

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 1,165 residents. It also has the smallest employment base with just 700 wage and salary jobs. Many of these jobs are filled by residents of El Dorado and Calaveras counties in California, and Douglas County in Nevada. The income per capita in Alpine County is \$63,442 and the average salary per worker is \$69,215.

In 2015, Alpine County gained a total of 20 wage and salary jobs, representing an increase of 2.9 percent. The unemployment rate improved slightly, falling from 8.2 percent in 2014 to 8.0 percent in 2015.

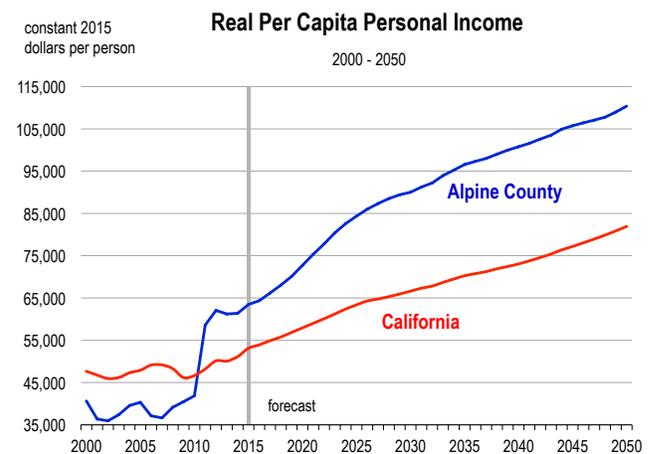
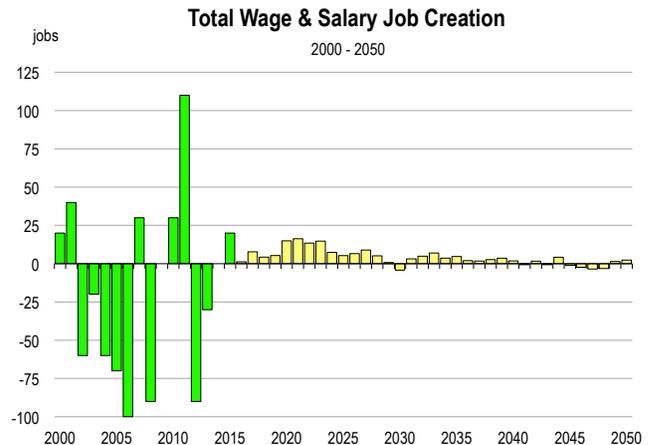
Over the course of the year, the county gained 10 jobs in the goods producing industries, and also gained 10 jobs in the government sector. The services sector, which accounts for half of total employment in the county, was flat.

The services sector is dominated by Kirkwood Mountain Resort, which employs 700 people during the winter season and approximately 150 people during the summer months. An estimated 400,000 people visit the resort every year.

Between 2010 and 2015, the population of Alpine County was virtually unchanged. Net migration was flat, as the number of residents moving out of the county was offset by new residents moving in. The natural increase was also flat, with the number of births approximately equal to the number of deaths.

FORECAST HIGHLIGHTS

- From 2016 to 2021, employment growth is expected to average 1.3 percent per year. This will result in approximately 10 new jobs per year.
- Average salaries are approximately equal to the California state average, but will begin to surpass the state average during the forecast period. In Alpine County, inflation-adjusted salaries are expected to increase by an average of 2.8 percent per year from 2016 to 2021, compared to annual growth of 2.2 percent across the state.
- Between 2016 and 2021, the largest employment gains will occur in the services sector. The services sector (largely recreation services) is expected to add an average of 8 jobs per year, representing 76 percent of net job creation in the county.
- The population of Alpine County is expected to increase by 0.3 percent per year over the 2016-2021 period – approximately 4 new residents per year.
- Net migration will account for all of the population growth during this time period, as the natural increase will continue to be flat (the number of births will equal the number of deaths).
- Real per capita income is forecasted to rise by 3.2 percent per year between 2016 and 2021.
- Total taxable sales, adjusted for inflation, are expected to increase by an average of 1.3 percent per year between 2016 and 2021.
- From 2016 to 2021, industrial production will increase by an average of 1.9 percent per year.

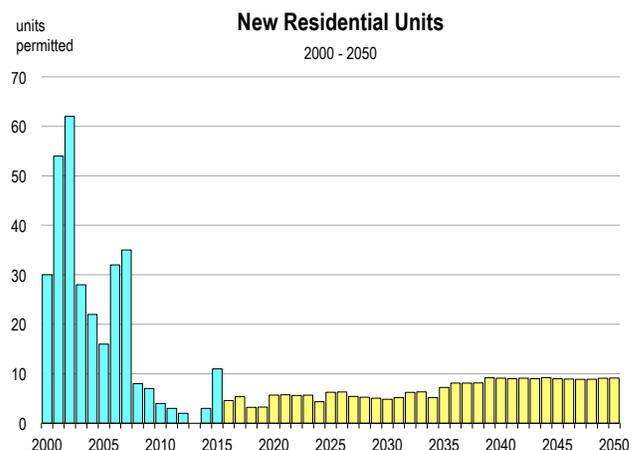
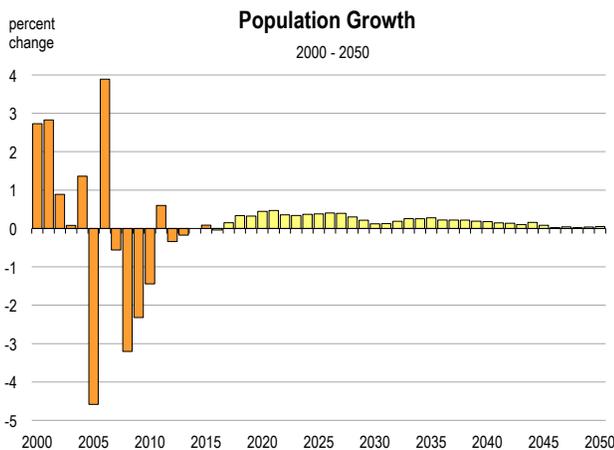


Alpine County Economic Forecast

2010-2015 History, 2016-2050 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	\$23	\$44.29	\$41,890	1.3	0.0	4.6	13.2
2011	1,170	12	1.9	0.5	3	\$23	\$64.00	\$58,619	2.7	0.0	2.1	13.1
2012	1,166	0	2.0	0.5	2	\$26	\$69.05	\$62,070	2.7	0.0	4.5	11.4
2013	1,164	0	2.9	0.5	0	\$30	\$68.95	\$61,205	2.3	0.0	2.4	9.8
2014	1,164	0	3.6	0.5	3	\$35	\$70.43	\$61,390	2.8	0.0	4.7	8.2
2015	1,165	0	4.4	0.5	11	\$45	\$73.91	\$63,442	2.6	0.0	7.2	8.0
2016	1,165	-2	4.4	0.5	5	\$46	\$76.88	\$64,377	2.7	0.0	7.5	6.8
2017	1,166	1	4.3	0.5	5	\$48	\$81.73	\$66,175	3.4	0.0	7.6	6.2
2018	1,170	3	4.3	0.5	3	\$50	\$87.05	\$68,052	3.4	0.0	7.7	6.5
2019	1,174	3	4.3	0.5	3	\$52	\$92.58	\$70,130	3.0	0.0	7.9	6.5
2020	1,179	5	4.3	0.5	6	\$54	\$99.12	\$72,725	3.0	0.0	8.1	6.5
2021	1,185	5	4.3	0.5	6	\$57	\$106.04	\$75,358	2.9	0.0	8.2	6.5
2022	1,189	5	4.3	0.5	6	\$60	\$112.82	\$77,791	2.9	0.0	8.4	6.4
2023	1,193	5	4.4	0.5	6	\$62	\$120.04	\$80,383	2.8	0.0	8.6	6.3
2024	1,197	6	4.3	0.5	4	\$65	\$126.86	\$82,609	2.6	0.0	8.8	6.3
2025	1,202	6	4.4	0.5	6	\$68	\$133.00	\$84,324	2.5	0.0	9.0	6.1
2026	1,207	6	4.4	0.5	6	\$71	\$139.26	\$85,999	2.5	0.0	9.2	6.0
2027	1,212	6	4.4	0.5	5	\$74	\$145.83	\$87,343	2.9	0.0	9.4	6.0
2028	1,215	6	4.4	0.5	5	\$77	\$151.95	\$88,523	2.7	0.0	9.7	6.0
2029	1,218	5	4.5	0.5	5	\$80	\$157.38	\$89,434	2.5	0.0	10.0	6.0
2030	1,219	5	4.5	0.5	5	\$82	\$162.01	\$89,974	2.4	0.0	10.3	6.0
2031	1,221	5	4.5	0.5	5	\$85	\$167.89	\$91,204	2.3	0.0	10.6	5.9
2032	1,223	6	4.6	0.5	6	\$87	\$173.97	\$92,209	2.5	0.0	10.9	5.9
2033	1,226	6	4.6	0.5	6	\$90	\$181.05	\$93,932	2.1	0.0	11.2	5.9
2034	1,229	6	4.7	0.5	5	\$93	\$187.86	\$95,219	2.3	0.0	11.5	5.9
2035	1,233	6	4.7	0.5	7	\$96	\$195.28	\$96,581	2.4	0.0	11.9	5.9
2036	1,235	6	4.7	0.5	8	\$99	\$202.31	\$97,309	2.8	0.0	12.2	6.0
2037	1,238	5	4.8	0.5	8	\$103	\$209.71	\$98,003	2.9	0.0	12.6	5.9
2038	1,241	5	4.8	0.5	8	\$106	\$217.66	\$99,021	2.7	0.0	13.0	5.9
2039	1,243	5	4.9	0.5	9	\$110	\$226.09	\$99,962	2.9	0.0	13.4	5.9
2040	1,245	5	4.9	0.5	9	\$114	\$234.30	\$100,786	2.8	0.0	13.8	5.9
2041	1,247	5	4.9	0.5	9	\$117	\$242.10	\$101,550	2.6	0.0	14.2	5.9
2042	1,249	5	5.0	0.5	9	\$121	\$250.55	\$102,595	2.5	0.0	14.6	5.9
2043	1,250	4	5.0	0.5	9	\$125	\$258.53	\$103,476	2.4	0.0	15.0	5.9
2044	1,252	5	5.1	0.5	9	\$128	\$267.88	\$104,948	2.2	0.0	15.5	5.9
2045	1,253	4	5.1	0.5	9	\$132	\$275.96	\$105,698	2.4	0.0	15.9	5.9
2046	1,254	3	5.2	0.5	9	\$136	\$283.75	\$106,420	2.3	0.0	16.4	5.9
2047	1,254	4	5.2	0.5	9	\$139	\$291.51	\$107,039	2.3	0.0	16.9	5.9
2048	1,254	3	5.3	0.5	9	\$143	\$299.72	\$107,762	2.3	0.0	17.4	5.9
2049	1,255	4	5.3	0.5	9	\$147	\$309.61	\$108,987	2.3	0.0	18.0	5.8
2050	1,256	4	5.4	0.5	9	\$151	\$320.21	\$110,345	2.3	0.0	18.5	5.8

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



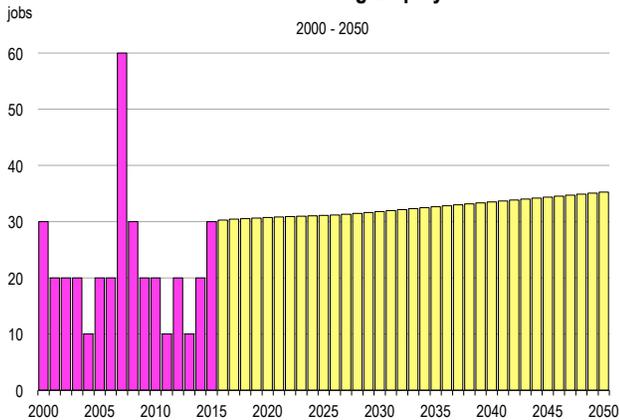
Alpine County Employment Forecast

2010-2015 History, 2016-2050 Forecast

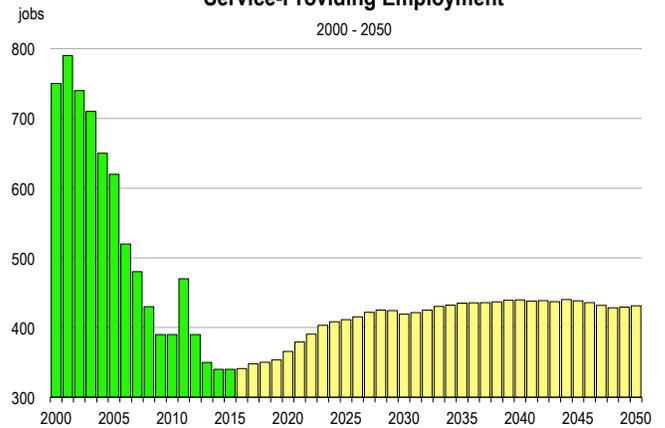
	Total Wage & Salary*	Goods Producing	Service Providing	Government
-----employment (thousands of jobs)-----				
2010	0.69	0.02	0.39	0.28
2011	0.80	0.01	0.47	0.32
2012	0.71	0.02	0.39	0.30
2013	0.68	0.01	0.35	0.32
2014	0.68	0.02	0.34	0.32
2015	0.70	0.03	0.34	0.33
2016	0.70	0.03	0.34	0.33
2017	0.71	0.03	0.35	0.33
2018	0.71	0.03	0.35	0.33
2019	0.72	0.03	0.35	0.33
2020	0.73	0.03	0.37	0.34
2021	0.75	0.03	0.38	0.34
2022	0.76	0.03	0.39	0.34
2023	0.78	0.03	0.40	0.34
2024	0.79	0.03	0.41	0.35
2025	0.79	0.03	0.41	0.35
2026	0.80	0.03	0.42	0.35
2027	0.81	0.03	0.42	0.35
2028	0.81	0.03	0.43	0.35
2029	0.81	0.03	0.42	0.36
2030	0.81	0.03	0.42	0.36
2031	0.81	0.03	0.42	0.36
2032	0.82	0.03	0.42	0.36
2033	0.82	0.03	0.43	0.36
2034	0.83	0.03	0.43	0.36
2035	0.83	0.03	0.44	0.36
2036	0.83	0.03	0.44	0.36
2037	0.83	0.03	0.44	0.37
2038	0.84	0.03	0.44	0.37
2039	0.84	0.03	0.44	0.37
2040	0.84	0.03	0.44	0.37
2041	0.84	0.03	0.44	0.37
2042	0.84	0.03	0.44	0.37
2043	0.84	0.03	0.44	0.37
2044	0.85	0.03	0.44	0.37
2045	0.85	0.03	0.44	0.37
2046	0.84	0.03	0.44	0.37
2047	0.84	0.03	0.43	0.37
2048	0.84	0.03	0.43	0.37
2049	0.84	0.04	0.43	0.37
2050	0.84	0.04	0.43	0.37

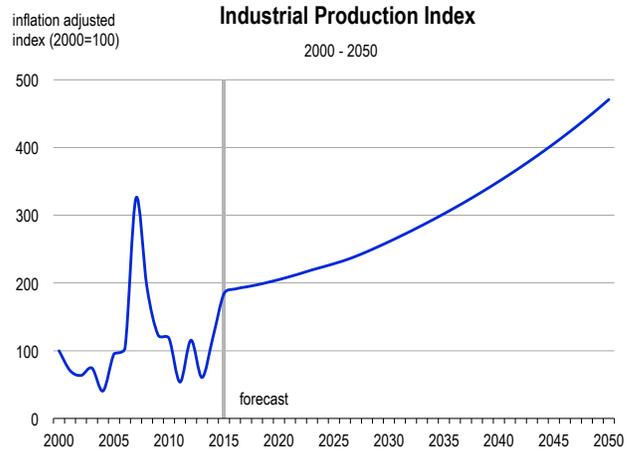
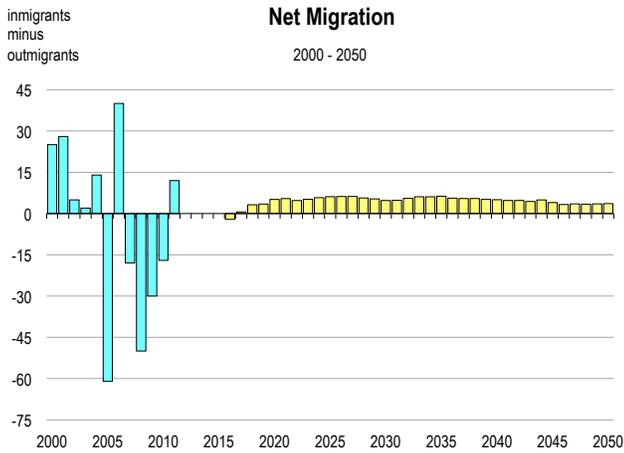
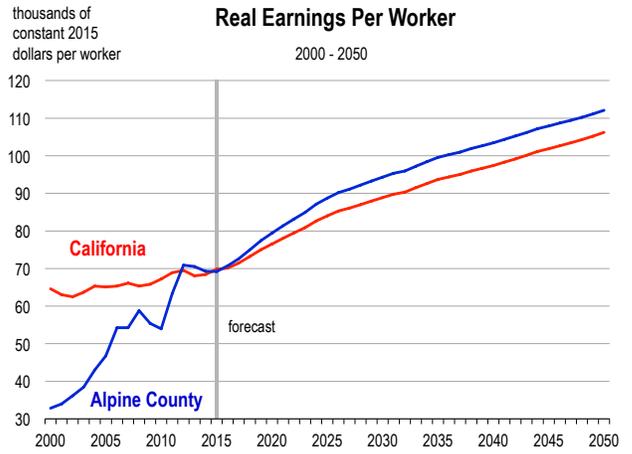
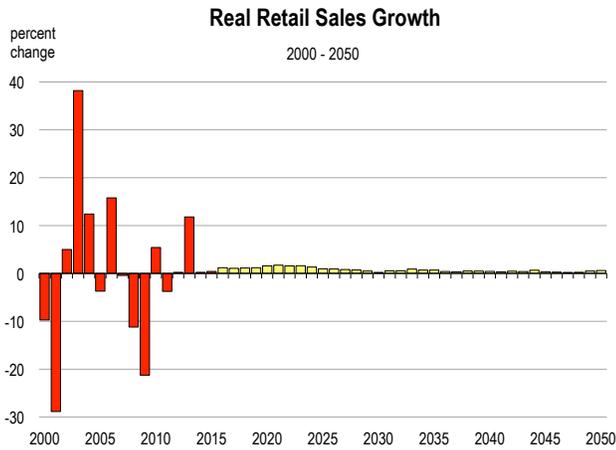
*Alpine County farm data is included with El Dorado County farm employment

Goods-Producing Employment



Service-Providing Employment





County Economic and Demographic Indicators

Projected Economic Growth (2016-2021)

Expected retail sales growth:	6.8%
Expected job growth:	6.9%
Fastest growing jobs sector:	Services
Expected personal income growth:	19.1%

Expected population growth:	1.7%
Net migration to account for:	100%
Expected growth in number of vehicles:	-1.6%

Demographics (2016)

Unemployment rate (April 2016):	6.0%
County rank* in California (58 counties):	29th
Working age (16-64) population:	62.6%

Population with B.A. degree or higher:	32.2%
Median home selling price (2015):	\$219,800
Median household income:	\$59,149

Quality of Life

Violent crime rate (2014):	344 per 100,000 persons
County rank* in California (58 counties):	26th
Average commute time to work (2016):	26.0 minutes

High school drop out rate (2015):	5.1%
Households at/below poverty line (2016):	6.3%

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