# Lake County Economic Forecast

Forecast Summary

- Approximately 400 jobs are expected to be created in Lake County in 2019.

- Job creation will decelerate, and through 2024 an average of 300 jobs per year is expected.

- Job creation is expected to be rapid in Lake County and will be dominated by government and healthcare. Combined, these sectors will account for 81 percent of net job creation between 2018 and 2024.

- Employment contractions are expected in manufacturing and wholesale trade. The risk of contraction is also high in financial activities.

- The unemployment rate averaged 5.2 percent in 2018 and is near its lowest sustainable level. The unemployment rate may begin to rise during the 2018–2024 forecast period.

- The Lake County population is growing more quickly than the average for Northern California and will continue to do so in 2019 and 2020.

- Lake County has been impacted by several wildfires that have destroyed hundreds of homes and apartment units. Rebuilding activity will contribute to construction employment and lead to an increase in net migration.

Job Growth

- During the 2018 calendar year, job growth was minimal because most sectors were characterized by employment contractions.

- The largest contractions were in agriculture, which lost more than 100 jobs, as well as government and retail, which each lost 50 jobs.
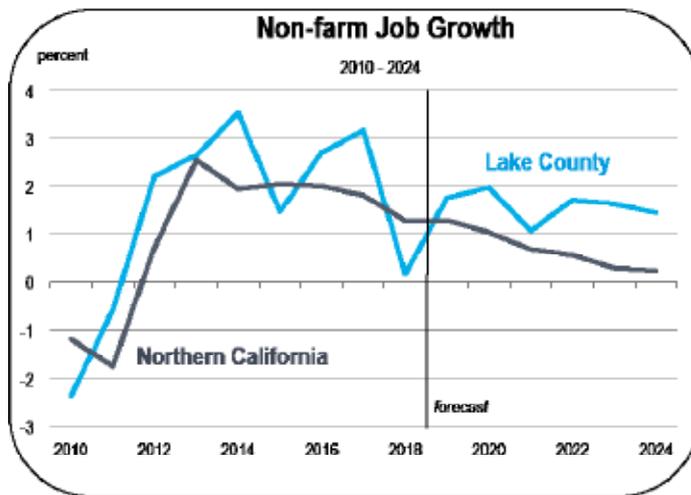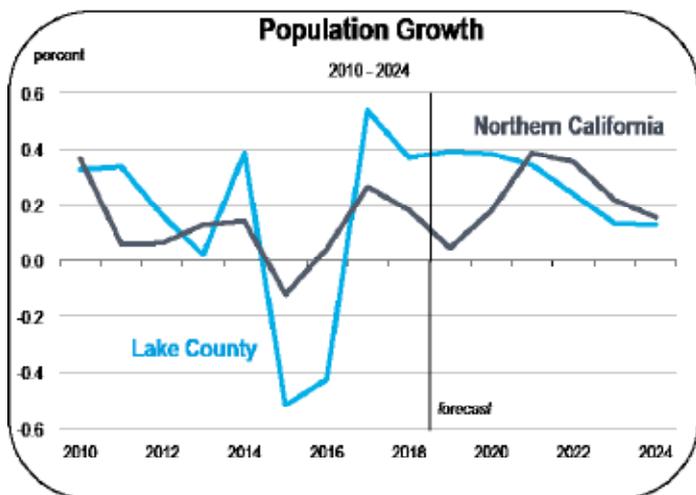

- During the forecast period, Lake County will be among the fastest growing counties in California. Job growth is expected to average 1.7 percent per year.

- The two largest sectors are government and healthcare, and they will be among the primary job creators during the forecast period. Together, they will create 1,400 new jobs by 2024.

Private Education and Healthcare Employment

- Healthcare agencies have generated approximately 1,100 jobs since 2010.

- The most prominent employers are Adventist Health Clear Lake and Sutter Lakeside Hospital. These organizations each employ between 250 and 500 workers.

- The private education industry is very small, and neither gains nor loses a substantial number of jobs each year.
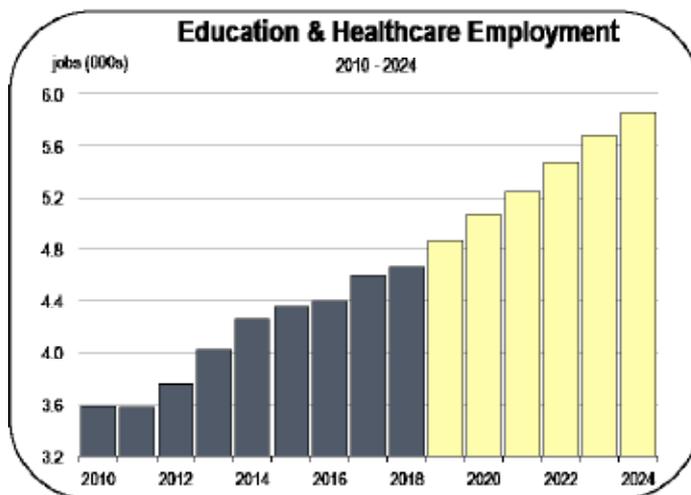
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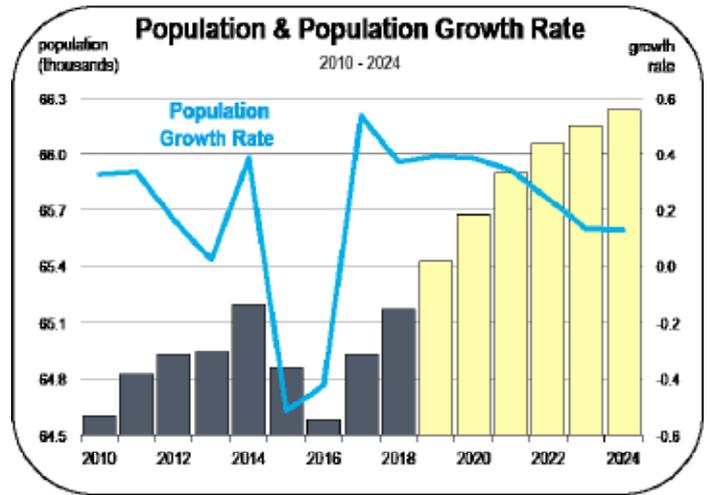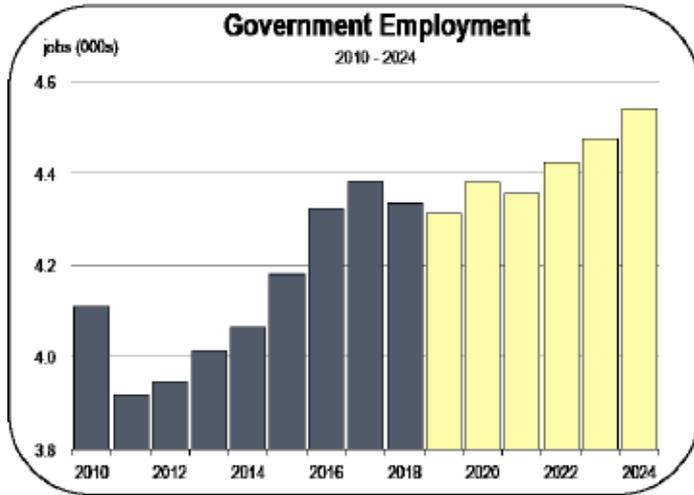
- The number of healthcare jobs is expected to grow substantially during the 2018–2024 forecast period, increasing by approximately 1,200.

Government Employment

- Government agencies in Lake County lost a small number of jobs in 2018, and these losses could extend into 2019. But over the entire 2018–2024 period, a substantial number of government jobs are expected to be gained.

- Virtually all Lake County government jobs are in public schools and local municipal agencies. Fewer than 10 percent are in federal or state-level agencies that have a presence in the county.
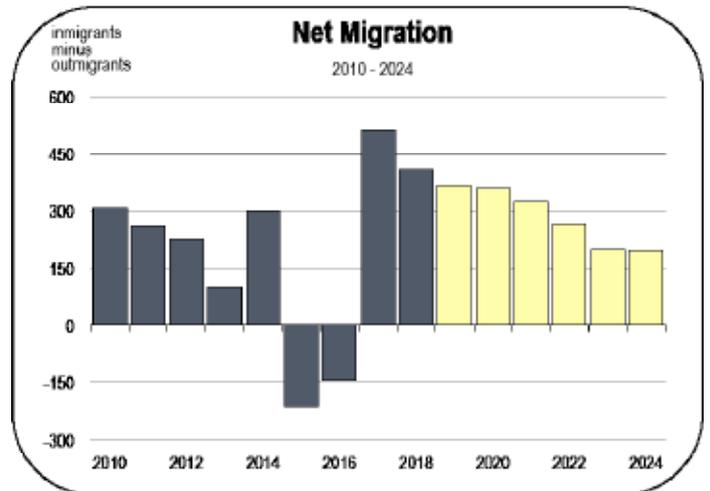
Population Growth

- The Lake County population is growing at a faster rate than the surrounding Northern California counties.

- All of the county's population growth is coming from net migration. More people are moving into the county than moving out, and this scenario is expected to persist through 2024.

- Lake County has a high share of residents who are over the age of 75, which has given the county a low birthrate and a high mortality rate. Deaths have outnumbered births for the last three decades, placing a constraint on overall population growth.
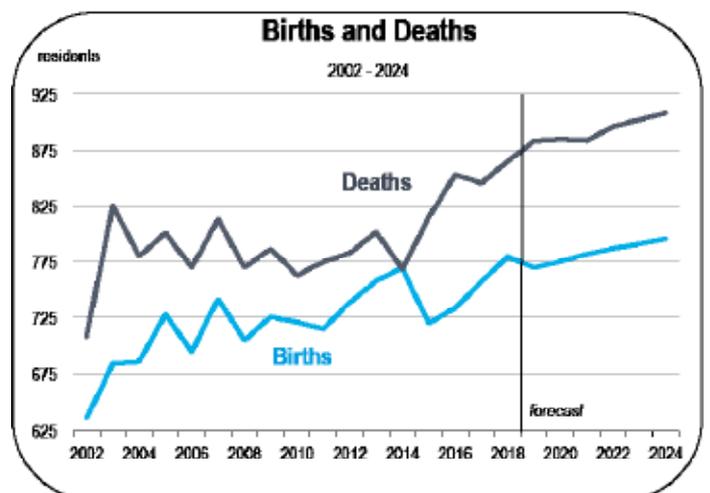
Unemployment and Inflation Rates

- The unemployment rate in Lake County was 5.2 percent in 2018, which was very similar to the average for the Northern California region.

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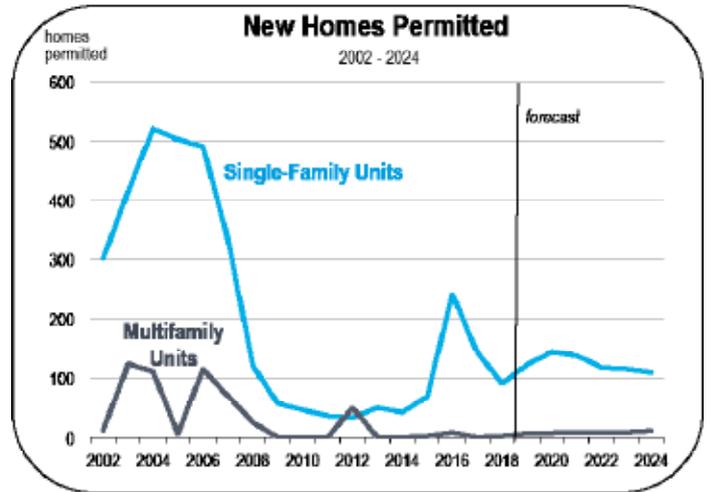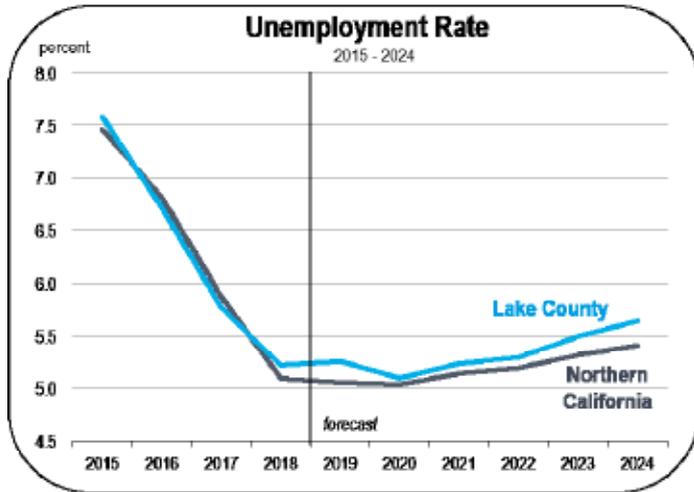
- The unemployment rate is near its lowest sustainable level and is expected to increase during the 2018–2024 forecast period.

- Inflation accelerated in 2018 as home prices and energy costs increased across California.

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

New Housing Production

- Lake County has been impacted by several wildfires in the last few years, including the Mendocino Complex Fire in 2018, the Sulphur Fire in 2017, and the Valley Fire in 2015.

- The Valley fire destroyed 1,322 homes and 27 apartment units. Almost half of these homes and apartments were unoccupied when they were destroyed.

- Rebuilding these homes led to an increase in construction activity in 2016, but most of the 1,322 homes and 27 apartments have yet to be rebuilt.

- The Sulphur and Mendocino Complex fires destroyed 160 homes, and the rebuilding effort is expected to last from 2019 to 2022. This will lead to a slight uptick in construction activity and will maintain demand for construction workers.

- Rebuilding of homes lost in the Sulphur and Mendocino complex fires will also allow residents to move back into the county, increasing the levels of net migration between 2019 and 2022.

- From 2013 to 2018, an average of 48 new units were built in Lake County each year. This was not sufficient to keep pace with population growth.

- Between 2019 and 2024, an average of 50 to 55 homes will be built each year, which would also not be enough to accommodate expected population gains.

Income per Capita

- Income per capita was $42,400 in 2018, which was below the Northern California average of $46,200.
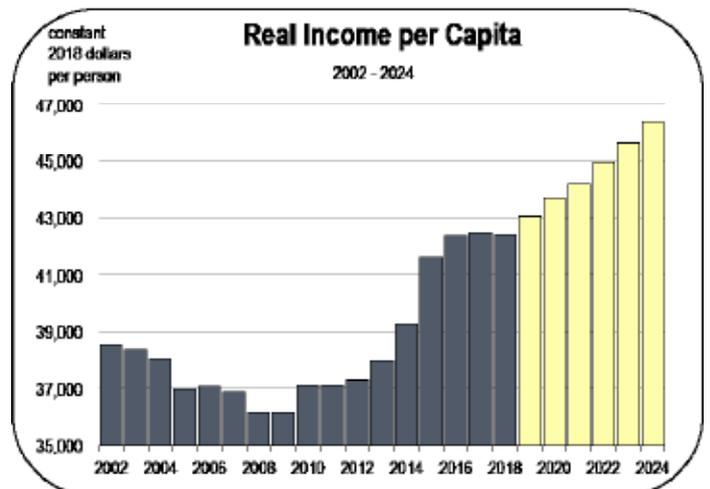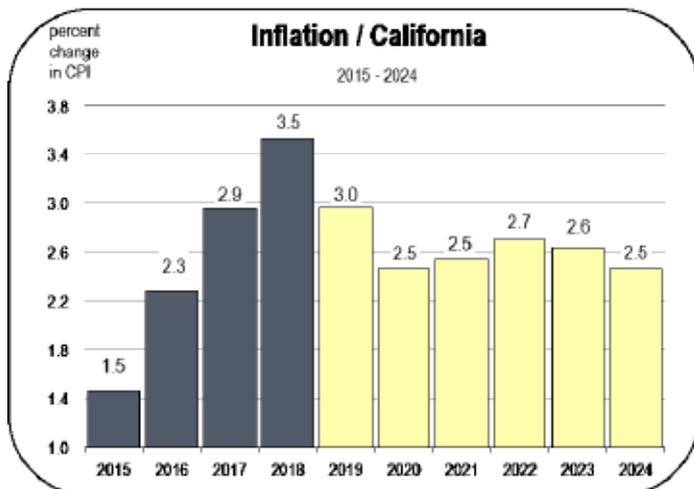
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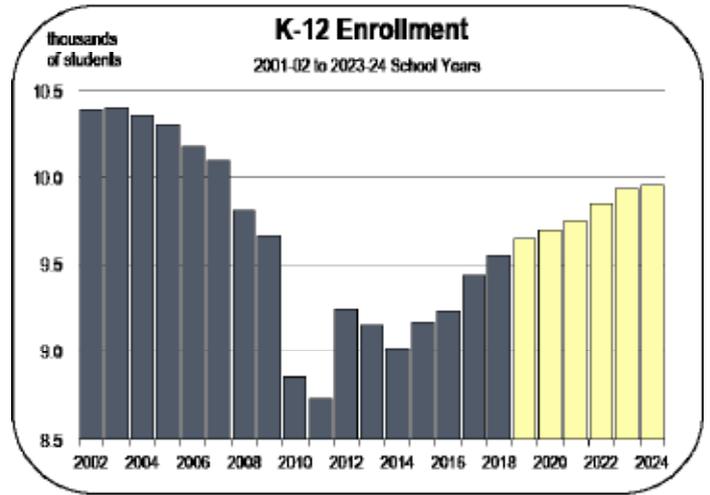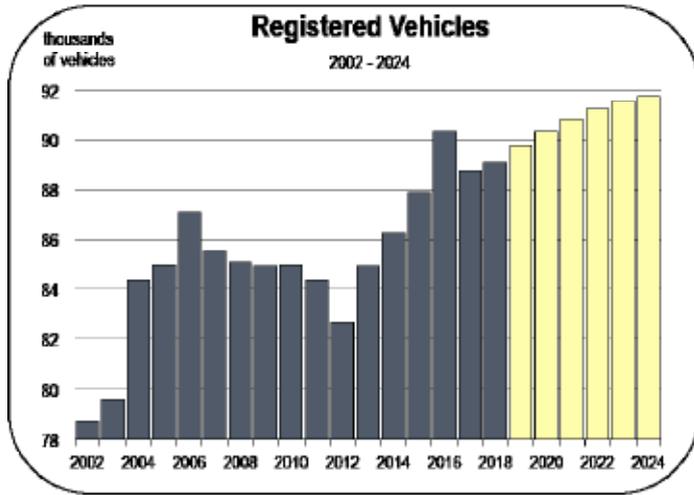
- Over the last six years, real income per capita increased at a rate of 2.2 percent per year.

- Over the next six years, real income per capita is expected to increase by an average of 1.5 percent per year.

Registered Vehicles

- There were approximately 89,100 registered vehicles in Lake County in 2018.

- By 2024, it is expected that the county will have 91,800 registered vehicles.

Public School Enrollment

- In Lake County, approximately 9,500 students were enrolled in K-12 public schools in 2018.

- By 2024, the county is expected to have almost 10,000 public K-12 students.

Lake 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 (billions)	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	64,859	26.8	$92,659	71	88	$2.5	$402.1	$5	$764.0	$41,590	9.2	720	815
2016	64,584	25.9	$98,854	250	90	$2.6	$443.8	$6	$773.1	$42,358	9.2	734	853
2017	64,930	26.1	$101,893	144	89	$2.7	$463.5	$6	$821.4	$42,464	9.4	757	845
2018	65,170	26.0	$106,467	93	89	$2.8	$474.2	$6	$846.3	$42,401	9.5	780	865
2019	65,425	26.1	$111,033	129	90	$2.9	$490.1	$6	$839.3	$43,047	9.6	770	883
2020	65,676	26.2	$115,796	152	90	$3.0	$508.6	$6	$838.7	$43,722	9.7	775	885
2021	65,901	26.3	$120,278	146	91	$3.2	$524.5	$7	$844.3	$44,211	9.7	782	884
2022	66,058	26.4	$125,461	127	91	$3.3	$539.5	$7	$850.9	$44,949	9.8	787	896
2023	66,147	26.5	$130,547	124	92	$3.5	$555.5	$7	$856.2	$45,651	9.9	792	902
2024	66,232	26.6	$135,765	121	92	$3.6	$571.9	$7	$864.6	$46,408	10.0	796	908
2025	66,319	26.7	$140,807	115	92	$3.8	$586.2	$7	$873.7	$47,097	10.0	800	921
2026	66,385	26.8	$145,783	119	92	$3.9	$600.9	$8	$884.2	$47,753	10.1	805	920
2027	66,430	26.9	$150,219	103	92	$4.0	$613.7	$8	$892.0	$48,247	10.1	808	928
2028	66,447	27.0	$154,861	104	92	$4.2	$627.7	$8	$899.5	$48,755	10.2	811	933
2029	66,453	27.0	$159,345	101	92	$4.3	$643.2	$8	$904.0	$49,136	10.2	814	933
2030	66,479	27.1	$164,004	94	92	$4.4	$657.7	$8	$908.9	$49,561	10.3	818	940
2031	66,485	27.2	$168,177	68	92	$4.6	$669.1	$8	$916.4	$49,862	10.3	821	941
2032	66,515	27.3	$172,990	65	92	$4.7	$683.8	$9	$921.3	$50,178	10.4	826	942
2033	66,487	27.3	$177,341	38	92	$4.8	$694.5	$9	$930.4	$50,547	10.4	829	948
2034	66,452	27.3	$182,325	32	92	$5.0	$707.9	$9	$937.3	$50,947	10.5	833	946
2035	66,426	27.4	$187,598	28	92	$5.1	$724.1	$9	$944.2	$51,317	10.5	835	947
2036	66,388	27.4	$193,314	26	92	$5.3	$743.9	$9	$949.9	$51,571	10.6	837	945
2037	66,315	27.4	$199,440	18	92	$5.5	$764.1	$10	$954.9	$51,860	10.7	837	941
2038	66,257	27.4	$205,490	14	92	$5.6	$783.5	$10	$961.9	$52,157	10.7	838	938
2039	66,247	27.5	$211,919	17	92	$5.8	$806.4	$10	$969.3	$52,362	10.8	839	932
2040	66,246	27.5	$218,623	18	92	$6.0	$829.4	$10	$976.6	$52,624	10.8	840	930
2041	66,308	27.5	$225,309	16	92	$6.2	$850.8	$11	$984.9	$52,888	10.9	840	922
2042	66,418	27.5	$232,225	18	92	$6.4	$872.3	$11	$993.8	$53,170	11.0	842	917
2043	66,570	27.5	$239,062	18	92	$6.6	$893.6	$11	$1,003.0	$53,409	11.0	845	909
2044	66,722	27.5	$245,862	23	92	$6.8	$914.3	$11	$1,012.5	$53,703	11.1	848	900
2045	66,861	27.5	$253,082	21	92	$7.0	$936.2	$12	$1,021.2	$53,958	11.1	850	894
2046	67,046	27.6	$260,437	18	92	$7.2	$957.0	$12	$1,029.8	$54,212	11.2	853	887
2047	67,262	27.6	$268,008	23	92	$7.4	$979.9	$12	$1,039.4	$54,440	11.3	856	880
2048	67,471	27.6	$275,765	22	92	$7.6	$1,002.9	$13	$1,047.7	$54,674	11.3	858	873
2049	67,695	27.6	$283,852	20	92	$7.8	$1,025.4	$13	$1,056.2	$54,917	11.4	860	865
2050	67,956	27.6	$292,398	24	93	$8.1	$1,049.7	$13	$1,065.0	$55,172	11.4	862	858

Employment Sectors — 2015-2018 History, 2019-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac-turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
						----------employment (jobs) ----------						
2015	15,910	1,055	495	327	528	2,337	378	527	128	4,353	1,074	4,181
2016	16,340	1,084	627	337	513	2,348	381	568	123	4,401	1,122	4,322
2017	16,780	1,035	716	331	546	2,337	387	623	115	4,594	1,162	4,383
2018	16,670	899	797	357	536	2,272	375	636	103	4,655	1,158	4,333
2019	17,090	1,044	827	342	550	2,295	373	657	100	4,862	1,180	4,310
2020	17,410	1,048	848	336	554	2,299	371	674	98	5,066	1,190	4,380
2021	17,590	1,051	844	325	563	2,299	370	695	96	5,247	1,195	4,357
2022	17,870	1,055	829	327	565	2,297	370	702	95	5,469	1,198	4,422
2023	18,150	1,059	827	329	567	2,297	371	705	94	5,686	1,199	4,474
2024	18,400	1,063	825	330	570	2,298	372	710	94	5,854	1,201	4,540
2025	18,600	1,066	821	331	573	2,297	372	715	93	6,010	1,205	4,574
2026	18,770	1,070	827	333	575	2,297	373	719	93	6,120	1,207	4,606
2027	18,900	1,073	813	335	578	2,295	374	724	92	6,222	1,211	4,640
2028	19,020	1,076	815	336	579	2,295	375	728	92	6,292	1,215	4,672
2029	19,150	1,080	814	337	580	2,295	376	733	92	6,370	1,220	4,705
2030	19,290	1,083	808	339	581	2,294	377	737	91	6,457	1,223	4,749
2031	19,310	1,086	783	340	583	2,291	378	741	91	6,474	1,226	4,771
2032	19,410	1,090	780	340	584	2,289	379	746	91	6,519	1,233	4,805
2033	19,420	1,093	754	341	585	2,287	380	750	91	6,506	1,239	4,838
2034	19,480	1,096	749	342	586	2,285	380	755	91	6,524	1,245	4,872
2035	19,530	1,100	746	343	588	2,286	381	759	92	6,529	1,250	4,906
2036	19,550	1,104	744	343	589	2,286	382	764	92	6,503	1,255	4,940
2037	19,590	1,108	736	344	590	2,286	382	768	92	6,504	1,258	4,974
2038	19,600	1,111	732	345	592	2,286	383	773	92	6,469	1,262	5,009
2039	19,580	1,115	735	345	593	2,287	383	777	92	6,389	1,269	5,043
2040	19,590	1,119	735	345	594	2,288	384	781	92	6,334	1,276	5,085
2041	19,590	1,123	734	346	595	2,288	385	786	92	6,293	1,283	5,113
2042	19,600	1,126	736	346	597	2,289	385	790	92	6,203	1,290	5,148
2043	19,610	1,130	736	347	598	2,290	386	795	92	6,203	1,297	5,184
2044	19,630	1,133	741	347	599	2,291	387	799	92	6,159	1,310	5,219
2045	19,640	1,137	739	347	600	2,291	387	804	92	6,123	1,317	5,255
2046	19,680	1,140	736	347	602	2,291	388	808	92	6,109	1,321	5,290
2047	19,690	1,143	741	348	603	2,292	389	813	92	6,068	1,324	5,327
2048	19,730	1,147	740	348	604	2,293	389	817	91	6,058	1,328	5,363
2049	19,770	1,150	738	348	605	2,293	390	821	91	6,052	1,333	5,399
2050	19,830	1,154	742	348	607	2,294	391	826	91	6,051	1,336	5,436

Lake County Economic Forecast

Socioeconomic Indicators

Violent Crime Rate
2017
crimes per 100,000 residents

- Lake County: 603
- Northern California: 519
- California: 449

Poverty Rate
2018
percent of households below poverty line

- Lake County: 17.7
- Northern California: 12.0
- California: 11.1

Median Household Income
2018
dollars per household

- Lake County: 46,000
- Northern California: 53,500
- California: 74,600

Median Home Selling Price
2018
dollars

- Lake County: 235,000
- Northern California: 256,800
- California: 571,200

Average Travel Time to Work
2018
minutes each way

- Lake County: 36
- Northern California: 22
- California: 32

Percent of Population Age 25+ With at Least a 4-Year College Degree
2018
percent

- Lake County: 15.7
- Northern California: 23.0
- California: 32.6