

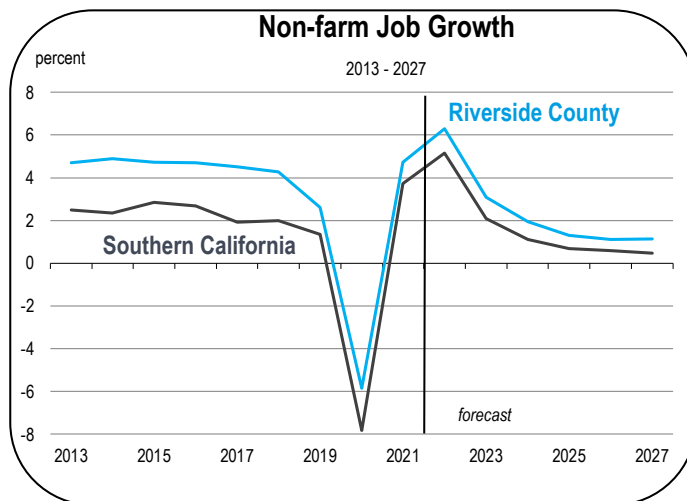
Riverside County Economic Forecast

Forecast Summary

- The county is on pace to restore 42,000 non-farm jobs during 2022, surpassing pre-pandemic employment.
- Employment gains in 2022, will be largest in leisure services, professional business services, private education and healthcare, and retail trade.
- The unemployment rate averaged 7.4 percent in 2021. It is expected to average 4.2 percent in 2022.
- The population is expanding faster than broader Southern California, and this trend will continue.
- Because of affordable home prices and prolific job creation, net migration will remain positive between 2022 and 2027.
- Over the 2022-2027 forecast period, slightly more homes will be built than during the 2016-2021 period.
- Home prices increased rapidly during 2021 by 14 percent. They are expected to rise another 10 percent in 2022.
- The relative housing affordability of the Inland Empire, its relative proximity to the Ports of LA and Long Beach, and available land underlies the reason for soaring levels of investment in land, warehouses, offices, hotels, and energy facilities, the principal reasons underlying the region's auspicious forecast.

Job Growth

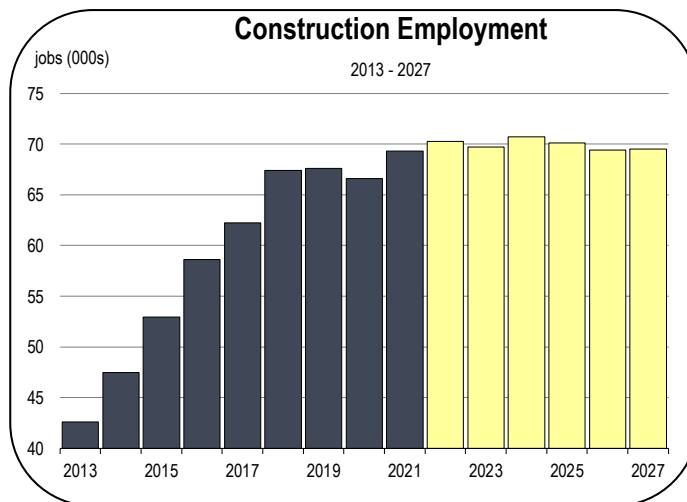
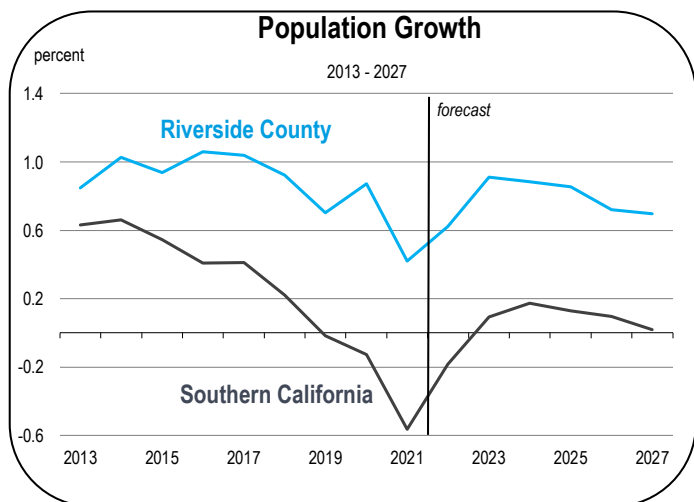
- Total employment in Riverside County will expand by 5.5 percent in 2022 and 3.7 percent in 2023



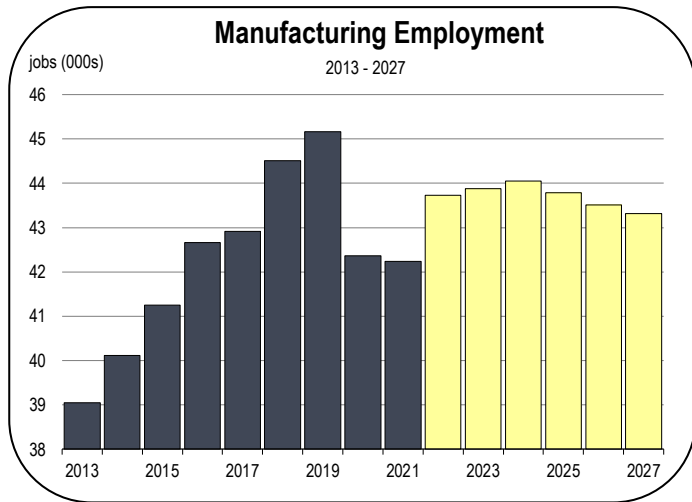
- Over the entire forecast period, job growth in Riverside County will exceed the average for all Southern California counties.

Construction Employment

- Construction employment increased by 4 percent in 2021, adding 2,700 jobs to the workforce.
- The industry is expected to add another 1,000 jobs in 2022, limited to that amount by the availability of workers
- There is significant construction underway in the county on housing and industrial projects
- The construction workforce is expected to remain at current to higher levels over the forecast period due to the auspicious development pipeline. The forecast risk is to the upside if new development projects in the entitlement queue are expedited.



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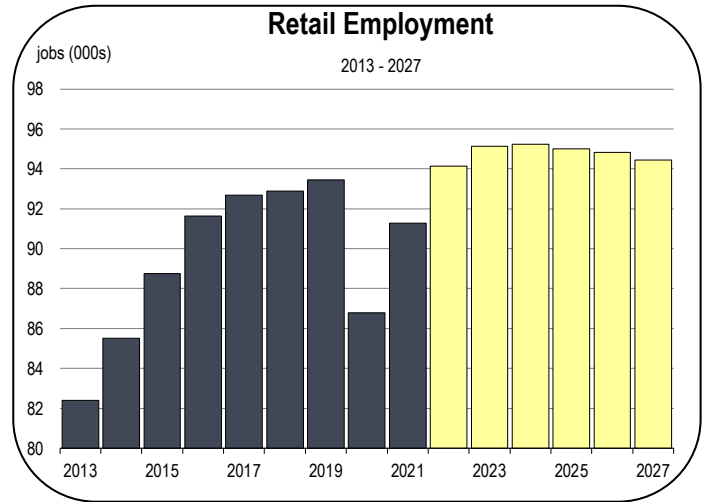
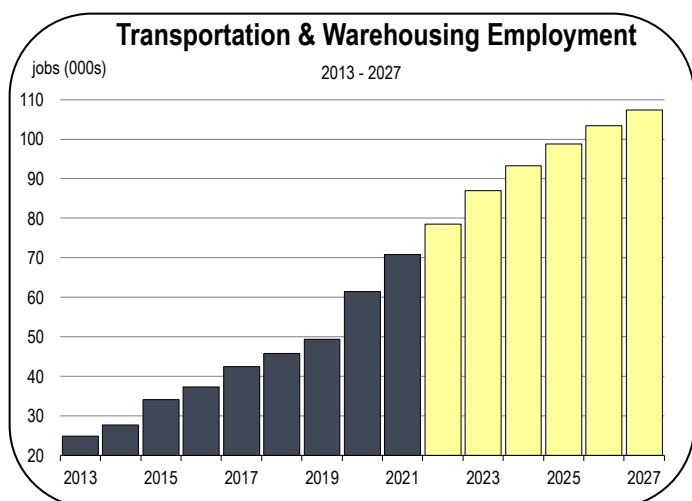


Manufacturing Employment

- Riverside County manufacturing employment jumped sharply in 2022, rising 1.5 percent.
- The largest firms include Tesla, PepsiCo, Sherwin-Williams, Abbott Vascular, Nike, Procter & Gamble, Collins Aerospace, and Bourns, a leading global manufacturer of automotive sensors. Their world headquarters are located in Riverside.
- Unless new firms are relocating in the county, manufacturing employment is not forecast to expand. However, the forecast calls for relative stability of the manufacturing workforce over the next 5 years, while elsewhere in California, it is in gradual decline.

Transportation and Warehousing Employment

- Transportation and warehousing employment expanded by 9,000 jobs in 2021, and nearly 8,000 jobs in 2022.
- The transportation and warehousing sector is dominated by warehouse, trucking and local delivery jobs.
- Logistics - the business of transporting and storing goods - has

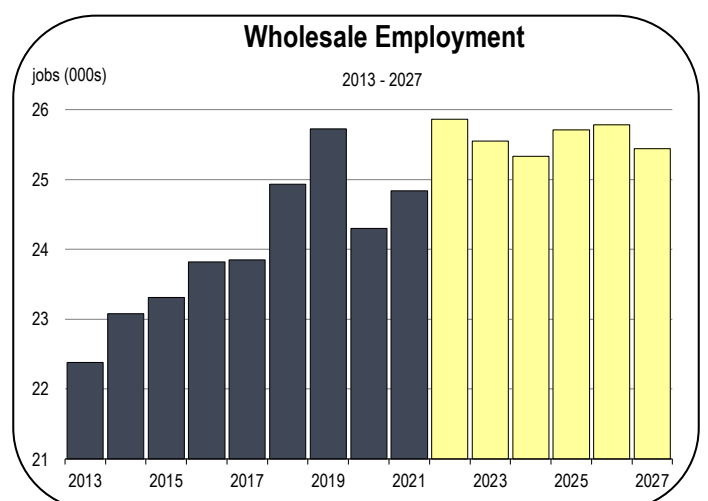


been a principal economic engine of the Inland Empire for the last 20 years.

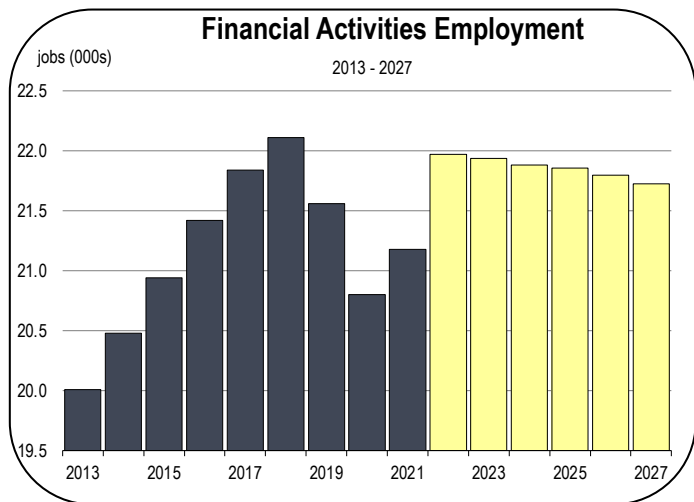
- It is estimated that warehouse square footage has now reached one billion in the two-county region. The Inland Empire is the staging area for distribution of goods cargo coming through the Ports of LA and Long Beach. It is the most prolific region for warehouse space in the nation.
- The largest private sector employer in the county is Amazon with an estimated 14,500 workers, largely in Moreno Valley.
- A slowdown in job growth is forecast as the approval pipeline of new industrial projects is interrupted by building moratoriums on new logistics facilities in Jurupa Valley, Norco, and Riverside.
- Job creation is estimated at 36,000 from 2022 to 2027, but this forecast is at risk if warehouse growth is blocked for 1 to 2 years by local groups and organizations focused on environmental justice.

Retail Trade Employment

- Retail employment grew by 5.2 percent in 2021. The retail workforce will rise to all-time levels in 2022.



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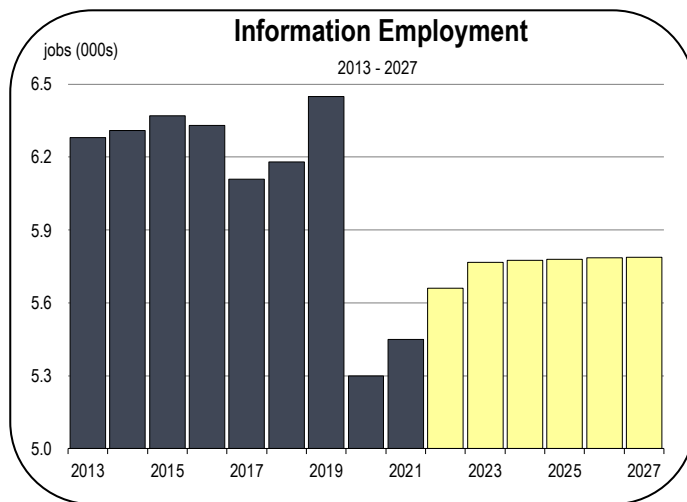
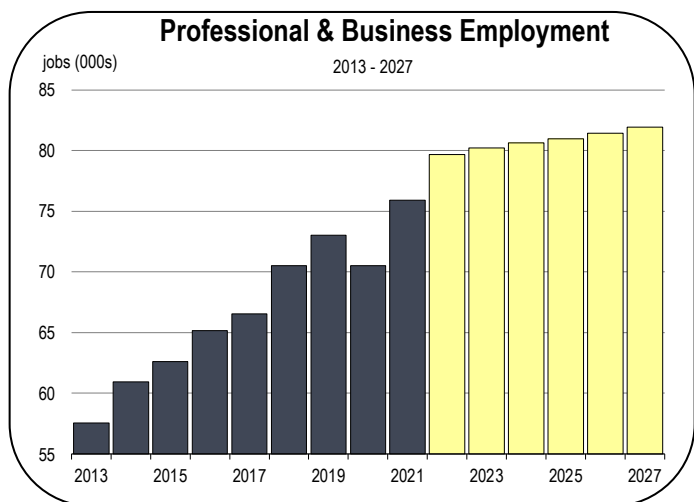
- Car dealers, clothing stores, and furniture stores are experiencing the fastest employment growth in the post-pandemic period, 2021-2022.
- Retail employment will grow by 7,300 jobs in 2021 and 2022, but growth of employment is forecast to slow over the next several years as automation reduces the need for labor and online retail goods acquisition eliminates the need for physical storefronts.

Wholesale Trade Employment

- Wholesale trade employment grew by 2 percent in 2021.
- Wholesale trade employment will rise 4 percent in 2022 pushing the workforce to all-time highs. The forecast calls for little growth of jobs and relative stability of the workforce over the next 5 years.

Financial Activities Employment

- The financial activities industry gained 400 jobs in 2021, and is on pace to add 800 jobs in 2022.



- The financial activities sector is split between insurance, and real estate brokerages and leasing offices. Employment within both subsectors has increased over the last 2 years.
- Growth of jobs abates are positions are reinstated from the 2020 recession. Over the forecast, financial activities will contribute few net jobs to the county's workforce. Mergers and automation have limited job opportunities in the financial sector.

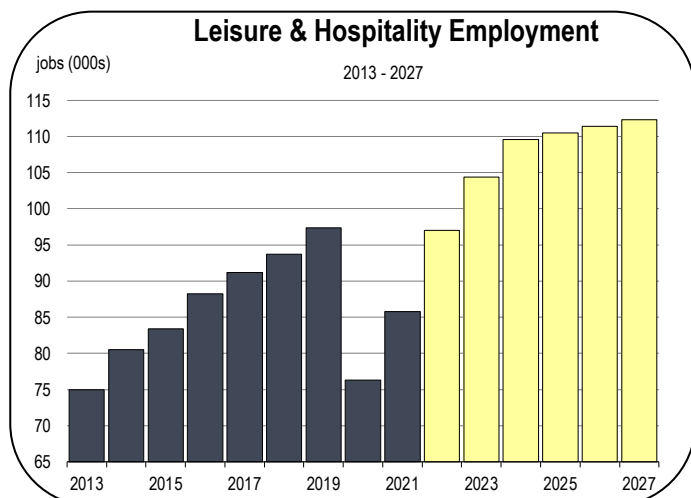
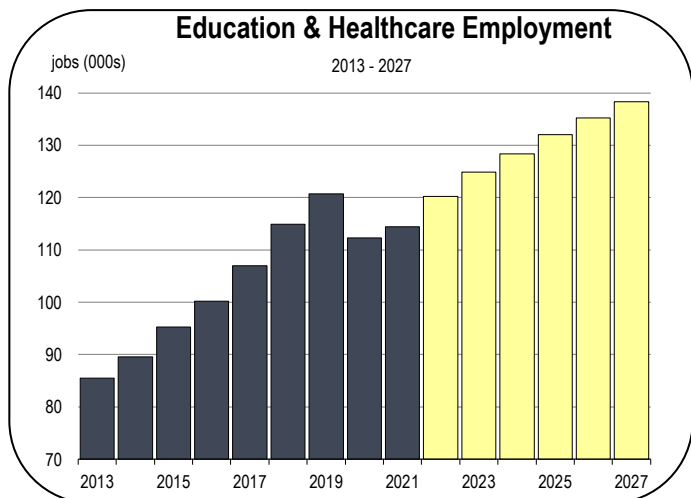
Professional and Business Services Employment

- The sector added 5,400 jobs in 2021, and a record workforce level.
- The largest subsector, staffing agencies, added 4,800 jobs in 2021 to fully recover from the pandemic recession of 2020.
- During 2022, professional services will add another 3,700 jobs, with more technical, scientific and administrative jobs and fewer temporary staffing jobs.
- Professional, technical and scientific jobs increased by 1,000 during 2021, and an estimated 2,000 in 2022. Though this sector is smaller in Riverside County than the coastal counties of California, more growth of jobs is expected over the forecast as more planned office and industrial facilities are constructed throughout the region.

Information Employment

- In Riverside County, the information sector is dominated by telecommunications firms and movie theaters.
- Across all subsectors, approximately 100 jobs were gained in 2021, and 200 jobs will be added in 2022.
- The information industry is subject to general downsizing largely because print media has largely moved online. Employment will remain in demand within IT applications including web design and hosting, but job growth will be minimal in these subsectors.

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Private Education and Healthcare Employment

- Jobs in healthcare increased 1.9 percent in 2021. Another 4.3 percent increase is expected for 2022. These growth rates translate into 7,100 jobs and the largest workforce in healthcare and private education for Riverside County
- Employment at private colleges, universities and professional schools will be fully restored in 2022. The largest organization is the California Baptist University with 2,453 employees, followed by La Sierra University with 770 faculty, staff, and administrators.
- Healthcare facilities are some of the largest employers in the County:

Facilities	Employees
Kaiser Medical Center	5,780
Eisenhower Medical Center	3,110
Corona Regional Medical Center	1,597
Riverside Community Hospital	1,200
Desert Care Network, Palm Springs	1,200
Riverside Community Health Foundation	1,100
Parkview Community Hospital	1,000
Riverside Medical Clinic	800

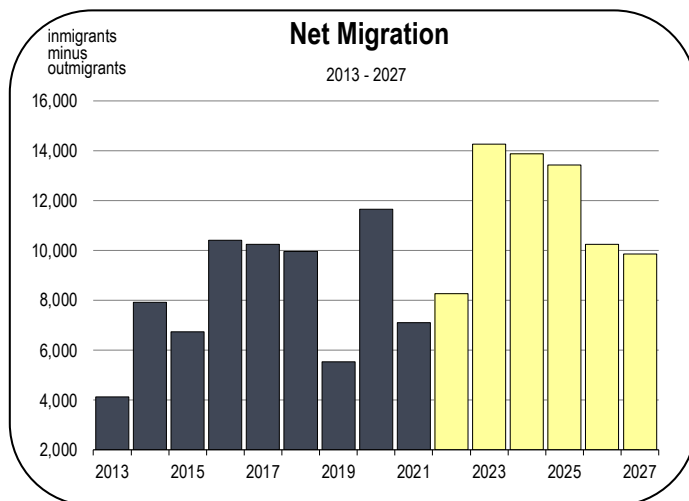
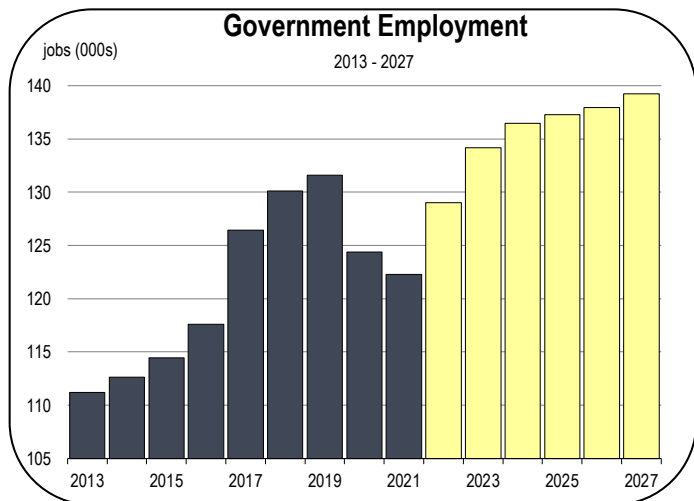
Leisure and Hospitality Employment

- Half of all jobs in Leisure and hospitality were restored in 2021. The other half will be fully reinstated in 2022.
- Employment at entertainment and recreation centers have rebounded sharply, with a 2,000 workers recovery in 2021 and a complete restoration of jobs in 2022.
- The largest employers are the casinos—in Palm Springs, Rancho Mirage and Cathedral City—all operated by the Agua Caliente Band of Cahuilla Indians.
- Riverside and San Bernardino Counties are experiencing one of the fastest recoveries of leisure and hospitality jobs for a regional economy in California.
- The industry is expected to generate continued growth in jobs over the forecast, principally because the population is forecast to expand in tandem with visitor travel through the Inland Empire.
- An estimated 13 million visitors travel to the Coachella Valley each year especially in the winter months to avoid cold weather in Canada and the eastern U.S. New hotel development planned and underway has been prolific.
- Between 2022 and 2027, the average annual growth rate is forecast at 4.7 percent, with most job creation occurring in the 2022 to 2024 period.



Corona Regional Medical Center

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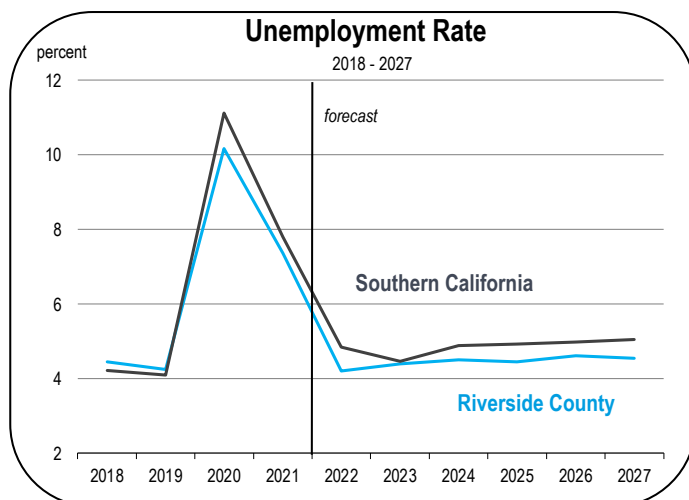
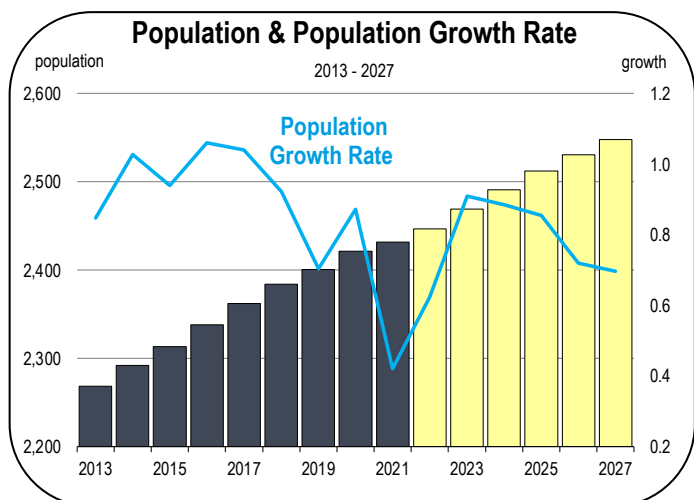


Government Employment

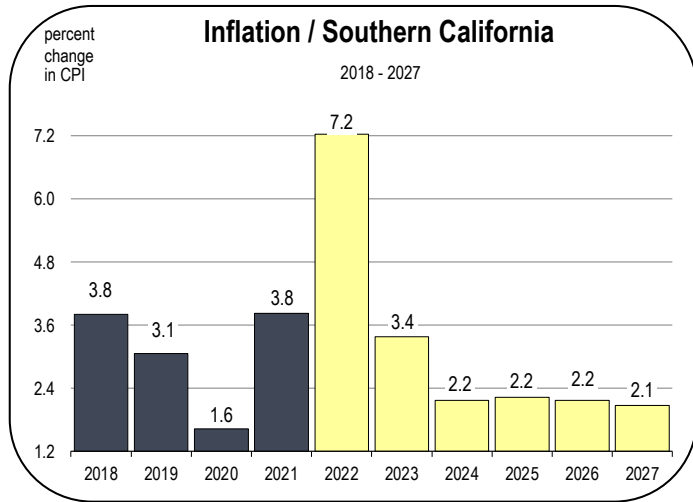
- Though state and local governments did not generate positive job growth in 2021, a sharp expansion of the workforce has occurred in 2022.
- State and local government departments have increased employment 5.5 percent in 2022.
- Nearly all of the employment expansions have occurred within city governments and the K-12 schools, rising nearly 10 percent in 2022. There has been no change to the federal or state government workforces.
- The largest employers include March Air Reserve Base with an estimated 9,000 assigned personnel, UC Riverside, Coachella Valley Unified Schools, and Corona-Norco Unified Schools. The largest of all employers is the County of Riverside with 21,000 employees, including 3,000 within the Sheriff's Department.

Population Growth

- The Riverside County population grew 0.4 percent in 2021, due to an equal contribution of both the natural increase and net in-migration. The fastest growing cities were Banning, Menifee, San Jacinto, Beaumont, and Lake Elsinore.
- The population has largely grown from new in-migration over the last 20 years. Between 2022 and 2027, annual net in-migration is forecast at 11,700 persons per year.
- The Coachella Valley will become a principal region of growth over the next five years, largely due to the area's commitment to housing and commercial projects.
- Population growth will average 0.8 percent per year over the short-term forecast period. During this time period, the population of California is forecast to shrink, but Riverside County will expand by an estimated 101,000 residents.



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New homes in Murietta

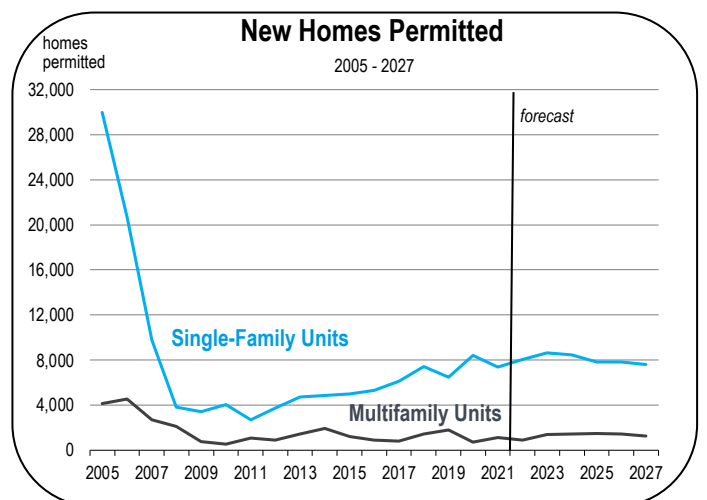
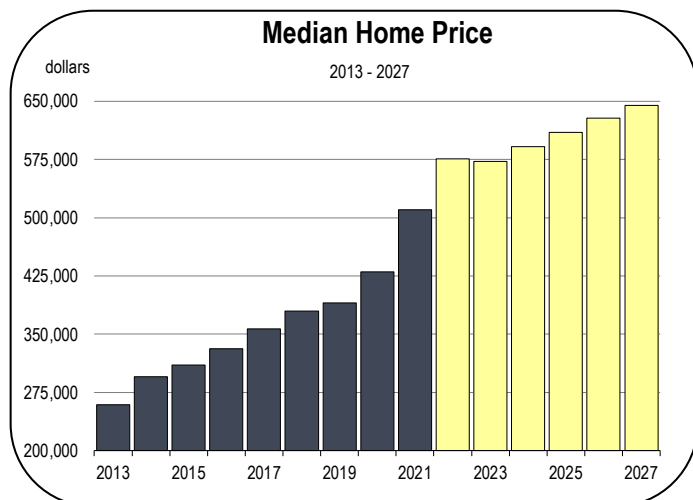
Unemployment and Inflation Rates

- The unemployment rate in Riverside County averaged 7.3 percent in 2021, which is very similar to the unemployment rate for California.
- The unemployment rate is expected to average 4.2 percent in 2022 and 4.4 percent in 2023.
- Inflation soared in 2021 and is expected to remain elevated in 2022 and 2023.
- During 2022 and into 2023, there will be a number of factors that will contribute to higher inflation. The most prominent will be:
 - Record spending by consumers and the federal government during 2021 and 2022
 - Fractures in the global supply chain that raise the cost of production for many businesses
 - Sharp increases in the cost of housing and energy
 - Labor market recruitment challenges that force companies to raise wages

- Combined, these factors have pushed inflation to its highest rate in 40 years. Ultimately, inflation reduces the purchasing power of households and negatively impacts consumer confidence, limiting the growth potential of the economy in 2022.
- However, inflation will gradually decelerate in 2023 as supply chains are restored, and the impending economic slowdown moderates the demand for labor and wage increases. Average inflation rates eventually decline to 3 percent again by 2024.

Home Prices and New Housing Production

- The median home value was \$510,000 in 2021, an increase of 19 percent from the previous year. The single-family median home price was \$557,800, a 22 percent increase over 2020.
- Home selling prices will increase by another 10 percent in 2022, and following a predicted respite in 2023, will continue to increase over the forecast period.



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- Between 2016 and 2021, an average of 7,980 homes were built each year. Homebuilding was largely focused on single-family homes which accounted for 86 percent.
- Between 2022 and 2027, production will average 9,375 units per year, an increase of 17 percent over the 2016-2021 housing authorizations.
- The new development project pipeline in Riverside County is current stacked with housing projects and new non-residential projects, especially new industrial centers, resorts and hotels.
- In October 2021, The Riverside City Council approved a housing plan to add nearly 21,000 homes in the city from 2022 to 2030. This amount of housing would increase the city's stock of housing units by 20 percent.
- More than 6,000 single family and apartment unit projects are approved or in planning in the City of Moreno Valley.
- Construction is underway on as many as 1,250 new homes in the Beaumont/Lake Elsinore area of the county and in the 3,300 home of the Fairways master-planned community.
- The Coachella Valley is now the most sought-after location in the Inland Empire for new development and in particular, projects supporting the expansion of tourism.
- Hotel development continues in Palm Springs. The Andaz Hotel has 150 rooms and is under construction in Palm Springs. Smaller boutique hotels are also approved or under construction.
- Talus is a luxury resort under construction in La Quinta that will result in two hotels totaling 334 rooms, 29 single family homes, 55 condominiums, a golf clubhouse, and 68,000 SF conference center. Phase 1 is scheduled for completion in May 2023.
- The long-awaited Dream Hotel in Palm Springs, stalled since 2019 when construction was halted, has been further delayed by neighbors over height concerns and the obstruction of views. If and when it is completed, as anticipated in 2025, the Dream Palm Springs will open with 169 rooms, 30 private residences, multiple restaurants and bars, and more than 10,000 square feet of meeting space.
- Coral Mountain Resort is a \$200 million development with a wave pool/surf park planned for 386 acres of undeveloped land in La Quinta. The project includes 600 homes eligible for short term rental and a 150-room hotel. A final Environment Impact Report is being prepared.
- University Park is under construction in Palm Desert, a 1,100-unit residential project. The city has another 2,000 units in the formal planning pipeline that are either approved or under review.



Dream Hotel

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- A 386 unit residential development called Serena Park in Palm Springs is approved pending the final development plan. The project includes a 126 acre golf course.
- A master planned community in Rancho Mirage named Cotino is being planned and designed by Disney. The new community of 1,900 homes would include villa estates, single-family homes and condominiums in the classically Palm Springs architectural design style. Cotino is also zoned for a potential hotel and various retail and restaurant storefronts; the crown jewel will be a sustainable, 24-acre water oasis using Crystal Lagoons technology featured at Disney resorts.
- One of the largest industrial projects in Southern California broke ground in Norco in the spring of 2022. The two million square foot Palomino Ranch industrial development is comprised of 24 buildings on 24 acres. It is due to be completed by the end of 2022.
- Kaiser is planning an \$1.7 billion in expansions of existing facilities and adding new facilities at four locations within Riverside County. The projects include expansions of Kaiser's Riverside and Moreno Valley hospitals, construction of a second medical office building in Murrieta and a new Wildomar medical office. The first two expansions will add more than 200,000 SF to existing facilities. The Murrieta project is a 90,000 SF medical office building; the Wildomar medical office will be an 84,000 SF outpatient center. The projects are currently underway or will commence in 2023.



Cotino



Palomino Ranch

Riverside County Economic Forecast

Economic Indicators

2015-2021 History, 2022-2050 Forecast

	Population (people)	House- holds (thousands)	Net Migration (people)	New Homes Permitted (homes)	Registered Vehicles (thousands)	Personal Income (billions)	Taxable Retail Sales (billions)	Total Taxable Sales (billions)	Real Industrial Production (billions)	Real per Capita Income (dollars)	Unemployment Rate (percent)	Real Farm Production (billions)	Inflation Rate (percent)
2015	2,313,162	711.4	6,733	6,196	1,902	\$86.2	\$23.2	\$33.2	\$11.8	\$44,059	6.7	\$1.5	0.9
2016	2,337,698	718.5	10,398	6,180	1,984	\$90.7	\$23.9	\$34.5	\$11.8	\$45,032	6.1	\$1.5	1.9
2017	2,361,995	724.9	10,249	6,921	2,008	\$94.5	\$25.5	\$36.4	\$11.7	\$45,187	5.3	\$1.4	2.8
2018	2,383,773	732.4	9,961	8,859	2,046	\$99.3	\$27.7	\$38.9	\$12.1	\$45,288	4.5	\$1.4	3.8
2019	2,400,535	739.5	5,523	8,279	2,114	\$104.8	\$28.7	\$40.6	\$12.4	\$46,065	4.3	\$1.4	3.1
2020	2,421,480	746.2	11,642	9,148	2,134	\$114.1	\$29.1	\$41.3	\$15.4	\$48,923	10.2	\$1.5	1.6
2021	2,431,647	751.6	7,103	8,491	2,196	\$115.7	\$40.7	\$55.5	\$15.6	\$47,574	7.4	\$1.5	3.8
2022	2,446,807	759.0	8,256	8,929	2,237	\$128.0	\$39.5	\$56.1	\$16.5	\$48,800	4.2	\$1.5	7.2
2023	2,469,069	766.5	14,258	10,023	2,275	\$134.1	\$40.5	\$57.2	\$17.2	\$49,000	4.4	\$1.5	3.4
2024	2,490,908	774.9	13,868	9,886	2,315	\$139.6	\$41.1	\$58.1	\$18.0	\$49,468	4.5	\$1.5	2.2
2025	2,512,202	783.2	13,416	9,291	2,352	\$145.5	\$41.8	\$59.0	\$18.8	\$50,015	4.5	\$1.5	2.2
2026	2,530,288	791.1	10,252	9,248	2,385	\$151.4	\$42.4	\$59.9	\$19.5	\$50,585	4.6	\$1.5	2.2
2027	2,547,902	798.9	9,863	8,861	2,414	\$157.7	\$43.1	\$60.8	\$20.2	\$51,246	4.6	\$1.5	2.1
2028	2,563,359	806.3	7,774	8,652	2,440	\$164.1	\$43.8	\$61.8	\$20.8	\$51,914	4.4	\$1.5	2.1
2029	2,578,271	813.6	7,396	8,422	2,463	\$170.0	\$44.9	\$63.3	\$21.3	\$52,326	4.5	\$1.5	2.2
2030	2,593,645	820.7	8,042	8,428	2,483	\$176.0	\$46.2	\$65.1	\$21.7	\$52,733	4.6	\$1.5	2.1
2031	2,606,471	827.8	6,045	8,491	2,502	\$181.8	\$47.1	\$66.5	\$22.1	\$53,130	4.6	\$1.5	2.0
2032	2,619,763	834.9	7,145	8,337	2,518	\$187.7	\$48.3	\$68.1	\$22.4	\$53,394	4.6	\$1.5	2.2
2033	2,631,189	841.9	5,935	8,532	2,533	\$193.6	\$49.3	\$69.5	\$22.7	\$53,862	4.6	\$1.5	1.8
2034	2,641,225	849.1	5,313	8,370	2,546	\$199.8	\$50.3	\$71.0	\$23.0	\$54,293	4.5	\$1.5	2.0
2035	2,650,389	856.2	5,099	8,268	2,559	\$206.4	\$51.6	\$72.8	\$23.0	\$54,725	4.5	\$1.5	2.1
2036	2,658,808	863.1	4,980	8,117	2,572	\$213.4	\$53.1	\$74.9	\$23.4	\$55,013	4.5	\$1.5	2.5
2037	2,666,473	869.9	4,828	8,047	2,584	\$220.5	\$54.6	\$77.0	\$23.6	\$55,250	4.5	\$1.5	2.6
2038	2,673,459	876.7	4,763	8,068	2,598	\$227.6	\$56.0	\$79.0	\$23.8	\$55,534	4.5	\$1.5	2.4
2039	2,680,022	883.5	4,916	7,991	2,612	\$235.0	\$57.5	\$81.1	\$23.9	\$55,758	4.5	\$1.5	2.6
2040	2,685,822	890.2	4,908	8,009	2,627	\$242.6	\$58.9	\$83.1	\$24.0	\$56,015	4.5	\$1.5	2.5
2041	2,690,984	897.0	4,991	8,095	2,643	\$249.6	\$60.2	\$84.9	\$24.2	\$56,341	4.5	\$1.5	2.1
2042	2,695,679	903.8	5,191	8,110	2,659	\$256.7	\$61.4	\$86.6	\$24.3	\$56,693	4.5	\$1.5	2.0
2043	2,699,914	910.6	5,323	8,133	2,676	\$263.7	\$62.6	\$88.3	\$24.5	\$57,062	4.5	\$1.5	1.9
2044	2,703,683	917.5	5,412	8,178	2,694	\$270.5	\$63.6	\$89.8	\$24.7	\$57,476	4.5	\$1.5	1.7
2045	2,707,028	924.3	5,589	8,138	2,712	\$277.7	\$64.9	\$91.5	\$24.8	\$57,875	4.5	\$1.5	1.8
2046	2,709,853	931.2	5,565	8,099	2,731	\$284.9	\$66.2	\$93.3	\$24.9	\$58,220	4.5	\$1.5	1.9
2047	2,712,194	938.0	5,536	8,018	2,750	\$292.4	\$67.5	\$95.2	\$25.0	\$58,459	4.5	\$1.5	2.1
2048	2,714,048	944.7	5,431	7,968	2,769	\$300.2	\$69.0	\$97.4	\$25.0	\$58,673	4.5	\$1.5	2.2
2049	2,715,391	951.5	5,373	8,023	2,788	\$307.6	\$70.4	\$99.3	\$25.1	\$58,980	4.5	\$1.5	1.9
2050	2,716,373	958.2	5,496	7,977	2,807	\$315.6	\$71.9	\$101.4	\$25.2	\$59,282	4.5	\$1.5	2.0

Employment Sectors

2015-2021 History, 2022-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities (thousands of jobs)	Professional Services	Information	Health & Education	Leisure	Government
2015	657.9	12.6	52.9	41.3	34.1	112.1	20.9	62.6	6.4	95.2	83.4	114.5
2016	688.4	12.8	58.6	42.7	37.4	115.5	21.4	65.2	6.3	100.2	88.2	117.6
2017	718.4	12.3	62.2	42.9	42.4	116.5	21.8	66.6	6.1	107.0	91.2	126.4
2018	748.5	12.3	67.4	44.5	45.8	117.8	22.1	70.5	6.2	114.9	93.7	130.1
2019	768.4	12.9	67.6	45.2	49.3	119.2	21.6	73.0	6.5	120.7	97.4	131.6
2020	723.2	12.0	66.6	42.4	61.5	111.1	20.8	70.5	5.3	112.3	76.3	124.4
2021	756.6	11.8	69.3	42.2	70.8	116.1	21.2	75.9	5.5	114.4	85.8	122.3
2022	798.8	12.6	70.2	43.7	78.5	120.0	22.0	79.7	5.7	119.3	97.0	127.8
2023	827.1	11.9	69.7	43.9	87.0	120.7	21.9	80.2	5.8	124.9	104.4	134.2
2024	846.1	12.0	70.7	44.1	93.3	120.6	21.9	80.6	5.8	128.4	109.6	136.5
2025	856.8	12.0	70.1	43.8	98.7	120.7	21.9	81.0	5.8	132.0	110.5	137.3
2026	866.0	12.0	69.4	43.5	103.4	120.6	21.8	81.5	5.8	135.2	111.4	137.9
2027	875.1	12.0	69.5	43.3	107.4	119.9	21.7	81.9	5.8	138.3	112.3	139.2
2028	883.9	12.0	69.4	43.5	110.7	119.4	21.7	82.3	5.8	141.3	113.6	140.4
2029	892.0	12.0	69.1	43.7	113.4	119.7	21.6	82.8	5.8	144.2	114.5	141.1
2030	899.5	12.0	68.2	43.8	115.6	120.2	21.5	83.2	5.8	147.0	115.5	142.2
2031	905.2	12.0	67.4	44.0	117.5	120.2	21.5	83.6	5.8	149.7	116.4	142.5
2032	911.7	12.0	67.7	44.1	119.1	120.4	21.5	83.8	5.8	152.1	117.3	143.1
2033	917.9	12.0	68.0	44.3	120.4	120.6	21.4	84.2	5.8	154.6	118.1	143.6
2034	923.9	12.0	68.6	44.4	121.6	120.6	21.4	84.5	5.8	157.1	118.8	144.0
2035	939.3	12.0	68.5	44.6	122.5	120.9	21.3	84.8	5.8	159.6	119.5	144.2
2036	934.1	12.0	68.4	44.7	123.4	121.2	21.3	85.1	5.8	162.0	120.2	144.5
2037	937.6	12.0	68.1	44.8	124.0	121.2	21.3	84.9	5.8	164.1	120.8	144.8
2038	941.0	12.0	67.9	45.0	124.6	121.3	21.2	84.8	5.8	166.0	121.4	145.0
2039	944.6	12.0	67.8	45.1	125.1	121.4	21.2	85.1	5.8	167.8	122.0	145.1
2040	948.2	12.0	67.7	45.3	125.5	121.3	21.2	85.4	5.8	169.6	122.5	145.6
2041	950.9	12.0	67.7	45.4	125.8	121.3	21.2	85.7	5.8	171.2	123.0	145.4
2042	953.9	12.0	67.7	45.5	126.0	121.3	21.1	86.0	5.8	172.8	123.5	145.5
2043	956.7	12.0	67.8	45.7	126.2	121.3	21.1	86.3	5.8	174.4	123.9	145.5
2044	959.2	12.0	67.8	45.8	126.3	121.2	21.1	86.5	5.8	175.9	124.3	145.5
2045	961.9	12.0	67.8	46.0	126.3	121.3	21.1	86.8	5.8	177.6	124.7	145.5
2046	964.3	12.0	67.8	46.1	126.4	121.2	21.1	87.1	5.8	179.2	125.1	145.4
2047	966.3	12.0	67.6	46.3	126.3	121.1	21.0	87.4	5.8	180.7	125.4	145.4
2048	968.3	12.0	67.5	46.4	126.3	121.1	21.0	87.7	5.8	182.2	125.7	145.3
2049	970.2	12.0	67.4	46.5	126.2	121.1	21.0	88.0	5.8	183.6	126.0	145.1
2050	972.5	12.0	67.5	46.7	126.1	121.1	21.0	88.3	5.8	185.0	126.3	145.3

Riverside County Economic Forecast

Socioeconomic Indicators

