

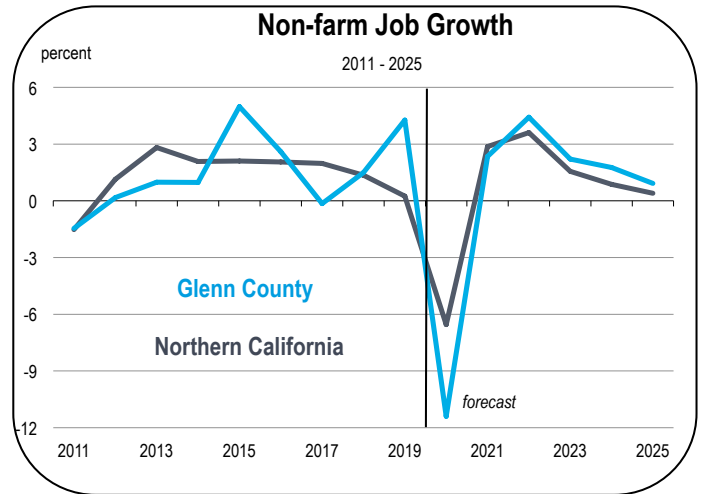
Glenn County Economic Forecast

Forecast Summary

- It is estimated that an average of 700 to 1,200 jobs will be lost in Glenn County during 2020, with heavy job losses in the first half of the year.
- Employment losses will be largest in agriculture, manufacturing, leisure services, and retail trade.
- The unemployment rate averaged 6.1 percent in 2019. It will average somewhere between 9 percent and 13 percent for the 2020 calendar year.
- The Glenn County population is expected to grow more quickly than the broader Northern California region during most of the 2020-2025 forecast period.
- Home values are not expected to change much in 2020 or 2021.
- Housing production during the 2020-2025 forecast period is expected to be similar to the 2015-2019 period.

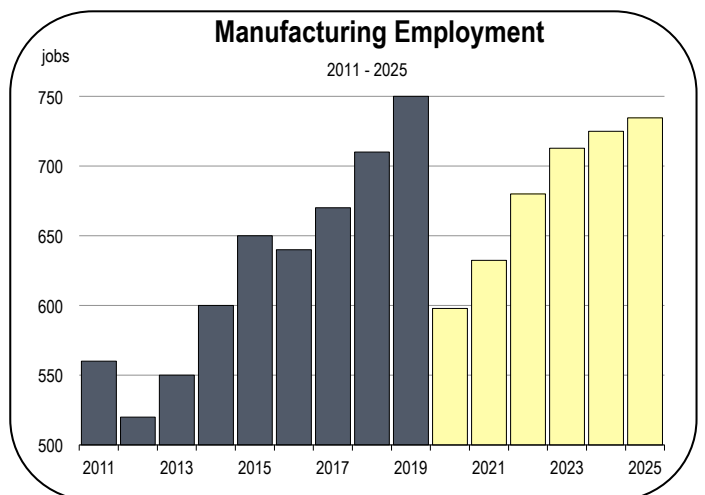
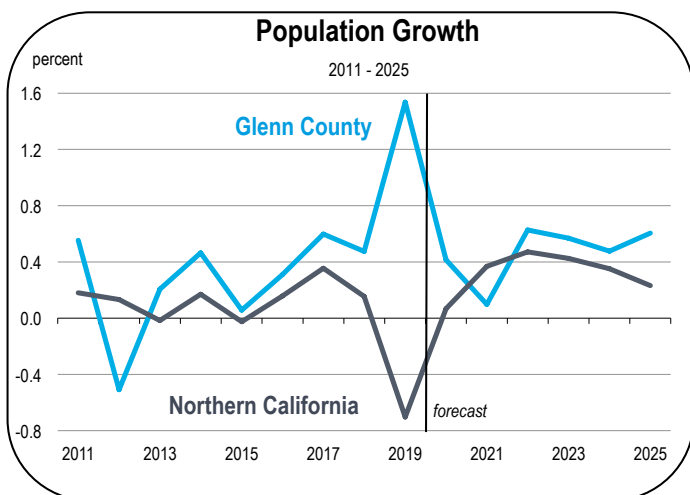
Job Growth

- Total employment in the County will decline between 8 and 12 percent in 2020. This is an annual average change from 2019.
- In 2021 and 2022, Glenn County is expected to re-gain many of the jobs lost during the Coronavirus Recession.

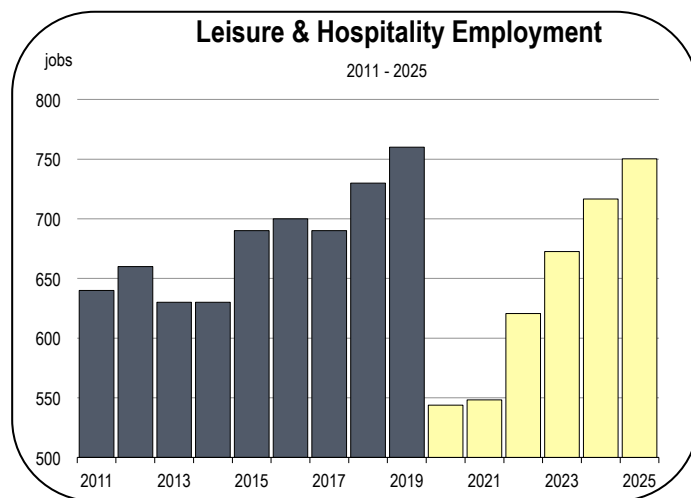
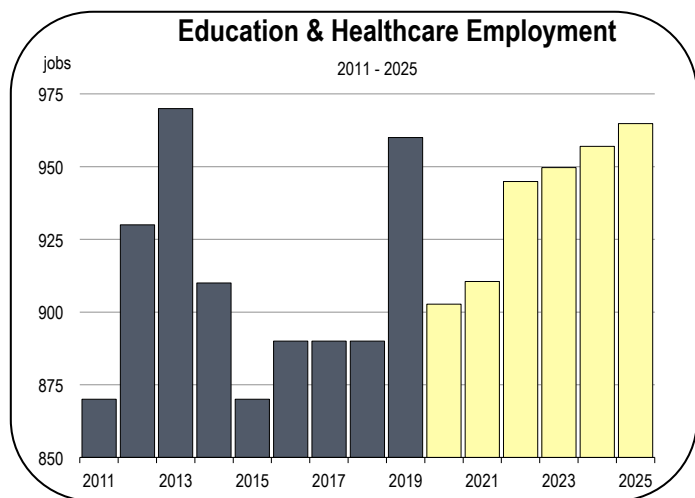


Manufacturing Employment

- There were approximately 750 jobs in the Glenn County manufacturing sector in 2019.
- Some of the most prominent manufacturing firms in Glenn County are cheese makers. Land O’ Lakes has a cheese processing plant in Orland that employs 50 to 100 workers, and the Rumiano Cheese Factory employs 100 to 250 workers in Willows.
- On an annual average basis, manufacturing employment is expected to decline by more than 100 jobs in 2020, and rebound slowly in 2021 and 2022.



Glenn County Economic Forecast



Private Education and Healthcare Employment

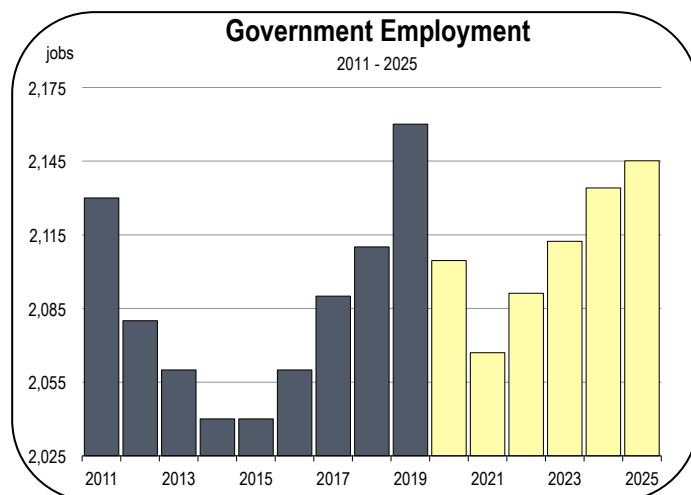
- Healthcare jobs were recession proof during the 2008-2009 financial crisis. However, some non-essential medical offices had to close in 2020, and others reduced their employment levels because resources were not utilized as envisioned to support Coronavirus patients.
- The largest healthcare employers in Glenn County are:
 - Glenn Medical Center (100 to 250 employees)
 - Sunbridge Center (50 to 100 employees)
- In social assistance organizations, including childcare centers and non-medical care for senior citizens and people with disabilities, layoffs were observed at institutions with revenue shortfalls.
- Some social assistance jobs may not be restored until social distancing regulations are relaxed, but others began to return in the summer of 2020.
- There are very few jobs in private educational organizations in Glenn County.

Leisure and Hospitality Employment

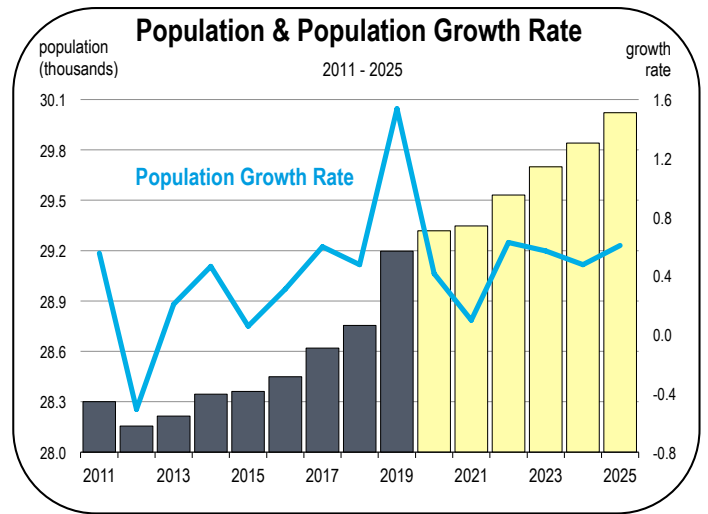
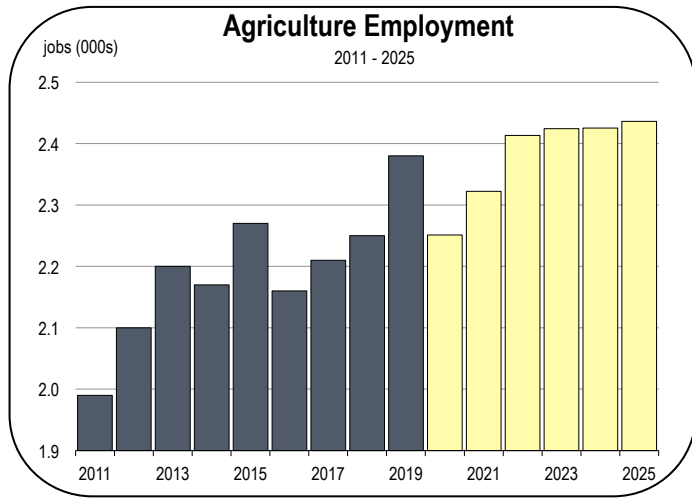
- In 2019, Glenn County had 700 jobs in restaurants, hotels, and bars.
- Approximately 30 percent of leisure and hospitality workers were laid off in March and April of 2020. Another 30 to 35 percent of workers had their hours cut or were furloughed without pay.
- Jobs at hotels and restaurants began to increase again in the summer of 2020, and should expand further in 2021 and 2022.
- It is unclear if the leisure and hospitality sector will completely recover by the end of the 2020-2025 forecast period.

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.
- 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 largest government agencies in Glenn County are the local emergency services department and the health and welfare department. Each employs 100 to 250 workers.



Glenn County Economic Forecast



Agriculture Employment

- Agriculture employment is expected to decline by several hundred jobs during 2020 but is expected to rebound meaningfully in 2021 and 2022.
- The most prominent agriculture commodities in Glenn County are walnuts, almonds, and rice.
- The almonds, walnut, and rice harvests are each valued above \$100 million annually, and a substantial amount of these crops are exported to other states in the U.S. and other nations around the world.

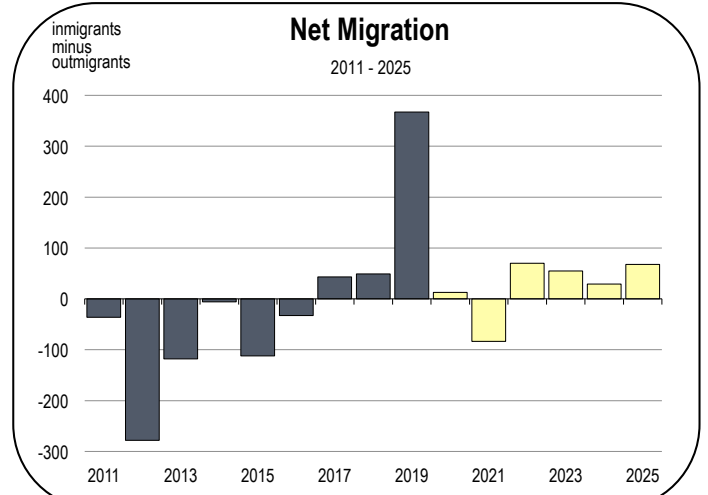
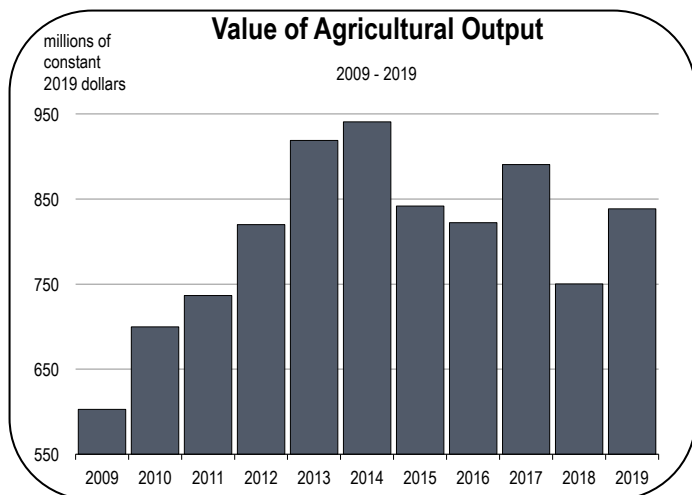
Population Growth

- The Glenn County population is expected to grow more quickly than the Northern California average during the 2020-2025 forecast period.

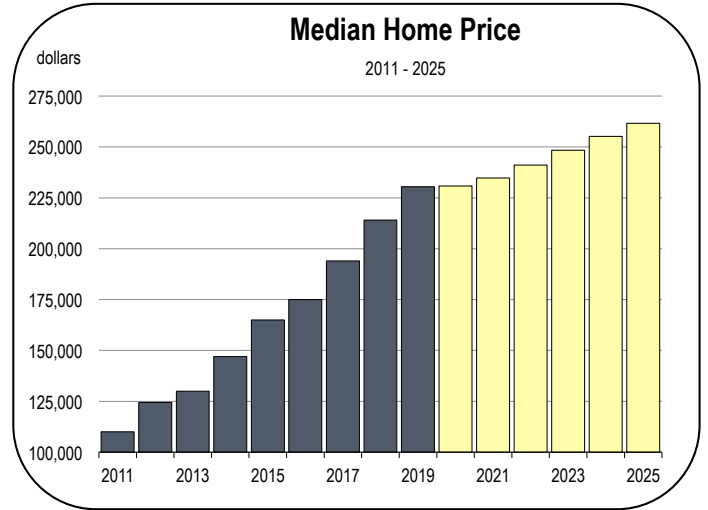
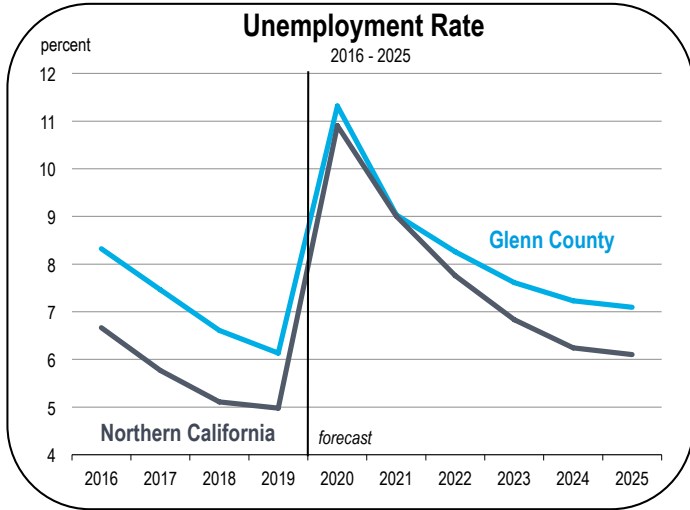
- During the 2020-2025 forecast period, the number of people moving into Glenn County will exceed the number of people moving out of the county by a slim margin.
- Over the forecast period, births will outnumber deaths by more than 100 per year, accounting for the majority of all population growth.
- The population will expand at an annual average rate of 0.5 percent per year from 2020 to 2025.
- By 2025 the Glenn County population will surpass 30,000 residents.

Unemployment and Inflation Rates

- The unemployment rate in Glenn County averaged 6.1 percent in 2019, which was well above the composite rate for the broader Northern California region.



Glenn County Economic Forecast

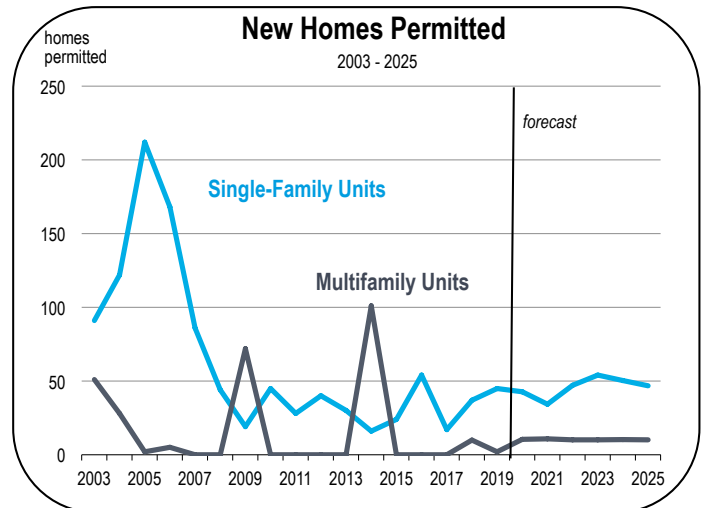
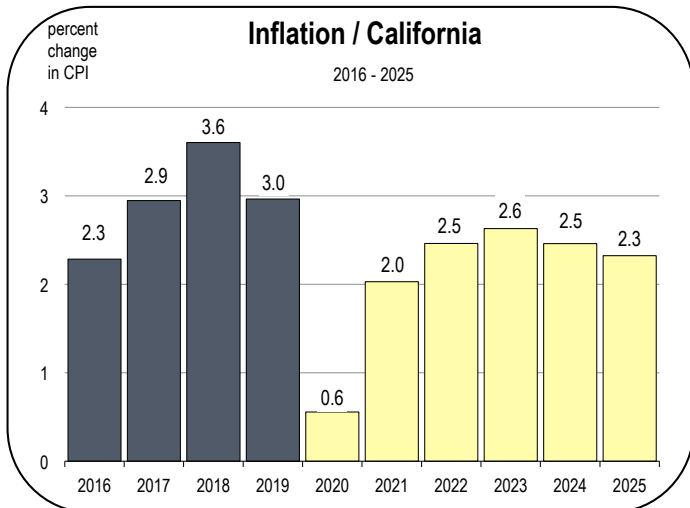


- The unemployment rate is expected to average between 9 and 13 percent during the 2020 calendar year.
- The unemployment rate is expected to remain elevated for several years, but is likely to improve more quickly than after the 2008-2009 recession.
- Inflation decelerated in 2019 as energy prices declined and home prices increased more slowly than the previous year.
- Inflation is expected to be very low in 2020 but could accelerate in 2021 or 2022.

- Homes in Glenn County are more affordable than homes across California, especially Coastal California.
- In Glenn County, the typical household spends less than 25 percent of its pre-tax income on mortgage payments or rent.
- Along Coastal California, the typical household spends more than 35 percent of pre-tax income on housing costs, and in very expensive markets like San Francisco, housing costs often account for more than 50 percent of household income.
- From 2014 to 2019, an average of 51 new homes were started per year in Glenn County. Approximately 80 percent were single-family homes.
- Housing production is expected to average 50 to 60 units per year from 2020 to 2025, consisting primarily of single-family homes.

Home Prices and New Housing Production

- In 2019, the median home price in Glenn County was \$230,500. The median price is not expected to change much in 2020 or 2021.



Glenn 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	28,361	10.0	-112	24	36.2	\$1.2	\$201	\$365	\$153	\$46,728	8.7	\$842	1.4
2016	28,449	10.1	-33	54	37.1	\$1.2	\$230	\$393	\$149	\$47,326	8.3	\$822	2.3
2017	28,619	10.1	43	17	36.9	\$1.2	\$254	\$425	\$157	\$46,511	7.5	\$891	3.0
2018	28,755	10.1	49	47	37.6	\$1.4	\$276	\$455	\$152	\$48,465	6.6	\$750	3.7
2019	29,197	10.2	367	47	38.9	\$1.4	\$294	\$483	\$157	\$49,133	6.1	\$838	2.9
2020	29,318	10.3	13	53	39.6	\$1.4	\$237	\$416	\$146	\$47,342	11.3	\$843	0.5
2021	29,347	10.4	-84	45	40.2	\$1.4	\$263	\$452	\$149	\$48,000	9.0	\$847	1.6
2022	29,531	10.4	70	57	40.8	\$1.5	\$279	\$476	\$154	\$49,128	8.3	\$851	2.3
2023	29,699	10.5	55	64	41.4	\$1.6	\$291	\$498	\$158	\$49,700	7.6	\$855	2.6
2024	29,840	10.6	29	61	42.0	\$1.7	\$304	\$519	\$161	\$50,388	7.2	\$859	2.5
2025	30,021	10.6	68	57	42.5	\$1.7	\$317	\$541	\$163	\$50,998	7.1	\$863	2.3
2026	30,151	10.7	16	59	43.1	\$1.8	\$327	\$559	\$167	\$51,659	6.8	\$867	2.3
2027	30,234	10.7	-30	56	43.6	\$1.9	\$337	\$578	\$170	\$52,403	6.7	\$871	2.2
2028	30,265	10.8	-78	53	44.1	\$1.9	\$348	\$597	\$173	\$53,160	6.7	\$875	2.2
2029	30,281	10.8	-92	50	44.7	\$2.0	\$358	\$616	\$176	\$53,741	6.6	\$879	2.3
2030	30,371	10.9	-17	48	45.2	\$2.1	\$369	\$636	\$178	\$54,269	6.4	\$883	2.2
2031	30,469	10.9	-7	51	45.6	\$2.1	\$379	\$655	\$180	\$54,830	6.3	\$887	2.1
2032	30,539	11.0	-27	51	46.1	\$2.2	\$390	\$675	\$182	\$55,375	6.2	\$891	2.3
2033	30,620	11.0	-11	49	46.6	\$2.3	\$400	\$694	\$185	\$56,001	6.3	\$895	1.9
2034	30,696	11.1	-12	48	47.0	\$2.4	\$410	\$714	\$187	\$56,584	6.4	\$899	2.1
2035	30,793	11.1	16	47	47.5	\$2.5	\$422	\$737	\$189	\$57,128	6.6	\$903	2.2
2036	30,825	11.2	-44	47	47.9	\$2.5	\$436	\$763	\$191	\$57,674	6.7	\$907	2.6
2037	30,868	11.2	-25	43	48.3	\$2.6	\$451	\$790	\$193	\$58,174	6.7	\$911	2.7
2038	30,943	11.2	14	42	48.7	\$2.7	\$465	\$816	\$195	\$58,668	6.7	\$915	2.5
2039	30,931	11.3	-62	44	49.1	\$2.8	\$480	\$845	\$196	\$59,261	6.8	\$919	2.7
2040	30,960	11.3	-12	41	49.5	\$2.9	\$495	\$873	\$198	\$59,822	6.8	\$923	2.6
2041	30,991	11.4	-5	44	49.9	\$3.0	\$509	\$900	\$200	\$60,490	6.9	\$927	2.2
2042	30,954	11.4	-66	44	50.3	\$3.1	\$523	\$927	\$203	\$61,304	7.0	\$931	2.1
2043	30,928	11.5	-51	43	50.6	\$3.2	\$538	\$954	\$205	\$62,159	7.0	\$935	2.0
2044	30,857	11.5	-90	43	51.0	\$3.3	\$551	\$980	\$208	\$63,153	6.9	\$939	1.8
2045	30,874	11.5	-2	41	51.3	\$3.5	\$566	\$1,008	\$210	\$63,988	6.7	\$943	1.9
2046	30,905	11.6	15	44	51.6	\$3.6	\$582	\$1,037	\$213	\$64,769	6.8	\$947	2.0
2047	30,857	11.6	-64	45	52.0	\$3.7	\$599	\$1,069	\$215	\$65,641	6.7	\$951	2.2
2048	30,863	11.7	-12	41	52.3	\$3.8	\$617	\$1,103	\$217	\$66,410	6.8	\$955	2.3
2049	30,871	11.7	-11	45	52.6	\$4.0	\$634	\$1,135	\$220	\$67,268	6.9	\$959	2.0
2050	30,934	11.7	46	44	52.9	\$4.1	\$652	\$1,169	\$222	\$67,996	7.0	\$963	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	8,810	2,270	290	650	450	1,170	150	230	0	870	690	2,040
2016	8,870	2,160	290	640	530	1,180	160	260	0	890	700	2,060
2017	8,910	2,210	310	670	540	1,120	160	230	0	890	690	2,090
2018	9,050	2,250	330	710	510	1,130	160	230	0	890	730	2,110
2019	9,470	2,380	350	750	530	1,190	160	230	0	960	760	2,160
2020	8,530	2,251	329	598	513	911	156	225	0	903	544	2,104
2021	8,750	2,322	336	632	516	1,034	157	229	0	911	548	2,067
2022	9,130	2,413	341	680	516	1,129	158	231	0	945	621	2,091
2023	9,290	2,424	346	713	517	1,158	159	233	0	950	673	2,112
2024	9,410	2,425	350	725	519	1,186	160	235	0	957	717	2,134
2025	9,480	2,436	353	735	519	1,184	160	235	0	965	750	2,145
2026	9,530	2,444	354	743	520	1,175	160	236	0	972	771	2,156
2027	9,570	2,454	355	749	523	1,167	161	236	0	979	786	2,162
2028	9,600	2,466	355	754	526	1,159	161	237	0	984	793	2,168
2029	9,630	2,480	355	758	530	1,150	161	237	0	990	801	2,173
2030	9,660	2,493	354	761	532	1,141	161	237	0	996	808	2,179
2031	9,700	2,506	353	763	533	1,141	161	238	0	1,002	816	2,185
2032	9,730	2,519	352	765	535	1,142	161	238	0	1,008	824	2,191
2033	9,770	2,531	352	767	536	1,143	161	238	0	1,014	831	2,196
2034	9,800	2,543	351	770	537	1,143	161	239	0	1,020	839	2,202
2035	9,840	2,554	350	772	537	1,144	161	239	0	1,025	846	2,208
2036	9,870	2,566	349	774	538	1,146	162	240	0	1,031	854	2,214
2037	9,910	2,577	348	777	540	1,147	162	240	0	1,037	862	2,220
2038	9,940	2,588	347	779	539	1,147	162	240	0	1,043	870	2,226
2039	9,980	2,599	346	782	541	1,148	162	241	0	1,049	877	2,232
2040	10,010	2,610	345	784	542	1,149	162	241	0	1,055	885	2,238
2041	10,040	2,621	344	786	542	1,150	162	242	0	1,061	893	2,244
2042	10,080	2,632	343	789	544	1,152	162	242	0	1,067	901	2,250
2043	10,120	2,643	342	791	545	1,154	162	242	0	1,073	909	2,256
2044	10,150	2,654	341	793	548	1,156	162	243	0	1,078	917	2,263
2045	10,190	2,665	340	796	548	1,158	162	243	0	1,084	925	2,269
2046	10,220	2,676	339	798	548	1,160	162	244	0	1,090	933	2,275
2047	10,260	2,687	339	801	549	1,162	162	244	0	1,096	941	2,281
2048	10,300	2,697	339	803	549	1,164	163	244	0	1,102	949	2,287
2049	10,330	2,708	338	806	548	1,166	163	245	0	1,108	957	2,294
2050	10,370	2,719	338	809	546	1,169	163	245	0	1,114	965	2,300

Glenn County Economic Forecast

Socioeconomic Indicators

