

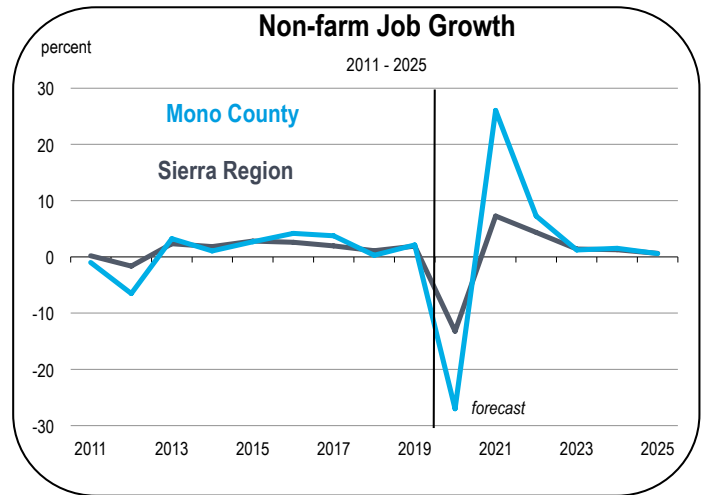
Mono County Economic Forecast

Forecast Summary

- It is estimated that an average of 1,500 to 2,500 jobs will be lost in Mono County during 2020. Job losses will be heavy in the first half of the year, rebounding in the second half.
- The unemployment rate averaged 3.7 percent in 2019. It will average somewhere between 10 percent and 13 percent for the 2020 calendar year.
- The Mono County population is expected to grow slowly during the 2020-2025 forecast period.
- Home values are expected to continue to increase in 2020 and 2021, but at a slower rate than the previous few years when prices were rising sharply.
- Housing production during the 2020-2025 forecast period will be similar to the 2014-2019 period.

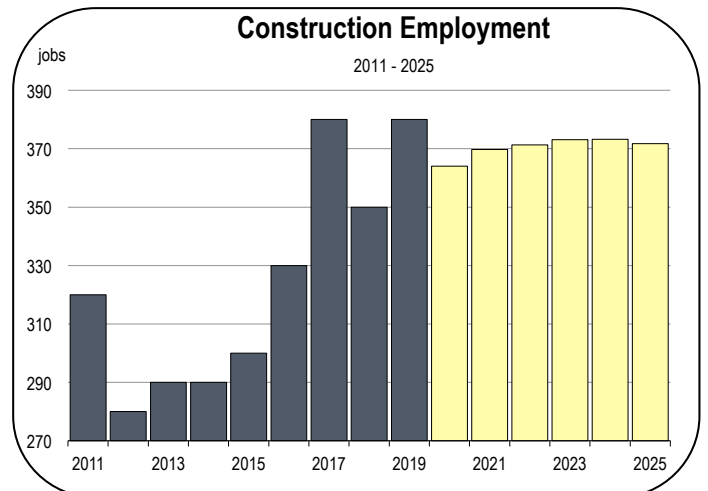
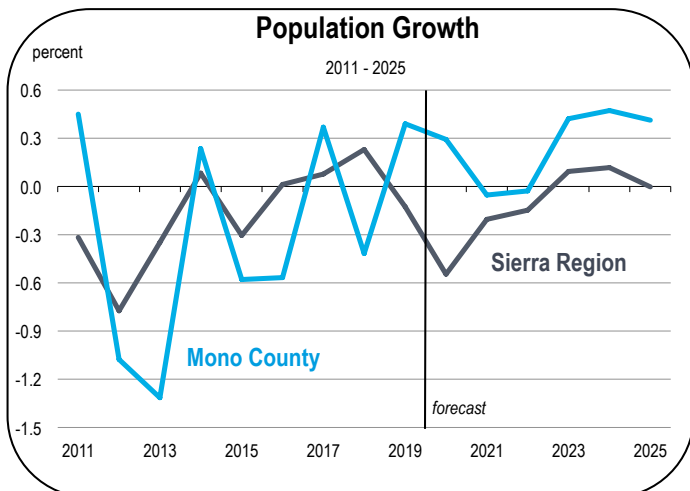
Job Growth

- Total employment in the County will decline between 20 and 30 percent in 2020, which will be the largest decline of any county in California.
- During 2021, Mono County will regain many of the jobs lost during the Coronavirus Recession, but it is unclear if Mono County will regain all jobs lost before the year 2025.

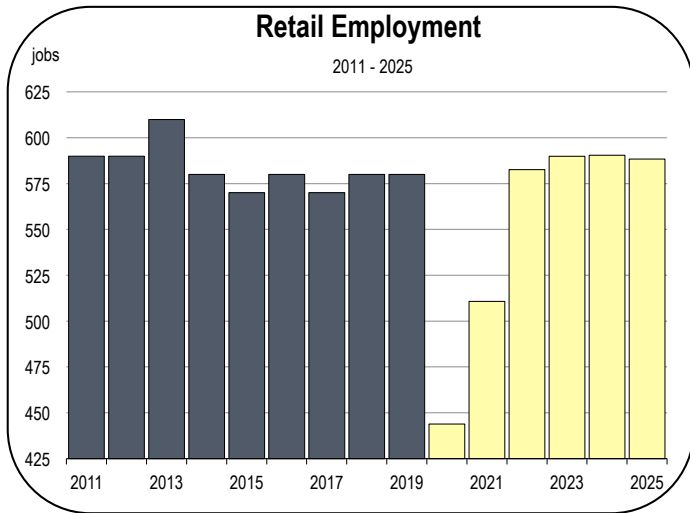


Construction Employment

- The construction sector is expected to lose a small number of jobs in 2020.
- Over the entire 2020-2025 forecast period, employment growth is expected to be minimal.
- 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.



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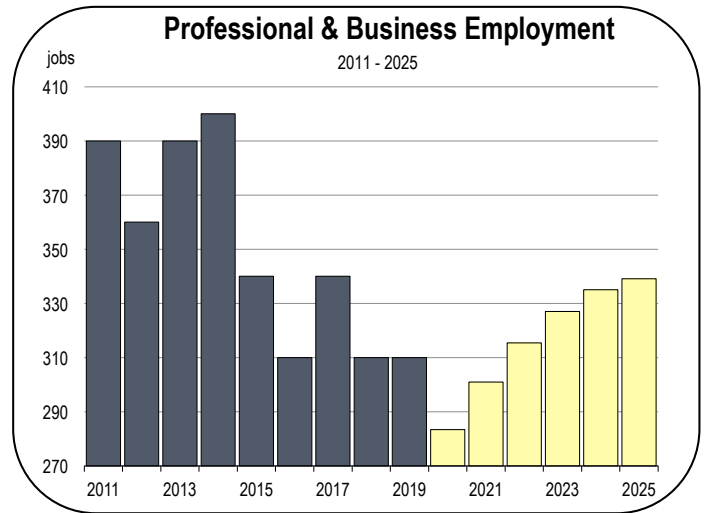


Retail Trade Employment

- The retail sector is expected to lose more than 100 jobs in 2020 on an annual average basis, a decrease of at least 17 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 200 retail workers could be effectively not working, and not earning an income, on an annual average basis in 2020 in Mono County.

Professional and Business Services Employment

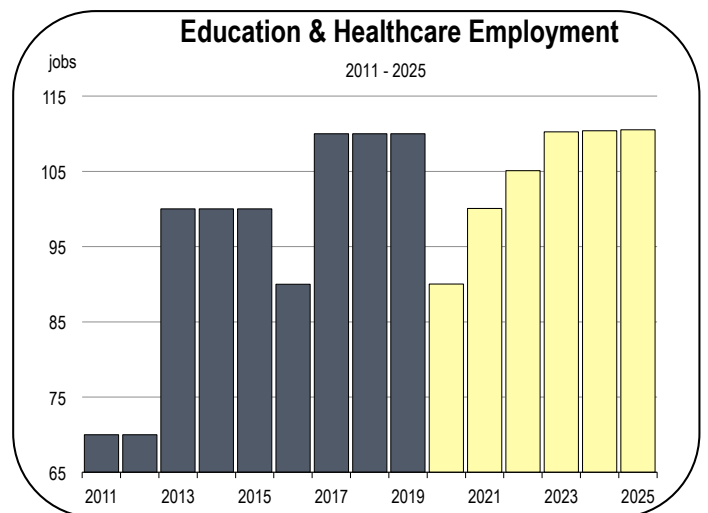
- The professional and business services industry has a diverse array of subsectors, including staffing agencies, accounting firms, building maintenance and waste management companies, and law firms.
- Jobs in building maintenance declined substantially during the shutdowns but began to rebound at office 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.



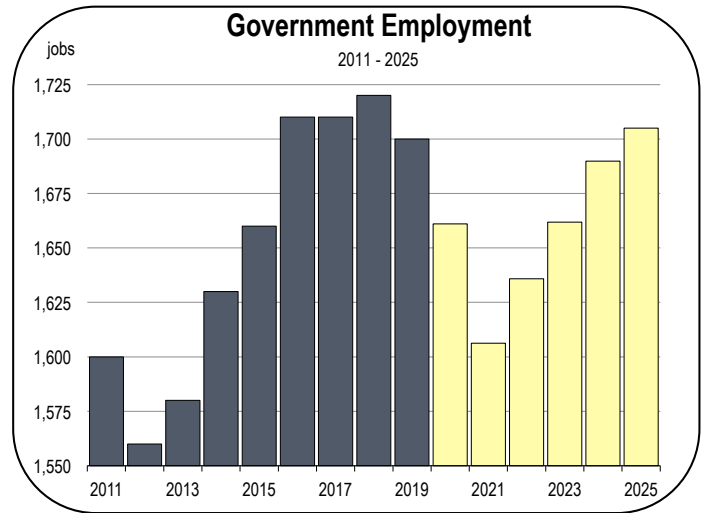
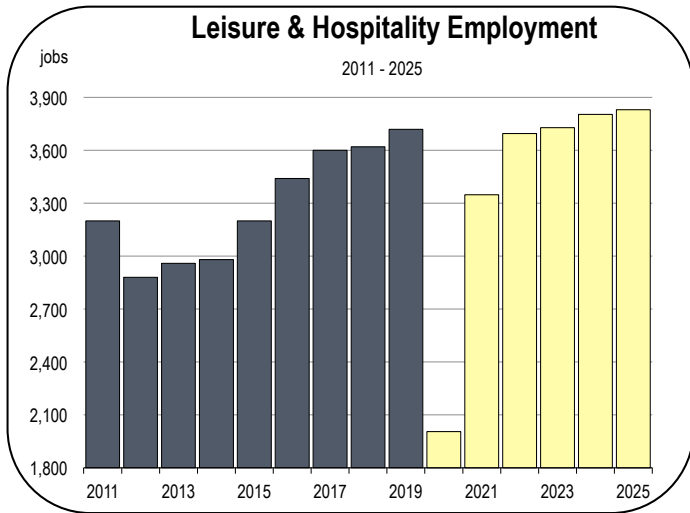
- Aside from building maintenance and staffing agencies, most subsectors of the professional business services industry were able to operate remotely and were less affected by the recession.

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.



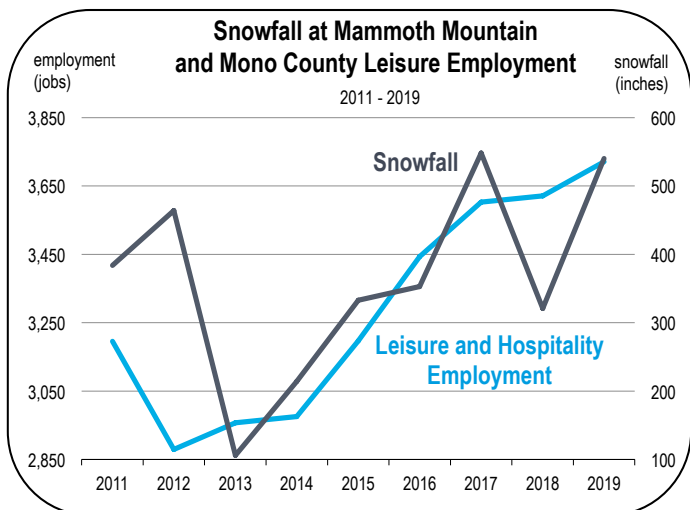
Mono County Economic Forecast



Leisure and Hospitality Employment

- Mammoth Mountain is the largest tourism attraction in Mono County, and the winter ski season is the peak for visitor traffic.
- Annual snowfall totals have increased in recent years, recovering from California’s drought, which has increased the number of people traveling to Mono County and generated demand for leisure and hospitality workers.
- As of 2019, there were more leisure and hospitality jobs in Mono County than any year on record.

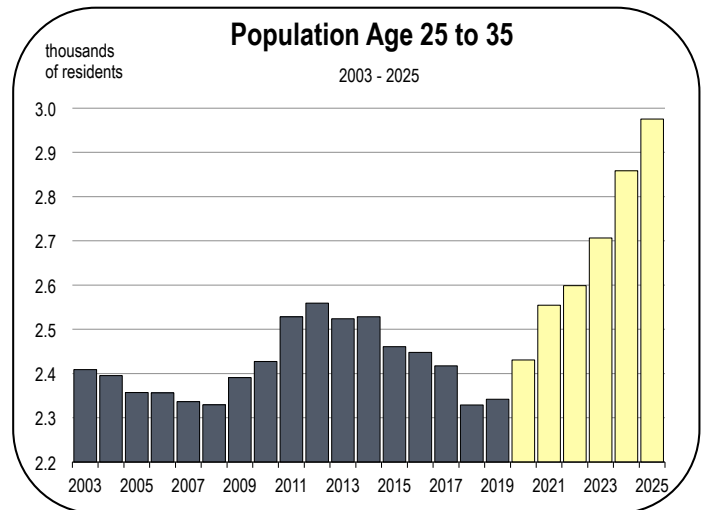
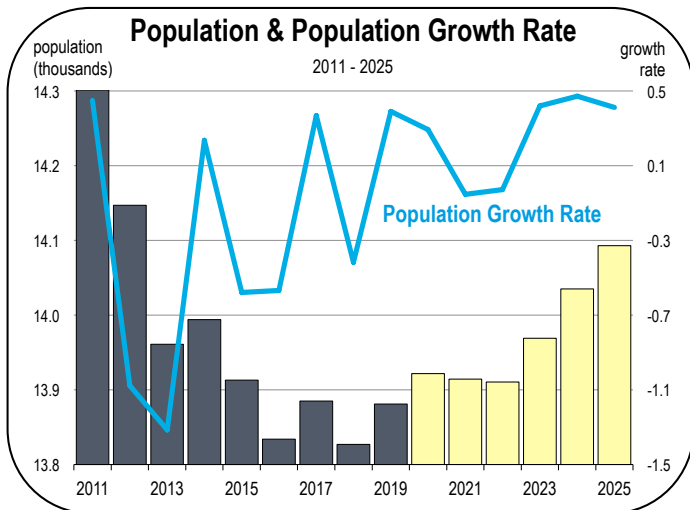
- The leisure and hospitality industry was devastated by the Coronavirus Recession more than any other sector of the California labor market.
- Our research indicates that most leisure workers were laid off, furloughed, or had their hours cut in the months of March and April.
- Jobs at restaurants, bars, and hotels will rebound in 2021, but may not return to pre-recession levels for several years.
- It is unclear how the winter ski season will be affected by social distancing guidelines, and changes to public health mandates could alter the outlook for leisure and hospitality employment.



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.

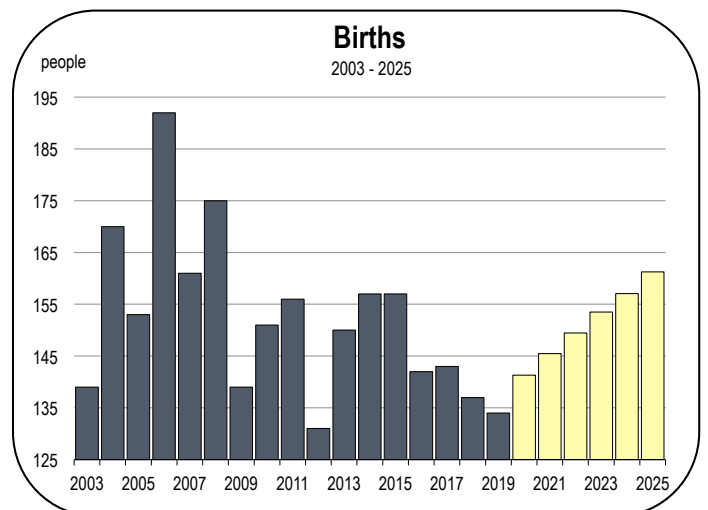
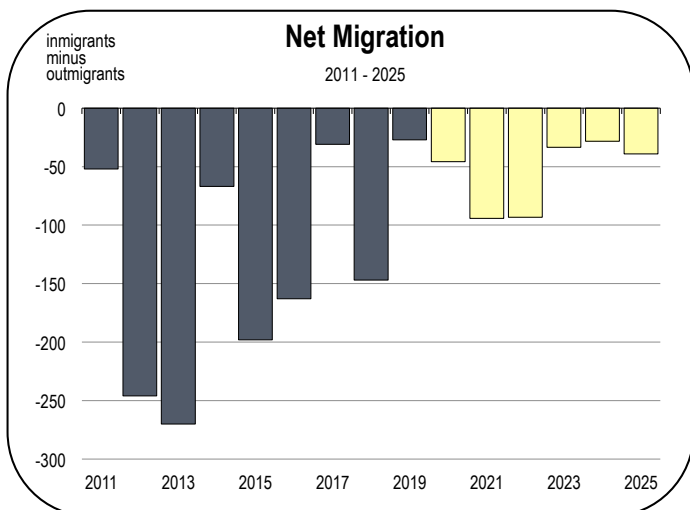
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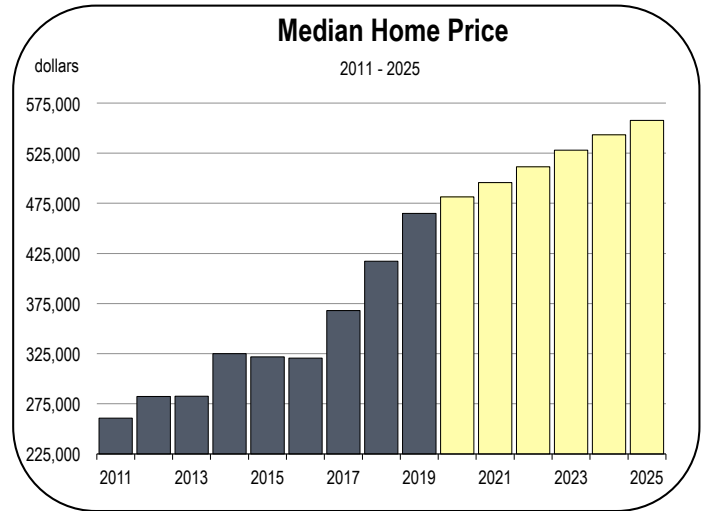
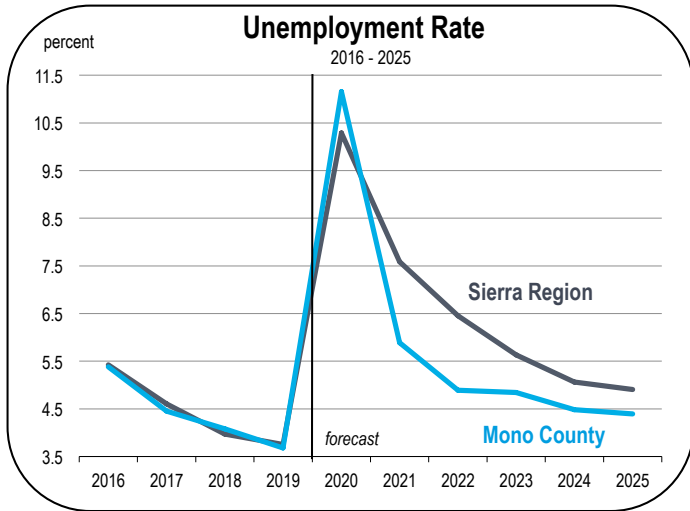
Population Growth

- The Mono County population has declined steadily for more than a decade.
- More residents have moved out of Mono County than moved in, contributing to population decline.
- Over the forecast period, the population age 25 to 35 is expected to increase meaningfully.

- The population age 25 to 35 is the primary child bearing cohort, and a growing number of 25 to 35 year olds will lead to an increase of births in the county.
- The population declined at an average rate of 0.1 percent annually over the last six years, but due to an expected increase in births, the population should expand by 0.3 percent per year during the 2020-2025 forecast period.



Mono County Economic Forecast



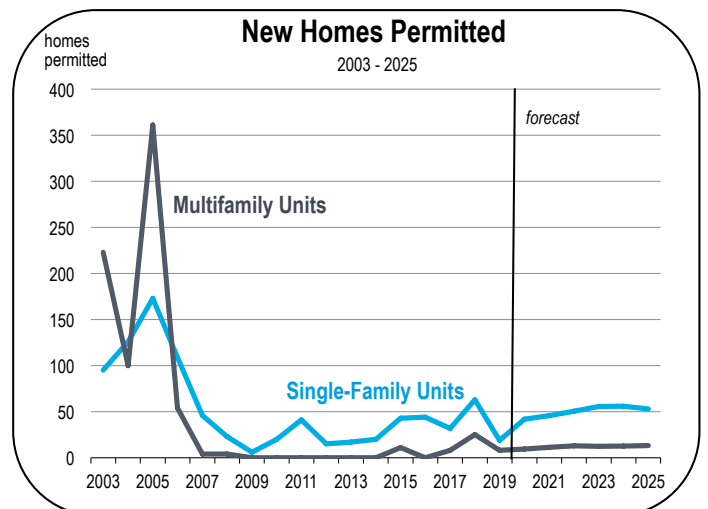
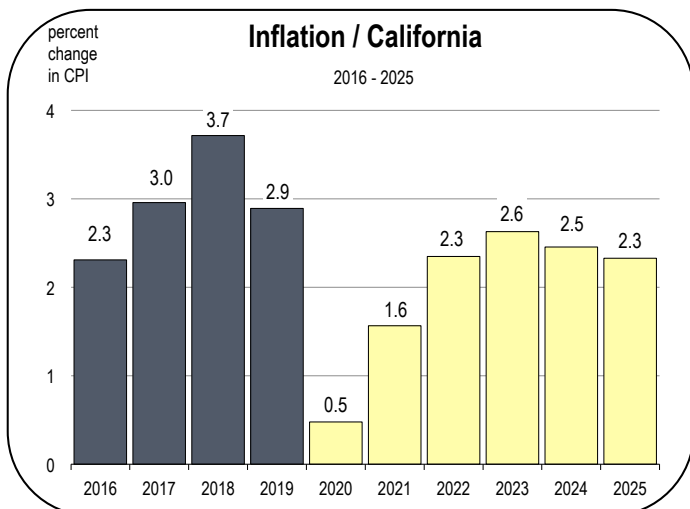
Unemployment and Inflation Rates

- The unemployment rate in Mono County averaged 3.7 percent in 2019, which was above the composite rate for the Sierra Region.
- The unemployment rate is expected to average between 10 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. 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 Mono County was \$464,800.
- The median price is expected to increase slowly in 2020 and 2021.
- From 2014 to 2019, an average of 46 new homes were started per year in Mono County. Most were single-family units.
- Housing production is expected to average 60 to 65 homes per year from 2020 to 2025, consisting mostly of single-family homes.



Mono 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	13,913	5.8	-198	54	17.1	\$636	\$163	\$252	\$63.3	\$51,251	6.2	\$35	1.4
2016	13,834	5.7	-163	44	17.5	\$662	\$178	\$281	\$56.3	\$52,594	5.4	\$30	2.3
2017	13,885	5.8	-31	40	17.3	\$733	\$188	\$304	\$49.6	\$56,475	4.5	\$33	3.0
2018	13,827	5.8	-147	88	17.4	\$731	\$198	\$304	\$50.2	\$54,499	4.1	\$33	3.7
2019	13,881	5.8	-27	27	17.9	\$784	\$213	\$327	\$54.7	\$56,491	3.7	\$35	2.9
2020	13,922	5.8	-46	51	17.9	\$692	\$172	\$251	\$45.4	\$49,418	11.2	\$35	0.5
2021	13,914	5.8	-94	57	17.9	\$787	\$200	\$268	\$55.7	\$55,016	5.9	\$36	1.6
2022	13,910	5.8	-93	64	17.9	\$834	\$210	\$284	\$59.3	\$56,911	4.9	\$36	2.3
2023	13,969	5.8	-33	68	18.0	\$868	\$219	\$298	\$59.0	\$57,459	4.8	\$36	2.6
2024	14,035	5.9	-28	69	18.0	\$906	\$228	\$311	\$59.1	\$58,209	4.5	\$36	2.5
2025	14,093	5.9	-39	66	18.0	\$939	\$237	\$325	\$59.1	\$58,677	4.4	\$37	2.3
2026	14,146	5.9	-44	62	18.1	\$972	\$244	\$335	\$59.4	\$59,148	4.3	\$37	2.0
2027	14,199	5.9	-42	59	18.1	\$1,009	\$252	\$346	\$60.0	\$59,835	4.2	\$37	2.2
2028	14,239	5.9	-54	56	18.1	\$1,050	\$260	\$358	\$60.9	\$60,691	4.0	\$37	2.2
2029	14,276	5.9	-56	57	18.1	\$1,086	\$267	\$369	\$61.3	\$61,139	3.9	\$37	2.3
2030	14,315	6.0	-55	58	18.2	\$1,123	\$275	\$380	\$61.8	\$61,669	3.8	\$37	2.2
2031	14,360	6.0	-49	57	18.2	\$1,162	\$282	\$390	\$62.4	\$62,291	3.6	\$37	2.1
2032	14,399	6.0	-54	54	18.2	\$1,201	\$290	\$401	\$62.8	\$62,701	3.5	\$37	2.3
2033	14,434	6.0	-60	53	18.2	\$1,242	\$297	\$412	\$63.5	\$63,448	3.5	\$37	1.9
2034	14,468	6.0	-62	54	18.2	\$1,286	\$305	\$423	\$64.2	\$64,111	3.6	\$37	2.1
2035	14,510	6.0	-53	55	18.3	\$1,332	\$314	\$435	\$64.8	\$64,761	3.6	\$37	2.2
2036	14,553	6.0	-52	54	18.3	\$1,379	\$324	\$450	\$65.2	\$65,141	3.7	\$37	2.6
2037	14,591	6.1	-55	53	18.3	\$1,428	\$334	\$464	\$65.5	\$65,475	3.8	\$37	2.7
2038	14,609	6.1	-72	50	18.3	\$1,477	\$343	\$478	\$65.8	\$65,908	3.8	\$37	2.5
2039	14,619	6.1	-76	49	18.3	\$1,528	\$354	\$493	\$66.1	\$66,346	3.8	\$37	2.7
2040	14,624	6.1	-79	49	18.3	\$1,581	\$364	\$507	\$66.4	\$66,819	3.9	\$37	2.6
2041	14,626	6.1	-80	48	18.3	\$1,638	\$374	\$521	\$67.1	\$67,555	3.9	\$37	2.2
2042	14,624	6.1	-81	48	18.3	\$1,695	\$383	\$534	\$67.8	\$68,331	4.0	\$37	2.1
2043	14,607	6.1	-94	46	18.3	\$1,752	\$393	\$548	\$68.5	\$69,126	4.0	\$37	2.0
2044	14,591	6.1	-92	44	18.3	\$1,810	\$401	\$560	\$69.3	\$70,045	4.0	\$37	1.8
2045	14,567	6.2	-97	43	18.3	\$1,870	\$411	\$574	\$70.0	\$70,869	3.9	\$37	1.9
2046	14,546	6.2	-94	43	18.3	\$1,931	\$421	\$588	\$70.6	\$71,715	3.9	\$37	2.0
2047	14,517	6.2	-103	41	18.3	\$1,986	\$431	\$603	\$70.8	\$72,346	3.9	\$37	2.2
2048	14,485	6.2	-106	41	18.2	\$2,043	\$443	\$620	\$71.0	\$73,010	3.9	\$37	2.3
2049	14,441	6.2	-117	39	18.2	\$2,105	\$453	\$635	\$71.5	\$73,850	4.0	\$37	2.0
2050	14,398	6.2	-119	39	18.2	\$2,168	\$465	\$651	\$71.9	\$74,684	4.0	\$37	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	6,950	40	300	60	90	590	320	340	0	100	3,200	1,660
2016	7,240	40	330	60	50	600	330	310	0	90	3,440	1,710
2017	7,520	50	380	70	40	580	360	340	0	110	3,600	1,710
2018	7,520	30	350	110	40	590	390	310	0	110	3,620	1,720
2019	7,680	30	380	130	30	590	420	310	0	110	3,720	1,700
2020	5,610	30	364	100	10	453	402	283	0	90	2,005	1,661
2021	7,070	31	370	118	34	520	407	301	0	100	3,348	1,606
2022	7,580	31	371	129	39	592	419	315	0	105	3,695	1,636
2023	7,670	31	373	130	37	599	421	327	0	110	3,729	1,662
2024	7,790	31	373	130	37	600	422	335	0	110	3,804	1,690
2025	7,840	32	372	130	36	598	422	339	0	111	3,830	1,705
2026	7,840	32	370	130	35	596	420	341	0	111	3,827	1,720
2027	7,840	32	368	130	34	595	419	343	0	111	3,818	1,729
2028	7,880	32	367	130	34	593	419	345	0	111	3,844	1,737
2029	7,900	32	368	130	33	593	419	347	0	111	3,860	1,745
2030	7,930	32	369	130	33	594	419	349	0	111	3,875	1,753
2031	7,970	32	370	130	33	594	419	352	0	111	3,901	1,763
2032	8,010	32	369	130	34	593	419	354	0	111	3,926	1,772
2033	8,050	32	369	130	34	592	418	357	0	111	3,951	1,782
2034	8,090	32	370	130	34	592	418	360	0	111	3,976	1,793
2035	8,130	32	372	130	34	594	418	363	0	111	4,001	1,804
2036	8,170	32	372	131	34	594	418	366	0	112	4,026	1,816
2037	8,210	32	372	131	35	593	418	369	0	112	4,050	1,828
2038	8,250	32	371	131	35	591	417	372	0	112	4,075	1,839
2039	8,290	32	371	131	35	590	417	375	0	112	4,099	1,850
2040	8,320	32	371	131	35	590	416	377	0	112	4,123	1,860
2041	8,360	32	371	131	35	589	416	380	0	112	4,147	1,871
2042	8,400	32	372	131	35	589	416	383	0	112	4,171	1,882
2043	8,440	32	371	131	35	588	415	386	0	112	4,195	1,892
2044	8,470	32	371	131	36	588	415	388	0	112	4,219	1,902
2045	8,510	32	370	131	36	587	414	390	0	112	4,243	1,911
2046	8,550	32	370	131	36	587	414	393	0	112	4,266	1,920
2047	8,580	32	370	131	36	586	414	395	0	111	4,289	1,930
2048	8,620	32	370	131	36	585	413	398	0	111	4,313	1,940
2049	8,650	32	370	131	36	584	413	400	0	111	4,336	1,949
2050	8,690	32	370	131	36	584	413	403	0	111	4,359	1,958

Mono County Economic Forecast

Socioeconomic Indicators

