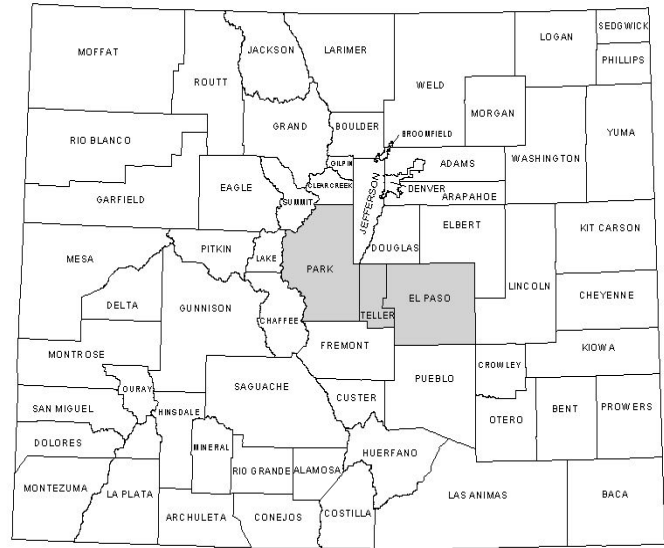


# Regional Socio-Economic Profile

## Region 4—El Paso, Park and Teller 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 different Planning and Management Regions 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.

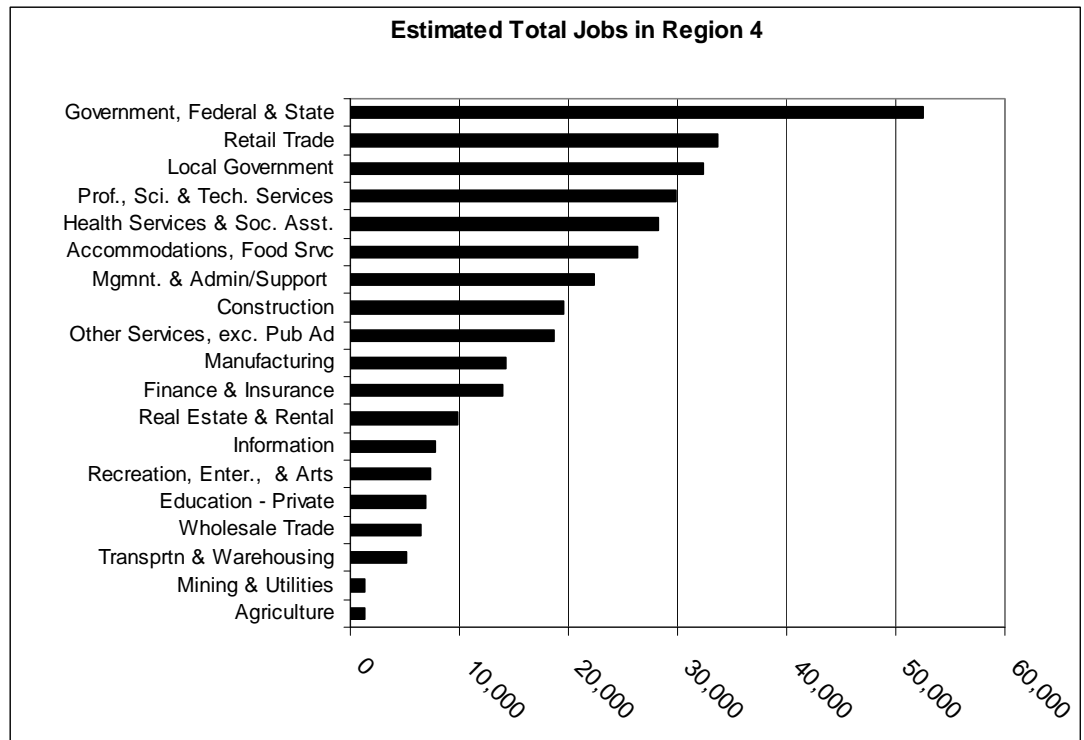
# Regional Socio-Economic Profile

## Region 4—El Paso, Park and Teller Counties

### Economic Highlights

#### Jobs

The region had 337,692 jobs in 2009. The largest portion of these were in federal and state government because of the presence of the military (52,528 or 15.6 percent), retail trade (33,707 or 10.0 percent), local government (32,327 or 9.6 percent), and professional, scientific, and technical services (29,793 or 8.8 percent).



Source: Colorado State Demography Office

Job growth in the region was 0.5 percent per year from 2001 – 2009 but decreased to -2.7 percent from 2008 – 2009. This decrease was not as much as the state as a whole, largely due to an increase of 4,233 jobs (+8.8 percent) in federal and state government. Construction decreased by 3,128 positions (-13.8 percent), manufacturing lost 2,380 (-13.3 percent), and retail declined by 1,861 (-5.2 percent). Countering a trend seen in many regions around the state, local government shed 326 positions (-1.0 percent).

ESTIMATED TOTAL JOBS - REGION 4 COUNTIES, 2009				
By Industrial Sector				
Industry Group	Region 4	El Paso	Teller	Park
<b>ESTIMATED TOTAL JOBS</b>	<b>337,692</b>	<b>323,479</b>	<b>9,724</b>	<b>4,490</b>
Agriculture	1,268	983	75	210
Mining & Utilities	1,319	876	417	27
Manufacturing	14,227	14,009	121	97
Government, Federal & State	52,528	52,196	162	170
Construction	19,604	18,163	754	687
Wholesale Trade	6,460	6,222	162	76
Transprt & Warehousing	5,219	5,032	120	67
Information	7,781	7,646	66	69
Finance & Insurance	13,930	13,615	240	75
Real Estate & Rental	9,784	9,247	364	174
Prof., Sci. & Tech. Services	29,793	28,709	704	381
Mgmt. & Admin/Support	22,396	21,809	349	237
Retail Trade	33,707	32,271	1,060	377
Education - Private	6,847	6,627	169	51
Health Services & Soc. Asst.	28,269	27,522	564	183
Recreation, Enter., & Arts	7,296	6,360	822	115
Accommodations, Food Svc	26,278	24,253	1,744	282
Other Services, exc. Pub Ad	18,658	17,533	673	452
Local Government	32,327	30,406	1,160	761

# Regional Socio-Economic Profile

Region 4—El Paso, Park and Teller Counties

## Economic Highlights

### Personal Income

#### PERSONAL INCOME for REGION 4 COUNTIES, 2008

	Amounts (In thousands of \$)			
	Region 4	El Paso	Teller	Park
Per Capita Personal Income	\$38.103	\$38.126	\$40.829	\$33.831
Ratio to U. S. PCPI	0.949	0.949	1.017	0.842
Total Personal Income	\$24,156,319	\$22,698,715	\$882,570	\$575,034
Earned Income by Residents	\$16,944,250	\$15,882,191	\$631,095	\$430,964
Earnings by Place of Work	\$18,253,957	\$17,751,867	\$348,966	\$153,124
- Contrib. For Social Ins.	-\$1,839,593	-\$1,788,690	-\$37,435	-\$13,468
Residency Adjustment	\$529,886	-\$80,986	\$319,564	\$291,308
Transfer Payments	\$2,925,344	\$2,764,204	\$103,125	\$58,015
Retirement & Disability	\$1,020,772	\$938,546	\$51,915	\$30,311
Medical: Medicare,-caid,	\$1,073,262	\$1,031,135	\$28,094	\$14,033
Other	\$831,310	\$794,523	\$23,116	\$13,671
Dividends, Interest, and Rent	\$4,286,725	\$4,052,320	\$148,350	\$86,055

Source: Bureau of Economic Analysis

From 2001 to 2008, per capita personal income increased 3.0 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 0.993 to 0.949 during the eight-year period. The largest portion of income, earned income, decreased from 73.1 percent of income in 2001 to 70.1 percent in 2008. Dividends, interest, and rent remained a constant 17.7 percent of income over this time period while transfer payments increased from 9.1 percent of income to 12.1 percent.

#### PERSONAL INCOME for REGION 4 COUNTIES, 2008

	Percent of Total Personal Income			
	Region 4	El Paso	Teller	Park
Total Personal Income	100.0%	100.0%	100.0%	100.0%
Earned Income by Residents	70.1%	70.0%	71.5%	74.9%
Earnings by Place of Work	75.6%	78.2%	39.5%	26.6%
- Contrib. For Social Ins.	-7.6%	-7.9%	-4.2%	-2.3%
Residency Adjustment	2.2%	-0.4%	36.2%	50.7%
Transfer Payments	12.1%	12.2%	11.7%	10.1%
Retirement & Disability	4.2%	4.1%	5.9%	5.3%
Medical: Medicare,-caid, VA	4.4%	4.5%	3.2%	2.4%
Other	3.4%	3.5%	2.6%	2.4%
Dividends, Interest, and Rent	17.7%	17.9%	16.8%	15.0%

Source: Bureau of Economic Analysis

# Regional Socio-Economic Profile

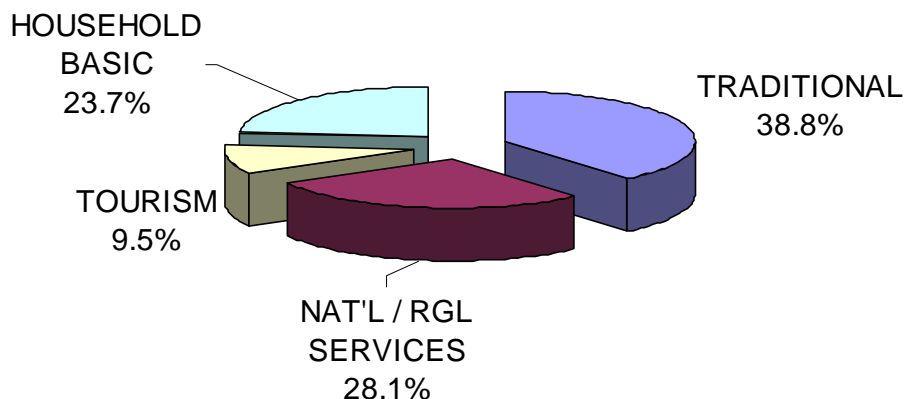
## Region 4—El Paso, Park and Teller Counties

### Economic Highlights

#### Base Analysis

The largest component of its economic base is its government sector, which provides 51,575 or 29.7 percent of its basic jobs. Of these, nearly 40,000 are military jobs. The region, which is dominated by El Paso County, also has a strong tourism industry with 16,435 basic jobs and a strong professional and business services industry with 16,787 basic jobs. Its health services (Medicare and Medicaid) sector along with education adds 19,928 jobs to the base. Retirees (19,846), investors (9,941), recipients of transfer receipts (8,250) provide an additional 38,052 jobs (or 21.9 percent) to the region's economic base.

REGION 4 ECONOMIC BASE (JOBS), 2009				
	Region 4	El Paso Cnty	Teller Cnty	Park Cnty
<b>TRADITIONAL</b>	<b>67,387</b>	<b>66,276</b>	<b>684</b>	<b>426</b>
Agribusiness	3,125	2,801	84	240
Mining	461	90	371	0
Manufacturing	12,226	12,091	89	46
Government	51,575	51,295	139	141
<b>NAT'L / RGL SERVICES</b>	<b>48,756</b>	<b>47,537</b>	<b>761</b>	<b>458</b>
Mining, Construction	408	230	0	179
Trade & Transportation	5,494	5,412	54	28
Information, Comm.	2,495	2,472	16	8
Financial Activities	3,509	3,500	6	4
Prof. & Business Srvcs	16,787	16,531	172	83
Health & Education	19,928	19,258	513	157
<b>TOURISM</b>	<b>16,435</b>	<b>12,715</b>	<b>3,099</b>	<b>621</b>
Recr., Lodging, Food	12,411	9,830	2,399	182
Real Est., Construction	2,093	1,228	461	404
Retail Trade	1,115	893	204	19
Transportation	815	764	35	16
<b>HOUSEHOLD BASIC</b>	<b>41,099</b>	<b>34,357</b>	<b>3,699</b>	<b>3,043</b>
Retirees	19,861	18,317	951	594
Commuters	3,047	-777	1,898	1,926
Trans <65	8,250	7,584	414	251
DIR < 65	9,941	9,233	436	272
<b>TOTAL DIRECT BASIC</b>	<b>173,678</b>	<b>160,885</b>	<b>8,244</b>	<b>4,549</b>
<b>TOTAL INDIRECT BASIC</b>	<b>53,864</b>	<b>52,292</b>	<b>831</b>	<b>741</b>
<b>TOTAL NON-BASIC (Wrkr LRS)</b>	<b>110,140</b>	<b>110,300</b>	<b>647</b>	<b>-807</b>
<b>TOTAL ALL JOBS</b>	<b>337,688</b>	<b>323,477</b>	<b>9,722</b>	<b>4,490</b>
<b>Ratio: Ind + NB / D. B.</b>	<b>0.94</b>	<b>1.01</b>	<b>0.18</b>	<b>-0.01</b>
<b>Ratio: Total / Dir. Basic</b>	<b>1.94</b>	<b>2.01</b>	<b>1.18</b>	<b>0.99</b>



Website:  
[http://www.dola.colorado.gov/demog\\_webapps/](http://www.dola.colorado.gov/demog_webapps/)

# Regional Socio-Economic Profile

Region 4—El Paso, Park and Teller Counties

## Population Highlights

Forecasts

From 2010 to 2015 the region's economy is expected to grow 46,996 total jobs at an annual average rate of 2.6 percent. Over this time 21,807 direct basic jobs should be created. From 2015 to 2025 total job growth should slightly slow to 2.3 percent annually.

### Region 4

	2010	2015	2025	2035
<b>JOBS</b>				
<b>Direct Basic Jobs</b>				
TRADITIONAL INDUSTRIAL BASIC JOBS	68,743	73,267	78,334	83,982
Annual Average Pct. Change	0.0%	1.3%	0.7%	0.7%
REGIONAL & NATIONAL SERVICES	45,931	53,419	62,265	73,052
Annual Average Pct. Change	1.0%	3.1%	1.5%	1.6%
TOURISM	16,012	18,979	24,179	28,005
Annual Average Pct. Change	-0.3%	3.5%	2.5%	1.5%
HOUSEHOLD BASIC	41,444	48,273	71,044	92,766
Annual Average Pct. Change	1.6%	3.1%	3.9%	2.7%
Commuting	3,780	3,781	1,076	-1,631
Retirees	17,993	23,796	43,266	60,148
Public Assistance	10,856	11,123	13,199	16,772
Investment Income & Wealth	8,815	9,574	13,504	17,476
<b>TOTAL DIRECT BASIC JOBS</b>	172,131	193,938	235,824	277,805
Annual Average Pct. Change	0.6%	2.4%	2.0%	1.7%
Secondary Jobs (Indirect Basic + NonBasic)	164,298	189,487	247,791	310,979
Ratio of Secondary/DB Jobs	95.4%	97.7%	105.1%	111.9%
<b>TOTAL JOBS (DB + Secondary)</b>	336,429	383,425	483,614	588,784
Annual Average Pct. Change	0.4%	2.6%	2.3%	2.0%
Less: Military Jobs	39,363	40,833	40,833	40,833
<b>TOTAL CIVILIAN JOBS (DEMAND)</b>	297,066	342,592	442,782	547,951
Annual Average Pct. Change	0.1%	2.9%	2.6%	2.2%

Source: Colorado State Demography Office

# Regional Socio-Economic Profile

## Region 4—El Paso, Park and Teller 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
<b>COLORADO</b>	4,301,261	4,895,652	4,987,672	5,074,528	1.8%	1.9%	1.7%	1.8%
<b>REGION 4</b>	552,007	625,760	635,528	644,360	1.7%	1.5%	1.4%	1.7%
El Paso	516,929	586,046	595,904	604,925	1.7%	1.7%	1.5%	1.7%
Park	14,523	16,953	16,979	16,744	2.1%	0.2%	-1.4%	1.5%
Teller	20,555	22,761	22,645	22,691	1.4%	-0.5%	0.2%	1.1%

Source: State Demography Office—October, 2010 website: [http://www.dola.colorado.gov/dlg/demog/pop\\_cnty\\_estimates.html](http://www.dola.colorado.gov/dlg/demog/pop_cnty_estimates.html)



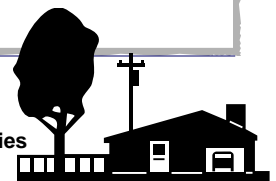
The population of the region in 2009 was 644,360. This represents a 1.4 percent annual increase from 2008. The region grew at a faster clip in the earlier part of the decade, with an annual growth rate of 1.7 between 2000 and 2007. The Colorado Springs MSA – which includes El Paso and Teller counties added 90,132 people between 2000 and 2009. Park County, which is virtually at the center of the state and affected by developments in Jefferson and Summit counties, gained 2,221 people between 2000 and 2009.

Of the region's 644,360 people, 16,445 live in group quarters, and the remaining 627,915 are in households. Of those counted as living in group quarters, approximately 4,500 are military personnel in El Paso County. The region averages 2.61 persons per household (occupied housing units) with El Paso County having a slightly higher ratio than Park or Teller Counties. The region's 13.4 percent vacancy rate includes houses used for seasonal recreation purposes, especially in Park and Teller Counties.

## 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
<b>COLO-RADO</b>	5,074,528	113,530	4,960,998	2.55	2,204,528	1,946,542	257,982	11.70
<b>REGION 4</b>	644,360	16,445	627,915	2.61	277,673	240,416	37,257	13.42
El Paso	604,925	16,255	588,670	2.62	251,425	224,800	26,625	10.59
Park	16,744	70	16,674	2.45	13,514	6,802	6,712	49.67
Teller	22,691	120	22,571	2.56	12,734	8,814	3,920	30.78

Source: State Demography Office, October, 2010

Website: [http://www.dola.colorado.gov/dlg/demog/housing\\_color\\_estimates.html](http://www.dola.colorado.gov/dlg/demog/housing_color_estimates.html)

# Regional Socio-Economic Profile

Region 4—El Paso, Park and Teller Counties

## Population Highlights

Forecast

### POPULATION FORECASTS BY REGION AND COUNTY 2010 - 2035

Avg. Annual % Chg

REGIONS/ Counties	July, 2010	July, 2015	July, 2025	July, 2035	10-15	15-25	25-35
<b>COLORADO</b>	<b>5,160,189</b>	<b>5,622,019</b>	<b>6,700,765</b>	<b>7,658,215</b>	<b>1.7%</b>	<b>1.8%</b>	<b>1.3%</b>
<b>REGION 4</b>	<b>662,600</b>	<b>717,055</b>	<b>856,196</b>	<b>991,617</b>	<b>1.6%</b>	<b>1.8%</b>	<b>1.5%</b>
El Paso	622,565	671,122	795,144	919,562	1.5%	1.7%	1.5%
Park	17,189	20,590	30,068	36,313	3.7%	3.9%	1.9%
Teller	22,846	25,343	30,984	35,742	2.1%	2.0%	1.4%

Source: State Demography Office, October, 2010 Website: [www.dola.state.co.us/dlg/demog/pop\\_colo\\_forecasts.html](http://www.dola.state.co.us/dlg/demog/pop_colo_forecasts.html)

The region is expected to grow strongly (1.7 percent per year) in the next fifteen years, led by a planned expansion at Fort Carson in Colorado Springs. However, other aspects of its economic base – its manufacturing, professional and business services, and tourism will contribute to this growth. Lastly, the region will see strong increases in retirees as its own baby-boomers retire and as others in the state and former military are attracted to the regions amenities, urban services and relatively low cost of living for an area over 500,000.

## Age

### Population by Age, Colorado and Region, 2009 and 2025

Age Groups	Region 4				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	44,692	6.9%	62,265	7.3%	358,087	7.1%	469,094	7.0%
5 - 17	113,972	17.7%	149,031	17.4%	884,888	17.4%	1,155,037	17.2%
18 - 24	77,905	12.1%	86,133	10.1%	546,255	10.8%	652,848	9.7%
25 - 44	173,013	26.9%	244,020	28.5%	1,410,605	27.8%	1,750,183	26.1%
45 - 64	171,694	26.6%	170,296	19.9%	1,358,328	26.8%	1,528,618	22.8%
65 - 74	35,984	5.6%	85,295	10.0%	280,162	5.5%	671,067	10.0%
75 - 84	20,850	3.2%	44,831	5.2%	176,543	3.5%	356,980	5.3%
85+	6,245	1.0%	14,325	1.7%	59,697	1.2%	116,936	1.7%
Total	644,355	100.0%	856,196	100.0%	5,074,567	100.0%	6,700,765	100.0%

The median age of the region on July 1, 2009 was 33.5 as compared to the state's median age of 35.1. This is mainly due to presence of the military, and hence, the higher proportions of young adults. The median ages of the region and the state are expected to rise to 34.8 and 36.6, respectively, by 2030 with the aging of the baby boomers age during this period.

# Regional Socio-Economic Profile

## Region 4—El Paso, Park and Teller 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.

#### Region 4

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 2<sup>nd</sup> and

	2010	2015	2025	2035
= CIVILIAN JOBS SUPPLIED	321,787	374,354	458,715	544,646
Annual Average Pct. Change	0.5%	3.1%	2.1%	1.7%
+ Commuters	-5,157	-6,819	3,140	15,148
= JOBS HELD BY RESIDENTS	326,944	381,173	455,576	529,497
+ 2nd & 3rd Jobs of Rsdnts	24,552	29,322	35,071	40,710
Multiplie Job Holding Rate	7.3%	7.8%	7.8%	7.8%
= EMPLOYED PERSONS (RES)	302,392	351,851	420,505	488,788
- Unemployed Persons	35,907	23,526	29,286	33,504
Unemployment Rate	10.6%	6.3%	6.5%	6.4%
= LABOR FORCE (RESIDENTS)	338,299	375,378	449,791	522,292
x Labor Force Participation Rate	0.7	0.7	0.7	0.7
NON-INSTITUTIONAL POP >16	491,855	534,012	637,117	741,167
TOTAL POPULATION	662,616	717,339	858,552	994,458
Annual Average Pct. Change	1.8%	1.6%	1.8%	1.5%

3<sup>rd</sup> 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	53,959	83,112	64.9%	16 TO 24	64,939	97,557	66.6%
25 TO 34	77,240	95,378	81.0%	25 TO 34	106,699	125,502	85.0%
35 TO 44	69,104	83,802	82.5%	35 TO 44	105,738	122,497	86.3%
45 TO 54	80,753	97,955	82.4%	45 TO 54	76,459	87,971	86.9%
55 TO 64	49,175	75,232	65.4%	55 TO 64	64,916	88,784	73.1%
65 TO 74	9,637	37,186	25.9%	65 TO 74	28,032	76,232	36.8%
75 TO 84	1,336	18,374	7.3%	75 TO 84	4,040	33,391	12.1%
Total	338,299	491,855	68.8%	Total	449,791	637,117	70.6%



# Regional Socio-Economic Profile

## Region 4—El Paso, Park and Teller Counties

### Region 4

	2010	2015	2025	2035
TOTAL DIRECT BASIC JOBS	172,131	193,938	235,824	277,805
Total Jobs / Total Direct Basic Jobs	2.0	2.0	2.1	2.1
TOTAL JOBS	336,429	383,425	483,614	588,784
<i>Average Annual Percent Change</i>	0.4%	2.6%	2.3%	2.0%
*Statistical Discrepancy	-24,721	-31,762	-15,934	3,306
JOBS HELD (In Area by Res. & Non-Res)	326,944	381,173	455,576	529,497
<i>Average Annual Percent Change</i>	0.4%	3.1%	1.8%	1.5%
+ Commuters (+ = IN)	-5,157	-6,819	3,140	15,148
= JOBS HELD BY RESIDENTS	326,944	381,173	455,576	529,497
+ 2nd & 3rd Jobs Held by Res.	24,552	29,322	35,071	40,710
= Employed Persons (Residents)	302,392	351,851	420,505	488,788
- Unemployed Persons	35,907	23,526	29,286	33,504
Unemployment Rate	10.6%	6.3%	6.5%	6.4%
LABOR FORCE (RESIDENTS)	338,299	375,378	449,791	522,292
Labor Force Participation Rate	68.8%	70.3%	70.6%	70.5%
POPULATION - CENSUS BASED	662,616	717,339	858,552	994,458
<i>Average Annual Percent Change</i>	1.8%	1.6%	1.8%	1.5%

Source: Colorado State Demography Office website: [http://www.dola.colorado.gov/dlg/demog/economy\\_worksheets.html](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 2.6% per year while population growth will be 1.6%. This faster growth in jobs relative to the population is the result of a net increase in the number of commuters into El Paso County, a lower unemployment rate and slightly lower labor force participation rates. 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.