

# 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 192,300 people and more than 101,000 wage and salary jobs. The per capita income in Yolo County is \$30,690, and the average salary per worker is \$46,464.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) grew at a robust pace of 2.2 percent. In 2006, 2,200 total wage and salary jobs were created in Yolo County, representing a growth rate of 2.2 percent. Non-farm employment grew at the same rate. The unemployment rate fell to 5.2 percent in 2006.

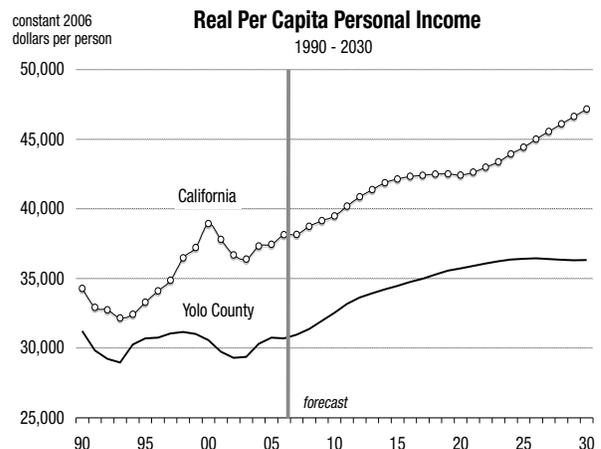
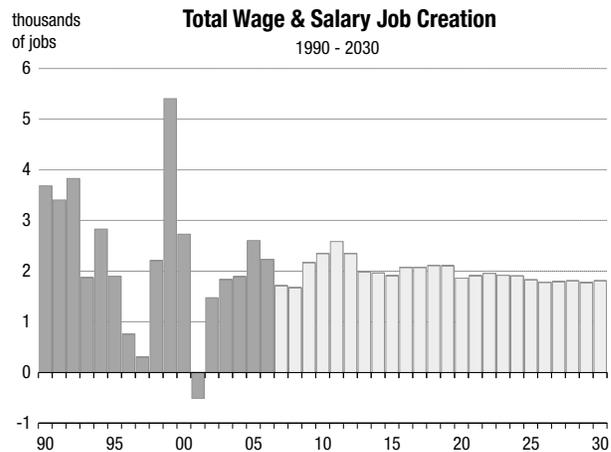
Job creation in Yolo County has been dominated by the public sector. Led by UC Davis, the public sector accounted for 67 percent of Yolo County job growth over the last five years. In 2006, 36 percent of wage and salary jobs were in the public sector in Yolo County. Other expanding labor markets include manufacturing, leisure services, wholesale trade, and healthcare and education.

The population grew at a respectable rate of 1.8 percent in Yolo County from January 2006 to January 2007. The fastest growing city is West Sacramento, which added 1,700 people last year, at a rate of 4.0 percent.

Employment and population growth in Yolo County will moderate over the next few years, but then will rebound to healthier rates. Inland counties, like Yolo County, will dominate growth in the state due to the relative affordability and higher production of homes.

## FORECAST HIGHLIGHTS

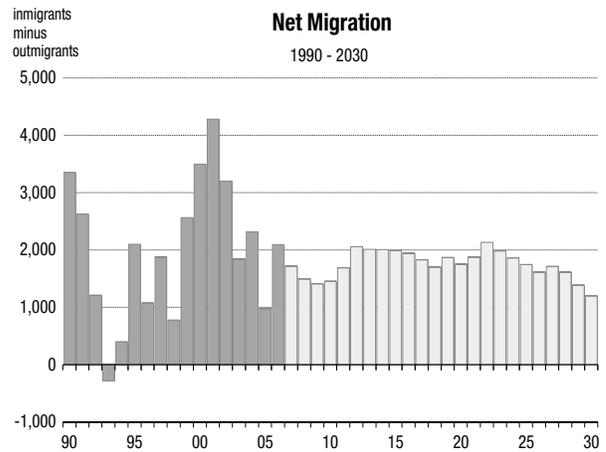
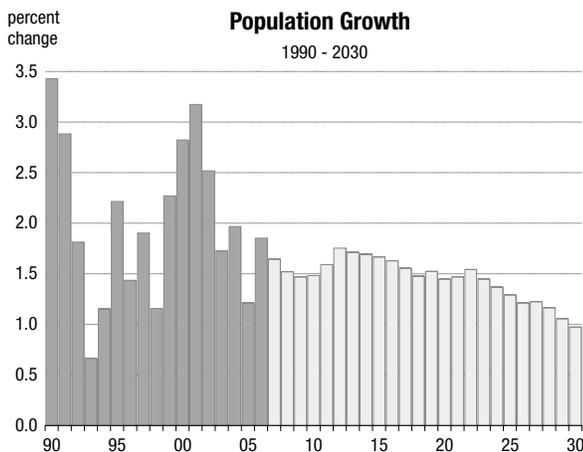
- Job growth is forecast to decline in 2007 to 1.7 percent. Job growth is forecast to average 2.0 percent annually from 2007 to 2011.
- Average salaries adjusted for inflation are currently below the California state average. They are expected to increase at a faster rate than the state average. Inflation adjusted salaries are expected to rise an average of 1.3 percent per year over the next 5 years.
- Real per capita income will increase at a rate of 0.9 percent in 2007. Over the next five years real per capita incomes are forecast to grow by an average of 1.6 percent per year.
- Total taxable sales are expected to increase by an average of 5.4 percent over the next five years. Adjusted for inflation, they increase 3.0 percent per year.
- Between 2007 and 2011, the momentum for employment growth is in professional services, healthcare and education, transportation, wholesale and retail trade, and government. These sectors account for 85 percent of job creation in the county over the next five years.
- The population will grow at a steady rate of 1.5 percent per year between 2007 and 2011.
- Net migration will decline to approximately 1,700 people in 2007. Over the next five years net migration is expected to average 1,600 net migrants per year. Net migration accounts for 50 percent of the population growth in the county.
- Industrial production is forecast to increase by 4.5 percent in 2007. From 2007 to 2011, the growth rate of industrial production is expected to average 4.8 percent per year.



# Yolo County Economic Forecast

## 1997-2006 History, 2007-2030 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)
1997	159,806	1,879	122.9	56.2	714	\$1.8	\$3.8	\$31,042	3.4	437.4	1.32	6.0
1998	161,659	777	131.5	57.0	1,591	\$1.9	\$4.0	\$31,156	3.2	350.9	1.32	5.5
1999	165,332	2,564	135.9	57.7	1,465	\$2.1	\$4.2	\$31,019	4.2	412.9	1.51	4.4
2000	170,001	3,497	139.5	59.4	1,216	\$2.4	\$4.5	\$30,574	4.5	352.0	1.64	5.0
2001	175,399	4,281	145.7	60.8	1,300	\$2.4	\$4.7	\$29,744	5.4	318.4	1.44	5.1
2002	179,817	3,201	156.0	62.2	1,389	\$2.4	\$4.9	\$29,293	1.6	325.5	1.49	6.0
2003	182,924	1,846	155.2	63.3	1,763	\$2.5	\$5.0	\$29,367	1.8	324.5	1.56	6.3
2004	186,525	2,315	165.5	64.8	2,215	\$2.8	\$5.4	\$30,313	1.2	356.4	1.69	6.0
2005	188,788	979	165.2	66.0	1,718	\$3.1	\$5.6	\$30,748	2.0	343.6	1.77	5.4
2006	192,285	2,095	168.2	68.1	1,293	\$3.4	\$5.9	\$30,690	3.3	351.9	1.83	5.2
2007	195,451	1,722	172.4	69.7	1,037	\$3.5	\$6.2	\$30,970	2.9	341.8	1.91	5.1
2008	198,423	1,498	176.3	70.7	1,050	\$3.7	\$6.5	\$31,363	2.0	336.5	1.99	5.2
2009	201,343	1,416	180.2	71.8	1,180	\$3.9	\$6.9	\$31,955	2.0	333.7	2.09	5.3
2010	204,332	1,456	183.9	73.0	1,192	\$4.1	\$7.3	\$32,533	2.5	332.1	2.20	5.4
2011	207,582	1,691	187.5	74.1	1,165	\$4.4	\$7.7	\$33,171	2.4	331.3	2.32	5.4
2012	211,224	2,059	191.0	75.3	1,174	\$4.6	\$8.2	\$33,642	2.2	330.9	2.43	5.5
2013	214,843	2,012	194.4	76.5	1,164	\$4.8	\$8.6	\$33,931	2.3	330.6	2.55	5.6
2014	218,486	2,009	197.7	77.7	1,183	\$5.1	\$9.0	\$34,222	2.3	330.5	2.67	5.7
2015	222,133	1,990	200.9	78.9	1,174	\$5.3	\$9.4	\$34,465	2.6	330.4	2.78	5.7
2016	225,752	1,944	204.0	80.0	1,179	\$5.6	\$9.9	\$34,751	2.7	330.4	2.89	5.8
2017	229,266	1,831	207.0	81.2	1,210	\$6.0	\$10.4	\$34,983	2.7	330.3	3.00	5.8
2018	232,655	1,706	210.0	82.4	1,164	\$6.3	\$10.9	\$35,273	2.5	330.3	3.12	5.8
2019	236,204	1,871	212.9	83.6	1,170	\$6.6	\$11.5	\$35,554	2.5	330.3	3.24	5.8
2020	239,626	1,757	215.7	84.8	1,113	\$7.0	\$12.0	\$35,722	2.5	330.3	3.38	5.8
2021	243,150	1,878	218.5	85.9	1,122	\$7.3	\$12.5	\$35,894	2.4	330.3	3.48	5.8
2022	246,905	2,134	221.2	87.0	1,118	\$7.7	\$13.1	\$36,081	2.5	330.2	3.56	5.7
2023	250,486	1,987	223.8	88.2	1,143	\$8.1	\$13.7	\$36,234	2.5	330.2	3.65	5.7
2024	253,919	1,866	226.4	89.3	1,143	\$8.5	\$14.2	\$36,358	2.3	330.2	3.75	5.7
2025	257,202	1,746	228.9	90.5	1,143	\$8.8	\$14.8	\$36,418	2.4	330.2	3.84	5.7
2026	260,326	1,617	231.4	91.6	1,138	\$9.2	\$15.3	\$36,439	2.4	330.2	3.91	5.7
2027	263,516	1,712	233.8	92.8	1,145	\$9.7	\$15.9	\$36,388	2.5	330.2	3.97	5.7
2028	266,587	1,615	236.2	93.9	1,131	\$10.1	\$16.5	\$36,333	2.7	330.2	4.05	5.7
2029	269,410	1,388	238.5	95.0	1,116	\$10.6	\$17.1	\$36,300	2.7	330.2	4.13	5.7
2030	272,036	1,204	240.8	96.2	1,116	\$11.1	\$17.7	\$36,320	2.6	330.2	4.21	5.7



# Yolo County Employment Forecast

## 1997-2006 History, 2007-2030 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)-----												
1997	81.9	5.13	3.1	6.4	6.5	12.7	2.9	8.2	1.1	4.0	4.7	25.3
1998	84.1	4.78	3.4	6.4	6.5	13.2	3.0	8.8	1.1	4.3	4.7	26.2
1999	89.5	4.88	4.0	7.2	6.9	14.1	3.1	9.2	1.1	4.6	5.1	27.5
2000	92.2	4.86	4.5	6.7	7.4	13.5	3.1	9.2	1.1	5.0	5.6	29.3
2001	91.7	4.10	4.7	5.4	7.6	13.0	3.2	8.8	1.1	5.6	6.0	30.3
2002	93.2	4.48	4.7	5.5	7.7	12.4	3.3	8.1	1.1	5.8	5.9	32.1
2003	95.0	4.18	4.9	5.8	7.3	11.9	3.3	8.2	1.1	5.8	6.2	34.3
2004	96.9	3.80	5.0	6.1	7.7	11.7	3.4	8.1	1.2	6.0	6.4	35.6
2005	99.5	3.65	5.3	6.6	7.7	12.0	3.6	8.1	1.1	6.4	6.8	36.3
2006	101.8	3.75	5.1	6.6	7.9	12.4	3.7	8.4	1.1	6.7	7.1	36.9
2007	103.5	3.82	5.1	6.6	8.1	12.5	3.8	8.7	1.1	6.8	7.2	37.6
2008	105.2	3.85	5.0	6.6	8.2	12.8	3.8	8.8	1.2	7.0	7.4	38.3
2009	107.3	3.87	5.1	6.6	8.4	13.1	3.9	9.0	1.2	7.2	7.5	39.2
2010	109.7	3.88	5.0	6.7	8.7	13.4	3.9	9.3	1.2	7.5	7.7	40.1
2011	112.3	3.89	5.1	6.7	9.0	13.7	3.9	9.7	1.3	7.7	7.9	41.0
2012	114.6	3.89	5.1	6.8	9.3	13.9	3.9	10.1	1.3	7.9	8.0	41.9
2013	116.6	3.89	5.1	6.8	9.6	14.1	4.0	10.4	1.4	8.1	8.2	42.7
2014	118.6	3.89	5.0	6.8	9.9	14.3	4.0	10.7	1.4	8.3	8.3	43.5
2015	120.5	3.89	4.9	6.8	10.1	14.5	4.1	10.9	1.5	8.5	8.5	44.3
2016	122.6	3.89	5.0	6.8	10.4	14.7	4.1	11.0	1.5	8.7	8.7	45.1
2017	124.6	3.89	5.0	6.9	10.6	15.0	4.2	11.1	1.5	8.9	8.9	45.9
2018	126.8	3.89	5.1	6.9	10.9	15.3	4.2	11.3	1.6	9.2	9.0	46.8
2019	128.9	3.89	5.1	6.9	11.2	15.6	4.3	11.4	1.6	9.4	9.2	47.6
2020	130.7	3.89	5.0	6.9	11.5	15.8	4.3	11.5	1.7	9.6	9.2	48.5
2021	132.6	3.89	5.0	6.9	11.7	16.1	4.3	11.6	1.7	9.9	9.3	49.3
2022	134.6	3.89	5.0	6.9	12.0	16.4	4.4	11.7	1.8	10.1	9.3	50.1
2023	136.5	3.89	5.1	6.9	12.3	16.6	4.4	11.9	1.8	10.4	9.4	50.9
2024	138.4	3.89	5.1	7.0	12.5	16.9	4.5	12.0	1.8	10.6	9.4	51.7
2025	140.3	3.89	5.1	7.0	12.7	17.1	4.5	12.1	1.9	10.8	9.5	52.5
2026	142.0	3.89	5.2	7.0	13.0	17.4	4.5	12.2	1.9	11.1	9.6	53.2
2027	143.8	3.89	5.2	7.0	13.1	17.6	4.6	12.3	2.0	11.3	9.6	54.0
2028	145.6	3.89	5.3	7.1	13.3	17.9	4.6	12.4	2.0	11.5	9.7	54.7
2029	147.4	3.89	5.3	7.1	13.5	18.2	4.7	12.5	2.0	11.7	9.8	55.5
2030	149.2	3.89	5.4	7.1	13.7	18.4	4.7	12.6	2.1	12.0	9.9	56.2

