

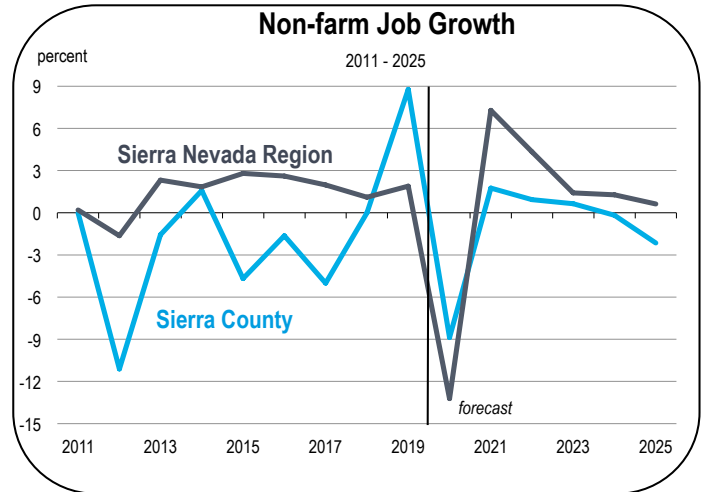
# Sierra County Economic Forecast

## Forecast Summary

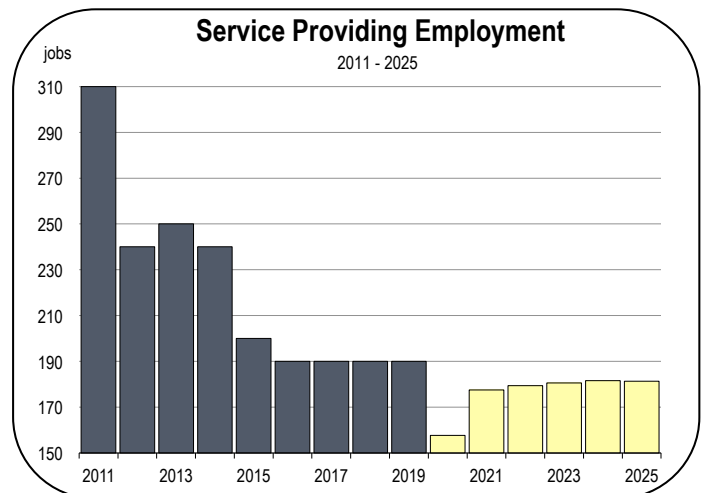
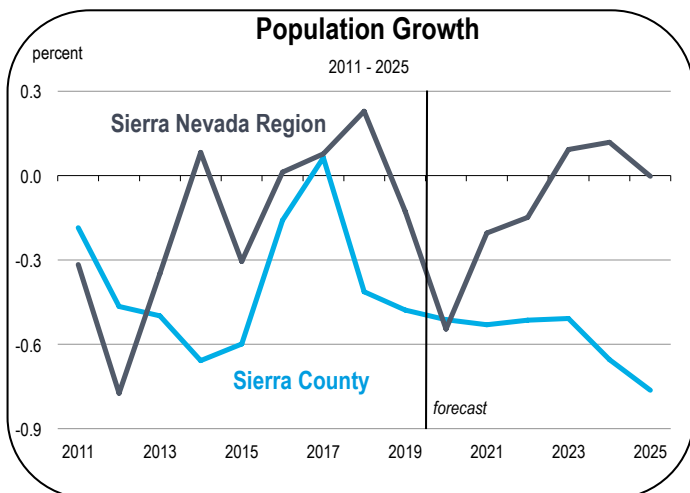
- It is estimated that an average of 40 to 60 jobs will be lost in Sierra County during 2020. Job losses will be heavy in the first half of the year, rebounding in the second half.
- The unemployment rate averaged 5.4 percent in 2019. It will average somewhere between 8 percent and 12 percent for the 2020 calendar year.
- The Sierra County population is expected to decline throughout the 2020-2025 forecast period.
- Home values are expected to increase slowly in 2020 and 2021.
- Housing production during the 2020-2025 forecast period is expected to be similar to the 2014-2019 period.

## Job Growth

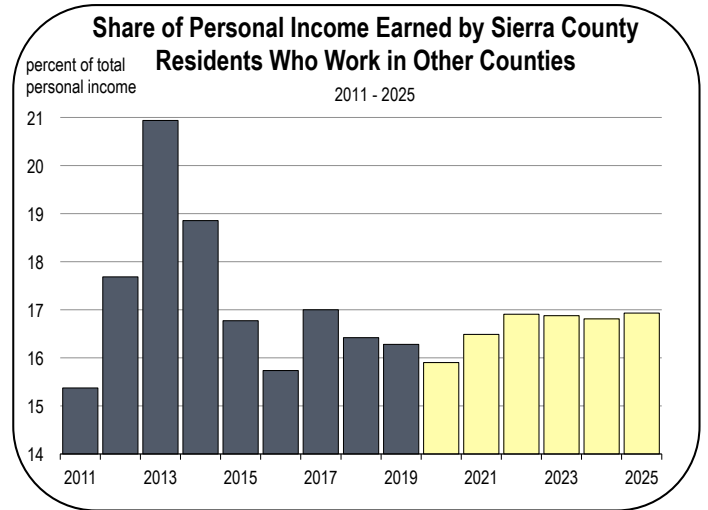
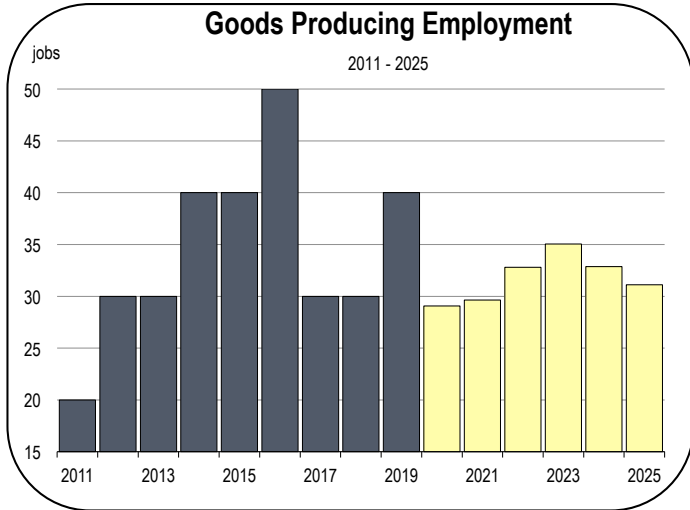
- Total employment in the County will decline between 7 and 10 percent in 2020. This is an annual average change from 2019.
- In 2021, job growth is expected to be minimal in Sierra County.
- It is unclear if Sierra County will have regained all jobs lost during the Coronavirus Recession by the end of the 2020-2025 forecast period.



- Sharp employment declines are expected in service providing industries in 2020, followed by a slow rebound in 2021 and 2022.
- The service providing sector is heavily dependent on the winter ski season and the summer outdoor recreation season.
- Sierra County recreational facilities may be forced to operate at reduced capacity during the 2020 and 2021, leading to reduced headcounts at hotels, restaurants, and other sectors related to and tourism.



# Sierra County Economic Forecast

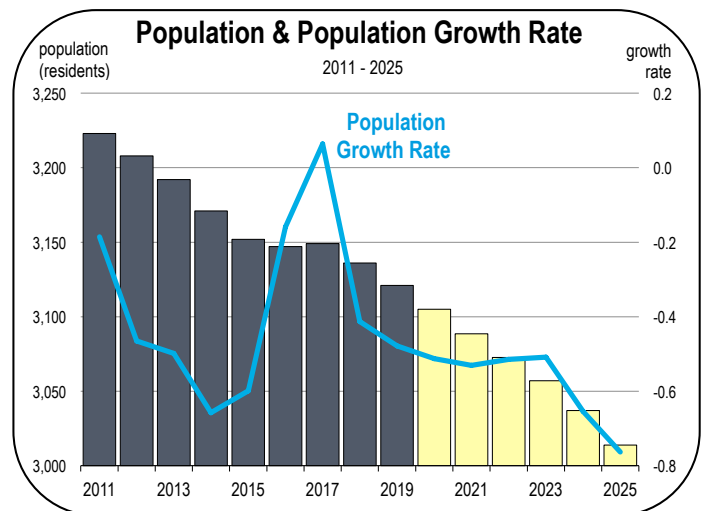
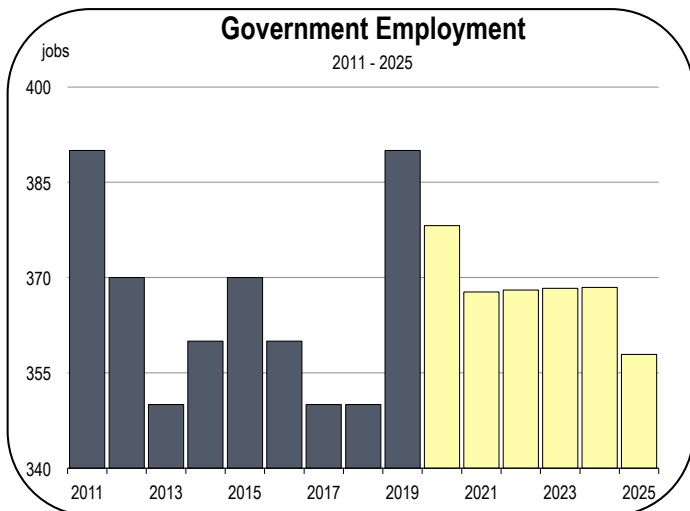


- There are very few goods producing jobs in Sierra County, and changes to the goods producing sectors are expected to be minimal in 2020 and 2021.
- Government agencies are expected to lose revenue from taxes and fees in 2020, and these revenue shortfalls will likely persist into 2021 and 2022.
- When 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.
- 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.

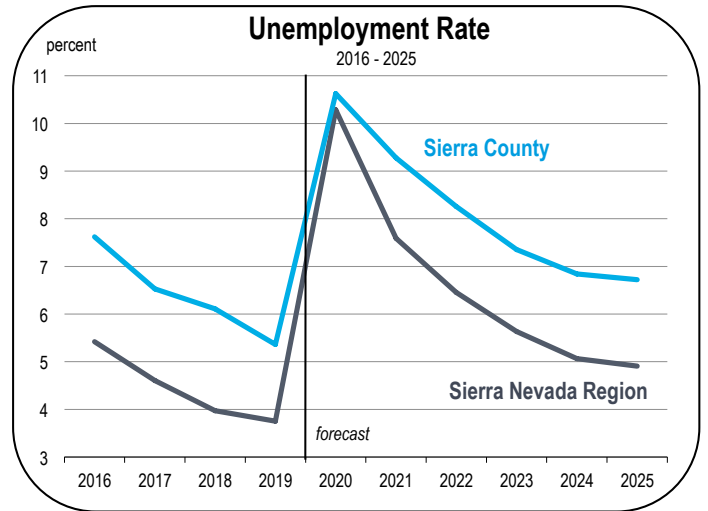
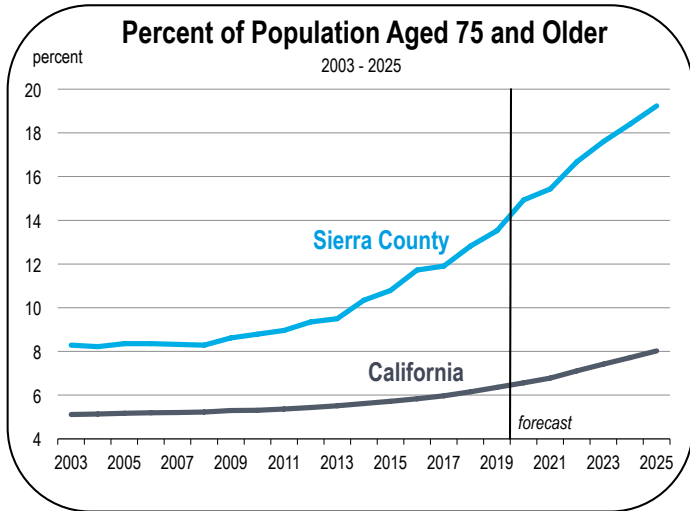
- The region’s primary job centers are outside of the county, and include the Tahoe-Truckee area to the South and the Reno-Sparks region just east of the Nevada State line.
- Cross-county commuting is common, and a high percent of job-related income is earned by local residents who hold jobs in other counties.

## Population Growth

- The Sierra County population has declined consistently over the last two decades, when it had 3,600 residents.
- As of 2019, Sierra county had 3,121 residents.



# Sierra County Economic Forecast

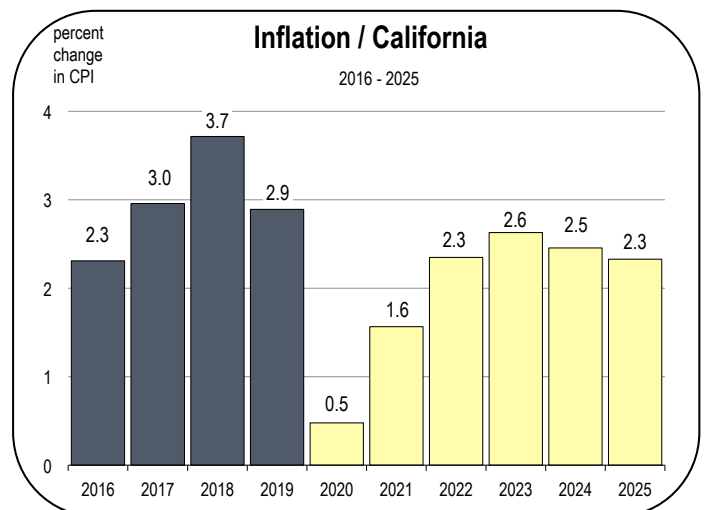
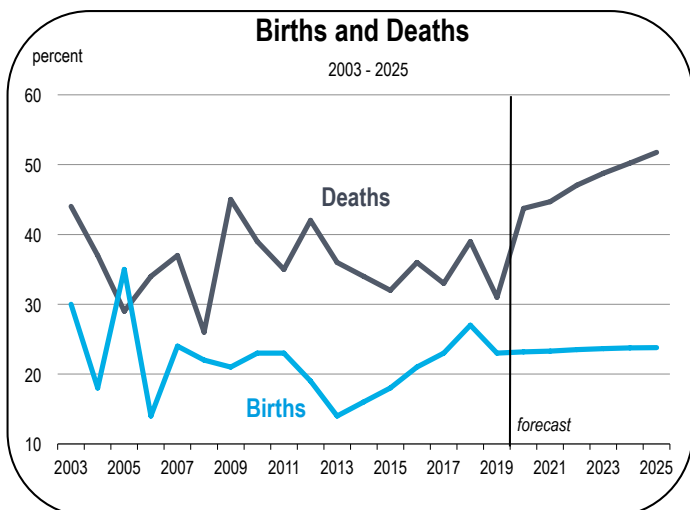


- Sierra County's population is much older than the statewide average. As of 2019, approximately 14 percent of Sierra County's population was age 75 or older, compared to just 7 percent of California's population.
- Because Sierra County has a high share of residents aged 75 and older, the number of deaths has begun to exceed the number of births.
- Between 2014 and 2019, there were 77 more deaths than births, which contributed to overall population decline.

- Between 2020 and 2025, there are expected to be approximately 140 to 150 more deaths than births.
- Population growth averaged -0.4 percent per year over the last six years, and is expected to average -0.6 percent over the next six years.

## Unemployment and Inflation Rates

- The unemployment rate in Sierra County averaged 5.4 percent in 2019, which was above the composite rate for the Sierra Region.

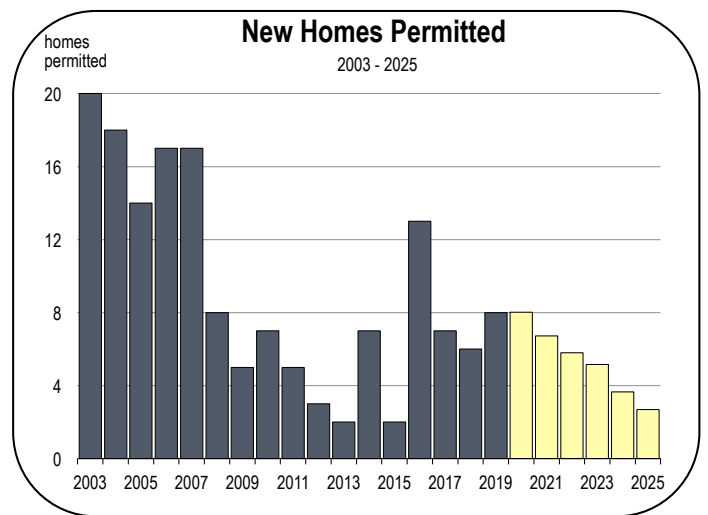
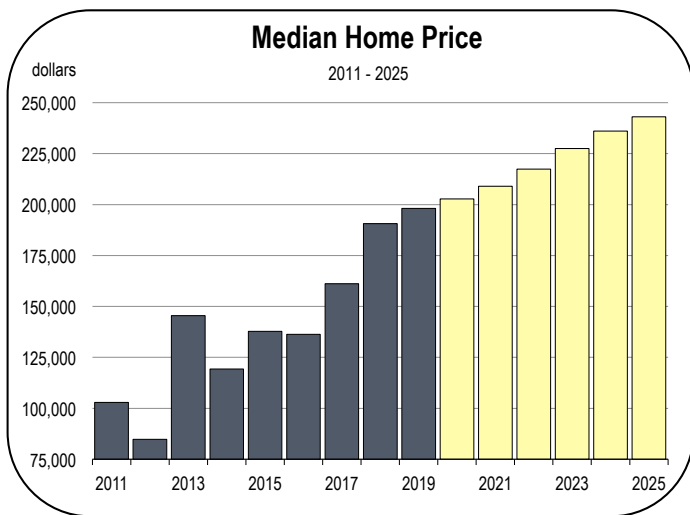


# Sierra County Economic Forecast

- The unemployment rate is expected to average between 8 and 12 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 Sierra County was \$198,100
- The median price is expected to increase at annual rates of 2 percent to 4 percent in 2020 and 2021.
- From 2014 to 2019, an average of 43 new homes were started per year in Sierra County. All were single-family homes.
- Housing production is expected to average 25 to 35 homes per year from 2020 to 2025, consisting mostly of single-family homes.



# Sierra 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 (millions)	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	3,152	1.5	-7	2	5.5	\$124.2	\$10.7	\$19	\$15.4	\$44,298	8.8	\$11.4	1.4
2016	3,147	1.4	-1	13	5.6	\$128.0	\$12.1	\$22	\$15.5	\$44,672	7.6	\$11.1	2.3
2017	3,149	1.5	0	7	5.6	\$134.8	\$12.7	\$22	\$15.8	\$45,693	6.5	\$11.0	3.0
2018	3,136	1.6	0	6	5.5	\$140.1	\$13.2	\$19	\$15.9	\$45,979	6.1	\$10.2	3.7
2019	3,121	1.6	9	8	5.6	\$148.7	\$14.1	\$22	\$16.4	\$47,649	5.4	\$10.4	2.9
2020	3,105	1.6	5	8	5.7	\$145.8	\$11.3	\$20	\$16.0	\$46,724	10.6	\$10.4	0.5
2021	3,089	1.6	5	7	5.6	\$146.3	\$12.7	\$21	\$15.8	\$46,407	9.3	\$10.4	1.6
2022	3,073	1.6	8	6	5.6	\$151.6	\$13.1	\$22	\$16.0	\$47,233	8.3	\$10.6	2.3
2023	3,057	1.6	9	5	5.6	\$157.5	\$13.5	\$22	\$16.2	\$48,074	7.4	\$10.6	2.6
2024	3,037	1.6	6	4	5.7	\$162.9	\$13.9	\$23	\$16.3	\$48,840	6.8	\$10.6	2.5
2025	3,014	1.6	5	3	5.8	\$167.4	\$14.4	\$23	\$16.4	\$49,425	6.7	\$10.6	2.3
2026	2,989	1.6	4	3	5.8	\$172.6	\$14.7	\$24	\$16.5	\$50,238	6.6	\$10.5	2.3
2027	2,963	1.6	4	3	5.9	\$177.6	\$15.0	\$24	\$16.6	\$51,053	6.4	\$10.5	2.2
2028	2,935	1.6	3	2	6.0	\$182.3	\$15.3	\$25	\$16.7	\$51,773	6.3	\$10.5	2.2
2029	2,906	1.6	3	3	6.0	\$186.7	\$15.5	\$25	\$16.7	\$52,336	6.1	\$10.5	2.3
2030	2,877	1.6	3	3	6.0	\$191.1	\$15.8	\$26	\$16.8	\$52,939	6.0	\$10.5	2.2
2031	2,848	1.6	3	3	6.0	\$195.6	\$16.0	\$26	\$16.8	\$53,603	5.9	\$10.5	2.1
2032	2,818	1.6	1	2	6.0	\$200.1	\$16.3	\$27	\$16.8	\$54,180	5.8	\$10.5	2.3
2033	2,787	1.6	1	1	6.1	\$204.5	\$16.5	\$27	\$16.8	\$54,931	5.9	\$10.5	1.9
2034	2,757	1.6	1	2	6.1	\$209.4	\$16.7	\$28	\$16.9	\$55,704	6.0	\$10.5	2.1
2035	2,725	1.6	1	3	6.1	\$214.4	\$17.0	\$28	\$16.9	\$56,457	6.1	\$10.5	2.2
2036	2,694	1.6	2	2	6.1	\$219.5	\$17.4	\$29	\$16.9	\$56,989	6.2	\$10.5	2.6
2037	2,664	1.6	3	1	6.1	\$225.0	\$17.8	\$30	\$16.9	\$57,521	6.2	\$10.5	2.7
2038	2,635	1.6	5	1	6.1	\$230.6	\$18.1	\$31	\$16.9	\$58,153	6.2	\$10.5	2.5
2039	2,611	1.6	8	1	6.1	\$236.9	\$18.5	\$31	\$16.9	\$58,707	6.3	\$10.5	2.7
2040	2,587	1.6	9	1	6.1	\$243.3	\$18.9	\$32	\$16.9	\$59,302	6.3	\$10.5	2.6
2041	2,566	1.6	9	1	6.1	\$249.8	\$19.3	\$33	\$17.0	\$60,066	6.4	\$10.5	2.2
2042	2,542	1.6	5	1	6.1	\$256.2	\$19.6	\$33	\$17.0	\$60,918	6.4	\$10.5	2.1
2043	2,521	1.6	8	1	6.2	\$262.9	\$20.0	\$34	\$17.1	\$61,791	6.5	\$10.5	2.0
2044	2,499	1.6	5	1	6.2	\$269.4	\$20.2	\$35	\$17.2	\$62,762	6.4	\$10.5	1.8
2045	2,475	1.6	3	1	6.3	\$276.1	\$20.6	\$35	\$17.3	\$63,714	6.2	\$10.5	1.9
2046	2,451	1.6	1	1	6.3	\$283.0	\$20.9	\$36	\$17.4	\$64,653	6.3	\$10.5	2.0
2047	2,429	1.6	1	1	6.4	\$290.4	\$21.3	\$37	\$17.5	\$65,506	6.2	\$10.5	2.2
2048	2,409	1.6	3	1	6.4	\$298.2	\$21.7	\$37	\$17.6	\$66,309	6.3	\$10.5	2.3
2049	2,391	1.6	3	1	6.5	\$306.3	\$22.1	\$38	\$17.7	\$67,266	6.4	\$10.5	2.0
2050	2,373	1.6	3	1	6.5	\$314.9	\$22.6	\$39	\$17.8	\$68,238	6.5	\$10.5	2.1

## Employment Sectors

## 2015-2019 History, 2020-2050 Forecast

	Total Wage & Salary	Farm	Goods Producing (jobs)	Service Providing	Government
2015	630	20	40	200	370
2016	620	20	50	190	360
2017	590	20	30	190	350
2018	590	20	30	190	350
2019	640	20	40	190	390
2020	585	20	29	158	378
2021	595	20	30	178	368
2022	600	20	33	179	368
2023	604	20	35	181	368
2024	603	20	33	182	368
2025	590	20	31	181	358
2026	592	20	33	181	358
2027	592	20	34	180	358
2028	589	20	31	179	358
2029	587	20	33	178	356
2030	586	20	34	177	354
2031	585	20	35	176	353
2032	581	20	32	176	353
2033	578	20	29	175	354
2034	580	20	33	174	353
2035	581	20	35	173	353
2036	577	20	32	172	352
2037	574	20	31	171	352
2038	571	20	29	171	352
2039	570	20	28	170	351
2040	569	20	28	170	351
2041	569	20	28	170	351
2042	568	20	28	169	351
2043	569	20	28	169	351
2044	568	20	28	169	351
2045	567	20	28	169	350
2046	565	20	28	168	349
2047	564	20	28	168	348
2048	563	20	28	168	346
2049	562	20	29	168	345
2050	564	20	29	168	346

# Sierra County Economic Forecast

## Socioeconomic Indicators

