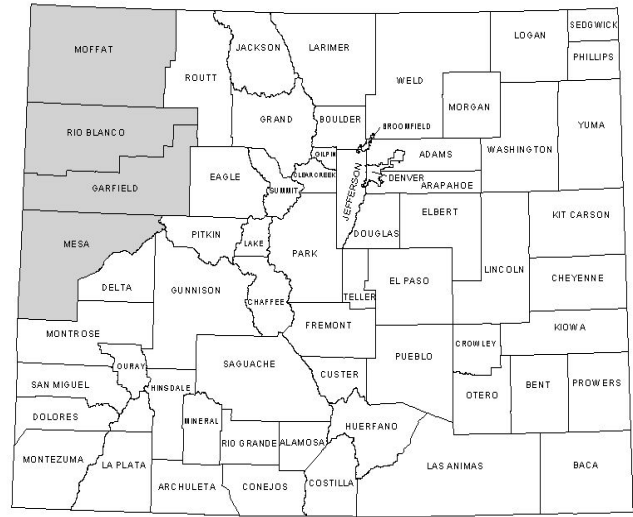


Regional Socio-Economic Profile

Region 11 - Garfield, Mesa, Moffat, Rio Blanco, Routt 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 2025.

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

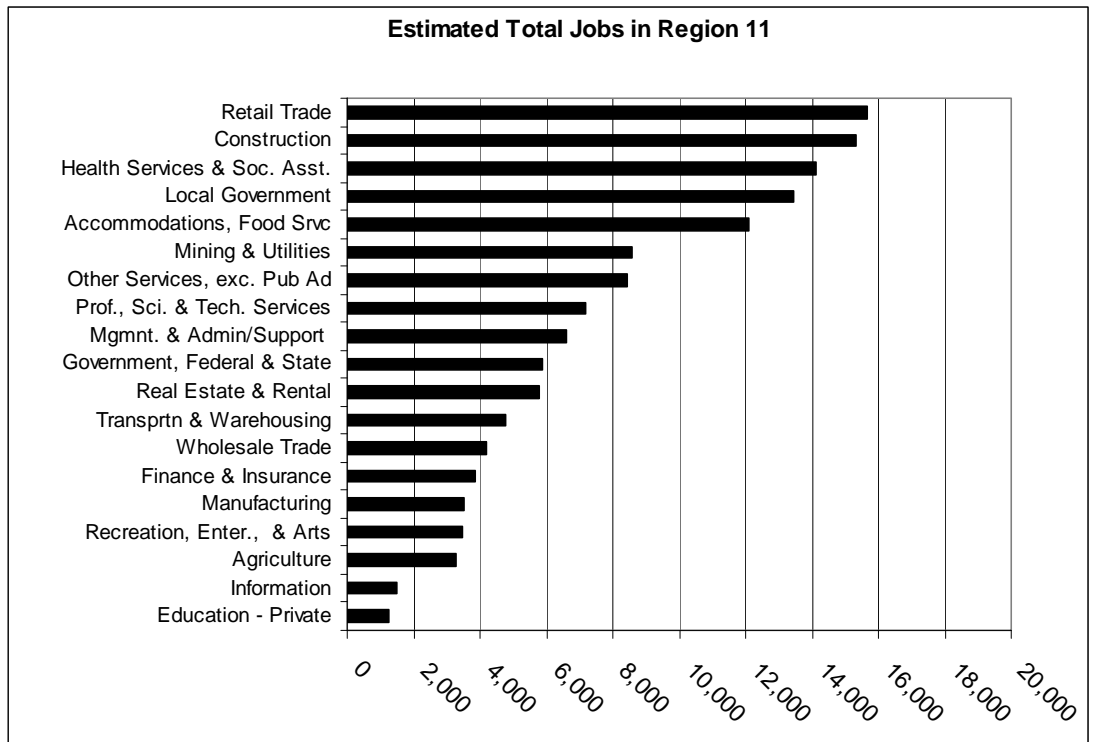
Region 11 - Garfield, Mesa, Moffat, Rio Blanco, Routt Counties

Economic Highlights

Jobs

The region had 138,886 jobs in 2009. The largest portion of these were in retail trade (15,663 jobs, 11.3 percent), construction (15,319, 11.0 percent), health services and social assistance (14,102, 10.2 percent), local government (13,442, 9.7 percent), and accommodations and food services (12,081, 8.7 percent).

Jobs grew an average of 1.9 percent annually from 2001 to 2009 and dropped 7.4 percent (-11150 jobs) from 2008 to 2009. Construction decreased by 4,196 jobs (-21.5 percent), followed by 1,922 jobs lost in mining and utilities (-18.3 percent) and 1,500 retail jobs lost (-8.7 percent). Local government added 419 jobs (3.2 percent), as did federal and state government (168 jobs, 2.9 percent) and health services and social assistance (133 jobs, 1.0 percent).



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

ESTIMATED TOTAL JOBS - REGION 11 COUNTIES, 2009 By Industrial Sector

Industry Group	Region 11	Garfield	Mesa	Moffat	Rio Blanco	Routt
ESTIMATED TOTAL JOBS	138,886	32,692	76,337	7,123	4,268	18,466
Agriculture	3,283	644	1,510	403	287	438
Mining & Utilities	8,562	2,183	3,695	998	913	772
Manufacturing	3,524	355	2,858	95	63	152
Government, Federal & State	5,889	962	3,854	433	310	329
Construction	15,319	5,029	6,738	530	437	2,585
Wholesale Trade	4,169	861	2,661	294	14	340
Transprt & Warehousing	4,791	1,029	3,025	190	112	434
Information	1,507	208	1,013	63	28	195
Finance & Insurance	3,872	719	2,570	124	57	402
Real Estate & Rental	5,784	1,618	2,594	144	67	1,361
Prof., Sci. & Tech. Services	7,174	1,898	3,844	159	109	1,164
Mgmt. & Admin/Support	6,579	1,433	4,050	230	150	717
Retail Trade	15,663	3,583	9,113	886	264	1,817
Education - Private	1,276	413	574	11	0	278
Health Services & Soc. Asst.	14,102	2,384	9,654	585	81	1,398
Recreation, Enter., & Arts	3,458	608	1,438	103	38	1,271
Accommodations, Food Srv	12,081	2,779	6,360	554	329	2,058
Other Services, exc. Pub Ad	8,410	1,913	4,664	453	165	1,215
Local Government	13,442	4,073	6,121	867	842	1,540

Regional Socio-Economic Profile

Region 11 - Garfield, Mesa, Moffat, Rio Blanco, Routt Counties

Personal Income

Economic Highlights

PERSONAL INCOME for REGION 11 COUNTIES, 2008

Amounts (In thousands of \$)

	Region 11	Garfield	Mesa	Moffat	Rio Blanco	Routt
Per Capita Personal Income	\$39.524	\$41.256	\$36.665	\$36.934	\$48.637	\$52.106
Ratio to U. S. PCPI	0.984	1.027	0.913	0.920	1.211	1.297
Total Personal Income	\$9,479,654	\$2,262,371	\$5,202,877	\$510,499	\$307,291	\$1,196,61
Earned Income by Residents	\$6,525,232	\$1,707,655	\$3,385,620	\$393,533	\$239,775	\$798,649
Earnings by Place of Work	\$7,173,897	\$1,873,070	\$3,662,956	\$351,739	\$332,490	\$953,642
- Contrib. For Social Ins.	-\$781,597	-\$199,965	-\$413,785	-\$34,532	-\$32,730	-\$100,585
Residency Adjustment	\$132,932	\$34,550	\$136,449	\$76,326	-\$59,985	-\$54,408
Transfer Payments	\$1,127,354	\$168,283	\$805,576	\$61,168	\$30,202	\$62,125
Retirement & Disability	\$466,448	\$72,045	\$328,014	\$23,774	\$12,091	\$30,524
Medical: Medicare,-caid, VA	\$445,591	\$58,648	\$328,135	\$26,058	\$12,872	\$19,878
Other	\$215,315	\$37,590	\$149,427	\$11,336	\$5,239	\$11,723
Dividends, Interest, and Rent	\$1,827,068	\$386,433	\$1,011,681	\$55,798	\$37,314	\$335,842

Source: Bureau of Economic Analysis

From 2001 to 2008, per capita personal income increased 5.1 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 0.898 to 0.984 during the eight-year period. Of the personal income of the region in 2008, 68.8 percent was from earnings, 4.9 percent from retirement and disability payments, 4.7 percent from Medicare, Medicaid and Veteran's benefits, and 19.3 percent from dividends, interest and rent.

PERSONAL INCOME for REGION 11 COUNTIES, 2008

Percent of Total Personal Income

	Region 11	Garfield	Mesa	Moffat	Rio Blanco	Routt
Total Personal Income	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Earned Income by Residents	68.8%	75.5%	65.1%	77.1%	78.0%	66.7%
Earnings by Place of Work	75.7%	82.8%	70.4%	68.9%	108.2%	79.7%
- Contrib. For Social Ins.	-8.2%	-8.8%	-8.0%	-6.8%	-10.7%	-8.4%
Residency Adjustment	1.4%	1.5%	2.6%	15.0%	-19.5%	-4.5%
Transfer Payments	11.9%	7.4%	15.5%	12.0%	9.8%	5.2%
Retirement & Disability	4.9%	3.2%	6.3%	4.7%	3.9%	2.6%
Medical: Medicare,-caid, VA	4.7%	2.6%	6.3%	5.1%	4.2%	1.7%
Other	2.3%	1.7%	2.9%	2.2%	1.7%	1.0%
Dividends, Interest, and Rent	19.3%	17.1%	19.4%	10.9%	12.1%	28.1%

Source: Bureau of Economic Analysis

Regional Socio-Economic Profile

Region 11 - Garfield, Mesa, Moffat, Rio Blanco, Routt Counties

Economic Highlights

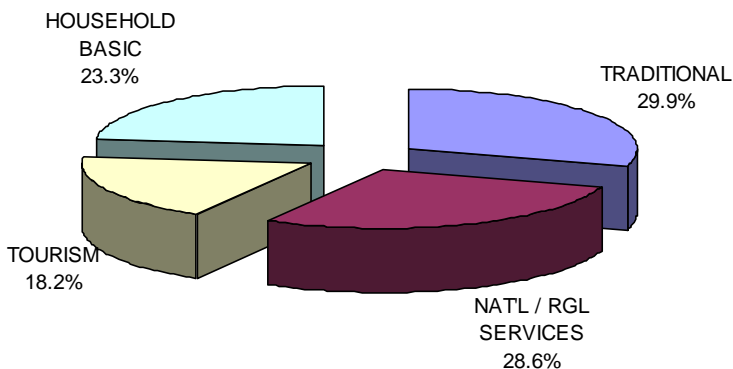
Base Analysis

NORTHWEST COLORADO - REGION 11

ECONOMIC BASE (JOBS), 2009

The economic base is very diversified. Traditional base sectors include strong agribusiness in Moffat and Rio Blanco counties, major mining activities and Federal and state government presence in all counties except Routt, and a significant manufacturing sector in Mesa. Mesa County also provides business and professional services to the wider region while a number of the counties provide construction services outside their boundaries. Tourism constitutes 48.9 percent of the base in Routt County and is significant in Garfield (19.9 percent), Rio Blanco (15.1 percent) and Mesa (9.4 percent) Counties as well. Retirees constitute 16.2 percent of Mesa County's economic base and 13.2 percent of the overall region.

	NW Colo Assoc.	Garfield Cnty	Mesa Cnty	Moffat Cnty	Rio Blanco	Routt Cnty
TRADITIONAL	22,998	6,047	12,058	1,733	1,601	1,558
Agribusiness	5,656	1,293	2,898	635	322	508
Mining	7,459	1,893	3,450	637	866	614
Manufacturing	2,675	284	2,156	49	53	134
Government	7,208	2,578	3,554	413	361	303
NAT'L / RGL SERVICES	22,023	5,767	11,828	1,095	429	2,904
Mining, Construction	5,986	2,795	2,140	109	65	877
Trade & Transportation	3,254	453	1,900	357	27	516
Information, Comm.	547	61	352	23	18	93
Financial Activities	636	143	389	7	6	92
Prof. & Business Srvcs	1,869	359	1,003	92	28	388
Health & Education	9,710	1,953	6,030	506	285	936
TOURISM	14,023	3,723	3,678	311	344	5,967
Recr., Lodging, Food	8,060	2,131	2,502	275	250	2,902
Real Est., Construction	3,960	1,159	516	31	47	2,207
Retail Trade	1,243	353	259	2	21	608
Transportation	760	80	401	2	26	249
HOUSEHOLD BASIC	17,979	3,156	11,651	1,506	-101	1,766
Retirees	10,183	1,821	6,370	412	103	1,476
Commuters	1,704	291	1,331	827	-267	-479
Trans <65	2,449	341	1,810	141	27	130
DIR < 65	3,644	704	2,140	126	35	639
TOTAL DIRECT BASIC	77,024	18,693	39,215	4,645	2,273	12,196
TOTAL INDIRECT BASIC	15,492	3,864	9,040	509	257	1,821
TOTAL NON-BASIC	46,352	10,134	28,081	1,966	1,732	4,438
(Wrkr LRS)						
TOTAL ALL JOBS	138,875	32,692	76,337	7,123	4,268	18,456
Ratio: Ind + NB / D. B.	0.80	0.75	0.95	0.53	0.88	0.51
Ratio: Total / Dir. Basic	1.80	1.75	1.95	1.53	1.88	1.51



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

Regional Socio-Economic Profile

Region 11 - Garfield, Mesa, Moffat, Rio Blanco, Routt Counties

Population Highlights

Forecasts

From 2010 to 2015 the region's economy is expected to grow 18,494 total jobs at an annual average rate of 2.5 percent. Over this time 11,137 direct basic jobs should be created. From 2015 to 2025 total job growth should slightly accelerate to 2.6 percent annually. The growth in the short term is led by **National and Regional Services** followed by **Tourism**. Job growth after 2015 will be driven by significant increases in jobs related to income -- from Social Security and pensions -- and savings of **retirees**, the **investment income and wealth** of others as the rate of increase in the number of retirees increases as well.

Region 11				
	2010	2015	2025	2035
JOBS				
Direct Basic Jobs				
TRADITIONAL INDUSTRIAL BASIC JOBS	20,932	21,643	25,099	26,403
Annual Average Pct. Change	2.4%	0.7%	1.5%	0.5%
REGIONAL & NATIONAL SERVICES	23,537	28,243	35,059	41,902
Annual Average Pct. Change	2.2%	3.7%	2.2%	1.8%
TOURISM	15,255	18,346	21,816	24,123
Annual Average Pct. Change	1.7%	3.8%	1.7%	1.0%
HOUSEHOLD BASIC	16,261	18,890	30,509	42,688
Annual Average Pct. Change	1.5%	3.0%	4.9%	3.4%
Commuting	1,735	1,735	2,932	4,129
Retirees	8,259	10,182	17,402	24,316
Public Assistance	3,441	3,675	4,830	6,610
Investment Income & Wealth	2,826	3,299	5,346	7,633
TOTAL DIRECT BASIC JOBS	75,985	87,122	112,484	135,117
Annual Average Pct. Change	2.0%	2.8%	2.6%	1.9%
Secondary Jobs (Indirect Basic + NonBasic)	66,218	73,574	95,634	114,384
Ratio of Secondary/DB Jobs	87.1%	84.4%	85.0%	84.7%
TOTAL JOBS (DB + Secondary)	142,202	160,696	208,117	249,501
Annual Average Pct. Change	1.9%	2.5%	2.6%	1.8%
Less: Military Jobs	612	619	629	636
TOTAL CIVILIAN JOBS (DEMAND)	141,590	160,077	207,488	248,865
Annual Average Pct. Change	1.9%	2.5%	2.6%	1.8%

Source: Colorado State Demography Office

Regional Socio-Economic Profile

Region 11 - Garfield, Mesa, Moffat, Rio Blanco, Routt Counties

Population Highlights

Estimates

	Census April, 2000	SDO Est. July, 2007	SDO Est. July, 2008	SDO Est. July, 2009	Average Annual Rate Of Change			
					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 11	198,906	237,001	243,458	250,293	2.4%	2.7%	2.8%	2.5%
Garfield	43,791	54,343	56,183	57,646	3.0%	3.3%	2.6%	3.0%
Mesa	116,255	139,416	143,039	147,522	2.5%	2.6%	3.1%	2.6%
Moffat	13,184	13,832	14,097	14,281	0.7%	1.9%	1.3%	0.9%
Rio Blanco	5,986	6,402	6,517	6,729	0.9%	1.8%	3.2%	1.3%
Routt	19,690	23,008	23,622	24,115	2.1%	2.6%	2.1%	2.2%

Source: Colorado State Demography Office



The population of the region in 2009 was 250,293. This represents a strong annual increase of 2.8 percent since 2000. The region has grown steadily since 2000, with the growth of energy-related activities in the area and growth of tourism-related activities, and second homes in Routt and other counties. Garfield (3.0 percent annual growth rate), Mesa (2.6 percent), and Routt (2.2 percent) counties have grown at particularly high rates since 2000.

Of the region's 250,293 people, 5,631 live in group quarters, and the remaining 244,662 in households. The region averages 2.51 persons per household (occupied housing units) with Garfield County having a higher ratio (of 2.66) relative to other counties in the region. The region's 13.32 percent vacancy rate includes a significant number of houses – in Routt, especially – used for seasonal recreation purposes.



Housing and Households

2009	Total Population	Group Quarter Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
REGION 11	250,293	5,631	244,662	2.51	112,350	97,382	14,968	13.32
Garfield	57,646	851	56,795	2.66	22,226	21,391	835	3.76
Mesa	147,522	3,900	143,622	2.47	64,674	58,220	6,454	9.98
Moffat	14,281	311	13,970	2.59	6,201	5,393	808	13.03
Rio Blanco	6,729	232	6,497	2.49	3,258	2,605	653	20.04
Routt	24,115	337	23,778	2.43	15,991	9,773	6,218	38.88

Source: Colorado State Demography Office

Regional Socio-Economic Profile

Region 11 - Garfield, Mesa, Moffat, Rio Blanco, Routt 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 11	256,324	289,683	373,793	442,961	2.5%	2.6%	1.7%
Garfield	59,326	71,589	106,549	131,081	3.8%	4.1%	2.1%
Mesa	150,539	166,513	200,688	232,750	2.0%	1.9%	1.5%
Moffat	14,727	15,643	19,803	21,693	1.2%	2.4%	0.9%
Rio Blanco	7,267	8,425	11,258	13,418	3.0%	2.9%	1.8%
Routt	24,465	27,513	35,495	44,019	2.4%	2.6%	2.2%

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

The region is expected to continue to grow strongly in the next twenty years with continued development of the health services related industries. In addition, the region has a very strong destination tourist industry and an attraction to second homes. Lastly, the region will see strong increases in retirees as its own baby-boomers retire and as others in the state are attracted to the region's amenities, low cost of living and rural life style.

Age

Population by Age, Colorado and Region, 2009 and 2025

Age Groups	Region 11				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	17,812	7.1%	27,959	7.5%	358,087	7.1%	469,094	7.0%
5 - 17	42,862	17.1%	70,258	18.8%	884,888	17.4%	1,155,037	17.2%
18 - 24	25,816	10.3%	32,863	8.8%	546,255	10.8%	652,848	9.7%
25 - 44	67,419	26.9%	101,328	27.1%	1,410,605	27.8%	1,750,183	26.1%
45 - 64	66,491	26.6%	82,254	22.0%	1,358,328	26.8%	1,528,618	22.8%
65 - 74	15,597	6.2%	34,020	9.1%	280,162	5.5%	671,067	10.0%
75 - 84	10,626	4.2%	18,163	4.9%	176,543	3.5%	356,980	5.3%
85+	3,660	1.5%	6,948	1.9%	59,697	1.2%	116,936	1.7%
Total	250,283	100.0%	373,793	100.0%	5,074,567	100.0%	6,700,765	100.0%

The median age of the region on July 1, 2009 was 35.6 as compared to the state's median age of 35.1. This is mainly due to slightly larger proportions of the population in the older age groups – 38.5 percent over 45 for the region versus 36.2 percent for the state. The median age of the region is expected to increase to 36.0 by 2030 with an increased proportion of working age adults while that of the state is expected to rise to 36.6 with the aging of the baby boomers.

Regional Socio-Economic Profile

Region 11 - Garfield, Mesa, Moffat, Rio Blanco, Routt 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.

Northwest —Region 11

	2010	2015	2025	2035
= CIVILIAN JOBS SUPPLIED	130,995	152,948	203,956	248,324
Annual Average Pct. Change	1.9%	3.1%	2.9%	2.0%
+ Commuters	3,240	1,199	414	-730
= JOBS HELD BY RESIDENTS	127,755	151,749	203,542	249,054
+ 2nd & 3rd Jobs of Rsdnts	12,027	14,987	20,445	24,938
Multiplie Job Holding Rate	9.7%	10.5%	10.7%	10.7%
= EMPLOYED PERSONS (RES)	115,728	136,762	183,098	224,116
- Unemployed Persons	8,025	5,442	7,592	9,105
Unemployment Rate	6.5%	3.8%	4.0%	3.9%
= LABOR FORCE (RESIDENTS)	123,754	142,204	190,689	233,221
x Labor Force Participation Rate	0.6	0.7	0.7	0.7
NON-INSTITUTIONAL POP >16	197,076	217,428	278,283	343,290
TOTAL POPULATION	256,329	286,237	370,543	456,716
Annual Average Pct. Change	2.5%	2.2%	2.6%	2.1%

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	17,856	32,060	55.7%	16 TO 24	25,780	43,497	59.3%
25 TO 34	26,553	34,691	76.5%	25 TO 34	40,849	49,534	82.5%
35 TO 44	28,651	35,491	80.7%	35 TO 44	48,532	55,822	86.9%
45 TO 54	29,095	37,736	77.1%	45 TO 54	39,534	46,935	84.2%
55 TO 64	19,296	31,292	61.7%	55 TO 64	27,128	38,088	71.2%
65 TO 74	3,366	16,224	20.7%	65 TO 74	10,720	31,912	33.6%
75 TO 84	703	9,721	7.2%	75 TO 84	1,614	14,252	11.3%
Total	123,754	197,076	62.8%	Total	190,689	278,283	68.5%

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 11 - Garfield, Mesa, Moffat, Rio Blanco, Routt Counties

Forecasting Worksheet Region 11

	2010	2015	2025	2035
TOTAL DIRECT BASIC JOBS	75,985	87,122	112,484	135,117
Total Jobs / Total Direct Basic Jobs	1.9	1.8	1.9	1.8
TOTAL JOBS	142,202	160,696	208,117	249,501
<i>Average Annual Percent Change</i>	1.9%	2.5%	2.6%	1.8%
*Statistical Discrepancy	10,595	7,129	3,532	541
JOBS HELD (In Area by Res. & Non-Res)	127,755	151,749	203,542	249,054
<i>Average Annual Percent Change</i>	1.4%	3.5%	3.0%	2.0%
+ Commuters (+ = IN)	3,240	1,199	414	-730
= JOBS HELD BY RESIDENTS	127,755	151,749	203,542	249,054
+ 2nd & 3rd Jobs Held by Res.	12,027	14,987	20,445	24,938
= Employed Persons (Residents)	115,728	136,762	183,098	224,116
- Unemployed Persons	8,025	5,442	7,592	9,105
Unemployment Rate	6.5%	3.8%	4.0%	3.9%
LABOR FORCE (RESIDENTS)	123,754	142,204	190,689	233,221
<i>Labor Force Participation Rate</i>	62.8%	65.4%	68.5%	67.9%
POPULATION - CENSUS BASED	256,329	286,237	370,543	456,716
<i>Average Annual Percent Change</i>	2.5%	2.2%	2.6%	2.1%

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 percent per year while population growth will be 2.2 percent.