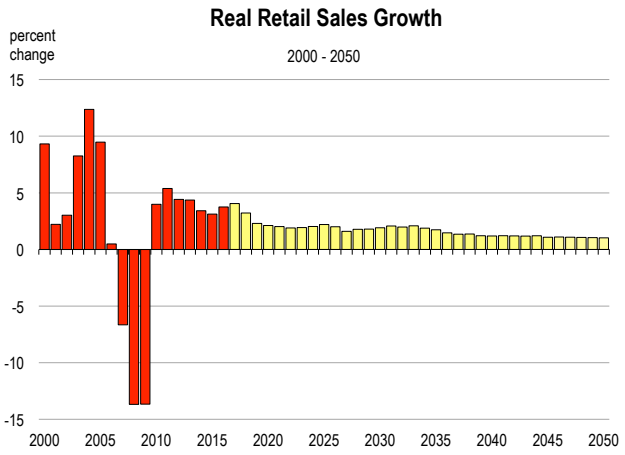
San Bernardino County Employment Forecast

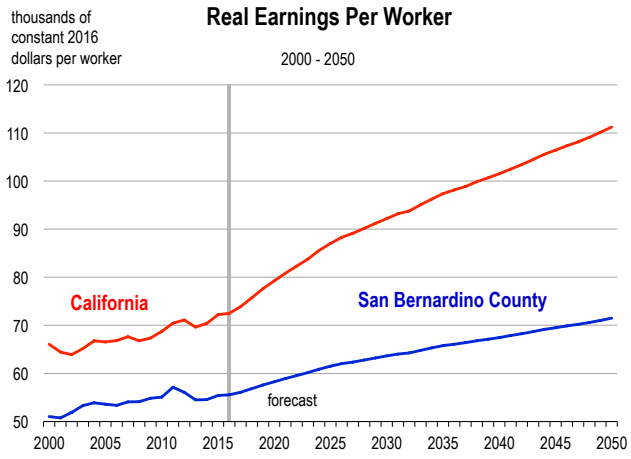
2010-2016 History, 2017-2050 Forecast

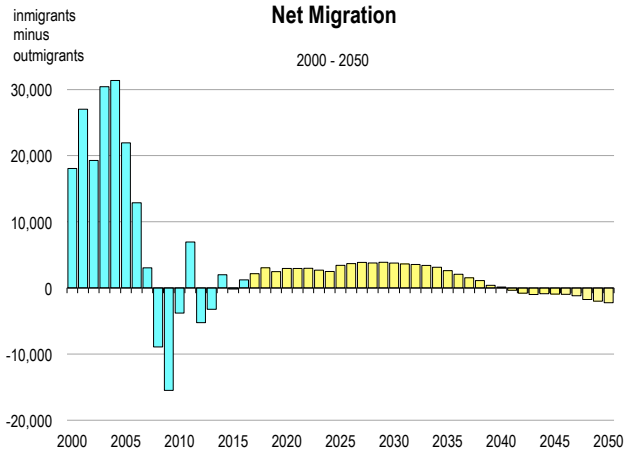
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	616.5	2.60	24.3	47.3	46.4	106.6	21.3	73.3	3.8	90.2	55.1	125.2
2011	607.5	2.45	25.0	46.5	47.6	106.3	20.9	73.7	4.5	91.1	55.1	113.3
2012	626.6	2.43	26.8	47.3	52.0	112.5	21.0	73.5	5.3	94.7	57.1	112.5
2013	648.3	2.42	27.4	48.3	53.5	116.5	21.3	74.9	5.3	102.1	60.9	114.0
2014	675.7	2.55	30.1	51.2	58.8	119.7	21.8	78.4	5.0	105.3	64.3	116.1
2015	705.6	1.97	32.5	54.3	63.5	123.1	22.4	82.3	4.9	109.6	68.2	119.5
2016	729.7	1.95	35.0	55.9	68.1	126.2	23.1	81.4	5.0	114.5	71.8	123.1
2017	746.8	1.89	36.4	57.0	69.9	128.9	23.5	85.5	5.1	117.0	73.3	124.2
2018	758.9	1.83	36.9	57.3	72.5	131.6	23.9	88.5	5.1	118.7	74.2	123.8
2019	766.4	1.78	37.4	57.3	74.1	133.1	24.2	89.2	5.1	120.5	75.1	123.6
2020	774.1	1.74	37.8	57.0	75.2	134.4	24.5	90.4	5.2	122.4	76.4	123.8
2021	782.3	1.71	38.3	56.9	76.3	135.8	24.8	91.8	5.2	124.2	77.7	123.9
2022	790.8	1.69	38.6	57.1	77.4	137.0	25.1	93.4	5.2	126.1	79.1	124.2
2023	799.9	1.66	38.9	57.3	78.4	138.2	25.4	95.0	5.2	128.2	80.4	124.7
2024	809.2	1.64	39.4	57.8	79.5	139.5	25.7	96.7	5.3	130.3	81.2	125.5
2025	818.5	1.62	39.6	58.3	80.5	140.8	26.0	98.3	5.3	132.5	81.7	126.6
2026	827.2	1.60	40.0	58.7	81.7	142.3	26.3	99.5	5.3	134.5	82.3	127.5
2027	836.2	1.59	40.7	58.9	82.9	143.5	26.6	101.0	5.4	136.7	82.7	128.4
2028	845.3	1.57	41.5	59.0	84.1	144.8	26.9	102.5	5.4	138.8	83.2	129.1
2029	854.7	1.56	42.5	59.1	85.3	146.1	27.2	104.0	5.4	141.0	83.9	129.9
2030	864.4	1.54	43.5	59.1	86.5	147.5	27.5	105.5	5.4	143.3	84.8	130.7
2031	874.3	1.54	44.5	59.1	87.8	149.1	27.8	106.8	5.4	145.5	85.6	131.6
2032	884.2	1.53	45.5	59.0	89.0	150.6	28.0	108.1	5.5	147.7	86.5	132.5
2033	893.9	1.52	46.5	59.0	90.3	152.2	28.3	109.4	5.5	150.0	87.4	133.3
2034	903.4	1.52	47.5	59.0	91.6	153.7	28.6	110.5	5.5	152.2	88.3	134.2
2035	912.7	1.51	48.5	59.0	92.8	155.1	28.9	111.6	5.5	154.4	89.2	134.9
2036	921.7	1.51	49.4	58.9	94.0	156.4	29.1	112.7	5.5	156.6	90.1	135.6
2037	930.5	1.50	50.4	58.9	95.1	157.6	29.4	113.8	5.6	158.9	91.1	136.1
2038	939.2	1.49	51.3	58.9	96.3	158.8	29.7	114.9	5.6	161.2	92.1	136.6
2039	947.8	1.48	52.2	58.9	97.3	159.9	30.0	116.0	5.6	163.4	93.1	136.9
2040	956.2	1.48	53.2	58.8	98.4	161.1	30.3	117.1	5.6	165.7	94.2	137.2
2041	964.6	1.47	54.1	58.8	99.4	162.2	30.6	118.2	5.7	167.9	95.2	137.3
2042	972.9	1.46	55.1	58.7	100.3	163.3	30.8	119.4	5.7	170.2	96.3	137.4
2043	981.5	1.46	56.2	58.7	101.3	164.5	31.1	120.6	5.7	172.5	97.4	137.6
2044	990.1	1.45	57.2	58.7	102.3	165.7	31.4	121.7	5.7	174.7	98.6	137.7
2045	998.9	1.45	58.2	58.7	103.4	166.7	31.7	122.9	5.7	177.0	99.7	138.1
2046	1,007.7	1.45	59.2	58.7	104.4	167.9	32.0	124.1	5.8	179.3	100.9	138.4
2047	1,016.6	1.44	60.2	58.6	105.4	169.0	32.3	125.3	5.8	181.6	102.0	138.8
2048	1,025.6	1.44	61.2	58.6	106.3	170.1	32.6	126.5	5.8	183.9	103.2	139.3
2049	1,034.6	1.44	62.2	58.6	107.3	171.2	33.0	127.8	5.8	186.3	104.4	139.7
2050	1,043.8	1.44	63.3	58.6	108.2	172.2	33.3	129.0	5.8	188.7	105.6	140.2

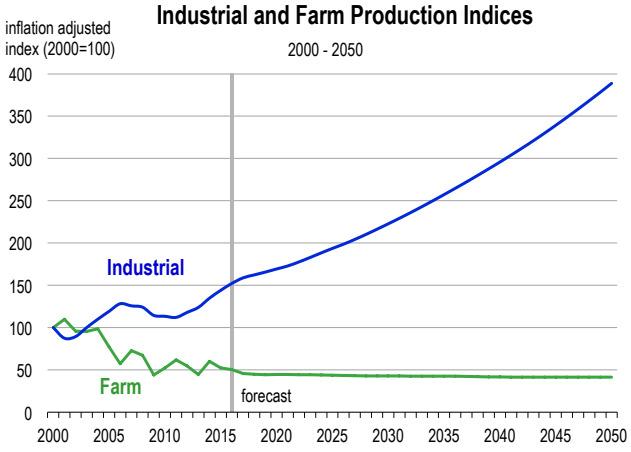












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	12.1%
Expected job growth:	5.9%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	11.2%
Expected population growth:	4.5%
Net migration to account for:	14.7%
Expected growth in number of vehicles:	4.0%

Demographics (2017)

Unemployment rate (April 2017):	4.6%
County rank* in California (58 counties):	21st
Working age (16-64) population:	65.3%
Population with B.A. or higher:	18.7%
Median home selling price (2016):	$283,500
Median household income:	$55,589

Quality of Life

Violent crime rate (2015):	431 per 100,000 persons
County rank* in California (58 counties):	36th
Average commute time to work (2017):	33 minutes
High school drop out rate (2016):	10.3%
Households at/below poverty line (2017):	16.1%

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

San Diego County Economic Forecast

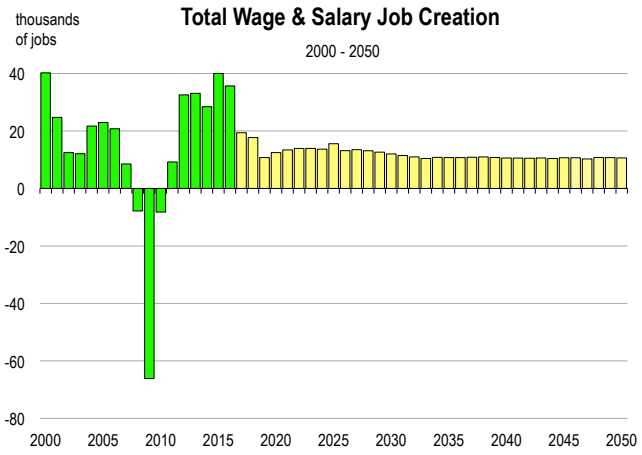
San Diego is the second largest county in California, behind only Los Angeles. It has a population of 3.3 million people and a total of 1.4 million wage and salary jobs. The average salary per worker is $75,764, and the per capita income is $55,797.

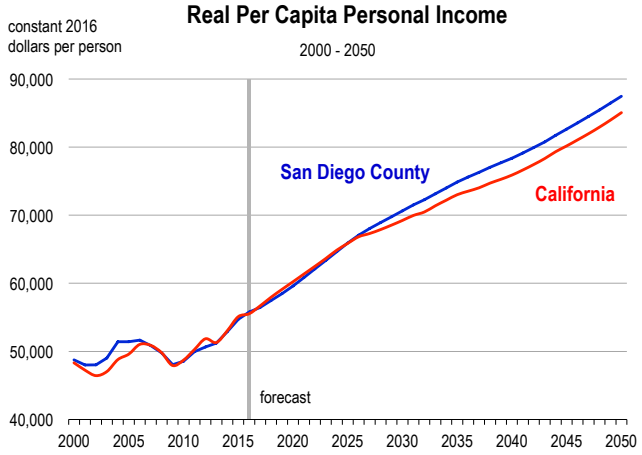
San Diego County has a diverse economy with a strong tourism sector, a sizeable defense industry, and a bustling technology cluster. The U.S. Navy is the largest employer.

During 2016, San Diego County was characterized by employment growth of 2.6 percent, gaining a total of 35,700 jobs. Across the broader Southern California region, total employment increased by 2.5 percent. In San Diego County, the unemployment rate improved from 5.2 percent in 2015 to 4.7 percent in 2016.

In 2016, the largest job gains occurred in leisure and hospitality (+6,800 jobs), construction (+6,200 jobs), government (+5,900 jobs), and healthcare and education (+5,800 jobs). Small losses were observed in information (-120 jobs) and agriculture (-100 jobs).

From 2011-2016, the population of San Diego County grew at an annual average rate of 1.0 percent. This growth was largely a result of the natural increase (new births), but net migration was relatively strong, with 9,500 net migrants entering the county each year.





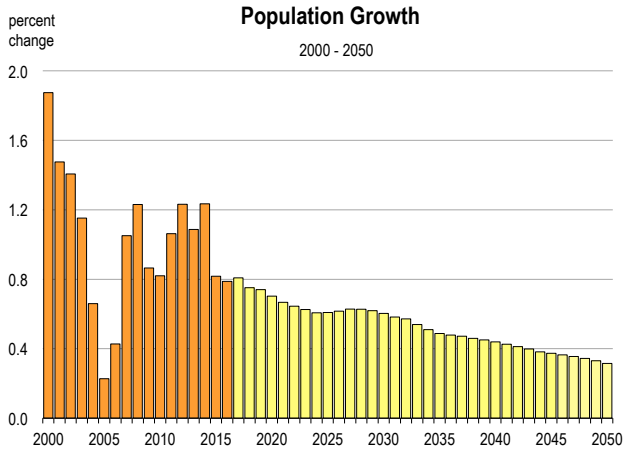
Forecast Highlights

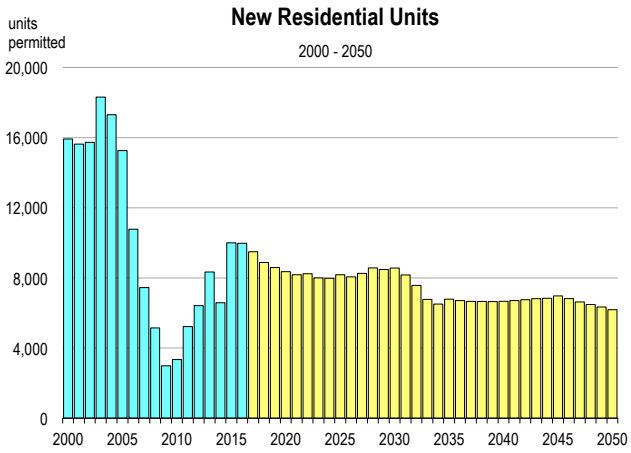
- Total employment is expected to increase by 1.4 percent in 2017. From 2017 to 2022, growth will average 0.9 percent per year.
- Average salaries are above the California state average, and will remain so over the foreseeable future. In San Diego County, real average salaries will rise by an average of 1.8 percent per year from 2017 to 2022.
- Between 2017 and 2022, the largest job gains will be observed in professional and business services, leisure and hospitality, education and healthcare, and government. Together, these sectors will account for 77 percent of net job creation.
- Population growth will decelerate slightly, averaging 0.7 percent annually from 2017 to 2022.
- Net migration will be very low. From 2017 to 2022, an average of 1,900 net migrants will enter the county each year.
- Between 2017 and 2022, an average of 8,500 housing permits will be issued each year. The most prominent areas for development will be Chula Vista and Downtown San Diego.
- Real per capita income is expected to increase by 1.2 percent in 2017. Annual average growth of 1.9 percent is expected from 2017 to 2022.
- Total taxable sales are expected to increase by an average of 0.8 percent per year from 2017 to 2022.
- Industrial production is expected to rise by an average of 1.6 percent per year from 2017 to 2022.

San Diego County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (millions)	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 (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	3,102,852	-249	2.67	1,086.2	3,346	$41.6	$136.6	$48,566	1.2	1.82	22.5	10.8
2011	3,135,806	7,914	2.65	1,089.4	5,222	$45.1	$145.7	$49,938	2.7	1.81	22.2	10.3
2012	3,174,446	14,677	2.67	1,096.1	6,419	$47.9	$152.7	$50,670	2.0	1.84	23.3	9.1
2013	3,208,946	11,505	2.75	1,105.6	8,342	$50.3	$157.8	$51,223	1.1	1.93	24.3	7.8
2014	3,248,547	15,225	2.81	1,112.1	6,583	$52.7	$167.1	$52,889	1.4	1.87	25.4	6.4
2015	3,275,084	2,471	2.88	1,120.7	10,005	$54.2	$175.9	$54,708	0.9	1.73	27.0	5.2
2016	3,300,891	3,652	2.93	1,126.1	9,972	$55.6	$184.2	$55,797	1.9	1.67	28.1	4.7
2017	3,327,564	4,942	2.97	1,129.8	9,493	$57.6	$192.5	$56,437	2.5	1.64	28.8	4.5
2018	3,352,564	3,254	3.00	1,138.8	8,880	$59.8	$202.8	$57,473	2.7	1.64	29.2	4.5
2019	3,377,380	2,984	3.02	1,147.3	8,592	$62.0	$213.7	$58,486	2.8	1.65	29.6	4.5
2020	3,401,115	1,899	3.04	1,155.4	8,357	$64.3	$225.7	$59,631	2.9	1.67	30.1	4.6
2021	3,423,807	868	3.07	1,163.4	8,182	$66.6	$238.5	$60,864	2.8	1.69	30.6	4.5
2022	3,445,885	313	3.09	1,171.1	8,239	$69.0	$252.3	$62,120	3.0	1.71	31.2	4.5
2023	3,467,447	-81	3.11	1,179.0	8,002	$71.3	$265.8	$63,393	2.6	1.72	31.9	4.5
2024	3,488,489	-462	3.14	1,186.6	7,981	$73.8	$279.6	$64,653	2.5	1.73	32.5	4.4
2025	3,509,718	-100	3.16	1,194.1	8,182	$76.5	$293.5	$65,898	2.4	1.75	33.1	4.3
2026	3,531,347	464	3.19	1,201.9	8,062	$79.0	$307.6	$67,085	2.3	1.76	33.6	4.2
2027	3,553,531	1,223	3.21	1,209.6	8,260	$81.4	$321.7	$68,031	2.5	1.77	34.2	4.2
2028	3,575,827	1,546	3.23	1,217.4	8,573	$84.2	$336.8	$68,918	2.7	1.78	34.9	4.2
2029	3,597,962	1,598	3.25	1,225.6	8,481	$86.8	$351.1	$69,789	2.3	1.80	35.7	4.2
2030	3,619,669	1,401	3.28	1,233.6	8,565	$89.6	$365.1	$70,645	2.1	1.81	36.5	4.3
2031	3,640,754	973	3.30	1,241.7	8,170	$92.6	$379.1	$71,509	2.0	1.82	37.3	4.3
2032	3,661,572	846	3.31	1,249.5	7,574	$95.8	$393.5	$72,279	2.1	1.83	38.2	4.3
2033	3,681,319	-93	3.33	1,256.7	6,776	$99.4	$409.2	$73,154	2.2	1.85	39.0	4.3
2034	3,700,090	-870	3.35	1,263.1	6,510	$102.9	$425.7	$74,023	2.3	1.86	39.9	4.3
2035	3,718,133	-1,449	3.37	1,269.3	6,788	$106.5	$443.2	$74,884	2.4	1.87	40.8	4.3
2036	3,735,930	-1,585	3.39	1,275.8	6,709	$109.7	$460.0	$75,616	2.3	1.88	41.7	4.3
2037	3,753,566	-1,693	3.41	1,282.1	6,664	$112.7	$476.6	$76,294	2.2	1.89	42.6	4.3
2038	3,770,821	-2,089	3.43	1,288.5	6,661	$115.6	$493.5	$77,025	2.1	1.91	43.6	4.3
2039	3,787,820	-2,370	3.44	1,294.8	6,651	$118.5	$510.5	$77,695	2.1	1.92	44.6	4.4
2040	3,804,465	-2,694	3.46	1,301.1	6,667	$121.6	$529.4	$78,380	2.3	1.93	45.6	4.4
2041	3,820,669	-3,173	3.48	1,307.4	6,708	$125.1	$549.9	$79,132	2.5	1.94	46.6	4.4
2042	3,836,414	-3,696	3.50	1,313.8	6,758	$128.5	$570.6	$79,932	2.3	1.96	47.6	4.4
2043	3,851,704	-4,223	3.52	1,320.2	6,816	$132.0	$592.3	$80,786	2.3	1.97	48.7	4.4
2044	3,866,417	-4,883	3.54	1,326.7	6,840	$135.6	$614.7	$81,727	2.2	1.98	49.8	4.4
2045	3,880,866	-5,225	3.55	1,333.2	6,975	$138.9	$636.9	$82,630	2.1	1.99	50.9	4.4
2046	3,895,019	-5,603	3.57	1,339.8	6,821	$142.5	$660.7	$83,566	2.2	2.01	52.0	4.4
2047	3,908,860	-6,003	3.59	1,346.3	6,630	$146.3	$685.9	$84,498	2.3	2.02	53.2	4.4
2048	3,922,315	-6,483	3.61	1,352.6	6,486	$150.2	$711.8	$85,463	2.3	2.03	54.4	4.5
2049	3,935,287	-7,062	3.63	1,358.7	6,343	$154.4	$739.7	$86,453	2.4	2.04	55.6	4.5
2050	3,947,696	-7,708	3.65	1,364.8	6,189	$158.8	$769.2	$87,473	2.5	2.06	56.8	4.5

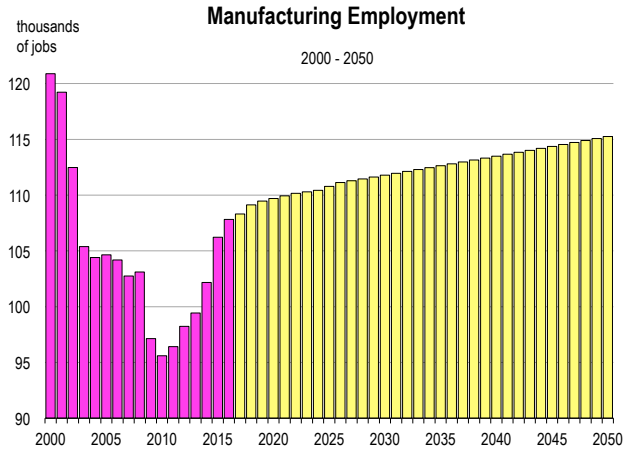


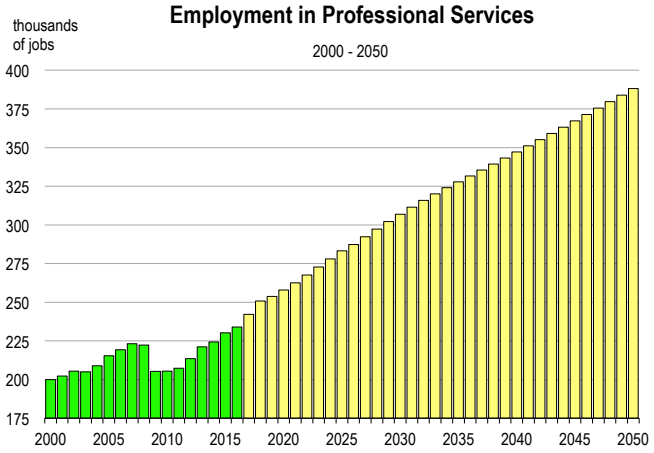


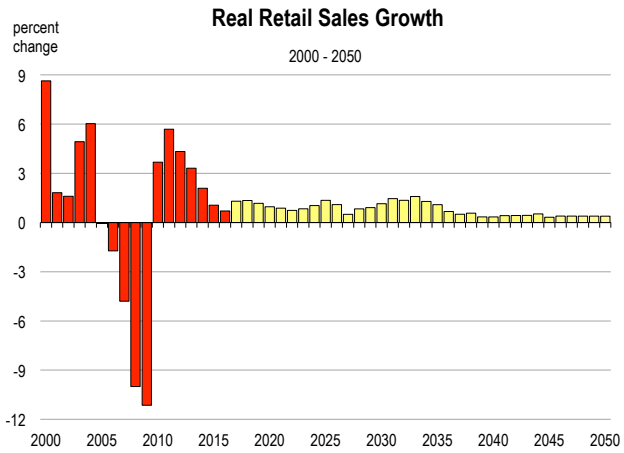
San Diego County Employment Forecast

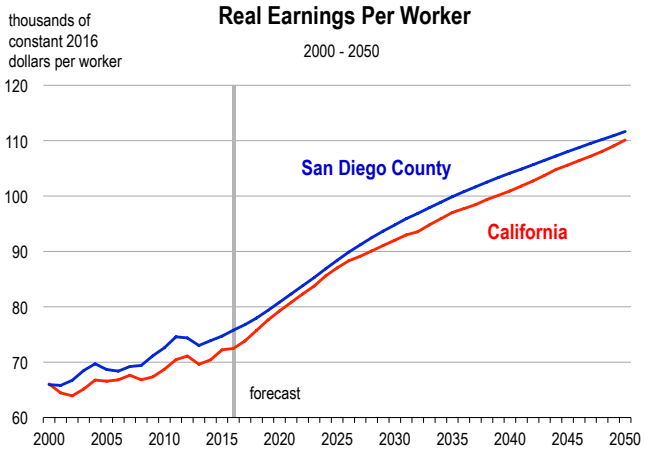
2010-2016 History, 2017-2050 Forecast

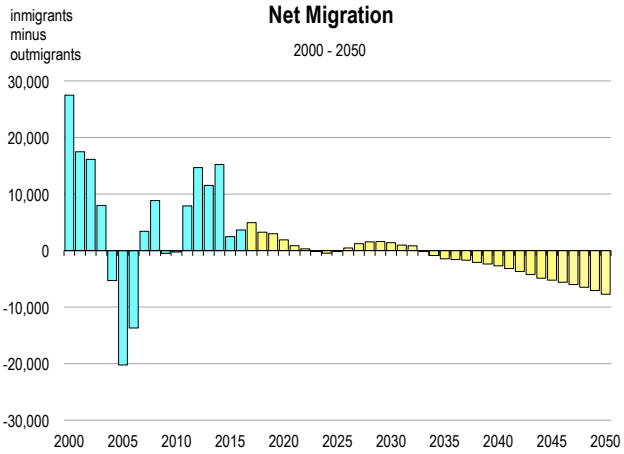
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	1,252.6	10.53	55.4	95.6	26.5	170.9	67.1	205.5	25.1	164.5	154.5	230.5
2011	1,261.8	9.79	55.2	96.4	26.1	174.9	67.4	207.4	24.2	167.9	155.6	229.0
2012	1,294.4	9.80	57.0	98.2	27.3	180.7	69.8	213.4	24.5	174.5	161.7	227.8
2013	1,327.5	9.75	61.0	99.4	27.2	185.2	70.8	221.1	24.3	181.0	168.6	229.5
2014	1,356.0	9.38	63.9	102.2	27.0	188.0	69.4	224.3	24.4	186.0	177.0	231.9
2015	1,395.9	9.08	69.9	106.2	28.4	190.9	71.2	230.2	23.8	192.7	183.9	236.2
2016	1,431.6	8.98	76.1	107.8	29.4	192.2	73.0	234.0	23.6	198.5	190.7	242.1
2017	1,451.0	8.93	77.1	108.3	29.8	194.7	72.8	242.1	23.9	201.5	192.3	243.3
2018	1,468.7	8.90	77.8	109.1	30.4	197.1	71.2	250.8	23.7	203.2	194.8	244.6
2019	1,479.4	8.89	78.8	109.5	30.7	198.1	70.4	253.8	23.7	205.2	196.6	246.0
2020	1,491.9	8.90	79.5	109.7	30.8	198.8	70.7	257.9	23.9	207.2	198.4	247.4
2021	1,505.3	8.91	80.3	109.9	30.9	199.4	71.0	262.5	24.3	209.3	200.3	249.0
2022	1,519.3	8.92	80.7	110.2	30.9	200.1	71.5	267.6	24.6	211.4	202.2	250.6
2023	1,533.2	8.93	81.3	110.3	31.0	200.7	71.6	272.8	24.9	213.7	204.1	252.4
2024	1,546.9	8.94	81.8	110.4	31.1	201.4	71.6	278.0	25.1	216.2	205.9	253.9
2025	1,562.4	8.95	82.4	110.8	31.2	202.3	71.7	283.2	25.6	218.7	207.8	256.4
2026	1,575.6	8.96	82.9	111.1	31.2	202.9	71.9	287.3	26.2	221.0	209.5	258.4
2027	1,589.1	8.97	83.5	111.3	31.3	203.4	72.5	292.3	26.9	223.4	211.3	259.3
2028	1,602.2	8.98	84.1	111.5	31.4	204.0	72.8	297.3	27.3	225.9	213.1	260.3
2029	1,614.8	8.99	84.5	111.6	31.5	204.5	73.2	302.2	27.7	228.5	214.8	261.0
2030	1,626.8	9.00	85.0	111.8	31.6	205.1	73.3	306.9	28.1	231.1	216.4	261.6
2031	1,638.3	9.01	85.2	112.0	31.6	205.7	73.3	311.5	28.5	233.7	217.9	262.1
2032	1,649.3	9.02	85.3	112.1	31.7	206.2	73.1	315.9	29.0	236.3	219.4	262.7
2033	1,659.7	9.03	85.3	112.3	31.8	206.8	73.1	320.1	29.1	238.9	220.9	263.3
2034	1,670.5	9.04	85.7	112.5	31.9	207.3	73.4	324.1	29.3	241.5	222.3	263.9
2035	1,681.3	9.05	86.4	112.6	31.9	207.8	73.6	327.8	29.5	244.1	223.6	264.5
2036	1,692.0	9.06	86.9	112.8	32.0	208.1	73.9	331.6	29.9	246.7	224.9	265.1
2037	1,702.9	9.07	87.4	113.0	32.2	208.5	74.2	335.5	30.3	249.4	226.2	265.7
2038	1,713.9	9.07	88.1	113.2	32.2	208.9	74.5	339.4	30.5	252.0	227.4	266.4
2039	1,724.6	9.08	88.9	113.3	32.3	209.3	74.8	343.2	30.8	254.7	228.6	267.0
2040	1,735.2	9.09	89.4	113.5	32.4	209.6	75.0	347.2	31.0	257.3	229.7	267.8
2041	1,745.8	9.10	90.0	113.7	32.4	209.9	75.3	351.1	31.2	260.0	230.8	268.5
2042	1,756.3	9.11	90.6	113.8	32.4	210.2	75.4	355.1	31.4	262.6	231.9	269.4
2043	1,766.9	9.12	91.3	114.0	32.5	210.4	75.6	359.1	31.5	265.3	232.9	270.3
2044	1,777.4	9.13	91.9	114.2	32.6	210.7	75.7	363.2	31.6	267.9	233.9	271.2
2045	1,788.0	9.14	92.6	114.4	32.7	210.9	75.9	367.3	31.8	270.6	234.9	272.2
2046	1,798.7	9.15	93.1	114.5	32.7	211.1	76.2	371.4	32.0	273.3	235.8	273.2
2047	1,809.0	9.16	93.5	114.7	32.7	211.3	76.2	375.5	32.3	276.1	236.7	274.3
2048	1,819.8	9.17	94.0	114.9	32.8	211.5	76.5	379.7	32.4	278.8	237.6	275.4
2049	1,830.5	9.18	94.5	115.1	32.8	211.7	76.8	383.9	32.5	281.6	238.5	276.5
2050	1,841.1	9.19	95.0	115.3	32.8	211.9	77.0	388.2	32.6	284.5	239.4	277.6

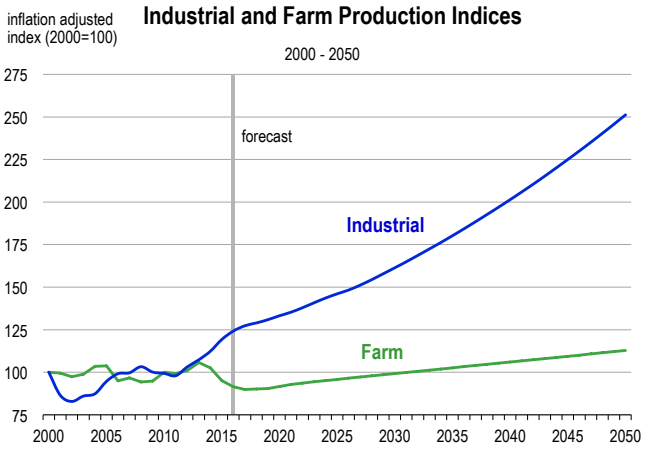












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	5.2%
Expected job growth:	4.7%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	14.0%
Expected population growth:	3.6%
Net migration to account for:	7.9%
Expected growth in number of vehicles:	4.0%

Demographics (2017)

Unemployment rate (April 2017):	3.8%
County rank* in California (58 counties):	13th
Working age (16-64) population:	66.6%
Population with B.A. or higher:	35.7%
Median home selling price (2016):	$490,000
Median household income:	$69,508

Quality of Life

Violent crime rate (2015):	327 per 100,000 persons
County rank* in California (58 counties):	24th
Average commute time to work (2017):	27 minutes
High school drop out rate (2016):	8.7%
Households at/below poverty line (2017):	10.9%

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

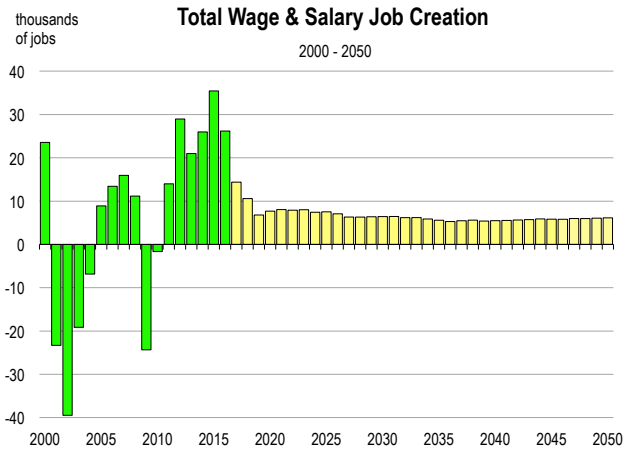
San Francisco County Economic Forecast

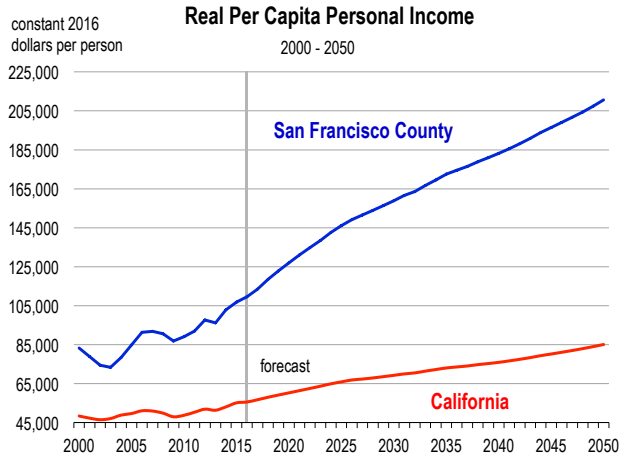
San Francisco County – located on a peninsula between the San Francisco Bay and the Pacific Ocean – is one of the State's largest tourist destinations. San Francisco County has a population of 871,200 people and a total of 695,200 wage and salary jobs, making it a jobs center for a number of Bay Area counties. The per capita income in San Francisco County is $109,563 and the average salary per worker is $115,638.

In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the greater Bay Area grew by 3.3 percent. In San Francisco County, a total of 26,200 jobs were created, representing a growth rate of 3.9 percent. The unemployment rate improved during the year, falling from 3.6 percent in 2015 to 3.3 percent in 2016.

In 2016, the largest job gains occurred in professional services (+9,000 jobs), which accounted for almost 35 percent of net job growth in the county. Other sectors with large increases were information (+3,800 jobs), leisure and hospitality (+2,600 jobs), financial activities (+2,400 jobs), and government (+2,400 jobs). Losses were not observed in any major sector.

Between 2011 and 2016, the population of San Francisco County increased at a rate of 1.2 percent per year. Net migration accounted for two thirds of this increase, as people moved to the region for its booming job market and high wages.





Forecast Highlights

- Total employment will rise by 2.1 percent in 2017. From 2017 to 2022, the annual growth rate is expected to average 1.1 percent.

- Average salaries are currently well above the California state average, and will remain so over the foreseeable future. In San Francisco County, inflation-adjusted salaries are expected to rise by an average of 2.7 percent per year between 2017 and 2022.

- From 2017 to 2022, the principal engine of employment growth will be professional services, which will account for almost half of net job creation in the county. Strong growth will also be observed in leisure services, education and healthcare, and wholesale and retail trade, which will account for a combined 33 percent of net job creation.

- Population growth will be slow, averaging 0.5 percent per year between 2017 and 2022.

- In 2017, a total of 3,100 net migrants are expected to enter the county. Over the entire 2017-2022 period, net migration is expected to average 2,400 people per year.

- Between 2017 and 2022, an average of 3,200 new housing permits will be issued each year. Many of these units will be located at Hunters Point, near Lake Merced, and on Treasure Island. Each of these neighborhoods have large housing developments that will generate thousands of homes.

- Real per capita income is expected to increase at a rate of 3.6 percent in 2017. Between 2017 and 2022, real per capita income will increase at a rate of 3.5 percent per year.

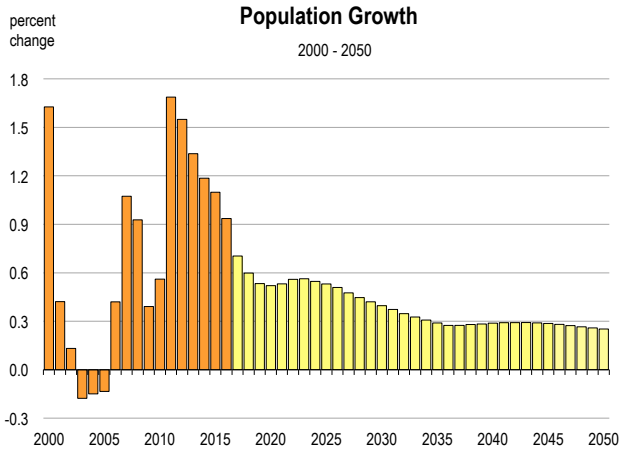
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.0 percent per year between 2017 and 2022.

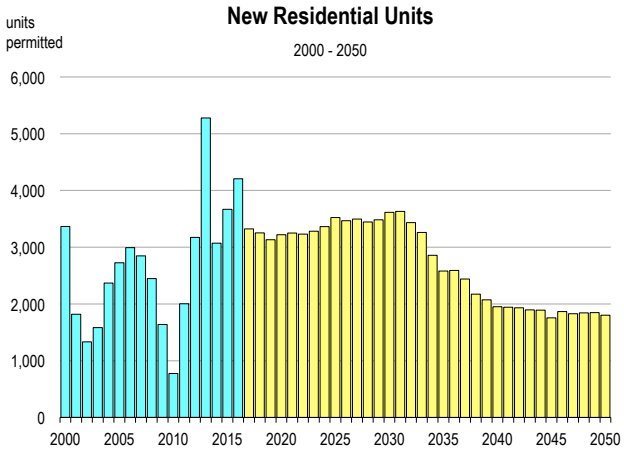
- Industrial production is expected to increase by 5.0 percent in 2017. From 2017 to 2022, industrial production is expected to fall by 2.0 percent per year.

San Francisco County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Unemploy-ment Rate (percent)
2010	806,292	1,405	470	345.2	774	$13.4	$61.3	$89,092	1.3	0.9	3.7	8.9
2011	819,897	10,435	466	346.3	2,002	$14.9	$66.1	$91,965	2.7	1.1	3.6	8.1
2012	832,605	9,457	471	347.7	3,175	$16.0	$73.1	$97,593	2.7	1.2	3.8	6.8
2013	843,735	7,784	485	350.4	5,277	$17.1	$74.7	$96,193	2.3	1.9	3.9	5.5
2014	853,732	6,517	490	352.9	3,070	$18.5	$83.1	$102,888	2.8	0.9	4.2	4.4
2015	863,108	5,903	494	356.6	3,670	$18.9	$89.5	$106,848	2.6	0.3	4.3	3.6
2016	871,185	4,895	498	359.5	4,207	$19.8	$95.4	$109,563	3.0	0.3	4.7	3.3
2017	877,317	3,113	503	361.3	3,323	$20.7	$102.6	$113,464	3.1	0.3	4.9	3.5
2018	882,565	2,388	506	363.1	3,253	$21.8	$111.0	$118,457	3.0	0.4	5.0	3.5
2019	887,270	2,012	509	365.0	3,132	$22.8	$118.7	$122,794	2.6	0.4	5.1	3.8
2020	891,887	2,104	511	366.8	3,220	$24.0	$127.1	$126,893	3.1	0.4	5.2	3.8
2021	896,626	2,411	514	368.6	3,250	$25.2	$135.9	$131,012	3.0	0.4	5.3	3.8
2022	901,642	2,855	516	370.4	3,231	$26.5	$144.8	$134,759	3.0	0.5	5.4	3.9
2023	906,719	3,077	518	372.3	3,282	$27.7	$154.1	$138,495	3.0	0.5	5.5	3.8
2024	911,677	3,104	520	374.1	3,363	$29.0	$164.3	$142,649	2.9	0.5	5.5	3.8
2025	916,516	3,102	522	376.0	3,523	$30.3	$174.0	$146,043	2.9	0.5	5.6	3.6
2026	921,183	3,032	524	378.0	3,467	$31.6	$183.6	$149,193	2.8	0.5	5.8	3.6
2027	925,566	2,881	526	380.0	3,496	$32.9	$192.8	$151,488	2.9	0.5	5.8	3.5
2028	929,698	2,793	527	382.0	3,445	$34.2	$201.9	$153,852	2.7	0.5	6.0	3.5
2029	933,606	2,757	529	383.9	3,483	$35.4	$211.2	$156,321	2.5	0.5	6.1	3.5
2030	937,307	2,745	530	385.9	3,615	$36.7	$220.8	$158,914	2.4	0.5	6.2	3.5
2031	940,804	2,742	532	388.0	3,631	$37.9	$230.5	$161,560	2.3	0.5	6.3	3.5
2032	944,069	2,704	534	390.0	3,433	$39.3	$240.0	$163,554	2.5	0.5	6.5	3.5
2033	947,150	2,683	535	392.0	3,260	$40.6	$250.6	$166,685	2.1	0.5	6.6	3.5
2034	950,062	2,630	537	393.8	2,858	$41.9	$261.7	$169,598	2.3	0.5	6.8	3.5
2035	952,812	2,561	538	395.5	2,580	$43.4	$273.4	$172,492	2.4	0.5	6.9	3.5
2036	955,425	2,483	540	396.9	2,591	$45.0	$285.1	$174,520	2.8	0.5	7.1	3.5
2037	958,048	2,465	541	398.4	2,439	$46.7	$297.4	$176,473	2.9	0.5	7.3	3.5
2038	960,729	2,475	542	399.8	2,173	$48.4	$310.5	$178,916	2.7	0.5	7.5	3.5
2039	963,448	2,453	544	401.0	2,073	$50.2	$324.2	$181,014	2.9	0.5	7.6	3.5
2040	966,226	2,451	545	402.2	1,951	$52.1	$338.1	$183,164	2.8	0.5	7.8	3.5
2041	969,039	2,457	547	403.3	1,943	$53.9	$352.6	$185,615	2.6	0.5	8.0	3.5
2042	971,863	2,473	548	404.4	1,932	$55.8	$367.5	$188,199	2.5	0.5	8.2	3.5
2043	974,701	2,494	550	405.5	1,896	$57.7	$382.9	$190,892	2.4	0.5	8.4	3.5
2044	977,527	2,525	551	406.6	1,891	$59.6	$398.8	$193,937	2.2	0.5	8.6	3.5
2045	980,328	2,534	552	407.6	1,755	$61.6	$415.0	$196,476	2.4	0.5	8.9	3.5
2046	983,081	2,535	554	408.6	1,866	$63.7	$431.3	$199,051	2.3	0.5	9.1	3.5
2047	985,765	2,556	555	409.7	1,828	$65.7	$448.4	$201,696	2.3	0.5	9.3	3.5
2048	988,384	2,567	555	410.7	1,843	$67.9	$466.3	$204,457	2.3	0.5	9.6	3.5
2049	990,942	2,585	556	411.8	1,847	$70.1	$485.4	$207,440	2.3	0.5	9.8	3.5
2050	993,440	2,603	557	412.8	1,802	$72.5	$505.5	$210,617	2.3	0.5	10.1	3.5

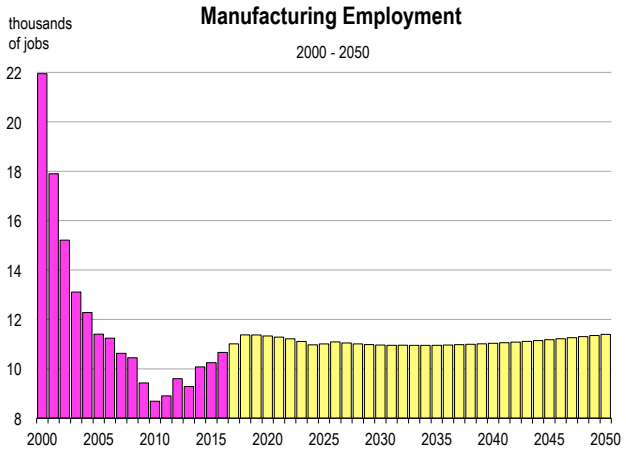


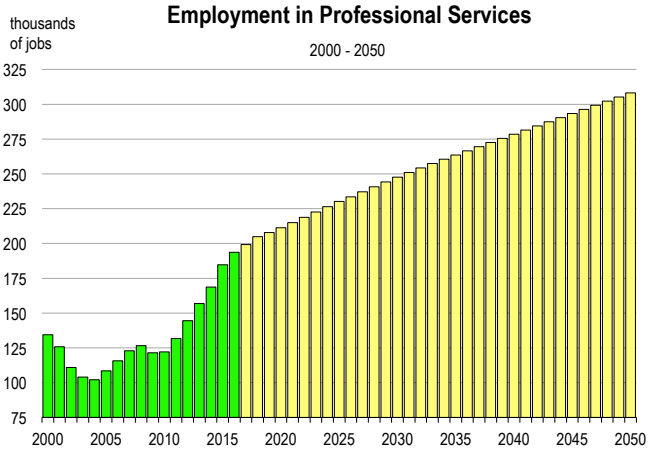


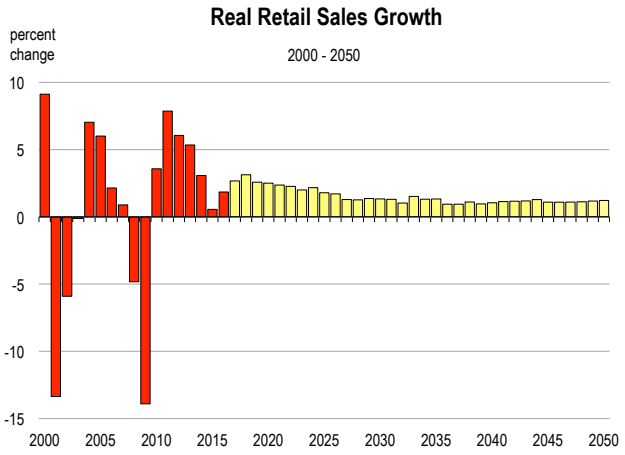
San Francisco County Employment Forecast

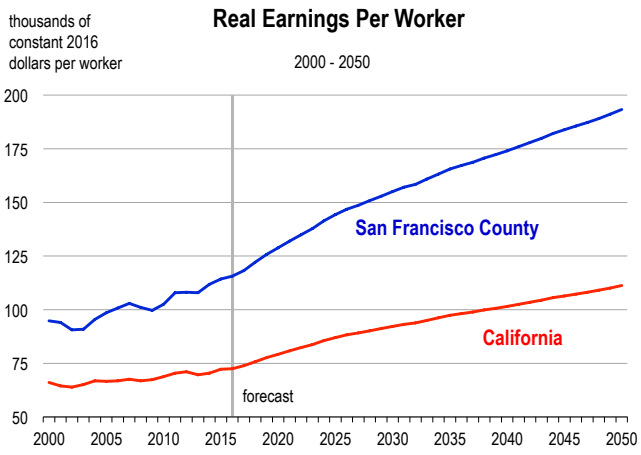
2010-2016 History, 2017-2050 Forecast

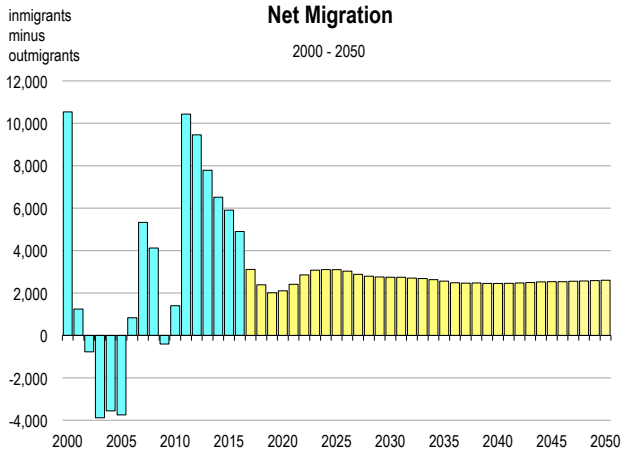
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	543.6	0.25	14.3	8.7	10.9	50.8	48.4	122.1	19.5	80.4	76.8	90.0
2011	557.6	0.18	13.9	8.9	10.8	51.6	47.0	131.7	22.7	79.6	79.5	89.8
2012	586.6	0.13	15.0	9.6	10.9	54.4	47.8	144.5	25.5	81.9	84.7	89.2
2013	607.6	0.14	15.9	9.3	11.6	57.0	49.3	156.8	25.7	82.8	86.2	88.4
2014	633.6	0.15	16.9	10.1	11.8	58.8	50.2	168.8	28.3	83.0	90.2	89.5
2015	669.0	0.18	18.5	10.3	12.3	62.6	52.0	184.6	31.7	85.7	93.3	91.6
2016	695.2	0.17	19.8	10.7	13.7	63.2	54.4	193.7	35.4	87.6	95.9	93.9
2017	709.5	0.16	20.2	11.0	13.9	64.2	54.4	199.2	37.1	89.1	98.1	94.7
2018	720.1	0.16	20.0	11.4	14.2	65.3	54.5	204.9	38.0	89.8	98.6	95.6
2019	726.9	0.16	20.0	11.4	14.3	66.2	54.3	207.8	38.6	90.5	99.7	96.0
2020	734.6	0.16	20.0	11.3	14.4	67.1	54.3	211.3	39.1	91.2	101.0	96.6
2021	742.6	0.16	20.1	11.3	14.5	67.9	54.3	215.0	39.6	91.9	102.3	97.4
2022	750.5	0.16	20.4	11.2	14.5	68.6	54.3	218.8	40.0	92.7	103.7	97.8
2023	758.5	0.17	20.7	11.1	14.4	69.2	54.5	222.6	40.4	93.5	105.0	98.4
2024	766.0	0.17	21.0	11.0	14.4	69.9	54.6	226.4	40.9	94.3	105.7	99.1
2025	773.5	0.17	21.2	11.0	14.4	70.5	54.8	230.2	41.4	95.2	106.0	99.9
2026	780.6	0.17	21.6	11.1	14.4	71.0	55.0	233.5	42.0	96.0	106.4	100.5
2027	786.9	0.17	21.8	11.0	14.4	71.4	55.1	237.1	42.4	96.8	106.6	101.0
2028	793.2	0.17	22.0	11.0	14.3	71.8	55.2	240.7	42.8	97.6	107.0	101.3
2029	799.6	0.17	22.2	11.0	14.3	72.2	55.3	244.2	43.2	98.4	107.6	101.6
2030	806.0	0.17	22.4	11.0	14.3	72.6	55.4	247.7	43.5	99.2	108.3	102.0
2031	812.5	0.17	22.6	11.0	14.3	73.0	55.5	251.0	43.9	100.1	109.1	102.3
2032	818.6	0.17	22.8	11.0	14.3	73.3	55.5	254.3	44.3	100.9	109.9	102.5
2033	824.8	0.17	22.8	10.9	14.3	73.8	55.6	257.5	44.6	101.7	110.7	102.9
2034	830.7	0.17	22.7	10.9	14.3	74.1	55.7	260.5	45.0	102.4	111.5	103.2
2035	836.3	0.17	22.4	11.0	14.3	74.5	55.7	263.5	45.3	103.2	112.4	103.5
2036	841.6	0.17	22.0	11.0	14.3	74.8	55.8	266.5	45.7	104.0	113.2	103.8
2037	847.0	0.17	21.7	11.0	14.3	75.1	55.9	269.5	46.0	104.7	114.0	104.0
2038	852.6	0.17	21.4	11.0	14.3	75.5	56.0	272.5	46.4	105.5	115.0	104.4
2039	858.0	0.17	20.9	11.0	14.3	75.8	56.0	275.5	46.8	106.2	115.8	104.7
2040	863.5	0.17	20.5	11.0	14.3	76.1	56.1	278.5	47.1	107.0	116.8	105.0
2041	869.1	0.17	20.1	11.1	14.3	76.4	56.2	281.5	47.5	107.7	117.7	105.2
2042	874.7	0.17	19.9	11.1	14.3	76.8	56.3	284.5	47.8	108.4	118.7	105.5
2043	880.4	0.17	19.6	11.1	14.4	77.1	56.3	287.4	48.2	109.1	119.7	105.8
2044	886.3	0.17	19.5	11.1	14.4	77.5	56.4	290.4	48.6	109.8	120.7	106.1
2045	892.1	0.17	19.3	11.2	14.4	77.9	56.5	293.4	48.9	110.5	121.7	106.5
2046	897.9	0.17	19.2	11.2	14.4	78.2	56.6	296.3	49.3	111.2	122.7	106.8
2047	903.9	0.17	19.1	11.3	14.5	78.6	56.7	299.3	49.6	111.9	123.8	107.1
2048	909.9	0.17	19.1	11.3	14.5	78.9	56.7	302.3	50.0	112.6	124.8	107.4
2049	916.0	0.17	19.0	11.3	14.5	79.3	56.8	305.2	50.3	113.3	125.9	107.7
2050	922.1	0.17	19.0	11.4	14.6	79.6	56.9	308.2	50.7	114.0	127.0	108.0

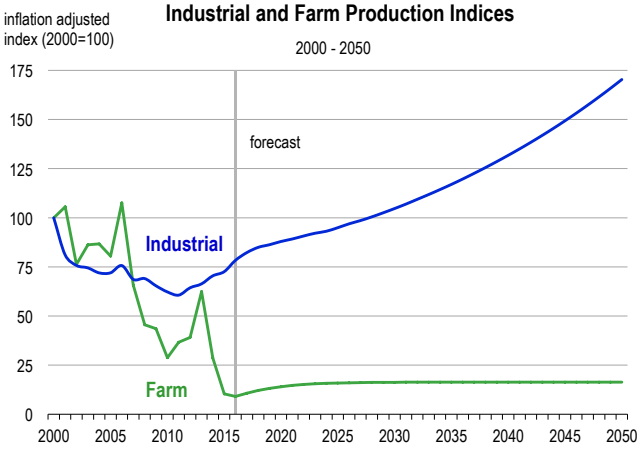












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	13.5%
Expected job growth:	5.8%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	22.1%
Expected population growth:	2.8%
Net migration to account for:	48.4%
Expected growth in number of vehicles:	2.6%

Demographics (2017)

Unemployment rate (April 2017):	2.7%
County rank* in California (58 counties):	2nd
Working age (16-64) population:	71.9%
Population with B.A. or higher:	53.5%
Median home selling price (2016):	$1,150,000
Median household income:	$88,829

Quality of Life

Violent crime rate (2015):	777 per 100,000 persons
County rank* in California (58 counties):	56th
Average commute time to work (2017):	35.0 minutes
High School drop out rate (2016):	9.8%
Households at/below poverty line (2017):	7.5%

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

San Joaquin County Economic Forecast

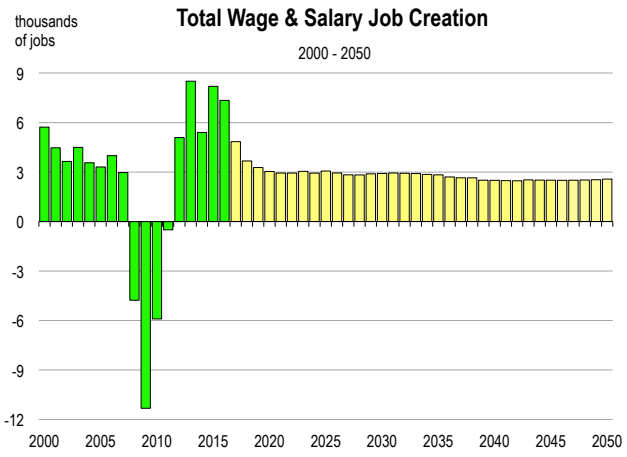
San Joaquin County is the northernmost county in the San Joaquin Valley. San Joaquin County has a population of 738,900 people and approximately 242,200 wage and salary jobs. The income per capita is $38,756 and the average salary per worker is $53,810.

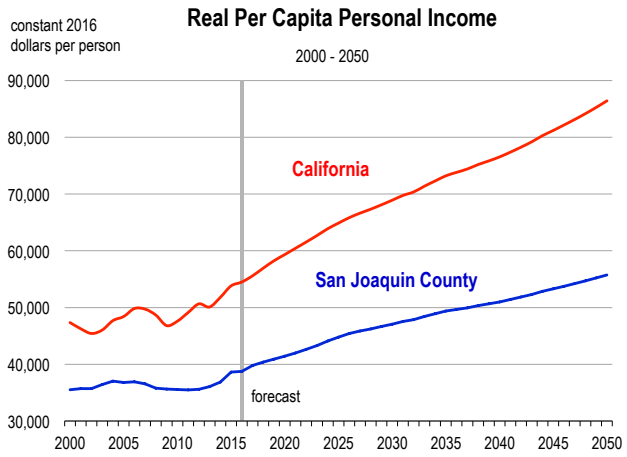
Much like the other counties in the San Joaquin Valley, San Joaquin County is heavily agricultural. However, the San Joaquin County economy is more diverse, largely as a result of its proximity to Sacramento and the Bay Area. Compared to the rest of the San Joaquin Valley, San Joaquin County has a lower concentration of farm and government jobs, and a higher concentration of transportation and warehousing jobs.

In 2016, employment across Northern California increased by 3.2 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 2.9 percent. In San Joaquin County, 7,300 total jobs were gained, representing a growth rate of 3.1 percent. The unemployment rate improved substantially, falling from 8.9 percent in 2015 to 8.1 percent in 2016.

During 2016, the largest employment gains were observed in transportation and utilities (+2,400 jobs), government (+1,300 jobs), construction (+960 jobs), education and healthcare (+730 jobs), and leisure and hospitality (+600 jobs). Meaningful losses were not observed in any major sector.

Between 2011 and 2016, the population of San Joaquin County grew at an annual average rate of 1.3 percent. Growth was heavily influenced by in-migration, as an average of 4,200 net migrants entered the county each year.





Forecast Highlights

- In 2017, total wage and salary employment is expected to increase by 2.0 percent. From 2017 to 2022, growth will average 1.3 percent per year.

- The average salary is currently well below the California state average, and will remain so over the forecast period. In San Joaquin County, inflation-adjusted salaries are expected to rise by 1.8 percent per year between 2017 and 2022.

- Between 2017 and 2022, the strongest employment growth will be observed in professional and business services, healthcare and education, and transportation and utilities. Together, these sectors will account for 59 percent of net job creation in the county.

- Annual population growth in the 2017-2022 period will average 1.5 percent per year, making San Joaquin one of the fastest growing counties of the state.

- Net migration will be high over the next 5 years. From 2017 to 2022, an average of 6,200 net migrants will enter the county each year, accounting for more than half of all population growth.

- Real income per capita is expected to rise by 2.7 percent in 2017. Over the entire 2017-2022 period, real income per capita will increase by an average of 1.4 percent per year.

- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.6 percent per year between 2017 and 2022.

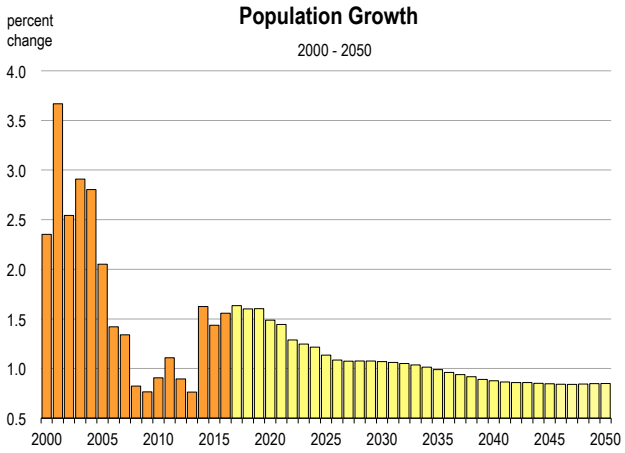
- Industrial production is expected to increase by 3.8 percent in 2017. From 2017 to 2022, the growth rate of industrial production will average 2.9 percent per year.

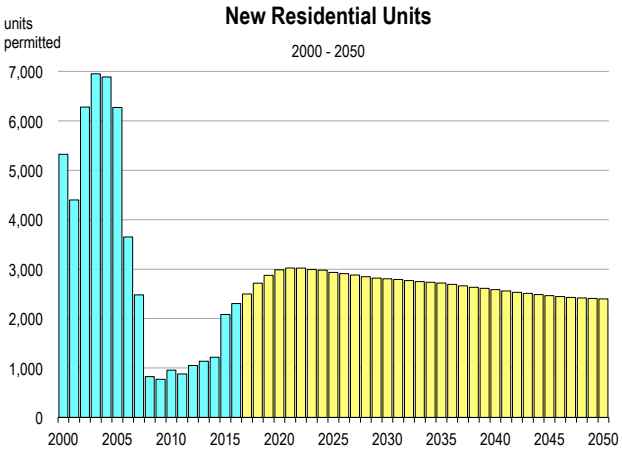
- Farm production is forecast to increase by 1.3 percent per year between 2017 and 2022. The principal commodities in the county are milk, grapes, and walnuts.

San Joaquin County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	686,585	-96	574	215.0	958	$7.4	$21.7	$35,536	1.3	2.15	6.0	16.5
2011	694,200	1,789	573	215.8	880	$8.2	$22.5	$35,480	2.7	2.40	6.1	16.2
2012	700,414	1,090	573	217.7	1,052	$8.8	$23.2	$35,579	2.7	3.00	6.3	14.4
2013	705,767	263	592	220.5	1,136	$9.2	$24.1	$36,070	2.3	3.07	6.7	12.3
2014	717,238	6,891	608	221.9	1,216	$9.8	$25.5	$36,857	2.8	3.28	7.1	10.5
2015	727,547	5,943	632	224.9	2,085	$10.2	$27.5	$38,633	2.6	2.73	7.5	8.9
2016	738,873	6,767	656	226.6	2,305	$10.6	$28.6	$38,756	3.0	2.93	8.0	8.1
2017	750,946	7,265	669	228.9	2,498	$11.0	$30.7	$39,789	3.1	2.97	8.3	7.7
2018	762,970	7,183	679	230.8	2,716	$11.5	$32.6	$40,405	3.0	3.02	8.5	7.5
2019	775,204	7,372	688	233.3	2,875	$12.1	$34.4	$40,920	2.6	3.06	8.7	7.6
2020	786,738	6,670	696	236.1	2,987	$12.6	$36.4	$41,424	3.1	3.10	9.0	7.7
2021	798,103	6,500	704	239.0	3,023	$13.2	$38.4	$41,974	3.0	3.14	9.2	7.8
2022	808,384	5,432	712	242.0	3,022	$13.6	$40.6	$42,611	3.0	3.18	9.5	7.8
2023	818,465	5,229	720	245.0	2,994	$14.1	$42.8	$43,310	3.0	3.22	9.8	7.7
2024	828,418	5,079	728	247.9	2,979	$14.7	$45.2	$44,094	2.9	3.26	10.1	7.6
2025	837,825	4,529	737	250.9	2,934	$15.2	$47.6	$44,796	2.9	3.30	10.4	7.4
2026	846,924	4,189	745	253.8	2,909	$15.8	$49.8	$45,414	2.8	3.35	10.7	7.2
2027	856,025	4,134	752	256.7	2,881	$16.3	$52.1	$45,855	2.9	3.39	11.0	7.1
2028	865,240	4,190	760	259.5	2,847	$16.9	$54.4	$46,237	2.7	3.43	11.4	7.1
2029	874,551	4,232	768	262.3	2,819	$17.4	$56.8	$46,648	2.5	3.48	11.8	7.0
2030	883,911	4,250	776	265.1	2,806	$18.0	$59.2	$47,081	2.4	3.53	12.2	7.0
2031	893,298	4,265	784	267.9	2,791	$18.8	$61.6	$47,531	2.3	3.57	12.6	6.9
2032	902,687	4,251	792	270.7	2,769	$19.5	$64.1	$47,852	2.5	3.62	13.0	6.9
2033	912,045	4,216	800	273.4	2,749	$20.3	$66.8	$48,402	2.1	3.67	13.4	6.9
2034	921,297	4,155	807	276.2	2,735	$21.1	$69.6	$48,889	2.3	3.72	13.8	6.8
2035	930,412	4,088	815	278.9	2,719	$21.8	$72.5	$49,376	2.4	3.77	14.3	6.8
2036	939,356	3,991	822	281.6	2,692	$22.6	$75.6	$49,675	2.8	3.82	14.8	6.8
2037	948,179	3,937	830	284.2	2,662	$23.4	$78.8	$49,957	2.9	3.88	15.3	6.8
2038	956,882	3,894	837	286.8	2,633	$24.2	$82.2	$50,352	2.7	3.93	15.8	6.8
2039	965,405	3,779	844	289.4	2,612	$24.9	$85.7	$50,661	2.9	3.99	16.3	6.8
2040	973,872	3,750	850	292.0	2,586	$25.7	$89.3	$50,997	2.8	4.04	16.8	6.8
2041	982,296	3,698	857	294.6	2,559	$26.4	$92.9	$51,408	2.6	4.10	17.4	6.7
2042	990,734	3,676	864	297.1	2,531	$27.2	$96.7	$51,847	2.5	4.16	17.9	6.7
2043	999,246	3,702	871	299.6	2,510	$28.0	$100.6	$52,316	2.4	4.22	18.5	6.7
2044	1,007,755	3,658	877	302.1	2,486	$28.7	$104.5	$52,864	2.2	4.28	19.1	6.7
2045	1,016,289	3,651	884	304.6	2,464	$29.5	$108.6	$53,300	2.4	4.35	19.7	6.6
2046	1,024,848	3,637	891	307.0	2,446	$30.2	$112.8	$53,758	2.3	4.41	20.3	6.6
2047	1,033,465	3,618	898	309.4	2,428	$31.0	$117.2	$54,226	2.3	4.48	21.0	6.6
2048	1,042,190	3,623	905	311.9	2,418	$31.9	$121.7	$54,705	2.3	4.54	21.6	6.6
2049	1,051,031	3,624	912	314.3	2,408	$32.7	$126.5	$55,216	2.3	4.61	22.3	6.6
2050	1,059,960	3,624	919	316.7	2,398	$33.6	$131.5	$55,756	2.3	4.68	23.0	6.5

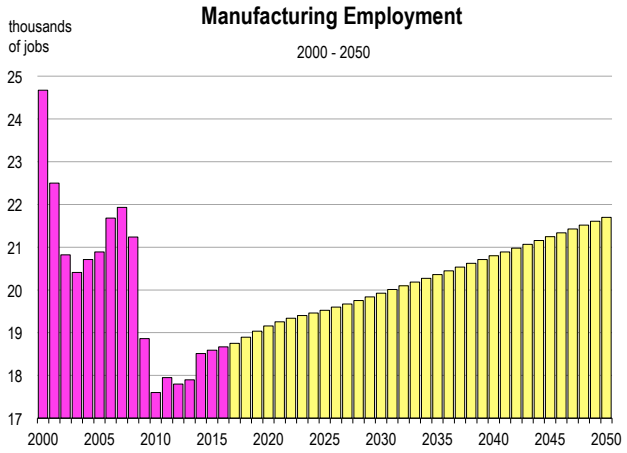


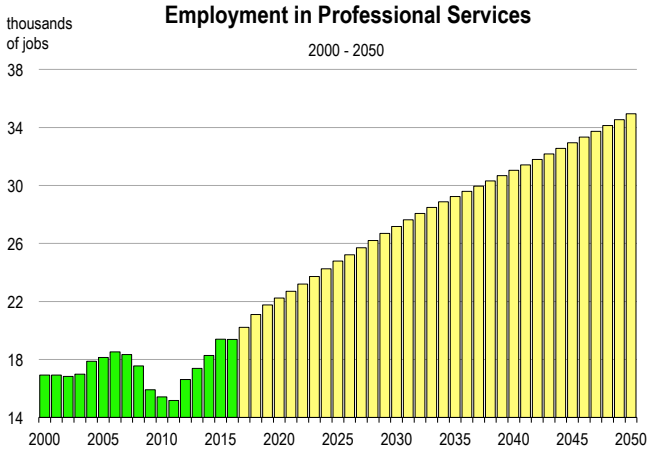


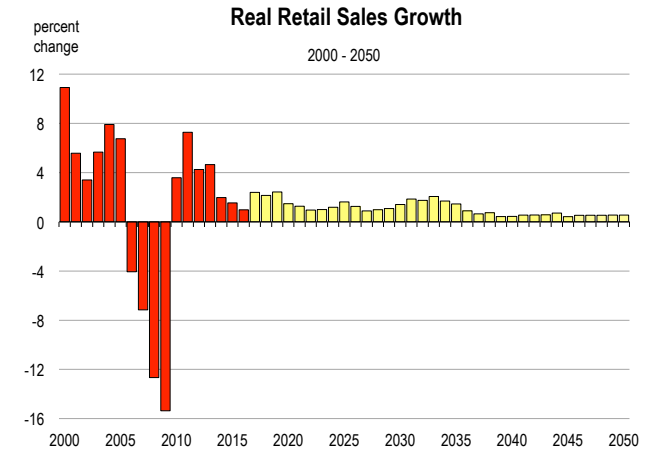
San Joaquin County Employment Forecast

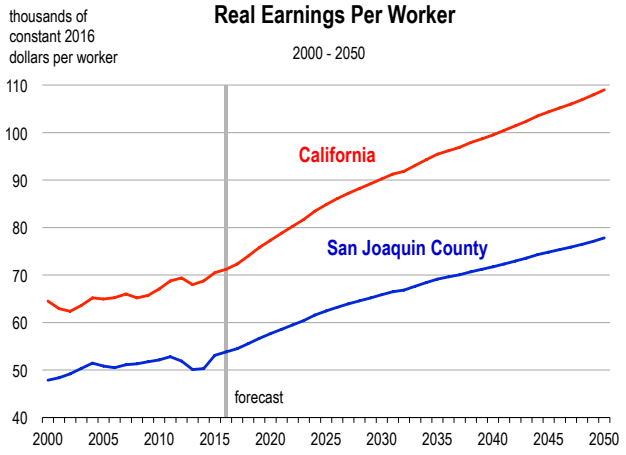
2010-2016 History, 2017-2050 Forecast

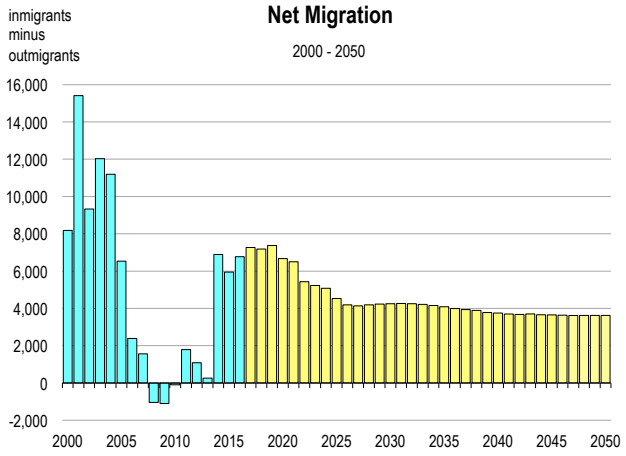
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	208.2	15.7	7.6	17.6	13.8	33.7	7.7	15.4	2.1	33.5	16.1	38.2
2011	207.7	15.5	7.4	18.0	14.7	34.4	7.5	15.2	2.1	33.7	16.3	36.5
2012	212.8	15.7	7.6	17.8	16.0	35.7	7.5	16.6	2.1	34.0	17.0	36.1
2013	221.3	16.1	8.8	17.9	17.2	36.7	7.6	17.4	2.1	35.5	18.2	37.1
2014	226.7	15.7	8.9	18.5	18.3	36.9	7.5	18.3	2.1	35.9	19.1	38.6
2015	234.9	16.7	10.1	18.6	20.4	37.4	7.4	19.4	1.9	36.5	19.7	39.6
2016	242.2	16.6	11.1	18.7	22.8	38.2	7.5	19.4	2.0	37.2	20.3	40.9
2017	247.0	16.6	11.7	18.8	23.5	38.7	7.5	20.2	2.0	38.0	20.6	41.7
2018	250.7	16.6	11.8	18.9	24.5	39.2	7.5	21.1	2.0	38.5	20.8	42.0
2019	254.0	16.7	11.9	19.0	25.1	39.7	7.5	21.8	2.0	39.1	21.1	42.2
2020	257.0	16.7	11.9	19.2	25.7	40.1	7.5	22.2	2.0	39.7	21.4	42.4
2021	260.0	16.7	12.0	19.3	26.2	40.4	7.6	22.7	2.1	40.3	21.8	42.6
2022	262.9	16.7	12.0	19.3	26.8	40.7	7.6	23.2	2.1	41.0	22.1	42.9
2023	265.9	16.8	12.0	19.4	27.3	41.0	7.6	23.7	2.1	41.8	22.5	43.1
2024	268.9	16.8	12.1	19.5	27.9	41.3	7.6	24.3	2.1	42.6	22.7	43.4
2025	271.9	16.8	12.1	19.5	28.4	41.6	7.6	24.8	2.1	43.4	22.8	43.7
2026	274.9	16.8	12.2	19.6	29.0	42.0	7.6	25.2	2.2	44.2	22.9	44.1
2027	277.7	16.9	12.2	19.7	29.5	42.3	7.6	25.7	2.2	45.1	23.0	44.3
2028	280.5	16.9	12.2	19.8	30.1	42.6	7.6	26.2	2.2	46.0	23.1	44.6
2029	283.4	16.9	12.2	19.8	30.7	42.9	7.6	26.7	2.2	46.9	23.2	44.8
2030	286.3	17.0	12.3	19.9	31.2	43.2	7.6	27.2	2.2	47.8	23.4	45.0
2031	289.3	17.0	12.3	20.0	31.7	43.6	7.6	27.6	2.2	48.7	23.6	45.2
2032	292.2	17.0	12.3	20.1	32.3	44.0	7.6	28.1	2.2	49.6	23.8	45.4
2033	295.1	17.1	12.3	20.2	32.9	44.4	7.6	28.5	2.3	50.5	23.9	45.6
2034	298.0	17.1	12.3	20.3	33.4	44.9	7.6	28.9	2.3	51.4	24.1	45.8
2035	300.8	17.1	12.4	20.4	34.0	45.3	7.6	29.2	2.3	52.3	24.3	46.0
2036	303.5	17.2	12.4	20.4	34.5	45.6	7.6	29.6	2.3	53.1	24.5	46.2
2037	306.2	17.2	12.4	20.5	35.1	45.9	7.6	30.0	2.3	53.9	24.6	46.4
2038	308.8	17.2	12.4	20.6	35.7	46.2	7.6	30.3	2.3	54.7	24.8	46.6
2039	311.3	17.3	12.4	20.7	36.2	46.4	7.6	30.7	2.3	55.5	25.0	46.8
2040	313.8	17.3	12.4	20.8	36.7	46.7	7.6	31.0	2.3	56.3	25.2	47.0
2041	316.3	17.3	12.4	20.9	37.3	46.9	7.6	31.4	2.4	57.1	25.4	47.2
2042	318.8	17.4	12.4	21.0	37.8	47.2	7.6	31.8	2.4	57.8	25.5	47.4
2043	321.3	17.4	12.4	21.1	38.4	47.4	7.6	32.2	2.4	58.6	25.7	47.6
2044	323.8	17.5	12.4	21.2	38.9	47.7	7.6	32.6	2.4	59.3	25.9	47.9
2045	326.3	17.5	12.4	21.2	39.5	47.9	7.6	32.9	2.4	60.1	26.1	48.1
2046	328.8	17.6	12.4	21.3	40.0	48.1	7.6	33.3	2.4	60.8	26.3	48.3
2047	331.3	17.6	12.4	21.4	40.5	48.4	7.6	33.7	2.4	61.6	26.5	48.5
2048	333.8	17.6	12.5	21.5	41.0	48.6	7.6	34.1	2.5	62.4	26.7	48.7
2049	336.4	17.7	12.5	21.6	41.5	48.9	7.6	34.5	2.5	63.1	26.9	48.9
2050	339.0	17.7	12.5	21.7	42.1	49.1	7.6	34.9	2.5	63.9	27.1	49.2

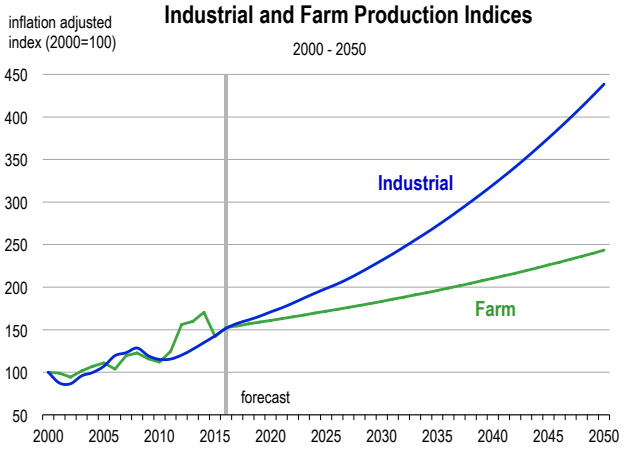












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	8.6%
Expected job growth:	6.4%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	15.3%
Expected population growth:	7.7%
Net migration to account for:	57.7%
Expected growth in number of vehicles:	6.4%

Demographics (2017)

Unemployment rate (April 2017):	7.1%
County rank* in California (58 counties):	41st
Working age (16-64) population:	63.5%
Population with B.A. or higher:	18.2%
Median home selling price (2016):	$302,600
Median household income:	$56,705

Quality of Life

Violent crime rate (2015):	786 per 100,000 persons
County rank* in California (58 counties):	58th
Average commute time to work (2017):	32 minutes
High school drop out rate (2016):	8.5%
Households at/below poverty line (2017):	16.0%

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

San Luis Obispo County Economic Forecast

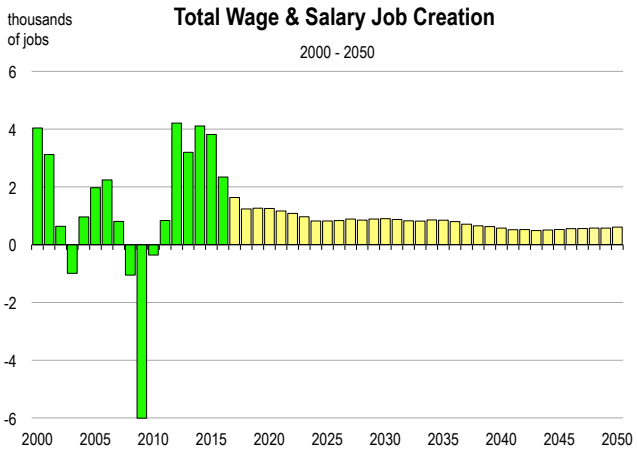
San Luis Obispo County is located on the central coast of California, north of Santa Barbara County. It is one of the principal regions for California's wine industry. The county has a population of 278,900 people and a total of 119,100 wage and salary jobs. The per capita income is $52,499 and the average salary per worker is $54,523.

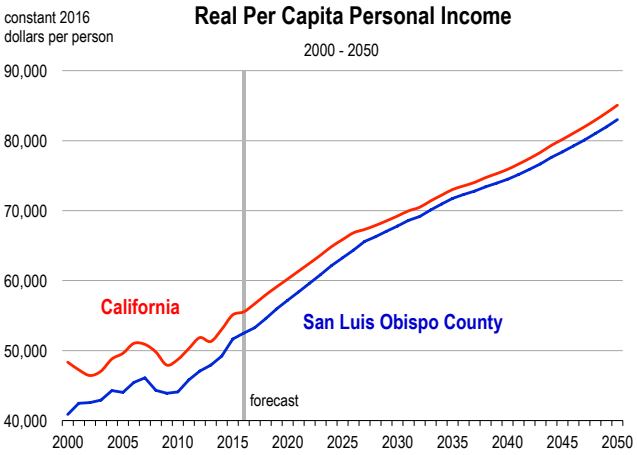
The principal employment clusters in San Luis Obispo County are retail trade, leisure services, education and healthcare services, and government. However, with 23,900 jobs, the public sector dominates all other industries. This is primarily because the county has several large state institutions, including Cal Poly State University, Cuesta College, Atascadero State Hospital, the California Men's Colony, and the California Youth Authority.

Across Southern California, employment increased by 2.6 percent in 2016. In San Luis Obispo County, a total of 2,300 jobs were created, representing a growth rate of 2.0 percent. The unemployment rate improved during the year, falling from 4.7 percent in 2015 to 4.3 percent in 2016.

In 2016, job growth was spread across a number of industries. The largest employment gains were observed in leisure and hospitality (+900 jobs), healthcare and education (+470 jobs), construction (+440 jobs), government (+280 jobs), wholesale and retail trade (+280 jobs), and professional and business services (+260 jobs). The largest losses were in information (-130 jobs), agriculture (-120 jobs), financial activities (-90 jobs), and manufacturing (-80 jobs).

From 2011 to 2016, the population of San Luis Obispo County increased by 0.6 percent per year. This was largely due to in-migration, as the natural increase (new births) was low. Because the county has an older resident base, the birth rate is low, and most future population growth will be the result of in-migration.





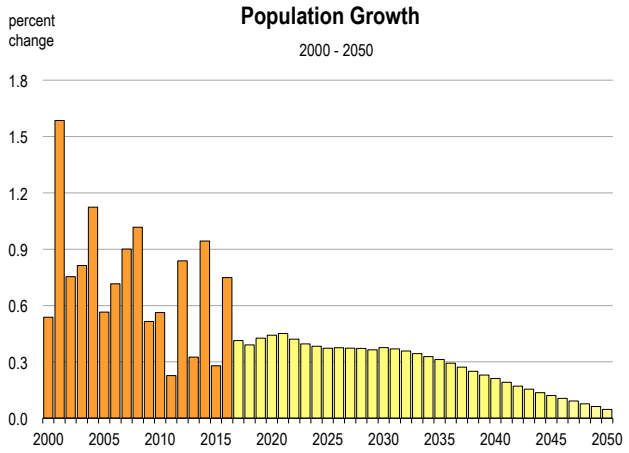
Forecast Highlights

- In 2017, total employment is expected to increase by 2.4 percent. From 2017 to 2022, growth is expected to average 1.0 percent per year.
- Average salaries are currently well below the California state average, and will remain so over the forecast horizon. In San Luis Obispo County, inflation-adjusted salaries will rise by an average of 1.8 percent per year between 2017 and 2022.
- The leisure services, wholesale and retail trade, education and healthcare, and government sectors will exhibit the strongest job growth between 2017 and 2022. Together, these sectors will account for 76 percent of net job creation in the county.
- Population growth will remain slow, with growth averaging 0.4 percent per year between 2017 and 2022.
- Between 2017 and 2022, an average of 1,000 net migrants will enter the county each year, accounting for 85 percent of total population growth.
- Real income per capita will rise by 1.4 percent in 2017. Over the 2017-2022 period, growth will average 1.0 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.4 percent per year over the 2017-2022 period.
- Industrial production will increase by 3.0 percent in 2017. From 2017 to 2022, the growth rate of industrial production will average 2.2 percent per year.
- Farm production is expected to increase by 0.7 percent per year between 2017 and 2022. The principal crops in the county are strawberries and wine grapes.

San Luis Obispo County Economic Forecast

2010-2016 History, 2017-2050 Forecast

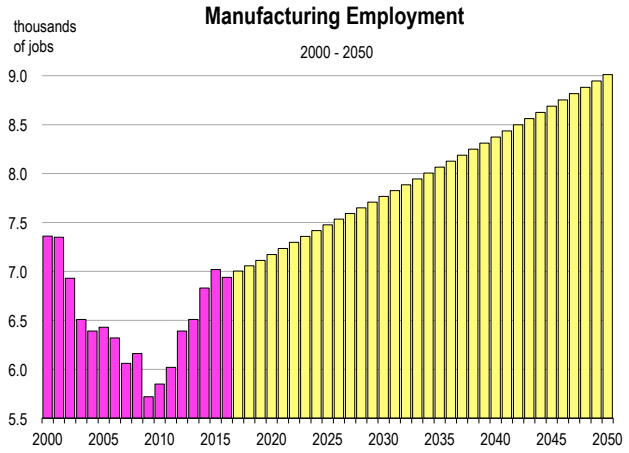
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy-ment Rate (percent)
2010	269,732	742	286	102.0	427	$3.61	$10.78	$44,092	1.2	786.5	1,793	10.1
2011	270,344	1,107	286	102.2	293	$4.02	$11.53	$45,819	2.7	791.2	1,747	9.6
2012	272,608	248	284	102.5	446	$5.03	$12.18	$47,067	2.0	907.7	1,897	8.3
2013	273,494	1,898	293	102.5	778	$5.02	$12.58	$47,924	1.1	1001.0	2,011	6.8
2014	276,075	523	298	103.0	967	$5.25	$13.21	$49,202	1.4	928.4	2,133	5.6
2015	276,844	2,350	304	103.5	880	$4.94	$14.03	$51,649	0.9	844.4	2,223	4.7
2016	278,917	542	311	104.0	915	$5.04	$14.64	$52,499	1.9	795.6	2,256	4.3
2017	280,070	908	314	104.8	968	$5.19	$15.34	$53,253	2.5	800.8	2,323	3.8
2018	281,164	875	317	105.7	942	$5.44	$16.20	$54,560	2.7	806.8	2,363	3.6
2019	282,362	994	321	106.5	926	$5.74	$17.15	$55,965	2.8	812.1	2,406	3.4
2020	283,610	1,063	324	107.3	919	$6.06	$18.09	$57,204	2.9	818.4	2,464	3.5
2021	284,890	1,108	327	108.1	892	$6.37	$19.07	$58,407	2.8	824.6	2,519	3.6
2022	286,089	1,045	329	108.9	859	$6.68	$20.07	$59,615	3.0	831.1	2,585	3.7
2023	287,221	999	332	109.7	805	$7.00	$21.11	$60,872	2.6	837.6	2,659	3.9
2024	288,322	987	334	110.4	743	$7.33	$22.17	$62,160	2.5	844.2	2,730	4.0
2025	289,396	982	336	111.1	721	$7.70	$23.17	$63,264	2.4	850.9	2,795	4.1
2026	290,482	1,013	338	111.8	706	$8.06	$24.19	$64,355	2.3	857.6	2,857	4.1
2027	291,565	1,032	340	112.4	708	$8.43	$25.28	$65,583	2.5	864.3	2,931	4.2
2028	292,649	1,055	342	113.0	711	$8.80	$26.28	$66,280	2.7	871.2	3,013	4.2
2029	293,715	1,059	344	113.7	722	$9.14	$27.28	$67,041	2.3	878.1	3,100	4.2
2030	294,819	1,113	347	114.3	734	$9.50	$28.29	$67,809	2.1	885.1	3,190	4.2
2031	295,907	1,115	349	114.9	719	$9.89	$29.32	$68,593	2.0	892.2	3,283	4.2
2032	296,966	1,106	351	115.6	708	$10.32	$30.34	$69,164	2.1	899.3	3,379	4.2
2033	297,987	1,088	353	116.2	702	$10.72	$31.43	$70,086	2.2	906.6	3,478	4.2
2034	298,964	1,071	355	116.8	714	$11.17	$32.58	$70,938	2.3	913.9	3,579	4.2
2035	299,899	1,058	357	117.4	718	$11.62	$33.78	$71,765	2.4	921.3	3,684	4.2
2036	300,777	1,032	359	118.1	711	$12.09	$35.01	$72,306	2.3	928.8	3,792	4.2
2037	301,595	996	361	118.7	683	$12.53	$36.28	$72,782	2.2	936.4	3,904	4.2
2038	302,349	949	362	119.3	662	$12.96	$37.59	$73,419	2.1	944.1	4,019	4.2
2039	303,043	909	364	119.9	653	$13.41	$38.96	$73,935	2.1	951.8	4,137	4.2
2040	303,685	875	365	120.5	628	$13.85	$40.34	$74,491	2.3	959.7	4,259	4.2
2041	304,265	838	367	121.0	570	$14.29	$41.75	$75,160	2.5	967.7	4,385	4.2
2042	304,785	801	368	121.6	540	$14.74	$43.19	$75,896	2.3	975.7	4,515	4.2
2043	305,256	775	369	122.0	488	$15.20	$44.65	$76,683	2.3	983.9	4,649	4.2
2044	305,671	744	370	122.5	462	$15.66	$46.14	$77,610	2.2	992.1	4,788	4.2
2045	306,040	722	372	122.9	446	$16.15	$47.67	$78,395	2.1	1000.5	4,930	4.2
2046	306,363	701	373	123.3	437	$16.64	$49.24	$79,240	2.2	1009.0	5,077	4.2
2047	306,644	683	374	123.7	432	$17.13	$50.84	$80,095	2.3	1017.5	5,228	4.2
2048	306,879	661	376	124.1	412	$17.65	$52.53	$81,010	2.3	1026.2	5,385	4.2
2049	307,070	642	377	124.5	399	$18.18	$54.28	$81,971	2.4	1035.0	5,546	4.2
2050	307,214	621	379	124.8	403	$18.73	$56.12	$82,993	2.5	1044.0	5,712	4.2

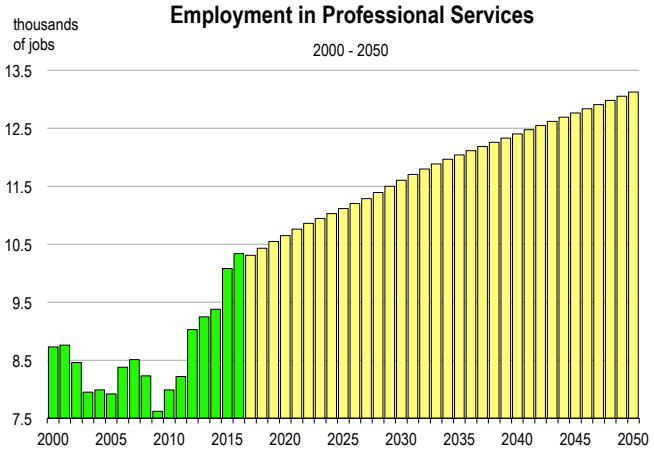


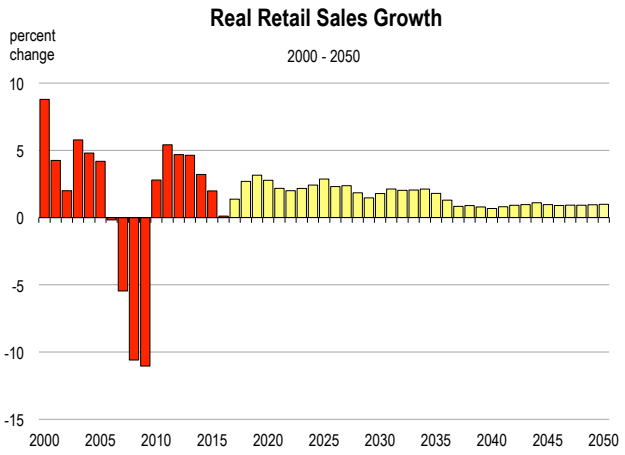
San Luis Obispo County Employment Forecast

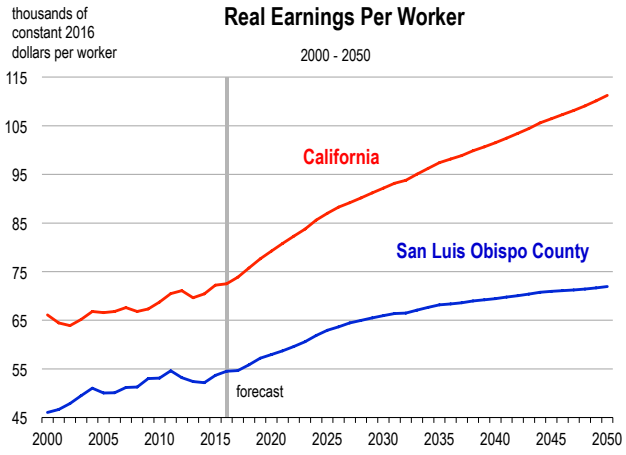
2010-2016 History, 2017-2050 Forecast

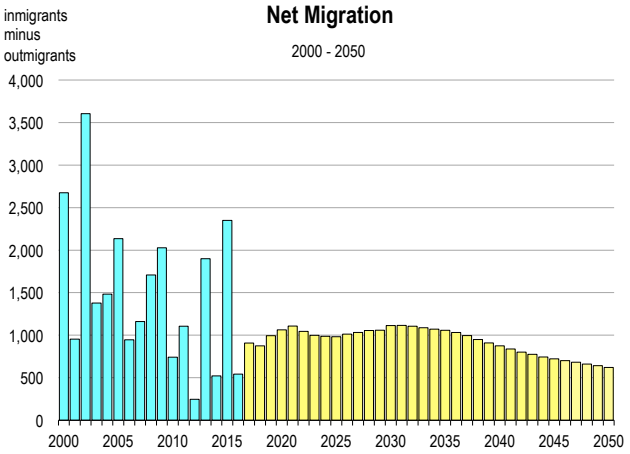
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	100.5	4.7	4.9	5.9	3.6	15.6	3.9	8.0	1.2	12.6	14.8	20.9
2011	101.4	4.7	5.1	6.0	3.5	15.9	4.0	8.2	1.1	12.7	14.9	20.6
2012	105.6	5.1	5.5	6.4	3.8	16.3	4.1	9.0	1.2	13.0	15.7	20.7
2013	108.8	4.5	6.1	6.5	4.0	16.5	4.1	9.3	1.4	14.0	16.2	21.5
2014	112.9	4.7	6.4	6.8	4.0	16.6	4.1	9.4	1.4	14.5	16.8	22.9
2015	116.7	5.0	6.7	7.0	4.0	16.7	4.2	10.1	1.5	14.6	17.6	23.6
2016	119.1	4.9	7.2	6.9	4.1	17.0	4.1	10.3	1.4	15.0	18.5	23.9
2017	120.7	4.9	7.4	7.0	4.1	17.0	4.2	10.3	1.4	15.2	18.9	24.5
2018	121.9	4.9	7.5	7.1	4.2	17.2	4.1	10.4	1.4	15.3	19.0	24.9
2019	123.2	4.8	7.6	7.1	4.2	17.4	4.1	10.5	1.4	15.5	19.3	25.3
2020	124.4	4.8	7.6	7.2	4.2	17.7	4.2	10.6	1.4	15.7	19.6	25.5
2021	125.6	4.9	7.6	7.2	4.2	17.9	4.2	10.8	1.4	15.8	19.9	25.7
2022	126.7	4.9	7.6	7.3	4.2	18.1	4.2	10.9	1.4	16.0	20.2	25.9
2023	127.7	4.9	7.5	7.4	4.2	18.2	4.2	10.9	1.5	16.1	20.6	26.1
2024	128.5	5.0	7.4	7.4	4.2	18.4	4.2	11.0	1.5	16.3	20.8	26.2
2025	129.3	5.0	7.3	7.5	4.2	18.7	4.2	11.1	1.5	16.5	20.9	26.4
2026	130.1	5.0	7.2	7.5	4.2	18.9	4.2	11.2	1.5	16.7	21.0	26.5
2027	131.0	5.1	7.2	7.6	4.2	19.1	4.2	11.3	1.5	16.9	21.2	26.7
2028	131.9	5.1	7.2	7.7	4.2	19.2	4.2	11.4	1.5	17.1	21.3	26.8
2029	132.8	5.1	7.2	7.7	4.2	19.4	4.2	11.5	1.5	17.3	21.5	26.9
2030	133.7	5.2	7.2	7.8	4.2	19.5	4.2	11.6	1.6	17.4	21.7	27.0
2031	134.5	5.2	7.2	7.8	4.2	19.7	4.2	11.7	1.6	17.6	21.8	27.1
2032	135.4	5.2	7.2	7.9	4.2	19.9	4.2	11.8	1.6	17.8	22.0	27.2
2033	136.2	5.3	7.2	7.9	4.2	20.0	4.2	11.9	1.6	17.9	22.2	27.3
2034	137.0	5.3	7.2	8.0	4.2	20.2	4.2	12.0	1.6	18.0	22.4	27.4
2035	137.9	5.3	7.2	8.1	4.2	20.4	4.2	12.0	1.6	18.2	22.6	27.5
2036	138.7	5.4	7.2	8.1	4.2	20.5	4.2	12.1	1.6	18.4	22.8	27.6
2037	139.4	5.4	7.2	8.2	4.2	20.6	4.2	12.2	1.6	18.5	23.0	27.7
2038	140.1	5.5	7.2	8.2	4.2	20.7	4.2	12.3	1.6	18.6	23.2	27.8
2039	140.7	5.5	7.1	8.3	4.2	20.8	4.2	12.3	1.7	18.7	23.4	27.9
2040	141.3	5.5	7.1	8.4	4.3	20.9	4.2	12.4	1.7	18.7	23.6	28.0
2041	141.8	5.6	7.0	8.4	4.3	20.9	4.2	12.5	1.7	18.8	23.8	28.1
2042	142.3	5.6	6.8	8.5	4.3	21.0	4.2	12.5	1.7	18.8	24.0	28.2
2043	142.8	5.6	6.7	8.6	4.3	21.1	4.2	12.6	1.7	18.9	24.3	28.3
2044	143.3	5.7	6.6	8.6	4.3	21.2	4.2	12.7	1.7	18.9	24.5	28.4
2045	143.8	5.7	6.4	8.7	4.3	21.3	4.2	12.8	1.7	19.0	24.7	28.5
2046	144.4	5.8	6.4	8.8	4.3	21.4	4.2	12.8	1.7	19.0	24.9	28.6
2047	144.9	5.8	6.3	8.8	4.3	21.4	4.2	12.9	1.7	19.0	25.1	28.7
2048	145.5	5.9	6.2	8.9	4.3	21.5	4.2	13.0	1.8	19.1	25.3	28.8
2049	146.1	5.9	6.2	8.9	4.3	21.6	4.2	13.1	1.8	19.1	25.6	28.9
2050	146.7	5.9	6.1	9.0	4.3	21.7	4.2	13.1	1.8	19.1	25.8	29.0

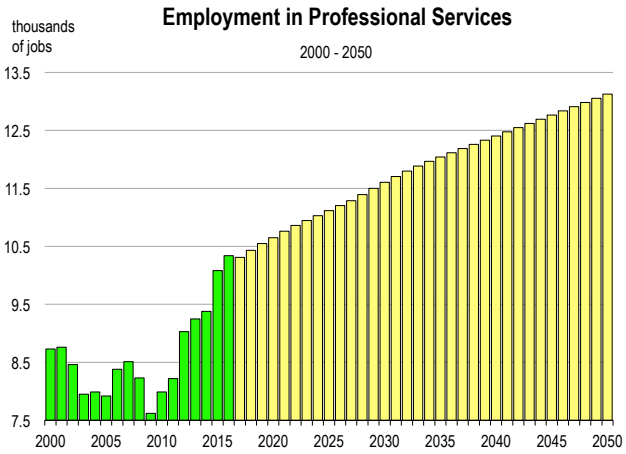












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	13.4%
Expected job growth:	5.0%
Fastest growing jobs sector:	Leisure Services
Expected personal income growth:	14.4%
Expected population growth:	2.2%
Net migration to account for:	84.5%
Expected growth in number of vehicles:	4.8%

Demographics (2017)

Unemployment rate (April 2017):	3.3%
County rank* in California (58 counties):	6th
Working age (16-64) population:	65.1%
Population with B.A. or higher:	32.9%
Median home selling price (2016):	$510,000
Median household Income:	$65,790

Quality of Life

Violent crime rate (2015):	284 per 100,000 persons
County rank* in California (58 counties):	17th
Average commute time to work (2017):	23 minutes
High School drop out rate (2016):	4.3%
Households at/below poverty line (2017):	7.5%

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

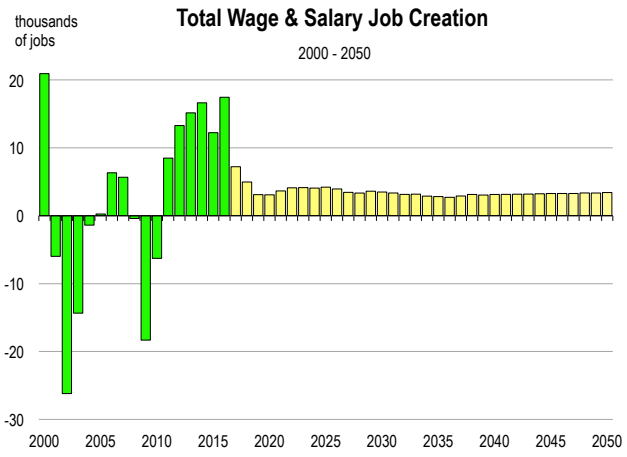
San Mateo County Economic Forecast

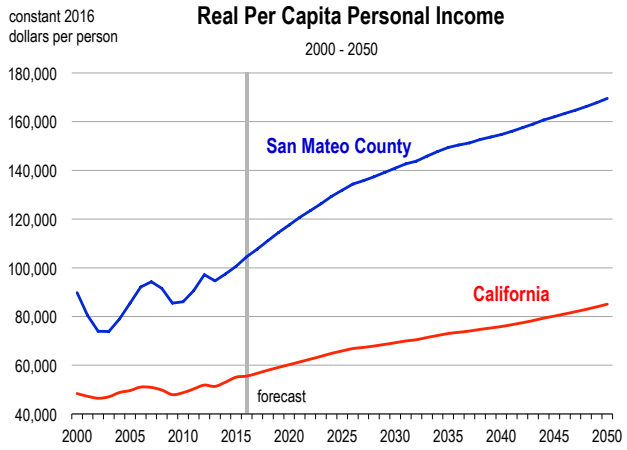
San Mateo County is located on the Bay Area Peninsula, south of San Francisco County. San Mateo County has a population of 768,100 people and approximately 401,700 wage and salary jobs. The per capita income in San Mateo County is $104,567, and the average salary per worker is $118,722.

In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the greater Bay Area grew by 3.3 percent. In San Mateo County, total employment grew by 17,500 jobs, representing a growth rate of 4.5 percent. The unemployment rate improved during the year, falling from 3.6 percent in 2015 to 3.0 percent in 2016.

In 2016, the largest employment increases were observed in professional services (+3,700 jobs), information (+3,300 jobs), and transportation and utilities (+3,100 jobs). Meaningful job losses were not observed in any major sector.

Between 2011 and 2016, the population of San Mateo County grew at an annual average rate of 1.0 percent. Net migration was responsible for almost half of this growth, with an average of 3,400 net migrants entering the county each year.





Forecast Highlights

- Total employment is expected to increase by 1.8 percent in 2017. From 2017 to 2022, job growth is projected to average 0.9 percent per year.

- Average salaries are currently well above the California average, and will remain so over the forecast horizon. In San Mateo County, inflation-adjusted salaries are projected to rise by an average of 3.2 percent per year from 2017 to 2022.

- Between 2017 and 2022, employment growth will be led by professional services, information, education and healthcare, transportation and utilities, and leisure services. Together, these sectors will account for 88 percent of net employment growth over this period.

- The population will grow at a rate of approximately 0.7 percent in 2017. Annual growth in the 2017-2022 period is expected to average 0.6 percent.

- Over the 2017-2022 forecast period, net migration will account for 25 percent of total population growth. During this time frame, an average of 1,200 net migrants will enter the county each year.

- Between 2017 and 2022, an average of 1,700 housing permits will be issued each year. The largest development project is the Redwood City Saltworks project, which could produce up to 12,000 homes. If the project is approved, construction would not commence for a number of years, and would extend beyond the year 2022.

- Real per capita income will rise by 3.0 percent in 2017. During the 2017-2022 period, real per capita income is expected to increase by 2.8 percent per year.

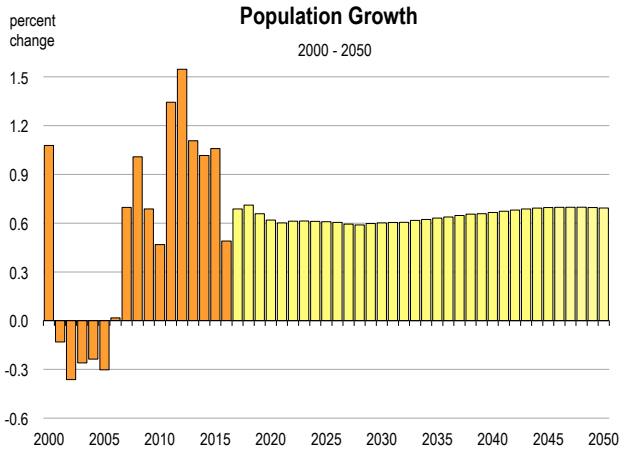
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 0.8 percent per year from 2017 to 2022.

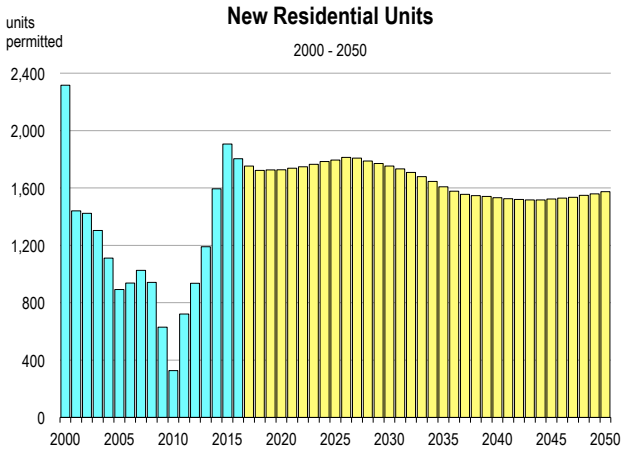
- Industrial production is expected to rise by 3.4 percent in 2017. Over the following five years, the growth rate will average 2.0 percent per year.

San Mateo County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Unemploy-ment Rate (percent)
2010	719,619	-1,560	678	257.8	327	$12.0	$52.9	$86,080	1.3	168.3	9.5	8.4
2011	729,292	5,054	675	258.1	721	$13.0	$58.0	$90,675	2.7	156.3	9.0	7.5
2012	740,568	6,903	684	258.3	935	$13.9	$64.8	$97,192	2.7	155.6	9.0	6.5
2013	748,761	3,828	702	257.9	1,190	$14.6	$65.2	$94,629	2.3	155.6	9.8	5.3
2014	756,371	3,174	716	258.8	1,594	$15.3	$69.7	$97,406	2.8	160.8	10.1	4.2
2015	764,379	3,576	732	259.7	1,907	$15.5	$74.6	$100,581	2.6	136.4	10.3	3.6
2016	768,122	-375	743	261.0	1,804	$15.9	$80.3	$104,567	3.0	129.8	11.1	3.0
2017	773,401	1,387	752	263.0	1,753	$16.4	$85.8	$107,663	3.1	123.3	11.5	2.9
2018	778,900	1,656	758	264.5	1,723	$17.1	$91.9	$111,159	3.0	116.9	11.6	3.0
2019	784,025	1,322	762	266.0	1,726	$17.6	$97.8	$114,511	2.6	110.7	11.8	3.1
2020	788,878	1,090	765	267.6	1,727	$18.3	$104.1	$117,573	3.1	104.6	12.1	3.1
2021	793,623	1,008	770	269.1	1,738	$19.0	$110.7	$120,640	3.0	98.6	12.3	3.1
2022	798,481	1,147	775	270.6	1,748	$19.8	$117.5	$123,450	3.0	92.8	12.7	3.0
2023	803,377	1,216	780	272.1	1,765	$20.5	$124.5	$126,284	3.0	87.2	13.0	3.0
2024	808,286	1,261	785	273.7	1,785	$21.3	$132.1	$129,365	2.9	81.7	13.3	2.9
2025	813,207	1,316	790	275.2	1,795	$22.2	$139.3	$131,824	2.9	76.4	13.6	2.8
2026	818,124	1,332	794	276.8	1,814	$23.1	$146.9	$134,384	2.8	71.3	13.9	2.8
2027	822,984	1,296	798	278.4	1,808	$23.9	$153.6	$135,792	2.9	66.4	14.3	2.8
2028	827,831	1,299	802	280.0	1,788	$24.7	$160.6	$137,404	2.7	61.7	14.7	2.8
2029	832,780	1,399	806	281.5	1,771	$25.5	$167.7	$139,146	2.5	57.1	15.1	2.8
2030	837,790	1,446	810	283.1	1,753	$26.4	$175.0	$140,906	2.4	52.8	15.5	2.8
2031	842,849	1,460	814	284.6	1,733	$27.3	$182.4	$142,674	2.3	48.7	15.9	2.8
2032	847,950	1,450	817	286.1	1,709	$28.3	$189.5	$143,795	2.5	44.8	16.4	2.8
2033	853,181	1,505	821	287.6	1,679	$29.3	$197.6	$145,878	2.1	41.0	16.8	2.7
2034	858,494	1,494	824	289.1	1,646	$30.3	$206.0	$147,697	2.3	37.5	17.3	2.7
2035	863,913	1,513	827	290.5	1,608	$31.4	$214.8	$149,439	2.4	34.2	17.7	2.7
2036	869,424	1,515	830	291.9	1,578	$32.5	$223.6	$150,403	2.8	31.0	18.2	2.7
2037	875,050	1,571	833	293.3	1,556	$33.6	$232.9	$151,311	2.9	28.1	18.7	2.7
2038	880,786	1,646	836	294.7	1,547	$34.7	$242.9	$152,650	2.7	25.4	19.2	2.7
2039	886,583	1,674	839	296.0	1,541	$35.8	$253.2	$153,656	2.9	22.8	19.7	2.7
2040	892,484	1,743	843	297.4	1,532	$37.0	$263.9	$154,737	2.8	20.5	20.3	2.7
2041	898,493	1,811	846	298.7	1,525	$38.1	$274.9	$156,069	2.6	18.3	20.9	2.7
2042	904,608	1,878	849	300.0	1,520	$39.3	$286.3	$157,481	2.5	16.3	21.5	2.7
2043	910,825	1,940	853	301.4	1,517	$40.5	$298.0	$158,970	2.4	14.4	22.1	2.6
2044	917,134	2,002	856	302.7	1,517	$41.6	$310.1	$160,726	2.2	12.7	22.7	2.6
2045	923,517	2,057	859	304.0	1,523	$42.8	$322.4	$162,030	2.4	11.2	23.3	2.6
2046	929,958	2,103	862	305.4	1,530	$44.0	$335.0	$163,401	2.3	9.8	24.0	2.6
2047	936,447	2,141	866	306.7	1,535	$45.3	$347.9	$164,743	2.3	8.5	24.6	2.6
2048	942,984	2,187	869	308.0	1,549	$46.6	$361.7	$166,214	2.3	7.4	25.3	2.6
2049	949,548	2,220	872	309.4	1,559	$47.9	$376.2	$167,813	2.3	6.4	26.0	2.6
2050	956,130	2,258	876	310.8	1,574	$49.2	$391.6	$169,540	2.3	5.5	26.7	2.6

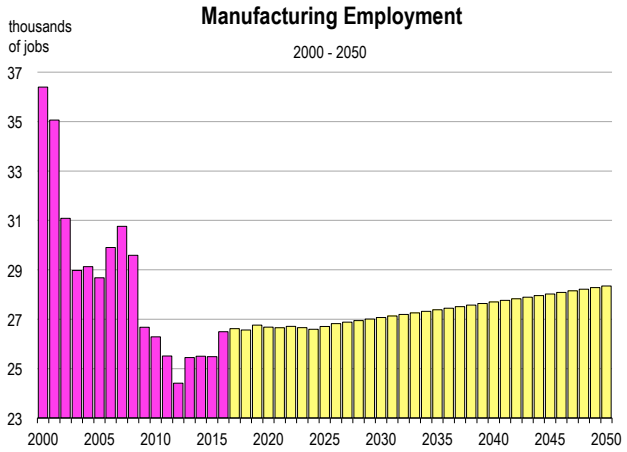


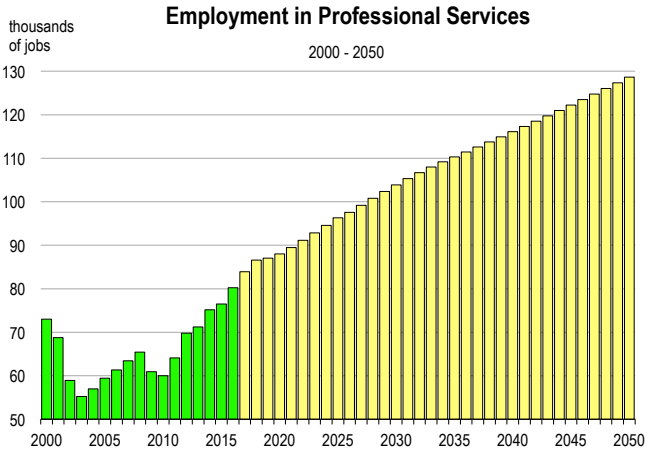


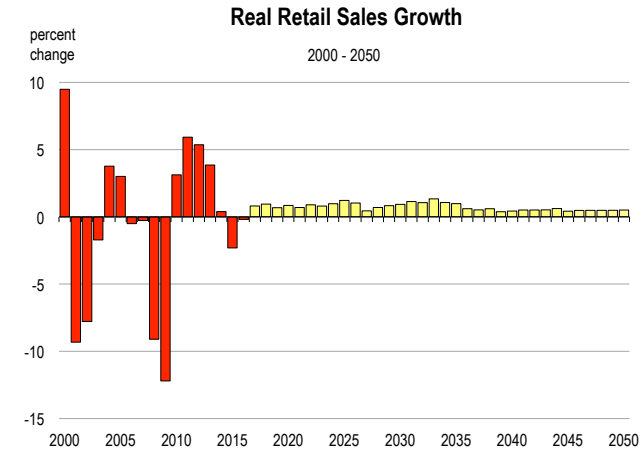
San Mateo County Employment Forecast

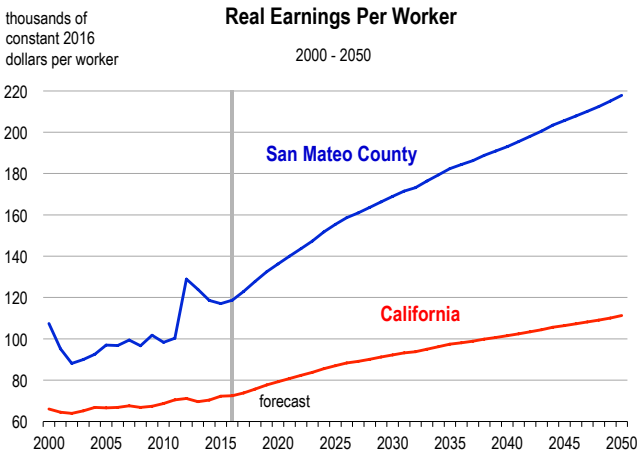
2010-2016 History, 2017-2050 Forecast

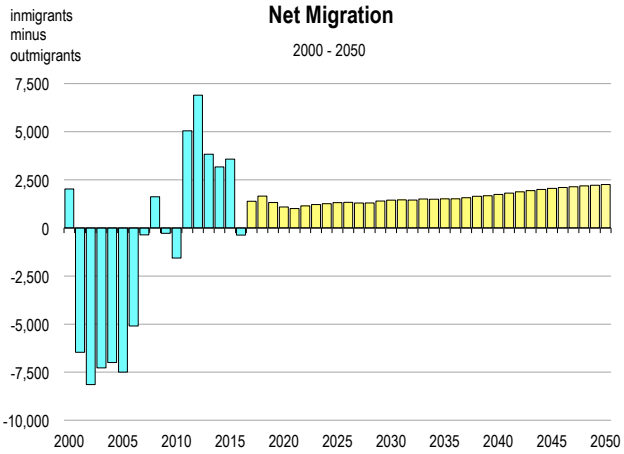
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	318.5	1.73	13.4	26.3	24.4	44.0	18.6	60.0	17.5	36.1	33.8	31.3
2011	327.0	1.58	14.5	25.5	24.2	44.3	19.4	64.1	17.9	37.2	35.5	30.6
2012	340.3	1.61	15.3	24.4	25.6	44.7	20.0	69.8	20.9	38.1	36.8	30.3
2013	355.4	1.67	16.8	25.5	27.1	45.3	20.2	71.2	23.8	40.5	39.4	30.4
2014	372.0	1.78	19.3	25.5	27.8	46.5	20.6	75.2	26.3	43.0	40.9	31.2
2015	384.3	1.75	23.1	25.5	28.3	46.0	21.6	76.5	28.1	44.3	42.5	32.7
2016	401.7	1.73	24.7	26.5	31.4	46.5	22.6	80.2	31.4	45.3	43.7	33.6
2017	408.9	1.75	23.1	26.6	32.2	46.9	22.7	83.9	33.0	45.8	44.5	33.9
2018	413.9	1.76	22.4	26.6	32.7	47.5	22.9	86.6	33.7	46.3	44.8	34.0
2019	417.0	1.77	22.1	26.8	33.1	47.8	23.0	87.0	34.6	46.7	45.3	34.0
2020	420.1	1.78	21.8	26.7	33.5	48.1	23.2	88.0	35.1	47.1	45.9	34.2
2021	423.7	1.78	21.7	26.7	33.9	48.4	23.3	89.5	35.4	47.5	46.5	34.2
2022	427.8	1.78	21.7	26.7	34.4	48.7	23.4	91.1	35.5	47.8	47.1	34.3
2023	431.9	1.78	21.9	26.7	34.7	48.9	23.6	92.8	35.9	48.2	47.7	34.3
2024	436.0	1.78	22.2	26.6	35.1	49.2	23.7	94.6	36.4	48.5	48.1	34.4
2025	440.2	1.78	22.3	26.7	35.4	49.5	23.9	96.3	37.0	48.8	48.3	34.5
2026	444.2	1.78	22.6	26.8	35.8	49.7	24.0	97.6	37.9	49.1	48.6	34.7
2027	447.6	1.78	22.7	26.9	36.1	49.9	24.1	99.2	38.3	49.4	48.7	34.7
2028	450.9	1.78	22.7	26.9	36.4	50.0	24.2	100.8	38.8	49.6	49.0	34.8
2029	454.5	1.78	22.7	27.0	36.8	50.1	24.3	102.4	39.4	49.9	49.3	34.9
2030	458.0	1.78	22.8	27.1	37.2	50.2	24.4	103.9	39.9	50.1	49.6	34.9
2031	461.4	1.78	22.8	27.1	37.4	50.3	24.5	105.3	40.5	50.3	50.0	35.0
2032	464.5	1.78	22.7	27.2	37.7	50.4	24.6	106.7	41.1	50.6	50.4	35.0
2033	467.7	1.78	22.7	27.3	38.1	50.5	24.7	108.0	41.7	50.7	50.7	35.1
2034	470.6	1.78	22.6	27.3	38.3	50.6	24.8	109.2	42.3	50.9	51.1	35.1
2035	473.4	1.78	22.5	27.4	38.6	50.7	24.9	110.3	42.9	51.1	51.5	35.2
2036	476.1	1.78	22.4	27.4	38.8	50.7	25.0	111.4	43.6	51.2	51.9	35.2
2037	479.0	1.78	22.4	27.5	39.1	50.8	25.1	112.6	44.2	51.4	52.2	35.3
2038	482.1	1.78	22.5	27.6	39.3	50.8	25.2	113.8	44.8	51.7	52.6	35.3
2039	485.2	1.78	22.6	27.6	39.6	50.8	25.2	114.9	45.4	52.0	53.0	35.4
2040	488.3	1.78	22.7	27.7	40.0	50.8	25.3	116.1	46.1	52.2	53.4	35.4
2041	491.5	1.78	22.8	27.8	40.3	50.8	25.4	117.3	46.7	52.4	53.8	35.5
2042	494.6	1.78	22.9	27.8	40.7	50.8	25.4	118.5	47.4	52.7	54.2	35.6
2043	497.8	1.78	23.0	27.9	41.0	50.8	25.5	119.7	48.0	52.9	54.6	35.6
2044	501.0	1.78	23.2	28.0	41.3	50.8	25.6	121.0	48.7	53.1	55.0	35.7
2045	504.3	1.78	23.4	28.0	41.7	50.7	25.6	122.2	49.4	53.3	55.4	35.7
2046	507.6	1.78	23.6	28.1	42.0	50.7	25.7	123.5	50.1	53.5	55.8	35.8
2047	510.8	1.78	23.8	28.1	42.3	50.7	25.8	124.8	50.7	53.8	56.2	35.8
2048	514.2	1.78	24.1	28.2	42.6	50.6	25.8	126.0	51.4	54.0	56.7	35.9
2049	517.5	1.78	24.4	28.3	42.9	50.6	25.9	127.3	52.1	54.2	57.1	35.9
2050	521.0	1.78	24.7	28.3	43.2	50.6	25.9	128.7	52.8	54.4	57.5	36.0

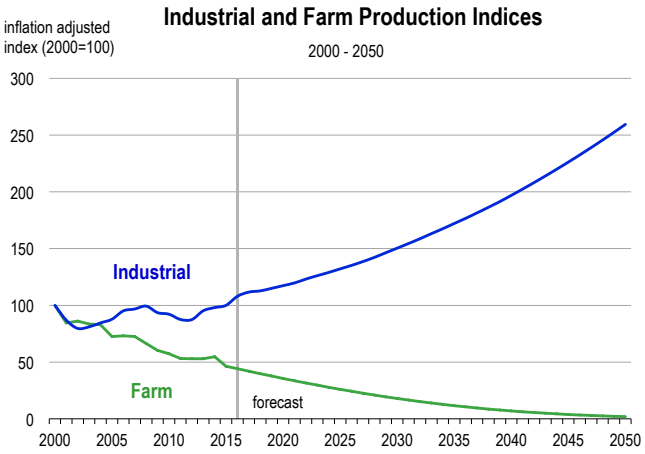












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	4.1%
Expected job growth:	4.6%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	18.4%
Expected population growth:	3.2%
Net migration to account for:	24.8%
Expected growth in number of vehicles:	3.1%

Demographics (2017)

Unemployment rate (April 2017):	2.5%
County rank* in California (58 counties):	1st
Working age (16-64) population:	65.3%
Population with B.A. or higher:	46.0%
Median home selling price (2016):	$1,006,000
Median household income:	$103,207

Quality of Life

Violent Crime rate (2015):	213 per 100,000 persons
County rank* in California (58 counties):	9th
Average commute time to work (2017):	30 minutes
High School drop out rate (2016):	4.9%
Households at/below poverty line (2017):	4.5%

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

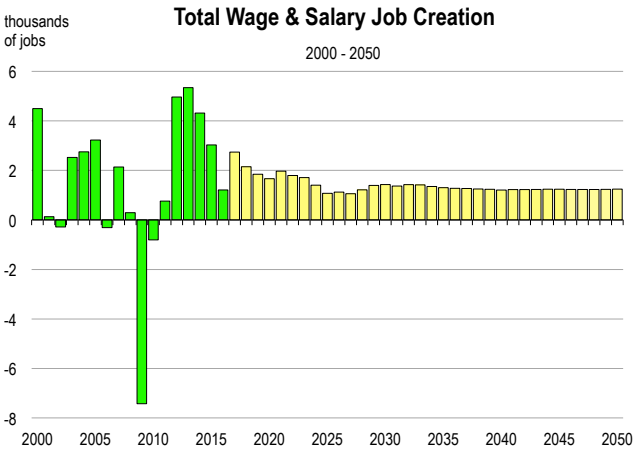
Santa Barbara County Economic Forecast

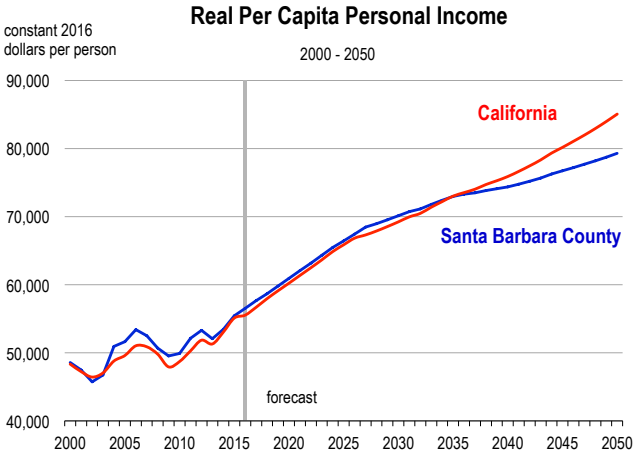
Santa Barbara County, located immediately northwest of Ventura County, is dominated by three principal economic activities: tourism, Vandenberg Air Force Base, and education. It has a population of 448,400 people and a total of 201,600 wage and salary jobs. The income per capita is $56,525 and the average salary per worker is $62,413.

Across Southern California, employment increased by 2.6 percent in 2016. In Santa Barbara County, 1,200 wage and salary jobs were created, representing a growth rate of 0.6 percent. The unemployment rate improved during the year, falling from 5.3 percent in 2015 to 5.0 percent in 2016.

In 2016, the largest employment gains were observed in healthcare and education (+790 jobs), leisure and hospitality (+780 jobs), construction (+480 jobs), information (+470 jobs), and manufacturing (+450 jobs). The largest losses were in government (-590 jobs), professional and business services (-440 jobs), agriculture (-290 jobs), natural resources (-250 jobs), and wholesale and retail trade (-230 jobs).

Between 2011 and 2016, the population of Santa Barbara County grew at an average rate of 1.1 percent per year. This growth was due partially to in-migration, with an average of 1,900 net migrants entering the county each year between 2011 and 2016.





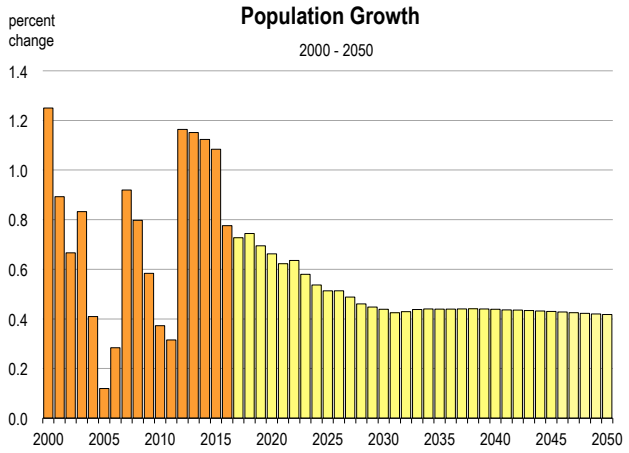
Forecast Highlights

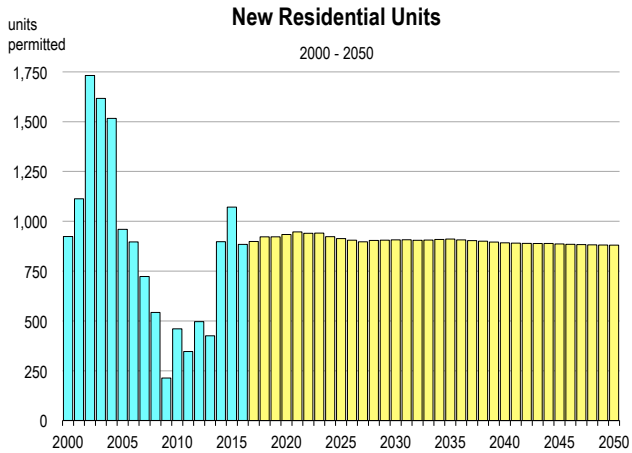
- In 2017, total employment is expected to increase by 1.4 percent. Over the 2017-2022 period, growth is expected to average 0.9 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast horizon. In Santa Barbara County, inflation-adjusted salaries are forecast to rise at a rate of 1.7 percent per year from 2017 to 2022.
- Over the 2017-2022 period, the largest employment gains will be observed in professional services, government, and education and healthcare. Combined, these industries will account for 58 percent of net job creation in the county.
- Population growth will be relatively moderate. Growth in the 2017-2022 period will average 0.7 percent per year.
- Net migration will be positive over the 2017-2022 period, with an average of 440 net migrants entering the county each year. Northern Santa Barbara County will be characterized by positive net migration, while Southern Santa Barbara County will lose residents through out-migration.
- Real income per capita is expected to rise at an average annual rate of 1.8 percent from 2017 to 2022.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.2 percent per year during the 2017-2022 period.
- From 2017 to 2022, industrial production will rise by an average of 1.0 percent per year.
- Farm production will increase by 0.9 percent per year between 2017 and 2022. The principal crop in the county is the strawberry.

Santa Barbara County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Unemploy-ment Rate (percent)
2010	423,999	-1,515	368.1	142	460	$5.31	$19.18	$49,915	1.2	1,346	3.37	9.7
2011	425,335	-1,529	366.1	143	347	$5.72	$20.63	$52,132	2.7	1,284	3.57	9.4
2012	430,287	2,202	366.7	143	496	$6.05	$21.77	$53,290	2.0	1,360	3.88	8.4
2013	435,241	2,243	372.7	144	426	$6.33	$21.75	$52,075	1.1	1,497	3.89	7.2
2014	440,129	2,133	386.4	144	898	$6.61	$22.87	$53,424	1.4	1,532	3.91	6.1
2015	444,900	1,992	393.9	145	1,071	$6.77	$24.21	$55,437	0.9	1,507	3.73	5.3
2016	448,353	741	403.8	146	884	$6.92	$25.34	$56,525	1.9	1,523	3.74	5.0
2017	451,614	574	408.5	147	899	$7.15	$26.69	$57,655	2.5	1,536	4.05	4.7
2018	454,975	693	412.3	147	922	$7.44	$28.09	$58,660	2.7	1,551	4.01	4.3
2019	458,137	511	415.6	148	922	$7.74	$29.64	$59,801	2.8	1,564	4.06	4.4
2020	461,171	401	418.6	149	934	$8.06	$31.28	$60,928	2.9	1,578	4.17	4.5
2021	464,042	250	422.0	150	947	$8.38	$32.96	$62,078	2.8	1,592	4.21	4.6
2022	466,992	345	425.2	151	940	$8.72	$34.76	$63,154	3.0	1,606	4.26	4.7
2023	469,701	121	428.2	151	941	$9.06	$36.53	$64,324	2.6	1,621	4.35	4.9
2024	472,222	-48	430.7	152	923	$9.43	$38.33	$65,481	2.5	1,636	4.43	5.0
2025	474,647	-131	432.6	153	913	$9.78	$40.02	$66,426	2.4	1,651	4.50	5.1
2026	477,084	-102	434.7	154	905	$10.15	$41.76	$67,419	2.3	1,666	4.56	5.1
2027	479,413	-191	436.6	155	897	$10.49	$43.69	$68,471	2.5	1,682	4.65	5.1
2028	481,621	-291	438.8	155	904	$10.88	$45.41	$68,979	2.7	1,698	4.75	5.1
2029	483,779	-322	441.2	156	905	$11.28	$47.04	$69,544	2.3	1,714	4.86	5.1
2030	485,903	-337	443.7	157	907	$11.71	$48.65	$70,131	2.1	1,731	4.96	5.1
2031	487,968	-378	446.1	158	907	$12.12	$50.26	$70,734	2.0	1,748	5.03	5.1
2032	490,063	-331	448.6	158	905	$12.59	$51.84	$71,145	2.1	1,765	5.15	5.1
2033	492,210	-262	451.0	159	906	$13.06	$53.69	$71,794	2.2	1,783	5.26	5.0
2034	494,377	-219	453.4	160	909	$13.54	$55.63	$72,398	2.3	1,801	5.37	5.1
2035	496,550	-193	455.7	161	911	$13.98	$57.68	$72,974	2.4	1,820	5.49	5.0
2036	498,734	-162	457.9	162	907	$14.39	$59.52	$73,287	2.3	1,839	5.61	5.0
2037	500,930	-128	460.2	162	903	$14.81	$61.28	$73,508	2.2	1,858	5.73	5.0
2038	503,139	-93	462.4	163	900	$15.19	$63.13	$73,847	2.1	1,878	5.86	5.0
2039	505,354	-66	464.6	164	896	$15.58	$64.96	$74,094	2.1	1,898	5.99	5.0
2040	507,573	-40	466.7	165	892	$16.03	$67.02	$74,375	2.3	1,918	6.10	5.0
2041	509,789	-20	468.9	165	891	$16.51	$69.31	$74,750	2.5	1,939	6.23	5.0
2042	512,010	9	471.0	166	889	$16.98	$71.63	$75,183	2.3	1,961	6.35	5.0
2043	514,232	32	473.2	167	889	$17.49	$74.07	$75,668	2.3	1,983	6.48	5.0
2044	516,454	56	475.4	168	889	$17.95	$76.62	$76,261	2.2	2,005	6.62	5.0
2045	518,676	81	477.6	168	886	$18.43	$79.04	$76,724	2.1	2,028	6.76	5.0
2046	520,896	103	479.7	169	885	$18.93	$81.64	$77,212	2.2	2,051	6.90	5.0
2047	523,111	122	481.9	170	883	$19.47	$84.40	$77,692	2.3	2,075	7.05	5.0
2048	525,322	143	484.1	171	882	$20.01	$87.22	$78,193	2.3	2,099	7.20	5.0
2049	527,529	164	486.2	172	881	$20.60	$90.30	$78,727	2.4	2,124	7.36	5.0
2050	529,733	186	488.4	172	880	$21.21	$93.56	$79,290	2.5	2,149	7.52	5.0

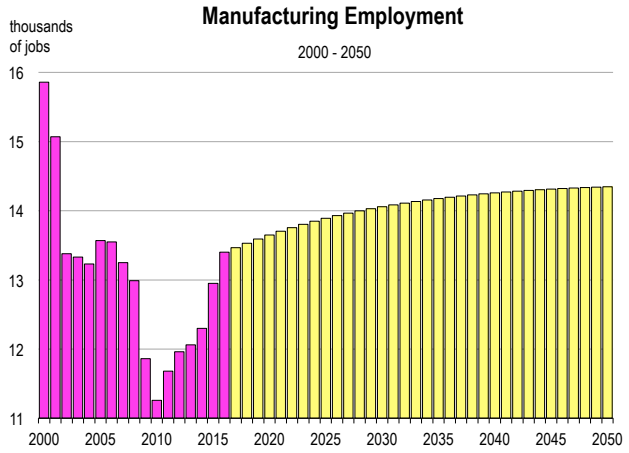


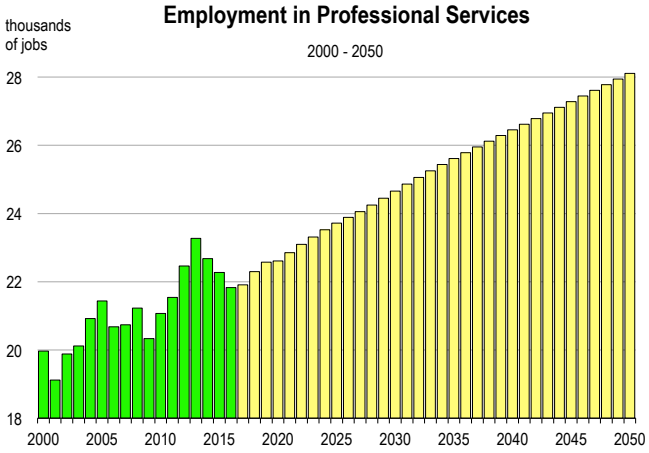


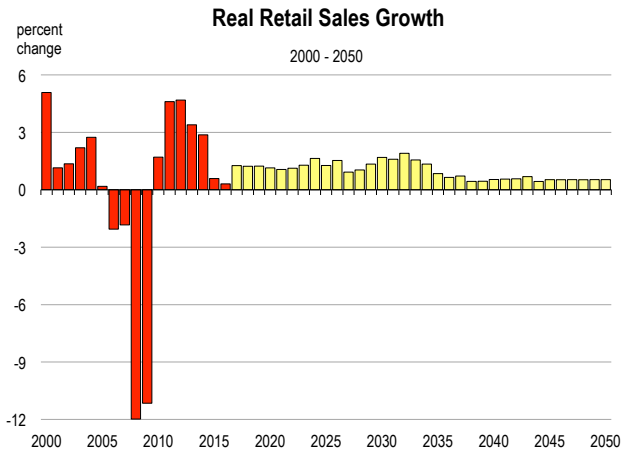
Santa Barbara County Employment Forecast

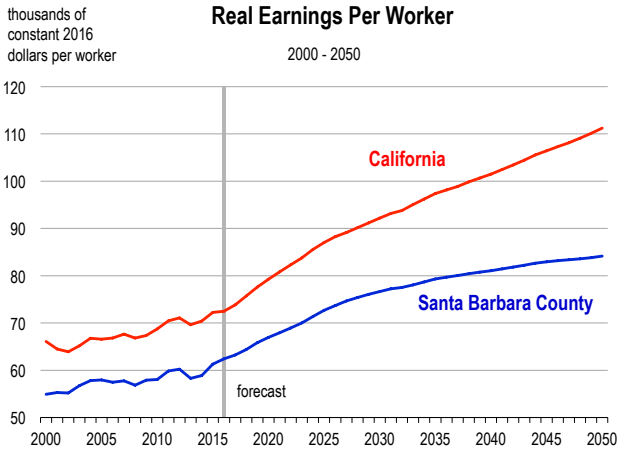
2010-2016 History, 2017-2050 Forecast

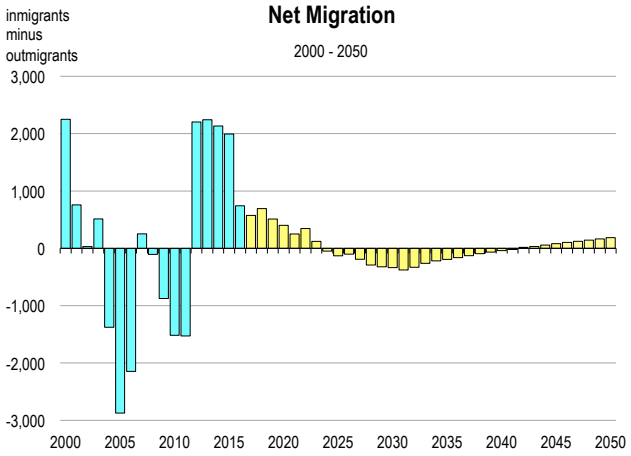
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	182.0	18.6	7.0	11.3	2.8	21.9	6.4	21.1	3.5	23.0	21.9	38.2
2011	182.7	18.2	6.8	11.7	2.8	21.8	6.5	21.5	3.6	23.5	22.1	37.8
2012	187.7	18.8	6.8	12.0	3.0	22.7	6.5	22.5	4.2	24.0	22.9	37.7
2013	193.0	19.3	7.2	12.1	3.3	23.5	6.5	23.3	4.3	24.6	24.4	37.9
2014	197.4	21.0	7.4	12.3	3.3	23.9	6.4	22.7	4.4	25.1	25.5	38.3
2015	200.4	21.0	7.8	13.0	3.3	24.2	6.4	22.3	4.5	25.7	26.5	38.7
2016	201.6	20.7	8.3	13.4	3.2	24.0	6.5	21.8	5.0	26.5	27.3	38.1
2017	204.3	21.0	8.4	13.5	3.1	24.4	6.5	21.9	5.0	27.1	27.9	38.5
2018	206.5	21.2	8.6	13.5	3.1	24.6	6.5	22.3	5.0	27.6	28.0	39.0
2019	208.3	21.4	8.7	13.6	3.1	24.7	6.6	22.6	5.0	28.0	28.3	39.4
2020	210.0	21.5	8.8	13.6	3.0	24.7	6.6	22.6	5.0	28.4	28.7	39.9
2021	212.0	21.7	8.9	13.7	3.0	24.8	6.6	22.9	5.0	28.7	29.1	40.4
2022	213.8	21.9	9.0	13.8	3.0	24.9	6.6	23.1	5.1	29.1	29.6	40.8
2023	215.5	22.0	9.0	13.8	3.0	24.9	6.6	23.3	5.1	29.4	30.0	41.2
2024	216.9	22.2	9.1	13.8	3.1	25.0	6.6	23.5	5.1	29.7	30.2	41.5
2025	218.0	22.4	9.0	13.9	3.1	25.1	6.6	23.7	5.1	30.1	30.4	41.6
2026	219.1	22.6	9.0	13.9	3.0	25.2	6.6	23.9	5.1	30.4	30.6	41.7
2027	220.1	22.7	9.0	14.0	3.0	25.3	6.5	24.1	5.1	30.7	30.7	41.8
2028	221.4	22.9	9.0	14.0	3.0	25.3	6.5	24.2	5.1	31.0	30.9	42.0
2029	222.8	23.1	9.0	14.0	3.0	25.5	6.5	24.4	5.1	31.4	31.1	42.2
2030	224.2	23.3	9.1	14.1	3.0	25.6	6.5	24.7	5.1	31.7	31.4	42.4
2031	225.6	23.5	9.1	14.1	3.0	25.7	6.5	24.9	5.1	32.0	31.7	42.6
2032	227.0	23.6	9.2	14.1	3.0	25.9	6.5	25.1	5.1	32.3	31.9	42.8
2033	228.4	23.8	9.2	14.1	2.9	26.0	6.5	25.3	5.1	32.6	32.2	43.0
2034	229.8	24.0	9.3	14.2	2.9	26.1	6.5	25.4	5.1	32.8	32.5	43.3
2035	231.1	24.2	9.4	14.2	2.9	26.2	6.5	25.6	5.1	33.0	32.7	43.5
2036	232.3	24.4	9.4	14.2	2.9	26.3	6.5	25.8	5.2	33.3	33.0	43.7
2037	233.6	24.6	9.4	14.2	2.9	26.3	6.5	26.0	5.2	33.5	33.3	43.9
2038	234.9	24.8	9.5	14.2	2.9	26.4	6.5	26.1	5.2	33.8	33.5	44.2
2039	236.1	25.0	9.5	14.2	2.9	26.4	6.5	26.3	5.2	34.0	33.8	44.4
2040	237.3	25.2	9.5	14.3	2.9	26.5	6.5	26.5	5.2	34.2	34.1	44.6
2041	238.5	25.4	9.6	14.3	2.8	26.5	6.5	26.6	5.2	34.4	34.4	44.8
2042	239.8	25.6	9.6	14.3	2.8	26.6	6.5	26.8	5.2	34.6	34.7	45.0
2043	241.0	25.8	9.7	14.3	2.8	26.6	6.5	26.9	5.2	34.8	35.0	45.3
2044	242.2	26.0	9.7	14.3	2.8	26.7	6.5	27.1	5.2	35.0	35.2	45.5
2045	243.5	26.3	9.8	14.3	2.8	26.7	6.5	27.3	5.2	35.1	35.5	45.7
2046	244.7	26.5	9.8	14.3	2.8	26.8	6.5	27.4	5.2	35.3	35.8	45.9
2047	245.9	26.7	9.9	14.3	2.8	26.8	6.5	27.6	5.2	35.5	36.1	46.1
2048	247.2	26.9	9.9	14.3	2.8	26.9	6.5	27.8	5.2	35.6	36.4	46.4
2049	248.4	27.1	10.0	14.3	2.8	26.9	6.5	27.9	5.2	35.8	36.7	46.6
2050	249.6	27.4	10.0	14.3	2.8	27.0	6.5	28.1	5.2	35.9	37.0	46.8

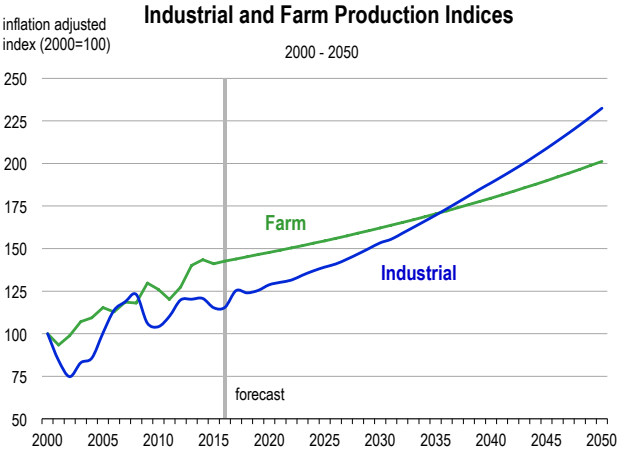












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	5.9%
Expected job growth:	4.6%
Fastest growing jobs sector:	Health & Education
Expected personal income growth:	13.3%
Expected population growth:	3.4%
Net migration to account for:	14.3%
Expected growth in number of vehicles:	4.1%

Demographics (2017)

Unemployment rate (April 2017):	4.0%
County rank* in California (58 counties):	15th
Working age (16-64) population:	65.5%
Population with B.A. degree or higher:	31.9%
Median home selling price (2016):	$470,000
Median household income:	$65,880

Quality of Life

Violent crime rate (2015):	294 per 100,000 persons
County rank* in California (58 counties):	19th
Average commute time to work (2017):	21 minutes
High school drop out rate (2016):	6.6%
Households at/below poverty line (2017):	10.5%

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

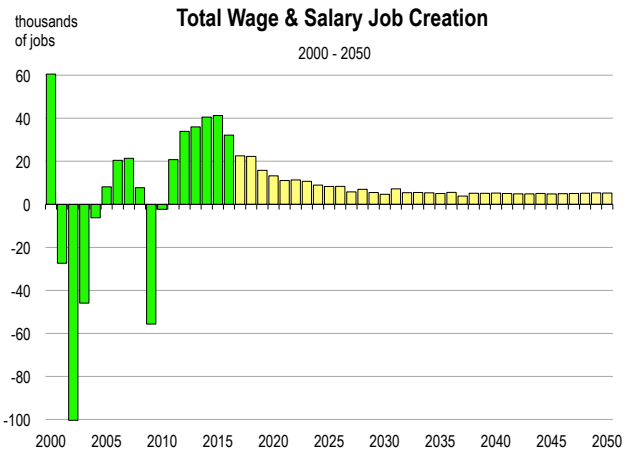
Santa Clara County Economic Forecast

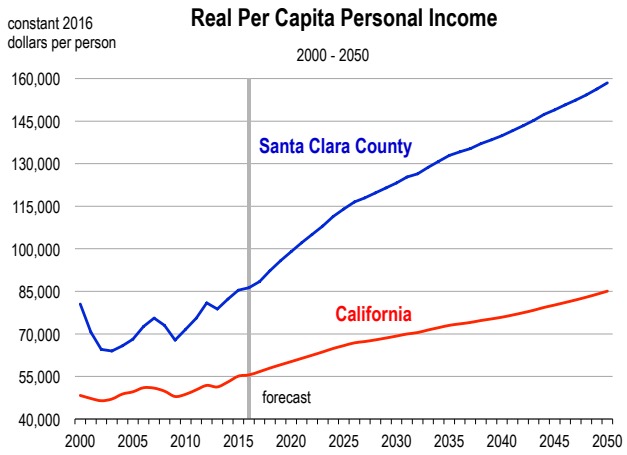
Santa Clara County is the largest county in the San Francisco Bay Area, in terms of both population and total employment. The northwest portion of the county, known as Silicon Valley, is home to many leading technology companies. Santa Clara County has a population of 1.9 million people and a total of 1.1 million wage and salary jobs. The per capita income in Santa Clara County is $86,287 and the average salary per worker is $127,147.

In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the greater Bay Area grew by 3.3 percent. In Santa Clara County, a total of 32,100 wage and salary jobs were created, representing a growth rate of 3.1 percent. The unemployment rate improved significantly, falling from 4.2 percent in 2015 to 3.8 percent in 2016.

In 2016, the largest job gains were observed in professional services (+8,900 jobs), healthcare and education (+5,800 jobs), construction (+4,700 jobs), and information (+4,400 jobs). Loses were not observed in any major sector.

Between 2011 and 2016, the population of Santa Clara County grew at an annual average rate of 1.3 percent. More than 40 percent of this growth was due to net migration, as an average of 9,300 net migrants entered the county each year.





Forecast Highlights

- Total employment will increase by 2.1 percent in 2017. Between 2017 and 2022, the growth rate will average 1.3 percent per year.

- Average salaries are currently well above the California state average, and will remain so over the forecast horizon. In Santa Clara County, inflation-adjusted salaries are expected to rise by an average of 3.3 percent per year from 2017 to 2022.

- Between 2017 and 2022, the largest employment gain will occur in professional services (+36,200 jobs), which will account for 45 percent of net job creation in the county. Strong growth will also be observed in information, manufacturing, and education and healthcare, which will account for an additional 45 percent of net job creation.

- The population is expected to increase by 0.9 percent in 2017. Annual growth in the 2017-2022 period will average 0.8 percent.

- From 2017 to 2022, an average of 2,900 net migrants will enter the county each year.

- Real per capita income will rise by 2.5 percent in 2017. During the 2017-2022 period, real per capita income is expected to increase by 3.5 percent per year.

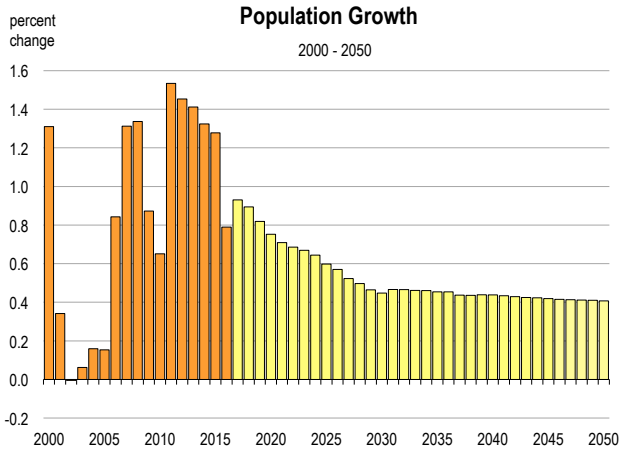
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.3 percent per year between 2017 and 2022.

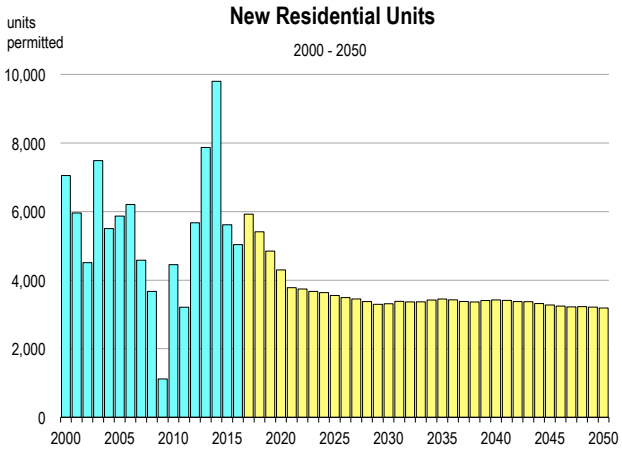
- Industrial production is expected to rise by 4.5 percent in 2017. Over the following five years, growth is forecast to average 2.2 percent per year.

Santa Clara County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (millions)	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 (billions)	Unemploy-ment Rate (percent)
2010	1,786,443	-4,002	1.52	604.1	4,453	$30.5	$109.3	$71,678	1.3	311.7	28.2	10.4
2011	1,813,860	12,533	1.52	605.4	3,212	$33.4	$120.1	$75,563	2.7	282.9	28.8	9.3
2012	1,840,218	12,225	1.53	608.6	5,677	$36.2	$134.0	$80,953	2.7	289.8	30.1	7.9
2013	1,866,208	11,269	1.58	611.0	7,868	$37.6	$135.2	$78,727	2.3	286.3	31.4	6.5
2014	1,890,929	10,767	1.61	616.1	9,799	$39.6	$147.3	$82,293	2.8	292.0	32.8	5.2
2015	1,915,102	10,397	1.65	623.1	5,616	$41.2	$158.7	$85,371	2.6	287.5	34.5	4.2
2016	1,930,215	2,074	1.69	628.1	5,036	$42.6	$166.6	$86,287	3.0	287.5	35.9	3.8
2017	1,948,176	5,225	1.73	633.0	5,926	$45.4	$177.6	$88,448	3.1	287.5	37.6	3.6
2018	1,965,597	4,806	1.75	638.5	5,411	$48.3	$192.6	$92,273	3.0	287.5	38.9	3.7
2019	1,981,696	3,599	1.77	643.4	4,848	$50.5	$206.8	$95,803	2.6	287.5	39.6	3.8
2020	1,996,607	2,547	1.79	647.9	4,299	$53.2	$221.9	$98,986	3.1	287.5	40.4	4.0
2021	2,010,767	1,891	1.81	651.8	3,781	$56.0	$237.4	$102,071	3.0	287.5	41.1	4.0
2022	2,024,557	1,593	1.82	655.3	3,742	$58.9	$253.5	$105,067	3.0	287.5	41.9	4.0
2023	2,038,108	1,403	1.83	658.7	3,673	$61.9	$270.3	$108,064	3.0	287.5	42.5	3.9
2024	2,051,241	1,023	1.85	662.1	3,637	$65.2	$288.6	$111,381	2.9	287.5	43.1	3.9
2025	2,063,507	224	1.86	665.5	3,554	$68.7	$305.7	$113,989	2.9	287.5	43.1	3.9
2026	2,075,274	-262	1.87	668.7	3,492	$72.2	$323.1	$116,530	2.8	287.5	43.3	3.9
2027	2,086,126	-1,117	1.87	671.9	3,452	$75.0	$338.1	$117,907	2.9	287.5	43.7	4.0
2028	2,096,494	-1,568	1.88	675.1	3,376	$78.4	$354.3	$119,710	2.7	287.5	44.0	4.1
2029	2,106,231	-2,197	1.89	678.1	3,296	$81.6	$370.3	$121,481	2.5	287.5	44.2	4.2
2030	2,115,661	-2,522	1.90	681.1	3,312	$85.1	$386.5	$123,250	2.4	287.5	44.3	4.2
2031	2,125,525	-2,185	1.91	684.2	3,382	$89.3	$403.8	$125,261	2.3	287.5	44.7	4.2
2032	2,135,424	-2,309	1.91	687.3	3,366	$93.1	$419.5	$126,379	2.5	287.5	44.8	4.2
2033	2,145,279	-2,521	1.92	690.4	3,368	$97.5	$438.3	$128,700	2.1	287.5	45.2	4.2
2034	2,155,161	-2,633	1.93	693.4	3,421	$101.9	$457.9	$130,803	2.3	287.5	45.6	4.2
2035	2,164,947	-2,817	1.93	696.6	3,450	$106.4	$478.5	$132,873	2.4	287.5	45.7	4.2
2036	2,174,776	-2,864	1.94	699.7	3,426	$110.8	$499.0	$134,194	2.8	287.5	46.0	4.2
2037	2,184,281	-3,257	1.95	702.9	3,379	$115.1	$520.0	$135,322	2.9	287.5	46.0	4.3
2038	2,193,803	-3,316	1.95	705.9	3,365	$119.8	$543.3	$137,072	2.7	287.5	46.4	4.3
2039	2,203,431	-3,262	1.96	709.0	3,407	$124.5	$567.0	$138,439	2.9	287.5	46.7	4.2
2040	2,213,088	-3,281	1.96	712.1	3,424	$129.2	$591.5	$139,885	2.8	287.5	47.1	4.2
2041	2,222,691	-3,373	1.97	715.3	3,411	$134.0	$616.9	$141,572	2.6	287.5	47.4	4.2
2042	2,232,231	-3,463	1.98	718.4	3,376	$139.0	$642.9	$143,336	2.5	287.5	47.7	4.2
2043	2,241,714	-3,537	1.98	721.5	3,372	$144.0	$669.8	$145,188	2.4	287.5	48.0	4.3
2044	2,251,201	-3,532	1.99	724.6	3,318	$149.2	$697.8	$147,339	2.2	287.5	48.4	4.2
2045	2,260,636	-3,558	2.00	727.6	3,276	$154.3	$725.6	$148,978	2.4	287.5	48.7	4.2
2046	2,270,022	-3,549	2.00	730.6	3,244	$159.6	$754.1	$150,702	2.3	287.5	49.0	4.2
2047	2,279,405	-3,512	2.01	733.6	3,221	$165.1	$783.5	$152,399	2.3	287.5	49.2	4.2
2048	2,288,786	-3,442	2.02	736.6	3,228	$170.8	$814.8	$154,261	2.3	287.5	49.5	4.2
2049	2,298,179	-3,348	2.02	739.5	3,214	$176.8	$848.1	$156,295	2.3	287.5	49.8	4.2
2050	2,307,538	-3,295	2.03	742.5	3,188	$183.0	$883.4	$158,465	2.3	287.5	50.1	4.1

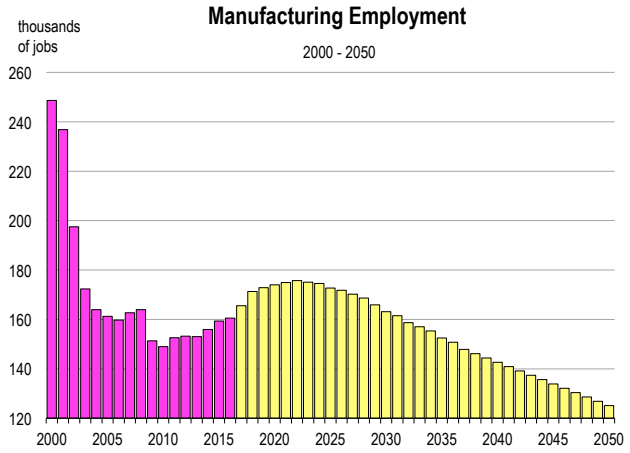


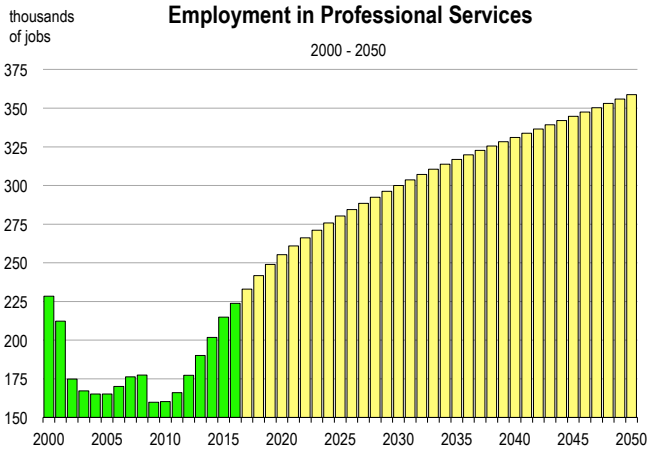


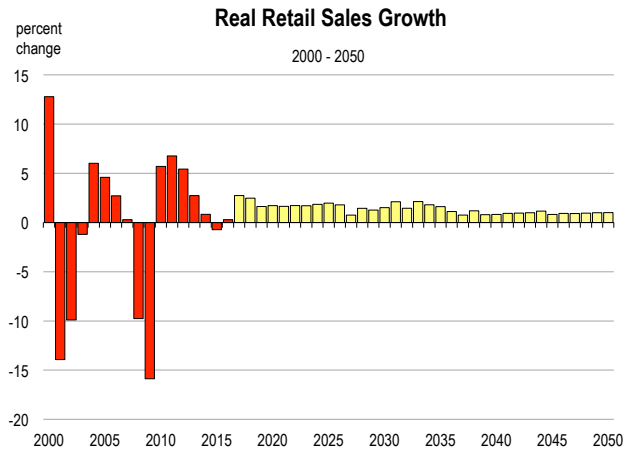
Santa Clara County Employment Forecast

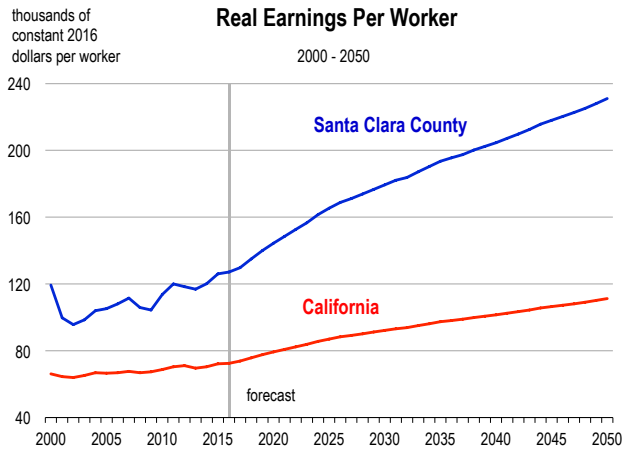
2010-2016 History, 2017-2050 Forecast

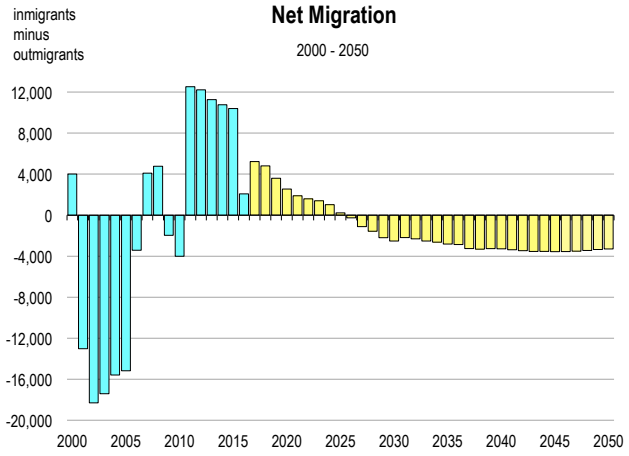
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	859.7	3.53	31.4	149.0	11.7	111.4	30.8	160.2	46.4	126.0	73.8	91.5
2011	880.5	3.42	30.9	152.6	11.8	113.3	32.1	166.0	51.2	128.6	76.3	89.9
2012	914.4	3.32	33.9	153.3	12.7	116.5	33.0	177.2	54.1	135.7	81.3	88.7
2013	950.4	3.34	36.4	153.1	13.7	118.4	33.5	190.1	58.6	142.6	86.3	89.0
2014	990.9	3.53	38.5	155.9	14.4	120.0	34.3	201.8	66.2	148.7	90.7	90.6
2015	1,032.2	3.60	42.1	159.4	15.0	120.8	35.0	214.9	74.7	155.4	94.5	89.9
2016	1,064.3	3.93	46.9	160.5	15.7	121.3	36.0	223.8	79.1	161.2	97.5	91.0
2017	1,086.9	3.93	47.3	165.5	16.0	122.6	36.2	233.0	83.3	162.7	97.4	91.5
2018	1,109.1	3.93	46.8	171.3	16.2	124.3	36.4	241.7	86.7	164.6	98.1	91.3
2019	1,124.9	3.93	46.7	172.8	16.2	125.3	36.7	249.0	89.5	166.7	98.7	91.3
2020	1,138.2	3.93	45.7	174.0	16.1	126.3	36.9	255.3	91.8	168.9	99.6	91.6
2021	1,149.2	3.93	43.8	174.9	16.1	127.2	37.1	260.9	93.8	171.0	100.5	91.6
2022	1,160.6	3.93	42.8	175.7	16.0	128.2	37.4	266.1	95.5	173.2	101.6	91.7
2023	1,171.3	3.93	43.0	175.1	16.0	129.1	37.7	271.1	97.0	175.5	102.6	91.7
2024	1,180.2	3.93	42.2	174.6	16.1	130.1	38.0	275.8	98.3	177.8	103.2	91.7
2025	1,188.5	3.93	42.4	172.7	16.1	131.0	38.2	280.3	99.5	180.1	103.6	92.0
2026	1,196.8	3.93	42.4	171.8	16.1	132.0	38.5	284.4	100.6	182.3	104.0	92.1
2027	1,202.6	3.93	41.6	170.2	16.1	132.5	38.8	288.4	101.6	184.5	104.2	92.0
2028	1,209.6	3.93	41.8	168.7	16.0	133.3	39.0	292.4	102.6	186.7	104.5	92.0
2029	1,215.1	3.93	41.7	165.9	16.0	134.0	39.2	296.2	103.5	188.8	105.0	92.0
2030	1,219.7	3.93	40.8	163.1	16.0	134.8	39.5	300.0	104.3	190.9	105.6	92.1
2031	1,226.9	3.93	41.1	161.5	16.0	135.8	39.7	303.6	105.2	192.9	106.2	92.2
2032	1,232.3	3.93	41.4	158.7	16.1	136.5	39.9	307.1	106.0	194.8	106.8	92.2
2033	1,237.8	3.93	40.4	157.0	16.1	137.6	40.2	310.5	106.7	196.8	107.4	92.3
2034	1,243.2	3.93	39.6	155.3	16.1	138.5	40.4	313.8	107.5	198.7	108.0	92.4
2035	1,248.2	3.93	39.9	152.5	16.1	139.3	40.6	316.9	108.2	200.7	108.6	92.5
2036	1,253.8	3.93	40.1	150.8	16.1	140.0	40.9	319.8	108.9	202.5	109.2	92.5
2037	1,257.6	3.93	40.0	147.9	16.1	140.4	41.1	322.7	109.5	204.4	109.8	92.5
2038	1,262.8	3.93	40.0	146.1	16.1	141.1	41.3	325.5	110.2	206.1	110.4	92.6
2039	1,267.9	3.93	40.3	144.4	16.2	141.6	41.5	328.3	110.8	207.9	111.1	92.6
2040	1,273.1	3.93	40.6	142.6	16.2	142.1	41.8	331.1	111.4	209.6	111.7	92.7
2041	1,278.1	3.93	40.8	140.9	16.2	142.6	42.0	333.8	112.0	211.3	112.3	92.8
2042	1,283.0	3.93	40.8	139.1	16.3	143.2	42.2	336.5	112.6	213.0	113.0	92.9
2043	1,287.9	3.93	40.8	137.4	16.3	143.7	42.4	339.2	113.1	214.6	113.6	93.0
2044	1,292.9	3.93	40.8	135.6	16.3	144.4	42.7	342.0	113.7	216.2	114.3	93.2
2045	1,297.7	3.93	40.7	133.9	16.3	144.9	42.9	344.7	114.3	217.8	115.0	93.4
2046	1,302.7	3.93	40.7	132.1	16.4	145.4	43.1	347.5	114.9	219.5	115.6	93.5
2047	1,307.7	3.93	40.7	130.4	16.4	145.9	43.4	350.3	115.5	221.1	116.3	93.7
2048	1,312.9	3.93	40.8	128.6	16.4	146.5	43.6	353.1	116.0	222.7	117.0	93.9
2049	1,318.2	3.93	41.0	126.8	16.5	147.1	43.8	355.9	116.6	224.3	117.7	94.1
2050	1,323.4	3.93	41.1	125.1	16.5	147.6	44.1	358.7	117.2	225.9	118.4	94.3

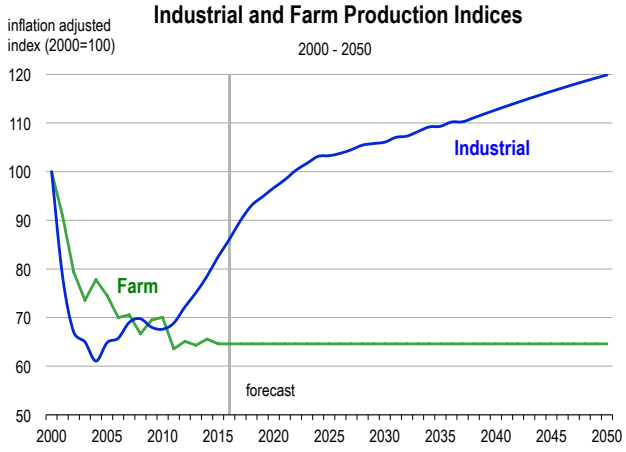












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	9.2%
Expected job growth:	6.8%
Fastest growing jobs sector:	Information
Expected personal income growth:	23.5%
Expected population growth:	3.9%
Net migration to account for:	18.9%
Expected growth in number of vehicles:	5.5%

Demographics (2017)

Unemployment rate (April 2017):	3.1%
County rank* in California (58 counties):	4th
Working age (16-64) population:	66.6%
Population with B.A. or higher;	47.6%
Median home selling price (2016):	$830,000
Median household income:	$102,724

Quality of Life

Violent crime rate (2015):	245 per 100,000 persons
County rank* in California (58 counties):	13th
Average commute time to work (2017):	29 minutes
High School drop out rate (2016):	11.2%
Households at/below poverty line (2017):	6.3%

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

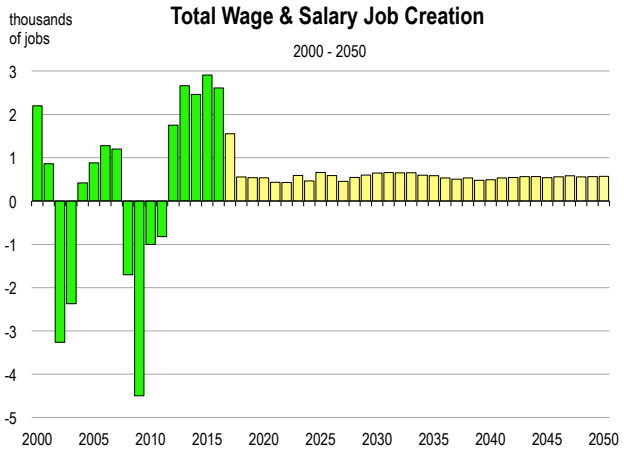
Santa Cruz County Economic Forecast

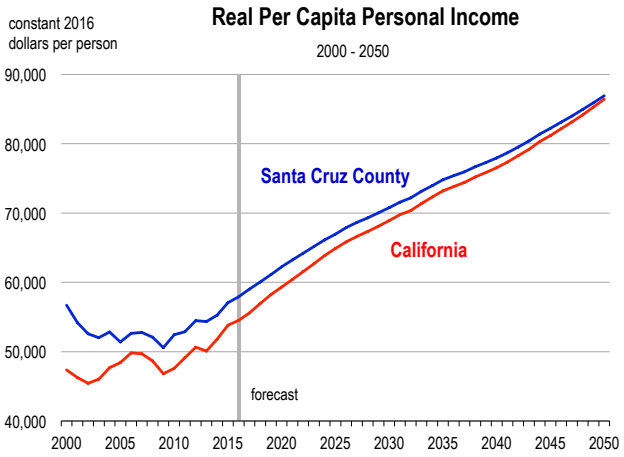
Santa Cruz County is located on the central coast of California, and behind San Francisco, it is the second smallest county in terms of physical size. Santa Cruz County has a population of 276,200 people and 109,200 wage and salary jobs. The per capita income in Santa Cruz County is $57,919 and the average salary per worker is $53,090.

In 2016, a total of 2,600 wage and salary jobs were gained in Santa Cruz County, representing a growth rate of 2.5 percent. The unemployment rate improved during the year, dropping from 7.5 percent in 2015 to 6.9 percent in 2016.

Across employment sectors, the largest job gains occurred in construction (+770 jobs), wholesale and retail trade (+430 jobs), government (+350 jobs), education and healthcare (+380 jobs), and leisure and hospitality (+260 jobs). Meaningful declines were not observed in any major sector.

Between 2011 and 2016, the population of Santa Cruz County grew at an annual average rate of 0.8 percent. High levels of in-migration were a contributing factor to this growth, as the county gained an average of 960 net migrants per year.





Forecast Highlights

- In 2017, total employment will increase by 1.4 percent. From 2017 to 2022, an annual average growth rate of 0.4 percent is expected.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Santa Cruz County, inflation-adjusted salaries are expected to rise by an average of 2.2 percent per year between 2017 and 2022.

- Between 2017 and 2022, the largest job gains will be observed in education and healthcare, leisure and hospitality, wholesale and retail trade, and professional and business services. Together, these sectors will account for more than 100 percent of net job creation in the county. Losses in construction and manufacturing will offset some of these gains.

- During the 2017-2022 period, the population will increase by 0.5 percent per year.

- Net migration will be low over the forecast period. Between 2017 and 2022, an average of 220 net migrants will enter the county each year, accounting for 17 percent of total population growth.

- Real income per capita will increase by 1.9 percent in 2017. From 2017 to 2022, real income per capita is expected to increase by 1.7 percent per year.

- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.3 percent per year between 2017 and 2022.

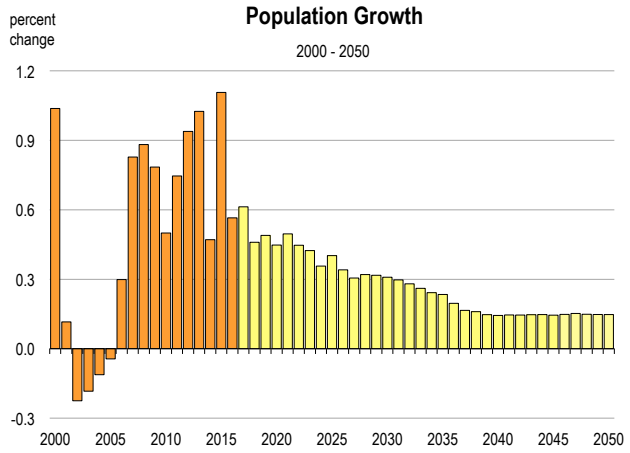
- Industrial production is projected to increase by 5.9 percent in 2017. During the 2017-2022 period, industrial production will increase by an average of 0.3 percent per year.

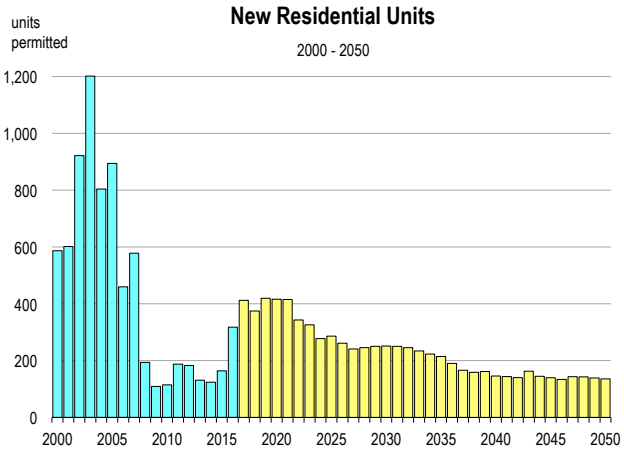
- Farm production is forecast to increase by 0.9 percent per year between 2017 and 2022. The principal crop in the county is the strawberry.

Santa Cruz County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	263,220	-276	242.9	94.3	115	$2.7	$12.3	$52,434	1.3	0.58	1.35	13.3
2011	265,183	413	241.5	94.5	188	$2.8	$12.8	$52,859	2.7	0.61	1.27	13.1
2012	267,672	1,005	241.0	95.1	183	$3.0	$13.6	$54,472	2.7	0.59	1.36	11.9
2013	270,416	1,492	249.4	96.2	131	$3.2	$13.9	$54,341	2.3	0.62	1.47	10.3
2014	271,689	113	252.8	96.6	124	$3.3	$14.5	$55,254	2.8	0.62	1.56	8.7
2015	274,697	1,746	257.4	96.9	164	$3.5	$15.3	$57,051	2.6	0.62	1.73	7.5
2016	276,249	461	262.0	97.2	318	$3.6	$16.0	$57,919	3.0	0.63	1.84	6.9
2017	277,942	595	264.2	97.5	412	$3.7	$16.9	$59,016	3.1	0.64	1.95	6.3
2018	279,219	179	265.9	97.9	375	$3.8	$17.7	$60,029	3.0	0.65	1.98	5.9
2019	280,586	267	267.2	98.3	420	$4.0	$18.6	$61,129	2.6	0.65	1.97	6.0
2020	281,842	156	268.1	98.8	416	$4.2	$19.6	$62,226	3.1	0.66	1.96	6.0
2021	283,240	306	268.7	99.2	415	$4.4	$20.6	$63,265	3.0	0.66	1.96	6.1
2022	284,505	194	268.9	99.7	343	$4.5	$21.5	$64,197	3.0	0.67	1.98	6.1
2023	285,711	153	268.8	100.0	326	$4.7	$22.5	$65,174	3.0	0.67	2.02	6.0
2024	286,730	-7	268.6	100.4	278	$4.8	$23.5	$66,135	2.9	0.68	2.04	6.0
2025	287,883	167	268.2	100.7	286	$5.0	$24.4	$66,957	2.9	0.69	2.08	5.8
2026	288,864	31	267.8	101.0	261	$5.2	$25.4	$67,894	2.8	0.69	2.11	5.7
2027	289,746	-29	267.4	101.3	241	$5.4	$26.4	$68,651	2.9	0.70	2.15	5.6
2028	290,673	54	267.1	101.6	246	$5.6	$27.4	$69,304	2.7	0.70	2.19	5.6
2029	291,595	81	266.9	101.8	250	$5.8	$28.4	$70,030	2.5	0.71	2.24	5.6
2030	292,496	104	266.8	102.1	251	$6.0	$29.4	$70,794	2.4	0.72	2.28	5.6
2031	293,365	113	267.0	102.4	250	$6.2	$30.5	$71,577	2.3	0.72	2.33	5.6
2032	294,187	116	267.5	102.7	246	$6.5	$31.5	$72,195	2.5	0.73	2.38	5.5
2033	294,954	121	268.0	102.9	234	$6.8	$32.6	$73,121	2.1	0.74	2.43	5.5
2034	295,668	112	268.6	103.2	223	$7.0	$33.8	$73,969	2.3	0.75	2.48	5.5
2035	296,361	112	269.5	103.5	214	$7.3	$35.0	$74,802	2.4	0.75	2.53	5.5
2036	296,942	58	270.3	103.7	190	$7.6	$36.3	$75,397	2.8	0.76	2.58	5.5
2037	297,433	44	271.0	103.9	166	$7.8	$37.6	$75,964	2.9	0.77	2.64	5.5
2038	297,909	53	271.8	104.1	159	$8.1	$39.0	$76,683	2.7	0.78	2.70	5.5
2039	298,348	29	272.8	104.3	162	$8.3	$40.4	$77,289	2.9	0.78	2.76	5.5
2040	298,777	32	273.7	104.5	146	$8.6	$41.8	$77,941	2.8	0.79	2.83	5.5
2041	299,212	45	274.8	104.7	144	$8.9	$43.3	$78,708	2.6	0.80	2.89	5.5
2042	299,647	46	276.0	104.9	140	$9.1	$44.9	$79,528	2.5	0.81	2.95	5.4
2043	300,088	50	277.3	105.0	163	$9.4	$46.4	$80,399	2.4	0.82	3.02	5.4
2044	300,530	46	278.6	105.2	145	$9.6	$48.0	$81,385	2.2	0.83	3.08	5.4
2045	300,966	32	279.8	105.4	140	$9.9	$49.6	$82,230	2.4	0.83	3.15	5.4
2046	301,412	38	280.9	105.6	134	$10.1	$51.3	$83,119	2.3	0.84	3.22	5.4
2047	301,871	45	282.0	105.8	143	$10.4	$53.0	$84,015	2.3	0.85	3.29	5.4
2048	302,320	31	283.0	105.9	143	$10.7	$54.8	$84,944	2.3	0.86	3.36	5.4
2049	302,767	31	284.1	106.1	139	$11.0	$56.7	$85,915	2.3	0.87	3.44	5.4
2050	303,214	30	285.0	106.3	136	$11.3	$58.7	$86,933	2.3	0.88	3.51	5.4

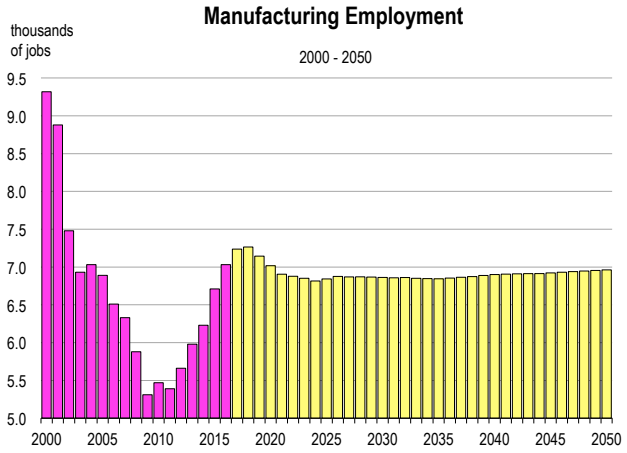


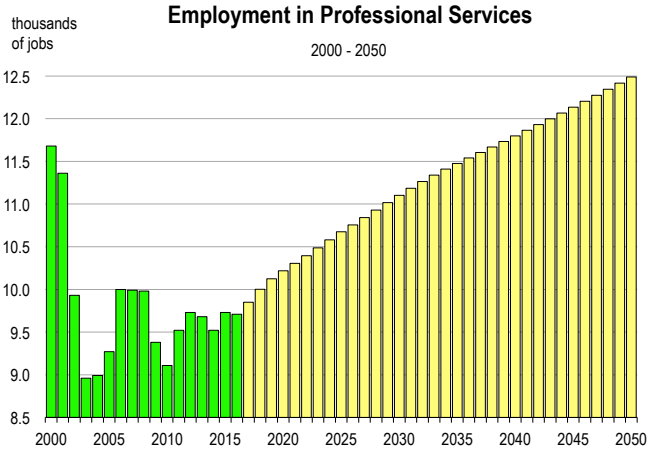


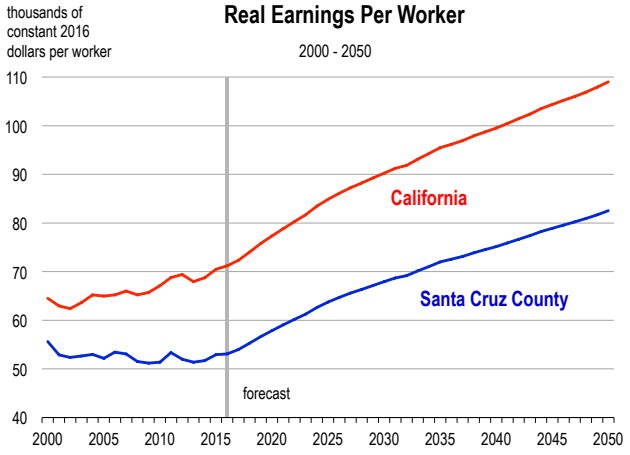
Santa Cruz County Employment Forecast

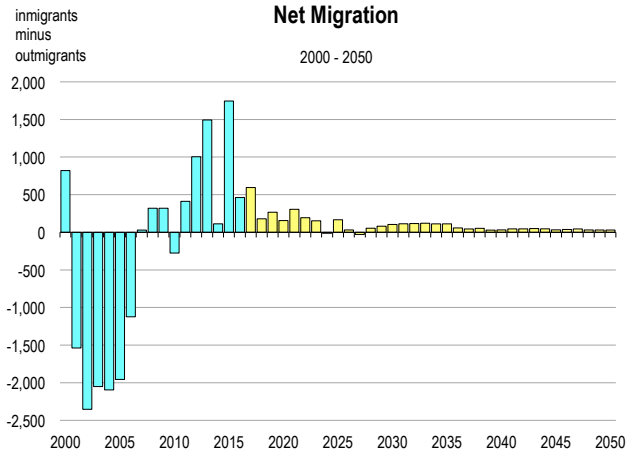
2010-2016 History, 2017-2050 Forecast

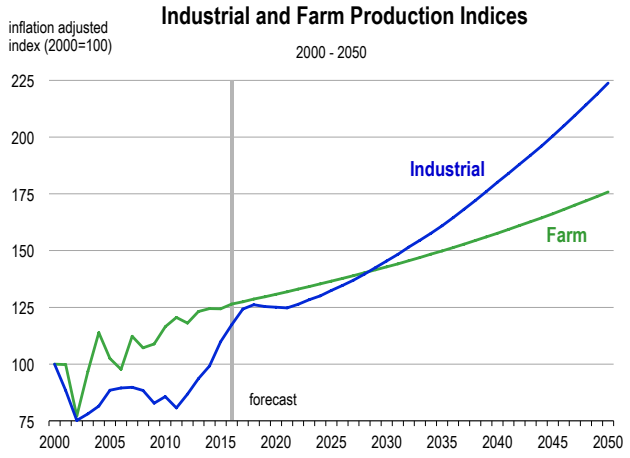
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	97.6	9.6	3.0	5.5	1.5	14.9	3.3	9.1	0.9	15.1	10.9	20.3
2011	96.8	8.6	2.9	5.4	1.5	14.7	3.1	9.5	0.9	15.4	11.1	20.3
2012	98.6	8.4	3.0	5.7	1.4	14.8	3.2	9.7	0.8	15.8	11.6	20.4
2013	101.2	8.3	3.2	6.0	1.4	15.0	3.4	9.7	0.8	16.5	12.2	20.6
2014	103.7	8.5	3.4	6.2	1.3	15.3	3.5	9.5	0.8	16.9	12.9	21.1
2015	106.6	8.3	3.7	6.7	1.5	15.5	3.5	9.7	0.8	17.3	13.6	21.4
2016	109.2	8.3	4.5	7.0	1.5	16.0	3.6	9.7	0.8	17.5	13.9	21.8
2017	110.8	8.3	4.5	7.2	1.6	16.2	3.6	9.8	0.8	17.8	14.1	22.0
2018	111.3	8.3	4.5	7.3	1.6	16.4	3.6	10.0	0.8	17.9	14.2	21.9
2019	111.9	8.3	4.5	7.1	1.6	16.6	3.7	10.1	0.8	18.1	14.3	21.9
2020	112.4	8.4	4.5	7.0	1.6	16.7	3.7	10.2	0.8	18.3	14.4	22.1
2021	112.8	8.4	4.4	6.9	1.6	16.7	3.7	10.3	0.8	18.4	14.6	22.1
2022	113.3	8.4	4.3	6.9	1.6	16.8	3.7	10.4	0.8	18.6	14.7	22.1
2023	113.8	8.4	4.3	6.9	1.6	16.9	3.7	10.5	0.8	18.8	14.9	22.2
2024	114.3	8.4	4.2	6.8	1.6	17.0	3.7	10.6	0.8	19.0	15.0	22.2
2025	115.0	8.4	4.2	6.8	1.6	17.1	3.7	10.7	0.8	19.3	15.0	22.3
2026	115.6	8.4	4.2	6.9	1.6	17.2	3.7	10.8	0.8	19.5	15.1	22.4
2027	116.0	8.4	4.2	6.9	1.6	17.3	3.7	10.8	0.8	19.7	15.1	22.5
2028	116.6	8.4	4.2	6.9	1.6	17.3	3.7	10.9	0.8	19.9	15.2	22.6
2029	117.1	8.3	4.2	6.9	1.6	17.4	3.7	11.0	0.8	20.1	15.3	22.7
2030	117.8	8.3	4.2	6.9	1.6	17.5	3.7	11.1	0.8	20.3	15.3	22.8
2031	118.5	8.3	4.2	6.9	1.6	17.6	3.7	11.2	0.8	20.5	15.4	22.9
2032	119.1	8.3	4.2	6.9	1.6	17.8	3.7	11.3	0.8	20.8	15.5	23.0
2033	119.8	8.3	4.2	6.9	1.6	17.9	3.7	11.3	0.8	21.0	15.6	23.1
2034	120.4	8.3	4.2	6.8	1.6	18.0	3.7	11.4	0.8	21.2	15.7	23.2
2035	120.9	8.3	4.2	6.8	1.6	18.1	3.7	11.5	0.8	21.4	15.8	23.3
2036	121.5	8.3	4.2	6.9	1.6	18.1	3.7	11.5	0.8	21.7	15.9	23.4
2037	122.0	8.2	4.2	6.9	1.6	18.2	3.7	11.6	0.8	21.9	16.0	23.5
2038	122.5	8.2	4.2	6.9	1.6	18.2	3.7	11.7	0.8	22.1	16.0	23.6
2039	123.0	8.2	4.2	6.9	1.6	18.3	3.7	11.7	0.8	22.3	16.1	23.6
2040	123.5	8.2	4.2	6.9	1.6	18.3	3.7	11.8	0.8	22.6	16.2	23.7
2041	124.0	8.2	4.2	6.9	1.6	18.3	3.7	11.9	0.8	22.8	16.3	23.8
2042	124.6	8.1	4.2	6.9	1.6	18.4	3.7	11.9	0.8	23.0	16.4	23.9
2043	125.1	8.1	4.2	6.9	1.6	18.4	3.7	12.0	0.8	23.3	16.5	24.0
2044	125.7	8.1	4.2	6.9	1.6	18.5	3.7	12.1	0.8	23.5	16.6	24.1
2045	126.2	8.1	4.2	6.9	1.6	18.5	3.7	12.1	0.8	23.7	16.6	24.2
2046	126.8	8.0	4.2	6.9	1.6	18.5	3.7	12.2	0.8	23.9	16.7	24.3
2047	127.4	8.0	4.2	6.9	1.6	18.6	3.7	12.3	0.8	24.2	16.8	24.5
2048	127.9	8.0	4.2	6.9	1.6	18.6	3.7	12.3	0.8	24.4	16.9	24.6
2049	128.5	7.9	4.2	7.0	1.6	18.6	3.7	12.4	0.8	24.7	17.0	24.7
2050	129.1	7.9	4.2	7.0	1.6	18.7	3.7	12.5	0.8	24.9	17.1	24.8











County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.8%
Expected job growth:	2.3%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	11.4%
Expected population growth:	2.4%
Net migration to account for:	16.8%
Expected growth in number of vehicles:	1.8%

Demographics (2017)

Unemployment rate (April 2017):	6.9%
County rank* in California (58 counties):	40th
Working age (16-64) population:	67.4%
Population with B.A. or higher:	38.8%
Median home selling price (2016):	$632,500
Median household Income:	$72,450

Quality of Life

Violent crime rate (2015):	408 per 100,000 persons
County rank* in California (58 counties):	34th
Average commute time to work (2017):	29 minutes
High School drop out rate (2016):	7.2%
Households at/below poverty line (2017):	8.9%

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

Shasta County Economic Forecast

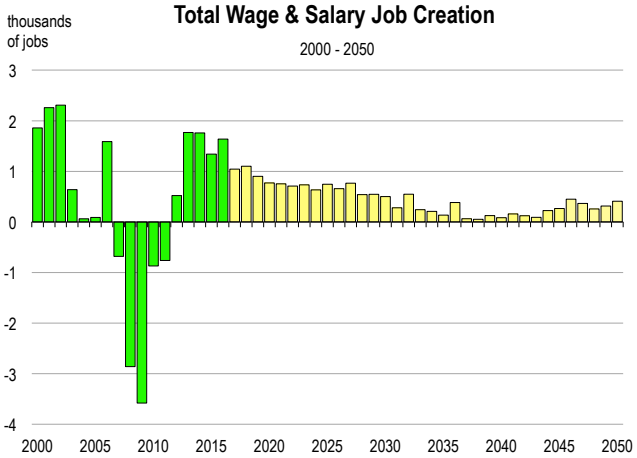
Shasta County is one of the northernmost counties in California. The largest city is Redding, which has approximately 90,200 residents. The recreation industry is the principal source of economic activity in the county, with Shasta Lake and Lassen Peak being the main visitor attractions.

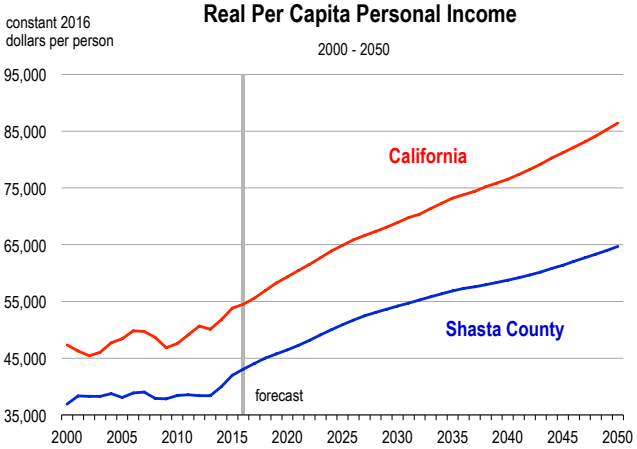
Shasta County has a population of 178,200 people and a total of 66,200 wage and salary jobs. The per capita income in Shasta County is $43,079 and the average salary per worker is $50,064.

In 2016, a total of 1,600 wage and salary jobs were created in Shasta County, representing an increase of 2.5 percent. The unemployment rate improved substantially, falling from 7.8 percent in 2015 to 6.9 percent in 2016.

During 2016, virtually all sectors were characterized by positive job creation. The largest gains were observed in healthcare and education (+520 jobs), professional and business services (+470 jobs), wholesale and retail trade (+190 jobs), construction (+180 jobs), and government (+170 jobs). The largest losses were in agriculture (-70 jobs).

The population in Shasta County grew slower than 0.1 percent between 2011 and 2016. The county gained an average of 155 people per year through net migration, but lost 45 residents per year through the natural decrease (deaths outnumbering births). Because of an aging population, a natural decrease is expected to persist through the year 2050, and despite positive net migration, population growth will be slow.





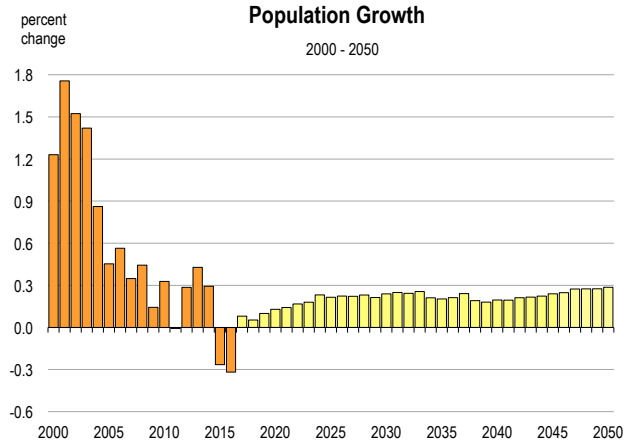
Forecast Highlights

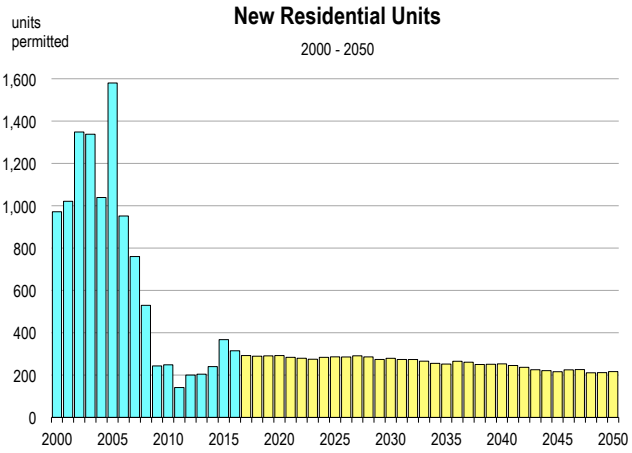
- Total wage and salary employment is expected to increase by 1.6 percent in 2017. From 2017 to 2022, growth will average 1.2 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Shasta County, inflation-adjusted salaries are expected to rise by an average of 0.8 percent per year from 2017 to 2022.
- Between 2017 and 2022, the largest employment gains will be observed in education and healthcare, professional business services, and government. Combined, these sectors will account for 89 percent of net job creation in the county.
- Annual population growth in the 2017-2022 period will average 0.1 percent per year. The county will gain an average of 350 people per year through net migration, but will lose an average of 140 residents per year through the natural decrease (deaths outnumbering births).
- Real per capita income is projected to increase by 2.3 percent in 2017. Between 2017 and 2022, real per capita income is expected to rise by an average of 1.8 percent per year.
- Between 2017 and 2022, total taxable sales, adjusted for inflation, are expected to increase by an average of 1.4 percent per year.
- Industrial production will increase by 4.3 percent in 2017. Between 2017 and 2022, the growth rate will average 2.4 percent per year.

Shasta County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	177,460	436	216.7	70.3	249	$2.49	$6.06	$38,434	1.3	79.6	820.4	16.8
2011	177,455	-82	213.2	70.4	141	$2.54	$6.24	$38,535	2.7	83.7	756.4	15.9
2012	177,962	454	207.4	70.4	200	$2.64	$6.37	$38,394	2.7	82.8	758.2	14.2
2013	178,725	728	213.2	70.2	204	$2.80	$6.49	$38,382	2.3	85.8	792.7	11.8
2014	179,251	505	212.3	70.2	240	$2.82	$6.90	$39,976	2.8	90.9	835.3	9.6
2015	178,777	-381	215.3	70.2	368	$2.87	$7.34	$41,997	2.6	82.8	875.5	7.8
2016	178,208	-534	219.0	70.4	315	$2.95	$7.68	$43,079	3.0	85.0	908.4	6.9
2017	178,352	283	221.2	70.7	292	$3.05	$8.10	$44,076	3.1	85.8	947.1	6.2
2018	178,446	240	223.5	71.0	289	$3.19	$8.51	$45,038	3.0	86.5	976.1	5.9
2019	178,624	316	225.3	71.3	291	$3.33	$8.89	$45,745	2.6	87.2	992.6	5.7
2020	178,855	368	226.9	71.6	292	$3.46	$9.29	$46,451	3.1	87.9	1017.9	5.8
2021	179,109	387	228.4	71.8	284	$3.61	$9.73	$47,250	3.0	88.6	1039.6	5.9
2022	179,409	448	229.8	72.1	280	$3.75	$10.20	$48,139	3.0	89.2	1065.9	6.1
2023	179,732	484	231.2	72.4	275	$3.91	$10.70	$49,094	3.0	89.9	1094.4	6.3
2024	180,149	589	232.4	72.6	284	$4.08	$11.19	$50,015	2.9	90.4	1120.6	6.4
2025	180,536	573	233.9	72.9	286	$4.25	$11.68	$50,897	2.9	91.0	1149.7	6.5
2026	180,940	596	235.1	73.2	286	$4.41	$12.16	$51,696	2.8	91.6	1178.1	6.5
2027	181,341	606	236.6	73.4	291	$4.56	$12.64	$52,467	2.9	92.1	1209.3	6.6
2028	181,760	635	237.6	73.7	286	$4.73	$13.13	$53,042	2.7	92.6	1242.4	6.5
2029	182,148	616	238.6	74.0	274	$4.90	$13.61	$53,617	2.5	93.1	1277.5	6.5
2030	182,584	675	239.5	74.2	279	$5.08	$14.08	$54,175	2.4	93.5	1313.4	6.5
2031	183,038	699	240.0	74.5	274	$5.26	$14.56	$54,699	2.3	94.0	1350.5	6.5
2032	183,483	695	241.0	74.8	274	$5.47	$15.08	$55,267	2.5	94.4	1388.6	6.5
2033	183,953	728	241.5	75.0	266	$5.65	$15.56	$55,827	2.1	94.8	1427.9	6.5
2034	184,342	654	241.8	75.3	256	$5.84	$16.07	$56,337	2.3	95.2	1468.2	6.5
2035	184,716	650	242.1	75.5	252	$6.02	$16.60	$56,842	2.4	95.6	1509.7	6.5
2036	185,108	679	242.8	75.7	265	$6.21	$17.21	$57,310	2.8	96.0	1552.3	6.4
2037	185,555	744	242.9	76.0	261	$6.42	$17.81	$57,588	2.9	96.3	1596.4	6.4
2038	185,909	659	243.0	76.2	250	$6.61	$18.40	$57,947	2.7	96.7	1641.6	6.4
2039	186,245	645	243.2	76.5	251	$6.82	$19.06	$58,328	2.9	97.0	1688.2	6.4
2040	186,609	673	243.3	76.7	253	$7.04	$19.72	$58,729	2.8	97.3	1736.1	6.4
2041	186,972	668	243.6	77.0	245	$7.25	$20.39	$59,187	2.6	97.6	1785.4	6.4
2042	187,368	691	243.9	77.2	237	$7.46	$21.08	$59,668	2.5	98.0	1836.2	6.4
2043	187,773	690	244.0	77.4	225	$7.67	$21.77	$60,186	2.4	98.2	1888.3	6.4
2044	188,193	694	244.4	77.6	221	$7.87	$22.49	$60,816	2.2	98.5	1941.9	6.4
2045	188,643	722	244.9	77.8	216	$8.09	$23.26	$61,382	2.4	98.8	1997.1	6.4
2046	189,111	736	245.7	78.0	225	$8.31	$24.07	$62,062	2.3	99.1	2053.9	6.4
2047	189,629	773	246.3	78.2	226	$8.54	$24.89	$62,696	2.3	99.3	2112.4	6.4
2048	190,150	765	246.8	78.5	211	$8.77	$25.74	$63,327	2.3	99.6	2172.7	6.4
2049	190,674	753	247.3	78.7	212	$9.01	$26.63	$63,989	2.3	99.8	2234.6	6.3
2050	191,220	763	248.0	78.9	217	$9.26	$27.57	$64,694	2.3	100.1	2298.4	6.3

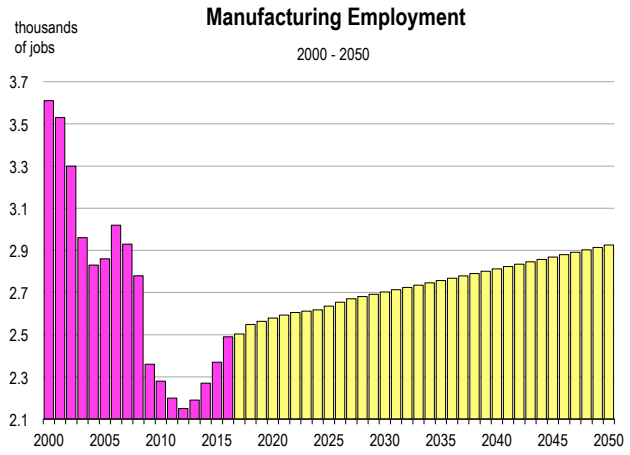


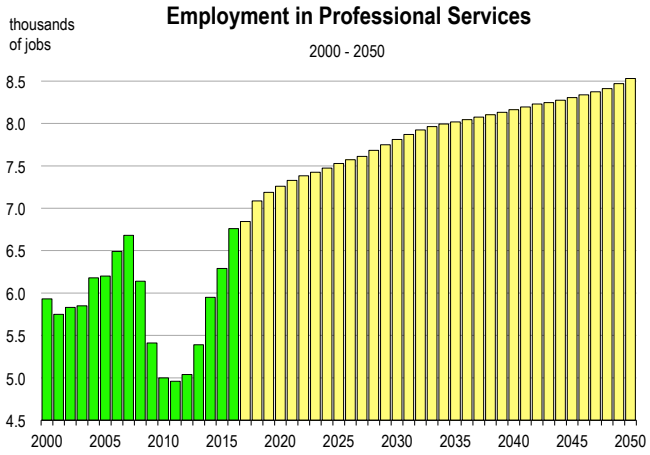


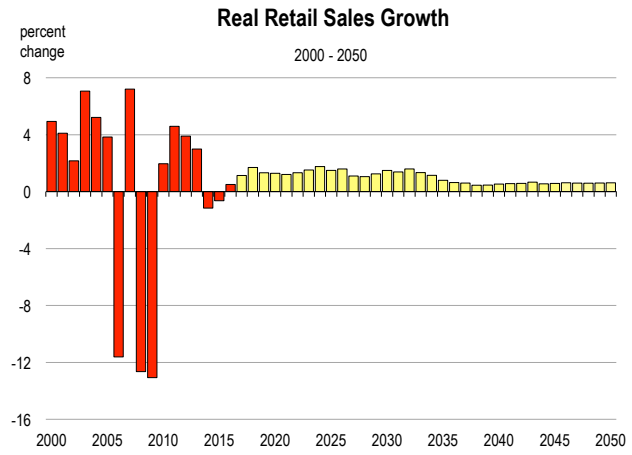
Shasta County Employment Forecast

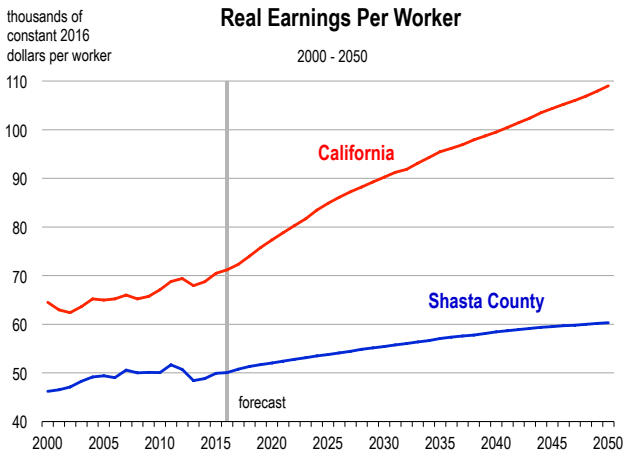
2010-2016 History, 2017-2050 Forecast

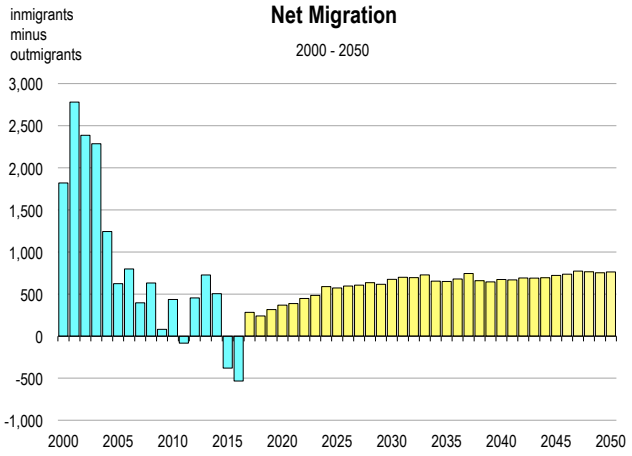
	Total Wage & Salary	Farm	Natural Resources & Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	59.89	0.69	2.71	2.28	1.73	10.20	2.48	5.00	0.64	12.91	6.12	12.81
2011	59.13	0.78	2.79	2.20	1.73	10.02	2.42	4.96	0.62	12.79	5.83	12.61
2012	59.65	0.80	2.70	2.15	1.70	10.06	2.42	5.04	0.60	12.88	6.29	12.48
2013	61.42	0.85	2.78	2.19	1.73	10.24	2.49	5.39	0.65	13.77	6.41	12.45
2014	63.18	0.93	2.78	2.27	1.76	10.48	2.58	5.95	0.70	14.11	6.60	12.64
2015	64.52	0.93	2.98	2.37	1.77	10.87	2.56	6.29	0.70	14.39	6.68	12.71
2016	66.16	0.86	3.16	2.49	1.77	11.06	2.58	6.76	0.70	14.91	6.66	12.88
2017	67.20	0.87	3.16	2.50	1.79	11.14	2.58	6.84	0.70	15.50	6.68	13.10
2018	68.31	0.87	3.22	2.55	1.80	11.21	2.58	7.09	0.70	16.09	6.70	13.17
2019	69.21	0.87	3.23	2.56	1.81	11.25	2.58	7.19	0.70	16.68	6.73	13.25
2020	69.98	0.88	3.20	2.58	1.82	11.27	2.58	7.26	0.70	17.27	6.77	13.32
2021	70.73	0.88	3.15	2.59	1.83	11.29	2.59	7.33	0.70	17.86	6.81	13.39
2022	71.44	0.88	3.10	2.61	1.84	11.32	2.59	7.38	0.70	18.39	6.86	13.47
2023	72.17	0.88	3.06	2.61	1.85	11.33	2.59	7.42	0.70	18.96	6.91	13.56
2024	72.81	0.89	3.01	2.62	1.86	11.36	2.59	7.47	0.70	19.41	6.94	13.67
2025	73.55	0.89	2.96	2.64	1.87	11.38	2.59	7.53	0.70	19.96	6.97	13.78
2026	74.21	0.89	2.94	2.65	1.88	11.40	2.59	7.57	0.70	20.43	6.99	13.89
2027	74.98	0.89	2.93	2.67	1.89	11.41	2.59	7.61	0.70	20.99	7.01	14.01
2028	75.52	0.89	2.94	2.68	1.90	11.43	2.60	7.68	0.70	21.31	7.03	14.09
2029	76.06	0.90	2.96	2.69	1.91	11.45	2.60	7.75	0.70	21.62	7.05	14.17
2030	76.57	0.90	2.97	2.70	1.92	11.48	2.60	7.81	0.70	21.89	7.07	14.25
2031	76.85	0.90	2.97	2.71	1.93	11.50	2.60	7.87	0.70	21.96	7.10	14.34
2032	77.39	0.90	2.96	2.72	1.94	11.53	2.60	7.92	0.70	22.31	7.12	14.42
2033	77.64	0.90	2.94	2.74	1.95	11.55	2.60	7.96	0.69	22.38	7.15	14.50
2034	77.84	0.91	2.94	2.75	1.96	11.57	2.60	7.99	0.69	22.41	7.17	14.58
2035	77.98	0.91	2.93	2.76	1.97	11.60	2.61	8.02	0.69	22.38	7.20	14.67
2036	78.36	0.91	2.95	2.77	1.98	11.62	2.61	8.04	0.69	22.56	7.23	14.75
2037	78.43	0.91	2.96	2.78	1.98	11.64	2.61	8.07	0.69	22.43	7.25	14.83
2038	78.48	0.91	2.98	2.79	1.99	11.66	2.61	8.10	0.69	22.28	7.28	14.92
2039	78.60	0.91	2.99	2.80	2.00	11.69	2.61	8.13	0.69	22.21	7.31	15.00
2040	78.69	0.91	3.00	2.81	2.01	11.71	2.61	8.16	0.69	22.09	7.33	15.09
2041	78.85	0.91	3.02	2.82	2.02	11.73	2.61	8.19	0.69	22.05	7.36	15.18
2042	78.97	0.92	3.03	2.83	2.03	11.76	2.61	8.23	0.69	21.97	7.39	15.26
2043	79.06	0.92	3.04	2.85	2.04	11.78	2.62	8.25	0.69	21.88	7.41	15.35
2044	79.29	0.92	3.05	2.86	2.04	11.80	2.62	8.27	0.69	21.91	7.44	15.44
2045	79.55	0.92	3.05	2.87	2.05	11.82	2.62	8.30	0.69	21.99	7.46	15.52
2046	80.00	0.92	3.07	2.88	2.06	11.85	2.62	8.34	0.69	22.23	7.49	15.61
2047	80.37	0.92	3.08	2.89	2.06	11.87	2.62	8.37	0.69	22.40	7.52	15.70
2048	80.62	0.92	3.08	2.90	2.07	11.89	2.62	8.41	0.69	22.45	7.54	15.79
2049	80.94	0.92	3.09	2.91	2.08	11.92	2.62	8.47	0.69	22.55	7.57	15.88
2050	81.35	0.92	3.10	2.93	2.09	11.94	2.62	8.53	0.69	22.73	7.60	15.97

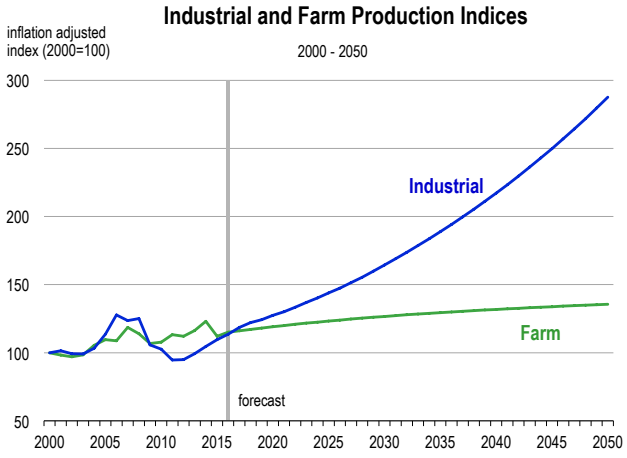












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	7.0%
Expected job growth:	6.3%
Fastest growing jobs sector:	Health and Education
Expected personal income growth:	9.9%
Expected population growth:	0.6%
Net migration to account for:	100%
Expected growth in number of vehicles:	3.9%

Demographics (2017)

Unemployment rate (April 2017):	6.0%
County rank* in California (58 counties):	34th
Working age (16-64) population:	60.8%
Population with B.A. degree or higher:	19.3%
Median home selling price (2016):	$227,500
Median household income:	$47,571

Quality of Life

Violent crime rate (2015):	744 per 100,000 persons
County rank* in California (58 counties):	55th
Average commute time to work (2017):	21 minutes
High school drop out rate (2016):	7.9%
Households at/below poverty line (2017):	9.8%

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

Sierra County Economic Forecast

Sierra County is located on the California-Nevada state border. It was a hub of activity during the gold rush, and experienced a large amount of in-migration in the mid 1800s. According to the 1880 Census, the county had a population of 6,623. But by 2016, it was the second smallest county in California, with only 3,130 residents. In 2016, the county also had 620 wage and salary jobs, a per capita income of $38,114, and an average salary per worker of $46,907.

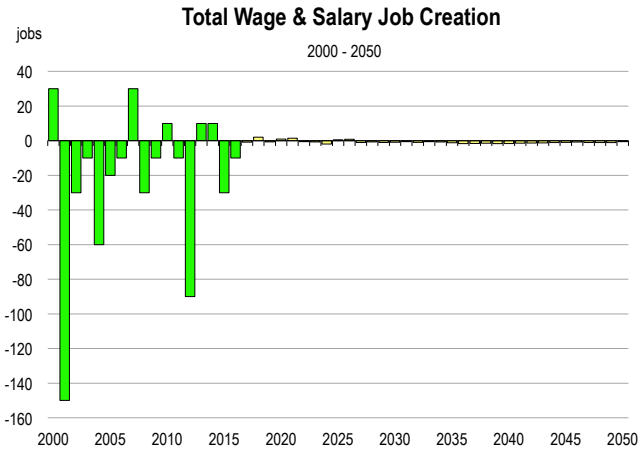
In 2016, Sierra County lost 10 wage and salary jobs, representing a decrease of 1.6 percent. At the same time, the unemployment rate improved from 8.9 percent in 2015 to 7.6 percent in 2016.

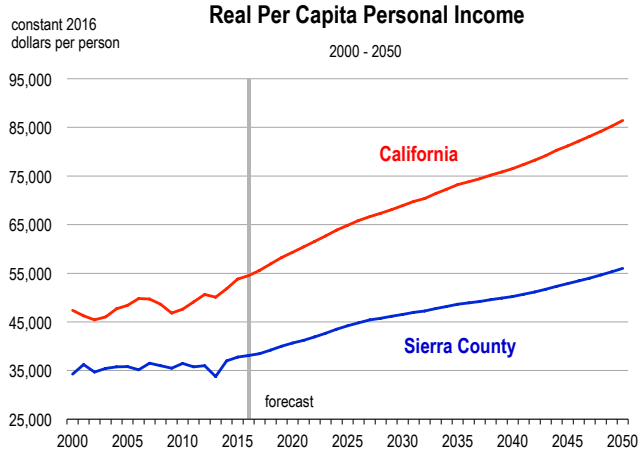
During 2016, the public sector, which represents 58 percent of total employment in the county, lost 10 jobs. The services sector also lost 10 jobs, while the good-producing sector gained 10 jobs. The agriculture sector was flat.

Between 2011 and 2016, the population of Sierra County declined at an annual average rate of 0.5 percent. This decrease was entirely the result of a natural decrease (deaths outnumbering births), which reduced the population by an average of 17 people per year.

The Sierra County population is aging rapidly. The 75-and-over group now accounts for 12 percent of the population, but this will rise to 26 percent within two decades. Because of this, the county will continue to experience a natural decrease through the year 2050.

Because it has a population that is both aging and shrinking, Sierra County is at major risk for economic stagnation. Virtually no job growth is expected through 2050, and salaries are expected to increase much more slowly than the statewide average.





Forecast Highlights

- Total wage and salary employment is expected to be largely unchanged over the 2017-2022 period. Virtually no jobs will be created in the county during this interval.

- Average salaries are well below the California state average, and will remain so over the forecast period. In Sierra County, inflation-adjusted salaries are expected to increase at an average rate of 2.2 percent per year during the 2017-2022 period.

- The population is expected to decline by an average of 0.5 percent per year over the 2017-2022 period. The natural decrease (deaths outnumbering births) will be responsible for all of this decline.

- Net migration will be flat. Over the next five years, the county will neither lose nor gain a significant number of residents through the migratory process.

- Between 2017 and 2022, real per capita income will increase by 1.7 percent per year.

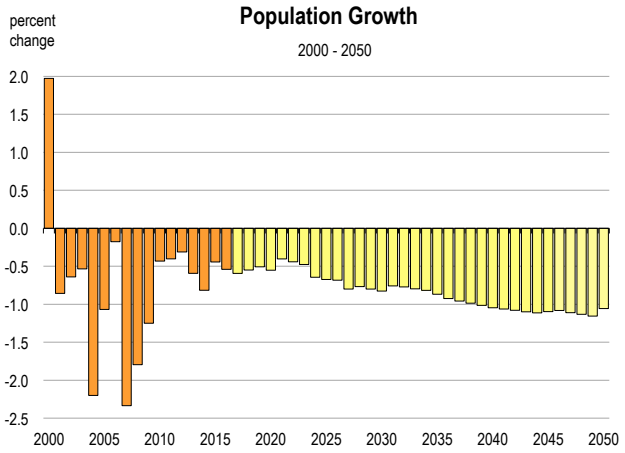
- Total taxable sales, adjusted for inflation, are expected to increase by 2.4 percent per year from 2017 to 2022.

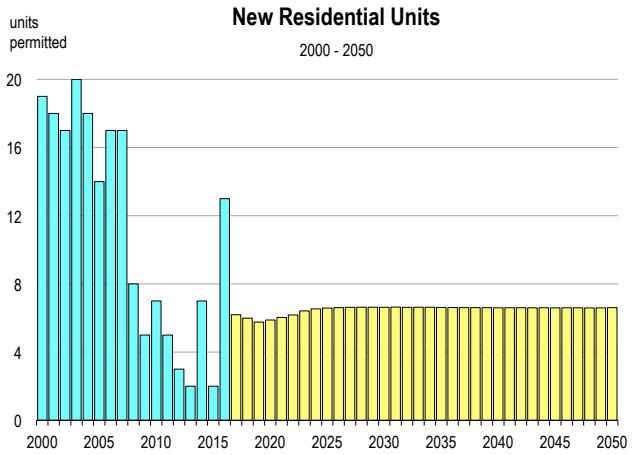
- Between 2017 and 2022, the growth rate of industrial production will average 4.2 percent per year.

Sierra County Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy-ment Rate (percent)
2010	3,229	-7	5.4	1.5	7	$19.22	$104.69	$36,480	1.3	7.3	7.0	15.4
2011	3,216	4	5.3	1.5	5	$16.41	$104.99	$35,785	2.7	9.3	4.2	14.9
2012	3,206	0	5.3	1.5	3	$25.81	$107.63	$35,993	2.7	9.7	6.9	14.4
2013	3,187	0	5.3	1.4	2	$17.90	$101.83	$33,764	2.3	10.4	7.1	12.8
2014	3,161	0	5.4	1.4	7	$19.61	$112.70	$36,998	2.8	10.9	9.8	10.1
2015	3,147	0	5.5	1.4	2	$19.22	$116.15	$37,752	2.6	10.3	10.1	8.9
2016	3,130	0	5.6	1.4	13	$21.18	$119.30	$38,114	3.0	10.5	12.6	7.6
2017	3,111	1	5.7	1.4	6	$21.88	$123.23	$38,457	3.1	10.5	10.8	7.0
2018	3,094	2	5.8	1.4	6	$23.05	$128.51	$39,239	3.0	10.5	11.9	6.8
2019	3,079	1	5.9	1.4	6	$24.34	$133.96	$40,000	2.6	10.5	12.0	6.7
2020	3,062	0	6.0	1.5	6	$25.60	$139.18	$40,643	3.1	10.6	12.3	6.8
2021	3,049	5	6.1	1.5	6	$26.87	$144.58	$41,239	3.0	10.6	13.0	6.9
2022	3,036	5	6.2	1.5	6	$28.22	$150.34	$41,931	3.0	10.6	13.3	7.1
2023	3,021	5	6.3	1.5	6	$29.66	$156.35	$42,685	3.0	10.6	13.5	7.2
2024	3,002	0	6.4	1.5	7	$31.14	$162.20	$43,492	2.9	10.6	13.3	7.4
2025	2,982	-1	6.5	1.5	7	$32.55	$167.50	$44,183	2.9	10.6	13.6	7.5
2026	2,961	0	6.5	1.5	7	$33.90	$172.50	$44,795	2.8	10.6	13.9	7.5
2027	2,938	-3	6.6	1.5	7	$35.26	$177.27	$45,414	2.9	10.6	13.9	7.5
2028	2,915	-2	6.6	1.5	7	$36.52	$181.64	$45,750	2.7	10.6	14.2	7.5
2029	2,892	-2	6.6	1.5	7	$37.77	$185.93	$46,146	2.5	10.6	14.2	7.5
2030	2,868	-3	6.6	1.5	7	$39.03	$190.09	$46,548	2.4	10.6	14.3	7.5
2031	2,846	-1	6.6	1.5	7	$40.29	$194.29	$46,953	2.3	10.6	14.6	7.5
2032	2,824	-1	6.6	1.5	7	$41.55	$198.39	$47,230	2.5	10.6	14.7	7.5
2033	2,802	-2	6.7	1.5	7	$42.88	$202.74	$47,747	2.1	10.6	14.8	7.5
2034	2,779	-2	6.7	1.5	7	$44.31	$207.22	$48,193	2.3	10.6	14.9	7.5
2035	2,755	-4	6.7	1.5	7	$45.81	$211.90	$48,641	2.4	10.6	14.8	7.5
2036	2,729	-5	6.7	1.5	7	$47.37	$216.64	$48,923	2.8	10.6	14.7	7.5
2037	2,703	-5	6.7	1.5	7	$48.97	$221.54	$49,186	2.9	10.6	14.6	7.5
2038	2,676	-6	6.7	1.5	7	$50.66	$226.60	$49,570	2.7	10.6	14.6	7.5
2039	2,649	-7	6.7	1.5	7	$52.43	$231.77	$49,874	2.9	10.6	14.5	7.5
2040	2,622	-7	6.6	1.5	7	$54.25	$236.96	$50,224	2.8	10.6	14.3	7.5
2041	2,594	-7	6.6	1.5	7	$56.15	$242.25	$50,680	2.6	10.6	14.2	7.5
2042	2,566	-8	6.7	1.5	7	$58.12	$247.52	$51,171	2.5	10.6	14.0	7.5
2043	2,538	-8	6.7	1.5	7	$60.14	$252.78	$51,703	2.4	10.6	13.9	7.5
2044	2,509	-9	6.7	1.5	7	$62.23	$258.06	$52,329	2.2	10.6	13.7	7.5
2045	2,482	-9	6.7	1.5	7	$64.41	$263.49	$52,860	2.4	10.6	13.6	7.5
2046	2,455	-8	6.7	1.5	7	$66.63	$268.99	$53,432	2.3	10.6	13.5	7.5
2047	2,428	-9	6.7	1.5	7	$68.93	$274.56	$54,016	2.3	10.6	13.3	7.5
2048	2,400	-10	6.7	1.5	7	$71.36	$280.36	$54,641	2.3	10.6	13.0	7.4
2049	2,372	-11	6.8	1.6	7	$73.93	$286.42	$55,314	2.3	10.6	12.7	7.4
2050	2,347	-8	6.8	1.6	7	$76.61	$292.88	$55,990	2.3	10.6	12.9	7.4

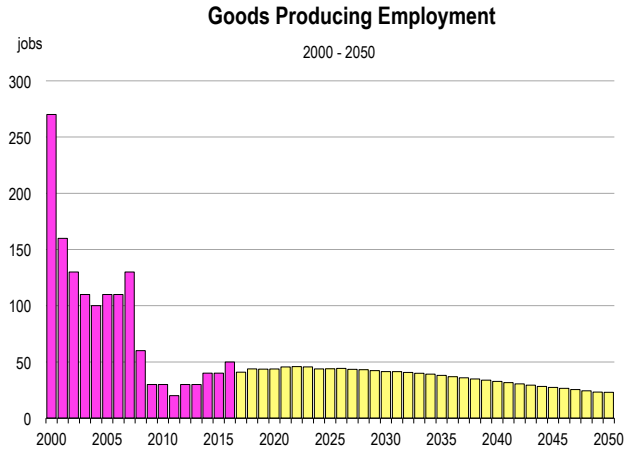


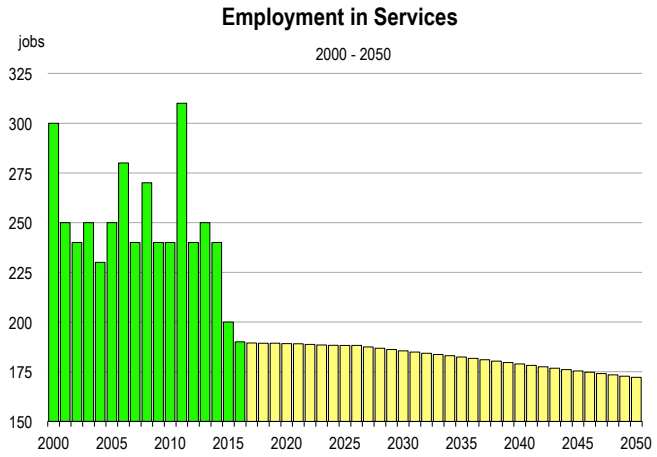


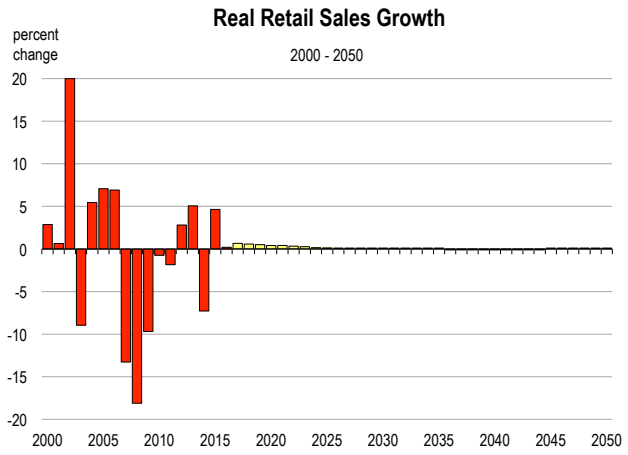
Sierra County Employment Forecast

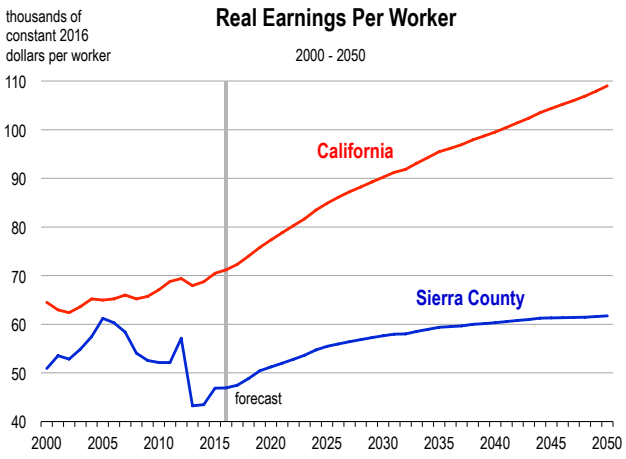
2010-2016 History, 2017-2050 Forecast

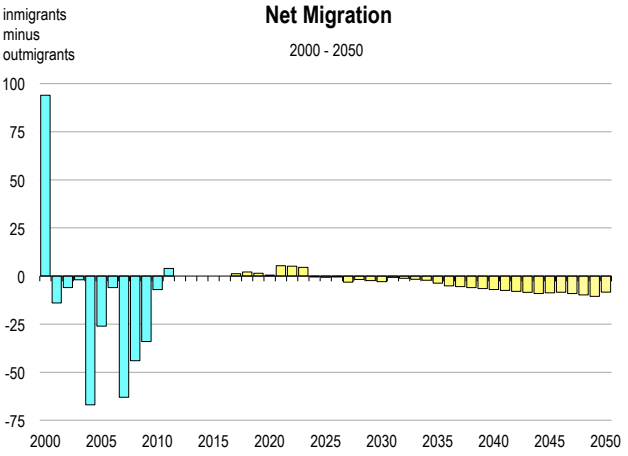
	Total Wage & Salary	Farm	Goods Producing	Services	Government
	employment (thousands of jobs)				
2010	0.740	0.020	0.030	0.240	0.450
2011	0.730	0.010	0.020	0.310	0.390
2012	0.640	0.010	0.030	0.240	0.360
2013	0.650	0.020	0.030	0.250	0.350
2014	0.660	0.020	0.040	0.240	0.360
2015	0.630	0.020	0.040	0.200	0.370
2016	0.620	0.020	0.050	0.190	0.360
2017	0.619	0.020	0.041	0.189	0.369
2018	0.621	0.020	0.044	0.189	0.368
2019	0.621	0.020	0.044	0.189	0.368
2020	0.622	0.020	0.044	0.189	0.369
2021	0.623	0.020	0.046	0.189	0.368
2022	0.623	0.020	0.046	0.189	0.368
2023	0.622	0.020	0.046	0.188	0.368
2024	0.620	0.020	0.044	0.188	0.368
2025	0.621	0.020	0.044	0.188	0.368
2026	0.621	0.020	0.044	0.188	0.369
2027	0.620	0.020	0.043	0.187	0.370
2028	0.620	0.020	0.043	0.187	0.370
2029	0.619	0.020	0.042	0.186	0.370
2030	0.618	0.020	0.041	0.186	0.371
2031	0.618	0.020	0.041	0.185	0.371
2032	0.617	0.020	0.041	0.184	0.372
2033	0.616	0.020	0.040	0.184	0.373
2034	0.616	0.020	0.039	0.183	0.373
2035	0.614	0.020	0.038	0.182	0.374
2036	0.613	0.020	0.037	0.182	0.374
2037	0.611	0.020	0.036	0.181	0.374
2038	0.610	0.020	0.035	0.180	0.375
2039	0.608	0.020	0.034	0.180	0.375
2040	0.606	0.020	0.033	0.179	0.375
2041	0.605	0.020	0.032	0.178	0.375
2042	0.604	0.020	0.031	0.177	0.376
2043	0.602	0.020	0.029	0.177	0.376
2044	0.601	0.020	0.028	0.176	0.377
2045	0.600	0.020	0.027	0.175	0.378
2046	0.600	0.020	0.027	0.175	0.378
2047	0.599	0.020	0.025	0.174	0.379
2048	0.598	0.020	0.024	0.173	0.380
2049	0.596	0.020	0.023	0.173	0.381
2050	0.596	0.020	0.023	0.172	0.381

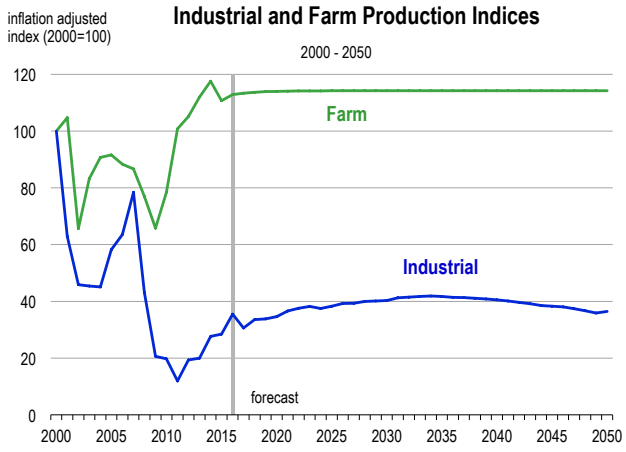












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	2.3%
Expected job growth:	0.6%
Fastest growing jobs sector:	Goods Producing
Expected personal income growth:	6.4%
Expected population growth:	-2.4%
Net migration to account for:	N/A
Expected growth in number of vehicles:	8.8%

Demographics (2017)

Unemployment rate (April 2017):	7.3%
County rank* in California (58 counties):	43rd
Working age (16-64) population:	58.4%
Population with B.A. or higher:	19.0%
Median home selling price (2016):	$135,000
Median household income:	$49,264

Quality of Life

Violent crime rate (2015):	195 per 100,000 persons
County rank* in California (58 counties):	5th
Average commute time to work (2017):	32 minutes
High School drop out rate (2015):	4.2%
Households at/below poverty line (2017):	10.4%

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

Siskiyou County Economic Forecast

Siskiyou County is one of the three northernmost counties in California, sharing a border with the state of Oregon. In terms of total land size, it is the fifth largest county in the state. Mt. Shasta, located in the center of the county, is one of the state's principal recreation centers. In addition, the Siskiyou County portions of the Sacramento and McCloud Rivers are major trout fishing destinations.

Siskiyou County has a population of 44,500 people and a total of 14,000 wage and salary jobs. The government is the largest employer in the county, representing 31 percent of all wage and salary jobs. The per capita income in Siskiyou County is $40,459 and the average salary per worker is $47,777.

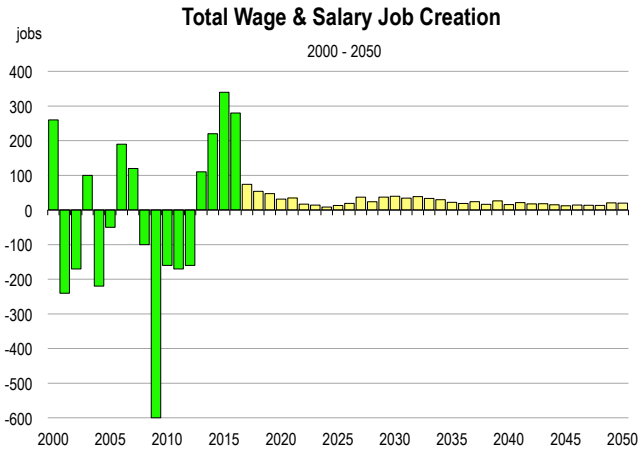
In 2016, total wage and salary employment increased by 280 jobs, a rise of 2.0 percent. Total employment has now increased for four consecutive years, but the county has yet to surpass its pre-recession peak, which was set in 2007. The unemployment rate improved from 9.3 percent in 2015 to 8.5 percent in 2016.

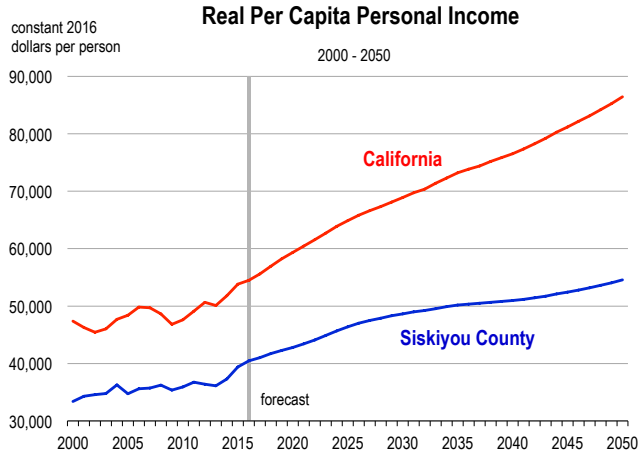
Most industry sectors showed positive job creation in 2016. The largest increases were observed in leisure services (+150 jobs), manufacturing (+60 jobs), and government (+30 jobs). The largest losses were in mining and natural resources (-30 jobs).

Between 2011 and 2016, the population of Siskiyou County declined at an annual average rate of 0.1 percent. This decline was the result of a natural decrease (deaths outnumbering births).

The Siskiyou County population is rapidly aging, and the retirement cohort (people over age 65) is now larger than the young professional group (people between 25 and 44). Because of this dynamic, the county will experience a natural decrease through the year 2050, and the population will continue to decline.

A declining population places the county at serious risk of economic stagnation. Job growth is expected to be slow, new housing production will be minimal, and income growth will not keep pace with the statewide average.





Forecast Highlights

- Total wage and salary employment is expected to increase by 0.5 percent in 2017. Over the entire 2017-2022 period, growth will average 0.3 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Siskiyou County, inflation-adjusted salaries are expected to increase by 1.4 percent per year between 2017 and 2022.

- Between 2017 and 2022, small amounts of job growth will be observed across a wide range of industries. The most prominent gains will be in and transportation and utilities, leisure services, and professional business services. Together, these sectors will account for 72 percent of net job growth in the county.

- Over the next five years, the size of the Siskiyou population will not change significantly. Net migration will add an average of 80 residents to the county each year, while the natural decrease (deaths outnumbering births) will subtract approximately 90 residents from the population each year.

- Real per capita income is expected to increase by 1.3 percent in 2017. From 2017 to 2022, growth will average 1.5 percent per year.

- Total taxable sales, adjusted for inflation, are expected to rise at an annual average rate of 0.4 percent between 2017 and 2022.

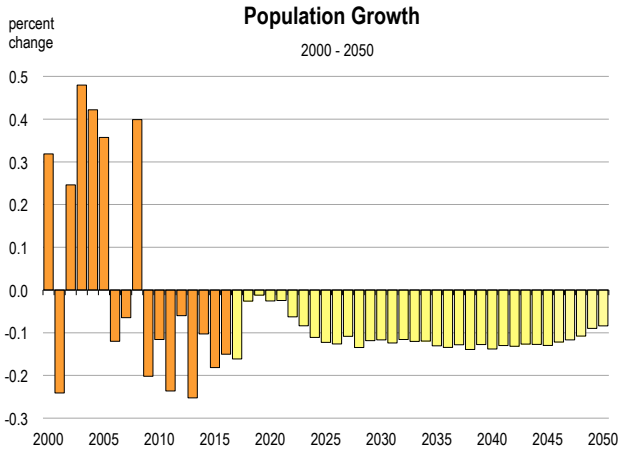
- Industrial production is projected to increase by 6.0 percent in 2017. Between 2017 and 2022, industrial production will grow at a rate of 1.3 percent per year.

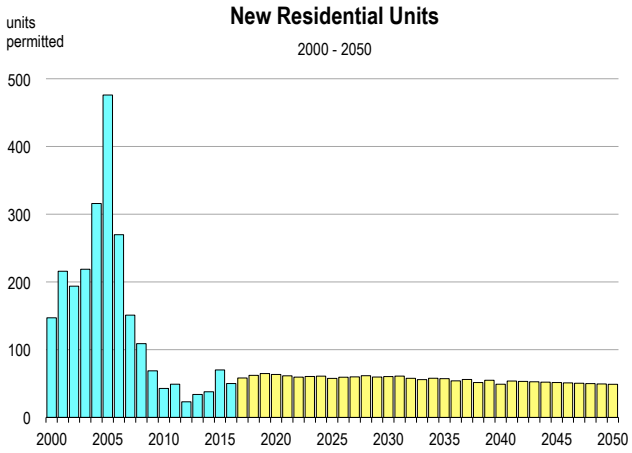
- Total crop production, adjusted for inflation, is expected to rise by an average of 0.4 percent per year between 2017 and 2022.

Siskiyou County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	44,898	52	66.1	19.5	43	$0.43	$1.43	$35,922	1.3	220.2	268.1	16.8
2011	44,792	-36	64.4	19.5	49	$0.51	$1.50	$36,752	2.7	306.6	275.4	17.0
2012	44,765	0	62.9	19.5	23	$0.52	$1.52	$36,380	2.7	382.1	285.6	15.6
2013	44,652	0	64.1	19.4	34	$0.54	$1.53	$36,132	2.3	336.9	316.8	13.1
2014	44,606	0	64.2	19.4	38	$0.57	$1.60	$37,294	2.8	338.9	307.5	11.1
2015	44,525	0	65.4	19.3	70	$0.59	$1.72	$39,412	2.6	300.1	264.8	9.3
2016	44,458	0	67.1	19.3	50	$0.60	$1.80	$40,459	3.0	308.1	259.9	8.5
2017	44,386	18	67.7	19.4	58	$0.62	$1.87	$41,000	3.1	309.1	275.4	7.9
2018	44,375	78	68.3	19.4	62	$0.64	$1.96	$41,718	3.0	310.4	269.5	7.6
2019	44,369	86	68.6	19.4	65	$0.67	$2.04	$42,264	2.6	311.6	273.2	7.4
2020	44,358	82	68.6	19.5	63	$0.69	$2.12	$42,785	3.1	312.7	281.6	7.5
2021	44,347	81	68.7	19.5	61	$0.71	$2.21	$43,412	3.0	313.9	285.7	7.6
2022	44,319	67	68.6	19.5	60	$0.73	$2.31	$44,106	3.0	315.2	294.1	7.8
2023	44,282	59	68.5	19.6	61	$0.75	$2.41	$44,897	3.0	316.4	301.6	8.0
2024	44,233	49	68.4	19.6	61	$0.77	$2.51	$45,685	2.9	317.7	306.8	8.2
2025	44,179	46	68.4	19.7	58	$0.79	$2.61	$46,402	2.9	319.0	311.6	8.3
2026	44,123	46	68.5	19.7	59	$0.81	$2.70	$47,007	2.8	320.3	317.4	8.3
2027	44,075	57	68.6	19.7	60	$0.83	$2.78	$47,485	2.9	321.6	326.5	8.3
2028	44,016	48	68.7	19.8	62	$0.86	$2.87	$47,885	2.7	323.0	334.7	8.3
2029	43,964	56	68.8	19.8	60	$0.88	$2.96	$48,303	2.5	324.4	343.5	8.3
2030	43,913	58	69.0	19.9	60	$0.90	$3.04	$48,655	2.4	325.8	352.5	8.3
2031	43,858	56	69.2	19.9	61	$0.92	$3.12	$48,986	2.3	327.3	361.7	8.3
2032	43,807	59	69.5	19.9	58	$0.95	$3.21	$49,215	2.5	328.8	371.3	8.2
2033	43,755	56	69.7	20.0	56	$0.97	$3.29	$49,562	2.1	330.3	381.1	8.2
2034	43,702	54	69.9	20.0	58	$0.99	$3.37	$49,891	2.3	331.8	391.0	8.2
2035	43,645	50	70.3	20.0	57	$1.02	$3.46	$50,178	2.4	333.4	400.9	8.2
2036	43,587	48	70.4	20.1	54	$1.05	$3.56	$50,352	2.8	335.0	411.0	8.2
2037	43,531	51	70.6	20.1	56	$1.08	$3.66	$50,497	2.9	336.7	421.2	8.2
2038	43,470	47	70.8	20.2	52	$1.11	$3.76	$50,667	2.7	338.4	431.7	8.2
2039	43,415	53	71.0	20.2	55	$1.14	$3.87	$50,821	2.9	340.1	442.3	8.2
2040	43,355	47	71.3	20.2	49	$1.17	$3.98	$50,981	2.8	341.8	453.1	8.2
2041	43,299	50	71.5	20.3	54	$1.20	$4.08	$51,181	2.6	343.6	464.0	8.2
2042	43,242	48	71.8	20.3	53	$1.23	$4.19	$51,439	2.5	345.5	475.0	8.2
2043	43,187	47	72.0	20.3	53	$1.26	$4.30	$51,727	2.4	347.3	486.0	8.2
2044	43,132	46	72.2	20.4	52	$1.29	$4.42	$52,101	2.2	349.3	497.3	8.2
2045	43,076	44	72.4	20.4	52	$1.32	$4.54	$52,433	2.4	351.2	508.5	8.2
2046	43,024	45	72.6	20.4	51	$1.35	$4.66	$52,804	2.3	353.2	520.1	8.3
2047	42,973	44	72.8	20.5	51	$1.38	$4.79	$53,187	2.3	355.2	531.6	8.3
2048	42,927	43	73.0	20.5	50	$1.41	$4.92	$53,600	2.3	357.3	543.4	8.3
2049	42,889	48	73.2	20.5	49	$1.44	$5.06	$54,049	2.3	359.4	555.4	8.3
2050	42,853	47	73.4	20.6	49	$1.47	$5.21	$54,564	2.3	361.6	567.8	8.3

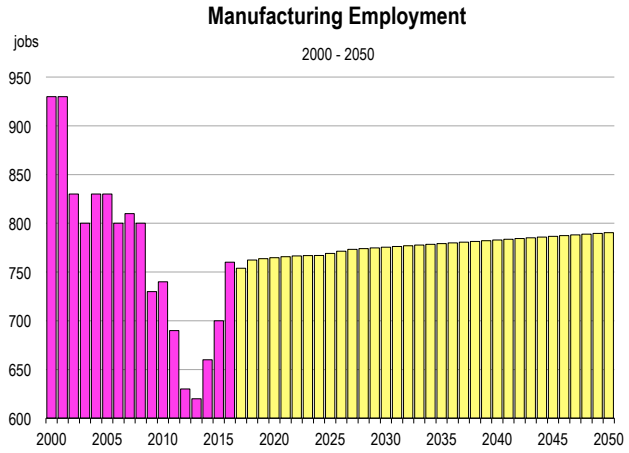


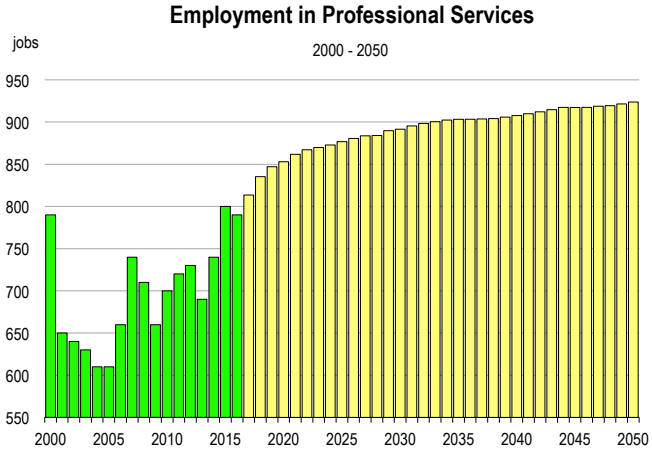


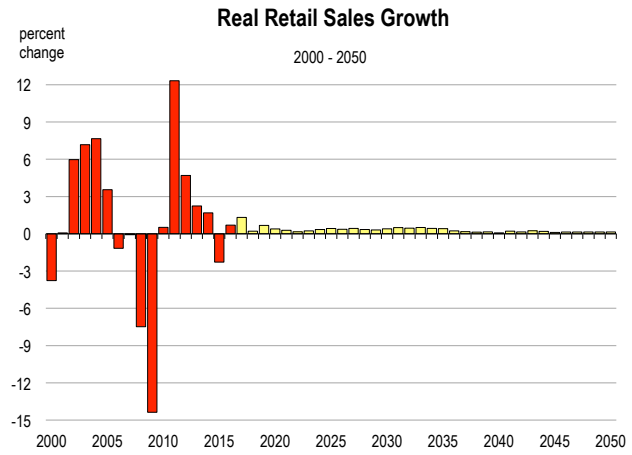
Siskiyou County Employment Forecast

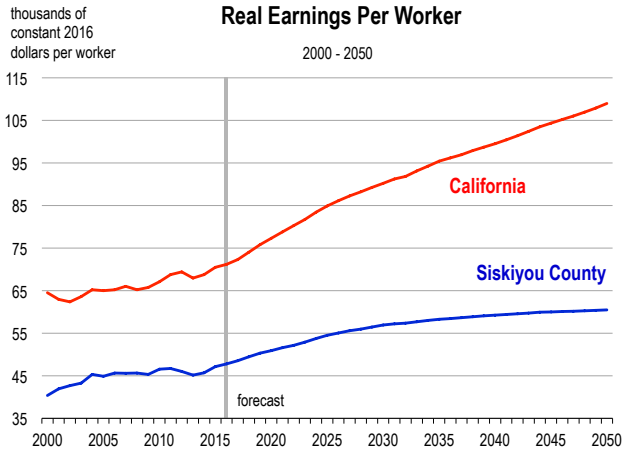
2010-2016 History, 2017-2050 Forecast

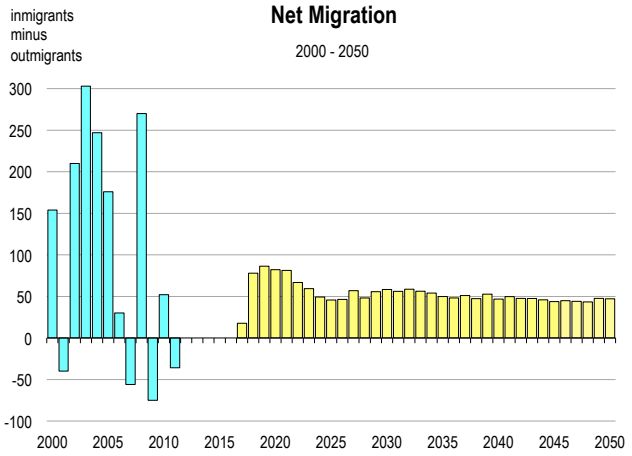
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	13.37	0.70	0.33	0.74	0.20	1.81	0.37	0.70	0.18	2.00	1.63	4.31
2011	13.20	0.71	0.32	0.69	0.23	1.73	0.36	0.72	0.18	1.94	1.48	4.42
2012	13.04	0.76	0.31	0.63	0.24	1.77	0.35	0.73	0.15	1.82	1.52	4.29
2013	13.15	0.74	0.32	0.62	0.29	1.76	0.32	0.69	0.14	2.02	1.56	4.13
2014	13.37	0.78	0.31	0.66	0.31	1.80	0.31	0.74	0.14	1.99	1.59	4.17
2015	13.71	0.82	0.34	0.70	0.32	1.82	0.29	0.80	0.14	2.05	1.59	4.26
2016	13.99	0.81	0.36	0.76	0.32	1.83	0.29	0.79	0.14	2.07	1.74	4.29
2017	14.06	0.82	0.36	0.75	0.33	1.83	0.30	0.81	0.14	2.09	1.75	4.32
2018	14.12	0.80	0.36	0.76	0.35	1.83	0.31	0.84	0.14	2.09	1.75	4.33
2019	14.17	0.80	0.36	0.76	0.36	1.84	0.31	0.85	0.14	2.10	1.76	4.34
2020	14.20	0.80	0.36	0.76	0.37	1.84	0.31	0.85	0.14	2.10	1.77	4.34
2021	14.23	0.80	0.36	0.77	0.38	1.84	0.31	0.86	0.14	2.11	1.77	4.34
2022	14.25	0.80	0.36	0.77	0.38	1.84	0.31	0.87	0.14	2.11	1.78	4.33
2023	14.26	0.80	0.36	0.77	0.39	1.84	0.31	0.87	0.14	2.11	1.78	4.33
2024	14.27	0.80	0.36	0.77	0.39	1.84	0.31	0.87	0.14	2.11	1.78	4.32
2025	14.28	0.80	0.36	0.77	0.40	1.84	0.31	0.88	0.14	2.12	1.79	4.32
2026	14.30	0.80	0.36	0.77	0.40	1.84	0.31	0.88	0.14	2.12	1.79	4.33
2027	14.34	0.81	0.36	0.77	0.41	1.84	0.31	0.88	0.14	2.12	1.80	4.33
2028	14.36	0.81	0.37	0.77	0.41	1.84	0.31	0.88	0.14	2.13	1.81	4.33
2029	14.40	0.81	0.36	0.77	0.42	1.84	0.31	0.89	0.14	2.14	1.82	4.34
2030	14.44	0.81	0.36	0.78	0.42	1.84	0.31	0.89	0.14	2.15	1.83	4.34
2031	14.48	0.81	0.37	0.78	0.43	1.83	0.31	0.90	0.14	2.16	1.84	4.35
2032	14.51	0.81	0.36	0.78	0.44	1.83	0.32	0.90	0.14	2.17	1.85	4.35
2033	14.55	0.81	0.36	0.78	0.44	1.83	0.32	0.90	0.14	2.17	1.85	4.36
2034	14.58	0.81	0.36	0.78	0.45	1.83	0.32	0.90	0.14	2.18	1.86	4.37
2035	14.60	0.82	0.36	0.78	0.45	1.83	0.32	0.90	0.14	2.19	1.86	4.38
2036	14.62	0.82	0.36	0.78	0.45	1.82	0.32	0.90	0.14	2.20	1.86	4.38
2037	14.64	0.82	0.36	0.78	0.45	1.82	0.31	0.90	0.14	2.21	1.86	4.39
2038	14.66	0.82	0.36	0.78	0.46	1.82	0.31	0.90	0.14	2.22	1.86	4.39
2039	14.69	0.82	0.36	0.78	0.46	1.82	0.31	0.91	0.14	2.23	1.86	4.39
2040	14.70	0.82	0.36	0.78	0.46	1.82	0.31	0.91	0.14	2.24	1.86	4.40
2041	14.72	0.83	0.36	0.78	0.46	1.81	0.31	0.91	0.14	2.25	1.86	4.40
2042	14.74	0.83	0.36	0.78	0.46	1.81	0.31	0.91	0.15	2.26	1.86	4.40
2043	14.76	0.83	0.36	0.79	0.46	1.81	0.31	0.91	0.15	2.27	1.85	4.41
2044	14.77	0.83	0.36	0.79	0.46	1.81	0.31	0.92	0.15	2.28	1.85	4.41
2045	14.79	0.83	0.36	0.79	0.46	1.81	0.31	0.92	0.15	2.29	1.84	4.42
2046	14.80	0.83	0.36	0.79	0.46	1.81	0.31	0.92	0.15	2.30	1.84	4.42
2047	14.81	0.83	0.36	0.79	0.46	1.81	0.31	0.92	0.15	2.31	1.83	4.43
2048	14.83	0.84	0.36	0.79	0.45	1.80	0.31	0.92	0.15	2.32	1.83	4.43
2049	14.85	0.84	0.36	0.79	0.45	1.80	0.31	0.92	0.15	2.33	1.82	4.44
2050	14.87	0.84	0.36	0.79	0.45	1.80	0.31	0.92	0.15	2.35	1.82	4.45

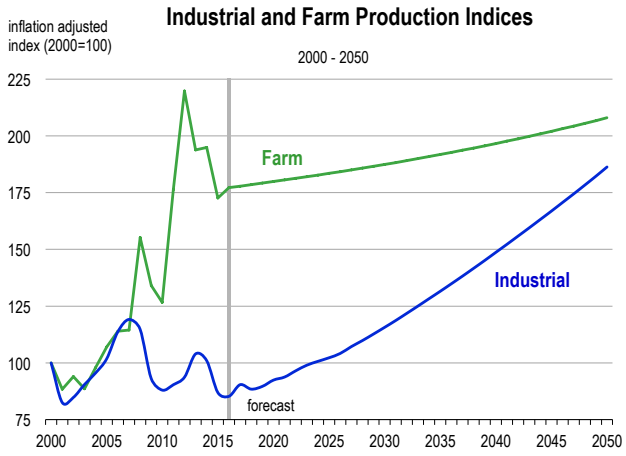












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	1.7%
Expected job growth:	1.3%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	7.4%
Expected population growth:	-0.8%
Net migration to account for:	N/A
Expected growth in number of vehicles:	1.4%

Demographics (2017)

Unemployment rate (April 2017):	7.5%
County rank* in California (58 counties):	45th
Working age (16-64) population:	58.5%
Population with B.A. degree or higher:	23.8%
Median home selling price (2016):	$155,000
Median household income:	$40,125

Quality of Life

Violent crime rate (2015):	292 per 100,000 persons
County rank* in California (58 counties):	18th
Average commute time to work (2017):	20 minutes
High School drop out rate (2016):	6.2%
Households at/below poverty line (2017):	17.2%

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

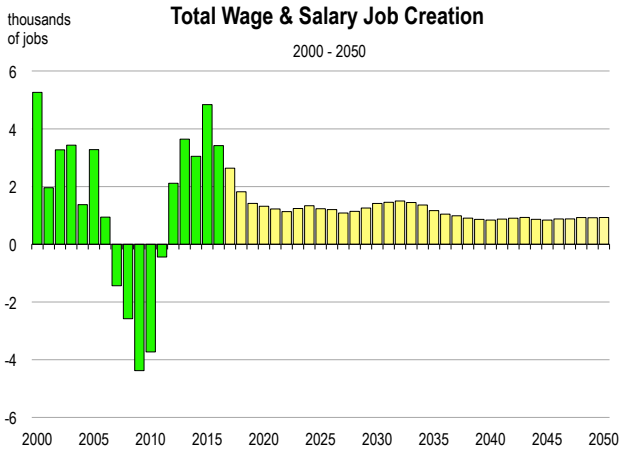
Solano County Economic Forecast

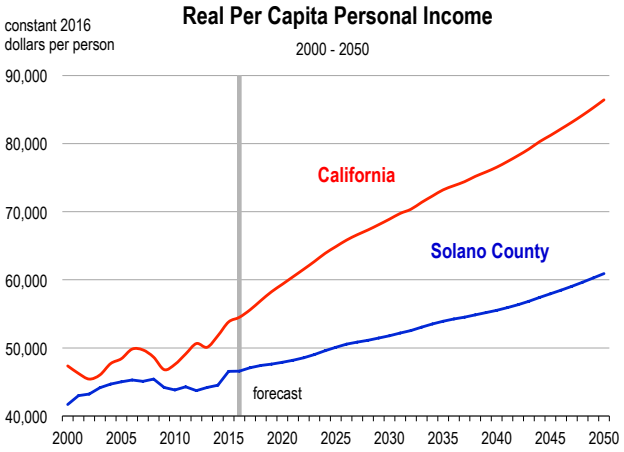
Solano County is located on the Northeast edge of the San Francisco Bay, approximately halfway between San Francisco and Sacramento. Solano County has a population of 434,100 people and a total of 137,600 wage and salary jobs. The per capita income in Solano County is $46,576 and the average salary per worker is $69,911.

In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the greater Bay Area grew by 3.3 percent. In Solano County, a total of 3,400 wage and salary jobs were created, representing an increase of 2.6 percent. The unemployment rate improved during the year, falling from 5.9 percent in 2015 to 5.5 percent in 2016.

Most major sectors gained jobs in 2016. The largest increases were observed in education and healthcare (+1,300 jobs), construction (+1,100 jobs), and government (+370 jobs). The largest losses were in professional and business services (-200 jobs), and information (-40 jobs).

From 2011 to 2016, the Solano County population increased at an annual average rate of 0.9 percent. Net migration accounted for almost half of this growth, with an average of 1,800 net migrants entering the county each year.





Forecast Highlights

- In 2017, total employment will increase by 1.9 percent. Between 2017 and 2022, the annual growth rate is expected to average 1.0 percent.

- Average salaries in Solano County are virtually identical to the California state average, but will grow more slowly than salaries across the state. Between 2017 and 2022, inflation-adjusted salaries are projected to increase by 0.8 percent per year in Solano County, compared to 2.1 percent per year across California.

- Between 2017 and 2022, the largest employment increases will occur in education and healthcare, construction, professional services, wholesale and retail trade, and government. Together, these sectors will account for 75 percent of net job creation in the county.

- The population is expected to grow by 1.1 percent in 2017. Over the 2017-2022 period, growth will average 1.0 percent per year.

- Net migration will be strong over the forecast period. From 2017 to 2022, an average of 2,700 net migrants will enter the county each year, accounting for 60 percent of all population growth.

- Real per capita income is forecast to rise by 1.1 percent in 2017. Between 2017 and 2022, real per capita income will grow at an average rate of 0.6 percent per year.

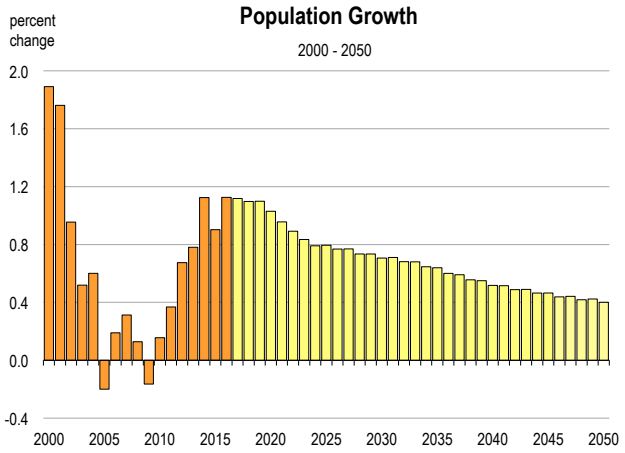
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.7 percent per year during the 2017-2022 period.

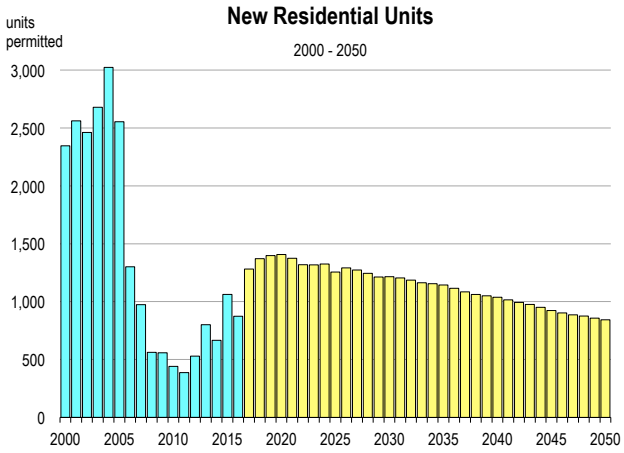
- Industrial production is expected to increase by 6.2 percent in 2017. Between 2017 and 2022, the growth rate will average 2.1 percent per year.

Solano County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Unemploy-ment Rate (percent)
2010	413,129	-1,769	371	141.8	441	$5.2	$15.5	$43,814	1.3	303.8	2.9	12.6
2011	414,648	-818	365	142.6	388	$5.8	$16.1	$44,280	2.7	332.7	2.8	12.2
2012	417,443	604	368	143.6	529	$6.0	$16.4	$43,721	2.7	380.9	2.9	10.7
2013	420,701	1,042	381	145.1	800	$6.4	$17.1	$44,207	2.3	378.5	3.0	9.1
2014	425,430	2,486	389	146.0	666	$6.7	$17.9	$44,517	2.8	400.1	3.3	7.5
2015	429,267	1,713	402	146.8	1,063	$7.0	$19.4	$46,569	2.6	364.5	3.5	5.9
2016	434,102	2,908	415	147.8	873	$7.3	$20.2	$46,576	3.0	364.5	3.6	5.5
2017	438,955	2,997	426	148.6	1,281	$7.6	$21.3	$47,080	3.1	367.4	3.8	5.2
2018	443,772	2,970	438	149.8	1,371	$8.1	$22.3	$47,408	3.0	378.8	3.9	5.0
2019	448,649	3,038	448	151.1	1,398	$8.4	$23.3	$47,635	2.6	384.3	3.9	5.2
2020	453,268	2,785	457	152.4	1,407	$8.8	$24.4	$47,878	3.1	386.1	4.0	5.2
2021	457,603	2,503	466	153.6	1,374	$9.2	$25.5	$48,187	3.0	387.8	4.1	5.2
2022	461,684	2,256	474	154.9	1,319	$9.6	$26.7	$48,557	3.0	388.9	4.2	5.3
2023	465,537	2,035	481	156.1	1,317	$10.1	$28.0	$49,037	3.0	390.1	4.3	5.2
2024	469,220	1,873	488	157.3	1,325	$10.6	$29.4	$49,598	2.9	391.2	4.4	5.1
2025	472,949	1,931	494	158.6	1,256	$11.1	$30.8	$50,078	2.9	392.4	4.5	5.0
2026	476,585	1,854	500	159.7	1,291	$11.6	$32.2	$50,556	2.8	393.6	4.6	4.9
2027	480,252	1,914	505	160.9	1,273	$12.1	$33.6	$50,865	2.9	394.7	4.7	4.8
2028	483,780	1,810	510	162.1	1,244	$12.6	$34.9	$51,130	2.7	395.9	4.8	4.8
2029	487,334	1,866	515	163.2	1,213	$13.1	$36.3	$51,441	2.5	397.0	4.9	4.8
2030	490,776	1,785	520	164.3	1,215	$13.8	$37.7	$51,802	2.4	398.2	5.0	4.8
2031	494,263	1,861	524	165.5	1,205	$14.4	$39.1	$52,201	2.3	399.4	5.1	4.8
2032	497,631	1,779	528	166.6	1,186	$15.1	$40.7	$52,554	2.5	400.5	5.3	4.8
2033	501,017	1,840	533	167.7	1,163	$15.8	$42.2	$53,044	2.1	401.7	5.4	4.8
2034	504,255	1,738	537	168.7	1,155	$16.5	$43.8	$53,507	2.3	402.8	5.5	4.8
2035	507,479	1,771	540	169.8	1,144	$17.2	$45.5	$53,935	2.4	404.0	5.7	4.8
2036	510,527	1,639	544	170.8	1,115	$17.9	$47.3	$54,239	2.8	405.2	5.8	4.8
2037	513,545	1,656	548	171.9	1,084	$18.6	$49.3	$54,520	2.9	406.3	5.9	4.8
2038	516,400	1,540	551	172.9	1,062	$19.3	$51.2	$54,868	2.7	407.5	6.1	4.8
2039	519,240	1,571	554	173.8	1,050	$20.0	$53.2	$55,173	2.9	408.6	6.2	4.8
2040	521,927	1,464	558	174.8	1,038	$20.7	$55.4	$55,507	2.8	409.8	6.4	4.8
2041	524,617	1,509	561	175.8	1,015	$21.4	$57.5	$55,912	2.6	410.9	6.5	4.8
2042	527,178	1,420	564	176.7	993	$22.1	$59.7	$56,366	2.5	412.1	6.7	4.8
2043	529,761	1,482	567	177.6	976	$22.8	$62.0	$56,864	2.4	413.3	6.8	4.8
2044	532,223	1,399	569	178.5	951	$23.5	$64.3	$57,430	2.2	414.4	7.0	4.8
2045	534,698	1,449	572	179.4	923	$24.2	$66.7	$57,941	2.4	415.6	7.1	4.8
2046	537,041	1,355	575	180.2	903	$25.0	$69.2	$58,491	2.3	416.7	7.3	4.8
2047	539,414	1,418	578	181.1	886	$25.7	$71.8	$59,056	2.3	417.9	7.5	4.8
2048	541,672	1,334	580	181.9	876	$26.5	$74.6	$59,655	2.3	419.1	7.6	4.7
2049	543,966	1,401	583	182.7	858	$27.3	$77.4	$60,278	2.3	420.2	7.8	4.7
2050	546,145	1,318	585	183.5	843	$28.1	$80.4	$60,930	2.3	421.4	8.0	4.7

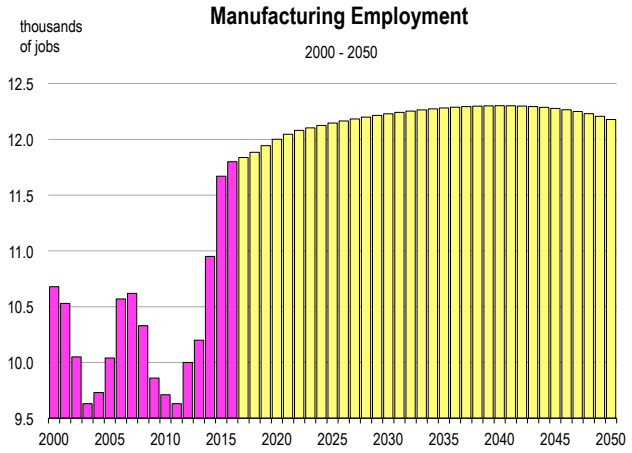


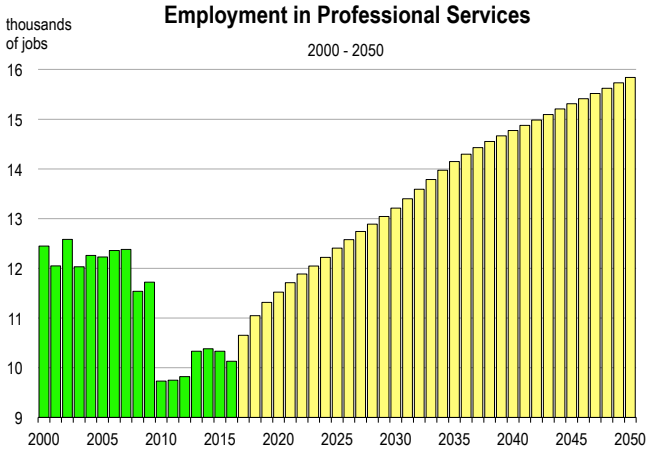


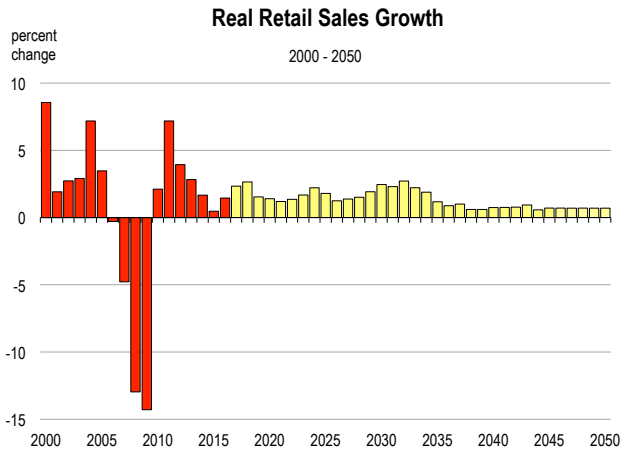
Solano County Employment Forecast

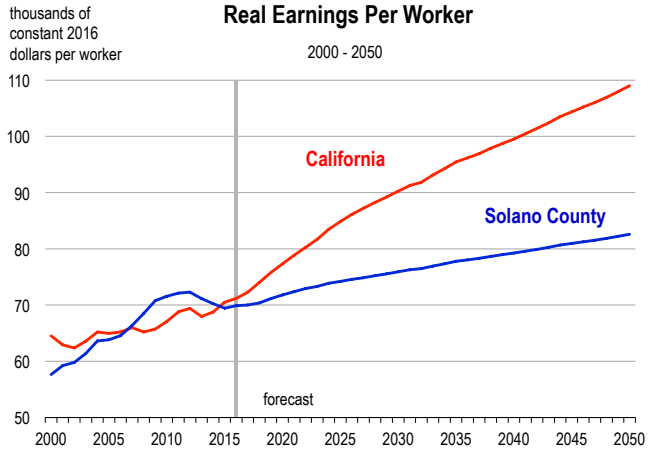
2010-2016 History, 2017-2050 Forecast

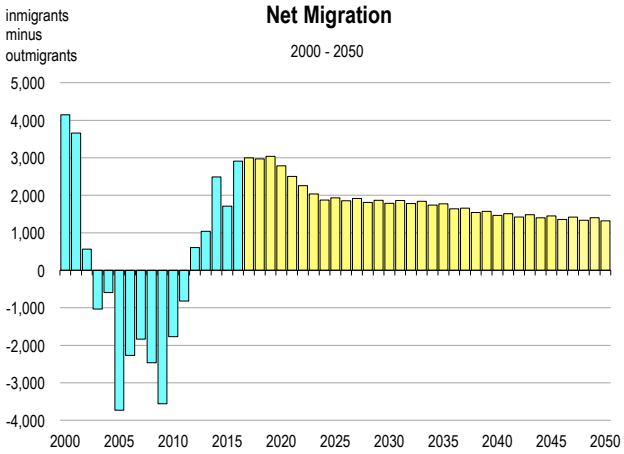
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	121.0	1.39	7.2	9.7	4.2	20.6	5.2	9.7	1.3	20.1	13.0	24.9
2011	120.6	1.41	7.8	9.6	3.7	20.5	5.1	9.8	1.1	20.2	13.2	24.3
2012	122.7	1.49	8.1	10.0	3.6	21.2	5.0	9.8	1.1	20.8	13.4	24.1
2013	126.3	1.67	8.6	10.2	3.5	21.4	5.1	10.3	1.1	22.4	13.7	24.0
2014	129.4	1.79	8.3	11.0	4.0	21.8	4.8	10.4	1.1	23.1	14.3	24.4
2015	134.2	1.77	9.1	11.7	4.3	22.8	4.9	10.3	1.1	24.3	14.8	24.8
2016	137.6	1.77	10.2	11.8	4.5	22.8	5.2	10.1	1.1	25.6	15.0	25.2
2017	140.3	1.78	10.8	11.8	4.7	23.0	5.2	10.7	1.1	26.0	15.4	25.4
2018	142.1	1.83	11.1	11.9	4.8	23.1	5.2	11.0	1.1	26.4	15.5	25.6
2019	143.5	1.85	11.3	11.9	4.9	23.2	5.2	11.3	1.1	26.8	15.7	25.7
2020	144.8	1.85	11.4	12.0	5.0	23.3	5.2	11.5	1.1	27.2	15.9	25.8
2021	146.0	1.86	11.4	12.0	5.0	23.4	5.2	11.7	1.1	27.6	16.1	26.0
2022	147.2	1.87	11.4	12.1	5.0	23.5	5.2	11.9	1.1	28.1	16.3	26.2
2023	148.4	1.87	11.4	12.1	5.1	23.6	5.2	12.0	1.1	28.5	16.5	26.4
2024	149.7	1.87	11.4	12.1	5.1	23.7	5.2	12.2	1.1	29.0	16.7	26.7
2025	151.0	1.88	11.4	12.1	5.1	23.9	5.2	12.4	1.1	29.4	16.8	27.1
2026	152.2	1.88	11.4	12.2	5.1	23.9	5.2	12.6	1.1	29.8	16.9	27.4
2027	153.3	1.89	11.4	12.2	5.1	24.0	5.2	12.7	1.1	30.3	17.0	27.7
2028	154.4	1.89	11.4	12.2	5.1	24.1	5.2	12.9	1.1	30.8	17.1	28.0
2029	155.7	1.90	11.4	12.2	5.1	24.2	5.3	13.0	1.1	31.3	17.2	28.3
2030	157.1	1.90	11.4	12.2	5.2	24.3	5.3	13.2	1.1	31.8	17.3	28.8
2031	158.5	1.91	11.4	12.2	5.2	24.4	5.3	13.4	1.1	32.3	17.5	29.3
2032	160.0	1.91	11.4	12.3	5.2	24.5	5.3	13.6	1.1	32.8	17.6	29.8
2033	161.5	1.91	11.4	12.3	5.2	24.6	5.3	13.8	1.1	33.2	17.8	30.4
2034	162.8	1.92	11.4	12.3	5.2	24.7	5.3	14.0	1.1	33.7	17.9	30.8
2035	164.0	1.92	11.4	12.3	5.2	24.7	5.3	14.1	1.1	34.1	18.0	31.2
2036	165.0	1.93	11.3	12.3	5.2	24.8	5.3	14.3	1.1	34.5	18.2	31.5
2037	166.0	1.93	11.3	12.3	5.2	24.8	5.3	14.4	1.1	35.0	18.3	31.7
2038	166.9	1.94	11.3	12.3	5.3	24.8	5.3	14.6	1.1	35.4	18.5	31.9
2039	167.8	1.94	11.2	12.3	5.3	24.9	5.3	14.7	1.1	35.8	18.6	32.1
2040	168.6	1.95	11.2	12.3	5.3	24.9	5.3	14.8	1.1	36.2	18.7	32.2
2041	169.5	1.95	11.2	12.3	5.3	24.9	5.3	14.9	1.1	36.6	18.9	32.4
2042	170.4	1.96	11.2	12.3	5.3	25.0	5.3	15.0	1.1	37.0	19.0	32.6
2043	171.3	1.96	11.2	12.3	5.3	25.0	5.3	15.1	1.1	37.5	19.2	32.8
2044	172.2	1.96	11.1	12.3	5.4	25.0	5.3	15.2	1.1	37.9	19.3	32.9
2045	173.0	1.97	11.1	12.3	5.4	25.0	5.3	15.3	1.1	38.3	19.5	33.1
2046	173.9	1.97	11.1	12.3	5.4	25.0	5.3	15.4	1.1	38.8	19.7	33.2
2047	174.8	1.98	11.0	12.2	5.4	25.0	5.3	15.5	1.1	39.2	19.8	33.4
2048	175.7	1.98	11.0	12.2	5.4	25.1	5.3	15.6	1.2	39.7	20.0	33.5
2049	176.6	1.99	11.0	12.2	5.5	25.1	5.3	15.7	1.2	40.2	20.1	33.7
2050	177.6	1.99	11.0	12.2	5.5	25.1	5.3	15.8	1.2	40.7	20.3	33.8

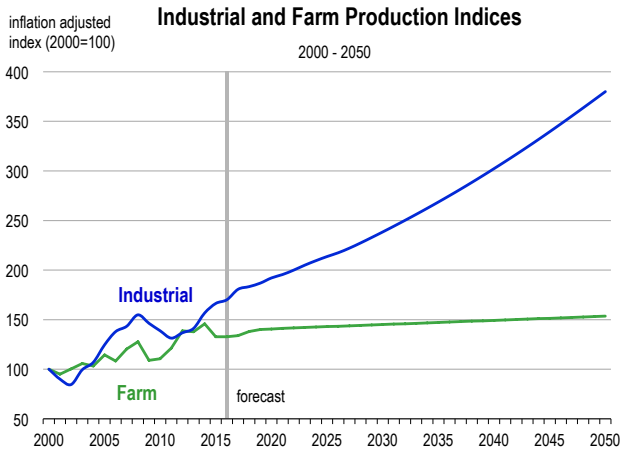












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	8.4%
Expected job growth:	4.9%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	8.5%
Expected population growth:	5.2%
Net migration to account for:	59.6%
Expected growth in number of vehicles:	11.1%

Demographics (2017)

Unemployment rate (April 2017):	4.7%
County rank* in California (58 counties):	24th
Working age (16-64) population:	65.4%
Population with B.A. or higher:	24.7%
Median home selling price (2016):	$365,000
Median household income:	$72,010

Quality of Life

Violent crime rate (2015):	479 per 100,000 persons
County rank* in California (58 counties):	41st
Average commute time to work (2017):	33 minutes
High School drop out rate (2016):	10.5%
Households at/below poverty line (2017):	9.9%

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

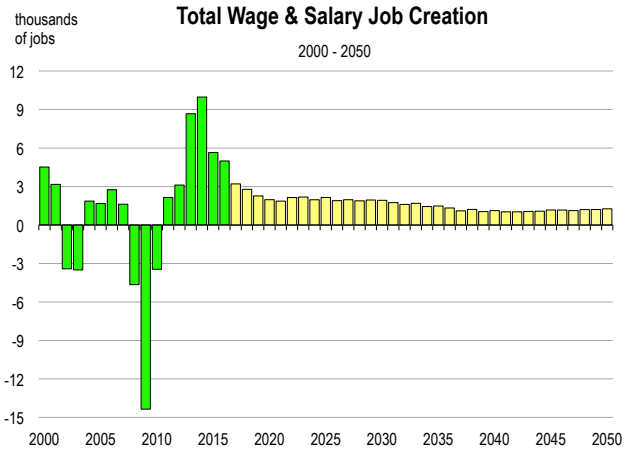
Sonoma County Economic Forecast

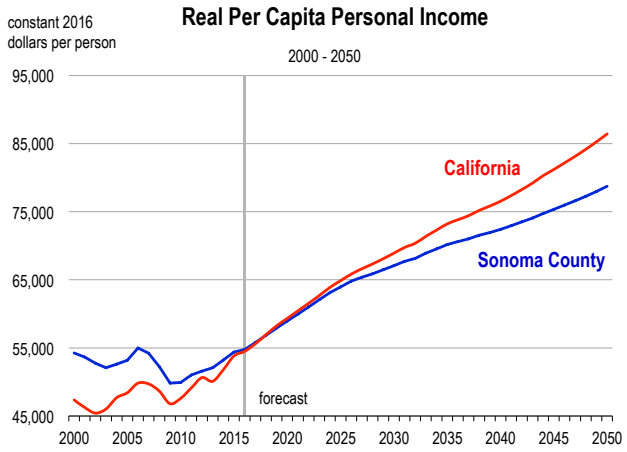
Sonoma County is the northernmost county in the San Francisco Bay Area. It has a prominent agricultural sector and is a large producer of wine grapes. The county thrived in the late 1990s when technology was booming, but conditions turned negative during the "dotcom" bust in 2000. The county had just recovered all of the jobs lost during 2001 and 2002 when the 2008-09 recession began. In 2014, the region set a new employment record and is now home to 207,800 jobs. The county has a population of 504,000 people, the per capita income is $54,769, and the average salary per worker is $58,163.

In 2016, employment in Northern California increased by 3.2 percent, whereas employment in the greater Bay Area grew by 3.3 percent. In Sonoma County 5,000 jobs were created, representing a growth rate of 2.5 percent. The unemployment rate improved during the year, falling from 4.5 percent in 2015 to 4.0 percent in 2016.

During 2016, the largest employment gains occurred in construction (+900 jobs), professional and business services (+690 jobs), government (+590 jobs), leisure and hospitality (+450 jobs), and financial activities (+350 jobs). The largest losses were observed in transportation and utilities (-90 jobs).

Between 2011 and 2016, the population of Sonoma County increased at an average rate of 0.7 percent per year. Net migration accounted for approximately two thirds of this growth, as the county gained an average of 2,300 net migrants each year.





Forecast Highlights

- Employment will expand by 1.5 percent in 2017. Between 2017 and 2022, the annual growth rate is expected to average 1.0 percent per year.

- Average salaries are currently below the California average, and are expected to remain so over the life of the forecast. In Sonoma County, inflation-adjusted salaries are expected to rise by an average of 2.2 percent per year between 2017 and 2022.

- The largest employment gains will be observed in leisure and hospitality, professional and business services, and education and healthcare. Combined, these sectors will account for 76 percent of net job creation in the county between 2017 and 2022.

- The population will increase by 0.7 percent in 2017. Throughout the entire 2017-2022 period, growth will average 0.7 percent per year.

- From 2017 to 2022, net migration is expected to average 2,700 individuals per year, accounting for almost 75 percent of all population growth.

- Real per capita income will increase by 1.9 percent in 2017. Between 2017 and 2022, real per capita income is expected to rise at a rate of 1.8 percent per year.

- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.9 percent per year during the 2017-2022 period.

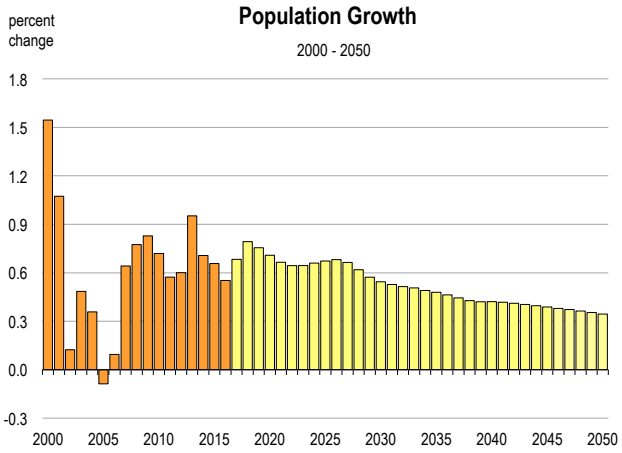
- Industrial production will increase by 4.4 percent in 2017. Between 2017 and 2022, the growth rate of industrial production will average 2.0 percent per year.

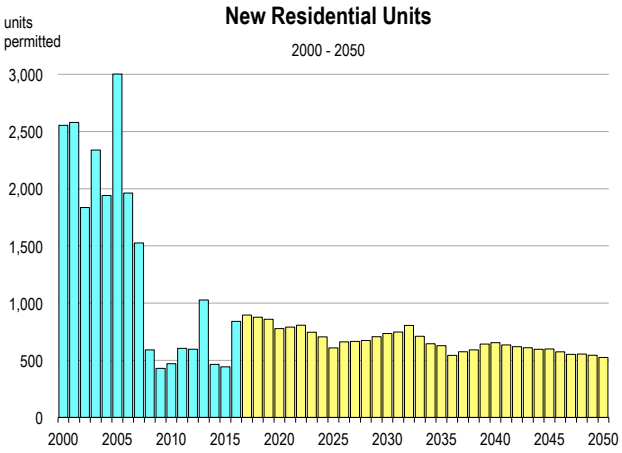
- Farm production is expected to increase at an average rate of 0.6 percent per year between 2017 and 2022. The principal crop in the county is the wine grape.

Sonoma County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Unemploy-ment Rate (percent)
2010	484,053	1,440	486	185.8	470	$6.5	$20.6	$49,909	1.3	692.4	4.9	10.9
2011	486,830	1,313	484	186.2	604	$7.0	$21.8	$51,009	2.7	662.9	4.7	10.3
2012	489,752	1,701	484	187.8	597	$7.4	$22.7	$51,573	2.7	912.8	4.9	8.9
2013	494,416	3,492	501	189.8	1,027	$8.0	$23.7	$52,081	2.3	922.0	5.2	7.1
2014	497,908	2,471	511	190.7	465	$8.5	$25.1	$53,217	2.8	929.6	5.5	5.6
2015	501,182	2,239	522	191.4	442	$8.7	$26.5	$54,392	2.6	779.2	5.8	4.5
2016	503,953	1,816	533	192.1	841	$9.0	$27.6	$54,769	3.0	794.3	6.0	4.0
2017	507,396	2,573	543	193.4	895	$9.4	$29.2	$55,784	3.1	798.9	6.2	3.7
2018	511,419	3,127	552	194.4	877	$9.9	$30.9	$56,868	3.0	804.3	6.4	3.3
2019	515,280	2,934	561	195.3	859	$10.4	$32.5	$57,926	2.6	809.3	6.5	3.4
2020	518,931	2,695	571	196.2	777	$10.9	$34.4	$58,968	3.1	814.3	6.6	3.5
2021	522,382	2,468	579	197.0	790	$11.4	$36.3	$60,001	3.0	819.5	6.7	3.5
2022	525,748	2,357	588	197.8	807	$11.9	$38.2	$61,033	3.0	824.7	6.9	3.4
2023	529,137	2,362	596	198.7	745	$12.4	$40.3	$62,083	3.0	830.0	7.0	3.3
2024	532,630	2,449	604	199.5	705	$13.0	$42.5	$63,120	2.9	835.5	7.2	3.1
2025	536,214	2,539	612	200.2	608	$13.6	$44.6	$63,962	2.9	841.0	7.3	3.0
2026	539,868	2,602	620	200.9	661	$14.2	$46.8	$64,806	2.8	846.6	7.5	2.9
2027	543,453	2,536	626	201.6	665	$14.8	$48.9	$65,385	2.9	852.3	7.6	2.8
2028	546,816	2,323	632	202.3	673	$15.4	$50.9	$65,881	2.7	858.2	7.8	2.7
2029	549,948	2,098	638	203.0	706	$16.0	$52.9	$66,466	2.5	864.2	8.0	2.7
2030	552,942	1,972	643	203.8	734	$16.6	$55.0	$67,084	2.4	870.3	8.2	2.6
2031	555,858	1,909	648	204.5	747	$17.3	$57.1	$67,714	2.3	876.5	8.4	2.6
2032	558,718	1,862	653	205.3	805	$18.0	$59.2	$68,160	2.5	882.9	8.6	2.6
2033	561,548	1,858	658	206.1	710	$18.8	$61.4	$68,910	2.1	889.4	8.9	2.6
2034	564,301	1,823	663	206.8	644	$19.5	$63.7	$69,545	2.3	896.0	9.1	2.6
2035	567,006	1,831	668	207.4	627	$20.3	$66.2	$70,168	2.4	902.8	9.4	2.6
2036	569,632	1,816	672	208.1	543	$21.1	$68.8	$70,604	2.8	909.7	9.6	2.6
2037	572,165	1,786	676	208.6	574	$21.9	$71.5	$71,004	2.9	916.8	9.9	2.6
2038	574,612	1,750	680	209.2	591	$22.7	$74.3	$71,530	2.7	924.0	10.1	2.6
2039	577,028	1,763	684	209.7	642	$23.5	$77.2	$71,956	2.9	931.4	10.4	2.6
2040	579,460	1,814	688	210.3	654	$24.3	$80.2	$72,416	2.8	938.9	10.7	2.6
2041	581,880	1,834	692	211.0	634	$25.1	$83.2	$72,936	2.6	946.6	11.0	2.6
2042	584,274	1,839	696	211.6	619	$25.9	$86.3	$73,501	2.5	954.4	11.3	2.6
2043	586,635	1,833	700	212.2	610	$26.7	$89.4	$74,083	2.4	962.4	11.6	2.6
2044	588,958	1,822	704	212.7	596	$27.5	$92.6	$74,755	2.2	970.6	11.9	2.6
2045	591,245	1,811	709	213.3	599	$28.4	$96.0	$75,350	2.4	978.9	12.2	2.6
2046	593,489	1,794	713	213.9	574	$29.3	$99.4	$75,979	2.3	987.4	12.6	2.6
2047	595,699	1,784	717	214.5	552	$30.2	$102.9	$76,621	2.3	996.1	12.9	2.6
2048	597,864	1,764	721	215.0	554	$31.1	$106.6	$77,291	2.3	1005.0	13.3	2.6
2049	599,980	1,743	726	215.6	544	$32.0	$110.5	$77,987	2.3	1014.1	13.6	2.6
2050	602,047	1,721	730	216.1	525	$33.0	$114.5	$78,738	2.3	1023.3	14.0	2.6

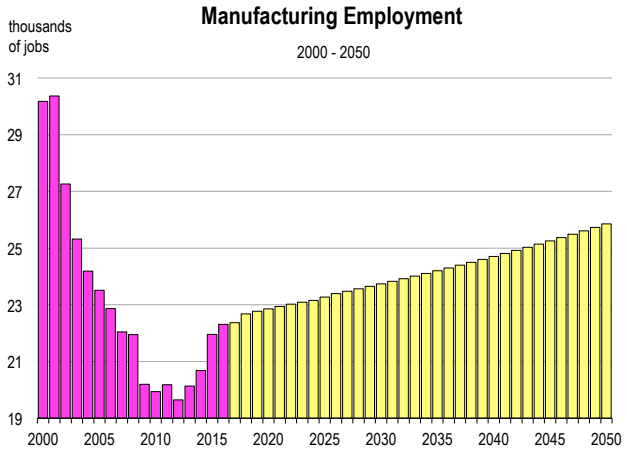


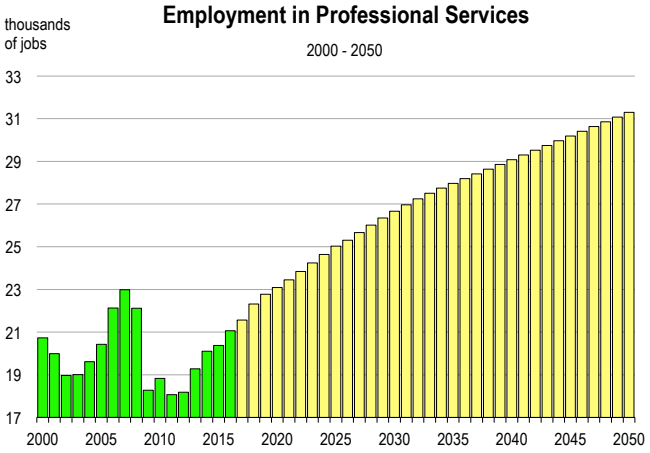


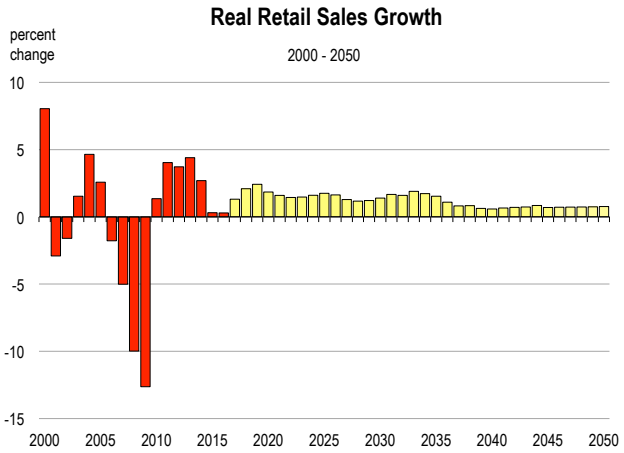
Sonoma County Employment Forecast

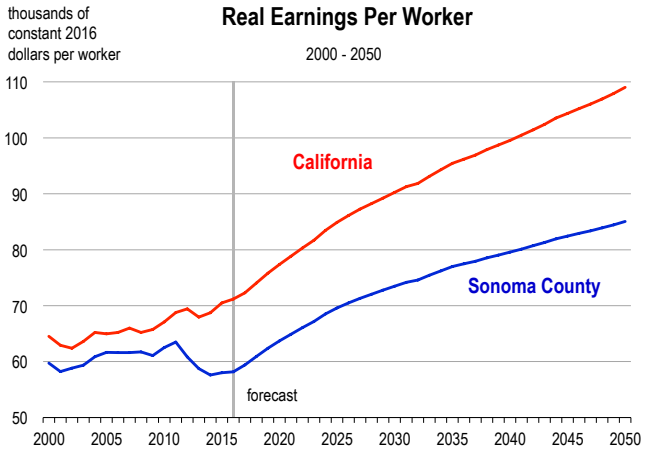
2010-2016 History, 2017-2050 Forecast

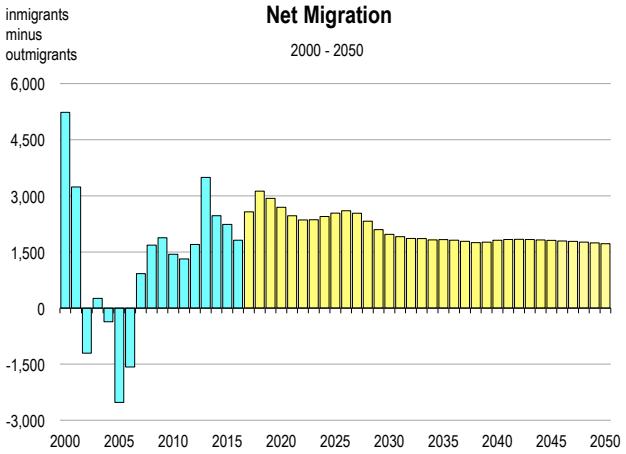
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	173.2	5.65	8.9	19.9	3.9	28.1	7.7	18.8	2.5	24.8	20.1	26.8
2011	175.4	5.79	8.6	20.2	3.8	28.6	7.6	18.1	2.5	25.0	20.5	28.4
2012	178.5	5.96	8.8	19.7	3.9	29.6	7.4	18.2	2.6	26.2	21.8	28.0
2013	187.2	6.26	9.9	20.1	4.1	31.0	7.4	19.3	2.6	27.9	22.8	28.9
2014	197.1	6.09	10.5	20.7	4.3	31.8	7.7	20.1	2.7	31.2	23.8	31.2
2015	202.8	5.99	11.6	22.0	4.3	32.2	8.1	20.4	2.7	32.1	24.6	31.8
2016	207.8	6.15	12.5	22.3	4.2	32.5	8.5	21.1	2.7	33.1	25.0	32.4
2017	211.0	6.17	12.7	22.4	4.2	32.8	8.7	21.6	2.7	34.0	25.4	32.8
2018	213.8	6.20	12.4	22.7	4.3	33.2	8.8	22.3	2.8	34.9	25.6	32.9
2019	216.0	6.22	12.3	22.8	4.4	33.5	8.9	22.8	2.8	35.7	25.9	33.0
2020	218.0	6.25	12.1	22.9	4.4	33.6	9.0	23.1	2.9	36.6	26.3	33.1
2021	219.9	6.27	11.8	22.9	4.4	33.7	9.1	23.4	2.9	37.5	26.8	33.2
2022	222.0	6.30	11.8	23.0	4.4	33.8	9.1	23.8	3.0	38.3	27.2	33.4
2023	224.2	6.32	11.7	23.1	4.4	33.9	9.1	24.2	3.0	39.2	27.7	33.5
2024	226.2	6.35	11.6	23.2	4.4	34.0	9.2	24.6	3.1	40.1	27.9	33.6
2025	228.3	6.38	11.6	23.3	4.4	34.1	9.2	25.0	3.1	40.9	28.1	33.9
2026	230.2	6.40	11.5	23.4	4.4	34.2	9.3	25.3	3.2	41.8	28.2	34.1
2027	232.2	6.43	11.7	23.5	4.4	34.3	9.2	25.7	3.2	42.7	28.4	34.2
2028	234.1	6.46	11.8	23.6	4.4	34.4	9.2	26.0	3.2	43.6	28.5	34.3
2029	236.0	6.49	11.8	23.7	4.4	34.5	9.2	26.3	3.3	44.4	28.8	34.5
2030	238.0	6.52	11.9	23.7	4.4	34.6	9.3	26.7	3.3	45.3	29.0	34.6
2031	239.7	6.55	11.9	23.8	4.4	34.7	9.3	27.0	3.3	45.9	29.3	34.7
2032	241.3	6.58	11.9	23.9	4.5	34.8	9.3	27.2	3.4	46.5	29.5	34.9
2033	243.0	6.61	11.9	24.0	4.5	34.9	9.4	27.5	3.4	47.1	29.8	35.0
2034	244.4	6.65	11.8	24.1	4.5	35.0	9.4	27.7	3.4	47.7	30.1	35.2
2035	245.9	6.68	11.8	24.2	4.5	35.1	9.4	28.0	3.5	48.3	30.3	35.3
2036	247.3	6.71	11.8	24.3	4.5	35.2	9.4	28.2	3.5	48.7	30.6	35.5
2037	248.4	6.75	11.7	24.4	4.5	35.2	9.3	28.4	3.5	49.0	30.9	35.6
2038	249.6	6.78	11.8	24.5	4.5	35.3	9.3	28.6	3.6	49.2	31.1	35.7
2039	250.6	6.82	11.8	24.6	4.5	35.3	9.3	28.9	3.6	49.4	31.4	35.8
2040	251.8	6.86	11.9	24.7	4.5	35.4	9.3	29.1	3.6	49.6	31.7	35.9
2041	252.8	6.89	11.9	24.8	4.5	35.4	9.3	29.3	3.7	49.7	32.0	36.1
2042	253.8	6.93	11.9	24.9	4.5	35.5	9.3	29.5	3.7	49.8	32.3	36.2
2043	254.9	6.97	11.9	25.0	4.5	35.5	9.3	29.7	3.7	49.9	32.5	36.4
2044	256.0	7.01	11.9	25.1	4.5	35.6	9.3	30.0	3.8	50.1	32.8	36.5
2045	257.1	7.05	11.9	25.3	4.5	35.6	9.3	30.2	3.8	50.3	33.1	36.7
2046	258.3	7.09	11.9	25.4	4.5	35.7	9.3	30.4	3.8	50.5	33.4	36.8
2047	259.4	7.13	11.8	25.5	4.5	35.7	9.4	30.6	3.8	50.8	33.7	37.0
2048	260.6	7.18	11.9	25.6	4.6	35.7	9.4	30.9	3.9	51.0	34.0	37.2
2049	261.8	7.22	11.9	25.7	4.6	35.8	9.4	31.1	3.9	51.3	34.3	37.3
2050	263.1	7.27	11.9	25.9	4.6	35.8	9.4	31.3	3.9	51.6	34.6	37.5

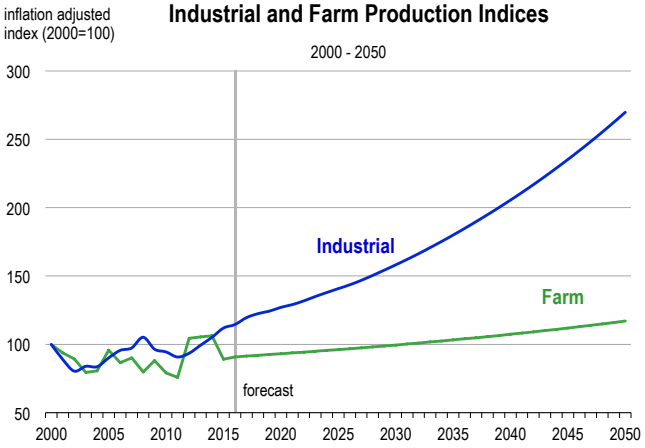












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	9.8%
Expected job growth:	5.2%
Fastest growing jobs sector:	Health and Education
Expected personal income growth:	13.4%
Expected population growth:	3.6%
Net migration to account for:	74.0%
Expected growth in number of vehicles:	8.3%

Demographics (2017)

Unemployment rate (April 2017):	3.2%
County rank* in California (58 counties):	5th
Working age (16-64) population:	64.2%
Population with B.A. or higher:	33.4%
Median home selling price (2016):	$512,500
Median household income:	$71,883

Quality of Life

Violent crime rate (2015):	361 per 100,000 persons
County rank* in California (58 counties):	28th
Average commute time to work (2017):	27 minutes
High school drop out rate (2016):	10.0%
Households at/below poverty line (2017):	7.2%

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

Stanislaus County Economic Forecast

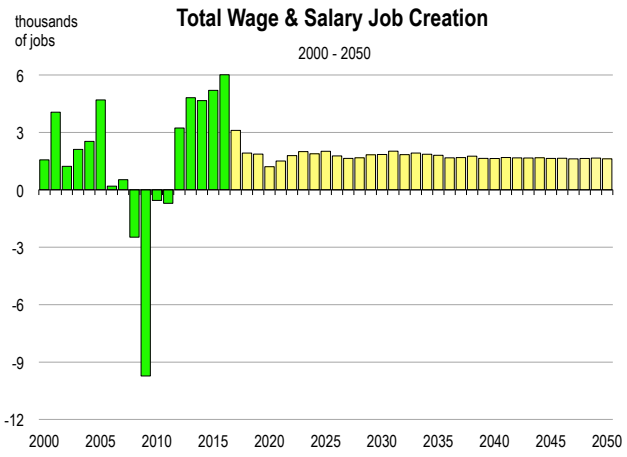
Stanislaus County is located in the heart of the San Joaquin Valley, bordered by the Bay Area to the west and the Sierra Nevada Mountains to the east. Stanislaus County has a population of 545,000 people and a total of 187,000 wage and salary jobs. Most of the population, as well as the jobs, are located in Modesto, the county's largest city. The income per capita in Stanislaus County is $40,798 and the average salary per worker is $54,509.

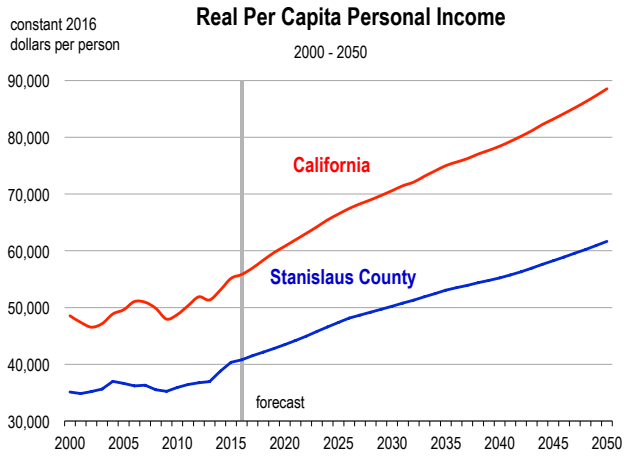
Like the rest of the San Joaquin Valley, Stanislaus County is a large producer of agricultural goods. Its primary commodities are milk, almonds, walnuts, cattle, and chickens, each generating more than $200 million in output per year.

In 2016, employment across Northern California increased by 3.2 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 2.9 percent. In Stanislaus County, 6,000 wage and salary jobs were gained, representing a growth rate of 3.3 percent. The unemployment rate improved substantially, falling from 9.5 percent in 2015 to 8.5 percent in 2016.

In 2016, most employment sectors were characterized by positive job growth. The largest gains were observed in education and healthcare (+850 jobs), leisure and hospitality (+840 jobs), government (+810 jobs), and wholesale and retail trade (+770 jobs). Declines were not observed in any major sector.

Between 2011 and 2016, the population of Stanislaus County increased at an average rate of 1.0 percent per year. This growth was due largely to the natural increase (new births), although an average of more than 1,600 net migrants entered the county each year.





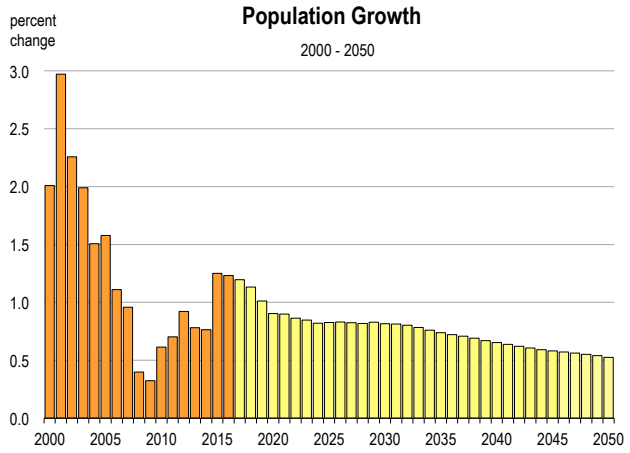
Forecast Highlights

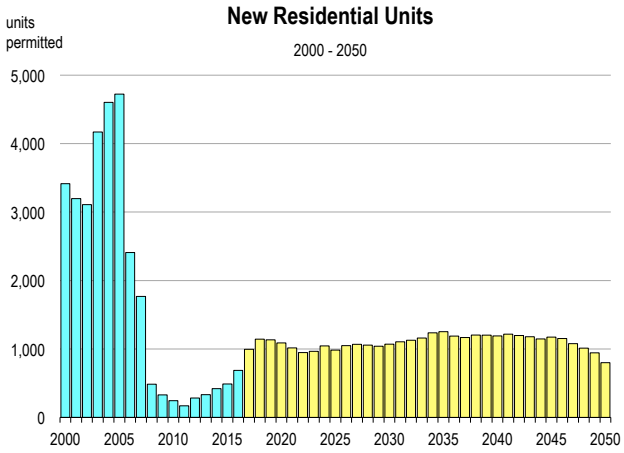
- In 2017, total wage and salary employment is expected to increase by 1.7 percent. Between 2017 and 2022, job growth will average 0.9 percent per year.
- Average salaries are currently well below the California state average, and will remain so over the forecast period. In Stanislaus County, inflation-adjusted salaries are expected to rise by an average of 2.1 percent per year between 2017 and 2022.
- Between 2017 and 2022, employment growth will be led by education and healthcare, professional and business services, wholesale and retail trade, and government. Combined, these sectors will account for 84 percent of net job creation in the county.
- Over the 2017-2022 period, population growth will average 1.0 percent per year.
- Between 2017 and 2022, an average of 1,700 net migrants will enter the county each year, accounting for more than 30 percent of all population gains.
- Real income per capita is expected to rise by 1.8 percent in 2017. From 2017 to 2022, real income per capita will increase by an average of 1.6 percent per year.
- Total taxable sales, adjusted for inflation, will increase by an average of 1.5 percent per year over the 2017-2022 period.
- Industrial production is projected to rise by 4.5 percent in 2017. From 2017 to 2022, the growth rate of industrial production is expected to average 1.8 percent per year.
- Farm production is expected to increase by 1.3 percent per year between 2017 and 2022. The principal commodities in the county are milk, almonds, and chickens.

Stanislaus County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	515,194	-1,201	443	165.2	244	$6.1	$16.4	$35,928	1.3	2.89	5.49	16.9
2011	518,812	-513	439	165.4	171	$6.7	$17.2	$36,417	2.7	3.37	5.22	16.5
2012	523,596	877	439	166.0	283	$7.2	$17.9	$36,755	2.7	3.51	5.51	14.9
2013	527,687	432	453	166.9	334	$7.6	$18.5	$36,958	2.3	3.87	5.74	12.9
2014	531,720	459	464	167.4	420	$7.9	$19.9	$38,795	2.8	4.56	6.00	11.2
2015	538,372	3,106	478	167.8	490	$8.2	$21.2	$40,354	2.6	3.97	6.22	9.5
2016	545,008	3,257	493	168.2	686	$8.7	$22.2	$40,798	3.0	4.07	6.47	8.5
2017	551,526	3,133	499	169.8	995	$9.0	$23.5	$41,515	3.1	4.12	6.76	8.0
2018	557,773	2,760	505	170.9	1,144	$9.4	$24.8	$42,155	3.0	4.18	6.88	7.6
2019	563,418	2,054	511	172.1	1,134	$9.9	$26.2	$42,797	2.6	4.23	6.96	7.8
2020	568,508	1,410	516	173.2	1,089	$10.3	$27.6	$43,459	3.1	4.29	7.11	8.0
2021	573,620	1,340	521	174.3	1,016	$10.7	$29.1	$44,185	3.0	4.34	7.23	8.1
2022	578,575	1,112	525	175.4	948	$11.1	$30.6	$44,941	3.0	4.40	7.39	8.2
2023	583,478	998	530	176.4	966	$11.5	$32.3	$45,768	3.0	4.45	7.56	8.1
2024	588,263	826	534	177.4	1,045	$12.0	$33.9	$46,601	2.9	4.51	7.71	8.0
2025	593,125	863	538	178.6	984	$12.5	$35.6	$47,393	2.9	4.57	7.85	7.8
2026	598,051	899	542	179.6	1,049	$12.9	$37.3	$48,133	2.8	4.62	7.98	7.6
2027	602,983	883	546	180.7	1,068	$13.4	$38.9	$48,677	2.9	4.68	8.16	7.5
2028	607,916	878	551	181.8	1,057	$13.8	$40.7	$49,169	2.7	4.74	8.36	7.5
2029	612,956	982	555	182.9	1,040	$14.3	$42.4	$49,682	2.5	4.80	8.57	7.4
2030	617,958	941	559	184.0	1,070	$14.9	$44.1	$50,222	2.4	4.86	8.76	7.4
2031	622,983	955	565	185.1	1,105	$15.4	$45.9	$50,799	2.3	4.93	8.96	7.4
2032	627,985	918	570	186.3	1,128	$16.1	$47.8	$51,283	2.5	4.99	9.16	7.4
2033	632,905	834	575	187.5	1,160	$16.7	$49.7	$51,896	2.1	5.06	9.37	7.3
2034	637,717	743	579	188.7	1,236	$17.3	$51.7	$52,475	2.3	5.12	9.58	7.3
2035	642,425	680	583	189.9	1,253	$18.0	$53.8	$53,057	2.4	5.19	9.81	7.2
2036	647,060	655	588	191.2	1,188	$18.6	$56.1	$53,496	2.8	5.26	10.05	7.2
2037	651,643	663	593	192.4	1,167	$19.3	$58.4	$53,895	2.9	5.33	10.30	7.1
2038	656,147	652	598	193.6	1,204	$19.9	$60.8	$54,372	2.7	5.40	10.55	7.0
2039	660,541	606	603	194.8	1,202	$20.6	$63.4	$54,789	2.9	5.47	10.80	6.9
2040	664,855	576	608	196.0	1,191	$21.2	$66.0	$55,232	2.8	5.54	11.07	6.8
2041	669,096	547	614	197.2	1,217	$21.9	$68.6	$55,752	2.6	5.62	11.34	6.8
2042	673,252	492	619	198.5	1,197	$22.5	$71.4	$56,317	2.5	5.69	11.61	6.7
2043	677,334	436	625	199.7	1,179	$23.2	$74.2	$56,923	2.4	5.77	11.90	6.7
2044	681,341	373	630	200.9	1,147	$23.8	$77.0	$57,617	2.2	5.85	12.19	6.7
2045	685,301	339	635	202.0	1,173	$24.5	$80.1	$58,243	2.4	5.93	12.48	6.7
2046	689,220	303	640	203.2	1,153	$25.1	$83.1	$58,894	2.3	6.01	12.79	6.6
2047	693,098	261	645	204.4	1,078	$25.8	$86.3	$59,558	2.3	6.09	13.10	6.6
2048	696,921	206	650	205.5	1,012	$26.6	$89.6	$60,223	2.3	6.18	13.42	6.6
2049	700,687	141	656	206.6	944	$27.3	$93.0	$60,924	2.3	6.26	13.75	6.6
2050	704,368	53	661	207.6	800	$28.0	$96.6	$61,655	2.3	6.35	14.09	6.6

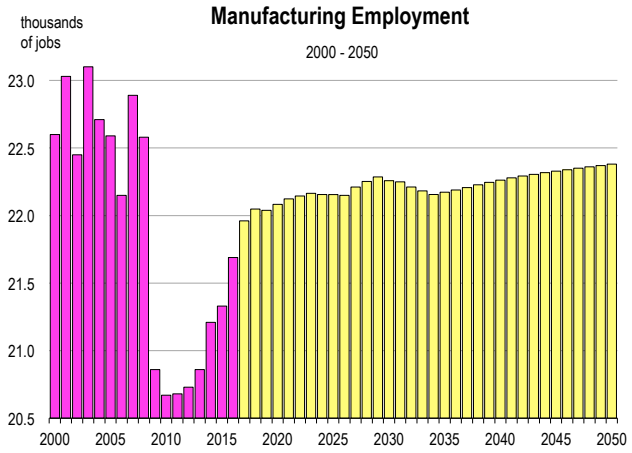


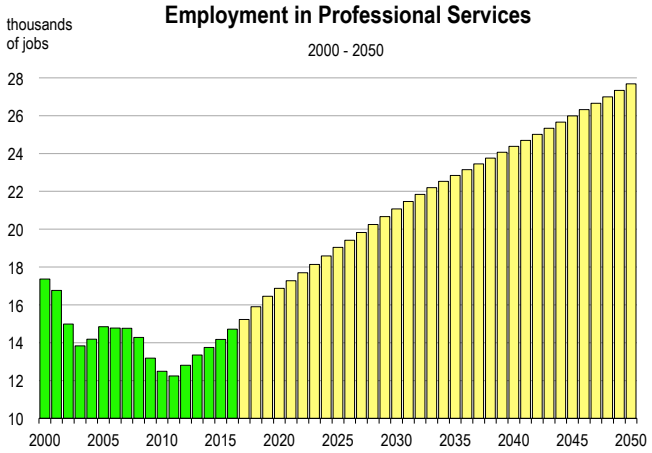


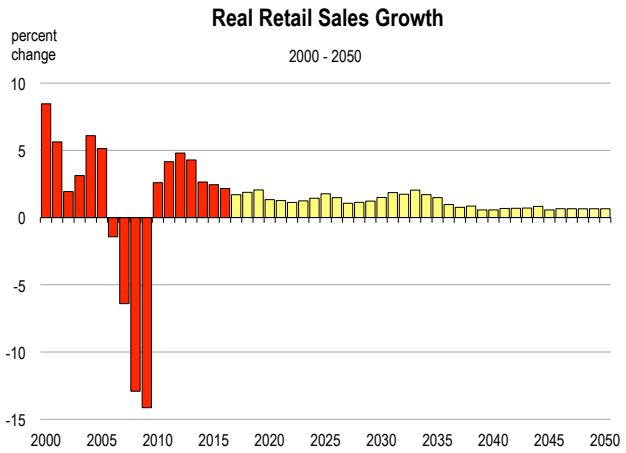
Stanislaus County Employment Forecast

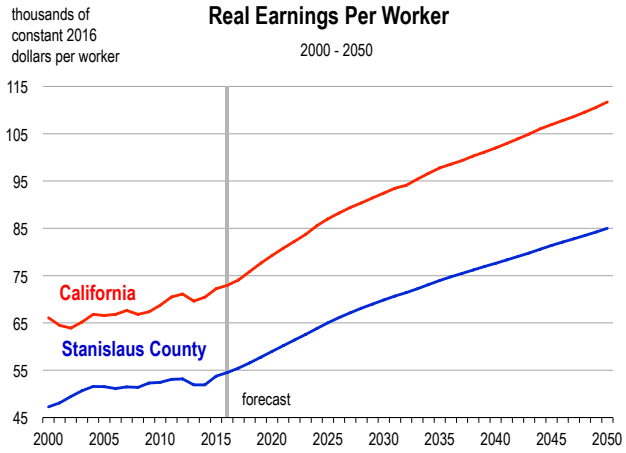
2010-2016 History, 2017-2050 Forecast

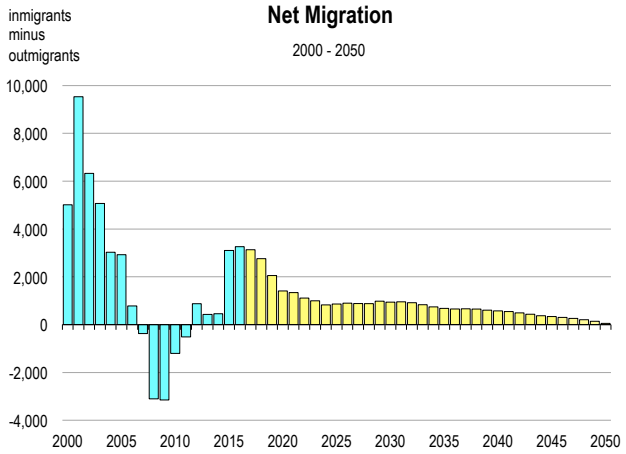
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	163.8	12.9	5.9	20.7	6.2	25.4	5.5	12.5	1.2	27.8	14.6	26.2
2011	163.1	12.9	5.8	20.7	6.4	25.8	5.4	12.2	1.1	27.8	14.5	25.7
2012	166.3	13.4	6.3	20.7	6.8	26.7	5.4	12.8	1.0	28.1	14.9	25.4
2013	171.1	14.1	7.0	20.9	7.1	27.4	5.4	13.4	0.9	28.8	15.8	25.5
2014	175.8	14.1	7.5	21.2	7.2	27.7	5.3	13.8	0.9	29.8	16.9	26.1
2015	181.0	14.6	8.5	21.3	7.5	28.3	5.2	14.2	0.9	30.7	17.8	26.7
2016	187.0	14.9	8.9	21.7	8.2	29.1	5.3	14.7	1.0	31.6	18.6	27.5
2017	190.1	14.7	9.5	22.0	8.2	29.4	5.4	15.2	1.0	32.2	19.0	28.0
2018	192.0	14.6	9.6	22.0	8.3	29.7	5.4	15.9	1.0	32.6	19.0	28.1
2019	193.9	14.6	9.7	22.0	8.3	30.0	5.4	16.5	1.0	33.1	19.2	28.3
2020	195.1	14.6	9.3	22.1	8.4	30.2	5.4	16.9	1.0	33.5	19.5	28.5
2021	196.6	14.6	9.1	22.1	8.4	30.4	5.4	17.3	1.0	34.0	19.7	28.7
2022	198.4	14.6	9.0	22.1	8.4	30.6	5.4	17.7	1.1	34.5	20.0	29.0
2023	200.4	14.6	9.0	22.2	8.5	30.8	5.5	18.1	1.1	35.1	20.3	29.3
2024	202.3	14.6	9.1	22.2	8.5	31.0	5.5	18.6	1.1	35.7	20.5	29.5
2025	204.3	14.6	9.1	22.2	8.5	31.3	5.5	19.0	1.1	36.3	20.5	29.9
2026	206.1	14.6	9.2	22.1	8.6	31.6	5.5	19.4	1.1	36.9	20.6	30.2
2027	207.7	14.6	9.3	22.2	8.6	31.7	5.5	19.8	1.1	37.5	20.6	30.4
2028	209.4	14.6	9.3	22.3	8.7	31.9	5.5	20.2	1.1	38.2	20.6	30.6
2029	211.2	14.6	9.3	22.3	8.7	32.1	5.5	20.7	1.1	38.9	20.7	30.8
2030	213.1	14.6	9.4	22.3	8.7	32.4	5.5	21.1	1.1	39.6	20.8	31.0
2031	215.1	14.6	9.5	22.2	8.8	32.7	5.5	21.5	1.2	40.4	21.0	31.2
2032	216.9	14.6	9.5	22.2	8.8	33.0	5.5	21.8	1.2	41.1	21.1	31.4
2033	218.8	14.6	9.6	22.2	8.9	33.4	5.6	22.2	1.2	41.9	21.2	31.6
2034	220.7	14.6	9.6	22.2	8.9	33.7	5.6	22.5	1.2	42.6	21.4	31.8
2035	222.5	14.6	9.7	22.2	8.9	33.9	5.6	22.8	1.2	43.3	21.5	32.0
2036	224.2	14.6	9.7	22.2	9.0	34.1	5.6	23.1	1.2	44.1	21.6	32.2
2037	225.9	14.6	9.7	22.2	9.0	34.2	5.6	23.5	1.2	44.8	21.8	32.4
2038	227.6	14.6	9.8	22.2	9.0	34.4	5.6	23.8	1.2	45.6	21.9	32.6
2039	229.3	14.6	9.8	22.2	9.1	34.5	5.6	24.1	1.2	46.4	22.1	32.8
2040	230.9	14.6	9.9	22.3	9.1	34.6	5.6	24.4	1.2	47.1	22.2	33.0
2041	232.6	14.6	9.9	22.3	9.1	34.8	5.6	24.7	1.2	47.8	22.4	33.2
2042	234.3	14.6	10.0	22.3	9.2	34.9	5.6	25.0	1.2	48.6	22.5	33.4
2043	235.9	14.6	10.0	22.3	9.2	35.0	5.6	25.3	1.2	49.3	22.7	33.6
2044	237.6	14.6	10.0	22.3	9.2	35.2	5.6	25.7	1.2	50.1	22.8	33.9
2045	239.2	14.7	10.0	22.3	9.3	35.3	5.7	26.0	1.2	50.8	23.0	34.1
2046	240.9	14.7	10.1	22.3	9.3	35.4	5.7	26.3	1.2	51.5	23.1	34.3
2047	242.5	14.7	10.0	22.4	9.3	35.5	5.7	26.7	1.2	52.3	23.3	34.5
2048	244.1	14.7	10.0	22.4	9.3	35.7	5.7	27.0	1.2	53.0	23.5	34.7
2049	245.8	14.7	10.0	22.4	9.4	35.8	5.7	27.3	1.2	53.8	23.6	34.9
2050	247.4	14.7	10.0	22.4	9.4	35.9	5.7	27.7	1.2	54.5	23.8	35.1

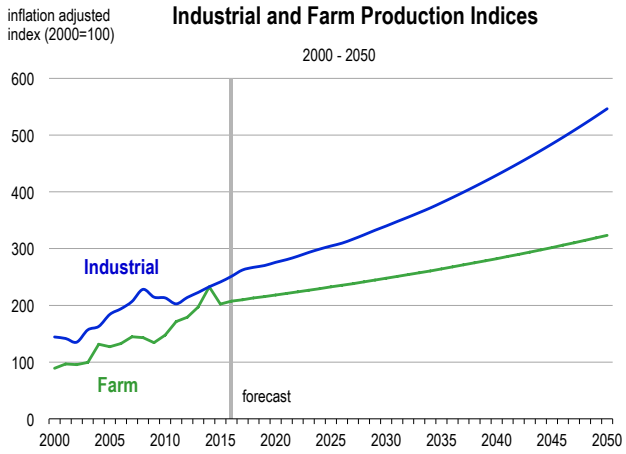












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	7.9%
Expected job growth:	4.4%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	13.6%
Expected population growth:	4.9%
Net migration to account for:	32.1%
Expected growth in number of vehicles:	5.3%

Demographics (2017)

Unemployment rate (April 2017):	7.9%
County rank* in California (58 counties):	48th
Working age (16-64) population:	63.5%
Population with B.A. or higher:	16.6%
Median home selling price (2016):	$260,000
Median household income:	$52,880

Quality of Life

Violent crime rate (2015):	568 per 100,000 persons
County rank* in California (58 counties):	49th
Average commute time to work (2017):	28 minutes
High school drop out rate (2016):	13.6%
Households at/below poverty line (2017):	16.1%

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

Sutter County Economic Forecast

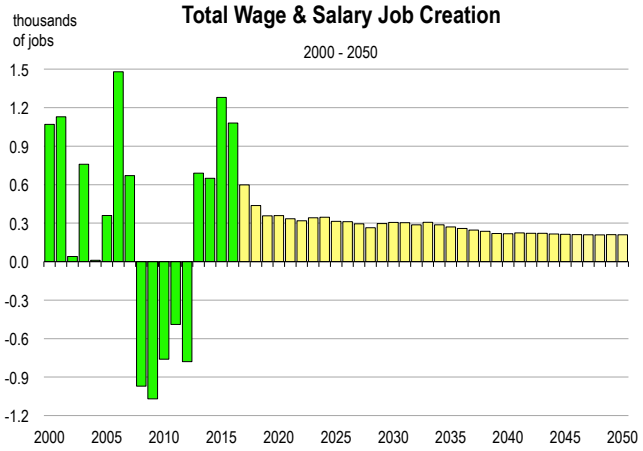
Sutter County, the birthplace of the seedless grape, is located in the Sacramento Valley. The county is home to the Sutter Buttes, the "World's Smallest Mountain Range." Sutter County has a population of 98,200 people and a total of 30,600 wage and salary jobs. The per capita income in Sutter County is $41,629 and the average salary per worker is $48,648. The largest employers in the county are the public sector, the wholesale and retail trade industry, the agricultural sector, and the education and healthcare industry. Combined, they account for 64 percent of total wage and salary employment.

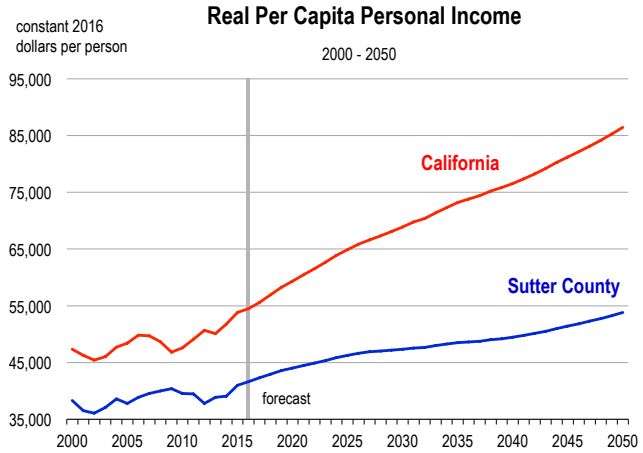
Employment across Northern California increased by 3.2 percent in 2016, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 3.4 percent. In Sutter County, 1,100 wage and salary jobs were created, representing a growth rate of 3.7 percent. The non-farm sector increased by 3.5 percent, while the farm sector grew by 5.0 percent. The unemployment rate improved substantially, falling from 10.7 percent in 2015 to 9.6 percent in 2016.

In 2016, most sectors were characterized by positive job growth. The largest gains were observed in wholesale and retail trade (+280 jobs), healthcare and education (+250 jobs), agriculture (+200 jobs), construction (+140 jobs), and government (+110 jobs). The largest losses occurred in leisure and hospitality (-50 jobs).

The population in Sutter County grew by an annual average rate of 0.6 percent between 2011 and 2016. This was largely the result of the natural increase (new births), as net migration was very low.

Sutter County is expected to get an influx of new residents over the next two decades. A large development project is expected to break ground in the southwest corner of the county, containing more than 17,000 new homes and accommodating more than 45,000 new residents. The first homes are likely to be constructed in 2020, and complete build out could extend beyond the year 2040. Because of this project, the outlook for housing production and population growth has increased.





Forecast Highlights

- In 2017, total wage and salary employment will increase by 2.0 percent. Over the 2017-2022 period, growth will average 1.1 percent per year. Growth in the non-farm sector is expected to average 1.2 percent.

- The average salary per worker is currently below the California state average, and is expected to remain so over the forecast period. In Sutter County, inflation-adjusted salaries are projected to increase by 1.3 percent per year from 2017 to 2022.

- Between 2017 and 2022, the principal employment growth will occur in wholesale and retail trade, education and healthcare, professional services, and government. Together, these sectors are expected to account for 63 percent of net job creation in the county.

- Population growth will accelerate, averaging 0.9 percent per year from 2017 to 2022.

- Net migration will be positive over most of the forecast period. Between 2017 and 2022, an average of 190 net migrants will enter the county each year.

- From 2017 to 2022, real per capita income is projected to rise by 1.2 percent per year.

- Total taxable sales, adjusted for inflation, will increase by 1.7 percent per year between 2017 and 2022.

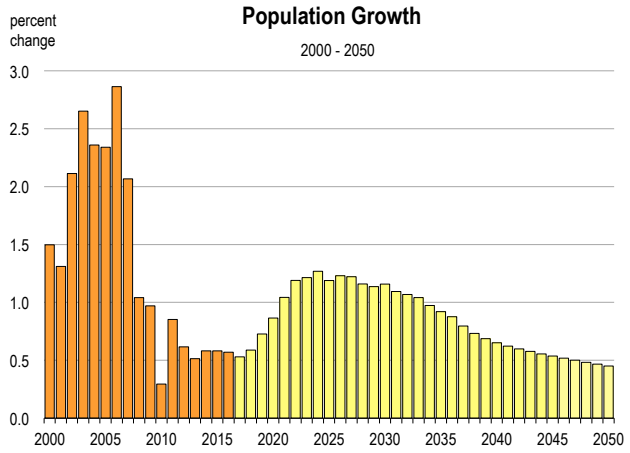
- From 2017 to 2022, the growth rate of industrial production is expected to average 1.6 percent per year.

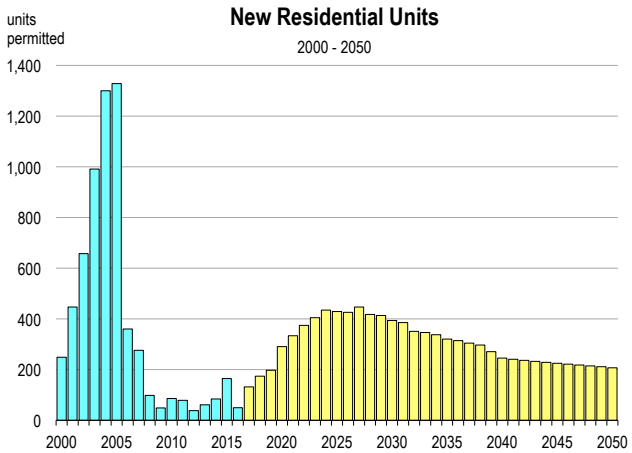
- Adjusted for inflation, farm production is forecast to increase by an average of 3.6 percent per year between 2017 and 2022. The principal crops in the county are rice and walnuts.

Sutter County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	94,650	-458	93.9	31.4	86	$1.21	$3.33	$39,536	1.3	586	1280	18.4
2011	95,458	201	92.4	31.5	79	$1.31	$3.44	$39,487	2.7	600	1235	18.2
2012	96,047	-6	91.5	31.4	38	$1.37	$3.39	$37,799	2.7	565	519	16.8
2013	96,540	-2	94.3	31.3	61	$1.47	$3.55	$38,860	2.3	633	519	14.6
2014	97,101	-1	96.7	31.4	84	$1.52	$3.66	$39,071	2.8	753	528	12.6
2015	97,665	7	99.8	31.5	165	$1.62	$3.92	$41,003	2.6	556	538	10.7
2016	98,221	-4	102.6	31.5	50	$1.64	$4.09	$41,629	3.0	571	538	9.6
2017	98,741	-24	104.5	31.7	132	$1.74	$4.30	$42,321	3.1	627	639	9.0
2018	99,322	30	106.0	31.8	174	$1.82	$4.52	$42,961	3.0	667	629	9.0
2019	100,045	162	107.2	32.0	198	$1.91	$4.74	$43,592	2.6	697	644	8.9
2020	100,910	299	108.6	32.2	291	$1.99	$4.97	$44,012	3.1	720	677	8.9
2021	101,963	479	109.9	32.5	334	$2.08	$5.21	$44,464	3.0	736	679	9.0
2022	103,176	635	111.1	32.8	375	$2.17	$5.47	$44,903	3.0	748	691	9.1
2023	104,429	675	112.4	33.2	405	$2.27	$5.74	$45,362	3.0	758	711	9.3
2024	105,754	743	113.8	33.6	435	$2.38	$6.03	$45,860	2.9	765	731	9.4
2025	107,011	682	114.9	34.0	429	$2.48	$6.30	$46,282	2.9	770	755	9.4
2026	108,328	740	116.0	34.4	426	$2.58	$6.57	$46,635	2.8	774	771	9.4
2027	109,652	750	117.1	34.8	447	$2.67	$6.84	$46,916	2.9	778	783	9.3
2028	110,923	704	118.0	35.3	418	$2.78	$7.10	$47,019	2.7	781	803	9.3
2029	112,183	696	119.1	35.7	413	$2.88	$7.37	$47,166	2.5	783	823	9.2
2030	113,483	737	120.1	36.1	394	$3.00	$7.65	$47,347	2.4	785	844	9.1
2031	114,724	684	121.2	36.5	386	$3.11	$7.93	$47,554	2.3	787	866	9.0
2032	115,950	671	122.2	36.9	351	$3.25	$8.22	$47,662	2.5	788	887	8.9
2033	117,158	658	123.2	37.2	346	$3.37	$8.52	$47,976	2.1	790	910	8.9
2034	118,298	596	124.3	37.6	338	$3.49	$8.83	$48,254	2.3	791	933	8.8
2035	119,387	553	125.2	37.9	321	$3.60	$9.16	$48,511	2.4	793	956	8.7
2036	120,433	522	126.1	38.2	314	$3.73	$9.50	$48,627	2.8	794	980	8.7
2037	121,392	449	127.0	38.5	305	$3.86	$9.86	$48,762	2.9	795	1005	8.6
2038	122,281	399	127.8	38.8	297	$3.99	$10.24	$49,011	2.7	796	1030	8.5
2039	123,121	364	128.6	39.1	271	$4.12	$10.63	$49,203	2.9	798	1056	8.5
2040	123,923	339	129.3	39.4	246	$4.26	$11.03	$49,450	2.8	799	1082	8.4
2041	124,694	321	130.1	39.6	241	$4.40	$11.44	$49,765	2.6	800	1109	8.4
2042	125,441	306	130.9	39.9	237	$4.53	$11.85	$50,126	2.5	801	1137	8.3
2043	126,164	294	131.7	40.1	233	$4.67	$12.28	$50,520	2.4	802	1165	8.3
2044	126,865	283	132.4	40.3	229	$4.80	$12.71	$50,992	2.2	803	1194	8.2
2045	127,546	274	133.2	40.5	225	$4.95	$13.17	$51,406	2.4	805	1224	8.2
2046	128,207	266	133.9	40.8	222	$5.09	$13.63	$51,841	2.3	806	1254	8.1
2047	128,850	258	134.7	41.0	218	$5.24	$14.11	$52,285	2.3	807	1285	8.1
2048	129,471	250	135.4	41.2	215	$5.39	$14.60	$52,747	2.3	808	1317	8.0
2049	130,076	243	136.1	41.4	212	$5.54	$15.12	$53,264	2.3	809	1350	8.0
2050	130,662	236	136.9	41.6	207	$5.70	$15.67	$53,814	2.3	810	1383	7.9

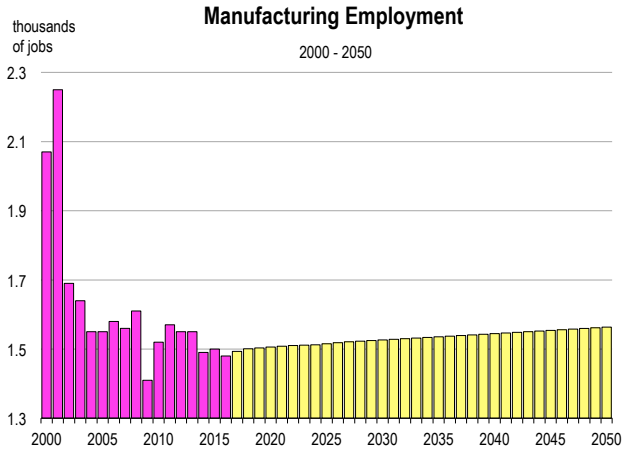


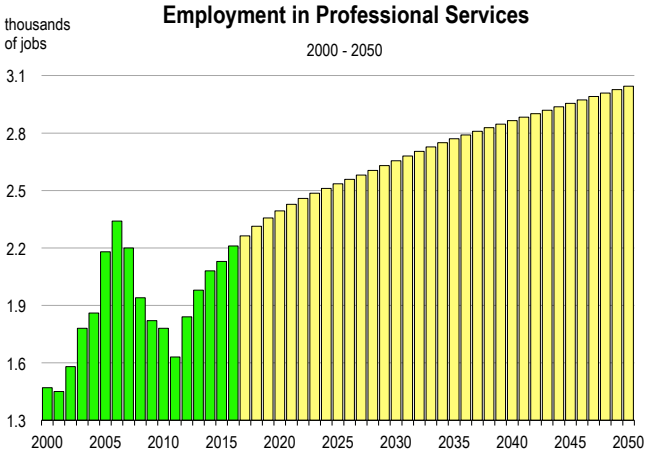


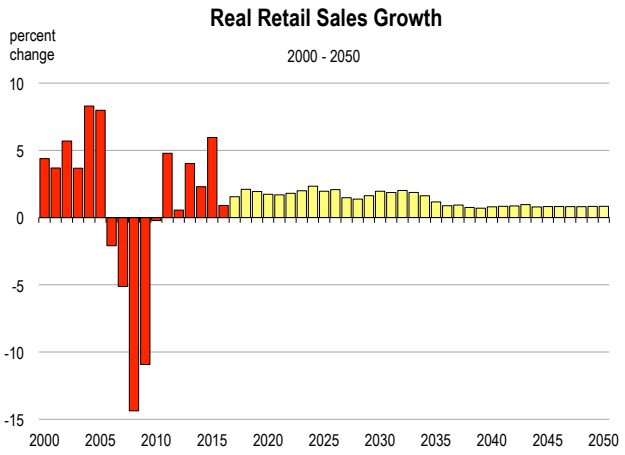
Sutter County Employment Forecast

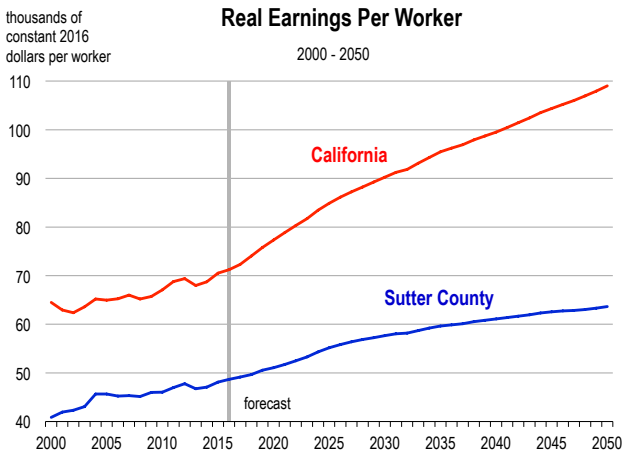
2010-2016 History, 2017-2050 Forecast

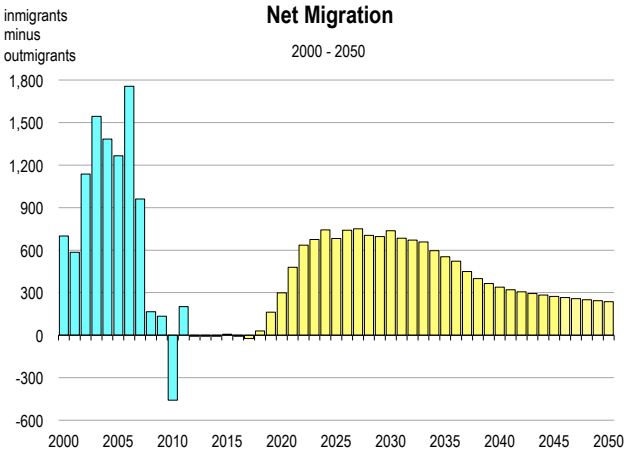
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	28.2	3.68	1.04	1.52	0.66	5.10	1.09	1.78	0.20	4.09	2.55	4.74
2011	27.7	3.71	0.93	1.57	0.73	5.21	1.01	1.63	0.20	3.93	2.71	4.48
2012	26.9	3.68	0.80	1.55	0.69	5.32	1.06	1.84	0.20	3.91	2.77	4.38
2013	27.6	3.68	0.94	1.55	0.66	5.23	1.05	1.98	0.20	4.25	2.88	4.41
2014	28.3	3.66	1.03	1.49	0.77	5.29	1.10	2.08	0.20	4.24	2.95	4.63
2015	29.6	4.03	1.29	1.50	0.86	5.45	1.12	2.13	0.20	4.43	2.92	4.77
2016	30.6	4.23	1.43	1.48	0.89	5.73	1.14	2.21	0.20	4.68	2.87	4.88
2017	31.2	4.31	1.44	1.49	0.91	5.83	1.15	2.26	0.20	4.86	2.91	4.91
2018	31.7	4.37	1.48	1.50	0.92	5.91	1.16	2.31	0.20	4.97	2.93	4.93
2019	32.0	4.41	1.50	1.50	0.94	5.98	1.17	2.36	0.20	5.06	2.96	4.97
2020	32.4	4.44	1.55	1.51	0.94	6.03	1.18	2.39	0.20	5.14	2.99	5.01
2021	32.7	4.46	1.59	1.51	0.95	6.07	1.18	2.43	0.20	5.23	3.03	5.06
2022	33.0	4.48	1.62	1.51	0.96	6.12	1.19	2.46	0.20	5.31	3.08	5.12
2023	33.4	4.50	1.65	1.51	0.97	6.17	1.20	2.49	0.20	5.40	3.12	5.17
2024	33.7	4.51	1.69	1.51	0.98	6.22	1.21	2.51	0.20	5.50	3.16	5.23
2025	34.0	4.51	1.70	1.52	0.99	6.28	1.22	2.54	0.20	5.59	3.19	5.29
2026	34.4	4.52	1.72	1.52	1.01	6.33	1.23	2.56	0.20	5.68	3.22	5.35
2027	34.7	4.52	1.74	1.52	1.02	6.38	1.25	2.58	0.20	5.78	3.25	5.41
2028	34.9	4.53	1.72	1.52	1.03	6.42	1.26	2.60	0.20	5.89	3.28	5.46
2029	35.2	4.53	1.72	1.52	1.04	6.46	1.26	2.63	0.20	6.01	3.31	5.52
2030	35.5	4.53	1.71	1.53	1.05	6.51	1.27	2.66	0.20	6.13	3.35	5.57
2031	35.8	4.54	1.71	1.53	1.06	6.56	1.28	2.68	0.20	6.25	3.38	5.62
2032	36.1	4.54	1.69	1.53	1.08	6.61	1.29	2.70	0.20	6.38	3.41	5.67
2033	36.4	4.54	1.70	1.53	1.09	6.66	1.30	2.73	0.20	6.50	3.44	5.72
2034	36.7	4.54	1.70	1.53	1.10	6.71	1.31	2.75	0.20	6.62	3.48	5.77
2035	37.0	4.55	1.69	1.54	1.10	6.74	1.32	2.77	0.20	6.74	3.50	5.81
2036	37.2	4.55	1.69	1.54	1.11	6.77	1.33	2.79	0.20	6.86	3.53	5.85
2037	37.5	4.55	1.69	1.54	1.12	6.80	1.34	2.81	0.20	6.98	3.56	5.89
2038	37.7	4.55	1.69	1.54	1.13	6.83	1.34	2.83	0.20	7.09	3.59	5.93
2039	37.9	4.55	1.68	1.54	1.14	6.85	1.35	2.85	0.20	7.20	3.61	5.96
2040	38.2	4.55	1.68	1.54	1.15	6.87	1.36	2.86	0.20	7.31	3.64	5.99
2041	38.4	4.56	1.68	1.55	1.16	6.90	1.37	2.88	0.20	7.41	3.66	6.02
2042	38.6	4.56	1.68	1.55	1.16	6.92	1.38	2.90	0.20	7.52	3.68	6.05
2043	38.8	4.56	1.68	1.55	1.17	6.95	1.39	2.92	0.20	7.62	3.71	6.08
2044	39.0	4.56	1.69	1.55	1.18	6.98	1.39	2.94	0.20	7.72	3.73	6.10
2045	39.3	4.56	1.69	1.55	1.18	7.00	1.40	2.96	0.20	7.82	3.75	6.13
2046	39.5	4.56	1.69	1.56	1.19	7.03	1.41	2.97	0.20	7.93	3.77	6.15
2047	39.7	4.57	1.69	1.56	1.20	7.05	1.42	2.99	0.20	8.03	3.80	6.18
2048	39.9	4.57	1.69	1.56	1.20	7.08	1.42	3.01	0.20	8.13	3.82	6.20
2049	40.1	4.57	1.69	1.56	1.21	7.10	1.43	3.03	0.20	8.23	3.84	6.22
2050	40.3	4.57	1.70	1.56	1.22	7.13	1.44	3.04	0.20	8.34	3.86	6.24

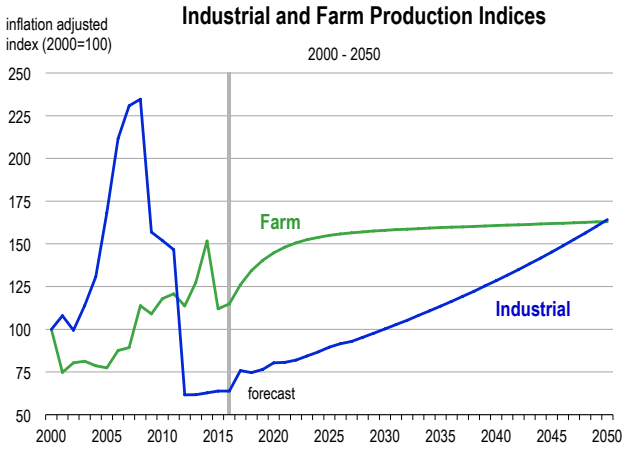












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	9.6%
Expected job growth:	5.8%
Fastest growing jobs sector:	Construction
Expected personal income growth:	10.9%
Expected population growth:	4.5%
Net migration to account for:	25.3%
Expected growth in number of vehicles:	6.4%

Demographics (2017)

Unemployment rate (April 2017):	9.7%
County rank* in California (58 counties):	53rd
Working age (16-64) population:	62.2%
Population with B.A. degree or higher:	17.7%
Median home selling price (2016):	$237,500
Median household income:	$57,300

Quality of Life

Violent crime rate (2015):	319 per 100,000 persons
County rank* in California (58 counties):	22nd
Average commute time to work (2017):	28 minutes
High School drop out rate (2016):	9.3%
Households at/below poverty line (2017):	12.2%

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

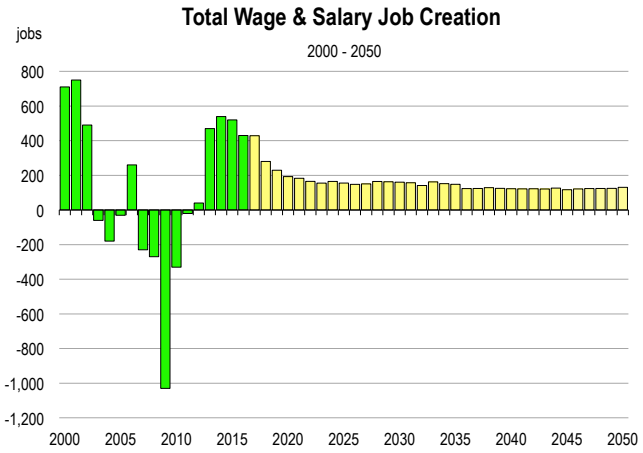
Tehama County Economic Forecast

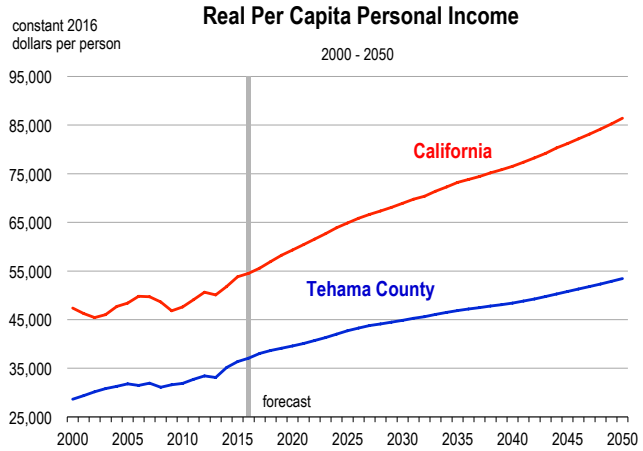
Tehama County is located in Northern California, halfway between Sacramento and the Oregon border. The largest city is Red Bluff, which has a population of 14,000. As a whole, Tehama County has a population of 64,000 people and a total of 18,100 wage and salary jobs. The per capita income in Tehama County is $37,067 and the average salary per worker is $48,759.

In 2016, a total of 430 wage and salary jobs were gained in Tehama County, representing a growth rate of 2.4 percent. Employment in the agricultural sector grew by 2.3 percent, while employment in the non-farm sector increased by 2.5 percent. The unemployment rate improved substantially, falling from 7.9 percent in 2015 to 7.1 percent in 2016.

In 2016, the largest employment gains occurred in wholesale and retail trade (+200 jobs), professional services (+130 jobs), government (+70 jobs), and transportation and utilities (+60 jobs). Significant declines were not observed in any major sector.

The population of Tehama County grew at an annual rate of 0.1 percent between 2011 and 2016. This growth was due entirely to the natural increase (new births), which added approximately 140 residents to the county each year.





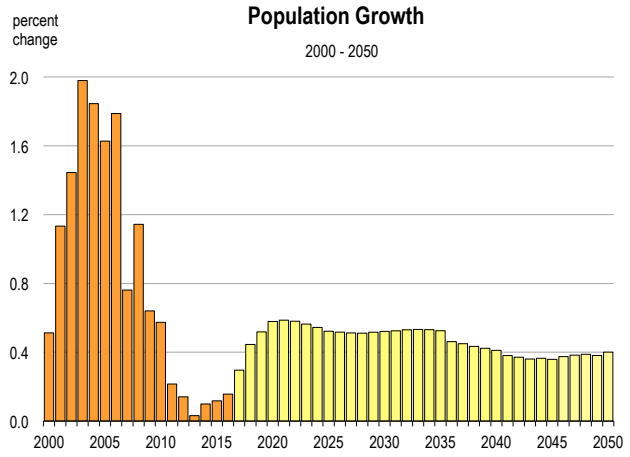
Forecast Highlights

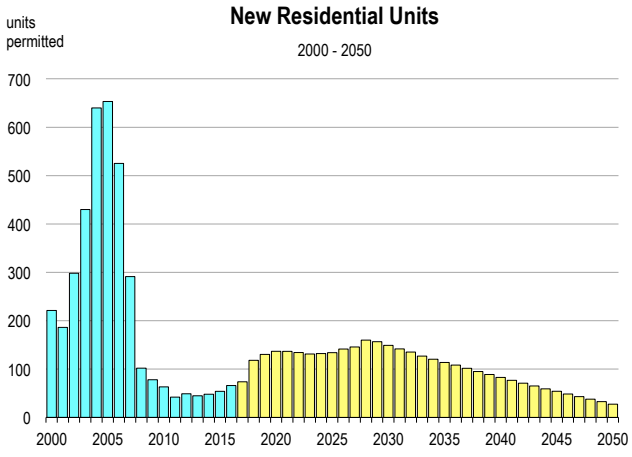
- Total wage and salary employment is expected to increase by 2.4 percent in 2017. From 2017 to 2022, growth will average 1.1 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Tehama County, inflation-adjusted salaries are expected to rise by an average of 1.2 percent per year from 2017 to 2022.
- Between 2017 and 2022, the largest employment gains will occur in manufacturing, transportation and utilities, healthcare and education, wholesale and retail trade, and government. Together, these sectors will account for 77 percent of net job creation in the county.
- Annual population growth in the 2017-2022 period is expected to average 0.5 percent per year.
- Net migration is expected to be positive throughout the forecast period. Between 2017 and 2022, an average of 140 net migrants will enter the county each year, accounting for 40 percent of all population growth.
- Real per capita income is expected to increase by 2.6 percent in 2017. Over the following five years, real per capita income is projected to grow at a rate of 1.4 percent per year.
- Total taxable sales, adjusted for inflation, will rise at a rate of 2.1 percent per year between 2017 and 2022.
- Industrial production is expected increase by 2.5 percent per year over the 2017-2022 forecast period.
- Total crop production, adjusted for inflation, will rise by 0.3 percent per year between 2017 and 2022. The principle crop in the county is the walnut.

Tehama County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	63,484	93	68.7	23.8	63	$0.59	$1.80	$31,910	1.3	256.1	592.7	15.4
2011	63,621	21	68.2	23.8	42	$0.69	$1.90	$32,729	2.7	269.3	602.6	15.0
2012	63,711	0	67.3	23.8	49	$0.75	$1.99	$33,413	2.7	318.4	612.1	13.8
2013	63,731	0	69.5	23.8	45	$0.80	$2.00	$33,118	2.3	319.4	661.7	11.6
2014	63,794	0	73.3	23.8	48	$0.78	$2.16	$35,151	2.8	383.9	690.6	9.6
2015	63,869	0	73.7	23.9	54	$0.78	$2.27	$36,362	2.6	325.1	681.6	7.9
2016	63,969	0	75.3	23.9	66	$0.79	$2.37	$37,067	3.0	333.7	683.6	7.1
2017	64,158	6	75.5	24.1	74	$0.86	$2.51	$38,045	3.1	334.6	759.3	6.3
2018	64,444	92	75.9	24.1	118	$0.91	$2.64	$38,658	3.0	335.7	766.1	5.8
2019	64,778	131	76.3	24.2	130	$0.96	$2.76	$39,144	2.6	336.6	787.5	5.5
2020	65,153	163	76.8	24.4	137	$1.00	$2.89	$39,593	3.1	337.6	813.0	5.5
2021	65,535	162	77.2	24.5	137	$1.05	$3.02	$40,095	3.0	338.6	831.3	5.5
2022	65,916	156	77.7	24.6	134	$1.10	$3.17	$40,694	3.0	339.7	857.4	5.7
2023	66,287	146	78.1	24.7	131	$1.15	$3.32	$41,336	3.0	340.7	883.5	5.8
2024	66,648	133	78.6	24.9	132	$1.20	$3.48	$42,028	2.9	341.8	909.0	6.0
2025	66,996	120	79.0	25.0	134	$1.25	$3.64	$42,695	2.9	342.8	932.4	6.1
2026	67,342	115	79.4	25.1	141	$1.30	$3.79	$43,265	2.8	343.9	953.3	6.1
2027	67,687	112	79.8	25.2	146	$1.35	$3.94	$43,772	2.9	345.1	979.7	6.1
2028	68,033	110	80.2	25.4	160	$1.39	$4.09	$44,119	2.7	346.2	1008.1	6.1
2029	68,385	110	80.7	25.5	157	$1.44	$4.24	$44,491	2.5	347.4	1038.5	6.1
2030	68,741	110	81.1	25.7	149	$1.49	$4.39	$44,869	2.4	348.6	1069.3	6.1
2031	69,102	113	81.5	25.8	142	$1.54	$4.55	$45,272	2.3	349.8	1100.3	6.0
2032	69,468	116	82.0	25.9	135	$1.60	$4.71	$45,600	2.5	351.1	1129.8	6.0
2033	69,838	117	82.4	26.1	127	$1.65	$4.87	$46,059	2.1	352.3	1163.4	5.9
2034	70,209	119	82.9	26.2	120	$1.71	$5.05	$46,475	2.3	353.6	1196.8	5.9
2035	70,578	120	83.3	26.3	114	$1.77	$5.23	$46,880	2.4	355.0	1230.7	5.9
2036	70,904	83	83.7	26.4	108	$1.82	$5.43	$47,175	2.8	356.3	1263.4	5.9
2037	71,223	81	84.1	26.5	102	$1.88	$5.63	$47,451	2.9	357.7	1297.0	5.8
2038	71,532	78	84.5	26.6	95	$1.94	$5.84	$47,795	2.7	359.1	1332.9	5.8
2039	71,835	75	84.8	26.7	89	$2.01	$6.06	$48,097	2.9	360.6	1368.7	5.8
2040	72,130	72	85.2	26.8	83	$2.07	$6.29	$48,426	2.8	362.0	1405.7	5.7
2041	72,404	54	85.5	26.8	77	$2.14	$6.51	$48,823	2.6	363.5	1444.0	5.7
2042	72,673	46	85.8	26.9	71	$2.20	$6.75	$49,260	2.5	365.1	1483.5	5.7
2043	72,935	38	86.2	27.0	65	$2.27	$6.99	$49,734	2.4	366.6	1523.9	5.7
2044	73,202	39	86.5	27.0	59	$2.34	$7.23	$50,277	2.2	368.2	1566.0	5.6
2045	73,464	32	86.8	27.1	54	$2.41	$7.49	$50,761	2.4	369.9	1607.6	5.6
2046	73,740	44	87.1	27.2	48	$2.48	$7.75	$51,273	2.3	371.5	1650.4	5.6
2047	74,022	47	87.5	27.2	43	$2.56	$8.03	$51,796	2.3	373.2	1694.1	5.6
2048	74,310	49	87.8	27.2	38	$2.64	$8.31	$52,329	2.3	375.0	1739.7	5.6
2049	74,593	42	88.2	27.3	33	$2.72	$8.61	$52,881	2.3	376.8	1786.7	5.5
2050	74,892	54	88.5	27.3	27	$2.80	$8.92	$53,452	2.3	378.6	1835.5	5.5

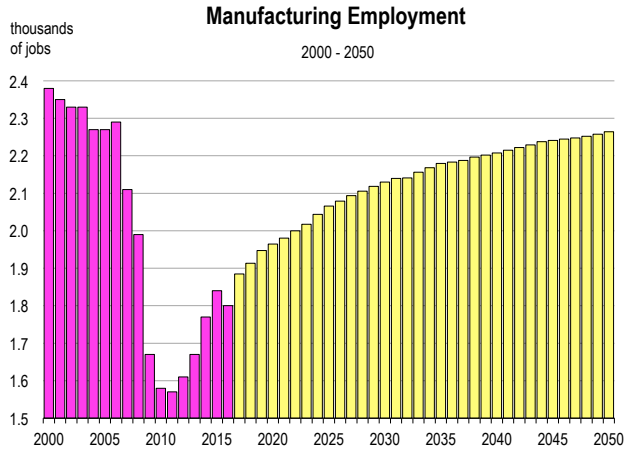


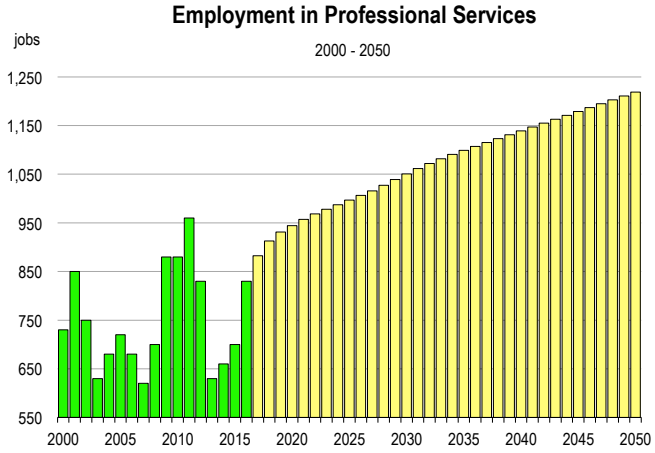


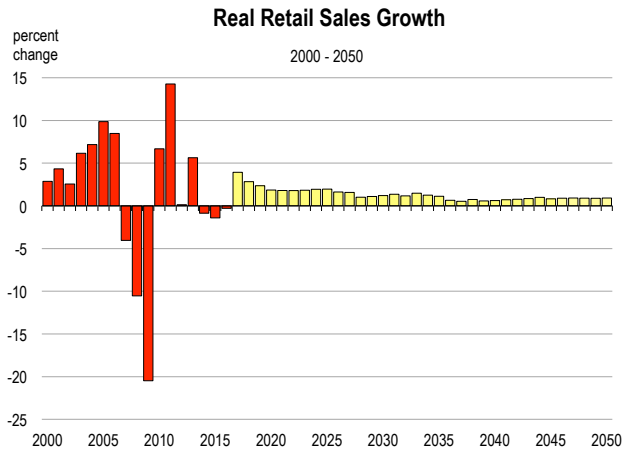
Tehama County Employment Forecast

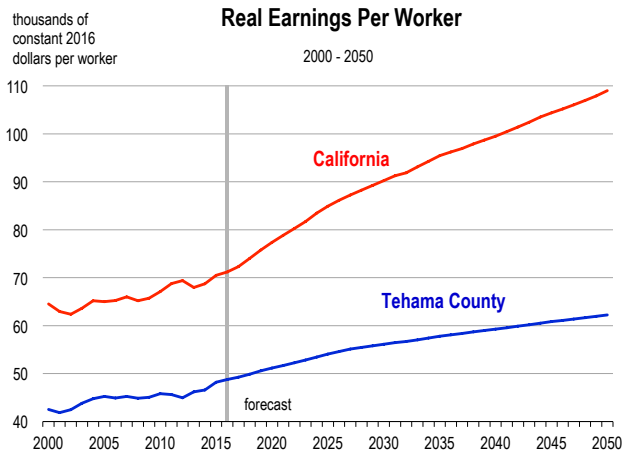
2010-2016 History, 2017-2050 Forecast

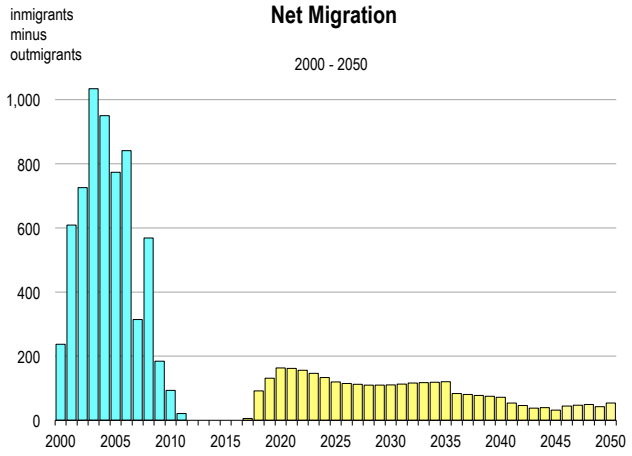
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	16.08	1.44	0.42	1.58	1.10	2.09	0.36	0.88	0.07	2.38	1.12	4.16
2011	16.06	1.45	0.42	1.57	1.08	2.06	0.34	0.96	0.07	2.35	1.18	4.09
2012	16.10	1.45	0.43	1.61	1.13	2.04	0.36	0.83	0.08	2.38	1.23	4.08
2013	16.57	1.43	0.53	1.67	1.36	2.08	0.35	0.63	0.07	2.77	1.26	3.94
2014	17.11	1.47	0.56	1.77	1.44	2.13	0.34	0.66	0.06	2.86	1.30	4.01
2015	17.63	1.75	0.55	1.84	1.50	2.17	0.33	0.70	0.06	2.86	1.36	4.03
2016	18.06	1.79	0.56	1.80	1.56	2.37	0.36	0.83	0.06	2.84	1.31	4.10
2017	18.49	1.79	0.56	1.88	1.68	2.42	0.36	0.88	0.05	2.90	1.35	4.13
2018	18.77	1.79	0.59	1.91	1.75	2.45	0.37	0.91	0.05	2.92	1.37	4.17
2019	19.00	1.79	0.61	1.95	1.79	2.47	0.38	0.93	0.06	2.95	1.37	4.22
2020	19.19	1.80	0.62	1.96	1.82	2.49	0.38	0.94	0.06	2.99	1.38	4.27
2021	19.37	1.80	0.63	1.98	1.85	2.50	0.39	0.96	0.06	3.02	1.39	4.32
2022	19.54	1.80	0.63	2.00	1.87	2.52	0.38	0.97	0.06	3.05	1.39	4.38
2023	19.70	1.80	0.63	2.02	1.89	2.54	0.38	0.98	0.06	3.09	1.39	4.43
2024	19.86	1.80	0.63	2.04	1.91	2.55	0.38	0.99	0.06	3.12	1.40	4.48
2025	20.02	1.80	0.63	2.07	1.93	2.57	0.38	1.00	0.06	3.15	1.40	4.53
2026	20.16	1.81	0.63	2.08	1.95	2.59	0.38	1.01	0.06	3.19	1.41	4.58
2027	20.32	1.81	0.64	2.09	1.97	2.60	0.38	1.02	0.05	3.22	1.41	4.62
2028	20.48	1.81	0.64	2.11	1.99	2.61	0.38	1.03	0.05	3.27	1.41	4.67
2029	20.64	1.81	0.64	2.12	2.01	2.62	0.38	1.04	0.05	3.32	1.41	4.72
2030	20.80	1.81	0.64	2.13	2.04	2.63	0.38	1.05	0.05	3.38	1.41	4.77
2031	20.96	1.82	0.64	2.14	2.06	2.65	0.38	1.06	0.05	3.43	1.41	4.81
2032	21.10	1.82	0.64	2.14	2.08	2.66	0.38	1.07	0.05	3.48	1.41	4.86
2033	21.26	1.82	0.64	2.16	2.10	2.67	0.38	1.08	0.05	3.53	1.41	4.91
2034	21.42	1.82	0.63	2.17	2.11	2.69	0.38	1.09	0.05	3.58	1.41	4.96
2035	21.57	1.82	0.63	2.18	2.13	2.70	0.38	1.10	0.05	3.63	1.42	5.01
2036	21.69	1.83	0.63	2.18	2.14	2.70	0.38	1.11	0.05	3.68	1.41	5.05
2037	21.81	1.83	0.63	2.19	2.16	2.71	0.38	1.12	0.05	3.73	1.41	5.09
2038	21.94	1.83	0.63	2.20	2.17	2.72	0.38	1.12	0.05	3.78	1.41	5.13
2039	22.07	1.83	0.62	2.20	2.19	2.72	0.38	1.13	0.05	3.83	1.41	5.17
2040	22.19	1.84	0.62	2.21	2.20	2.73	0.38	1.14	0.05	3.88	1.41	5.21
2041	22.31	1.84	0.62	2.21	2.21	2.74	0.38	1.15	0.05	3.93	1.41	5.25
2042	22.43	1.84	0.62	2.22	2.23	2.75	0.38	1.16	0.05	3.98	1.41	5.28
2043	22.56	1.84	0.62	2.23	2.24	2.75	0.38	1.16	0.05	4.03	1.41	5.31
2044	22.68	1.85	0.61	2.24	2.26	2.76	0.38	1.17	0.05	4.08	1.41	5.35
2045	22.80	1.85	0.61	2.24	2.27	2.77	0.38	1.18	0.05	4.13	1.41	5.38
2046	22.92	1.85	0.61	2.24	2.28	2.78	0.38	1.19	0.05	4.18	1.41	5.42
2047	23.04	1.85	0.61	2.25	2.30	2.79	0.38	1.19	0.05	4.23	1.41	5.45
2048	23.17	1.86	0.61	2.25	2.31	2.80	0.38	1.20	0.05	4.28	1.41	5.49
2049	23.29	1.86	0.61	2.26	2.32	2.81	0.38	1.21	0.05	4.34	1.41	5.52
2050	23.43	1.86	0.61	2.26	2.34	2.82	0.38	1.22	0.05	4.39	1.41	5.56

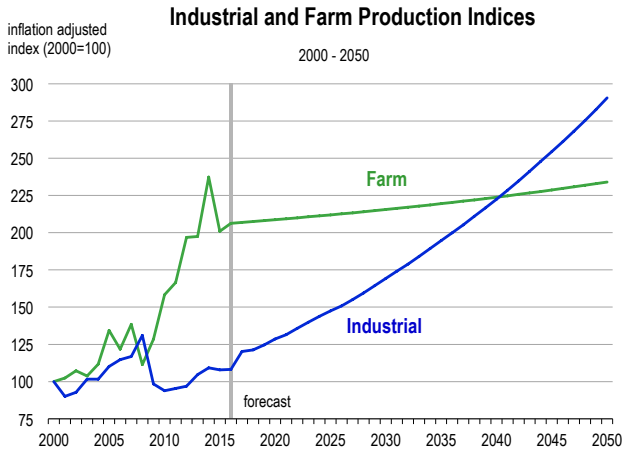












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	11.1%
Expected job growth:	5.7%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	9.9%
Expected population growth:	2.7%
Net migration to account for:	40.1%
Expected growth in number of vehicles:	2.8%

Demographics (2017)

Unemployment rate (April 2017):	6.2%
County rank* in California (58 counties):	36th
Working age (16-64) population:	60.2%
Population with B.A. degree or higher:	14.0%
Median home selling price (2016):	$178,000
Median household income:	$46,868

Quality of Life

Violent crime rate (2015):	506 per 100,000 persons
County rank* in California (58 counties):	44th
Average commute time to work (2017):	26 minutes
High school drop out rate (2016):	7.9%
Households at/below poverty line (2017):	13.4%

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

Trinity County Economic Forecast

Trinity County is among the northernmost counties in California. It is also one of the least densely populated areas of the state, with less than five people per square mile. Trinity County has no freeways, no incorporated cities, and installed its first traffic light in 2015. The largest town is Weaverville, which has a population of approximately 3,600 people.

In total, Trinity County has 13,500 residents and 2,700 wage and salary jobs. The per capita income is $33,268 and the average salary per worker is $43,497. The government sector is the largest employer in the county, accounting for 49 percent of total wage and salary jobs.

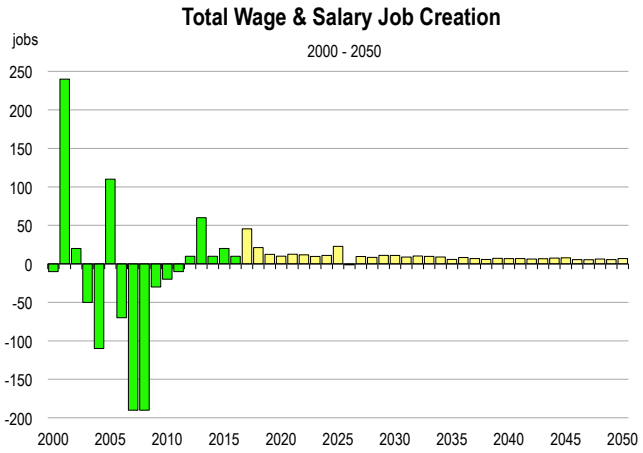
In 2016, a total of 10 wage and salary jobs were gained in Trinity County, representing a growth rate of 0.4 percent. The unemployment rate improved during the year, falling from 7.9 percent in 2015 to 7.1 percent in 2016.

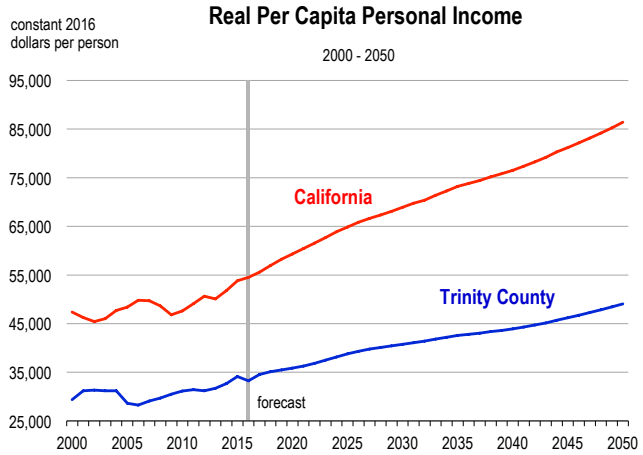
In 2016, 20 jobs were gained in the manufacturing sector, while 10 jobs were created in the healthcare and education industry, and another 10 jobs were gained in the government sector. 30 jobs were lost in the construction industry, and all other major sectors were flat, neither gaining nor losing a significant number of jobs.

Between 2011 and 2016, the population of Trinity County declined at an annual average rate of 0.3 percent. This was entirely result of the natural decrease (deaths outnumbering births), which reduced the population by an average of 49 people per year.

Cannabis production is extremely important to Trinity County. The impact of the cannabis industry can already be observed in the retail trade sector – both sales and employment – as retail stores have begun to sell equipment and supplies to hundreds of marijuana farms in the greater region.

In 1979, the Trinity County agricultural commissioner estimated that the local marijuana crop was worth $39 million. In 2016, non-marijuana agriculture production was estimated to be $2.7 million. When the cannabis industry becomes fully legalized, the value of the Trinity County agriculture sector is expected to rise sharply.





Forecast Highlights

- Total wage and salary employment is expected to increase by 1.7 percent in 2017. Over the 2017-2022 period, total employment will rise by an average of 0.5 percent per year.

- Average salaries are currently below the California state average, and will remain so over the forecast period. In Trinity County, inflation-adjusted salaries are expected to increase by 0.2 percent per year from 2017 to 2022.

- Between 2017 and 2022, no major sectors will exhibit significant job growth. The largest gains will be in education and healthcare, manufacturing, and retail trade, which will each generate approximately 20 new jobs. Most other sectors will create fewer than 10 new jobs.

- Over the 2017-2022 period, an average of 62 net migrants will enter the county each year, but the natural decrease will reduce the population by an average of 46 people per year. This combination will result in slow population growth of 0.1 percent per year.

- Real per capita income is expected to rise by 3.9 percent in 2017. Over the following five years, real per capita income is expected to increase at an annual average rate of 1.3 percent.

- Real taxable sales will increase by 2.3 percent in 2017. Between 2017 and 2022, real taxable sales are projected to increase by an average of 0.7 percent per year.

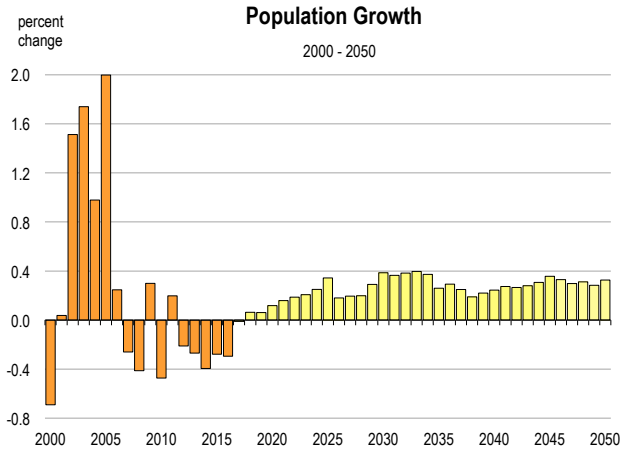
- Industrial production is expected to increase by 5.4 percent in 2017. Between 2017 and 2022, the growth rate of industrial production will average 3.3 percent per year.

- Total crop production, adjusted for inflation, is expected to rise by almost 400 percent in 2017. Between 2017 and 2022, production values will increase by an average of 65 percent per year. These sharp increases will be the result of the legalization of the Trinity County cannabis industry.

Trinity County Economic Forecast

2010-2016 History, 2017-2050 Forecast

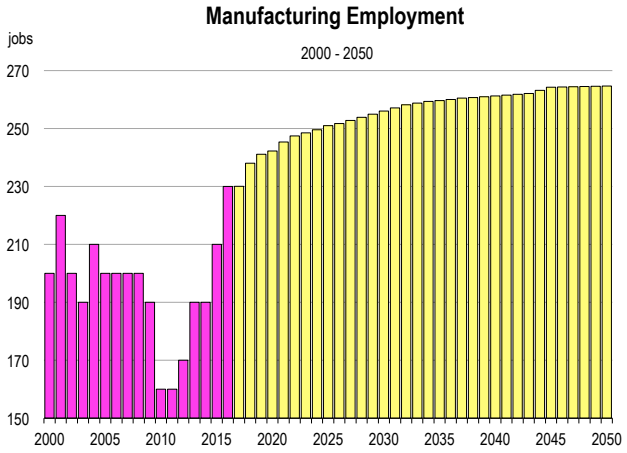
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy-ment Rate (percent)
2010	13,706	-29	20.8	6.1	42	$0.08	$0.38	$31,152	1.3	2.8	37.2	17.0
2011	13,733	73	20.6	6.1	29	$0.08	$0.39	$31,421	2.7	2.6	33.8	16.7
2012	13,704	0	20.0	6.0	14	$0.09	$0.40	$31,197	2.7	2.6	38.9	14.7
2013	13,667	0	20.3	5.8	28	$0.10	$0.41	$31,729	2.3	2.7	44.8	11.9
2014	13,613	0	20.4	5.8	29	$0.10	$0.43	$32,687	2.8	2.7	46.6	9.5
2015	13,575	0	20.7	5.8	30	$0.11	$0.45	$34,132	2.6	2.7	52.9	7.9
2016	13,535	0	20.9	5.8	14	$0.12	$0.45	$33,268	3.0	2.7	57.9	7.1
2017	13,534	49	21.1	5.8	26	$0.12	$0.48	$34,553	3.1	13.2	61.0	6.5
2018	13,542	56	21.3	5.8	27	$0.13	$0.50	$35,121	3.0	48.2	64.6	6.3
2019	13,550	56	21.5	5.8	27	$0.13	$0.52	$35,503	2.6	83.2	66.2	6.1
2020	13,566	62	21.7	5.9	27	$0.14	$0.54	$35,852	3.1	108.2	67.9	6.2
2021	13,588	66	21.9	5.9	26	$0.14	$0.57	$36,275	3.0	131.2	69.8	6.3
2022	13,613	68	22.1	5.9	26	$0.15	$0.59	$36,843	3.0	163.2	71.7	6.5
2023	13,641	72	22.2	5.9	25	$0.15	$0.62	$37,473	3.0	168.2	73.7	6.7
2024	13,676	78	22.4	5.9	25	$0.16	$0.65	$38,140	2.9	173.2	75.6	6.9
2025	13,723	92	22.6	5.9	24	$0.16	$0.68	$38,789	2.9	178.2	77.5	7.0
2026	13,747	70	22.7	5.9	24	$0.16	$0.70	$39,307	2.8	183.2	79.1	7.1
2027	13,774	72	22.9	6.0	24	$0.17	$0.73	$39,763	2.9	188.2	81.1	7.1
2028	13,801	71	23.0	6.0	24	$0.17	$0.75	$40,082	2.7	193.2	83.3	7.1
2029	13,842	83	23.2	6.0	24	$0.18	$0.78	$40,411	2.5	194.2	85.7	7.1
2030	13,895	94	23.3	6.0	23	$0.18	$0.81	$40,738	2.4	195.2	88.1	7.1
2031	13,946	89	23.5	6.0	22	$0.19	$0.83	$41,094	2.3	196.2	90.7	7.1
2032	13,999	89	23.6	6.0	22	$0.19	$0.86	$41,386	2.5	197.2	93.3	7.1
2033	14,054	90	23.7	6.0	21	$0.20	$0.89	$41,821	2.1	198.2	95.7	7.1
2034	14,107	85	23.8	6.0	21	$0.20	$0.92	$42,204	2.3	199.2	98.3	7.1
2035	14,143	69	24.0	6.1	20	$0.21	$0.95	$42,572	2.4	200.2	100.8	7.1
2036	14,185	73	24.1	6.1	20	$0.21	$0.99	$42,814	2.8	201.2	103.4	7.1
2037	14,220	67	24.2	6.1	19	$0.22	$1.02	$43,039	2.9	202.2	106.2	7.1
2038	14,247	61	24.3	6.1	19	$0.22	$1.05	$43,351	2.7	203.2	108.8	7.1
2039	14,278	66	24.4	6.1	18	$0.23	$1.09	$43,606	2.9	204.2	111.6	7.1
2040	14,313	70	24.5	6.1	18	$0.24	$1.13	$43,905	2.8	205.2	114.5	7.0
2041	14,352	74	24.6	6.1	17	$0.24	$1.17	$44,279	2.6	205.7	117.5	7.0
2042	14,391	73	24.7	6.1	17	$0.25	$1.21	$44,697	2.5	206.2	120.5	7.0
2043	14,431	74	24.8	6.1	16	$0.26	$1.26	$45,161	2.4	206.5	123.6	7.0
2044	14,475	77	24.9	6.1	16	$0.26	$1.30	$45,712	2.2	206.7	127.2	7.0
2045	14,527	82	25.0	6.2	15	$0.27	$1.35	$46,199	2.4	207.1	130.9	7.0
2046	14,575	76	25.1	6.2	15	$0.27	$1.40	$46,729	2.3	207.3	134.2	7.0
2047	14,618	70	25.2	6.2	15	$0.28	$1.45	$47,275	2.3	207.7	137.6	7.0
2048	14,664	69	25.2	6.2	14	$0.29	$1.50	$47,845	2.3	207.9	141.1	7.0
2049	14,705	63	25.3	6.2	14	$0.29	$1.55	$48,434	2.3	208.1	144.6	7.0
2050	14,753	68	25.4	6.2	14	$0.30	$1.61	$49,044	2.3	208.2	148.3	7.0

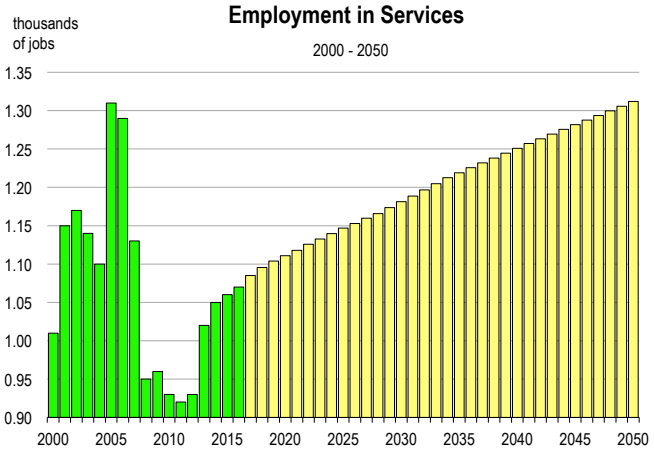


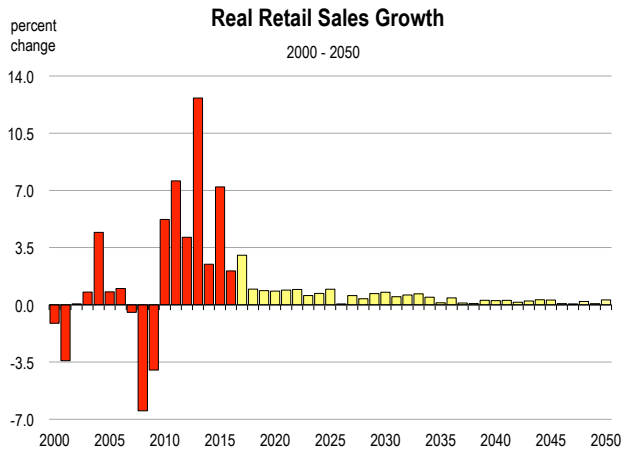
Trinity County Employment Forecast

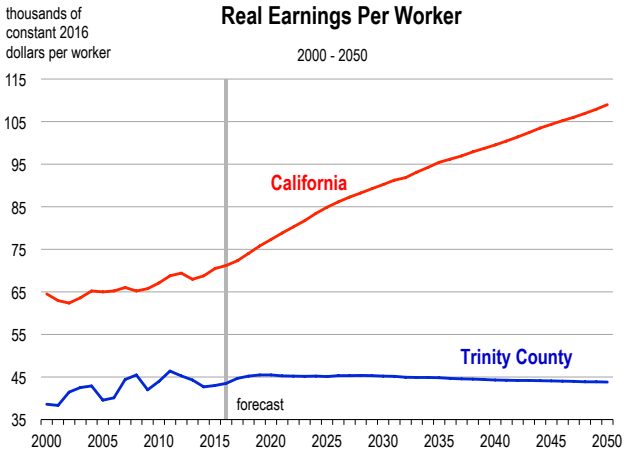
2010-2016 History, 2017-2050 Forecast

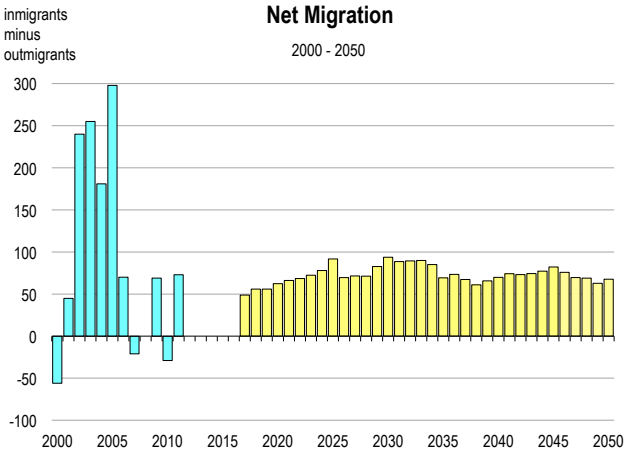
	Total Wage & Salary	Farm	Logging, Mining, & Construction	Manufacturing	Trade, Transportation, & Utilities	Financial Activities	Health & Education	Leisure	Government
	employment (thousands of jobs)								
2010	2.640	0.030	0.080	0.160	0.310	0.050	0.240	0.330	1.440
2011	2.630	0.030	0.070	0.160	0.310	0.050	0.220	0.340	1.450
2012	2.640	0.030	0.070	0.170	0.330	0.050	0.190	0.360	1.440
2013	2.700	0.030	0.080	0.190	0.370	0.050	0.260	0.340	1.380
2014	2.710	0.030	0.080	0.190	0.400	0.050	0.270	0.330	1.360
2015	2.730	0.020	0.100	0.210	0.420	0.050	0.270	0.320	1.340
2016	2.740	0.020	0.070	0.230	0.420	0.050	0.280	0.320	1.350
2017	2.785	0.022	0.093	0.230	0.426	0.050	0.287	0.322	1.355
2018	2.807	0.024	0.095	0.238	0.433	0.050	0.289	0.323	1.354
2019	2.819	0.027	0.095	0.241	0.437	0.050	0.293	0.324	1.352
2020	2.829	0.028	0.095	0.242	0.438	0.050	0.297	0.325	1.353
2021	2.842	0.031	0.094	0.245	0.440	0.050	0.301	0.326	1.353
2022	2.853	0.033	0.093	0.247	0.443	0.050	0.305	0.327	1.354
2023	2.863	0.036	0.092	0.249	0.445	0.050	0.309	0.329	1.354
2024	2.874	0.038	0.092	0.250	0.446	0.050	0.313	0.330	1.356
2025	2.897	0.041	0.091	0.251	0.448	0.050	0.316	0.332	1.359
2026	2.896	0.043	0.091	0.252	0.449	0.050	0.320	0.333	1.358
2027	2.906	0.044	0.091	0.253	0.451	0.050	0.323	0.335	1.359
2028	2.914	0.045	0.091	0.254	0.450	0.050	0.329	0.336	1.359
2029	2.925	0.046	0.090	0.255	0.452	0.050	0.334	0.338	1.361
2030	2.936	0.047	0.090	0.256	0.453	0.050	0.339	0.339	1.362
2031	2.945	0.048	0.089	0.257	0.453	0.050	0.344	0.341	1.362
2032	2.955	0.049	0.088	0.258	0.455	0.050	0.349	0.342	1.363
2033	2.965	0.050	0.088	0.259	0.457	0.050	0.354	0.344	1.364
2034	2.974	0.051	0.087	0.259	0.458	0.050	0.359	0.345	1.364
2035	2.980	0.052	0.087	0.260	0.458	0.050	0.363	0.347	1.362
2036	2.988	0.053	0.086	0.260	0.459	0.050	0.368	0.348	1.363
2037	2.995	0.054	0.086	0.261	0.459	0.050	0.373	0.350	1.362
2038	3.001	0.055	0.085	0.261	0.459	0.050	0.378	0.351	1.362
2039	3.008	0.055	0.084	0.261	0.459	0.050	0.382	0.352	1.363
2040	3.015	0.056	0.084	0.261	0.460	0.050	0.387	0.354	1.363
2041	3.022	0.056	0.083	0.262	0.460	0.050	0.392	0.355	1.364
2042	3.028	0.056	0.083	0.262	0.460	0.050	0.396	0.357	1.364
2043	3.035	0.056	0.082	0.262	0.460	0.050	0.400	0.358	1.364
2044	3.042	0.056	0.082	0.263	0.461	0.050	0.405	0.360	1.365
2045	3.050	0.056	0.082	0.264	0.461	0.050	0.409	0.361	1.366
2046	3.056	0.057	0.081	0.264	0.461	0.050	0.414	0.363	1.366
2047	3.061	0.057	0.081	0.264	0.461	0.050	0.418	0.364	1.366
2048	3.067	0.057	0.080	0.265	0.461	0.050	0.422	0.366	1.366
2049	3.073	0.057	0.080	0.265	0.461	0.050	0.427	0.367	1.366
2050	3.080	0.057	0.080	0.265	0.462	0.050	0.431	0.369	1.367

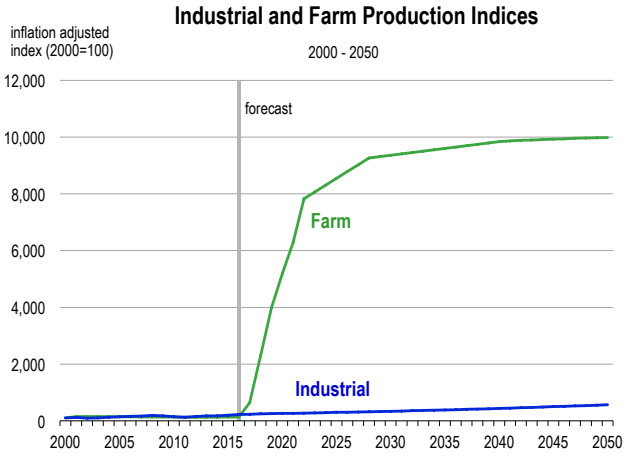












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	4.6%
Expected job growth:	2.4%
Fastest growing jobs sector:	Agriculture
Expected personal income growth:	7.3%
Expected population growth:	0.6%
Net migration to account for:	100%
Expected growth in number of vehicles:	4.4%

Demographics (2017)

Unemployment rate (April 2017):	6.6%
County rank* in California (58 counties):	38th
Working age (16-64) population:	59.8%
Population with B.A. degree or higher:	22%
Median home selling price (2016):	$220,000
Median household income:	$41,501

Quality of Life

Violent crime rate (2015):	206 per 100,000 persons
County rank* in California (58 counties):	7th
Average commute time to work (2017):	19 minutes
High school drop out rate (2016):	2.6%
Households at/below poverty line (2017):	12.1%

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

Tulare County Economic Forecast

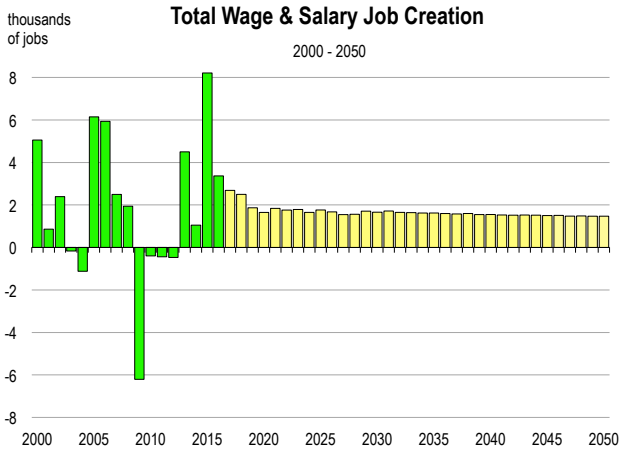
Tulare County is located in the San Joaquin Valley. Nearly half of all land in the county is devoted to national parks or national forests. It also has a large agricultural sector, and routinely garners one of the highest crop values in the nation. Its most prevalent commodity is milk, which generates more than $2 billion in annual output. The county is also a large producer of oranges, cattle, and grapes.

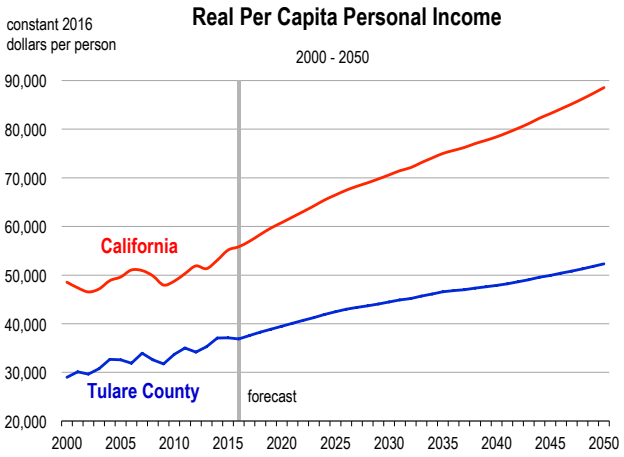
Tulare County has a population of 468,200 people and a total of 162,300 wage and salary jobs. The income per capita is $36,855 and the average salary per worker is $46,613.

In 2016, employment across Northern California increased by 3.2 percent, whereas employment in the San Joaquin Valley (Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare counties) grew by 2.9 percent. In Tulare County, 3,400 total wage and salary jobs were gained, representing a growth rate of 2.1 percent. The unemployment rate, while still very high, improved from 11.6 percent in 2015 to 11.0 percent in 2016.

In 2016, the largest employment gains were observed in government (+1,200 jobs), education and healthcare (+800 jobs), wholesale and retail trade (+600 jobs), and manufacturing (+600 jobs). The largest losses were in agriculture (-850 jobs).

During the 2011-2016 period, the Tulare County population expanded at a rate of 0.9 percent per year. All of this growth was due to the natural increase (new births), as net migration was negative.





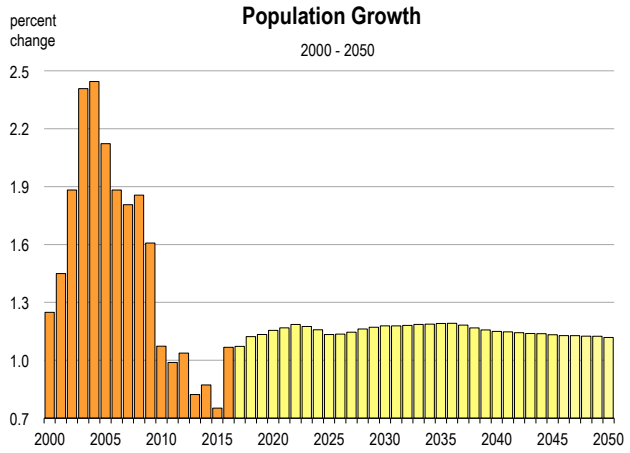
Forecast Highlights

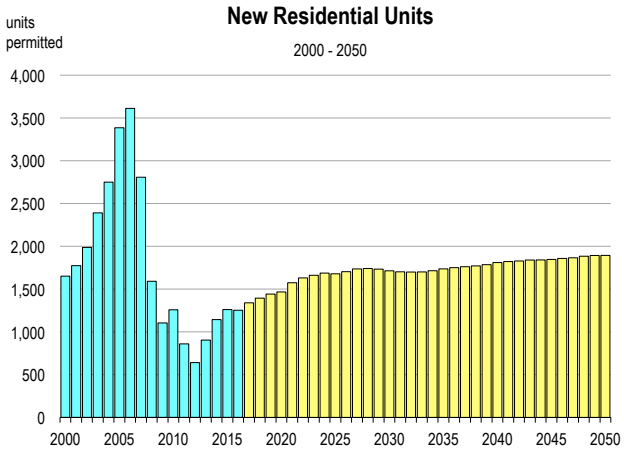
- In 2017, total employment is expected to increase by 1.7 percent. Between 2017 and 2022, growth will average 1.1 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Tulare County, inflation-adjusted salaries are expected to rise by an average of 2.3 percent per year between 2017 and 2022.
- Between 2017 and 2022, the largest employment gains will be observed in transportation and utilities, professional and business services, government, and education and healthcare. Together, these sectors will account for 61 percent of net job creation in the county.
- In Tulare County, population growth will accelerate, with annual growth in the 2017-2022 period averaging 1.2 percent.
- Net migration will be positive but low. Over the 2017-2022 period, an average of 1,000 net migrants will enter the county each year.
- Over the next five years, an average of 1,500 housing permits will be issued each year. The largest potential development project is Yokohi Ranch, which would be located 15 miles east of Visalia. The project could contain up to 10,000 homes, but construction may not begin until after the year 2022.
- Real income per capita is projected to rise by 2.0 percent in 2017. Between 2017 and 2022, the growth of real income per capita is expected to average 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.3 percent per year from 2017 to 2022.
- Industrial production will rise by 4.6 percent in 2017. During the 2017-2022 period, the growth rate of industrial production will average 2.5 percent per year.
- Farm production is forecast to increase by 1.3 percent per year between 2017 and 2022. The principal commodity in the county is milk.

Tulare County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	443,111	-891	349	130.3	1,259	$4.5	$13.3	$33,683	1.3	5.47	3.29	17.2
2011	447,493	-920	347	131.0	860	$5.1	$14.3	$35,011	2.7	6.17	3.20	17.1
2012	452,135	-557	348	131.6	641	$5.5	$14.4	$34,159	2.7	6.66	3.42	16.1
2013	455,854	-1,195	360	132.0	903	$5.8	$15.2	$35,282	2.3	8.25	3.63	14.4
2014	459,831	-758	367	132.7	1,143	$6.2	$16.4	$37,048	2.8	8.39	3.81	13.1
2015	463,291	-1,059	377	133.6	1,261	$6.3	$16.8	$37,114	2.6	7.14	4.01	11.6
2016	468,235	777	387	134.6	1,254	$6.7	$17.3	$36,855	3.0	7.33	4.19	11.0
2017	473,256	835	394	136.0	1,339	$6.9	$18.3	$37,592	3.1	7.42	4.38	10.8
2018	478,569	982	400	137.4	1,394	$7.2	$19.4	$38,275	3.0	7.52	4.50	10.4
2019	483,995	967	405	138.8	1,442	$7.5	$20.4	$38,901	2.6	7.62	4.61	10.6
2020	489,585	1,035	410	140.2	1,467	$7.8	$21.6	$39,486	3.1	7.72	4.73	10.7
2021	495,304	1,057	416	141.7	1,574	$8.2	$22.8	$40,107	3.0	7.81	4.84	10.6
2022	501,178	1,081	421	143.2	1,631	$8.5	$24.0	$40,687	3.0	7.92	4.95	10.6
2023	507,068	973	425	144.9	1,661	$8.8	$25.3	$41,277	3.0	8.02	5.08	10.5
2024	512,941	830	430	146.5	1,687	$9.1	$26.6	$41,916	2.9	8.12	5.19	10.4
2025	518,755	658	434	148.2	1,679	$9.5	$27.9	$42,458	2.9	8.23	5.30	10.2
2026	524,647	628	438	149.9	1,703	$9.8	$29.2	$42,981	2.8	8.34	5.40	10.0
2027	530,657	659	442	151.6	1,736	$10.1	$30.5	$43,358	2.9	8.45	5.53	9.9
2028	536,825	730	446	153.4	1,740	$10.5	$31.9	$43,689	2.7	8.56	5.67	9.9
2029	543,113	748	451	155.1	1,733	$10.8	$33.3	$44,067	2.5	8.68	5.81	9.8
2030	549,514	735	456	156.8	1,714	$11.2	$34.7	$44,460	2.4	8.79	5.97	9.8
2031	555,989	703	461	158.6	1,702	$11.6	$36.2	$44,883	2.3	8.91	6.12	9.8
2032	562,554	679	465	160.3	1,699	$12.0	$37.7	$45,167	2.5	9.04	6.28	9.7
2033	569,226	676	470	162.0	1,701	$12.4	$39.4	$45,686	2.1	9.16	6.44	9.7
2034	575,985	681	474	163.7	1,714	$12.8	$41.1	$46,132	2.3	9.29	6.61	9.7
2035	582,844	709	479	165.4	1,736	$13.2	$42.9	$46,564	2.4	9.42	6.78	9.6
2036	589,790	753	483	167.1	1,750	$13.7	$44.7	$46,801	2.8	9.55	6.96	9.6
2037	596,764	784	487	168.9	1,762	$14.2	$46.7	$47,014	2.9	9.69	7.14	9.6
2038	603,733	806	492	170.7	1,771	$14.7	$48.7	$47,345	2.7	9.83	7.33	9.5
2039	610,721	825	496	172.4	1,785	$15.2	$50.9	$47,586	2.9	9.97	7.53	9.5
2040	617,742	855	500	174.2	1,810	$15.6	$53.1	$47,862	2.8	10.12	7.73	9.5
2041	624,830	902	505	176.1	1,821	$16.1	$55.4	$48,216	2.6	10.26	7.93	9.5
2042	631,972	926	509	177.9	1,828	$16.6	$57.8	$48,606	2.5	10.41	8.13	9.4
2043	639,170	941	513	179.7	1,840	$17.1	$60.3	$49,032	2.4	10.57	8.34	9.4
2044	646,443	962	517	181.6	1,841	$17.6	$62.9	$49,546	2.2	10.73	8.56	9.4
2045	653,763	965	521	183.4	1,846	$18.1	$65.5	$49,947	2.4	10.89	8.79	9.4
2046	661,137	978	525	185.3	1,858	$18.6	$68.2	$50,385	2.3	11.05	9.02	9.4
2047	668,593	998	529	187.1	1,865	$19.1	$71.0	$50,829	2.3	11.22	9.25	9.3
2048	676,116	1,014	533	189.0	1,884	$19.6	$74.0	$51,291	2.3	11.39	9.49	9.3
2049	683,720	1,051	537	190.9	1,893	$20.2	$77.2	$51,786	2.3	11.56	9.73	9.3
2050	691,367	1,066	541	192.8	1,894	$20.8	$80.5	$52,310	2.3	11.74	9.98	9.3

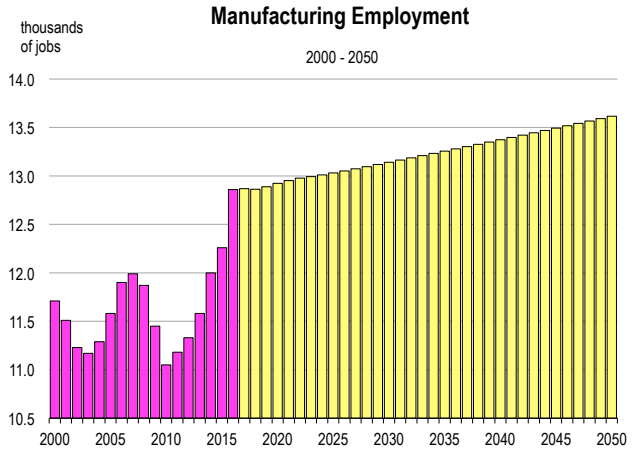


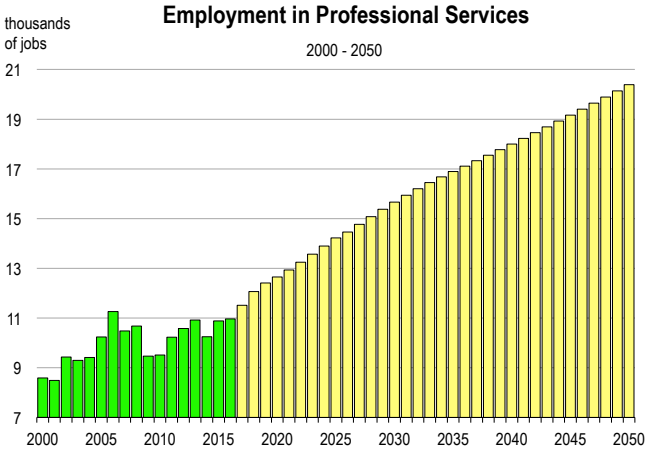


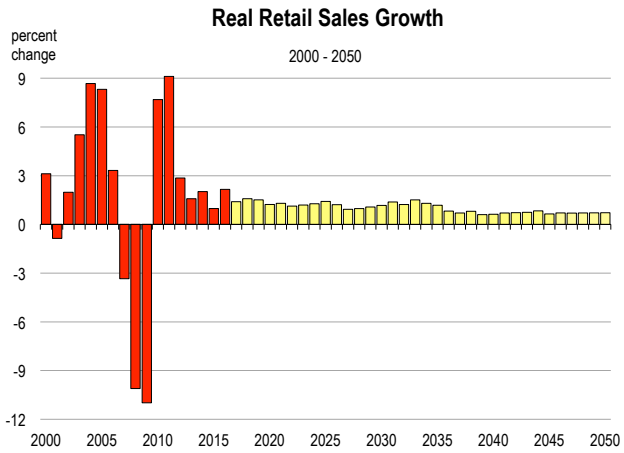
Tulare County Employment Forecast

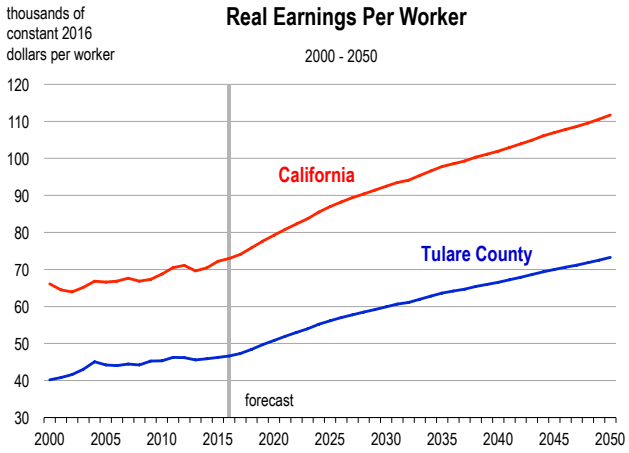
2010-2016 History, 2017-2050 Forecast

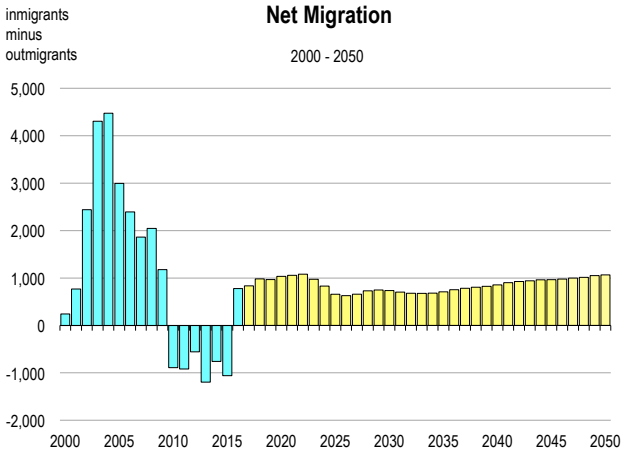
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	146.1	37.7	3.9	11.1	5.1	18.4	3.8	9.5	1.1	12.5	8.9	31.0
2011	145.6	36.4	3.9	11.2	5.6	18.6	3.8	10.2	1.0	12.4	8.9	30.6
2012	145.2	33.7	4.0	11.3	6.1	19.4	3.8	10.6	0.9	12.1	9.5	30.6
2013	149.7	35.1	4.2	11.6	6.4	20.3	3.8	10.9	0.9	13.3	10.0	30.0
2014	150.7	34.9	4.5	12.0	6.4	20.7	3.9	10.3	0.9	13.7	10.6	29.5
2015	158.9	39.1	4.9	12.3	6.9	21.2	4.0	10.9	1.0	13.8	11.1	30.3
2016	162.3	38.3	5.4	12.9	6.9	21.8	4.2	11.0	1.0	14.6	11.4	31.4
2017	165.0	38.5	5.6	12.9	7.2	22.1	4.2	11.5	1.0	15.1	11.6	31.7
2018	167.5	38.7	5.8	12.9	7.7	22.4	4.3	12.1	1.0	15.4	11.7	31.9
2019	169.3	38.9	5.7	12.9	8.0	22.6	4.3	12.4	1.1	15.7	11.9	32.2
2020	171.0	39.1	5.8	12.9	8.2	22.7	4.4	12.7	1.1	16.0	12.1	32.5
2021	172.8	39.2	5.9	13.0	8.4	22.9	4.4	12.9	1.1	16.3	12.3	32.8
2022	174.6	39.4	6.0	13.0	8.5	23.0	4.4	13.2	1.1	16.5	12.5	33.1
2023	176.4	39.6	6.0	13.0	8.5	23.1	4.5	13.6	1.1	16.8	12.7	33.6
2024	178.0	39.7	6.0	13.0	8.6	23.2	4.5	13.9	1.2	17.1	12.9	34.0
2025	179.8	39.9	6.0	13.0	8.6	23.3	4.6	14.2	1.2	17.4	13.0	34.6
2026	181.5	40.0	6.0	13.1	8.7	23.5	4.6	14.5	1.2	17.7	13.1	35.1
2027	183.0	40.2	6.0	13.1	8.7	23.6	4.7	14.8	1.2	18.0	13.1	35.5
2028	184.6	40.4	6.0	13.1	8.8	23.7	4.7	15.1	1.2	18.3	13.2	36.0
2029	186.3	40.5	6.0	13.1	8.9	23.8	4.8	15.4	1.2	18.6	13.3	36.4
2030	187.9	40.7	6.0	13.1	8.9	23.9	4.8	15.7	1.2	18.9	13.5	36.9
2031	189.7	40.8	6.0	13.2	9.0	24.1	4.9	15.9	1.2	19.3	13.6	37.4
2032	191.3	41.0	6.0	13.2	9.0	24.2	4.9	16.2	1.2	19.6	13.8	37.8
2033	192.9	41.2	6.1	13.2	9.1	24.3	5.0	16.4	1.3	20.0	13.9	38.2
2034	194.6	41.3	6.1	13.2	9.1	24.5	5.0	16.7	1.3	20.3	14.0	38.6
2035	196.2	41.5	6.1	13.3	9.2	24.6	5.0	16.9	1.3	20.7	14.2	39.0
2036	197.8	41.7	6.2	13.3	9.2	24.7	5.1	17.1	1.3	21.0	14.4	39.4
2037	199.4	41.9	6.2	13.3	9.3	24.8	5.1	17.3	1.3	21.3	14.5	39.8
2038	201.0	42.0	6.3	13.3	9.3	24.9	5.2	17.6	1.3	21.7	14.7	40.1
2039	202.5	42.2	6.3	13.3	9.4	25.0	5.2	17.8	1.3	22.0	14.8	40.5
2040	204.1	42.4	6.4	13.4	9.4	25.1	5.3	18.0	1.3	22.3	15.0	40.8
2041	205.6	42.6	6.4	13.4	9.5	25.2	5.3	18.2	1.3	22.7	15.2	41.2
2042	207.1	42.8	6.4	13.4	9.5	25.3	5.3	18.5	1.3	23.0	15.4	41.5
2043	208.6	43.0	6.5	13.4	9.6	25.4	5.4	18.7	1.3	23.3	15.5	41.9
2044	210.1	43.2	6.5	13.5	9.6	25.5	5.4	18.9	1.3	23.7	15.7	42.2
2045	211.7	43.3	6.5	13.5	9.7	25.6	5.4	19.2	1.3	24.0	15.9	42.5
2046	213.2	43.5	6.6	13.5	9.7	25.7	5.5	19.4	1.3	24.3	16.1	42.8
2047	214.6	43.7	6.6	13.5	9.7	25.8	5.5	19.6	1.3	24.6	16.3	43.1
2048	216.1	43.9	6.7	13.6	9.8	25.9	5.6	19.9	1.3	24.9	16.5	43.4
2049	217.6	44.1	6.7	13.6	9.8	26.0	5.6	20.1	1.3	25.3	16.7	43.7
2050	219.1	44.3	6.8	13.6	9.8	26.1	5.6	20.4	1.3	25.6	16.9	44.0

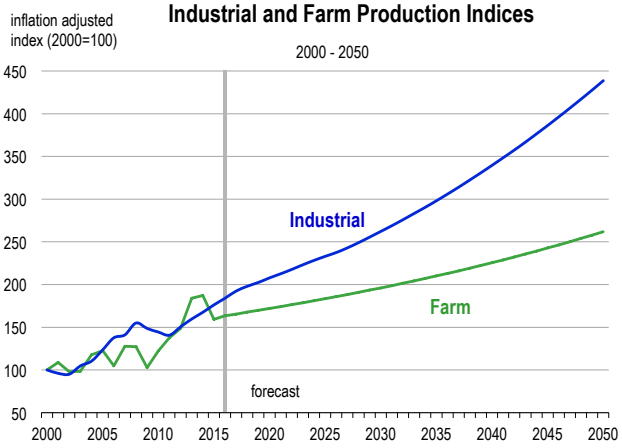












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.9%
Expected job growth:	5.8%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	14.6%
Expected population growth:	5.9%
Net migration to account for:	18.3%
Expected growth in number of vehicles:	6.8%

Demographics (2017)

Unemployment rate (April 2017):	9.9%
County rank* in California (58 counties):	54th
Working age (16-64) population:	61.4%
Population with B.A. or higher:	13.0%
Median home selling price (2016):	$199,000
Median household income:	$45.770

Quality of Life

Violent crime rate (2015):	385 per 100,000 persons
County rank* in California (58 counties):	31st
Average commute time to work (2017):	24 minutes
High school drop out rate (2016):	7.9%
Households at/below poverty line (2017):	23.1%

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

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 18,000 wage and salary jobs. The per capita income in Tuolumne County is $43,957 and the average salary per worker is $52,285.

The largest industries in the county are leisure services, education and healthcare services, wholesale and retail trade, and government. Together, these sectors account for 77 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 4,100 inmates and employs almost 1,000 guards and support staff.

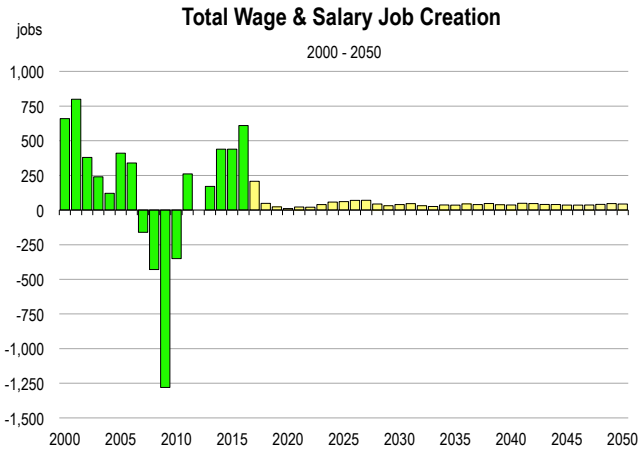
In 2016, Tuolumne County gained 610 wage and salary jobs, representing a growth rate of 3.5 percent. The unemployment rate improved substantially, falling from 7.1 percent in 2015 to 6.2 percent in 2016.

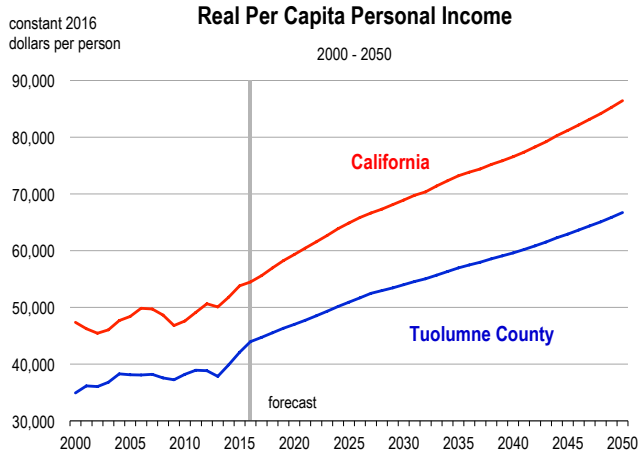
During 2016, the largest gains were observed in leisure and hospitality (+200 jobs), wholesale and retail trade (+140 jobs), government (+120 jobs), professional and business services (+70 jobs), and construction (+60 jobs). Substantial losses were not observed in any major sector.

Between 2011 and 2016, the population of Tuolumne County declined at an average rate of 0.3 percent per year. This was the result of a natural decrease (deaths outnumbering births).

There are now more Tuolumne County residents in the retirement cohort (people over age 65) than in the young professional group (people age 25 to 44). This has been the main contributor to the natural decrease, and over the next few decades, the age structure will become even more heavily weighted towards the retirement cohort.

Over the forecast period, the population of Tuolumne County is expected to continue to decline, placing the county at serious risk of economic stagnation. Average salaries in Tuolumne County are not expected to keep pace with the statewide average, and the local economy will become increasingly reliant on the government sector to provide new jobs.





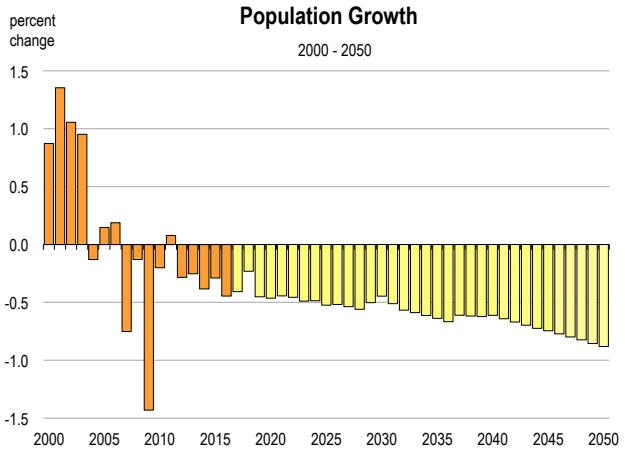
Forecast Highlights

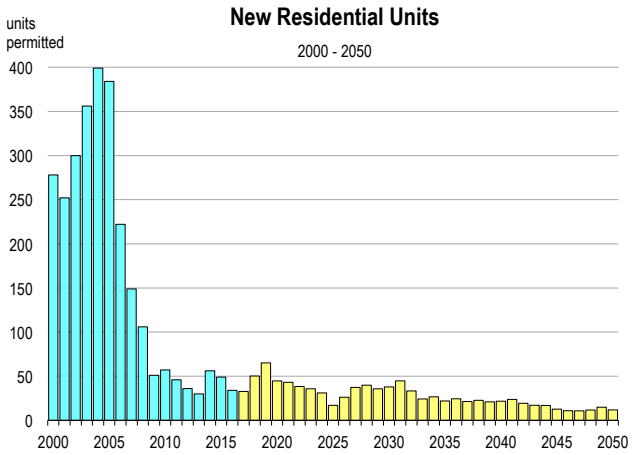
- Total wage and salary employment is expected to increase by 1.2 percent in 2017. From 2017 to 2022, job growth will be very slow, averaging 0.1 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Tuolumne County, inflation-adjusted salaries are expected to increase by 1.6 percent per year between 2017 and 2022.
- Between 2017 and 2022, the largest job gains are expected to occur in wholesale and retail trade, leisure and hospitality, and government. These gains will be offset by losses in other sectors, including construction, financial activities, manufacturing, and health and education.
- The population will decline over the next five years, falling at an annual average rate of 0.4 percent.
- Net migration is expected to be positive over the forecast period. Between 2017 and 2022, an average of 16 net migrants will enter the county each year.
- The county will continue to experience a natural decrease (deaths outnumbering births), which will reduce the population by 235 people per year between 2017 and 2022.
- Real income per capita will increase by 1.8 percent in 2017. From 2017 to 2022, the growth in real income per capita will average 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise by 1.0 percent per year between 2017 and 2022.
- Between 2017 and 2022, the growth rate of industrial production will average 1.0 percent per year.

Tuolumne County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	55,147	13	74.8	22.2	57	$0.53	$1.87	$38,198	1.3	21.9	265.2	15.2
2011	55,190	203	74.3	22.2	46	$0.58	$1.96	$38,930	2.7	23.7	321.1	14.5
2012	55,033	0	72.6	22.2	36	$0.59	$1.99	$38,829	2.7	24.2	284.8	13.0
2013	54,894	0	74.7	22.2	30	$0.61	$1.97	$37,846	2.3	23.8	295.7	10.8
2014	54,683	0	75.7	22.2	56	$0.62	$2.10	$39,867	2.8	30.3	283.6	8.7
2015	54,525	0	76.9	22.3	49	$0.65	$2.24	$42,094	2.6	28.5	259.9	7.1
2016	54,282	0	78.9	22.3	34	$0.68	$2.39	$43,957	3.0	29.3	255.8	6.2
2017	54,061	0	78.8	22.3	33	$0.72	$2.49	$44,743	3.1	28.9	300.0	5.4
2018	53,936	101	78.6	22.4	50	$0.75	$2.60	$45,532	3.0	28.9	289.3	5.1
2019	53,692	-13	78.4	22.4	65	$0.77	$2.71	$46,325	2.6	28.9	295.6	5.0
2020	53,444	-14	78.2	22.4	45	$0.80	$2.81	$47,002	3.1	28.9	309.9	5.1
2021	53,206	2	77.8	22.5	43	$0.83	$2.92	$47,740	3.0	29.0	309.8	5.2
2022	52,964	2	77.3	22.5	38	$0.86	$3.03	$48,513	3.0	29.0	315.6	5.4
2023	52,705	-9	76.8	22.5	36	$0.90	$3.15	$49,320	3.0	29.0	323.1	5.6
2024	52,449	1	76.3	22.6	31	$0.93	$3.27	$50,155	2.9	29.0	328.4	5.8
2025	52,174	-11	75.9	22.6	17	$0.96	$3.38	$50,925	2.9	29.0	334.4	5.9
2026	51,904	0	75.5	22.6	26	$1.00	$3.49	$51,701	2.8	29.0	338.8	6.0
2027	51,625	0	75.0	22.6	37	$1.03	$3.60	$52,502	2.9	29.0	344.5	6.0
2028	51,336	-3	74.7	22.7	40	$1.07	$3.70	$52,953	2.7	29.0	351.4	6.0
2029	51,079	34	74.3	22.7	36	$1.10	$3.80	$53,458	2.5	29.0	358.3	6.0
2030	50,851	70	73.8	22.7	38	$1.14	$3.91	$53,987	2.4	29.1	365.2	6.0
2031	50,591	44	73.4	22.8	45	$1.18	$4.01	$54,562	2.3	29.1	372.3	6.0
2032	50,304	22	73.1	22.8	33	$1.22	$4.12	$55,041	2.5	29.1	379.8	6.0
2033	50,008	20	72.7	22.8	24	$1.26	$4.22	$55,693	2.1	29.1	387.0	6.0
2034	49,702	16	72.4	22.8	27	$1.30	$4.33	$56,325	2.3	29.1	394.4	6.0
2035	49,385	12	72.1	22.9	22	$1.34	$4.45	$56,959	2.4	29.1	402.2	6.0
2036	49,055	9	71.9	22.9	24	$1.38	$4.58	$57,483	2.8	29.1	410.1	6.0
2037	48,756	47	71.8	22.9	21	$1.43	$4.71	$57,974	2.9	29.2	418.5	6.0
2038	48,455	54	71.8	22.9	23	$1.47	$4.85	$58,552	2.7	29.2	427.0	6.0
2039	48,153	62	71.8	22.9	21	$1.52	$4.99	$59,067	2.9	29.2	435.8	6.0
2040	47,859	77	71.8	23.0	22	$1.56	$5.13	$59,599	2.8	29.2	444.9	6.0
2041	47,552	74	71.9	23.0	24	$1.61	$5.28	$60,212	2.6	29.2	454.4	6.0
2042	47,233	71	72.2	23.0	19	$1.65	$5.42	$60,858	2.5	29.2	464.3	6.0
2043	46,904	69	72.3	23.0	17	$1.69	$5.56	$61,530	2.4	29.2	474.1	5.9
2044	46,565	67	72.5	23.0	17	$1.74	$5.70	$62,269	2.2	29.3	484.2	5.9
2045	46,218	67	72.7	23.0	13	$1.78	$5.84	$62,937	2.4	29.3	494.5	5.9
2046	45,861	65	72.9	23.0	11	$1.83	$5.98	$63,633	2.3	29.3	505.1	5.9
2047	45,495	63	73.1	23.1	11	$1.87	$6.13	$64,342	2.3	29.3	516.1	5.9
2048	45,120	63	73.5	23.1	12	$1.92	$6.28	$65,092	2.3	29.3	527.5	5.9
2049	44,734	60	73.8	23.1	15	$1.97	$6.43	$65,885	2.3	29.4	539.2	5.9
2050	44,340	60	74.2	23.1	12	$2.02	$6.59	$66,711	2.3	29.4	551.2	5.9

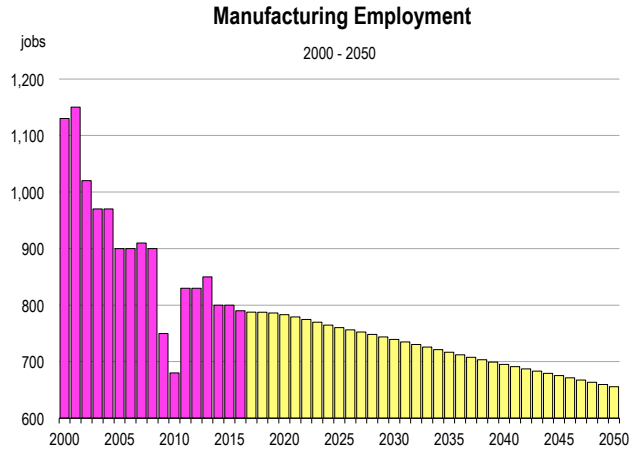


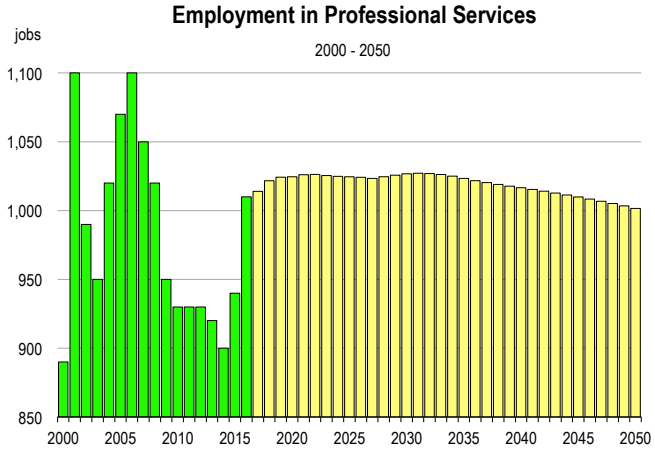


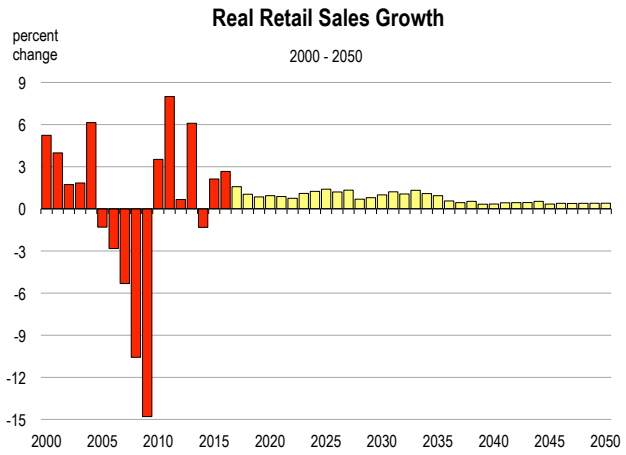
Tuolumne County Employment Forecast

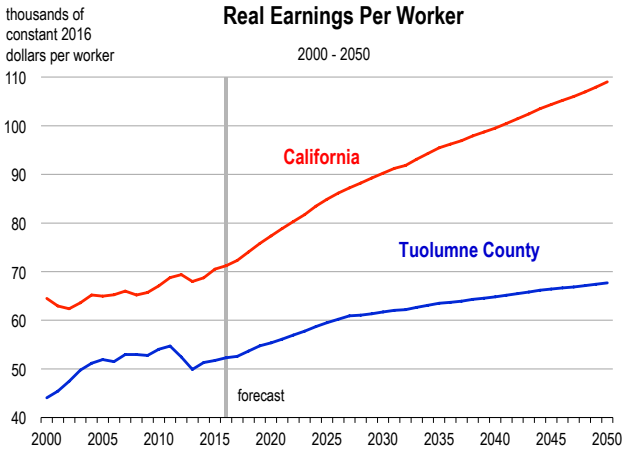
2010-2016 History, 2017-2050 Forecast

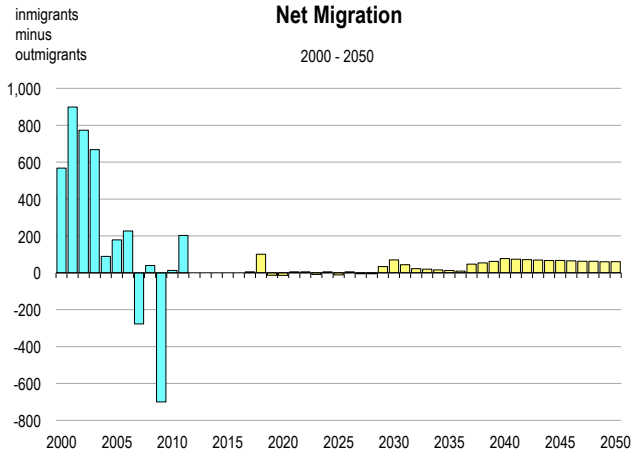
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	employment (thousands of jobs)											
2010	16.05	0.06	0.54	0.68	0.18	2.16	0.52	0.93	0.24	2.88	2.04	5.31
2011	16.31	0.06	0.51	0.83	0.19	2.23	0.51	0.93	0.21	3.02	2.06	5.17
2012	16.31	0.05	0.51	0.83	0.21	2.28	0.52	0.93	0.21	2.98	1.98	5.23
2013	16.48	0.05	0.49	0.85	0.22	2.30	0.55	0.92	0.21	2.94	2.13	5.22
2014	16.92	0.06	0.51	0.80	0.23	2.46	0.54	0.90	0.22	3.00	2.16	5.40
2015	17.36	0.06	0.57	0.80	0.24	2.67	0.51	0.94	0.21	3.07	2.15	5.45
2016	17.97	0.07	0.63	0.79	0.25	2.81	0.50	1.01	0.21	3.07	2.35	5.57
2017	18.18	0.07	0.68	0.79	0.25	2.82	0.50	1.01	0.21	3.07	2.35	5.69
2018	18.23	0.07	0.68	0.79	0.25	2.83	0.49	1.02	0.21	3.06	2.36	5.72
2019	18.25	0.07	0.68	0.79	0.26	2.84	0.49	1.02	0.22	3.06	2.37	5.72
2020	18.26	0.07	0.67	0.78	0.26	2.85	0.48	1.02	0.22	3.06	2.37	5.74
2021	18.28	0.07	0.66	0.78	0.25	2.86	0.48	1.03	0.22	3.05	2.38	5.76
2022	18.30	0.07	0.66	0.77	0.25	2.86	0.47	1.03	0.22	3.06	2.38	5.79
2023	18.34	0.07	0.66	0.77	0.25	2.87	0.47	1.03	0.22	3.06	2.38	5.82
2024	18.40	0.07	0.65	0.76	0.25	2.88	0.46	1.02	0.22	3.07	2.39	5.87
2025	18.46	0.07	0.65	0.76	0.25	2.90	0.45	1.02	0.22	3.08	2.39	5.92
2026	18.53	0.07	0.65	0.76	0.25	2.91	0.44	1.02	0.23	3.09	2.40	5.97
2027	18.60	0.07	0.66	0.75	0.25	2.92	0.43	1.02	0.23	3.09	2.40	6.02
2028	18.64	0.07	0.66	0.75	0.25	2.92	0.43	1.02	0.23	3.10	2.40	6.05
2029	18.67	0.07	0.66	0.74	0.25	2.93	0.42	1.03	0.23	3.11	2.41	6.08
2030	18.71	0.07	0.66	0.74	0.25	2.94	0.41	1.03	0.23	3.11	2.41	6.12
2031	18.76	0.07	0.66	0.73	0.25	2.95	0.40	1.03	0.23	3.12	2.41	6.15
2032	18.79	0.07	0.66	0.73	0.25	2.96	0.40	1.03	0.23	3.12	2.42	6.18
2033	18.82	0.07	0.65	0.73	0.24	2.97	0.39	1.03	0.23	3.12	2.42	6.21
2034	18.85	0.07	0.65	0.72	0.24	2.98	0.38	1.03	0.24	3.13	2.42	6.24
2035	18.89	0.07	0.65	0.72	0.24	2.99	0.38	1.02	0.24	3.13	2.43	6.27
2036	18.93	0.07	0.65	0.71	0.24	2.99	0.37	1.02	0.24	3.15	2.43	6.31
2037	18.97	0.07	0.65	0.71	0.24	3.00	0.36	1.02	0.24	3.16	2.43	6.34
2038	19.02	0.07	0.65	0.70	0.25	3.00	0.36	1.02	0.24	3.18	2.44	6.37
2039	19.06	0.07	0.65	0.70	0.25	3.00	0.35	1.02	0.24	3.19	2.44	6.40
2040	19.10	0.07	0.65	0.70	0.25	3.01	0.35	1.02	0.24	3.19	2.45	6.42
2041	19.14	0.07	0.65	0.69	0.25	3.01	0.35	1.02	0.24	3.20	2.45	6.46
2042	19.19	0.07	0.65	0.69	0.25	3.01	0.34	1.01	0.24	3.22	2.46	6.50
2043	19.23	0.07	0.65	0.68	0.25	3.02	0.34	1.01	0.24	3.22	2.46	6.53
2044	19.27	0.07	0.65	0.68	0.25	3.02	0.33	1.01	0.25	3.22	2.47	6.57
2045	19.31	0.07	0.64	0.68	0.26	3.03	0.33	1.01	0.25	3.22	2.47	6.61
2046	19.34	0.07	0.64	0.67	0.26	3.03	0.33	1.01	0.25	3.22	2.48	6.64
2047	19.38	0.07	0.64	0.67	0.26	3.03	0.32	1.01	0.25	3.22	2.48	6.68
2048	19.42	0.07	0.64	0.66	0.26	3.04	0.32	1.01	0.25	3.22	2.49	6.72
2049	19.47	0.07	0.64	0.66	0.26	3.04	0.32	1.00	0.25	3.22	2.50	6.75
2050	19.51	0.07	0.64	0.66	0.27	3.04	0.31	1.00	0.25	3.22	2.50	6.79

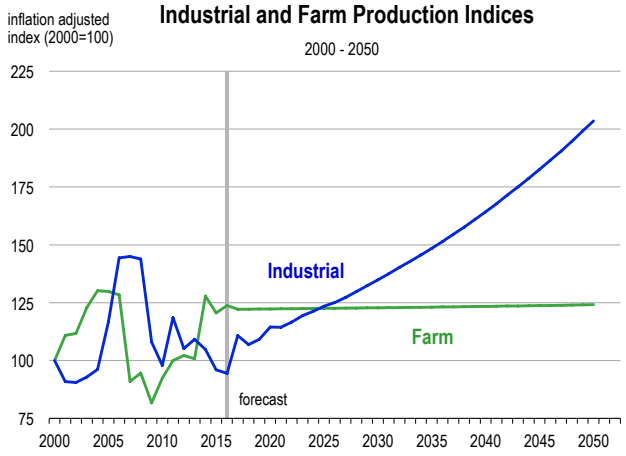












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	4.5%
Expected job growth:	0.7%
Fastest growing jobs sector:	Information
Expected personal income growth:	6.2%
Expected population growth:	-2.0%
Net migration to account for:	N/A
Expected growth in number of vehicles:	-1.9%

Demographics (2017)

Unemployment rate (April 2017):	5.4%
County rank* in California (58 counties):	30th
Working age (16-64) population:	60.6%
Population with B.A. degree or higher:	19.8%
Median home selling price (2016):	$225,00
Median household income:	$51,707

Quality of Life

Violent crime rate (2015):	326 per 100,000 persons
County rank* in California (58 counties):	23rd
Average commute time to work (2017):	25 minutes
High School drop out rate (2016):	5.9%
Households at/below poverty line (2017):	10.7%

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

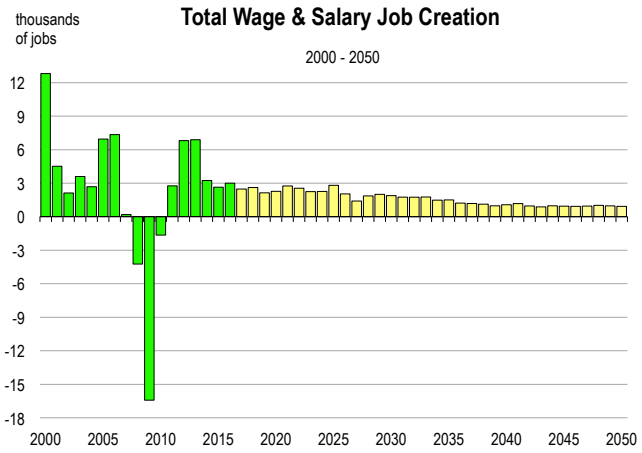
Ventura County Economic Forecast

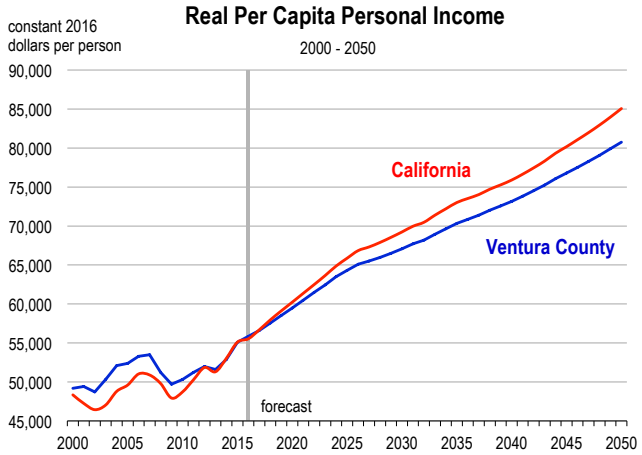
Ventura County has a population of 854,000 people and a total of 325,900 wage and salary jobs. The average salary per worker is $66,201 and the income per capita is $55,847.

In 2016, total employment increased by 2.5 percent across Southern California. Ventura County added 3,000 jobs, representing an increase of 0.9 percent. The unemployment rate improved during the year, dropping from 5.7 percent in 2015 to 5.2 percent in 2016.

In 2016, the largest employment gains were observed in healthcare and education (+1,500 jobs), government (+1,100 jobs), and leisure and hospitality (+1,000 jobs). The largest losses were in agriculture (-970 jobs) and financial activities (-310 jobs).

From 2011-2016, the Ventura County population increased at an annual average rate of 0.5 percent. This growth was entirely due to the natural increase (new births), as net migration was negative.





Forecast Highlights

- In 2017, total employment will increase by 0.8 percent. Over the 2017-2022 period, the annual growth rate is expected to average 0.7 percent per year.

- Average salaries are currently below the California state average, and will remain so throughout the forecast period. In Ventura County, inflation-adjusted salaries will rise at an average rate of 1.5 percent per year from 2017 to 2022.

- Employment growth is expected to be strongest in leisure and hospitality, education and healthcare, wholesale and retail trade, and professional services. Together, these sectors will account for 76 percent of net job creation over the 2017-2022 period.

- Population growth will be slow over the forecast period. Between 2017 and 2022, growth will average just 0.4 percent per year. The natural increase (new births) will be responsible for all of this growth.

- Net migration will be negative over the forecast horizon. Between 2017 and 2022, an average of 450 net migrants will leave the county each year.

- Real per capita income will rise by 1.4 percent in 2017. An annual average increase of 1.7 percent is expected from 2017 to 2022.

- Total taxable sales, adjusted for inflation, are projected to increase by an average of 1.9 percent per year from 2017 to 2022.

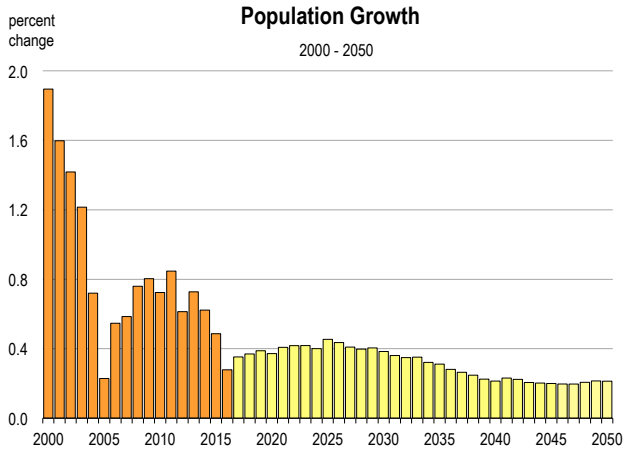
- Industrial production is expected to rise by 4.4 percent in 2017. From 2017 to 2022, the growth rate of industrial production will average 0.5 percent per year.

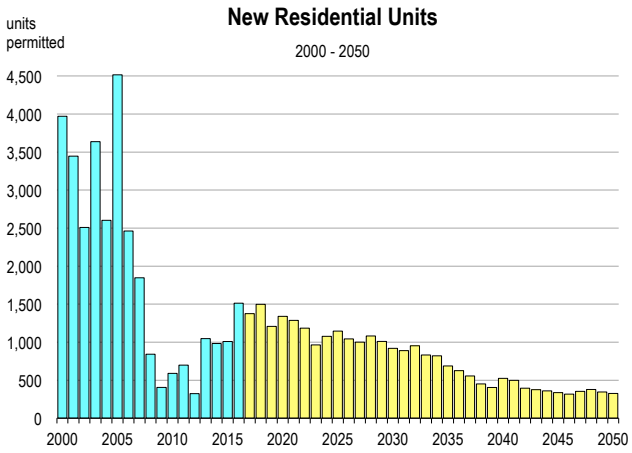
- Farm production is expected to increase by 0.9 percent per year between 2017 and 2022. The principal crop in the county is the strawberry.

Ventura County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	824,467	-318	754	266.9	590	$10.2	$37.6	$50,327	1.2	2.05	8.0	10.8
2011	831,450	1,037	750	267.5	697	$11.0	$39.6	$51,217	2.7	1.98	7.8	10.3
2012	836,553	-416	751	268.3	322	$12.0	$41.3	$51,988	2.0	2.07	7.9	9.1
2013	842,639	923	768	269.3	1,048	$12.8	$41.7	$51,597	1.1	2.18	8.0	7.9
2014	847,885	195	776	270.6	981	$13.4	$43.6	$52,877	1.4	2.20	8.3	6.6
2015	852,013	-641	790	271.8	1,009	$13.8	$46.1	$55,079	0.9	2.24	8.0	5.7
2016	854,383	-1,798	804	273.3	1,512	$14.2	$47.7	$55,847	1.9	2.24	8.1	5.2
2017	857,397	-852	812	274.6	1,375	$14.8	$49.8	$56,607	2.5	2.27	8.4	5.0
2018	860,568	-653	820	275.9	1,497	$15.6	$52.1	$57,572	2.7	2.30	8.4	5.0
2019	863,909	-490	826	277.3	1,207	$16.3	$54.7	$58,522	2.8	2.32	8.4	4.9
2020	867,122	-624	833	278.4	1,339	$17.1	$57.4	$59,484	2.9	2.34	8.5	5.0
2021	870,660	-300	840	279.7	1,286	$17.9	$60.3	$60,477	2.8	2.36	8.5	4.9
2022	874,296	-191	846	280.9	1,184	$18.7	$63.4	$61,481	3.0	2.37	8.6	4.8
2023	877,952	-161	851	282.0	964	$19.5	$66.3	$62,465	2.6	2.38	8.8	4.7
2024	881,468	-294	856	282.9	1,077	$20.4	$69.4	$63,484	2.5	2.38	8.9	4.6
2025	885,470	204	861	283.9	1,145	$21.3	$72.3	$64,321	2.4	2.39	9.0	4.6
2026	889,326	70	865	285.0	1,043	$22.1	$75.2	$65,100	2.3	2.39	9.1	4.5
2027	892,967	-117	868	286.0	1,000	$22.9	$77.8	$65,506	2.5	2.39	9.2	4.5
2028	896,519	-159	871	286.9	1,081	$23.8	$80.8	$65,973	2.7	2.39	9.4	4.5
2029	900,146	-29	875	288.0	1,010	$24.7	$83.7	$66,507	2.3	2.39	9.6	4.4
2030	903,604	-143	878	288.9	919	$25.6	$86.5	$67,083	2.1	2.39	9.7	4.4
2031	906,864	-288	881	289.8	888	$26.7	$89.4	$67,707	2.0	2.40	9.9	4.4
2032	910,028	-334	883	290.6	952	$27.7	$92.3	$68,196	2.1	2.40	10.1	4.3
2033	913,227	-236	886	291.5	831	$29.0	$95.7	$68,950	2.2	2.40	10.3	4.3
2034	916,162	-434	888	292.3	820	$30.2	$99.2	$69,648	2.3	2.40	10.5	4.3
2035	919,015	-450	891	293.1	687	$31.5	$102.9	$70,348	2.4	2.40	10.7	4.3
2036	921,598	-666	893	293.7	625	$32.6	$106.3	$70,867	2.3	2.40	11.0	4.3
2037	924,035	-762	895	294.3	556	$33.6	$109.8	$71,383	2.2	2.40	11.2	4.3
2038	926,323	-870	897	294.8	451	$34.7	$113.4	$72,032	2.1	2.40	11.4	4.2
2039	928,407	-1,037	900	295.2	404	$35.6	$116.9	$72,581	2.1	2.40	11.7	4.2
2040	930,392	-1,103	902	295.6	524	$36.7	$120.8	$73,157	2.3	2.40	11.9	4.3
2041	932,542	-916	905	296.1	498	$38.0	$125.2	$73,826	2.5	2.40	12.2	4.2
2042	934,628	-966	907	296.6	395	$39.2	$129.6	$74,515	2.3	2.40	12.4	4.3
2043	936,550	-1,126	910	297.0	375	$40.5	$134.1	$75,244	2.3	2.40	12.7	4.3
2044	938,445	-1,151	913	297.3	359	$41.8	$138.9	$76,076	2.2	2.40	12.9	4.3
2045	940,320	-1,177	915	297.7	336	$43.0	$143.4	$76,785	2.1	2.40	13.2	4.3
2046	942,172	-1,213	918	298.0	317	$44.4	$148.3	$77,534	2.2	2.40	13.5	4.3
2047	944,025	-1,241	920	298.3	353	$45.8	$153.5	$78,281	2.3	2.41	13.7	4.3
2048	945,976	-1,183	923	298.6	378	$47.2	$158.8	$79,076	2.3	2.41	14.0	4.3
2049	948,005	-1,148	926	299.0	345	$48.8	$164.7	$79,902	2.4	2.41	14.3	4.4
2050	950,026	-1,200	928	299.3	326	$50.5	$170.9	$80,759	2.5	2.41	14.5	4.4

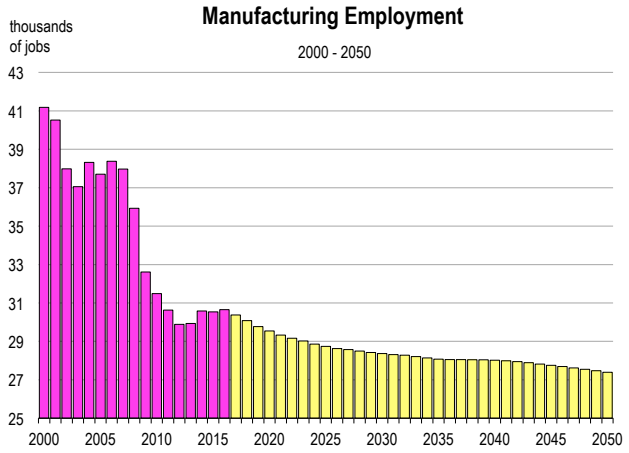


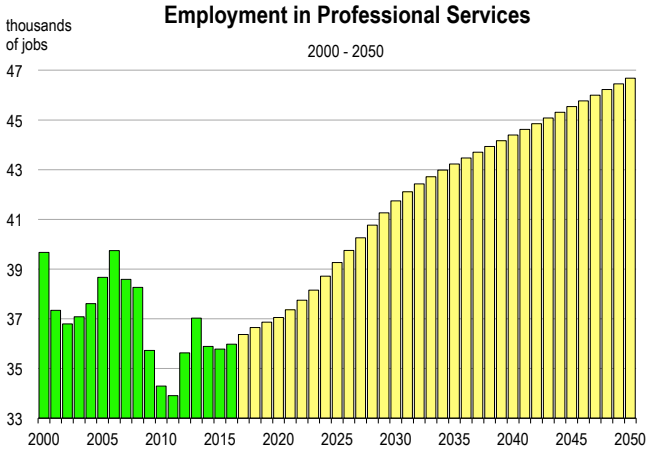


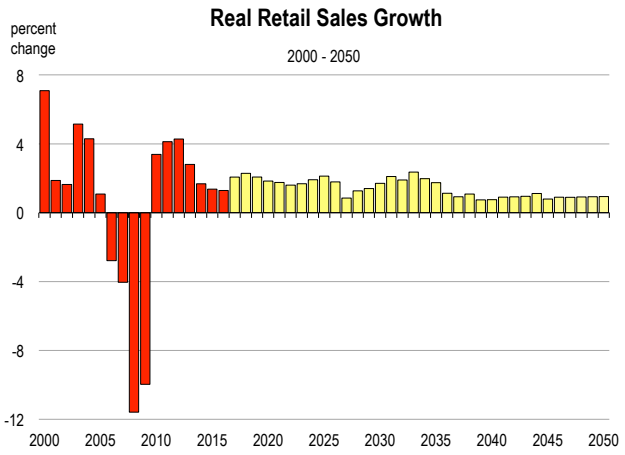
Ventura County Employment Forecast

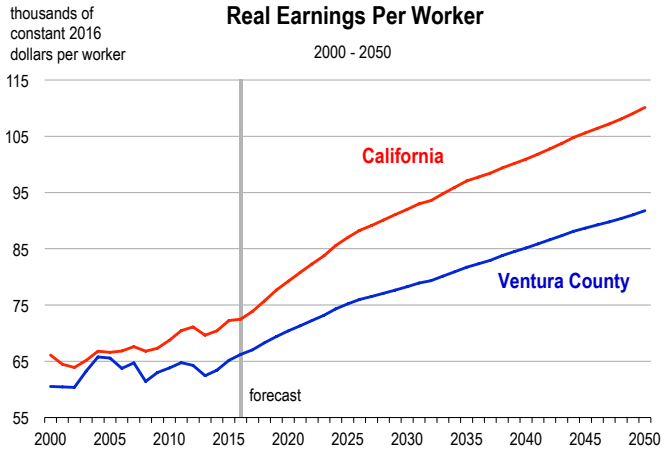
2010-2016 History, 2017-2050 Forecast

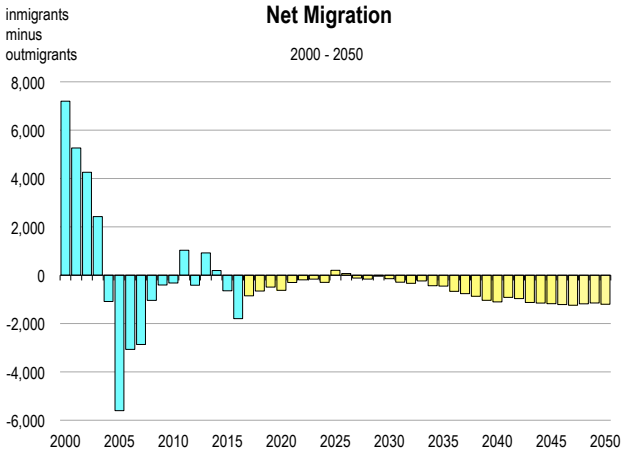
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	300.5	24.43	11.3	31.5	5.3	47.8	20.3	34.3	5.1	35.5	30.3	44.2
2011	303.3	25.24	11.3	30.6	5.5	48.8	20.4	33.9	4.9	36.3	31.4	44.4
2012	310.1	27.09	11.8	29.9	5.7	49.9	19.6	35.6	5.2	38.2	32.8	43.6
2013	317.0	27.44	12.6	29.9	5.9	51.4	18.9	37.0	5.2	40.4	33.8	43.6
2014	320.2	26.46	13.7	30.6	6.0	52.0	18.7	35.9	5.3	41.6	34.8	44.0
2015	322.9	26.33	14.2	30.5	6.0	52.6	17.7	35.8	5.1	42.9	35.7	45.4
2016	325.9	25.36	14.6	30.7	6.0	52.8	17.4	36.0	5.0	44.4	36.7	46.5
2017	328.3	25.86	14.9	30.4	6.1	53.2	17.4	36.4	4.9	44.8	36.9	47.0
2018	330.9	26.27	15.3	30.1	6.1	53.6	17.2	36.6	4.9	45.5	37.5	47.1
2019	333.1	26.53	15.7	29.8	6.1	54.0	17.1	36.9	5.0	46.3	37.9	47.3
2020	335.4	26.78	15.7	29.5	6.2	54.3	17.3	37.1	5.0	47.0	38.3	47.4
2021	338.1	26.95	16.1	29.3	6.2	54.7	17.5	37.4	5.0	47.8	38.9	47.6
2022	340.7	27.05	16.2	29.2	6.2	55.0	17.7	37.7	5.1	48.5	39.5	47.8
2023	342.9	27.13	16.0	29.0	6.2	55.3	17.7	38.2	5.1	49.3	40.0	48.0
2024	345.2	27.17	15.9	28.9	6.2	55.7	17.8	38.7	5.2	50.0	40.4	48.2
2025	348.0	27.20	16.2	28.7	6.2	56.1	18.0	39.3	5.2	50.8	40.7	48.5
2026	350.0	27.23	16.2	28.6	6.2	56.5	17.9	39.8	5.3	51.4	40.9	48.8
2027	351.4	27.24	15.9	28.6	6.2	56.7	17.9	40.3	5.3	52.0	41.2	49.0
2028	353.3	27.26	15.9	28.5	6.2	56.9	17.8	40.8	5.4	52.6	41.4	49.2
2029	355.3	27.27	16.1	28.4	6.2	57.2	17.8	41.3	5.4	53.1	41.7	49.4
2030	357.2	27.28	16.1	28.4	6.2	57.6	17.8	41.7	5.5	53.6	42.1	49.6
2031	358.9	27.29	16.1	28.3	6.2	58.1	17.8	42.1	5.5	54.0	42.4	49.8
2032	360.7	27.30	16.2	28.3	6.2	58.6	17.7	42.4	5.5	54.4	42.7	50.0
2033	362.4	27.30	16.3	28.2	6.3	59.1	17.7	42.7	5.6	54.7	43.0	50.1
2034	363.9	27.31	16.2	28.1	6.3	59.6	17.7	43.0	5.6	55.1	43.3	50.3
2035	365.4	27.32	16.2	28.1	6.3	60.0	17.6	43.2	5.6	55.4	43.6	50.5
2036	366.6	27.32	16.1	28.1	6.3	60.2	17.6	43.5	5.7	55.7	43.9	50.7
2037	367.8	27.33	16.1	28.1	6.3	60.5	17.6	43.7	5.7	55.9	44.2	50.9
2038	368.9	27.33	16.0	28.0	6.3	60.8	17.6	43.9	5.7	56.0	44.5	51.0
2039	369.9	27.34	15.9	28.0	6.3	60.9	17.6	44.2	5.8	56.1	44.8	51.2
2040	371.0	27.34	16.0	28.0	6.3	61.1	17.6	44.4	5.8	56.3	45.1	51.4
2041	372.2	27.35	16.1	28.0	6.3	61.4	17.6	44.6	5.8	56.4	45.4	51.6
2042	373.1	27.36	16.1	27.9	6.3	61.6	17.6	44.8	5.9	56.4	45.7	51.8
2043	374.0	27.36	16.0	27.9	6.3	61.8	17.6	45.1	5.9	56.5	45.9	52.0
2044	375.0	27.37	16.0	27.8	6.3	62.0	17.6	45.3	5.9	56.6	46.2	52.1
2045	375.9	27.37	16.0	27.8	6.3	62.2	17.6	45.5	5.9	56.7	46.4	52.3
2046	376.8	27.38	16.0	27.7	6.3	62.4	17.6	45.8	6.0	56.8	46.7	52.5
2047	377.8	27.39	16.0	27.6	6.3	62.6	17.5	46.0	6.0	56.9	46.9	52.7
2048	378.8	27.39	16.1	27.5	6.3	62.8	17.5	46.2	6.0	57.0	47.2	52.9
2049	379.8	27.40	16.1	27.5	6.4	63.0	17.5	46.5	6.1	57.1	47.4	53.0
2050	380.7	27.41	16.1	27.4	6.4	63.2	17.5	46.7	6.1	57.2	47.7	53.2

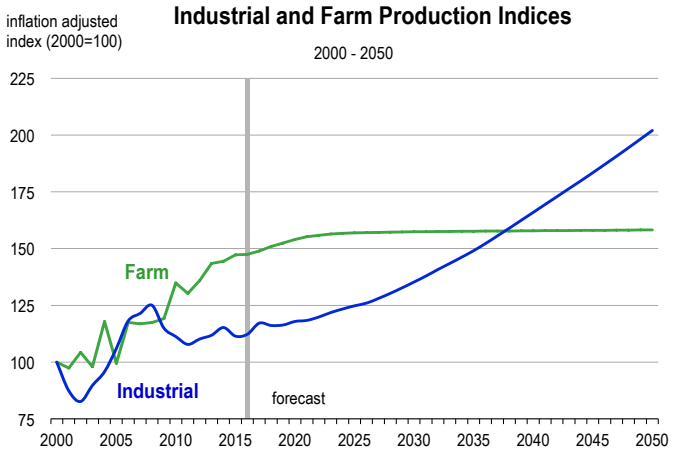












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	9.9%
Expected job growth:	3.8%
Fastest growing jobs sector:	Construction
Expected personal income growth:	10.8%

Expected population growth:	2.0%
Net migration to account for:	0%
Expected growth in number of vehicles:	4.1%

Demographics (2017)

Unemployment rate (April 2017):	4.0%
County rank* in California (58 counties):	15th
Working age (16-64) population:	64.6%

Population with B.A. or higher:	31.5%
Median home selling price (2016):	$520,000
Median household income:	$78,980

Quality of Life

Violent crime rate (2015):	235 per 100,000 persons
County rank* in California (58 counties):	12th
Average commute time to work (2017):	28 minutes

High school drop out rate (2016):	7.5%
Households at/below poverty line (2017):	8.2%

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

Yolo County Economic Forecast

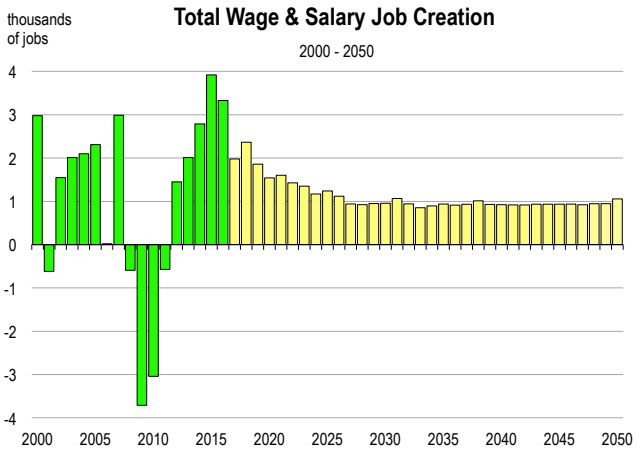
Yolo County, home to the University of California at Davis, is bordered by Sacramento County to the east and Napa County to the west. Yolo County has a population of 216,900 people and a total of 108,900 wage and salary jobs. The per capita income in Yolo County is $49,043 and the average salary per worker is $67,723.

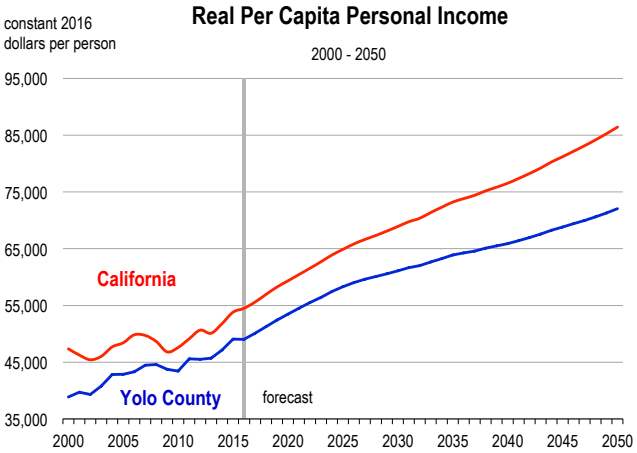
Agriculture plays a significant role in the Yolo County economy. In recent years, total agricultural output has exceeded $600 million. Tomatoes are the dominant crop, followed by wine grapes, almonds, rice, and walnuts. And because of its proximity to Sacramento – the state's capital – Yolo County has a large number of government jobs.

Employment across Northern California increased by 3.2 percent in 2016, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 3.4 percent. In Yolo County, 3,300 total wage and salary jobs were created, representing a growth rate of 3.2 percent. The unemployment rate improved during the year, falling from 6.4 percent in 2015 to 5.8 percent in 2016.

During 2016, the largest job gains were observed in government (+1,200 jobs), professional and business services (+570 jobs), and healthcare and education (+400 jobs). The largest losses were in agriculture (-110 jobs).

Between 2011 and 2016, the Yolo County population grew at an annual average rate of 1.3 percent. Net migration was strong, with an average of 1,600 net migrants entering the county each year.





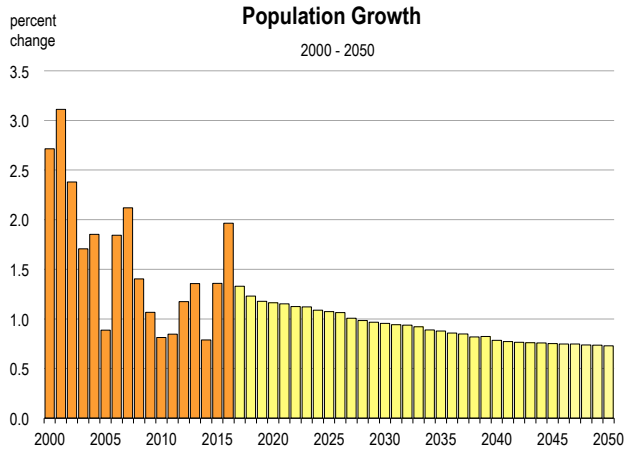
Forecast Highlights

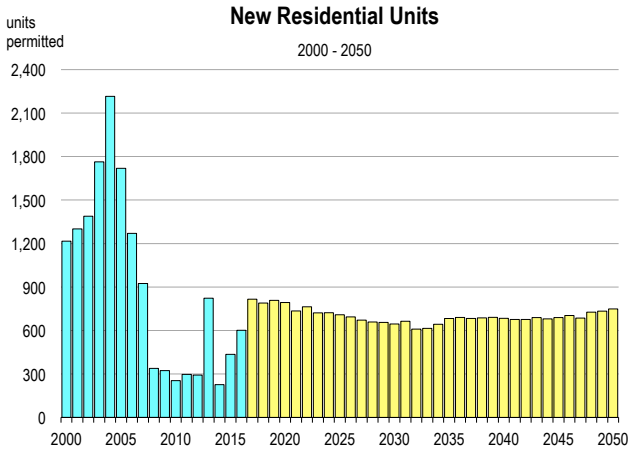
- In 2017, total employment will rise by 1.8 percent. Job growth is expected to average 1.5 percent annually from 2017 to 2022.
- Average salaries are slightly below the California state average, and will remain so over the next few years. In Yolo County, inflation-adjusted salaries are expected to rise by an average of 1.9 percent per year from 2017 to 2022.
- Between 2017 and 2022, the sectors adding the most jobs will be government, professional and business services, education and healthcare, and wholesale and retail trade. Together, these sectors will account for 73 percent of net job creation in the county.
- Population growth will average 1.2 percent per year between 2017 and 2022.
- Over the forecast period, net migration is expected to be high. From 2017 to 2022, an average of 1,500 net migrants will enter the county each year.
- Real per capita income will increase by 2.1 percent in 2017. Between 2017 and 2022, real per capita income is expected to grow by an average rate of 2.1 percent per year.
- Total taxable sales, adjusted for inflation, will increase by an average of 2.4 percent per year over the 2017-2022 period.
- Industrial production is expected to increase by 5.3 percent in 2017. From 2017 to 2022, the growth rate of industrial production is expected to average 2.6 percent per year.

Yolo County Economic Forecast

2010-2016 History, 2017-2050 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 (billions)	Unemploy-ment Rate (percent)
2010	201,321	312	170	69.8	254	$2.9	$7.8	$43,421	1.3	487.1	2.3	12.1
2011	203,025	491	167	70.0	297	$3.2	$8.4	$45,566	2.7	587.7	2.1	11.8
2012	205,408	1,228	168	70.4	292	$3.4	$8.7	$45,502	2.7	675.8	2.1	10.6
2013	208,194	1,563	173	70.8	822	$3.6	$9.0	$45,686	2.3	744.3	2.3	9.0
2014	209,834	332	177	71.2	227	$3.7	$9.5	$47,131	2.8	807.5	2.5	7.5
2015	212,686	1,726	181	71.5	436	$3.9	$10.2	$49,074	2.6	660.7	2.6	6.4
2016	216,866	3,127	185	72.1	602	$4.0	$10.6	$49,043	3.0	710.5	2.6	5.8
2017	219,750	1,851	187	72.5	816	$4.2	$11.3	$50,087	3.1	726.6	2.7	5.7
2018	222,453	1,653	189	73.3	789	$4.5	$12.0	$51,267	3.0	747.6	2.8	5.5
2019	225,073	1,551	191	74.1	808	$4.7	$12.8	$52,432	2.6	759.2	2.9	5.6
2020	227,691	1,533	193	74.9	793	$4.9	$13.6	$53,466	3.1	764.8	3.0	5.7
2021	230,314	1,524	195	75.6	735	$5.2	$14.4	$54,516	3.0	770.6	3.0	5.8
2022	232,905	1,483	197	76.3	763	$5.4	$15.2	$55,494	3.0	775.5	3.1	5.8
2023	235,517	1,499	198	77.1	721	$5.7	$16.1	$56,427	3.0	780.7	3.2	5.7
2024	238,080	1,442	200	77.8	722	$5.9	$16.9	$57,441	2.9	786.0	3.3	5.7
2025	240,637	1,437	202	78.5	708	$6.2	$17.8	$58,287	2.9	791.6	3.4	5.5
2026	243,197	1,442	203	79.2	694	$6.5	$18.6	$59,036	2.8	797.3	3.4	5.5
2027	245,647	1,336	205	79.8	671	$6.8	$19.4	$59,606	2.9	803.0	3.5	5.4
2028	248,064	1,310	206	80.5	659	$7.0	$20.3	$60,078	2.7	809.0	3.6	5.4
2029	250,462	1,297	208	81.1	656	$7.3	$21.1	$60,577	2.5	815.0	3.7	5.4
2030	252,855	1,298	210	81.7	645	$7.6	$22.0	$61,092	2.4	821.2	3.8	5.4
2031	255,237	1,290	211	82.4	664	$7.9	$22.8	$61,666	2.3	827.5	3.9	5.4
2032	257,631	1,296	213	83.0	609	$8.3	$23.7	$62,001	2.5	834.0	4.0	5.4
2033	260,004	1,273	215	83.6	615	$8.6	$24.7	$62,653	2.1	840.6	4.1	5.4
2034	262,316	1,212	217	84.2	643	$9.0	$25.6	$63,264	2.3	847.3	4.2	5.4
2035	264,620	1,207	219	84.8	683	$9.4	$26.7	$63,880	2.4	854.2	4.3	5.4
2036	266,890	1,171	221	85.5	690	$9.7	$27.8	$64,244	2.8	861.2	4.4	5.4
2037	269,155	1,163	223	86.1	683	$10.1	$28.9	$64,583	2.9	868.4	4.5	5.4
2038	271,359	1,107	224	86.8	687	$10.5	$30.1	$65,100	2.7	875.7	4.7	5.4
2039	273,594	1,146	225	87.5	691	$10.9	$31.4	$65,492	2.9	883.1	4.8	5.4
2040	275,740	1,057	227	88.1	684	$11.2	$32.7	$65,906	2.8	890.7	4.9	5.4
2041	277,869	1,034	228	88.8	676	$11.6	$34.0	$66,416	2.6	898.5	5.0	5.4
2042	279,995	1,024	230	89.4	676	$12.0	$35.3	$66,974	2.5	906.4	5.2	5.4
2043	282,124	1,018	232	90.1	689	$12.4	$36.7	$67,573	2.4	914.5	5.3	5.4
2044	284,263	1,022	233	90.8	680	$12.9	$38.1	$68,272	2.2	922.8	5.5	5.3
2045	286,400	1,015	235	91.4	689	$13.3	$39.5	$68,828	2.4	931.2	5.6	5.3
2046	288,541	1,013	236	92.1	703	$13.7	$41.0	$69,410	2.3	939.8	5.7	5.3
2047	290,699	1,022	238	92.8	686	$14.1	$42.5	$69,983	2.3	948.5	5.9	5.3
2048	292,844	1,008	239	93.4	726	$14.6	$44.1	$70,609	2.3	957.5	6.0	5.3
2049	294,999	1,022	241	94.1	733	$15.1	$45.8	$71,283	2.3	966.6	6.2	5.3
2050	297,151	1,025	242	94.8	749	$15.6	$47.6	$72,035	2.3	975.9	6.4	5.3

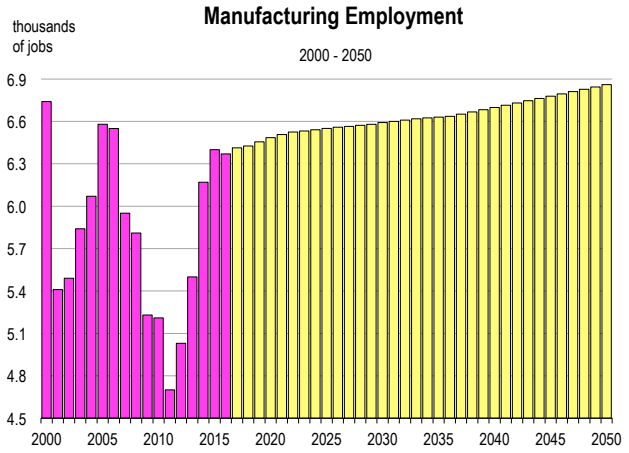


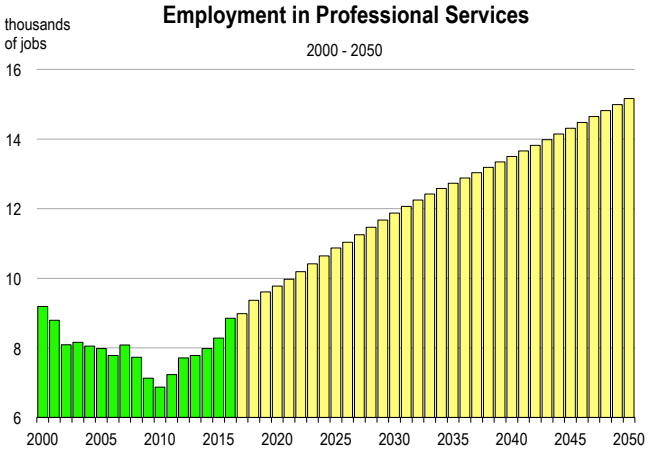


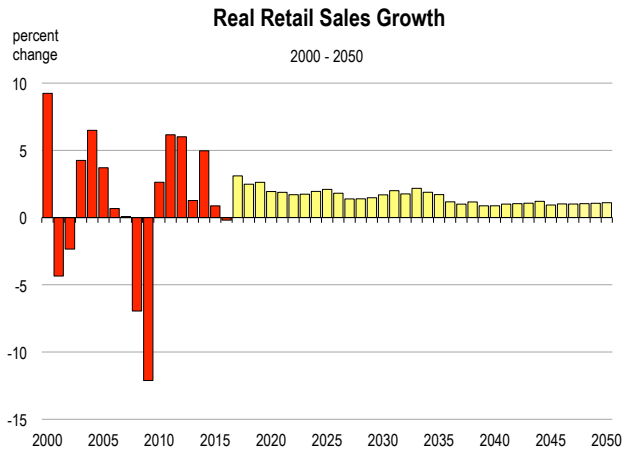
Yolo County Employment Forecast

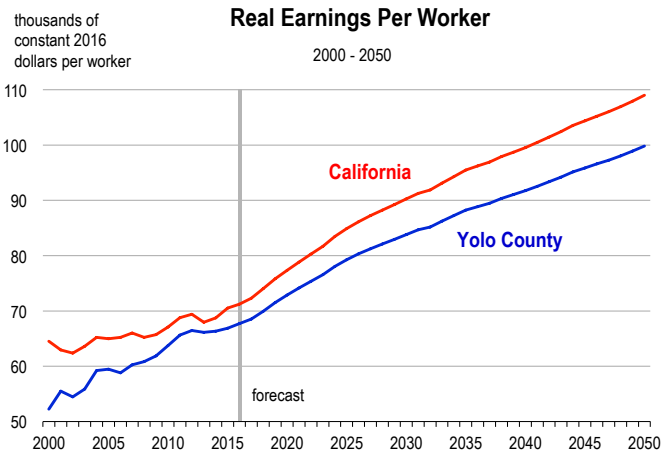
2010-2016 History, 2017-2050 Forecast

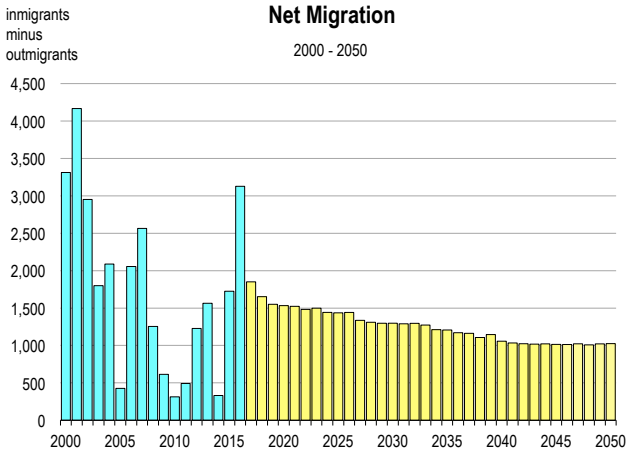
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	96.0	4.85	3.5	5.2	6.4	11.9	3.1	6.9	1.0	8.5	6.4	36.2
2011	95.4	5.09	3.3	4.7	6.4	12.1	2.9	7.2	1.0	8.4	6.3	36.0
2012	96.9	5.30	3.1	5.0	6.3	11.9	2.9	7.7	1.0	8.6	6.7	36.1
2013	98.9	5.35	3.0	5.5	6.4	12.4	2.8	7.8	1.1	9.0	6.8	36.5
2014	101.7	5.72	3.0	6.2	6.6	12.6	2.5	8.0	1.0	9.3	7.1	37.3
2015	105.6	5.92	3.5	6.4	6.8	12.9	2.5	8.3	1.0	9.7	7.6	38.7
2016	108.9	5.81	3.8	6.4	7.0	13.2	2.5	8.9	1.0	10.1	7.9	39.8
2017	110.9	5.86	4.0	6.4	7.2	13.3	2.5	9.0	1.0	10.4	8.1	40.5
2018	113.3	5.96	4.1	6.4	7.6	13.5	2.6	9.4	1.0	10.6	8.2	41.5
2019	115.1	5.98	4.2	6.5	7.8	13.6	2.5	9.6	1.0	10.7	8.3	42.3
2020	116.7	5.98	4.2	6.5	8.0	13.7	2.6	9.8	1.1	10.9	8.4	42.9
2021	118.3	5.99	4.3	6.5	8.1	13.8	2.6	10.0	1.1	11.0	8.6	43.7
2022	119.7	5.99	4.3	6.5	8.2	13.8	2.6	10.2	1.1	11.2	8.7	44.4
2023	121.1	6.00	4.3	6.5	8.3	13.9	2.6	10.4	1.1	11.3	8.9	45.0
2024	122.2	6.00	4.3	6.5	8.4	14.0	2.6	10.6	1.1	11.5	9.0	45.4
2025	123.5	6.00	4.3	6.6	8.5	14.0	2.6	10.9	1.1	11.7	9.0	46.0
2026	124.6	6.01	4.3	6.6	8.5	14.1	2.6	11.0	1.1	11.9	9.1	46.5
2027	125.5	6.03	4.3	6.6	8.6	14.1	2.6	11.3	1.1	12.1	9.1	46.8
2028	126.4	6.04	4.3	6.6	8.6	14.2	2.6	11.5	1.1	12.3	9.2	47.1
2029	127.4	6.07	4.3	6.6	8.7	14.3	2.6	11.7	1.1	12.5	9.2	47.4
2030	128.3	6.09	4.3	6.6	8.8	14.3	2.6	11.9	1.1	12.7	9.3	47.7
2031	129.4	6.12	4.4	6.6	8.8	14.4	2.6	12.1	1.2	12.9	9.4	48.1
2032	130.4	6.15	4.4	6.6	8.9	14.4	2.6	12.2	1.2	13.1	9.5	48.4
2033	131.2	6.18	4.4	6.6	8.9	14.5	2.6	12.4	1.2	13.2	9.6	48.6
2034	132.1	6.20	4.4	6.6	9.0	14.6	2.6	12.6	1.2	13.4	9.7	48.8
2035	133.0	6.23	4.4	6.6	9.0	14.6	2.6	12.7	1.2	13.6	9.8	49.1
2036	134.0	6.26	4.4	6.6	9.1	14.7	2.6	12.9	1.2	13.8	9.9	49.4
2037	134.9	6.29	4.4	6.7	9.1	14.7	2.6	13.0	1.2	14.0	10.0	49.7
2038	135.9	6.32	4.4	6.7	9.2	14.8	2.6	13.2	1.2	14.2	10.1	50.1
2039	136.8	6.35	4.4	6.7	9.3	14.8	2.6	13.3	1.2	14.4	10.2	50.4
2040	137.8	6.38	4.4	6.7	9.3	14.9	2.5	13.5	1.2	14.6	10.2	50.7
2041	138.7	6.41	4.4	6.7	9.4	14.9	2.5	13.7	1.2	14.8	10.3	51.0
2042	139.6	6.44	4.5	6.7	9.4	14.9	2.5	13.8	1.2	15.0	10.4	51.3
2043	140.5	6.47	4.5	6.7	9.5	15.0	2.5	14.0	1.3	15.2	10.5	51.6
2044	141.5	6.51	4.5	6.8	9.5	15.0	2.5	14.1	1.3	15.4	10.6	51.9
2045	142.4	6.54	4.5	6.8	9.6	15.1	2.5	14.3	1.3	15.6	10.7	52.2
2046	143.3	6.57	4.5	6.8	9.6	15.1	2.5	14.5	1.3	15.8	10.8	52.5
2047	144.2	6.60	4.5	6.8	9.6	15.2	2.5	14.6	1.3	16.1	10.9	52.8
2048	145.2	6.64	4.6	6.8	9.7	15.2	2.5	14.8	1.3	16.3	11.0	53.1
2049	146.1	6.67	4.6	6.8	9.7	15.3	2.5	15.0	1.3	16.5	11.1	53.4
2050	147.2	6.70	4.6	6.9	9.7	15.3	2.5	15.2	1.3	16.7	11.2	53.8

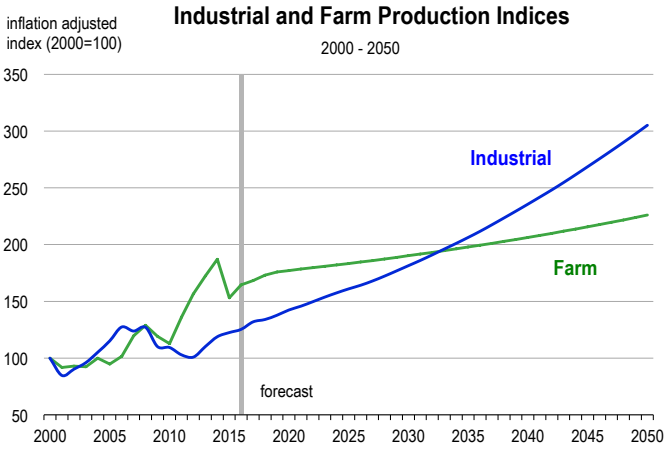












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	11.1%
Expected job growth:	7.9%
Fastest growing jobs sector:	Transportation & Utilities
Expected personal income growth:	17.4%
Expected population growth:	6.0%
Net migration to account for:	58.9%
Expected growth in number of vehicles:	5.1%

Demographics (2017)

Unemployment rate (April 2017):	5.0%
County rank* in California (58 counties):	28th
Percent of population working age:(16-64):	68.7%
Population with B.A. or higher:	38.7%
Median home selling price (2016):	$385,500
Median household Income:	$87,768

Quality of Life

Violent crime rate (2015):	362 per 100,000 persons
County rank* in California (58 counties):	29th
Average commute time to work (2017):	24 minutes
High school drop out rate (2016):	7.2%
Households at/below poverty line (2017):	10.7%

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

Yuba County Economic Forecast

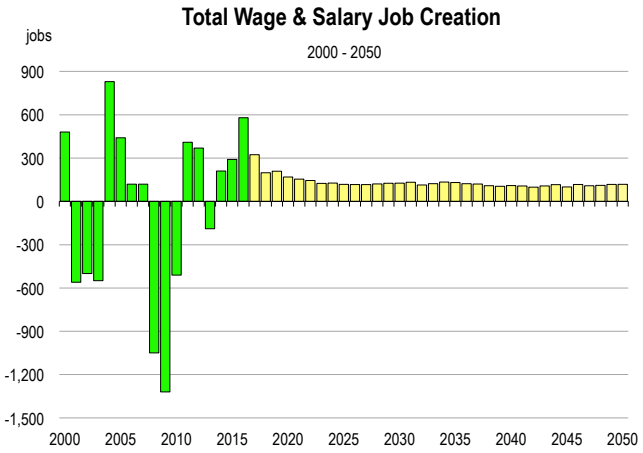
Yuba County, located in the Northern Sacramento Valley, is home to Beale Air Force Base, which employs approximately 4,500 military personnel. Yuba County has a population of 76,200 people and a total of 16,900 wage and salary jobs. The per capita income in Yuba County is $38,146 and the average salary per worker is $84,028.

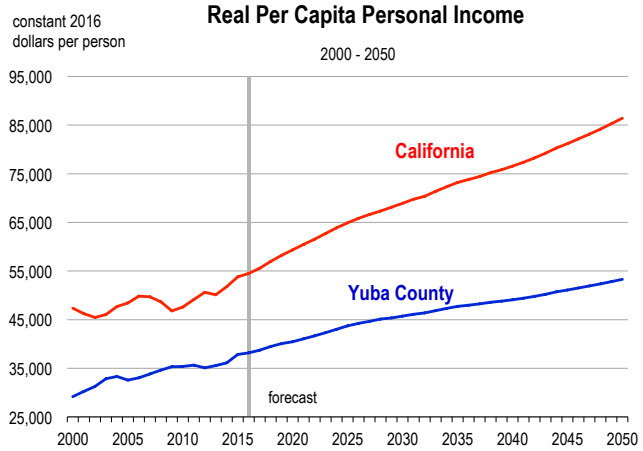
Like other counties in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties), Yuba County is heavily dependent on the public sector. With more than 6,000 workers, government agencies account for 36 percent of total civilian wage and salary jobs.

Employment across Northern California increased by 3.2 percent in 2016, whereas employment in the Sacramento Valley increased by 3.4 percent. Yuba County gained 580 wage and salary jobs, representing a growth rate of 3.6 percent. The unemployment rate improved substantially, falling from 9.2 percent in 2015 to 8.5 percent in 2016.

In 2016, most employment sectors were characterized by positive job growth. The largest gains were observed in healthcare and education (+170 jobs), government (+160 jobs), wholesale and retail trade (+80 jobs), and agriculture (+80 jobs). The largest declines were observed in leisure and hospitality (-20 jobs).

Between 2011 and 2016, Yuba County's population grew at a rate of 0.9 percent per year. The natural increase (new births) was responsible for all of this increase, as net migration was flat.





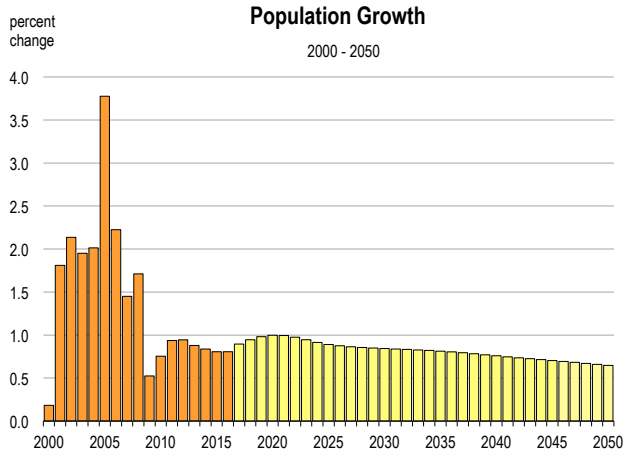
Forecast Highlights

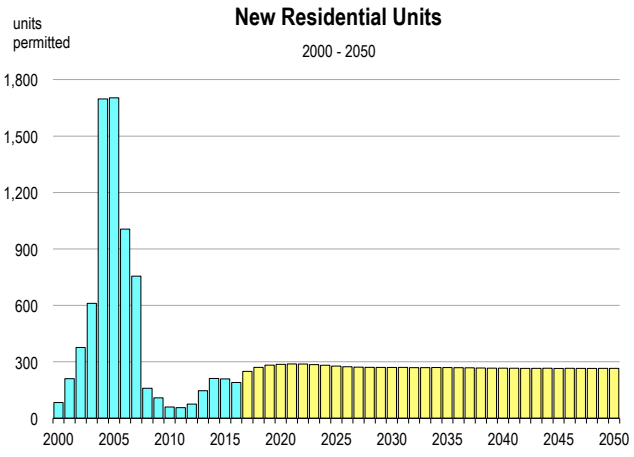
- In 2017, total wage and salary employment will increase by 1.9 percent. Over the 2017-2022 period, growth will average 1.0 percent per year.
- Average salaries are currently above the California state average and will remain so over the forecast period. In Yuba County, inflation-adjusted salaries are expected to rise by average of 2.0 percent per year between 2017 and 2022.
- Employment growth will be led by education and healthcare, leisure and hospitality, wholesale and retail trade, and government. Together, these industries are expected to account for 83 percent of net job creation between 2017 and 2022.
- Population growth will remain relatively strong. Over the 2017-2022 period, growth is expected to average 1.0 percent per year.
- Net migration will be positive over the forecast horizon. During the 2017-2022 period, an average of 150 net migrants will enter the county each year.
- Real per capita income is expected to rise by 1.6 percent in 2017. From 2017 to 2022, real per capita income is expected to increase by an average of 1.5 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase at an average annual rate of 0.9 percent over the next five years.
- Industrial production will increase by an average of 2.6 percent per year from 2017 to 2022. During this period, farm production is expected to increase by an average of 1.6 percent per year. The principal crops in the county are rice and walnuts.

Yuba County Economic Forecast

2010-2016 History, 2017-2050 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)
2010	72,337	-173	67.0	24.3	60	$0.43	$2.27	$35,359	1.3	219.9	209.6	17.8
2011	73,015	-22	66.0	24.4	57	$0.48	$2.37	$35,627	2.7	233.4	200.4	17.0
2012	73,704	0	64.3	24.6	75	$0.49	$2.41	$35,089	2.7	228.2	235.3	15.4
2013	74,352	0	66.4	24.8	147	$0.50	$2.50	$35,571	2.3	248.3	258.7	13.1
2014	74,975	0	67.6	24.9	212	$0.50	$2.61	$36,105	2.8	287.2	262.2	11.2
2015	75,579	0	69.8	25.1	209	$0.50	$2.80	$37,840	2.6	237.1	279.9	9.2
2016	76,189	0	71.6	25.2	190	$0.52	$2.91	$38,146	3.0	243.4	284.0	8.5
2017	76,871	90	72.5	25.4	249	$0.55	$3.07	$38,748	3.1	255.0	299.3	7.6
2018	77,598	124	73.3	25.6	271	$0.57	$3.24	$39,451	3.0	263.0	309.6	7.3
2019	78,359	151	74.0	25.9	282	$0.59	$3.42	$40,069	2.6	268.3	316.0	7.0
2020	79,141	165	74.7	26.2	287	$0.61	$3.58	$40,471	3.1	271.8	324.4	7.1
2021	79,928	163	75.5	26.4	289	$0.64	$3.77	$41,047	3.0	274.2	331.3	7.2
2022	80,707	152	76.1	26.7	288	$0.66	$3.97	$41,659	3.0	275.8	339.5	7.4
2023	81,470	133	76.7	27.0	285	$0.68	$4.18	$42,321	3.0	277.0	348.3	7.7
2024	82,215	113	77.4	27.2	282	$0.70	$4.39	$43,011	2.9	277.8	356.4	7.9
2025	82,947	99	78.0	27.5	277	$0.72	$4.61	$43,741	2.9	278.3	365.0	7.9
2026	83,673	92	78.5	27.8	274	$0.74	$4.81	$44,248	2.8	278.7	373.3	8.0
2027	84,396	87	79.2	28.0	272	$0.76	$5.01	$44,646	2.9	279.0	382.5	8.0
2028	85,118	85	79.9	28.3	271	$0.78	$5.23	$45,126	2.7	279.3	392.3	8.0
2029	85,840	84	80.6	28.5	270	$0.80	$5.42	$45,336	2.5	279.5	402.8	8.0
2030	86,565	84	81.4	28.8	270	$0.82	$5.64	$45,717	2.4	279.7	413.6	8.0
2031	87,290	84	82.2	29.0	270	$0.84	$5.85	$46,112	2.3	279.8	424.6	8.0
2032	88,017	83	83.1	29.3	269	$0.86	$6.07	$46,356	2.5	280.0	436.0	8.0
2033	88,745	82	84.0	29.5	269	$0.88	$6.30	$46,841	2.1	280.1	447.7	7.9
2034	89,474	82	84.8	29.8	270	$0.91	$6.55	$47,288	2.3	280.3	459.8	7.9
2035	90,201	81	85.5	30.0	270	$0.93	$6.81	$47,721	2.4	280.4	472.1	7.9
2036	90,927	81	86.3	30.3	269	$0.96	$7.08	$47,984	2.8	280.5	484.9	7.9
2037	91,649	81	87.1	30.5	268	$0.99	$7.37	$48,231	2.9	280.7	498.0	7.9
2038	92,366	80	88.0	30.8	267	$1.02	$7.66	$48,560	2.7	280.8	511.5	7.9
2039	93,078	79	88.7	31.0	266	$1.05	$7.97	$48,817	2.9	281.0	525.4	7.9
2040	93,784	79	89.4	31.3	266	$1.08	$8.29	$49,103	2.8	281.1	539.6	7.9
2041	94,484	79	90.0	31.5	266	$1.11	$8.61	$49,426	2.6	281.2	554.3	7.9
2042	95,179	78	90.4	31.8	265	$1.14	$8.93	$49,788	2.5	281.4	569.4	7.9
2043	95,870	78	91.0	32.0	265	$1.17	$9.27	$50,196	2.4	281.6	585.0	7.8
2044	96,555	78	91.5	32.3	266	$1.20	$9.62	$50,694	2.2	281.7	601.0	7.8
2045	97,234	77	91.8	32.5	265	$1.23	$9.98	$51,077	2.4	281.9	617.5	7.8
2046	97,908	78	92.3	32.8	266	$1.26	$10.34	$51,495	2.3	282.0	634.4	7.8
2047	98,577	77	92.7	33.0	265	$1.29	$10.72	$51,937	2.3	282.2	651.9	7.8
2048	99,238	77	93.1	33.3	265	$1.32	$11.11	$52,349	2.3	282.4	669.8	7.8
2049	99,892	78	93.4	33.5	265	$1.36	$11.51	$52,806	2.3	282.5	688.3	7.8
2050	100,539	77	93.7	33.8	265	$1.39	$11.94	$53,297	2.3	282.7	707.3	7.8

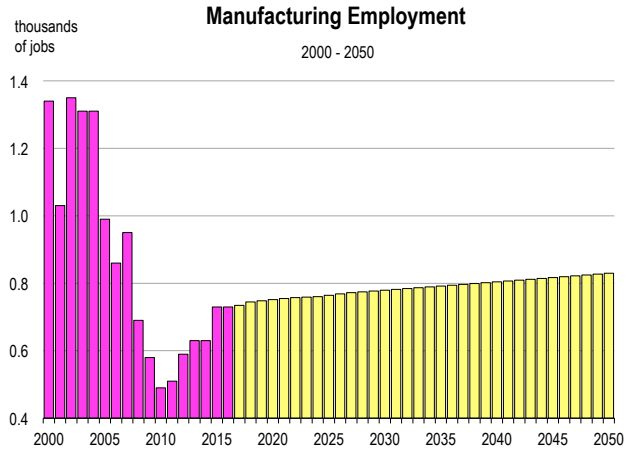


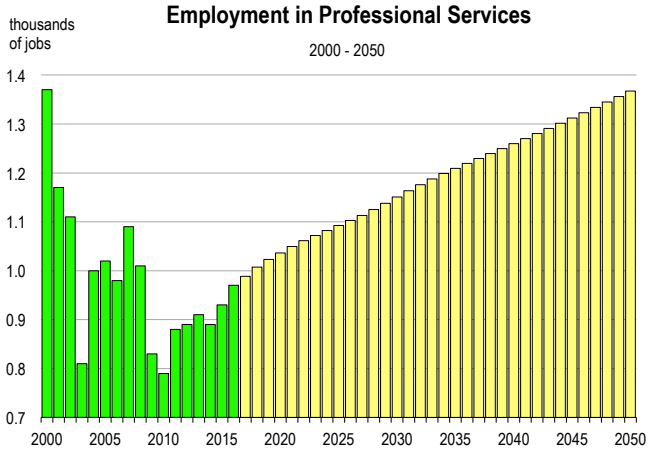


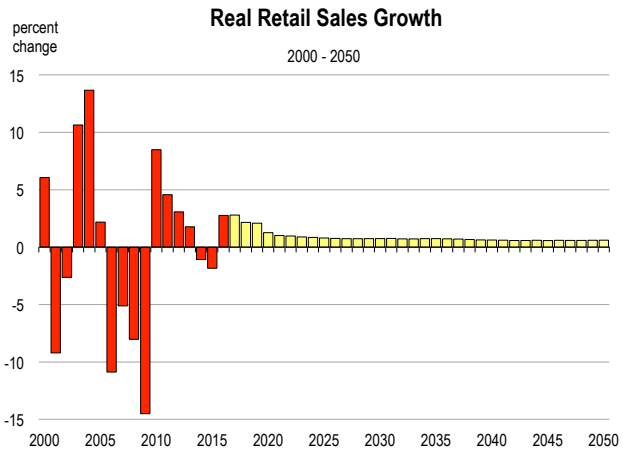
Yuba County Employment Forecast

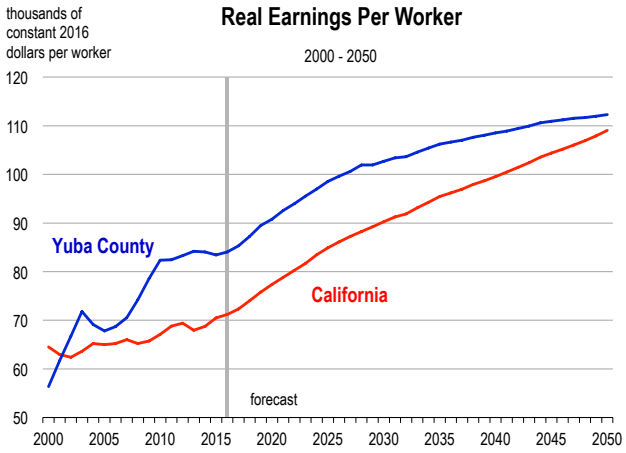
2010-2016 History, 2017-2050 Forecast

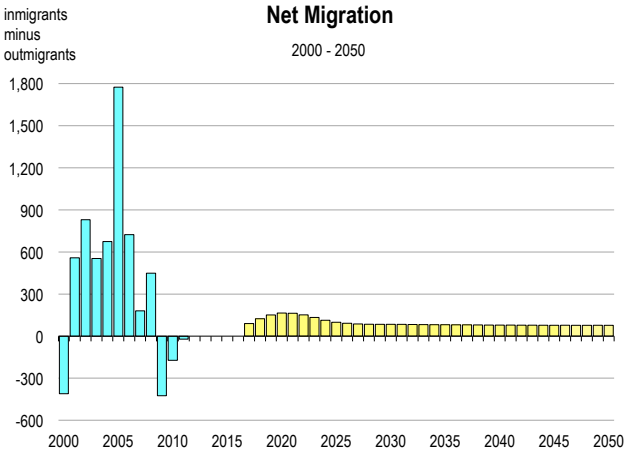
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	15.23	0.91	0.69	0.49	0.57	1.44	0.29	0.79	0.20	2.65	1.14	5.74
2011	15.64	0.96	0.68	0.51	0.55	1.38	0.30	0.88	0.20	2.67	1.22	5.96
2012	16.01	0.94	0.70	0.59	0.64	1.46	0.29	0.89	0.20	2.76	1.26	5.92
2013	15.82	0.88	0.61	0.63	0.69	1.45	0.31	0.91	0.20	2.78	1.40	5.66
2014	16.03	0.77	0.71	0.63	0.68	1.56	0.28	0.89	0.20	2.81	1.37	5.78
2015	16.32	0.62	0.77	0.73	0.61	1.61	0.22	0.93	0.10	3.03	1.44	5.86
2016	16.90	0.65	0.85	0.73	0.63	1.69	0.22	0.97	0.10	3.20	1.42	6.02
2017	17.22	0.64	0.88	0.73	0.66	1.71	0.23	0.99	0.10	3.24	1.46	6.14
2018	17.42	0.61	0.89	0.74	0.68	1.73	0.23	1.01	0.10	3.27	1.49	6.24
2019	17.63	0.59	0.90	0.75	0.69	1.76	0.23	1.02	0.10	3.31	1.53	6.31
2020	17.80	0.59	0.90	0.75	0.70	1.77	0.23	1.04	0.10	3.36	1.55	6.37
2021	17.95	0.58	0.90	0.75	0.71	1.78	0.23	1.05	0.11	3.40	1.57	6.41
2022	18.10	0.58	0.91	0.76	0.71	1.80	0.23	1.06	0.11	3.44	1.60	6.45
2023	18.22	0.58	0.91	0.76	0.71	1.80	0.23	1.07	0.11	3.48	1.62	6.48
2024	18.35	0.59	0.91	0.76	0.72	1.81	0.23	1.08	0.11	3.52	1.65	6.50
2025	18.47	0.59	0.91	0.76	0.72	1.82	0.23	1.09	0.11	3.56	1.67	6.52
2026	18.58	0.59	0.92	0.77	0.72	1.84	0.23	1.10	0.11	3.59	1.69	6.54
2027	18.70	0.59	0.93	0.77	0.72	1.85	0.23	1.11	0.11	3.63	1.72	6.55
2028	18.82	0.59	0.93	0.77	0.72	1.86	0.23	1.13	0.11	3.69	1.73	6.57
2029	18.95	0.59	0.94	0.78	0.73	1.87	0.23	1.14	0.11	3.74	1.74	6.58
2030	19.07	0.59	0.95	0.78	0.73	1.88	0.23	1.15	0.11	3.80	1.76	6.59
2031	19.21	0.59	0.96	0.78	0.73	1.90	0.23	1.16	0.11	3.85	1.77	6.60
2032	19.32	0.59	0.96	0.78	0.73	1.91	0.23	1.18	0.11	3.91	1.78	6.61
2033	19.44	0.59	0.96	0.79	0.73	1.92	0.23	1.19	0.11	3.96	1.79	6.62
2034	19.58	0.59	0.98	0.79	0.74	1.93	0.23	1.20	0.11	4.02	1.81	6.63
2035	19.71	0.59	0.99	0.79	0.74	1.95	0.23	1.21	0.11	4.07	1.82	6.64
2036	19.83	0.60	1.00	0.79	0.74	1.97	0.23	1.22	0.11	4.13	1.83	6.65
2037	19.95	0.60	1.01	0.80	0.74	1.98	0.23	1.23	0.11	4.19	1.84	6.66
2038	20.06	0.60	1.01	0.80	0.74	1.99	0.23	1.24	0.11	4.25	1.85	6.67
2039	20.16	0.60	1.01	0.80	0.75	1.99	0.23	1.25	0.11	4.30	1.86	6.67
2040	20.27	0.60	1.01	0.80	0.75	2.00	0.23	1.26	0.11	4.36	1.87	6.68
2041	20.38	0.60	1.02	0.81	0.75	2.01	0.23	1.27	0.12	4.42	1.88	6.68
2042	20.48	0.60	1.01	0.81	0.75	2.01	0.23	1.28	0.12	4.48	1.89	6.69
2043	20.58	0.60	1.01	0.81	0.75	2.01	0.23	1.29	0.12	4.54	1.91	6.69
2044	20.70	0.60	1.01	0.81	0.76	2.02	0.23	1.30	0.12	4.60	1.93	6.70
2045	20.80	0.60	1.01	0.82	0.76	2.02	0.24	1.31	0.12	4.66	1.94	6.71
2046	20.92	0.60	1.01	0.82	0.76	2.02	0.24	1.32	0.12	4.72	1.95	6.72
2047	21.03	0.61	1.01	0.82	0.76	2.02	0.24	1.33	0.12	4.78	1.97	6.73
2048	21.14	0.61	1.00	0.82	0.76	2.03	0.24	1.34	0.12	4.85	1.98	6.74
2049	21.25	0.61	1.00	0.83	0.77	2.03	0.24	1.36	0.12	4.91	2.00	6.75
2050	21.37	0.61	1.00	0.83	0.77	2.03	0.24	1.37	0.12	4.97	2.02	6.76

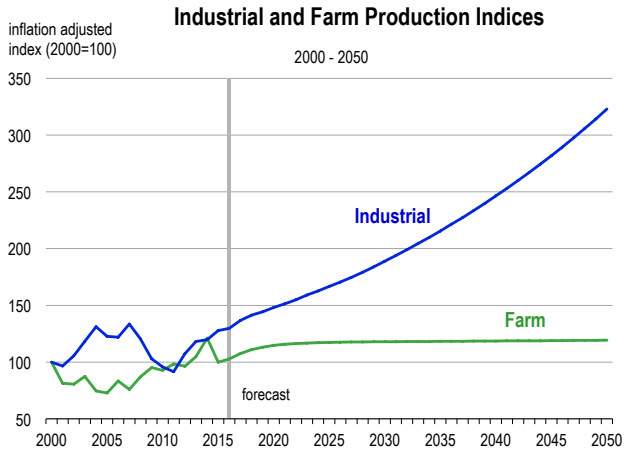












County Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	7.7%
Expected job growth:	5.1%
Fastest growing jobs sector:	Leisure Services
Expected personal income growth:	12.9%
Expected population growth:	5.0%
Net migration to account for:	19.7%
Expected growth in number of vehicles:	5.0%

Demographics (2017)

Unemployment rate (April 2017):	7.8%
County rank* in California (58 counties):	46th
Working age (16-64) population:	62.8%
Population with B.A. degree or higher:	14.7%
Median home selling price (2016):	$240,000
Median household income:	$45,765

Quality of Life

Violent crime rate (2015):	389 per 100,000 persons
County rank* in California (58 counties):	33rd
Average commute time to work (2017):	32 minutes
High School drop out rate (2016):	22.4%
Households at/below poverty line (2017):	18.5%

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

California Economic Forecast

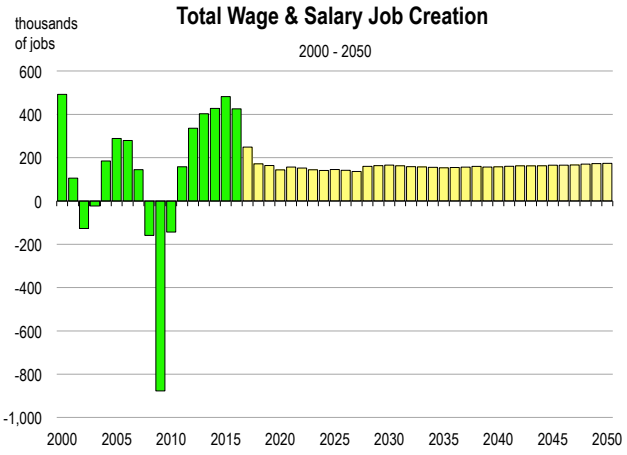
In 2016, the state's official population was 39.4 million people, and total wage and salary employment stood at just over 16.9 million jobs. California accounts for 12.2 percent of the U.S. population and 11.7 percent of the nation's non-farm wage and salary employment. The per capita income in California is $55,838 and the average salary per worker is $72,909.

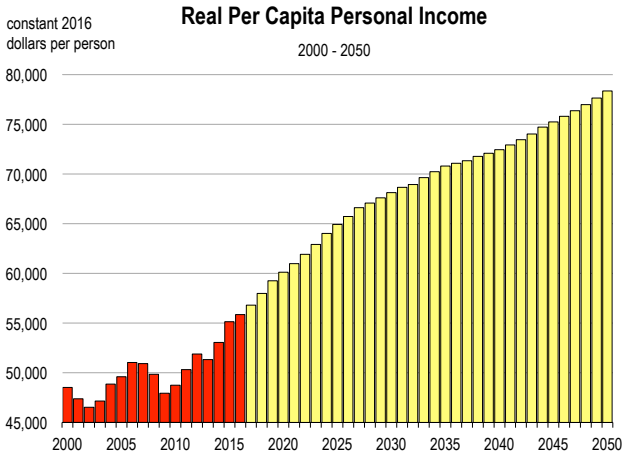
In 2016, a total of 426,000 wage and salary jobs were gained in California, representing an increase of 2.6 percent. Job growth was observed at 3.4 percent in the Sacramento Valley, 3.3 percent in the Bay Area, 2.9 percent in the Central Valley, and 2.5 percent in Southern California. The statewide unemployment rate improved substantially, falling from 6.2 percent in 2015 to 5.4 percent in 2016.

Most major employment sectors created jobs in 2016. The largest increases were observed in healthcare and education (+82,000 jobs), government (+51,000 jobs), professional business services (+50,000 jobs), construction (+42,000 jobs), transportation and utilities (+30,000 jobs), and wholesale and retail trade (+29,000 jobs). The only major sector with job losses was mining and natural resources (-5,000 jobs).

Between 2011 and 2016, the state population grew at an annual average rate of 0.9 percent. Growth was observed in 43 counties, while declines were observed in 14 counties, and one county had virtually no change. The fastest growing county was Alameda, which increased at an average rate of 1.3 percent per year. The county with most rapid decline was Lassen, which fell by 2.4 percent per year.

Over the 2011-2016 period, the majority of all statewide population growth was the result of the natural increase (new births), which added more than 245,000 new residents each year. Over the same time frame, net migration added more than 87,000 residents to the population each year, accounting for 26 percent of all population growth.





Forecast Highlights

- In 2017, total wage and salary employment will increase by 1.5 percent. Between 2017 and 2022, growth will average 0.9 percent per year.

- Average salaries, adjusted for inflation, are expected to increase by 1.8 percent per year during the 2017-2022 period.

- Between 2017 and 2022, job creation will be spread across a broad range of industries. The largest gains will occur in professional and business services (+231,000 jobs), education and healthcare (+125,300 jobs), leisure and hospitality (+117,200 jobs), wholesale and retail trade (+61,500 jobs), and government (+48,300 jobs). Together, these sectors will account for 74 percent of net job creation in the state.

- Between 2017 and 2022, job losses will be observed in agriculture (-11,500 jobs).

- The population growth rate will decelerate slightly, averaging 0.7 percent per year from 2017 to 2022.

- Net migration is expected to be positive over the forecast period. In 2017, approximately 79,800 net migrants will enter the state. Over the following five years, an average of 87,300 net migrants will enter each year, accounting for 19 percent of total population growth.

- Real per capita income is projected to increase by 1.3 percent in 2017. Between 2017 and 2022, real per capita income is expected to rise by an average of 1.8 percent per year.

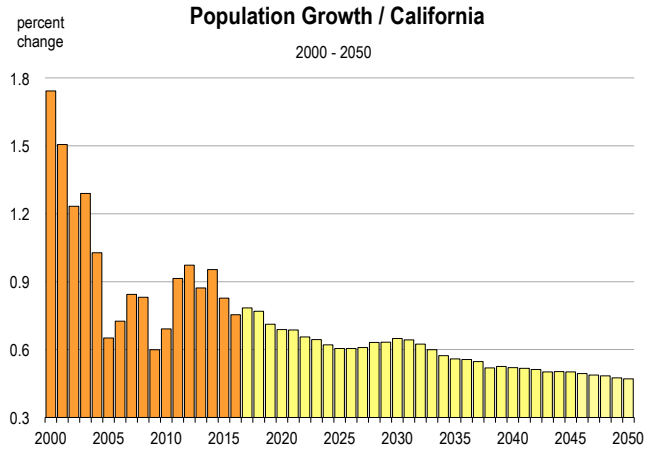
- Total taxable sales, adjusted for inflation, are forecast to grow by 0.4 percent in 2017. From 2017 to 2022, real taxable sales will increase at an average annual rate of 1.0 percent per year.

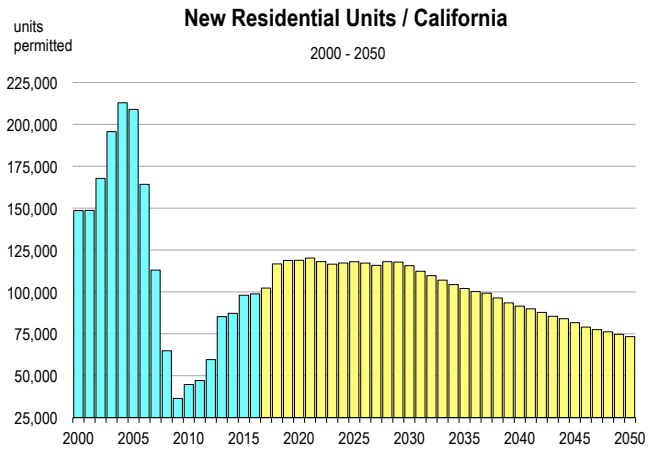
- Industrial production is expected to increase by 4.2 percent in 2017. Between 2017 and 2022, the growth rate of industrial production will average 1.8 percent per year. Total crop production, adjusted for inflation, is expected to rise by an average of 0.7 percent per year between 2017 and 2022.

California Economic Forecast

2010-2016 History, 2017-2050 Forecast

	Population (millions)	Net Migration (thousands)	Registered Vehicles (millions)	Households (millions)	New Homes Permitted (thousands)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy-ment Rate (percent)
2010	37.33	-31.2	31.9	12.6	44.8	$477.3	$1,617.1	$48,737	1.3	42.6	343.2	12.2
2011	37.67	69.4	31.7	12.6	47.1	$520.6	$1,727.4	$50,258	2.7	47.5	339.3	11.7
2012	38.04	108.5	31.8	12.7	59.6	$558.4	$1,838.6	$51,817	2.7	47.5	351.5	10.4
2013	38.37	80.2	32.8	12.7	85.3	$586.8	$1,862.0	$51,275	2.3	49.0	363.0	9.0
2014	38.74	111.5	33.4	12.8	87.3	$615.8	$1,977.9	$52,985	2.8	56.0	374.3	7.5
2015	39.06	74.1	34.2	12.9	98.1	$633.9	$2,103.7	$55,087	2.6	48.1	382.3	6.2
2016	39.35	62.6	35.2	12.9	98.9	$653.6	$2,197.5	$55,838	3.0	48.0	391.3	5.4
2017	39.66	79.8	35.9	13.0	102.3	$676.0	$2,309.3	$56,536	3.1	49.1	407.7	4.8
2018	39.97	75.7	36.3	13.1	116.8	$703.9	$2,438.1	$57,633	3.0	49.5	412.9	4.6
2019	40.25	54.5	36.6	13.2	118.8	$731.8	$2,576.5	$58,839	2.6	49.8	419.7	4.4
2020	40.53	47.5	36.9	13.3	118.9	$760.7	$2,708.9	$59,758	3.1	50.2	429.2	4.5
2021	40.81	49.1	37.2	13.5	120.3	$789.6	$2,848.6	$60,715	3.0	50.6	436.4	4.6
2022	41.08	39.1	37.4	13.6	118.2	$819.5	$2,995.3	$61,745	3.0	51.0	445.8	4.8
2023	41.34	37.0	37.7	13.7	116.6	$851.5	$3,148.7	$62,826	3.0	51.3	456.1	4.9
2024	41.60	30.1	38.0	13.8	117.3	$886.3	$3,309.3	$64,036	2.9	51.7	465.7	5.1
2025	41.85	26.0	38.3	13.9	118.1	$919.8	$3,462.3	$65,070	2.9	52.1	475.0	5.2
2026	42.10	28.5	38.5	14.0	117.3	$955.3	$3,613.2	$65,997	2.8	52.5	483.7	5.2
2027	42.36	33.4	38.8	14.1	115.9	$986.6	$3,771.3	$67,007	2.9	52.9	494.5	5.2
2028	42.63	46.4	39.0	14.2	118.1	$1,022.0	$3,923.9	$67,591	2.7	53.4	506.1	5.2
2029	42.90	50.4	39.3	14.3	117.9	$1,059.0	$4,077.7	$68,229	2.5	53.8	518.5	5.2
2030	43.17	61.0	39.6	14.5	115.7	$1,100.0	$4,233.4	$68,863	2.4	54.2	531.2	5.2
2031	43.45	61.8	39.9	14.6	112.4	$1,141.4	$4,390.4	$69,501	2.3	54.7	544.2	5.2
2032	43.72	57.1	40.3	14.7	109.7	$1,189.6	$4,544.8	$69,891	2.5	55.1	557.6	5.2
2033	43.98	49.4	40.6	14.8	107.1	$1,232.2	$4,713.3	$70,708	2.1	55.6	571.3	5.2
2034	44.24	41.4	40.9	14.9	104.4	$1,276.0	$4,889.8	$71,436	2.3	56.1	585.3	5.2
2035	44.48	38.1	41.2	15.0	102.1	$1,316.7	$5,075.0	$72,143	2.4	56.6	599.7	5.2
2036	44.73	39.9	41.4	15.1	100.3	$1,360.5	$5,265.1	$72,545	2.8	57.1	614.5	5.2
2037	44.98	38.8	41.7	15.2	99.3	$1,407.4	$5,465.4	$72,927	2.9	57.6	629.7	5.2
2038	45.21	29.2	42.0	15.3	96.4	$1,449.8	$5,675.7	$73,503	2.7	58.1	645.3	5.2
2039	45.45	34.7	42.3	15.3	93.5	$1,495.7	$5,893.6	$73,930	2.9	58.6	661.3	5.2
2040	45.68	35.1	42.6	15.4	91.6	$1,542.6	$6,116.9	$74,400	2.8	59.1	677.6	5.2
2041	45.92	36.4	42.9	15.5	90.0	$1,588.4	$6,345.6	$74,985	2.6	59.7	694.4	5.2
2042	46.15	36.5	43.2	15.6	87.8	$1,634.2	$6,579.5	$75,614	2.5	60.3	711.7	5.2
2043	46.39	34.2	43.6	15.7	85.5	$1,681.2	$6,818.2	$76,288	2.4	60.8	729.4	5.2
2044	46.62	37.3	43.9	15.8	84.1	$1,723.0	$7,061.7	$77,075	2.2	61.4	747.5	5.2
2045	46.85	39.1	44.2	15.8	81.7	$1,769.9	$7,310.2	$77,681	2.4	62.0	766.2	5.2
2046	47.08	38.0	44.5	15.9	79.1	$1,816.5	$7,562.6	$78,323	2.3	62.6	785.3	5.2
2047	47.31	37.2	44.9	16.0	77.5	$1,864.4	$7,822.0	$78,958	2.3	63.2	804.9	5.2
2048	47.54	37.7	45.2	16.1	76.2	$1,913.5	$8,094.9	$79,647	2.3	63.9	825.0	5.2
2049	47.77	35.6	45.5	16.1	74.7	$1,963.9	$8,381.1	$80,385	2.3	64.5	845.7	5.2
2050	47.99	35.6	45.9	16.2	73.4	$2,015.6	$8,681.3	$81,169	2.3	65.2	866.8	5.2

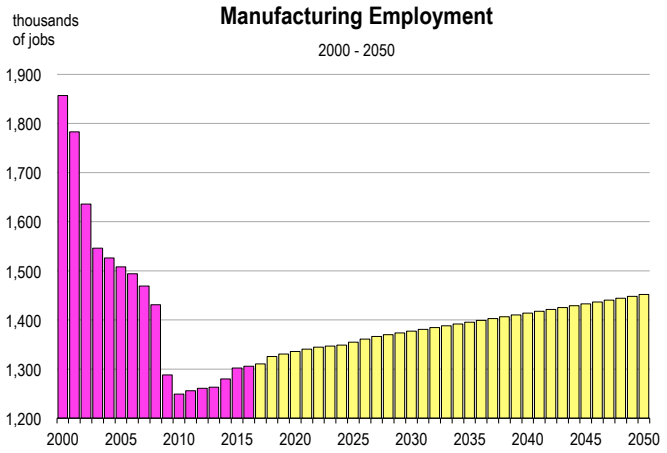


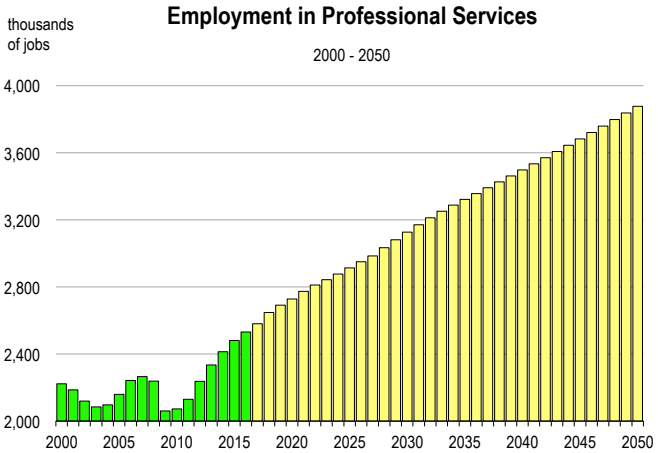


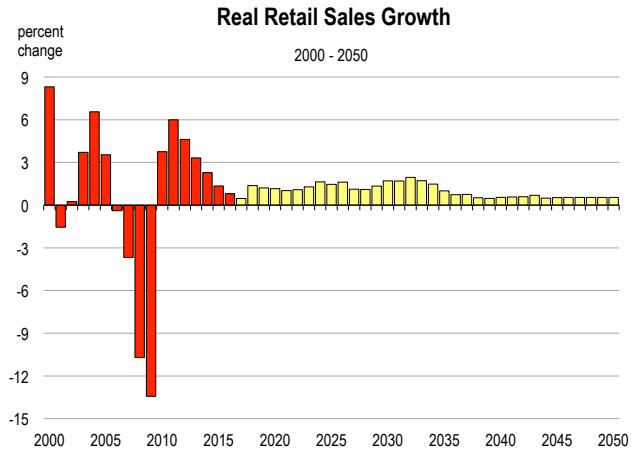
California Employment Forecast

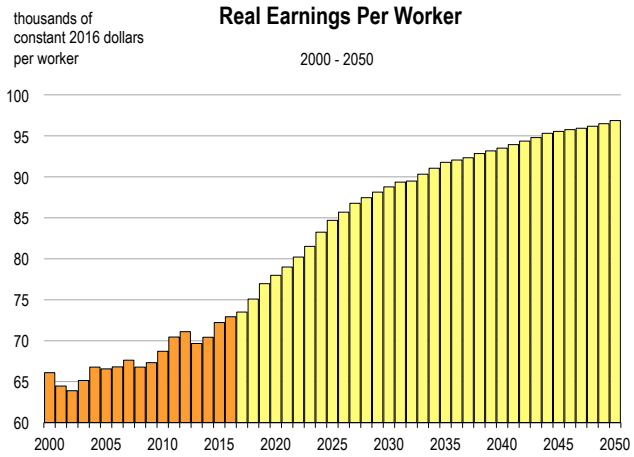
2010-2016 History, 2017-2050 Forecast

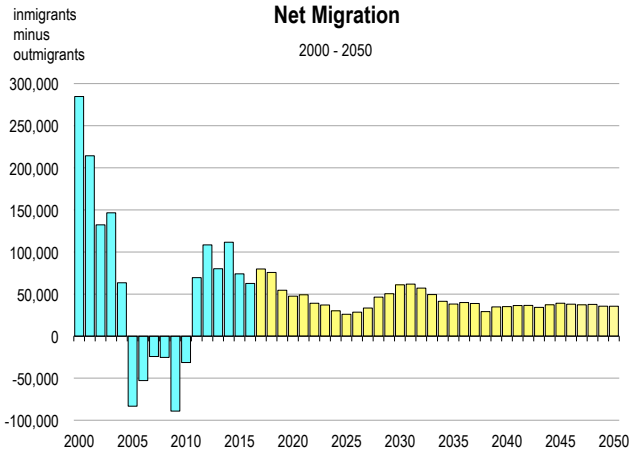
	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	----------employment (thousands of jobs)----------											
2010	14,670	383	560	1,249	466	2,162	760	2,073	429	2,127	1,501	2,448
2011	14,828	389	561	1,256	474	2,205	761	2,130	431	2,158	1,535	2,405
2012	15,164	400	590	1,261	487	2,245	773	2,237	435	2,226	1,598	2,377
2013	15,567	412	637	1,263	502	2,287	782	2,335	449	2,301	1,676	2,375
2014	15,995	416	674	1,280	523	2,335	782	2,413	462	2,370	1,758	2,414
2015	16,477	422	732	1,302	555	2,376	801	2,481	486	2,455	1,830	2,463
2016	16,903	427	774	1,306	585	2,405	823	2,531	523	2,537	1,897	2,514
2017	17,152	430	782	1,311	598	2,432	836	2,580	527	2,584	1,929	2,549
2018	17,324	422	789	1,326	608	2,455	848	2,648	533	2,598	1,940	2,555
2019	17,487	418	807	1,331	615	2,469	856	2,691	539	2,623	1,961	2,566
2020	17,631	418	814	1,336	619	2,477	864	2,728	545	2,653	1,987	2,575
2021	17,788	418	820	1,341	621	2,485	871	2,774	552	2,682	2,016	2,586
2022	17,940	418	828	1,345	623	2,494	881	2,812	557	2,709	2,046	2,597
2023	18,084	419	833	1,347	625	2,501	893	2,843	563	2,736	2,075	2,611
2024	18,225	419	839	1,349	628	2,509	905	2,877	570	2,764	2,092	2,629
2025	18,370	419	846	1,355	630	2,518	917	2,914	579	2,791	2,103	2,648
2026	18,512	419	852	1,361	632	2,525	929	2,950	587	2,816	2,115	2,666
2027	18,648	420	858	1,366	634	2,530	941	2,985	592	2,843	2,127	2,685
2028	18,808	420	866	1,370	636	2,538	954	3,034	598	2,879	2,137	2,697
2029	18,971	420	872	1,374	638	2,547	966	3,081	604	2,918	2,152	2,710
2030	19,137	420	880	1,377	641	2,556	977	3,127	609	2,956	2,169	2,722
2031	19,300	421	884	1,381	643	2,565	989	3,171	615	2,996	2,186	2,735
2032	19,458	421	887	1,384	645	2,574	1,000	3,212	621	3,036	2,204	2,747
2033	19,615	421	890	1,388	647	2,583	1,012	3,252	627	3,076	2,222	2,760
2034	19,771	421	892	1,392	649	2,592	1,023	3,288	633	3,116	2,240	2,773
2035	19,924	422	896	1,395	651	2,601	1,035	3,322	639	3,155	2,258	2,786
2036	20,079	422	900	1,399	653	2,610	1,046	3,357	645	3,195	2,276	2,799
2037	20,235	422	904	1,403	655	2,620	1,058	3,391	651	3,235	2,294	2,812
2038	20,395	423	910	1,406	658	2,629	1,069	3,427	657	3,276	2,312	2,825
2039	20,552	423	913	1,410	660	2,638	1,081	3,462	664	3,315	2,331	2,838
2040	20,710	423	916	1,414	662	2,647	1,092	3,498	670	3,356	2,349	2,851
2041	20,870	423	920	1,418	664	2,656	1,104	3,534	676	3,396	2,368	2,864
2042	21,032	424	925	1,421	666	2,666	1,115	3,571	683	3,436	2,387	2,878
2043	21,195	424	929	1,425	668	2,675	1,126	3,608	689	3,476	2,406	2,891
2044	21,357	424	933	1,429	671	2,684	1,138	3,645	696	3,516	2,426	2,905
2045	21,522	424	938	1,433	673	2,694	1,149	3,683	702	3,557	2,445	2,918
2046	21,688	425	941	1,437	675	2,703	1,161	3,721	709	3,598	2,465	2,932
2047	21,854	425	944	1,440	677	2,713	1,173	3,759	716	3,639	2,484	2,945
2048	22,025	425	949	1,444	680	2,722	1,185	3,798	723	3,681	2,504	2,959
2049	22,197	425	954	1,448	682	2,732	1,198	3,838	730	3,723	2,524	2,973
2050	22,371	426	960	1,452	684	2,741	1,210	3,877	737	3,766	2,545	2,987

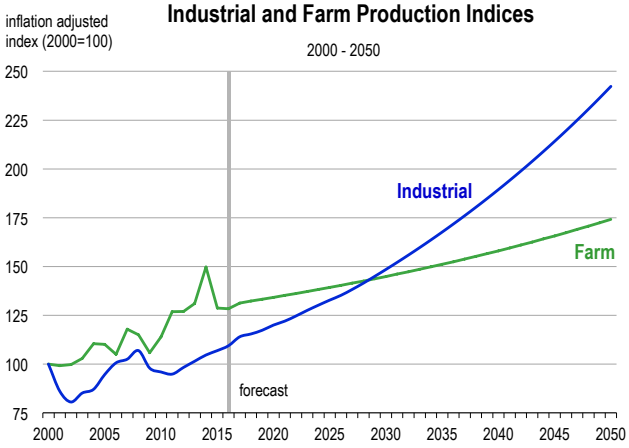












State Economic and Demographic Indicators

Projected Economic Growth (2017-2022)

Expected retail sales growth:	6.0%
Expected job growth:	4.6%
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	13.1%
Expected population growth:	3.6%
Net migration to account for:	18.8%
Expected growth in number of vehicles:	4.2%

Demographics (2017)

Unemployment rate (April 2017):	4.5%
County rank* in California (58 counties):	N/A
Working age (16-64) population:	65.7%
Population with B.A. degree or higher:	31.3%
Median home selling price (2016):	$502,700
Median household income:	$66,091

Quality of Life

Violent crime rate (2015):	426 per 100,000 persons
County rank* in California (58 counties):	N/A
Average commute time to work (2017):	31 minutes
High School drop out rate (2016):	10.0%
Households at/below poverty line (2017):	12.4%

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

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