

# Transitions

## *Glenwood Springs & Garfield County Demographic and Economic Update*

Chris Akers

State Demography Office

Colorado Department of Local Affairs

February 2019

<https://demography.dola.colorado.gov/>



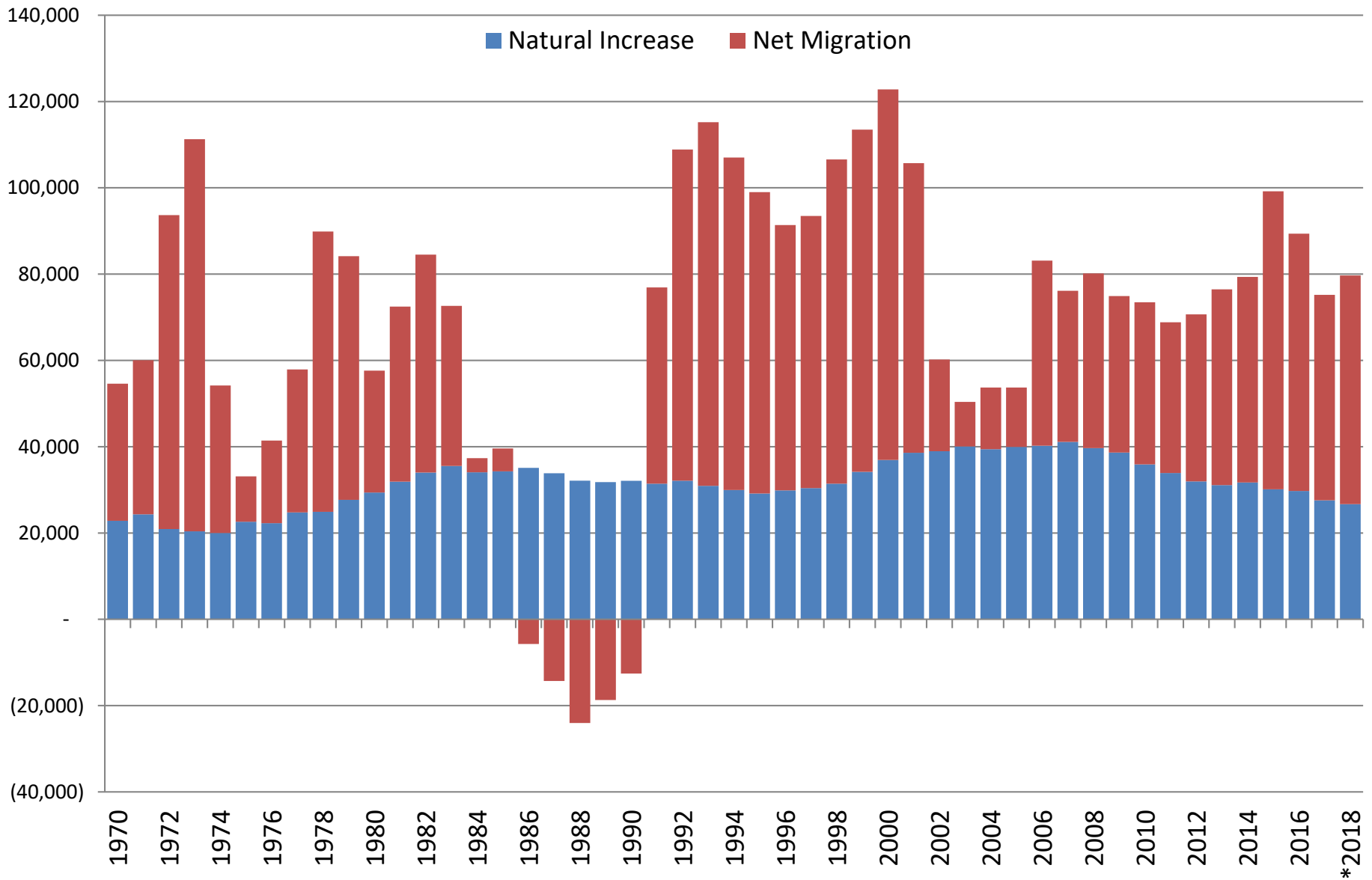
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# *Big Picture - 2017-2018 Pop Change*

- US - 327.2 million, + 2.02 million or .6%
- Colorado - 5,695,564
- Ranked 7<sup>th</sup> fastest 1.4% - NV, ID, UT, AZ, FL, WA
- 8<sup>th</sup> in total growth **79,662** - TX, FL, CA, AZ, NC, WA, GA
- Growth of 666,200 since 2010 and Ave. Annual Growth rate of 1.6% or 83,000/yr
- Garfield County since 2010 has grown by 3,000 or 0.7% annually; Glenwood Springs +400 (0.6%/yr)

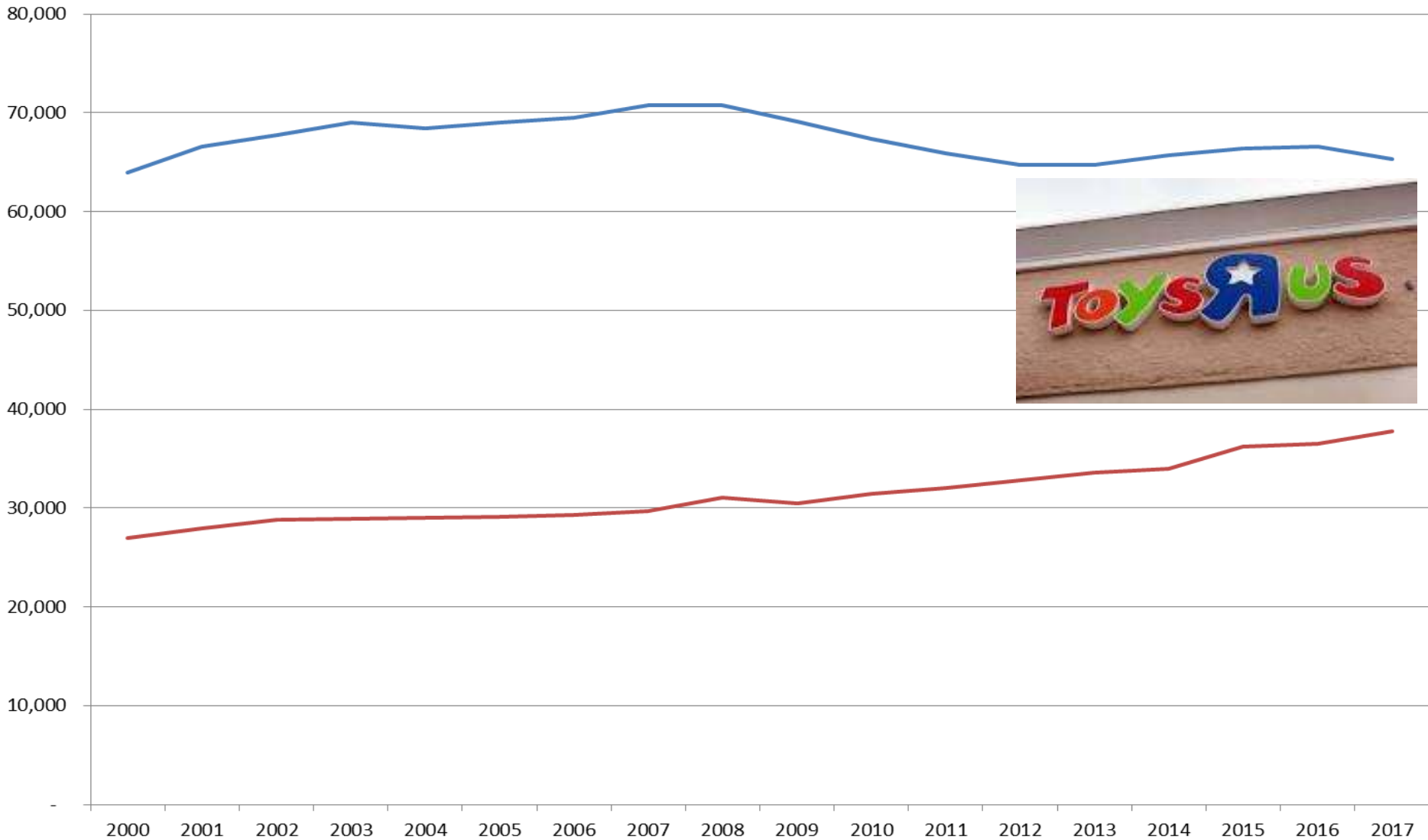


# Components of Population Change 1970-2018



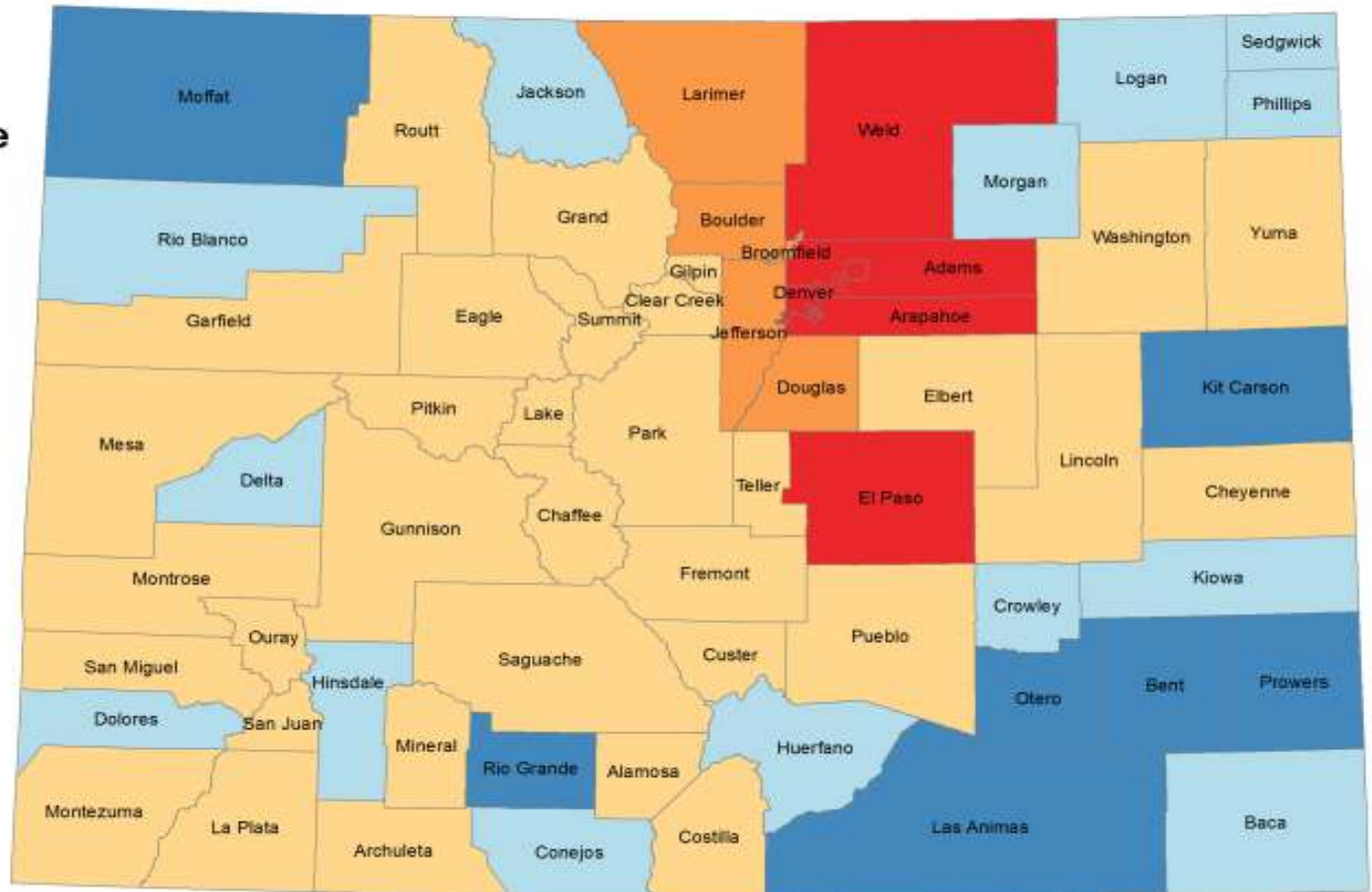
# Colorado Births and Deaths

— Births — Deaths



# Colorado: Total Population Change 2010 - 2017

## Population Change

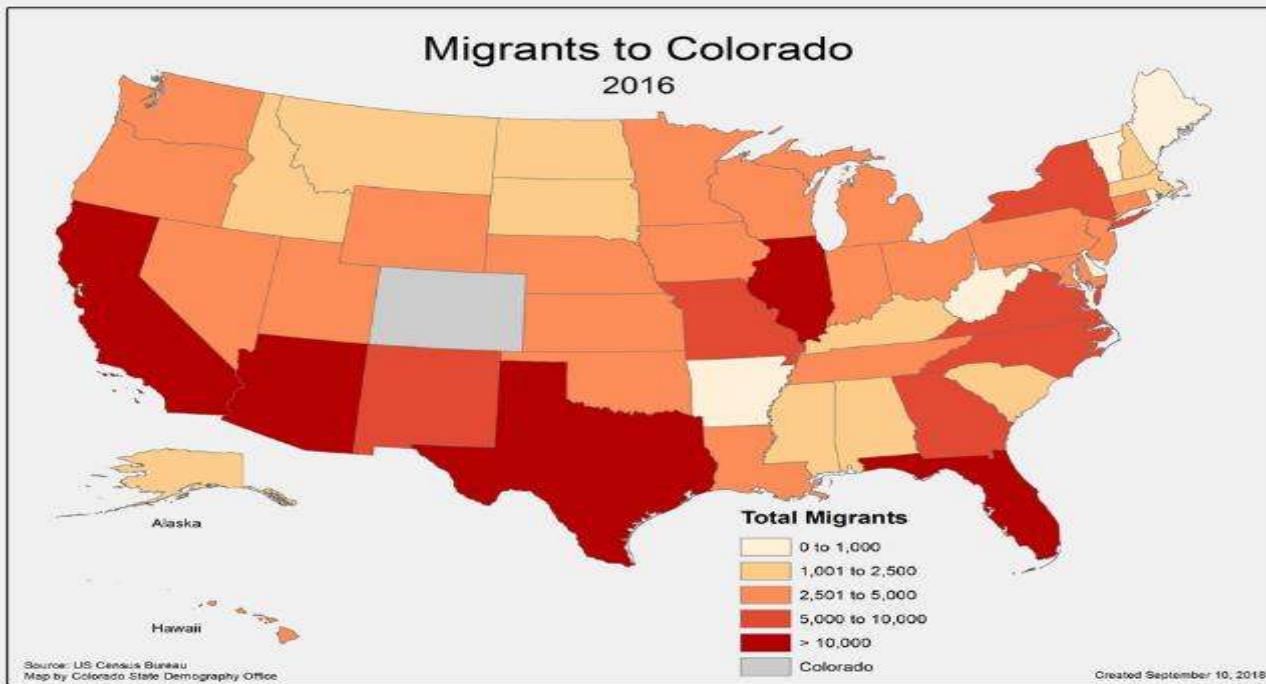


Colorado State Demography Office, 03/22/2018



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# In Migration to Colorado



- In migration ave. 170,000-230,000 /yr.
- Out migration ave. 150,000-190,000 /yr.

They are:

- Younger
- Lower Income
- Higher educational attainment than the Colorado average.

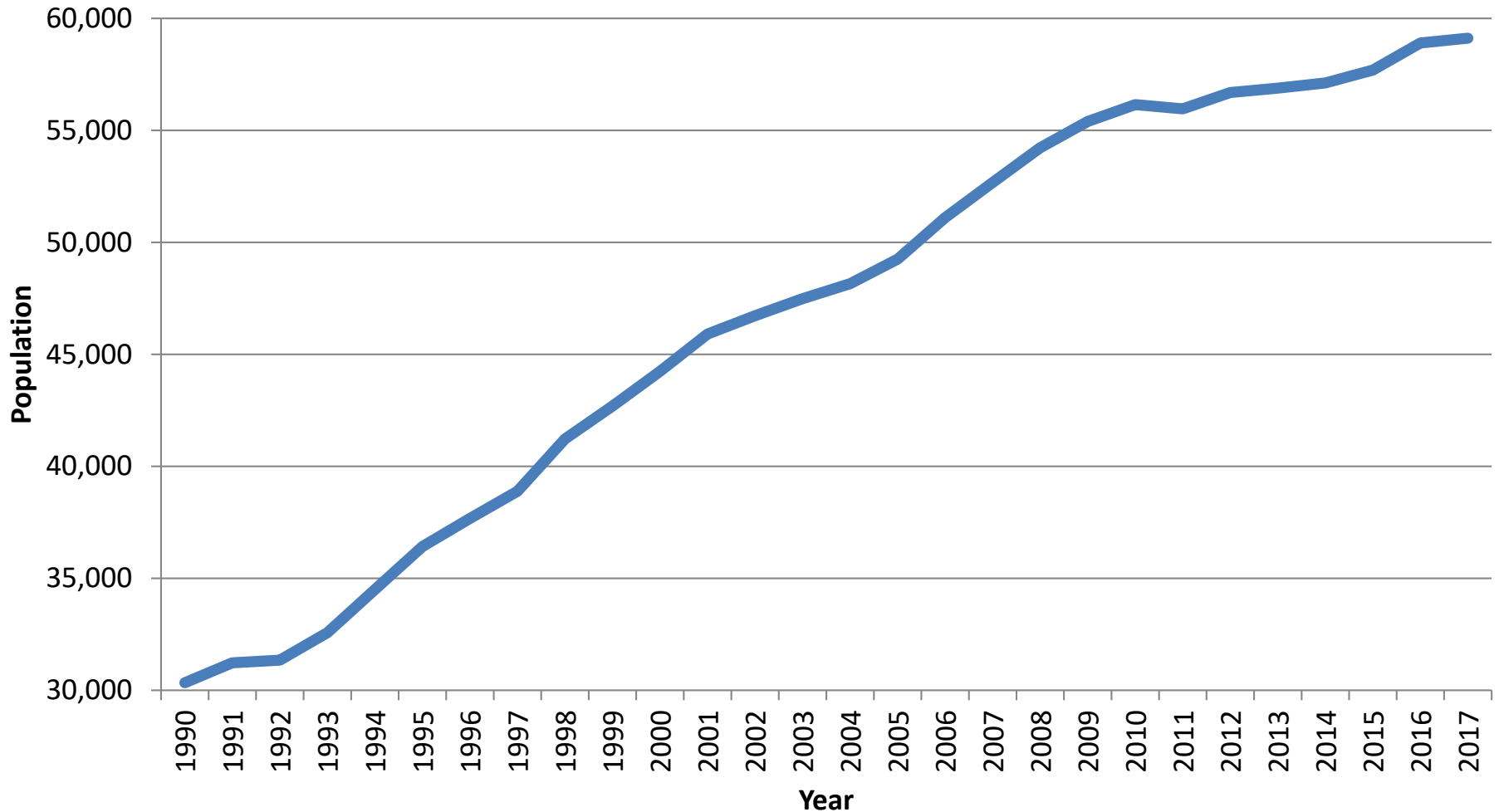
## 2016 State to State Migration

In (#)	Out (#)	Net (#)
California (26,900)	California (22,500)	Illinois (8,100)
Texas (20,700)	Texas (21,600)	New York (5,100)
Florida (13,500)	Washington (13,000)	California (4,400)
Arizona (13,000)	Arizona (11,900)	Virginia (3,900)
Illinois (11,400)	Florida (9,900)	Florida (3,700)

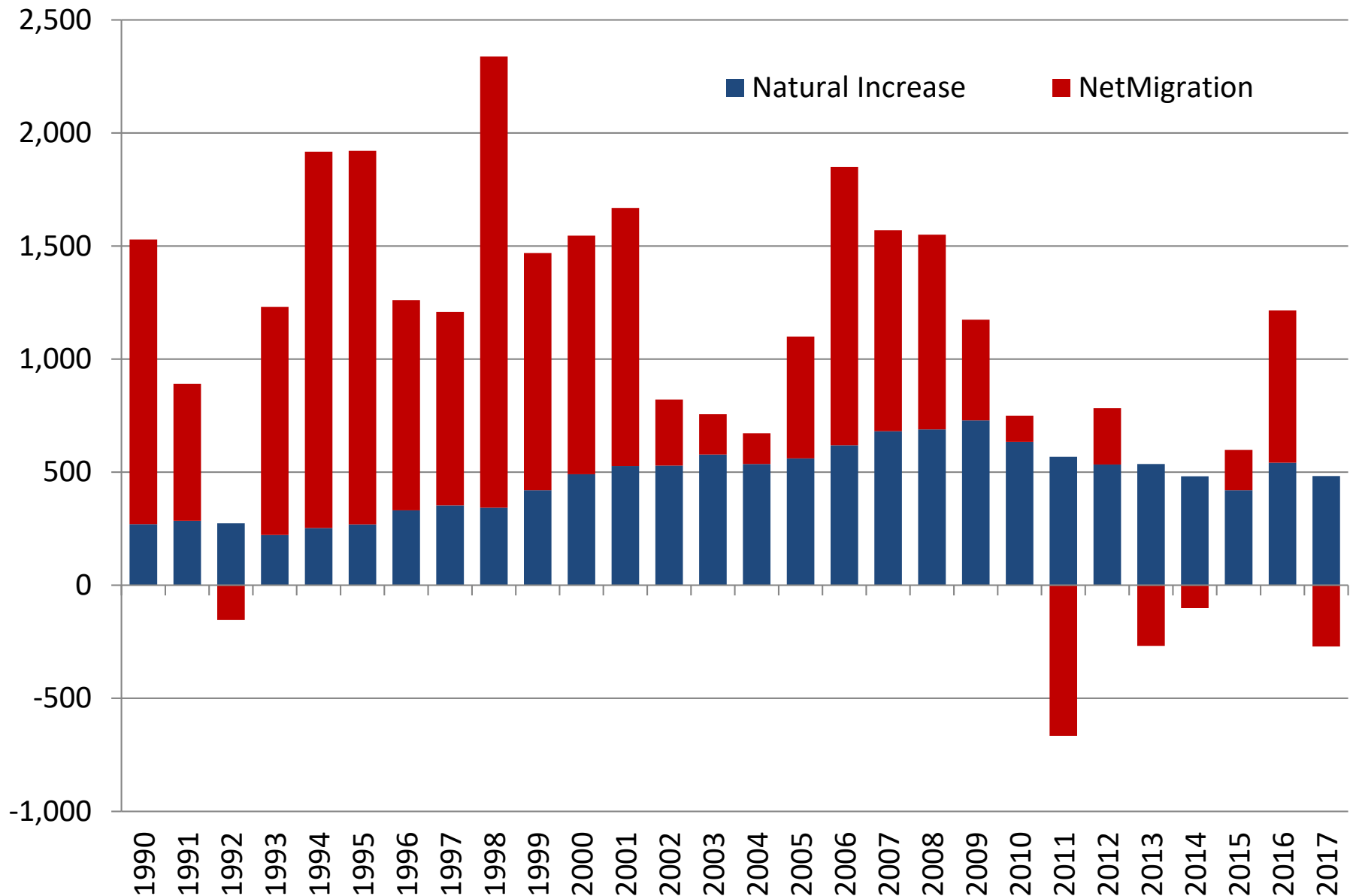


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# Garfield County Population, 1990 to 2017

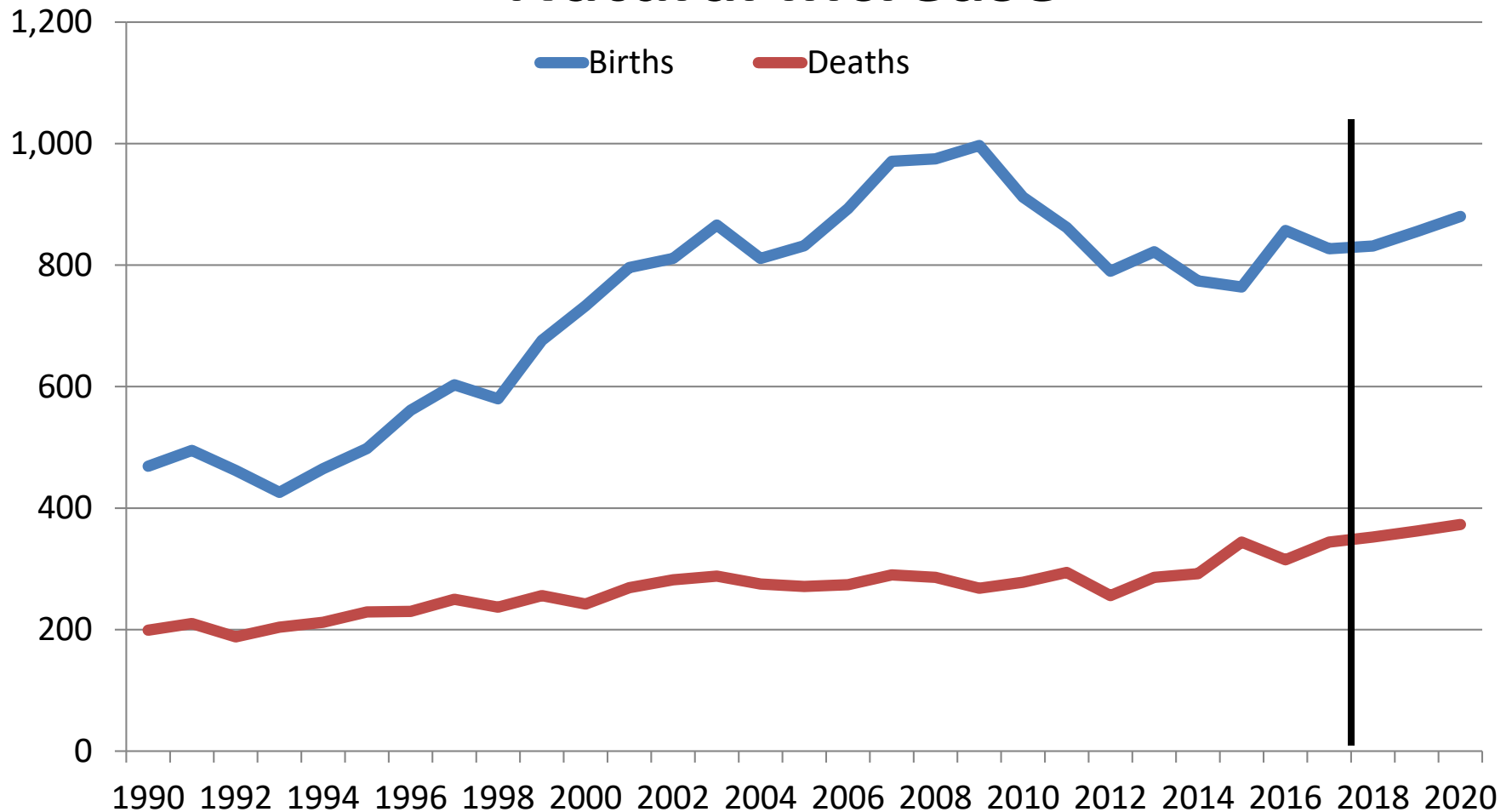


# Garfield County Components of Population Change





# Garfield County Components of Natural Increase



# Population Change by Place

	2010	2011	2012	2013	2014	2015	2016	2017	Total ch 2010-17	Ann. Ave Pct. Ch.
GARFIELD COUNTY	56,150	56,003	56,749	56,940	57,182	57,755	58,938	59,167	3,017	0.8%
Carbondale	6,395	6,378	6,455	6,477	6,516	6,611	6,767	6,826	431	0.9%
Glenwood Springs	9,571	9,535	9,647	9,787	9,793	9,850	10,001	9,977	406	0.6%
New Castle	4,495	4,481	4,534	4,534	4,572	4,636	4,750	4,821	326	1.0%
Parachute	1,080	1,075	1,090	1,090	1,091	1,098	1,114	1,109	29	0.4%
Rifle	9,136	9,108	9,214	9,219	9,228	9,305	9,465	9,465	329	0.5%
Silt	2,915	2,909	2,962	2,969	2,992	3,029	3,098	3,121	206	1.0%
Unincorp. Area	22,558	22,517	22,847	22,864	22,990	23,226	23,743	23,848	1,290	0.8%

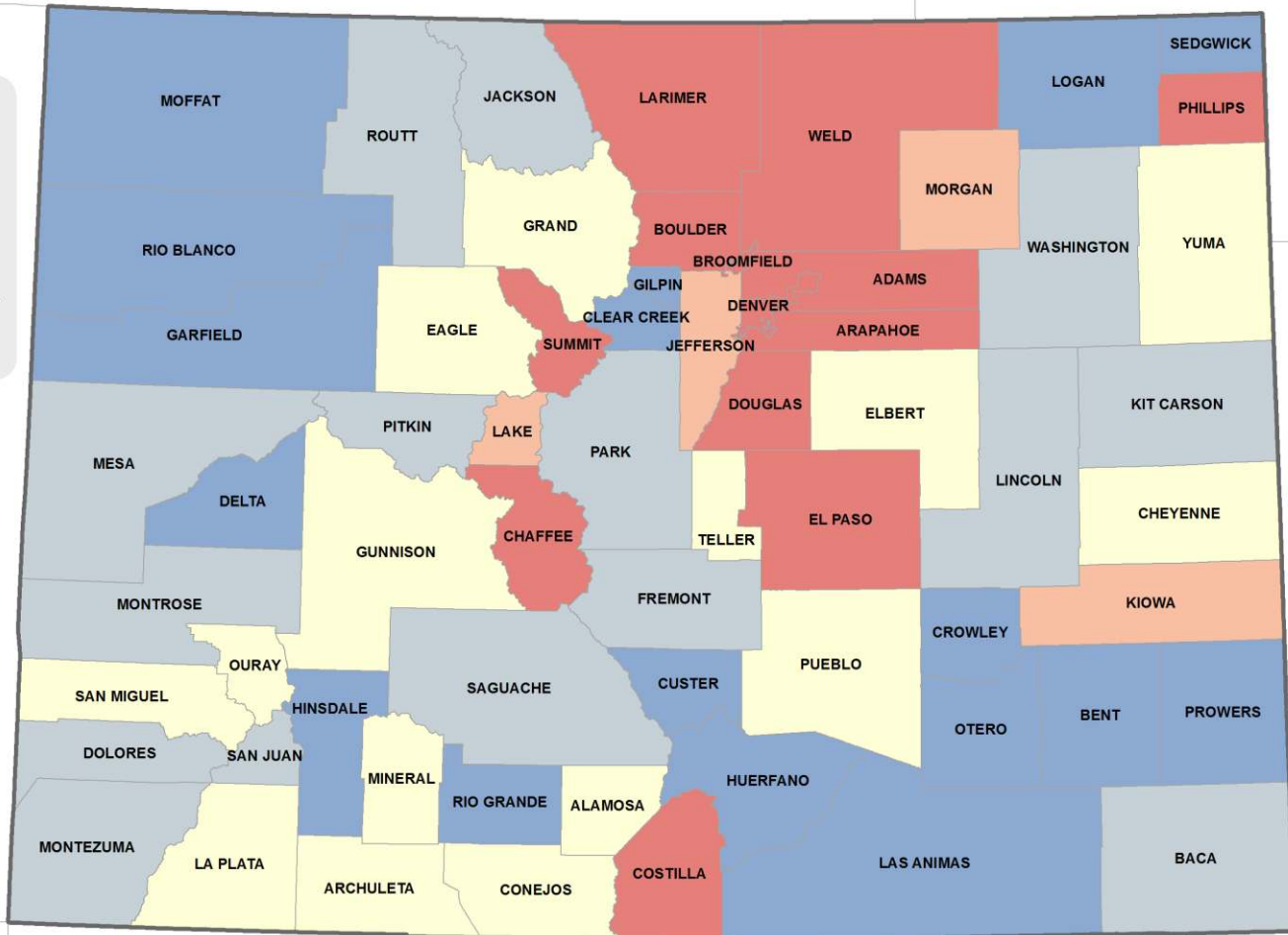


# 2017 Jobs Relative to Pre-Recession Peak

## Previous Peak: 2005-2009

### 2017 Jobs vs Pre-Recession Peak

- > 5% Fewer Jobs
- 0% to 5% Fewer Jobs
- 0% to 5% More Jobs
- 5% to 10% More Jobs
- > 10% More Jobs



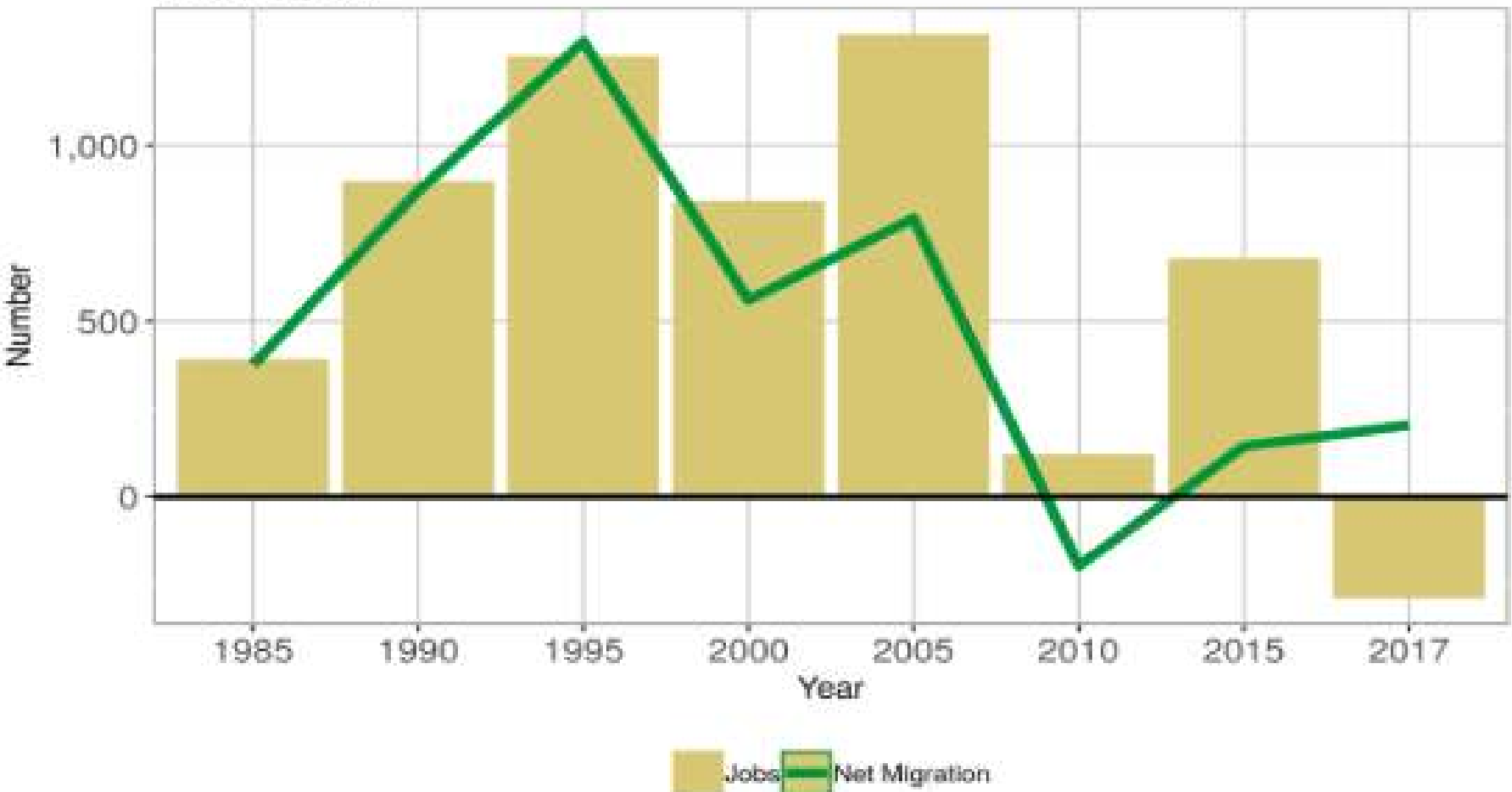
Colorado State Demography Office, 07/24/2018



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# Job Growth and Net Migration

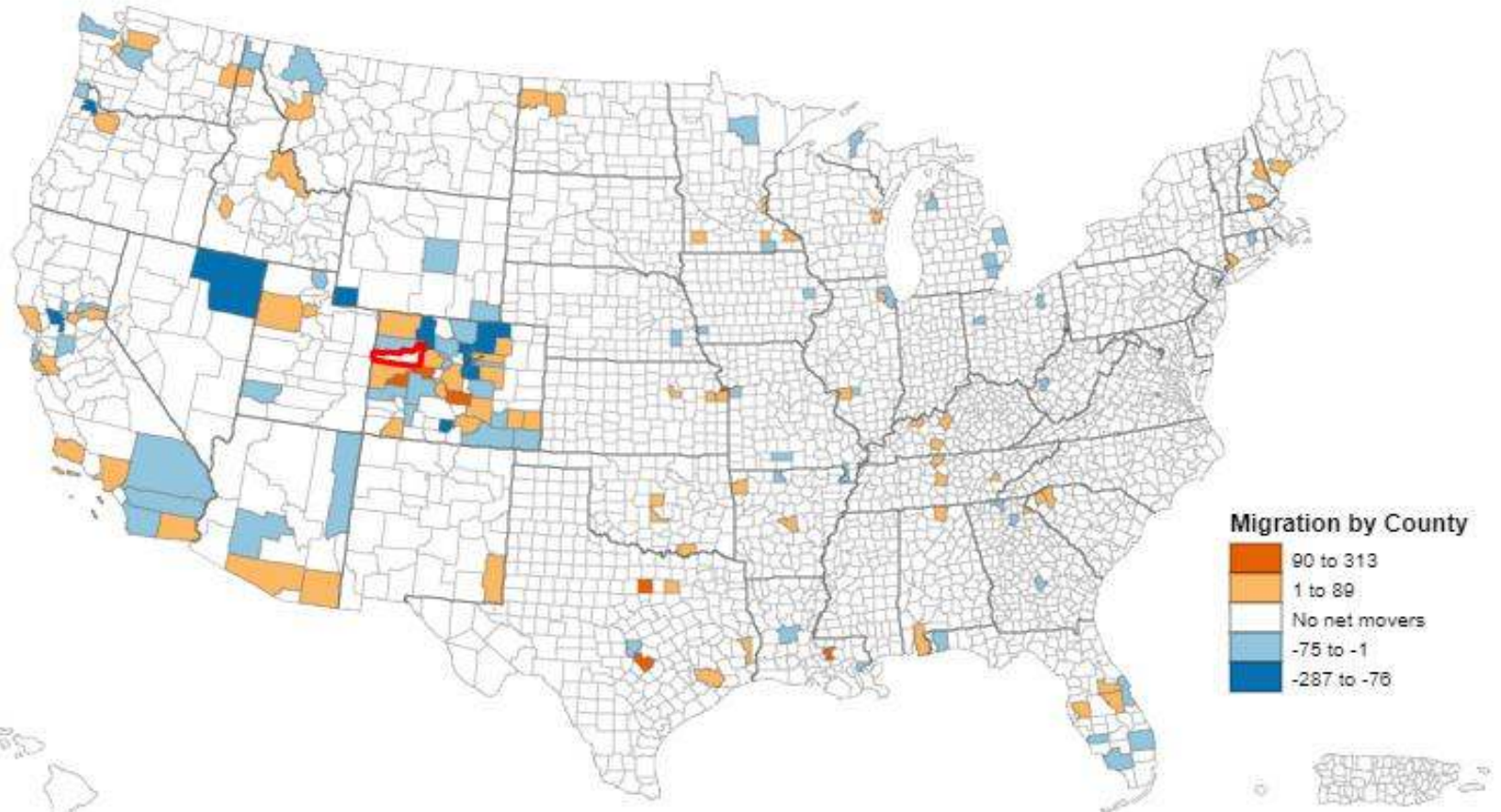
Garfield County



Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 02/19/2019

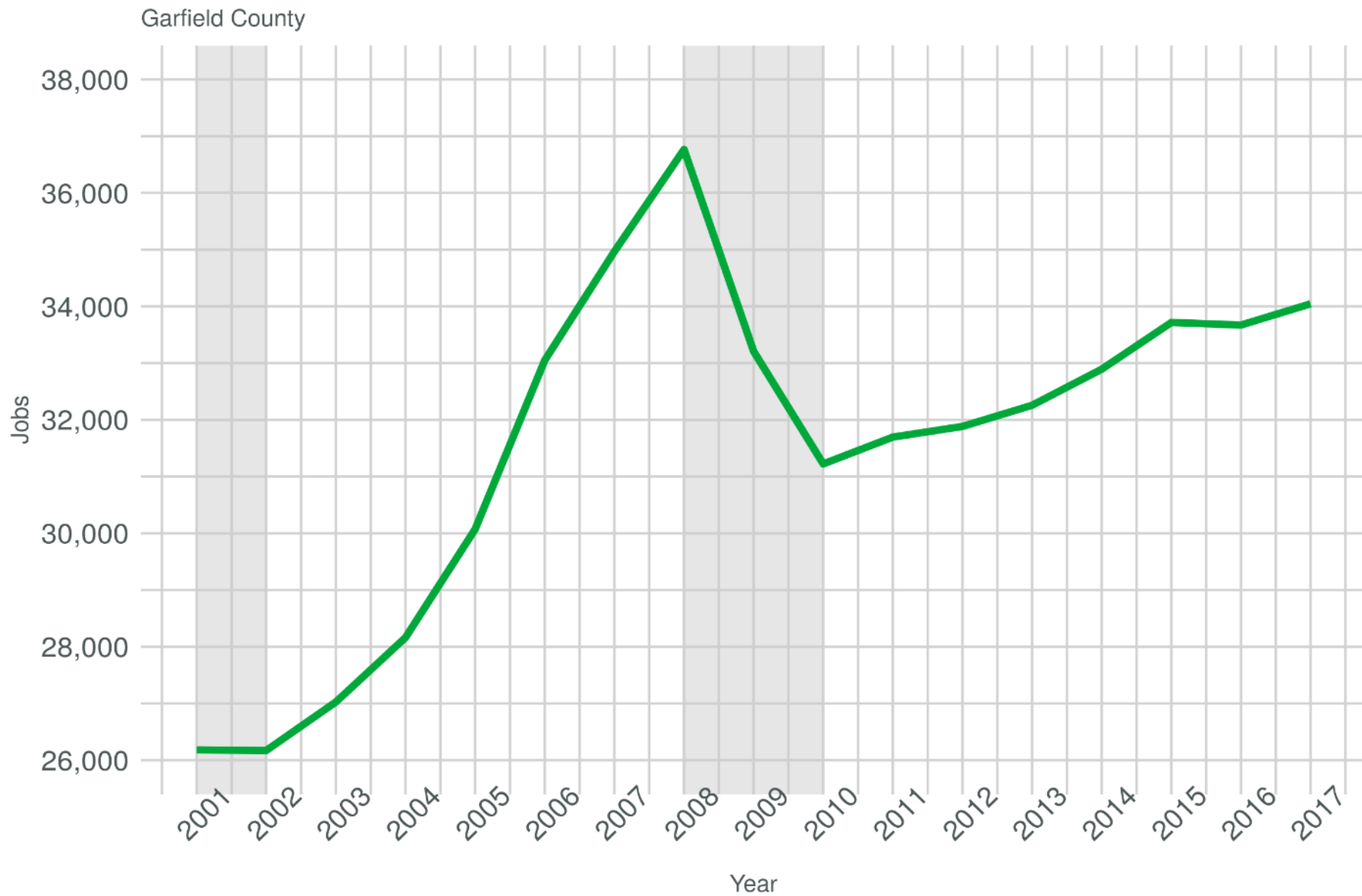
# Migration locations

Total Net Migration Flows  
for Garfield County, Colorado



Source: U.S. Census Bureau, 2012-2016 5-year American Community Survey

# Total Estimated Jobs, 2001 to 2017



Source: State Demography Office, Print Date: 02/16/2019

Note: Grey shading represents beginning to bottom of U.S. recessions

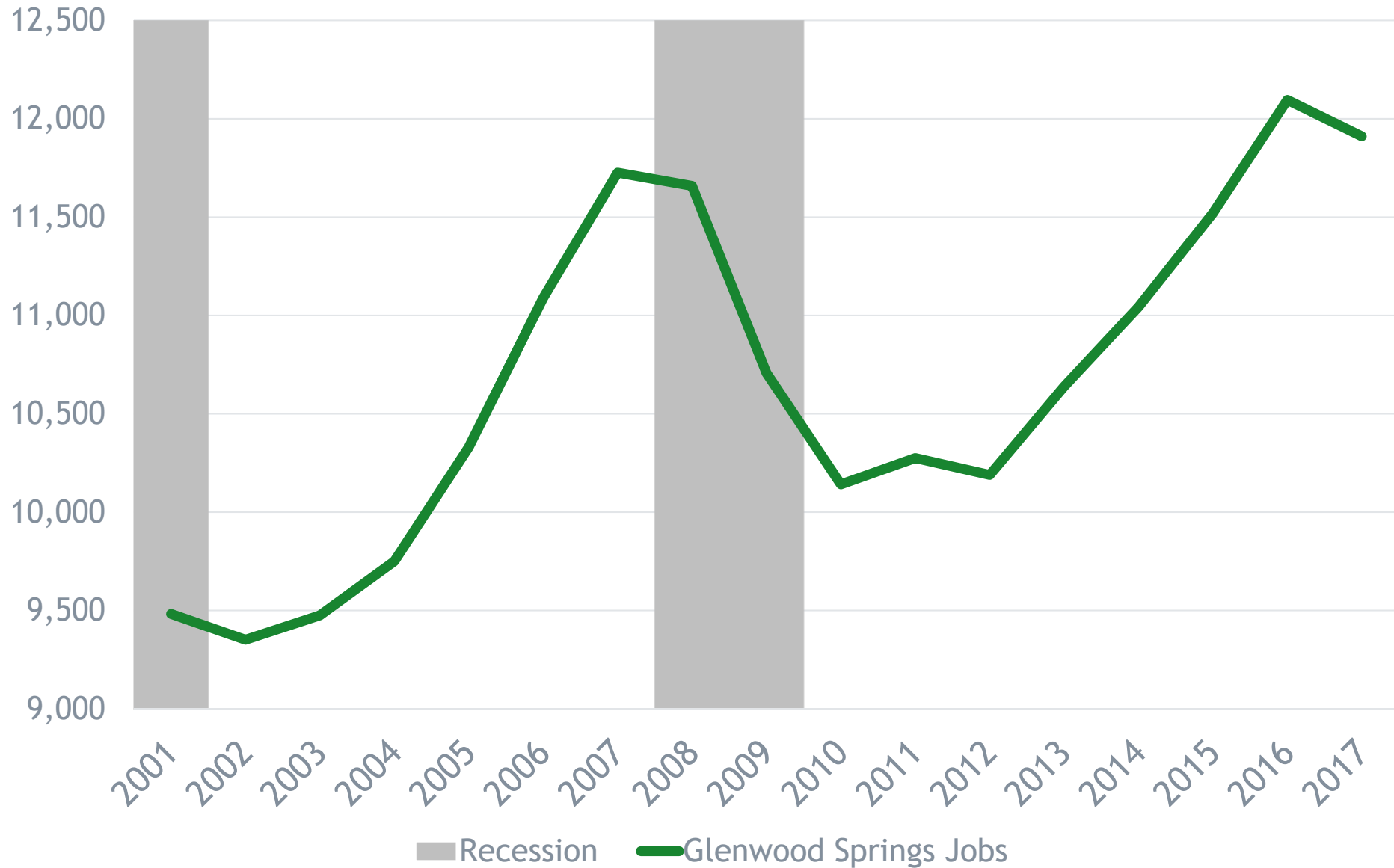


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<b>Total Employment Pre-Recession to 2017</b>		
	Total Change 2008-17	Pct.(%) Change 2008-17
<b>Statewide</b>	<b>381,314</b>	<b>13.0%</b>
Eagle	743	1.8%
Garfield	-2,721	-7.4%
Lake	251	8.8%
Pitkin	-976	-4.4%
Summit	2,566	10.6%



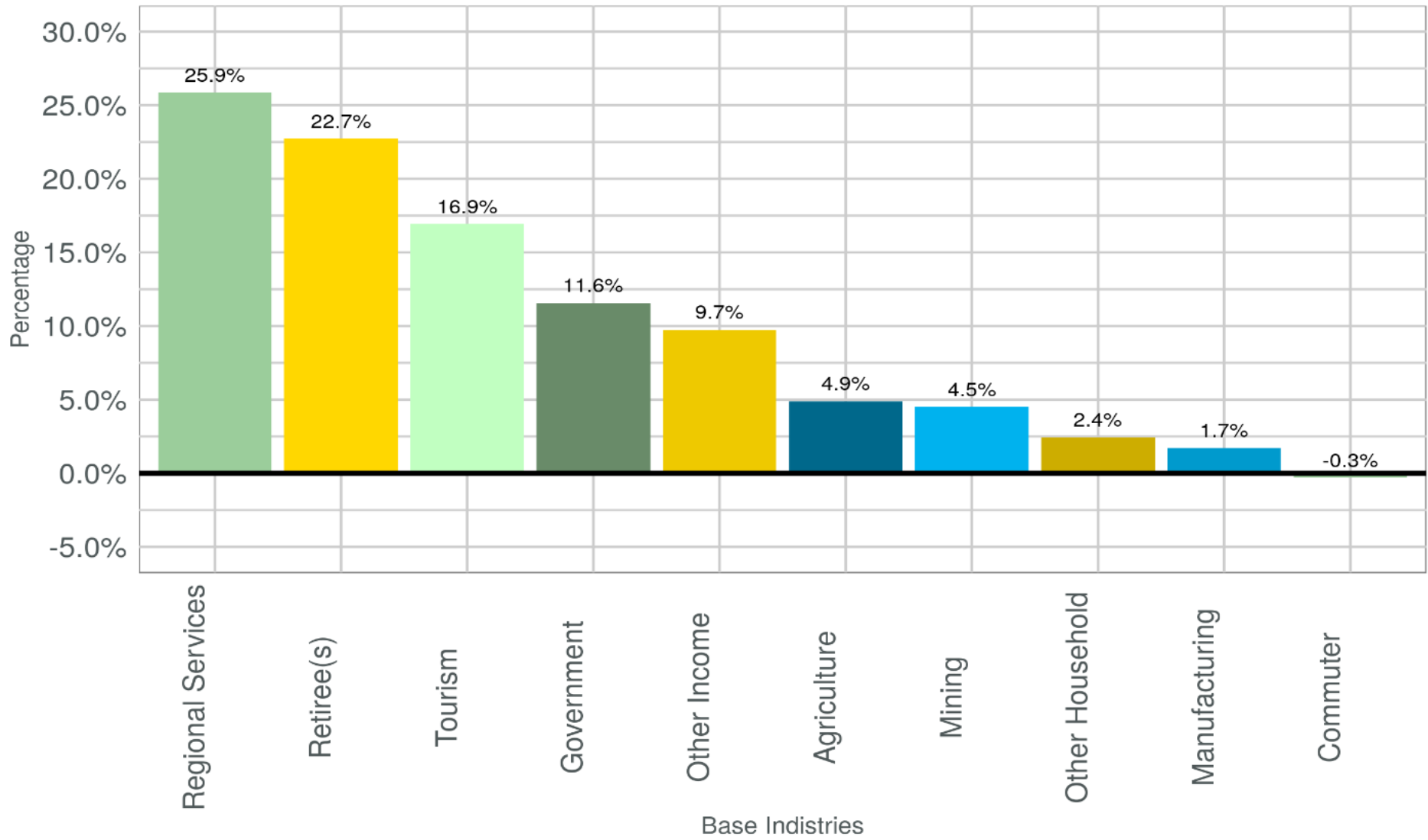
# Glenwood Springs Jobs, 2001 to 2017





# 2017 Base Industries (without Indirect)

Garfield County

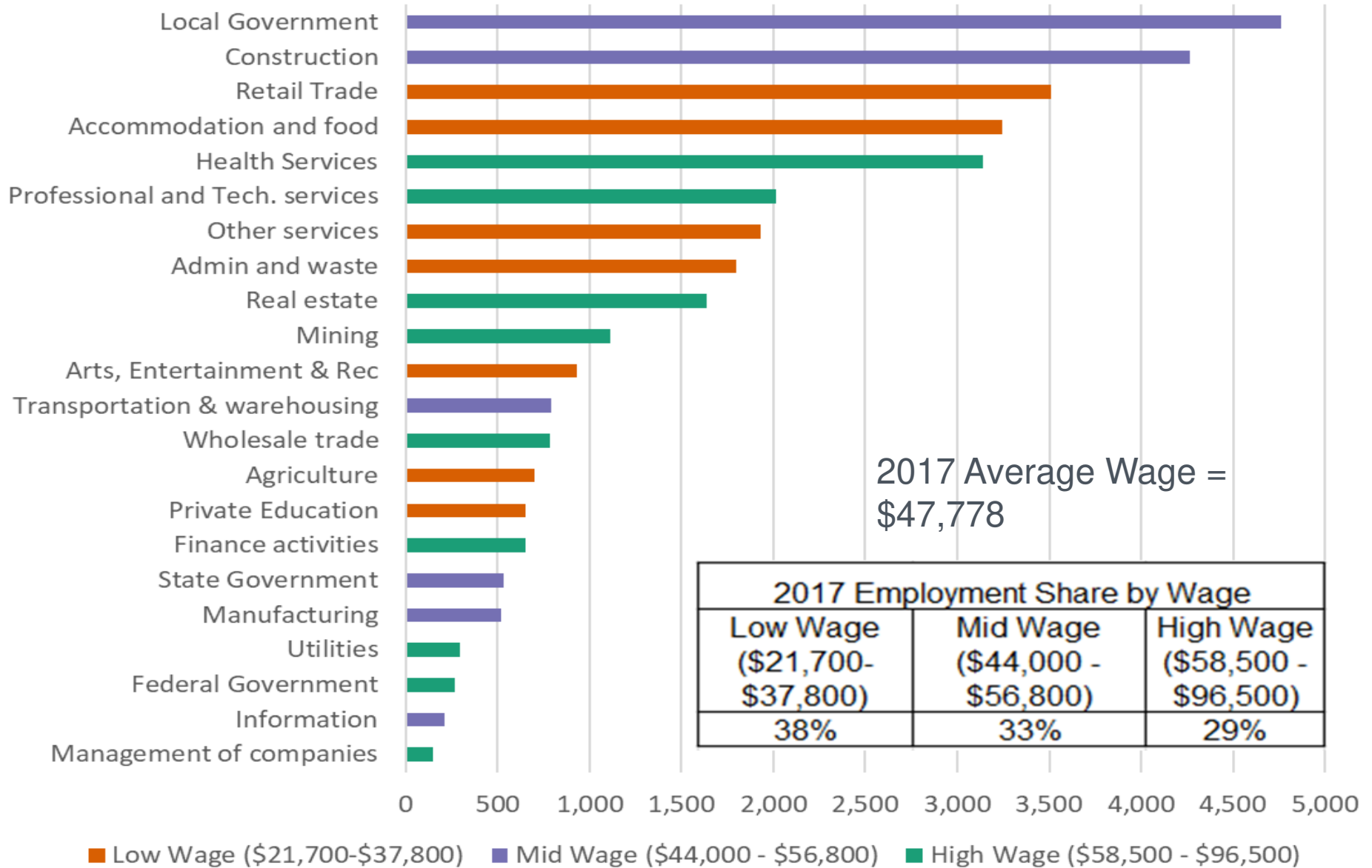


Source: State Demography Office, Print Date: 02/16/2019



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## Garfield County 2017 Employment by Industry & Wage

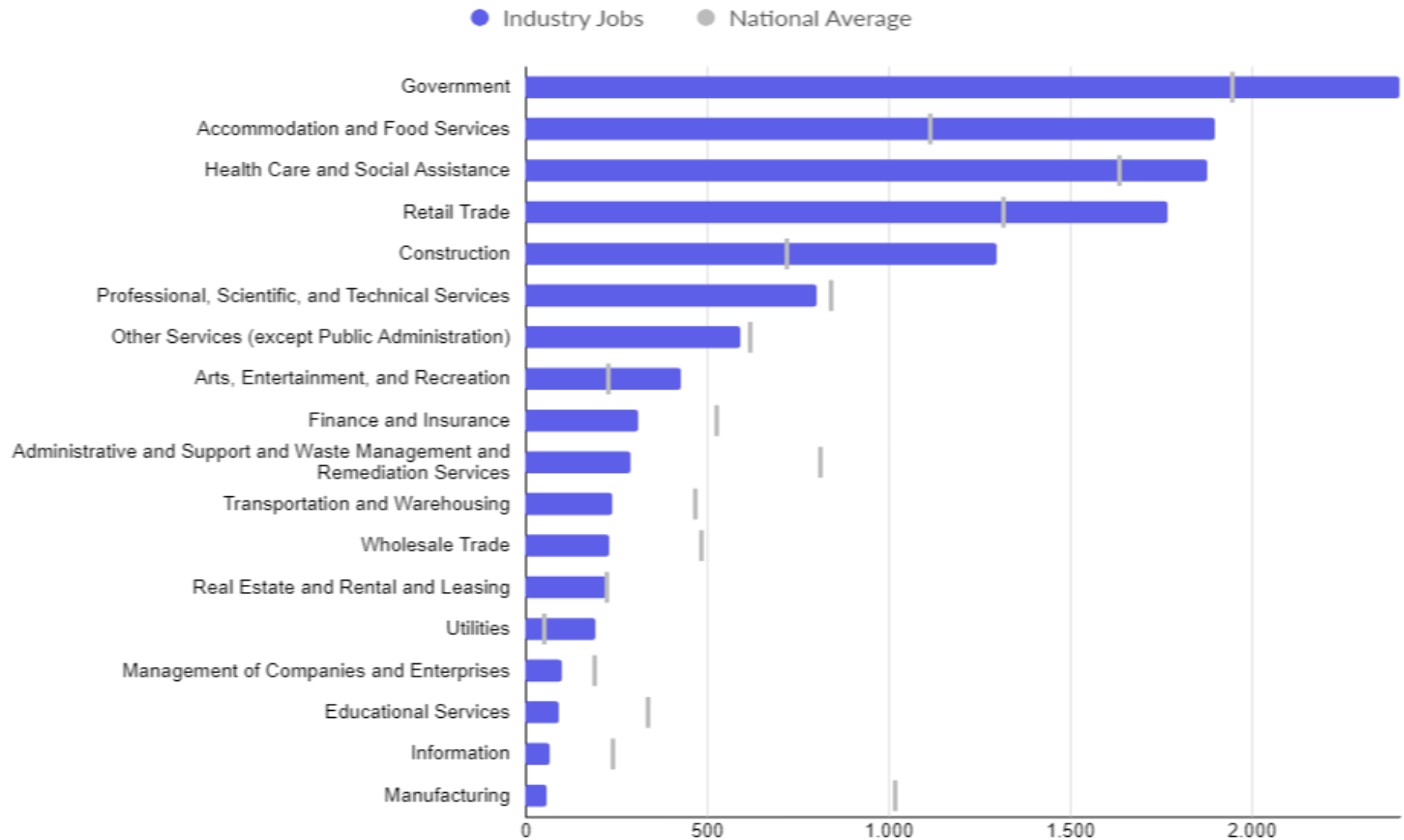


2017 Employment Share by Wage		
Low Wage (\$21,700- \$37,800)	Mid Wage (\$44,000 - \$56,800)	High Wage (\$58,500 - \$96,500)
38%	33%	29%

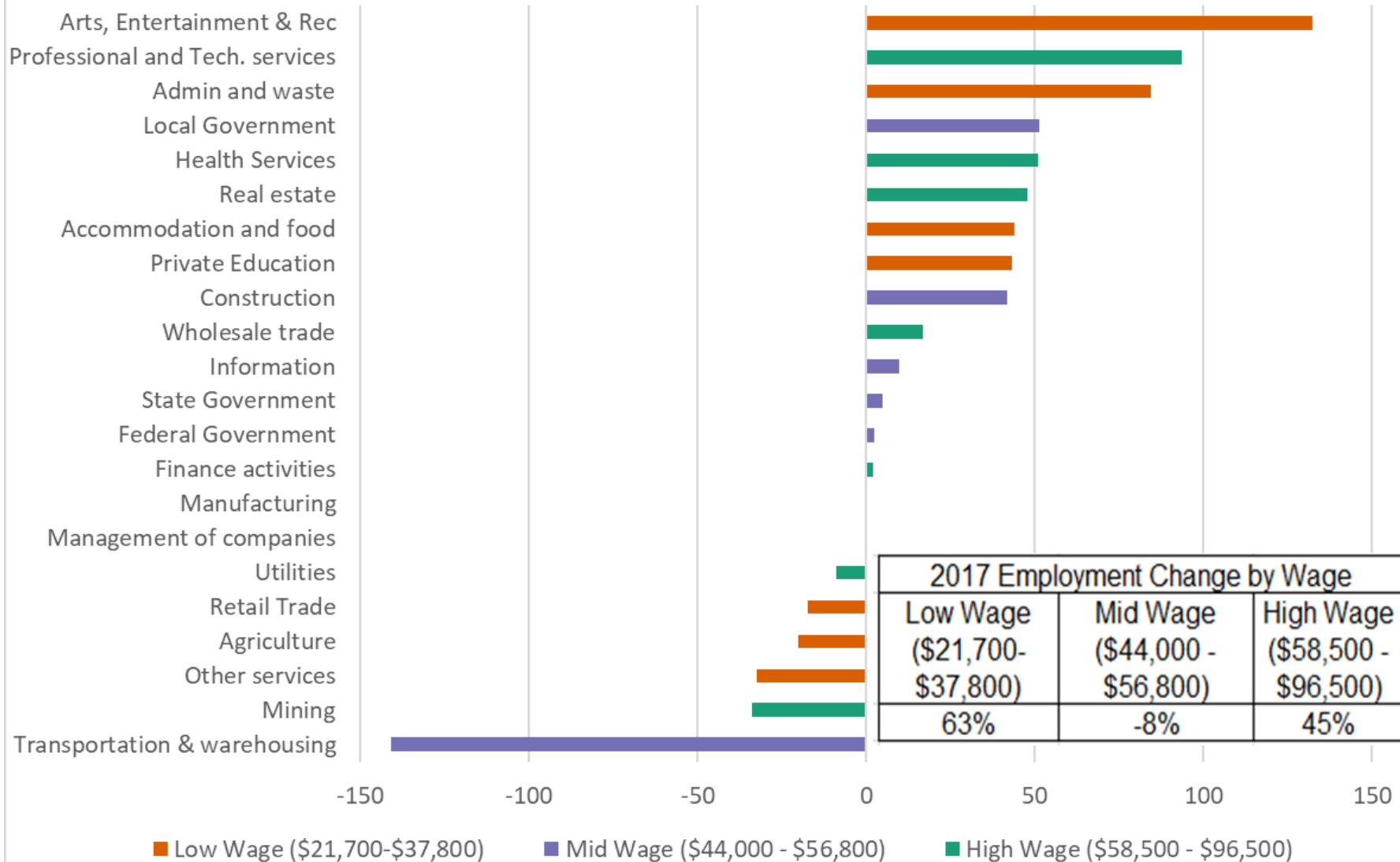


# Glenwood Springs Employment by Industry

## Largest Industries



## Garfield County 2017 Annual Employment Change by Industry & Wage

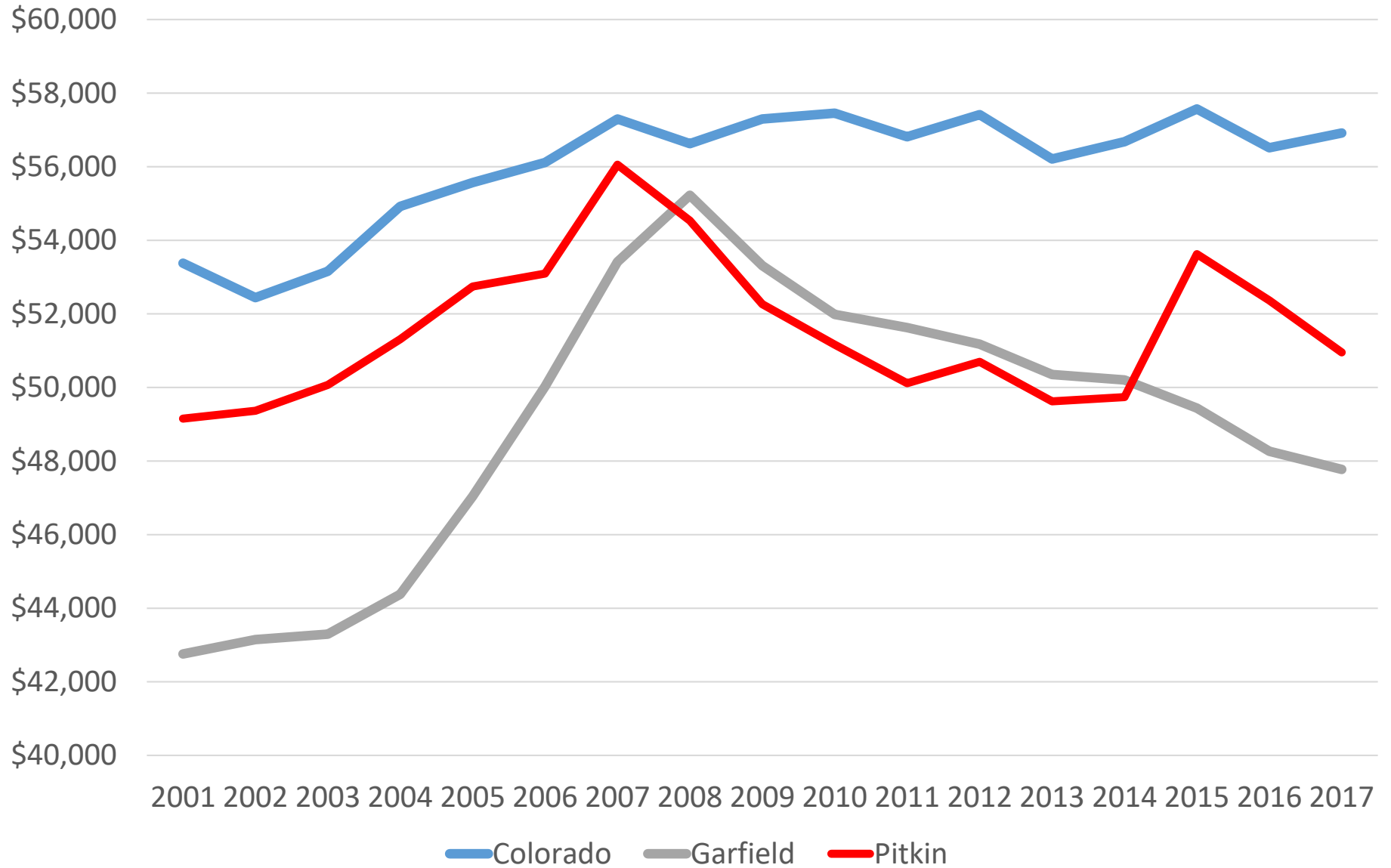


# 15 Largest Employers in Glenwood Springs

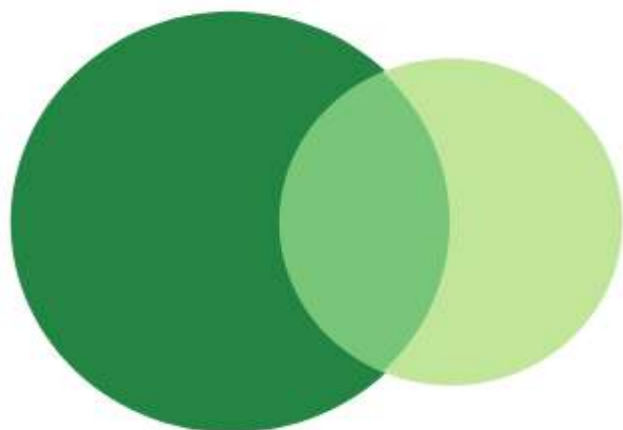
Business Name	# Employees	Industry Name
Valley View Hospital	859	General Medical and Surgical Hospitals
Alpine Banks Of Colorado	606	Commercial Banking
Hot Springs Athletic Club	165	Fitness and Recreational Sports Centers
Sunlight Mountain Resort	165	Hotels (except Casino Hotels) and Motels
Holy Cross Energy Inc	160	Other Electric Power Generation
Grand Junction Public Works	143	Other Heavy and Civil Engineering Construction
Lowe's Home Improvement	142	Home Centers
City Market	132	Supermarkets and Other Grocery (except Convenience) Stores
Gould Construction	132	New Multifamily Housing Construction (except For-Sale Builders)
Hotel Colorado	112	Hotels (except Casino Hotels) and Motels
Mountain Valley Developmental Service	110	All Other Miscellaneous Ambulatory Health Care Services
Vail Valley Home Health & Mountain Hospice	100	All Other Miscellaneous Ambulatory Health Care Services
White River National Forest	88	Forest Nurseries and Gathering of Forest Products
Cme Premier Transportation	83	Other Urban Transit Systems
Colorado Mountain College	77	Colleges, Universities, and Professional Schools



## Annual Wages (Real, 2017 \$) 2001 to 2017



Inflow/Outflow Job Counts in 2015



<span style="color: green;">■</span>	7,018 - Employed in Selection Area, Live Outside
<span style="color: lightgreen;">■</span>	3,319 - Live in Selection Area, Employed Outside
<span style="color: mediumseagreen;">■</span>	2,266 - Employed and Live in Selection Area

## Glenwood Springs Commuting

Inflow/Outflow Job Counts (All Jobs)  
2015

	Count	Share
<a href="#">Employed in the Selection Area</a>	9,284	100.0%
<a href="#">Employed in the Selection Area but Living Outside</a>	7,018	75.6%
<a href="#">Employed and Living in the Selection Area</a>	2,266	24.4%
<a href="#">Living in the Selection Area</a>	5,585	100.0%
<a href="#">Living in the Selection Area but Employed Outside</a>	3,319	59.4%
<a href="#">Living and Employed in the Selection Area</a>	2,266	40.6%

Jobs Counts by Places (Cities, CDPs, etc.)  
Where Workers Live - All Jobs

	2015	Count	Share
<a href="#">All Places (Cities, CDPs, etc.)</a>		9,284	100.0%
<span style="color: yellow;">■</span> <a href="#">Glenwood Springs city, CO</a>		2,266	24.4%
<span style="color: lightgreen;">■</span> <a href="#">New Castle town, CO</a>		720	7.8%
<span style="color: green;">■</span> <a href="#">Rifle city, CO</a>		643	6.9%
<span style="color: darkgreen;">■</span> <a href="#">Carbondale town, CO</a>		413	4.4%
<span style="color: orange;">■</span> <a href="#">Silt town, CO</a>		356	3.8%
<span style="color: brown;">■</span> <a href="#">Battlement Mesa CDP, CO</a>		127	1.4%
<span style="color: red;">■</span> <a href="#">El Jebel CDP, CO</a>		127	1.4%
<span style="color: darkred;">■</span> <a href="#">Grand Junction city, CO</a>		116	1.2%
<span style="color: gray;">■</span> <a href="#">Basalt town, CO</a>		113	1.2%
<span style="color: lightgray;">■</span> <a href="#">Chacra CDP, CO</a>		98	1.1%
All Other Locations		4,305	46.4%

Jobs Counts by Places (Cities, CDPs, etc.)  
Where Workers are Employed - All Jobs

	2015	Count	Share
<a href="#">All Places (Cities, CDPs, etc.)</a>		5,585	100.0%
<span style="color: yellow;">■</span> <a href="#">Glenwood Springs city, CO</a>		2,266	40.6%
<span style="color: lightgreen;">■</span> <a href="#">Aspen city, CO</a>		340	6.1%
<span style="color: green;">■</span> <a href="#">Carbondale town, CO</a>		255	4.6%
<span style="color: darkgreen;">■</span> <a href="#">Denver city, CO</a>		218	3.9%
<span style="color: orange;">■</span> <a href="#">Snowmass Village town, CO</a>		206	3.7%
<span style="color: brown;">■</span> <a href="#">Basalt town, CO</a>		123	2.2%
<span style="color: red;">■</span> <a href="#">Rifle city, CO</a>		121	2.2%
<span style="color: darkred;">■</span> <a href="#">Grand Junction city, CO</a>		107	1.9%
<span style="color: gray;">■</span> <a href="#">Avon town, CO</a>		81	1.5%
<span style="color: lightgray;">■</span> <a href="#">El Jebel CDP, CO</a>		72	1.3%
All Other Locations		1,796	32.2%



# *Census 2020 - April 1<sup>st</sup>.*

- Important, Safe, Easy! - 11 Questions, 10 mins.
- Representation, Funding (\$1,500 per person per year in federal funding), and Information.
- Find out if your residents have any concerns and develop ways to address the concerns.
- Think about ways to let your residents know about its importance and value to your community.
  - Complete Count Committee - group of community leaders working to help everyone get counted.
  - The CCC can share questions, concerns and best practices





# *Why is the Census 2020 important to Colorado and its Communities?*

\$400 billion in federal funding allocated nationally based on Census population counts

\$1,500 per person annually in Colorado, or over \$8 billion

- Senior services (Medicare)
- Public libraries
- Health services (Medicaid)
- Community centers
- Road improvements
- Public Housing (Section 8)
- Title 1 Grants to Local Education Agencies
- Programs for Veterans
- Community colleges
- Tuition assistance
- Women, Infants & Children (WIC)
- Public Assistance (SNAP)
- School Lunch
- Health Centers



# How Can the State Demography Office Help?

Keep You Informed

[demography.dola.colorado.gov/census\\_2020/](https://demography.dola.colorado.gov/census_2020/)

- Resources
  - Fact Sheets - updated regularly
  - Frequently Asked Questions - updated regularly
  - “How To” Guides, Timelines
  - Mapping tools to identify areas with “Difficult to Survey”
  - Census Partnership Specialist - Lily Griego - [Lily.Romero.Griego@census.gov](mailto:Lily.Romero.Griego@census.gov) or 720-635.3596
  - SDO Outreach Coordinator - Adam Bickford - [adam.bickford@state.co.us](mailto:adam.bickford@state.co.us) or 303 864-7753



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# AGE

Why?

Preferences

Housing

Income

Service Demands

Labor Force



Garfield

2019

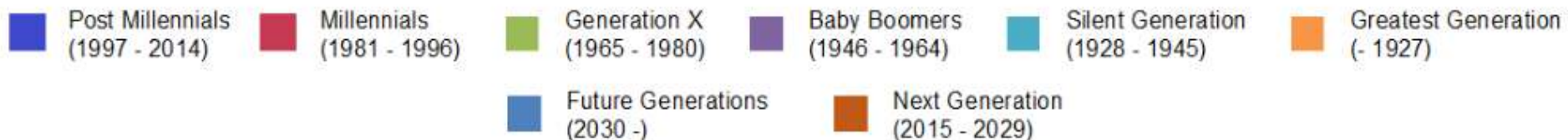
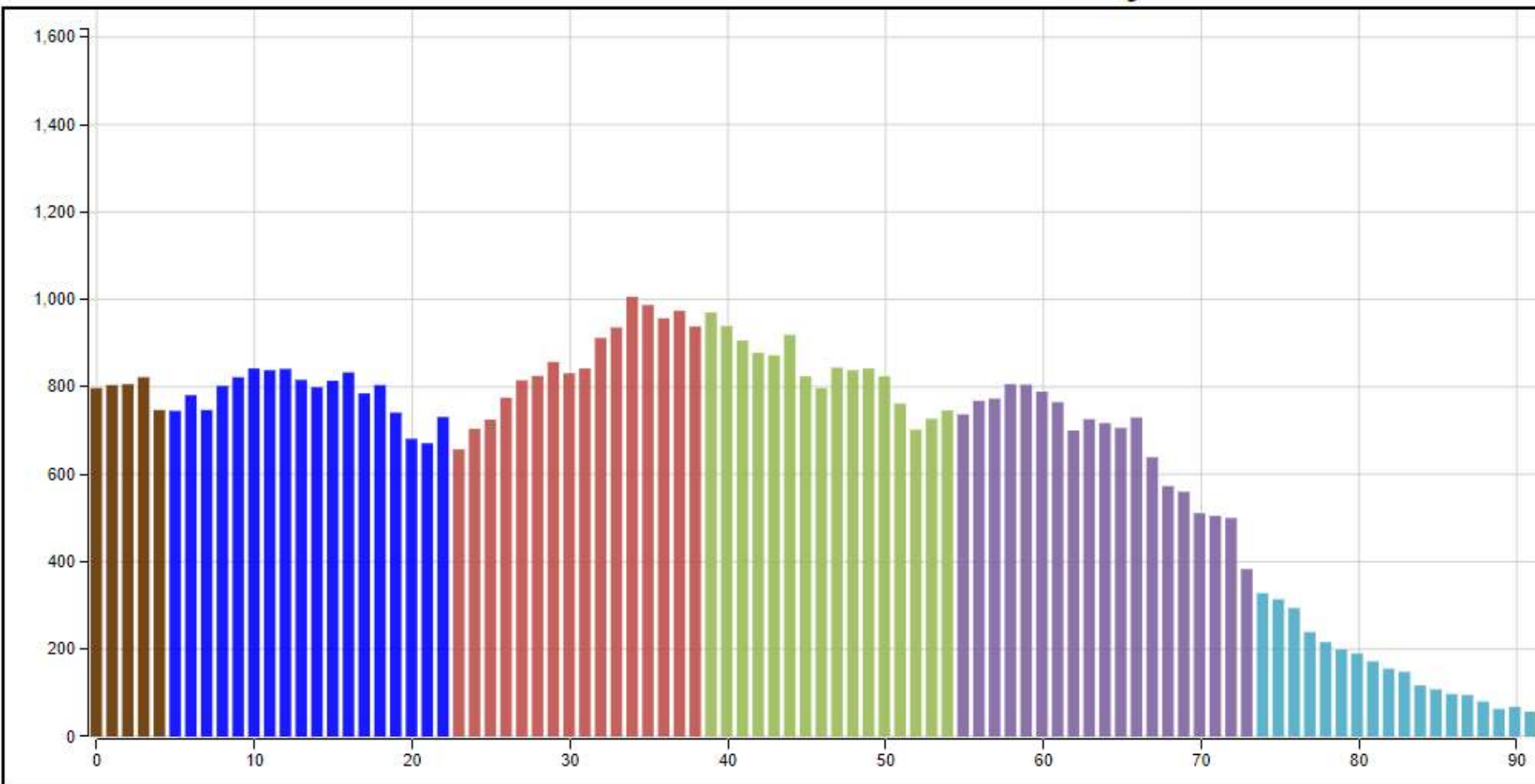
Animate

Download Image

Download Video

# Garfield County

# 2019

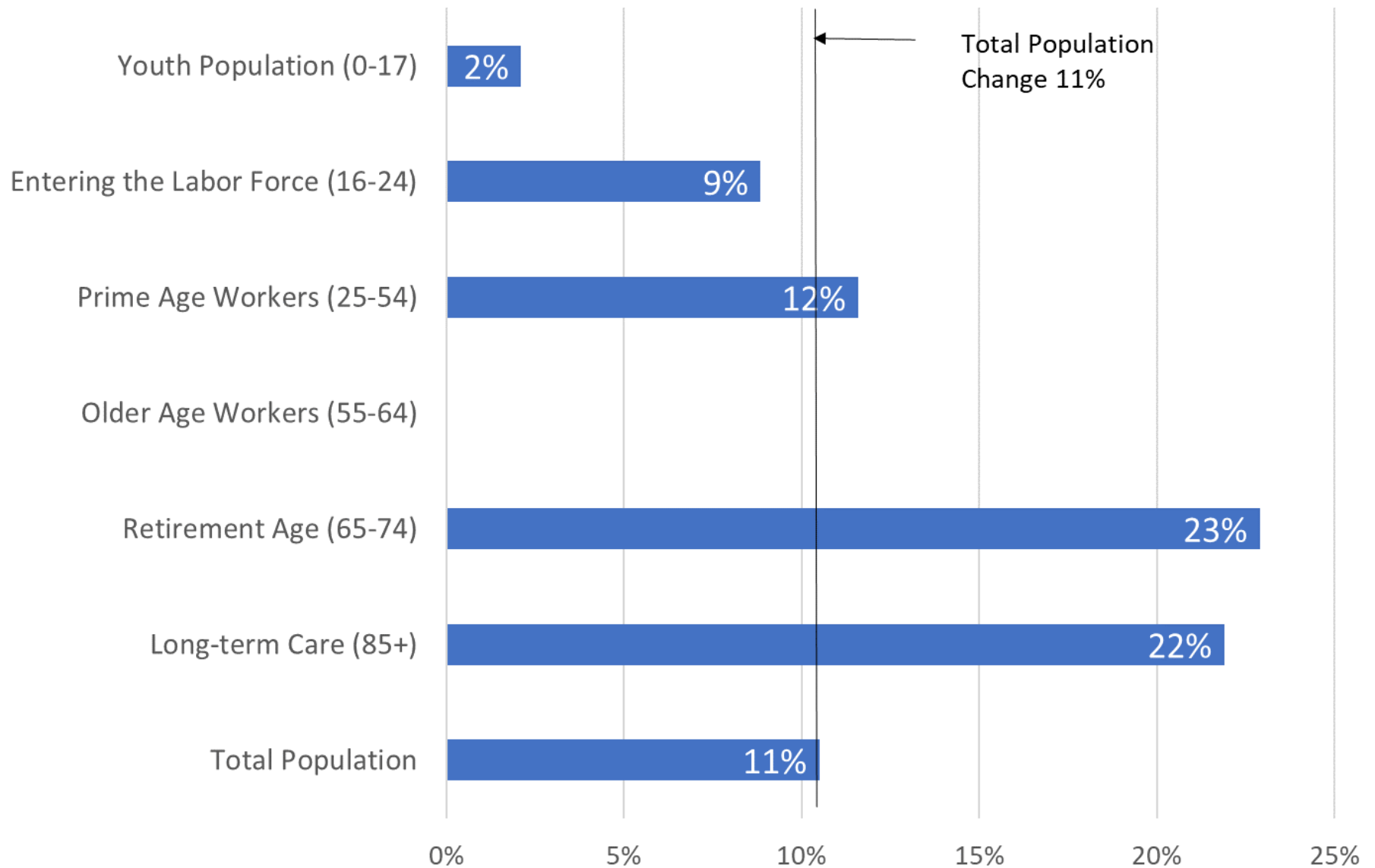


# *We are Aging Fast*

- Currently very few people over the age 65.
  - 6<sup>th</sup> lowest share of all states in US (14%) in 2017
  - 3<sup>rd</sup> fastest growing in the 65+
- Baby Boomers
  - Born 1946 - 1964
  - 1,206,000 Boomers in Colorado (21% of pop. in 2018)
- 2018 - 2030 Colorado's population 65+ will grow 806,000 to 1,201,000 (49%) (**primarily from aging**)
- Transition age distribution from “young” to more US average between 2018 and 2030.

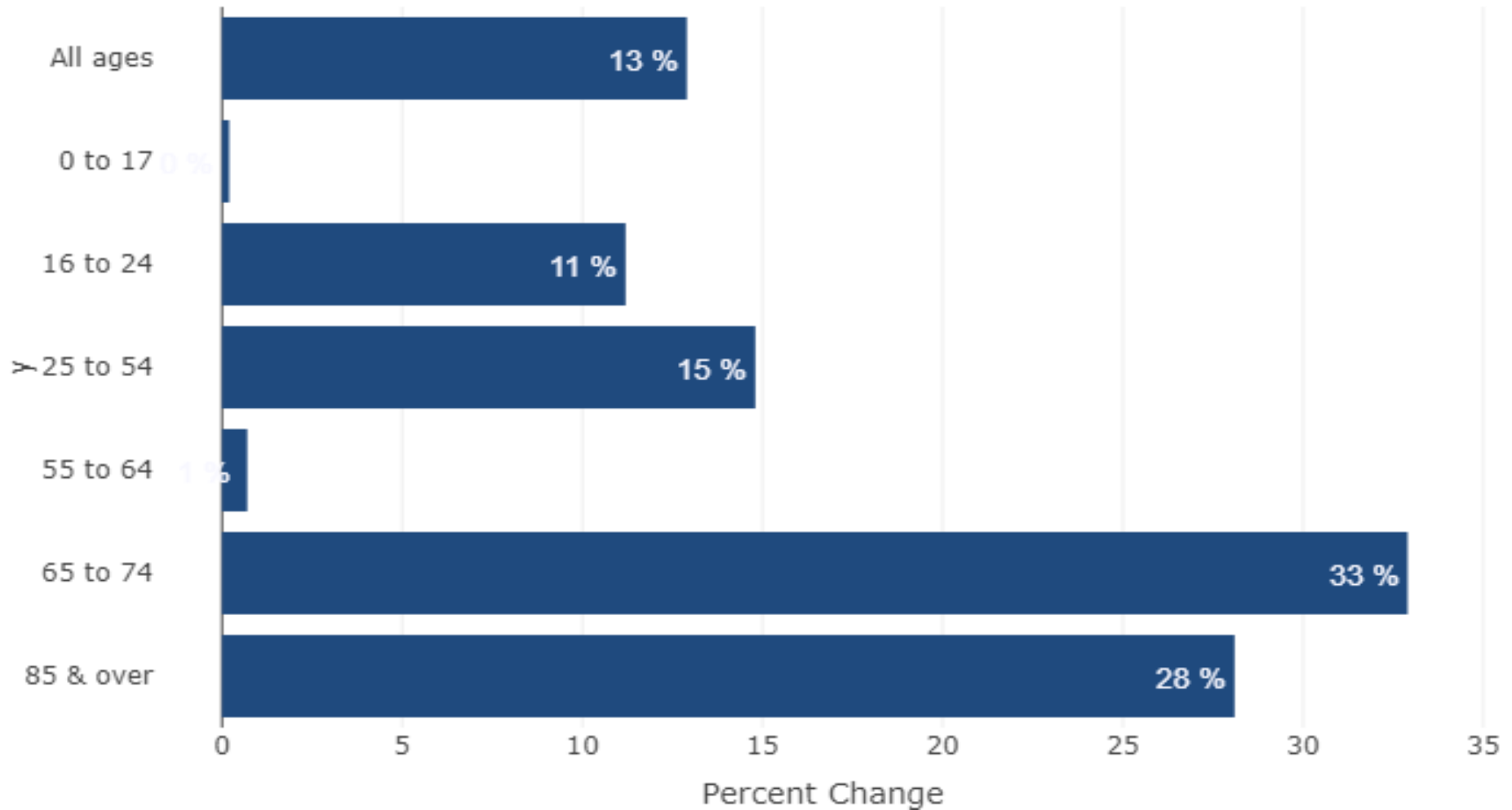


## Projected Change in Specific Age Group Populations in Colorado, 2018 to 2025



# Garfield County is Aging Faster

Projected Population Change by Age Group, 2018 to 2025



# Age Forecast: 2010 to 2025

Garfield County



Source: State Demography Office, Print Date: 02/19/2019



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# *Aging Issues*

- Numbers
- Economic Driver - wealthier .... depends
  - Impact on occupational mix
- Labor Force
- Housing - Universal Design, sidewalks
  - All price levels and need levels, fewer movers.
- Income - Downward Pressure
- Health/Disabilities
- Transportation
- Public Finance - Downward Pressure
- Aging Plan - Make sure to have one.



# *Housing and Costs*



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# Cost-Burdened Renters and Owners

Area	Owner Number	Owner Share	Renter Number	Renter Share	Owners pay >35% of income	Renters pay >35% of income
Eagle County	12007	68.2%	5606	31.8%	28.7%	34.6%
Garfield County	13695	65.9%	7076	34.1%	32.5%	38.6%
Lake County	1737	55.7%	1384	44.3%	16.7%	35.9%
Pitkin County	4774	62.8%	2827	37.2%	26.4%	33.6%
Summit County	6532	67.2%	3182	32.8%	32.5%	43.4%
<b>Colorado</b>	<b>1320617</b>	<b>64.4%</b>	<b>730999</b>	<b>35.6%</b>	<b>21.5%</b>	<b>41.3%</b>



# 2016 American Community Survey

## Median home value (\$)

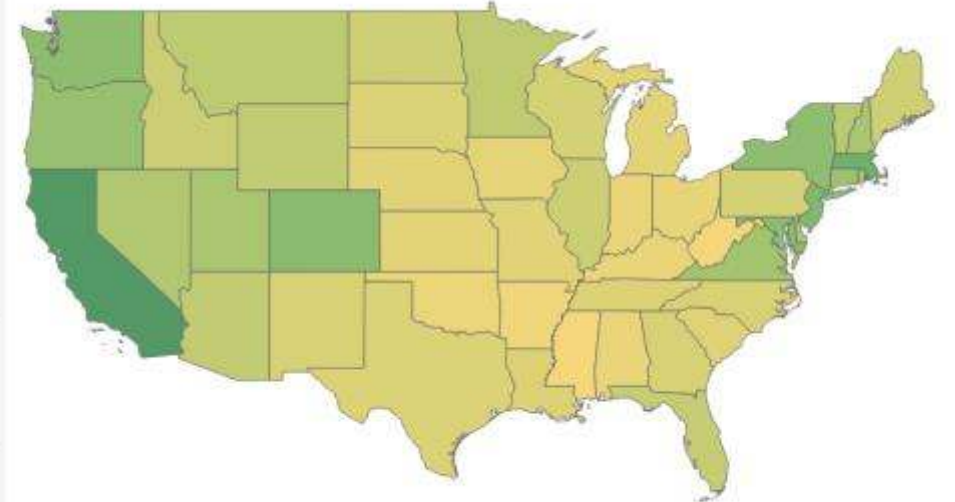
Select one of the characteristics below to display.

### Characteristics

- ☐ Total population
- ☐ Median age
- ☒ Median home value (\$)
- ☐ Median household income (\$)
- ☐ Below poverty (%)
- ☐ Foreign born (%)
- ☐ High school graduate or higher (%)
- ☐ Without health insurance (%)
- ☐ Households with a broadband Internet subscription (%)

### Sortable State List

Hawaii	592,000
District of Columbia	576,100
California	477,500
Massachusetts	366,900
New Jersey	328,200
Colorado	314,200
Maryland	306,900
Washington	306,400
New York	302,400
Oregon	287,100
Connecticut	274,600
Alaska	267,800
Virginia	264,000
New Hampshire	251,100



113,900 592,000

Estimates are based on a sample survey and are subject to sampling variability and nonsampling error. 2016 American Community Survey 1-year estimates were used. For more information about these data or Puerto Rico estimates, go to <https://www.census.gov/acs>.

United States<sup>™</sup>  
**Census**  
Bureau

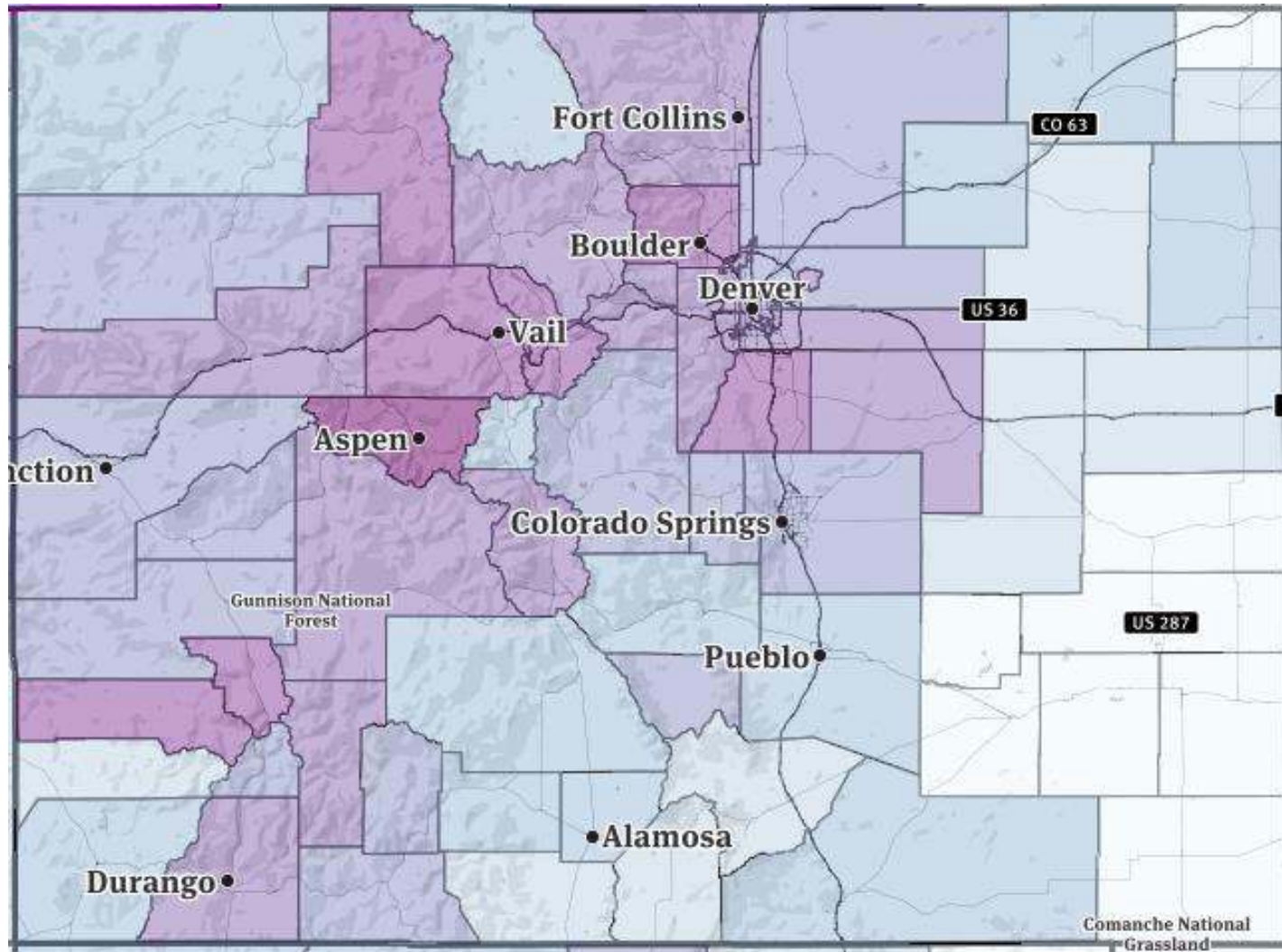
U.S. Department of Commerce  
Economics and Statistics Administration  
U.S. CENSUS BUREAU  
[census.gov](https://www.census.gov)



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# Median Home Value, ACS 2013-17

## Owner Occupied



**Glenwood  
Springs**  
**\$356,400**

**Garfield**  
**\$323,800**

**Colorado**  
**\$286,100**

### Median Home Value

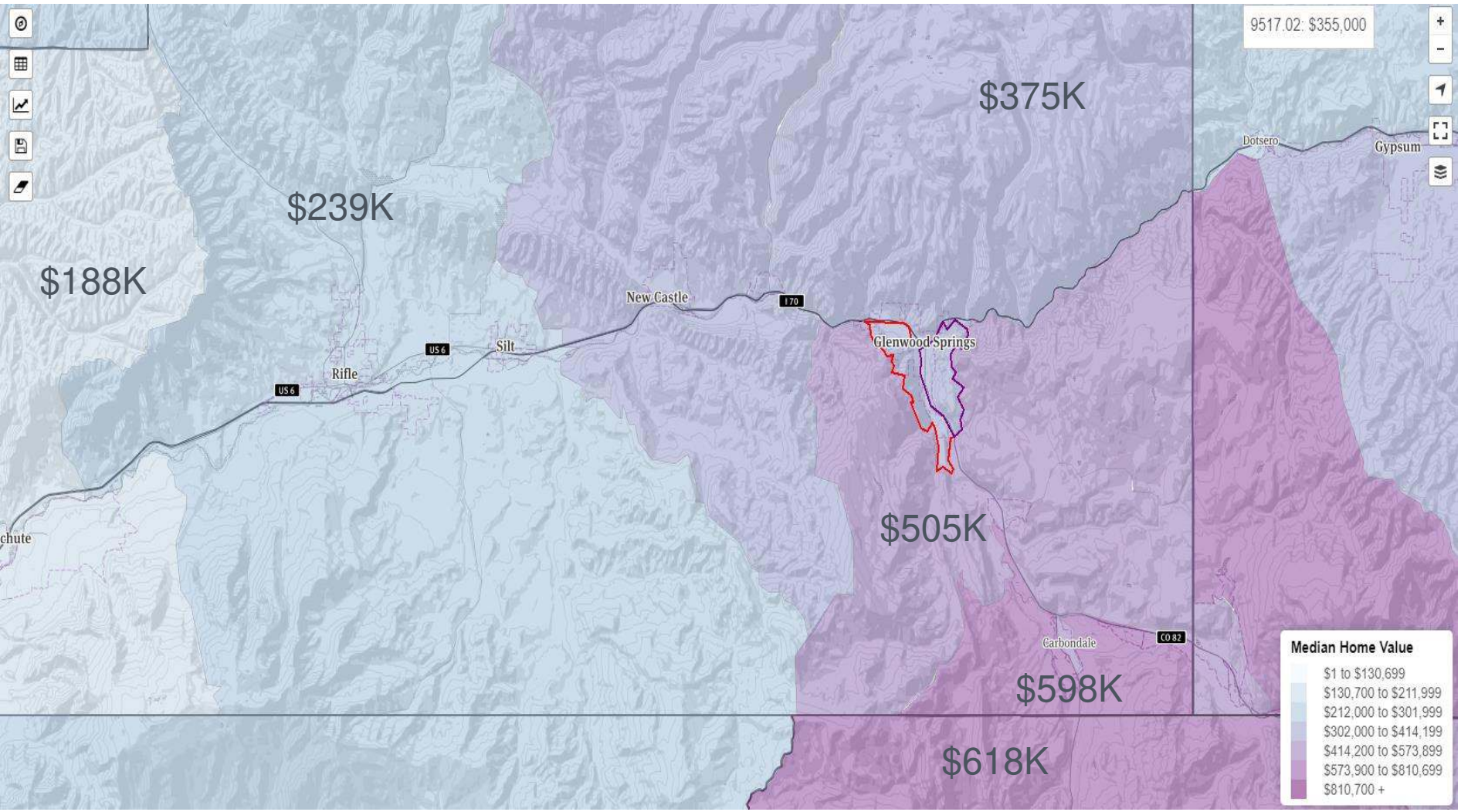
	\$1 to \$97,699
	\$97,700 to \$139,599
	\$139,600 to \$199,199
	\$199,200 to \$284,399
	\$284,400 to \$396,499
	\$396,500 to \$570,699
	\$570,700 +





# Median Home Value, ACS 2013-17

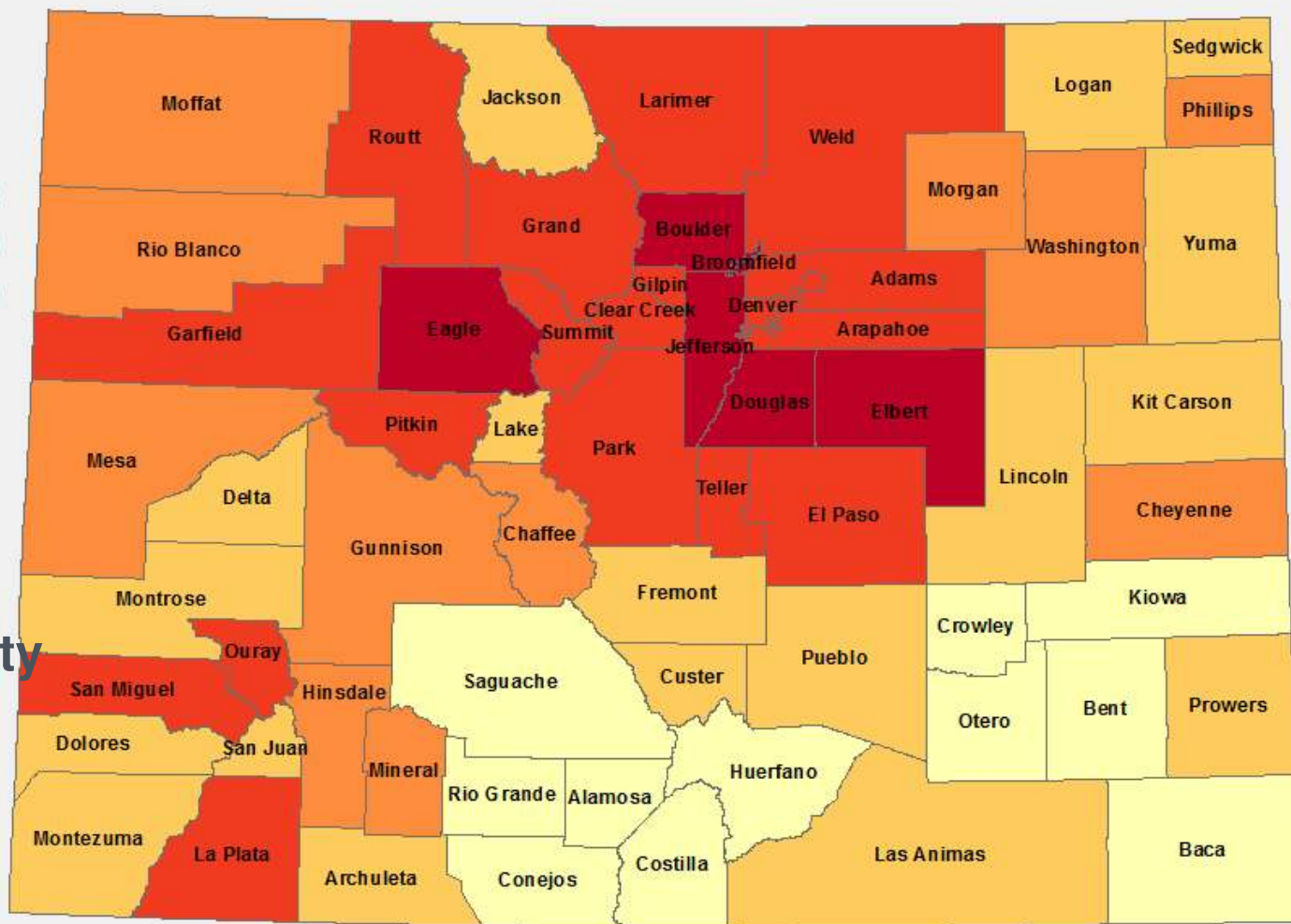
Owner Occupied



# Median Household Income by County

## 2017

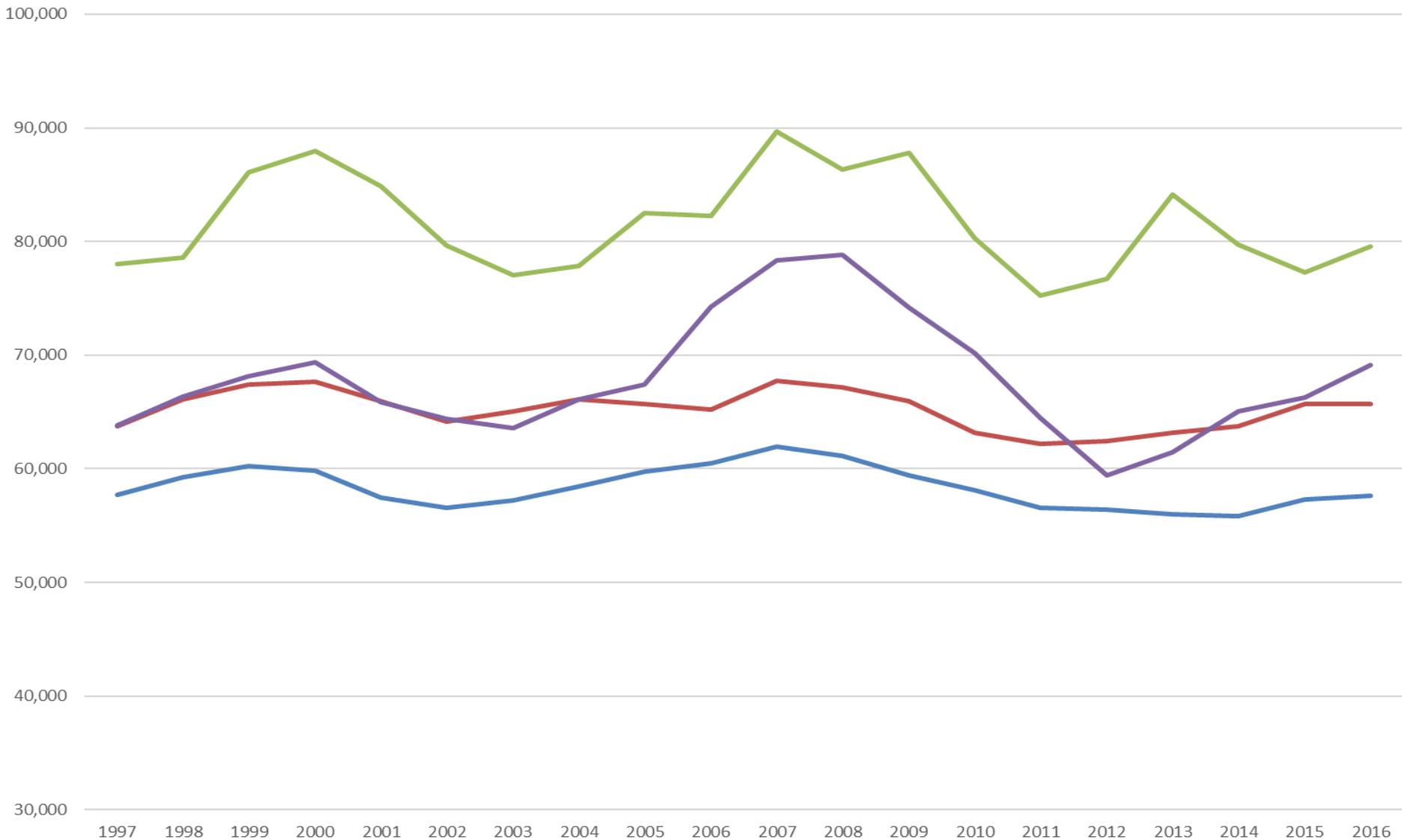
### Median Household Income By County



Glenwood Springs  
\$61,044  
Garfield County  
\$66,503  
Colorado  
\$65,458

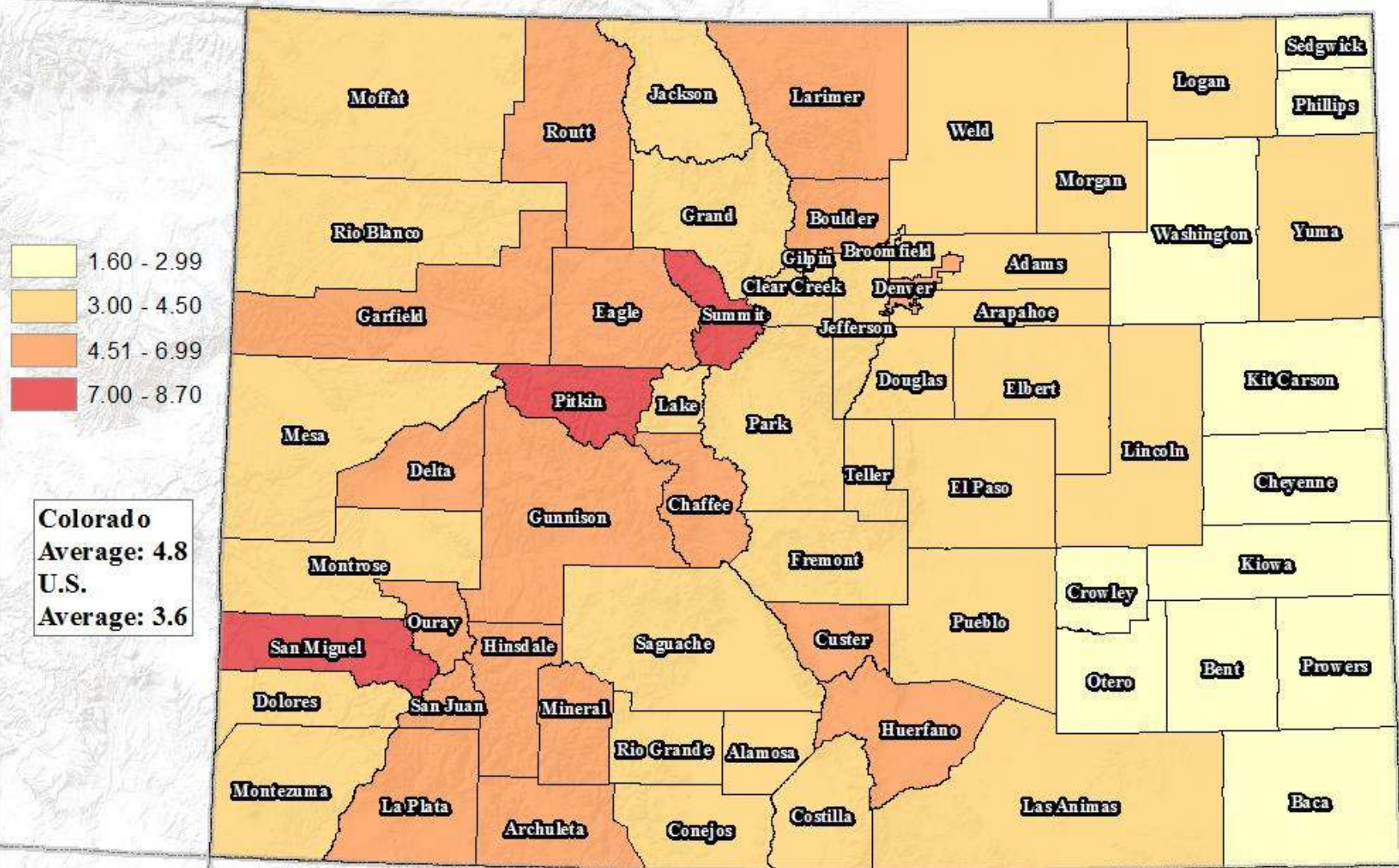
## Real Median Household Income (\$2016)

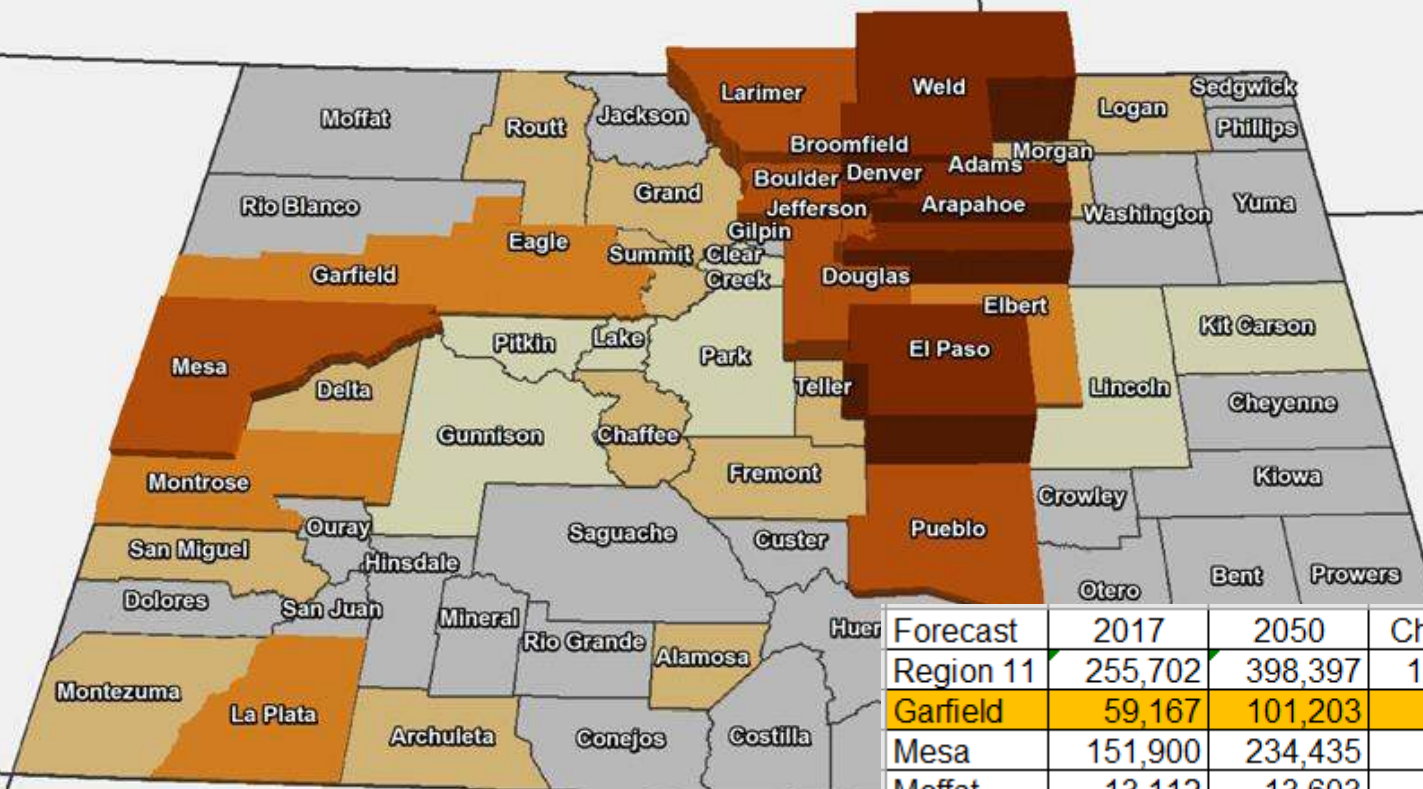
United States Colorado Eagle County (CO) Garfield County (CO)





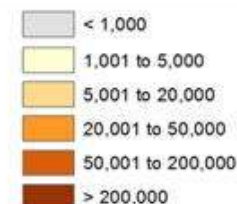
### Years of Median Household Income needed to Buy a Median Value Owner-Occupied Home in 2016





Forecast	2017	2050	Change	Ann. Ave %
Region 11	255,702	398,397	142,695	1.4%
Garfield	59,167	101,203	42,036	1.6%
Mesa	151,900	234,435	82,535	1.3%
Moffat	13,112	13,603	491	0.1%
Rio Blanco	6,345	7,070	725	0.3%
Routt	25,178	42,086	16,908	1.6%
Colorado	5,609,445	8,105,925	2,496,480	1.1%

## Projected Population Change 2018 to 2050



Colorado State Demography Office, 11/2/2018



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# *Thank you*

State Demography Office  
Department of Local Affairs

Chris Akers

[chris.akers@state.co.us](mailto:chris.akers@state.co.us)

303-864-7751

[Demography.dola.colorado.gov](http://Demography.dola.colorado.gov)



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