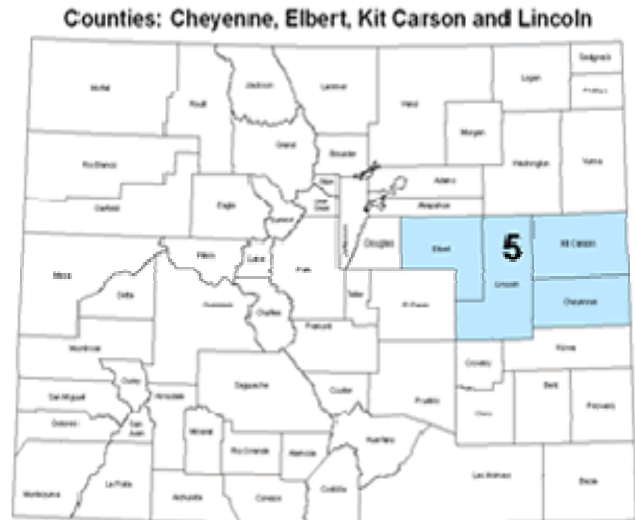


Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln 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 East Central 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.

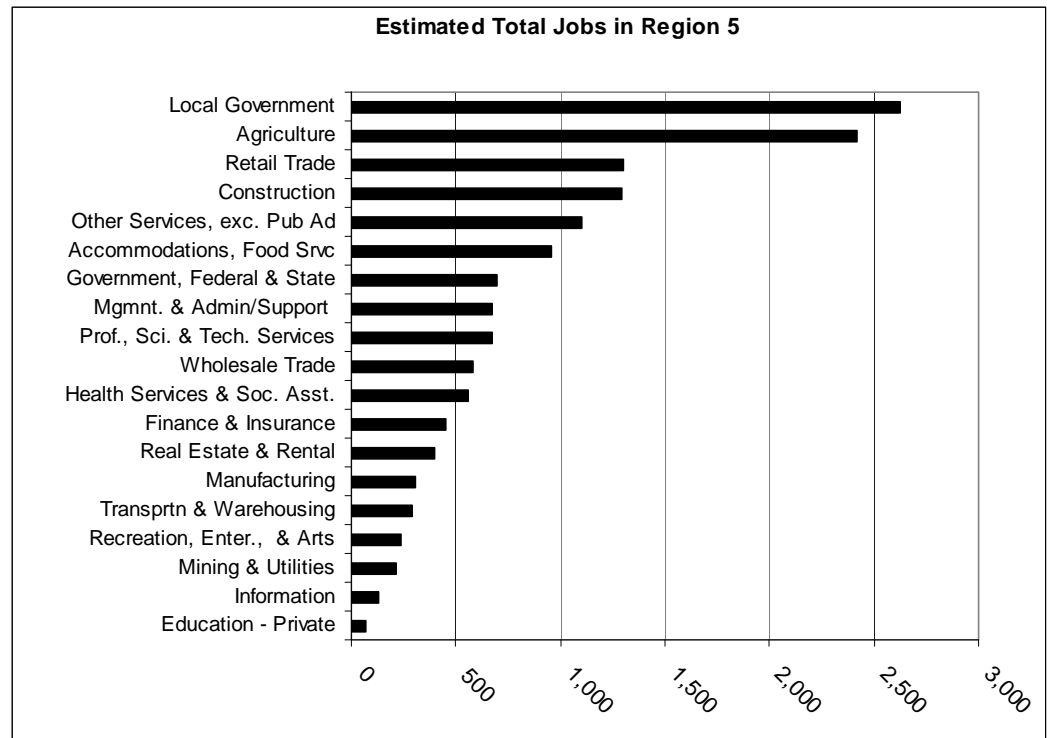
Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Economic Highlights

Jobs

The region had 15,004 jobs in 2009. The largest portion of these was in local government, with 2,624 jobs (17.5 percent). Following local government were agriculture (2,417 or 16.1 percent), retail trade (1,298 or 8.6 percent), construction (1,293 or 8.6 percent), and other services (1,150 or 7.4 percent).



2009 employment was virtually the same as 2001 levels, differing by a mere seven jobs. Average employment growth from 2001 to 2009 is therefore zero. It was positive as of 2008, but the recession eliminated nearly 600 jobs (-3.8 percent) by 2009. The sectors with the greatest losses were construction (2,333 jobs, -15.3 percent), manufacturing (-108 jobs, -26.0 percent), and retail trade (-61 jobs, -4.5 percent). Health services and social assistance grew by 56 jobs (11.2 percent).

Source: Colorado State Demography Office http://www.dola.state.co.us/demog_webapps/jobs_sector_naics

ESTIMATED TOTAL JOBS - REGION 5 COUNTIES, 2009					
By Industrial Sector					
Industry Group	Region 5	Cheyenne	Elbert	Kit Carson	Lincoln
ESTIMATED TOTAL JOBS	15,004	1,185	6,515	4,353	2,951
Agriculture	2,417	270	869	822	455
Mining & Utilities	217	105	27	40	45
Manufacturing	309	16	140	138	15
Government, Federal & State	700	38	103	111	447
Construction	1,293	25	957	201	109
Wholesale Trade	581	68	119	377	17
Transprt & Warehousing	290	25	103	112	50
Information	128	8	46	47	28
Finance & Insurance	452	76	165	134	76
Real Estate & Rental	400	19	256	71	54
Prof., Sci. & Tech. Services	670	8	532	70	60
Mgmt. & Admin/Support	677	31	316	300	29
Retail Trade	1,298	80	487	371	360
Education - Private	67	0	67	0	0
Health Services & Soc. Asst.	558	0	181	209	168
Recreation, Enter., & Arts	236	0	208	27	0
Accommodations, Food Svc	954	44	330	276	305
Other Services, exc. Pub Ad	1,104	57	604	291	152
Local Government	2,624	305	1,004	752	563

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Economic Highlights

Personal Income

PERSONAL INCOME for REGION 5 COUNTIES, 2008

	Amounts (In thousands of \$)				
	Region 5	Cheyenne	Elbert	Kit Carson	Lincoln
Per Capita Personal Income	\$38.486	\$41.541	\$42.148	\$35.246	\$26.374
Ratio to U. S. PCPI	0.958	1.034	1.049	0.878	0.657
Total Personal Income	\$1,464,524	\$73,901	\$966,788	\$286,479	\$137,356
Earned Income by Residents	\$1,059,505	\$48,036	\$721,877	\$204,696	\$84,896
Earnings by Place of Work	\$587,876	\$54,295	\$211,724	\$219,642	\$102,215
- Contrib. For Social Ins.	-\$47,801	-\$4,122	-\$20,794	-\$14,027	-\$8,858
Residency Adjustment	\$519,430	-\$2,137	\$530,947	-\$919	-\$8,461
Transfer Payments	\$160,972	\$12,865	\$78,863	\$41,262	\$27,982
Retirement & Disability	\$68,133	\$4,547	\$35,327	\$17,240	\$11,019
Medical: Medicare,-caid, VA	\$61,904	\$6,814	\$25,519	\$17,440	\$12,131
Other	\$30,935	\$1,504	\$18,017	\$6,582	\$4,832
Dividends, Interest, and Rent	\$244,047	\$13,000	\$166,048	\$40,521	\$24,478

Source: Bureau of Economic Analysis

From 2001 to 2008, per capita personal income increased an average of 3.8 percent per year just above that of the nation, which increased at an annual rate of 3.2 percent. Thus, the region's ratio (of per capita income) to that of the nation increased slightly from 0.952 to 0.958 during the eight-year period. From 2001 to 2008 earned income increased as a portion of total personal income from 73.9 percent to 72.3 percent. Transfer payments increased from 8.7 to 11.0 percent and dividends, interest, and rental income decreased from 17.4 to 16.7 percent.

PERSONAL INCOME for REGION 5 COUNTIES, 2008

	Percent of Total Personal Income				
	Region 5	Cheyenne	Elbert	Kit Carson	Lincoln
Total Personal Income	100.0%	100.0%	100.0%	100.0%	100.0%
Earned Income by Residents	72.3%	65.0%	74.7%	71.5%	61.8%
Earnings by Place of Work	40.1%	73.5%	21.9%	76.7%	74.4%
- Contrib. For Social Ins.	-3.3%	-5.6%	-2.2%	-4.9%	-6.4%
Residency Adjustment	35.5%	-2.9%	54.9%	-0.3%	-6.2%
Transfer Payments	11.0%	17.4%	8.2%	14.4%	20.4%
Retirement & Disability	4.7%	6.2%	3.7%	6.0%	8.0%
Medical: Medicare,-caid, VA	4.2%	9.2%	2.6%	6.1%	8.8%
Other	2.1%	2.0%	1.9%	2.3%	3.5%
Dividends, Interest, and Rent	16.7%	17.6%	17.2%	14.1%	17.8%

Source: Bureau of Economic Analysis

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

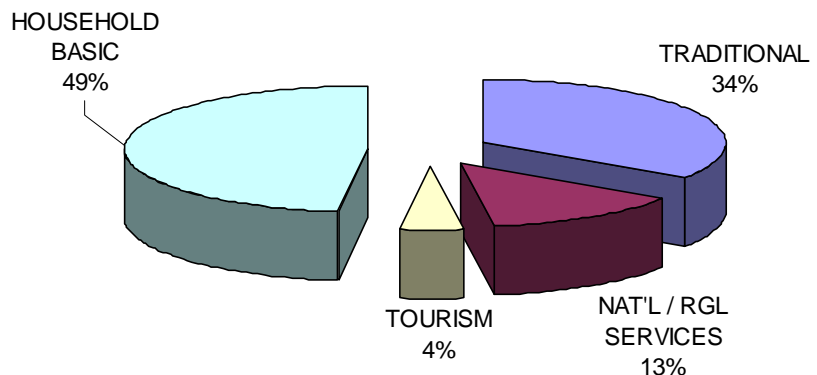
Economic Highlights

Base Analysis

The economic base of the region is primarily agribusiness, which accounts for 24.8 percent of the jobs created by outside dollars. Agribusiness accounts for almost half of the basic jobs in Kit Carson (48.4 percent) and Cheyenne (45.7 percent) Counties. Commuter spending in Elbert County (which created 3,380 jobs) and the prisons in Kit Carson and Lincoln counties are other major sources of basic jobs. In addition, the base industry sector of the region includes jobs related to retiree spending (1,470), those in health care dependent on outside dollars (824), and mining or construction jobs serving projects outside the region (561).

East Central - Region 5 ECONOMIC BASE (JOBS), 2009

	Region 5	Cheyenne	Elbert	Kit Carson	Lincoln
TRADITIONAL	4,336	506	1,147	1,751	933
Agribusiness	3,120	359	939	1,325	497
Mining	137	101	26	8	2
Manufacturing	171	15	101	54	2
Government	909	31	81	365	432
NAT'L / RGL SERVICES	1,664	138	874	337	314
Mining, Construction	561	9	513	24	15
Trade & Transportation	100	1	71	7	21
Information, Comm.	26	3	20	0	3
Financial Activities	64	12	39	0	13
Prof. & Business Srvcs	86	0	80	7	0
Health & Education	824	114	151	299	261
TOURISM	521	17	86	139	280
Recr., Lodging, Food	352	12	78	122	140
Real Est., Construction	0	0	0	0	0
Retail Trade	10	0	7	2	2
Transportation	158	4	2	15	138
HOUSEHOLD BASIC	6,056	123	5,197	513	222
Retirees	1,470	67	965	272	166
Commuters	3,262	-5	3,380	-11	-103
Trans <65	557	27	315	129	85
DIR < 65	767	33	537	123	73
TOTAL DIRECT BASIC	12,576	784	7,304	2,739	1,749
TOTAL INDIRECT BA-	1,723	118	926	484	195
TOTAL NON-BASIC	698	284	-1,717	1,125	1,007
(Wrkr LRS)					
TOTAL ALL JOBS	15,002	1,185	6,514	4,352	2,951
Ratio: Ind + NB / D. B.	0.19	0.51	-0.11	0.59	0.69
Ratio: Total / Dir. Basic	1.19	1.51	0.89	1.59	1.69



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

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Population Highlights

Forecasts

From 2010 to 2015 the region's economy is expected to grow 2,044 total jobs at an annual average rate of 2.5 percent. Over this time 1,329 direct basic jobs should be created. From 2015 to 2025 total job growth should speed up to 4.0 percent annually primarily driven by the spending of retiree and investment income.

East Central - Region 5

	2010	2015	2025	2035
JOBS				
Direct Basic Jobs				
TRADITIONAL INDUSTRIAL BASIC JOBS	5,255	5,543	6,010	6,480
Annual Average Pct. Change	0.3%	1.1%	0.8%	0.8%
REGIONAL & NATIONAL SERVICES	1,564	1,833	2,126	2,443
Annual Average Pct. Change	-1.0%	3.2%	1.5%	1.4%
TOURISM	515	605	690	737
Annual Average Pct. Change	-0.3%	3.3%	1.3%	0.7%
HOUSEHOLD BASIC	5,783	6,465	10,470	14,083
Annual Average Pct. Change	0.7%	2.3%	4.9%	3.0%
Commuting	2,852	2,852	3,657	4,461
Retirees	1,591	2,042	3,896	5,361
Public Assistance	747	829	1,230	1,695
Investment Income & Wealth	593	741	1,687	2,567
TOTAL DIRECT BASIC JOBS	13,117	14,446	19,296	23,744
Annual Average Pct. Change	0.3%	1.9%	2.9%	2.1%
Secondary Jobs (Indirect Basic + NonBasic)	2,163	2,879	6,239	9,521
Ratio of Secondary/DB Jobs	16.5%	19.9%	32.3%	40.1%
TOTAL JOBS (DB + Secondary)	15,280	17,325	25,535	33,266
Annual Average Pct. Change	0.4%	2.5%	4.0%	2.7%
Less: Military Jobs	102	100	97	94
TOTAL CIVILIAN JOBS (DEMAND)	15,178	17,225	25,439	33,171
Annual Average Pct. Change	0.4%	2.6%	4.0%	2.7%

Source: Colorado State Demography Office http://www.dola.state.co.us/demog_webapps/economic_base_analysis

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln 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 5	36,201	38,825	39,303	39,792	1.0%	1.2%	1.2%	1.0%
Cheyenne	2,231	2,004	2,004	1,949	-1.5%	0.0%	-2.8%	-1.5%
Elbert	19,872	23,057	23,328	23,644	2.0%	1.2%	1.3%	1.9%
Kit Carson	8,011	8,109	8,363	8,639	0.2%	3.1%	3.2%	0.8%
Lincoln	6,087	5,655	5,608	5,560	-1.0%	-0.8%	-0.9%	-1.0%

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 39,792. This represents a 1.2 percent increase since 2008. The population of the region grew at an average rate of 1.0 percent between 2000 and 2009, with most of the growth taking place in Elbert County (1.9 percent annual growth rate). While Lincoln (-1.0 percent) and Cheyenne (-1.5 percent) counties have had some population decrease since 2000, Kit Carson has increased at an annual rate of 0.8 percent.

Of the region's 39,792 people, 2,635 live in group quarters, and the remaining 37,157 in households. Of those in group quarters, 2,214 (84 percent) are in the Limon (940) and Kit Carson (1,274) correctional facilities. The region averages 2.75 persons per household (occupied housing units) with Elbert County having a higher ratio (of 2.93) relative to other counties in the region. The region's 16.3 percent vacancy rate includes some homes used for seasonal recreational 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 5	39,792	2,635	37,157	2.75	16,144	13,519	2,625	16.26
Cheyenne	1,949	30	1,919	2.50	1,121	768	353	31.49
Elbert	23,644	53	23,591	2.93	9,030	8,041	989	10.95
Kit Carson	8,639	1,508	7,131	2.50	3,532	2,854	678	19.20
Lincoln	5,560	1,044	4,516	2.43	2,461	1,856	605	24.58

Source: State Demography Office, October, 2010

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

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln 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
COLORADO	5,160,189	5,622,019	6,700,765	7,658,215	1.7%	1.8%	1.3%
REGION 5	40,220	46,622	68,177	84,453	3.0%	3.9%	2.2%
Cheyenne	1,965	2,077	2,275	2,376	1.1%	0.9%	0.4%
Elbert	24,017	29,796	49,898	64,961	4.4%	5.3%	2.7%
Kit Carson	8,667	8,928	9,422	9,760	0.6%	0.5%	0.4%
Lincoln	5,571	5,821	6,582	7,356	0.9%	1.2%	1.1%

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

The region is expected to grow more strongly after 2010, reaching populations over 46,000 by 2015 and 68,000 by 2025. Most of this increase is expected to occur in Elbert county, but the other counties of the region are also expected to increase somewhat. Most of this new growth will be the result of the increased number of retirees in Douglas County and the proximity of Elbert County for the related workforce. The region itself may attract a small number of retirees because of its low cost of living and rural life style.

Age

Population by Age, Colorado and Region, 2009 and 2025

Age Groups	Region 5				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	1,962	4.9%	4,206	6.2%	358,087	7.1%	469,094	7.0%
5 - 17	6,613	16.6%	11,361	16.7%	884,888	17.4%	1,155,037	17.2%
18 - 24	4,132	10.4%	5,113	7.5%	546,255	10.8%	652,848	9.7%
25 - 44	9,111	22.9%	22,495	33.0%	1,410,605	27.8%	1,750,183	26.1%
45 - 64	13,387	33.6%	14,211	20.8%	1,358,328	26.8%	1,528,618	22.8%
65 - 74	2,491	6.3%	6,729	9.9%	280,162	5.5%	671,067	10.0%
75 - 84	1,503	3.8%	3,118	4.6%	176,543	3.5%	356,980	5.3%
85+	592	1.5%	944	1.4%	59,697	1.2%	116,936	1.7%
Total	39,791	100.0%	68,177	100.0%	5,074,567	100.0%	6,700,765	100.0%

The median age of the region on July 1, 2009 was 40.7 as compared to the state's median age of 35.1. This is mainly due to somewhat larger proportions of the population in the age group 45 - 64 – 33.6 percent for the region versus 26.4 percent for the state. The median age of the region is expected to decline to 37.5 by 2030 as it becomes more a part of the Denver metropolitan area housing market for young adults, while the State's median age is expected to rise to 36.6 with the aging of the baby-boomers.

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln 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.

East Central—Region 5

	2010	2015	2025	2035
= CIVILIAN JOBS SUPPLIED	13,833	17,661	28,478	37,636
Annual Average Pct. Change	1.3%	5.0%	4.9%	2.8%
+ Commuters	-6,483	-7,497	-9,037	-10,085
= JOBS HELD BY RESIDENTS	20,316	25,158	37,515	47,721
+ 2nd & 3rd Jobs of Rsdnts	1,353	1,772	2,678	3,423
Multiplie Job Holding Rate	6.8%	7.4%	7.5%	7.5%
= EMPLOYED PERSONS (RES)	18,963	23,386	34,837	44,298
- Unemployed Persons	940	686	1,112	1,418
Unemployment Rate	4.7%	2.8%	3.1%	3.1%
= LABOR FORCE (RESIDENTS)	19,903	24,072	35,949	45,716
x Labor Force Participation Rate	0.7	0.7	0.7	0.7
NON-INSTITUTIONAL POP >16	29,884	34,963	50,728	63,952
TOTAL POPULATION	40,221	46,612	68,176	84,443
Annual Average Pct. Change	0.9%	3.0%	3.9%	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	2,592	4,642	55.8%	16 TO 24	3,734	6,419	58.2%
25 TO 34	3,588	4,945	72.5%	25 TO 34	7,133	9,266	77.0%
35 TO 44	4,019	5,021	80.0%	35 TO 44	9,820	11,534	85.1%
45 TO 54	5,490	6,855	80.1%	45 TO 54	7,226	8,375	86.3%
55 TO 64	3,322	4,755	69.9%	55 TO 64	5,678	7,318	77.6%
65 TO 74	696	2,294	30.3%	65 TO 74	2,224	5,644	39.4%
75 TO 84	145	1,055	13.7%	75 TO 84	389	2,138	18.2%
Total	19,903	29,884	66.6%	Total	35,949	50,728	70.9%

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Forecasting Worksheet Region 5

	2010	2015	2025	2035
TOTAL DIRECT BASIC JOBS	13,117	14,446	19,296	23,744
Total Jobs / Total Direct Basic Jobs	1.2	1.2	1.3	1.4
TOTAL JOBS	15,280	17,325	25,535	33,266
<i>Average Annual Percent Change</i>	0.4%	2.5%	4.0%	2.7%
*Statistical Discrepancy	1,345	-436	-3,040	-4,465
JOBS HELD (In Area by Res. & Non-Res)	20,316	25,158	37,515	47,721
<i>Average Annual Percent Change</i>	1.1%	4.4%	4.1%	2.4%
+ Commuters (+ = IN)	-6,483	-7,497	-9,037	-10,085
= JOBS HELD BY RESIDENTS	20,316	25,158	37,515	47,721
+ 2nd & 3rd Jobs Held by Res.	1,353	1,772	2,678	3,423
= Employed Persons (Residents)	18,963	23,386	34,837	44,298
- Unemployed Persons	940	686	1,112	1,418
Unemployment Rate	4.7%	2.8%	3.1%	3.1%
LABOR FORCE (RESIDENTS)	19,903	24,072	35,949	45,716
Labor Force Participation Rate	66.6%	68.8%	70.9%	71.5%
POPULATION - CENSUS BASED	40,221	46,612	68,176	84,443
<i>Average Annual Percent Change</i>	0.9%	3.0%	3.9%	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 2.5% per year while population growth will be 3.0%.