

YOLO COUNTY ECONOMIC FORECAST

Yolo County, home to the University of California at Davis, is located in the Sacramento Valley bordering Sacramento County to the east and Napa County to the west. Yolo County has a population of 201,600 people and nearly 94,700 wage and salary jobs. The per capita income in Yolo County is \$36,704, and the average salary per worker is \$54,808.

Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) declined 2.9 percent during 2010, the third straight year of contracting employment. In 2010, 2,300 total wage and salary jobs were lost in Yolo County, representing a decline of -2.4 percent. Non-farm employment fell by 2.5 percent. The unemployment rate increased to 12.9 percent in 2010.

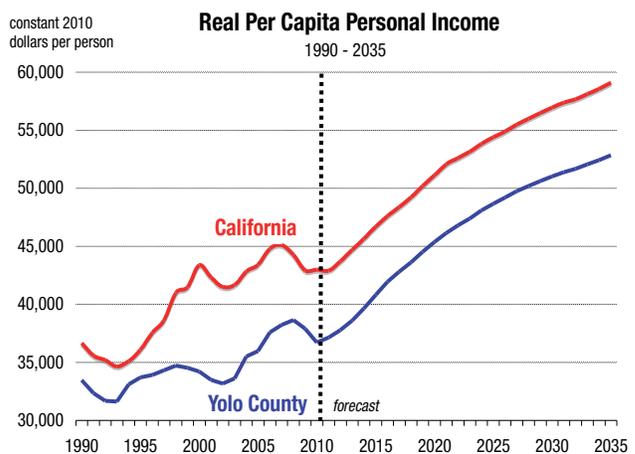
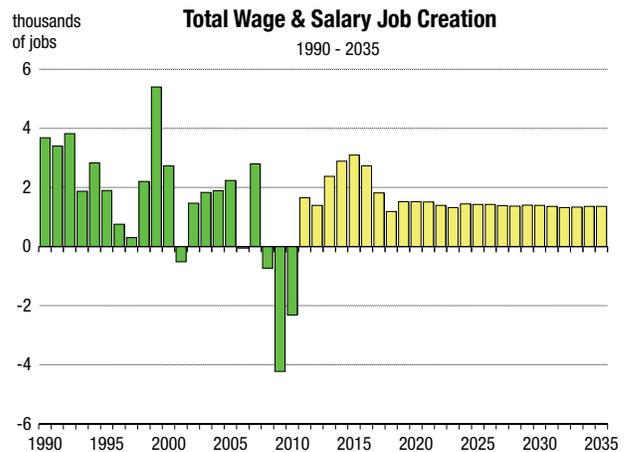
Employment in Yolo County is now just below the 2003 level. The public sector has declined slightly in the past 2 years, but remains near an all time high in employment. Led by UC Davis, the public sector grew by 1,700 employees since 2003, while the private sector experienced contracting employment.

During 2010 the only sector to create employment in Yolo County was professional services. Employment losses during 2010 were greatest in the government (-570 jobs), construction (-480 jobs), wholesale trade (-290 jobs), and financial activities (-250 jobs) sectors.

The population grew by 19.1 percent in Yolo County between the 2000 and 2010 census. The fastest growing city was West Sacramento, which jumped 54 percent and accounted for more than half of the growth in the county over the past 10 years.

FORECAST HIGHLIGHTS

- Positive job growth is forecast to resume in 2011, with total employment rising by 1.7 percent. Job growth is forecast to average 2.5 percent annually from 2011 to 2016.
- Average salaries adjusted for inflation 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 2011 to 2016.
- Between 2011 and 2016, the sectors adding the most jobs will be professional services, transportation, wholesale trade, and government. Employment growth is widespread between sectors, with retail trade, leisure services, and education and health care also adding over 1,000 positions.
- Population growth averages 1.3 percent per year between 2011 and 2016.

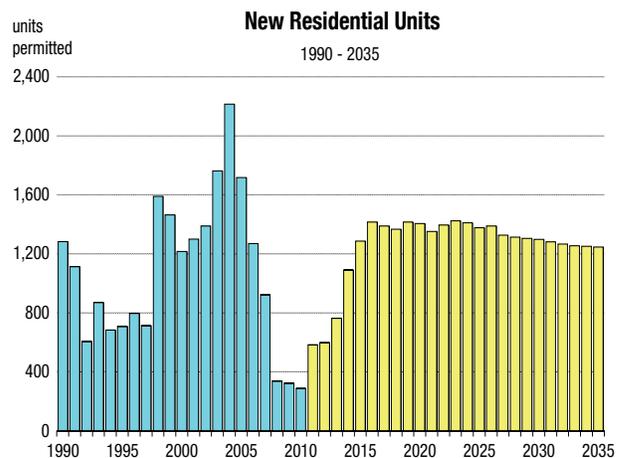
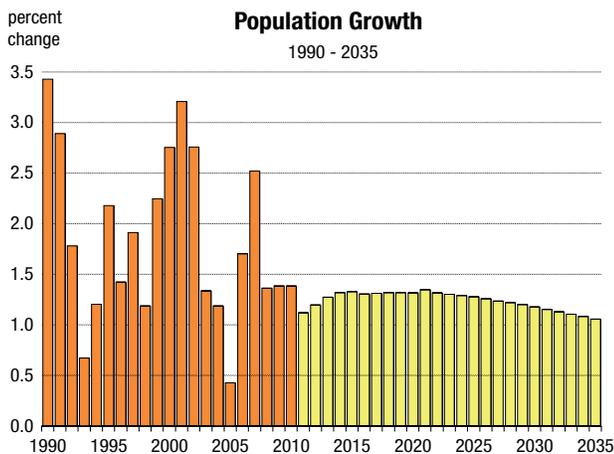


- Net migration is expected to decline to approximately 1,000 people in 2011. From 2011 to 2016 net migration is expected to average 1,300 net migrants per year.
- Real per capita income will increase at a rate of 1.1 percent in 2011. Between 2011 and 2016 real per capita incomes are forecast to grow by an average of 2.5 percent per year.
- Total taxable sales adjusted for inflation are expected to increase by an average of 4.9 percent per year over the 2011 to 2016 period.
- Industrial production is forecast to increase by 3.2 percent in 2011. From 2011 to 2016, the growth rate of industrial production is also expected to average 3.7 percent per year.

Yolo County Economic Forecast

2006-2010 History, 2011-2040 Forecast

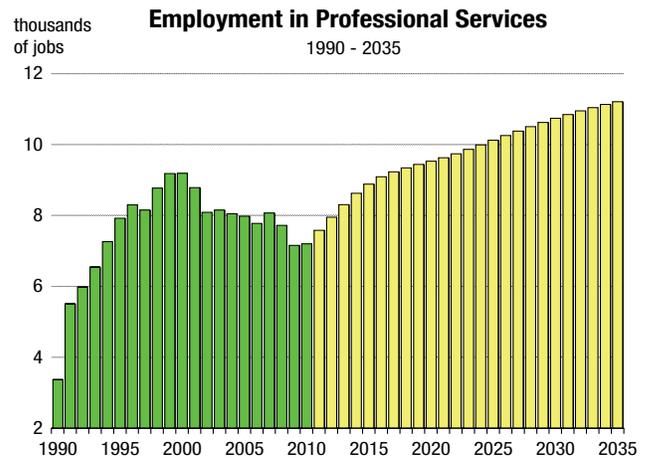
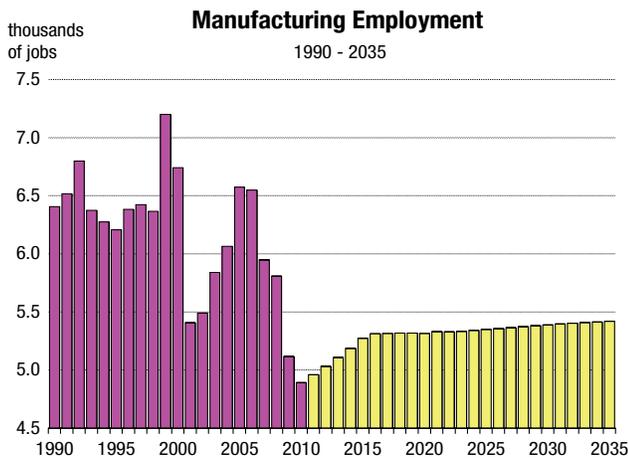
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
2006	188,704	1,764	166.6	68.1	1,270	\$3.19	\$6.5	\$37,586	3.2	402.8	2.3	5.2
2007	193,460	3,275	168.6	69.2	924	\$3.26	\$7.0	\$38,221	3.4	474.1	2.2	5.7
2008	196,095	1,154	169.1	70.6	338	\$3.35	\$7.4	\$38,645	3.0	512.6	2.3	7.3
2009	198,809	1,254	170.6	71.2	323	\$2.87	\$7.4	\$37,906	0.8	468.3	2.1	11.3
2010	201,561	1,441	170.0	71.6	289	\$2.94	\$7.4	\$36,704	1.3	455.7	2.0	12.9
2011	203,821	1,000	172.8	72.1	584	\$3.17	\$7.8	\$37,123	3.3	459.8	2.1	11.5
2012	206,260	1,139	175.3	72.7	598	\$3.40	\$8.2	\$37,776	2.3	463.8	2.2	10.8
2013	208,888	1,289	177.9	73.3	765	\$3.66	\$8.7	\$38,606	2.3	467.6	2.2	9.6
2014	211,644	1,386	180.5	74.1	1,091	\$3.92	\$9.3	\$39,635	2.4	471.0	2.3	8.5
2015	214,458	1,424	183.1	75.2	1,287	\$4.21	\$9.9	\$40,813	2.1	473.8	2.4	7.5
2016	217,260	1,391	185.8	76.4	1,416	\$4.50	\$10.5	\$41,929	2.1	476.6	2.5	6.9
2017	220,114	1,409	188.3	77.9	1,389	\$4.77	\$11.1	\$42,812	2.1	479.4	2.6	6.6
2018	223,020	1,428	190.7	79.2	1,367	\$5.05	\$11.7	\$43,606	2.0	482.1	2.7	6.3
2019	225,965	1,449	193.0	80.6	1,416	\$5.34	\$12.3	\$44,526	1.9	484.8	2.8	6.0
2020	228,944	1,465	195.2	82.0	1,407	\$5.63	\$12.9	\$45,362	1.7	486.9	2.9	5.8
2021	232,032	1,557	196.8	83.4	1,353	\$5.92	\$13.5	\$46,131	1.7	488.2	3.0	5.8
2022	235,088	1,524	198.2	84.8	1,396	\$6.23	\$14.2	\$46,802	2.2	490.0	3.1	5.8
2023	238,155	1,535	199.4	86.1	1,424	\$6.54	\$14.9	\$47,389	2.2	491.9	3.3	5.8
2024	241,230	1,538	200.8	87.6	1,411	\$6.89	\$15.7	\$48,088	2.1	494.1	3.4	5.8
2025	244,315	1,543	202.0	89.0	1,378	\$7.25	\$16.4	\$48,670	2.1	496.5	3.5	5.8
2026	247,392	1,550	203.1	90.3	1,389	\$7.61	\$17.1	\$49,194	2.1	498.6	3.6	5.7
2027	250,451	1,561	204.4	91.7	1,327	\$7.99	\$17.9	\$49,747	2.1	500.6	3.7	5.7
2028	253,508	1,568	205.8	93.0	1,314	\$8.38	\$18.7	\$50,193	2.1	502.5	3.9	5.7
2029	256,556	1,562	207.1	94.4	1,305	\$8.78	\$19.4	\$50,618	2.1	504.3	4.0	5.7
2030	259,581	1,546	208.3	95.7	1,299	\$9.20	\$20.3	\$51,021	2.1	505.6	4.1	5.7
2031	262,580	1,524	209.9	96.9	1,283	\$9.62	\$21.1	\$51,388	2.2	506.3	4.2	5.7
2032	265,550	1,504	211.6	98.2	1,266	\$10.06	\$21.9	\$51,687	2.2	507.6	4.4	5.7
2033	268,490	1,485	213.3	99.5	1,255	\$10.53	\$22.8	\$52,049	2.1	509.4	4.5	5.7
2034	271,399	1,464	214.9	100.7	1,252	\$11.01	\$23.7	\$52,426	2.2	511.4	4.7	5.7
2035	274,271	1,445	216.3	102.0	1,247	\$11.52	\$24.7	\$52,843	2.2	513.2	4.8	5.7
2036	277,113	1,426	217.8	103.2	1,217	\$12.05	\$25.7	\$53,272	2.1	515.4	5.0	5.7
2037	279,932	1,409	219.5	104.4	1,205	\$12.61	\$26.7	\$53,717	2.2	517.7	5.2	5.7
2038	282,734	1,393	221.0	105.6	1,196	\$13.19	\$27.8	\$54,199	2.1	519.1	5.3	5.7
2039	285,523	1,377	222.4	106.8	1,188	\$13.80	\$28.9	\$54,707	2.1	520.7	5.5	5.7
2040	288,300	1,362	223.8	108.0	1,180	\$14.43	\$30.1	\$55,225	2.1	522.5	5.7	5.7

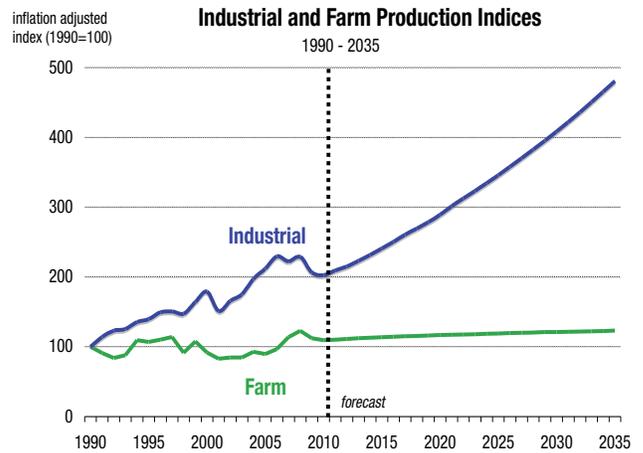
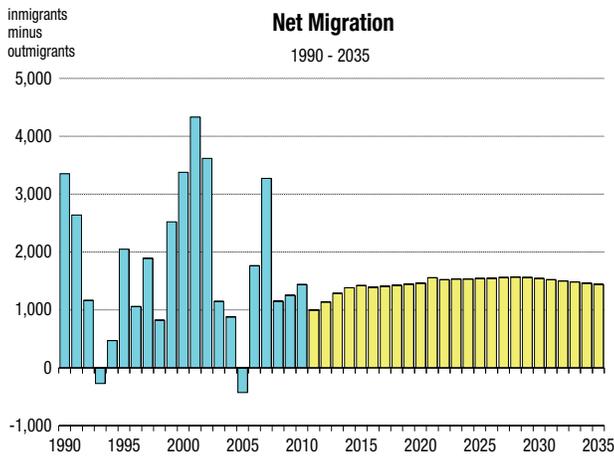
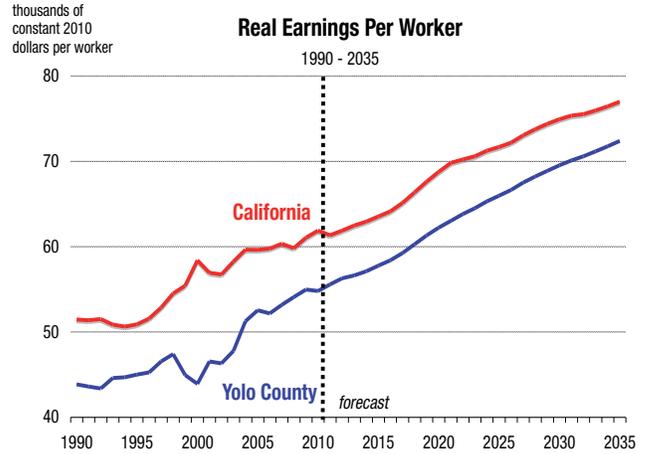
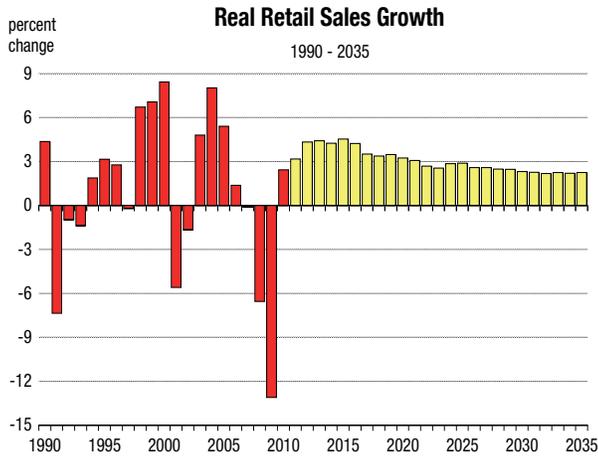


Yolo County Employment Forecast

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	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	97.0	5.18	4.0	5.1	6.9	12.4	3.0	7.2	1.1	6.8	6.7	36.6
2010	94.7	5.18	3.5	4.9	6.7	12.1	2.7	7.2	1.0	6.7	6.5	36.0
2011	96.3	5.16	3.6	5.0	6.8	12.6	2.8	7.6	1.1	7.2	6.8	35.6
2012	97.7	5.19	3.7	5.0	7.0	13.1	2.9	8.0	1.1	7.4	7.0	35.1
2013	100.1	5.21	3.8	5.1	7.3	13.8	3.0	8.3	1.2	7.6	7.2	35.4
2014	103.0	5.24	3.9	5.2	7.7	14.4	3.1	8.6	1.2	7.8	7.5	36.0
2015	106.1	5.25	4.0	5.3	8.1	15.1	3.2	8.9	1.2	8.0	7.7	37.0
2016	108.8	5.27	4.1	5.3	8.4	15.7	3.2	9.1	1.3	8.2	8.0	37.8
2017	110.6	5.29	4.2	5.3	8.7	16.1	3.3	9.2	1.3	8.3	8.2	38.2
2018	111.8	5.30	4.2	5.3	9.0	16.4	3.3	9.3	1.3	8.5	8.4	38.2
2019	113.3	5.32	4.4	5.3	9.4	16.7	3.4	9.4	1.3	8.7	8.5	38.5
2020	114.9	5.34	4.5	5.3	9.8	16.9	3.4	9.5	1.3	8.8	8.7	38.8
2021	116.4	5.34	4.6	5.3	10.2	17.2	3.4	9.6	1.3	9.0	8.8	39.0
2022	117.8	5.36	4.7	5.3	10.6	17.5	3.5	9.7	1.3	9.1	8.9	39.2
2023	119.1	5.37	4.7	5.3	10.9	17.7	3.5	9.9	1.3	9.3	9.0	39.3
2024	120.5	5.38	4.8	5.3	11.2	18.0	3.5	10.0	1.3	9.5	9.1	39.6
2025	122.0	5.40	4.8	5.4	11.5	18.3	3.6	10.1	1.4	9.7	9.2	39.8
2026	123.4	5.41	4.9	5.4	11.8	18.6	3.6	10.3	1.4	9.9	9.3	40.1
2027	124.8	5.42	4.9	5.4	12.0	18.9	3.7	10.4	1.4	10.1	9.4	40.4
2028	126.2	5.43	4.9	5.4	12.2	19.2	3.7	10.5	1.4	10.3	9.5	40.7
2029	127.6	5.45	4.9	5.4	12.4	19.5	3.8	10.6	1.4	10.5	9.6	41.0
2030	129.0	5.45	5.0	5.4	12.6	19.7	3.8	10.7	1.4	10.8	9.7	41.3
2031	130.3	5.46	5.0	5.4	12.8	20.0	3.9	10.9	1.4	11.0	9.9	41.6
2032	131.7	5.47	5.1	5.4	13.0	20.3	3.9	11.0	1.5	11.2	10.0	41.8
2033	133.0	5.48	5.2	5.4	13.2	20.5	4.0	11.0	1.5	11.4	10.1	42.0
2034	134.4	5.49	5.2	5.4	13.5	20.8	4.1	11.1	1.5	11.7	10.2	42.3
2035	135.7	5.50	5.3	5.4	13.7	21.1	4.1	11.2	1.5	11.9	10.3	42.6
2036	137.1	5.52	5.4	5.4	13.9	21.3	4.2	11.3	1.5	12.1	10.4	42.8
2037	138.5	5.53	5.4	5.4	14.1	21.6	4.2	11.4	1.5	12.4	10.5	43.1
2038	139.9	5.54	5.5	5.4	14.3	21.8	4.3	11.5	1.5	12.6	10.7	43.4
2039	141.3	5.55	5.6	5.4	14.5	22.1	4.3	11.5	1.6	12.9	10.8	43.7
2040	142.8	5.56	5.6	5.4	14.7	22.4	4.4	11.6	1.6	13.2	10.9	44.0





County Economic and Demographic Indicators

Projected Economic Growth (2011-2016)

Expected retail sales growth:	23.8 %
Expected job growth:	13.0 %
Fastest growing jobs sector:	Transportation, Warehousing & Utilities
Expected personal income growth:	20.4%

Expected population growth:	6.6 %
Net migration to account for:	49.3 %
Expected growth in number of vehicles:	7.5 %

Demographics (2011)

Unemployment rate (June 2011)	12.1 %
County Rank* in California (58 counties):	24th
Working age (16-64) population:	69.2 %

Population with B.A. Degree or higher:	37.7 %
Median Home Selling Price:	\$245,000
Median Household Income:	\$53,613

Quality of Life

Violent Crime rate (2009):	277 per 100,000 persons
County Rank* in California (58 counties):	14th
Average Commute Time to work (2011):	22.5 minutes

High School drop out rate (2009):	16.8 %
Households at/below poverty line:	8.7 %

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