

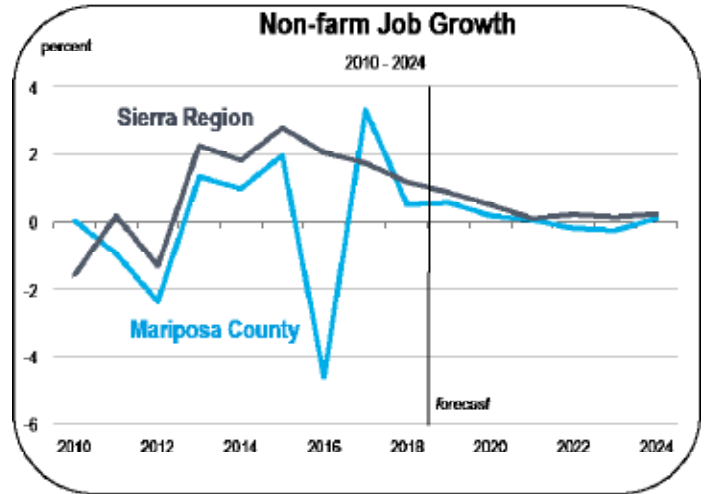
Mariposa County Economic Forecast

Forecast Summary

- Fewer than 50 jobs are expected to be created in Mariposa County during the 2018–2024 forecast period.
- The largest gains are expected in retail trade, education and healthcare, and professional business services.
- By 2024, employment contractions are likely in manufacturing, wholesale trade, leisure and hospitality, and government.
- The unemployment rate averaged 5.3 percent in 2018 and is near its lowest sustainable level. The unemployment rate may begin to rise in 2019 or 2020.
- The Mariposa County population is declining and will continue to do so during the 2018–2024 forecast period.
- Housing production remains very low in Mariposa County and is not expected to increase meaningfully from current levels during the 2018–2024 forecast period.

Job Growth

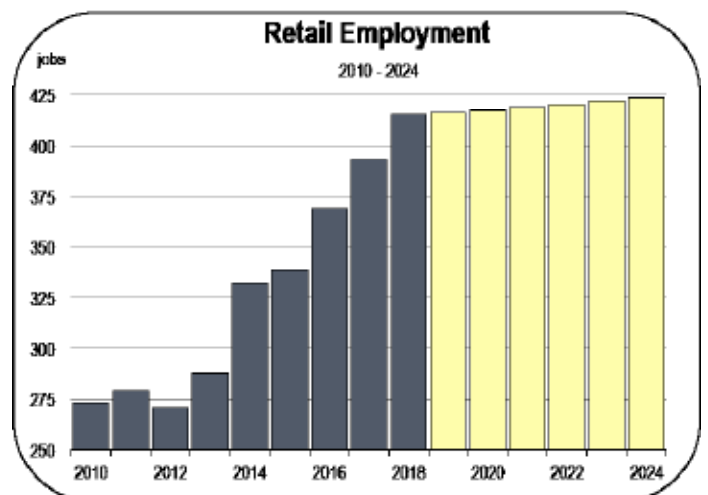
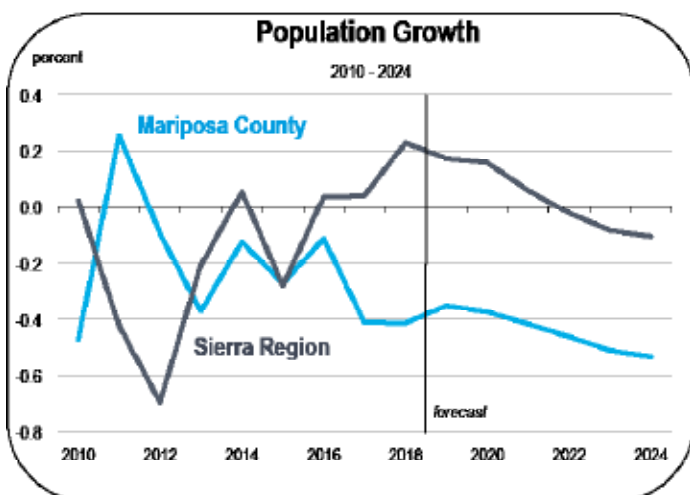
- Government is the largest employer in Mariposa County, accounting for almost 40 percent of all wage-and-salary jobs. This includes jobs at public schools.
- The leisure and hospitality sector accounts for almost 35 percent of all jobs in the county.
- Between 2012 and 2018, approximately 200 jobs were created in Mariposa County. Healthcare and retail trade accounted for a large share of these jobs.



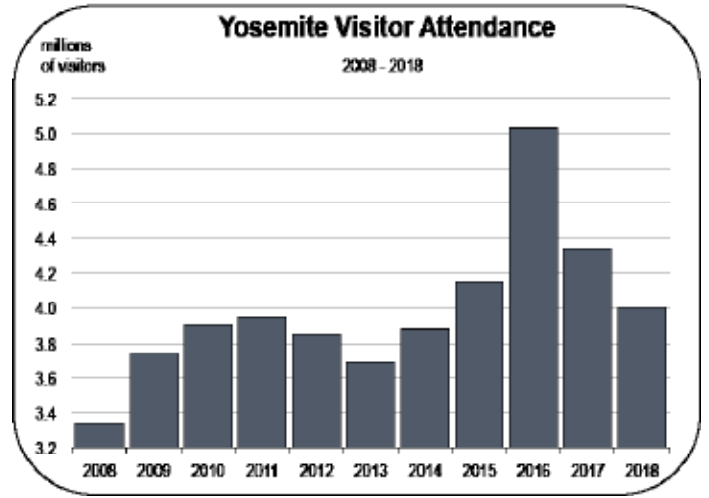
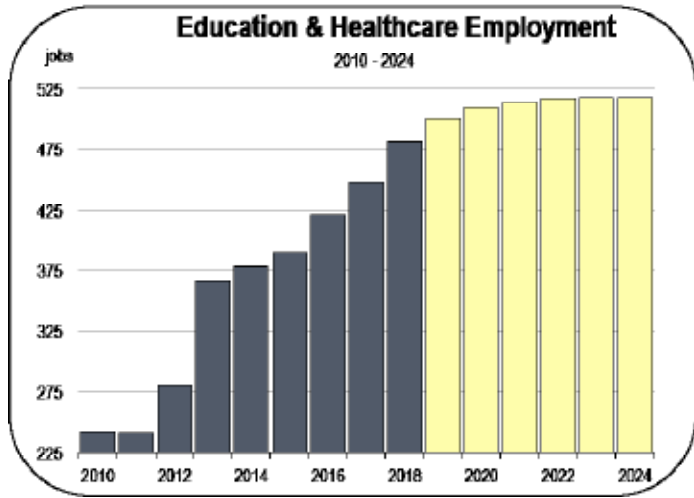
- Between 2012 and 2018, employment contractions were observed in manufacturing, wholesale trade, leisure services, professional business services, and government.
- Positive job creation is expected during the early years of the 2018–2024 forecast period, but the county may begin to lose jobs in 2021 or 2022.

Retail Trade Employment

- Employment in the Mariposa County retail sector had been growing fairly consistently since 2012.
- Despite expected population decline, the Mariposa County retail industry may continue to expand during the forecast period.

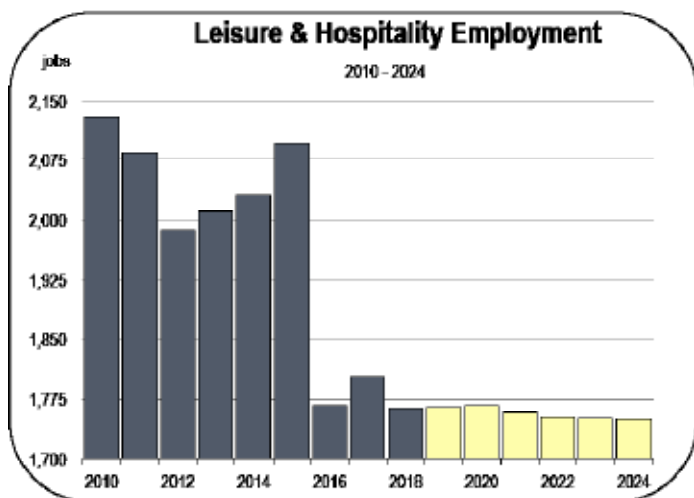


Mariposa County Economic Forecast



Private Education and Healthcare Employment

- The healthcare sector has generated more than 200 jobs since 2011.
- Mariposa County has a large share of residents above the age of 65, and these individuals are expected to demand an increasing amount of healthcare services during the forecast period.
- Our baseline forecast assumes that approximately 40 new healthcare jobs will be created by 2024.
- The private education sector is very small in Mariposa County, and neither created nor loses a meaningful number of jobs each year (public schools are included in the government sector).



- The future of the U.S. health insurance landscape is unknown, and legislative changes could influence job growth in this sector.

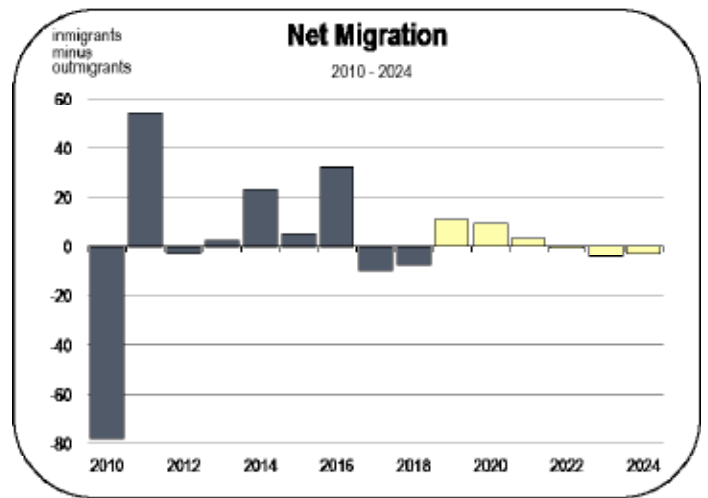
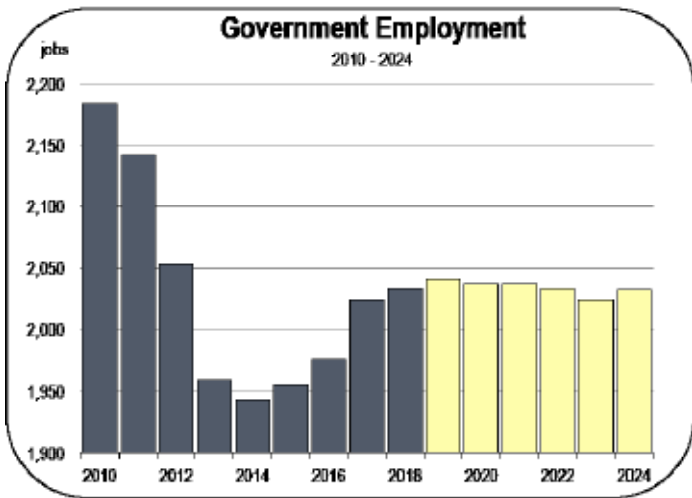
Leisure and Hospitality Employment

- Mariposa County is home to a portion of Yosemite National Park, and has a vibrant tourism industry, but the leisure and hospitality sector has contracted sharply in 2016, losing more than 800 jobs.
- Job losses in 2016 were related to the closure of several hotels and restaurants in the county.
- Further job losses are likely during the forecast period, particularly if the economy falls into recession.
- The leisure sector is highly exposed to the business cycle, and any economic downturn could impact local restaurants, hotels, and other leisure and hospitality businesses.
- The leisure industry is sensitive to changes in the minimum wage. As California’s minimum wage rises to \$15 per hour by 2022, job growth could be impacted.

Government Employment

- Government agencies in Mariposa County lost a substantial number of jobs between 2012 and 2014, but have begun to expand their employee headcounts over the last few years.
- The federal government employs approximately 700 workers in Mariposa, most of whom work at Yosemite National Park.

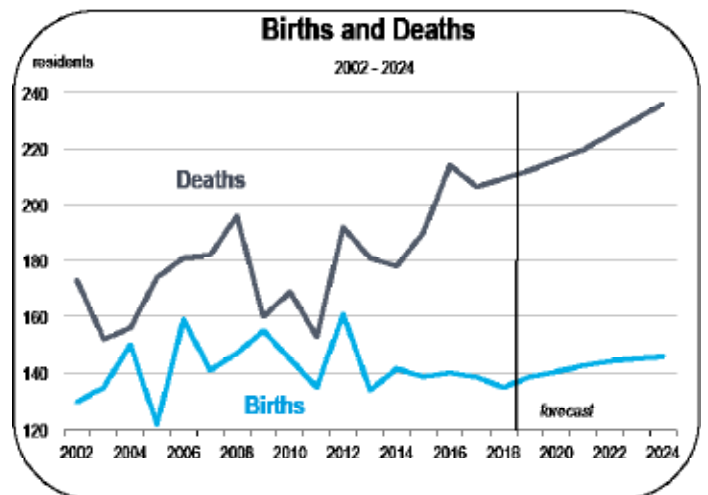
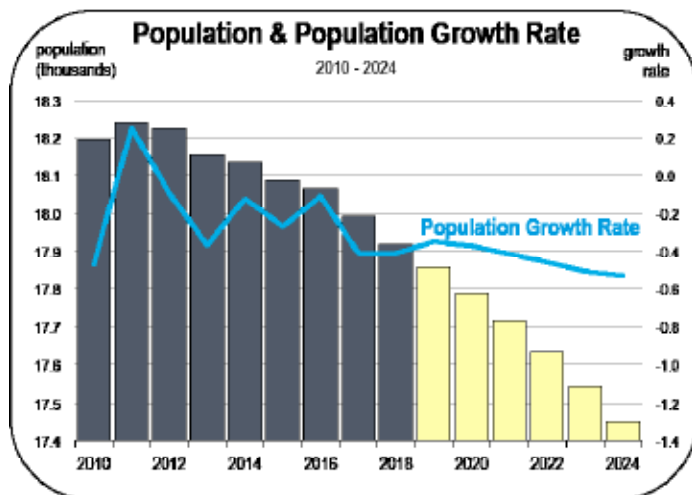
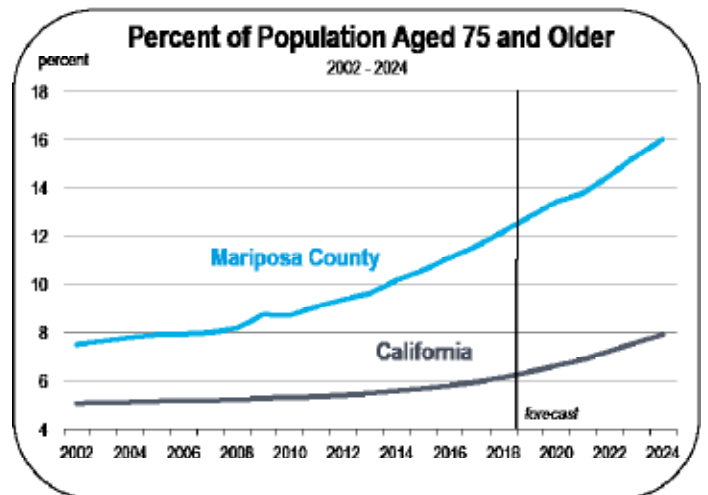
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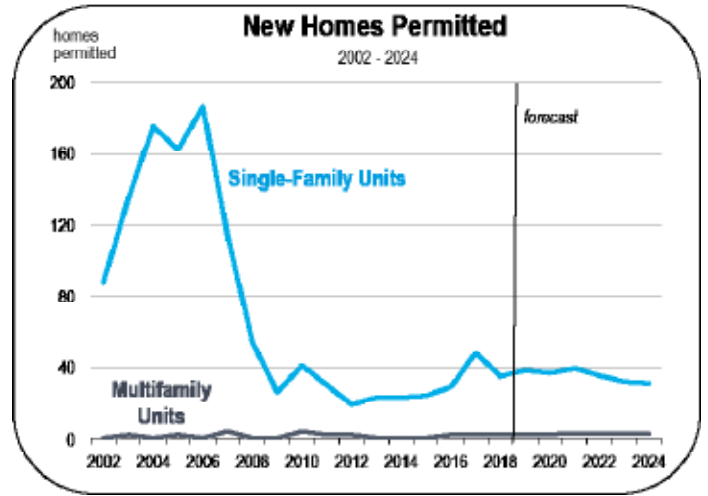
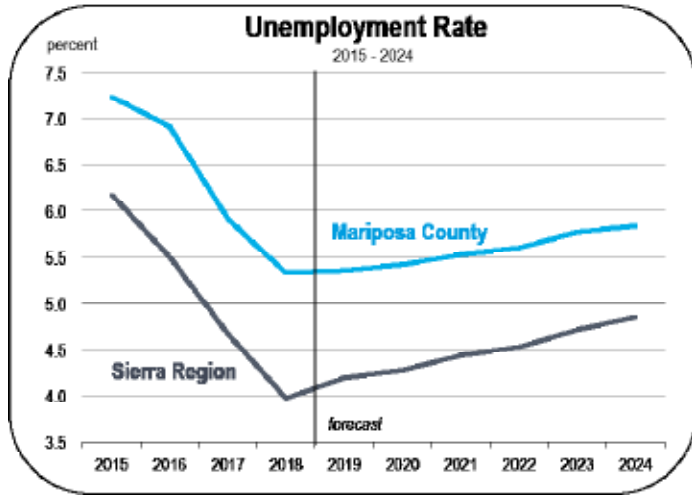
- State and local government agencies employ approximately 1,400 workers, including staff and teachers at public schools.
- Future employment gains will be determined by population growth and by the condition of state and local government budgets.

Population Growth

- The Mariposa County population declined by 0.4 percent in 2018 and is expected to decline further in 2019 and 2020.
- Mariposa County's population is much older than the statewide average. As of 2018, more than 12 percent of the county's population was aged 75 or older, compared to just six percent of the California population.
- Because Mariposa County has a high share of residents aged 75 and older, the number of deaths has exceeded the number of births for more than two decades.



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- In 2019 and 2020 the county is expected to gain a small number of residents through the migratory process, with more people moving into the county than moving out, but this will not completely counteract the population loss due to a higher number of deaths than births.
- Between 2018 and 2024, the population is expected to decline at an average rate of 0.4 percent per year.

- In 2019 and 2020, inflation is expected to be within a range of 2.0 percent and 3.5 percent.

Unemployment and Inflation Rates

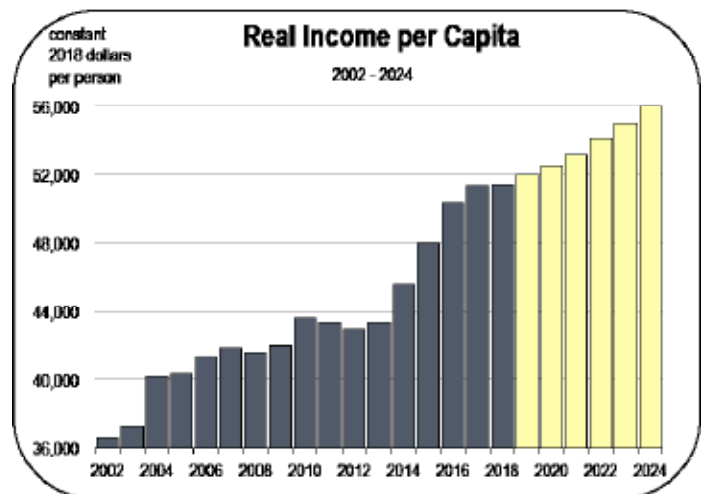
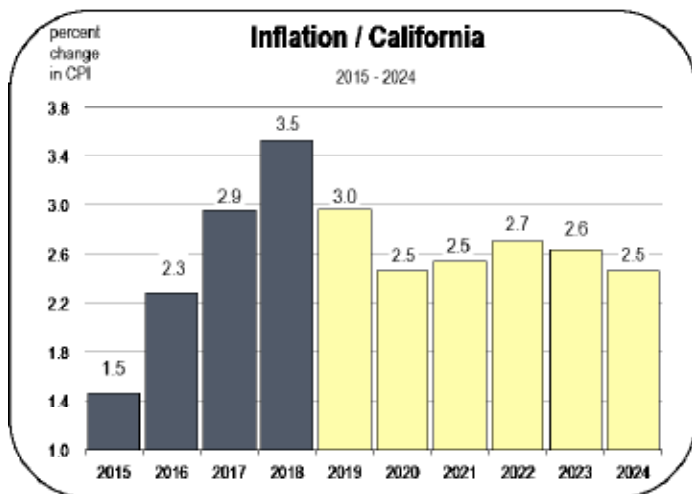
- The unemployment rate in Mariposa County was 5.3 percent in 2018, which was higher than the average for the Sierra Region.
- The unemployment rate has reached its lowest sustainable level, and may begin to rise in 2019 or 2020.
- Inflation accelerated in 2018 as home prices and energy costs increased across California.

New Housing Production

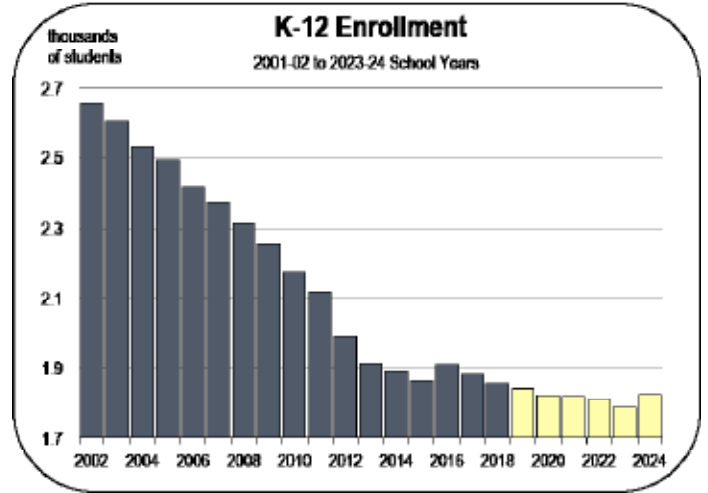
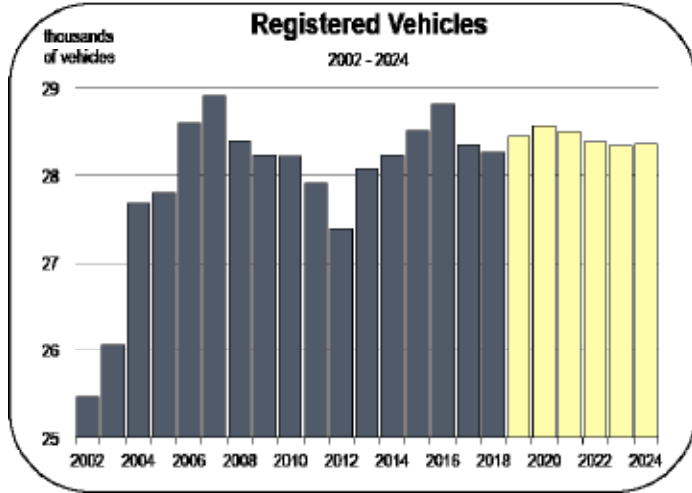
- From 2013 to 2018, an average of 31 new homes were built in Mariposa County each year. Virtually all were single-family homes.
- Between 2019 and 2024, an average of 35 to 40 homes are expected to be built each year, the majority of which are expected to be single-family.

Income per Capita

- Income per capita was \$51,400 in 2018, which was below the Sierra Region average of \$55,400.
- Over the last six years, real income per capita increased at a rate of 3.0 percent per year.



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- Over the next six years, real income per capita is expected to increase by an average of 1.4 percent per year.

Registered Vehicles

- There were approximately 28,300 registered vehicles in Mariposa County in 2018.
- By 2024, it is expected that the county will have 28,400 registered vehicles.

Public School Enrollment

- In Mariposa County, approximately 1,900 students were enrolled in K-12 public schools in 2018.
- Throughout the 2018–2024 forecast period, public school enrollment levels are expected to remain relatively stable. This result is expected because the population aged 5 to 17 will remain stable.

Mariposa County Economic Forecast

Economic Indicators

2015-2018 History, 2019-2050 Forecast

	Population (people)	House- holds (thousands)	Average Household Income (dollars)	New Homes Permitted (homes)	Registered Vehicles (thousands)	Personal Income (millions)	Taxable Retail Sales (millions)	Local Sales Tax (millions)	Real Industrial Production (millions)	Real per Capita Income (dollars)	School Enrollment (thousands)	Births (people)	Deaths (people)
2015	18,086	7.8	\$101,751	24	28.5	\$797.5	\$75.0	\$1.3	\$95.6	\$47,960	1.9	139	190
2016	18,066	7.9	\$108,264	31	28.8	\$852.5	\$72.6	\$1.3	\$100.0	\$50,378	1.9	140	214
2017	17,992	7.9	\$113,078	50	28.3	\$889.6	\$76.1	\$1.3	\$101.3	\$51,352	1.9	139	206
2018	17,918	7.8	\$118,123	37	28.3	\$921.0	\$79.4	\$1.4	\$96.4	\$51,403	1.9	135	209
2019	17,855	7.9	\$121,212	40	28.4	\$953.4	\$81.7	\$1.4	\$92.0	\$51,973	1.8	139	212
2020	17,789	7.9	\$124,338	39	28.6	\$985.0	\$84.0	\$1.5	\$90.3	\$52,480	1.8	140	216
2021	17,715	8.0	\$128,253	42	28.5	\$1,022.0	\$86.6	\$1.5	\$89.8	\$53,187	1.8	143	220
2022	17,634	8.0	\$132,808	38	28.4	\$1,063.9	\$89.3	\$1.6	\$90.3	\$54,114	1.8	144	225
2023	17,544	8.0	\$137,323	34	28.3	\$1,105.3	\$92.2	\$1.6	\$91.1	\$55,009	1.8	145	231
2024	17,451	8.1	\$141,984	34	28.4	\$1,147.7	\$94.9	\$1.7	\$92.0	\$55,994	1.8	146	236
2025	17,358	8.1	\$146,657	35	28.4	\$1,190.0	\$97.6	\$1.7	\$93.0	\$56,989	1.8	147	242
2026	17,259	8.1	\$151,270	31	28.4	\$1,232.0	\$100.2	\$1.8	\$94.4	\$57,971	1.9	148	247
2027	17,152	8.2	\$156,088	30	28.3	\$1,275.6	\$102.8	\$1.8	\$96.0	\$59,057	1.9	148	253
2028	17,040	8.2	\$160,792	30	28.3	\$1,318.3	\$105.5	\$1.8	\$97.5	\$60,048	1.9	149	259
2029	16,922	8.2	\$165,303	29	28.3	\$1,359.5	\$108.2	\$1.9	\$98.6	\$60,891	2.0	150	265
2030	16,800	8.2	\$169,463	29	28.3	\$1,397.9	\$110.7	\$1.9	\$99.6	\$61,647	2.0	152	272
2031	16,666	8.3	\$173,322	22	28.2	\$1,433.8	\$113.1	\$2.0	\$100.8	\$62,368	2.0	152	278
2032	16,526	8.3	\$177,423	24	28.1	\$1,471.6	\$115.7	\$2.0	\$101.6	\$63,041	2.1	152	285
2033	16,381	8.3	\$181,007	25	28.0	\$1,505.0	\$117.9	\$2.1	\$102.6	\$63,761	2.1	154	292
2034	16,229	8.3	\$184,795	21	27.8	\$1,540.2	\$120.4	\$2.1	\$103.5	\$64,447	2.1	155	298
2035	16,070	8.4	\$188,758	20	27.7	\$1,576.8	\$122.9	\$2.2	\$104.3	\$65,132	2.1	156	305
2036	15,902	8.4	\$193,161	15	27.5	\$1,617.0	\$125.9	\$2.2	\$105.1	\$65,730	2.2	156	311
2037	15,726	8.4	\$197,758	12	27.3	\$1,658.6	\$129.0	\$2.3	\$105.9	\$66,328	2.2	155	317
2038	15,540	8.4	\$202,283	8	27.1	\$1,699.3	\$132.0	\$2.3	\$106.7	\$67,025	2.2	155	323
2039	15,347	8.4	\$207,054	6	26.9	\$1,741.6	\$135.2	\$2.4	\$107.4	\$67,669	2.2	154	329
2040	15,149	8.4	\$211,696	8	26.7	\$1,782.5	\$138.3	\$2.4	\$108.0	\$68,319	2.1	153	334
2041	14,945	8.4	\$216,099	5	26.4	\$1,821.3	\$141.3	\$2.5	\$108.9	\$69,032	2.1	153	338
2042	14,736	8.4	\$220,660	3	26.2	\$1,861.2	\$144.2	\$2.5	\$109.4	\$69,866	2.1	152	342
2043	14,526	8.4	\$224,887	5	26.0	\$1,898.0	\$147.0	\$2.6	\$110.1	\$70,654	2.1	152	346
2044	14,310	8.4	\$228,900	5	25.7	\$1,933.0	\$149.6	\$2.6	\$111.0	\$71,537	2.1	152	350
2045	14,088	8.4	\$232,897	4	25.4	\$1,967.8	\$152.3	\$2.7	\$111.9	\$72,312	2.1	152	354
2046	13,864	8.5	\$236,935	7	25.1	\$2,002.8	\$155.0	\$2.7	\$112.7	\$73,182	2.1	154	358
2047	13,636	8.5	\$240,589	4	24.8	\$2,034.8	\$157.6	\$2.8	\$113.5	\$73,961	2.1	155	361
2048	13,406	8.5	\$244,465	3	24.5	\$2,068.5	\$160.3	\$2.8	\$114.3	\$74,831	2.1	156	364
2049	13,177	8.5	\$248,378	4	24.2	\$2,102.5	\$163.1	\$2.9	\$115.0	\$75,720	2.1	157	366
2050	12,944	8.5	\$252,371	1	23.8	\$2,137.1	\$165.8	\$2.9	\$115.7	\$76,667	2.1	157	369

Employment Sectors

2015-2018 History, 2019-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade employment (jobs)	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
2015	5,480	20	158	99	41	349	0	130	0	390	2,096	1,955
2016	5,230	21	151	97	34	379	0	130	0	421	1,767	1,975
2017	5,400	22	172	91	45	403	0	144	0	448	1,803	2,024
2018	5,430	23	184	78	52	425	0	148	0	482	1,763	2,033
2019	5,460	24	189	71	52	425	0	148	0	501	1,765	2,041
2020	5,470	25	189	66	52	427	0	151	0	509	1,767	2,038
2021	5,480	26	192	63	52	428	0	155	0	514	1,759	2,038
2022	5,470	27	189	62	53	430	0	155	0	517	1,752	2,033
2023	5,460	27	186	61	53	431	0	153	0	518	1,750	2,024
2024	5,460	28	185	61	53	433	0	152	0	518	1,749	2,033
2025	5,470	28	186	61	53	434	0	151	0	518	1,753	2,037
2026	5,470	28	184	61	53	436	0	149	0	517	1,747	2,042
2027	5,460	29	182	61	53	437	0	148	0	516	1,736	2,048
2028	5,450	29	182	61	53	438	0	146	0	514	1,729	2,047
2029	5,450	29	182	61	53	439	0	144	0	511	1,721	2,054
2030	5,440	29	182	62	53	440	0	142	0	509	1,713	2,056
2031	5,410	29	176	62	53	440	0	140	0	505	1,694	2,061
2032	5,390	30	177	62	53	440	0	138	0	502	1,679	2,062
2033	5,370	30	178	62	53	441	0	136	0	498	1,664	2,063
2034	5,350	30	175	62	53	441	0	134	0	494	1,648	2,062
2035	5,320	30	174	62	54	441	0	131	0	490	1,632	2,063
2036	5,290	30	169	62	54	440	0	128	0	486	1,616	2,062
2037	5,260	30	166	62	54	440	0	126	0	481	1,599	2,055
2038	5,230	30	161	62	54	439	0	123	0	476	1,587	2,048
2039	5,190	30	160	63	54	439	0	120	0	470	1,573	2,039
2040	5,150	30	160	63	54	438	0	117	0	464	1,557	2,029
2041	5,110	30	159	63	54	437	0	114	0	458	1,539	2,017
2042	5,090	31	157	63	54	436	0	110	0	452	1,541	2,006
2043	5,050	31	158	63	54	435	0	107	0	446	1,525	1,997
2044	5,010	31	159	63	54	435	0	104	0	439	1,507	1,986
2045	4,960	31	158	63	54	434	0	100	0	433	1,478	1,974
2046	4,920	31	160	63	54	433	0	97	0	426	1,458	1,962
2047	4,870	31	158	63	54	433	0	93	0	419	1,430	1,953
2048	4,820	31	157	63	54	432	0	89	0	412	1,410	1,940
2049	4,780	31	158	63	54	432	0	86	0	404	1,391	1,928
2050	4,730	31	155	63	54	431	0	82	0	397	1,372	1,917

Mariposa County Economic Forecast

Socioeconomic Indicators

