

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 206,000 people and a total of 97,000 wage and salary jobs. The per capita income in Yolo County is \$43,084 and the average salary per worker is \$66,219.

Agriculture plays a significant role in the Yolo County economy. In recent years, total agricultural output has exceeded \$500 million. Tomatoes are the dominant crop, followed by wine grapes, rice, and alfalfa. In addition, because of its proximity to Sacramento – the state’s capital – Yolo County has a large number of government jobs.

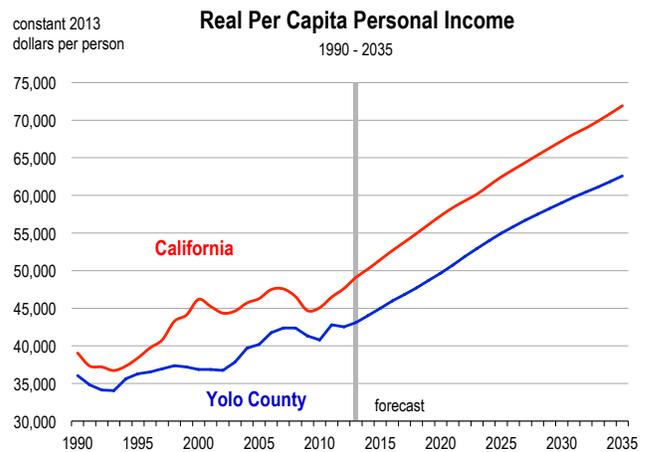
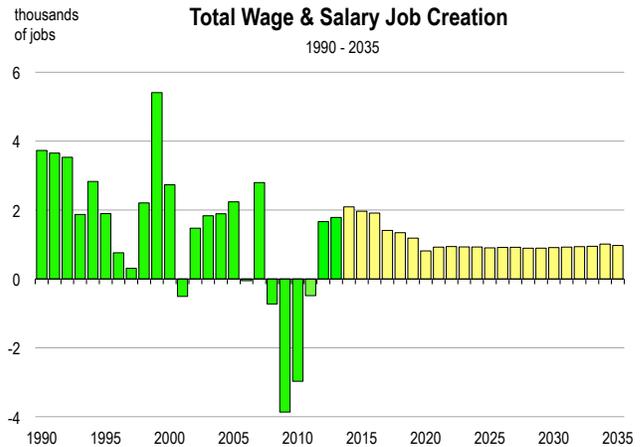
Employment across Northern California increased by 3.7 percent in 2013, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 2.6 percent. In Yolo County, 1,800 total wage and salary jobs were created, representing a growth rate of 1.9 percent. The unemployment rate improved substantially, falling from 11.3 percent in 2012 to 9.3 percent in 2013.

During 2013, most sectors were characterized by positive job growth. The largest increases were observed in construction (+370 jobs), education and healthcare (+370 jobs), leisure and hospitality (+280 jobs), and professional and business services (+240 jobs). Significant losses were not observed in any sector.

Between 2008 and 2013, the Yolo County population grew at an annual average rate of 0.9 percent. Net migration was low during this period, averaging just 420 individuals per year. Net migration should increase over the next five years, but will remain well below the levels that prevailed before the recent recession.

FORECAST HIGHLIGHTS

- In 2014, total employment will rise by 2.2 percent. Job growth is forecasted to average 1.5 percent annually from 2014 to 2019.
- Average salaries are currently below the California state average, and will remain so over the forecast period. In Yolo County, inflation-adjusted salaries are expected to rise by an average of 0.9 percent per year from 2014 to 2019.
- Between 2014 and 2019, the sectors adding the most jobs will be government (+1,600 jobs), professional and business services (+1,500 jobs), education and healthcare (+1,000 jobs), and construction (+750 jobs). Together, these sectors will account for 62 percent of net job creation in the county.
- Population growth will average 0.9 percent per year between 2014 and 2019.

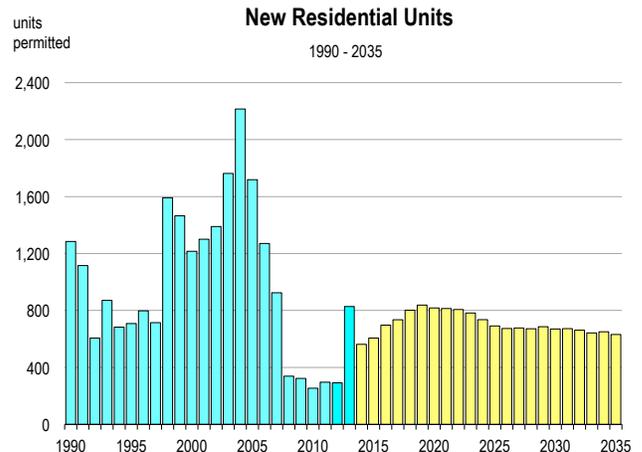
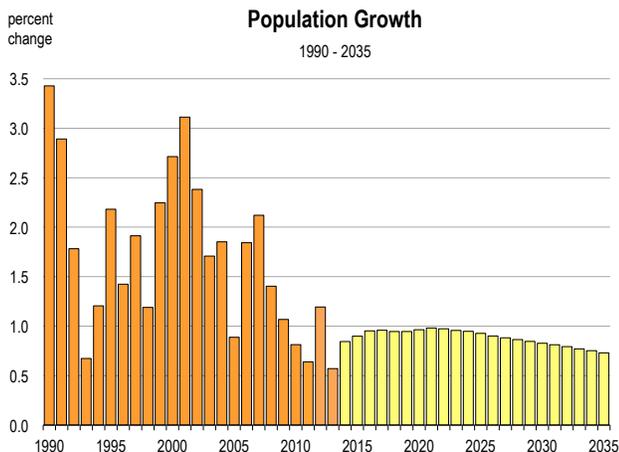


- Over the forecast period, net migration is expected to be positive but low. From 2014 to 2019, an average of 750 net migrants will enter the county each year.
- Real per capita income will increase by 2.2 percent in 2014. Between 2014 and 2019, real per capita income is forecast to grow by an average rate of 2.0 percent.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 2.9 percent per year over the 2014-2019 period.
- Industrial production is forecasted to increase by 2.3 percent in 2014. From 2014 to 2019, the growth rate of industrial production is expected to average 3.1 percent per year.

Yolo County Economic Forecast

2006-2013 History, 2014-2040 Forecast

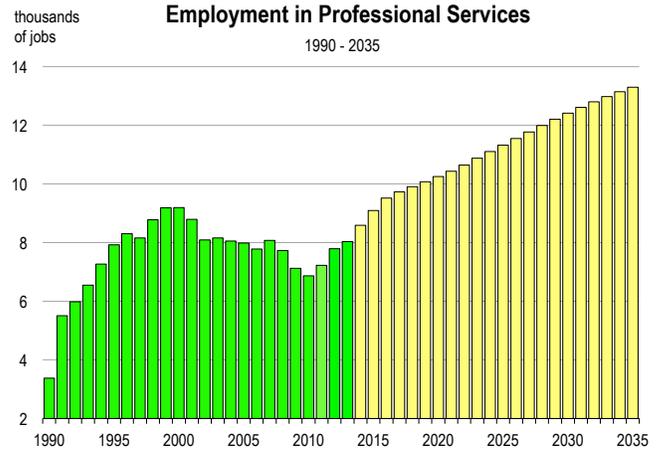
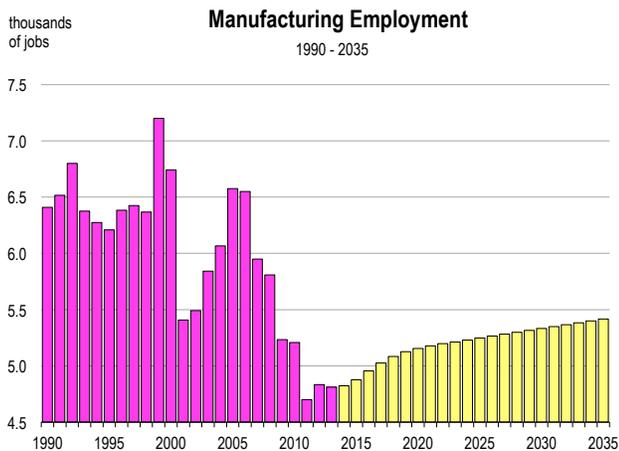
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2006	190,809	2,055	167	67.6	1,270	\$3.2	\$6.8	\$41,740	3.2	433.8	2.4	5.2
2007	194,854	2,564	169	68.7	924	\$3.3	\$7.3	\$42,385	3.4	510.6	2.4	5.7
2008	197,589	1,254	169	69.9	338	\$3.3	\$7.6	\$42,385	3.0	552.1	2.4	7.4
2009	199,697	615	171	70.5	323	\$2.9	\$7.6	\$41,330	0.8	504.3	2.1	11.3
2010	201,321	312	170	69.8	254	\$2.9	\$7.6	\$40,777	1.3	477.7	2.1	12.7
2011	202,607	73	167	69.9	297	\$3.2	\$8.3	\$42,809	2.7	576.2	2.0	12.5
2012	205,025	1,237	168	70.2	292	\$3.5	\$8.5	\$42,539	2.7	659.9	2.0	11.3
2013	206,195	-149	173	70.4	828	\$3.7	\$8.9	\$43,084	2.2	678.1	2.1	9.3
2014	207,936	554	175	71.2	562	\$3.9	\$9.4	\$44,021	2.7	689.0	2.1	8.5
2015	209,804	672	176	71.8	606	\$4.1	\$10.0	\$44,988	3.2	697.7	2.2	7.6
2016	211,801	783	178	72.3	697	\$4.4	\$10.6	\$45,976	3.1	708.3	2.3	6.8
2017	213,831	793	180	73.0	735	\$4.6	\$11.2	\$46,814	2.3	719.8	2.4	6.6
2018	215,853	760	182	73.7	802	\$4.8	\$11.8	\$47,717	2.2	732.0	2.5	6.4
2019	217,894	750	184	74.5	838	\$5.1	\$12.4	\$48,707	2.3	745.6	2.6	6.3
2020	219,993	786	186	75.3	818	\$5.3	\$13.1	\$49,662	2.3	755.9	2.7	6.3
2021	222,152	828	188	76.1	814	\$5.6	\$13.8	\$50,728	2.4	762.5	2.7	6.4
2022	224,314	822	190	76.9	807	\$5.9	\$14.6	\$51,876	2.5	772.1	2.8	6.3
2023	226,460	807	191	77.7	782	\$6.1	\$15.4	\$52,928	2.4	783.4	2.9	6.3
2024	228,605	820	192	78.4	736	\$6.4	\$16.2	\$53,982	2.4	797.0	3.0	6.3
2025	230,724	816	193	79.1	691	\$6.7	\$17.1	\$54,973	2.4	811.8	3.1	6.3
2026	232,801	798	195	79.8	674	\$7.0	\$18.0	\$55,851	2.4	826.1	3.2	6.3
2027	234,854	793	196	80.4	677	\$7.4	\$18.8	\$56,696	2.4	839.3	3.3	6.2
2028	236,884	786	197	81.1	672	\$7.7	\$19.7	\$57,502	2.4	853.0	3.4	6.2
2029	238,887	773	199	81.7	686	\$8.1	\$20.7	\$58,275	2.4	866.4	3.5	6.2
2030	240,862	761	200	82.4	670	\$8.5	\$21.6	\$59,026	2.4	875.8	3.6	6.2
2031	242,817	749	202	83.0	673	\$8.9	\$22.6	\$59,760	2.4	881.6	3.7	6.2
2032	244,743	729	205	83.7	662	\$9.3	\$23.6	\$60,445	2.4	891.9	3.8	6.2
2033	246,627	703	207	84.3	642	\$9.8	\$24.6	\$61,129	2.4	905.4	3.9	6.2
2034	248,482	685	209	85.0	650	\$10.2	\$25.7	\$61,848	2.4	921.0	4.1	6.2
2035	250,295	660	211	85.6	632	\$10.7	\$26.8	\$62,576	2.4	935.2	4.2	6.2
2036	252,076	643	213	86.2	642	\$11.2	\$28.0	\$63,319	2.4	953.5	4.3	6.2
2037	253,822	626	215	86.8	631	\$11.7	\$29.2	\$64,078	2.4	972.5	4.5	6.2
2038	255,538	610	216	87.4	634	\$12.2	\$30.5	\$64,855	2.4	984.4	4.6	6.2
2039	257,224	595	218	88.0	629	\$12.7	\$31.8	\$65,665	2.4	998.4	4.8	6.2
2040	258,897	597	219	88.6	601	\$13.3	\$33.2	\$66,488	2.4	1013.7	4.9	6.2

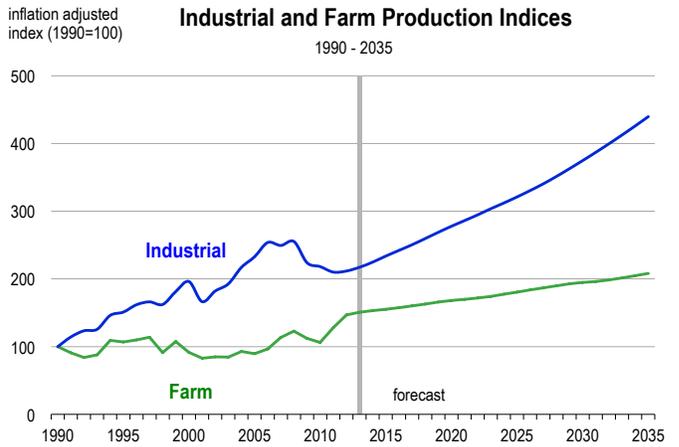
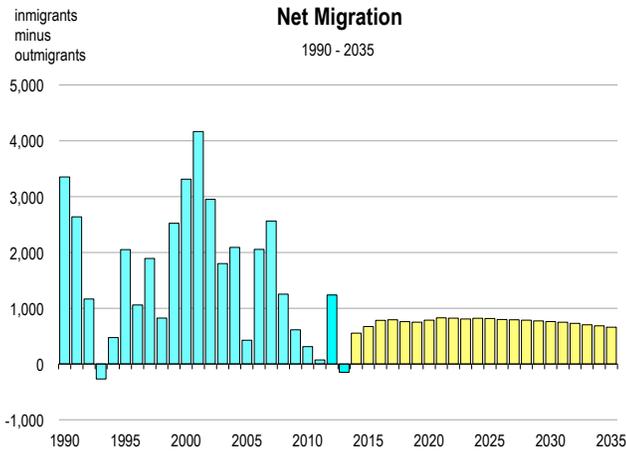
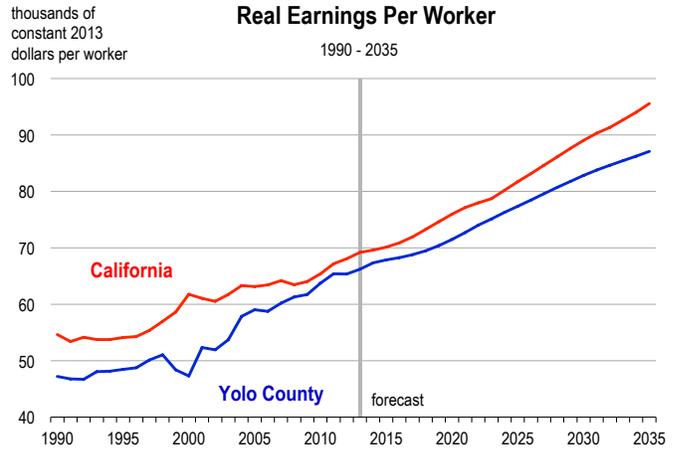


Yolo County Employment Forecast

2006-2013 History, 2014-2040 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	94.4	4.85	3.5	5.2	6.4	11.9	3.1	6.9	1.0	6.9	6.4	36.2
2011	93.9	5.09	3.3	4.7	6.4	12.1	2.9	7.2	1.0	6.8	6.3	36.0
2012	95.5	5.39	3.2	4.8	6.3	12.0	2.9	7.8	1.0	7.1	6.8	36.1
2013	97.3	5.48	3.5	4.8	6.5	12.1	3.0	8.0	1.0	7.4	7.1	36.2
2014	99.4	5.54	3.7	4.8	6.6	12.2	3.0	8.6	1.0	7.8	7.3	36.5
2015	101.4	5.58	3.9	4.9	6.7	12.4	3.1	9.1	1.0	8.0	7.5	36.9
2016	103.3	5.63	4.1	5.0	6.7	12.6	3.1	9.5	1.0	8.2	7.7	37.2
2017	104.7	5.69	4.2	5.0	6.8	12.7	3.1	9.7	1.0	8.4	7.9	37.5
2018	106.1	5.75	4.4	5.1	6.9	12.9	3.1	9.9	1.1	8.6	8.1	37.8
2019	107.2	5.81	4.5	5.1	6.9	13.0	3.1	10.1	1.1	8.8	8.1	38.2
2020	108.1	5.86	4.6	5.2	7.0	13.1	3.1	10.3	1.1	8.9	8.2	38.2
2021	109.0	5.89	4.6	5.2	7.1	13.1	3.1	10.4	1.1	9.1	8.2	38.5
2022	109.9	5.94	4.7	5.2	7.1	13.2	3.1	10.6	1.1	9.3	8.2	38.7
2023	110.9	5.99	4.7	5.2	7.2	13.3	3.1	10.9	1.1	9.5	8.2	38.9
2024	111.8	6.05	4.8	5.2	7.3	13.4	3.1	11.1	1.1	9.7	8.2	39.1
2025	112.7	6.11	4.8	5.2	7.3	13.5	3.1	11.3	1.1	9.8	8.2	39.3
2026	113.6	6.17	4.8	5.3	7.4	13.5	3.1	11.5	1.1	10.0	8.2	39.6
2027	114.5	6.23	4.8	5.3	7.4	13.6	3.1	11.8	1.2	10.2	8.3	39.8
2028	115.4	6.29	4.8	5.3	7.5	13.7	3.1	12.0	1.2	10.3	8.3	40.0
2029	116.3	6.34	4.8	5.3	7.5	13.8	3.1	12.2	1.2	10.5	8.3	40.3
2030	117.2	6.38	4.8	5.3	7.6	13.8	3.1	12.4	1.2	10.6	8.3	40.6
2031	118.2	6.40	4.8	5.3	7.7	13.9	3.1	12.6	1.2	10.8	8.3	40.9
2032	119.1	6.44	4.8	5.4	7.7	14.0	3.1	12.8	1.2	10.9	8.3	41.2
2033	120.0	6.49	4.8	5.4	7.8	14.0	3.1	13.0	1.2	11.1	8.3	41.6
2034	121.1	6.55	4.8	5.4	7.8	14.1	3.1	13.1	1.2	11.3	8.4	42.0
2035	122.0	6.61	4.8	5.4	7.8	14.2	3.2	13.3	1.2	11.4	8.4	42.4
2036	123.0	6.68	4.8	5.4	7.9	14.2	3.2	13.5	1.2	11.6	8.4	42.8
2037	124.0	6.75	4.8	5.5	7.9	14.3	3.2	13.6	1.3	11.7	8.4	43.2
2038	125.0	6.79	4.8	5.5	8.0	14.4	3.2	13.8	1.3	11.9	8.4	43.5
2039	125.9	6.84	4.8	5.5	8.0	14.4	3.2	13.9	1.3	12.1	8.4	43.9
2040	126.9	6.89	4.8	5.5	8.1	14.5	3.2	14.1	1.3	12.2	8.4	44.3





County Economic and Demographic Indicators

Projected Economic Growth (2014-2019)

Expected retail sales growth:	13.4%
Expected job growth:	7.9%
Fastest growing jobs sector:	Construction
Expected personal income growth:	15.9%

Expected population growth:	4.8%
Net migration to account for:	37.7%
Expected growth in number of vehicles:	5.2%

Demographics (2014)

Unemployment rate (April 2014):	13.1%
County rank* in California (58 counties):	52nd
Working age (16-64) population:	69.9%

Population with B.A. or higher:	37.4%
Median home selling price (2013):	\$290,000
Median household income:	\$53,621

Quality of Life

Violent crime rate (2012):	264 per 100,000 persons
County rank* in California (58 counties):	14th
Average commute time to work (2014):	24.7 minutes

High school drop out rate (2012):	9.9%
Households at/below poverty line (2014):	11.8%

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