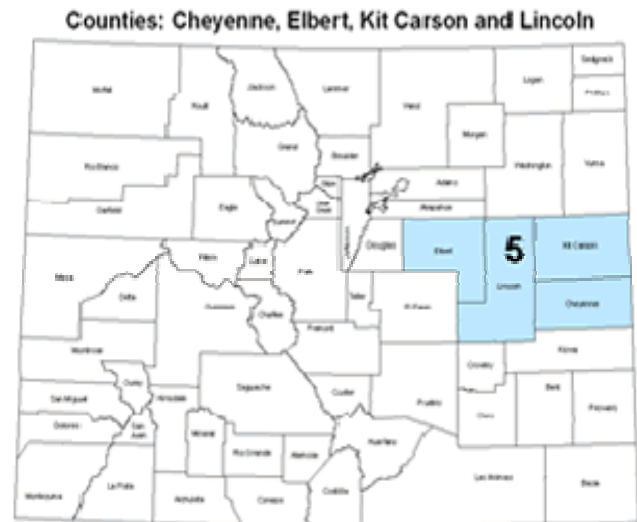


Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Overview

The central work of the State Demography Office is the research and production of population data and information and of the forces (fertility, mortality, migration) that lead to population change. Data and information about the population and the factors that lead to population change are critical for program and local area planning. This profile presents data on the economy and the population for the East Central Region of Colorado. Included are:



The Economy

Estimated Total Jobs by Industrial Sector.

Personal Income by Source.

The Economic Base in terms of Industrial Clusters.

An Economic Forecast for the Base Industry Groups.

The Population

Population Estimates, 2000 – 2008.

The Relationships of Population, Households, and Housing.

Population Forecasts, 2008 – 2035.

Population by Age, 2008 and 2035.

Labor Market Highlights.

Labor force and participation rates by age

Forecasting Worksheets

Worksheets which show the relationship of the job forecast to the population forecast relate jobs to the population.

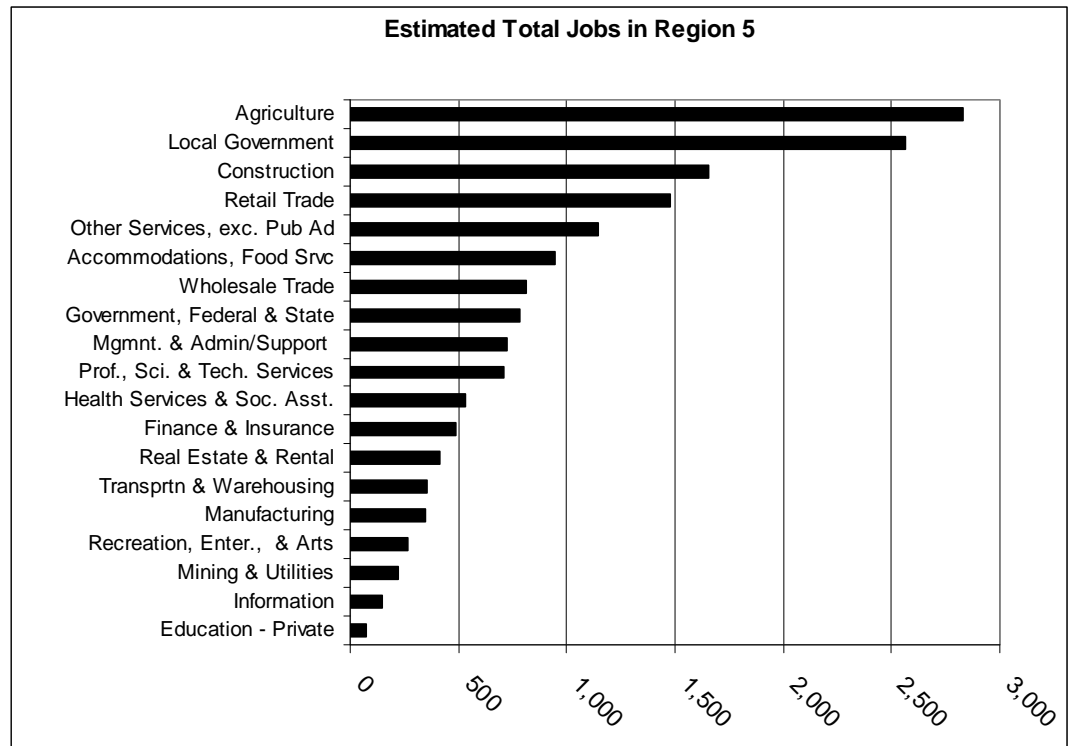
Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Economic Highlights

Jobs

- The region had 16,500 jobs in 2007. The largest portion of these were in agriculture (2,830 or 17.1%), local government (2,565 or 15.5%), construction (1,660 or 10.0%), retail trade (1,480 or 8.9%), other services (1,150 or 6.9%), and accommodations and food services (950 or 5.7%).



Source: Colorado State Demography Office http://www.dola.state.co.us/demog_webapps/jobs_sector_naics

- Job growth in the region was 1.9% per year from 2001 – 2003, slowed to 1.4% from 2003 – 2005, and then rebounded to 1.7% from 2005 – 2007. Most of the increase in the six year period was in management and support services (223), professional and technical services (204), accommodations and food services (111), and construction (111).

ESTIMATED TOTAL JOBS - REGION 5 COUNTIES, 2007					
By Industrial Sector					
Industry Group	Region 5	Cheyenne	Elbert	Kit Carson	Lincoln
ESTIMATED TOTAL JOBS	16,497	1,570	7,270	4,600	3,057
Agriculture	2,829	402	951	1,006	471
Mining & Utilities	223	117	21	37	48
Manufacturing	345	22	127	129	67
Government, Federal & State	780	144	102	109	425
Construction	1,657	26	1,298	230	103
Wholesale Trade	814	124	241	427	22
Transprt & Warehousing	351	27	164	127	33
Information	149	8	70	45	27
Finance & Insurance	491	69	177	168	77
Real Estate & Rental	415	18	253	78	66
Prof., Sci. & Tech. Services	711	21	562	73	55
Mgmt. & Admin/Support	728	28	343	320	37
Retail Trade	1,476	119	564	375	417
Education - Private	72	0	58	5	9
Health Services & Soc. Asst.	534	10	187	175	163
Recreation, Enter., & Arts	263	3	218	26	16
Accommodations, Food Svc	947	27	367	254	298
Other Services, exc. Pub Ad	1,146	118	577	278	173
Local Government	2,565	288	990	738	549

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Economic Highlights

Personal Income

PERSONAL INCOME for REGION 5 COUNTIES, 2007

	Amounts (In thousands of \$)				
	Region 5	Cheyenne	Elbert	Kit Carson	Lincoln
Per Capita Personal Income	\$35.172	\$40.308	\$39.857	\$29.520	\$23.380
Ratio to U. S. PCPI	0.957	1.097	1.085	0.803	0.636
Total Personal Income	\$1,331,382	\$70,781	\$902,993	\$233,411	\$124,197
Earned Income by Residents	\$990,421	\$48,124	\$699,998	\$162,871	\$79,428
Earnings by Place of Work	\$568,778	\$95,127	\$201,714	\$175,764	\$96,173
- Contrib. For Social Ins.	-\$48,659	-\$7,445	-\$20,297	-\$12,460	-\$8,457
Residency Adjustment	\$470,302	-\$39,558	\$518,581	-\$433	-\$8,288
Transfer Payments	\$147,083	\$11,775	\$70,189	\$38,749	\$26,370
Retirement & Disability	\$64,423	\$4,255	\$32,788	\$16,846	\$10,534
Medical: Medicare,-caid, VA	\$55,931	\$6,160	\$23,115	\$15,696	\$10,960
Other	\$26,729	\$1,360	\$14,286	\$6,207	\$4,876
Dividends, Interest, and Rent	\$193,878	\$10,882	\$132,806	\$31,791	\$18,399

Source: Bureau of Economic Analysis

From 2001 to 2007, per capita personal income increased an average of 4.2% per year just above that of the nation, which increased at an annual rate of 4.0%. Thus, the region's ratio (of per capita income) to that of the nation increased slightly from 0.899 to 0.911 during the six-year period. Of the personal income of the region in 2006, 74.4% was from earnings, 4.8% from retirement and disability, 4.2% from Medicare, Medicaid and Veteran's benefits, and 14.6% from dividends, interest and rent.

PERSONAL INCOME for REGION 5 COUNTIES, 2007

	Percent of Total Personal Income				
	Region 5	Cheyenne	Elbert	Kit Carson	Lincoln
Total Personal Income	100.0%	100.0%	100.0%	100.0%	100.0%
Earned Income by Residents	74.4%	68.0%	77.5%	69.8%	64.0%
Earnings by Place of Work	42.7%	134.4%	22.3%	75.3%	77.4%
- Contrib. For Social Ins.	-3.7%	-10.5%	-2.2%	-5.3%	-6.8%
Residency Adjustment	35.3%	-55.9%	57.4%	-0.2%	-6.7%
Transfer Payments	11.0%	16.6%	7.8%	16.6%	21.2%
Retirement & Disability	4.8%	6.0%	3.6%	7.2%	8.5%
Medical: Medicare,-caid, VA	4.2%	8.7%	2.6%	6.7%	8.8%
Other	2.0%	1.9%	1.6%	2.7%	3.9%
Dividends, Interest, and Rent	14.6%	15.4%	14.7%	13.6%	14.8%

Source: Bureau of Economic Analysis

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

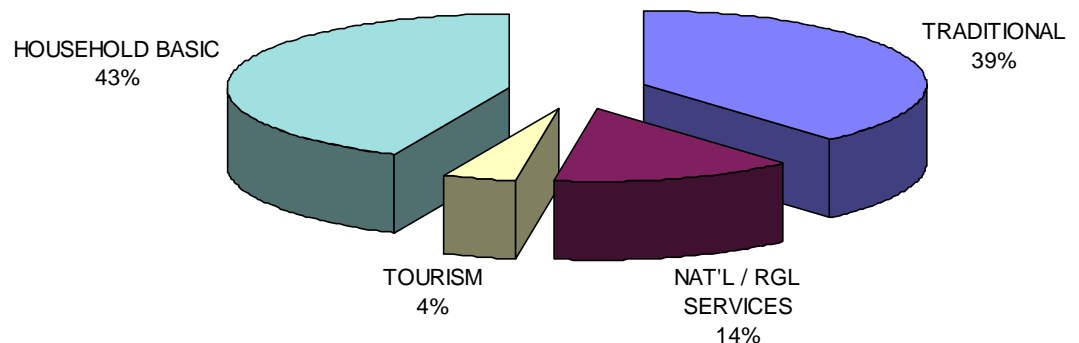
Economic Highlights

Base Analysis

The economic base of the region is primarily agribusiness, which accounts for 29% of the jobs created by outside dollars. Agribusiness accounts for almost half of the basic jobs in Kit Carson (51.5%) and Cheyenne (45.7%) counties. Commuter spending in Elbert County (which created 3,030 jobs) and the prisons in Kit Carson and Lincoln counties are other major sources of basic jobs. In addition, base industry sector of the region includes jobs related to retiree spending (1,320), those in health care dependent on outside dollars (770), and construction jobs serving projects outside the region (730).

East Central - Region 5 ECONOMIC BASE (JOBS), 2007

	Region 5	Cheyenne	Elbert	Kit Carson	Lincoln
TRADITIONAL	5,033	737	1,337	1,973	986
Agribusiness	3,767	470	1,146	1,579	572
Mining	141	113	16	8	3
Manufacturing	118	17	97	1	3
Government	1,007	136	78	385	408
NAT'L / RGL SERVICES	1,798	146	1,054	309	288
Mining, Construction	731	9	681	27	14
Trade & Transportation	128	25	75	11	17
Information, Comm.	5	0	4	0	0
Financial Activities	66	12	42	0	13
Prof. & Business Svcs	100	0	96	4	0
Health & Education	766	100	156	267	243
TOURISM	539	19	93	135	292
Recr., Lodging, Food	358	12	83	119	144
Real Est., Construction	0	0	0	0	0
Retail Trade	12	0	9	2	2
Transportation	168	6	1	15	146
HOUSEHOLD BASIC	5,628	127	4,473	650	378
Retirees	1,318	90	571	364	292
Commuters	2,875	-28	3,028	1	-125
Trans <65	629	31	316	160	122
DIR < 65	806	34	557	126	89
TOTAL DIRECT BASIC	12,998	1,029	6,957	3,067	1,944
TOTAL INDIRECT BASIC	1,815	154	950	504	207
TOTAL NON-BASIC (Wrkr LRS)	1,684	387	-637	1,029	905
TOTAL ALL JOBS	16,497	1,570	7,270	4,600	3,057
Ratio: Ind + NB / D. B.	0.27	0.53	0.04	0.50	0.57
Ratio: Total / Dir. Basic	1.27	1.53	1.04	1.50	1.57



Website:
http://www.dola.colorado.gov/demog_webapps/

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Population Highlights

Forecasts

Prior to 2010, the region's economy is expected to shed jobs and after 2010, it is expected to grow **total civilian jobs** at a rate of 4.1% per year until 2015, and then at a rate of 3.2% per year until 2025. Most of the growth is driven by **National and Regional Services** (Healthcare -Medicare and Medicaid), and in jobs related to income -- from Social Security and pensions -- and savings of **retirees**, and the **investment income and wealth** of others. **Traditional Basic Job** growth, including agribusiness is expected to be a smaller share of the growth. Job growth is expected to slow after 2025 as the rate of increase in the number of retirees slows as well.

East Central - Region 5

	2010	2015	2025	2035
JOBS				
Direct Basic Jobs				
TRADITIONAL INDUSTRIAL BASIC JOBS	5,000	5,523	6,296	7,075
Annual Average Pct. Change	1.1%	2.0%	1.2%	1.2%
REGIONAL & NATIONAL SERVICES	1,671	2,019	2,501	3,081
Annual Average Pct. Change	-2.1%	3.9%	2.1%	2.2%
TOURISM	508	584	731	877
Annual Average Pct. Change	-1.6%	2.8%	2.1%	1.8%
HOUSEHOLD BASIC	1,998	3,018	6,593	9,110
Annual Average Pct. Change	0.8%	8.6%	6.6%	2.5%
Commuting	-727	-532	-142	248
Retirees	1,336	1,786	3,311	4,178
Public Assistance	680	798	1,159	1,439
Investment Income & Wealth	708	965	2,265	3,245
TOTAL DIRECT BASIC JOBS	9,177	11,144	16,122	20,142
Annual Average Pct. Change	0.3%	4.0%	3.4%	1.9%
Secondary Jobs (Indirect Basic + NonBasic)	6,682	8,216	11,381	12,619
Ratio of Secondary/DB Jobs	72.8%	73.7%	70.6%	62.6%
TOTAL JOBS (DB + Secondary)	15,859	19,360	27,503	32,761
Annual Average Pct. Change	-0.1%	4.1%	3.1%	1.4%
Less: Military Jobs	208	218	235	250
TOTAL CIVILIAN JOBS (DEMAND)	15,650	19,142	27,267	32,512
Annual Average Pct. Change	-0.2%	4.1%	3.2%	1.4%

Source: Colorado State Demography Office http://www.dola.state.co.us/demog_webapps/economic_base_analysis

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Population Highlights

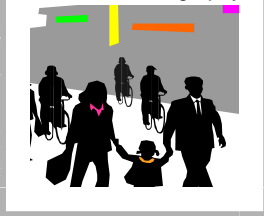
Estimates

POPULATION ESTIMATES FOR COLORADO COUNTIES

Annual Avg % Change

COUNTY	Apr-00	Jul-04	Jul-06	Jul-08	2000-04	2004-06	2006-08	2000-08
COLORADO	4,301,261	4,663,404	4,826,843	5,011,390	2.0%	1.7%	1.9%	1.9%
REGION 5	36,201	38,994	39,119	39,346	1.9%	0.2%	0.3%	1.0%
Cheyenne	2,231	2,144	2,067	1,999	-1.0%	-1.8%	-1.7%	-1.4%
Elbert	19,872	22,400	23,058	23,296	3.0%	1.5%	0.5%	2.0%
Kit Carson	8,011	8,451	8,218	8,383	1.3%	-1.4%	1.0%	0.6%
Lincoln	6,087	5,999	5,776	5,668	-0.4%	-1.9%	-0.9%	-0.9%

Source: State Demography Office—October, 2008 website: http://www.dola.colorado.gov/dlg/demog/pop_cnty_estimates.html



The population of the region in 2008 was 39,350. This represents only a slight increase since 2004. The population of the region had grown strongly between 2000 and 2004 – at 1.9% per year – with most of the growth taking place in Elbert County. The slower growth – averaging just 1.0% per year -- there (Elbert County) since 2004 has been offset by declines in Cheyenne, Kit Carson and Lincoln counties.

Of the region's 39,350 people, 2,460 live in group quarters, and the remaining 36,890 in households. Of those in group quarters, 1,730 (80%) are in the Limon (930) and Kit Carson (1,100) correctional facilities. The region averages 2.75 persons per household (occupied housing units) with Elbert County having a higher ratio (of 2.93) relative to other counties in the region. The region's 16.3% overall vacancy rate includes some homes used for seasonal recreational purposes.

Housing and Households

Estimates of Population and Households for Colorado Counties and Municipalities

2008



Area	Total Population	Group Qtr. Population	Household Population	Persons Per Household	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Vacancy Rate
Colorado	5,011,390	113,132	4,898,258	2.55	2,181,287	1,922,212	259,075	11.88
REGION 5	39,346	2,462	36,884	2.75	16,049	13,434	2,615	16.29
Cheyenne	1,999	30	1,969	2.50	1,120	789	331	29.55
Elbert	23,296	53	23,243	2.93	8,961	7,923	1,038	11.58
Kit Carson	8,383	1,344	7,039	2.51	3,512	2,807	705	20.07
Lincoln	5,668	1,035	4,633	2.42	2,456	1,915	541	22.03

Source: State Demography Office, October, 2009

Website: http://www.dola.colorado.gov/dlg/demog/housing_colo_estimates.html

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Population Highlights

Forecast

POPULATION FORECASTS BY REGION AND COUNTY 2010 - 2035

Avg. Annual % Chg

REGIONS/	July, 2010	July, 2015	July, 2025	July, 2035	10-15	15-25	25-35
COLORADO	5,171,798	5,632,137	6,718,452	7,699,126	1.7%	1.8%	1.4%
REGION 5	39,819	46,215	67,753	84,022	3.0%	3.9%	2.2%
Cheyenne	2,015	2,131	2,333	2,419	1.1%	0.9%	0.4%
Elbert	23,715	29,488	49,584	64,681	4.5%	5.3%	2.7%
Kit Carson	8,420	8,682	9,177	9,519	0.6%	0.6%	0.4%
Lincoln	5,669	5,914	6,659	7,403	0.8%	1.2%	1.1%

Source: State Demography Office, October, 2009 Website: www.dola.state.co.us/dlg/demog/pop_colo_forecasts.html

The region is expected to grow more strongly after 2010, reaching populations over 46,700 by 2015 and 67,800 by 2025. Most of this increase is expected to occur in Elbert county, but the other counties of the region are also expected to increase somewhat. Most of this new growth will be the result of the increased number of retirees in Douglas County and the proximity of Elbert County for the related workforce. The region itself may attract a small number of retirees because of its low cost of living and rural life style.

Age

Population by Age, Colorado and Region, 2008 and 2025

Age Groups	Region 5				Colorado			
	July 1, 2008		July 1, 2025		July 1, 2008		July 1, 2025	
	Amount	% of Total	Amount	% of Total	Amount	% of Total	Amount	% of Total
0 - 4	1,906	4.8%	4,172	6.2%	358,084	7.1%	471,274	7.0%
5 - 17	6,747	17.1%	11,357	16.8%	884,072	17.6%	1,161,462	17.3%
18 - 24	4,139	10.5%	5,028	7.4%	542,899	10.8%	658,517	9.8%
25 - 44	9,075	23.1%	22,396	33.1%	1,411,395	28.2%	1,752,062	26.1%
45 - 64	12,939	32.9%	14,093	20.8%	1,321,080	26.4%	1,530,742	22.8%
65 - 74	2,466	6.3%	6,653	9.8%	270,382	5.4%	672,264	10.0%
75 - 84	1,493	3.8%	3,106	4.6%	167,007	3.3%	356,524	5.3%
85+	585	1.5%	948	1.4%	56,407	1.1%	115,606	1.7%
Total	39,350	100.0%	67,753	100.0%	5,011,326	100.0%	6,718,452	100.0%

The median age of the region on July 1, 2008 was 40.5 as compared to the state's median age of 35.7. This is mainly due to somewhat larger proportions of the population in the age group 45 - 64 – 31.1% for the region versus 26.0% for the state. The median age of the region is expected to decline to 37.4 by 2025 as it becomes more a part of the Denver metropolitan area housing market for young adults, while the State's median age is expected to rise to 37.1 with the aging of the baby-boomers.

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Labor Market Highlights

Forecasts

Integrating the Economic and Population Forecasts by way of Analysis of the Labor Market

The separate forecasts of the economy (jobs) and the population are *integrated* -- or made consistent with each other -- by way of an analysis of the labor market. The analysis reviews whether the population forecast in the demographic models and the workforce they are expected to provide (supply) will be sufficient (or too great) to meet the demands of the economy. If not, the population forecast – migration – may have to be adjusted so that the jobs supplied by the population is more in line with the jobs forecast.

East Central—Region 5

Working from the bottom of the upper table, **labor force participation rates** are applied to **non-institutional populations over 16** – by age and gender to produce a forecast of the **labor force** for an existing or projected population. When the forecasted number unemployed persons are subtracted from the labor force, a forecast of the number of employed persons results. This number + the number of 2nd and 3rd jobs supplied by multiple job holders + those provided by commuters living outside the region – those who will work outside equals the number of jobs supplied by the population.

	2010	2015	2025	2035
= CIVILIAN JOBS SUPPLIED	14,993	19,459	29,965	37,676
Annual Average Pct. Change	1.0%	5.4%	3.6%	2.1%
+ Commuters	-6,271	-6,967	-8,679	-10,774
= JOBS HELD BY RESIDENTS	21,265	26,427	38,644	48,451
+ 2nd & 3rd Jobs of Rsdnts	1,404	1,846	2,748	3,469
Multiplie Job Holding Rate	6.8%	7.3%	7.4%	7.5%
= EMPLOYED PERSONS (RES)	19,860	24,580	35,896	44,982
- Unemployed Persons	936	650	1,132	1,502
Unemployment Rate	4.5%	2.6%	3.1%	3.2%
= LABOR FORCE (RESIDENTS)	20,796	25,230	37,028	46,484
x Labor Force Participation Rate	68.8%	70.6%	70.9%	70.8%
NON-INSTITUTIONAL POP >16	30,217	35,741	52,196	65,641
TOTAL POPULATION	40,135	47,082	68,278	84,492
Annual Average Pct. Change	0.4%	3.2%	3.3%	1.9%

Note that the number of jobs supplied by the population and their rates of growth are not the same as the growth (rates) of the population. Hence this analysis is essential to establishing an appropriate relationship between jobs and population.

2010				2025			
Age	Labor Force	Non-Inst Pop. >16	Labor Force Part. Rate	Age	Labor Force	Non-Inst Pop. >16	Labor Force Part. Rate
16 TO 24	2,716	4,695	60.2%	16 TO 24	3,819	6,554	59.7%
25 TO 34	3,759	5,002	78.2%	25 TO 34	7,296	9,461	78.9%
35 TO 44	4,211	5,078	86.3%	35 TO 44	10,045	11,777	87.3%
45 TO 54	5,752	6,933	86.3%	45 TO 54	7,391	8,551	88.5%
55 TO 64	3,481	4,809	75.3%	55 TO 64	5,808	7,472	79.6%
65 TO 74	729	2,320	32.7%	65 TO 74	2,275	5,763	40.4%
75 TO 84	152	1,067	14.8%	75 TO 84	398	2,183	18.7%
Total	20,796	30,217	68.8%	Total	37,028	52,196	70.9%

Changes in the overall or total labor force participation rate(s) are really a function of changes in labor force participation (rates) by age and gender and changes in the relative proportions in each. In general, labor force participation rates for each age-gender group are expected to rise slightly to 2025. Those of women – especially those in upper age groups – are expected to increase more substantially, as the result of greater women’s participation in younger age groups in past decades. Changes in the overall or total labor force participation of a region, if its declining, are due to increases in the number of people in younger or older age groups where participation rates are expected to remain relatively low.

Regional Socio-Economic Profile

Region 5—East Central Colorado Council of Governments—Cheyenne, Elbert, Kit Carson & Lincoln Counties

Forecasting Worksheet Region 5

	2010	2015	2025	2035
TOTAL DIRECT BASIC JOBS	9,177	11,144	16,122	20,142
Total Jobs / Total Direct Basic Jobs	1.7	1.7	1.7	1.6
TOTAL JOBS	15,859	19,360	27,503	32,761
<i>Average Annual Percent Change</i>	-0.1%	4.1%	3.1%	1.4%
*Statistical Discrepancy	657	-317	-2,698	-5,165
JOBS HELD (In Area by Res. & Non-Res)	14,993	19,459	29,965	37,676
<i>Average Annual Percent Change</i>	1.0%	5.4%	3.6%	2.1%
+ Commuters (+ = IN)	-6,271	-6,967	-8,679	-10,774
= JOBS HELD BY RESIDENTS	21,265	26,427	38,644	48,451
+ 2nd & 3rd Jobs Held by Res.	1,404	1,846	2,748	3,469
= Employed Persons (Residents)	19,860	24,580	35,896	44,982
- Unemployed Persons	936	650	1,132	1,502
Unemployment Rate	4.5%	2.6%	3.1%	3.2%
LABOR FORCE (RESIDENTS)	20,796	25,230	37,028	46,484
Labor Force Participation Rate	68.8%	70.6%	70.9%	70.8%
POPULATION - CENSUS BASED	39,778	46,684	67,755	83,907
<i>Average Annual Percent Change</i>	0.4%	3.3%	3.3%	1.9%

Source: Colorado State Demography Office website: http://www.dola.colorado.gov/dlg/demog/economy_worksheets.html

The forecasting worksheets attempt to integrate and / or reconcile the economic forecast of total jobs with the population forecast. The rates of growth of these two key variables can differ somewhat because of changes in the labor market, i.e., labor force participation rates, unemployment rates, multiple job holding, and/or commuting. For example, between 2010 and 2015 job growth in the region is expected to be 4.1% per year while population growth will be 3.3%. This slower growth in population relative to jobs growth is the result of an aging of its young population (Elbert County) into the work force and a lower unemployment rate. These differences can vary over time; in the last ten years, 2025 – 2035, the population grows at a faster rate than jobs as the baby-boomer population retires and causes overall labor force participation rates to decline.