

Saguache County

Demographic and Economic Profile

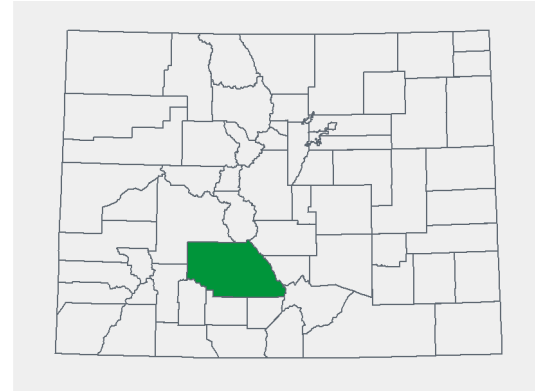


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2016)	6,404
Population Change 2010 to 2016	260
Median HH Income (ACS 11-15)	\$33,393
State Median HH Income (ACS 11-15)	\$60,629
Employment (County in 2015)	2,749
Cost of Living Index (State=100)	87.59, Very Low

Source: State Demography Office
U.S. Census Bureau

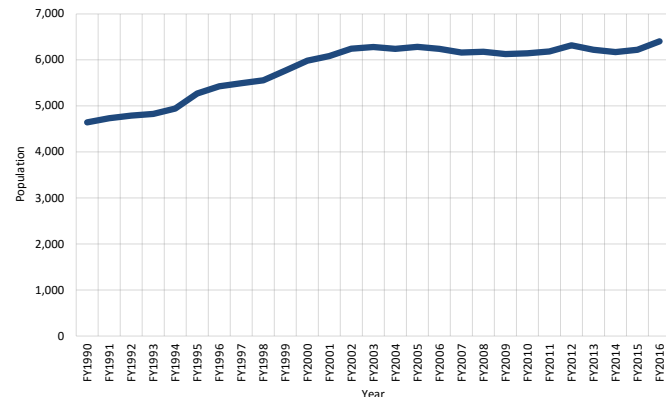


Population

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

- Saguache County's population experienced steady growth from 1990 through 2003.
- Due to declines in employment in the mid-2000's, the population has remained relatively stable since.
- Recently, Saguache County gained 260 new residents since 2010, an almost 3% increase.

Saguache County Population, 1990 to 2016

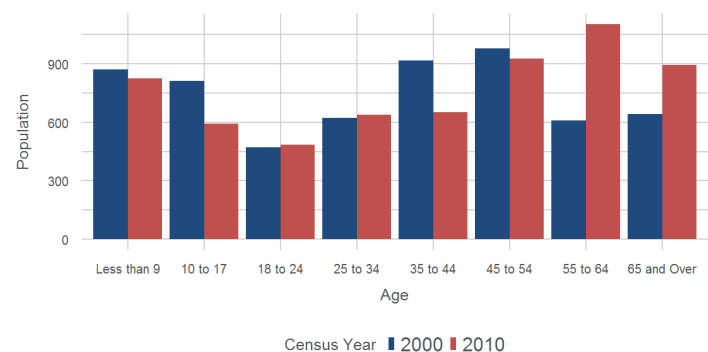


	Population		Annual Average Growth Rate (%)	
	Saguache County	Colorado	Saguache County	Colorado
1990	4,644	3,294,473		
1995	5,270	3,811,074	2.6%	2.9%
2000	5,983	4,338,801	2.6%	2.6%
2010	6,144	5,050,332	0.5%	1.5%
2016	6,404	5,538,199	0.7%	1.6%

Population By Age

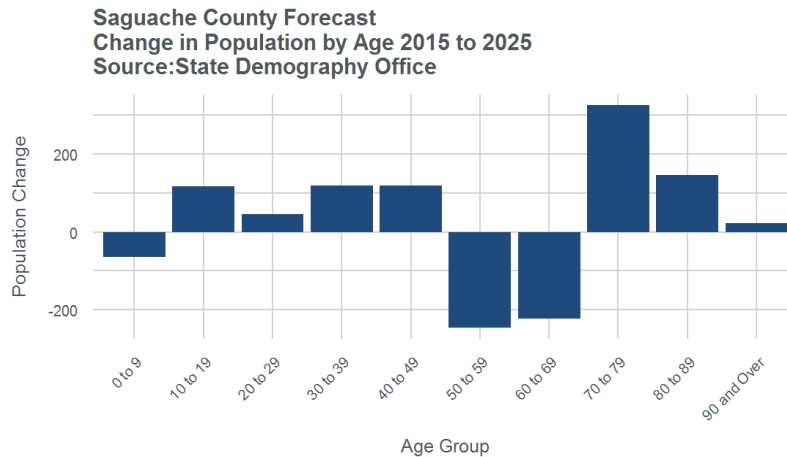
Saguache's population by age is shown in the chart to the right for both 2000 (blue bar) and 2010 (red bar). The 55 to 64 and 65 and older age groups are the only age groups experiencing significant growth last decade. Decreases in younger age groups are the result of lower levels of net in-migration of persons aged 30-40 than in previous decades. This also resulted in fewer families with children. The aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

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



Population By Age, Continued

Saguache County is forecast to reach 6,600 by 2020 and 7,100 by 2040. The forecast growth rate is expected to increase to an annual average growth rate of 0.8% per year from 2015 to 2030. The number of residents over age 70 is expected to increase, the result of current older residents aging in place. This aging will also result in declines in the 50-69 year old age group. Some of the growth is forecast for working age adults (20-50) as the need for replacement workers increases with retirements. The forecast growth will be dependent on housing and community services and how well Saguache attracts and retains its population.

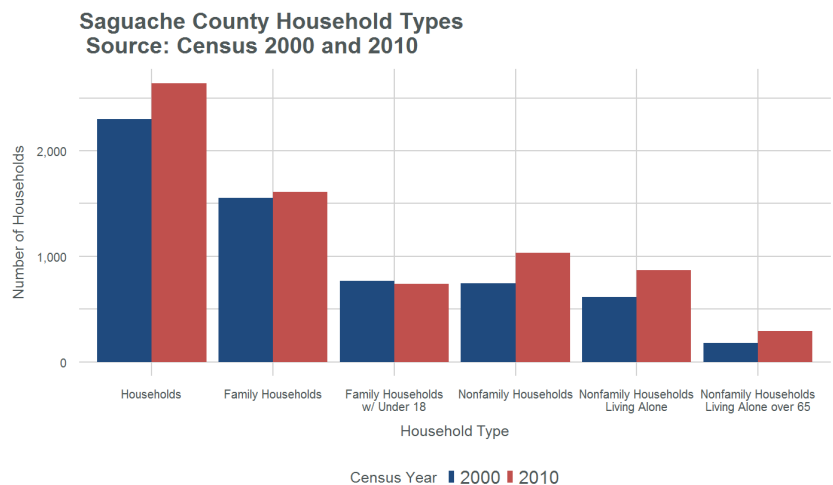


Housing & Households

Saguache County Housing Units	2000	2010	2010 %
Total Housing Units	3,087	3,843	
Occupied Housing Units	2,300	2,640	68.7%
Owner-Occupied Units	1,593	1,821	69%
Renter-Occupied Units	707	819	31%
Vacant Housing Units	787	1,203	31.3%
For Seasonal	361	657	54.6%
All Other Vacant	426	546	45.4%

- The overall vacancy rate was 31% in 2010.
- The majority of vacant units are for seasonal use (54.6%).
- Most of the units are owner occupied (68.7%) with a small rental market.
- Some of the vacant units may be uninhabitable.

- There was an increase in households between 2000 and 2010.
- This increase is almost entirely due to growth in Nonfamily households without children under 18 and non-family households living alone and those over the age of 65.
- This data is consistent with the aging of Saguache County residents.



Race & Ethnicity

Saguache County Population by Race/Ethnicity

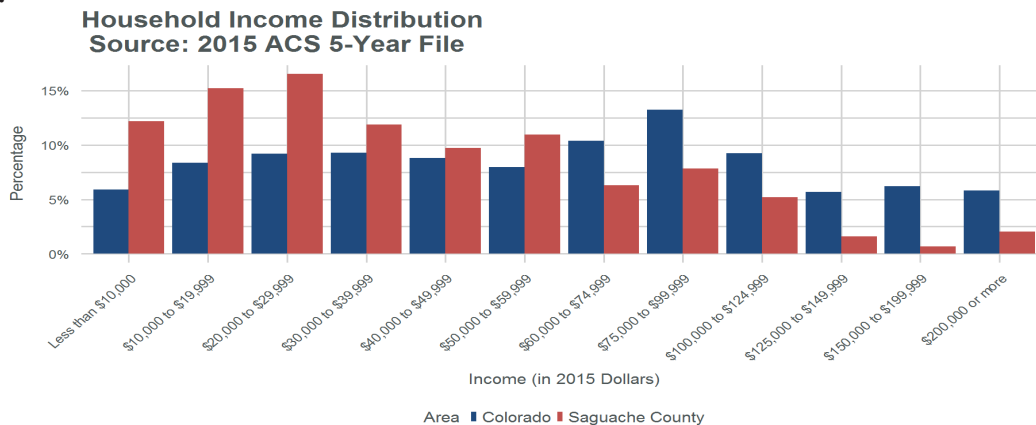
	2000	2010	2010 %	Colorado 2010 %
Total	5,917	6,108		
White	3,053	3,446	56.4%	70.0%
Black or African American	1	11	0.2%	3.8%
American Indian or Alaska Native	73	68	1.1%	0.6%
Asian	26	47	0.8%	2.7%
Native Hawaiian and Other	0	1	0%	0.1%
Some Other Race	14	2	0%	0.2%
Two or More	72	81	1.3%	2.0%
Hispanic	2,678	2,452	40.1%	20.7%

Source: U.S. Census 2010

- Saguache is more diverse than the state as a whole.
- There has been growth in the White, Asian and Black population between 2000 and 2010.

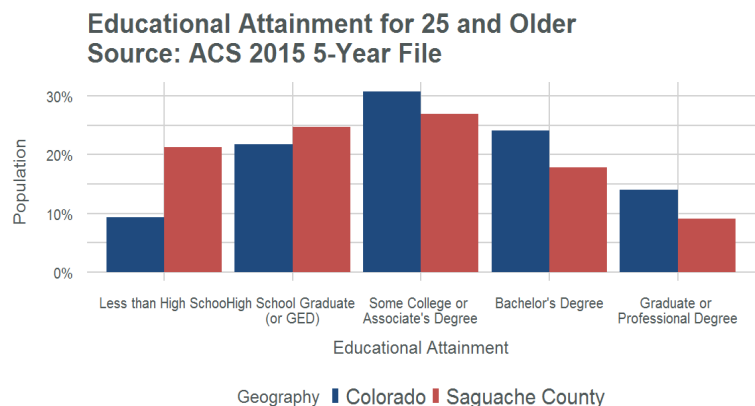
Income

The graph below compares Saguache's income distribution to the state. Saguache has a lower median household income than the state, \$33,393 vs. \$60,629. Looking at the income distribution, there is a higher share of households with under \$60,000 in income compared to the state. The lower incomes reflect the large number of lower wage jobs. The income distribution is also influenced by the relatively small share of those with a Bachelor's Degree or higher.



Education

- Saguache County has a lower share of its population with a Bachelor's degree or higher compared to the state.
- The largest share of the population has some college or an Associate's degree.



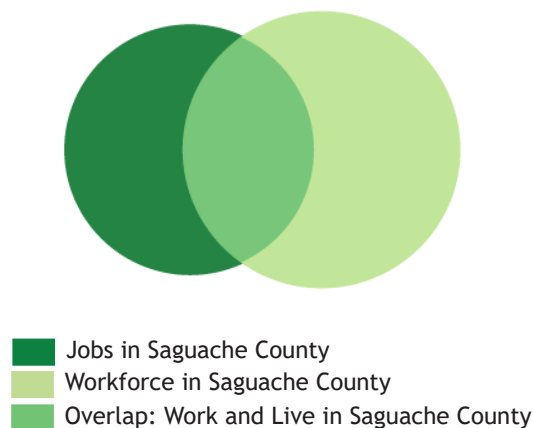
Commuting

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.

Saguache County has a larger workforce than it does jobs, however not all jobs are held by residents. Close to 66% of the resident workforce (light green) works outside of Saguache. Of the jobs in Saguache (dark green), 42% are filled by residents with 58% being filled by workforce from outside of the county.

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

Saguache County Commuting Patterns, 2014

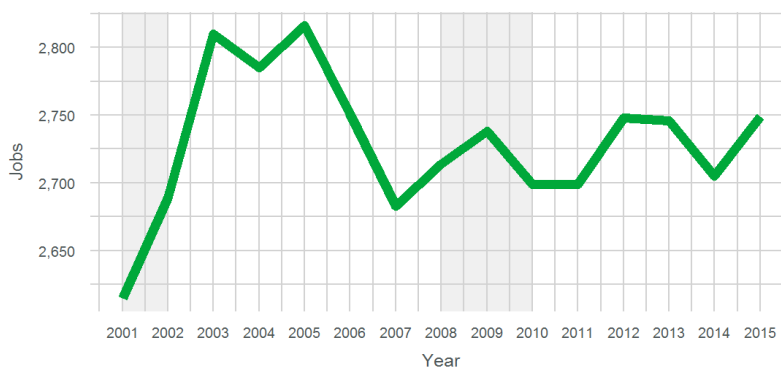


Source: LEHD On the Map, 2016

Jobs & the Economy

Total employment in the county was estimated to be 2,681 in 2016, down 28 jobs from Saguache's peak employment in 2008 of 2,709. The industries with the largest loss in jobs in during and after the recession were agriculture, construction, government and financial activities. Since 2014 the most growth in jobs has been in government and admin and waste services. Industries above their pre-recession peak include retail trade, accommodation and food, other services, and administration and waste.

Saguache County Total Estimated Jobs, 2001 to 2015
Source: State Demography Office



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

2016 Share of Jobs by Industry

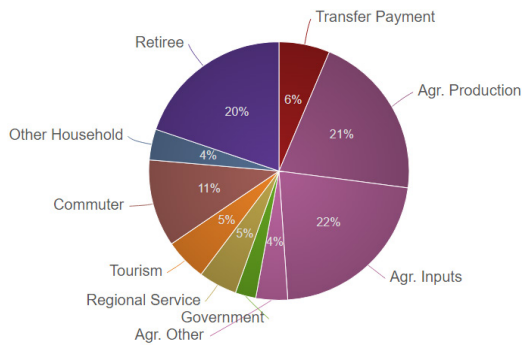
Sector Name	Saguache	Colorado
Agriculture	32.9%	1.4%
Mining	0.0%	0.8%
Utilities	0.0%	0.3%
Construction	5.7%	6.6%
Manufacturing	2.3%	4.6%
Wholesale Trade	4.6%	3.5%
Retail Trade	6.6%	9.5%
Transportation & Warehousing	1.5%	3.0%
Information	0.2%	2.4%
Finance and Insurance	0.8%	4.0%
Real Estate and Rental and Leasing	2.0%	3.5%
Professional and Technical Services	2.6%	9.2%
Management of Companies	0.0%	1.1%
Administrative and Waste Services	2.3%	6.0%
Educational Services	1.9%	2.0%
Health Care and Social Assistance	3.6%	10.1%
Arts, Entertainment, and Recreation	2.2%	2.5%
Accommodation and Food Services	3.6%	8.6%
Other Services	6.8%	5.8%
Government	20.3%	15.1%

Source: State Demography Office Total Estimated Jobs

Economic Industry Mix

The industrial mix in Saguache can be seen at left. The largest industries by employment are agriculture and government. Wholesale trade and other services comprise a larger share of employment in Saguache than statewide.

Saguache Base Industries, 2015



Source: State Demography Office

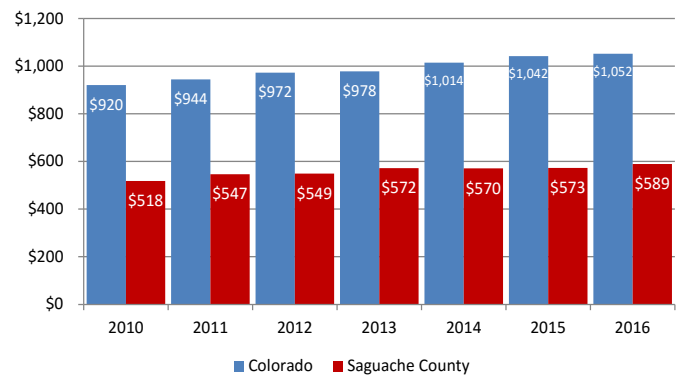
Economic Base Analysis

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

Average Wage Trends

- Average weekly wages in Saguache increased by 13.8% between 2010 and 2016 compared to the state, which increased by 14.3%.
- Weekly wages of \$589 in Saguache in 2016 were 44% lower than the \$1,052 statewide average.
- Wages in Saguache increased by 2.9% between 2015 and 2016, while statewide wages increased by 1.0%. Due to its smaller employment base, average wage change in Saguache is much more volatile than statewide.

Average Weekly Wage



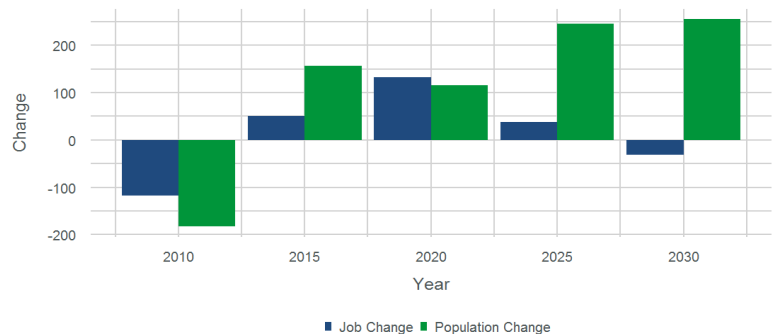
Source: Department of Labor and Employment (QCEW)

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.

- Job growth is expected to exceed population growth through 2020.
- After 2020, population growth is forecast to exceed job growth.
- 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.
- Although employment isn't expected to be growing after 2025, the 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.

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



	Total Jobs	Population
2010	2,699	6,101
2015	2,749	6,258
2020	2,882	6,374
2025	2,921	6,619
2030	2,889	6,874