

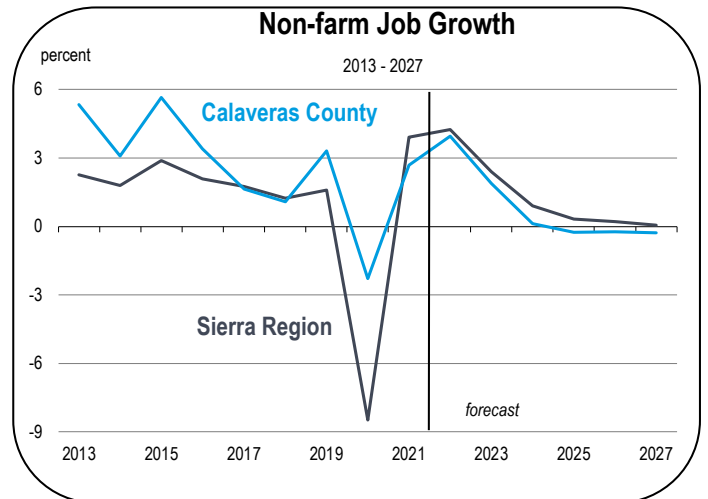
# Calaveras County Economic Forecast

## Forecast Summary

- The Calaveras County labor market restored 250 jobs in 2021 and an additional 380 jobs in 2022.
- The recovery from the pandemic fallout is now complete.
- Over the entire 2022-2027 forecast period, net employment in Calaveras County is expected to increase by 530 jobs. Government, leisure services, healthcare, and professional business services will be responsible for virtually all job growth.
- The unemployment rate averaged 5.7 percent in 2021. The unemployment rate is forecast to average 3.5 percent in 2022 and 3.2 percent in 2023.
- The population is expected to remain in decline over the forecast period, due entirely to negative natural population growth which is indicative of an aging population.
- The median home price increased by 18 percent in 2021. Home prices are expected to increase by 4 percent in 2022.

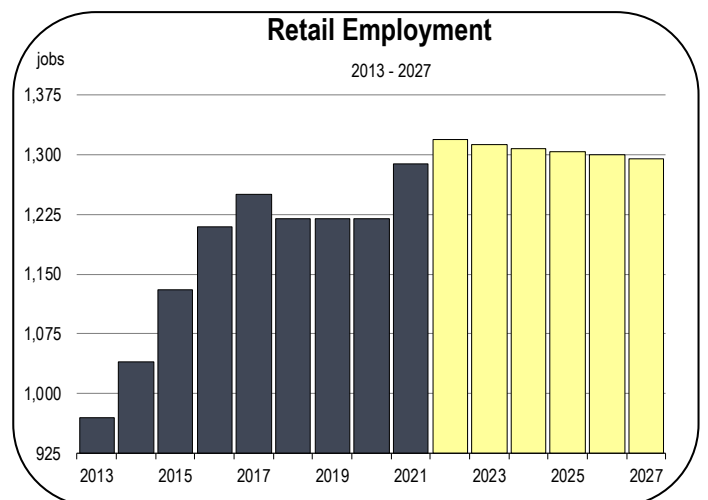
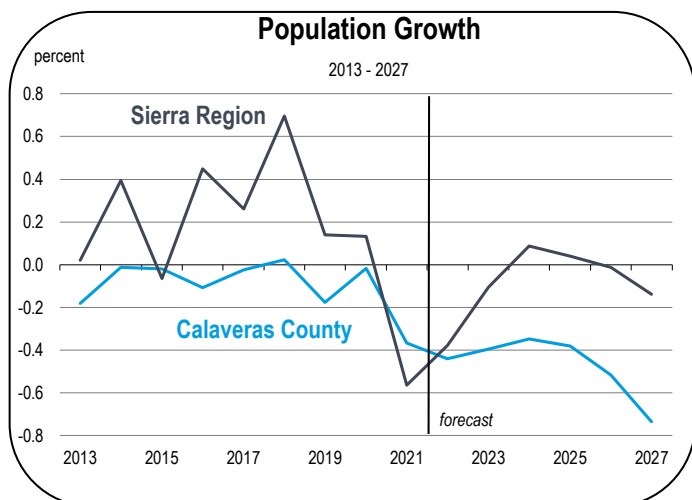
## Job Growth

- Jobs rebounded in 2021 and employment rose 2.5 percent
- In 2022, employment will expand by 2.7 percent.
- Between 2022 and 2027, job growth will average 1.1 percent per year.

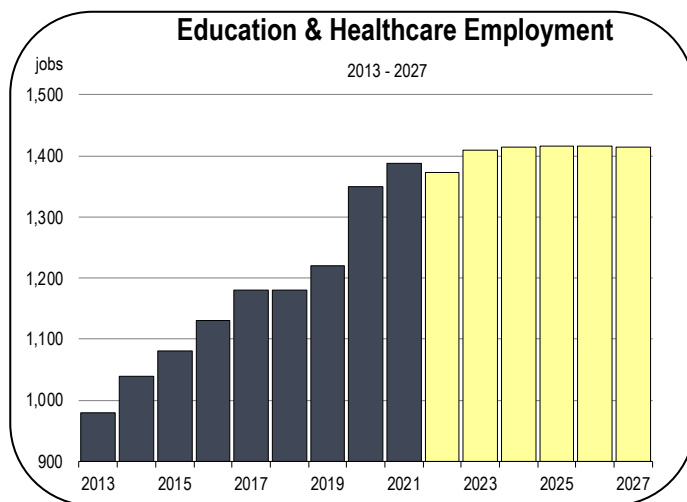
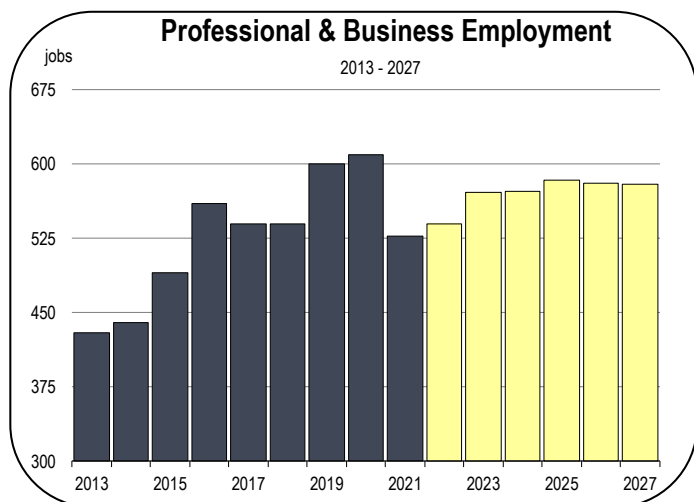


## Retail Trade Employment

- Employment levels in the Calaveras County retail industry have been consolidating for several years and additional declines are expected between 2022 and 2027.
- Competition from online stores has led to lower levels of employment at local brick-and-mortar shops, and the transition to online shopping will lead to further consolidation of local retail jobs over the long-term.



# Calaveras County Economic Forecast



## Professional and Business Services Employment

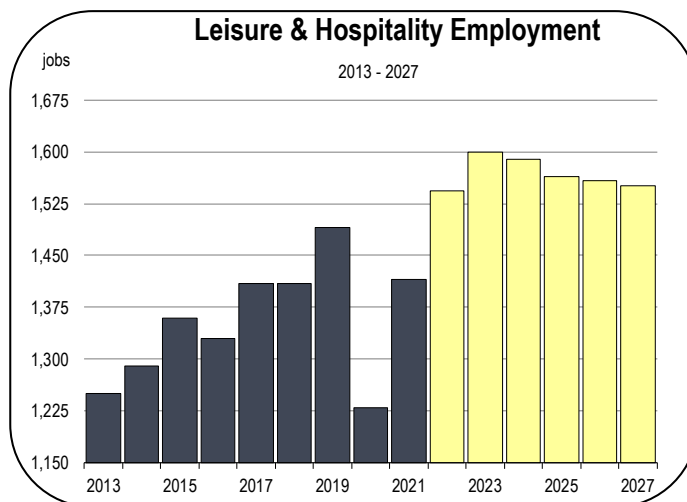
- The professional and business services industry has a wide array of companies. Employment contracted by 14 percent in 2021.
- Calaveras County has a growing professional business services industry that will generate a meaningful number of jobs over the forecast period.
- Jobs in the professional business services sector tend to pay above average wages, and as it captures a rising share of the overall labor market, this industry will contribute to rising incomes in the county.

## Private Education and Healthcare Employment

- Because a large share of the Calaveras County population is above the age of 75, the local economy has a prominent number of jobs in nursing homes and senior care facilities.
- In Calaveras County, there are very few jobs in private educational institutions, but the most prominent is the Avalon Training Center, which has educational programs for healthcare professionals (public schools are classified in the government sector).
- Over the forecast, employment in healthcare is expected to remain a principal labor market in the county, driven principally by the age demographics in the County which are dominated by seniors age 75 and older.

## Leisure and Hospitality Employment

- The leisure and hospitality industry bounced back strongly in 2021, adding 190 jobs. Another 130 jobs will be restored in 2022, representing a full recovery from the pandemic recession of 2020.
- With all restrictions lifted on the fairs, resorts, and visitor attractions like the caverns, employment has rebounded faster than most counties in California.
- The largest leisure and hospitality facility is Skyline Bear Valley Resort, which offers skiing in the winter and camping in the summer. Visitors also travel to Calaveras County to go wine tasting and to explore natural caverns throughout the local mountain range.



# Calaveras County Economic Forecast



Calaveras County is home to several natural caverns that serve as tourist attractions, including Moaning Cavern (pictured above), California Cavern, and Mercer Cavern.

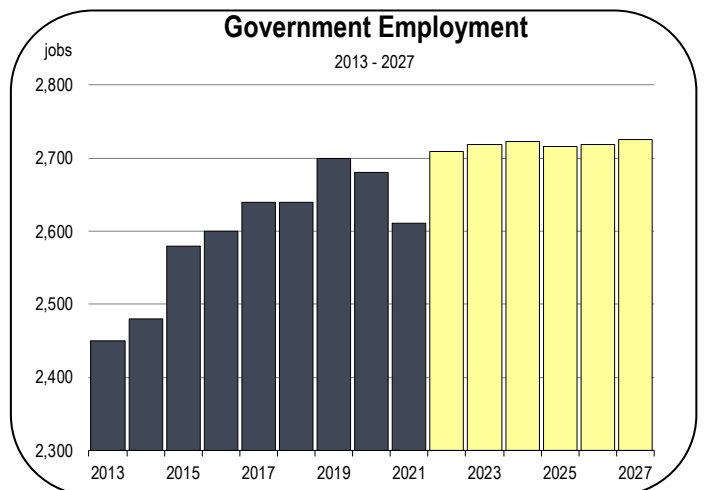


Mark Twain lived in a cabin south of Angels Camp. Legend has it that Twain overheard a story in a local tavern that inspired his first published work, "The Celebrated Jumping Frog of Calaveras County." The City of Angels Camp held the first modern frog jump in 1928. It became part of the annual Fair in the 1930's. The Top 50 frogs qualify for the International Frog Jump Grand Finals, which are held every Sunday afternoon of the Jubilee.

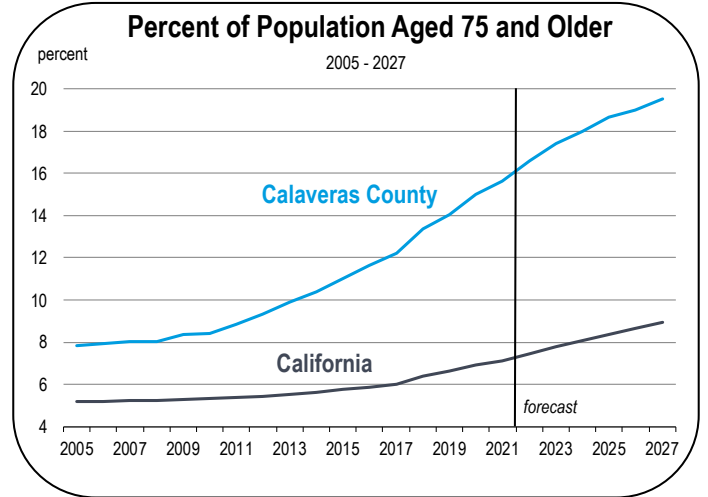
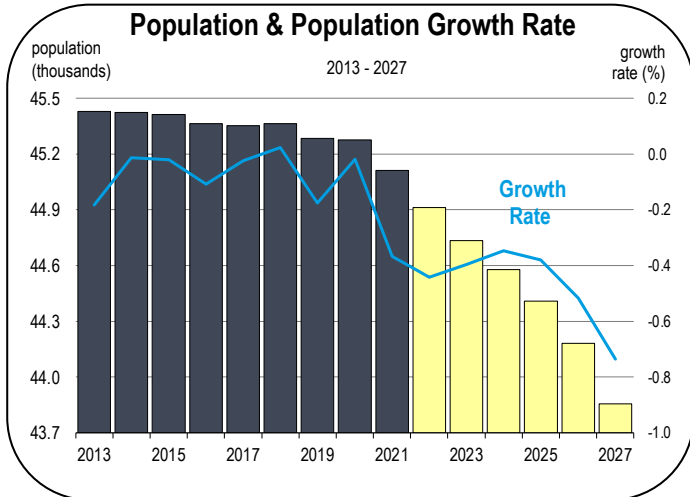
- Another principal attraction in the County is the jumping frog jubilee, held at the annual Calaveras County Fair in the Spring. The fair is the longest running county fair in California.
- An estimated 30 to 50 thousand visitors worldwide are drawn to the fair and the frog jumping event.

## Government Employment

- The public sector experienced a minor contraction of jobs in 2021.
- Jobs have been largely recovered in 2022, due to stimulus monies and the slow return of workers who dropped out of the labor force to home school and/or caretake.
- The government sector is not expected to represent an engine of growth for jobs over the forecast, due principally to declining population and school enrollment.



# Calaveras County Economic Forecast

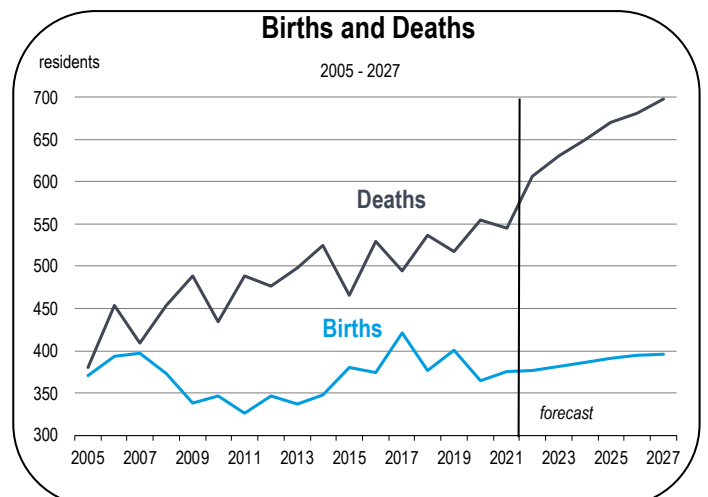
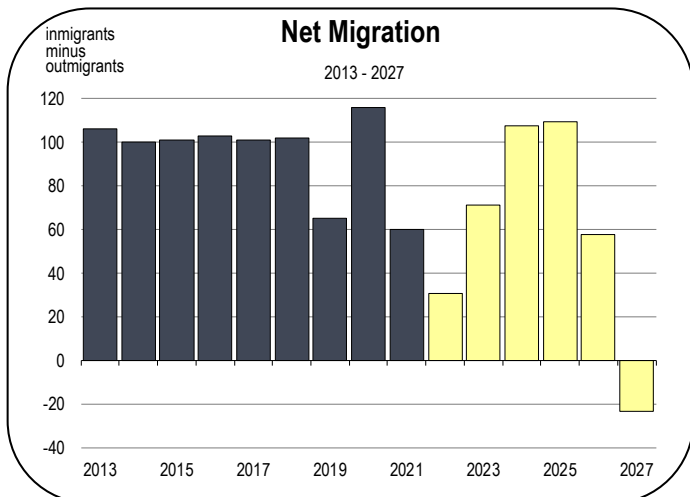


## Population Growth

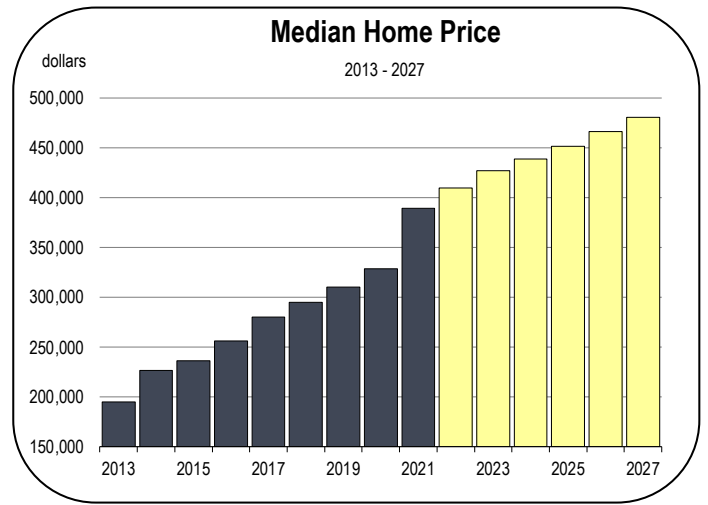
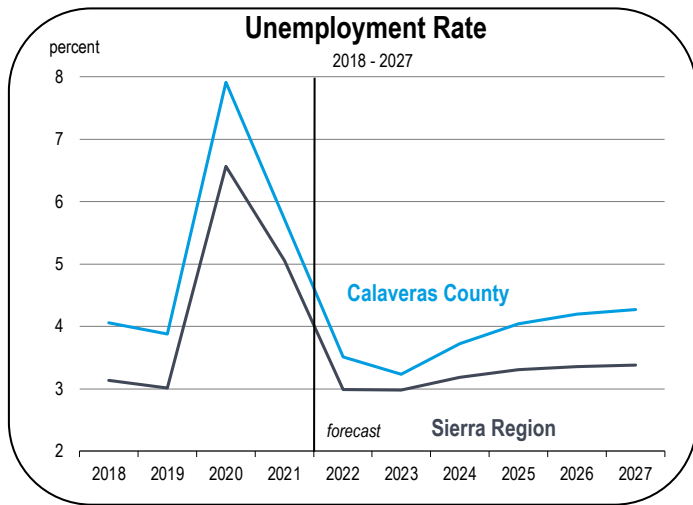
- The county’s population has been in decline for more than a decade and additional population loss is expected over the forecast period.
- Calaveras County’s population is much older than the statewide average. As of 2021, approximately 15 percent of Calaveras County’s population was age 75 or older, compared to just 7 percent of California’s population.
- Natural population growth is negative by an amount that easily offsets positive in-migration. Consequently, population growth will decline over the forecast, by an average annual rate of 0.5 percent through 2027.

## Unemployment and Inflation Rates

- The unemployment rate in Calaveras County averaged 5.7 percent in 2021.
- An unemployment rate below 5.0 percent signifies a fully employed labor force in Calaveras County. The unemployment rate is expected to average 3.5 percent in 2022 and 3.2 percent in 2023.
- Inflation decelerated sharply in 2020, largely because energy prices declined when the demand for fuels plunged.
- Inflation soared in 2021 and is expected to remain elevated for several years.



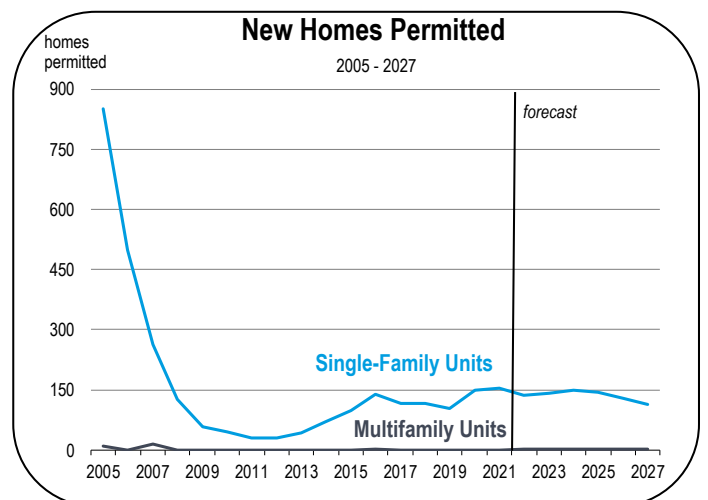
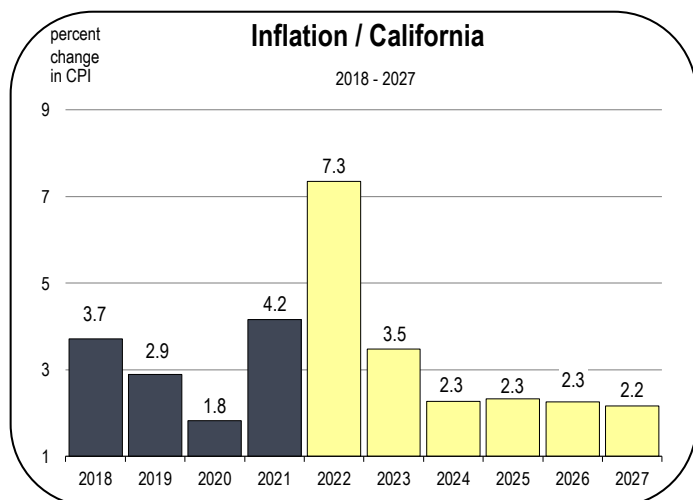
# Calaveras County Economic Forecast



- During 2022 and into 2023, there will be a number of factors that will contribute to higher inflation. The most prominent will be:
  - Record spending by consumers and the federal government during 2021 and 2022
  - Fractures in the global supply chain that raise the cost of production for many businesses
  - Sharp increases in the cost of housing and energy
  - Labor market recruitment challenges that force companies to raise wages
- Combined, these factors have pushed inflation to its highest rate in 40 years. Ultimately, inflation reduces the purchasing power of households and negatively impacts consumer confidence, limiting the growth potential of the economy in 2022.
- However, inflation will begin to decelerate after 2022 as supply chains and the labor force are restored, eventually falling to below 3 percent again by 2024.

## Home Prices and New Housing Production

- In 2021 the median home value in Calaveras County was \$389,000.
- For single family detached homes, the California Association of Realtors reported a median selling price of \$459,700 in 2021. Values are four percent higher in 2022 at \$478,340.
- Price appreciation has slowed way down in 2022 and will continue to slow in 2023.
- From 2015 to 2020, an average of 115 new homes were started per year. Virtually all were single-family homes.
- Housing production is expected to average 80 to 100 homes per year from 2021 to 2026, consisting mostly of single-family homes.
- A meaningful number of non-residential projects have been planned in the area of Angels Camp, including new medical and healthcare structures, manufacturing facilities, and a Native American Cultural Museum.



# Calaveras County Economic Forecast

- Calaveras County has many development projects underway or in the pipeline. Below are examples of notable projects in the county.
- Utica Park, one of Angels Camp's oldest public spaces, received a \$3 million grant for improvements. The money will be used to expand the park to the northwest and construct a new playground, amphitheater, hiking trail, fitness course, outdoor gym, basketball court, and a kiosk for Angels Creek Trail.
- The land the park is acquiring has old mining equipment and structures on it from the gold Rush era.
- Red Apple Ranch is a development of 75 custom homes, each designed for its specific site and homeowner. Each home is on a minimum of 1 acre and around 20 lots have already been sold. The project is located in Murphys.
- Homestead at Valley View is a 70 single-family home development in Valley Springs. It is the only development in Valley Springs with a population of approximately 3,900 people.

- Homestead at Valley View started last year in April and many homes have already been built.

## Agriculture

- The County has issued 58 licenses for cultivation of 102 acres, mostly outdoor, and 6 licenses for retail distribution. The total value of cannabis cultivation in 2021 was \$10,989,353.
- Cattle was the leading agricultural commodity in the county with a value of \$8 million in 2021. Poultry added an additional \$2.8 million in value.
- In recent years, the ongoing drought and increased wildfires have been problematic to California and Calaveras County. Combined with the shortage of contract farm labor, there were clear impacts on the county farm sector. Various crops decreased in both supply and value throughout 2021, with values falling between 22 and 49 percent.



Homestead at Valley View Development

# Calaveras County Economic Forecast

## Economic Indicators

## 2015-2021 History, 2022-2050 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	45,414	18.9	101	99	75.1	\$2.0	\$236	\$348	\$99	\$52,134	6.4	\$28	1.4
2016	45,365	18.3	103	142	77.7	\$2.1	\$260	\$380	\$157	\$53,292	5.7	\$24	2.3
2017	45,354	18.4	101	116	77.0	\$2.2	\$286	\$411	\$247	\$53,892	4.8	\$24	3.0
2018	45,365	18.3	102	115	77.7	\$2.3	\$280	\$390	\$150	\$54,030	4.1	\$23	3.7
2019	45,285	18.4	65	104	79.2	\$2.4	\$303	\$430	\$232	\$54,997	3.9	\$23	2.9
2020	45,277	18.4	116	150	79.3	\$2.5	\$376	\$506	\$134	\$56,514	7.9	\$23	1.8
2021	45,111	18.5	60	155	81.7	\$2.5	\$427	\$590	\$180	\$56,313	5.7	\$19	4.2
2022	44,912	18.6	31	137	82.2	\$2.7	\$488	\$694	\$150	\$56,342	3.5	\$18	7.3
2023	44,734	18.7	71	144	82.8	\$2.9	\$499	\$723	\$177	\$57,551	3.2	\$18	3.5
2024	44,579	18.8	108	150	83.2	\$3.0	\$505	\$735	\$200	\$58,616	3.7	\$18	2.3
2025	44,409	18.9	109	145	83.6	\$3.1	\$513	\$746	\$207	\$59,500	4.0	\$18	2.3
2026	44,180	19.0	58	131	83.8	\$3.1	\$519	\$755	\$214	\$60,263	4.2	\$18	2.3
2027	43,855	19.1	-23	116	83.9	\$3.2	\$526	\$763	\$215	\$61,100	4.3	\$17	2.2
2028	43,437	19.2	-103	114	84.0	\$3.3	\$533	\$772	\$217	\$61,985	4.3	\$17	2.2
2029	43,177	19.3	71	113	84.1	\$3.4	\$546	\$790	\$217	\$62,629	4.3	\$17	2.3
2030	42,940	19.4	104	114	84.2	\$3.5	\$562	\$812	\$216	\$63,269	4.1	\$17	2.2
2031	42,669	19.4	84	109	84.2	\$3.6	\$574	\$830	\$216	\$64,100	4.1	\$17	2.1
2032	42,381	19.5	72	114	84.2	\$3.7	\$588	\$851	\$214	\$64,682	3.9	\$17	2.3
2033	42,073	19.6	61	108	84.2	\$3.8	\$601	\$870	\$215	\$65,464	3.8	\$17	1.9
2034	41,750	19.7	51	103	84.2	\$3.9	\$614	\$889	\$215	\$66,223	3.7	\$17	2.1
2035	41,412	19.8	43	99	84.2	\$3.9	\$631	\$913	\$213	\$66,898	3.6	\$16	2.2
2036	41,068	19.8	37	97	84.2	\$4.0	\$651	\$942	\$214	\$67,519	3.5	\$16	2.6
2037	40,726	19.9	33	98	84.1	\$4.1	\$669	\$970	\$212	\$68,024	3.4	\$16	2.7
2038	40,379	20.0	29	97	84.1	\$4.2	\$688	\$997	\$213	\$68,608	3.3	\$16	2.5
2039	40,015	20.0	11	102	84.1	\$4.4	\$708	\$1,026	\$213	\$69,135	3.2	\$16	2.7
2040	39,661	20.1	15	90	84.1	\$4.5	\$726	\$1,053	\$213	\$69,672	3.2	\$16	2.6
2041	39,293	20.2	-11	81	84.1	\$4.5	\$743	\$1,077	\$212	\$70,335	3.2	\$16	2.2
2042	38,896	20.2	-52	83	84.1	\$4.6	\$759	\$1,101	\$213	\$70,958	3.1	\$16	2.1
2043	38,513	20.3	-53	77	84.1	\$4.7	\$776	\$1,126	\$213	\$71,683	3.0	\$16	2.0
2044	38,164	20.3	-31	82	84.0	\$4.8	\$790	\$1,147	\$213	\$72,374	2.9	\$16	1.8
2045	37,849	20.4	-7	88	84.0	\$4.9	\$808	\$1,173	\$213	\$73,038	2.9	\$16	1.9
2046	37,547	20.5	-9	77	84.0	\$5.0	\$826	\$1,199	\$213	\$73,702	2.9	\$16	2.0
2047	37,263	20.5	-11	78	84.0	\$5.1	\$844	\$1,226	\$213	\$74,217	2.8	\$16	2.2
2048	36,999	20.6	-11	79	84.0	\$5.2	\$866	\$1,257	\$214	\$74,685	2.8	\$17	2.3
2049	36,753	20.6	-12	80	84.0	\$5.3	\$885	\$1,286	\$214	\$75,233	2.8	\$17	2.0
2050	36,528	20.7	-14	81	84.0	\$5.4	\$906	\$1,317	\$214	\$75,708	2.7	\$17	2.1

## Employment Sectors

## 2015-2021 History, 2022-2050 Forecast

	Total Wage & Salary	Farm	Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade (jobs)	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
2015	8,890	90	700	330	270	1,290	210	490	110	1,080	1,360	2,580
2016	9,180	80	760	320	290	1,410	220	560	110	1,130	1,330	2,600
2017	9,500	250	820	320	270	1,390	220	540	100	1,180	1,410	2,640
2018	9,640	290	920	360	270	1,350	210	540	100	1,180	1,410	2,640
2019	9,940	280	900	360	290	1,400	220	600	90	1,220	1,490	2,700
2020	9,710	270	920	310	350	1,350	220	610	80	1,350	1,230	2,680
2021	9,960	263	979	321	418	1,402	219	527	73	1,388	1,416	2,611
2022	10,410	331	1,018	361	453	1,433	223	540	74	1,373	1,544	2,709
2023	10,600	335	1,038	363	473	1,427	224	572	74	1,409	1,600	2,719
2024	10,620	338	1,036	363	485	1,422	223	573	75	1,413	1,590	2,722
2025	10,600	343	1,016	362	492	1,418	223	583	75	1,417	1,564	2,716
2026	10,570	341	993	363	498	1,414	223	580	75	1,416	1,559	2,719
2027	10,540	337	970	361	502	1,410	224	579	75	1,414	1,550	2,726
2028	10,510	334	956	360	505	1,407	224	577	75	1,411	1,545	2,731
2029	10,500	329	946	359	508	1,409	224	571	75	1,419	1,541	2,735
2030	10,520	319	938	359	509	1,413	224	574	74	1,427	1,538	2,754
2031	10,480	309	925	358	511	1,413	224	567	74	1,435	1,533	2,743
2032	10,480	299	916	357	512	1,414	225	569	74	1,442	1,529	2,746
2033	10,470	289	908	357	513	1,416	225	571	74	1,449	1,524	2,749
2034	10,450	279	899	357	515	1,416	225	563	74	1,456	1,518	2,753
2035	10,440	269	895	356	515	1,419	225	565	74	1,462	1,512	2,756
2036	10,430	259	893	356	516	1,421	225	556	74	1,468	1,506	2,759
2037	10,430	254	894	356	517	1,422	226	558	74	1,474	1,500	2,762
2038	10,430	249	893	355	518	1,424	226	560	74	1,479	1,494	2,765
2039	10,430	244	897	355	518	1,424	226	562	74	1,484	1,488	2,768
2040	10,430	239	888	355	519	1,425	226	558	74	1,489	1,482	2,783
2041	10,410	234	880	355	519	1,425	227	557	74	1,494	1,475	2,774
2042	10,400	229	879	355	520	1,425	227	556	74	1,499	1,468	2,777
2043	10,390	219	875	354	520	1,427	227	558	74	1,503	1,461	2,780
2044	10,390	217	879	354	520	1,427	227	557	74	1,507	1,456	2,783
2045	10,400	214	885	354	521	1,428	227	557	74	1,512	1,451	2,786
2046	10,400	211	877	354	521	1,429	228	558	74	1,516	1,447	2,789
2047	10,400	209	875	354	521	1,429	228	558	74	1,521	1,443	2,792
2048	10,400	207	877	354	522	1,430	228	559	74	1,525	1,440	2,795
2049	10,410	205	878	354	522	1,431	228	561	74	1,530	1,438	2,798
2050	10,430	204	879	354	522	1,432	229	562	74	1,534	1,436	2,808

# Calaveras County Economic Forecast

## Socioeconomic Indicators

