

Berthoud town

Demographic and Economic Profile

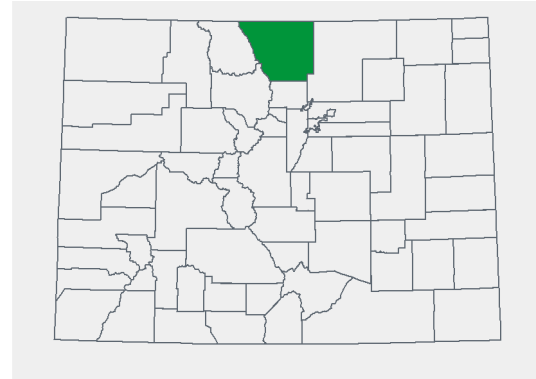


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	5,716
Population Change 2010 to 2014	593
Place Median HH Income (ACS 10-14)	\$60,828
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	183,748
County Cost of Living Index (State=100)	98.42, Mid-range

Source: State Demography Office
U.S. Census Bureau

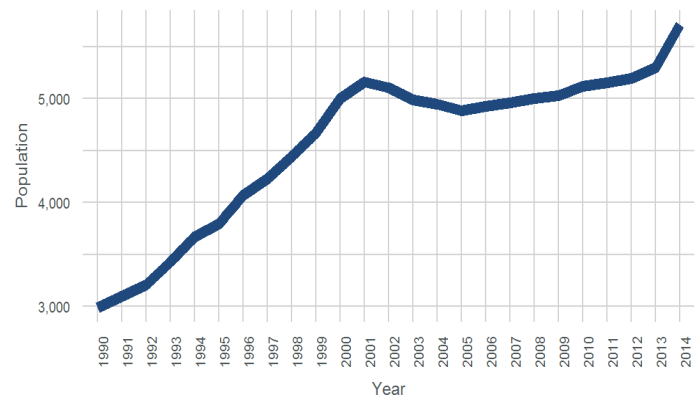


Population

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

- During the 1990s Berthoud experienced fairly rapid growth rates, outpacing both the county and state.
- Since 2000, Berthoud's population growth rates have slowed significantly, however from 2010 to 2014 they grew faster than both the county and state.
- Since 1990 Berthoud's population has increased by 91%.

Berthoud Population, 1990 to 2014



Population

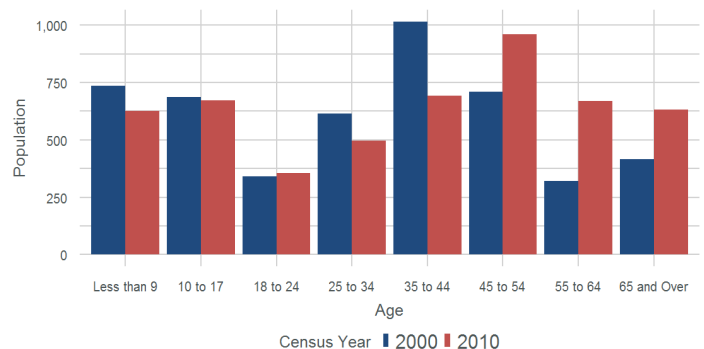
Annual Average Growth Rate (%)

	Berthoud town	Larimer	Colorado	Berthoud town	Larimer	Colorado
1990	2,990	186,136	3,294,473			
1995	3,799	221,622	3,811,074	4.9%	3.6%	3.0%
2000	5,005	253,088	4,338,801	5.7%	2.7%	2.6%
2010	5,123	300,532	5,050,7289	0.2%	1.7%	1.5%
2014	5,716	323,863	5,353,471	2.8%	1.9%	1.5%

Population By Age

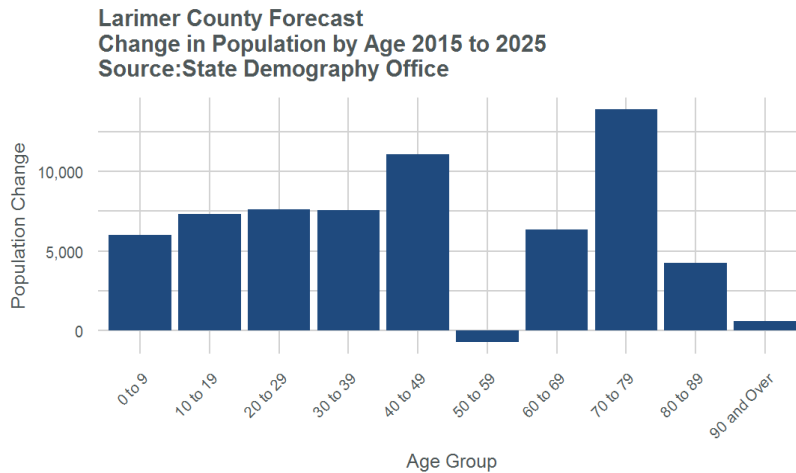
Berthoud's population by age is shown in the chart to the right for both 2000 and 2010. What can be seen is decline for most age groups under 45, indicating fewer families with children. The largest increase was in the 45 to 54, 55 to 64, and 65 and over cohorts. The aging population could impact local government tax revenue due to changes in spending on taxable goods.

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



Population By Age, Continued

Larimer County, where Berthoud 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 growth will not negate the need to evaluate aging services, but may alleviate some of the downward pressure aging can put on tax revenues.

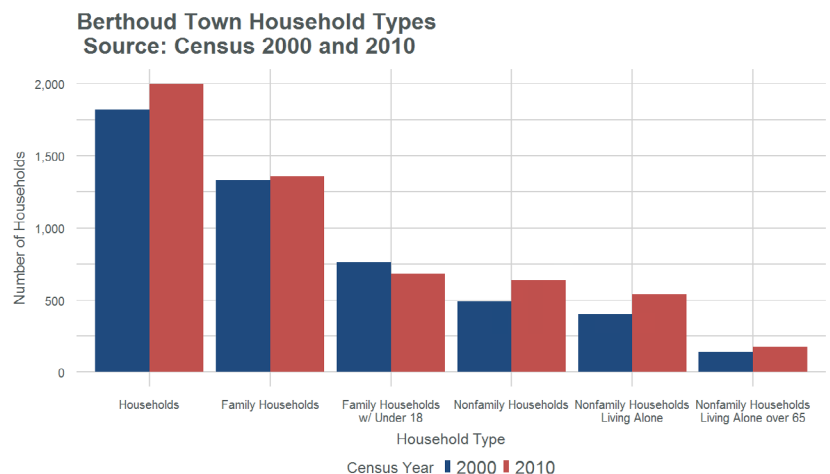


Housing & Households

Berthoud town Housing Units	2000	2010	2010 %
Total Housing Units	1,883	2,084	
Occupied Housing Units	1,821	1,999	95.9%
Owner-Occupied Units	1,449	1,501	75.1%
Renter-Occupied Units	372	498	24.9%
Vacant Housing Units	62	85	4.1%
For Seasonal	3	11	12.9%
All Other Vacant	59	74	87.1%

- The overall vacancy rate was only 4% in 2010.
- The vacancy rate is even lower in 2014, 0.8%, according to the State Demography Office estimates.
- Most of the units are owner occupied (75%) but an active rental market exists as well.

- There was a modest increase in households between 2000 and 2010.
- This increase is almost entirely due to growth in non-family households, including those living alone, which also experienced the fastest growth in many places in the state.
- This reflects Berthoud's attractiveness to older households, including those 65 and over.



Race & Ethnicity

Berthoud town Population by Race/Ethnicity

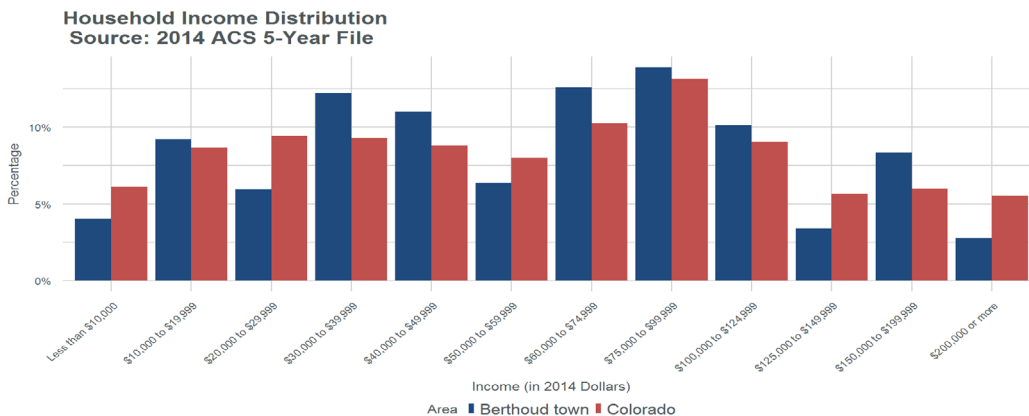
	2000	2010	2010 %
White	4,350	4,511	88.4%
Black or African American	11	9	0.2%
American Indian or Alaska Native	22	28	0.5%
Asian	26	47	0.9%
Native Hawaiian and Other	3	12	0.2%
Some Other Race	1	3	0.1%
Two or More	36	56	1.1%
Hispanic	390	439	8.6%

Source: U.S. Census 2010

- Berthoud is less diverse than the state as a whole but is becoming more diverse over time.
- The Hispanic population increased by 13% from 2000 to 2010 while the White population increased by 4%.

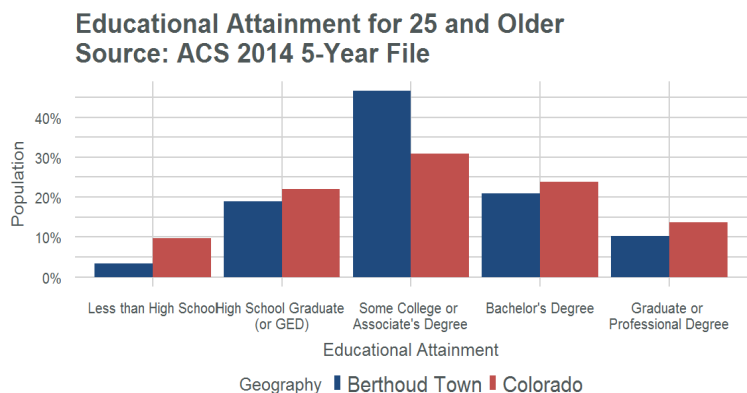
Income

The graph below compares Berthoud's income distribution to the state. Berthoud has a larger share of people earning between \$60,000 and \$124,999 than the state. The higher incomes 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.



Education

Berthoud 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 with less than a high school education is considerably lower than the State.

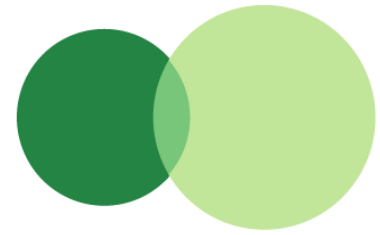


Commuting

Berthoud town Commuting Patterns, 2013

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.

Nearly 13% of the jobs (dark green) are held by residents and 87% of the jobs are held by people who live outside the town. Considering Berthoud's labor force (light green), 8% work in Berthoud and 92% are employed outside of the city.



- Jobs in Berthoud town
- Workforce in Berthoud town
- Overlap: Work and Live in Berthoud town

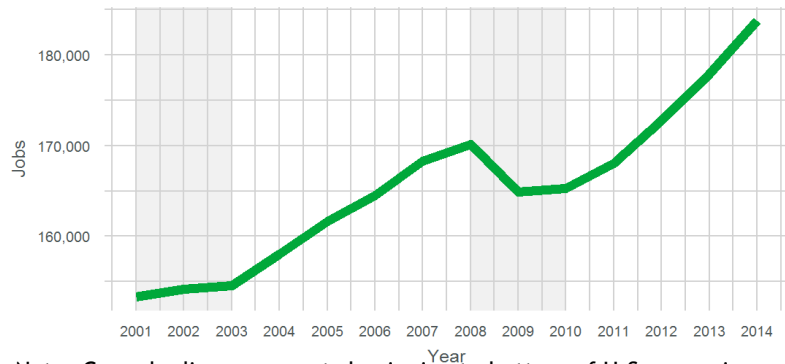
Source: LEHD On the Map, 2013

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 183,748 in 2014. Larimer has gained approximately 13,600 jobs since 2008. As shown in the time series to the right, 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.

Larimer 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	Berthoud	Larimer
Agriculture	1.0%	1.2%
Mining	2.0%	0.4%
Utilities	0.1%	0.1%
Construction	39.1%	6.8%
Manufacturing	15.5%	6.9%
Wholesale Trade	2.3%	2.4%
Retail Trade	5.6%	10.8%
Transportation & Warehousing	0.2%	1.7%
Information	1.1%	1.7%
Finance and Insurance	1.1%	2.5%
Real Estate and Rental and Leasing	0.9%	3.6%
Professional and Technical Services	5.7%	8.5%
Management of Companies	0.1%	0.5%
Administrative and Waste Services	4.1%	5.8%
Educational Services	0.1%	1.5%
Health Care and Social Assistance	7.7%	8.5%
Arts, Entertainment, and Recreation	0.8%	2.2%
Accommodation and Food Services	4.4%	9.4%
Other Services	1.9%	6.0%
Government	6.1%	19.4%

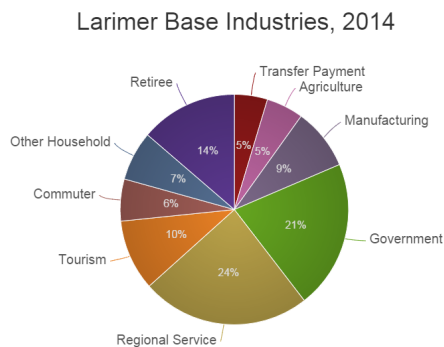
Source: Department of Labor and Employment

Economic Industry Mix

Berthoud's industry mix is compared to that of Larimer in the chart to the left. The largest industries by share of jobs are Construction, Manufacturing, Health Care and Social Assistance, and Government. Berthoud has a much larger share of jobs in Construction and Manufacturing than the county.

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.

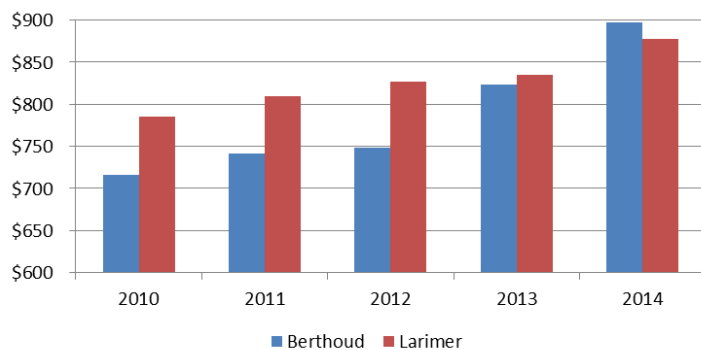


Source: State Demography Office

Average Wage Trends

- Average weekly wages in Berthoud increased 25% from 2010 to 2014.
- Larimer County saw wage growth of 12% over the same five year period.
- Weekly wages of \$897 in Berthoud in 2014 was only 88% of the \$1,014 statewide average; the weekly wage was 102% of the \$878 Larimer average.

Average Weekly Wages



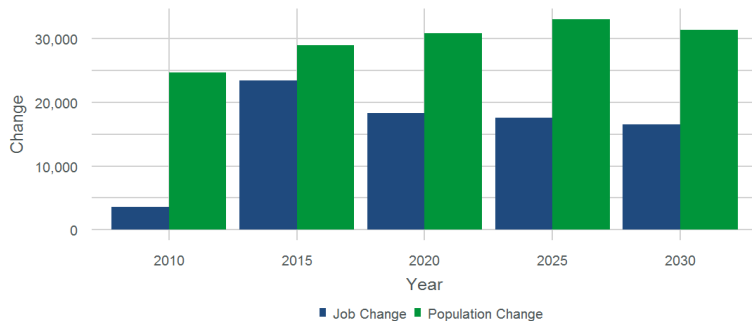
Source: Department of Labor and Employment (QCEW)

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 in Larimer County 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	165,263	300,545
2015	188,707	329,558
2020	207,037	360,433
2025	224,574	393,516
2030	241,071	424,881