

AMADOR COUNTY ECONOMIC FORECAST

Amador County is located in the western foothills of the Sierra Nevada Mountains. It is the only county in the state named for a native Californian. Although wine grape production in Amador County is small compared to counties like Napa and Sonoma, the amount of grapes harvested has tripled in the past fifteen years as more new wineries are established. Located in the city of Lone, Mule Creek State Prison has approximately 3,400 incarcerated inmates, and employs over 1,200 guards and support staff. Amador County has a population of 38,065 people and 11,440 wage and salary jobs. The per capita income in Amador County is \$36,171, and the average salary per worker is \$46,993.

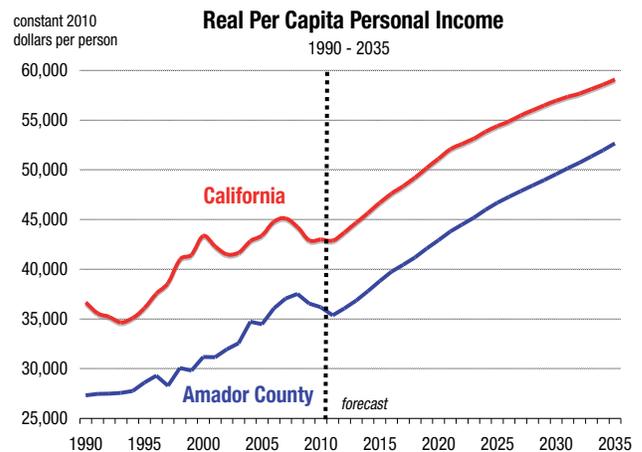
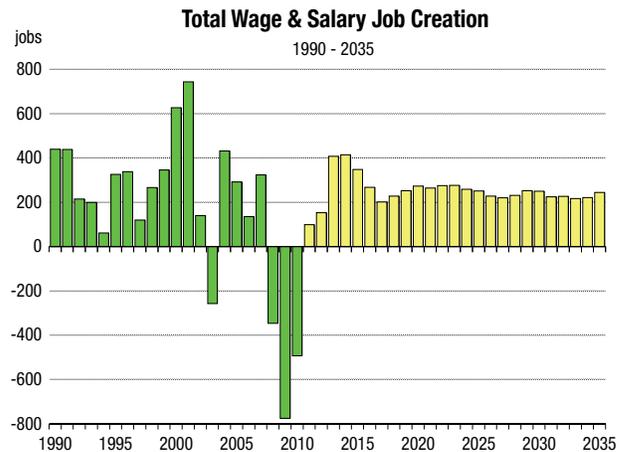
In 2010, 500 total wage and salary jobs were lost in Amador County, representing a decline in employment of 4.1 percent. Non-farm employment, which accounts for 97 percent of total employment, declined by 503 jobs. The unemployment rate increased to 13.4 percent.

During 2010 the farm, manufacturing, transportation and warehousing, and education and healthcare sectors all created employment, though in all cases the increase was 20 jobs or fewer. The largest employment losses were in the government (-330 jobs), leisure (-70 jobs), retail trade (-70 jobs), and construction (-50 jobs) sectors. Government employment currently accounts for 45 percent of total employment in the county, but is expected to decline to 42 percent by 2012.

The population in Amador County rose by 8.5 percent between the 2000 and 2010 census. The largest city in the county is Lone (7,900 residents), which increased by 11.1 percent over the past decade. Net migration has been nearly zero over the past two years, leading to a declining population. Any positive influence on population growth is due to net in-migration. The population is much older in Amador County and the natural increase has been negative since 1991. It is expected to remain negative for the duration of the forecast.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to be 0.9 percent in 2011. From 2011 to 2016, total job growth averages 2.6 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the long term forecast. Inflation adjusted salaries are expected to rise an average of 0.3 percent per year from 2011 to 2016.
- Between 2011 and 2016, the momentum for employment growth is in the professional services, construction, retail trade, and government sectors, which account for 77 percent of total job growth.

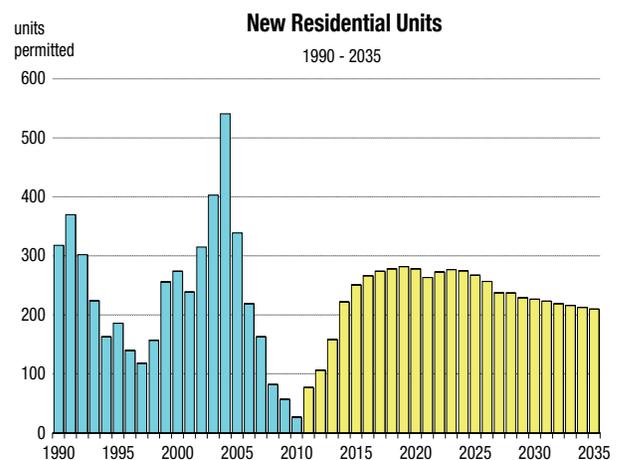
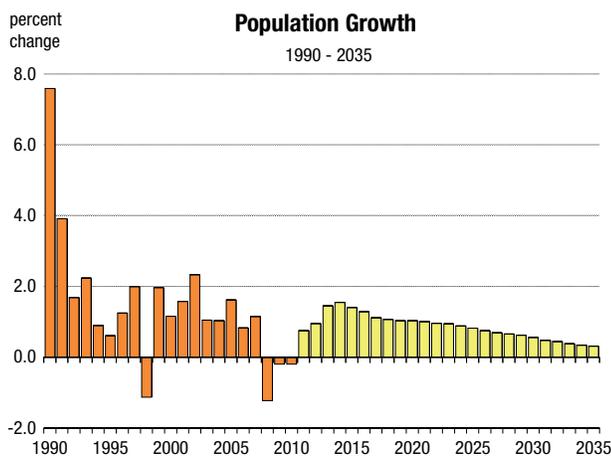


- Population growth is expected to turn positive in 2011, at 0.8 percent. Annual growth from 2011 to 2016 averages 1.3 percent per year. The natural increase remains negative, as deaths continue to outpace births.
- An estimated 388 people will migrate into the county during 2011. Between 2011 and 2016 net migration is expected to average 590 net migrants per year.
- Real per capita income is forecast to decline in 2011, falling by 2.2 percent. Between 2011 and 2016 real per capita incomes are expected to increase an average of 2.4 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to decline at a rate of 2.1 percent in 2011. From 2011 to 2016 real taxable sales will increase by an average of 5.9 percent per year, but do not reach the previous peak until 2018.
- Industrial production is forecast to increase by 4.6 percent in 2011. Between 2011 and 2016 the growth rate of industrial production will increase by an average of 2.5 percent per year.

Amador 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 (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	38,248	452	55.2	14.4	219	\$0.48	\$1.27	\$36,066	3.2	32.4	251.6	5.8
2007	38,687	553	54.3	14.6	163	\$0.49	\$1.36	\$37,043	3.4	29.9	242.9	5.8
2008	38,215	-350	54.3	14.9	82	\$0.43	\$1.40	\$37,516	3.0	29.3	264.4	7.6
2009	38,140	12	53.6	14.9	57	\$0.36	\$1.38	\$36,542	0.8	22.6	225.3	11.7
2010	38,065	7	53.5	15.0	27	\$0.36	\$1.38	\$36,171	1.3	23.0	231.0	13.4
2011	38,353	388	53.7	15.1	77	\$0.38	\$1.40	\$35,361	3.3	23.2	241.5	12.5
2012	38,718	465	54.3	15.2	107	\$0.41	\$1.47	\$36,062	2.3	23.3	245.0	11.6
2013	39,282	666	55.5	15.2	158	\$0.44	\$1.56	\$36,849	2.3	23.4	252.5	10.3
2014	39,890	712	56.7	15.4	222	\$0.48	\$1.65	\$37,791	2.4	23.4	259.7	9.0
2015	40,452	667	57.6	15.5	251	\$0.52	\$1.75	\$38,805	2.1	23.5	266.1	7.8
2016	40,973	630	58.3	15.7	266	\$0.56	\$1.86	\$39,737	2.1	23.5	273.7	7.0
2017	41,431	572	58.8	15.9	274	\$0.59	\$1.95	\$40,444	2.1	23.5	281.5	6.5
2018	41,873	560	59.3	16.1	278	\$0.63	\$2.05	\$41,194	2.0	23.5	288.7	6.2
2019	42,308	557	59.9	16.4	282	\$0.67	\$2.16	\$42,073	1.9	23.6	296.0	5.8
2020	42,746	566	60.5	16.6	278	\$0.71	\$2.27	\$42,923	1.7	23.6	303.2	5.5
2021	43,177	566	61.2	16.9	264	\$0.76	\$2.40	\$43,790	1.7	23.6	312.1	5.5
2022	43,592	557	61.8	17.1	273	\$0.80	\$2.52	\$44,480	2.2	23.6	320.8	5.5
2023	44,003	557	62.4	17.4	277	\$0.85	\$2.65	\$45,185	2.2	23.6	329.3	5.5
2024	44,392	539	63.0	17.6	275	\$0.90	\$2.78	\$45,962	2.1	23.6	338.2	5.5
2025	44,758	521	63.6	17.9	267	\$0.95	\$2.91	\$46,677	2.1	23.6	347.7	5.5
2026	45,095	497	64.0	18.1	257	\$1.01	\$3.04	\$47,276	2.1	23.6	357.5	5.5
2027	45,409	475	64.5	18.4	238	\$1.07	\$3.18	\$47,863	2.1	23.6	368.0	5.5
2028	45,706	463	65.0	18.6	237	\$1.13	\$3.32	\$48,416	2.1	23.6	378.9	5.5
2029	45,992	453	65.5	18.8	229	\$1.20	\$3.47	\$48,977	2.1	23.6	390.1	5.5
2030	46,250	427	66.0	19.1	227	\$1.26	\$3.63	\$49,563	2.1	23.6	401.9	5.5
2031	46,472	392	66.5	19.3	223	\$1.33	\$3.78	\$50,160	2.2	23.6	413.8	5.5
2032	46,678	376	66.9	19.5	219	\$1.41	\$3.94	\$50,724	2.2	23.6	426.1	5.5
2033	46,856	350	67.3	19.7	216	\$1.49	\$4.11	\$51,343	2.1	23.7	438.7	5.5
2034	47,015	331	67.8	19.9	213	\$1.57	\$4.28	\$51,973	2.2	23.7	451.7	5.5
2035	47,164	322	68.2	20.1	210	\$1.65	\$4.46	\$52,661	2.2	23.7	465.1	5.5
2036	47,272	282	68.6	20.3	207	\$1.74	\$4.66	\$53,402	2.1	23.7	478.9	5.5
2037	47,347	250	69.0	20.5	203	\$1.84	\$4.85	\$54,154	2.2	23.7	493.1	5.5
2038	47,399	228	69.3	20.7	200	\$1.94	\$5.05	\$54,949	2.1	23.7	507.8	5.4
2039	47,433	210	69.6	20.9	197	\$2.05	\$5.27	\$55,790	2.1	23.7	522.9	5.4
2040	47,442	185	70.0	21.1	194	\$2.16	\$5.49	\$56,680	2.1	23.7	538.6	5.4

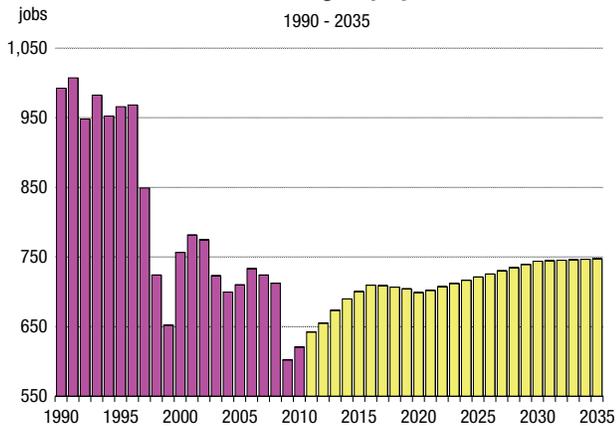


Amador County Employment Forecast

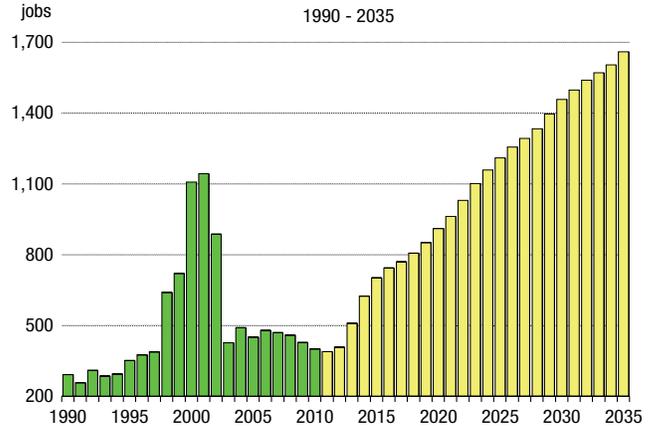
2006-2010 History, 2011-2040 Forecast

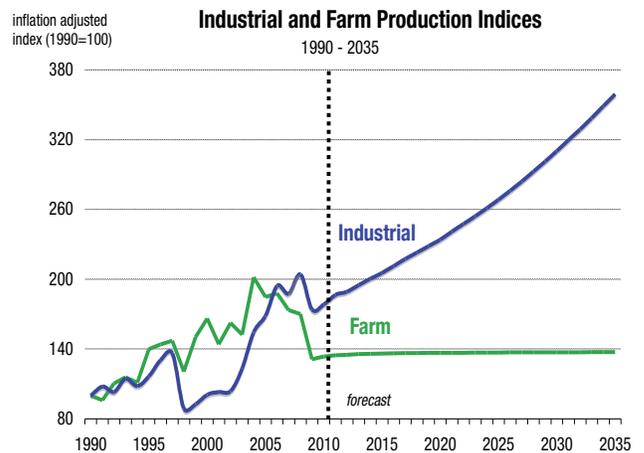
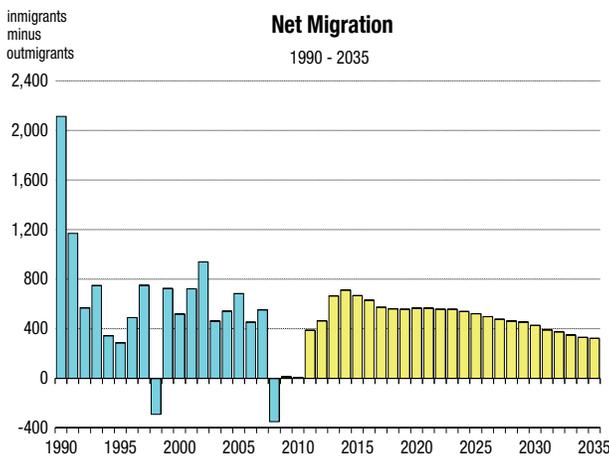
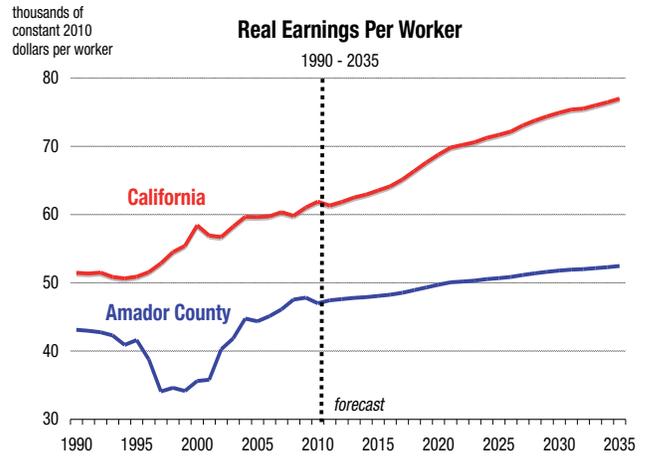
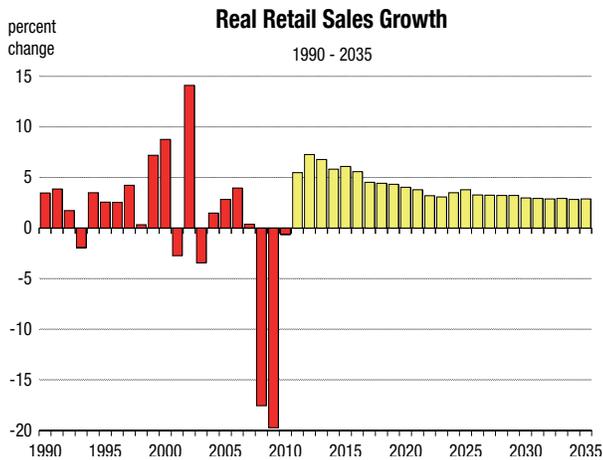
	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2006	12.7	0.29	0.61	0.73	0.17	1.95	0.34	0.48	0.21	1.31	1.17	5.15
2007	13.0	0.31	0.55	0.72	0.18	2.07	0.31	0.47	0.21	1.28	1.14	5.51
2008	12.7	0.29	0.44	0.71	0.16	1.92	0.29	0.46	0.20	1.27	1.08	5.57
2009	11.9	0.30	0.30	0.60	0.16	1.61	0.28	0.43	0.18	1.31	1.01	5.44
2010	11.4	0.31	0.25	0.62	0.16	1.54	0.28	0.40	0.18	1.32	0.94	5.11
2011	11.5	0.33	0.30	0.64	0.16	1.63	0.28	0.39	0.19	1.34	0.95	5.00
2012	11.7	0.33	0.32	0.66	0.17	1.72	0.28	0.41	0.19	1.36	0.97	4.94
2013	12.1	0.34	0.36	0.67	0.17	1.81	0.29	0.51	0.20	1.37	0.98	5.04
2014	12.5	0.34	0.40	0.69	0.17	1.88	0.30	0.62	0.20	1.39	1.00	5.15
2015	12.9	0.34	0.43	0.70	0.17	1.96	0.30	0.70	0.21	1.41	1.02	5.25
2016	13.1	0.34	0.45	0.71	0.17	2.03	0.31	0.74	0.21	1.43	1.04	5.33
2017	13.3	0.33	0.46	0.71	0.17	2.09	0.31	0.77	0.21	1.44	1.05	5.40
2018	13.6	0.32	0.48	0.71	0.17	2.15	0.31	0.81	0.21	1.46	1.06	5.50
2019	13.8	0.32	0.49	0.70	0.17	2.21	0.32	0.85	0.22	1.48	1.07	5.61
2020	14.1	0.32	0.50	0.70	0.17	2.26	0.32	0.91	0.22	1.49	1.08	5.74
2021	14.3	0.32	0.51	0.70	0.17	2.31	0.32	0.96	0.22	1.51	1.08	5.87
2022	14.6	0.32	0.52	0.71	0.17	2.35	0.32	1.03	0.22	1.52	1.09	5.98
2023	14.9	0.32	0.53	0.71	0.17	2.39	0.32	1.10	0.22	1.54	1.10	6.10
2024	15.2	0.32	0.54	0.72	0.17	2.44	0.33	1.16	0.22	1.56	1.10	6.22
2025	15.4	0.32	0.55	0.72	0.17	2.49	0.33	1.21	0.22	1.58	1.11	6.33
2026	15.6	0.32	0.56	0.73	0.17	2.53	0.33	1.26	0.22	1.60	1.12	6.42
2027	15.9	0.32	0.56	0.73	0.17	2.57	0.34	1.29	0.22	1.62	1.12	6.53
2028	16.1	0.32	0.57	0.73	0.17	2.62	0.34	1.33	0.23	1.64	1.13	6.63
2029	16.3	0.32	0.57	0.74	0.17	2.66	0.34	1.40	0.23	1.66	1.13	6.73
2030	16.6	0.32	0.58	0.74	0.17	2.70	0.35	1.46	0.23	1.68	1.14	6.84
2031	16.8	0.32	0.58	0.74	0.17	2.73	0.35	1.50	0.23	1.70	1.15	6.94
2032	17.0	0.32	0.59	0.75	0.17	2.77	0.35	1.54	0.23	1.72	1.15	7.05
2033	17.3	0.32	0.59	0.75	0.17	2.81	0.36	1.57	0.23	1.74	1.16	7.16
2034	17.5	0.32	0.59	0.75	0.17	2.85	0.36	1.60	0.23	1.76	1.16	7.27
2035	17.7	0.32	0.60	0.75	0.17	2.89	0.36	1.66	0.23	1.79	1.17	7.38
2036	17.9	0.33	0.60	0.75	0.17	2.92	0.37	1.68	0.24	1.81	1.18	7.49
2037	18.1	0.33	0.60	0.75	0.17	2.96	0.37	1.67	0.24	1.83	1.18	7.61
2038	18.3	0.33	0.60	0.75	0.17	3.00	0.37	1.67	0.24	1.86	1.19	7.72
2039	18.5	0.33	0.60	0.75	0.17	3.04	0.38	1.66	0.24	1.88	1.19	7.84
2040	18.7	0.33	0.60	0.75	0.17	3.07	0.38	1.64	0.24	1.91	1.20	7.95

Manufacturing Employment



Employment in Professional Services





County Economic and Demographic Indicators

Projected Economic Growth (2011-2016)

Expected retail sales growth:	35.8 %
Expected job growth:	13.8 %
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	20.1%

Expected population growth:	6.8 %
Net migration to account for:	100 %
Expected growth in number of vehicles:	8.5 %

Demographics (2011)

Unemployment rate (June 2011)	12.6 %
County Rank* in California (58 counties):	26th
Working age (16-64) population:	65.9 %

Population with B.A. Degree or higher:	19.7 %
Median Home Selling Price:	\$175,000
Median Household Income:	\$55,283

Quality of Life

Violent Crime rate (2009):	281 per 100,000 persons
County Rank* in California (58 counties):	17th
Average Commute Time to work (2011):	29.5 minutes

High School drop out rate (2009):	8.8 %
Households at/below poverty line:	5.9 %

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