

Plumas County Economic Forecast

Forecast Summary

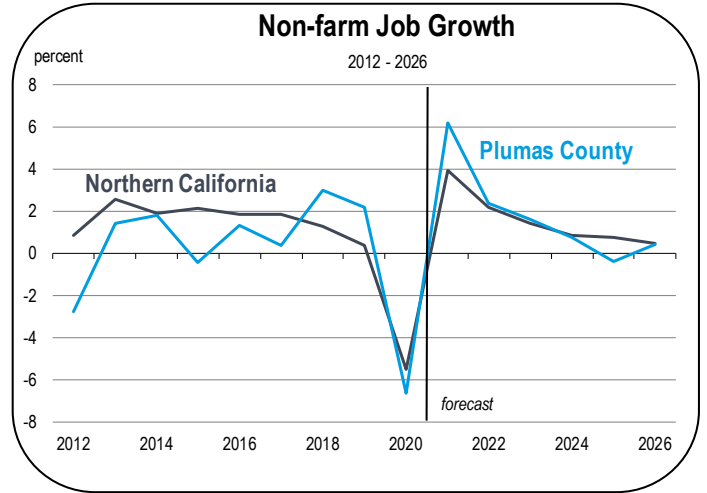
- On an annual average basis, 400 jobs will be restored in Plumas County during 2021, representing almost all of the jobs that were lost in 2020.
- A full labor market recovery is expected in 2022.
- Over the 2021-2026 forecast period, total employment in Plumas County is expected to increase by approximately 700 jobs.
- Government and leisure services will be responsible for most job creation during the forecast period.
- The unemployment rate averaged 15.9 percent in 2020. It is forecast to average 7.6 percent in 2021 and 6.6 percent in 2022.
- The median home price increased by 9 percent in 2020. Home prices are expected to increase by 8 percent in 2021 and 4 percent in 2022.

Job Growth

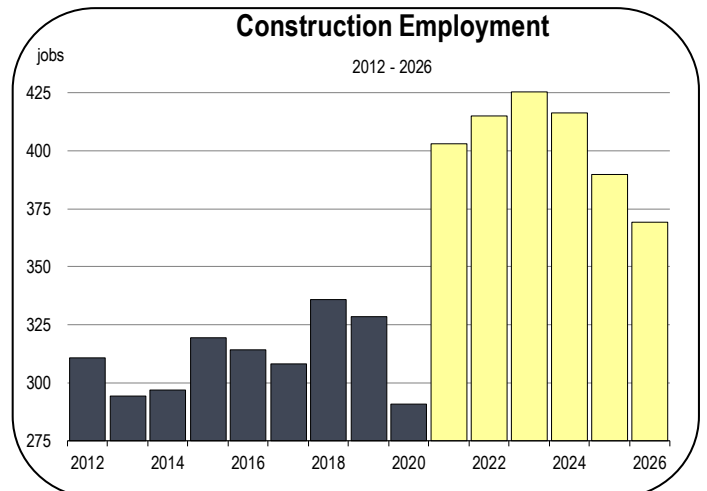
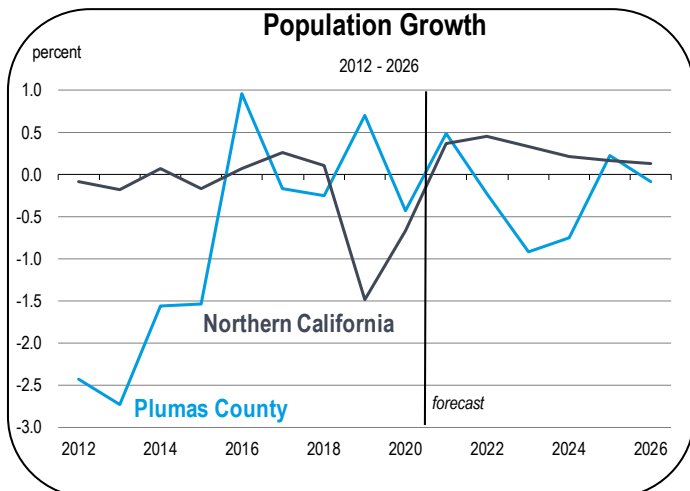
- Total employment in Plumas County will expand by 6.2 percent in 2021 on an annual average basis.
- Growth will decelerate in 2022, averaging 0.9 percent per year during the remainder of the forecast period.

Construction Employment

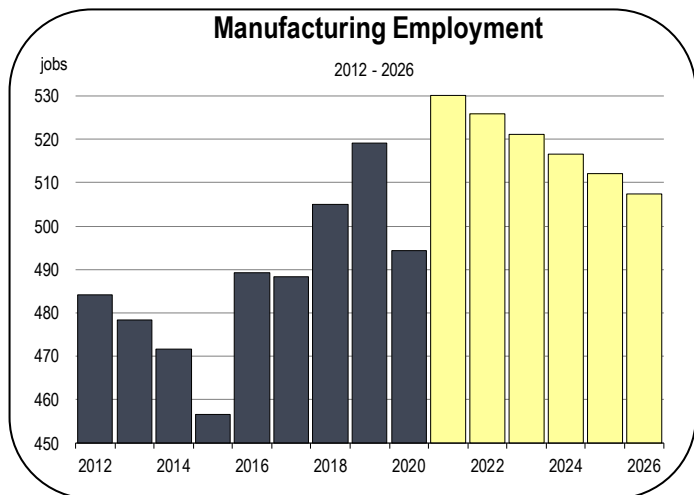
- Construction employment will increase by more than 100 jobs in 2021 as crews begin to rebuild homes and structures that were destroyed by wildfires.



- In the summer and fall of 2021, the Dixie Fire ripped through Plumas County, destroying more than 1,000 structures, including at least 450 homes.
- Damage to structures occurred throughout the county but was most prominent in the town of Greenville, which was largely destroyed.
- The Dixie Fire was the largest wildfire in California history, burning a territory that is bigger than the state of Rhode Island.
- Smoke from the Dixie Fire impacted air quality throughout the Western United States, reaching as far east as Colorado.
- The rebuilding process is expected to take several years, with peak construction activity occurring between 2022 and 2024.



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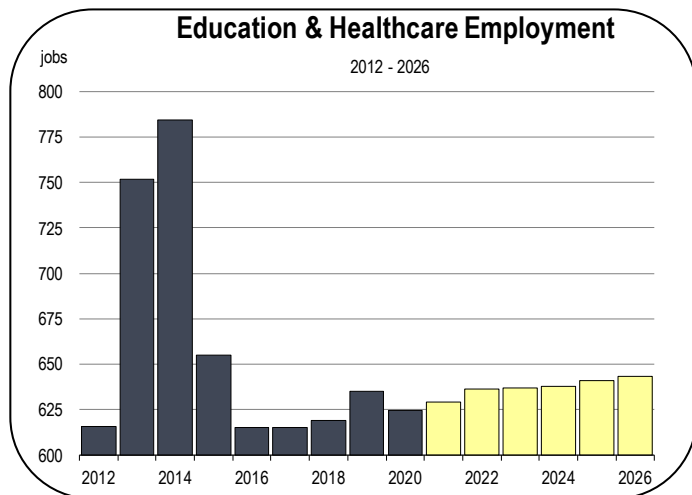
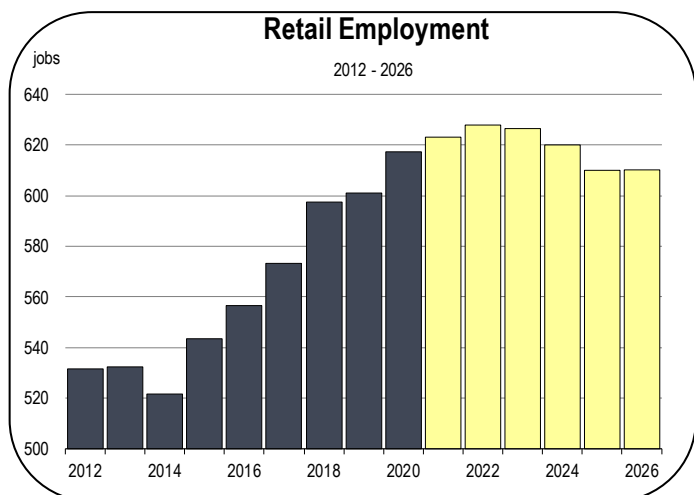


Manufacturing Employment

- The Coronavirus Recession interrupted the expansion of the Plumas County manufacturing sector.
- The expansion will resume in 2021 but will ultimately reverse course, with job losses beginning in 2022 and persisting throughout the forecast period.

Retail Trade Employment

- So far, Plumas County has been able to avoid the “Retail Apocalypse” that has plagued other regions of California, but peak retail employment is approaching.
- Over the forecast period, the Plumas County population is expected to decline and competition from online retailers will intensify, leading to fewer customers for local brick-and-mortar shops.



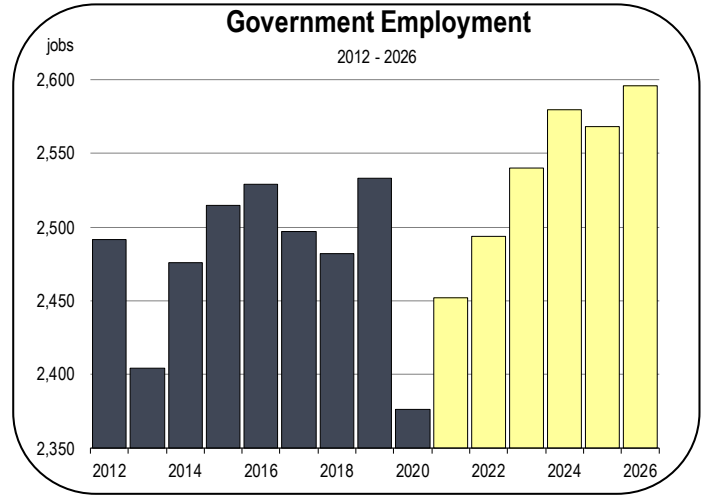
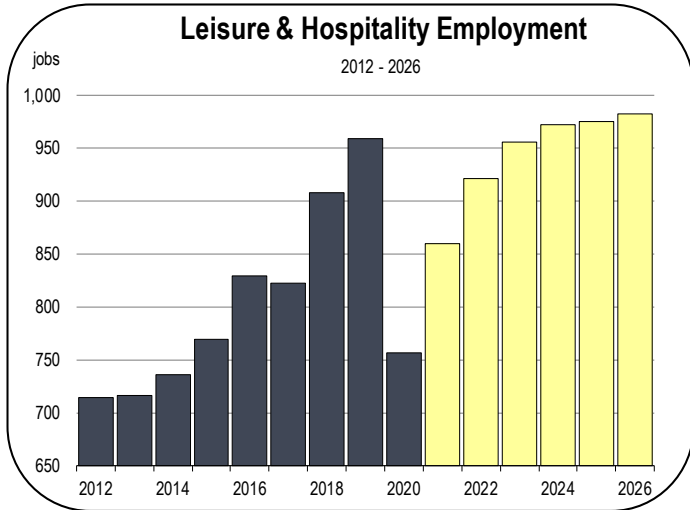
Private Education and Healthcare Employment

- A large share of the local economy is represented by hospitals and health facilities.
- Healthcare is the third largest employment sector in Plumas County, behind only leisure services and government.
- Healthcare employment is expected to expand slowly over the forecast period.
- The largest healthcare employers are Plumas District Hospital and Eastern Plumas Healthcare. Each has more than 100 employees across multiple facilities in the county.
- In Plumas County, there are very few jobs in private educational institutions. Most teachers and education administrators work in the government sector.

Leisure and Hospitality Employment

- Most of the land area in Plumas County is comprised of forests, mountains, rivers, and lakes. The terrain offers hiking, camping, fishing, and other recreational opportunities that attract tourists from outside the region.
- Travelers visit Plumas County every year to experience its natural amenities, with overall tourism activity supporting hundreds of jobs at restaurants, hotels, shops, and related businesses.
- The number of visitors to the county declined sharply in early 2020, but by the summer of 2021, the tourism industry was setting new records.

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- Leisure and hospitality employment is expected to return to pre-pandemic levels by 2023 or 2024, and should expand through 2026.

- The largest government agencies are the local school districts and the US Forest Service.
- More than 100 government jobs will be restored by 2022, with employment surpassing pre-pandemic levels by 2023 or 2024.

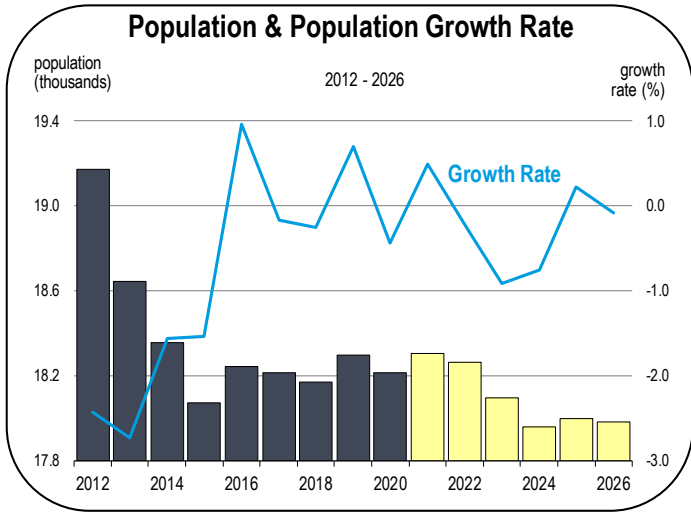
Government Employment

- Government is the largest employer in Plumas County, representing 37 percent of all wage and salary jobs.



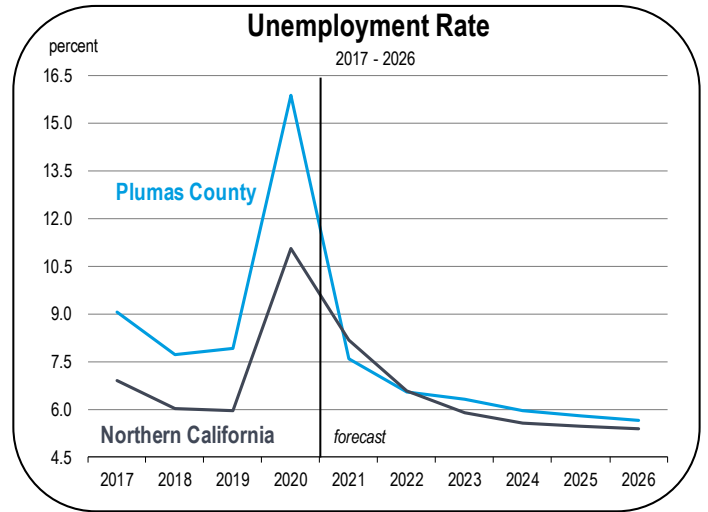
Lakes Basin Recreation Area has more than 20 small lakes alongside hiking trails, campgrounds, and other outdoor amenities. Located near the town of Graeagle, Lakes Basin Recreation Area is a meaningful driver of tourism in Plumas County.

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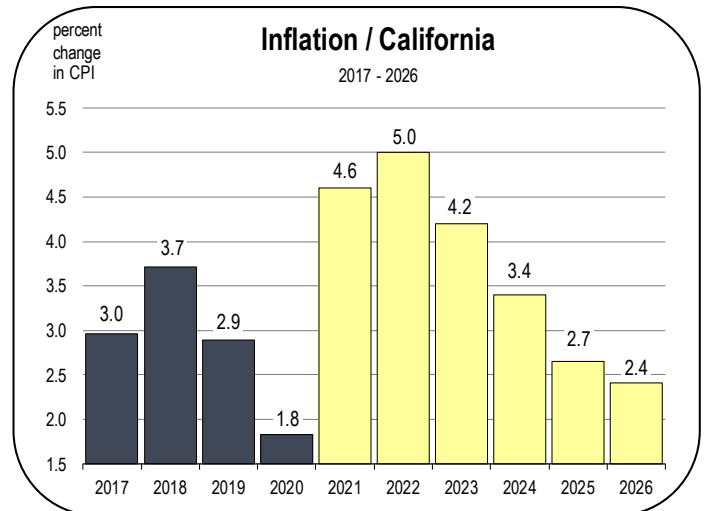
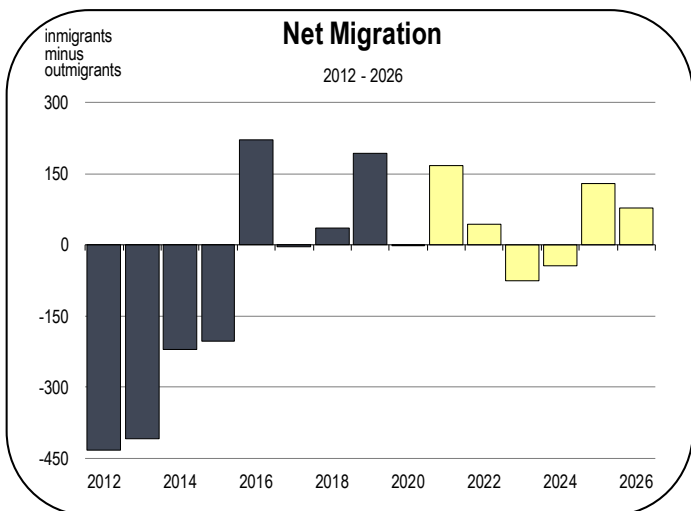
Population Growth

- The Plumas County population is expected to decline by approximately 200 residents between 2021 and 2026.
- The number of people moving into Plumas County is expected to exceed the number of residents moving out, but because Plumas County has an older population base, the number of deaths will exceed the number of births, which will put downward pressure on the overall size of the population.
- By 2026, the population will have declined to about 18,000 residents.

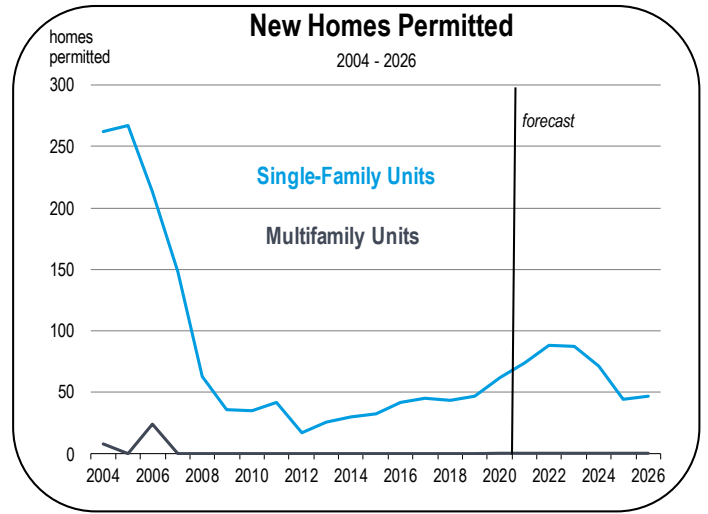
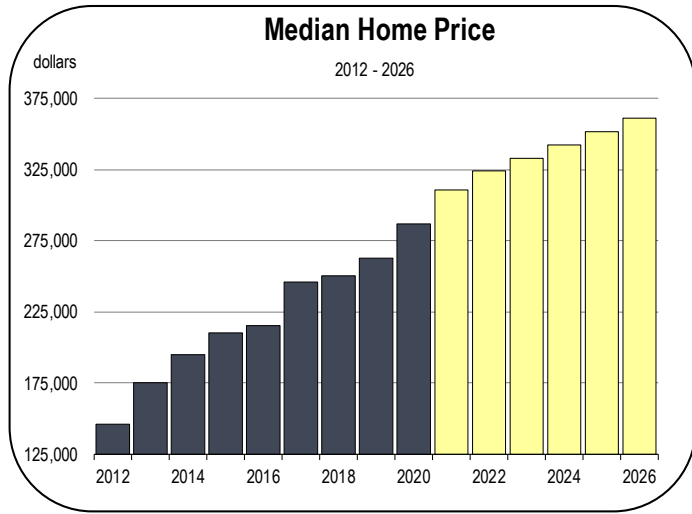


Unemployment and Inflation Rates

- The unemployment rate in Plumas County averaged 15.9 percent in 2020. The unemployment rate is expected to average 7.6 percent in 2021 and 6.6 percent in 2022.
- Inflation decelerated sharply in 2020, largely because energy prices declined when the demand for fuels plunged. It soared in 2021 and is expected to remain elevated for several years.
- Ultimately, inflation will reduce the purchasing power of households and negatively impact consumer confidence, limiting the growth potential of the economy in 2022.
- However, inflation will begin to decelerate as supply chains and the labor force are restored by the second half of the forecast period, eventually falling below 3 percent.



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Home Prices and New Housing Production

- In 2020, the median home price in Plumas County was \$287,100.
- The median price is expected to reach \$325,000 by 2022 and surpass \$350,000 by 2026.
- Despite these price increases, homes in Plumas County are much more affordable than homes in many other parts of California. In

Plumas County, the typical household spends less than 20 percent of its income on housing costs. In Coastal California, households often spend 35-50 percent on mortgage payments or rent.

- From 2015 to 2020, an average of 45 new homes were built in Plumas County each year. All were single-family homes.
- Housing production is expected to average 60 to 80 units from 2021 to 2026, consisting entirely of single-family homes.



Feather River in Plumas County

Plumas County Economic Forecast

Economic Indicators

2015-2020 History, 2021-2050 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 | 18,073 | 9.1 | -202 | 32 | 32.5 | \$0.9 | \$118 | \$207 | \$238 | \$56,282 | 10.4 | \$163 | 1.4 |
| 2016 | 18,246 | 8.9 | 222 | 42 | 33.3 | \$0.9 | \$121 | \$221 | \$297 | \$56,310 | 9.9 | \$169 | 2.3 |
| 2017 | 18,215 | 8.9 | -3 | 45 | 32.7 | \$1.0 | \$149 | \$252 | \$398 | \$56,923 | 9.0 | \$173 | 3.0 |
| 2018 | 18,169 | 8.8 | 36 | 43 | 33.1 | \$1.0 | \$141 | \$217 | \$285 | \$57,823 | 7.7 | \$164 | 3.7 |
| 2019 | 18,296 | 8.8 | 193 | 47 | 33.9 | \$1.1 | \$151 | \$235 | \$406 | \$58,548 | 7.9 | \$162 | 2.9 |
| 2020 | 18,216 | 8.8 | -2 | 62 | 34.1 | \$1.1 | \$180 | \$293 | \$433 | \$60,201 | 15.9 | \$157 | 1.8 |
| 2021 | 18,305 | 8.9 | 167 | 74 | 34.3 | \$1.2 | \$188 | \$306 | \$448 | \$61,812 | 7.6 | \$164 | 4.6 |
| 2022 | 18,264 | 8.9 | 43 | 89 | 34.4 | \$1.2 | \$196 | \$319 | \$439 | \$61,716 | 6.6 | \$161 | 5.0 |
| 2023 | 18,097 | 8.9 | -76 | 87 | 34.5 | \$1.2 | \$200 | \$325 | \$439 | \$63,196 | 6.3 | \$159 | 4.2 |
| 2024 | 17,960 | 9.0 | -44 | 72 | 34.6 | \$1.3 | \$201 | \$328 | \$442 | \$64,669 | 6.0 | \$160 | 3.4 |
| 2025 | 17,999 | 9.0 | 129 | 45 | 34.6 | \$1.3 | \$200 | \$326 | \$453 | \$65,586 | 5.8 | \$165 | 2.7 |
| 2026 | 17,983 | 9.0 | 78 | 47 | 34.7 | \$1.4 | \$205 | \$334 | \$457 | \$66,571 | 5.6 | \$165 | 2.4 |
| 2027 | 18,030 | 9.0 | 140 | 44 | 34.7 | \$1.4 | \$209 | \$339 | \$462 | \$67,554 | 5.6 | \$167 | 2.2 |
| 2028 | 18,096 | 9.0 | 161 | 40 | 34.7 | \$1.5 | \$212 | \$346 | \$468 | \$68,472 | 5.6 | \$169 | 2.3 |
| 2029 | 18,165 | 9.1 | 163 | 42 | 34.7 | \$1.6 | \$218 | \$355 | \$472 | \$69,112 | 5.5 | \$170 | 2.2 |
| 2030 | 18,246 | 9.1 | 175 | 41 | 34.8 | \$1.6 | \$223 | \$363 | \$475 | \$69,730 | 5.5 | \$172 | 2.2 |
| 2031 | 18,228 | 9.1 | 79 | 45 | 34.8 | \$1.7 | \$229 | \$372 | \$477 | \$70,489 | 5.5 | \$170 | 2.3 |
| 2032 | 18,270 | 9.1 | 138 | 42 | 34.8 | \$1.7 | \$234 | \$380 | \$478 | \$71,006 | 5.5 | \$173 | 2.2 |
| 2033 | 18,260 | 9.1 | 88 | 42 | 34.8 | \$1.8 | \$238 | \$387 | \$479 | \$71,734 | 5.5 | \$172 | 2.0 |
| 2034 | 18,175 | 9.1 | 15 | 44 | 34.8 | \$1.8 | \$243 | \$396 | \$478 | \$72,503 | 5.5 | \$170 | 2.1 |
| 2035 | 18,140 | 9.2 | 65 | 34 | 34.8 | \$1.9 | \$246 | \$401 | \$478 | \$73,110 | 5.5 | \$170 | 2.1 |
| 2036 | 18,052 | 9.2 | 14 | 40 | 34.8 | \$1.9 | \$254 | \$413 | \$475 | \$73,575 | 5.5 | \$168 | 2.2 |
| 2037 | 17,967 | 9.2 | 18 | 38 | 34.8 | \$2.0 | \$260 | \$423 | \$471 | \$73,970 | 5.5 | \$167 | 2.2 |
| 2038 | 17,870 | 9.2 | 6 | 41 | 34.8 | \$2.0 | \$267 | \$434 | \$466 | \$74,400 | 5.5 | \$166 | 2.2 |
| 2039 | 17,729 | 9.2 | -36 | 42 | 34.9 | \$2.1 | \$274 | \$445 | \$460 | \$74,807 | 5.5 | \$163 | 2.2 |
| 2040 | 17,568 | 9.2 | -50 | 40 | 34.9 | \$2.1 | \$279 | \$454 | \$454 | \$75,186 | 5.5 | \$160 | 2.1 |
| 2041 | 17,446 | 9.3 | -13 | 41 | 34.9 | \$2.2 | \$285 | \$464 | \$449 | \$75,747 | 5.5 | \$160 | 2.2 |
| 2042 | 17,296 | 9.3 | -40 | 40 | 34.9 | \$2.2 | \$290 | \$472 | \$443 | \$76,325 | 5.5 | \$158 | 2.1 |
| 2043 | 17,155 | 9.3 | -30 | 43 | 34.9 | \$2.3 | \$296 | \$482 | \$438 | \$76,998 | 5.5 | \$156 | 2.0 |
| 2044 | 17,059 | 9.3 | 8 | 40 | 34.9 | \$2.3 | \$300 | \$488 | \$438 | \$77,737 | 5.5 | \$156 | 2.2 |
| 2045 | 16,914 | 9.3 | -46 | 45 | 35.0 | \$2.3 | \$307 | \$499 | \$432 | \$78,401 | 5.5 | \$153 | 2.2 |
| 2046 | 16,908 | 9.3 | 80 | 38 | 35.0 | \$2.4 | \$311 | \$505 | \$432 | \$78,870 | 5.5 | \$156 | 2.2 |
| 2047 | 16,862 | 9.4 | 39 | 39 | 35.0 | \$2.5 | \$317 | \$516 | \$429 | \$79,229 | 5.5 | \$154 | 2.2 |
| 2048 | 16,810 | 9.4 | 28 | 38 | 35.1 | \$2.5 | \$324 | \$527 | \$425 | \$79,481 | 5.5 | \$153 | 2.3 |
| 2049 | 16,740 | 9.4 | 7 | 38 | 35.1 | \$2.6 | \$330 | \$537 | \$421 | \$79,938 | 5.5 | \$151 | 2.0 |
| 2050 | 16,755 | 9.4 | 76 | 33 | 35.2 | \$2.6 | \$336 | \$547 | \$420 | \$80,199 | 5.5 | \$153 | 2.1 |

Employment Sectors

2015-2020 History, 2021-2050 Forecast

| | Total Wage & Salary | Farm | Construction | Manufac- turing | Transportation & Utilities | Wholesale & Retail Trade (jobs) | Financial Activities | Professional Services | Information | Health & Education | Leisure | Government |
|------|------------------------|------|--------------|--------------------|-------------------------------|---------------------------------------|-------------------------|--------------------------|-------------|-----------------------|---------|------------|
| 2015 | 6,350 | 31 | 319 | 457 | 297 | 606 | 169 | 292 | 57 | 655 | 769 | 2,515 |
| 2016 | 6,440 | 34 | 314 | 489 | 294 | 615 | 168 | 294 | 58 | 615 | 829 | 2,529 |
| 2017 | 6,470 | 41 | 308 | 488 | 294 | 621 | 168 | 303 | 60 | 615 | 823 | 2,497 |
| 2018 | 6,670 | 41 | 336 | 505 | 302 | 648 | 175 | 317 | 60 | 619 | 908 | 2,482 |
| 2019 | 6,810 | 43 | 328 | 519 | 282 | 656 | 159 | 330 | 63 | 635 | 959 | 2,533 |
| 2020 | 6,380 | 60 | 291 | 494 | 289 | 672 | 145 | 330 | 58 | 624 | 757 | 2,376 |
| 2021 | 6,770 | 62 | 403 | 530 | 306 | 683 | 149 | 345 | 60 | 629 | 860 | 2,452 |
| 2022 | 6,930 | 62 | 415 | 526 | 311 | 687 | 153 | 358 | 63 | 636 | 921 | 2,494 |
| 2023 | 7,040 | 62 | 425 | 521 | 314 | 684 | 151 | 371 | 64 | 637 | 956 | 2,540 |
| 2024 | 7,090 | 62 | 416 | 517 | 317 | 677 | 150 | 380 | 65 | 638 | 972 | 2,580 |
| 2025 | 7,070 | 61 | 390 | 512 | 324 | 666 | 150 | 387 | 66 | 641 | 975 | 2,568 |
| 2026 | 7,090 | 60 | 369 | 507 | 329 | 665 | 149 | 394 | 67 | 643 | 982 | 2,596 |
| 2027 | 7,150 | 59 | 371 | 503 | 335 | 662 | 149 | 400 | 69 | 646 | 995 | 2,630 |
| 2028 | 7,200 | 58 | 366 | 498 | 341 | 660 | 149 | 406 | 70 | 650 | 1,007 | 2,652 |
| 2029 | 7,230 | 58 | 364 | 491 | 347 | 660 | 150 | 411 | 71 | 653 | 1,015 | 2,670 |
| 2030 | 7,270 | 58 | 366 | 485 | 353 | 660 | 150 | 416 | 72 | 657 | 1,023 | 2,686 |
| 2031 | 7,300 | 58 | 366 | 479 | 357 | 660 | 149 | 422 | 73 | 658 | 1,026 | 2,709 |
| 2032 | 7,340 | 58 | 369 | 472 | 362 | 658 | 149 | 425 | 74 | 661 | 1,033 | 2,729 |
| 2033 | 7,350 | 58 | 366 | 464 | 366 | 657 | 149 | 428 | 75 | 663 | 1,039 | 2,737 |
| 2034 | 7,370 | 58 | 366 | 457 | 367 | 655 | 148 | 431 | 75 | 664 | 1,042 | 2,753 |
| 2035 | 7,370 | 58 | 362 | 451 | 370 | 651 | 147 | 433 | 75 | 665 | 1,046 | 2,757 |
| 2036 | 7,370 | 58 | 357 | 443 | 371 | 651 | 146 | 436 | 75 | 666 | 1,048 | 2,770 |
| 2037 | 7,390 | 58 | 362 | 436 | 372 | 649 | 145 | 438 | 76 | 666 | 1,049 | 2,781 |
| 2038 | 7,380 | 58 | 362 | 426 | 373 | 648 | 144 | 440 | 76 | 666 | 1,050 | 2,780 |
| 2039 | 7,380 | 58 | 364 | 419 | 372 | 646 | 142 | 441 | 75 | 666 | 1,049 | 2,788 |
| 2040 | 7,350 | 57 | 362 | 410 | 371 | 642 | 141 | 443 | 75 | 665 | 1,046 | 2,785 |
| 2041 | 7,350 | 57 | 363 | 402 | 370 | 641 | 140 | 444 | 75 | 664 | 1,044 | 2,792 |
| 2042 | 7,320 | 57 | 363 | 390 | 368 | 637 | 138 | 445 | 74 | 663 | 1,042 | 2,787 |
| 2043 | 7,310 | 57 | 365 | 382 | 367 | 636 | 137 | 446 | 74 | 663 | 1,039 | 2,792 |
| 2044 | 7,300 | 57 | 366 | 378 | 366 | 634 | 136 | 448 | 74 | 662 | 1,038 | 2,786 |
| 2045 | 7,280 | 57 | 366 | 367 | 364 | 633 | 134 | 448 | 73 | 661 | 1,036 | 2,780 |
| 2046 | 7,270 | 57 | 368 | 362 | 366 | 630 | 134 | 449 | 73 | 662 | 1,039 | 2,774 |
| 2047 | 7,260 | 57 | 362 | 355 | 366 | 628 | 133 | 450 | 73 | 662 | 1,042 | 2,778 |
| 2048 | 7,250 | 57 | 362 | 346 | 365 | 626 | 132 | 450 | 73 | 663 | 1,045 | 2,771 |
| 2049 | 7,240 | 57 | 361 | 338 | 365 | 624 | 131 | 450 | 72 | 662 | 1,046 | 2,774 |
| 2050 | 7,230 | 57 | 359 | 330 | 366 | 622 | 131 | 450 | 72 | 663 | 1,052 | 2,767 |

Plumas County Economic Forecast

Socioeconomic Indicators

