

Regional Socio-Economic Profile

Region 13—Chaffee, Custer, Fremont & Lake 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

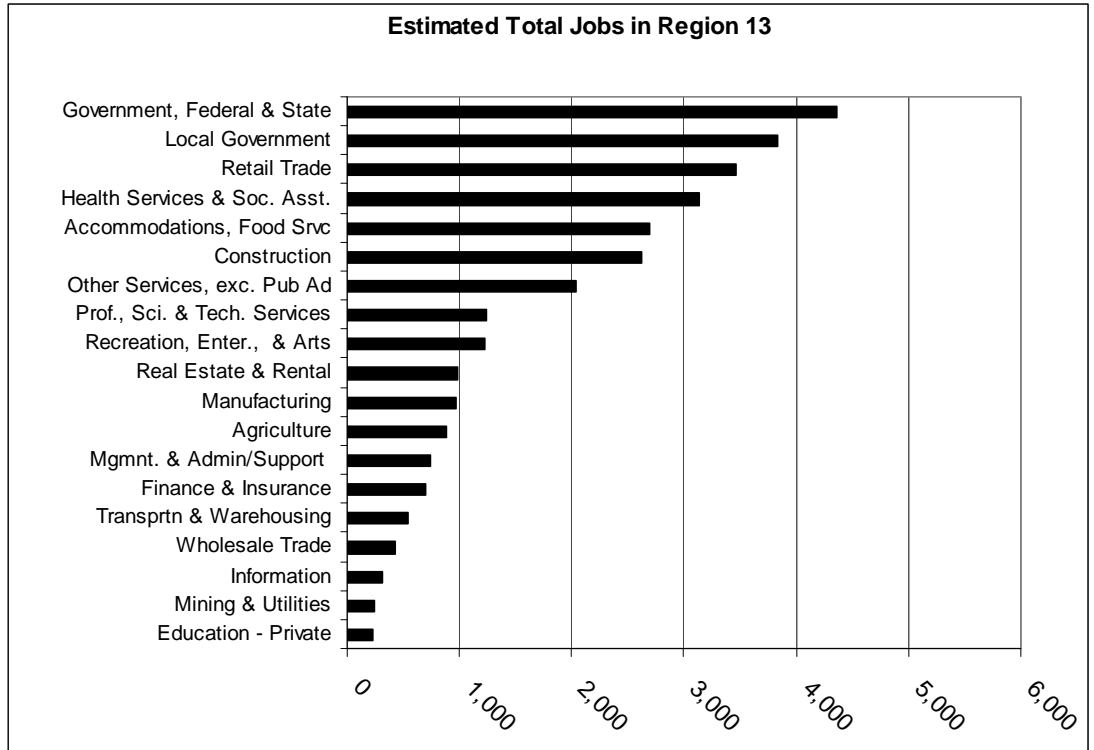
Region 13—Chaffee, Custer, Fremont & Lake Counties

Economic Highlights

Jobs

The region had 30,644 jobs in 2009. The largest portion of these were in federal and state government (4,360 or 14.2 percent), local government (3,831 or 12.5 percent), retail trade (3,469 or 11.3 percent), and health services and social assistance (3,137 or 10.2 percent).

Region 13 grew an average of 0.2 percent annually from 2001 to 2009 and lost 1,364 (-4.3 percent) jobs from 2008 to 2009. 473 construction jobs were lost (-15.2 percent) along with 144 manufacturing jobs (-12.9 percent) and 137 accommodations and food services jobs (-4.8 percent). Federal and state government grew by 40 positions (0.9 percent) and local government grew 10 positions (0.3 percent).



Source: Colorado State Demography Office

ESTIMATED TOTAL JOBS - REGION 13 COUNTIES, 2009					
By Industrial Sector					
Industry Group	Region 13	Chaffee	Custer	Fremont	Lake
ESTIMATED TOTAL JOBS	30,644	9,082	1,690	17,273	2,599
Agriculture	888	209	144	517	17
Mining & Utilities	249	66	6	167	9
Manufacturing	976	206	45	692	34
Government, Federal & State	4,360	646	32	3,575	107
Construction	2,626	951	264	1,109	303
Wholesale Trade	424	192	12	181	39
Transprt & Warehousing	547	101	18	407	22
Information	309	111	28	161	10
Finance & Insurance	700	291	51	336	21
Real Estate & Rental	980	371	99	420	91
Prof., Sci. & Tech. Services	1,246	513	120	534	79
Mgmt. & Admin/Support	734	188	46	408	93
Retail Trade	3,469	1,235	167	1,866	201
Education - Private	221	104	19	66	33
Health Services & Soc. Asst.	3,137	545	58	2,289	245
Recreation, Enter., & Arts	1,220	534	90	462	135
Accommodations, Food Srv	2,688	1,141	116	1,174	258
Other Services, exc. Pub Ad	2,035	569	143	1,145	177
Local Government	3,831	1,109	231	1,766	725

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Economic Highlights

Personal Income

PERSONAL INCOME for REGION 13 COUNTIES, 2008

	Amounts (In thousands of \$)				
	Region 13	Chaffee	Custer	Fremont	Lake
Per Capita Personal Income	\$27.815	\$32.766	\$34.216	\$25.552	\$27.624
Ratio to U. S. PCPI	0.692	0.816	0.852	0.636	0.688
Total Personal Income	\$2,131,180	\$557,016	\$134,947	\$1,218,253	\$220,964
Earned Income by Residents	\$1,212,134	\$270,112	\$68,283	\$715,962	\$157,777
Earnings by Place of Work	\$1,202,083	\$303,122	\$55,175	\$744,150	\$99,636
- Contrib. For Social Ins.	-\$121,458	-\$31,752	-\$5,159	-\$75,302	-\$9,245
Residency Adjustment	\$131,509	-\$1,258	\$18,267	\$47,114	\$67,386
Transfer Payments	\$451,094	\$108,687	\$25,630	\$287,015	\$29,762
Retirement & Disability	\$188,421	\$48,448	\$13,831	\$116,299	\$9,843
Medical: Medicare,-caid, VA	\$182,910	\$44,646	\$7,658	\$116,719	\$13,887
Other	\$79,763	\$15,593	\$4,141	\$53,997	\$6,032
Dividends, Interest, and Rent	\$467,952	\$178,217	\$41,034	\$215,276	\$33,425

Source: Bureau of Economic Analysis

From 2001 to 2008, per capita personal income increased 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 grew slightly from 0.677 to 0.692 during the eight-year period. Of the personal income of the region in 2008, 56.9 percent was from earnings, 8.8 percent from retirement and disability, 8.6 percent from Medicare, Medicaid and Veteran's benefits, and 22.0 percent from dividends, interest and rent.

PERSONAL INCOME for REGION 13 COUNTIES, 2008

	Percent of Total Personal Income				
	Region 13	Chaffee	Custer	Fremont	Lake
Total Personal Income	100.0%	100.0%	100.0%	100.0%	100.0%
Earned Income by Residents	56.9%	48.5%	50.6%	58.8%	71.4%
Earnings by Place of Work	56.4%	54.4%	40.9%	61.1%	45.1%
- Contrib. For Social Ins.	-5.7%	-5.7%	-3.8%	-6.2%	-4.2%
Residency Adjustment	6.2%	-0.2%	13.5%	3.9%	30.5%
Transfer Payments	21.2%	19.5%	19.0%	23.6%	13.5%
Retirement & Disability	8.8%	8.7%	10.2%	9.5%	4.5%
Medical: Medicare,-caid, VA	8.6%	8.0%	5.7%	9.6%	6.3%
Other	3.7%	2.8%	3.1%	4.4%	2.7%
Dividends, Interest, and Rent	22.0%	32.0%	30.4%	17.7%	15.1%

Source: Bureau of Economic Analysis

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Economic Highlights

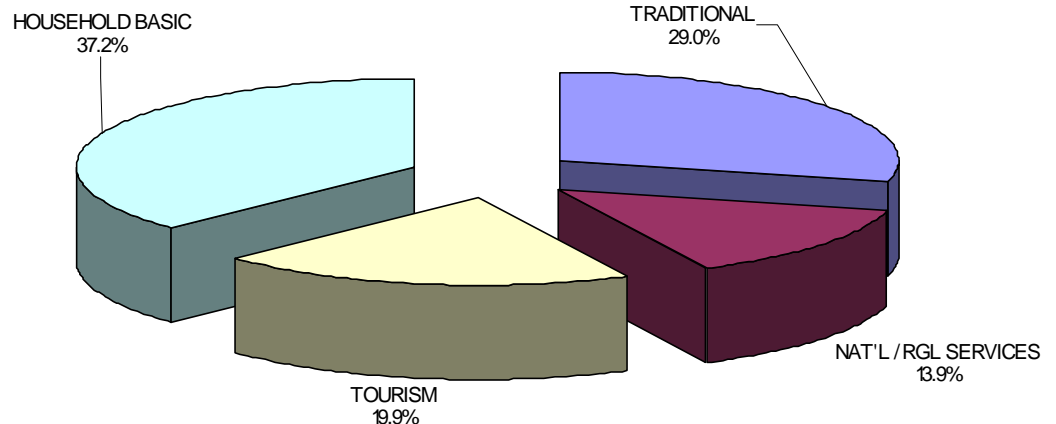
Base Analysis

UPPER ARKANSAS AREA - REGION 13

ECONOMIC BASE (JOBS), 2009

	Region 13	Chaffee	Custer	Fremont	Lake
TRADITIONAL	6,327	1,203	215	4,758	151
Agribusiness	1,080	291	155	609	25
Mining	76	1	3	68	4
Manufacturing	711	179	38	470	24
Government	4,460	732	19	3,611	98
NAT'L / RGL SERVICES	3,034	932	115	1,602	385
Mining, Construction	280	0	0	166	114
Trade & Transportation	371	234	11	114	12
Information, Comm.	27	2	16	1	9
Financial Activities	70	27	0	41	2
Prof. & Business Srvcs	301	179	15	87	20
Health & Education	1,981	489	71	1,192	229
TOURISM	4,354	2,187	367	1,491	309
Recr., Lodging, Food	2,923	1,519	191	988	225
Real Est., Construction	718	433	161	88	36
Retail Trade	522	151	11	315	44
Transportation	191	84	4	99	4
HOUSEHOLD BASIC	8,123	2,202	693	4,025	1,203
Retirees	5,195	1,794	395	2,676	328
Commuters	1,543	-15	202	570	786
Trans <65	702	155	40	466	41
DIR < 65	683	268	56	312	47
TOTAL DIRECT BASIC	21,838	6,524	1,390	11,876	2,048
TOTAL INDIRECT BASIC	2,962	859	121	1,813	169
TOTAL NON-BASIC	5,841	1,699	179	3,581	382
(Wrkr LRS)					
TOTAL ALL JOBS	30,641	9,082	1,690	17,270	2,599
Ratio: Ind + NB / D. B.	0.40	0.39	0.22	0.45	0.27
Ratio: Total / Dir. Basic	1.40	1.39	1.22	1.45	1.27

The three largest components of the region's economic base are tourism (19.9 percent), government (20.4 percent) –which includes prisons in Fremont and Chaffee counties –and retirees (23.8 percent). Combined these three categories account for 14,006 jobs or 64.1 percent of the base. Other important components of its base are health care (1,981 jobs or 9.1 percent of the base), commuters (1,543 jobs or 7.1 percent) and agribusiness (1,080 jobs or 4.9 percent).



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

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Region 13—Chaffee, Custer, Fremont & Lake Counties

Population Highlights

Forecasts

From 2010 to 2015 the region's economy is expected to grow 4,610 total jobs at an annual average rate of 2.8 percent. Over this time 2,585 direct basic jobs should be created. From 2015 to 2025 total job growth should slow to 2.3 percent annually.

The original growth is driven by **Tourism, National and Regional Services** (Medicare and Medicaid), and in jobs related to income -- from Social Security and pensions -- and savings of **retirees**, and the **investment income and wealth** of others.

Traditional Basic Job Growth is expected to be a smaller share of the growth. Job growth is expected to slow after 2025 as the rate of increase in the number of retirees slows as well.

Upper Arkansas - Region 13

	2010	2015	2025	2035
JOBS				
Direct Basic Jobs				
TRADITIONAL INDUSTRIAL BASIC JOBS	6,506	6,806	7,172	7,517
Annual Average Pct. Change	-0.6%	0.9%	0.5%	0.5%
REGIONAL & NATIONAL SERVICES	3,099	3,634	4,239	4,938
Annual Average Pct. Change	1.5%	3.2%	1.6%	1.5%
TOURISM	4,344	5,093	5,767	6,336
Annual Average Pct. Change	0.3%	3.2%	1.2%	0.9%
HOUSEHOLD BASIC	7,508	8,508	12,724	16,719
Annual Average Pct. Change	0.9%	2.5%	4.1%	2.8%
Commuting	1,557	1,557	2,236	2,914
Retirees	4,278	5,095	7,901	10,475
Public Assistance	935	998	1,275	1,648
Investment Income & Wealth	739	859	1,313	1,681
TOTAL DIRECT BASIC JOBS	21,456	24,042	29,902	35,510
Annual Average Pct. Change	0.4%	2.3%	2.2%	1.7%
Secondary Jobs (Indirect Basic + NonBasic)	9,506	11,531	14,846	18,144
Ratio of Secondary/DB Jobs	44.3%	48.0%	49.6%	51.1%
TOTAL JOBS (DB + Secondary)	30,963	35,573	44,747	53,654
Annual Average Pct. Change	0.4%	2.8%	2.3%	1.8%
Less: Military Jobs	195	203	214	223
TOTAL CIVILIAN JOBS (DEMAND)	30,768	35,370	44,533	53,431
Annual Average Pct. Change	0.4%	2.8%	2.3%	1.8%

Source: Colorado State Demography Office

Regional Socio-Economic Profile

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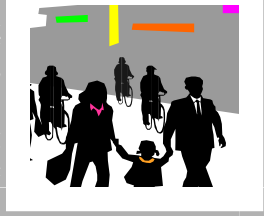
Population Highlights

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 13	73,702	77,221	77,771	78,041	0.6%	0.7%	0.3%	0.6%
Chaffee	16,242	17,022	17,154	17,322	0.6%	0.8%	1.0%	0.7%
Custer	3,503	4,027	4,002	4,034	1.9%	-0.6%	0.8%	1.5%
Fremont	46,145	48,022	48,339	48,387	0.5%	0.7%	0.1%	0.5%
Lake	7,812	8,150	8,276	8,298	0.6%	1.5%	0.3%	0.7%

Source: State Demography Office—October, 2008 website: http://www.dola.colorado.gov/dlg/demog/pop_cnty_estimates.html



The population of the region in 2009 was 78,041. This represents a 0.3 percent annual increase from 2008. The region grew at 0.7 percent per year from 2000 to 2008. More than half of the region's increase of 4,339 since 2000 has been in Fremont County (2,242). However, Custer County has grown at the fastest rate (1.5 percent annually) during the period.

Of the region's 78,041, 10,786 live in group quarters and the remaining 67,255 in households. Of those in group quarters, 9,214 (85 percent) are in correctional facilities. The region averages 2.40 persons per households (occupied housing units) with Lake County having a higher ratio (2.60) relative to other counties in the region. The region's 26.2 percent vacancy rate includes a large number of homes used for seasonal and recreation 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 13	78,041	10,786	67,255	2.40	37,902	27,977	9,925	26.19
Chaffee	17,322	1,366	15,956	2.27	10,348	7,034	3,314	32.03
Custer	4,034	16	4,018	2.36	3,657	1,705	1,952	53.38
Fremont	48,387	9,305	39,082	2.43	19,401	16,081	3,320	17.11
Lake	8,298	99	8,199	2.60	4,496	3,157	1,339	29.78

Source: State Demography Office, October, 2009

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

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Population Highlights

Forecast

POPULATION FORECASTS BY REGION AND COUNTY 2010 - 2035

Avg. Annual % Chg

REGIONS/	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 13	79,259	88,369	110,847	129,509	2.2%	2.3%	1.6%
Chaffee	17,560	19,514	25,272	28,745	2.1%	2.6%	1.3%
Custer	4,141	4,944	6,732	8,415	3.6%	3.1%	2.3%
Fremont	48,897	53,172	63,477	72,989	1.7%	1.8%	1.4%
Lake	8,661	10,739	15,366	19,360	4.4%	3.6%	2.3%

Source: State Demography Office, October, 2019 Website: www.dola.state.co.us/dlg/demog/pop_colo_forecasts.html

The region is expected to grow strongly – approximately 2.2 percent per year -- after 2010 reaching 110,800 by 2025. Some of these increases will be the result of further increases in prison employment and then in its tourism industry. Increases in the number of commuters to El Paso and Pueblo counties are also expected to occur. Lastly, the region is expected to see increases in retirees as its own baby-boomers retire and, even more, as others in the state are attracted to the regions amenities, mild climate and low cost of living.

Age

Population by Age, Colorado and Region, 2009 and 2025

Region 13

Colorado

Age Groups	July 1, 2009		July 1, 2025		Age Groups	July 1, 2009		July 1, 2025	
	Amount	% of Total	Amount	% of Total		Amount	% of Total	Amount	% of Total
0 - 4	3,629	4.7%	6,104	5.5%	0 - 4	358,087	7.1%	469,094	7.0%
5 - 17	10,934	14.0%	16,304	14.7%	5 - 17	884,888	17.4%	1,155,037	17.2%
18 - 24	6,894	8.8%	8,398	7.6%	18 - 24	546,255	10.8%	652,848	9.7%
25 - 44	20,889	26.8%	31,507	28.4%	25 - 44	1,410,605	27.8%	1,750,183	26.1%
45 - 64	23,194	29.7%	26,805	24.2%	45 - 64	1,358,328	26.8%	1,528,618	22.8%
65 - 74	6,914	8.9%	11,690	10.5%	65 - 74	280,162	5.5%	671,067	10.0%
75 - 84	4,113	5.3%	7,147	6.4%	75 - 84	176,543	3.5%	356,980	5.3%
85+	1,475	1.9%	2,892	2.6%	85+	59,697	1.2%	116,936	1.7%
Total	78,042	100.0%	110,847	100.0%	Total	5,074,567	100.0%	6,700,765	100.0%

The median age of the region on July 1, 2009 was 41.1 as compared to the state's median age of 35.1. This is mainly due to somewhat larger proportions of the population over 45 – 43.8 percent for the region versus 39.8 percent for the state. The median age of the region is expected to decline slightly to 40.0 but remain above that of the state which is expected to rise to 36.6 by 2030 with the aging of the baby boomers.

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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.

Upper Arkansas (13)

	2010	2015	2025	2035
= CIVILIAN JOBS SUPPLIED	29,736	35,697	46,760	55,946
Annual Average Pct. Change	0.3%	3.7%	2.7%	1.8%
+ Commuters	-2,546	-3,345	-4,421	-4,759
= JOBS HELD BY RESIDENTS	32,282	39,042	51,181	60,705
+ 2nd & 3rd Jobs of Rsdnts	2,767	3,495	4,594	5,450
Multiplie Job Holding Rate	8.8%	9.4%	9.5%	9.5%
= EMPLOYED PERSONS (RES)	29,515	35,547	46,587	55,256
- Unemployed Persons	2,045	1,444	2,023	2,397
Unemployment Rate	6.5%	3.9%	4.2%	4.2%
= LABOR FORCE (RESIDENTS)	31,560	36,991	48,610	57,652
x Labor Force Participation Rate	0.6	0.6	0.6	0.6
NON-INSTITUTIONAL POP >16	54,402	61,493	78,271	93,031
TOTAL POPULATION	79,257	88,365	110,840	129,504
Annual Average Pct. Change	0.7%	2.2%	2.3%	1.6%

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	4,325	7,847	55.1%	16 TO 24	5,797	10,121	57.3%
25 TO 34	6,549	8,836	74.1%	25 TO 34	9,982	12,968	77.0%
35 TO 44	8,422	10,748	78.4%	35 TO 44	12,937	15,829	81.7%
45 TO 54	8,683	11,881	73.1%	45 TO 54	11,594	15,006	77.3%
55 TO 64	5,336	9,906	53.9%	55 TO 64	8,231	13,060	63.0%
65 TO 74	1,141	5,977	19.1%	65 TO 74	2,811	10,252	27.4%
75 TO 84	220	3,618	6.1%	75 TO 84	483	5,027	9.6%
Total	31,560	54,402	58.0%	Total	48,610	78,271	62.1%

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Forecasting Worksheet Region 13

	2010	2015	2025	2035
TOTAL DIRECT BASIC JOBS	21,456	24,042	29,902	35,510
Total Jobs / Total Direct Basic Jobs	1.4	1.5	1.5	1.5
TOTAL JOBS	30,963	35,573	44,747	53,654
<i>Average Annual Percent Change</i>	0.4%	2.8%	2.3%	1.8%
*Statistical Discrepancy	1,032	-327	-2,227	-2,515
JOBS HELD (In Area by Res. & Non-Res)	32,282	39,042	51,181	60,705
<i>Average Annual Percent Change</i>	0.1%	3.9%	2.7%	1.7%
+ Commuters (+ = IN)	-2,546	-3,345	-4,421	-4,759
= JOBS HELD BY RESIDENTS	32,282	39,042	51,181	60,705
+ 2nd & 3rd Jobs Held by Res.	2,767	3,495	4,594	5,450
= Employed Persons (Residents)	29,515	35,547	46,587	55,256
- Unemployed Persons	2,045	1,444	2,023	2,397
Unemployment Rate	6.5%	3.9%	4.2%	4.2%
LABOR FORCE (RESIDENTS)	31,560	36,991	48,610	57,652
Labor Force Participation Rate	58.0%	60.2%	62.1%	62.0%
POPULATION - CENSUS BASED	79,257	88,365	110,840	129,504
<i>Average Annual Percent Change</i>	0.7%	2.2%	2.3%	1.6%

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 2.8 percent per year while population growth will be 2.2 percent. The disparity in growth rates can largely be explained by an increase in the labor force participation rate and decrease in the unemployment rate.