

SIERRA COUNTY ECONOMIC FORECAST

Sierra County is located on the California-Nevada state border. It was a hub of activity during the gold rush, and experienced a large amount of in-migration in the mid 1800s. According to the 1880 Census, the county had a population of 6,623. But by 2014, it was the second smallest county in California, with only 3,093 residents. In 2014, the county also had 680 wage and salary jobs, a per capita income of \$41,860, and an average salary per worker of \$50,260.

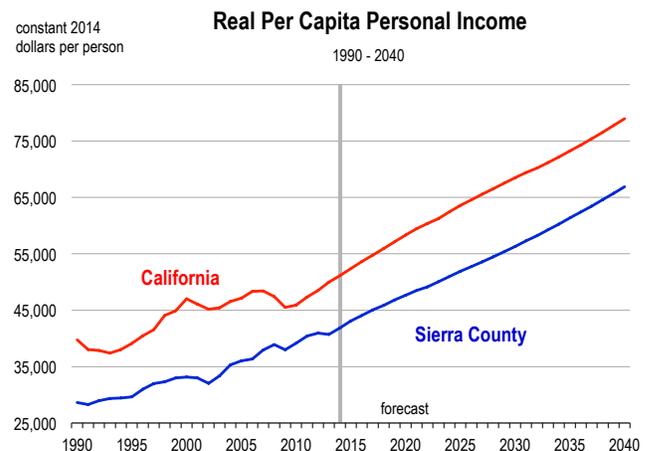
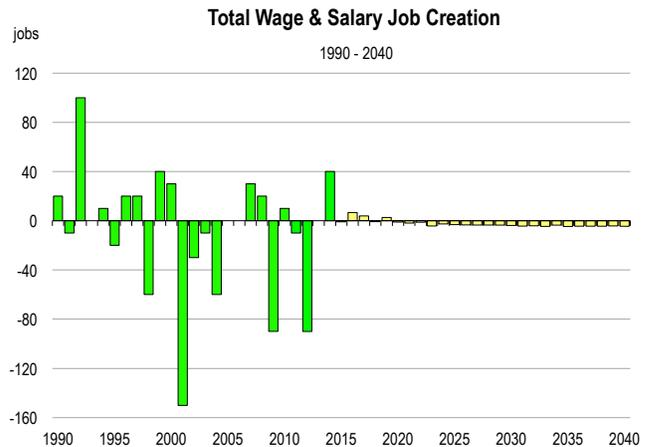
In 2014, Sierra County gained 40 wage and salary jobs, representing an increase of 6.3 percent. The unemployment rate, although still high, declined from 12.9 percent in 2013 to 10.0 percent in 2014.

During 2014, the goods producing sector gained 10 jobs. The public sector, which represents 53 percent of total employment in the county, also gained 10 jobs, while the services sector added 20 new workers. The agriculture sector was flat.

Between 2009 and 2014, the population of Sierra County declined at an annual average rate of 0.9 percent. In part, this decrease was the result of out-migration, as the county lost an average of 15 net migrants per year. However, the county also experienced a natural decrease (deaths outnumbering births), which was responsible for a portion of the population decline.

FORECAST HIGHLIGHTS

- Total wage and salary employment is expected to be virtually flat in 2015. Between 2015 and 2020, growth will average 0.3 percent per year.
- Average salaries are well below the California state average, and will remain so over the forecast period. In Sierra County, inflation-adjusted salaries are expected to increase at an average rate of 1.1 percent per year during the 2015-2020 period.
- Over the 2015-2020 period, employment growth will be relatively flat in the government, agriculture, and services sectors. Meanwhile, the goods producing sectors will increase by 12 jobs.
- The population is expected to decline throughout the 2015-2020 period. Over this time frame, the annual average decrease will be 0.9 percent.

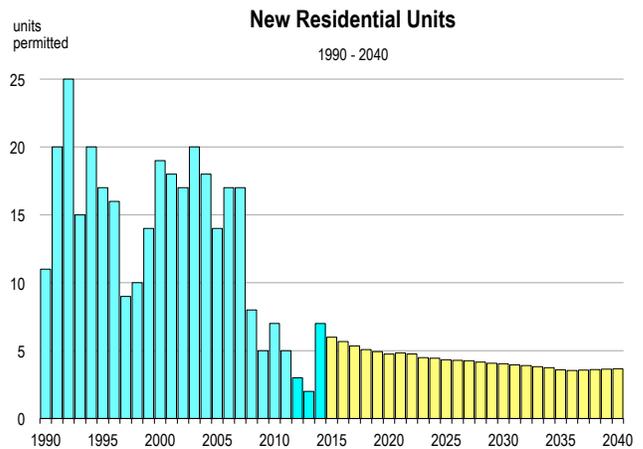
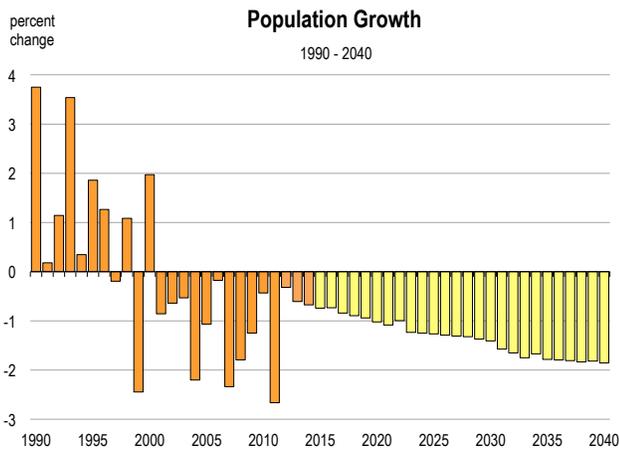


- Net migration will also remain negative. Over the next five years, the county will lose an average of 5 net migrants per year.
- Between 2015 and 2020, real per capita income will increase by approximately 2.0 percent per year.
- Total taxable sales, adjusted for inflation, are forecasted to increase by 1.1 percent per year from 2015 to 2020.
- Between 2015 and 2020, the growth rate of industrial production will average 7.6 percent per year.

Sierra County Economic Forecast

2006-2014 History, 2015-2040 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	3,424	-6	5.5	1.5	17	\$25.98	\$103.22	\$36,351	3.2	7.7	22.2	7.6
2007	3,344	-63	5.4	1.5	17	\$23.95	\$108.85	\$37,946	3.4	7.6	27.5	8.0
2008	3,284	-44	5.4	1.5	8	\$20.88	\$112.83	\$38,907	2.9	6.7	24.2	10.6
2009	3,243	-34	5.4	1.5	5	\$16.22	\$109.71	\$37,991	0.8	5.8	7.2	15.3
2010	3,229	-7	5.4	1.5	7	\$18.46	\$114.00	\$39,130	1.3	6.9	6.8	15.4
2011	3,143	-69	5.3	1.5	5	\$15.77	\$117.72	\$40,433	2.7	8.8	4.3	14.9
2012	3,133	0	5.3	1.5	3	\$24.90	\$121.94	\$40,932	2.7	8.8	6.9	14.4
2013	3,114	0	5.3	1.5	2	\$17.41	\$123.23	\$40,699	2.3	9.0	6.8	12.9
2014	3,093	0	5.4	1.5	7	\$20.37	\$129.47	\$41,860	2.8	8.9	9.4	10.0
2015	3,070	-3	5.4	1.5	6	\$21.63	\$133.89	\$43,100	1.2	8.9	9.6	9.3
2016	3,048	-4	5.3	1.5	6	\$22.82	\$140.16	\$44,064	3.2	8.9	11.2	8.5
2017	3,022	-5	5.4	1.5	5	\$23.86	\$146.72	\$45,058	3.2	8.8	12.0	8.2
2018	2,995	-5	5.4	1.5	5	\$24.80	\$152.48	\$45,858	3.0	8.8	12.8	8.1
2019	2,967	-5	5.4	1.5	5	\$25.68	\$158.54	\$46,801	2.8	8.8	13.4	8.0
2020	2,936	-5	5.4	1.5	5	\$26.58	\$164.48	\$47,652	2.9	8.8	13.8	8.0
2021	2,905	-6	5.5	1.5	5	\$27.51	\$170.58	\$48,490	3.0	8.8	14.1	8.0
2022	2,876	-2	5.4	1.5	5	\$28.49	\$176.55	\$49,156	3.1	8.8	14.7	7.9
2023	2,840	-8	5.4	1.5	4	\$29.35	\$182.23	\$50,042	2.7	8.8	14.4	7.9
2024	2,805	-8	5.4	1.5	4	\$30.19	\$188.01	\$50,977	2.6	8.8	14.6	7.9
2025	2,769	-8	5.4	1.5	4	\$31.10	\$194.11	\$51,877	2.8	8.8	14.8	7.9
2026	2,734	-8	5.4	1.5	4	\$32.07	\$200.29	\$52,725	2.8	8.8	15.0	7.9
2027	2,698	-8	5.4	1.5	4	\$33.06	\$206.59	\$53,580	2.8	8.8	15.1	7.9
2028	2,662	-8	5.4	1.5	4	\$34.01	\$212.72	\$54,462	2.7	8.8	15.3	7.9
2029	2,626	-8	5.4	1.5	4	\$34.91	\$218.56	\$55,368	2.5	8.8	15.5	7.9
2030	2,589	-8	5.4	1.5	4	\$35.80	\$224.25	\$56,287	2.4	8.8	15.6	7.9
2031	2,548	-11	5.5	1.5	4	\$36.67	\$229.73	\$57,279	2.3	8.8	15.4	7.9
2032	2,506	-12	5.5	1.5	4	\$37.62	\$235.23	\$58,200	2.5	8.8	15.4	7.9
2033	2,462	-13	5.6	1.5	4	\$38.44	\$240.22	\$59,256	2.1	8.8	15.2	7.9
2034	2,421	-10	5.7	1.5	4	\$39.35	\$245.66	\$60,256	2.3	8.8	15.3	7.9
2035	2,378	-10	5.8	1.5	4	\$40.32	\$251.52	\$61,358	2.4	8.8	15.1	7.9
2036	2,335	-10	5.8	1.5	4	\$41.47	\$258.10	\$62,397	2.8	8.8	14.9	7.9
2037	2,293	-10	5.9	1.5	4	\$42.69	\$265.11	\$63,464	2.8	8.8	14.7	7.9
2038	2,251	-10	6.1	1.5	4	\$43.87	\$271.99	\$64,609	2.7	8.8	14.4	7.9
2039	2,210	-9	6.3	1.5	4	\$45.16	\$279.41	\$65,729	2.8	8.8	14.1	7.9
2040	2,169	-9	6.4	1.5	4	\$46.46	\$286.71	\$66,881	2.8	8.8	13.5	7.9

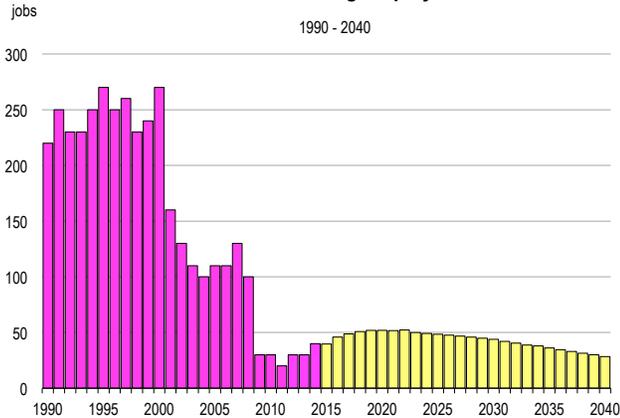


Sierra County Employment Forecast

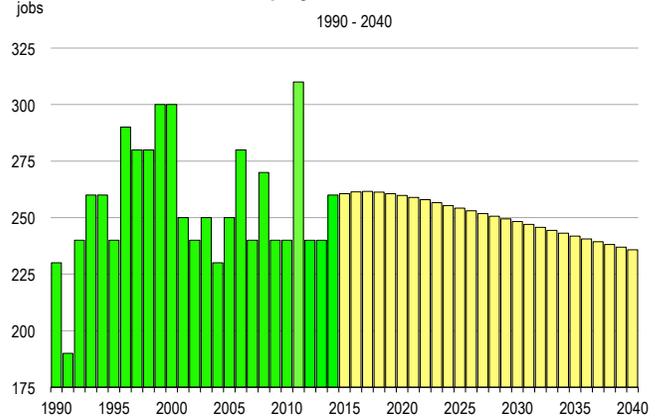
2006-2014 History, 2015-2040 Forecast

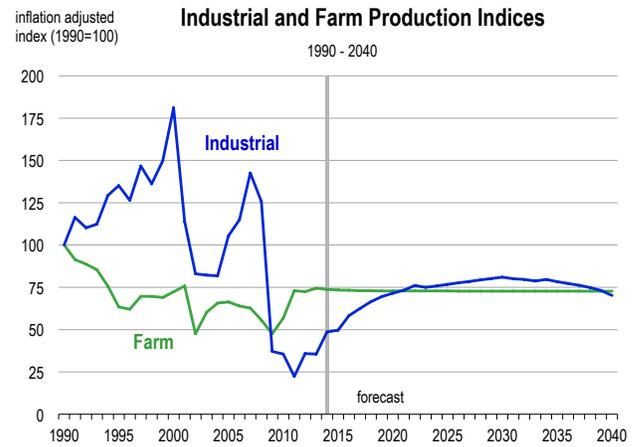
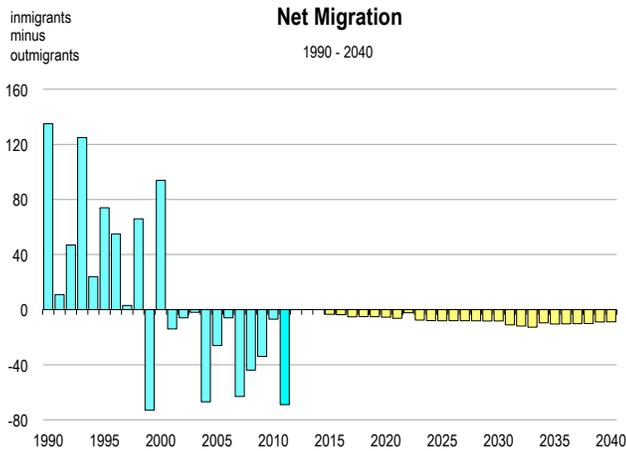
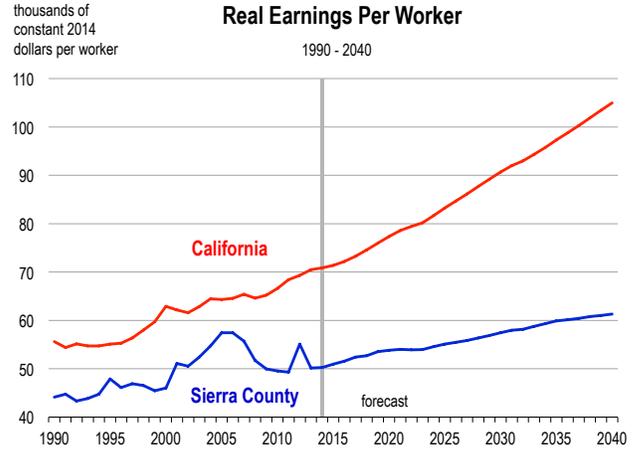
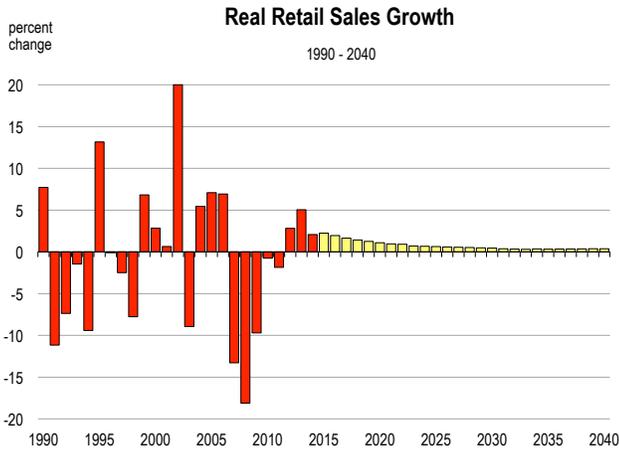
	Total Wage & Salary	Farm	Goods Producing	Services	Government
	-----employment (thousands of jobs)-----				
2006	0.770	0.000	0.110	0.280	0.380
2007	0.800	0.000	0.130	0.240	0.430
2008	0.820	0.000	0.100	0.270	0.450
2009	0.730	0.020	0.030	0.240	0.440
2010	0.740	0.020	0.030	0.240	0.450
2011	0.730	0.010	0.020	0.310	0.390
2012	0.640	0.010	0.030	0.240	0.360
2013	0.640	0.020	0.030	0.240	0.350
2014	0.680	0.020	0.040	0.260	0.360
2015	0.679	0.020	0.040	0.261	0.358
2016	0.686	0.020	0.046	0.261	0.358
2017	0.690	0.020	0.049	0.262	0.359
2018	0.689	0.020	0.051	0.261	0.357
2019	0.692	0.020	0.052	0.261	0.359
2020	0.691	0.020	0.052	0.260	0.359
2021	0.689	0.021	0.052	0.259	0.358
2022	0.688	0.020	0.052	0.258	0.357
2023	0.683	0.021	0.050	0.257	0.356
2024	0.681	0.021	0.049	0.255	0.356
2025	0.678	0.021	0.048	0.254	0.354
2026	0.674	0.021	0.048	0.253	0.353
2027	0.671	0.021	0.047	0.252	0.352
2028	0.667	0.021	0.046	0.251	0.350
2029	0.664	0.021	0.045	0.249	0.349
2030	0.660	0.021	0.044	0.248	0.347
2031	0.655	0.021	0.042	0.247	0.346
2032	0.651	0.021	0.040	0.246	0.345
2033	0.647	0.021	0.039	0.244	0.343
2034	0.643	0.021	0.038	0.243	0.342
2035	0.638	0.021	0.036	0.242	0.340
2036	0.634	0.021	0.035	0.241	0.338
2037	0.630	0.021	0.033	0.239	0.337
2038	0.625	0.021	0.031	0.238	0.335
2039	0.621	0.021	0.030	0.237	0.333
2040	0.616	0.021	0.028	0.236	0.332

Goods Producing Employment



Employment in Services





County Economic and Demographic Indicators

Projected Economic Growth (2015-2020)

Expected retail sales growth:	7.6%
Expected job growth:	1.7%
Fastest growing jobs sector:	Goods Producing
Expected personal income growth:	5.8%

Expected population growth:	-4.4%
Net migration to account for:	N/A
Expected growth in number of vehicles:	1.0%

Demographics (2015)

Unemployment rate (March 2015):	10.5%
County rank* in California (58 counties):	47th
Working age (16-64) population:	61.4%

Population with B.A. or higher:	16.6%
Median home selling price (2014):	\$116,000
Median household income:	\$45,000

Quality of Life

Violent crime rate (2013):	225 per 100,000 persons
County rank* in California (58 counties):	10th
Average commute time to work (2015):	31.0 minutes

High School drop out rate (2014):	2.8%
Households at/below poverty line (2015):	9.3%

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