

Jamestown town

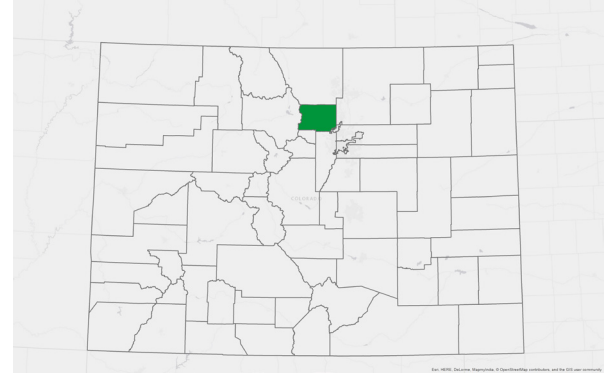
Demographic and Economic Profile



COLORADO
Department of Local Affairs

Community Quick Facts

Population (2013)	282
Population Change 2010 to 2013	8
Median HH Income (ACS 09-13)	\$65,227
State Median HH Income (ACS 09-13)	\$58,433
Employment (County in 2013)	214,165
County Cost of Living Index (% of State Avg.)	105.05%, High



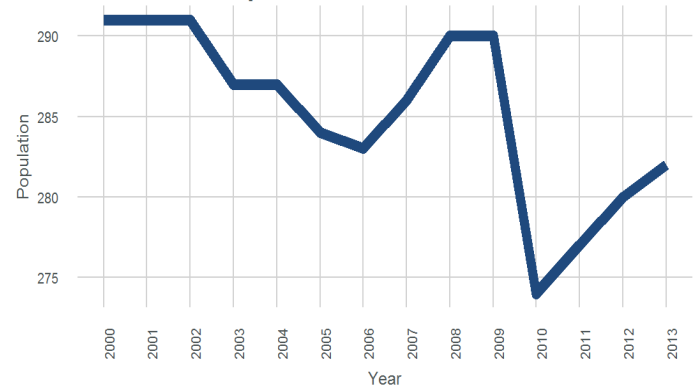
Source: State Demography Office
U.S. Census Bureau

Population

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

- Jamestown has seen small population change since 2000, totaling less than 10 people lost from 2000 to 2013.
- Jamestown lost housing units and population between 2013 and 2014 due to flooding.

Jamestown Population, 2000 to 2013



Population

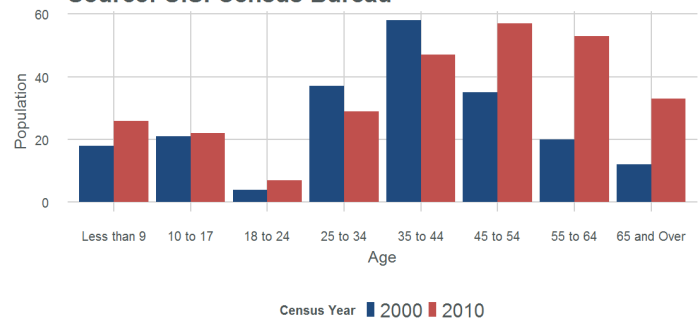
Annual Average Growth Rate (%)

	Jamestown town	Boulder	Colorado	Jamestown town	Boulder	Colorado
1990	251	225,339	3,294,473			
1995	239	257,500	3,811,074	-1.00%	2.70%	3.00%
2000	291	276,255	4,338,801	4.00%	1.40%	2.60%
2010	274	295,605	5,049,717	-0.60%	0.70%	1.50%
2013	282	309,874	5,264,890	1.00%	1.60%	1.40%

Population By Age

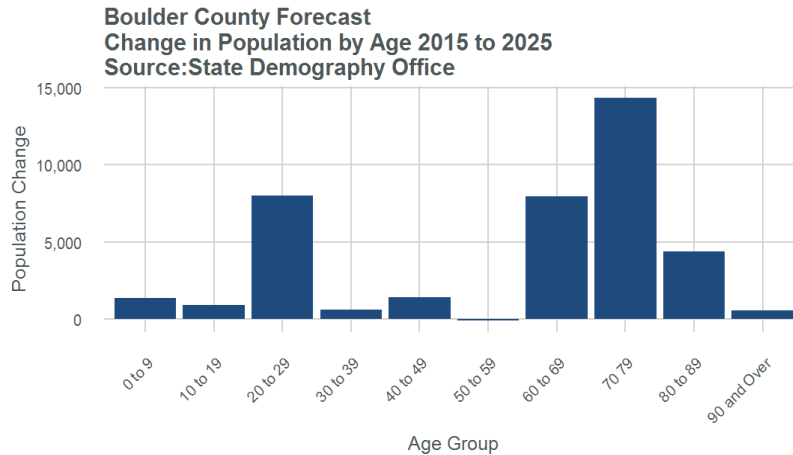
Jamestown's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). There was a very large increase in the 45 to 54 year old age group as well as in the 55 to 64 year old group. Jamestown saw decreases in those 25 to 34 and 35 to 44 years old. The population aged significantly over this period and that is expected to continue into the future, leading to a need to evaluate aging services in the town.

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



Population By Age, Continued

Boulder County, where Jamestown is located, is expected to grow by an annual average rate of 1.2% between 2015 and 2025 with continued slower growth after 2025. This is slower than the state and metro area rate. By age, most of this growth is forecast in the older adults (60 and above) primarily due to aging and those 20 to 29 years of age due to the university. In recent history, Boulder has been out-migrating the population age 25-40. In the future, due to the aging of the current population and the labor force, Boulder will need to attract the working age population to replace those aging out of the labor force.

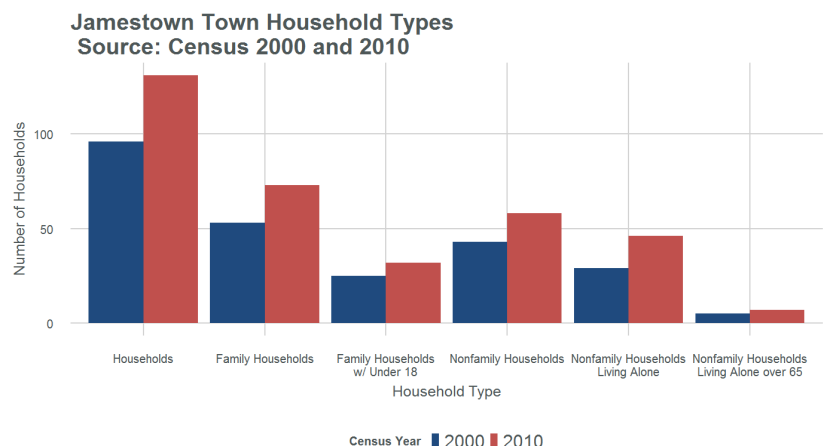


Housing & Households

Jamestown Housing Units	2000	2010	2010 %
Total Housing Units	102	141	
Occupied Housing Units	96	131	92.90%
Owner-Occupied Units	68	102	77.90%
Renter-Occupied Units	28	29	22.10%
Vacant Housing Units	6	10	7.10%
For Seasonal	4	5	50.00%
All Other Vacant	2	5	50.00%

- The overall vacancy rate was about 7% in 2010.
- Vacancy rates were lower than the state average and increased between 2000 and 2010.
- Most of the units are owner occupied (78%) but an active rental market exists as well.

- There was an increase in households between 2000 and 2010.
- This increase was spread across Family and Nonfamily households, particularly large growth occurred in nonfamily households living alone.
- This increase is likely tied to population growth in older adults.



Race & Ethnicity

Jamestown Population by Race/Ethnicity

	2000	2010	2010 %
White	199	260	94.90%
Black or African American	0	0	0.00%
American Indian or Alaska Native	0	0	0.00%
Asian	2	5	1.82%
Native Hawaiian and Other	1	0	0.00%
Some Other Race	0	0	0.00%
Two or More	2	6	2.19%
Hispanic	1	3	1.09%

Source: U.S. Census 2010

- Jamestown is less diverse than the state as a whole and has not increased in diversity since 2010.
- Almost all of the population growth between 2000 and 2010 was in the White category.

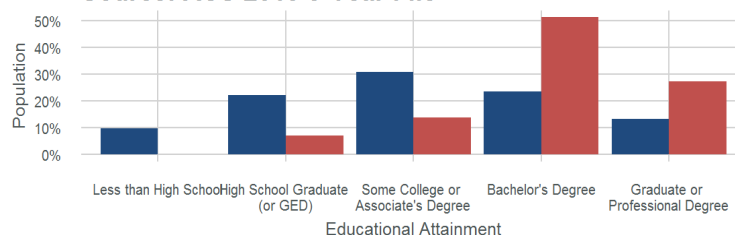
Income

The median household income for Jamestown is \$65,227, not much lower than Boulder County of \$67,956. There is some concentration of households with income below \$20,000 which could be the retirees or related to seasonal and part-time workers. The cost of living in Boulder county is 105.5% of the state average cost of living, placing it as the 8th most expensive county in the state.

Education

Jamestown has a much higher share of its population with a bachelor's degree or higher compared to the state. This higher level of education is likely due to having a relatively older population that commutes to Boulder and Denver for work, where many jobs require high levels of education. This educational attainment is part of the reason for the above average median household income.

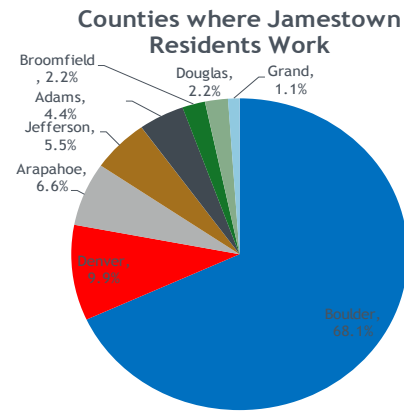
Educational Attainment for 25 and Older
Source: ACS 2013 5-Year File



Geography ■ Colorado ■ Jamestown Town

Commuting

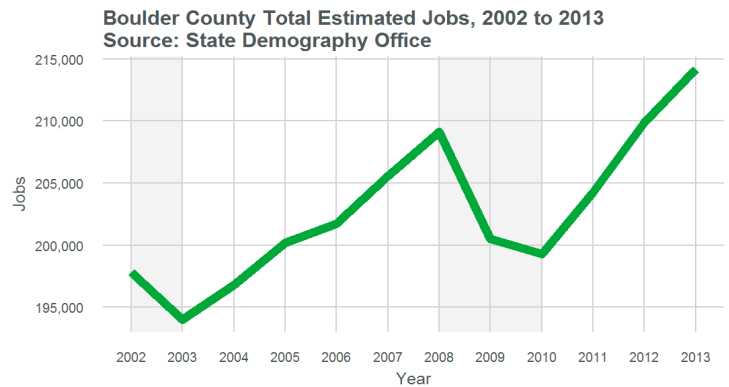
Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure. A vast majority of Jamestown's resident commute to other places to work. The graph to the side breaks the data by county to show where these residents are commuting to. The largest share go to Boulder County (68%) with the remaining commuters working primarily in the Denver Metro area.



Source: LEHD On the Map, 2011

Jobs & the Economy

Total employment in the county was estimated to be 214,165 in 2013. Boulder has gained approximately 14,868 jobs since 2010. As shown in the time series to the side, Boulder eclipsed its 2008 pre-recession peak (209,103) in 2012 by reaching 209,842 jobs then added 4,000 additional jobs in 2013.



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

Economic Industry Mix

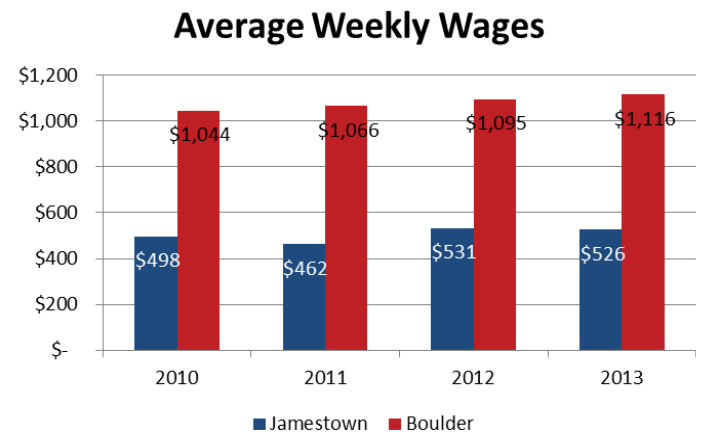
Jamestown has far less economic diversity than Boulder County. Education is the primary industry with 66.5% of the employment. Government and professional and business services were the next two largest industries. Jamestown has roughly 10 employers within its city limits. The 3 largest employers are: Cal-Wood Education Center, the Town of Jamestown, and the U.S. Post Office.

Share of Jobs by Industry	Boulder	Jamestown
Agriculture	0.5%	0.0%
Mining	0.2%	0.0%
Utilities	0.1%	0.0%
Construction	3.2%	0.0%
Manufacturing	8.4%	0.0%
Wholesale trade	3.0%	0.0%
Retail Trade	8.5%	0.0%
Transportation and warehousing	0.8%	0.0%
Information	4.4%	2.8%
Finance activities	2.8%	0.0%
Real estate	3.2%	0.0%
Professional and business services	15.9%	11.3%
Management of companies and enterprise	0.5%	0.0%
Admin and waste	4.3%	3.0%
Education	2.1%	66.5%
Health Services	10.6%	0.0%
Arts, Entertainment, and Recreation	2.6%	0.0%
Accommodation and food	7.6%	0.0%
Other services, except public administration	5.8%	0.5%
Government	15.3%	15.9%

Source: State Demography Office, Department of Labor and Employment

Average Wage Trends

- Both Jamestown and Boulder County have seen moderate wage growth since 2010.
- The vast majority of the town's residents commute to jobs in Boulder and other Front Range counties where wages are considerably higher than those paid in the town.
- At \$1,116, the Average Weekly Wage in Boulder County was the 3rd highest in the state and was 14% higher than the statewide average.



Source: Department of Labor and Employment (QCEW)
