

# 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 after 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 increased dramatically over time as more new wineries have been established.

Amador County's largest employer is the public sector, accounting for 41 percent of all wage and salary jobs. Many of these positions are associated with Mule Creek State Prison, which houses approximately 3,600 inmates and employs over 1,200 guards and support staff. Amador County has a population of 37,366 people and 11,013 wage and salary jobs. The per capita income in Amador County is \$37,017, and the average salary per worker is \$47,588.

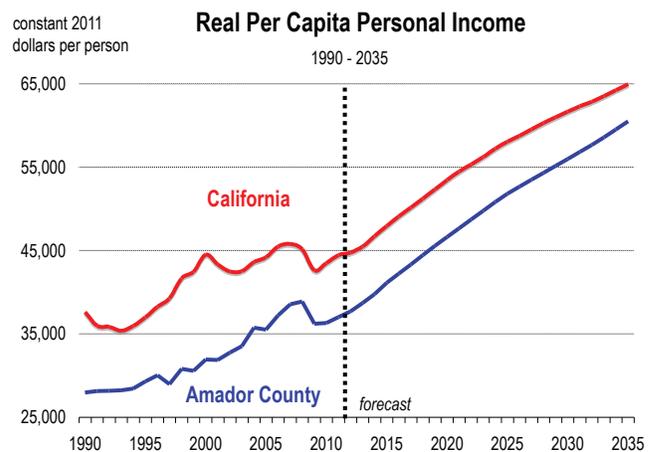
In 2011, 387 total wage and salary jobs were lost in Amador County, representing a decline of 3.4 percent. The unemployment rate, however, improved moderately, dropping from 13.2 percent to 12.8 percent.

During 2011, virtually all of the county's job losses occurred in the public sector (-480 jobs). Since 2008, the public sector has lost 1,010 jobs, more than triple that of any other industry. Several industries, however, added a small number of positions in 2011, such as retail trade (+44 jobs), "miscellaneous services" (+31 jobs), and professional services (+21 jobs).

Between 2006 and 2011, the population of Amador County declined at an average annual rate of 0.2 percent. The majority of this decline occurred in 2011, as net migration was sharply negative. Net migration should turn positive in 2012, and remain positive over the forecast. However, because of an older population base, Amador County has experienced a natural decrease (deaths outnumbering births) for more than two decades. This trend should continue, keeping population growth subdued.

## FORECAST HIGHLIGHTS

- Total employment growth is expected to be 0.3 percent in 2012. From there, job growth should accelerate, and will average 2.0 percent per year between 2012 and 2017.
- Average salaries are currently below the California state average, and will remain so over the forecast. Inflation adjusted salaries are expected to rise by an average of 0.6 percent per year from 2012 to 2017.
- Between 2012 and 2017, the momentum for employment growth is in the professional services, health and education, retail trade, and public sectors. Together, these industries will account for 77 percent of total job growth in the county.

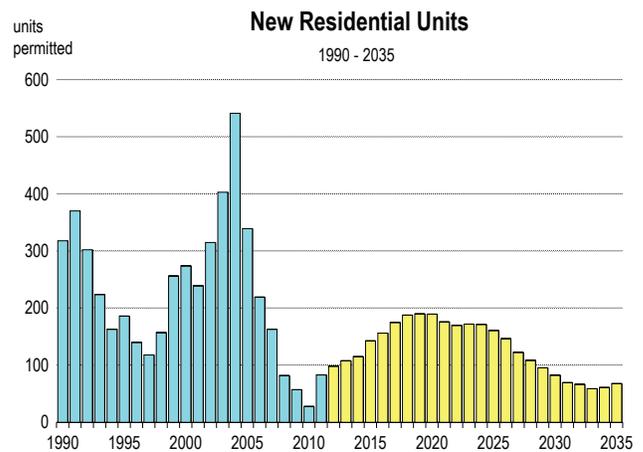
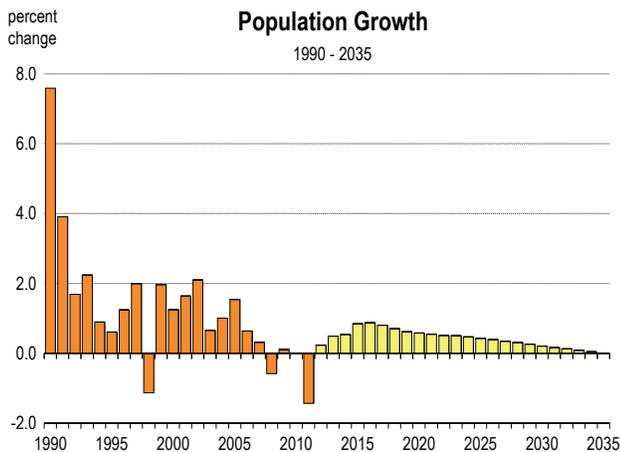


- Population growth is expected to turn positive in 2012. Annual growth from 2012 to 2017 will average 0.6 percent. The natural decrease is expected to persist.
- An estimated 190 net migrants will enter the county during 2012. Between 2012 and 2017, net migration is expected to average 350 people per year.
- Real per capita income is forecast to increase in 2012, growing by 1.8 percent. Between 2012 and 2017, real per capita income is expected to increase by an average of 2.7 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to increase at an annual rate of 3.1 percent between 2012 and 2017.
- Industrial production is forecast to increase by 2.4 percent in 2012. Between 2012 and 2017, the growth rate of industrial production will average of 2.6 percent per year.

# Amador County Economic Forecast

## 2006-2011 History, 2012-2040 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	37,964	379	55.2	14.1	219	\$0.48	\$1.26	\$37,232	3.2	33.2	257.8	5.8
2007	38,085	234	54.3	14.3	163	\$0.49	\$1.36	\$38,558	3.4	30.6	256.0	5.8
2008	37,864	-98	54.3	14.5	82	\$0.43	\$1.40	\$38,871	3.0	30.0	275.5	7.6
2009	37,905	130	53.6	14.5	57	\$0.36	\$1.32	\$36,221	0.8	23.6	225.3	11.7
2010	37,907	86	53.5	14.6	28	\$0.35	\$1.35	\$36,313	1.3	24.3	247.0	13.2
2011	37,366	-421	53.3	14.6	83	\$0.37	\$1.38	\$37,017	2.5	29.8	253.0	12.8
2012	37,454	194	53.0	14.7	98	\$0.39	\$1.44	\$37,683	1.9	29.5	258.9	11.4
2013	37,639	292	53.3	14.7	108	\$0.41	\$1.52	\$38,685	2.1	29.6	266.8	10.3
2014	37,842	313	53.7	14.8	115	\$0.43	\$1.60	\$39,755	2.1	29.6	277.6	8.8
2015	38,163	433	54.2	14.9	143	\$0.45	\$1.70	\$41,122	1.8	29.2	283.9	7.5
2016	38,498	450	54.7	15.0	156	\$0.47	\$1.80	\$42,225	1.7	29.4	289.8	6.7
2017	38,810	430	55.1	15.1	175	\$0.50	\$1.90	\$43,316	1.7	29.5	295.9	6.3
2018	39,085	398	55.5	15.3	188	\$0.52	\$2.01	\$44,432	1.7	29.6	302.4	6.1
2019	39,328	370	55.9	15.4	190	\$0.54	\$2.11	\$45,548	1.5	29.8	309.1	6.0
2020	39,557	361	56.2	15.6	189	\$0.56	\$2.22	\$46,626	1.4	29.2	316.2	5.9
2021	39,774	354	56.5	15.7	176	\$0.59	\$2.34	\$47,669	1.3	28.5	323.0	6.0
2022	39,979	351	56.8	15.9	170	\$0.61	\$2.46	\$48,723	1.5	28.9	331.1	5.9
2023	40,183	352	57.1	16.0	172	\$0.64	\$2.59	\$49,759	1.5	29.1	340.7	5.9
2024	40,371	342	57.4	16.2	172	\$0.67	\$2.72	\$50,815	1.6	29.4	350.7	5.9
2025	40,544	331	57.6	16.3	161	\$0.71	\$2.85	\$51,811	1.7	29.7	361.0	5.9
2026	40,704	321	57.8	16.5	147	\$0.75	\$2.97	\$52,646	1.7	29.6	371.9	5.9
2027	40,845	307	58.0	16.6	123	\$0.79	\$3.11	\$53,480	1.7	29.4	383.2	5.9
2028	40,971	295	58.2	16.7	108	\$0.84	\$3.25	\$54,314	1.7	29.5	394.7	5.9
2029	41,080	280	58.4	16.8	96	\$0.88	\$3.39	\$55,137	1.7	29.5	406.6	5.9
2030	41,166	261	58.5	16.9	83	\$0.93	\$3.54	\$55,968	1.7	28.8	418.8	5.9
2031	41,233	242	58.6	17.0	70	\$0.98	\$3.70	\$56,823	1.7	28.1	431.3	5.9
2032	41,288	232	58.7	17.1	67	\$1.03	\$3.85	\$57,670	1.7	28.7	444.1	5.9
2033	41,324	214	58.7	17.1	59	\$1.08	\$4.02	\$58,565	1.7	29.2	457.3	5.9
2034	41,344	199	58.7	17.2	61	\$1.13	\$4.19	\$59,515	1.7	29.5	470.9	5.9
2035	41,345	182	58.7	17.2	68	\$1.18	\$4.37	\$60,506	1.7	29.3	484.9	5.9
2036	41,330	168	58.7	17.3	70	\$1.23	\$4.56	\$61,512	1.7	30.1	499.2	5.8
2037	41,297	150	58.7	17.4	67	\$1.28	\$4.75	\$62,554	1.7	30.3	514.0	5.8
2038	41,244	133	58.6	17.4	64	\$1.34	\$4.95	\$63,643	1.7	29.2	529.2	5.8
2039	41,179	121	58.5	17.5	66	\$1.39	\$5.16	\$64,814	1.7	29.5	544.8	5.8
2040	41,100	107	58.4	17.5	64	\$1.44	\$5.39	\$66,033	1.7	29.8	553.9	5.8

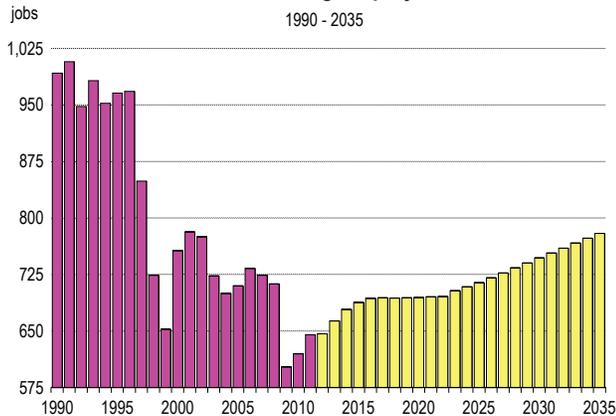


# Amador County Employment Forecast

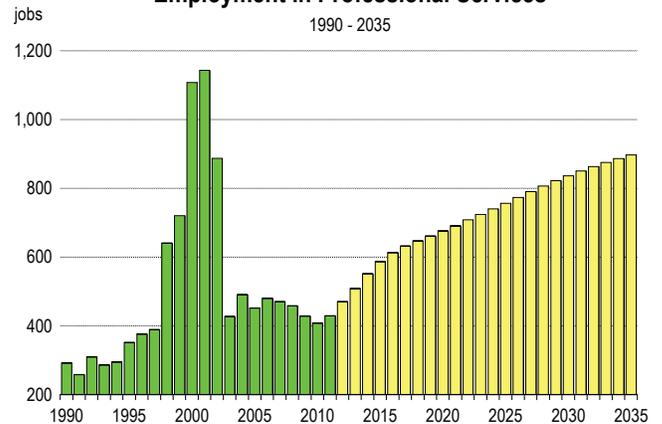
## 2006-2011 History, 2012-2040 Forecast

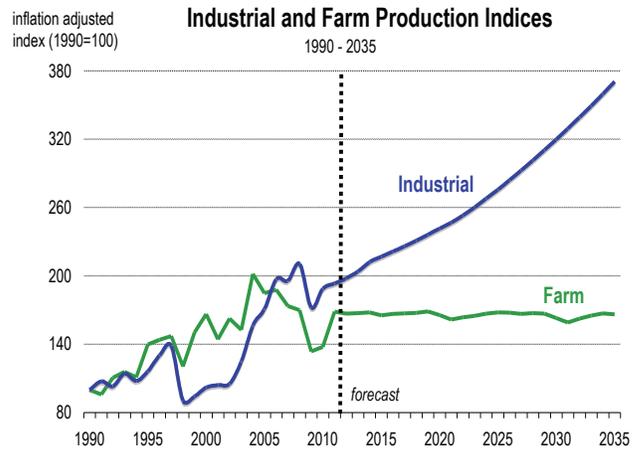
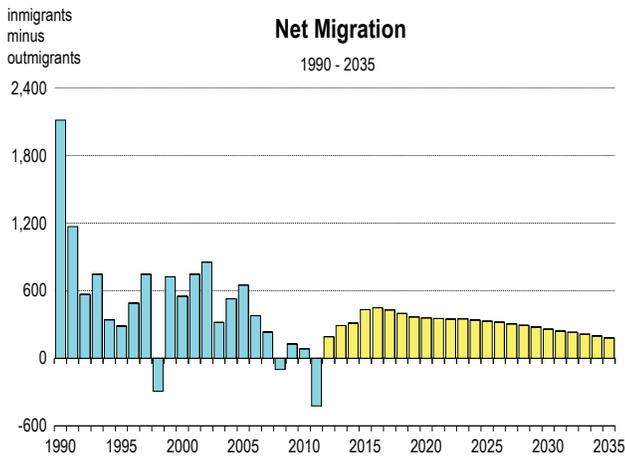
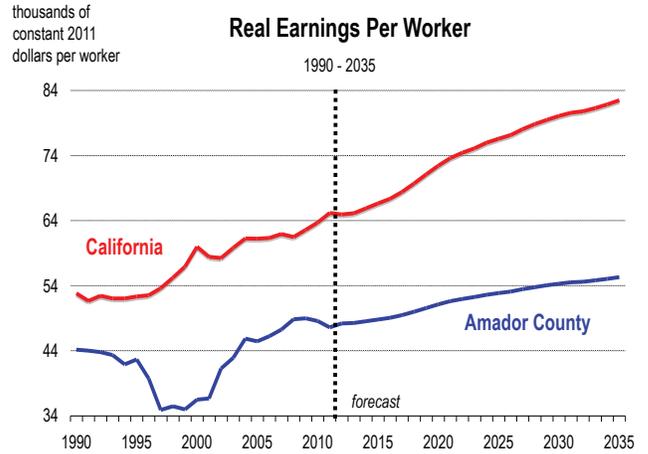
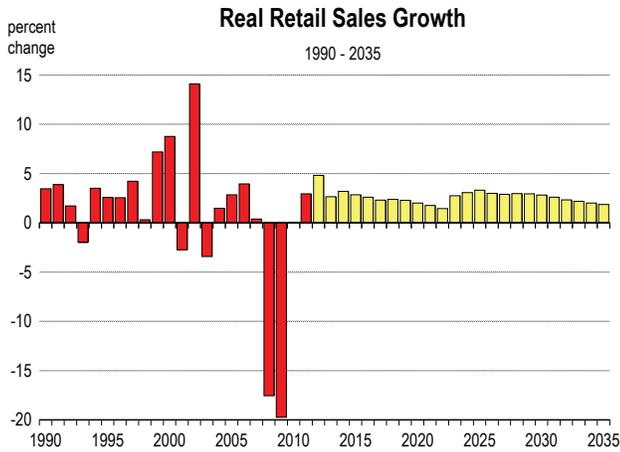
	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2006	12.7	0.29	0.61	0.73	0.17	1.95	0.34	0.48	0.21	1.31	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	0.33	0.25	0.62	0.16	1.52	0.28	0.41	0.18	1.33	0.95	5.04
2011	11.0	0.33	0.24	0.65	0.16	1.58	0.27	0.43	0.17	1.31	0.96	4.56
2012	11.0	0.33	0.26	0.65	0.17	1.66	0.28	0.47	0.18	1.33	0.97	4.38
2013	11.3	0.33	0.27	0.66	0.17	1.69	0.28	0.51	0.19	1.35	0.98	4.44
2014	11.5	0.33	0.27	0.68	0.17	1.73	0.28	0.55	0.19	1.38	0.99	4.49
2015	11.9	0.33	0.30	0.69	0.17	1.77	0.29	0.59	0.20	1.40	1.01	4.71
2016	12.1	0.33	0.31	0.69	0.17	1.80	0.29	0.61	0.20	1.42	1.02	4.86
2017	12.4	0.33	0.33	0.69	0.17	1.84	0.29	0.63	0.21	1.44	1.04	5.03
2018	12.7	0.33	0.34	0.69	0.17	1.87	0.30	0.65	0.21	1.46	1.04	5.19
2019	12.9	0.33	0.35	0.69	0.17	1.90	0.30	0.66	0.21	1.48	1.05	5.31
2020	13.0	0.33	0.35	0.69	0.17	1.92	0.30	0.68	0.21	1.50	1.05	5.40
2021	13.1	0.33	0.35	0.70	0.17	1.95	0.30	0.69	0.21	1.51	1.05	5.46
2022	13.3	0.33	0.36	0.70	0.17	1.96	0.31	0.71	0.21	1.53	1.05	5.51
2023	13.4	0.33	0.36	0.70	0.17	2.00	0.31	0.72	0.21	1.55	1.05	5.57
2024	13.5	0.33	0.37	0.71	0.17	2.04	0.31	0.74	0.22	1.56	1.05	5.62
2025	13.7	0.33	0.37	0.71	0.17	2.09	0.32	0.76	0.22	1.58	1.05	5.67
2026	13.8	0.33	0.37	0.72	0.17	2.12	0.32	0.77	0.22	1.59	1.06	5.73
2027	14.0	0.33	0.37	0.73	0.17	2.16	0.33	0.79	0.22	1.61	1.06	5.80
2028	14.1	0.33	0.36	0.73	0.17	2.20	0.33	0.81	0.22	1.62	1.06	5.86
2029	14.3	0.33	0.36	0.74	0.17	2.24	0.33	0.82	0.22	1.64	1.06	5.92
2030	14.4	0.33	0.36	0.75	0.17	2.28	0.34	0.84	0.22	1.65	1.07	5.99
2031	14.6	0.32	0.36	0.75	0.17	2.31	0.34	0.85	0.22	1.67	1.07	6.06
2032	14.7	0.33	0.36	0.76	0.17	2.34	0.34	0.86	0.23	1.68	1.07	6.12
2033	14.8	0.33	0.36	0.77	0.17	2.37	0.35	0.88	0.23	1.70	1.08	6.18
2034	15.0	0.33	0.36	0.77	0.17	2.40	0.35	0.89	0.23	1.71	1.08	6.24
2035	15.1	0.33	0.36	0.78	0.17	2.42	0.36	0.90	0.23	1.73	1.08	6.31
2036	15.2	0.33	0.36	0.79	0.17	2.45	0.36	0.91	0.23	1.75	1.09	6.38
2037	15.4	0.33	0.36	0.79	0.17	2.47	0.36	0.92	0.23	1.76	1.09	6.44
2038	15.5	0.33	0.36	0.80	0.17	2.49	0.37	0.93	0.23	1.78	1.09	6.51
2039	15.6	0.33	0.36	0.81	0.17	2.51	0.37	0.94	0.23	1.79	1.10	6.58
2040	15.8	0.33	0.36	0.81	0.17	2.53	0.37	0.95	0.24	1.81	1.10	6.65

**Manufacturing Employment**



**Employment in Professional Services**





## County Economic and Demographic Indicators

### Projected Economic Growth (2012-2017)

Expected retail sales growth:	19.9 %
Expected job growth:	12.7 %
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	21.5 %

Expected population growth:	3.9 %
Net migration to account for:	100 %
Expected growth in number of vehicles:	3.4 %

### Demographics (2012)

Unemployment rate (March 2012)	13.5 %
County Rank* in California (58 counties):	28th
Working age (16-64) population:	66.1 %

Population with B.A. Degree or higher:	19.8 %
Median Home Selling Price (2011):	\$150,000
Median Household Income:	\$55,151

### Quality of Life

Violent Crime rate (2010):	290 per 100,000 persons
County Rank* in California (58 counties):	17th
Average Commute Time to Work (2012):	31.2 minutes

High School drop out rate (2010):	9.9 %
Households at/below poverty line (2012):	6.0 %

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