

Moffat County

Demographic and Economic Profile

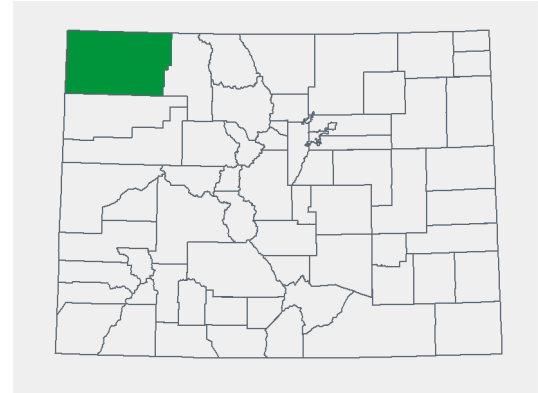


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	12,870
Population Change 2010 to 2014	-936
Median HH Income (ACS 10-14)	\$50,123
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	6,193
Cost of Living Index (State=100)	97.5, Mid-range

Source: State Demography Office
U.S. Census Bureau

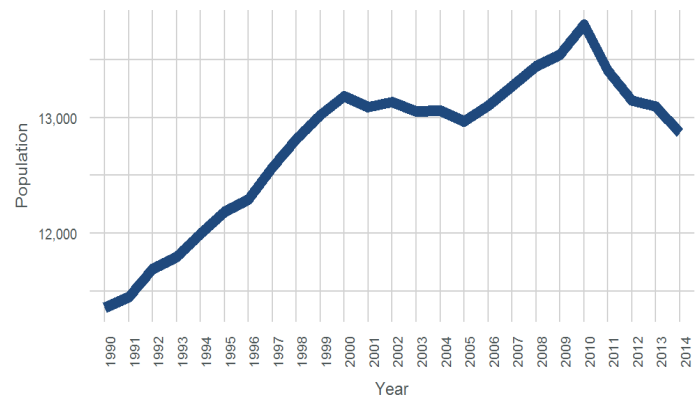


Population

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

- Moffat County grew rapidly in the 1990s followed by a period of slow growth to decline.
- There was more rapid growth again between 2005 and 2010.
- Recently, Moffat County has lost almost 1,000 residents since 2010, a 6.7% loss.

Moffat County Population, 1990 to 2014

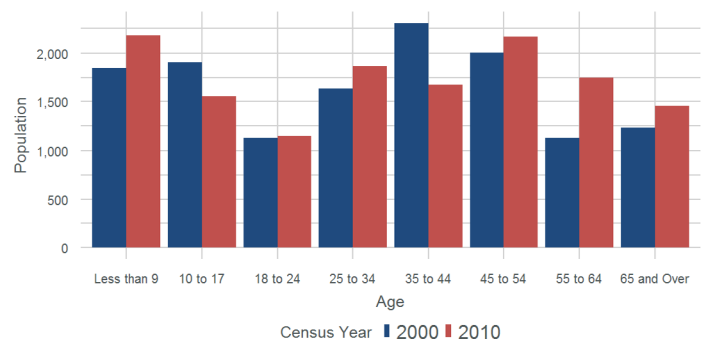


	Population		Annual Average Growth Rate (%)	
	Moffat	Colorado	Moffat	Colorado
1990	11,357	3,294,473		
1995	12,187	3,811,074	1.4%	3.0%
2000	13,182	4,338,801	1.6%	2.6%
2010	13,806	5,050,289	0.5%	1.5%
2014	12,870	5,353,471	-1.7%	1.5%

Population By Age

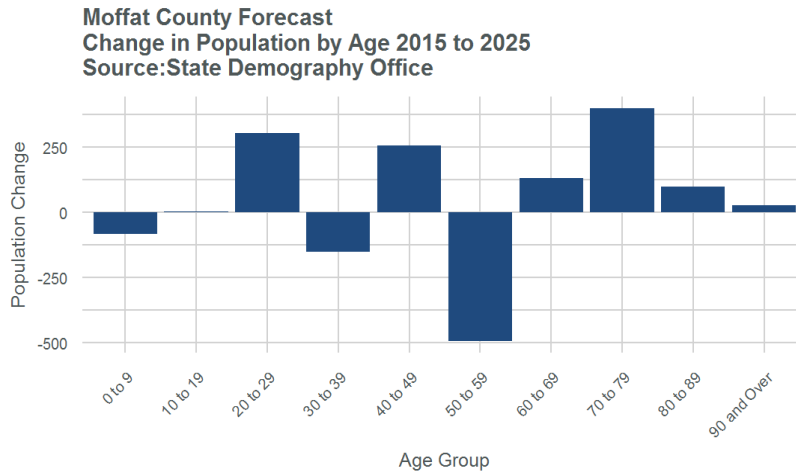
Moffat's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). There was some growth in the 25 to 24 age group and in the less than 9 population due to growth in families over that period. Moffat saw growth in the population over age 60 as well, following an underlying aging trend. The aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

Moffat County Population by Age
Source: U.S. Census Bureau



Population By Age, Continued

Moffat is forecast to eclipse its 2010 population peak by 2030, growing by an annual average of 0.5%. Most of this growth is forecast for older adults (60 and over) due to aging. There is growth in the 20 to 29 age group forecast as the need for replacement workers increases with retirements. The forecast growth relies on the need for replacement workers and for those retiring to age in place.

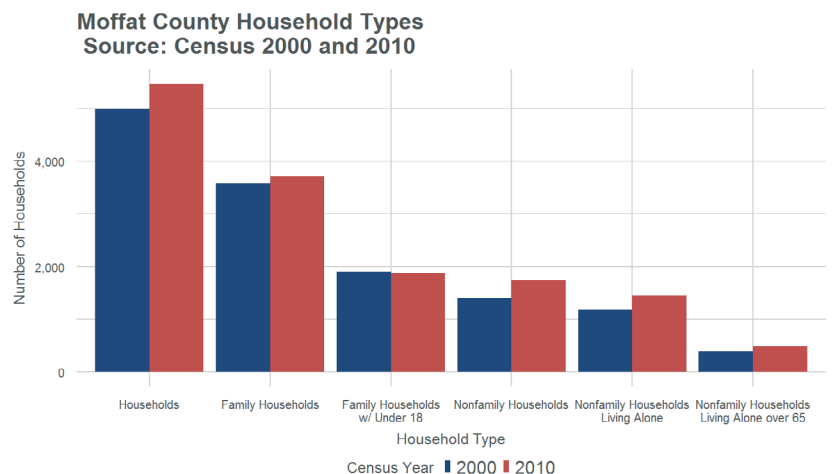


Housing & Households

Moffat County Housing Units	2000	2010	2010 %
Total Housing Units	5,635	6,196	
Occupied Housing Units	4,983	5,465	88.2%
Owner-Occupied Units	3,593	3,803	69.6%
Renter-Occupied Units	1,390	1,662	30.4%
Vacant Housing Units	652	731	11.8%
For Seasonal	225	268	36.7%
All Other Vacant	427	463	63.3%

- The overall vacancy rate was almost 12% in 2010.
- Vacancy rates in Moffat were higher than state-wide averages.
- Most of the units are owner occupied (69.6%) with an active rental market.

- There was an increase in households between 2000 and 2010.
- This increase is entirely due to growth in Nonfamily household especially non-family households living alone.
- This data is consistent with the aging of Moffat County residents.



Race & Ethnicity

Moffat County Population by Race/Ethnicity

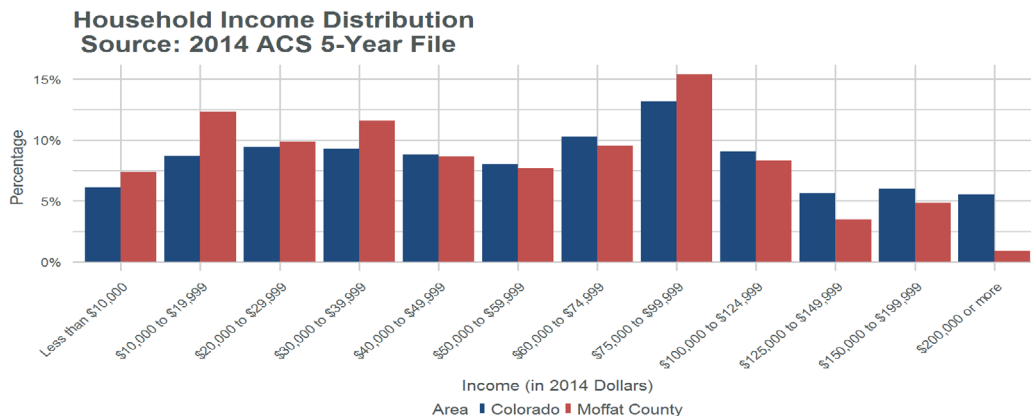
	2000	2010	2010 %	Colorado 2010 %
Total	13,184	13,795		
White	11,626	11,412	82.7%	70.0%
Black or African American	17	32	0.2%	3.8%
American Indian or Alaska Native	100	98	0.7%	0.6%
Asian	42	76	0.6%	2.7%
Native Hawaiian and Other	2	7	0.1%	0.1%
Some Other Race	2	11	0.1%	0.2%
Two or More	148	174	1.3%	2.0%
Hispanic	1,247	1,985	14.4%	20.7%

Source: U.S. Census 2010

- Moffat is less diverse than the state as a whole but is becoming more diverse over time.
- There has been growth in the Hispanic, Asian and Black population while the White non-Hispanic population declined between 2000 and 2010.

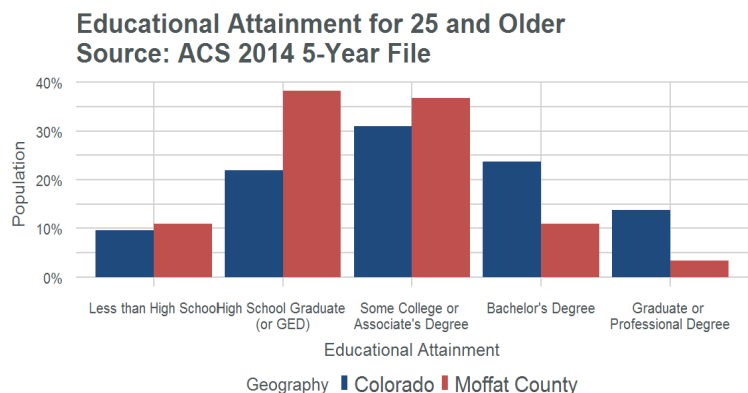
Income

The graph below compares Moffat's income distribution to the state. Moffat has a lower median household income than the state, \$50,123 vs. \$59,448. Looking at the income distribution, there is a higher share of households with \$75,000 to \$99,999 in income compared to the state, but lower shares in the highest incomes. This is partially driven by the age distribution in Moffat and the industry mix.



Education

- Moffat has a higher share of high school graduates and those with some college or an associate's degree than the state.
- The share of those with a bachelor's degree or higher is much lower than the state.

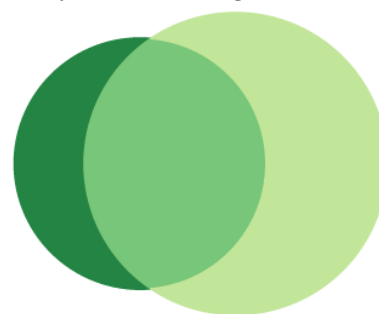


Commuting

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.

Moffat has a larger workforce than it does jobs, however not all jobs are held by residents. Close to 52% of the resident workforce (light green) works in Moffat. Of the jobs in Moffat (dark green), almost 69% are filled by residents with 31% being filled by workforce from outside of the county.

Moffat County Commuting Patterns, 2014



- Jobs in Moffat County
- Workforce in Moffat County
- Overlap: Work and Live in Moffat County

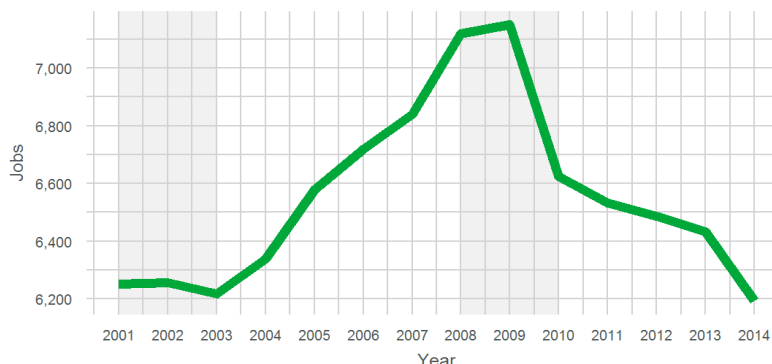
Source: LEHD On the Map, 2016

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 6,193 in 2014, down 957 jobs from Moffat's peak employment in 2009 of 7,150. The industries with the largest loss in jobs in during the recession were construction and mining.

Moffat 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	Moffat	Colorado
Agriculture	5.6%	1.5%
Mining	8.5%	1.2%
Utilities	5.4%	0.3%
Construction	5.9%	6.4%
Manufacturing	1.5%	4.7%
Wholesale Trade	3.2%	3.5%
Retail Trade	12.4%	9.5%
Transportation & Warehousing	2.4%	2.7%
Information	0.9%	2.5%
Finance and Insurance	1.6%	4.0%
Real Estate and Rental and Leasing	1.8%	3.4%
Professional and Technical Services	2.3%	9.0%
Management of Companies	0.2%	1.2%
Administrative and Waste Services	3.4%	6.1%
Educational Services	0.1%	1.9%
Health Care and Social Assistance	9.4%	9.7%
Arts, Entertainment, and Recreation	1.4%	2.5%
Accommodation and Food Services	7.8%	8.4%
Other Services	7.3%	5.9%
Government	18.9%	15.5%

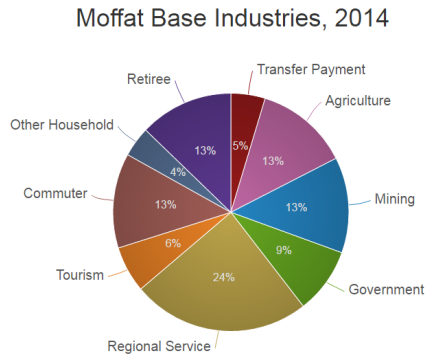
Source: SDO Total Estimated Jobs

Economic Industry Mix

The industrial mix in Moffat can be seen at left. The largest industries by employment are government, retail trade, and health care and social assistance followed by mining and accommodations and food services.

Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Moffat. The chart shows the important share of economic activity driven by regional services (like construction) and mining. Retirees, commuters, and agriculture are also important economic drivers to the county. Retirees and commuters are a driver because they spend their income, savings, or pensions locally.

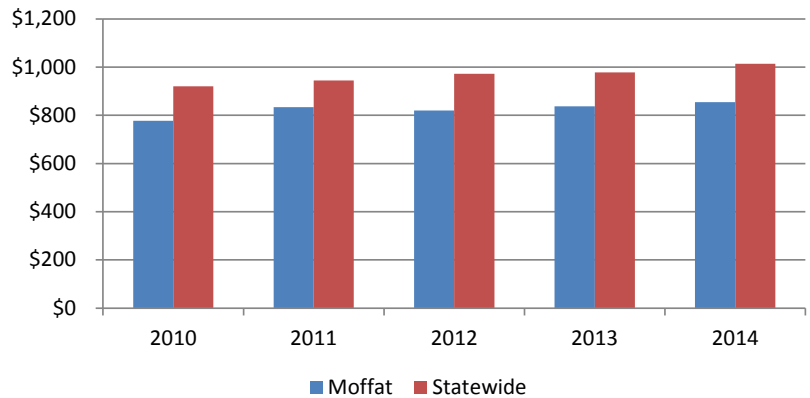


Source: State Demography Office

Average Wage Trends

- Average weekly wages in Moffat County increased by 10% between 2010 and 2014, state wide wages also increased by 10%.
- Weekly wages of \$855 in Moffat in 2014 were 84% of the \$1,014 statewide average.
- Wages in Moffat increased by 2.1 percentage points between 2013 and 2014, while statewice wages increased by 3.7%. Due to its smaller er ployment base, average wage change by year Moffat is much more volatile than statewide.

Average Weekly Wage

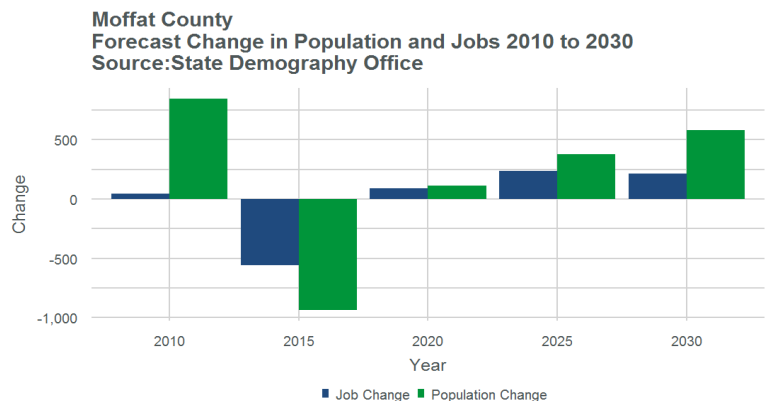


Source: Department of Labor and Employment (QCEW)

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 roughly match job growth for the period from 2015 to 2025. After 2025, population growth is expected to significantly exceed job growth.
- Population growth after 2025 in Moffat is largely driven by a need for replacement workers.
- This means that while employment isn't expected to be growing, 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.



	Total Jobs	Population
2010	6,625	13,812
2015	6,064	12,873
2020	6,153	12,987
2025	6,387	13,365
2030	6,602	13,946