

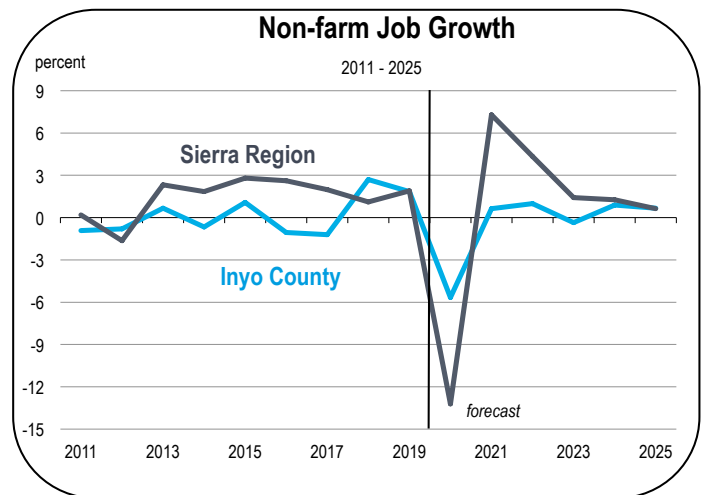
Inyo County Economic Forecast

Forecast Summary

- It is estimated that an average of 400 to 500 jobs will be lost in Inyo County during 2020. Job losses will be heavy in the first half of the year, rebounding in the second half.
- The unemployment rate averaged 4.0 percent in 2019. It will average somewhere between 9 percent and 11 percent for the 2020 calendar year.
- The Inyo County population is expected to decline during the 2020-2025 forecast period.
- Home values are not expected to change substantially in 2020 or 2021.
- Housing production during the 2020-2025 forecast period will decline sharply when compared to the 2014-2019 period.

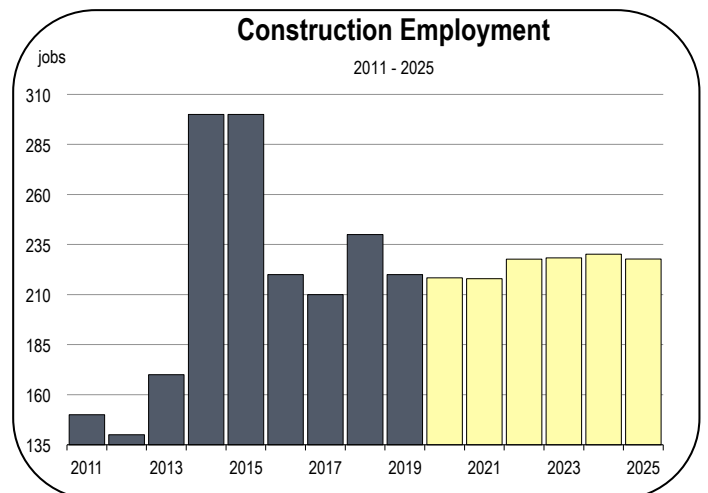
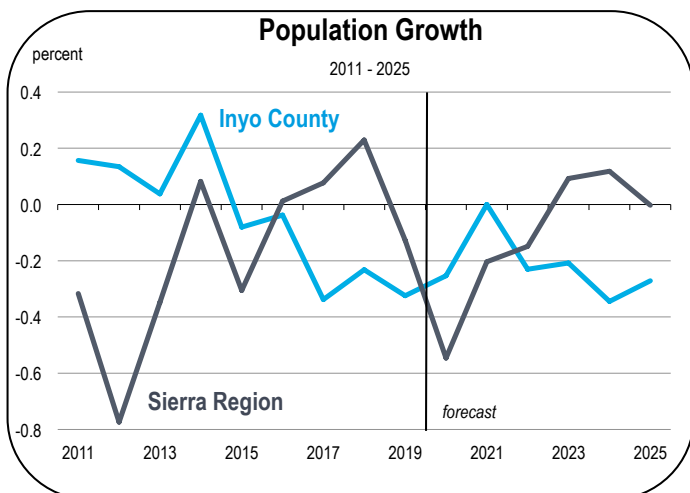
Job Growth

- Total employment in the County will decline between 5 and 6 percent in 2020. This is an annual average change from 2019.
- During 2021, overall job growth in Inyo County will be minimal and some sectors will continue to lose jobs.
- It is unlikely that Inyo County will regain all jobs lost during the Coronavirus Recession before the year 2025.

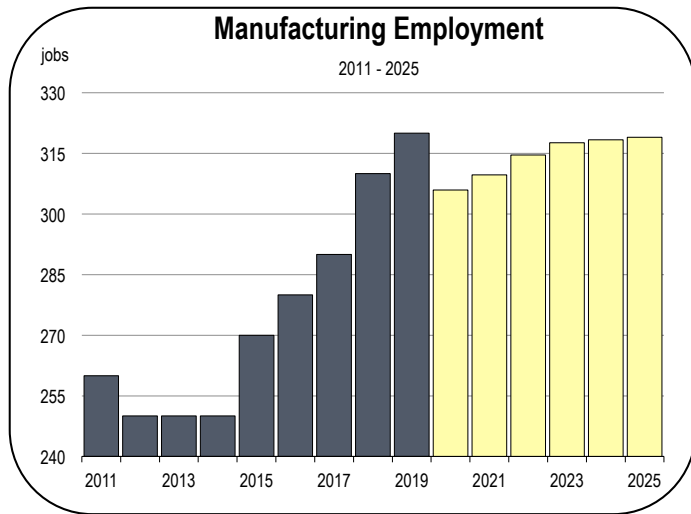


Construction Employment

- The construction sector is not expected to gain or lose a meaningful number of jobs in 2020.
- Over the entire 2020-2025 forecast period, very few jobs are expected to be created.
- Because housing production will be low and fewer non-residential construction projects will break ground, construction firms will be able to meet demand without adding a substantial number of new workers.



Inyo County Economic Forecast



Manufacturing Employment

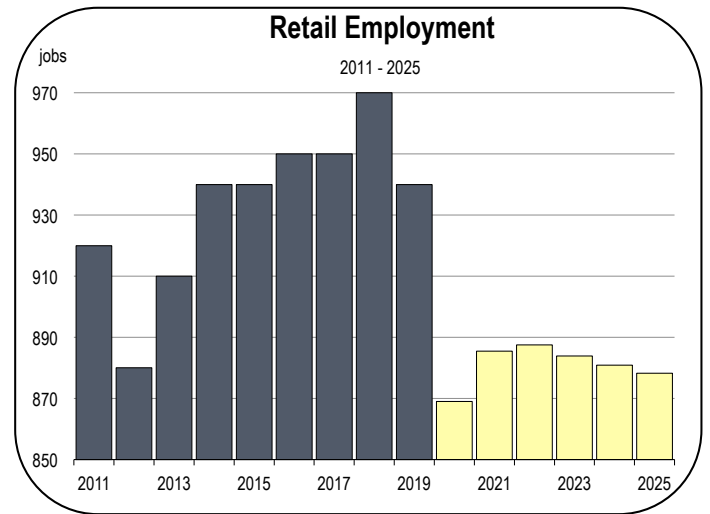
- Inyo County manufacturing employment expanded rapidly between 2014 and 2019, increasing by more than 45 jobs.
- Manufacturing employment is expected to decrease by a small number of jobs in 2020 and recover slowly during the following few years.
- It is not expected that manufacturing employment will return to pre-pandemic levels during the 2020-2025 forecast period.

Retail Trade Employment

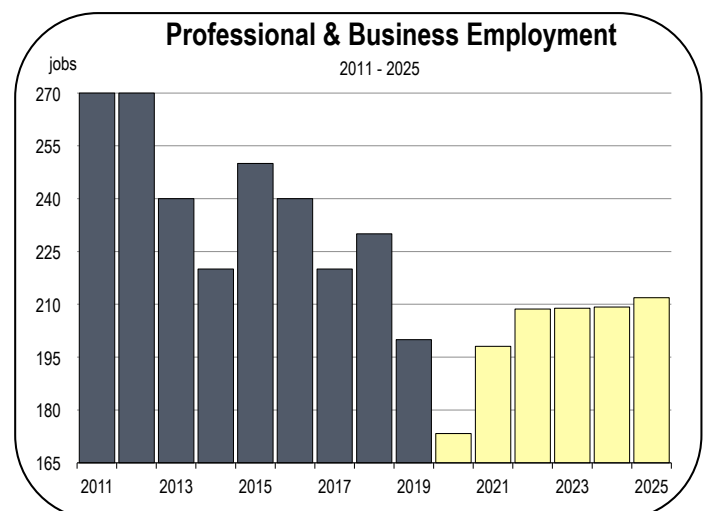
- The retail sector is expected to lose more than 50 jobs in 2020 on an annual average basis, a decrease of at least 5 percent.
- Some retail chains chose to furlough their employees rather than lay them off completely, and furloughed workers are not considered to be unemployed. This is a technical detail that will mask the true number of work stoppages in the retail sector.
- Accounting for furloughed workers, more than 100 retail workers could be effectively not working, and not earning an income, on an annual average basis in 2020 in Inyo County.

Professional and Business Services Employment

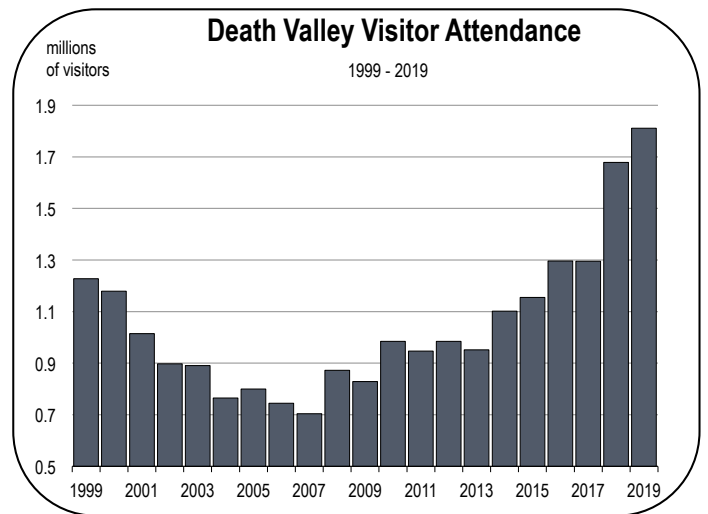
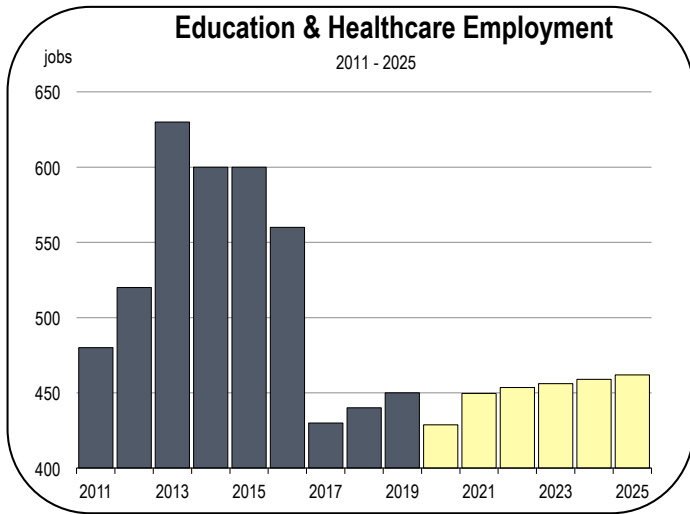
- The professional and business services industry has a diverse array of subsectors, including staffing agencies, accounting firms, building maintenance and waste management companies, and law firms.



- Jobs in building maintenance declined substantially during the shutdowns but began to rebound at office and industrial buildings with repopulating employment.
- Staffing agencies had very significant losses during the contraction, but may bounce back quickly as the economy expands again.
- Staffing agencies primarily employ temp workers. Temp workers are usually laid off first during a downturn but hired back first during a recovery.
- Aside from building maintenance and staffing agencies, most subsectors of the professional business services industry were able to operate remotely and were less affected by the recession.



Inyo County Economic Forecast



Private Education and Healthcare Employment

- Healthcare jobs were recession proof during the 2008-2009 financial crisis. However, some non-essential medical offices had to close in 2020, and hospitals reduced their employment levels because resources were not utilized as envisioned to support Coronavirus patients.
- Jobs in social assistance and education were mostly classified as essential. Nevertheless, there were layoffs at institutions with revenue shortfalls.

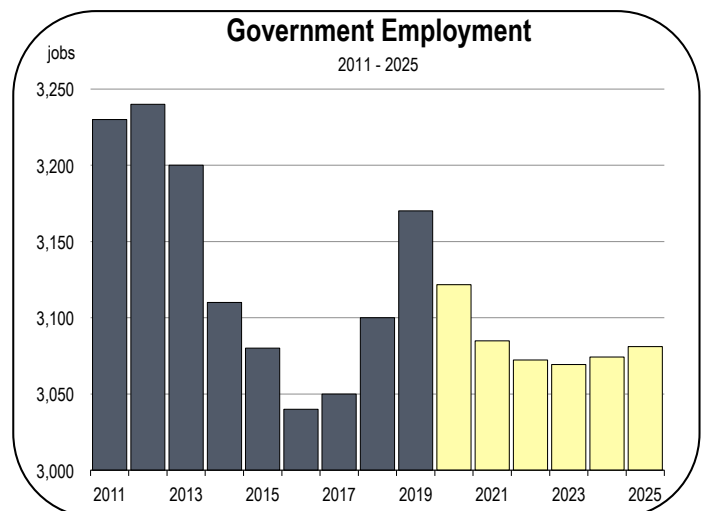
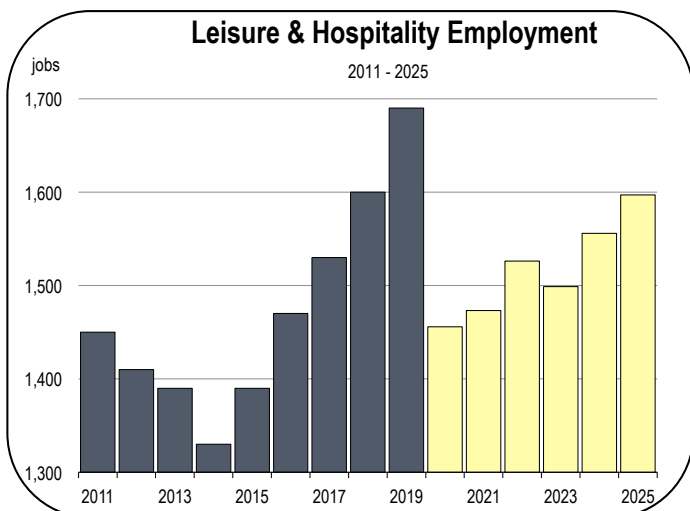
Leisure and Hospitality Employment

- Death Valley National Park is one of the primary tourism attractions in the Inyo County region, and visitor traffic to the park leads to higher demand for leisure and hospitality workers in Inyo County.
- Visitors to Death Valley increased sharply in 2018 and 2019, leading to a surge in leisure and hospitality employment.

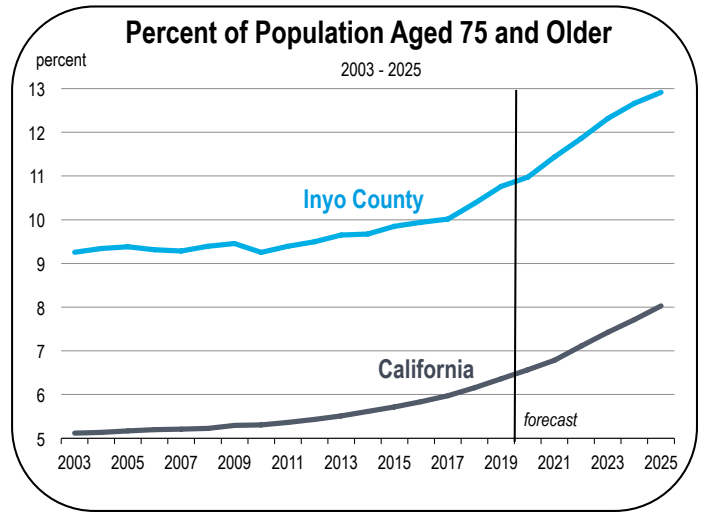
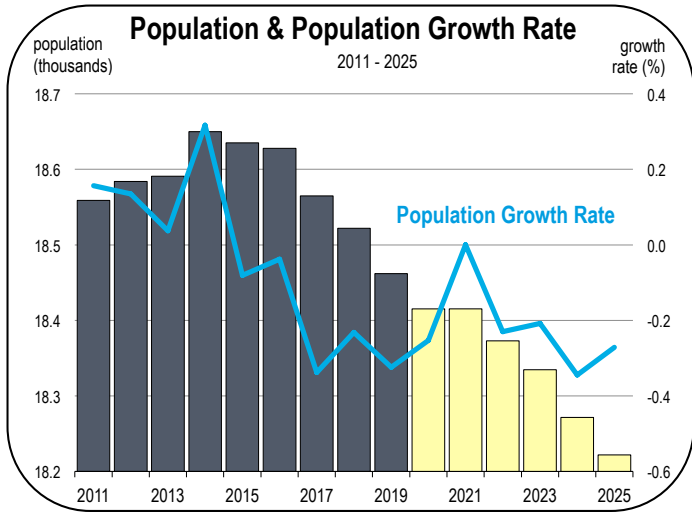
- The leisure and hospitality industry was devastated by the Coronavirus Recession more than any other sector of the California labor market.
- Our research indicates that most leisure workers were laid off, furloughed, or had their hours cut in the months of March and April.
- Jobs at restaurants, bars, and hotels will rebound in 2021 but may not return to pre-recession levels for several years.

Government Employment

- Government agencies are expected to lose revenue from taxes and fees in 2020, and these revenue shortfalls will likely persist into 2021 and 2022.
- When government agencies need to reduce expenditures on salaries, many workers are expected to be given unpaid furlough days that are distributed throughout the year, and many staffing reductions could be the result of hiring freezes rather than layoffs.



Inyo County Economic Forecast

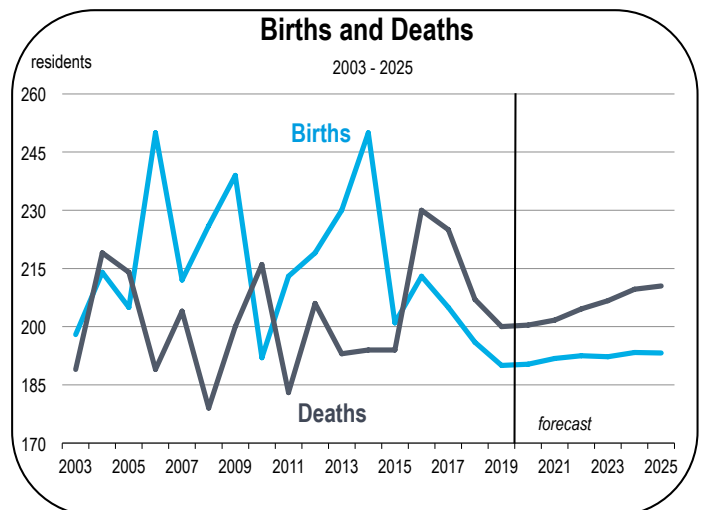
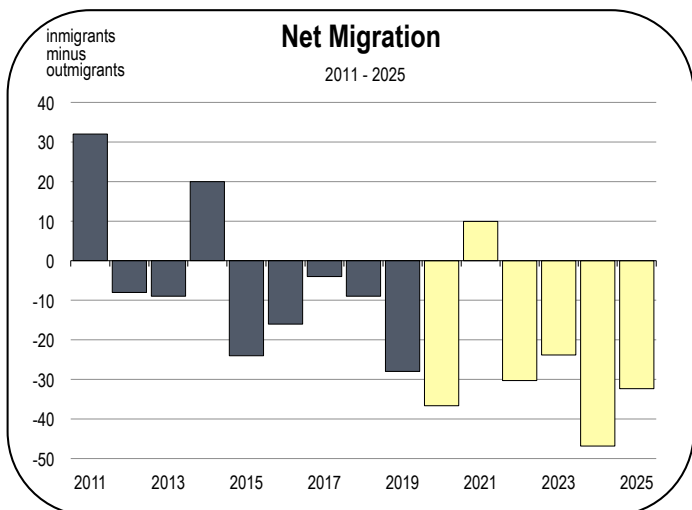


- However, if revenue shortfalls are severe and Congress does not appropriate funding to mitigate these shortfalls, government agencies may have no choice but to issue layoffs.

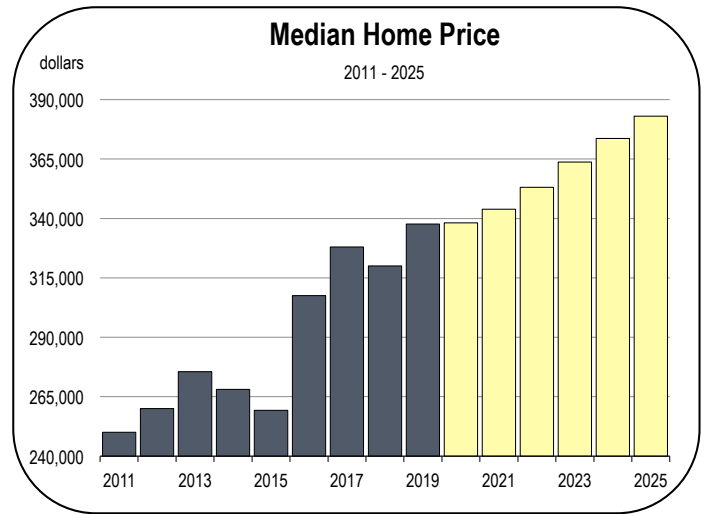
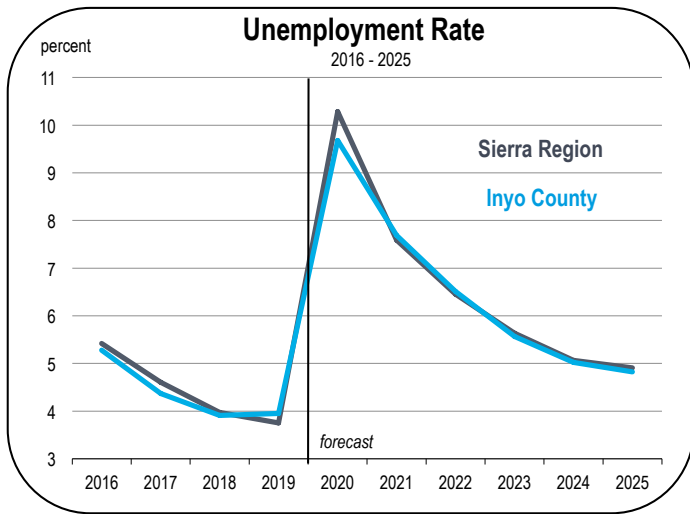
Population Growth

- The Inyo County population declined steadily for 5 consecutive years between 2014 and 2019.
- Inyo County's population is much older than the statewide average. As of 2019, almost 11 percent of Inyo County's population was age 75 or older, compared to just 7 percent of California's population.

- Because Inyo County has a high share of residents aged 75 and older, the number of deaths has begun to exceed the number of births.
- Over the forecast period, more people will move out of the county than people who move in, and because deaths will exceed births, the overall population will shrink.
- The population declined at an average rate of 0.1 percent annually over the last six years, and is expected to decline by 0.2 percent annually over the next six years.



Inyo County Economic Forecast

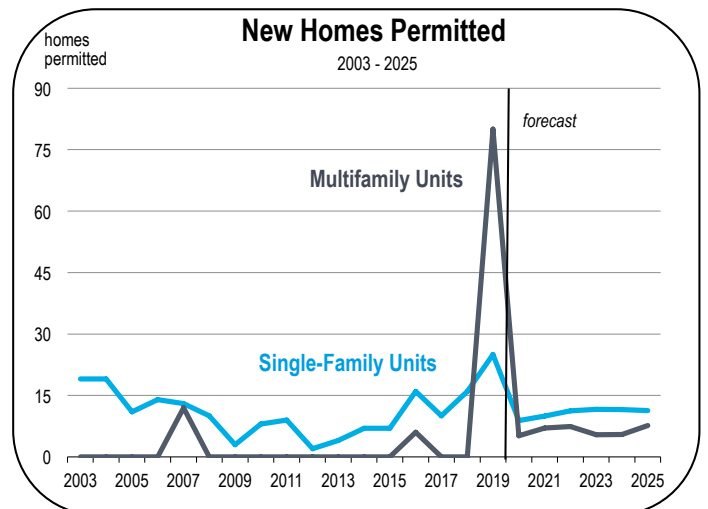
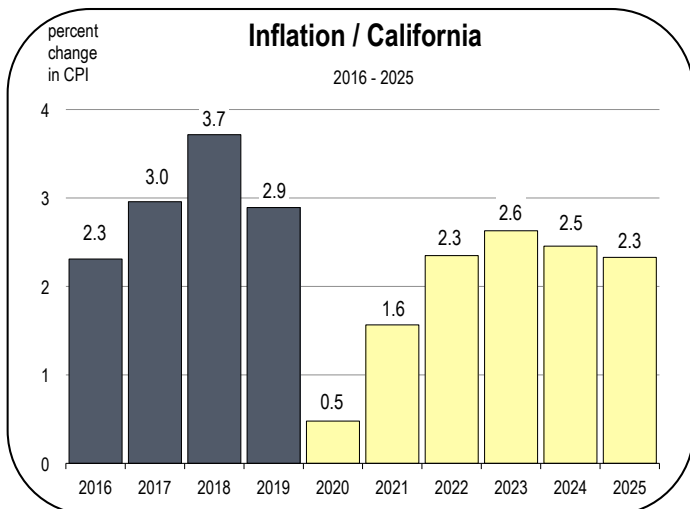


Unemployment and Inflation Rates

- The unemployment rate in Inyo County averaged 4.0 percent in 2019, which was similar to the composite rate for the Sierra Region.
- The unemployment rate is expected to average between 9 and 11 percent during the 2020 calendar year.
- The unemployment rate is expected to remain elevated for several years, but is likely to improve more quickly than after the 2008-2009 recession.
- Inflation decelerated in 2019 as energy prices declined and home prices increased more slowly than the previous year.
- Inflation is expected to be very low in 2020. By 2022, inflation could return to a range of 2 percent to 3 percent.

Home Prices and New Housing Production

- In 2019 the median home price in Inyo County was \$337,600.
- The median price is not expected to change substantially in 2020 or 2021.
- From 2014 to 2019, an average of 28 new homes were started per year in Inyo County. Most of these homes were built in 2019 when a large number of multifamily units were authorized.
- Housing production is expected to average 15 to 20 homes per year from 2020 to 2025, consisting mostly of single-family homes.



Inyo County Economic Forecast

Economic Indicators

2015-2019 History, 2020-2050 Forecast

	Population (people)	House- holds (thousands)	Net Migration (people)	New Homes Permitted (homes)	Registered Vehicles (thousands)	Personal Income (billions)	Taxable Retail Sales (millions)	Total Taxable Sales (millions)	Real Industrial Production (millions)	Real per Capita Income (dollars)	Unemployment Rate (percent)	Real Farm Production (millions)	Inflation Rate (percent)
2015	18,635	8.1	-24	7	28	\$1.0	\$233	\$357	\$360	\$59,067	5.8	\$21	1.4
2016	18,628	8.1	-16	22	28	\$1.0	\$243	\$350	\$426	\$61,149	5.3	\$18	2.3
2017	18,565	8.1	-4	10	28	\$1.1	\$255	\$358	\$427	\$61,251	4.4	\$20	3.0
2018	18,522	8.1	-9	16	28	\$1.1	\$262	\$356	\$376	\$61,372	3.9	\$22	3.7
2019	18,462	8.1	-28	105	29	\$1.2	\$279	\$375	\$385	\$62,782	4.0	\$24	2.9
2020	18,415	8.2	-37	14	28	\$1.1	\$236	\$338	\$387	\$61,184	9.7	\$24	0.5
2021	18,415	8.2	10	17	28	\$1.1	\$258	\$359	\$383	\$60,343	7.7	\$24	1.6
2022	18,373	8.2	-30	19	28	\$1.2	\$268	\$371	\$388	\$61,081	6.5	\$24	2.3
2023	18,335	8.2	-24	17	28	\$1.2	\$278	\$384	\$396	\$61,795	5.6	\$24	2.6
2024	18,272	8.3	-47	17	28	\$1.3	\$289	\$397	\$400	\$62,949	5.0	\$24	2.5
2025	18,222	8.3	-32	19	28	\$1.3	\$301	\$410	\$404	\$63,974	4.8	\$25	2.3
2026	18,163	8.3	-40	19	28	\$1.4	\$309	\$420	\$409	\$64,899	4.5	\$25	2.3
2027	18,101	8.3	-44	18	28	\$1.4	\$317	\$431	\$413	\$65,808	4.3	\$25	2.2
2028	18,062	8.3	-17	18	28	\$1.5	\$326	\$442	\$418	\$66,554	4.2	\$25	2.2
2029	18,042	8.3	4	19	28	\$1.5	\$335	\$453	\$422	\$67,122	4.0	\$25	2.3
2030	18,044	8.4	28	19	28	\$1.6	\$345	\$465	\$425	\$67,723	4.0	\$25	2.2
2031	18,019	8.4	0	20	28	\$1.6	\$352	\$475	\$429	\$68,335	3.8	\$25	2.1
2032	18,003	8.4	11	19	28	\$1.7	\$362	\$487	\$433	\$68,893	3.8	\$26	2.3
2033	17,966	8.4	-8	18	28	\$1.7	\$370	\$498	\$436	\$69,497	3.8	\$26	1.9
2034	17,961	8.4	26	16	28	\$1.8	\$379	\$509	\$440	\$70,000	3.9	\$26	2.1
2035	17,955	8.4	19	16	28	\$1.8	\$389	\$522	\$443	\$70,465	4.0	\$26	2.2
2036	17,938	8.5	12	16	28	\$1.9	\$401	\$537	\$446	\$70,848	4.1	\$26	2.6
2037	17,932	8.5	25	16	28	\$1.9	\$413	\$553	\$449	\$71,162	4.2	\$26	2.7
2038	17,887	8.5	-13	16	28	\$2.0	\$424	\$567	\$452	\$71,617	4.1	\$26	2.5
2039	17,850	8.5	-3	15	28	\$2.1	\$437	\$583	\$454	\$72,033	4.2	\$27	2.7
2040	17,826	8.5	10	15	28	\$2.1	\$449	\$599	\$458	\$72,455	4.2	\$27	2.6
2041	17,770	8.5	-22	14	28	\$2.2	\$460	\$614	\$461	\$73,058	4.3	\$27	2.2
2042	17,688	8.5	-45	14	28	\$2.3	\$471	\$627	\$465	\$73,802	4.4	\$27	2.1
2043	17,603	8.6	-49	14	28	\$2.3	\$482	\$641	\$469	\$74,628	4.4	\$27	2.0
2044	17,542	8.6	-20	14	28	\$2.4	\$492	\$654	\$473	\$75,514	4.3	\$27	1.8
2045	17,531	8.6	29	13	28	\$2.5	\$506	\$670	\$478	\$76,275	4.1	\$27	1.9
2046	17,528	8.6	34	13	28	\$2.5	\$519	\$686	\$483	\$76,937	4.2	\$28	2.0
2047	17,489	8.6	-1	13	28	\$2.6	\$533	\$703	\$487	\$77,617	4.1	\$28	2.2
2048	17,482	8.6	29	12	28	\$2.7	\$549	\$723	\$491	\$78,205	4.2	\$28	2.3
2049	17,446	8.6	-4	12	28	\$2.8	\$563	\$740	\$496	\$78,951	4.3	\$28	2.0
2050	17,392	8.7	-22	12	28	\$2.9	\$578	\$758	\$501	\$79,750	4.4	\$28	2.1

Employment Sectors

2015-2019 History, 2020-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade (jobs)	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
2015	7,620	60	300	270	180	1,050	150	250	60	600	1,390	3,080
2016	7,540	60	220	280	180	1,050	160	240	50	560	1,470	3,040
2017	7,440	50	210	290	180	1,050	160	220	50	430	1,530	3,050
2018	7,640	50	240	310	190	1,060	160	230	40	440	1,600	3,100
2019	7,780	50	220	320	190	1,040	170	200	50	450	1,690	3,170
2020	7,350	54	218	306	191	967	163	173	42	429	1,456	3,122
2021	7,390	54	218	310	191	984	163	198	41	450	1,473	3,085
2022	7,460	54	228	315	191	988	163	209	40	454	1,526	3,072
2023	7,440	54	228	318	192	985	163	209	40	456	1,499	3,069
2024	7,500	54	230	318	192	983	163	209	39	459	1,556	3,074
2025	7,550	53	228	319	192	981	163	212	38	462	1,597	3,081
2026	7,580	53	225	320	192	976	163	210	37	465	1,622	3,089
2027	7,600	53	217	320	193	971	163	218	37	468	1,639	3,097
2028	7,610	53	212	320	193	965	163	218	36	471	1,647	3,104
2029	7,620	53	210	320	193	958	163	219	36	473	1,655	3,110
2030	7,640	53	210	320	193	952	163	231	35	476	1,664	3,117
2031	7,650	53	210	320	193	945	163	232	35	477	1,672	3,124
2032	7,660	53	209	320	194	939	163	234	34	478	1,680	3,131
2033	7,670	53	208	321	194	932	163	235	34	477	1,688	3,138
2034	7,680	53	207	321	194	925	163	239	33	478	1,696	3,143
2035	7,690	53	207	321	194	919	163	242	33	478	1,705	3,148
2036	7,700	53	206	321	195	913	163	245	32	479	1,713	3,151
2037	7,700	53	205	321	195	906	163	246	32	480	1,721	3,154
2038	7,700	53	205	321	195	899	163	241	31	481	1,729	3,155
2039	7,700	53	204	321	195	892	163	240	30	482	1,737	3,157
2040	7,700	52	204	321	196	885	163	238	30	482	1,744	3,159
2041	7,700	52	202	321	196	878	163	236	29	483	1,752	3,162
2042	7,700	52	201	321	196	871	163	235	29	484	1,760	3,165
2043	7,710	52	201	321	196	864	163	234	28	485	1,768	3,169
2044	7,710	52	200	321	197	857	163	237	28	486	1,776	3,173
2045	7,730	52	199	321	197	851	163	243	27	486	1,783	3,178
2046	7,740	52	199	321	197	844	163	246	27	487	1,791	3,183
2047	7,740	52	198	321	197	837	163	249	26	488	1,798	3,186
2048	7,750	52	197	321	198	831	163	252	26	489	1,806	3,186
2049	7,750	52	196	321	198	825	163	254	25	490	1,814	3,187
2050	7,750	52	196	321	198	818	163	256	25	491	1,821	3,188

Inyo County Economic Forecast

Socioeconomic Indicators

