

La Plata County

Demographic and Economic Profile

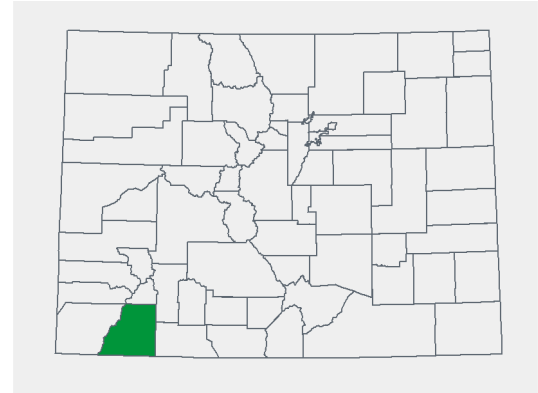


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	54,014
Population Change 2010 to 2014	2,573
Median HH Income (ACS 10-14)	\$58,456
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	33,052
Cost of Living Index (State=100)	103.12, Mid-range

Source: State Demography Office
U.S. Census Bureau

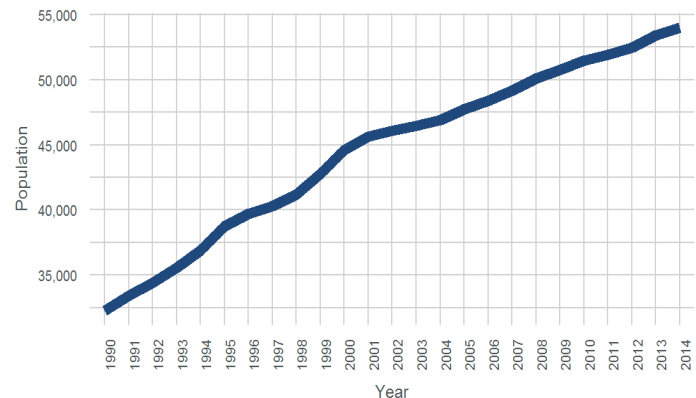


Population

Population Estimates and Forecasts for the resident population are produced by the State Demography Office.

- La Plata County has seen steady, consistent growth since 1990, keeping pace with the state overall.
- The population has grown in La Plata by about 21,000 or 67% since 1990. Greater than 73% of the total population change since 1990 has been due to net migration.

La Plata County Population, 1990 to 2014

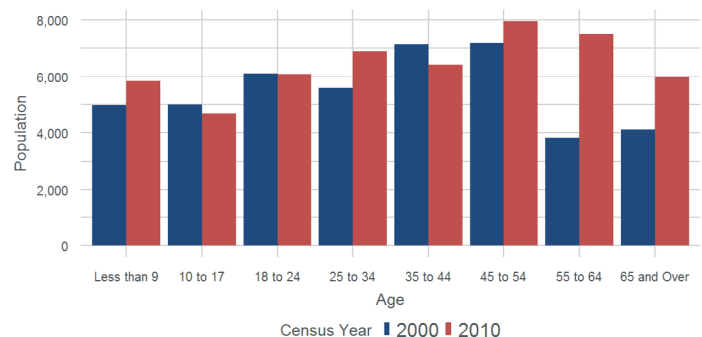


	Population		Annual Average Growth Rate (%)	
	La Plata	Colorado	La Plata	Colorado
1990	32,284	3,294,473		
1995	38,760	3,811,074	3.7%	3%
2000	44,578	4,338,801	2.8%	2.6%
2010	51,441	5,050,289	1.4%	1.5%
2014	54,014	5,353,471	1.2%	1.5%

Population By Age

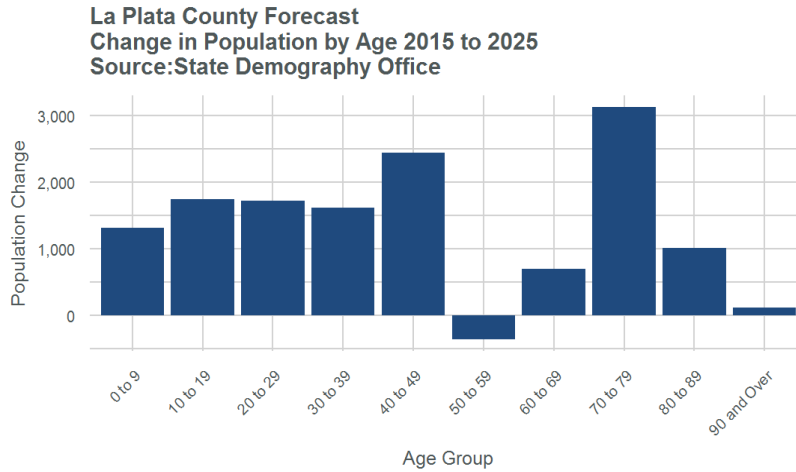
La Plata's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The 55 to 64 and 65 and older age groups experienced the most significant growth over the past decade. Decreases in 35 to 44 as well as 10 to 17 mean there are fewer families with children. The aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

La Plata County Population by Age
Source: U.S. Census Bureau



Population By Age, Continued

La Plata County is expected to show brisk growth between 2015 and 2025. The largest amount of this growth is forecast for those between 70 to 79 years of age. Working age adults in all age groups, except for 50 to 59 are also projected to see increases. In-migration to the county will be driven in part by the need for replacement workers for older adults aging out of the county's current labor force and also to meet the demand for jobs driven by the increasing population. Due to the forecast growth in working age adults, there is also growth in the number of children. This mirrors the growth of family households. This growth will not negate the need to evaluate aging services, but may alleviate some of the downward pressure aging can put on tax revenues.

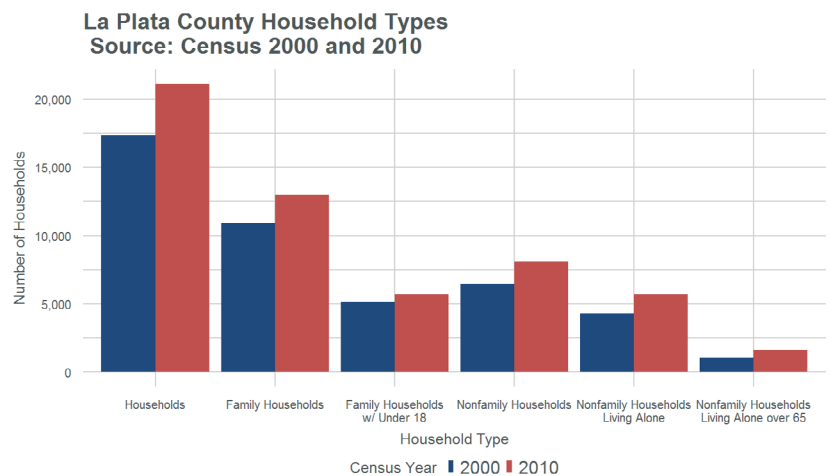


Housing & Households

La Plata County Housing Units	2000	2010	2010 %
Total Housing Units	20,765	25,860	
Occupied Housing Units	17,342	21,100	81.6%
Owner-Occupied Units	11,867	14,112	66.9%
Renter-Occupied Units	5,475	6,988	33.1%
Vacant Housing Units	3,423	4,760	18.4%
For Seasonal	2,444	2,930	61.6%
All Other Vacant	979	1,830	38.4%

- The overall vacancy rate was 18.4% in 2010.
- The majority of vacant units are for seasonal use (61.6%).
- Most of the units are owner occupied (66.9%) with a small rental market.

- There was an increase in households between 2000 and 2010.
- This increase can be seen in both family and nonfamily households, indicating a broad appeal, although there was very little growth in family households with children under 18.
- This data is consistent with the aging of La Plata County residents.



Race & Ethnicity

La Plata County Population by Race/Ethnicity

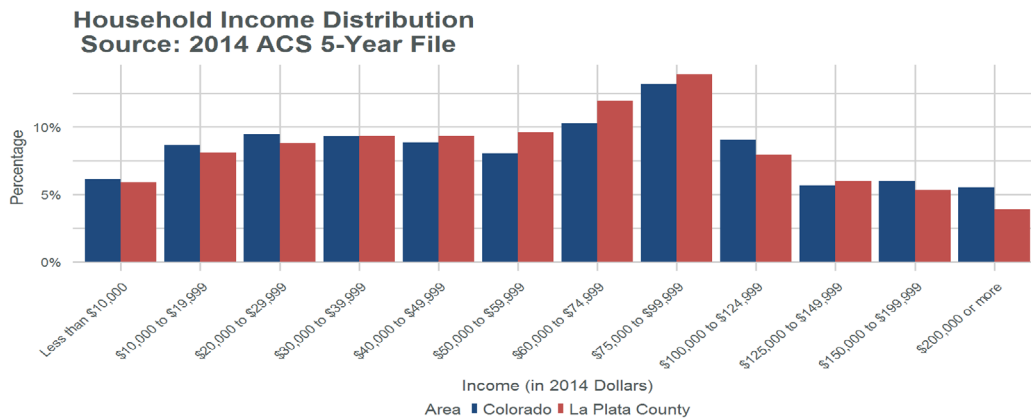
	2000	2010	2010 %	Colorado 2010 %
Total	43,941	51,334		
White	36,168	41,245	80.3%	70.0%
Black or African American	120	176	0.3%	3.8%
American Indian or Alaska Native	2,205	2,554	5%	0.6%
Asian	174	266	0.5%	2.7%
Native Hawaiian and Other	21	30	0.1%	0.2%
Some Other Race	102	58	0.1%	0.1%
Two or More	580	949	1.8%	2.0%
Hispanic	4,571	6,056	11.8%	20.7%

Source: U.S. Census 2010

- La Plata County is less diverse than the state as a whole but is becoming more diverse over time.
- The Hispanic population grew by nearly 33% while the White non-Hispanic population increased by 14%.

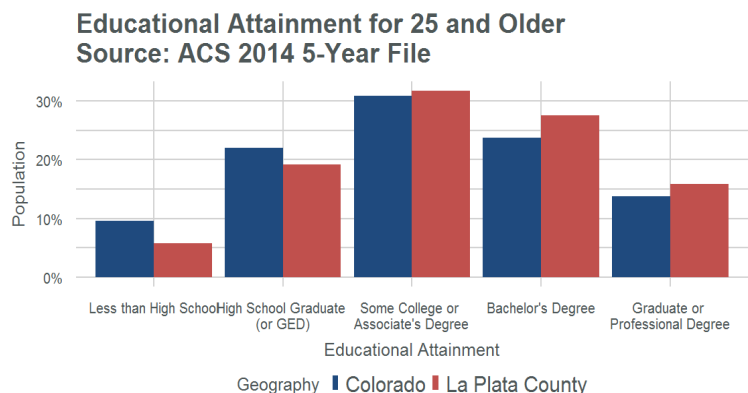
Income

The graph below compares La Plata's income distribution to the state. La Plata has a lower median household income than the state, \$58,456 vs. \$59,448. Looking at the income distribution, you can see La Plata County has a higher share of people earning between \$50,000 and \$99,999. This is likely due to the higher share of residents with a bachelor's degree or higher.



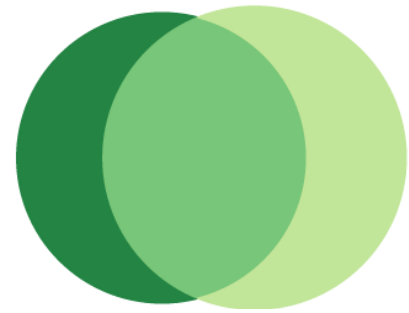
Education

La Plata has a higher share of its population with a bachelor's degree or higher than the state. In fact, this is the largest educational group. A small share of the population did not complete high school, much less than the state overall. This chart shows the relatively high educational levels in La Plata County.



Commuting

La Plata County Commuting Patterns, 2014



- Jobs in La Plata County
- Workforce in La Plata County
- Overlap: Work and Live in La Plata County

Source: LEHD On the Map, 2014

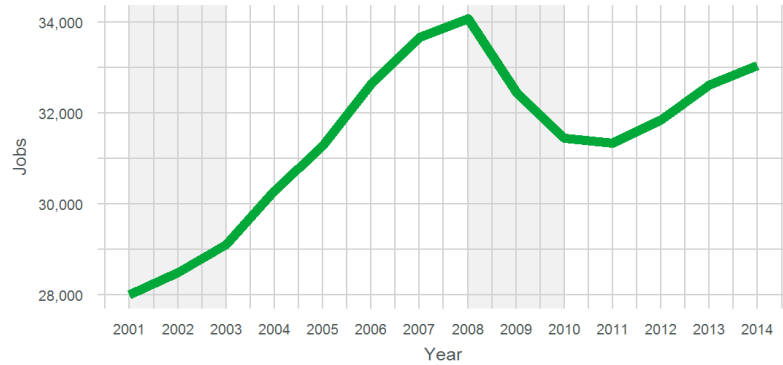
Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure. The graph to the side breaks the data by job and by resident worker. The majority of La Plata's labor force works within La Plata County, 75.8%. Close to 25% of the resident workforce (light green) works outside of La Plata County. Of the jobs in La Plata (dark green), close to 70% are filled by residents with just under 30% being filled by workforce from outside of the county.

Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

Jobs & the Economy

Total employment in the county was estimated to be 33,000 in 2014. La Plata has not yet reached its pre-recession peak of nearly 34,000 jobs. Despite this, there has been steady job growth since 2011. The largest growth since 2008 has been in the Agriculture, management, and health services industries.

La Plata County Total Estimated Jobs, 2001 to 2014
Source: State Demography Office



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

2014 Share of Jobs by Industry

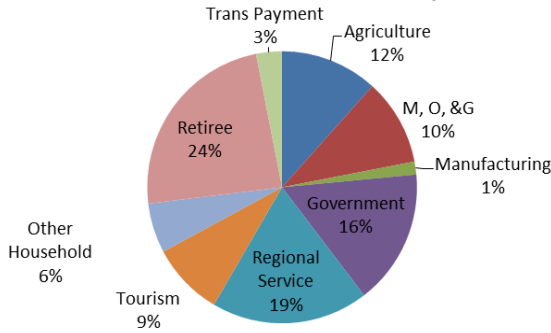
Sector Name	La Plata	Colorado
Agriculture	2.8%	1.5%
Mining	2.3%	1.2%
Utilities	0.4%	0.3%
Construction	10.0%	6.4%
Manufacturing	2.2%	4.7%
Wholesale Trade	2.1%	3.5%
Retail Trade	10.7%	9.5%
Transportation & Warehousing	2.2%	2.7%
Information	1.5%	2.5%
Finance and Insurance	3.4%	4.0%
Real Estate and Rental and Leasing	3.8%	3.4%
Professional and Technical Services	6.4%	9.0%
Management of Companies	0.2%	1.2%
Administrative and Waste Services	3.7%	6.1%
Educational Services	1.3%	1.9%
Health Care and Social Assistance	10.8%	9.7%
Arts, Entertainment, and Recreation	3.5%	2.5%
Accommodation and Food Services	10.2%	8.4%
Other Services	5.2%	5.9%
Government	17.3%	15.5%

Source: SDO Total Estimated Jobs

Economic Industry Mix

The industrial mix in La Plata can be seen at left. The largest industries by employment are government, health care, retail trade, accommodation and food followed by construction and professional and technical services.

Las Animas Base Industries, 2013



Source: State Demography Office

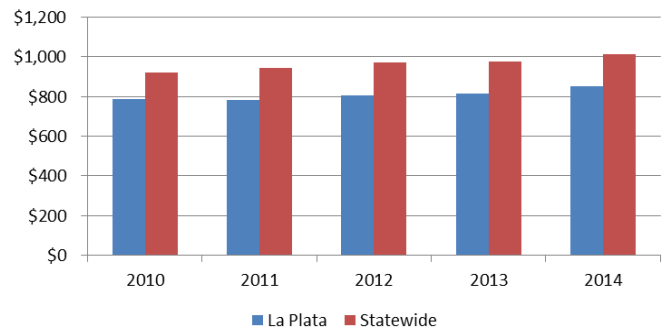
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in La Plata. The chart shows the important share of economic activity driven by tourism and regional services to the economy. It also shows the significance of retiree spending, government employment and agriculture. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples of which in La Plata County include hospitals and health care services, education, as well as engineering and legal services. Tourism is the dominant industry in La Plata.

Average Wage Trends

- Average weekly wages in La Plata increased by 8.5% between 2010 and 2014 compared to the state which increased by 10.2%.
- Weekly wages of \$854 in La Plata in 2014 were 84% of the \$1,014 statewide average.
- Wages in La Plata increased by 4.9 percentage points between 2013 and 2014, while statewide wages only increased by 3.7%.

Average Weekly Wage



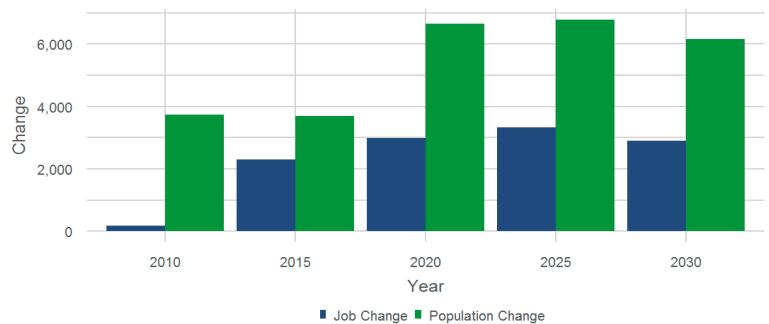
Source: Department of Labor and Employment (QCEW)

Population and Economic Forecast

The rates of growth of both population and jobs can differ somewhat because of changes in the labor market, i.e., labor force participation rates, age, unemployment rates, multiple job holding, and/or commuting. In addition, macroeconomic conditions such as business cycle fluctuations and faster or slower periods of U.S. and Colorado economic growth can affect overall job growth in a region.

- Population growth is forecast to exceed job growth for the period from 2015 to 2020 and continue through 2030.
- This is driven in part by the aging of the population and the labor force in particular. Population growth occurs as people move into jobs vacated when a person ages out of the labor force. This drives population growth, but not necessarily new jobs.
- This means that while employment isn't expected to be growing as quickly, population will. This may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.

La Plata County
Forecast Change in Population and Jobs 2010 to 2030
Source: State Demography Office



	Total Jobs	Population
2010	31,453	51,443
2015	33,749	55,134
2020	36,737	61,784
2025	40,064	68,572
2030	42,964	74,727