

Wellington town

Demographic and Economic Profile

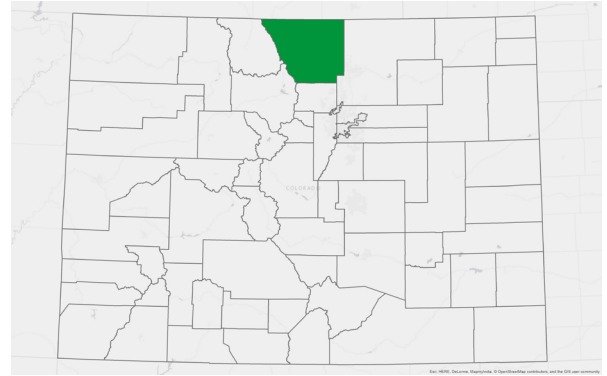


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2013)	6,700
Population Change 2010 to 2013	389
Place Median HH Income (ACS 09-13)	\$72,621
State Median HH Income (ACS 09-13)	\$58,433
Employment (County in 2013)	176,765
County Cost of Living Index (State=100)	98.42, Mid-range

Source: State Demography Office
U.S. Census Bureau

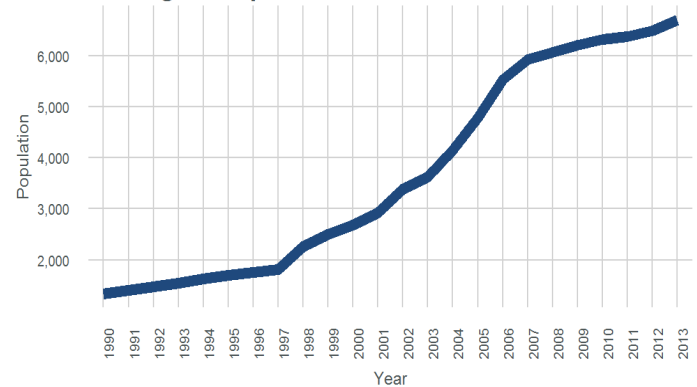


Population

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

- During the 1990s and 2000s Wellington experienced fairly rapid growth rates, outpacing both the county and state.
- Since 2010, Wellington's population growth rates have slowed a bit but still remained faster than both the county and state.
- Since 1990 Wellington's population has increased by 400%.

Wellington Population, 1990 to 2013



Population

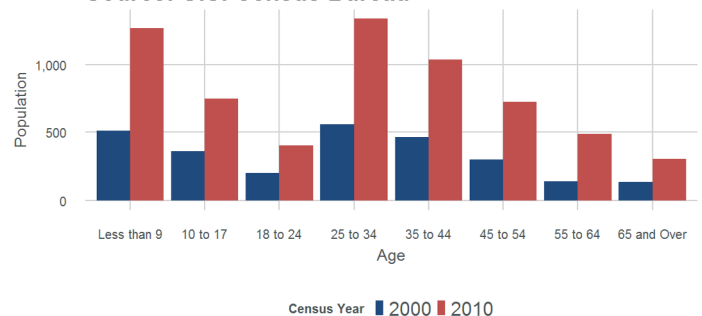
Annual Average Growth Rate (%)

	Wellington town	Larimer	Colorado	Wellington town	Larimer	Colorado
1990	1,340	186,136	3,294,473			
1995	1,698	221,622	3,811,074	4.8%	3.6%	3.0%
2000	2,682	253,088	4,338,801	9.6%	2.7%	2.6%
2010	6,311	300,532	5,049,717	8.9%	1.7%	1.5%
2013	6,700	315,728	5,264,890	2.0%	1.7%	1.4%

Population By Age

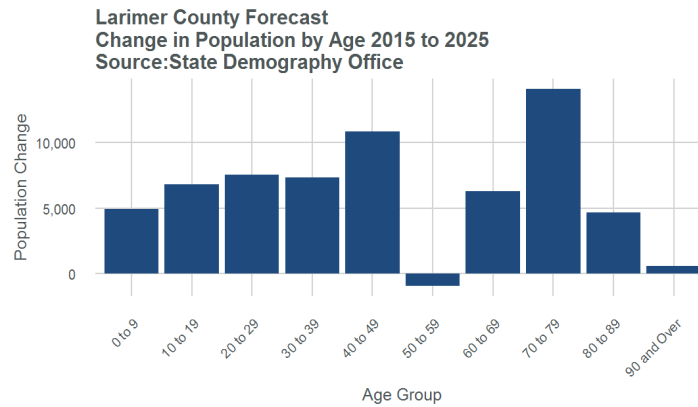
Wellington's population by age is shown in the chart to the right for both 2000 and 2010. What can be seen is the large increase for most age groups, especially the 25-34 and the 55-64 year old cohorts. The growth has occurred across all age groups which is fairly unique. The slow growth in the 20-24 shows the outmigration for school or work. The growth in the less than 9 age group demonstrates the growth in families with children, also shown by the growth in the 25-44 year olds.

Wellington Town Population by Age
Source: U.S. Census Bureau



Population By Age, Continued

Larimer County, where Wellington is located, 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 large increases. In-migration to the county will be driven 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.

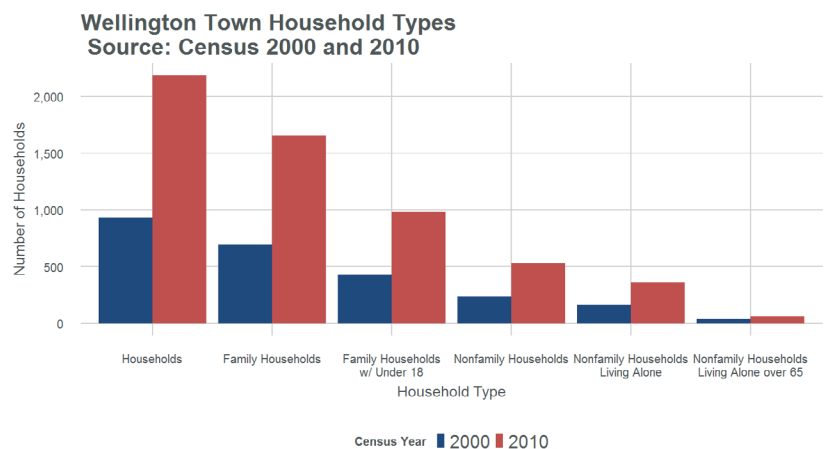


Housing & Households

Wellington town Housing Units	2000	2010	2010 %
Total Housing Units	963	2,278	
Occupied Housing Units	932	2,186	96.0%
Owner-Occupied Units	770	1,754	80.2%
Renter-Occupied Units	162	432	19.8%
Vacant Housing Units	31	92	4.0%
For Seasonal	1	1	1.1%
All Other Vacant	30	91	98.9%

- The overall vacancy rate was only 4% in 2010.
- The vacancy rate was fairly low in 2010 and is even lower in 2012, 2.14%, according to the State Demography Office estimates.
- Most of the units are owner occupied (80%) but an active rental market exists as well.

- There was a large increase in households between 2000 and 2010.
- This increase is almost entirely due to growth in family households, making Wellington somewhat unique with this growth. Non-family households living alone experienced the fastest growth in many places in the state.
- This reflects Wellington's attractiveness to younger households, including those with children.



Race & Ethnicity

Wellington town Population by Race/Ethnicity

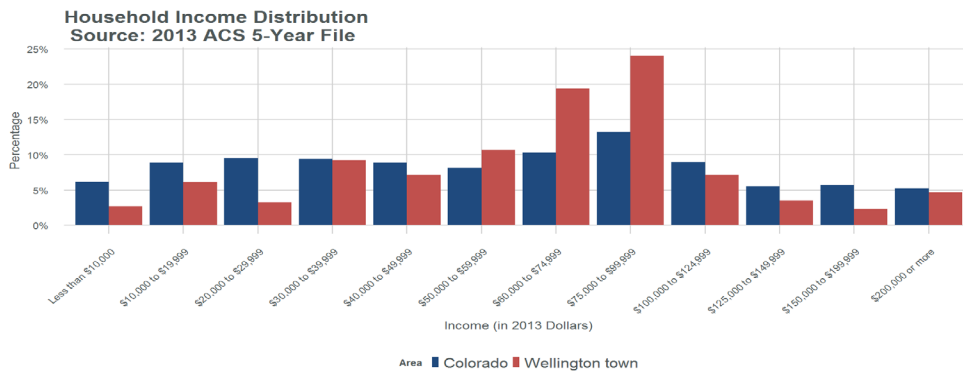
	2000	2010	2010 %
Total	2,672	6,289	
White	2,256	5,232	83.2%
Black or African American	7	43	0.7%
American Indian or Alaska Native	18	28	0.4%
Asian	18	36	0.6%
Native Hawaiian and Other	2	3	0.0%
Some Other Race	4	14	0.2%
Two or More	43	95	1.5%
Hispanic	324	838	13.3%

Source: U.S. Census 2010

- Wellington is less diverse than the state as a whole and became slightly more diverse over the past decade despite significant population growth overall.
- The Hispanic population increase by 259% while the White population increased by 232% from 2000 to 2010; the overall growth rate was 236%.

Income

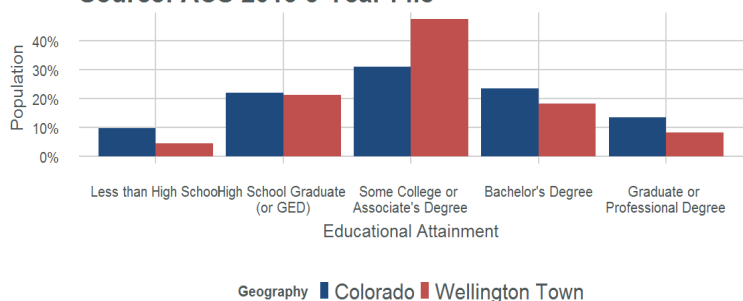
The graph below compares Wellington's income distribution to the state. Wellington has a larger share of people earning between \$60,000 and \$99,999 than the state. The higher incomes town residents are likely a reflection of dual wage earning families and the town's proximity to higher paying jobs in Larimer and surrounding counties. The income distribution is also influenced by the large share of those with some college or an Associate's degree relative to the state.



Education

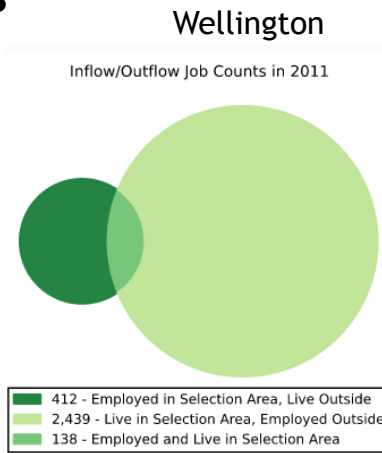
Wellington has a lower share of its population with a bachelor's degree or higher compared to the state and county. The largest share of the population has some college or associate's degree. The rate of residents who have graduated from high school is comparable to the state, but the population of high school drop outs is considerably less.

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



Commuting

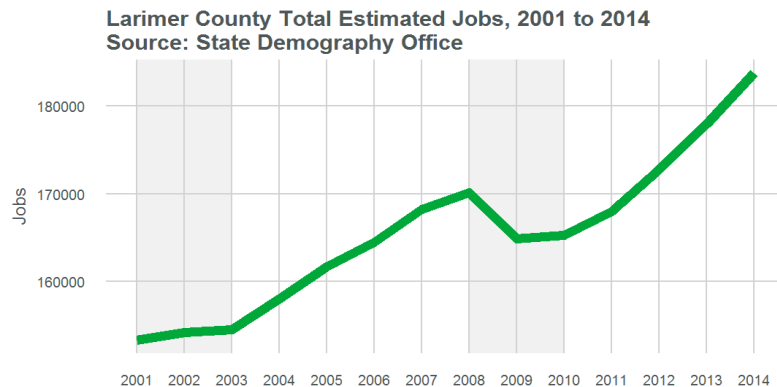
Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure. The graph to the side breaks the data by job and by resident worker. Roughly 5% of residents work in the town and about 95% commute to jobs outside of town, signifying that Wellington is truly a bedroom community. Of those leaving town for work, 44% of the residents commute to Fort Collins for work. A small, but significant number of jobs provide services to Wellington residents with about a quarter of these jobs filled by people who also live in town.



Source: LEHD On the Map, 2011

Jobs & the Economy

Total employment in the county was estimated to be 183,700 in 2014. Larimer has gained approximately 13,600 jobs since 2008. As shown in the time series below, the strongest growth occurred in 2013 and 2014. The largest share of job gains have been in accommodation and food services, professional and business services, real estate, agriculture and government.



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

Share of Jobs by Industry	Larimer	Wellington
Agriculture	1%	7%
Mining	0%	1%
Utilities	0%	1%
Construction	7%	26%
Manufacturing	7%	9%
Wholesale trade	2%	1%
Retail Trade	11%	8%
Transportation and warehousing	2%	3%
Information	2%	1%
Finance activities	2%	2%
Real estate	4%	0%
Professional and business services	8%	8%
Management of companies and enterprise	1%	0%
Admin and waste	6%	6%
Education	2%	0%
Health Services	9%	5%
Arts, Entertainment, and Recreation	2%	2%
Accommodation and food	9%	13%
Other services, except public administration	6%	1%
Government	19%	4%

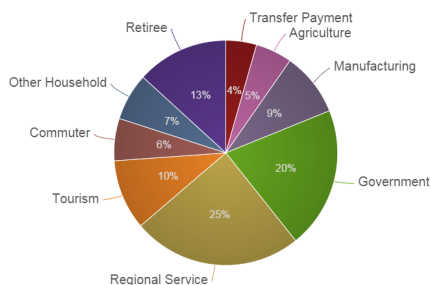
Economic Industry Mix

Wellington has a similar industry mix to Larimer County, as seen in the chart below. The largest industries by employment share of jobs are Construction, Accommodations and Food Services, and Professional Services. Wellington has a much larger share of jobs in Construction and Agriculture than the county demonstrating its dependence on these industries.

Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Larimer. The chart shows the important share of economic activity driven by government and regional services to the economy. It also shows the significance of retiree spending, tourism and manufacturing. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples of which in Larimer County include hospitals and health care services as well as computer systems design. The traditionally strong agriculture economy is a much smaller economic driver than these areas, yet still significant.

Larimer Base Industries, 2013

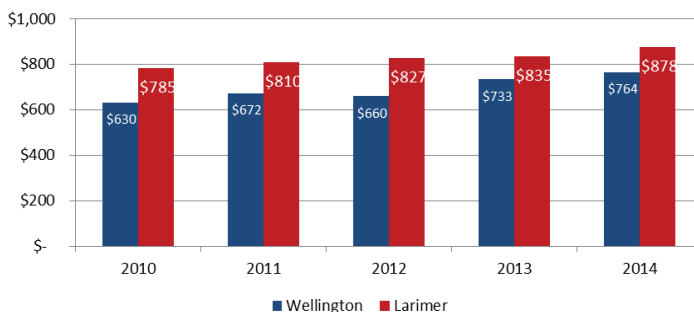


Source: State Demography Office

Average Wage Trends

- Average weekly wages in Wellington increased 28% from 2010 to 2014.
- Larimer County saw wage growth of 12% over the same five year period.
- Weekly wages of \$764 in Wellington in 2014 were only 75% of the \$1,014 statewide average; the weekly wage was 87% of the \$878 Larimer average.

Average Weekly Wages



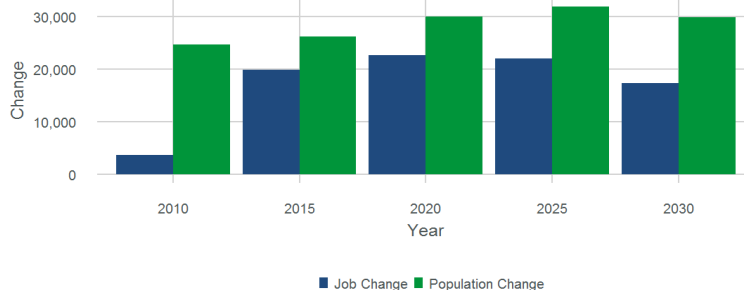
Source: Department of Labor and Employment (QCEW)

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.

- 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, 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.

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



	Total Jobs	Population
2010	165,485	300,543
2015	185,436	326,803
2020	208,071	356,900
2025	230,158	388,866
2030	247,478	418,814