

SUTTER COUNTY ECONOMIC FORECAST

Sutter County, the birthplace of the seedless grape, is located in the Sacramento Valley. The county is home to the Sutter Buttes, the "World's Smallest Mountain Range." Sutter County has a population of 96,400 people and a total of 27,800 wage and salary jobs. The per capita income in Sutter County is \$38,830 and the average salary per worker is \$47,111. The largest employers in the county are the public sector, the wholesale and retail trade industry, the agricultural sector, and the education and healthcare industry. Combined, they account for 64 percent of total wage and salary employment.

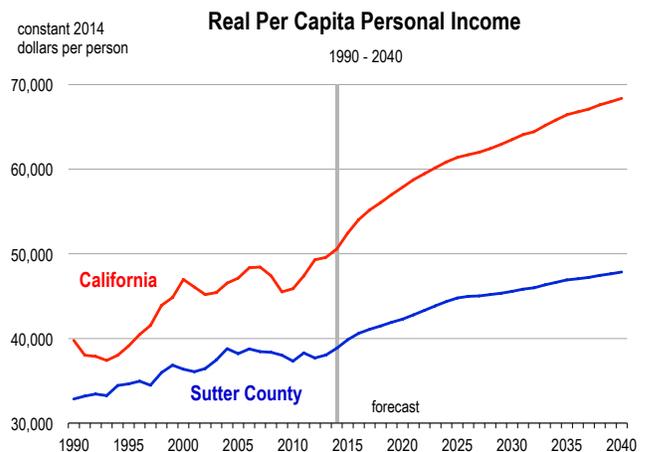
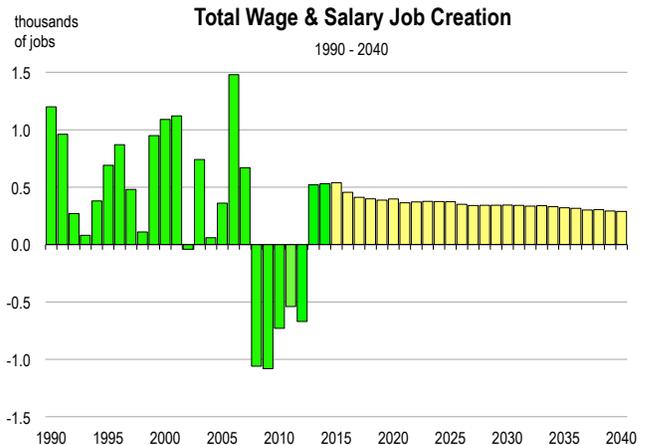
Employment across Northern California increased by 3.4 percent in 2014, whereas employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter counties) increased by 2.7 percent. In Sutter County, 530 wage and salary jobs were created, representing a growth rate of 1.9 percent. The non-farm sector increased by 2.8 percent, while the farm sector declined by 3.5 percent. The unemployment rate improved substantially, falling from 14.6 percent in 2013 to 12.7 percent in 2014.

In 2014, most sectors were characterized by positive job growth. The largest gains were observed in wholesale and retail trade (+190 jobs), education and healthcare (+100 jobs), leisure and hospitality (+80 jobs), and professional business services (+80 jobs). The largest losses occurred in agriculture (-130 jobs), and manufacturing (-40 jobs).

The population in Sutter County grew by an annual average rate of 0.4 percent between 2009 and 2014. This was entirely the result of the natural increase (new births), as overall net migration was negative over this period.

FORECAST HIGHLIGHTS

- In 2015, total wage and salary employment will increase by 1.9 percent. Over the 2015-2020 period, growth will average 1.4 percent per year. Non-farm growth is expected to average 1.6 percent.
- The average salary per worker is currently below the California state average, and is expected to remain so over the forecast period. In Sutter County, inflation-adjusted salaries are projected to increase by 0.9 percent per year from 2015 to 2020.
- Between 2015 and 2020, the principal employment growth will occur in wholesale and retail trade, education and healthcare, professional services, and government. Together, these sectors are expected to account for 69 percent of net job creation in the county.
- Population growth will accelerate, but will not return to the high rates that occurred over much of the past few decades. Annual growth in the 2015-2020 period will average 0.9 percent per year.

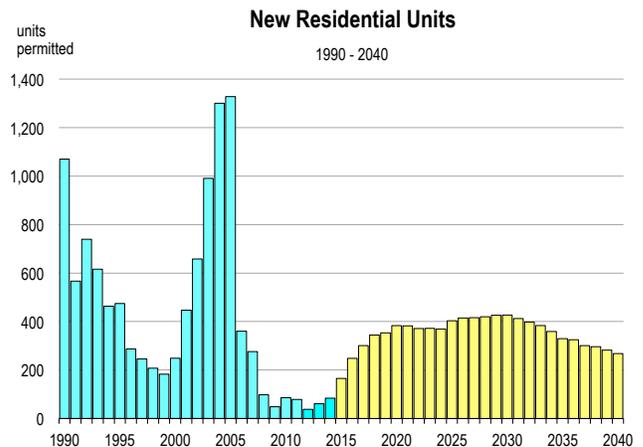
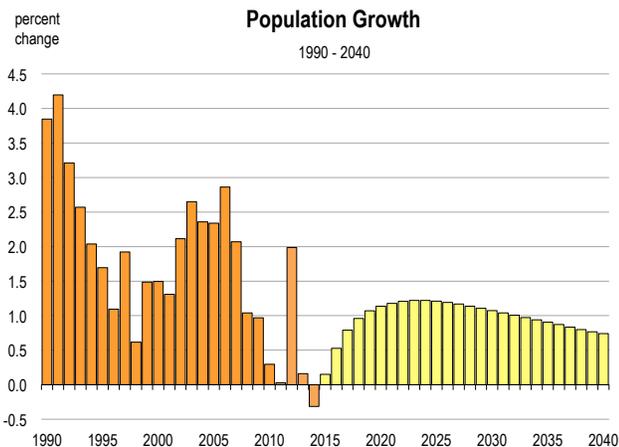


- Overall net migration will be positive over the forecast period. Between 2015 and 2020, an average of 310 net migrants will enter the county each year.
- From 2015 to 2020, real per capita income is projected to rise by 1.2 percent per year.
- Total taxable sales, adjusted for inflation, are expected to increase by 2.1 percent per year between 2015 and 2020.
- From 2015 to 2020, the growth rate of industrial production is expected to average 3.7 percent per year.
- Adjusted for inflation, farm production is forecasted to increase by an average of 0.7 percent per year between 2015 and 2020. The principal crop in the county is rice.

Sutter County Economic Forecast

2006-2014 History, 2015-2040 Forecast

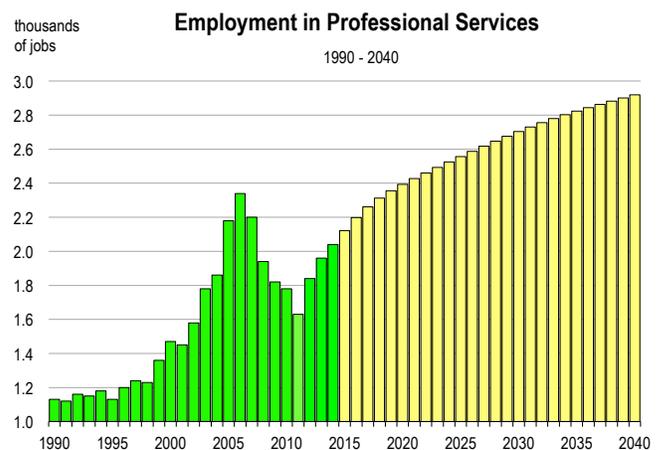
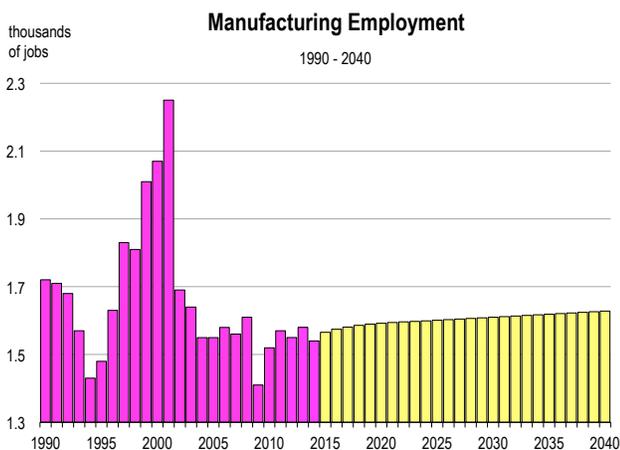
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
2006	90,628	1,756	92.6	30.5	360	\$1.43	\$2.91	\$38,756	3.2	433	1756	9.0
2007	92,502	960	93.3	31.0	276	\$1.41	\$3.05	\$38,445	3.4	441	1916	9.7
2008	93,465	166	92.8	31.3	98	\$1.29	\$3.17	\$38,363	2.9	564	1970	12.3
2009	94,372	134	93.4	31.4	49	\$1.18	\$3.19	\$38,011	0.8	534	1354	16.8
2010	94,650	-458	93.9	31.4	86	\$1.21	\$3.19	\$37,327	1.3	577	1338	18.4
2011	94,676	-581	92.4	31.5	79	\$1.31	\$3.36	\$38,277	2.7	591	1359	18.2
2012	96,557	1,286	91.5	31.5	38	\$1.37	\$3.46	\$37,694	2.7	554	534	16.8
2013	96,712	-340	94.3	31.5	61	\$1.47	\$3.58	\$38,038	2.3	616	500	14.6
2014	96,408	-870	96.7	31.6	84	\$1.54	\$3.74	\$38,830	2.8	611	515	12.7
2015	96,553	-358	96.8	31.7	165	\$1.61	\$3.90	\$39,867	1.2	617	547	10.9
2016	97,063	-15	97.9	31.9	248	\$1.70	\$4.11	\$40,606	3.2	618	564	9.5
2017	97,830	221	98.9	32.1	301	\$1.80	\$4.33	\$41,073	3.2	622	580	9.1
2018	98,769	374	100.0	32.4	345	\$1.89	\$4.55	\$41,490	3.0	624	599	8.9
2019	99,826	465	101.2	32.8	353	\$1.98	\$4.78	\$41,908	2.8	629	626	8.6
2020	100,961	524	102.4	33.1	383	\$2.07	\$5.02	\$42,291	2.9	638	656	8.5
2021	102,150	571	103.7	33.5	382	\$2.17	\$5.29	\$42,780	3.0	637	674	8.5
2022	103,383	611	105.0	33.9	371	\$2.28	\$5.59	\$43,321	3.1	643	689	8.3
2023	104,645	635	106.4	34.2	372	\$2.38	\$5.88	\$43,841	2.7	646	708	8.1
2024	105,922	648	107.8	34.6	369	\$2.48	\$6.18	\$44,370	2.6	650	729	8.1
2025	107,204	651	109.1	35.0	403	\$2.58	\$6.49	\$44,797	2.8	653	750	8.0
2026	108,482	645	110.5	35.4	415	\$2.68	\$6.78	\$44,963	2.8	657	772	7.9
2027	109,750	631	111.8	35.8	416	\$2.79	\$7.06	\$45,026	2.8	660	796	7.8
2028	110,997	615	113.2	36.2	420	\$2.90	\$7.36	\$45,176	2.7	664	823	7.7
2029	112,225	598	114.5	36.6	426	\$3.01	\$7.65	\$45,351	2.5	667	851	7.7
2030	113,430	578	115.8	37.0	427	\$3.13	\$7.95	\$45,569	2.4	671	880	7.6
2031	114,609	554	117.0	37.5	412	\$3.26	\$8.27	\$45,822	2.3	675	910	7.5
2032	115,763	528	118.3	37.9	398	\$3.39	\$8.59	\$45,986	2.5	679	941	7.4
2033	116,889	500	119.5	38.3	383	\$3.53	\$8.91	\$46,321	2.1	683	973	7.4
2034	117,987	473	120.6	38.6	359	\$3.67	\$9.26	\$46,629	2.3	687	1006	7.3
2035	119,055	445	121.8	39.0	329	\$3.82	\$9.63	\$46,906	2.4	691	1039	7.2
2036	120,094	417	122.9	39.3	325	\$3.96	\$10.01	\$47,057	2.8	695	1074	7.2
2037	121,095	390	124.0	39.6	301	\$4.12	\$10.41	\$47,205	2.8	699	1110	7.1
2038	122,062	361	125.0	39.9	296	\$4.27	\$10.83	\$47,451	2.7	703	1146	7.1
2039	122,998	336	126.0	40.2	282	\$4.43	\$11.27	\$47,636	2.8	707	1179	7.0
2040	123,909	310	126.9	40.5	268	\$4.59	\$11.72	\$47,859	2.8	711	1223	7.0

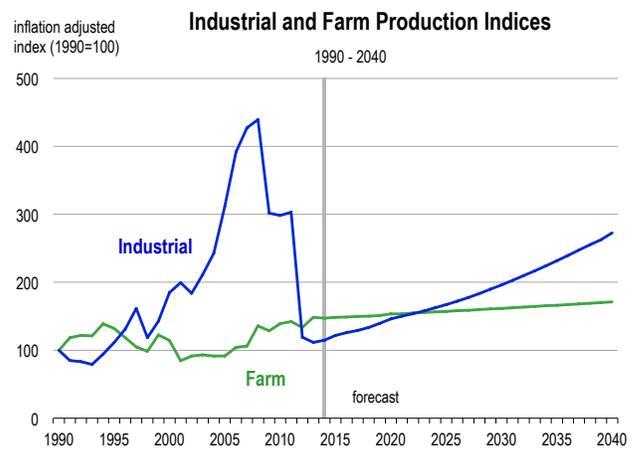
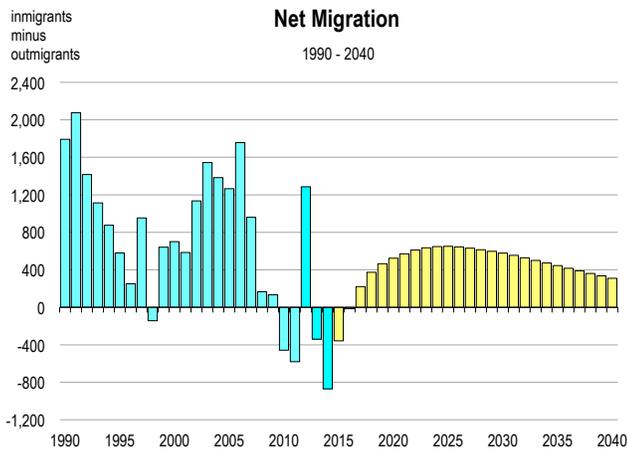
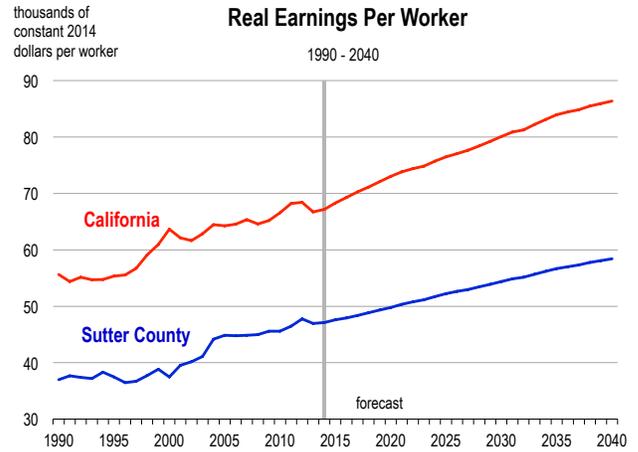
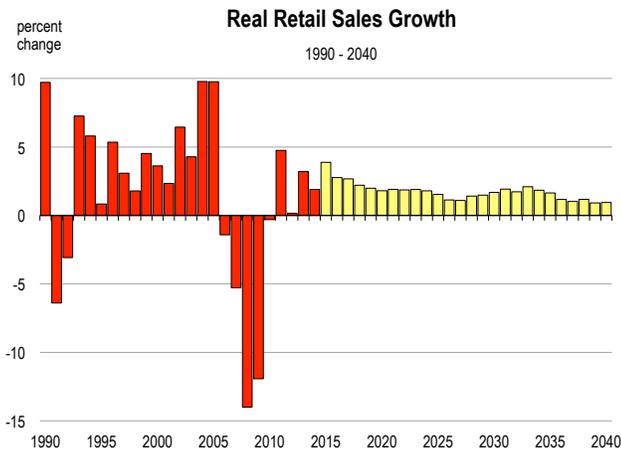


Sutter County Employment Forecast

2006-2014 History, 2015-2040 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	30.1	3.34	1.63	1.58	0.53	5.86	1.10	2.34	0.20	4.10	2.38	4.56
2007	30.8	3.54	1.61	1.56	0.69	6.01	1.13	2.20	0.22	4.20	2.47	4.63
2008	29.8	3.38	1.29	1.61	0.71	5.59	1.07	1.94	0.22	4.25	2.54	4.87
2009	28.7	3.48	1.02	1.41	0.72	5.09	1.11	1.82	0.30	4.30	2.49	5.08
2010	27.9	3.68	0.97	1.52	0.66	5.10	1.09	1.78	0.20	3.89	2.55	4.74
2011	27.4	3.71	0.81	1.57	0.73	5.21	1.01	1.63	0.20	3.73	2.71	4.48
2012	26.7	3.68	0.76	1.55	0.69	5.32	1.06	1.84	0.20	3.74	2.77	4.38
2013	27.3	3.70	0.78	1.58	0.60	5.29	1.07	1.96	0.20	4.16	2.88	4.33
2014	27.8	3.57	0.83	1.54	0.65	5.48	1.09	2.04	0.20	4.26	2.96	4.40
2015	28.3	3.64	0.88	1.57	0.67	5.51	1.11	2.12	0.21	4.40	3.01	4.41
2016	28.8	3.64	0.92	1.57	0.69	5.56	1.12	2.20	0.21	4.55	3.05	4.44
2017	29.2	3.65	0.96	1.58	0.71	5.60	1.13	2.26	0.21	4.67	3.10	4.48
2018	29.6	3.65	0.97	1.59	0.73	5.65	1.14	2.31	0.22	4.80	3.15	4.54
2019	30.0	3.66	0.98	1.59	0.75	5.68	1.15	2.36	0.22	4.93	3.19	4.61
2020	30.4	3.67	1.00	1.59	0.77	5.71	1.16	2.39	0.22	5.07	3.24	4.68
2021	30.7	3.67	1.00	1.59	0.80	5.74	1.17	2.43	0.22	5.20	3.28	4.75
2022	31.1	3.68	1.01	1.60	0.82	5.76	1.18	2.46	0.23	5.35	3.33	4.83
2023	31.5	3.68	1.01	1.60	0.84	5.79	1.19	2.49	0.23	5.50	3.37	4.90
2024	31.9	3.69	1.02	1.60	0.87	5.81	1.21	2.53	0.23	5.63	3.42	4.98
2025	32.2	3.69	1.03	1.60	0.89	5.82	1.22	2.56	0.23	5.76	3.47	5.06
2026	32.6	3.70	1.04	1.60	0.91	5.83	1.23	2.59	0.23	5.89	3.51	5.14
2027	32.9	3.70	1.04	1.60	0.94	5.84	1.25	2.62	0.23	6.01	3.56	5.22
2028	33.3	3.71	1.05	1.61	0.96	5.84	1.26	2.65	0.24	6.13	3.61	5.29
2029	33.6	3.71	1.06	1.61	0.98	5.84	1.27	2.68	0.24	6.25	3.67	5.37
2030	33.9	3.72	1.06	1.61	1.01	5.85	1.29	2.70	0.24	6.37	3.72	5.44
2031	34.3	3.72	1.07	1.61	1.03	5.86	1.30	2.73	0.24	6.49	3.77	5.52
2032	34.6	3.73	1.06	1.61	1.05	5.88	1.31	2.76	0.24	6.62	3.82	5.59
2033	35.0	3.73	1.07	1.62	1.08	5.89	1.32	2.78	0.25	6.74	3.87	5.66
2034	35.3	3.74	1.06	1.62	1.10	5.91	1.34	2.80	0.25	6.86	3.92	5.72
2035	35.6	3.74	1.06	1.62	1.12	5.92	1.35	2.82	0.25	6.98	3.97	5.79
2036	35.9	3.75	1.06	1.62	1.14	5.93	1.36	2.84	0.25	7.11	4.02	5.85
2037	36.2	3.76	1.06	1.62	1.17	5.93	1.38	2.86	0.25	7.23	4.06	5.92
2038	36.5	3.76	1.06	1.62	1.19	5.93	1.39	2.88	0.25	7.35	4.11	5.98
2039	36.8	3.77	1.06	1.63	1.21	5.92	1.40	2.90	0.26	7.48	4.15	6.03
2040	37.1	3.77	1.06	1.63	1.23	5.92	1.41	2.92	0.26	7.60	4.19	6.09





County Economic and Demographic Indicators

Projected Economic Growth (2015-2020)

Expected retail sales growth:	12.0%
Expected job growth:	7.2%
Fastest growing jobs sector:	Education & Healthcare
Expected personal income growth:	10.9%

Expected population growth:	4.6%
Net migration to account for:	35.6%
Expected growth in number of vehicles:	5.8%

Demographics (2015)

Unemployment rate (March 2015):	12.7%
County rank* in California (58 counties):	53rd
Working age (16-64) population:	62.5%

Population with B.A. degree or higher:	17.9%
Median home selling price (2014):	\$198,550
Median household income:	\$50,5111

Quality of Life

Violent crime rate (2013):	252 per 100,000 persons
County rank* in California (58 counties):	14th
Average commute time to work (2015):	29.7 minutes

High School drop out rate (2014):	9.9%
Households at/below poverty line (2015):	15.7%

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