

Kit Carson County

Demographic and Economic Profile

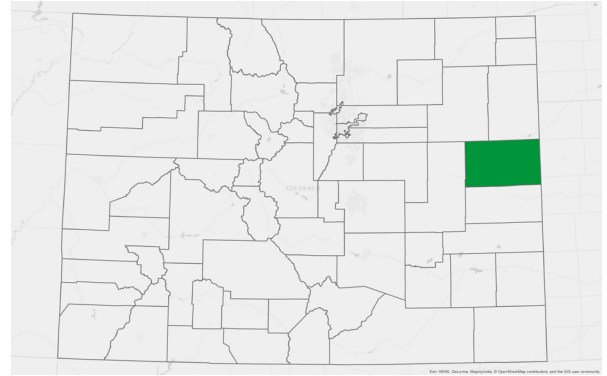


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	7,818
Population Change 2010 to 2014	-449
Median HH Income (ACS 09-13)	\$44,157
State Median HH Income (ACS 09-13)	\$58,433
Employment (County in 2014)	4,444
Cost of Living Index (State=100)	90.7, Low

Source: State Demography Office
U.S. Census Bureau

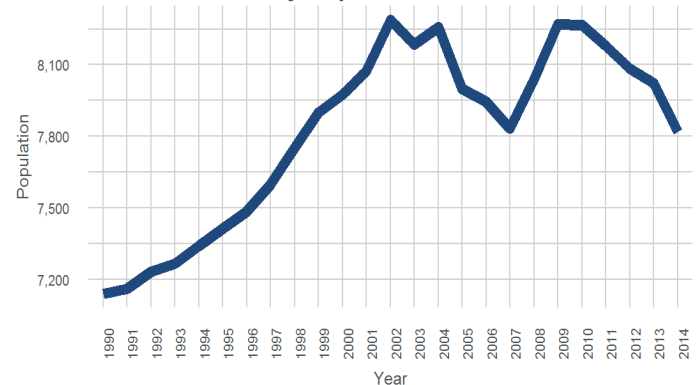


Population

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

- Kit Carson County grew relatively fast in the 1990s and early 2000s, peaking in 2002 and increasing by between 0.8% and 1.5% per year.
- Kit Carson saw a sharp decline in population from 2002 to 2007; however, the population was recovering until the most recent recession and has been declining since 2009.
- Much of the fluctuations in population are related to changes to the group quarters population (mostly made up of prisoners).

Kit Carson County Population, 1990 to 2014

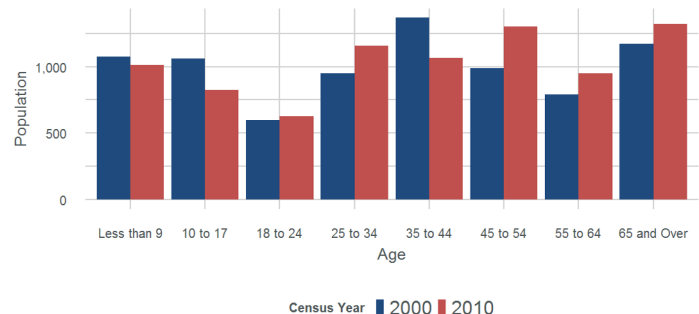


	Population		Annual Average Growth Rate (%)	
	Kit Carson	Colorado	Kit Carson	Colorado
1990	7,140	3,294,473		
1995	7,413	3,811,074	0.8%	3.0%
2000	7,975	4,338,801	1.5%	2.6%
2010	8,267	5,050,289	0.4%	1.5%
2014	7,818	5,353,471	-1.4%	1.5%

Population By Age

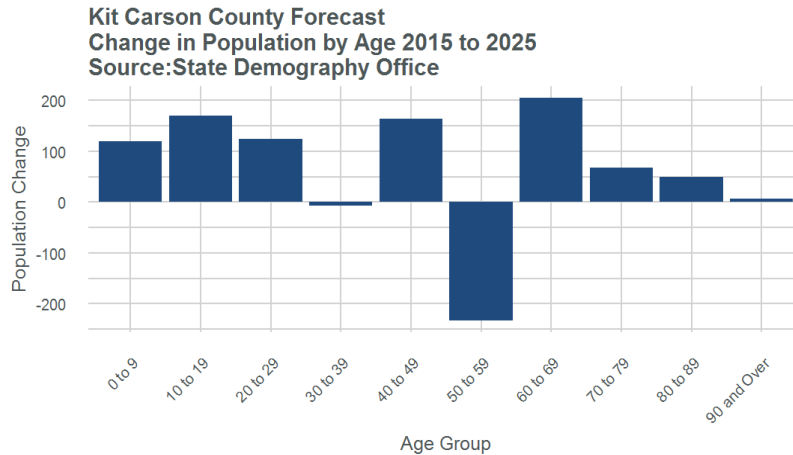
Kit Carson's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The largest increase was in the 45 to 54 year old age group; which, along with growth in the 55 to 64 and 65 and over age groups, could indicate a need to evaluate aging services in the county. Decreases in 35 to 44 as well as Less than 9 and 10 to 17 mean there are fewer families with children; however there was growth in the 25 to 34 age group. The aging population may also put downward pressure on local government tax revenue due to changes in spending on taxable goods.

Kit Carson County Population by Age
Source: U.S. Census Bureau



Population By Age, Continued

Kit Carson County is expected to increase slowly between 2015 and 2025. Most of this growth is forecast in the 40 to 49 and 60 to 69 age groups. Due to the forecast growth in older working age adults, there is also a forecast growth in the number of older children (10 to 19 years old). 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.

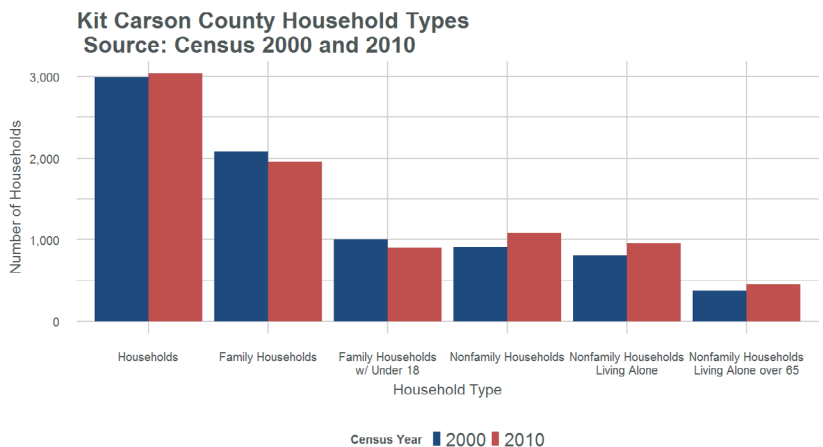


Housing & Households

Kit Carson County Housing Units	2000	2010	2010 %
Total Housing Units	3,430	3,527	
Occupied Housing Units	2,990	3,038	86.1%
Owner-Occupied Units	2,151	2,160	71.1%
Renter-Occupied Units	839	878	28.9%
Vacant Housing Units	440	489	13.9%
For Seasonal	27	45	9.2%
All Other Vacant	413	444	90.8%

- The overall vacancy rate was nearly 14% in 2010.
- Vacancy rates were slightly higher than the state average and increased slightly between 2000 and 2010.
- Most of the units are owner occupied (71%) but an active rental market exists as well.

- There was a small increase in households between 2000 and 2010.
- This increase is almost entirely due to growth in Non-Family households, including those living alone, which can be a vulnerable group.
- This increase is likely closely tied to population growth in the 55 to 64 and 65 and over age groups.



Race & Ethnicity

Kit Carson County Population by Race/Ethnicity

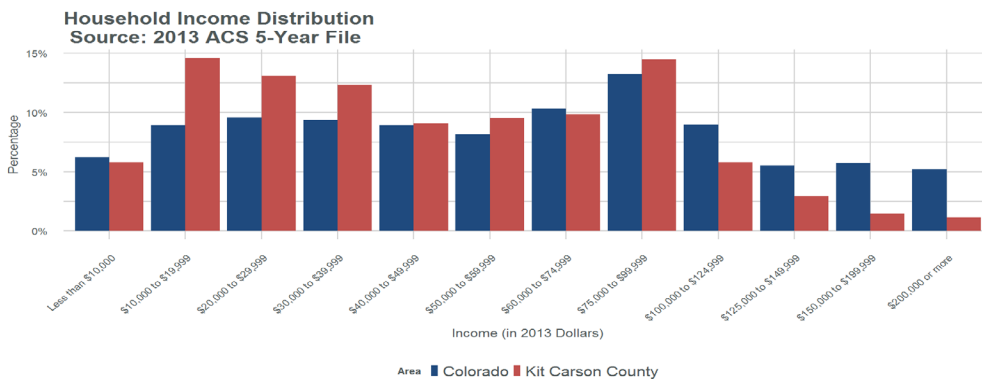
	2000	2010	2010 %
Total	8,011	8,270	
White	6,678	6,320	76.4%
Black or African American	136	217	2.6%
American Indian or Alaska Native	36	48	0.6%
Asian	26	34	0.4%
Native Hawaiian and Other	3	6	0.1%
Some Other Race	4	3	0.0%
Two or More	33	68	0.8%
Hispanic	1,095	1,574	19.0%

Source: U.S. Census 2010

- Kit Carson is less diverse than the state as a whole but is becoming more diverse over time.
- The Hispanic population grew by just under 500 (a 43.7% increase) while the White population decreased by over 350 (5.4% decrease).

Income

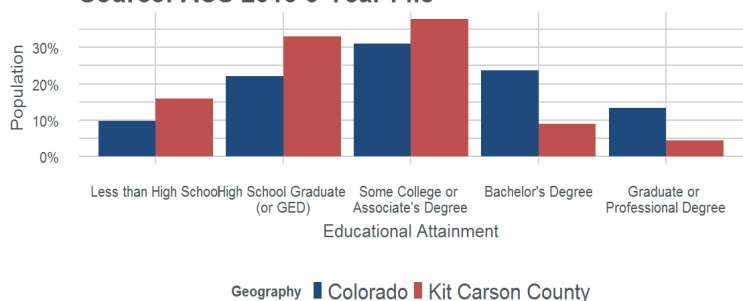
The graph below compares Kit Carson County's income distribution to the state. Kit Carson County has a larger share of people earning less than \$60,000 as well as \$75,000 to \$99,000 than the state. The lower incomes reflect the larger share of people over 65 and potentially retired, the higher share of lower wage agriculture and government jobs alongside fewer higher wage professional service jobs. The income distribution is also influenced by the relatively small share of those with a Bachelor's degree or higher.



Education

Kit Carson County has a lower share of its population with a bachelor's degree or higher compared to the state. Jobs in this region may not require higher levels of educational attainment, and growth in some industries may require increasing the educational attainment. The largest share of the population has some college or associate's degree.

Educational Attainment for 25 and Older
Source: ACS 2013 5-Year File



Commuting

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.

Just over 61% of the jobs (dark green) are held by residents and 39% of the jobs are held by people who live outside the county. Considering Kit Carson's labor force (light green), about 60% work in Kit Carson and nearly 40% are employed outside of the county. This indicates a more moderate level of commuting than a county such as Elbert.

Kit Carson County Commuting Patterns, 2013



- Jobs in Kit Carson County
- Workforce in Kit Carson County
- Overlap: Work and Live in Kit Carson County

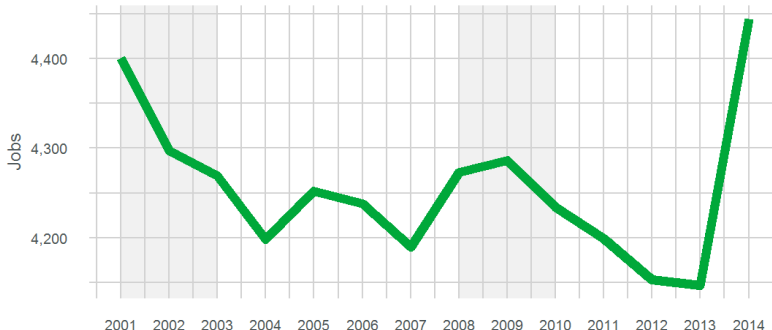
Source: LEHD On the Map, 2013

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 over 4,100 in 2013, growing to over 4,400 in 2014. Kit Carson lost over 90 jobs from 2010 to 2013 before gaining about 300 in 2014. This increase is largely due to agriculture and construction industry jobs, many of which may be temporary.

Kit Carson County Total Estimated Jobs, 2001 to 2014
Source: State Demography Office



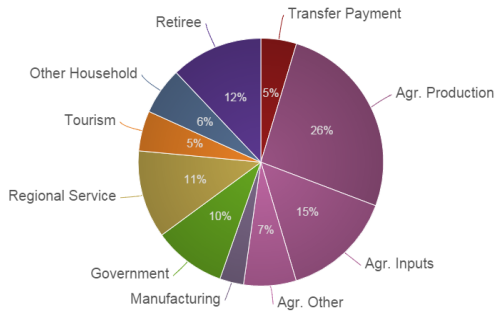
Note: Grey shading represents beginning to bottom of U.S. recessions.

Share of Jobs by Industry	Kit Carson Colorado	
Agriculture	21%	2%
Mining	1%	1%
Utilities	1%	0%
Construction	7%	6%
Manufacturing	3%	5%
Wholesale trade	8%	3%
Retail Trade	8%	10%
Transportation and warehousing	2%	3%
Information	1%	3%
Finance activities	3%	4%
Real estate	2%	3%
Professional and business services	2%	9%
Management of companies and enterprise	0%	1%
Admin and waste	5%	6%
Education	0%	2%
Health Services	5%	10%
Arts, Entertainment, and Recreation	0%	2%
Accommodation and food	7%	8%
Other services, except public administration	6%	6%
Government	18%	15%

Economic Industry Mix

Kit Carson has a very different industry mix than Colorado overall, far more concentrated in Agriculture. The largest industries by employment are Agriculture, Government, Retail and Wholesale Trade.

Kit Carson Base Industries, 2014



Source: State Demography Office

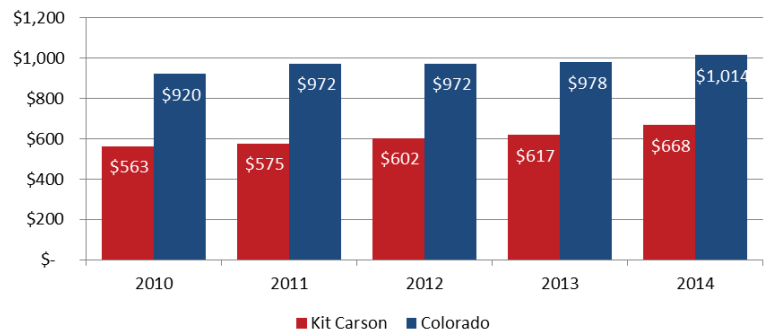
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Kit Carson. The chart shows the important share of economic activity driven by agriculture overall. It specifically highlights agricultural production. Retirees and regional service provision are also important drivers. Regional service is boosted by I-70 traversing the county; it includes all establishments primarily engaged in providing services to surrounding counties or to the nation.

Average Wage Trends

- Average weekly wages in Kit Carson increased 18.6% from 2010 to 2014.
- Colorado saw wage growth of 10.2%.
- Weekly wages of \$668 in Kit Carson in 2014 were only 65.9% of the \$1,014 statewide average; some of this difference is made up by the areas lower cost of living.

Average Weekly Wages

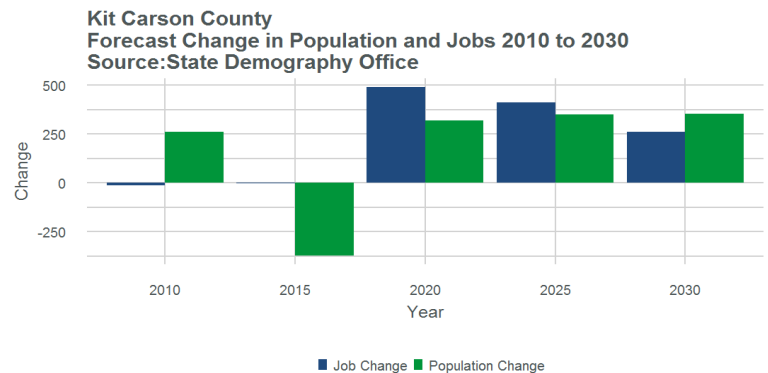


Source: Department of Labor and Employment (QCEW)

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.

- Job growth is projected to slightly exceed population growth from 2015 to 2030.
- Most of the new jobs will be filled locally but some may be filled by commuters from other counties.
- The lower population growth is partially due to a high prison population coupled with a relatively older aged population.



	Total Jobs	Population
2010	4,331	8,259
2015	4,327	7,887
2020	4,818	8,207
2025	5,228	8,556
2030	5,488	8,911