

CALAVERAS COUNTY ECONOMIC FORECAST

Calaveras County is located in the Sierra Nevada Mountains. The county was the setting of Mark Twain's famous short story, *The Celebrated Jumping Frog of Calaveras County*. Calaveras County has a population of 45,002 people and 7,579 wage and salary jobs. The per capita income in Calaveras County is \$36,642, and the average salary per worker is \$38,884.

The public sector is the largest employer in Calaveras County, accounting for 32 percent of total wage and salary jobs. Since 2008, government agencies have shed 250 positions, as budgetary issues have squeezed public payrolls. This decline is second only to construction, which has lost almost 400 jobs since 2008. Over the course of 2011, only 29 housing units were built in Calaveras County, the lowest total in more than 45 years.

In 2011, 73 total wage and salary jobs were lost in Calaveras County, representing a decline of 1.0 percent. Despite job losses, however, the unemployment rate improved moderately, dropping from 15.3 percent to 14.6 percent.

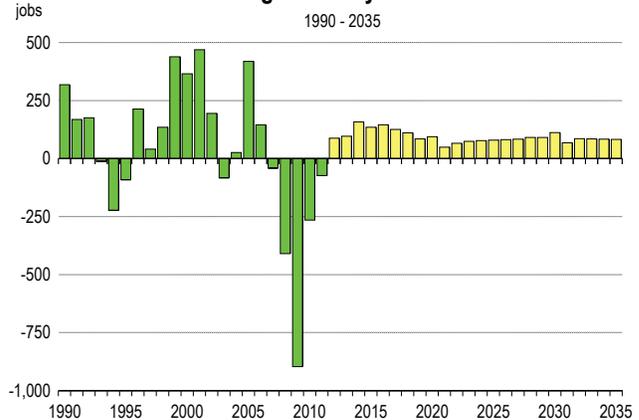
Across employment sectors, the largest job gains occurred in wholesale trade (+33 jobs), retail trade (+18 jobs), and leisure and hospitality (+18 jobs). The largest declines were observed in the public sector (-87 jobs) and transportation and utilities (-16 jobs). All other sectors were largely flat.

Between 2006 and 2011, the population of Calaveras County declined at an annual average rate of 0.1 percent. This decline occurred despite positive net migration of 41 people per year. Because of an older population base, Calaveras County has experienced a natural decrease (deaths outnumbering births) since 1996. Population growth will turn positive in 2016, but the natural decrease will keep growth at a low level.

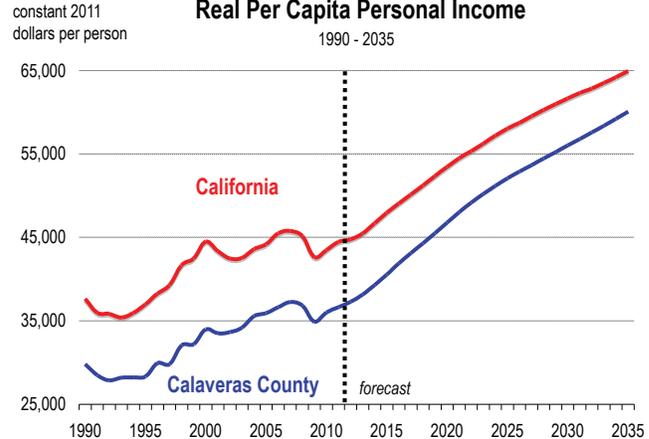
FORECAST HIGHLIGHTS

- Total wage and salary employment is forecast to increase by 1.2 percent in 2012. Between 2012 and 2017, job growth will average 1.6 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 0.6 percent per year from 2012 to 2017.
- Between 2012 and 2017, job growth will be dominated by the professional services, leisure services, and public sectors. Combined, these industries will account for 64 percent of all job growth in the county.
- The population will continue to decline in 2012, falling by 0.4 percent. As a result of the natural decrease, the population will decline at an average rate of 0.1 percent per year between 2012 and 2017.
- Net migration will be negative in 2012. The point forecast calls for a loss of 54 net migrants. However, net migration is expected to turn positive in 2013, and over the entire 2012-2017 period, it will average 550 in-migrants per year.
- Real per capita income is forecast to increase by 1.8 percent in 2012. Between 2012 and 2017, real per capita incomes are expected to increase by an average of 2.8 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at an annual rate of 2.7 percent between 2012 and 2017.
- Industrial production is forecast to increase by 1.0 percent in 2012. From 2012 to 2017, the growth rate of industrial production will average 2.5 percent per year.

Total Wage & Salary Job Creation



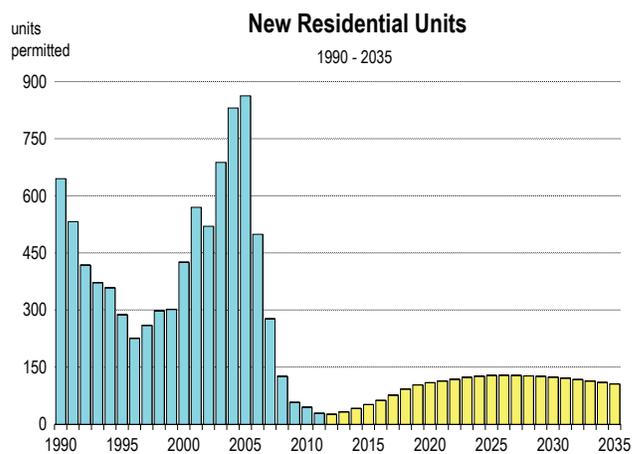
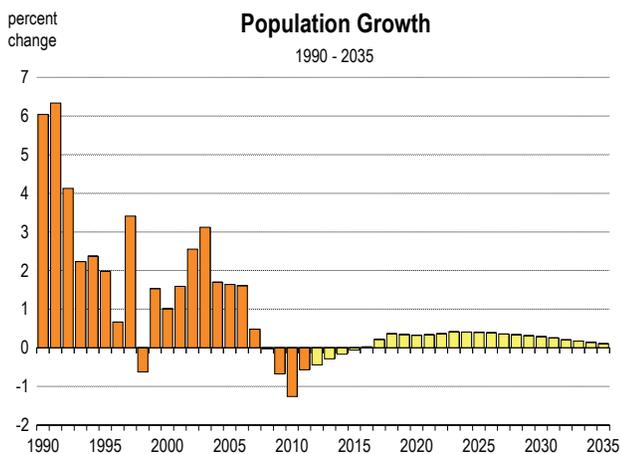
Real Per Capita Personal Income



Calaveras County Economic Forecast

2006-2011 History, 2012-2040 Forecast

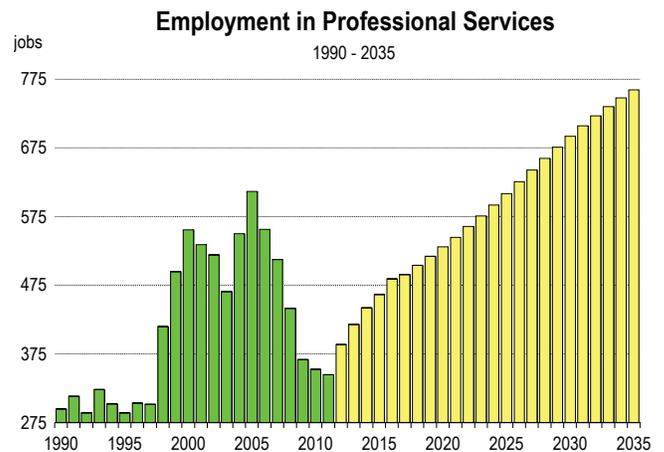
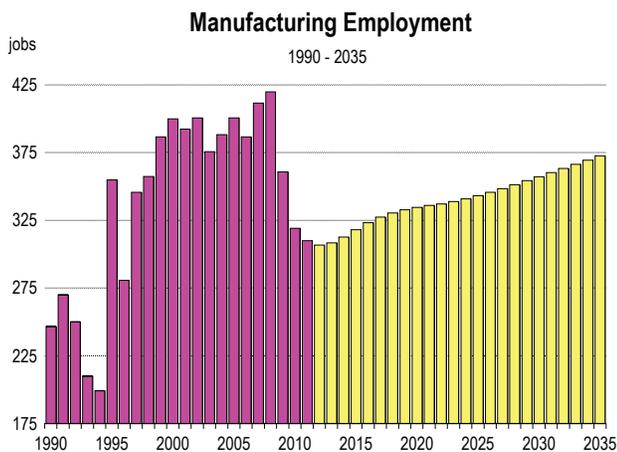
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	45,931	759	73.3	18.3	499	\$0.36	\$1.51	\$36,654	3.2	18.3	110.4	5.9
2007	46,154	269	71.9	18.6	277	\$0.35	\$1.60	\$37,281	3.4	18.2	112.8	6.4
2008	46,144	32	71.8	18.8	126	\$0.31	\$1.62	\$36,824	3.0	21.4	117.1	8.6
2009	45,834	-220	71.3	18.9	58	\$0.26	\$1.54	\$34,916	0.8	21.1	104.3	13.9
2010	45,258	-436	72.3	18.9	45	\$0.27	\$1.59	\$36,029	1.3	22.2	101.7	15.3
2011	45,002	-156	71.2	18.9	29	\$0.29	\$1.65	\$36,642	2.5	22.1	98.6	14.6
2012	44,804	-54	71.9	19.0	27	\$0.31	\$1.70	\$37,293	1.9	22.5	99.6	13.0
2013	44,679	18	72.6	19.0	33	\$0.33	\$1.77	\$38,162	2.1	22.9	100.9	11.8
2014	44,607	71	73.1	19.0	42	\$0.34	\$1.86	\$39,304	2.1	23.3	103.7	10.2
2015	44,582	117	73.7	19.0	52	\$0.36	\$1.96	\$40,558	1.8	23.7	106.6	8.8
2016	44,594	153	74.2	19.1	63	\$0.38	\$2.06	\$41,905	1.7	24.0	110.0	8.0
2017	44,693	240	74.6	19.1	77	\$0.39	\$2.16	\$43,128	1.7	24.4	114.2	7.5
2018	44,856	305	75.1	19.2	93	\$0.41	\$2.26	\$44,309	1.7	24.8	118.0	7.4
2019	45,011	298	75.4	19.2	103	\$0.42	\$2.37	\$45,524	1.5	24.9	121.5	7.2
2020	45,159	291	75.8	19.3	110	\$0.44	\$2.48	\$46,786	1.4	25.0	124.8	7.2
2021	45,313	300	76.1	19.4	114	\$0.45	\$2.58	\$48,021	1.3	25.2	127.6	7.2
2022	45,480	315	76.3	19.5	118	\$0.47	\$2.70	\$49,173	1.5	25.2	130.8	7.2
2023	45,671	342	76.6	19.6	123	\$0.49	\$2.81	\$50,203	1.5	25.2	134.5	7.2
2024	45,859	343	76.8	19.6	126	\$0.51	\$2.92	\$51,196	1.6	25.1	138.7	7.2
2025	46,045	344	77.0	19.7	128	\$0.54	\$3.03	\$52,118	1.7	24.9	143.2	7.1
2026	46,224	343	77.3	19.8	129	\$0.56	\$3.14	\$52,916	1.7	24.8	147.8	7.1
2027	46,390	338	77.5	19.9	129	\$0.59	\$3.26	\$53,686	1.7	24.6	152.8	7.1
2028	46,548	336	77.7	20.0	128	\$0.62	\$3.37	\$54,461	1.7	24.4	157.9	7.1
2029	46,696	337	77.9	20.1	126	\$0.65	\$3.49	\$55,230	1.7	24.2	163.2	7.1
2030	46,833	334	78.2	20.2	124	\$0.68	\$3.61	\$56,025	1.7	24.1	168.7	7.1
2031	46,955	328	78.4	20.3	122	\$0.71	\$3.73	\$56,797	1.7	24.1	174.5	7.1
2032	47,054	314	78.6	20.4	118	\$0.74	\$3.86	\$57,596	1.7	23.8	180.4	7.1
2033	47,137	307	78.8	20.4	114	\$0.77	\$3.98	\$58,403	1.7	23.5	186.5	7.1
2034	47,205	299	79.0	20.5	110	\$0.80	\$4.11	\$59,234	1.7	23.1	192.9	7.0
2035	47,257	291	79.2	20.6	106	\$0.83	\$4.25	\$60,090	1.7	22.8	199.5	7.0
2036	47,296	285	79.4	20.7	103	\$0.86	\$4.39	\$60,960	1.7	22.4	206.4	7.0
2037	47,323	280	79.6	20.7	99	\$0.89	\$4.53	\$61,853	1.7	22.0	213.4	7.0
2038	47,340	274	79.8	20.8	96	\$0.92	\$4.68	\$62,778	1.7	21.8	220.8	7.0
2039	47,347	269	80.0	20.9	93	\$0.95	\$4.84	\$63,740	1.7	21.6	228.4	7.0
2040	47,344	264	80.2	21.0	90	\$0.98	\$5.00	\$64,766	1.7	21.4	235.9	7.0

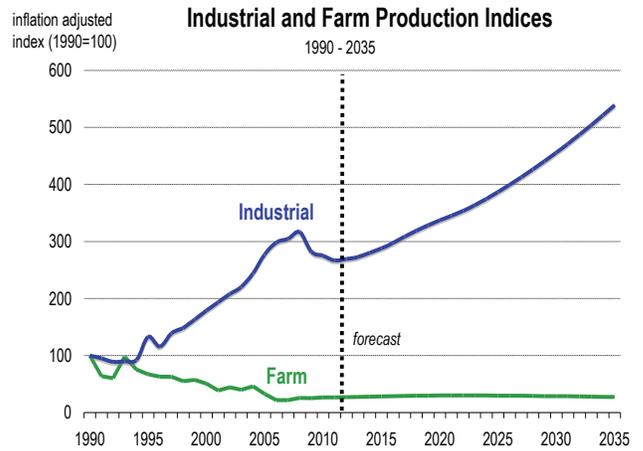
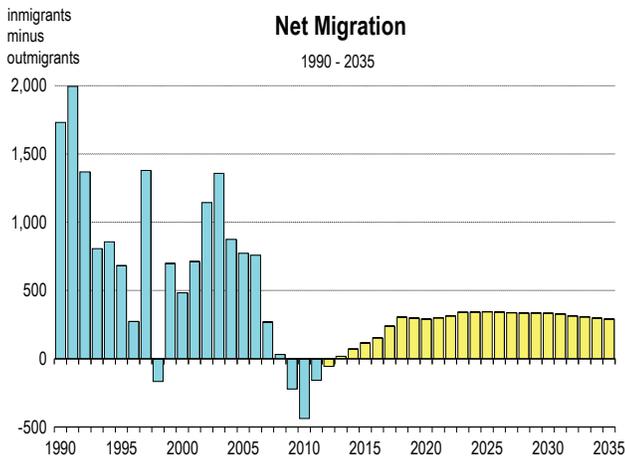
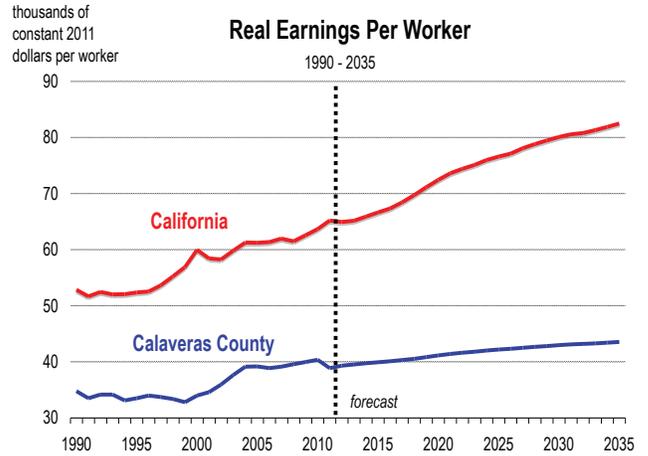
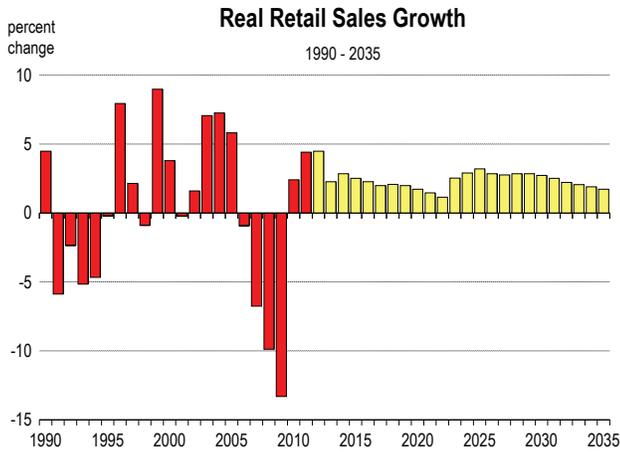


Calaveras County Employment Forecast

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	9.3	0.06	1.35	0.39	0.32	1.31	0.33	0.56	0.13	0.66	1.30	2.52
2007	9.2	0.07	1.26	0.41	0.31	1.29	0.33	0.51	0.12	0.62	1.35	2.60
2008	8.8	0.06	0.97	0.42	0.29	1.16	0.31	0.44	0.12	0.68	1.33	2.71
2009	7.9	0.06	0.66	0.36	0.26	1.03	0.27	0.37	0.12	0.66	1.17	2.62
2010	7.7	0.06	0.57	0.32	0.26	0.98	0.26	0.35	0.11	0.65	1.20	2.55
2011	7.6	0.05	0.58	0.31	0.25	1.03	0.26	0.35	0.11	0.65	1.22	2.46
2012	7.7	0.05	0.58	0.31	0.25	1.06	0.26	0.39	0.11	0.66	1.24	2.44
2013	7.8	0.05	0.58	0.31	0.25	1.06	0.26	0.42	0.11	0.67	1.28	2.45
2014	7.9	0.05	0.59	0.31	0.26	1.07	0.26	0.44	0.12	0.68	1.31	2.50
2015	8.1	0.05	0.61	0.32	0.26	1.08	0.26	0.46	0.12	0.70	1.35	2.53
2016	8.2	0.05	0.63	0.32	0.27	1.09	0.26	0.48	0.12	0.71	1.39	2.56
2017	8.3	0.05	0.65	0.33	0.27	1.09	0.26	0.49	0.13	0.73	1.43	2.58
2018	8.4	0.05	0.66	0.33	0.28	1.10	0.26	0.50	0.13	0.74	1.46	2.61
2019	8.5	0.05	0.68	0.33	0.28	1.10	0.26	0.52	0.13	0.75	1.47	2.62
2020	8.6	0.05	0.69	0.33	0.28	1.10	0.26	0.53	0.13	0.77	1.47	2.66
2021	8.7	0.05	0.71	0.34	0.29	1.11	0.26	0.54	0.13	0.78	1.48	2.64
2022	8.7	0.05	0.72	0.34	0.29	1.11	0.26	0.56	0.13	0.80	1.48	2.65
2023	8.8	0.05	0.73	0.34	0.30	1.12	0.26	0.58	0.13	0.81	1.48	2.66
2024	8.9	0.05	0.75	0.34	0.30	1.13	0.26	0.59	0.13	0.82	1.48	2.67
2025	9.0	0.05	0.76	0.34	0.31	1.14	0.26	0.61	0.13	0.83	1.49	2.68
2026	9.1	0.05	0.78	0.35	0.31	1.16	0.26	0.63	0.13	0.84	1.49	2.69
2027	9.1	0.05	0.80	0.35	0.31	1.17	0.27	0.64	0.14	0.85	1.50	2.70
2028	9.2	0.05	0.82	0.35	0.32	1.18	0.27	0.66	0.14	0.86	1.50	2.71
2029	9.3	0.05	0.84	0.35	0.32	1.19	0.27	0.68	0.14	0.87	1.51	2.72
2030	9.4	0.05	0.85	0.36	0.33	1.20	0.27	0.69	0.14	0.89	1.52	2.75
2031	9.5	0.05	0.87	0.36	0.33	1.21	0.27	0.71	0.14	0.90	1.54	2.74
2032	9.6	0.05	0.89	0.36	0.33	1.22	0.27	0.72	0.14	0.91	1.55	2.75
2033	9.7	0.05	0.91	0.37	0.34	1.23	0.27	0.74	0.14	0.92	1.56	2.76
2034	9.8	0.06	0.92	0.37	0.34	1.24	0.27	0.75	0.14	0.93	1.57	2.77
2035	9.8	0.06	0.94	0.37	0.35	1.25	0.27	0.76	0.14	0.95	1.58	2.78
2036	9.9	0.06	0.96	0.38	0.35	1.26	0.27	0.77	0.14	0.96	1.59	2.80
2037	10.0	0.06	0.98	0.38	0.36	1.27	0.27	0.78	0.14	0.97	1.60	2.81
2038	10.1	0.06	0.99	0.38	0.36	1.28	0.27	0.80	0.15	0.98	1.61	2.82
2039	10.2	0.06	1.01	0.38	0.37	1.28	0.27	0.81	0.15	0.99	1.62	2.83
2040	10.3	0.06	1.03	0.39	0.37	1.29	0.27	0.82	0.15	1.01	1.63	2.86





County Economic and Demographic Indicators

Projected Economic Growth (2012-2017)

Expected retail sales growth:	17.6 %
Expected job growth:	9.9 %
Fastest growing jobs sector:	Professional Services
Expected personal income growth:	16.9 %

Expected population growth:	-0.7 %
Net migration to account for:	0 %
Expected growth in number of vehicles:	4.8 %

Demographics (2012)

Unemployment rate (March 2012)	14.7 %
County Rank* in California (58 counties):	34th
Working age (16-64) population:	64.4 %

Population with B.A. Degree or higher:	19.6 %
Median Home Selling Price (2011):	\$167,227
Median Household Income:	\$53,463

Quality of Life

Violent Crime rate (2010):	206 per 100,000 persons
County Rank* in California (58 counties):	4th
Average Commute Time to work (2012):	37.7 minutes

High School drop out rate (2010):	8.1 %
Households at/below poverty line (2012):	6.2 %

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