

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 201,600 people and 93,000 wage and salary jobs. The per capita income in Yolo County is \$39,143, and the average salary per worker is \$60,171.

Agriculture plays a significant role in Yolo County's economy. In 2010, the most recent year for which data are available, the county produced over \$440 million of agricultural commodities. Tomatoes are the dominant crop, followed by rice and wine grapes. In addition, because of its proximity to Sacramento – the state's capital – Yolo County has a large number of government jobs.

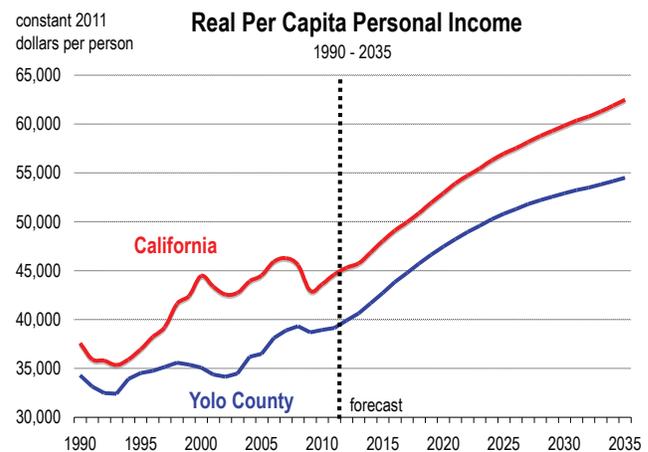
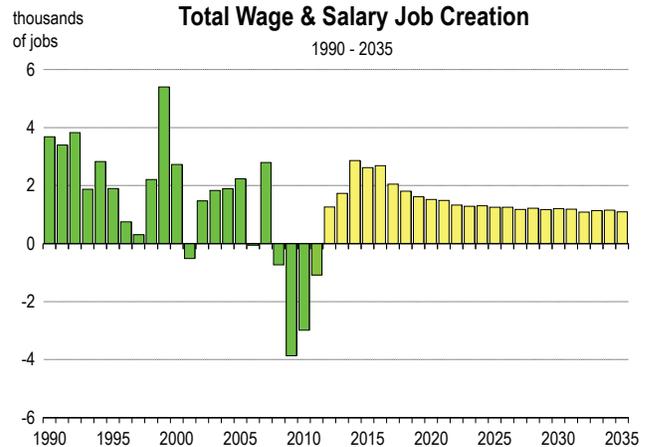
In 2011, employment across Northern California increased by 0.9 percent, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) declined by 0.8 percent – the fourth straight year of contraction. In 2011, 1,100 total wage and salary jobs were lost in Yolo County, representing a decline of 1.1 percent. The unemployment rate, however, improved from 12.9 percent to 12.4 percent.

During 2011, the only sectors to create jobs in Yolo County were education and healthcare (+200 jobs), retail trade (+100 jobs), and agriculture (+100 jobs). Losses were greatest in government (-900 jobs), construction (-200 jobs), and transportation and utilities (-200 jobs).

Between 2006 and 2011, the Yolo County population grew by 7.6 percent, representing an annual average increase of 1.2 percent. In 2010, net migration was largely flat and in 2011 it turned negative for the first time since 1993. Net migration should turn positive in 2012, and will accelerate over the short to moderate term.

FORECAST HIGHLIGHTS

- Positive job growth is forecast to resume in 2012, with total employment rising by 1.4 percent. Job growth is forecast to average 2.2 percent annually from 2012 to 2017.
- Average salaries are currently below the California state average and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 1.0 percent per year from 2012 to 2017.
- Between 2012 and 2017, the sectors adding the most jobs will be professional services, transportation, and government. However, employment growth is expected to be widespread across sectors, with retail trade, leisure services, construction, and education and health care also adding a significant number of positions.

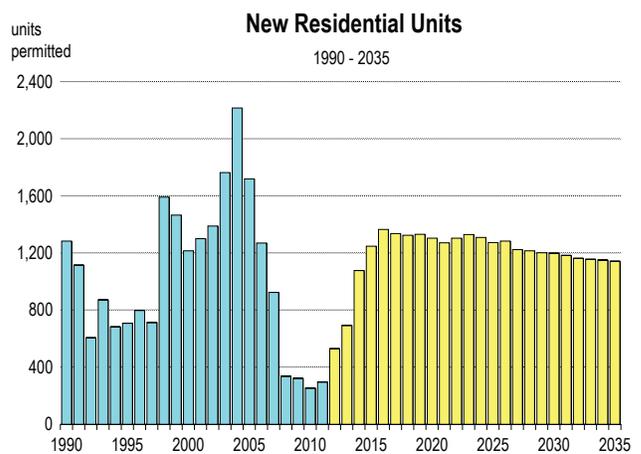
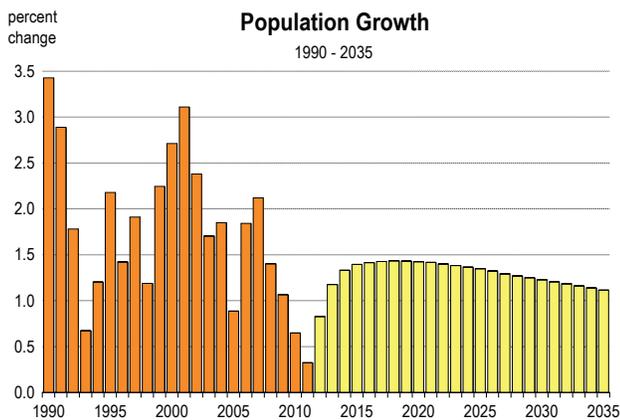


- Population growth averages 1.3 percent per year between 2012 and 2017.
- Net migration is expected to turn positive in 2012, with approximately 300 net in-migrants. From 2012 to 2017, net migration is expected to average 1,200 net in-migrants per year.
- Real per capita income will increase at a rate of 1.1 percent in 2011. Between 2011 and 2016 real per capita incomes are forecast to grow by an average of 2.5 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 3.3 percent per year over the 2012 to 2017 period.
- Industrial production is forecast to increase by 4.5 percent in 2012. From 2012 to 2017, the growth rate of industrial production is expected to average 4.4 percent per year.

Yolo County Economic Forecast

2006-2011 History, 2012-2040 Forecast

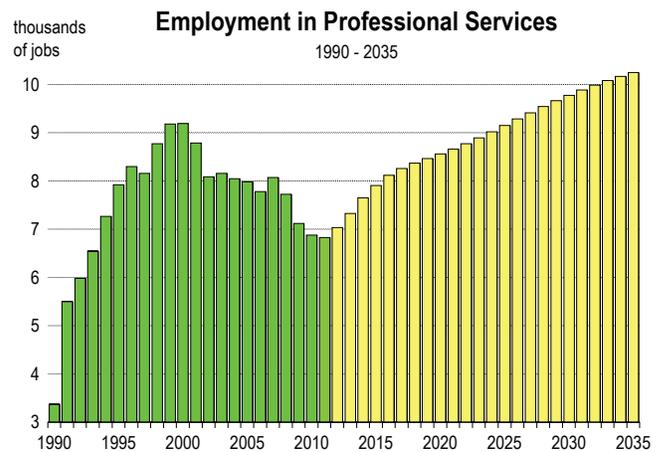
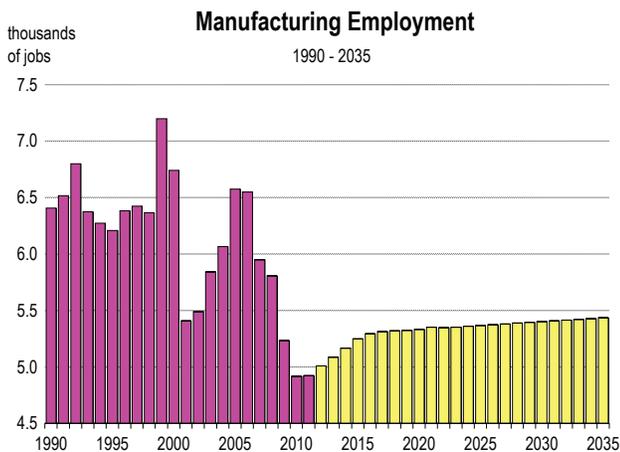
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2006	190,809	2,055	167	67.6	1,270	\$3.2	\$6.5	\$38,089	3.2	412.7	2.4	5.2
2007	194,854	2,564	169	68.7	924	\$3.3	\$7.0	\$38,884	3.4	485.8	2.3	5.7
2008	197,589	1,254	169	69.9	338	\$3.3	\$7.4	\$39,300	3.0	525.3	2.4	7.3
2009	199,697	615	171	70.5	323	\$2.9	\$7.4	\$38,669	0.8	479.8	2.1	11.3
2010	200,995	-14	170	70.8	254	\$2.9	\$7.6	\$38,943	1.3	454.5	2.0	12.9
2011	201,645	-696	169	71.1	297	\$3.0	\$7.9	\$39,143	2.5	452.4	2.0	12.4
2012	203,315	287	172	71.4	530	\$3.2	\$8.3	\$39,889	1.9	456.9	2.1	10.8
2013	205,708	970	174	71.9	693	\$3.4	\$8.7	\$40,620	2.1	460.9	2.2	9.6
2014	208,449	1,286	177	72.6	1,078	\$3.6	\$9.2	\$41,666	2.1	464.5	2.3	8.8
2015	211,360	1,438	180	73.6	1,248	\$3.8	\$9.8	\$42,714	1.8	467.4	2.4	8.1
2016	214,351	1,497	182	74.8	1,364	\$4.1	\$10.3	\$43,823	1.7	470.3	2.5	7.4
2017	217,411	1,533	185	76.1	1,335	\$4.3	\$10.9	\$44,763	1.7	472.9	2.6	7.0
2018	220,530	1,558	187	77.4	1,325	\$4.6	\$11.5	\$45,712	1.7	475.5	2.7	6.7
2019	223,690	1,580	189	78.7	1,332	\$4.8	\$12.1	\$46,636	1.5	478.0	2.8	6.4
2020	226,880	1,593	192	80.0	1,304	\$5.0	\$12.6	\$47,454	1.4	479.8	2.9	6.1
2021	230,100	1,605	193	81.2	1,272	\$5.3	\$13.2	\$48,210	1.3	481.1	3.1	6.1
2022	233,324	1,608	195	82.4	1,304	\$5.5	\$13.8	\$48,941	1.5	482.7	3.2	6.1
2023	236,551	1,611	196	83.7	1,330	\$5.8	\$14.3	\$49,573	1.5	484.4	3.3	6.1
2024	239,786	1,614	197	85.0	1,308	\$6.1	\$15.0	\$50,263	1.6	486.3	3.4	6.1
2025	243,023	1,611	198	86.2	1,274	\$6.4	\$15.6	\$50,822	1.7	488.2	3.5	6.1
2026	246,241	1,607	199	87.4	1,284	\$6.7	\$16.2	\$51,306	1.7	489.9	3.7	6.1
2027	249,427	1,603	201	88.7	1,223	\$7.0	\$16.9	\$51,797	1.7	491.5	3.8	6.1
2028	252,598	1,597	202	89.8	1,215	\$7.3	\$17.5	\$52,204	1.7	493.1	3.9	6.1
2029	255,757	1,589	203	91.0	1,203	\$7.6	\$18.2	\$52,567	1.7	494.6	4.1	6.1
2030	258,899	1,578	204	92.2	1,198	\$8.0	\$18.8	\$52,920	1.7	495.6	4.2	6.1
2031	262,024	1,566	206	93.3	1,183	\$8.3	\$19.5	\$53,249	1.7	496.1	4.3	6.1
2032	265,129	1,554	208	94.4	1,163	\$8.7	\$20.2	\$53,492	1.7	497.2	4.5	6.1
2033	268,211	1,542	209	95.6	1,155	\$9.0	\$20.9	\$53,810	1.7	498.6	4.6	6.1
2034	271,271	1,531	211	96.7	1,151	\$9.3	\$21.6	\$54,146	1.7	500.2	4.8	6.1
2035	274,301	1,520	212	97.8	1,143	\$9.7	\$22.4	\$54,496	1.7	501.5	4.9	6.1
2036	277,310	1,510	214	98.9	1,111	\$10.0	\$23.2	\$54,839	1.7	503.3	5.1	6.1
2037	280,302	1,500	215	99.9	1,103	\$10.4	\$24.0	\$55,207	1.7	505.1	5.3	6.1
2038	283,284	1,490	217	101.0	1,095	\$10.7	\$24.8	\$55,609	1.7	506.2	5.4	6.1
2039	286,257	1,480	218	102.0	1,087	\$11.1	\$25.7	\$56,034	1.7	507.4	5.6	6.1
2040	289,222	1,471	219	103.1	1,079	\$11.5	\$26.6	\$56,464	1.7	508.8	5.8	6.1

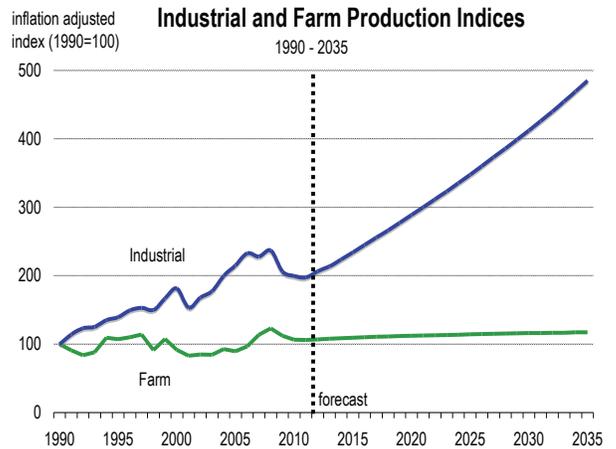
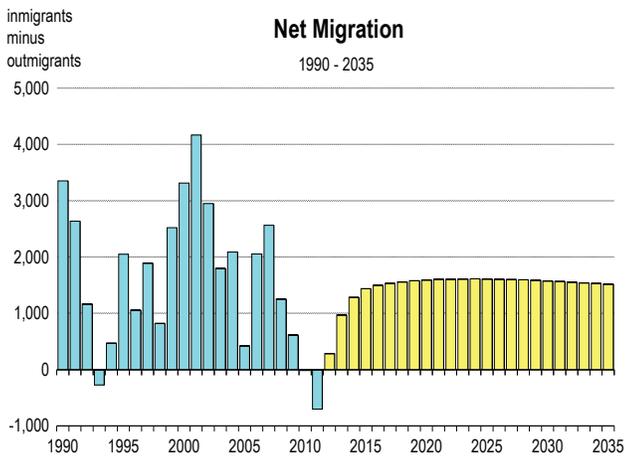
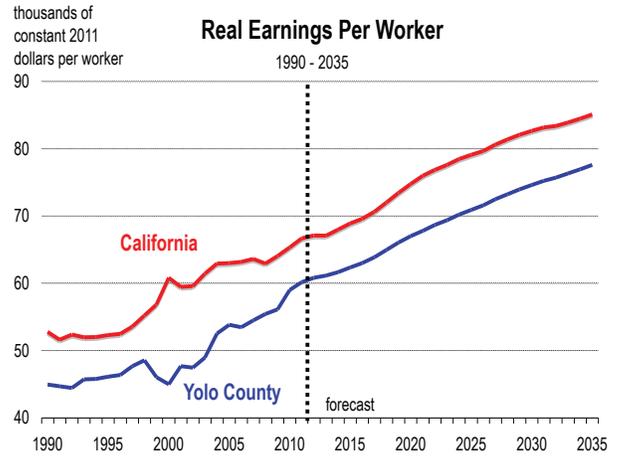
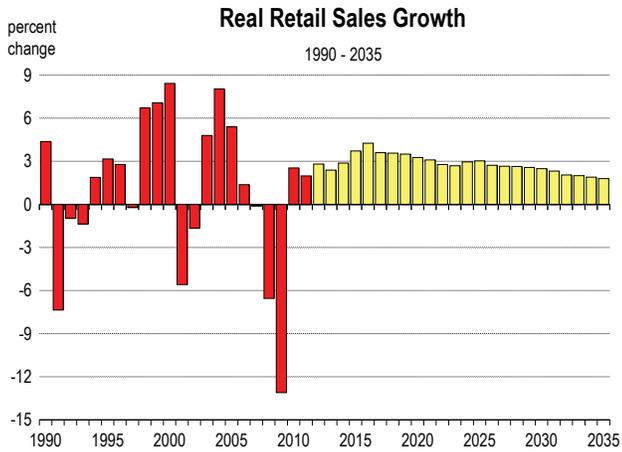


Yolo County Employment Forecast

2006-2011 History, 2012-2040 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2006	99.1	4.08	5.3	6.6	7.7	12.4	3.9	7.8	1.1	6.2	6.6	35.5
2007	101.9	4.28	5.5	6.0	8.0	13.0	4.3	8.1	1.2	6.6	6.6	36.2
2008	101.2	4.72	4.8	5.8	7.9	13.2	3.5	7.7	1.1	6.8	6.7	36.7
2009	97.3	4.85	4.0	5.2	6.9	12.3	3.5	7.1	1.0	6.8	6.7	36.8
2010	94.3	5.06	3.5	4.9	6.3	12.0	3.4	6.9	1.0	6.9	6.4	36.0
2011	93.3	5.20	3.3	4.9	6.0	12.1	3.2	6.8	1.0	7.1	6.4	35.1
2012	94.5	5.23	3.6	5.0	6.3	12.3	3.3	7.0	1.0	7.4	6.7	34.6
2013	96.3	5.25	3.9	5.1	6.6	12.5	3.3	7.3	1.0	7.6	6.9	34.6
2014	99.1	5.27	4.1	5.2	7.0	12.9	3.4	7.7	1.0	7.7	7.0	35.7
2015	101.8	5.29	4.2	5.3	7.4	13.3	3.4	7.9	1.1	7.9	7.2	36.5
2016	104.5	5.31	4.3	5.3	7.8	13.7	3.4	8.1	1.1	8.1	7.5	37.4
2017	106.5	5.33	4.4	5.3	8.1	14.1	3.5	8.3	1.1	8.3	7.7	38.1
2018	108.3	5.34	4.5	5.3	8.4	14.4	3.5	8.4	1.1	8.5	7.8	38.7
2019	109.9	5.36	4.6	5.3	8.8	14.6	3.5	8.5	1.1	8.6	7.9	39.2
2020	111.5	5.37	4.7	5.3	9.2	14.9	3.5	8.6	1.1	8.8	7.9	39.6
2021	113.0	5.38	4.8	5.4	9.7	15.1	3.5	8.7	1.1	8.9	7.9	39.9
2022	114.3	5.39	4.8	5.3	10.1	15.4	3.5	8.8	1.1	9.0	8.0	40.2
2023	115.6	5.40	4.9	5.4	10.5	15.6	3.5	8.9	1.1	9.2	8.0	40.5
2024	116.9	5.41	4.9	5.4	10.8	15.9	3.5	9.0	1.1	9.3	8.0	40.8
2025	118.1	5.42	4.9	5.4	11.1	16.2	3.5	9.2	1.2	9.5	8.0	41.1
2026	119.4	5.43	4.9	5.4	11.4	16.5	3.5	9.3	1.2	9.6	8.0	41.5
2027	120.6	5.44	5.0	5.4	11.6	16.7	3.5	9.4	1.2	9.8	8.1	41.8
2028	121.8	5.45	5.0	5.4	11.9	17.0	3.5	9.5	1.2	9.9	8.1	42.1
2029	123.0	5.46	5.0	5.4	12.1	17.2	3.5	9.7	1.2	10.1	8.2	42.4
2030	124.2	5.47	5.0	5.4	12.3	17.5	3.5	9.8	1.2	10.2	8.2	42.7
2031	125.4	5.47	5.0	5.4	12.6	17.7	3.5	9.9	1.2	10.4	8.3	43.0
2032	126.5	5.48	5.0	5.4	12.8	17.9	3.5	10.0	1.2	10.6	8.3	43.3
2033	127.6	5.48	5.0	5.4	13.0	18.2	3.5	10.1	1.3	10.7	8.4	43.6
2034	128.8	5.49	5.0	5.4	13.2	18.4	3.5	10.2	1.3	10.9	8.4	43.9
2035	129.9	5.50	5.0	5.4	13.4	18.6	3.5	10.3	1.3	11.1	8.5	44.2
2036	130.9	5.51	4.9	5.4	13.7	18.8	3.5	10.3	1.3	11.2	8.5	44.5
2037	132.1	5.52	4.9	5.4	13.9	19.0	3.5	10.4	1.3	11.4	8.6	44.8
2038	133.2	5.53	5.0	5.5	14.1	19.2	3.5	10.5	1.3	11.6	8.7	45.1
2039	134.4	5.54	5.0	5.5	14.3	19.4	3.5	10.6	1.3	11.8	8.7	45.4
2040	135.5	5.55	5.0	5.5	14.6	19.6	3.5	10.7	1.3	11.9	8.8	45.8





County Economic and Demographic Indicators

Projected Economic Growth (2012-2017)

Expected retail sales growth:	21.3 %
Expected job growth:	14.9 %
Fastest growing jobs sector:	Transportation, Warehousing & Utilities
Expected personal income growth:	23.3 %

Expected population growth:	7.8 %
Net migration to account for:	44.5 %
Expected growth in number of vehicles:	9.4 %

Demographics

Unemployment rate (March 2012)	14.2 %
County Rank* in California (58 counties):	32nd
Working age (16-64) population:	69.2 %

Population with B.A. Degree or higher:	38.3 %
Median Home Selling Price:	\$219,000
Median Household Income:	\$53,605

Quality of Life

Violent Crime rate (2010):	251 per 100,000 persons
County Rank* in California (58 counties):	13th
Average Commute Time to work (2012):	23.5 minutes

High School drop out rate (2009):	14.6 %
Households at/below poverty line:	8.7 %

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