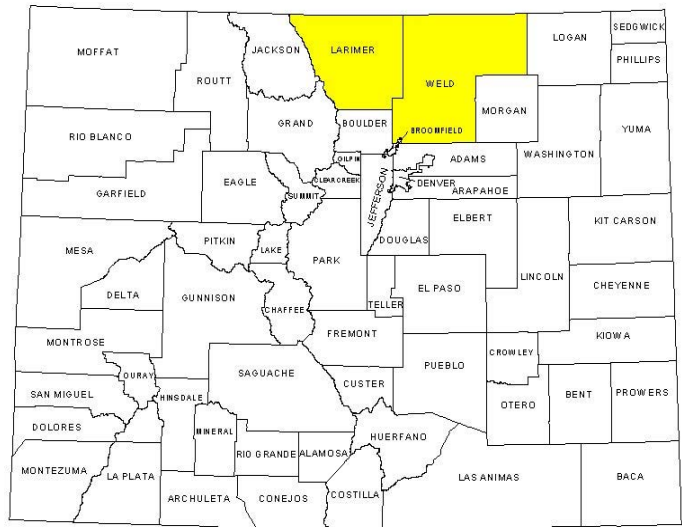


Regional Socio-Economic Profile

Region 2—Larimer & Weld Counties

Overview

The central work of the State Demography Office is the research and production of population data and information and of the forces (fertility, mortality, migration) that lead to population change. Data and information about the population and the factors that lead to population change are critical for program and local area planning. This profile presents data on the economy and the population for the North Front Range Region of Colorado. Included are:



The Economy

- Estimated Total Jobs by Industrial Sector.
- Personal Income by Source.
- The Economic Base in terms of Industrial Clusters.
- An Economic Forecast for the Base Industry Groups.

The Population

- Population Estimates, 2000 – 2009.
- The Relationships of Population, Households, and Housing.
- Population Forecasts, 2010 – 2035.
- Population by Age, 2009 and 2035.

Labor Market Highlights.

- Labor force and participation rates by age

Forecasting Worksheets

- Worksheets which show the relationship of the job forecast to the population forecast relate jobs to the population.

Regional Socio-Economic Profile

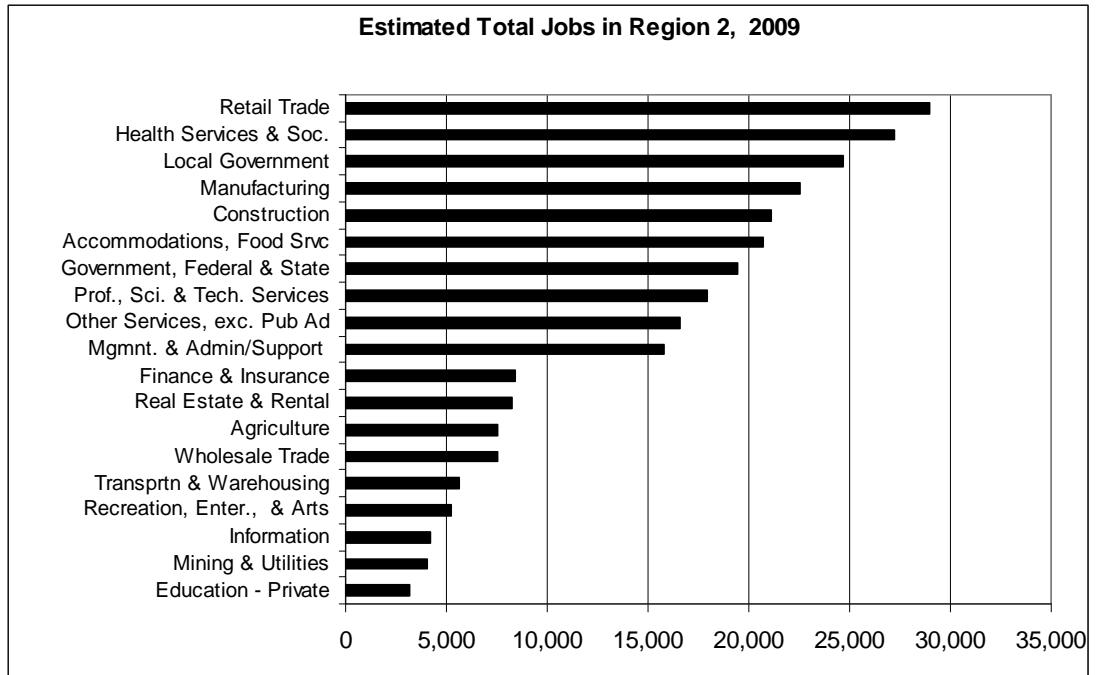
Region 2—Larimer & Weld Counties

Economic Highlights

Jobs

Region two had 269,068 jobs in 2009. The largest portion of these were in retail trade (28,950 or 10.8 percent), health services and social assistance (27,235 or 10.1 percent), local government (24,664 or 9.2 percent), and manufacturing (22,573 or 8.4 percent).

Average annual job growth in the region was 1.1 percent from 2001 to 2009 but decreased 3.7 percent from 2008 to 2009. Reflecting national trends, the greatest decreases were in construction (-3,550 jobs, -14.4 percent) and retail trade (-1,746 jobs, -5.7 percent). health care and social assistance continued to grow (669 jobs, 2.5 percent), albeit at a slower pace than the 4.0 percent average growth since 2001. Local government also posted positive job growth, adding 542 employees (2.2 percent) while state and federal government shed 72 positions.



Source: Colorado State Demography Office

ESTIMATED TOTAL JOBS - REGION 2 COUNTIES, 2009 By Industrial Sector

| Industry Group | Region 2 | Larimer | Weld |
|---|----------------|----------------|----------------|
| ESTIMATED TOTAL JOBS | 269,068 | 164,264 | 104,804 |
| Agriculture | 7,578 | 1,744 | 5,835 |
| Mining & Utilities | 4,030 | 760 | 3,270 |
| Manufacturing | 22,573 | 11,462 | 11,111 |
| Government, Federal & State | 19,470 | 14,850 | 4,620 |
| Construction | 21,143 | 11,604 | 9,539 |
| Wholesale Trade | 7,502 | 3,576 | 3,926 |
| Transprt & Warehousing | 5,605 | 2,660 | 2,945 |
| Information | 4,238 | 3,057 | 1,180 |
| Finance & Insurance | 8,392 | 4,165 | 4,227 |
| Real Estate & Rental | 8,225 | 5,555 | 2,670 |
| Prof., Sci. & Tech. Services | 17,936 | 13,868 | 4,069 |
| Mgmt. & Admin/Support | 15,783 | 9,572 | 6,211 |
| Retail Trade | 28,950 | 19,217 | 9,732 |
| Education - Private | 3,208 | 2,287 | 922 |
| Health Services & Soc. Asst. | 27,235 | 17,932 | 9,302 |
| Recreation, Enter., & Arts | 5,207 | 3,614 | 1,593 |
| Accommodations, Food Svc | 20,719 | 14,592 | 6,127 |
| Other Services, exc. Pub Ad | 16,609 | 10,116 | 6,493 |
| Local Government | 24,664 | 13,631 | 11,033 |

Regional Socio-Economic Profile

Region 2—Larimer & Weld Counties

Economic Highlights

Personal Income

PERSONAL INCOME for REGION 2 COUNTIES, 2008

| | Amounts (In thousands of \$) | | |
|-------------------------------|------------------------------|--------------|-------------|
| | Region 2 | Larimer | Weld |
| Per Capita Personal Income | \$35.680 | \$38.848 | \$28.402 |
| Ratio to U. S. PCPI | 0.971 | 0.967 | 0.707 |
| Total Personal Income | \$18,446,121 | \$11,378,132 | \$7,067,989 |
| Earned Income by Residents | \$12,791,190 | \$7,729,704 | \$5,061,486 |
| Earnings by Place of Work | \$12,958,746 | \$7,864,866 | \$5,093,880 |
| - Contrib. For Social Ins. | -\$1,330,096 | -\$815,052 | -\$515,044 |
| Residency Adjustment | \$1,162,540 | \$679,890 | \$482,650 |
| Transfer Payments | \$2,185,559 | \$1,213,158 | \$972,401 |
| Retirement & Disability | \$883,561 | \$527,752 | \$355,809 |
| Medical: Medicare,-caid, VA | \$848,982 | \$448,220 | \$400,762 |
| Other | \$453,016 | \$237,186 | \$215,830 |
| Dividends, Interest, and Rent | \$3,469,372 | \$2,435,270 | \$1,034,102 |

Source: Bureau of Economic Analysis

From 2001 to 2008, per capita personal income increased 1.8 percent per year while that of the nation increased at an annual rate of 3.2 percent. Thus, the region's ratio (of per capita income) to that of the nation fell from 0.965 to 0.848 during the eight-year period. Over this time period the portion of earned income dropped from 73.8 percent in 2001 to 69.3 percent in 2008, while income from dividends, interest, and rent increased from 17.4 percent to 18.8 percent. Thus slow per capita personal income growth may represent in part a proportional increase in population living off of retirement income that is greater than that experienced by the nation.

PERSONAL INCOME for REGION 2 COUNTIES, 2008

| | Percent of Total Personal Income | | |
|-------------------------------|----------------------------------|---------|--------|
| | Region 2 | Larimer | Weld |
| Total Personal Income | 100.0% | 100.0% | 100.0% |
| Earned Income by Residents | 69.3% | 67.9% | 71.6% |
| Earnings by Place of Work | 70.3% | 69.1% | 72.1% |
| - Contrib. For Social Ins. | -7.2% | -7.2% | -7.3% |
| Residency Adjustment | 6.3% | 6.0% | 6.8% |
| Transfer Payments | 11.8% | 10.7% | 13.8% |
| Retirement & Disability | 4.8% | 4.6% | 5.0% |
| Medical: Medicare,-caid, VA | 4.6% | 3.9% | 5.7% |
| Other | 2.5% | 2.1% | 3.1% |
| Dividends, Interest, and Rent | 18.8% | 21.4% | 14.6% |

Source: Bureau of Economic Analysis

Regional Socio-Economic Profile

Region 2—Larimer & Weld Counties

Economic Highlights

Base Analysis

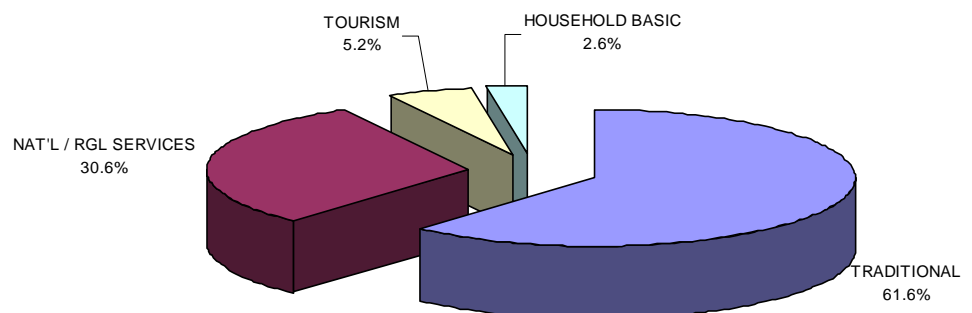
Reflecting many differences between Larimer and Weld Counties, Region two has a diverse economic base. Similarities include two research universities, several community colleges, and many federal and state agencies. Together these make up 14.1 percent of basic employment. Region two is also becoming a health center, with several major hospitals. Health and education is currently 10.4 percent, but the sector exhibits strong growth despite recent business cycles. Growth in retirees, which currently accounts for 11.4 percent of the region's base, will undoubtedly fuel consistent growth in the future.

Agribusiness is also significant in the region, and to some extent this is related with manufacturing. Both Larimer and Weld Counties have significant employment in food and beverage manufacturing companies. Combined these contribute 12.2 percent of all basic jobs.

North Front Range - REGION 2

ECONOMIC BASE (JOBS), 2009

| | Region 2 | Larimer | Weld |
|----------------------------------|----------------|----------------|----------------|
| TRADITIONAL | 54,546 | 28,808 | 25,739 |
| Agribusiness | 17,922 | 4,266 | 13,656 |
| Mining | 3,287 | 269 | 3,018 |
| Manufacturing | 12,551 | 8,621 | 3,930 |
| Government | 20,787 | 15,652 | 5,134 |
| NAT'L / RGL SERVICES | 37,720 | 25,347 | 12,373 |
| Mining, Construction | 4,523 | 2,508 | 2,015 |
| Trade & Transportation | 4,442 | 2,522 | 1,920 |
| Information, Comm. | 1,553 | 1,115 | 439 |
| Financial Activities | 1,394 | 464 | 930 |
| Prof. & Business Svcs | 10,498 | 8,365 | 2,133 |
| Health & Education | 15,279 | 10,351 | 4,928 |
| TOURISM | 12,612 | 9,444 | 3,168 |
| Recr., Lodging, Food | 8,900 | 7,149 | 1,751 |
| Real Est., Construction | 1,450 | 858 | 592 |
| Retail Trade | 1,519 | 1,006 | 512 |
| Transportation | 742 | 430 | 313 |
| HOUSEHOLD BASIC | 42,329 | 27,498 | 14,830 |
| Retirees | 16,845 | 11,456 | 5,389 |
| Commuters | 11,327 | 6,749 | 4,578 |
| Trans <65 | 5,688 | 3,281 | 2,407 |
| DIR < 65 | 8,468 | 6,012 | 2,457 |
| TOTAL DIRECT BASIC | 147,207 | 91,097 | 56,110 |
| TOTAL INDIRECT BASIC | 22,615 | 13,900 | 8,715 |
| TOTAL NON-BASIC | 99,244 | 59,267 | 39,977 |
| (Wrkr LRS) | | | |
| TOTAL ALL JOBS | 269,066 | 164,264 | 104,802 |
| Ratio: Ind + NB / D. B. | 0.83 | 0.80 | 0.87 |
| Ratio: Total / Dir. Basic | 1.83 | 1.80 | 1.87 |



Website:
http://www.dola.colorado.gov/demog_webapps/economic_base_analysis

Regional Socio-Economic Profile

Region 2—Larimer & Weld Counties

Population Highlights

Forecasts

From 2010 to 2015 the region's economy is expected to grow 41,781 total jobs at an annual average rate of 2.9 percent. Over this time 21,200 direct basic jobs should be created. From 2015 to 2025 total job growth should be about the same, changing 2.8 percent annually. Growth between 2010 and 2015 is mostly driven by growth in Tourism and National Regional Services. Growth after 2015 is driven primarily by retiree spending.

North Front Range - Region 2

| | | 2010 | 2015 | 2025 | 2035 |
|--|--|---------|---------|---------|---------|
| | JOBS | | | | |
| | Direct Basic Jobs | | | | |
| | TRADITIONAL INDUSTRIAL BASIC JOBS | 53,369 | 58,115 | 65,356 | 71,254 |
| | Annual Average Pct. Change | -0.7% | 1.7% | 1.2% | 0.9% |
| | REGIONAL & NATIONAL SERVICES | 38,418 | 46,105 | 55,324 | 65,455 |
| | Annual Average Pct. Change | 1.9% | 3.7% | 1.8% | 1.7% |
| | TOURISM | 12,561 | 15,347 | 18,365 | 21,121 |
| | Annual Average Pct. Change | 1.0% | 4.1% | 1.8% | 1.4% |
| | HOUSEHOLD BASIC | 42,327 | 48,308 | 75,829 | 106,596 |
| | Annual Average Pct. Change | 1.8% | 2.7% | 4.6% | 3.5% |
| | Commuting | 12,564 | 12,567 | 16,603 | 20,641 |
| | Retirees | 15,673 | 20,124 | 36,659 | 54,255 |
| | Public Assistance | 7,796 | 8,303 | 10,814 | 14,779 |
| | Investment Income & Wealth | 6,295 | 7,315 | 11,753 | 16,921 |
| | TOTAL DIRECT BASIC JOBS | 146,675 | 167,875 | 214,874 | 264,426 |
| | Annual Average Pct. Change | 0.8% | 2.7% | 2.5% | 2.1% |
| | Secondary Jobs (Indirect Basic + NonBasic) | 126,001 | 146,581 | 199,195 | 257,110 |
| | Ratio of Secondary/DB Jobs | 85.9% | 87.3% | 92.7% | 97.2% |
| | TOTAL JOBS (DB + Secondary) | 272,676 | 314,456 | 414,069 | 521,536 |
| | Annual Average Pct. Change | 1.1% | 2.9% | 2.8% | 2.3% |
| | Less: Military Jobs | 1,396 | 1,424 | 1,466 | 1,494 |
| | TOTAL CIVILIAN JOBS (DEMAND) | 271,280 | 313,032 | 412,603 | 520,042 |
| | Annual Average Pct. Change | 1.1% | 2.9% | 2.8% | 2.3% |

Source: Colorado State Demography Office

Regional Socio-Economic Profile

Region 2—Larimer & Weld Counties

Population Highlights

Estimates

POPULATION ESTIMATES FOR COLORADO COUNTIES

| | Census | SDO | SDO | SDO | Average Annual Rate Of Change | | | |
|-----------------|-------------|-----------------|-----------------|-----------------|-------------------------------|-------|-------|-------|
| | April, 2000 | Est. July, 2007 | Est. July, 2008 | Est. July, 2009 | 00-07 | 07-08 | 08-09 | 00-09 |
| COLORADO | 4,301,261 | 4,895,652 | 4,987,672 | 5,074,528 | 1.8% | 1.9% | 1.7% | 1.8% |
| REGION 2 | 432,430 | 531,268 | 543,781 | 554,780 | 2.8% | 2.3% | 2.0% | 2.7% |
| Larimer | 251,494 | 288,099 | 293,955 | 299,284 | 1.9% | 2.0% | 1.8% | 1.9% |
| Weld | 180,936 | 243,169 | 249,826 | 255,496 | 4.0% | 2.7% | 2.2% | 3.7% |

Source: State Demography Office—October, 2010 website: http://www.dola.colorado.gov/dlg/demog/pop_cnty_estimates.html



The population of the region in 2009 was 554,780. This represents a 2.0 percent annual increase from 2008. The region has grown strongly since 2000 adding 122,350 people to its base of 432,430 in 2000. Much of the new growth has been in Weld County, and, in particular, in its southern portion next to the fast growing, northeastern sector of the Denver Metro area. The County has averaged an annual growth rate of 3.7 percent since 2000 – an increase of 41 percent since the 2000 Census! Larimer County, in contrast, has grown at modest annual rate of 1.9 percent over the nine year period.

Of the region's 554,780 people, 12,869 live in group quarters, the remaining 541,911 in households. A large part of the group quarters population is students in dormitories at Colorado State University in Fort Collins and the University of Northern Colorado in Greeley. The region averages 2.64 persons per household (occupied housing units) with Weld County having a higher ratio (of 2.80) than Larimer County (2.52). The region's 10.92 percent vacancy rate includes houses, mainly in Larimer County, used for seasonal and recreation purposes.

Housing and Households



Estimates of Population and Households for Colorado Counties and Municipalities
2009

| Area | Total Population | Group Qtr. Population | Household Population | Persons Per Household | Total Housing Units | Occupied Housing Units | Vacant Housing Units | Vacancy Rate |
|-----------------|------------------|-----------------------|----------------------|-----------------------|---------------------|------------------------|----------------------|--------------|
| COLORADO | 5,074,528 | 113,530 | 4,960,998 | 2.55 | 2,204,528 | 1,946,542 | 257,982 | 11.70 |
| REGION 2 | 554,780 | 12,869 | 541,911 | 2.64 | 230,317 | 205,173 | 25,144 | 10.92 |
| Larimer | 299,284 | 7,812 | 291,472 | 2.52 | 132,157 | 115,728 | 16,429 | 12.43 |
| Weld | 255,496 | 5,057 | 250,439 | 2.80 | 98,160 | 89,445 | 8,715 | 8.88 |

Source: State Demography Office, October, 2010

Website: http://www.dola.colorado.gov/dlg/demog/housing_colo_estimates.html

Regional Socio-Economic Profile

Region 2—Larimer & Weld Counties

Population Highlights

Forecast

POPULATION FORECASTS BY REGION AND COUNTY 2010 - 2035

| | July, 2010 | July, 2015 | July, 2025 | July, 2035 | Avg. Annual % Chg | | |
|-----------------|------------------|------------------|------------------|------------------|-------------------|-------------|-------------|
| | | | | | 10-15 | 15-25 | 25-35 |
| COLORADO | 5,160,189 | 5,622,019 | 6,700,765 | 7,658,215 | 1.7% | 1.8% | 1.3% |
| REGION 2 | 564,319 | 629,688 | 814,893 | 1,014,013 | 2.2% | 2.6% | 2.2% |
| Larimer | 302,600 | 329,105 | 401,176 | 469,137 | 1.7% | 2.0% | 1.6% |
| Weld | 261,719 | 300,583 | 413,717 | 544,876 | 2.8% | 3.2% | 2.8% |

Source: State Demography Office, October, 2010 Website: www.dola.state.co.us/dlg/demog/pop_colo_forecasts.html

The region is expected to continue to grow strongly after 2010, at annual rates of 2.2 percent or more. Most of this growth will continue to come from industrial activities related to the Denver Metro area and further increases in commuters, though there will also be industrial growth in the northern part of the region. Further, the region will see strong increases in retirees as its own baby-boomers retire and as others in the Front Range are attracted to the regions beautiful rural environment, university culture, and strong urban services.

Age

Population by Age, Colorado and Region, 2009 and 2025

| Age Groups | Region 2 | | | | Colorado | | | |
|------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|
| | July 1, 2009 | | July 1, 2025 | | July 1, 2009 | | July 1, 2025 | |
| | Amount | % of Total | Amount | % of Total | Amount | % of Total | Amount | % of Total |
| 0 - 4 | 38,588 | 7.0% | 55,430 | 6.8% | 358,087 | 7.1% | 469,094 | 7.0% |
| 5 - 17 | 94,736 | 17.1% | 138,848 | 17.0% | 884,888 | 17.4% | 1,155,037 | 17.2% |
| 18 - 24 | 70,706 | 12.7% | 88,649 | 10.9% | 546,255 | 10.8% | 652,848 | 9.7% |
| 25 - 44 | 161,026 | 29.0% | 226,493 | 27.8% | 1,410,605 | 27.8% | 1,750,183 | 26.1% |
| 45 - 64 | 135,443 | 24.4% | 183,912 | 22.6% | 1,358,328 | 26.8% | 1,528,618 | 22.8% |
| 65 - 74 | 28,770 | 5.2% | 71,666 | 8.8% | 280,162 | 5.5% | 671,067 | 10.0% |
| 75 - 84 | 18,799 | 3.4% | 37,242 | 4.6% | 176,543 | 3.5% | 356,980 | 5.3% |
| 85+ | 6,708 | 1.2% | 12,653 | 1.6% | 59,697 | 1.2% | 116,936 | 1.7% |
| Total | 554,776 | 100.0% | 814,893 | 100.0% | 5,074,567 | 100.0% | 6,700,765 | 100.0% |

The median age of the region on July 1, 2009 was 32.9 as compared to the state's median age of 35.1. This is mainly due to somewhat larger proportions of young people and its college student populations. The median ages of the region and the state are expected to rise to 35.6 and 36.6 respectively by 2030 with the aging of the baby boomers age during this period. The population over 65 will increase 78 percent during the next fifteen years, shifting this age group's proportion of the total from being 9.8 percent in 2009 to 17.4 percent in 2025.

Regional Socio-Economic Profile

Region 2—Larimer & Weld Counties

Labor Market Highlights

Forecasts

Integrating the Economic and Population Forecasts by way of Analysis of the Labor Market

The separate forecasts of the economy (jobs) and the population are *integrated* -- or made consistent with each other -- by way of an analysis of the labor market. The analysis reviews whether the population forecast in the demographic models and the workforce they are expected to provide (supply) will be sufficient (or too great) to meet the demands of the economy. If not, the population forecast – migration – may have to be adjusted so that the jobs supplied by the population is more in line with the jobs forecast.

North Front Range (2)

| | 2010 | 2015 | 2025 | 2035 |
|----------------------------------|---------|---------|---------|-----------|
| = CIVILIAN JOBS SUPPLIED | 264,834 | 315,835 | 420,164 | 529,844 |
| Annual Average Pct. Change | 1.5% | 3.6% | 2.9% | 2.3% |
| + Commuters | -26,128 | -30,864 | -34,717 | -38,039 |
| = JOBS HELD BY RESIDENTS | 290,962 | 346,699 | 454,881 | 567,883 |
| + 2nd & 3rd Jobs of Rsdnts | 22,363 | 27,635 | 36,557 | 45,840 |
| Multiplie Job Holding Rate | 7.6% | 8.2% | 8.3% | 8.3% |
| = EMPLOYED PERSONS (RES) | 268,599 | 319,064 | 418,324 | 522,043 |
| - Unemployed Persons | 25,236 | 17,124 | 23,629 | 29,211 |
| Unemployment Rate | 8.6% | 5.1% | 5.3% | 5.3% |
| = LABOR FORCE (RESIDENTS) | 293,835 | 336,187 | 441,953 | 551,254 |
| x Labor Force Participation Rate | 0.7 | 0.7 | 0.7 | 0.7 |
| NON-INSTITUTIONAL POP >16 | 437,683 | 487,168 | 631,141 | 787,255 |
| TOTAL POPULATION | 563,668 | 628,963 | 814,067 | 1,013,158 |
| Annual Average Pct. Change | 2.6% | 2.2% | 2.6% | 2.2% |

Working from the bottom of the upper table, **labor force participation rates** are applied to **non-institutional populations over 16** – by age and gender to produce a forecast of the **labor force** for an existing or projected population. When the forecasted number unemployed persons are subtracted from the labor force, a forecast of the number of employed persons results.

This number + the number of 2nd and 3rd jobs supplied by multiple job holders + those provided by commuters living outside the region – those who will work outside equals the number of jobs supplied by the population.

Note that the number of jobs supplied by the population and their rates of growth are not the same as the growth (rates) of the population. Hence this analysis is essential to establishing an appropriate relationship between jobs and population.

Changes in the overall or total labor force participation rate(s) (LFPR) are really a function of changes LFPR by age and gender and changes in the relative proportions in each. In general, LFPR for each age-gender group are expected to rise slightly to 2025. Those of women – especially those in upper age groups -- are expected to increase more substantially, as the result of greater women's participation in younger age groups in past decades. Changes in the overall or total LFPR of a region, if it's declining, are due to increases in the number of people in younger or older age groups where participation rates are expected to remain relatively low.

| 2010 | | | | 2025 | | | |
|----------|-------------|-------------------|------------------------|----------|-------------|-------------------|------------------------|
| Age | Labor Force | Non-Inst Pop. >16 | Labor Force Part. Rate | Age | Labor Force | Non-Inst Pop. >16 | Labor Force Part. Rate |
| 16 TO 24 | 48,815 | 83,687 | 58.3% | 16 TO 24 | 65,232 | 108,533 | 60.1% |
| 25 TO 34 | 65,594 | 83,494 | 78.6% | 25 TO 34 | 95,066 | 116,217 | 81.8% |
| 35 TO 44 | 64,915 | 78,899 | 82.3% | 35 TO 44 | 104,141 | 121,668 | 85.6% |
| 45 TO 54 | 63,514 | 77,761 | 81.7% | 45 TO 54 | 89,264 | 103,888 | 85.9% |
| 55 TO 64 | 40,733 | 61,575 | 66.2% | 55 TO 64 | 59,257 | 79,944 | 74.1% |
| 65 TO 74 | 8,494 | 30,974 | 27.4% | 65 TO 74 | 24,090 | 64,466 | 37.4% |
| 75 TO 84 | 962 | 15,546 | 6.2% | 75 TO 84 | 3,288 | 28,393 | 11.6% |
| Total | 293,835 | 437,683 | 67.1% | Total | 441,953 | 631,141 | 70.0% |

Regional Socio-Economic Profile

Region 2—Larimer & Weld Counties

Forecasting Worksheet Region 2

| | 2010 | 2015 | 2025 | 2035 |
|---------------------------------------|---------|---------|---------|-----------|
| TOTAL DIRECT BASIC JOBS | 146,675 | 167,875 | 214,874 | 264,426 |
| Total Jobs / Total Direct Basic Jobs | 1.9 | 1.9 | 1.9 | 2.0 |
| TOTAL JOBS | 272,676 | 314,456 | 414,069 | 521,536 |
| <i>Average Annual Percent Change</i> | 1.1% | 2.9% | 2.8% | 2.3% |
| *Statistical Discrepancy | 6,446 | -2,803 | -7,560 | -9,802 |
| JOBS HELD (In Area by Res. & Non-Res) | 290,962 | 346,699 | 454,881 | 567,883 |
| <i>Average Annual Percent Change</i> | 1.4% | 3.6% | 2.8% | 2.2% |
| + Commuters (+ = IN) | -26,128 | -30,864 | -34,717 | -38,039 |
| = JOBS HELD BY RESIDENTS | 290,962 | 346,699 | 454,881 | 567,883 |
| + 2nd & 3rd Jobs Held by Res. | 22,363 | 27,635 | 36,557 | 45,840 |
| = Employed Persons (Residents) | 268,599 | 319,064 | 418,324 | 522,043 |
| - Unemployed Persons | 25,236 | 17,124 | 23,629 | 29,211 |
| Unemployment Rate | 8.6% | 5.1% | 5.3% | 5.3% |
| LABOR FORCE (RESIDENTS) | 293,835 | 336,187 | 441,953 | 551,254 |
| Labor Force Participation Rate | 67.1% | 69.0% | 70.0% | 70.0% |
| POPULATION - CENSUS BASED | 563,668 | 628,963 | 814,067 | 1,013,158 |
| <i>Average Annual Percent Change</i> | 2.6% | 2.2% | 2.6% | 2.2% |

Source: Colorado State Demography Office website: http://www.dola.colorado.gov/dlg/demog/economy_worksheets.html

The forecasting worksheets attempt to integrate and / or reconcile the economic forecast of total jobs with the population forecast. The rates of growth of these two key variables can differ somewhat because of changes in the labor market, i.e., labor force participation rates, unemployment rates, multiple job holding, and/or commuting. For example, between 2010 and 2015 job growth in the region is expected to be 2.9% per year while population growth will be 2.2%. This faster growth in jobs relative to the population is the result of lower unemployment a decrease in the proportion of the population that are expected to commute to work in the Denver metro area. These differences can vary over time; in the last ten years of the forecast period, 2025 – 2035, the population grows at a faster rate than jobs as the baby-boomer population retires and causes overall labor force participation rates to decline.