

# SUTTER COUNTY ECONOMIC FORECAST

Sutter County, the birthplace of the seedless grape, is located along the Sacramento River in the Central Valley of California. The county is home to the Sutter Buttes, the "World's Smallest Mountain Range." Sutter County has a population of 95,400 people and a total of 27,000 wage and salary jobs. The per capita income in Sutter County is \$34,675 and the average salary per worker is \$41,892. The largest employers in the county are the public sector, the wholesale and retail trade industry, the agricultural sector, and the education and healthcare industry. Combined, they account for 64 percent of total wage and salary employment.

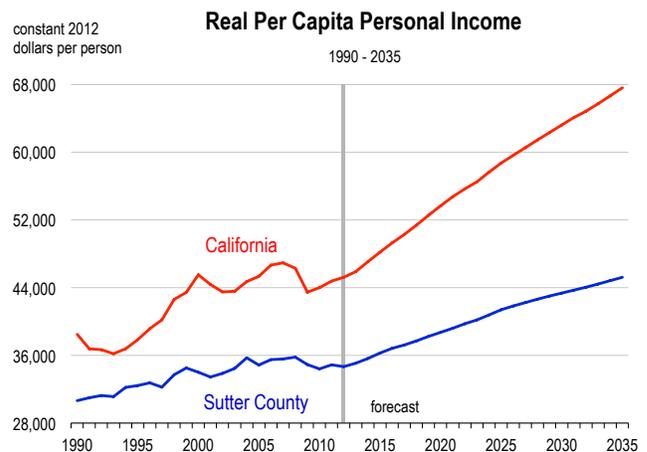
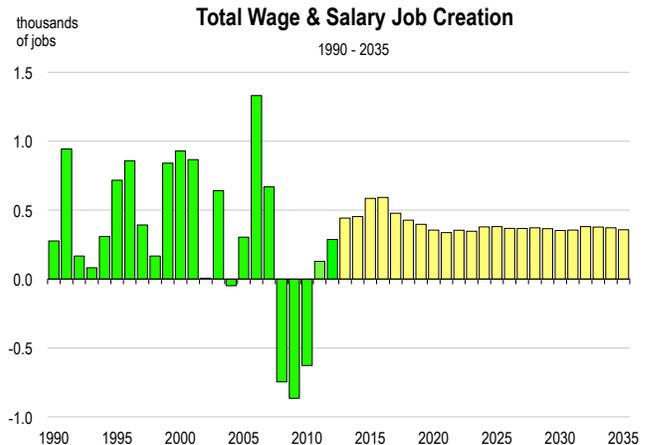
Employment across Northern California increased by 2.4 percent in 2012, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) increased by 1.7 percent. In Sutter County, 287 wage and salary jobs were created, representing a growth rate of 1.1 percent. The non-farm sector gained 237 jobs, while the farm sector added 50 positions. The unemployment rate improved substantially, falling from 19.0 percent in 2011 to 17.6 percent in 2012.

In 2012, most sectors were characterized by positive job growth. The largest gains were observed in professional and business services (+125 jobs), wholesale and retail trade (+98 jobs), and agriculture (+50 jobs). The largest losses occurred in construction (-75 jobs) and government (-36 jobs).

The population in Sutter County grew by an annual average rate of 0.6 percent between 2007 and 2012. This was entirely the result of the natural increase (new births), as net migration was negative.

## FORECAST HIGHLIGHTS

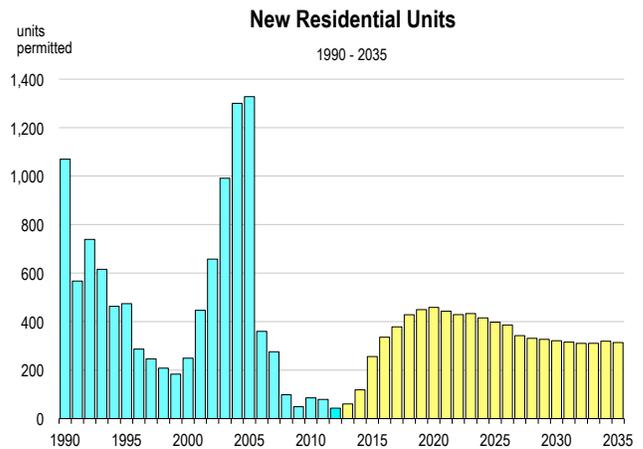
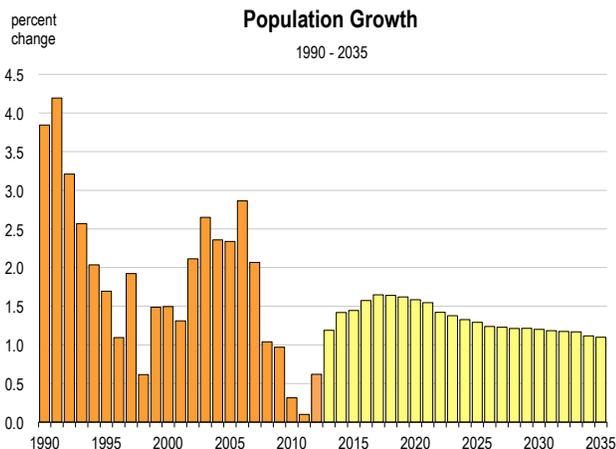
- Job growth is expected to accelerate in 2013, as total employment increases by 1.6 percent. Over the 2013-2018 period, growth will average 1.8 percent per year. Non-farm growth is expected to average 2.1 percent.
- The average salary per worker is currently below the California state average, and is expected to remain so over the forecast period. Adjusted for inflation, the average salary is projected to increase by 1.3 percent per year from 2013 to 2018.
- Between 2013 and 2018, the principal employment growth will occur in transportation and utilities, wholesale and retail trade, education and healthcare, and government. Together, these sectors are expected to account for 68 percent of net job creation in the county.
- Population growth will accelerate, but will not return to the high rates that occurred over much of the past few decades. Annual growth in the 2013-2018 period will average 1.5 percent per year, one of the fastest rates in the state.
- Net migration will turn positive in 2013, resulting in approximately 510 net in-migrants. Between 2013 and 2018, an average of 850 net migrants will enter the county each year, accounting for 55 percent of total population growth.
- From 2013 to 2018, real per capita incomes are projected to rise by 1.5 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by 2.5 percent per year between 2013 and 2018.
- From 2013 to 2018, the growth rate of industrial production is expected to average 3.9 percent per year.
- Adjusted for inflation, farm production is forecast to decline by an average of 0.7 percent per year between 2013 and 2018. The principal crop in the county is rice.



# Sutter County Economic Forecast

## 2006-2012 History, 2013-2040 Forecast

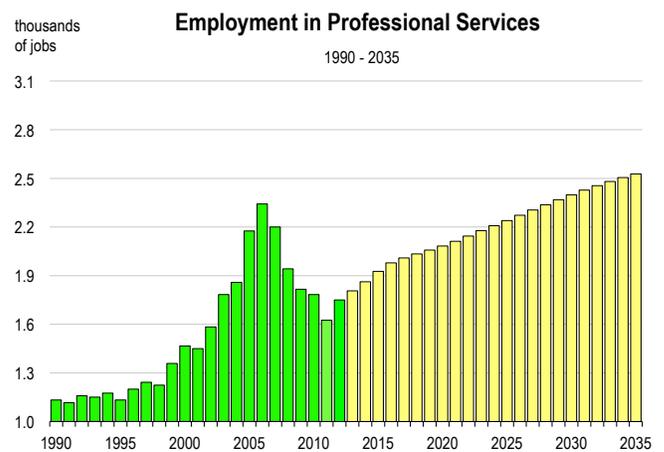
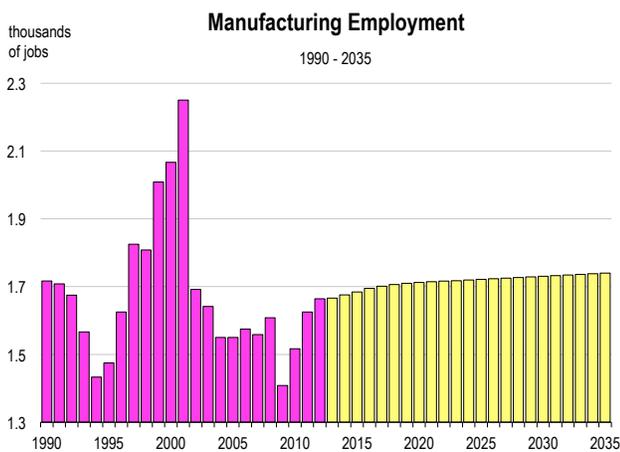
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	90,628	1,756	92.6	30.5	360	\$1.43	\$2.81	\$35,485	3.3	411	397	9.0
2007	92,502	960	93.3	31.0	276	\$1.41	\$2.97	\$35,567	3.2	419	426	9.7
2008	93,465	166	92.8	31.3	98	\$1.29	\$3.11	\$35,786	3.1	536	543	12.3
2009	94,372	134	93.4	31.4	49	\$1.18	\$3.09	\$34,904	0.9	507	429	16.8
2010	94,669	-439	93.9	31.4	86	\$1.21	\$3.09	\$34,410	1.2	549	436	19.5
2011	94,764	-565	92.4	31.5	79	\$1.31	\$3.22	\$34,885	2.6	562	532	19.0
2012	95,351	-118	91.5	31.5	43	\$1.37	\$3.31	\$34,675	2.7	564	545	17.6
2013	96,484	507	92.7	31.6	60	\$1.42	\$3.46	\$35,062	2.3	556	573	15.7
2014	97,853	709	94.3	31.6	119	\$1.49	\$3.66	\$35,633	2.7	552	596	14.4
2015	99,267	744	96.0	31.7	256	\$1.56	\$3.86	\$36,257	2.1	540	620	12.8
2016	100,830	883	97.7	32.0	336	\$1.64	\$4.08	\$36,817	2.4	540	644	11.7
2017	102,491	963	99.1	32.3	378	\$1.72	\$4.28	\$37,231	2.1	538	669	11.3
2018	104,172	964	100.5	32.7	428	\$1.80	\$4.50	\$37,708	2.1	536	695	11.0
2019	105,860	956	101.8	33.1	449	\$1.89	\$4.73	\$38,243	2.1	537	723	10.8
2020	107,538	933	103.1	33.6	459	\$1.97	\$4.97	\$38,717	2.1	522	750	10.6
2021	109,200	910	104.6	34.0	443	\$2.06	\$5.23	\$39,204	2.2	506	776	10.1
2022	110,752	794	105.9	34.5	429	\$2.15	\$5.50	\$39,727	2.3	507	801	9.5
2023	112,278	768	107.1	34.9	433	\$2.24	\$5.77	\$40,191	2.3	506	823	9.2
2024	113,768	728	108.2	35.3	415	\$2.35	\$6.07	\$40,788	2.4	507	849	9.0
2025	115,237	709	109.3	35.7	398	\$2.47	\$6.39	\$41,379	2.4	506	875	8.9
2026	116,664	662	110.3	36.1	386	\$2.59	\$6.70	\$41,844	2.5	499	902	8.8
2027	118,097	667	111.3	36.5	342	\$2.71	\$7.02	\$42,240	2.5	490	929	8.7
2028	119,529	661	112.3	36.8	331	\$2.83	\$7.35	\$42,637	2.5	486	957	8.6
2029	120,980	675	113.3	37.2	327	\$2.96	\$7.69	\$43,005	2.5	479	985	8.4
2030	122,432	669	114.3	37.5	321	\$3.09	\$8.04	\$43,359	2.5	463	1015	8.3
2031	123,882	657	115.3	37.8	315	\$3.23	\$8.40	\$43,720	2.5	447	1045	8.2
2032	125,335	652	116.2	38.1	310	\$3.38	\$8.78	\$44,052	2.5	450	1077	8.1
2033	126,800	655	117.2	38.4	311	\$3.53	\$9.18	\$44,416	2.5	450	1109	8.0
2034	128,216	598	118.1	38.7	319	\$3.69	\$9.59	\$44,815	2.5	449	1142	7.9
2035	129,625	590	119.0	39.0	314	\$3.86	\$10.03	\$45,219	2.5	441	1176	7.8
2036	130,974	528	119.8	39.3	306	\$4.02	\$10.49	\$45,640	2.5	444	1211	7.7
2037	132,317	527	120.7	39.6	301	\$4.20	\$10.96	\$46,069	2.5	440	1247	7.6
2038	133,597	467	121.5	39.9	294	\$4.38	\$11.46	\$46,536	2.5	421	1285	7.5
2039	134,803	402	122.2	40.2	287	\$4.56	\$11.98	\$47,054	2.5	420	1323	7.4
2040	135,955	356	122.9	40.5	280	\$4.75	\$12.52	\$47,601	2.4	417	1362	7.3

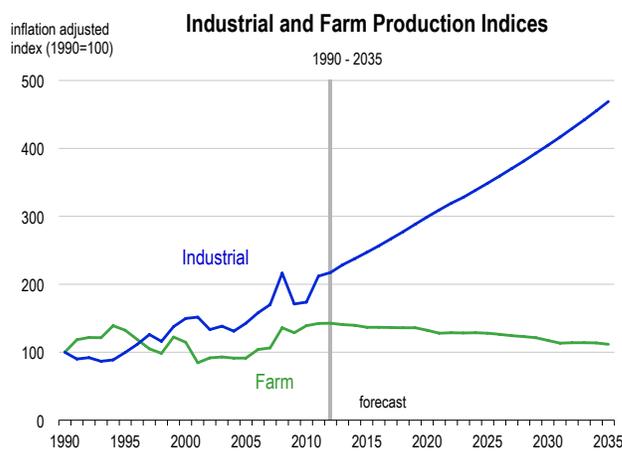
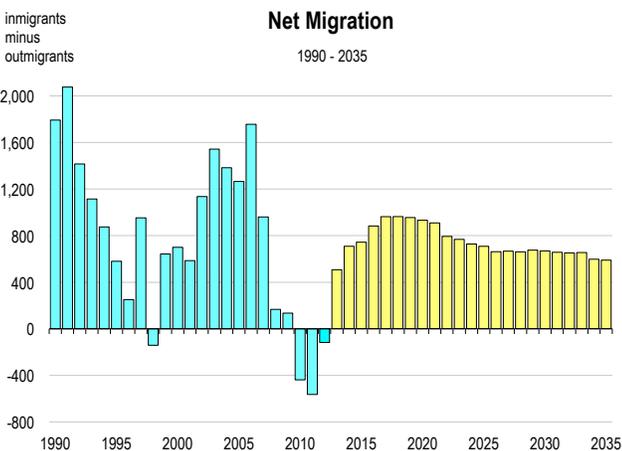
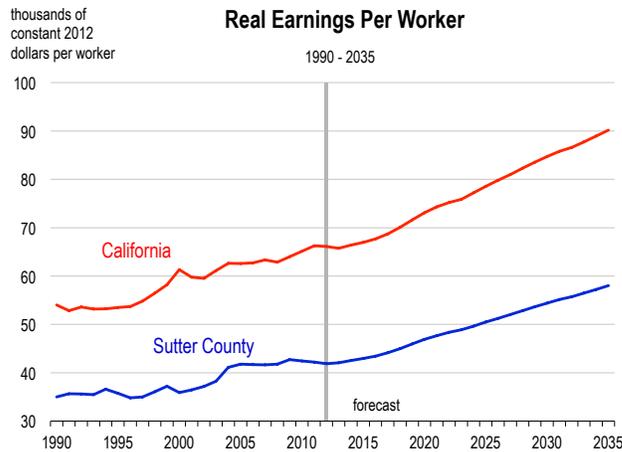
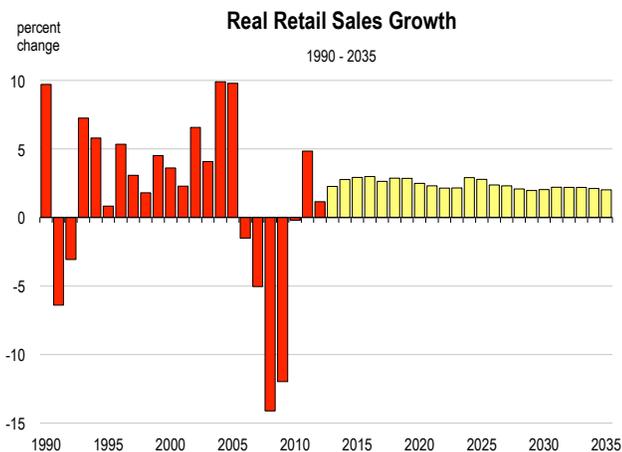


# Sutter County Employment Forecast

## 2006-2012 History, 2013-2040 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	28.1	3.34	1.63	1.58	0.53	5.85	1.10	2.34	0.20	3.73	2.38	4.56
2007	28.8	3.54	1.61	1.56	0.69	6.01	1.13	2.20	0.22	3.80	2.47	4.63
2008	28.0	3.38	1.29	1.61	0.71	5.59	1.07	1.94	0.22	3.85	2.54	4.87
2009	27.2	3.48	1.02	1.41	0.72	5.09	1.11	1.82	0.30	3.83	2.49	5.08
2010	26.6	3.68	0.97	1.52	0.66	5.09	1.09	1.78	0.20	3.49	2.55	4.73
2011	26.7	3.98	0.85	1.63	0.73	5.14	1.04	1.63	0.20	3.34	2.73	4.61
2012	27.0	4.03	0.78	1.66	0.75	5.24	1.05	1.75	0.20	3.38	2.76	4.57
2013	27.4	4.02	0.85	1.67	0.80	5.36	1.07	1.81	0.20	3.46	2.80	4.55
2014	27.9	4.02	0.87	1.68	0.86	5.46	1.09	1.86	0.21	3.58	2.86	4.55
2015	28.4	4.00	0.89	1.68	0.91	5.56	1.10	1.93	0.21	3.74	2.92	4.67
2016	29.0	4.00	0.91	1.69	0.96	5.67	1.11	1.98	0.22	3.89	2.99	4.77
2017	29.5	4.00	0.94	1.70	1.01	5.75	1.11	2.01	0.22	4.03	3.06	4.82
2018	29.9	3.99	0.96	1.71	1.05	5.84	1.12	2.03	0.23	4.16	3.13	4.84
2019	30.3	3.99	0.98	1.71	1.09	5.93	1.13	2.06	0.23	4.29	3.20	4.85
2020	30.7	3.97	1.00	1.71	1.12	6.01	1.14	2.08	0.23	4.42	3.28	4.86
2021	31.0	3.95	1.01	1.71	1.14	6.08	1.15	2.11	0.24	4.54	3.35	4.87
2022	31.4	3.95	1.03	1.72	1.15	6.14	1.15	2.14	0.24	4.66	3.41	4.88
2023	31.7	3.95	1.04	1.72	1.17	6.21	1.16	2.18	0.24	4.79	3.48	4.89
2024	32.1	3.95	1.06	1.72	1.18	6.29	1.17	2.21	0.24	4.92	3.54	4.91
2025	32.5	3.95	1.08	1.72	1.19	6.37	1.18	2.24	0.24	5.05	3.60	4.93
2026	32.9	3.94	1.09	1.72	1.20	6.44	1.19	2.27	0.25	5.18	3.67	4.96
2027	33.2	3.93	1.12	1.72	1.21	6.51	1.20	2.30	0.25	5.31	3.73	4.99
2028	33.6	3.92	1.14	1.73	1.22	6.57	1.21	2.34	0.25	5.43	3.79	5.03
2029	34.0	3.91	1.17	1.73	1.23	6.64	1.22	2.37	0.25	5.56	3.85	5.06
2030	34.3	3.89	1.20	1.73	1.24	6.70	1.23	2.40	0.26	5.68	3.91	5.10
2031	34.7	3.86	1.22	1.73	1.25	6.76	1.24	2.43	0.26	5.81	3.97	5.13
2032	35.1	3.87	1.25	1.73	1.26	6.83	1.25	2.45	0.26	5.94	4.04	5.16
2033	35.4	3.87	1.28	1.74	1.27	6.89	1.26	2.48	0.26	6.07	4.10	5.19
2034	35.8	3.87	1.31	1.74	1.28	6.95	1.27	2.50	0.27	6.20	4.16	5.23
2035	36.2	3.85	1.33	1.74	1.29	7.02	1.28	2.53	0.27	6.32	4.22	5.26
2036	36.5	3.86	1.36	1.74	1.30	7.08	1.29	2.55	0.27	6.45	4.28	5.30
2037	36.9	3.85	1.39	1.74	1.31	7.13	1.30	2.57	0.27	6.58	4.34	5.33
2038	37.2	3.83	1.41	1.75	1.32	7.19	1.31	2.60	0.28	6.71	4.39	5.37
2039	37.6	3.82	1.44	1.75	1.33	7.24	1.32	2.62	0.28	6.84	4.44	5.40
2040	37.9	3.82	1.47	1.75	1.34	7.30	1.33	2.64	0.28	6.97	4.49	5.44





## County Economic and Demographic Indicators

### Projected Economic Growth (2013-2018)

Expected retail sales growth:	15.0 %
Expected job growth:	9.3 %
Fastest growing jobs sector:	Transportation and Utilities
Expected personal income growth:	16.1 %

Expected population growth:	8.0 %
Net migration to account for:	55.4 %
Expected growth in number of vehicles:	8.4 %

### Demographics (2013)

Unemployment rate (April 2013)	16.4 %
County Rank* in California (58 counties):	56th
Working age (16-64) population:	62.7 %

Population with B.A. Degree or higher:	19.9 %
Median Home Selling Price (2012):	\$145,000
Median Household Income:	\$47,193

### Quality of Life

Violent Crime rate (2010):	379 per 100,000 persons
County Rank* in California (58 counties):	28th
Average Commute Time to work (2013):	31.0 minutes

High School drop out rate (2011):	10.9 %
Households at/below poverty line (2013):	13.3 %

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