

Cheyenne County

Demographic and Economic Profile

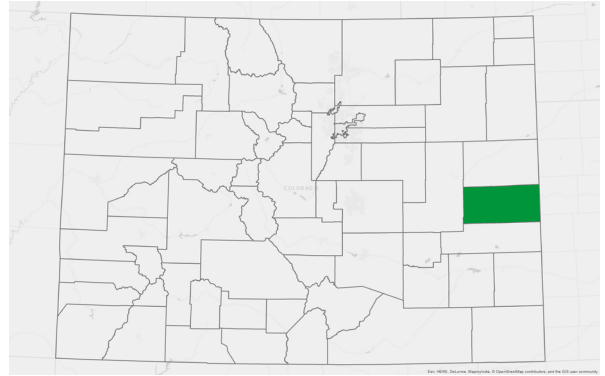


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	1,870
Population Change 2010 to 2014	36
Median HH Income (ACS 09-13)	\$51,641
State Median HH Income (ACS 09-13)	\$58,433
Employment (County in 2014)	1,225
Cost of Living Index (State=100)	85.45, Very Low

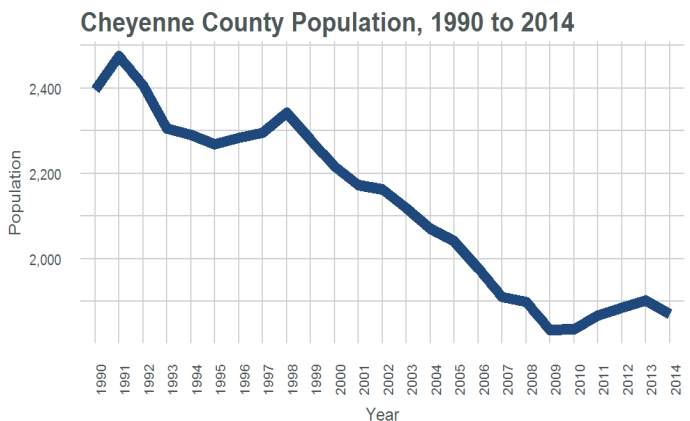
Source: State Demography Office
U.S. Census Bureau



Population

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

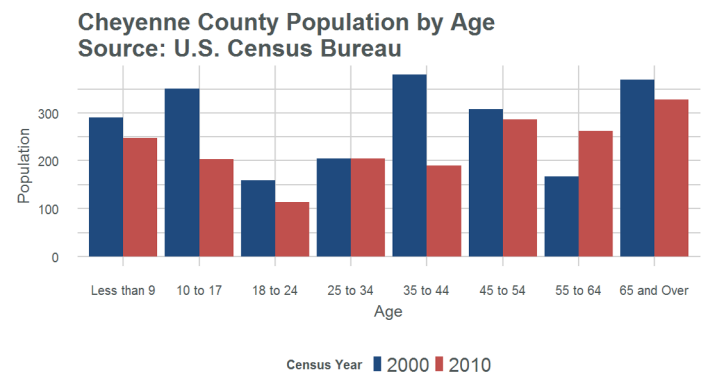
- Cheyenne County has seen steady declines in population since 1990, peaking at just over 2,400 and declining to a low of around 1,800.
- The declines have leveled out in recent years, with the population growing at about .5% per year since 2010.
- The population declines are related to out migration and aging leading to a decrease in family households.



	Population		Annual Average Growth Rate (%)	
	Cheyenne	Colorado	Cheyenne	Colorado
1990	2,397	3,294,473		
1995	2,269	3,811,074	-1.1%	3.0%
2000	2,216	4,338,801	-0.5%	2.6%
2010	1,834	5,050,289	-1.9%	1.5%
2014	1,870	5,353,471	0.5%	1.5%

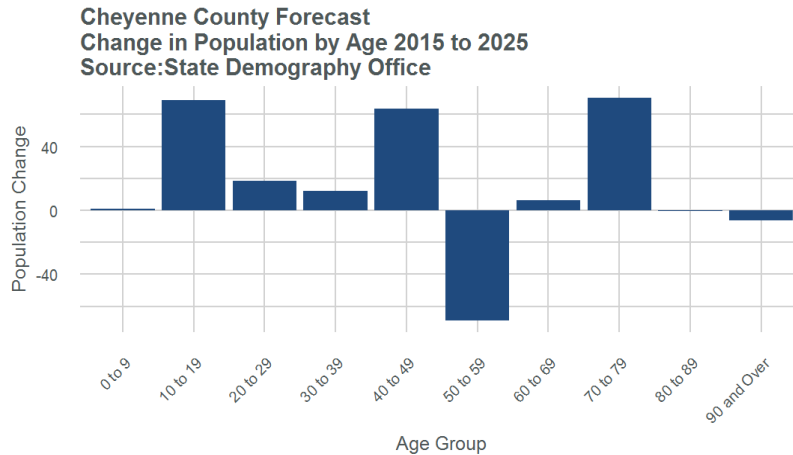
Population By Age

Cheyenne's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The largest increase was in the 55 to 64 year old age group, which could indicate a need to evaluate aging services in the county. Decreases in all other age groups are consistent with the overall population decline and the decline in family households. The aging population may also put downward pressure on local government tax revenue due to changes in spending on taxable goods.



Population By Age, Continued

Cheyenne County is expected to increase slowly between 2015 and 2025. Most of this growth is forecast in the prime working age adults (40-49) and those over 70 years of age. In-migration to the county will be driven by the need for replacement workers for older adults aging out of Cheyenne County's current labor force. Due to the forecast growth in working age adults, there is also a forecast growth in the number of older children and teens. 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.

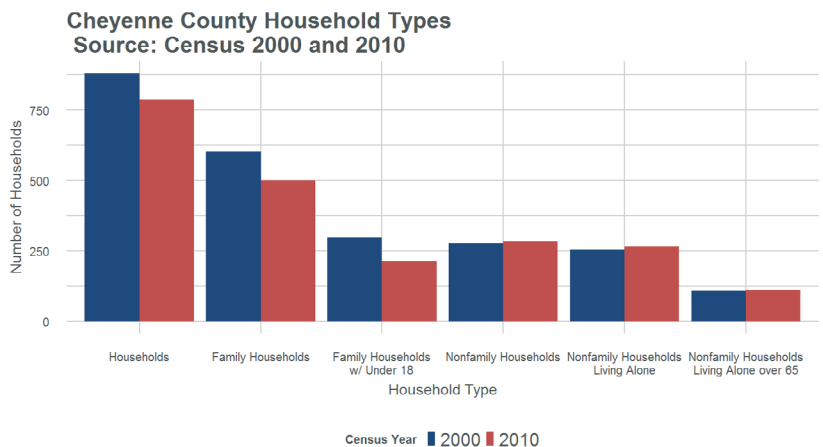


Housing & Households

Cheyenne County Housing Units	2000	2010	2010 %
Total Housing Units	1,105	975	
Occupied Housing Units	880	786	80.6%
Owner-Occupied Units	654	598	76.1%
Renter-Occupied Units	226	188	23.9%
Vacant Housing Units	225	189	19.4%
For Seasonal	24	6	3.2%
All Other Vacant	201	183	96.8%

- Total housing units declined by 11.7% from 2000 to 2010.
- The overall vacancy rate was nearly 20% in 2010.
- Vacancy rates were higher than the state average with little change between 2000 and 2010.
- Most of the units are owner occupied (76%) but an active rental market exists as well.

- There was a small decrease in total households between 2000 and 2010.
- This decrease is due to a decline in Family households, including those with children under 18.
- This increase is likely closely tied to population loss in the 35 to 44 age group.



Race & Ethnicity

Cheyenne County Population by Race/Ethnicity

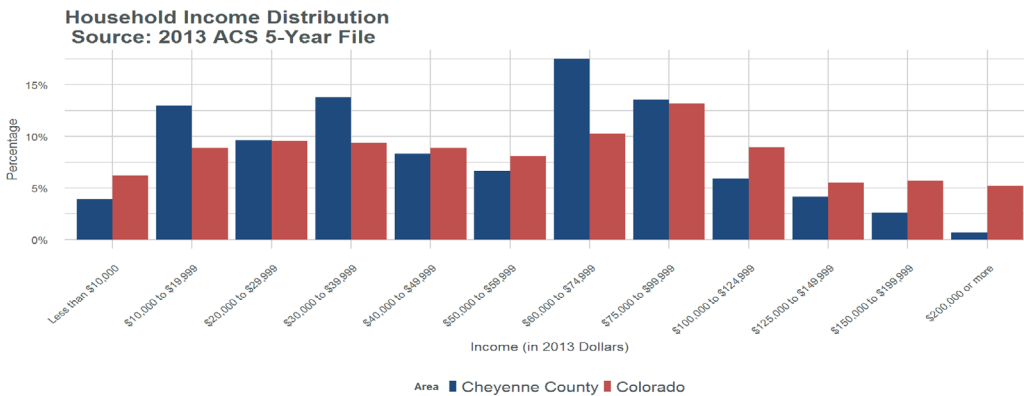
	2000	2010	2010 %
Total	2,231	1,836	
White	2,018	1,617	88.1%
Black or African American	9	7	0.4%
American Indian or Alaska Native	9	11	0.6%
Asian	3	10	0.5%
Native Hawaiian and Other	0	1	0.1%
Some Other Race	1	0	0.0%
Two or More	10	12	0.7%
Hispanic	181	178	9.7%

Source: U.S. Census 2010

- Cheyenne County is less diverse than the state as a whole but is becoming more diverse over time, even as population declines.
- The Hispanic population declined by 3 (a 1.6% decrease) while the White population decreased by just over 400 (19.8% decrease).

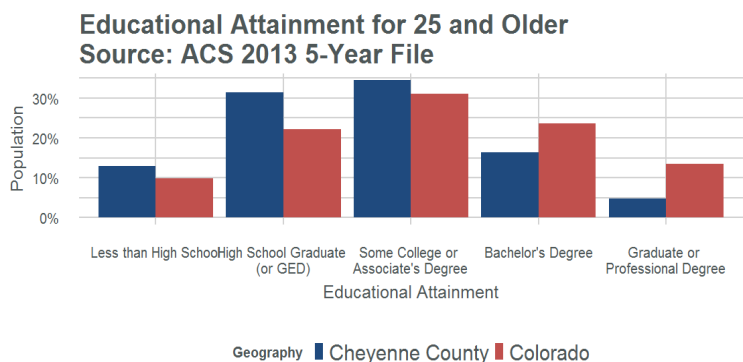
Income

The graph below compares Cheyenne County's income distribution to the state. Cheyenne County has a larger share of people earning less than \$40,000 than the state. The lower incomes reflect the number of lower wage retail and healthcare jobs alongside fewer higher wage professional service jobs. The income distribution is also influenced by the larger share of the population over 65 and potentially retirees and a relatively small share of those with a Bachelor's degree or higher.



Education

Cheyenne County has a lower share of its population with a bachelor's degree or higher compared to the state. Jobs in this region may not require higher levels of educational attainment, and growth in some industries may require increasing the educational attainment. The largest share of the population has some college or associate's degree.

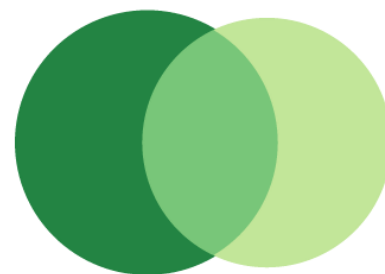


Commuting

Cheyenne County 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.

Over 40% of the jobs (Dark Green) are held by residents and more than 59% of the jobs are held by people who live outside the county. Cheyenne's labor force (Light Green), about 45% work in Cheyenne and over 54% are employed outside of the county.



- Jobs in Cheyenne County
- Workforce in Cheyenne County
- Overlap: Work and Live in Cheyenne County

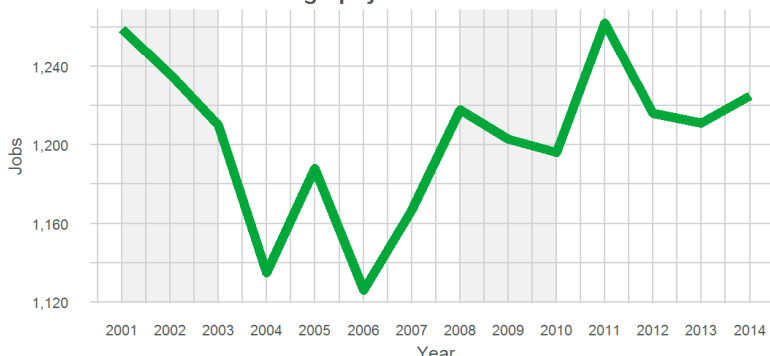
Source: LEHD On the Map, 2013

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 over 1,200 in 2014. Cheyenne has gained approximately 30 jobs since 2010. As shown in the time series at right, this trend is part of a small upward swing since 2006. The county has gained jobs in agriculture, transportation and mining, while losing jobs in the wholesale trade and government.

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



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

Share of Jobs by Industry, 2014

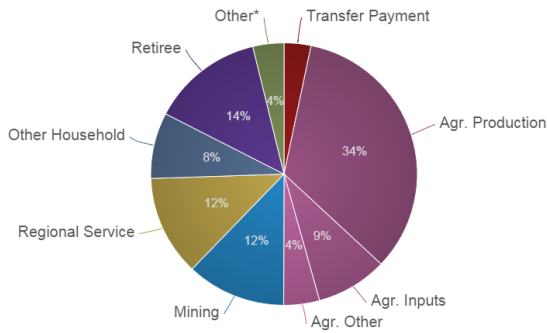
Cheyenne Colorado

Industry	Cheyenne	Colorado
Agriculture	32%	2%
Mining	9%	1%
Utilities	0%	0%
Construction	2%	6%
Manufacturing	1%	5%
Wholesale trade	3%	3%
Retail Trade	6%	10%
Transportation and warehousing	4%	3%
Information	1%	3%
Finance activities	5%	4%
Real estate	1%	3%
Professional and business services	1%	9%
Management of companies and enterprise	1%	1%
Admin and waste	2%	6%
Education	0%	2%
Health Services	0%	10%
Arts, Entertainment, and Recreation	0%	2%
Accommodation and food	3%	8%
Other services, except public administration	4%	6%
Government	24%	15%

Economic Industry Mix

Cheyenne County has a very different industry profile than the State as a whole. The county's economy is dominated by Agriculture and Government employment. Mining and retail trade are the next largest industries. The hospital and school district are both reported under government, boosting its share of total jobs.

Cheyenne Base Industries, 2014



Source: State Demography Office

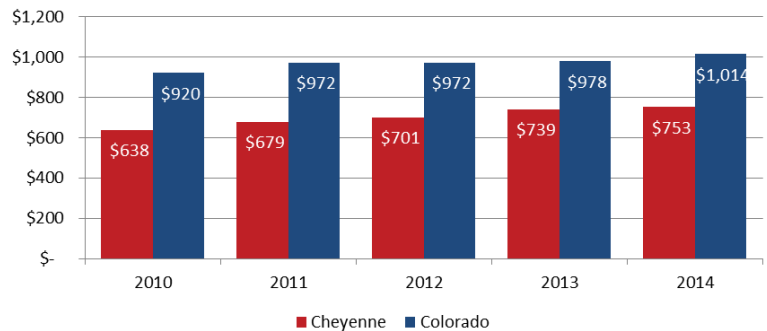
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Cheyenne. The chart shows the important share of economic activity driven by agriculture, specifically agricultural production. Mining, regional services, and retirees are also important economic drivers.

Average Wage Trends

- Average weekly wages in Cheyenne increased 17% from 2010 to 2014.
- Colorado saw 10.2% wage growth over the same period.
- Weekly wages of \$753 in Cheyenne in 2014 were only 74.3% of the \$1,014 statewide average; some of this difference is made up by the areas lower cost of living.

Average Weekly Wages

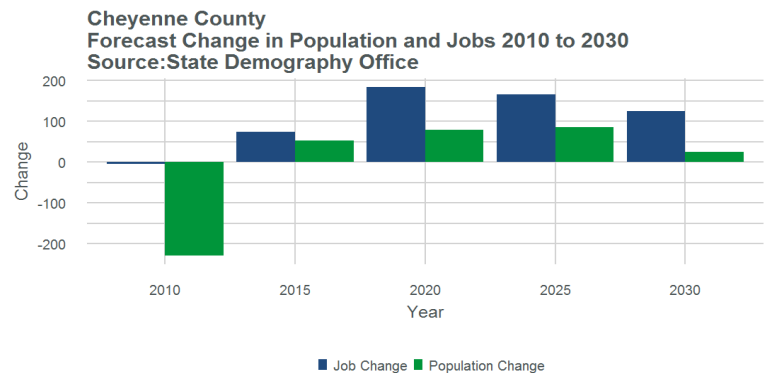


Source: Department of Labor and Employment (QCEW)

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.

- Job and population growth are both expected to be moderate from 2015 to 2030.
- Growth in the number of jobs is expected to be larger than the growth in the population as commuters from other counties will fill many of the jobs.
- The county might consider how to attract and retain more prime working age households (age 30 to 44) while balancing the needs of the current population.



	Total Jobs	Population
2010	1,201	1,811
2015	1,275	1,863
2020	1,458	1,942
2025	1,624	2,028
2030	1,748	2,053