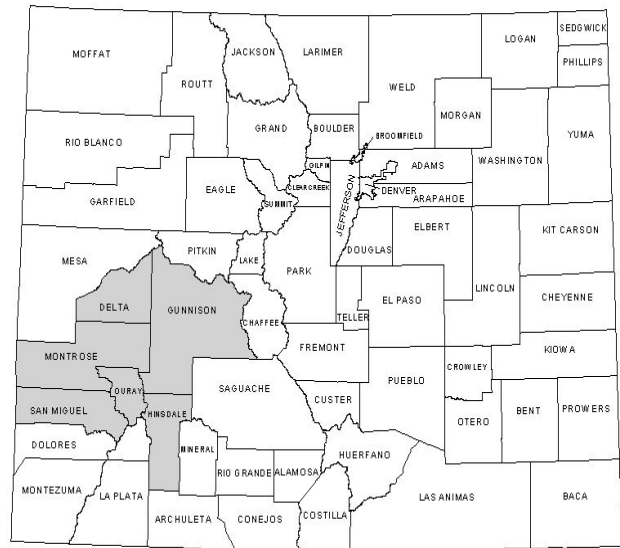


Regional Socio-Economic Profile

Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel 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

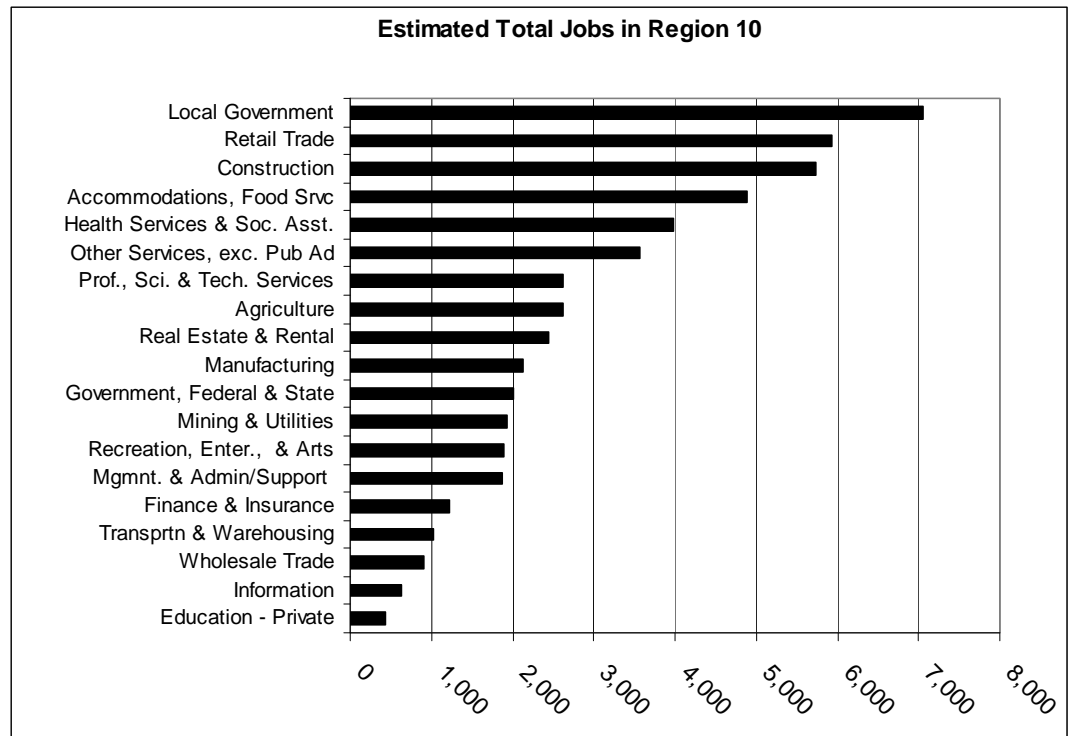
Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel Counties

Economic Highlights

Jobs

The region had 52,887 jobs in 2009. The largest portion of these were in local government (7,048 or 13.3 percent), retail trade (5,930 or 11.2 percent), construction (5,730, 10.8 percent), and accommodations and food services (4,891 or 9.2 percent)

Job growth in the region was only 1.1 percent per year from 2001-09, but this includes a -0.6 decline from 2007 to 2008 and a -6.0 percent (-3,390 jobs) from 2008 to 2009. Construction, which was the region's largest sector in 2008, lost 1,261 jobs (-18.0 percent) from 2008 to 2009. Retail also experienced considerable losses, decreasing by 517 jobs (-8.0 percent). Manufacturing, which had average annual growth of -1.8 percent since 2001, decreased 13.6 percent from 2008 to 2009 (-336 jobs).



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

ESTIMATED TOTAL JOBS - REGION 10 COUNTIES, 2009 By Industrial Sector

Industry Group	Region 10	Delta	Gunnison	Hinsdale	Montrose	Ouray	San Mi-
ESTIMATED TOTAL JOBS	52,887	12,684	10,816	465	19,807	2,581	6,533
Agriculture	2,613	1,159	255	26	955	114	103
Mining & Utilities	1,927	613	832	0	391	17	75
Manufacturing	2,137	540	141	0	1,272	59	125
Government, Federal & State	2,017	443	792	11	634	52	85
Construction	5,730	979	1,146	94	2,179	404	927
Wholesale Trade	901	259	78	0	514	18	31
Transprtn & Warehousing	1,030	192	137	1	625	18	57
Information	638	171	110	13	209	17	117
Finance & Insurance	1,220	326	210	13	494	69	107
Real Estate & Rental	2,443	376	599	15	744	139	569
Prof., Sci. & Tech. Services	2,615	512	515	23	948	224	395
Mgmt. & Admin/Support	1,866	418	338	15	772	58	265
Retail Trade	5,930	1,585	1,022	57	2,552	253	462
Education - Private	437	55	138	0	100	21	124
Health Services & Soc. Asst.	3,987	1,255	410	9	1,967	106	241
Recreation, Enter., & Arts	1,888	135	834	11	269	103	537
Accommodations, Food Srv	4,891	725	1,415	53	1,244	413	1,040
Other Services, exc. Pub Ad	3,568	849	650	43	1,344	159	523
Local Government	7,048	2,095	1,193	79	2,595	336	750

Regional Socio-Economic Profile

Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel Counties

Economic Highlights

Personal Income

PERSONAL INCOME for REGION 10 COUNTIES, 2008

	Amounts (In thousands of \$)						
	Region 10	Delta	Gunnison	Hinsdale	Montrose	Ouray	San Miguel
Per Capita Personal Income	\$33.329	\$29.909	\$35.002	\$36.131	\$30.318	\$44.650	\$52.945
Ratio to U. S. PCPI	0.830	0.745	0.871	0.900	0.755	1.112	1.318
Total Personal Income	\$3,315,321	\$922,199	\$532,797	\$29,555	\$1,227,396	\$204,854	\$398,520
Earned Income by Residents	\$1,971,270	\$514,768	\$339,197	\$14,863	\$740,717	\$109,813	\$251,912
Earnings by Place of Work	\$2,152,261	\$443,789	\$438,702	\$13,946	\$837,014	\$95,134	\$323,676
- Contrib. For Social Ins.	-\$219,054	-\$48,380	-\$43,254	-\$1,332	-\$85,734	-\$9,160	-\$31,194
Residency Adjustment	\$38,063	\$119,359	-\$56,251	\$2,249	-\$10,563	\$23,839	-\$40,570
Transfer Payments	\$523,322	\$211,930	\$42,089	\$4,009	\$226,228	\$22,434	\$16,632
Retirement & Disability	\$224,848	\$86,256	\$18,997	\$2,164	\$99,147	\$11,229	\$7,055
Medical: Medicare,-caid, VA	\$201,675	\$92,705	\$12,170	\$1,244	\$84,014	\$6,313	\$5,229
Other	\$96,799	\$32,969	\$10,922	\$601	\$43,067	\$4,892	\$4,348
Dividends, Interest, and Rent	\$820,729	\$195,501	\$151,511	\$10,683	\$260,451	\$72,607	\$129,976

Source: Bureau of Economic Analysis

From 2001 to 2008, per capita personal income increased an average of 4.0 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 increased from 0.814 to 0.830 during the eight-year period. Of the personal income of the region in 2008, 64.9 percent was from earnings, 6.8 percent from retirement and disability, 6.1 percent from Medicare, Medicaid and Veteran's benefits, and a relatively large portion, 24.8 percent, from dividends, interest and rent.

PERSONAL INCOME for REGION 10 COUNTIES, 2008

	Percent of Total Personal Income						
	Region 10	Delta	Gunnison	Hinsdale	Montrose	Ouray	San Miguel
Total Personal Income	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earned Income by Residents	59.5%	55.8%	63.7%	50.3%	60.3%	53.6%	63.2%
Earnings by Place of Work	64.9%	48.1%	82.3%	47.2%	68.2%	46.4%	81.2%
- Contrib. For Social Ins.	-6.6%	-5.2%	-8.1%	-4.5%	-7.0%	-4.5%	-7.8%
Residency Adjustment	1.1%	12.9%	-10.6%	7.6%	-0.9%	11.6%	-10.2%
Transfer Payments	15.8%	23.0%	7.9%	13.6%	18.4%	11.0%	4.2%
Retirement & Disability	6.8%	9.4%	3.6%	7.3%	8.1%	5.5%	1.8%
Medical: Medicare,-caid, VA	6.1%	10.1%	2.3%	4.2%	6.8%	3.1%	1.3%
Other	2.9%	3.6%	2.0%	2.0%	3.5%	2.4%	1.1%
Dividends, Interest, and Rent	24.8%	21.2%	28.4%	36.1%	21.2%	35.4%	32.6%

Source: Bureau of Economic Analysis

Regional Socio-Economic Profile

Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel Counties

Economic Highlights

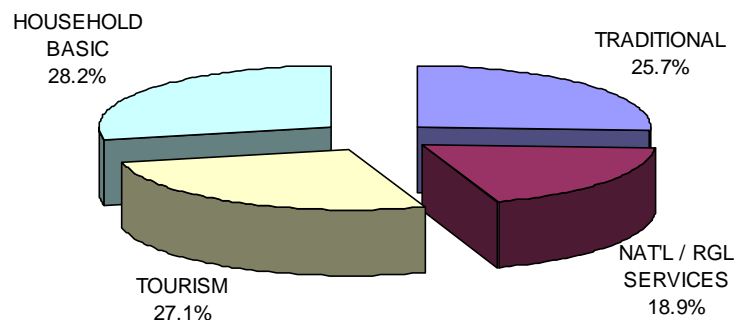
Base Analysis

REGION 10

ECONOMIC BASE (JOBS), 2009

The economic base of the region is somewhat diversified with household basic (which includes retirees and investors) employment being the largest component consisting of 28.2 percent of the total (base). Tourism is also significant, providing 27.1 percent of the region's base. Agribusiness provides 3,418 (10.3 percent) basic jobs in the region, mostly in Montrose and Delta counties. Manufacturing provides 1,169 (3.5 percent) basic jobs.

	West Central	Delta Cnty	Gunnison	Hinsdale	Montrose	Ouray Cnty	San Miguel
TRADITIONAL	8,524	2,682	2,320	35	2,881	269	338
Agribusiness	3,418	1,461	290	26	1,389	134	117
Mining	1,572	552	767	0	170	16	67
Manufacturing	1,169	232	105	0	757	36	40
Government	2,365	437	1,159	9	564	82	114
NAT'L / RGL SERVICES	6,281	1,692	987	23	3,141	159	279
Mining, Construction	770	98	34	0	631	6	0
Trade & Transportation	454	60	40	0	333	9	13
Information, Comm.	287	115	47	8	77	5	35
Financial Activities	150	51	23	2	33	14	27
Prof. & Business Svcs	448	75	123	4	216	30	0
Health & Education	4,167	1,293	718	8	1,848	95	205
TOURISM	8,994	375	2,931	145	1,284	831	3,428
Recr., Lodging, Food	5,246	277	1,676	44	746	401	2,102
Real Est., Construction	2,584	68	804	62	337	288	1,025
Retail Trade	847	20	328	35	70	126	267
Transportation	318	11	123	4	131	16	34
HOUSEHOLD BASIC	9,363	3,934	779	197	2,966	969	517
Retirees	6,045	1,836	993	109	2,010	471	626
Commuters	274	1,121	-667	39	-111	272	-379
Trans <65	1,271	511	110	14	533	68	35
DIR < 65	1,772	466	344	35	534	158	235
TOTAL DIRECT BASIC	33,163	8,683	7,017	400	10,271	2,228	4,562
TOTAL INDIRECT BASIC	5,304	993	1,177	58	1,837	333	907
TOTAL NON-BASIC	14,413	3,008	2,622	6	7,699	21	1,057
(Wrkr LRS)							
TOTAL ALL JOBS	52,882	12,684	10,816	465	19,807	2,581	6,528
Ratio: Ind + NB / D. B.	0.59	0.46	0.54	0.16	0.93	0.16	0.43
Ratio: Total / Dir. Basic	1.59	1.46	1.54	1.16	1.93	1.16	1.43



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

Regional Socio-Economic Profile

Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel Counties

Population Highlights

Forecasts

From 2010 to 2015 the region's economy is expected to grow 8,316 total jobs at an annual average rate of 3.0 percent. Over this time 5,291 direct basic jobs should be created. From 2015 to 2025 total job growth should slow to 2.7 percent annually.

Region 10				
	2010	2015	2025	2035
JOBS				
Direct Basic Jobs				
TRADITIONAL INDUSTRIAL BASIC JOBS	7,543	8,277	9,078	9,740
Annual Average Pct. Change	-0.7%	1.9%	0.9%	0.7%
REGIONAL & NATIONAL SERVICES	6,459	7,907	9,921	12,108
Annual Average Pct. Change	2.5%	4.1%	2.3%	2.0%
TOURISM	8,498	10,142	11,811	13,308
Annual Average Pct. Change	0.1%	3.6%	1.5%	1.2%
HOUSEHOLD BASIC	8,197	9,661	15,279	20,692
Annual Average Pct. Change	1.8%	3.3%	4.7%	3.1%
Commuting	-243	-243	438	1,120
Retirees	5,076	6,059	9,249	12,236
Public Assistance	1,862	2,030	2,675	3,509
Investment Income & Wealth	1,501	1,814	2,916	3,827
TOTAL DIRECT BASIC JOBS	30,696	35,987	46,088	55,849
Annual Average Pct. Change	0.8%	3.2%	2.5%	1.9%
Secondary Jobs (Indirect Basic + NonBasic)	21,551	24,577	32,841	40,721
Ratio of Secondary/DB Jobs	70.2%	68.3%	71.3%	72.9%
TOTAL JOBS (DB + Secondary)	52,247	60,563	78,929	96,569
Annual Average Pct. Change	0.9%	3.0%	2.7%	2.0%
Less: Military Jobs	251	252	253	253
TOTAL CIVILIAN JOBS (DEMAND)	51,997	60,312	78,676	96,316
Annual Average Pct. Change	0.9%	3.0%	2.7%	2.0%

Source: Colorado State Demography Office

Regional Socio-Economic Profile

Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel 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 10	86,348	99,107	101,177	102,674	1.9%	2.1%	1.5%	1.9%
Delta	27,834	30,899	31,527	31,969	1.4%	2.0%	1.4%	1.5%
Gunnison	13,956	15,041	15,254	15,394	1.0%	1.4%	0.9%	1.1%
Hinsdale	790	862	843	848	1.2%	-2.2%	0.6%	0.8%
Montrose	33,432	40,171	41,163	42,065	2.5%	2.4%	2.2%	2.5%
Ouray	3,742	4,531	4,711	4,711	2.6%	3.9%	0.0%	2.5%
San Miguel	6,594	7,603	7,679	7,687	2.0%	1.0%	0.1%	1.7%

Source: Colorado State Demography Office



The population of the region in 2009 was 102,674. This represents an annual rate of increase of 1.9 percent from 2008, and continues the 1.9 percent annual growth rate since 2000. More than half – 8,633 – of the region's overall increase of 16,326 since 2000 occurred in Montrose County. Ouray (2.5 percent) and San Miguel (1.7 percent) also grew at a high rate during the nine-year period.

Of the region's 102,674 people, 2,363 live in group quarters, the remaining 100,311 in households. The region averages 2.41 persons per household (occupied housing units) with Montrose County having a higher ratio (of 2.50) relative to other counties in the region. The region's 22.21 percent overall vacancy rate includes houses used for seasonal recreation purposes, especially in Hinsdale, San Miguel, Gunnison and Ouray counties.



Housing and Households

2009	Total	Group	Household	Persons	Total	Occupied	Vacant	Vacancy
	Population	Quarter	Population	Per Household	Housing Units	Housing Units	Housing Units	
COLORADO	5,074,528	113,530	4,960,998	2.55	2,204,528	1,946,542	257,982	11.70
REGION 10	102,674	2,363	100,311	2.41	53,401	41,541	11,860	22.21
Delta	31,969	935	31,034	2.43	14,028	12,748	1,280	9.12
Gunnison	15,394	843	14,551	2.30	11,021	6,316	4,705	42.69
Hinsdale	848	0	848	2.20	1,449	385	1,064	73.43
Montrose	42,065	550	41,515	2.50	17,345	16,584	761	4.39
Ouray	4,711	18	4,693	2.38	3,017	1,976	1,041	34.50
San Miguel	7,687	17	7,670	2.17	6,541	3,532	3,009	46.00

Source: Colorado State Demography Office

Regional Socio-Economic Profile

Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel Counties

Population Highlights

POPULATION FORECASTS BY REGION AND COUNTY 2010 - 2035 Forecast

	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 10	104,848	118,924	152,247	179,804	2.6%	2.5%	1.7%
Delta	32,601	37,210	49,246	58,872	2.7%	2.8%	1.8%
Gunnison	15,513	16,539	19,126	21,078	1.3%	1.5%	1.0%
Hinsdale	871	970	1,166	1,349	2.2%	1.9%	1.5%
Montrose	43,129	49,323	63,894	76,566	2.7%	2.6%	1.8%
Ouray	4,837	5,651	6,590	6,909	3.2%	1.5%	0.5%
San Miguel	7,897	9,231	12,225	15,030	3.2%	2.8%	2.1%

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

The region is expected to grow stronger than the recent decade and the state in the next twenty five years. Some of this is attributable to increases in tourism, both related to destinations in the region and to increases in second homes. In addition, the region will see significant increases in retirees as others in the state and the West are attracted to the regions natural amenities, low cost of living and rural life style.

Age

Population by Age, Colorado and Region, 2009 and 2025

Age Groups	Region 10				Age Groups	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	6,239	6.1%	9,877	6.5%	0 - 4	358,087	7.1%	469,094	7.0%
5 - 17	16,991	16.5%	26,503	17.4%	5 - 17	884,888	17.4%	1,155,037	17.2%
18 - 24	10,187	9.9%	13,449	8.8%	18 - 24	546,255	10.8%	652,848	9.7%
25 - 44	26,033	25.4%	41,067	27.0%	25 - 44	1,410,605	27.8%	1,750,183	26.1%
45 - 64	28,167	27.4%	35,467	23.3%	45 - 64	1,358,328	26.8%	1,528,618	22.8%
65 - 74	7,934	7.7%	14,075	9.2%	65 - 74	280,162	5.5%	671,067	10.0%
75 - 84	5,193	5.1%	8,511	5.6%	75 - 84	176,543	3.5%	356,980	5.3%
85+	1,931	1.9%	3,298	2.2%	85+	59,697	1.2%	116,936	1.7%
Total	102,675	100.0%	152,247	100.0%	Total	5,074,567	100.0%	6,700,765	100.0%

The median age of the region on July 1, 2009 was 38.1 as compared to the state's median age of 35.1. This is mainly due to somewhat larger proportions of the population in the older age groups – 42.1 percent over 45 for the region versus 36.2 percent for the state. The median age of the region is expected to decline somewhat to 37.7 by 2030 with an increased proportion of working age adults while that of the state's is expected to rise to 36.6 with the aging of the baby boomers.

Regional Socio-Economic Profile

Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel 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.

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.

Region 10

	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%

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	7,234	12,750	56.7%	16 TO 24	10,358	17,536	59.1%
25 TO 34	9,947	12,980	76.6%	25 TO 34	15,434	19,253	80.2%
35 TO 44	12,044	15,047	80.0%	35 TO 44	18,829	22,577	83.4%
45 TO 54	11,595	14,995	77.3%	45 TO 54	17,103	20,875	81.9%
55 TO 64	7,826	13,227	59.2%	55 TO 64	11,417	16,665	68.5%
65 TO 74	1,712	7,883	21.7%	65 TO 74	4,147	12,962	32.0%
75 TO 84	325	4,508	7.2%	75 TO 84	713	6,459	11.0%
Total	50,257	82,036	61.3%	Total	77,633	117,393	66.1%

Regional Socio-Economic Profile

Region 10— Delta, Gunnison, Hinsdale, Montrose, Ouray & San Miguel Counties

Region 10

	2010	2015	2025	2035
TOTAL DIRECT BASIC JOBS	30,696	35,987	46,088	55,849
Total Jobs / Total Direct Basic Jobs	1.7	1.7	1.7	1.7
TOTAL JOBS	52,247	60,563	78,929	96,569
<i>Average Annual Percent Change</i>	0.9%	3.0%	2.7%	2.0%
*Statistical Discrepancy	1,937	-25	-576	1,316
JOBS HELD (In Area by Res. & Non-Res)	50,245	61,526	80,812	95,729
<i>Average Annual Percent Change</i>	0.8%	4.1%	2.8%	1.7%
+ Commuters (+ = IN)	-185	-1,189	-1,559	-729
= JOBS HELD BY RESIDENTS	50,245	61,526	80,812	95,729
+ 2nd & 3rd Jobs Held by Res.	4,407	5,574	7,337	8,685
= Employed Persons (Residents)	45,838	55,952	73,475	87,044
- Unemployed Persons	4,419	3,049	4,158	4,831
Unemployment Rate	8.8%	5.2%	5.4%	5.3%
LABOR FORCE (RESIDENTS)	50,257	59,000	77,633	91,875
Labor Force Participation Rate	61.3%	63.8%	66.1%	66.2%
POPULATION - CENSUS BASED	104,852	118,915	152,227	179,768
<i>Average Annual Percent Change</i>	1.9%	2.5%	2.5%	1.7%

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 2.5 percent. This faster growth in jobs relative to the population is the result of lower unemployment rates and higher labor force participation rates. These differences can vary over time; in the last twenty years, 2015 – 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.