

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.

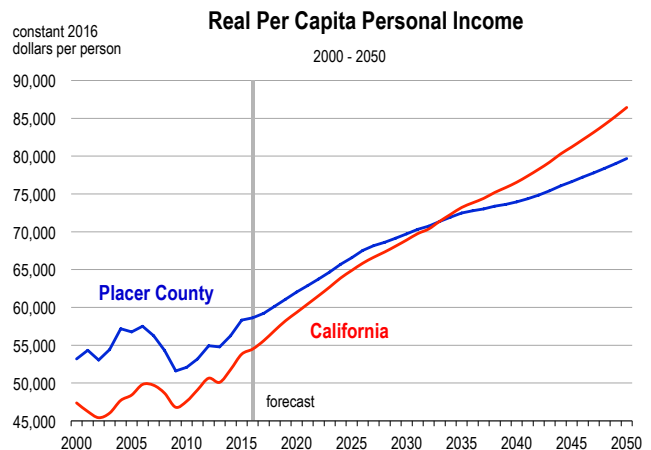
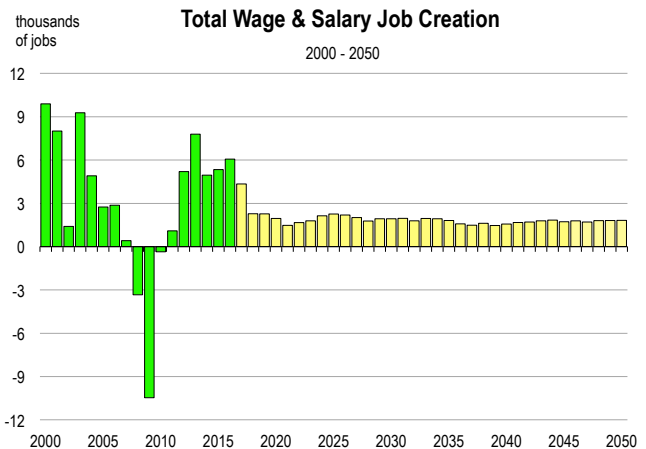
Employment across Northern California increased by 3.2 percent in 2016, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 3.4 percent. In Placer County, 6,100 wage and salary jobs were created, representing a growth 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

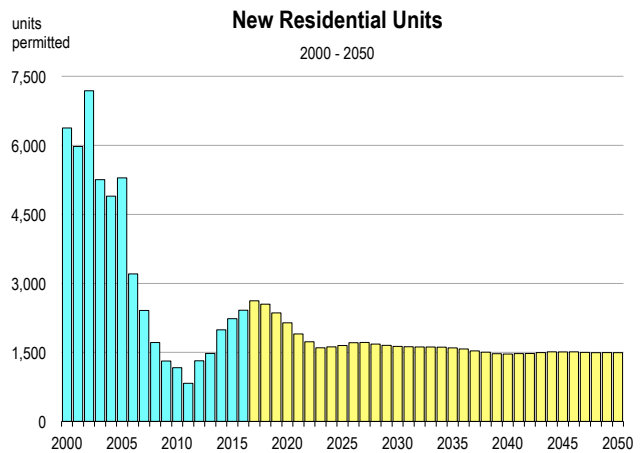
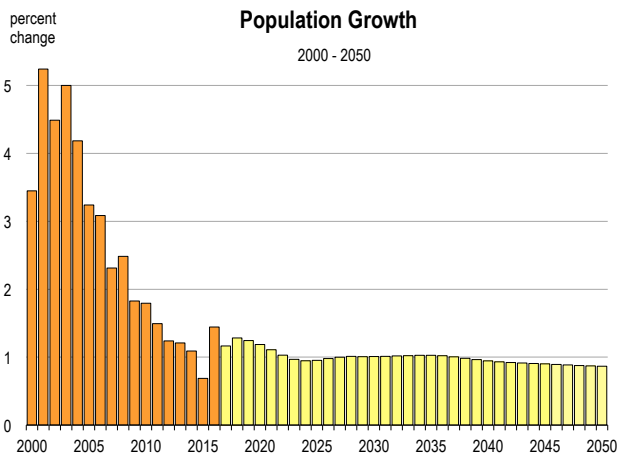
- In 2017, total employment will increase by 2.8 percent. Between 2017 and 2022, growth will average 1.2 percent per year.
- Average salaries are currently below the California state average, and will remain so over the foreseeable future. In Placer County, inflation-adjusted salaries are forecast to 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

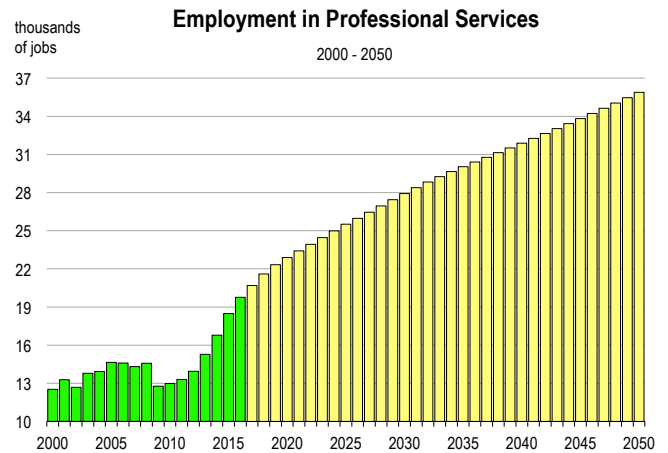
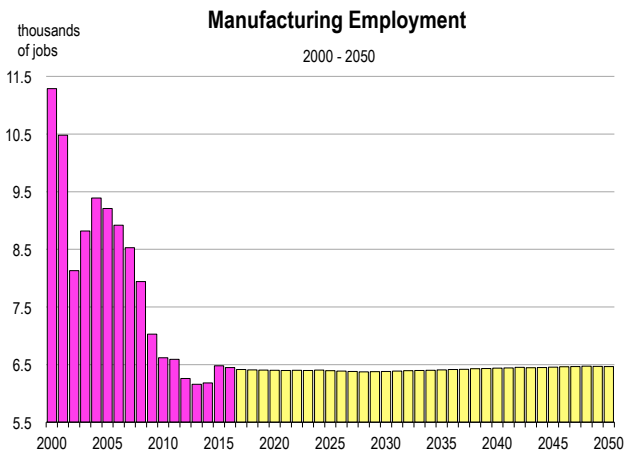
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (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

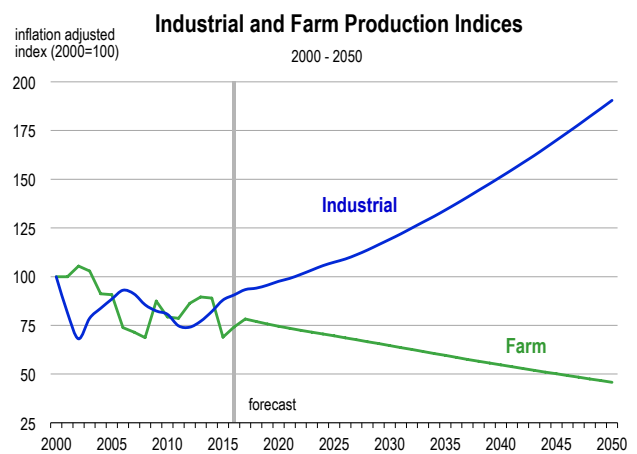
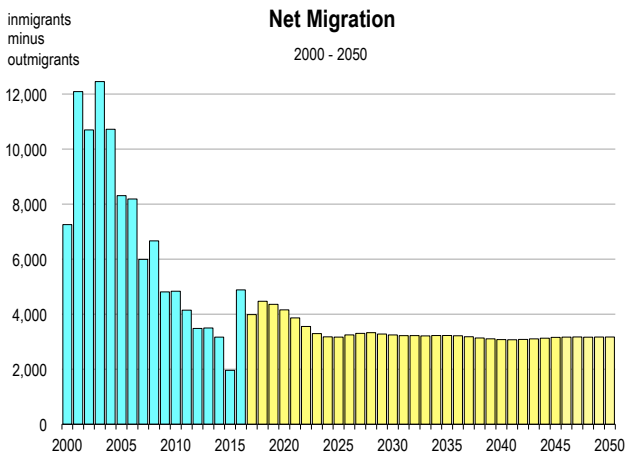
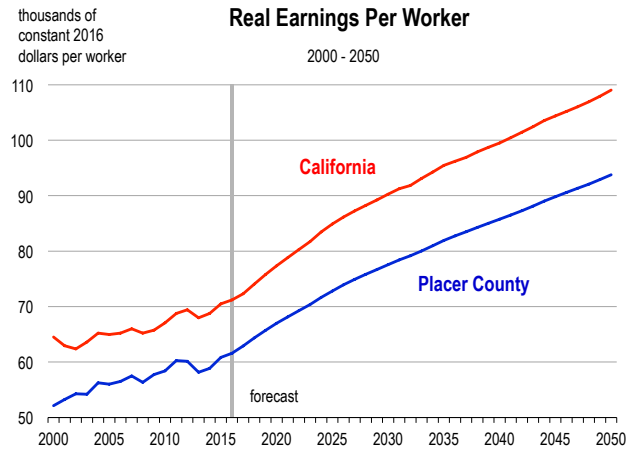
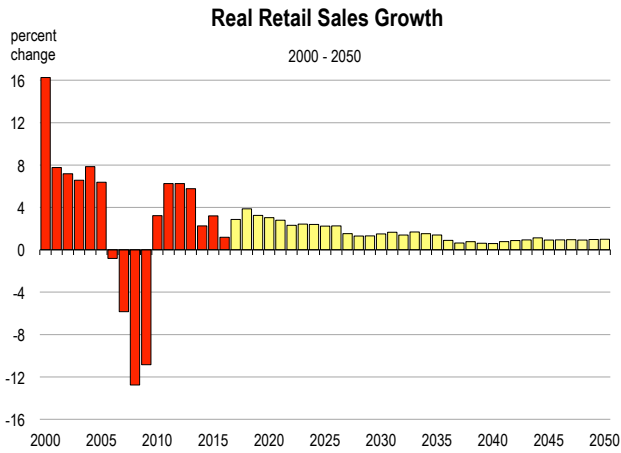


Placer County Employment Forecast

2010-2016 History, 2017-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	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