

GRAND JUNCTION CITY COUNCIL  
THURSDAY, APRIL 28, 2016

SPECIAL WORKSHOP, 3:00 P.M.  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET

*To become the most livable community west of the Rockies by 2025*

Presentation by State Demographer Elizabeth Garner – Demographic Trends for Mesa County and the City of Grand Junction including Projections for Population, Employment, Housing, Education, and Income [Supplemental Documents](#)

# Growing Forward

## *Population and Economic Transitions for Colorado, Mesa and Grand Junction*

Elizabeth Garner  
State Demography Office  
Colorado Department of Local Affairs  
2016  
[www.colorado.gov/demography](http://www.colorado.gov/demography)



**COLORADO**  
Department of Local Affairs

# *State Demography Office*

- **State agency**
  - Responsible for population data needed by state agencies
- **Department of Local Affairs**
  - Prepare data and information in ways that account for local perspectives, needs
- **Public information**
  - Make data and information readily available to the public, including citizens, businesses and non-profit agencies
- **Outreach**
  - Work with local governments and others to understand what the numbers are saying



## *Big Picture - 2014-2015 Pop Change*

- US - 321.4 million, + 2.5 million or .8%
- Colorado - 5,456,500
- Ranked 2<sup>nd</sup> fastest 1.9% - ND,
- 7<sup>th</sup> absolute growth 101,000 - TX, FL, CA, GA, WA, NC
- Range in Colorado
  - +18,500 to -140
  - +5.2% to -1.7%
  - Mesa - +456 +.3%

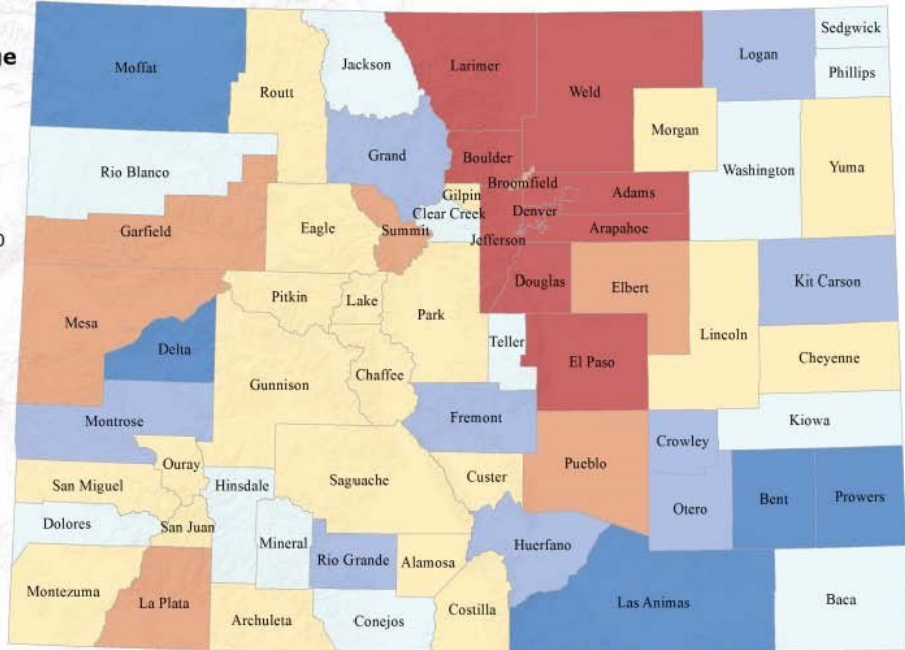




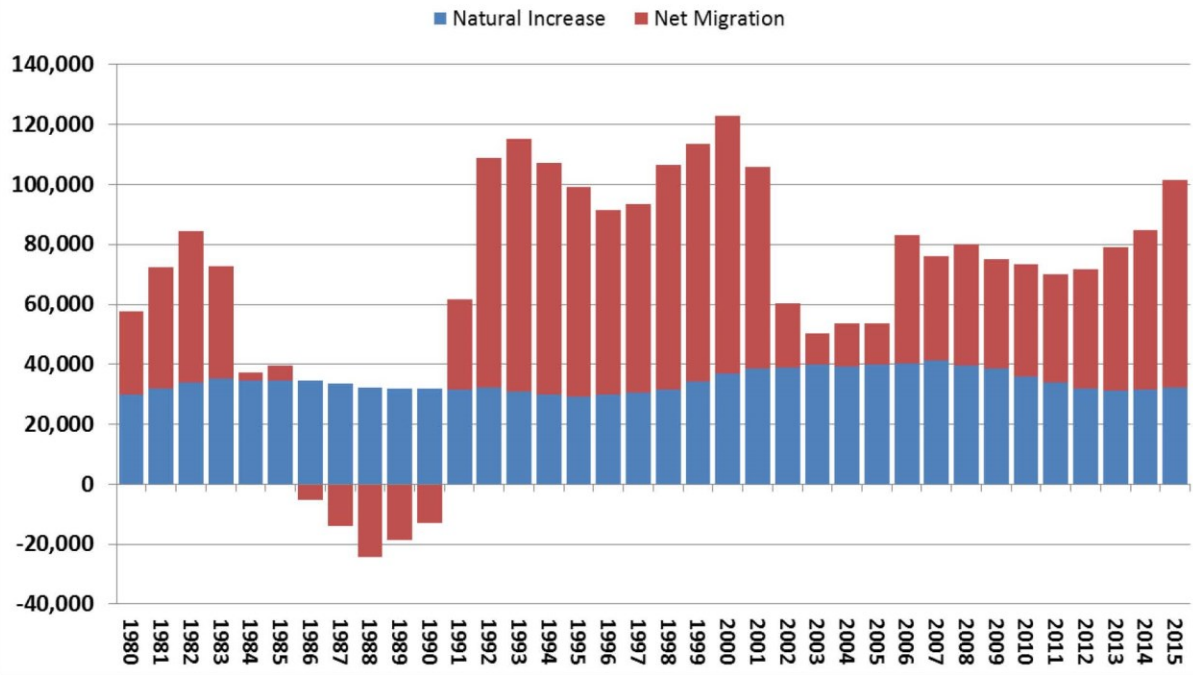
# Colorado: Total Population Change 2010 - 2014

## Population Change 2010 to 2014

- Loss: > 500
- Loss: 201 to 500
- Loss: 0 to 200
- Gain: 1 to 1,000
- Gain: 1,001 to 10,000
- Gain: >10,000



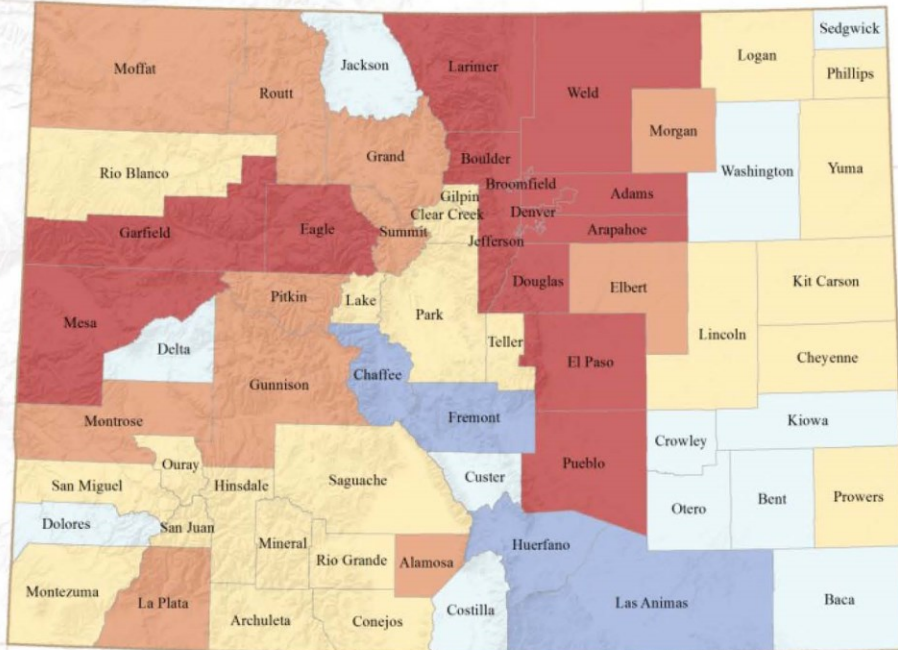
## Components of Population Change 1980-2015



# Colorado: Natural Increase 2010 - 2014

## Natural Increase 2010 to 2014

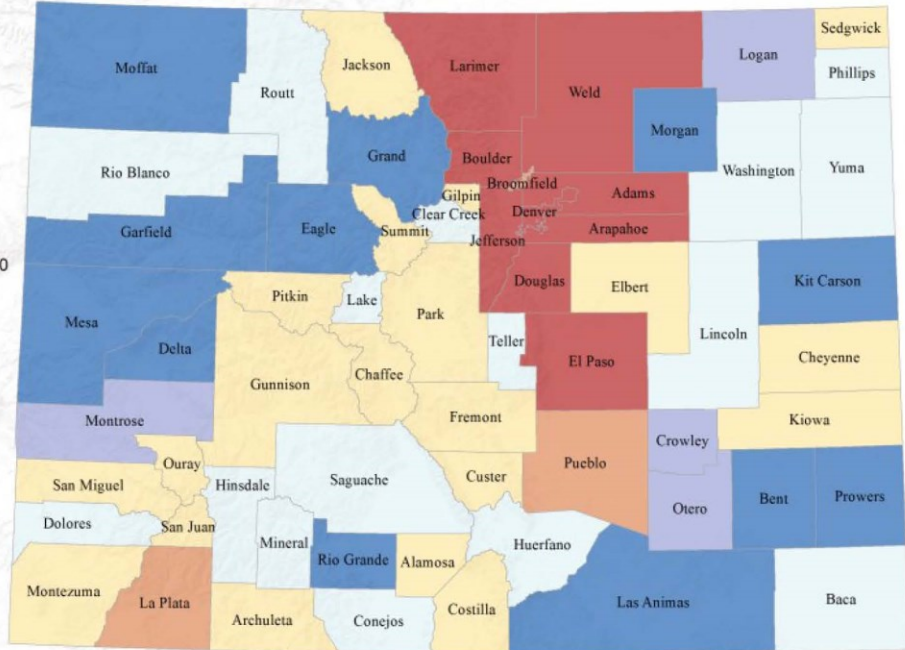
- Loss: > 100
- Loss: 0 to 100
- Gain: 1 to 200
- Gain: 201 to 1,000
- Gain: >1,000



# Colorado: Net Migration 2010 - 2014

## Net Migration 2010 to 2014

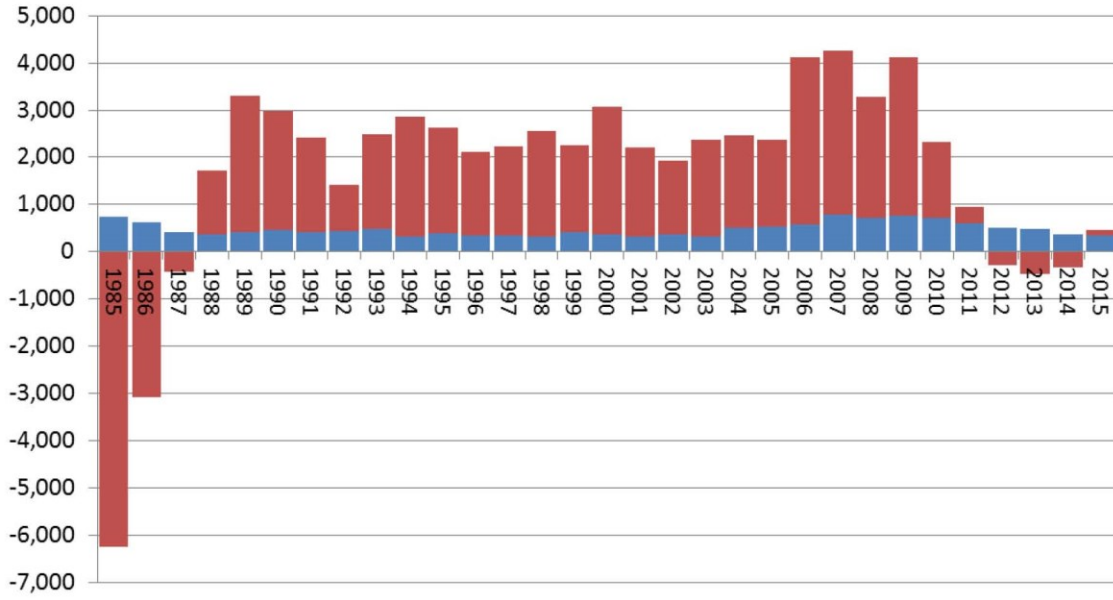
- Loss: > 500
- Loss: 251 to 500
- Loss: 0 to 250
- Gain: 1 to 1,000
- Gain: 1,001 to 10,000
- Gain: >10,000



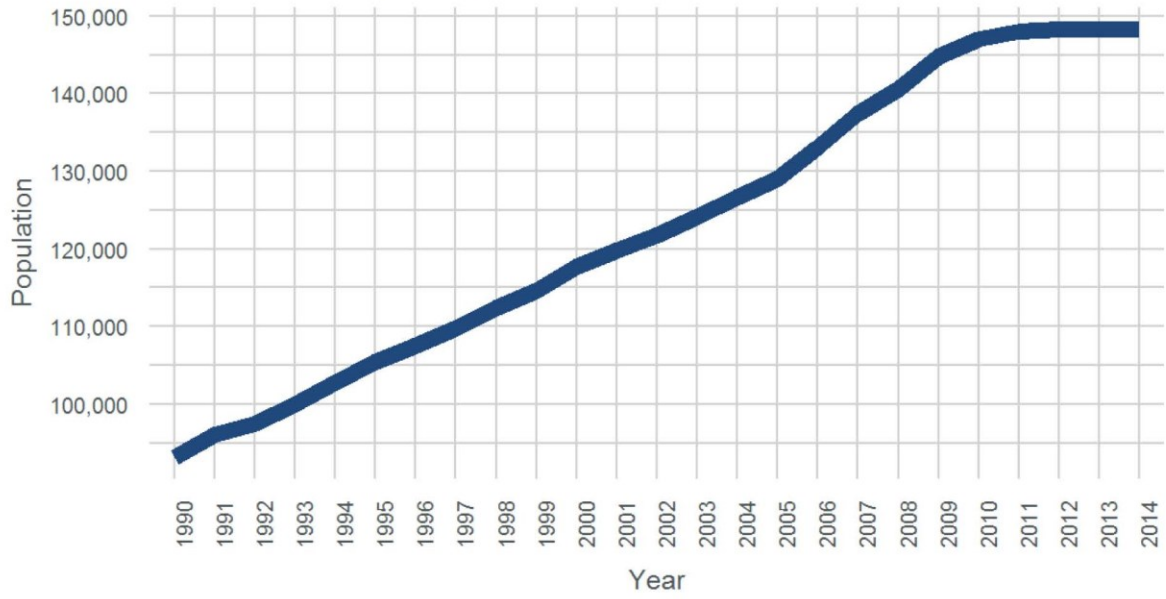
# Population Change in Mesa County

Source: State Demography Office

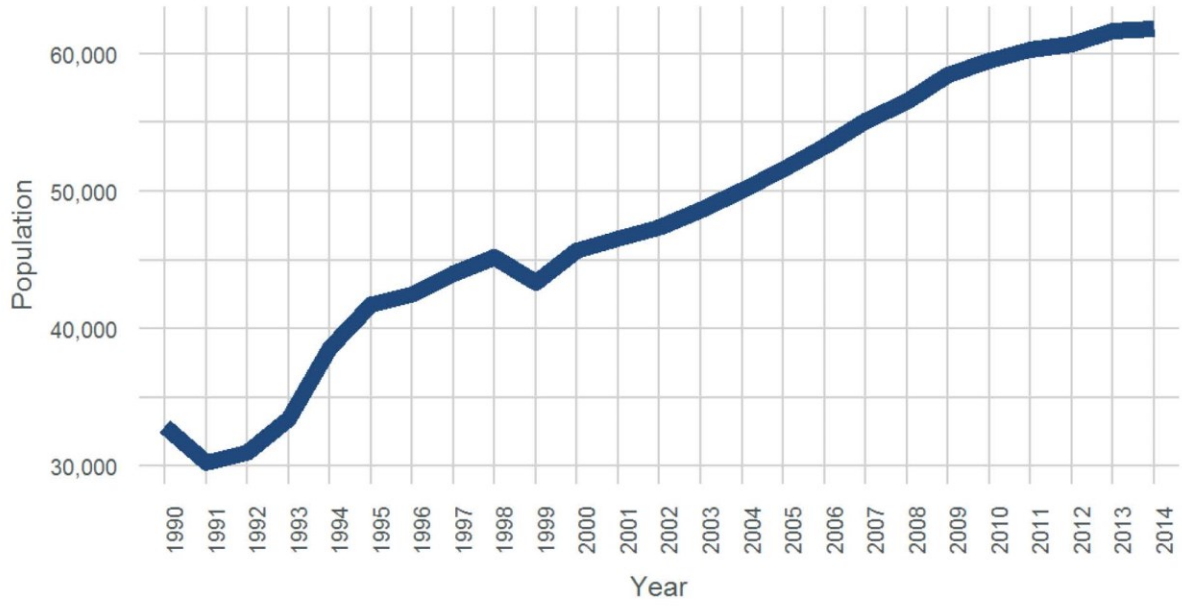
■ Natural Increase ■ Net Migration



## Mesa County Population, 1990 to 2014



## Grand Junction Population, 1990 to 2014



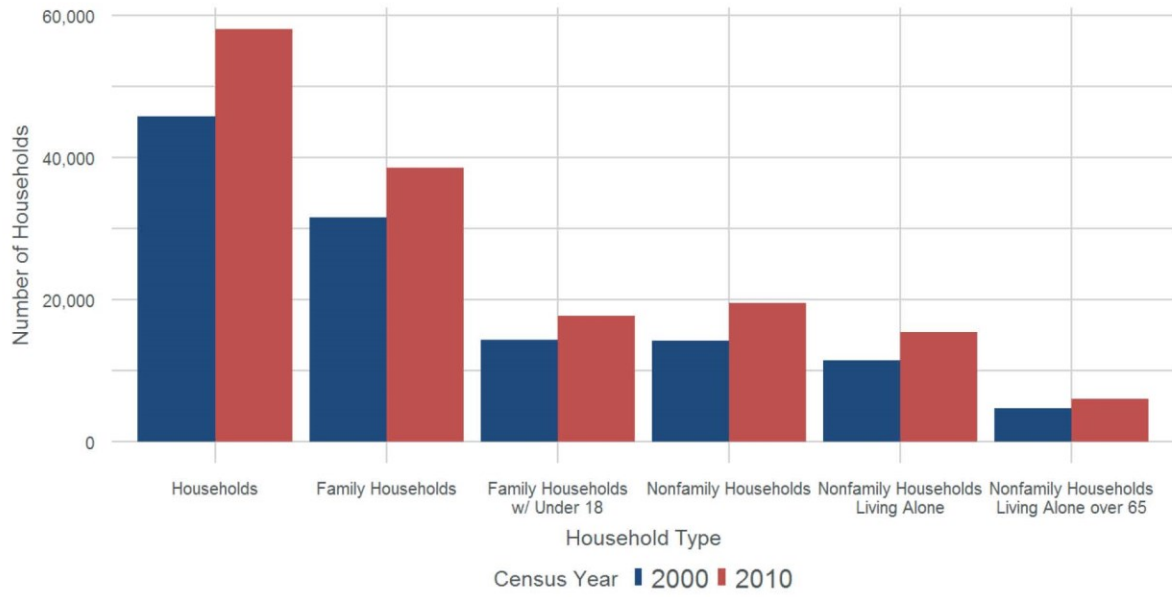
# Population Estimates

Area	SDO July 2010	SDO July 2011	SDO July 2012	SDO July 2013	SDO July 2014	ABS Change 2010-2014	Ann. Avg Pct Change 2010-14
MESA COUNTY	147,112	148,061	148,286	148,293	148,348	1,236	0.2%
Collbran	705	704	703	696	697	(8)	-0.3%
De Beque	500	500	499	492	492	(8)	-0.4%
Fruita	12,572	12,690	12,717	12,631	12,691	119	0.2%
Grand Junction	59,468	60,296	60,668	61,671	61,847	2,379	1.0%
Palisade	2,677	2,674	2,669	2,635	2,600	(77)	-0.7%
Unincorp. Area	71,190	71,197	71,030	70,168	70,021	(1,169)	-0.4%

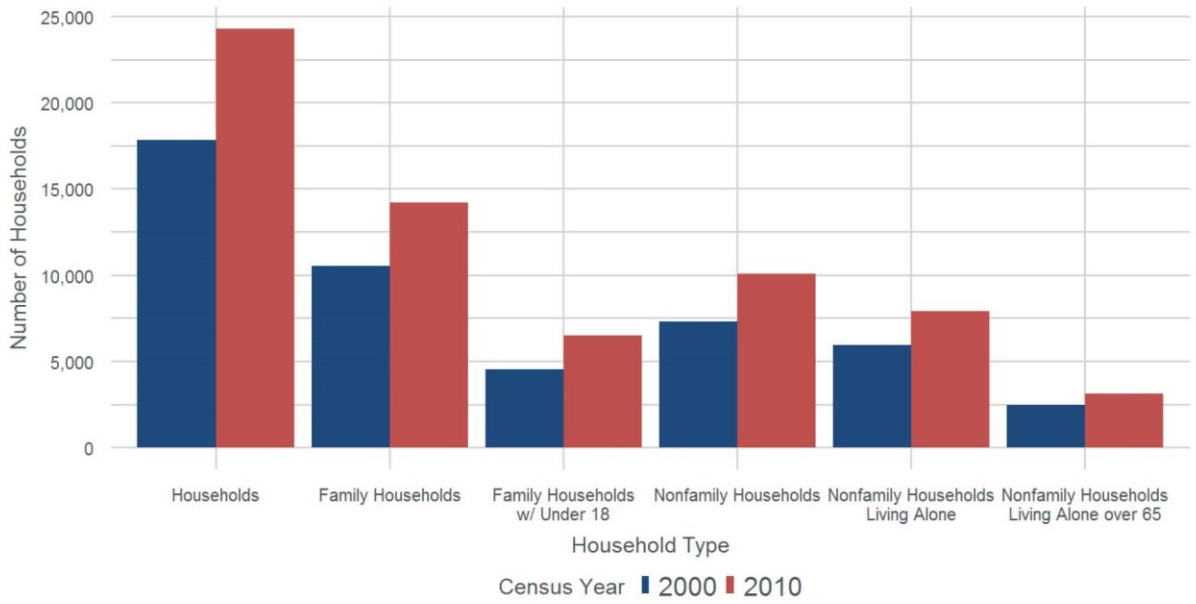




## Mesa County Household Types Source: Census 2000 and 2010



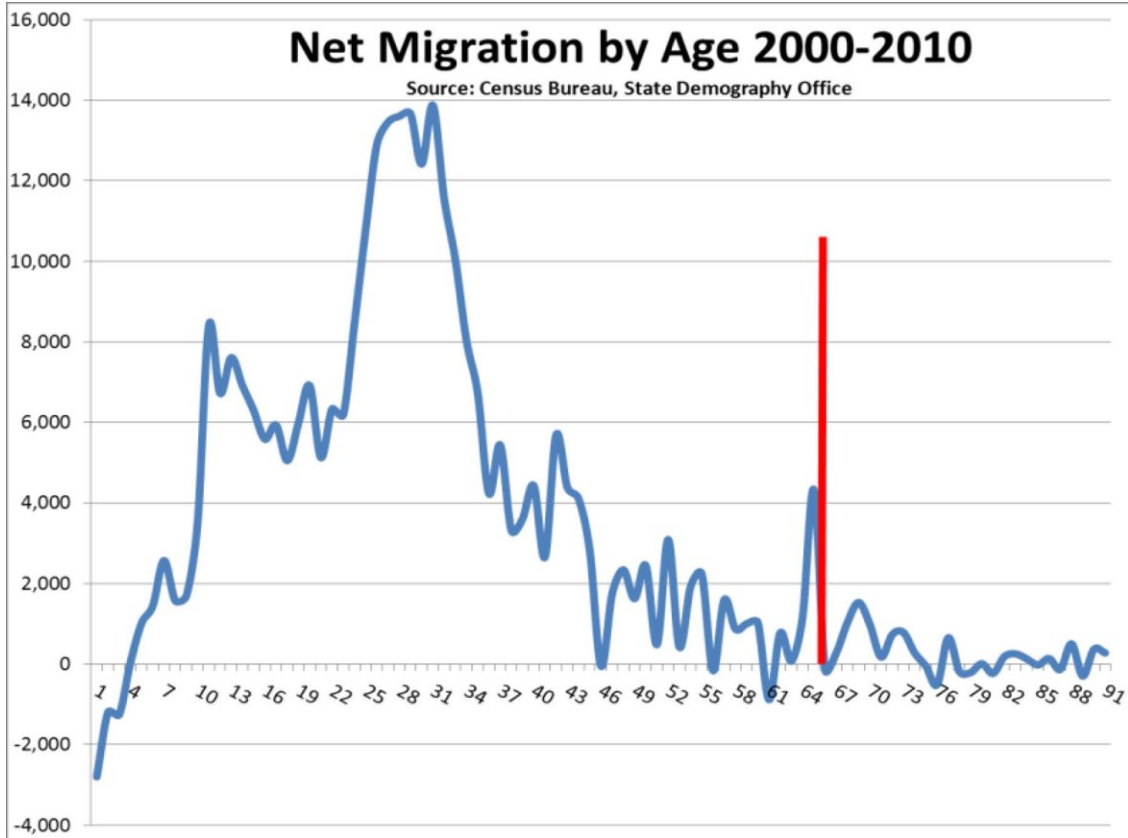
### Grand Junction City Household Types Source: Census 2000 and 2010



# *Migration*

# Net Migration by Age 2000-2010

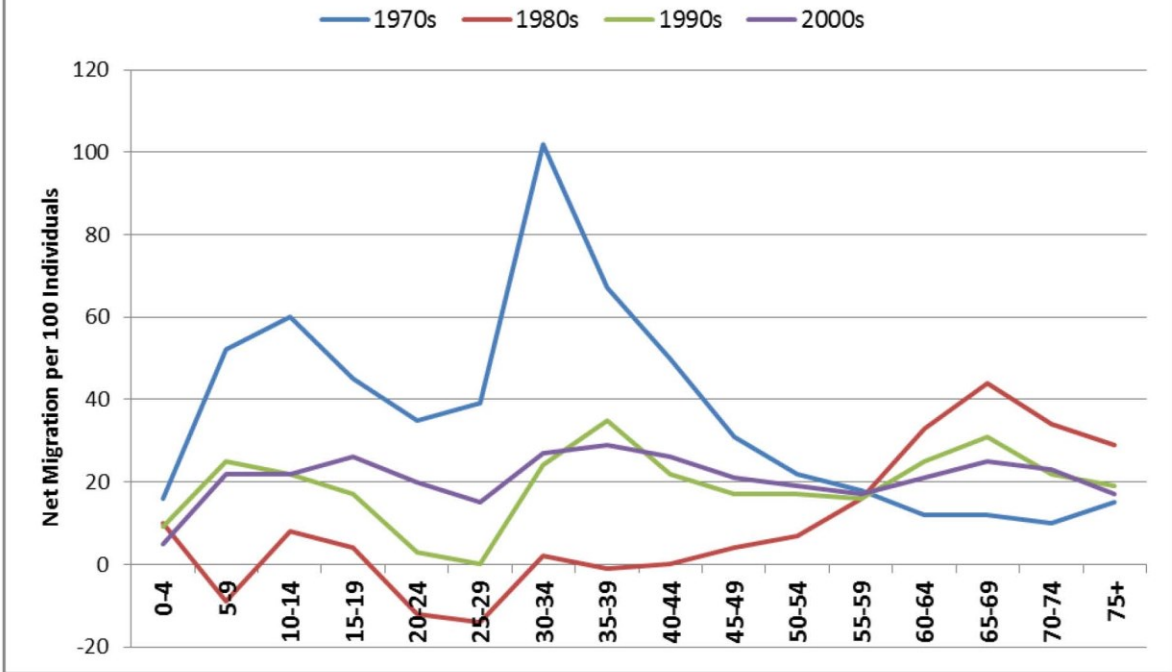
Source: Census Bureau, State Demography Office



Net Migration by Age 2000-2010

# Mesa Net Migration Rates by Age

Source: Census Bureau, UNW



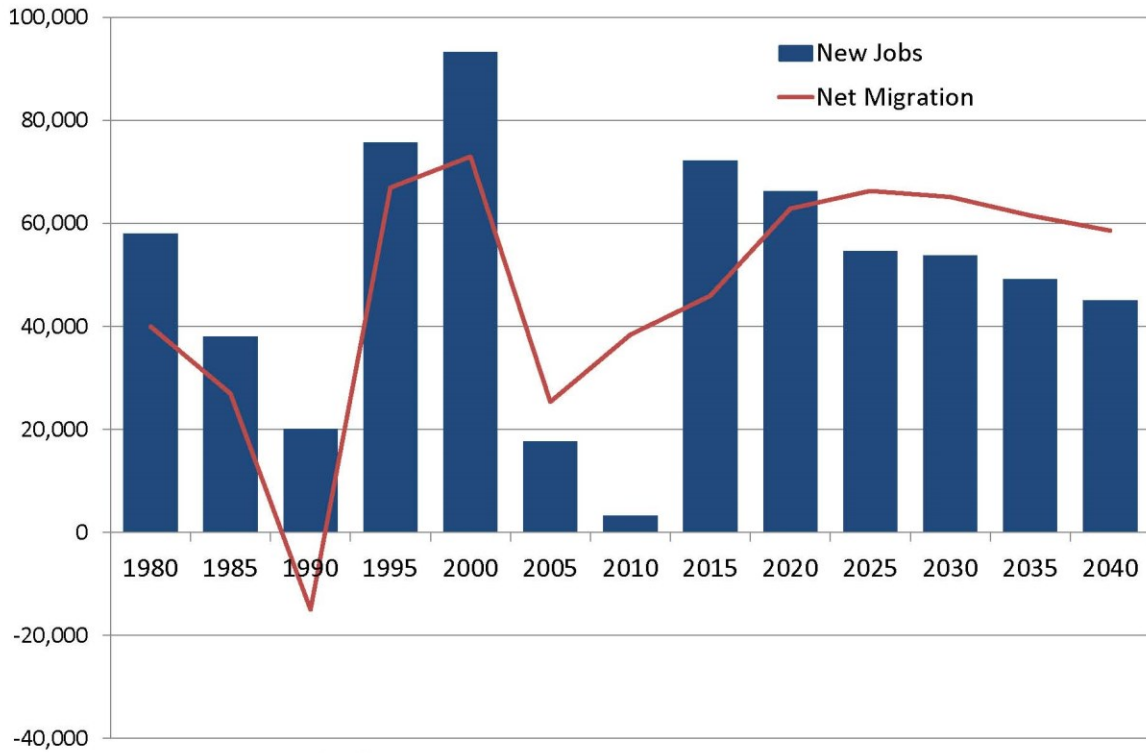
### Colorado State to State Migration Flow Rankings

65+		Overall		
Rank	Sending States	Receiving States	Sending States	Receiving States
1	Texas	Arizona	California	Texas
2	Nebraska	Florida	Texas	California
3	Arizona	Texas	Arizona	Arizona
4	Illinois	Idaho	Florida	Florida
5	Florida	Minnesota	Illinois	Washington

Migration Flows - Mesa County, ACS 2009-13								
In to Mesa			Out of Mesa			Net In-Out		
Larimer	Colorado	629	Jefferson	Colorado	442	Larimer	Colorado	421
Jefferson	Colorado	551	Denver	Colorado	294	Carbon	Wyoming	376
Carbon	Wyoming	376	Maricopa	Arizona	238	Madison	Alabama	260
Delta	Colorado	368	Delta	Colorado	233	Adams	Colorado	173
Garfield	Colorado	337	Weld	Colorado	216	Garfield	Colorado	166
Arapahoe	Colorado	331	Larimer	Colorado	208	Delta	Colorado	135
Denver	Colorado	277	Arapahoe	Colorado	208	Orange	California	134
Montrose	Colorado	262	Montrose	Colorado	191	Douglas	Colorado	132
Madison	Alabama	260	El Paso	Texas	181	Arapahoe	Colorado	123
Adams	Colorado	255	El Paso	Colorado	177	Rio Blanco	Colorado	118
Maricopa	Arizona	235	La Plata	Colorado	175	Moffat	Colorado	117
Douglas	Colorado	202	Garfield	Colorado	171	Jefferson	Colorado	109
El Paso	Colorado	184	Park	Colorado	167	Iron	Utah	107



## Colorado New Jobs and Net Migration



Source: State Demography Office

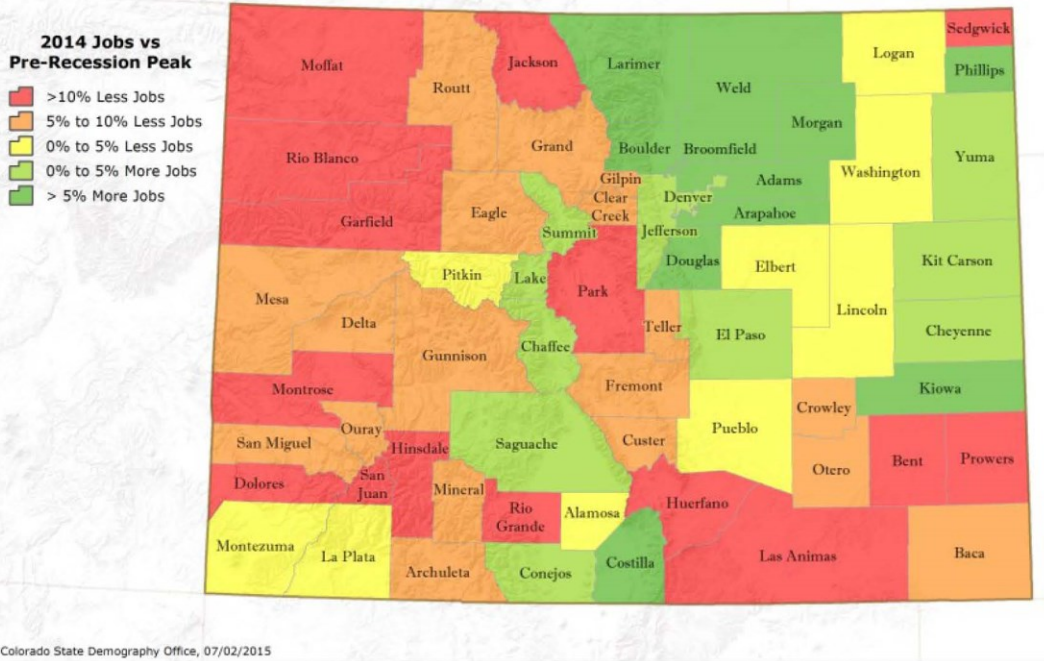




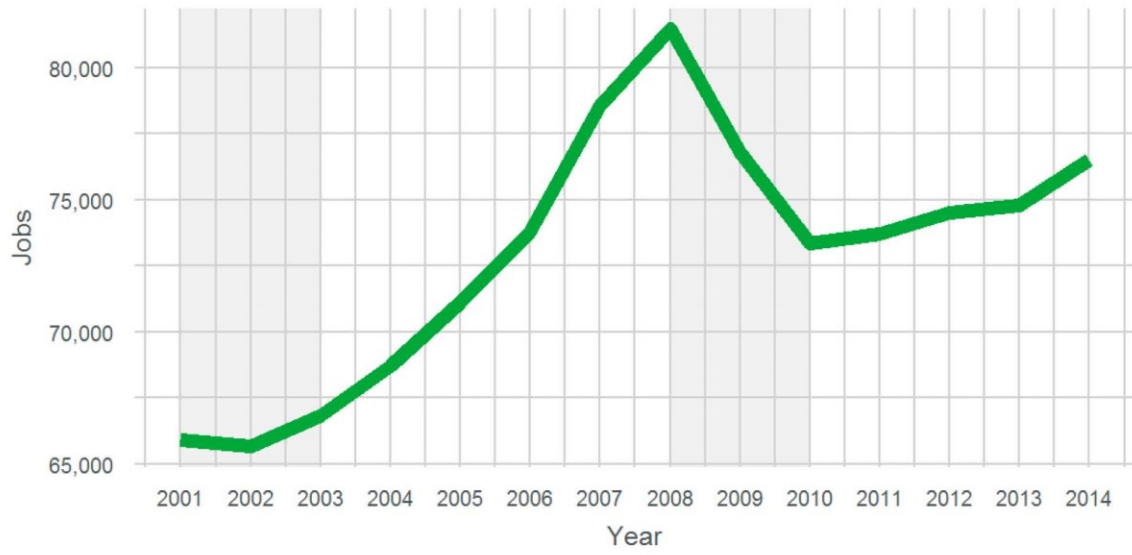
# *Economy*

# 2014 Jobs Relative to Pre-Recession Peak

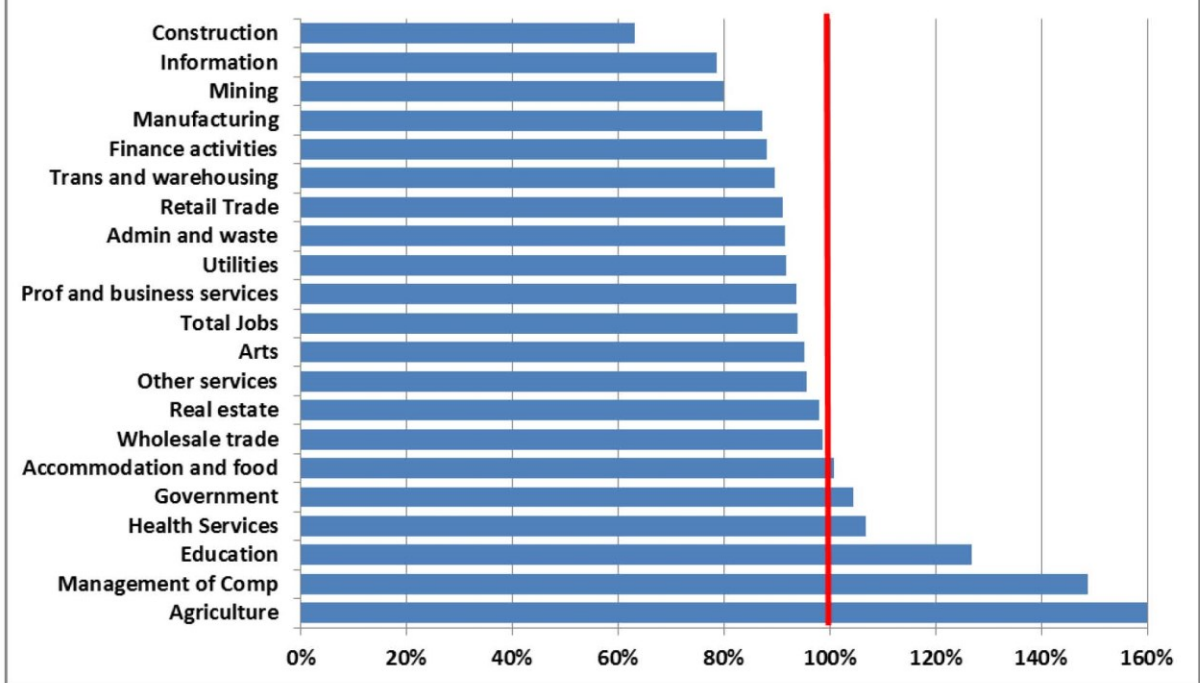
## Recession Years: 2007-2009



**Mesa County Total Estimated Jobs, 2001 to 2014**  
Source: State Demography Office



## Mesa 2014 Employment as a Share of Peak



**2014 Share of Jobs by Industry**

Sector Name	Mesa	Colorado
Agriculture	3.1%	1.5%
Mining	4.5%	1.2%
Utilities	0.3%	0.3%
Construction	6.8%	6.4%
Manufacturing	3.9%	4.7%
Wholesale Trade	3.6%	3.5%
Retail Trade	11.7%	9.5%
Transportation & Warehousing	3.8%	2.7%
Information	1.1%	2.5%
Finance and Insurance	3.1%	4.0%
Real Estate and Rental and Leasing	3.6%	3.4%
Professional and Technical Services	4.9%	9.0%
Management of Companies	0.2%	1.2%
Administrative and Waste Services	5.2%	6.1%
Educational Services	0.9%	1.9%
Health Care and Social Assistance	13.4%	9.7%
Arts, Entertainment, and Recreation	1.9%	2.5%
Accommodation and Food Services	8.8%	8.4%
Other Services	6.1%	5.9%
Government	13.2%	15.5%

Source: SDO Total Estimated Jobs



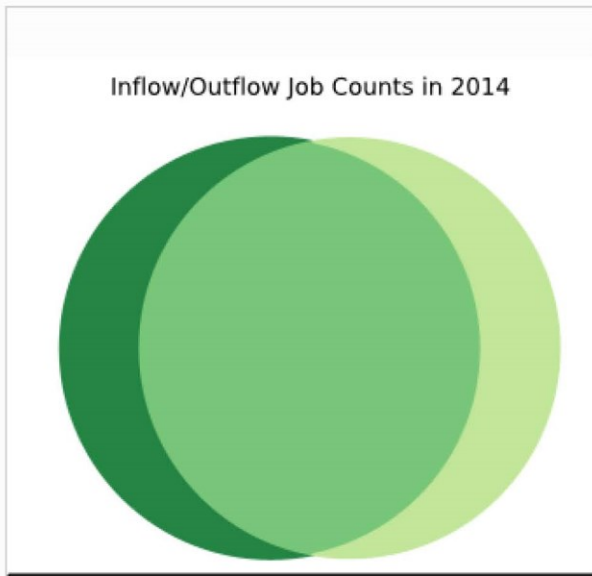
### 2014 Share of Jobs by Industry

Sector Name	Grand Junction	Mesa
Agriculture	0.2%	3.1%
Mining	5.1%	4.5%
Utilities	0.4%	0.3%
Construction	6.2%	6.8%
Manufacturing	4.8%	3.9%
Wholesale Trade	4.2%	3.6%
Retail Trade	13.7%	11.7%
Transportation & Warehousing	3.6%	3.8%
Information	1.4%	1.1%
Finance and Insurance	3.4%	3.1%
Real Estate and Rental and Leasing	1.9%	3.6%
Professional and Technical Services	3.8%	4.9%
Management of Companies	0.2%	0.2%
Administrative and Waste Services	6.0%	5.2%
Educational Services	0.6%	0.9%
Health Care and Social Assistance	16.0%	13.4%
Arts, Entertainment, and Recreation	1.2%	1.9%
Accommodation and Food Services	10.2%	8.8%
Other Services	2.9%	6.1%
Government	14.3%	13.2%

Source: SDO Total Estimated Jobs



# Mesa Commuting



## Inflow/Outflow Job Counts (All Jobs)

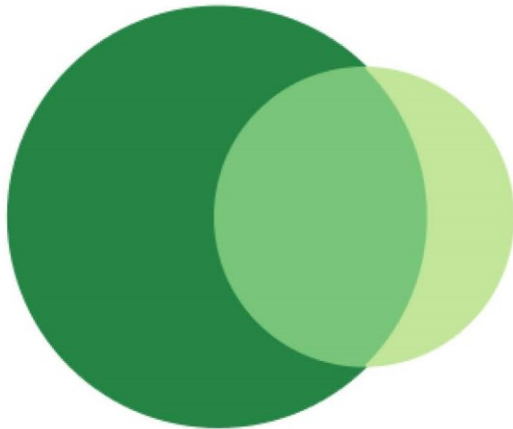
	2014	
	Count	Share
<a href="#">Employed in the Selection Area</a>	61,381	100.0%
<a href="#">Employed in the Selection Area but Living Outside</a>	14,300	23.3%
<a href="#">Employed and Living in the Selection Area</a>	47,081	76.7%
<a href="#">Living in the Selection Area</a>	60,819	100.0%
<a href="#">Living in the Selection Area but Employed Outside</a>	13,738	22.6%
<a href="#">Living and Employed in the Selection Area</a>	47,081	77.4%

Census Bureau On the Map



# Grand Junction Commuting

Inflow/Outflow Job Counts in 2014



## Inflow/Outflow Job Counts (All Jobs)

2014		
	Count	Share
<a href="#">Employed in the Selection Area</a>	49,294	100.0%
<a href="#">Employed in the Selection Area but Living Outside</a>	32,422	65.8%
<a href="#">Employed and Living in the Selection Area</a>	16,872	34.2%
<a href="#">Living in the Selection Area</a>	24,802	100.0%
<a href="#">Living in the Selection Area but Employed Outside</a>	7,930	32.0%
<a href="#">Living and Employed in the Selection Area</a>	16,872	68.0%

## Jobs Counts by Places (Cities, CDPs, etc.)

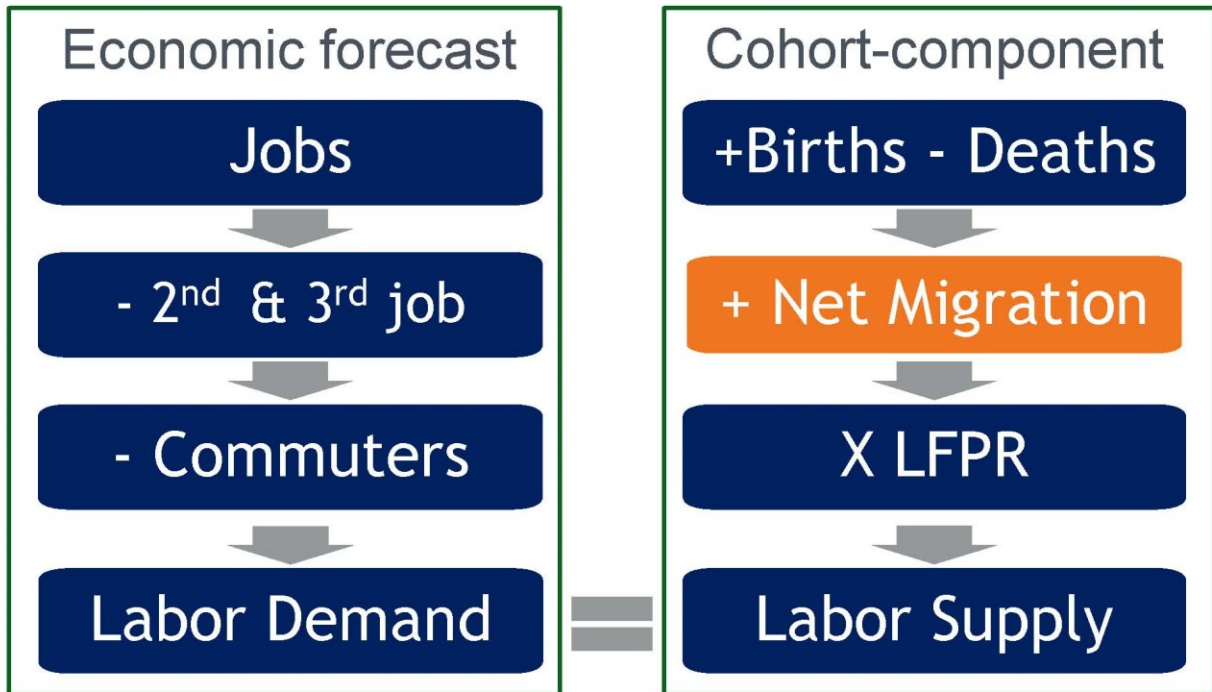
### Where Workers Live - All Jobs

2014		
	Count	Share
<a href="#">All Places (Cities, CDPs, etc.)</a>	49,294	100.0%
<a href="#">Grand Junction city, CO</a>	16,872	34.2%
<a href="#">Clifton CDP, CO</a>	4,726	9.6%
<a href="#">Fruita city, CO</a>	3,039	6.2%
<a href="#">Redlands CDP, CO</a>	2,323	4.7%
<a href="#">Fruitvale CDP, CO</a>	2,143	4.3%
<a href="#">Orchard Mesa CDP, CO</a>	1,765	3.6%
<a href="#">Denver city, CO</a>	639	1.3%
<a href="#">Colorado Springs city, CO</a>	573	1.2%
<a href="#">Montrose city, CO</a>	460	0.9%
<a href="#">Palisade town, CO</a>	435	0.9%
<a href="#">All Other Locations</a>	16,319	33.1%



# *Forecast*

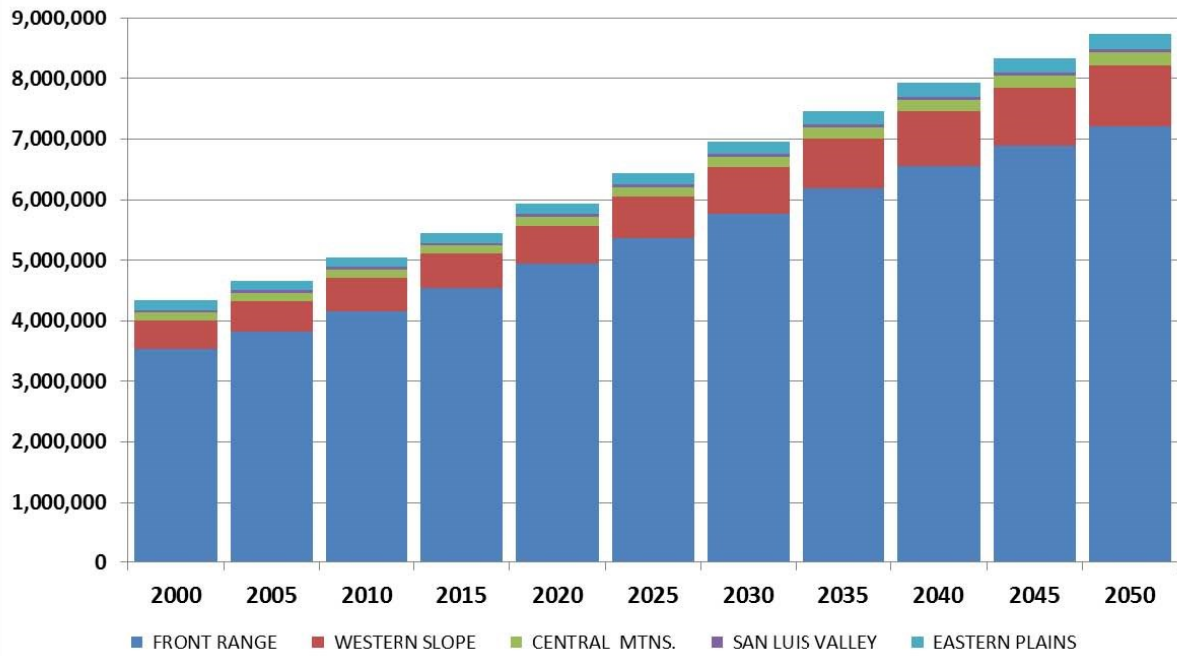
## Population forecast methodology



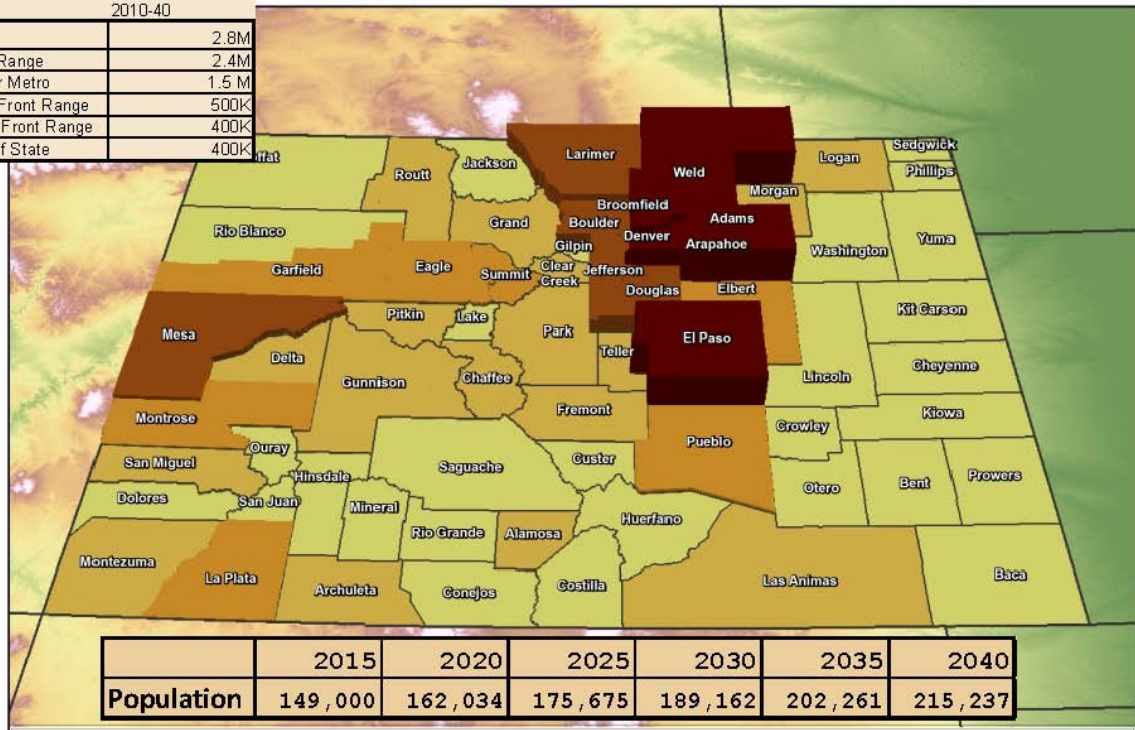
Differences resolved by net migration

# Colorado Population by Region

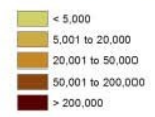
Source: State Demography Office, v2014



2010-40	
State	2.8M
Front Range	2.4M
Denver Metro	1.5 M
North Front Range	500K
South Front Range	400K
Rest of State	400K

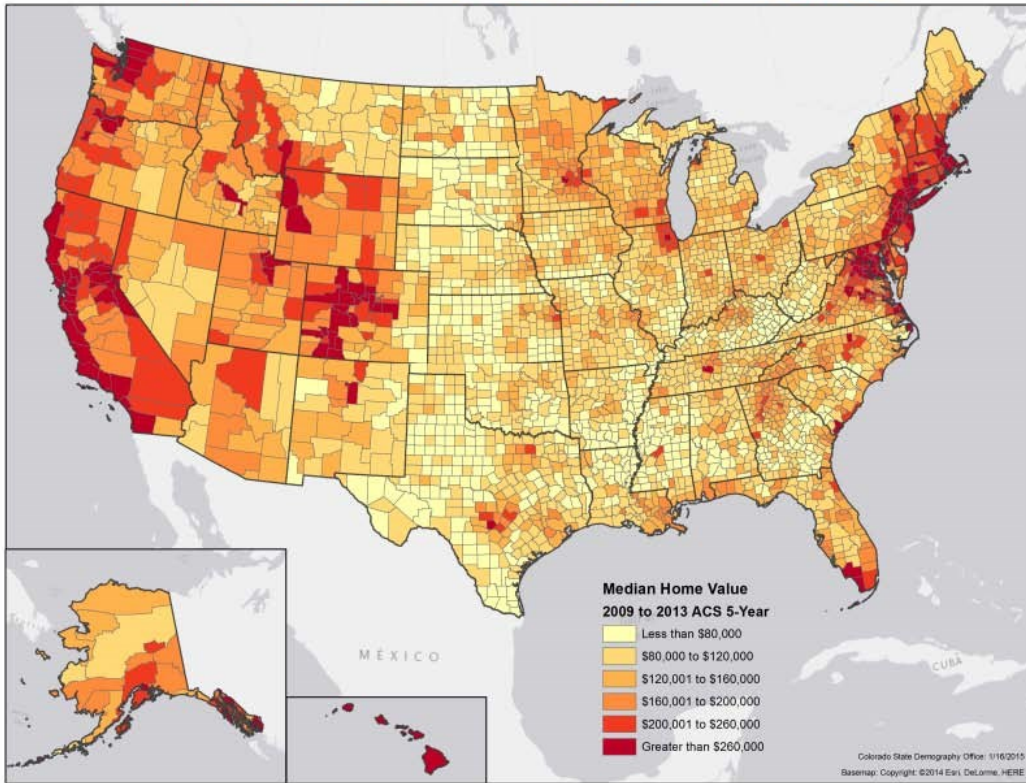


Projected Population Change  
2010 to 2040



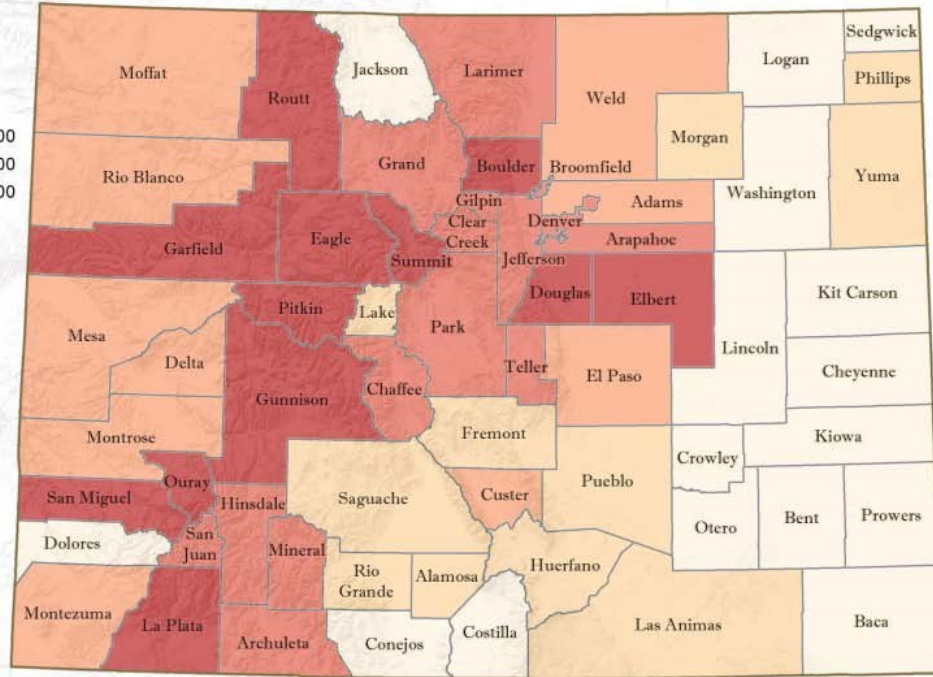
Created: 10/26/2015

# Median Home Value



# Colorado: Median Home Value

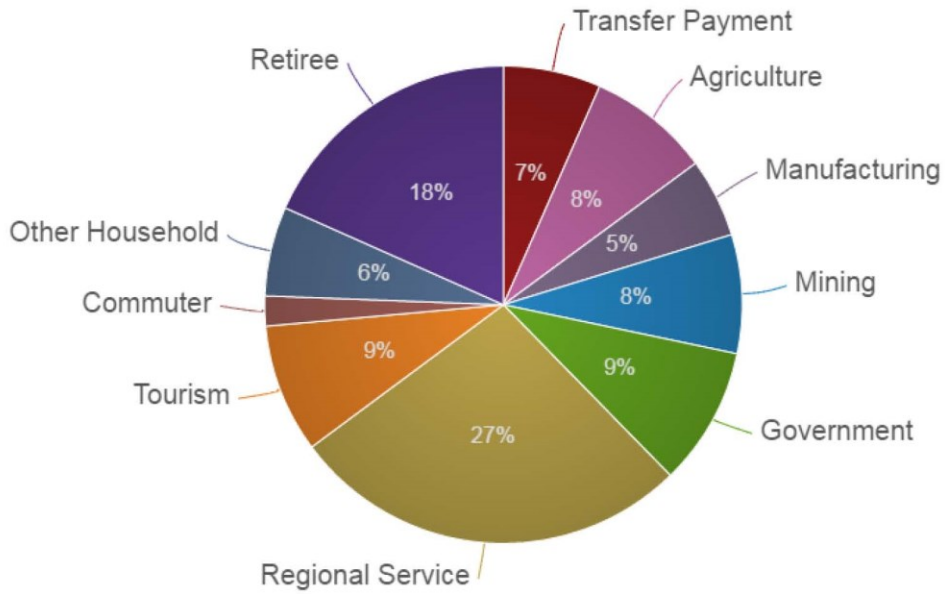
## American Community Survey 2009 - 2013



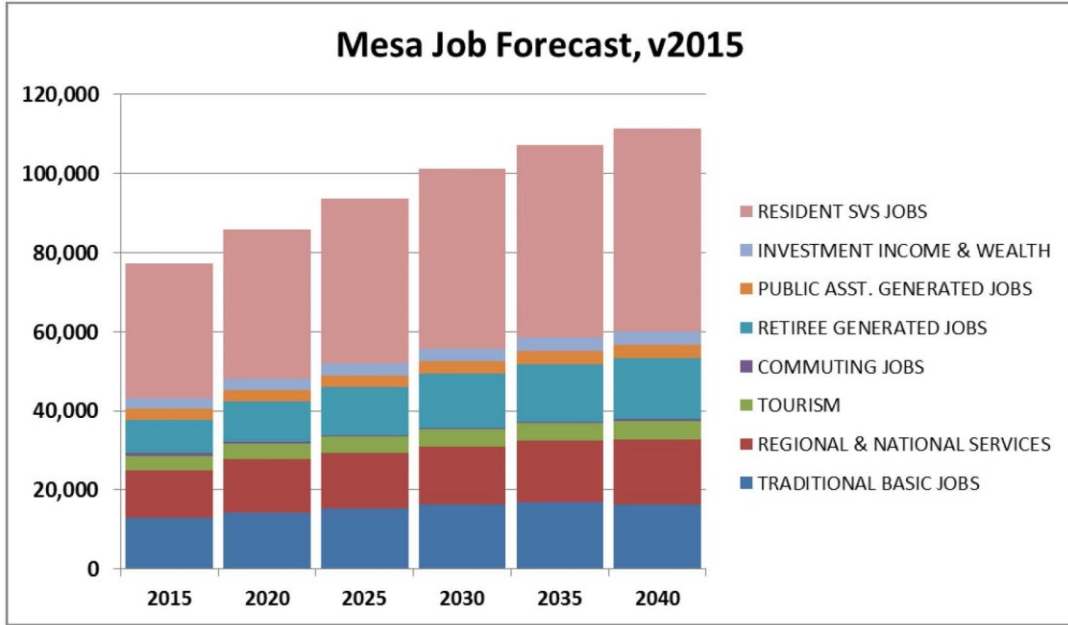




# Mesa Base Industries, 2014



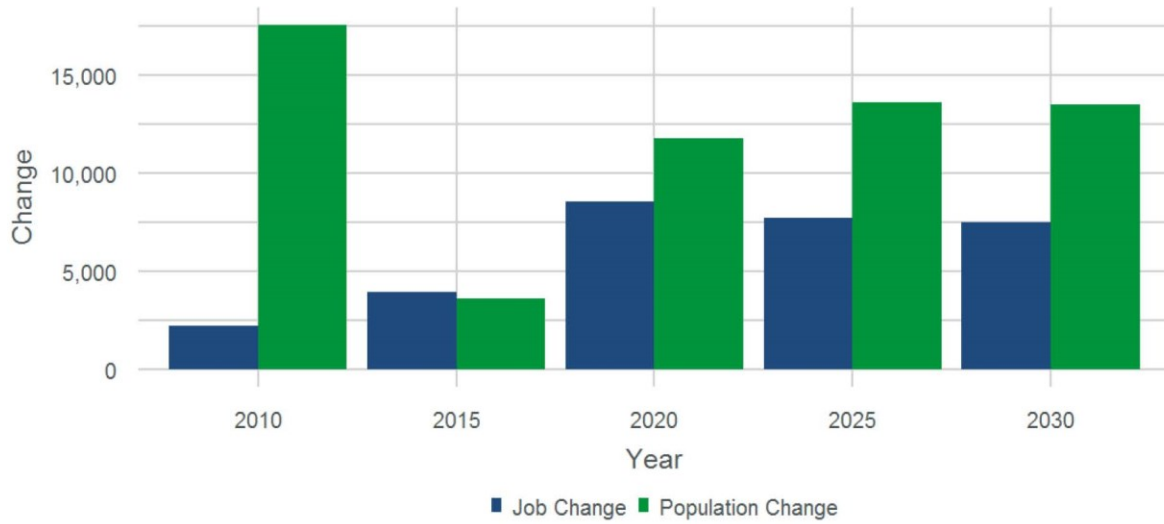




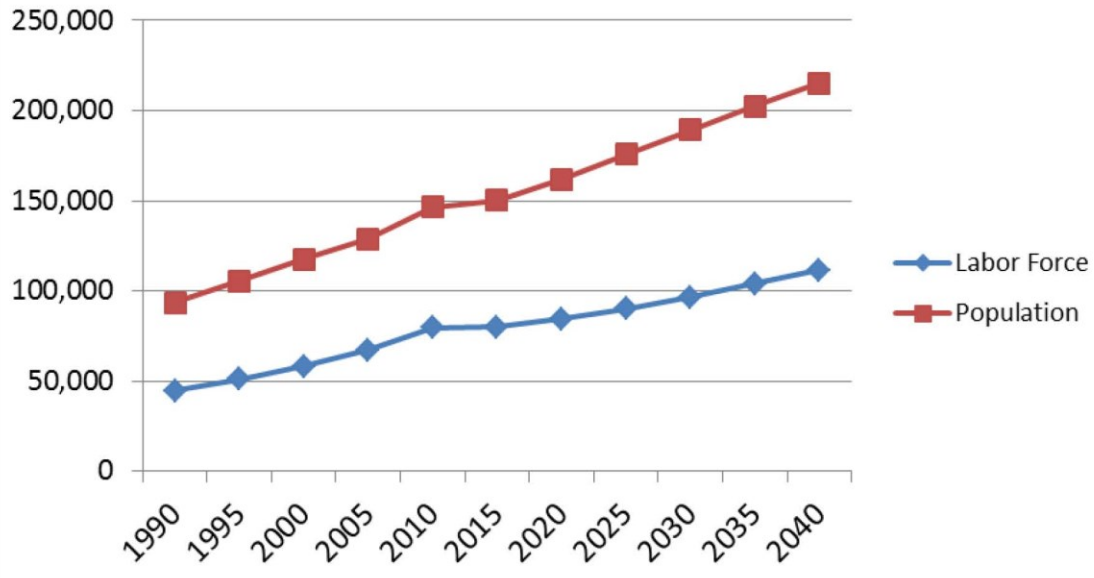
	2015	2020	2025	2030	2035	2040
<b>TOTAL JOBS</b>	77,291	85,878	93,618	101,143	107,252	111,438
<b>BASE JOBS</b>	43,124	48,136	52,050	55,637	58,489	60,079
<b>RESIDENT SVS JOBS</b>	34,167	37,742	41,569	45,506	48,762	51,359



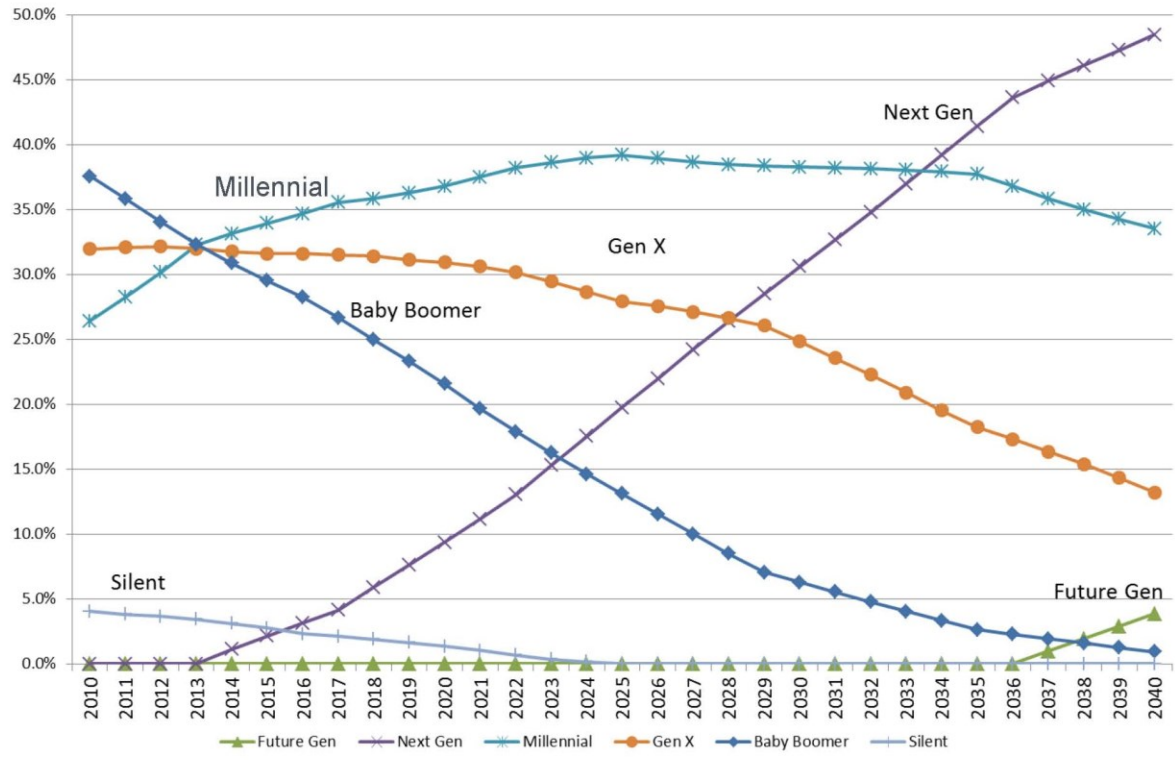
**Mesa County**  
**Forecast Change in Population and Jobs 2010 to 2030**  
**Source: State Demography Office**



## Mesa Labor Force vs. Population

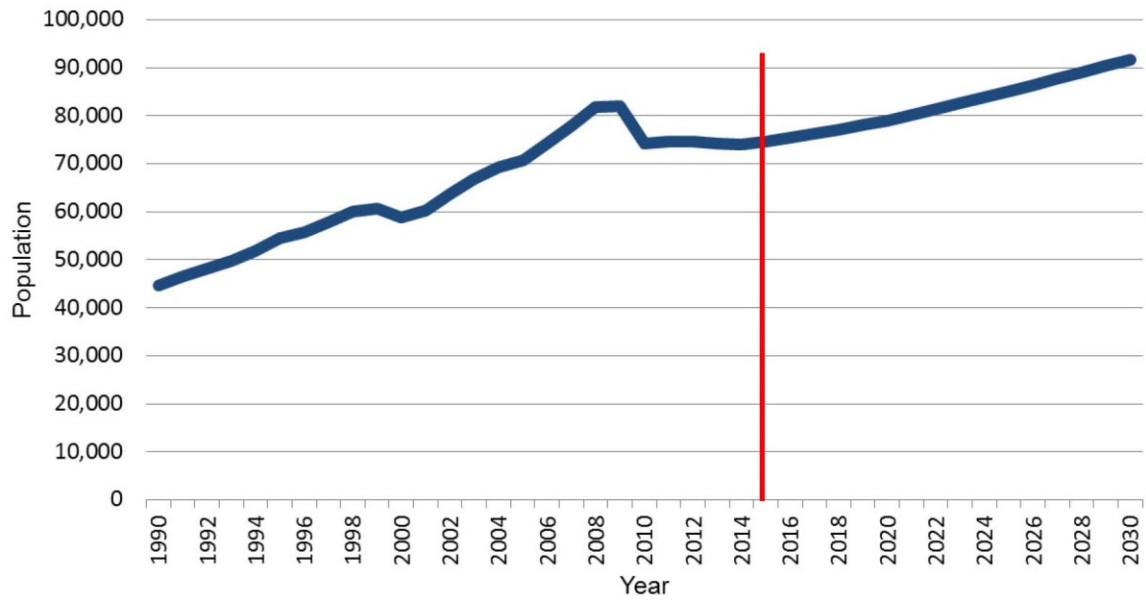


**Mesa County Labor Force by Generation, 2010 - 2040**

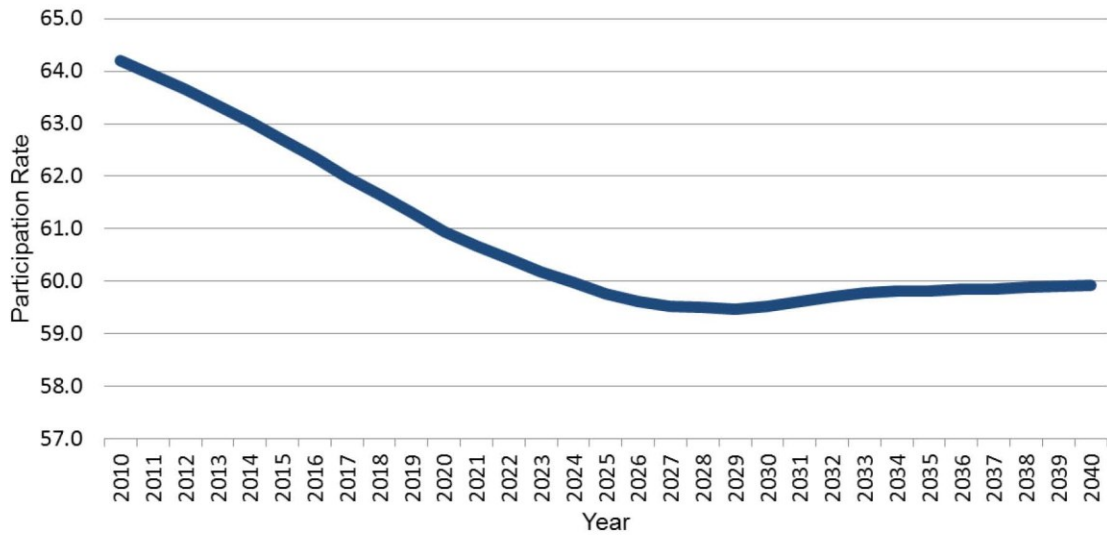


Source: Mesa County Economic Development Department, 2010-2040

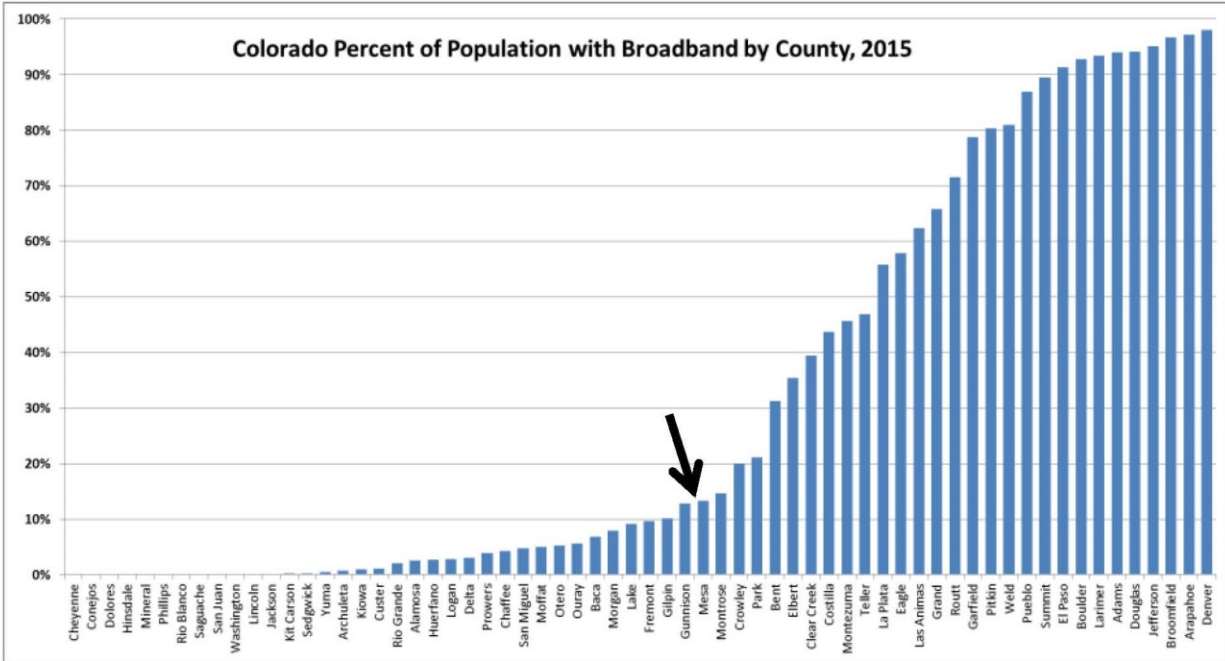
## Mesa County Labor Force, 1990 to 2030



## Mesa County Labor Force Participation Rate, 2010 to 2040





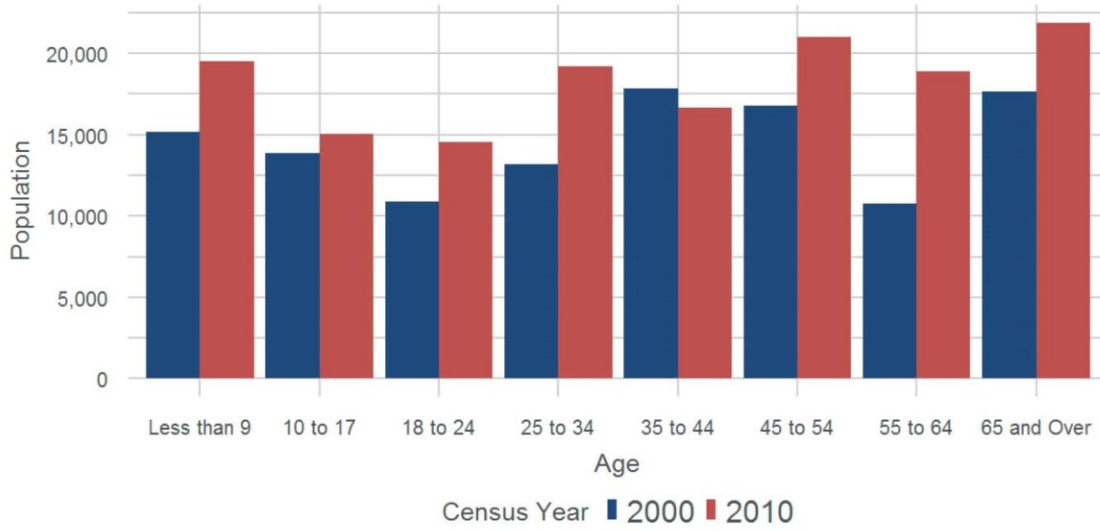




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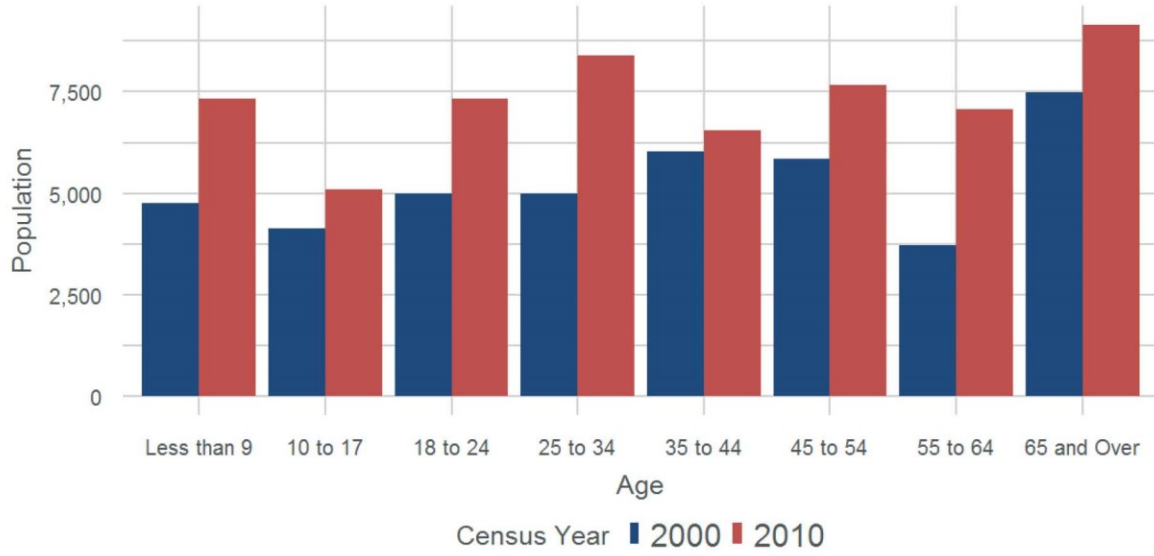
## Mesa County Population by Age

Source: U.S. Census Bureau



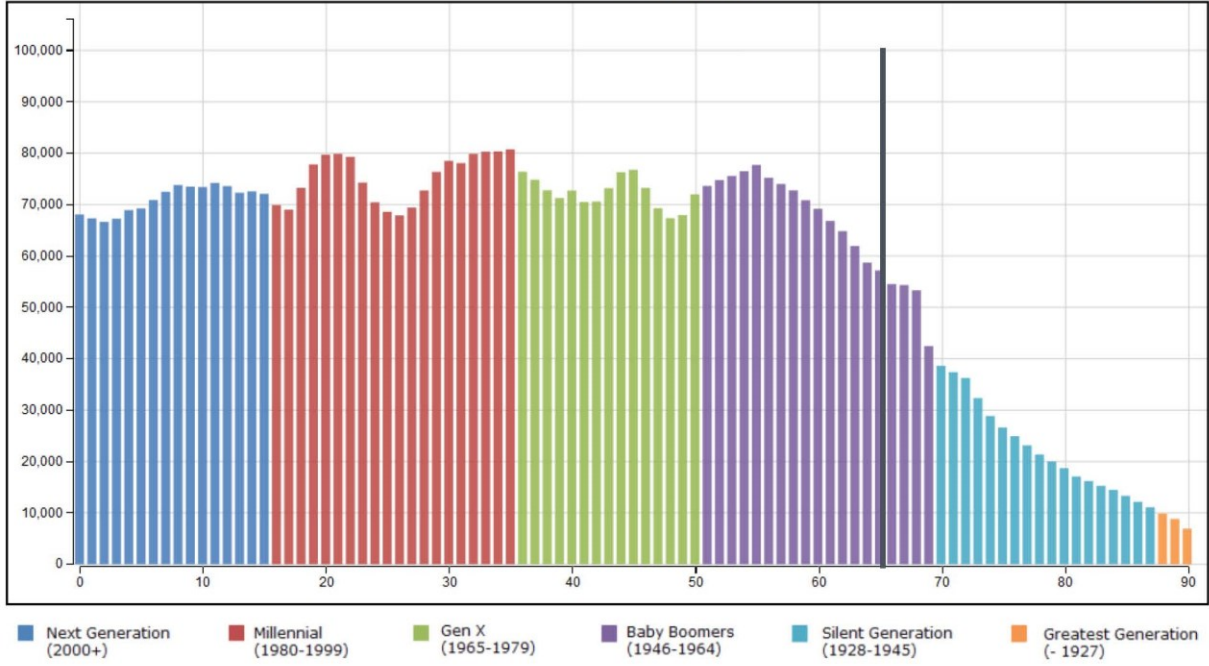
## Grand Junction City Population by Age

Source: U.S. Census Bureau



# Colorado

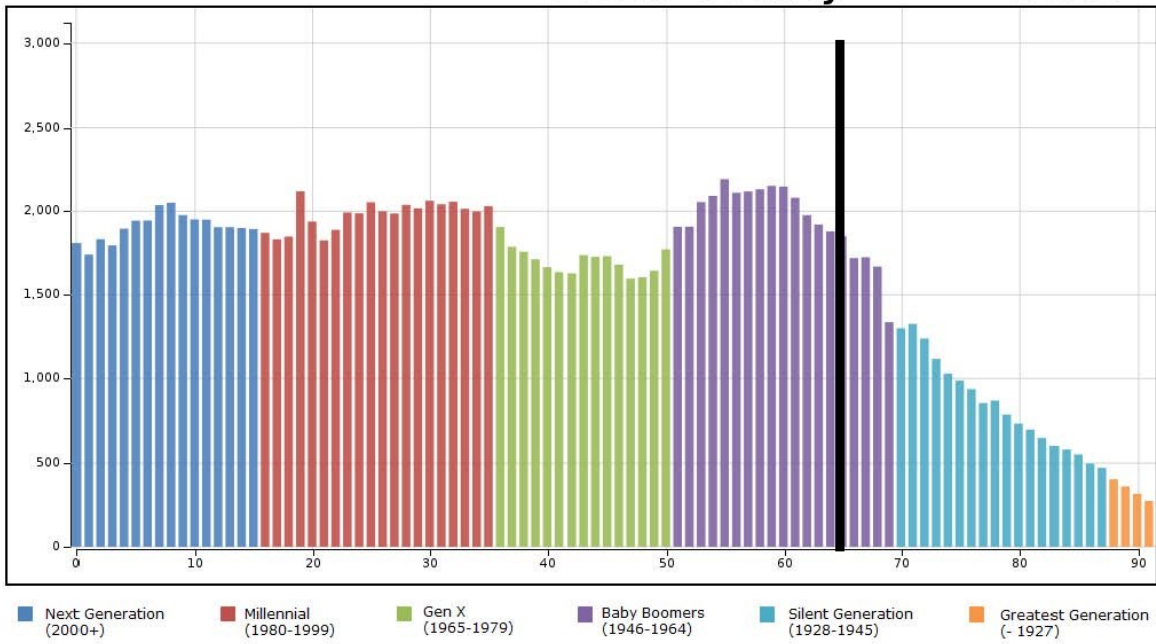
2015



Age



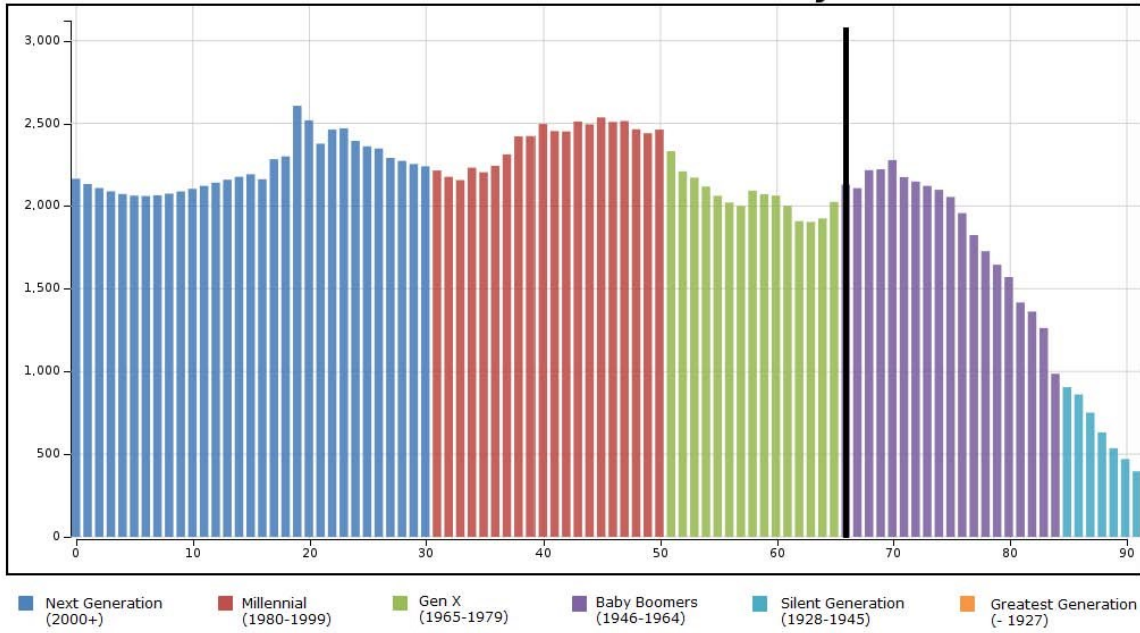
# Mesa County 2015



Age

# Mesa County

# 2030



Age

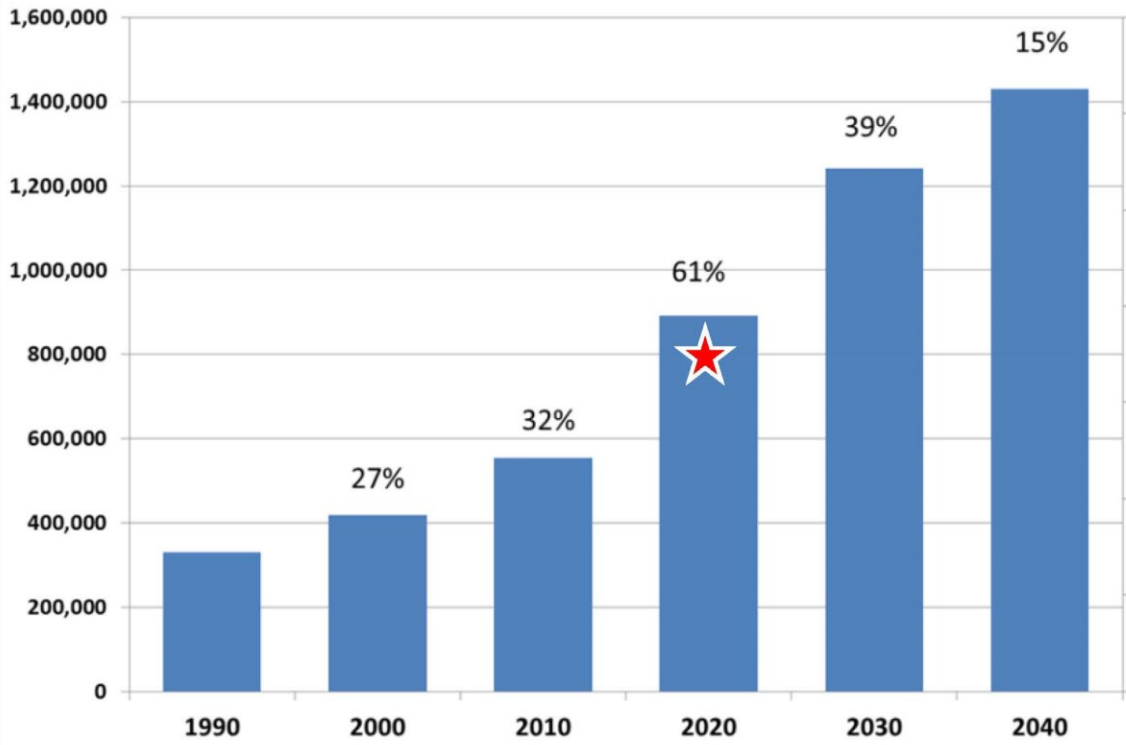
## Why Are We Getting Old Fast?

- Currently very few people over the age 65.
  - 4<sup>th</sup> lowest share of all states in US (10%)
- Baby Boomers
  - Born 1946 - 1964
  - 1,340,000 Boomers in Colorado (26% of pop. in 2010)
- By 2030, Colorado's population 65+ will be 125% larger than it was in 2010 growing from 555,000 to 1,243,000. (just from aging)
- Transition age distribution from “young” to more US average between 2010 and 2030.



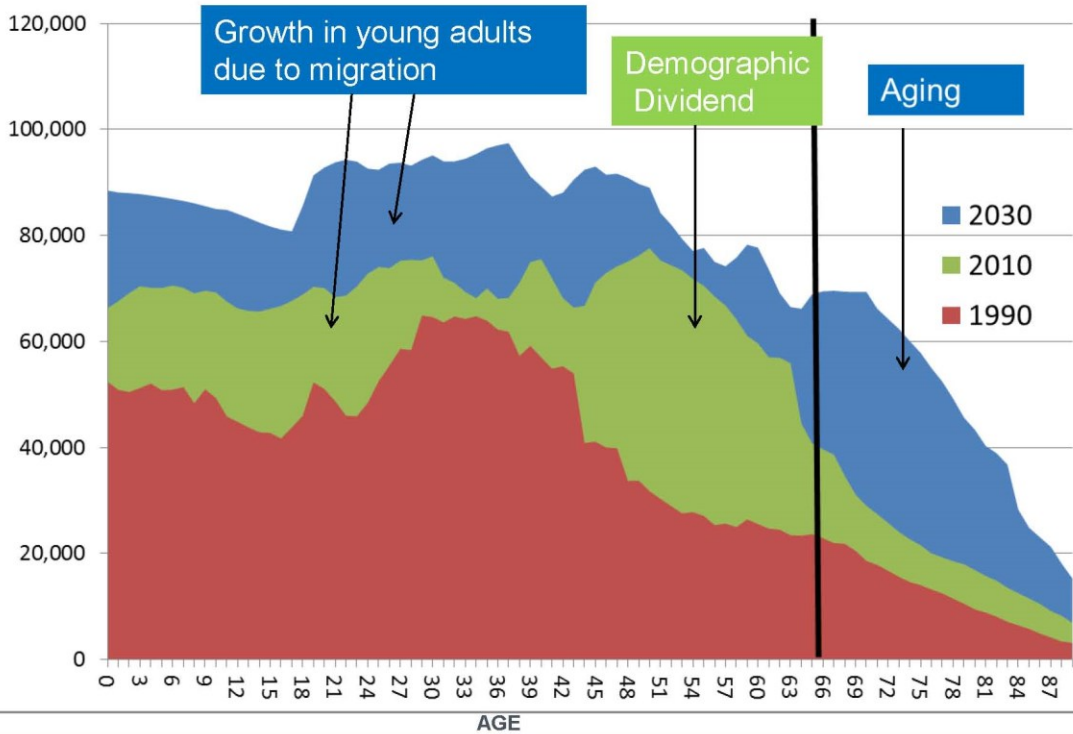
# Forecast for the Population 65+ in Colorado

Source: Census and State Demography Office

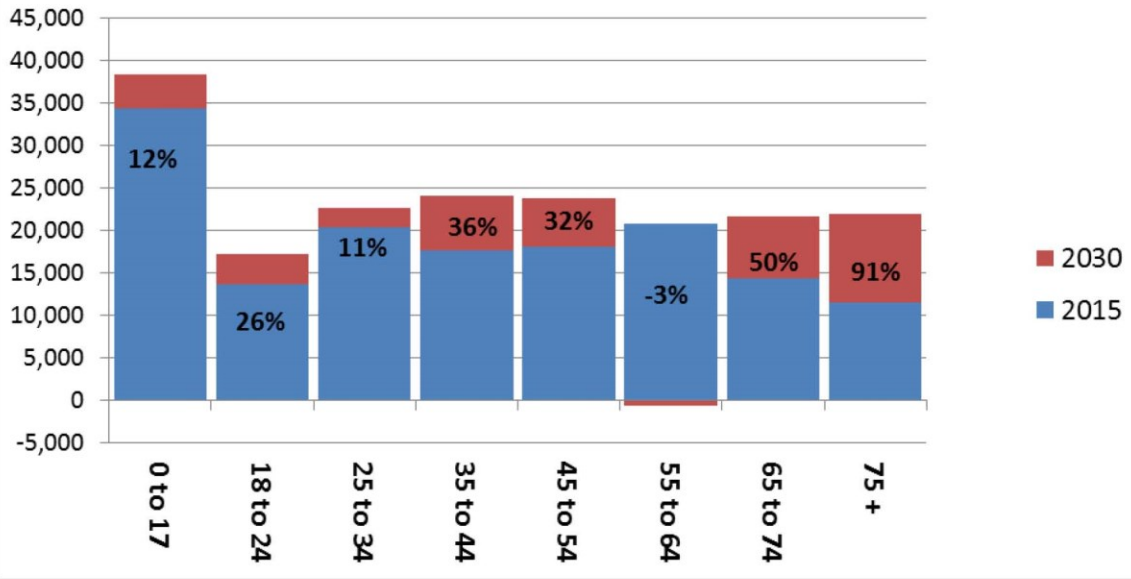




### Colorado Population by Age 1990-2030



## Mesa Population Growth by Age 2015-2030 and % Growth



## *Aging Issues*

- Numbers
- Economic Driver - wealthier ... depends
  - Impact on occupational mix
- Labor Force
- Housing
- Income - Downward Pressure
- Health
- Disabilities
- Transportation
- Public Finance - Downward Pressure



## *Labor Force - tightening forces*

- Female share of the labor force peaked in 2010 at 46%.
- Structural labor force participation rates peaked in 2010.
- Growth in “Leavers” (exiting the labor force) will create more demand for workers.
- Fewer Gen X
- Higher un/under employment for 18-34 year olds.
- Other states experiencing same concerns.
- Aging around the world.



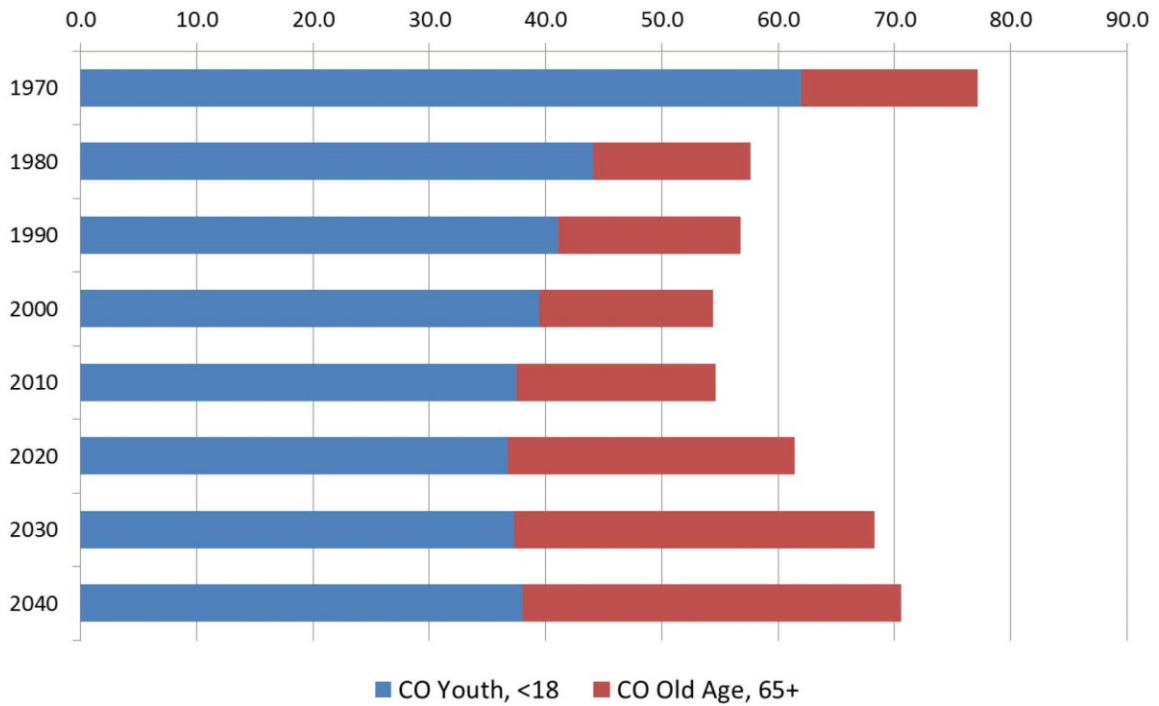
## *Aging and Public Finance*

- Ratio of 65+ per 20-64 year olds in CO
  - Becoming more “normal”
- End of the “demographic dividend”
- Public Finance – change in revenue and expenditures.
- Income tax – downward pressure
- Sales tax – downward pressure
- Property tax – downward pressure
- Health services – increasing
- Medicaid – increasing
- Other local services - increasing

**Transition**



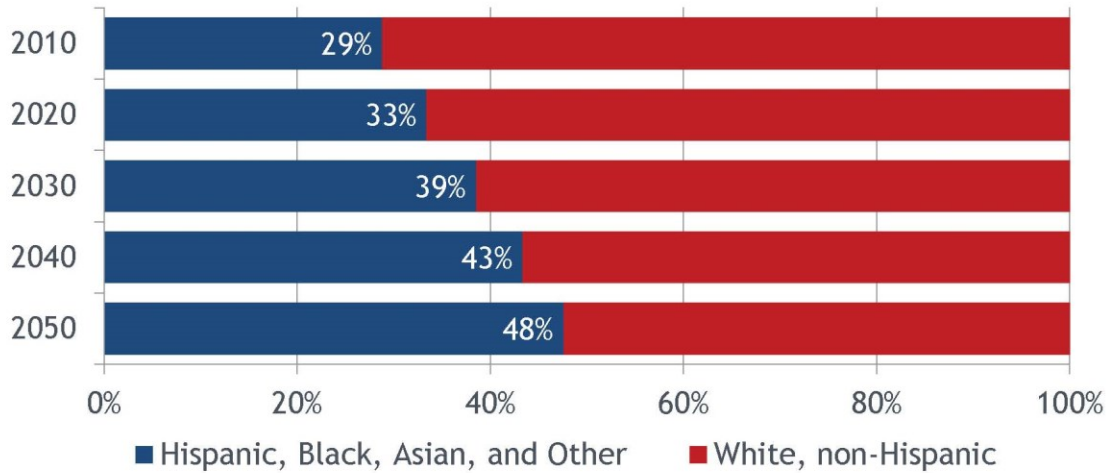
### Colorado Dependency Ratio Share of youth and old age of 18-64 working age population



**Ethnicity/Race increasing**

## Increasing Diversity

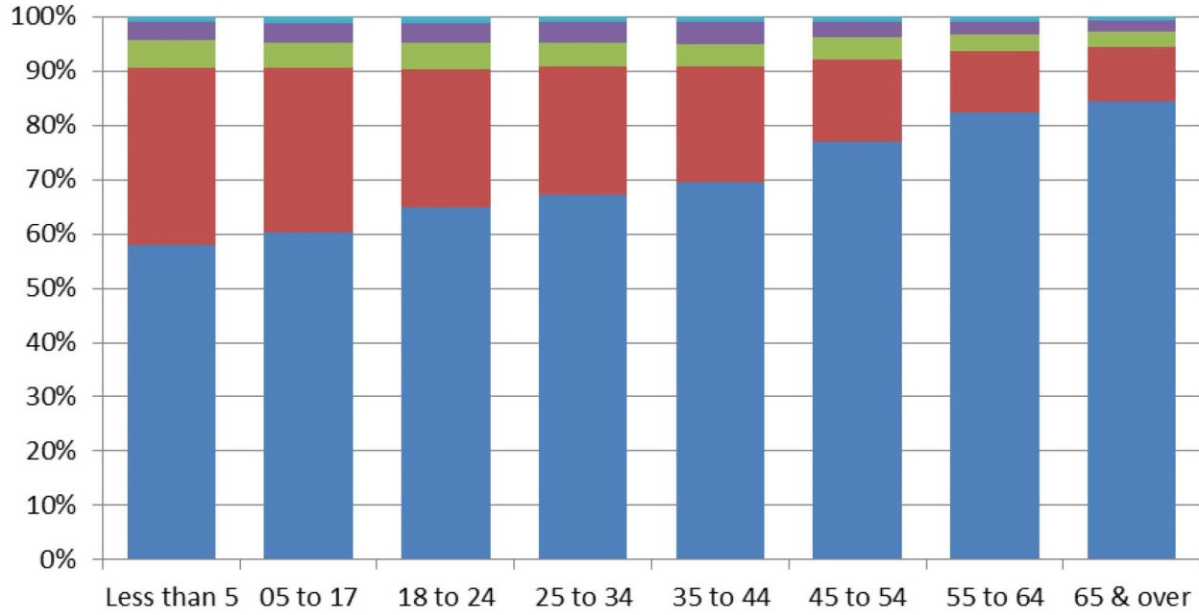
- The Hispanic, Black, Asian and other minority share of the state's total population will increase from 29% in 2010 to 48% by the year 2050.



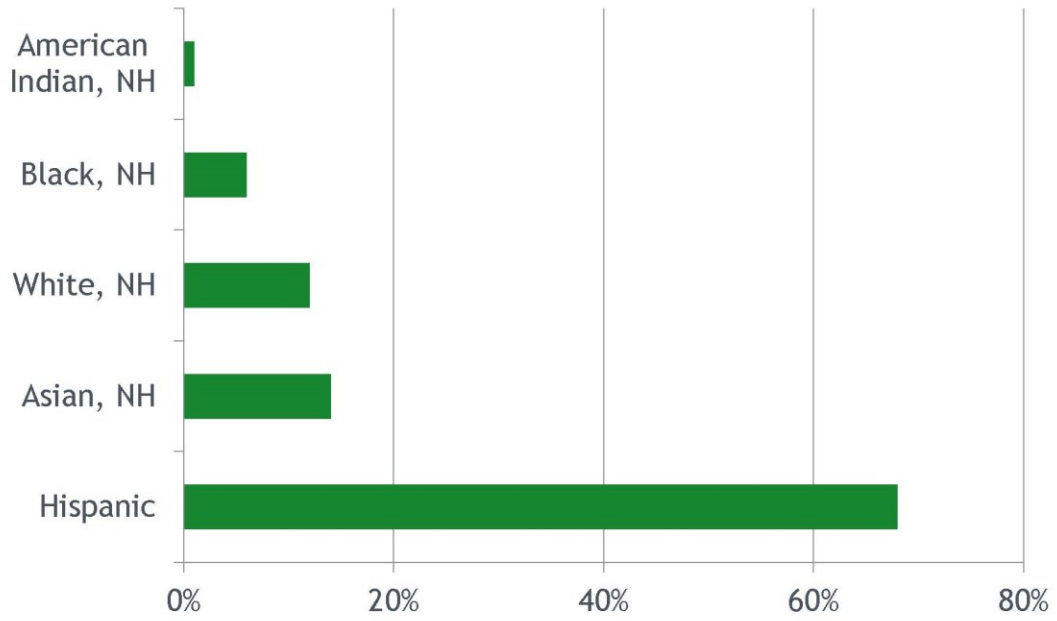


## 2010 Colorado Population by Race/Ethnicity and Age

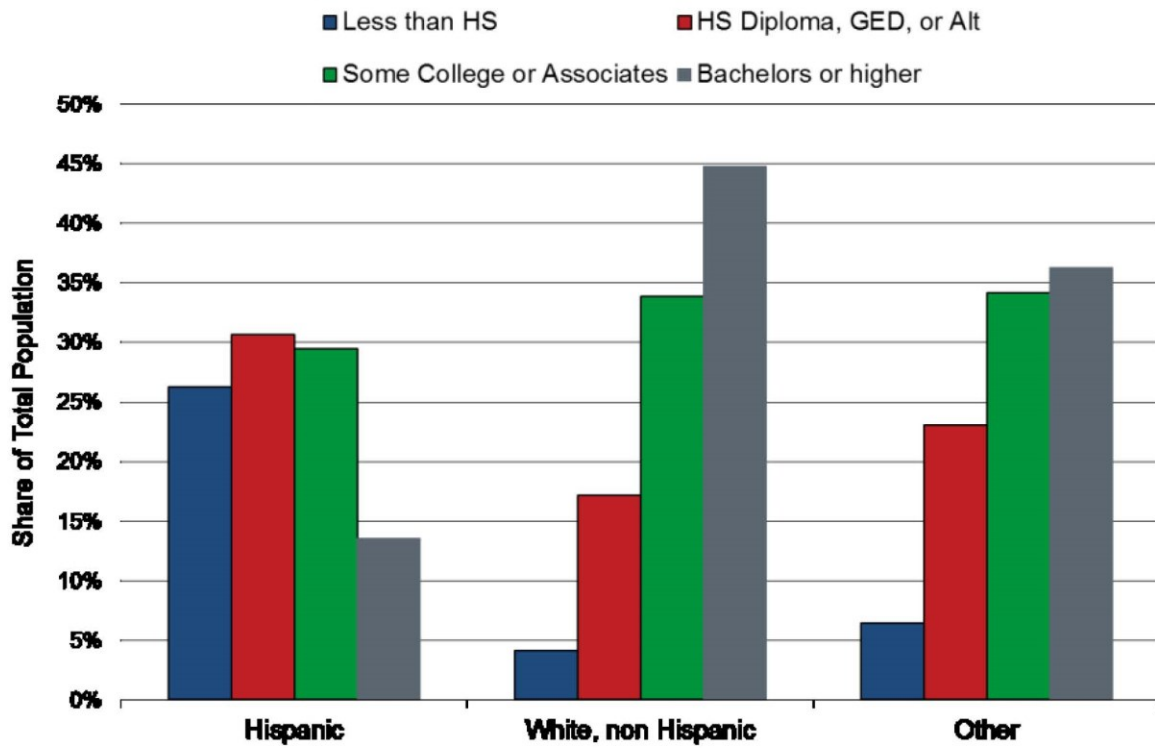
■ WhiteNonHispanic ■ Hispanic ■ BlackNonHispanic  
■ AsianNonHispanic ■ AmIndNonHispanic



### Share of Net Increase in Working Age Population, 2015-2020

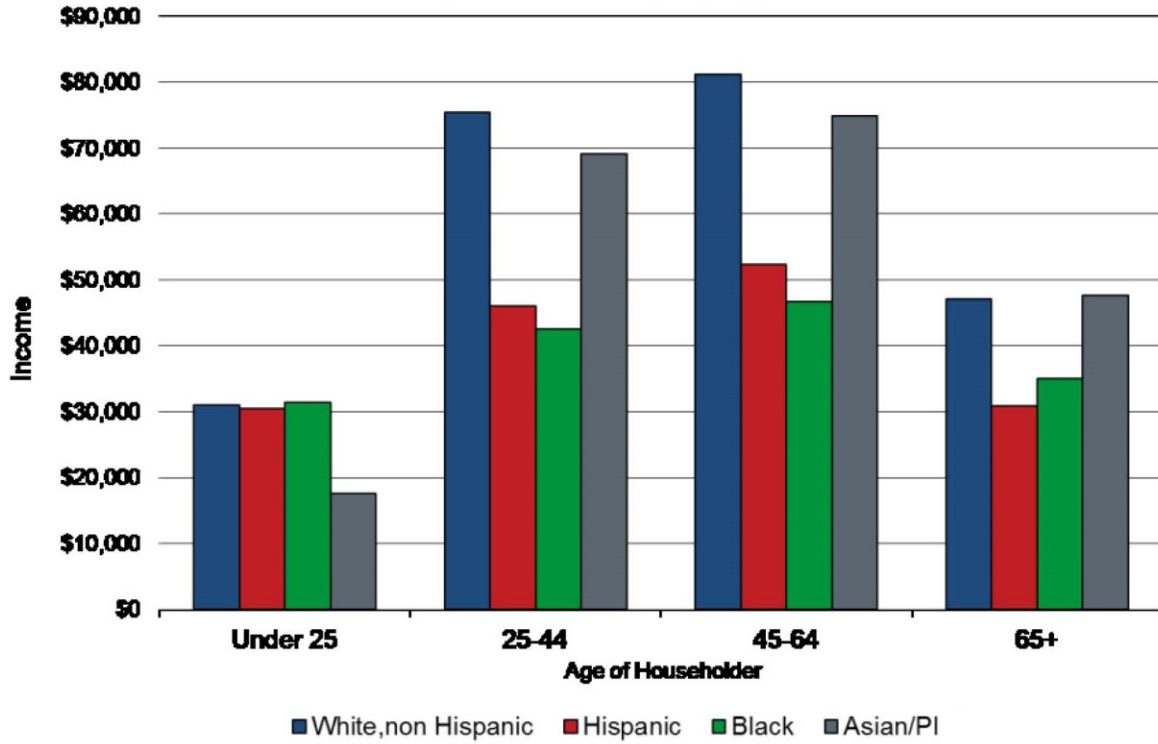


### Colorado Educational Attainment by Race for 25 to 34 Year Olds, 2014



Source ACS 2014 1 yr PUMS

### Colorado Median Household Income (\$2014) by Race/Ethnicity by Age



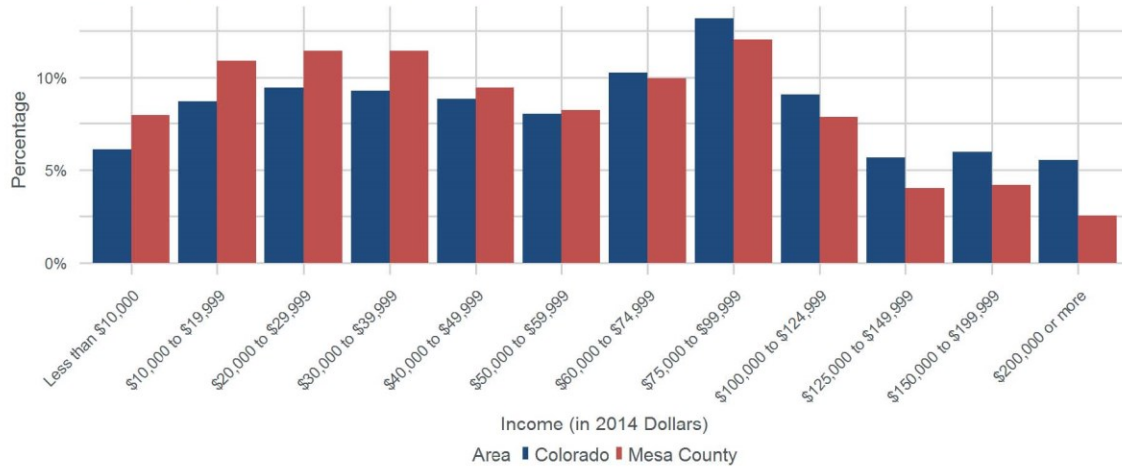
Source ACS 2014 1 yr

**Income**

## *Household Income....its future is demographically challenged.*

- Age distributions - “End of “Demographic Dividend”
- Occupational Mix - high and low service
- More race/ethnicity diverse especially at young end but achievement gap is growing as well.
- Household type and size - single and smaller.
- Youth un and under employment - Long term permanent impacts on earnings.

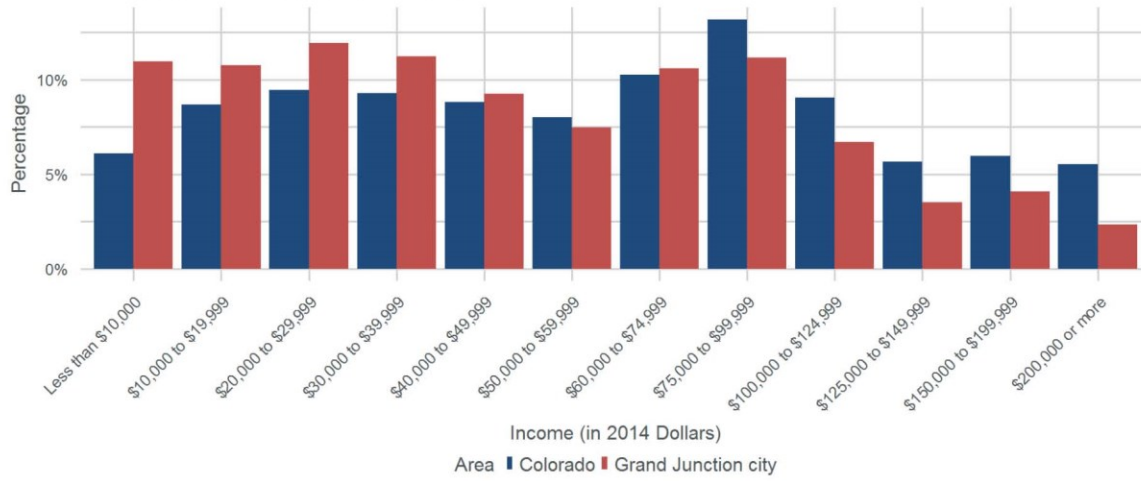
**Household Income Distribution**  
**Source: 2014 ACS 5-Year File**



Median HH Income  
 Colorado - \$59,400  
 Mesa - \$48,600



**Household Income Distribution**  
**Source: 2014 ACS 5-Year File**



**Median HH Income**

Colorado - \$59,400

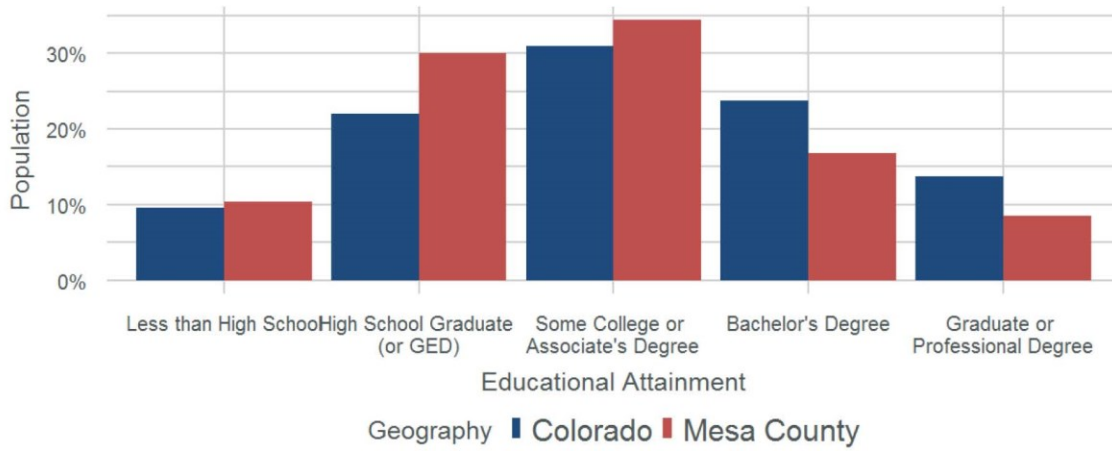
Mesa - \$48,600

Grand Junction - \$44,800

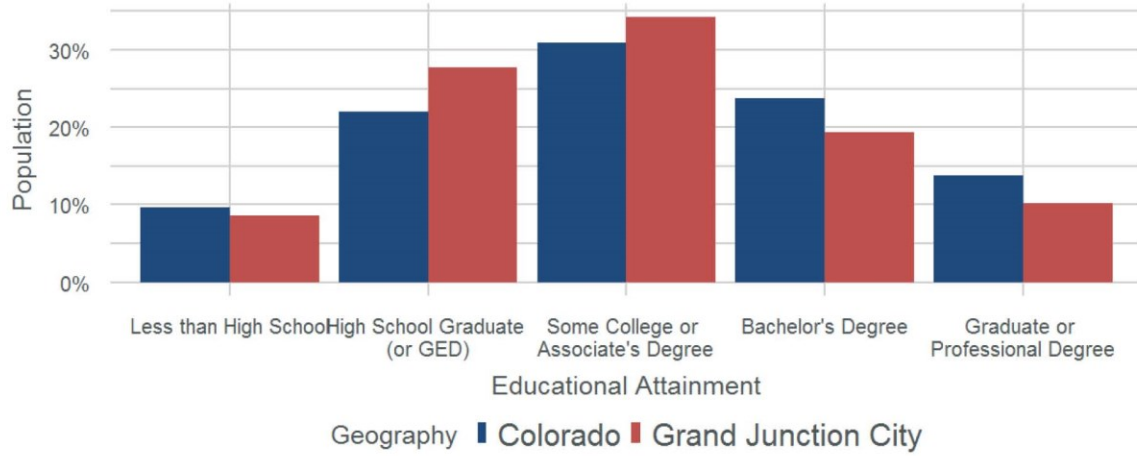




## Educational Attainment for 25 and Older Source: ACS 2014 5-Year File

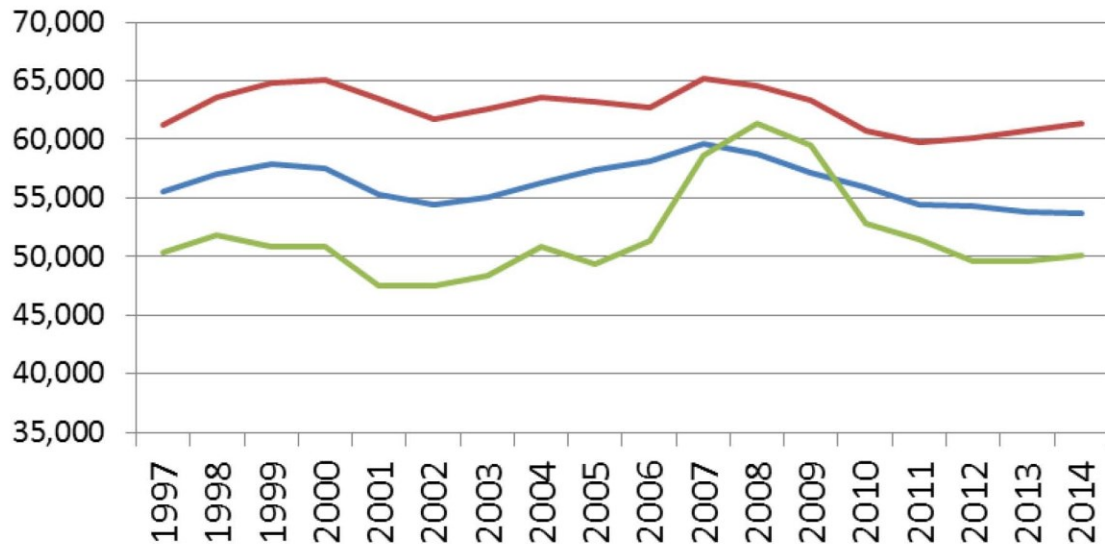


## Educational Attainment for 25 and Older Source: ACS 2014 5-Year File



## Real Median Household Income

— United States — Colorado — Mesa County



## *To Ponder in My Community*

- **I**ncome Challenges - how could downward pressure impact our community?
- **M**igration - how much, where, and can we compete for the best and the brightest?
- **A**ging - we are getting old fast, is my community ready for the changes to the labor force, income, industrial mix, housing, etc.
- **G**rowth - disparate across the state, what is causing it and what can be done?
- **E**thnic/race diversity - increasing and aging into labor force. Educational attainment gap continues putting downward pressure on income. It is not a Hispanic issue, it is a Colorado issue.

# *Thank you*

State Demography Office  
Department of Local Affairs

Elizabeth Garner

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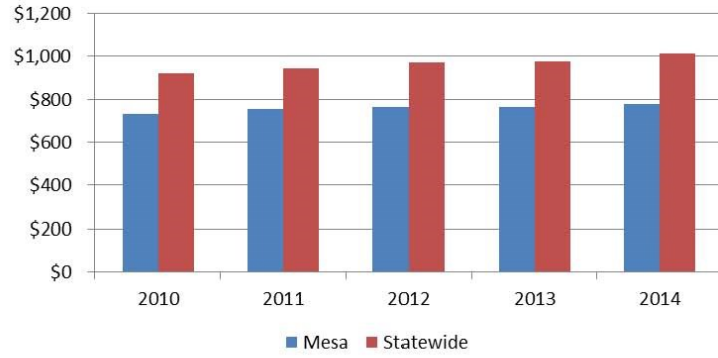
303-864-7750

[www.colorado.gov/demography](http://www.colorado.gov/demography)

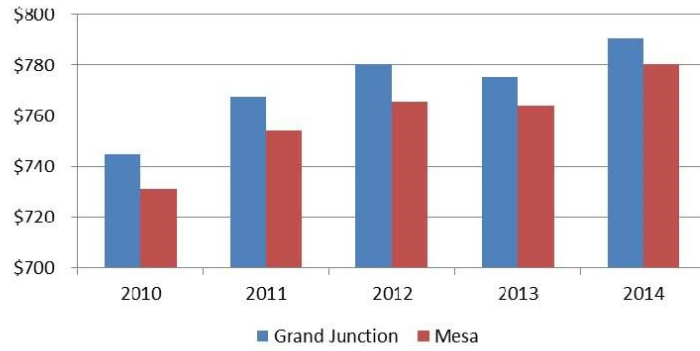


**COLORADO**  
Department of Local Affairs

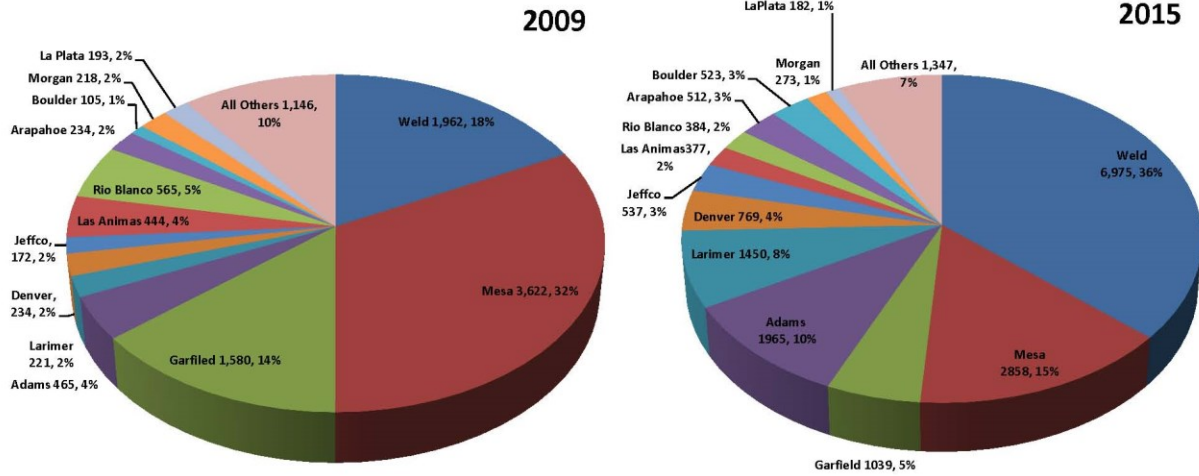
### Average Weekly Wage



### Average Weekly Wage



# Oil & Gas Employees by County of Residence '09 vs '15



Source: Colorado Department of Local Affairs (DOLA)



# Colorado Labor Force by Age

Source: State Demography Office

