

SIERRA COUNTY ECONOMIC FORECAST

Sierra County is located on the California-Nevada state border. The county is the second smallest in the state in terms of population. There is only one controlled traffic signal in Sierra County. The county has a population of 3,221 people and 698 wage and salary jobs. The per capita income in Sierra County is \$32,396, and the average salary per worker is \$38,522.

In 2010, total wage and salary employment in Sierra County fell by 9 jobs, representing a decline of 1.3 percent. The unemployment rate increased to 15.8 percent in 2010.

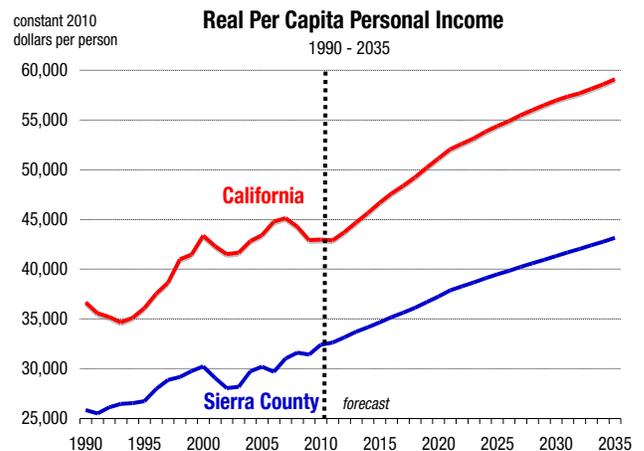
The goods producing sector gained 7 jobs last year, bringing total jobs in that sector to 33. The public sector, which represents 63 percent of total employment in the county, added 3 jobs in 2010. The services sector lost 18 jobs, a decline of 8.2 percent. Services account for 29 percent of total employment in the county.

Between the 2000 and 2010 census the population of Sierra County fell by 8.9 percent, the largest decline of any county in California. The only incorporated city in the county is Loyalton, which declined in population by 10.8 percent over the last decade. The city has a total of 769 residents, representing 24 percent of the county total.

Employment and population growth rebound slightly over the next few years, but are near zero over the long term forecast.

FORECAST HIGHLIGHTS

- Total wage and salary employment is forecast to rise 1.0 percent in 2011. From 2011 to 2016 job growth is expected to average 1.2 percent per year.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to increase an average of 0.2 percent per year during the 2011 to 2016 period.
- Between 2011 and 2016, the goods producing sector is forecast to create most of the new jobs. That sector will create an estimated 49 jobs during this time. The public sector is forecast to lose 4 jobs while the services sector declines by 3 over the same time period.
- The population decline is expected to continue into 2011, but reverse by 2012. Population is expected to grow annually by an average of 0.2 percent in the 2011 to 2016 period.

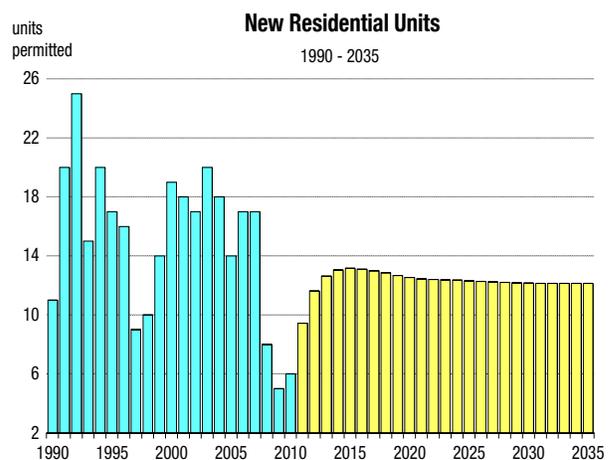
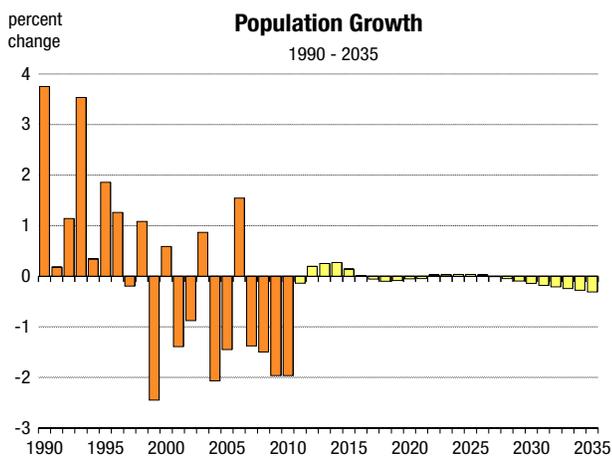


- Migration is forecast at 17 migrants entering the county during 2011. Between 2011 and 2016 net migration will average approximately 20 net migrants per year.
- Real per capita income is forecast to rise 0.7 percent in 2011. Between 2011 and 2016, the growth in real per capita income will average approximately 1.6 percent per year.
- Total taxable sales adjusted for inflation are forecast to rise 1.4 percent in 2011. From 2011 to 2016 real taxable sales are forecast to increase at an average rate of 3.0 percent per year.
- Between 2011 and 2016 the growth rate of industrial production averages 24 percent per year, as goods producing employment recovers after dramatic declines.

Sierra County Economic Forecast

2006-2010 History, 2011-2040 Forecast

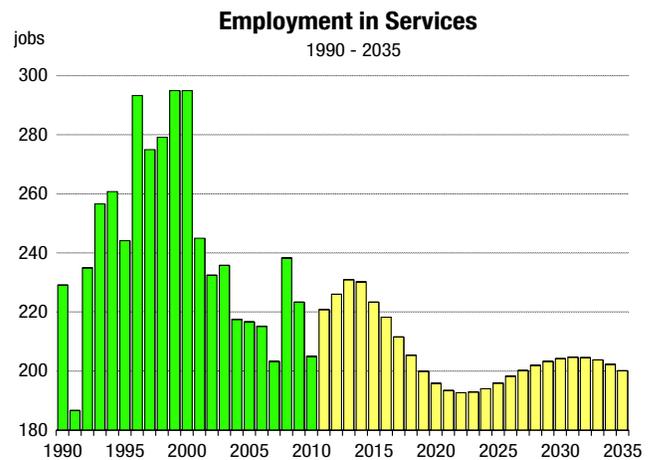
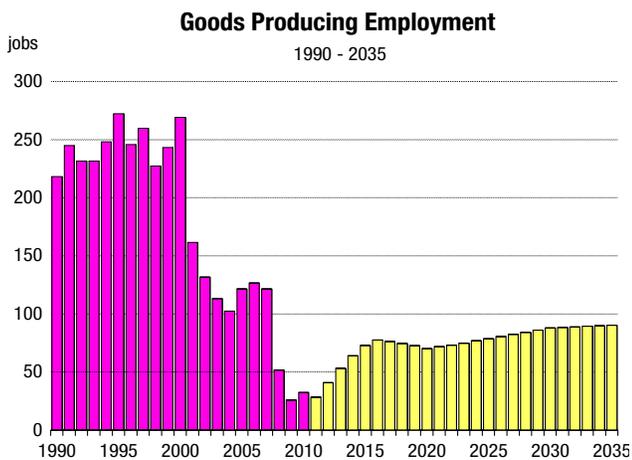
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	3,449	53	5.5	1.6	17	\$25.98	\$94.07	\$29,674	3.2	7.0	22.1	7.6
2007	3,402	-30	5.4	1.6	17	\$23.95	\$100.30	\$31,014	3.4	6.9	21.7	7.9
2008	3,351	-35	5.4	1.6	8	\$20.88	\$103.72	\$31,626	3.0	6.1	10.9	10.6
2009	3,285	-34	5.4	1.6	5	\$16.22	\$101.83	\$31,405	0.8	5.2	6.0	15.3
2010	3,221	-36	5.4	1.6	6	\$16.12	\$104.35	\$32,396	1.3	5.2	7.7	15.8
2011	3,217	17	5.5	1.6	9	\$16.88	\$108.43	\$32,639	3.3	5.5	6.9	14.6
2012	3,223	23	5.5	1.6	12	\$17.85	\$112.99	\$33,191	2.3	5.7	10.1	13.8
2013	3,231	25	5.5	1.6	13	\$18.92	\$118.00	\$33,794	2.3	5.9	13.3	12.8
2014	3,240	23	5.6	1.6	13	\$19.93	\$122.88	\$34,263	2.4	5.9	16.2	11.6
2015	3,245	19	5.6	1.6	13	\$20.87	\$127.48	\$34,759	2.1	6.0	18.6	10.6
2016	3,245	14	5.6	1.6	13	\$21.83	\$132.12	\$35,294	2.1	6.0	20.3	9.9
2017	3,243	12	5.6	1.6	13	\$22.76	\$136.49	\$35,746	2.1	6.0	20.5	9.6
2018	3,240	8	5.7	1.6	13	\$23.70	\$140.96	\$36,231	2.0	6.0	20.7	9.3
2019	3,238	6	5.7	1.6	13	\$24.72	\$145.80	\$36,810	1.9	6.1	20.8	9.0
2020	3,236	6	5.7	1.6	13	\$25.75	\$150.55	\$37,378	1.7	6.1	20.6	8.8
2021	3,235	6	5.7	1.6	12	\$26.83	\$155.57	\$37,996	1.7	6.1	21.8	8.7
2022	3,236	9	5.7	1.6	12	\$27.91	\$160.66	\$38,387	2.2	6.1	22.9	8.7
2023	3,237	9	5.8	1.6	12	\$29.00	\$165.91	\$38,792	2.2	6.1	24.0	8.7
2024	3,238	9	5.8	1.6	12	\$30.10	\$171.31	\$39,212	2.1	6.1	25.4	8.7
2025	3,239	10	5.8	1.6	12	\$31.21	\$176.74	\$39,605	2.1	6.1	26.7	8.7
2026	3,240	10	5.8	1.6	12	\$32.32	\$182.18	\$39,975	2.1	6.1	28.1	8.7
2027	3,240	10	5.8	1.6	12	\$33.46	\$187.74	\$40,360	2.1	6.1	29.6	8.7
2028	3,239	10	5.8	1.6	12	\$34.62	\$193.35	\$40,723	2.1	6.1	31.2	8.7
2029	3,236	9	5.8	1.6	12	\$35.81	\$199.02	\$41,086	2.1	6.1	32.8	8.7
2030	3,231	9	5.8	1.7	12	\$37.03	\$204.81	\$41,449	2.1	6.1	34.6	8.7
2031	3,226	9	5.8	1.7	12	\$38.30	\$210.69	\$41,811	2.2	6.1	35.8	8.7
2032	3,219	9	5.8	1.7	12	\$39.60	\$216.67	\$42,165	2.2	6.1	37.1	8.7
2033	3,211	8	5.8	1.7	12	\$40.93	\$222.66	\$42,519	2.1	6.1	38.4	8.7
2034	3,202	8	5.8	1.7	12	\$42.31	\$228.82	\$42,874	2.2	6.1	39.8	8.7
2035	3,193	8	5.8	1.7	12	\$43.75	\$235.13	\$43,259	2.2	6.1	41.2	8.7
2036	3,182	7	5.8	1.7	12	\$45.26	\$241.63	\$43,671	2.1	6.1	42.7	8.7
2037	3,171	7	5.8	1.7	12	\$46.84	\$248.38	\$44,098	2.2	6.1	44.3	8.7
2038	3,158	7	5.8	1.7	12	\$48.49	\$255.29	\$44,556	2.1	6.1	45.8	8.7
2039	3,146	7	5.8	1.7	12	\$50.22	\$262.41	\$45,043	2.1	6.1	47.5	8.7
2040	3,132	7	5.8	1.7	12	\$52.02	\$269.73	\$45,561	2.1	6.1	49.2	8.7

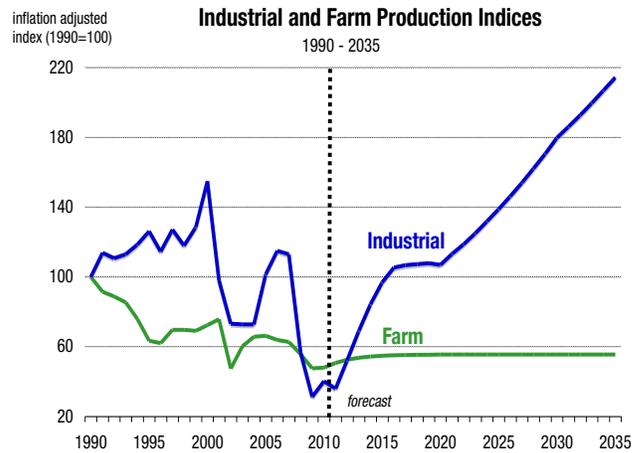
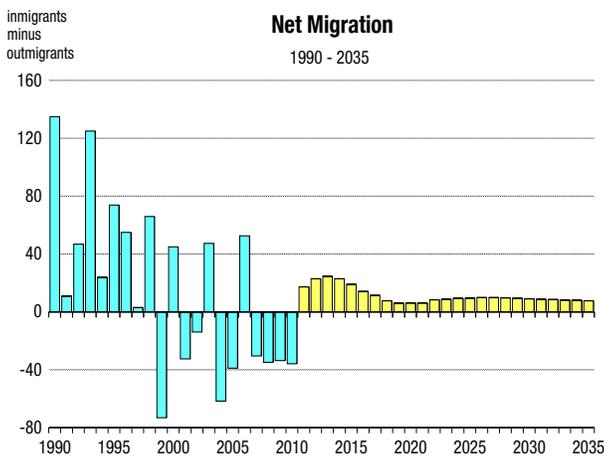
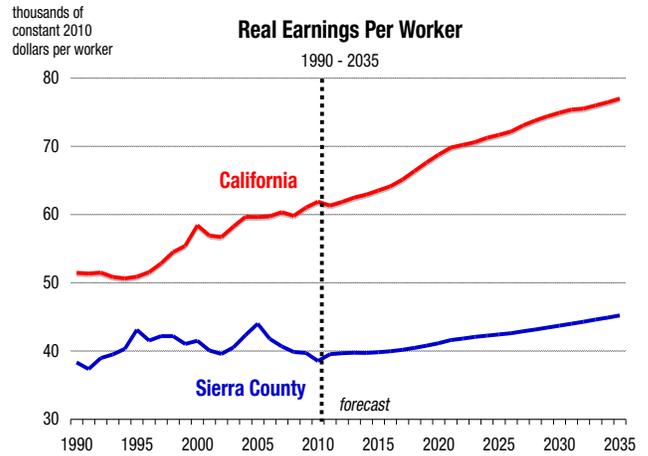
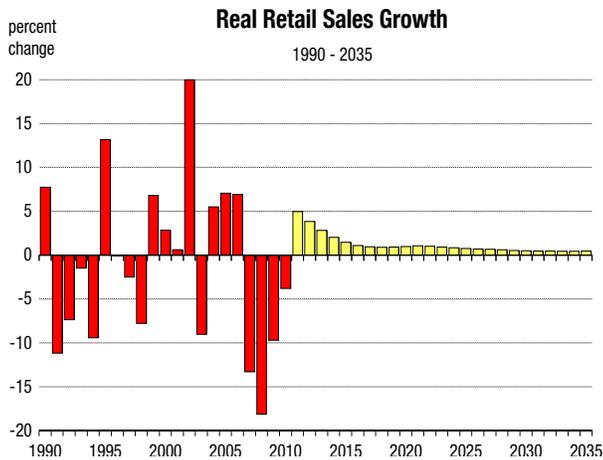


Sierra County Employment Forecast

2006-2010 History, 2011-2040 Forecast

	Total Wage & Salary	Farm	Goods Producing	Services	Government
	-----employment (number of jobs)-----				
2006	780	13	127	215	426
2007	794	23	122	203	447
2008	748	22	52	238	436
2009	708	21	26	223	438
2010	698	20	33	205	441
2011	705	22	28	221	434
2012	720	22	41	226	431
2013	735	22	53	231	429
2014	746	22	64	230	429
2015	748	22	73	223	430
2016	748	22	78	218	430
2017	741	21	76	212	432
2018	734	21	75	205	432
2019	729	22	73	200	435
2020	724	22	70	196	436
2021	724	22	72	193	437
2022	725	22	73	193	438
2023	728	22	75	193	439
2024	732	22	77	194	439
2025	737	22	79	196	440
2026	742	22	81	198	441
2027	746	22	82	200	441
2028	750	22	84	202	441
2029	753	22	86	203	441
2030	755	22	88	204	441
2031	756	22	89	205	442
2032	758	22	89	205	442
2033	758	22	89	204	443
2034	758	22	90	202	444
2035	757	22	90	200	445
2036	756	22	91	198	445
2037	755	22	91	196	446
2038	753	22	92	193	447
2039	752	22	92	191	447
2040	750	22	93	189	446





County Economic and Demographic Indicators

Projected Economic Growth (2011-2016)

Expected retail sales growth:	11.8%
Expected job growth:	6.1%
Fastest growing jobs sector:	Goods Producing
Expected personal income growth:	9.1%

Expected population growth:	0.9%
Net migration to account for:	100.0%
Expected growth in number of vehicles:	3.0%

Demographics (2011)

Unemployment rate (June 2011)	15.4%
County Rank* in California (58 counties):	41st
Working age (16-64) population:	65.8%

Population with B.A. Degree or higher:	21.0%
Median Home Selling Price:	\$125,000
Median Household Income:	\$44,776

Quality of Life

Violent Crime rate (2009):	387 per 100,000 persons
County Rank* in California (58 counties):	27th
Average Commute Time to work (2009):	31.5 minutes

High School drop out rate (2008):	9.6%
Households at/below poverty line:	2.3%

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