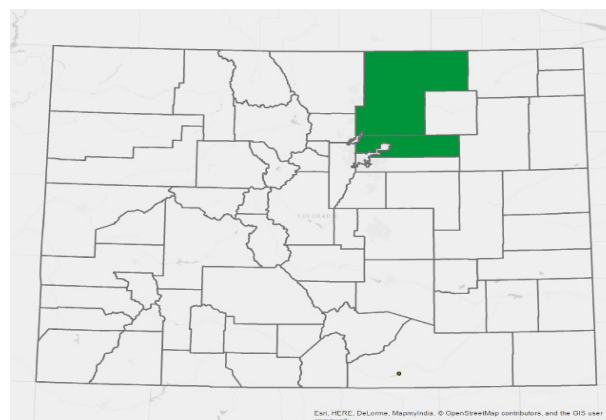


Community Quick Facts

Population (2013)	36,218
Ann. Population Growth (2010-13)	2.63%
Median Income (ACS 08-12)	\$62,097
Employment (County in 2013)	118,608

Source: State Demography Office
U.S. Census Bureau

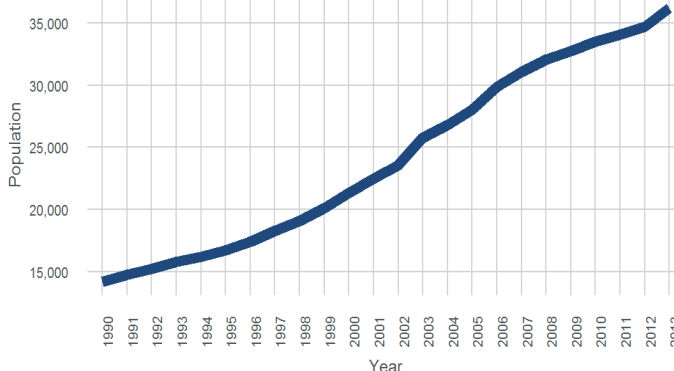


Population

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

- Brighton has experienced steady population growth since the 90s, with a total gain of over 22,000.
- Brighton has continued to outpace the annual average growth rate of Colorado as a whole by 1-2%.
- Since 2010 population growth has slowed slightly, by about 1%, but is still far above the State average.

Brighton Population, 1990 to 2013

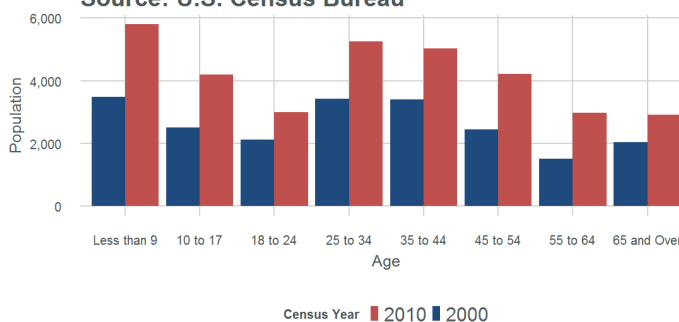


	Population		Annual Average Growth Rate (%)	
	Brighton city	Colorado	Brighton city	Colorado
1990	14,203	3,294,473		
1995	16,720	3,811,074	3.32	2.96
2000	21,326	4,338,801	4.99	2.63
2010	33,505	5,049,717	3.64	1.61
2013	36,218	5,264,890	2.63	1.4

Population By Age

Brighton's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). There was growth across all age groups, with the largest increases in the less than 9 year old and 25 to 34 age groups. This reflects an increase in young families with children. There was also significant growth in the 55+ group which could indicate a need to evaluate aging services in the city.

Brighton City Population by Age
Source: U.S. Census Bureau

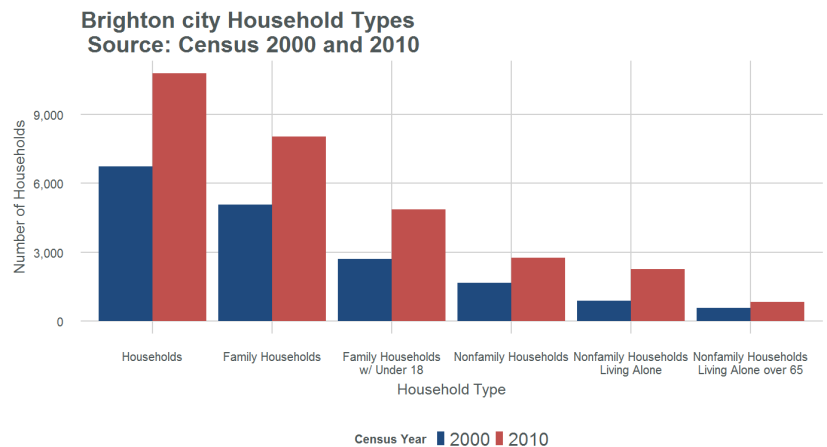


Housing & Households

Brighton city Housing Units	2000	2010	2010 %
Total Housing Units	6,990	11,387	
Occupied Housing Units	6,718	10,788	95%
Owner-Occupied Units	4,791	7,511	70%
Renter-Occupied Units	1,927	3,277	30%
Vacant Housing Units	272	599	5%
For Seasonal	13	16	3%
All Other Vacant	259	583	97.3%

- The overall vacancy rate was about 5% in 2010, with seasonal housing accounting for less than .2% of the total.
- Vacancy rates were lower than the state average.
- Most of the units are owner occupied (70%) but an active rental market exists as well.

- Between 2000 and 2010 households continued to increase.
- The largest growth in household types was in family households and family households with children under 18.
- There is also significant growth in those living alone in Brighton, perhaps related to single workers moving there for oil and gas jobs.



Race & Ethnicity

Brighton city Population by Race/Ethnicity

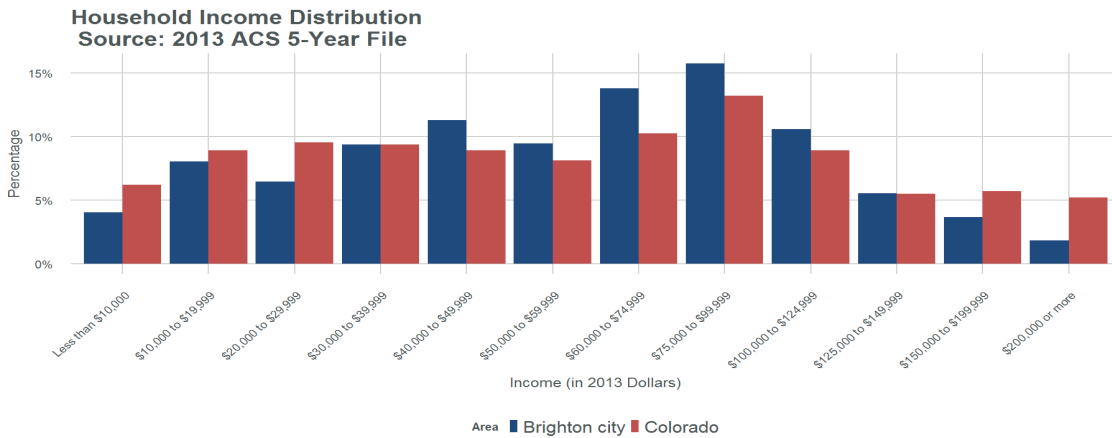
	2000	2010	2010%
Total	20,905	33,352	
White	12,175	18,325	54.90%
Black or African American	180	378	1.10%
American Indian or Alaska Native	124	191	0.60%
Asian	222	402	1.20%
Native Hawaiian and Other Pacific Islander	9	22	0.10%
Some Other Race	4	38	0.10%
Two or More Races	201	492	1.50%
Hispanic/Latino of Any Race	7,990	14,275	40.50%

- Brighton is much more diverse than the state as a whole.
- The largest growth was in the Hispanic population by over 6,200 (a 78.6% increase), followed by the Non-Hispanic White population increasing by 6,150 people, or 50.5%. Large percentage growth in other racial groups is largely due to small numbers in 2000.

Income

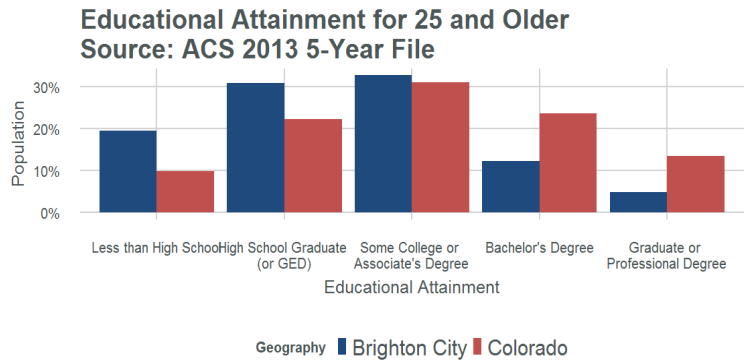
The graph below compares Brighton’s income distribution to the state. Brighton has a larger share of people earning on the mid to high range than the state. The high concentration of middle income households is likely due to the relatively high share of Manufacturing and Oil and Gas jobs in Brighton.

The Median Household Income (MHI) for Brighton city is \$62,097, which is higher than the state MHI of \$58,433.



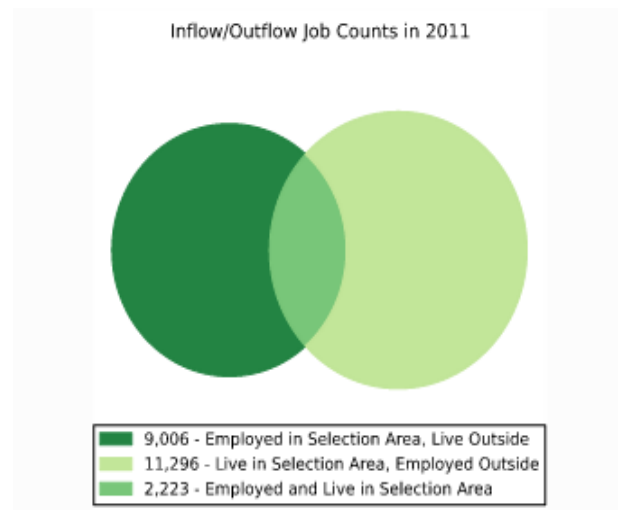
Education

Brighton has a much lower share of its population with a bachelor’s degree or higher compared to the state. Many jobs in this region may not require higher levels of educational attainment. The largest share of the population has some college or 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 roads and access to employees. The table to the side breaks out the data by job and by resident worker. Just under 20% of the jobs are held by residents and 80% of the jobs are held by people who live outside the city. Considering Brighton’s labor force, about 16% work in Brighton but 83% are employed outside of the city.



Jobs & the Economy

The employment in Brighton has recently become dominated by Mining, Oil, and Gas industry jobs. This is the largest sector of employment by far, followed by manufacturing and administrative and waste services. Oil and gas and related industries are significant in Brighton and Weld, so it will be important to watch economic conditions in these industries.

Total employment in Weld county was estimated to be 118,608 in 2013. Weld has gained approximately 13,400 jobs since 2010, or 4% per year.

2013 Share of Jobs by Industry				
Sector Name	Brighton		Weld County	
Agriculture	<input type="text"/>	3.5%	<input type="text"/>	3.7%
Mining	<input type="text"/>	8.7%	<input type="text"/>	7.1%
Utilities	<input type="text"/>	1.1%	<input type="text"/>	0.3%
Construction	<input type="text"/>	7.8%	<input type="text"/>	9.7%
Manufacturing	<input type="text"/>	6.4%	<input type="text"/>	12.5%
Wholesale Trade	<input type="text"/>	2.6%	<input type="text"/>	4.1%
Retail Trade	<input type="text"/>	13.6%	<input type="text"/>	9.6%
Transportation & Warehousing	<input type="text"/>	2.7%	<input type="text"/>	3.2%
Information	<input type="text"/>	1.7%	<input type="text"/>	0.7%
Finance and Insurance	<input type="text"/>	1.6%	<input type="text"/>	3.2%
Real Estate and Rental and Leasing	<input type="text"/>	0.8%	<input type="text"/>	1.3%
Professional and Technical Services	<input type="text"/>	2.6%	<input type="text"/>	2.4%
Management of Companies	<input type="text"/>	0.1%	<input type="text"/>	1.4%
Administrative and Waste Services	<input type="text"/>	4.1%	<input type="text"/>	6.1%
Educational Services	<input type="text"/>	0.4%	<input type="text"/>	0.3%
Health Care and Social Assistance	<input type="text"/>	8.5%	<input type="text"/>	8.6%
Arts, Entertainment, and Recreation	<input type="text"/>	0.3%	<input type="text"/>	0.9%
Accommodation and Food Services	<input type="text"/>	7.5%	<input type="text"/>	7.1%
Other Services	<input type="text"/>	2.5%	<input type="text"/>	2.1%
Government	<input type="text"/>	23.6%	<input type="text"/>	15.6%
Source: Department of Labor and Employment				