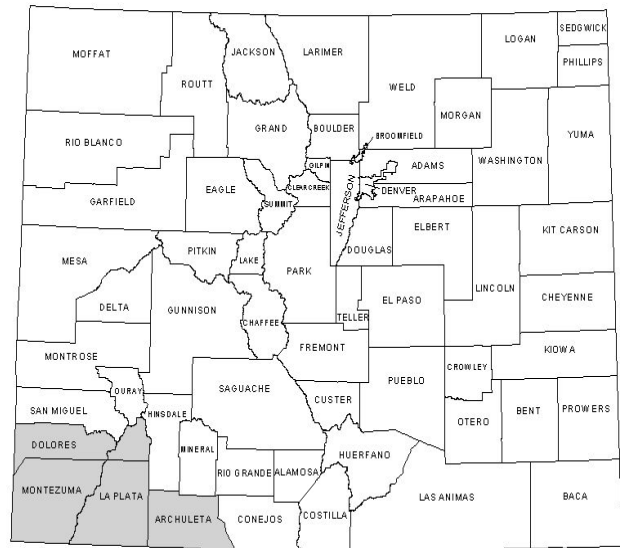


Regional Socio-Economic Profile

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan 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.

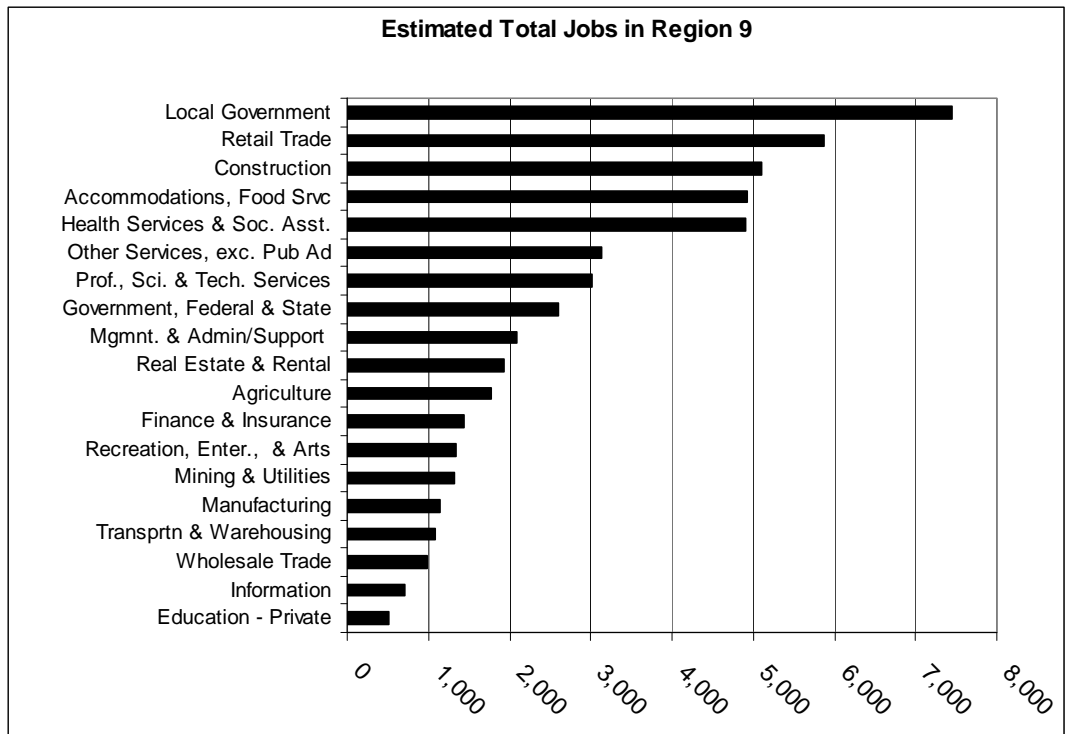
Regional Socio-Economic Profile

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Economic Highlights

Jobs

The region had 51,359 jobs in 2009. The largest portion of these were in local government (7,443 or 14.5 percent), retail trade (5,874 or 11.4 percent), construction (5,109 or 9.9 percent), accommodations and food services (4,919 or 9.3 percent), and health services and social assistance (4,800 or 8.7 percent).



The region grew an average of 1.3 percent annual since 2001, although it lost 2,757 jobs (-5.1 percent) from 2008 to 2009. With 1,247 lost jobs (-19.6 percent), Construction accounted for the largest portion of the 2008-2009 decline. It was followed by Retail trade (-447 jobs, -7.1 percent) and Real estate and rental services (-210 jobs, -9.8 percent). Local government posted positive growth (200 jobs, 2.8 percent) as did health services and social assistance (146 jobs, 3.1 percent).

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

ESTIMATED TOTAL JOBS - REGION 9 COUNTIES, 2009 By Industrial Sector

Industry Group	Region 9	Archuleta	Dolores	La Plata	Montezuma	San Juan
ESTIMATED TOTAL JOBS	51,359	5,764	730	32,446	12,049	370
Agriculture	1,782	209	150	738	684	1
Mining & Utilities	1,314	102	14	924	270	3
Manufacturing	1,146	95	17	621	406	7
Government, Federal & State	2,605	144	26	1,921	504	10
Construction	5,109	785	64	3,227	997	36
Wholesale Trade	986	66	14	689	216	0
Transprt & Warehousing	1,076	38	22	812	204	0
Information	715	87	1	514	113	0
Finance & Insurance	1,441	145	9	1,011	272	4
Real Estate & Rental	1,933	419	0	1,167	340	6
Prof., Sci. & Tech. Services	3,016	364	24	2,082	531	16
Mgmt. & Admin/Support	2,095	249	21	1,533	289	3
Retail Trade	5,874	765	70	3,546	1,447	45
Education - Private	516	45	0	410	51	10
Health Services & Soc. Asst.	4,902	279	10	3,205	1,400	8
Recreation, Enter., & Arts	1,334	156	0	1,008	133	37
Accommodations, Food Srv	4,919	694	43	3,132	947	104
Other Services, exc. Pub Ad	3,128	555	50	1,767	737	19
Local Government	7,443	565	172	4,139	2,507	59

Regional Socio-Economic Profile

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Economic Highlights

Personal Income

PERSONAL INCOME - REGION 9 COUNTIES, 2008

Amounts (In thousands of \$)

	Region 9	Archuleta	Dolores	La Plata	Montezuma	San Juan
Per Capita Personal Income	\$36.689	\$29.206	\$30.134	\$40.677	\$32.858	\$37.914
Ratio to U. S. PCPI	0.913	0.727	0.750	1.013	0.818	0.944
Total Personal Income	\$3,331,501	\$364,989	\$58,882	\$2,059,599	\$826,382	\$21,649
Earned Income by Residents	\$2,080,976	\$183,310	\$35,003	\$1,348,198	\$501,113	\$13,352
Earnings by Place of Work	\$2,192,453	\$192,175	\$27,414	\$1,514,107	\$446,654	\$12,103
- Contrib. For Social Ins.	-\$219,746	-\$19,622	-\$2,323	-\$150,872	-\$45,673	-\$1,256
Residency Adjustment	\$108,269	\$10,757	\$9,912	-\$15,037	\$100,132	\$2,505
Transfer Payments	\$434,573	\$60,195	\$12,681	\$208,288	\$150,259	\$3,150
Retirement & Disability	\$185,725	\$30,756	\$5,431	\$86,799	\$61,506	\$1,233
Medical: Medicare,-caid, VA	\$165,764	\$16,879	\$4,910	\$81,148	\$61,499	\$1,328
Other	\$83,084	\$12,560	\$2,340	\$40,341	\$27,254	\$589
Dividends, Interest, and Rent	\$815,952	\$121,484	\$11,198	\$503,113	\$175,010	\$5,147

Source: Bureau of Economic Analysis

From 2001 to 2008 per capita personal income increased 4.8 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 increased from 0.850 to 0.913 during the eight-year period. Of the personal income of the region in 2008, 65.8 percent was from earnings, 5.6 percent from retirement and disability, 5.0 percent from Medicare, Medicaid and Veteran's benefits, and a relatively large portion, 24.5 percent, from dividends, interest and rent.

PERSONAL INCOME - REGION 9 COUNTIES, 2008

Percent of Total Personal Income

	Region 9	Archuleta	Dolores	La Plata	Montezuma	San Juan
Total Personal Income	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earned Income by Residents	62.5%	50.2%	59.4%	65.5%	60.6%	61.7%
Earnings by Place of Work	65.8%	52.7%	46.6%	73.5%	54.0%	55.9%
- Contrib. For Social Ins.	-6.6%	-5.4%	-3.9%	-7.3%	-5.5%	-5.8%
Residency Adjustment	3.2%	2.9%	16.8%	-0.7%	12.1%	11.6%
Transfer Payments	13.0%	16.5%	21.5%	10.1%	18.2%	14.6%
Retirement & Disability	5.6%	8.4%	9.2%	4.2%	7.4%	5.7%
Medical: Medicare,-caid, VA	5.0%	4.6%	8.3%	3.9%	7.4%	6.1%
Other	2.5%	3.4%	4.0%	2.0%	3.3%	2.7%
Dividends, Interest, and Rent	24.5%	33.3%	19.0%	24.4%	21.2%	23.8%

Source: Bureau of Economic Analysis

Regional Socio-Economic Profile

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Economic Highlights

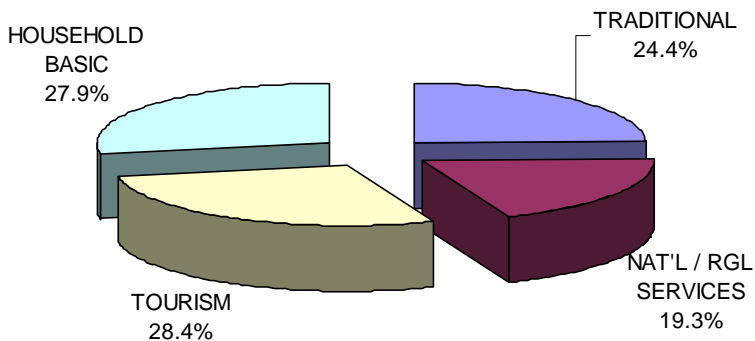
Base Analysis

SOUTHWEST COLORADO - REGION 9

ECONOMIC BASE (JOBS), 2009

The economic base of the region is somewhat diversified with tourism being the largest component consisting of 8,648 jobs or 28.4 percent of the total (base). Retirees generate 4,397 or 14.4 percent of the jobs created outside dollars. Agribusiness provides 2,602 or 8.5 percent basic jobs in the region, with 49.5 percent of those in La Plata County and 33.2 percent in Montezuma County. Earnings from investments and transfer payments generate 1,770 (5.8 percent) basic jobs.

	SW Colo- rado	Archuleta	Dolores Cnty	La Plata Cnty	Monte- zuma	San Juan
TRADITIONAL	7,444	479	233	4,927	1,790	16
Agribusiness	2,602	262	186	1,288	865	2
Mining	1,167	44	2	955	163	3
Manufacturing	597	43	9	247	295	3
Government	3,078	130	36	2,437	466	8
NAT'L / RGL SERVICES	5,897	395	70	3,591	1,823	17
Mining, Construction	826	79	36	249	457	6
Trade & Transportation	311	29	1	227	53	0
Information, Comm.	227	22	1	139	64	0
Financial Activities	146	15	0	107	24	0
Prof. & Business Srvcs	1,426	25	0	1,058	339	3
Health & Education	2,956	223	33	1,807	885	7
TOURISM	8,648	1,388	49	5,780	1,267	165
Recr., Lodging, Food	4,304	579	31	2,898	676	120
Real Est., Construction	2,208	602	14	1,355	220	16
Retail Trade	1,730	167	1	1,285	256	21
Transportation	406	40	2	242	115	7
HOUSEHOLD BASIC	8,490	1,381	251	3,619	3,156	83
Retirees	4,397	760	81	2,323	1,200	32
Commuters	1,260	122	110	-134	1,132	30
Trans <65	1,062	197	34	428	395	8
DIR < 65	1,770	301	26	1,001	429	13
TOTAL DIRECT BASIC	30,479	3,643	603	17,916	8,036	281
TOTAL INDIRECT BASIC	5,711	735	79	4,136	743	17
TOTAL NON-BASIC	15,148	1,384	46	10,394	3,267	56
(Wrkr LRS)						
TOTAL ALL JOBS	51,343	5,763	730	32,446	12,047	356
Ratio: Ind + NB / D. B.	0.68	0.58	0.21	0.81	0.50	0.26
Ratio: Total / Dir. Basic	1.68	1.58	1.21	1.81	1.50	1.27



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

Regional Socio-Economic Profile

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Population Highlights

Forecasts

From 2010 to 2015 the region's economy is expected to grow 8,142 total jobs at an annual average rate of 3.0 percent. Over this time 4,906 direct basic jobs should be created. From 2015 to 2025 total job growth should slow to 2.6 percent annually.

Region 9				
	2010	2015	2025	2035
JOBS				
Direct Basic Jobs				
TRADITIONAL INDUSTRIAL BASIC JOBS	6,260	6,694	7,540	8,097
Annual Average Pct. Change	0.1%	1.3%	1.2%	0.7%
REGIONAL & NATIONAL SERVICES	6,082	7,338	8,912	10,577
Annual Average Pct. Change	2.0%	3.8%	2.0%	1.7%
TOURISM	8,834	10,602	12,384	13,986
Annual Average Pct. Change	0.1%	3.7%	1.6%	1.2%
HOUSEHOLD BASIC	7,740	9,188	14,347	18,938
Annual Average Pct. Change	1.8%	3.5%	4.6%	2.8%
Commuting	1,344	1,344	1,749	2,153
Retirees	3,621	4,790	8,403	11,164
Public Assistance	1,545	1,632	2,048	2,725
Investment Income & Wealth	1,230	1,421	2,147	2,895
TOTAL DIRECT BASIC JOBS	28,915	33,821	43,183	51,598
Annual Average Pct. Change	0.9%	3.2%	2.5%	1.8%
Secondary Jobs (Indirect Basic + NonBasic)	22,193	25,428	33,445	40,280
Ratio of Secondary/DB Jobs	76.8%	75.2%	77.4%	78.1%
TOTAL JOBS (DB + Secondary)	51,108	59,250	76,628	91,878
Annual Average Pct. Change	1.2%	3.0%	2.6%	1.8%
Less: Military Jobs	229	229	228	227
TOTAL CIVILIAN JOBS (DEMAND)	50,879	59,021	76,399	91,650
Annual Average Pct. Change	1.2%	3.0%	2.6%	1.8%

Source: Colorado State Demography Office

Regional Socio-Economic Profile

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Population Highlights

Estimates

	Census	SDO Est.	SDO Est.	SDO Est.	Average Annual Rate Of Change			
	April, 2000	July, 2007	July, 2008	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 9	80,071	90,284	91,459	92,277	1.7%	1.3%	0.9%	1.5%
Archuleta	9,898	12,524	12,548	12,424	3.2%	0.2%	-1.0%	2.4%
Dolores	1,844	1,925	1,985	1,953	0.6%	3.1%	-1.6%	0.6%
La Plata	43,941	49,832	50,869	51,664	1.7%	2.1%	1.6%	1.7%
Montezuma	23,830	25,418	25,475	25,676	0.9%	0.2%	0.8%	0.8%
San Juan	558	585	582	560	0.7%	-0.5%	-3.9%	0.0%

Source: Colorado State Demography Office



The population of the region in 2008 was 92,277. This represents a 0.9 percent rate of increase since 2008. The region grew at 1.6 percent annually from 2000 to 2008. La Plata County added the most people, 7,723, between 2000 and 2009, while Archuleta County grew at the fastest annual rate (2.4 percent).

Of the region's 92,277 people, 2,437 live in group quarters – mostly nursing homes – and the remaining 89,840 are in households. The region averages 2.46 persons per household (occupied housing units) with Montezuma County having a higher ratio (of 2.54) relative to other counties in the region. The region's 24.9 percent vacancy rate includes houses used for seasonal and recreation purposes.



Housing and Households

2009	Total Population	Group Quarter	Household Population	Persons Per	Total Housing	Occupied Housing	Vacant Housing	Vacancy Rate
COLORADO	5,074,528	113,530	4,960,998	2.55	2,204,528	1,946,542	257,982	11.70
REGION 9	92,277	2,437	89,840	2.46	48,605	36,525	12,080	24.85
Archuleta	12,424	84	12,340	2.46	8,642	5,015	3,627	41.97
Dolores	1,953	0	1,953	2.34	1,247	836	411	32.96
La Plata	51,664	1,910	49,754	2.43	27,093	20,453	6,640	24.51
Montezuma	25,676	438	25,238	2.54	10,879	9,951	928	8.53
San Juan	560	5	555	2.06	744	270	474	63.71

Source: Colorado State Demography Office

Regional Socio-Economic Profile

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Forecast

Population Highlights

POPULATION FORECASTS BY REGION AND COUNTY 2010 - 2035							
REGIONS/ Counties	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 9	93,771	104,998	132,488	158,456	2.3%	2.4%	1.8%
Archuleta	12,744	15,001	20,866	27,330	3.3%	3.4%	2.7%
Dolores	1,964	2,134	2,564	3,009	1.7%	1.9%	1.6%
La Plata	52,530	58,921	73,983	87,075	2.3%	2.3%	1.6%
Montezuma	25,971	28,347	34,434	40,380	1.8%	2.0%	1.6%
San Juan	562	595	641	662	1.1%	0.7%	0.3%

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

The region is expected to grow at 2.3 percent per year to 2025, then slow somewhat to 1.8 percent per year for the following ten years. Some of this middle-term growth is related to increases in tourism and energy-related developments. The region will also see significant growth in the number of retirees as its own baby-boomers retire and as others in the West are attracted to the regions many amenities and its rural life style.

Age

Population by Age, Colorado and Region, 2008 and 2025

Age Groups	Region 9				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	5,399	5.8%	8,008	6.0%	358,087	7.1%	469,094	7.0%
5 - 17	14,580	15.8%	21,968	16.6%	884,888	17.4%	1,155,037	17.2%
18 - 24	9,666	10.5%	11,244	8.5%	546,255	10.8%	652,848	9.7%
25 - 44	22,871	24.8%	33,883	25.6%	1,410,605	27.8%	1,750,183	26.1%
45 - 64	28,021	30.4%	31,025	23.4%	1,358,328	26.8%	1,528,618	22.8%
65 - 74	6,717	7.3%	15,019	11.3%	280,162	5.5%	671,067	10.0%
75 - 84	3,809	4.1%	8,532	6.4%	176,543	3.5%	356,980	5.3%
85+	1,229	1.3%	2,809	2.1%	59,697	1.2%	116,936	1.7%
Total	92,292	100.0%	132,488	100.0%	5,074,567	100.0%	6,700,765	100.0%

The median age of the region on July 1, 2009 was 38.6 as compared to the state's median age of 35.1. This is mainly due to somewhat larger proportions of the population in older age groups – 43.1 percent over 45 for the region versus 36.2 percent for the state. The median ages of the region and the state are expected to rise to 38.6 and 36.6 respectively by 2030 with the aging of the baby boomers age during this period.

Regional Socio-Economic Profile

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan 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.

South West —Region 9

	2010	2015	2025	2035
= CIVILIAN JOBS SUPPLIED	50,091	58,927	75,173	89,837
Annual Average Pct. Change	0.7%	3.3%	2.5%	1.8%
+ Commuters	848	398	897	999
= JOBS HELD BY RESIDENTS	49,242	58,530	74,276	88,837
+ 2nd & 3rd Jobs of Rsdnts	4,751	5,849	7,432	8,867
Multiplie Job Holding Rate	9.8%	10.6%	10.6%	10.5%
= EMPLOYED PERSONS (RES)	44,491	52,681	66,845	79,970
- Unemployed Persons	3,921	2,639	3,485	4,113
Unemployment Rate	8.1%	4.8%	5.0%	4.9%
= LABOR FORCE (RESIDENTS)	48,412	55,319	70,330	84,083
x Labor Force Participation Rate	0.6	0.7	0.7	0.7
NON-INSTITUTIONAL POP >16	74,919	83,268	104,032	124,290
TOTAL POPULATION	93,695	104,912	132,403	158,377
Annual Average Pct. Change	1.5%	2.3%	2.4%	1.8%

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.

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	6,566	11,590	56.7%	16 TO 24	8,618	14,722	58.5%
25 TO 34	10,118	12,559	80.6%	25 TO 34	13,387	16,011	83.6%
35 TO 44	10,878	13,265	82.0%	35 TO 44	17,170	20,080	85.5%
45 TO 54	11,001	13,962	78.8%	45 TO 54	15,963	19,078	83.7%
55 TO 64	7,902	12,737	62.0%	55 TO 64	10,452	14,840	70.4%
65 TO 74	1,782	6,798	26.2%	65 TO 74	4,610	13,034	35.4%
75 TO 84	329	3,443	9.6%	75 TO 84	926	6,230	14.9%
Total	48,412	74,919	64.6%	Total	70,330	104,032	67.6%

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.

Regional Socio-Economic Profile

Region 9— Archuleta, Dolores, La Plata, Montezuma and San Juan Counties

Forecasting Worksheet Region 9

	2010	2015	2025	2035
TOTAL DIRECT BASIC JOBS	28,915	33,821	43,183	51,598
Total Jobs / Total Direct Basic Jobs	1.8	1.8	1.8	1.8
TOTAL JOBS	51,108	59,250	76,628	91,878
<i>Average Annual Percent Change</i>	1.2%	3.0%	2.6%	1.8%
*Statistical Discrepancy	788	94	1,226	1,814
JOBS HELD (In Area by Res. & Non-Res)	49,242	58,530	74,276	88,837
<i>Average Annual Percent Change</i>	0.5%	3.5%	2.4%	1.8%
+ Commuters (+ = IN)	848	398	897	999
= JOBS HELD BY RESIDENTS	49,242	58,530	74,276	88,837
+ 2nd & 3rd Jobs Held by Res.	4,751	5,849	7,432	8,867
= Employed Persons (Residents)	44,491	52,681	66,845	79,970
- Unemployed Persons	3,921	2,639	3,485	4,113
Unemployment Rate	8.1%	4.8%	5.0%	4.9%
LABOR FORCE (RESIDENTS)	48,412	55,319	70,330	84,083
Labor Force Participation Rate	64.6%	66.4%	67.6%	67.7%
POPULATION - CENSUS BASED	93,695	104,912	132,403	158,377
<i>Average Annual Percent Change</i>	1.5%	2.3%	2.4%	1.8%

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 3.0 percent per year while population growth will be 2.3 percent. This faster growth in jobs relative to the population is expected to be the result of lower unemployment rates and a larger number of net in-commuters. These differences can vary over time; in the last ten years, 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.