

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

Amador County's largest employer is the public sector, accounting for 39 percent of all wage and salary jobs. Many of these positions are associated with Mule Creek State Prison, which houses approximately 2,800 inmates and employs over 1,200 guards and support staff. Amador County has a population of 36,900 people and a total of 10,900 wage and salary jobs. The per capita income in Amador County is \$37,862 and the average salary per worker is \$49,643.

In 2012, a total of 222 wage and salary jobs were lost in Amador County, representing a decline of 2.0 percent. For Amador County, 2012 was the fifth consecutive year of job losses. The unemployment rate, however, fell from 12.8 percent in 2011 to 11.7 percent in 2012.

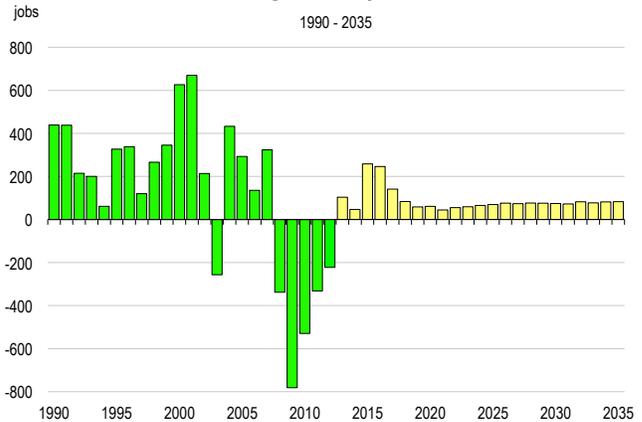
During 2012, virtually all of the county's job losses occurred in the public sector (-375 jobs). Since 2008, the public sector has lost over 1,300 positions, more than triple the total for any other industry. Several industries, however, added a small number of positions in 2012, such as manufacturing (+74 jobs), leisure and hospitality (+51 jobs), and construction (+19 jobs).

Between 2007 and 2012, the population of Amador County declined at an average annual rate of 0.6 percent. The majority of this decline occurred in 2011 and 2012, as net migration was sharply negative. Net migration should turn positive in 2013, 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.

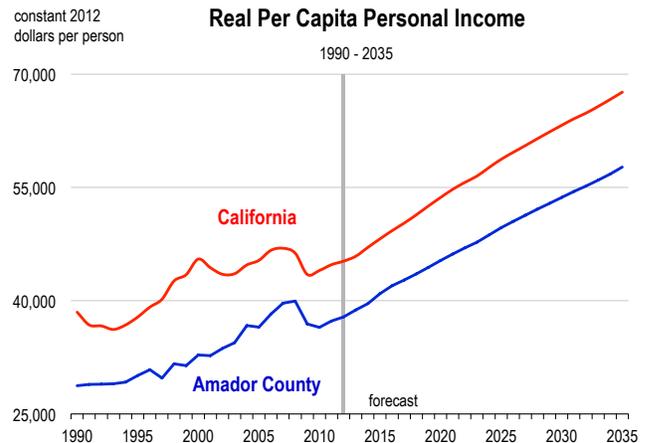
## FORECAST HIGHLIGHTS

- Total employment is expected to increase by 1.0 percent in 2013. Between 2013 and 2018, growth will average 1.4 percent per year.
- Average salaries are currently below the California state average, and will remain so over the forecast period. Inflation-adjusted salaries are expected to rise by an average of 1.3 percent per year from 2013 to 2018.
- Between 2013 and 2018, the momentum for employment growth will be in government, professional services, education and healthcare, and construction. Together, these industries will account for 76 percent of net job creation in the county.

**Total Wage & Salary Job Creation**



**Real Per Capita Personal Income**

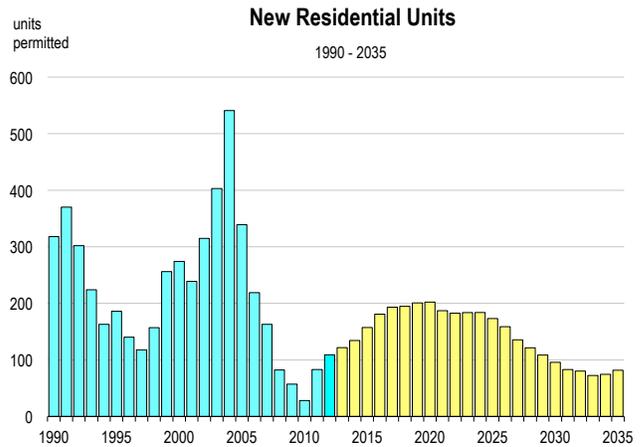
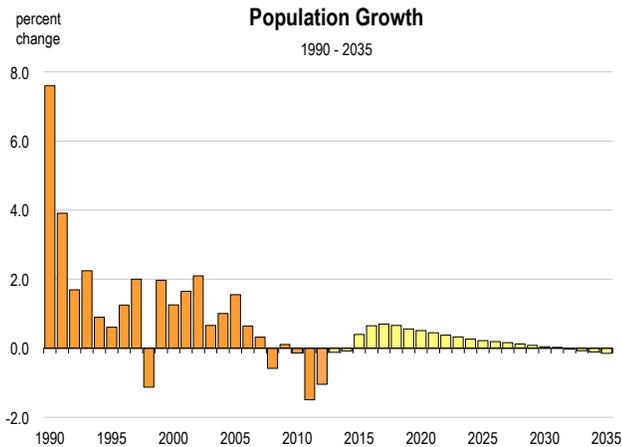


- Population growth is expected to turn positive over the forecast period, averaging 0.5 percent per year between 2013 and 2018. However, the natural decrease will persist, preventing stronger growth rates.
- An average of 340 net migrants will enter the county each year between 2013 and 2018.
- Real per capita income is forecast to increase by 2.5 percent in 2013. Between 2013 and 2018, real per capita income is expected to increase by an average of 2.3 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to increase at an annual rate of 2.3 percent between 2013 and 2018.
- Industrial production is forecast to increase by 3.3 percent in 2013. Between 2013 and 2018, the growth rate of industrial production will average of 2.9 percent per year.

# Amador 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	37,964	379	55.2	14.0	219	\$0.48	\$1.27	\$38,226	3.3	34.1	262.7	5.8
2007	38,085	234	54.3	14.2	163	\$0.49	\$1.36	\$39,686	3.2	31.5	261.4	5.8
2008	37,864	-98	54.3	14.5	82	\$0.43	\$1.41	\$39,954	3.1	30.9	281.9	7.6
2009	37,905	130	53.6	14.5	57	\$0.36	\$1.31	\$36,931	0.9	24.3	219.8	11.7
2010	37,853	32	53.5	14.6	28	\$0.35	\$1.31	\$36,472	1.2	25.0	230.4	13.3
2011	37,288	-445	53.3	14.6	83	\$0.38	\$1.35	\$37,311	2.6	30.6	265.8	12.8
2012	36,899	-266	52.5	14.6	109	\$0.39	\$1.40	\$37,862	2.7	31.3	299.6	11.7
2013	36,856	108	52.3	14.7	122	\$0.41	\$1.46	\$38,792	2.3	31.5	309.5	10.2
2014	36,827	127	52.3	14.8	134	\$0.43	\$1.52	\$39,625	2.7	31.6	318.9	9.2
2015	36,974	307	52.6	14.9	157	\$0.45	\$1.62	\$40,927	2.1	31.2	329.0	8.0
2016	37,215	404	53.0	15.0	181	\$0.47	\$1.72	\$41,974	2.4	31.5	338.7	7.2
2017	37,476	427	53.4	15.1	193	\$0.50	\$1.80	\$42,750	2.1	31.6	347.8	7.0
2018	37,723	417	53.8	15.2	195	\$0.52	\$1.90	\$43,560	2.1	31.7	356.9	6.8
2019	37,934	384	54.0	15.4	201	\$0.54	\$1.99	\$44,423	2.1	31.9	367.4	6.7
2020	38,128	371	54.3	15.6	202	\$0.56	\$2.09	\$45,328	2.1	31.4	378.6	6.7
2021	38,299	353	54.5	15.7	187	\$0.59	\$2.19	\$46,186	2.2	30.7	388.5	6.3
2022	38,444	334	54.7	15.9	183	\$0.61	\$2.29	\$46,981	2.3	31.1	399.3	5.9
2023	38,570	322	54.9	16.0	184	\$0.64	\$2.39	\$47,754	2.3	31.3	409.3	5.7
2024	38,672	305	55.0	16.2	184	\$0.67	\$2.49	\$48,713	2.4	31.7	420.7	5.7
2025	38,758	294	55.2	16.4	173	\$0.69	\$2.60	\$49,674	2.4	32.0	432.5	5.7
2026	38,832	289	55.3	16.5	159	\$0.72	\$2.70	\$50,514	2.5	31.9	444.6	5.7
2027	38,895	283	55.4	16.7	136	\$0.75	\$2.80	\$51,306	2.5	31.8	457.0	5.7
2028	38,943	274	55.4	16.8	121	\$0.78	\$2.91	\$52,119	2.5	31.9	469.8	5.7
2029	38,976	263	55.5	16.9	109	\$0.81	\$3.02	\$52,905	2.5	31.9	482.9	5.7
2030	38,993	253	55.5	17.0	96	\$0.85	\$3.13	\$53,694	2.5	31.2	496.4	5.7
2031	38,997	243	55.5	17.1	83	\$0.88	\$3.24	\$54,471	2.5	30.5	510.2	5.7
2032	38,987	231	55.5	17.2	80	\$0.92	\$3.35	\$55,173	2.5	31.1	524.4	5.7
2033	38,959	215	55.4	17.3	72	\$0.96	\$3.47	\$55,949	2.5	31.7	539.1	5.7
2034	38,916	202	55.4	17.4	74	\$1.00	\$3.59	\$56,784	2.5	32.0	554.1	5.7
2035	38,859	191	55.3	17.5	82	\$1.04	\$3.72	\$57,701	2.5	31.9	569.6	5.6
2036	38,784	176	55.2	17.5	84	\$1.07	\$3.85	\$58,579	2.5	32.7	585.5	5.6
2037	38,691	160	55.1	17.6	81	\$1.11	\$3.98	\$59,478	2.5	32.9	601.9	5.6
2038	38,585	152	54.9	17.7	78	\$1.15	\$4.12	\$60,451	2.5	31.8	618.7	5.6
2039	38,467	141	54.7	17.7	81	\$1.19	\$4.26	\$61,415	2.5	32.2	636.0	5.6
2040	38,334	128	54.6	17.8	78	\$1.23	\$4.40	\$62,416	2.4	32.5	650.6	5.6

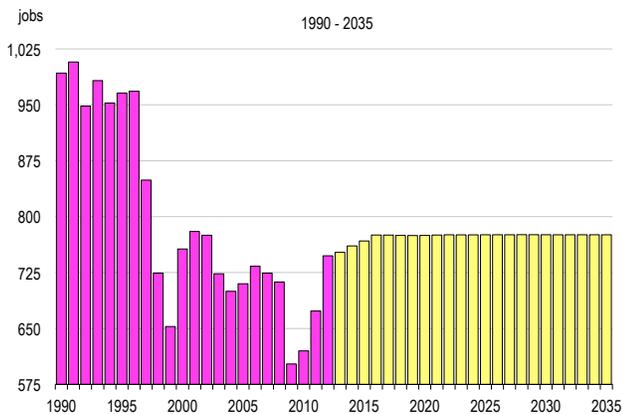


# Amador County Employment Forecast

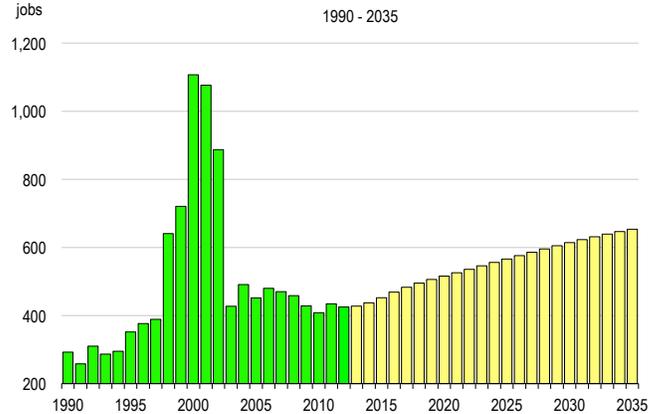
## 2006-2012 History, 2013-2040 Forecast

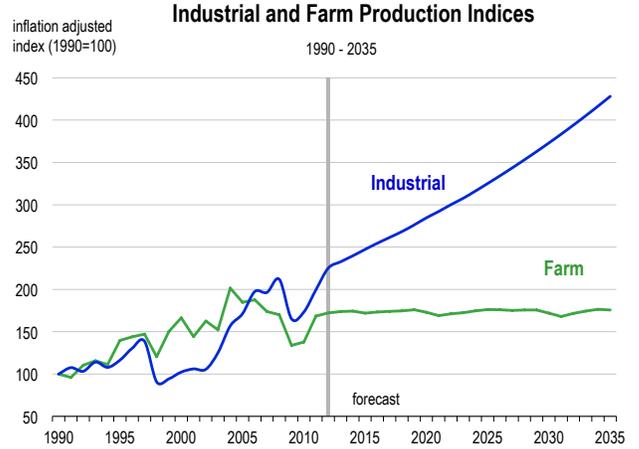
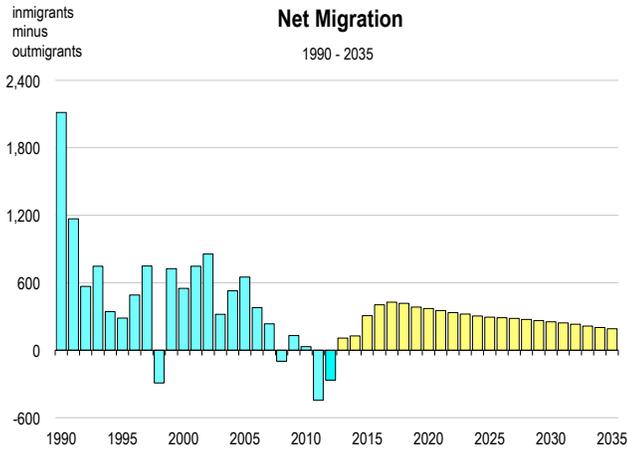
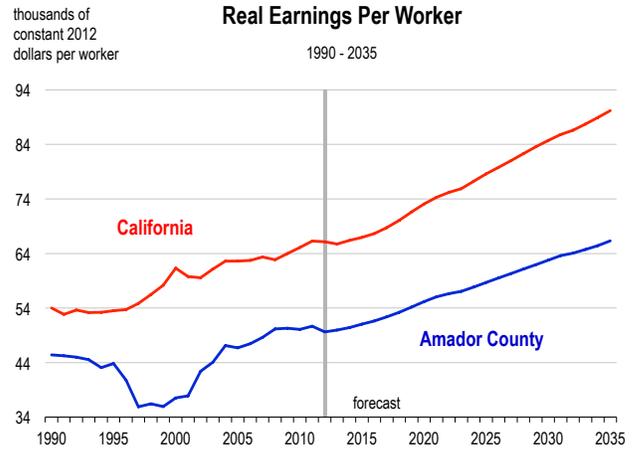
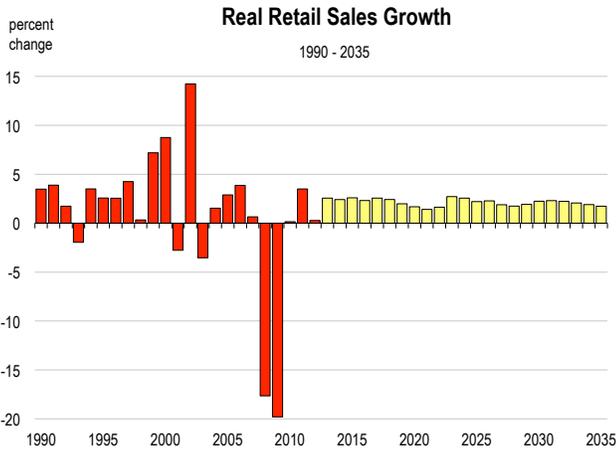
	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
	-----employment (thousands of jobs)-----											
2006	12.73	0.29	0.61	0.73	0.17	1.95	0.34	0.48	0.21	1.31	1.17	5.15
2007	13.05	0.31	0.55	0.72	0.18	2.07	0.31	0.47	0.21	1.28	1.14	5.51
2008	12.71	0.29	0.44	0.71	0.16	1.92	0.29	0.46	0.20	1.27	1.08	5.57
2009	11.93	0.30	0.30	0.60	0.16	1.61	0.28	0.43	0.18	1.31	1.01	5.44
2010	11.40	0.33	0.25	0.62	0.16	1.52	0.28	0.41	0.18	1.33	0.95	5.04
2011	11.07	0.33	0.24	0.67	0.17	1.57	0.28	0.43	0.17	1.30	0.94	4.61
2012	10.85	0.33	0.26	0.75	0.19	1.58	0.28	0.43	0.17	1.28	0.99	4.23
2013	10.95	0.33	0.30	0.75	0.20	1.58	0.28	0.43	0.17	1.28	1.00	4.25
2014	11.00	0.33	0.31	0.76	0.20	1.58	0.29	0.44	0.18	1.29	1.00	4.23
2015	11.25	0.33	0.33	0.77	0.20	1.59	0.29	0.45	0.18	1.31	1.02	4.40
2016	11.50	0.33	0.35	0.78	0.21	1.60	0.30	0.47	0.18	1.32	1.04	4.55
2017	11.64	0.33	0.36	0.78	0.21	1.62	0.30	0.48	0.18	1.34	1.05	4.61
2018	11.73	0.33	0.37	0.77	0.21	1.63	0.30	0.50	0.19	1.35	1.06	4.63
2019	11.78	0.34	0.38	0.77	0.21	1.65	0.30	0.51	0.19	1.36	1.07	4.63
2020	11.85	0.33	0.39	0.77	0.21	1.66	0.31	0.52	0.19	1.37	1.07	4.64
2021	11.89	0.33	0.38	0.78	0.21	1.68	0.31	0.53	0.19	1.38	1.08	4.64
2022	11.94	0.33	0.38	0.78	0.21	1.69	0.31	0.54	0.19	1.39	1.09	4.65
2023	12.00	0.33	0.39	0.78	0.21	1.71	0.32	0.55	0.19	1.40	1.10	4.65
2024	12.07	0.33	0.39	0.78	0.21	1.73	0.32	0.56	0.19	1.41	1.10	4.66
2025	12.14	0.34	0.39	0.78	0.21	1.74	0.32	0.57	0.19	1.42	1.11	4.68
2026	12.21	0.34	0.38	0.78	0.21	1.76	0.33	0.58	0.19	1.43	1.12	4.71
2027	12.29	0.33	0.37	0.78	0.21	1.78	0.33	0.59	0.20	1.44	1.12	4.75
2028	12.37	0.33	0.36	0.78	0.21	1.80	0.33	0.60	0.20	1.45	1.13	4.78
2029	12.44	0.33	0.35	0.78	0.21	1.82	0.34	0.61	0.20	1.46	1.14	4.82
2030	12.52	0.33	0.35	0.78	0.21	1.84	0.34	0.61	0.20	1.46	1.14	4.85
2031	12.59	0.33	0.34	0.78	0.21	1.86	0.34	0.62	0.20	1.47	1.15	4.89
2032	12.67	0.33	0.34	0.78	0.21	1.88	0.35	0.63	0.20	1.48	1.16	4.92
2033	12.75	0.33	0.33	0.78	0.21	1.91	0.35	0.64	0.20	1.48	1.16	4.95
2034	12.83	0.34	0.33	0.78	0.21	1.93	0.35	0.65	0.20	1.49	1.17	4.99
2035	12.91	0.33	0.34	0.78	0.21	1.95	0.36	0.65	0.20	1.50	1.18	5.02
2036	12.99	0.34	0.34	0.78	0.21	1.97	0.36	0.66	0.21	1.50	1.18	5.06
2037	13.07	0.34	0.33	0.78	0.21	1.99	0.36	0.67	0.21	1.51	1.19	5.09
2038	13.13	0.33	0.33	0.78	0.21	2.01	0.36	0.67	0.21	1.51	1.19	5.12
2039	13.21	0.34	0.33	0.78	0.21	2.03	0.37	0.68	0.21	1.51	1.20	5.16
2040	13.28	0.34	0.33	0.78	0.21	2.04	0.37	0.68	0.21	1.52	1.20	5.19

Manufacturing Employment



Employment in Professional Services





## County Economic and Demographic Indicators

### Projected Economic Growth (2013-2018)

Expected retail sales growth:	12.9 %
Expected job growth:	7.1 %
Fastest growing jobs sector:	Construction
Expected personal income growth:	14.9 %

Expected population growth:	2.4 %
Net migration to account for:	100 %
Expected growth in number of vehicles:	2.7 %

### Demographics (2013)

Unemployment rate (April 2013)	9.8 %
County Rank* in California (58 counties):	29th
Working age (16-64) population:	64.7 %

Population with B.A. Degree or higher:	19.3 %
Median Home Selling Price (2012):	\$156,250
Median Household Income:	\$47,055

### Quality of Life

Violent Crime rate (2010):	290 per 100,000 persons
County Rank* in California (58 counties):	17th
Average Commute Time to Work (2013):	30.4 minutes

High School drop out rate (2011):	14.3 %
Households at/below poverty line (2013):	4.5 %

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