

Mead town

Demographic and Economic Profile

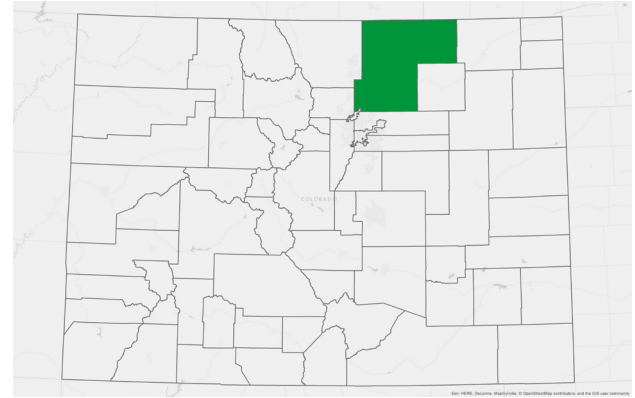


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2013)	3,771
Population Change 2010 to 2013	333
Place Median HH Income (ACS 09-13)	\$87,132
State Median HH Income (ACS 09-13)	\$58,433
Employment (County in 2013)	118,608
County Cost of Living Index (State=100)	93.72, Low

Source: State Demography Office
U.S. Census Bureau

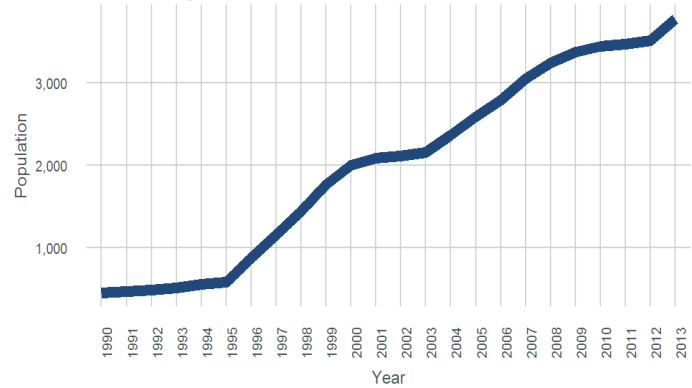


Population

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

- Mead has seen steady population growth since 1990, and this growth has been even faster since 2010.
- This population growth has accompanied similarly steady growth in Weld County overall.

Mead Population, 1990 to 2013



Population

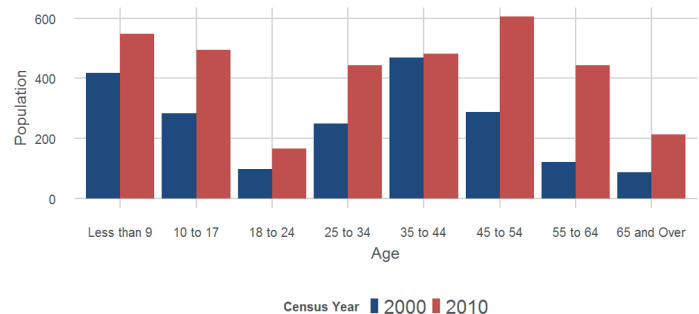
Annual Average Growth Rate (%)

	Mead town	Weld	Colorado	Mead town	Weld	Colorado
1990	456	131,821	3,294,473			
1995	587	157,173	3,811,074	5.20%	3.60%	3.00%
2000	1,997	183,076	4,338,801	27.70%	3.10%	2.60%
2010	3,438	254,230	5,049,717	5.60%	3.30%	1.50%
2013	3,771	269,643	5,264,890	3.10%	2.00%	1.40%

Population By Age

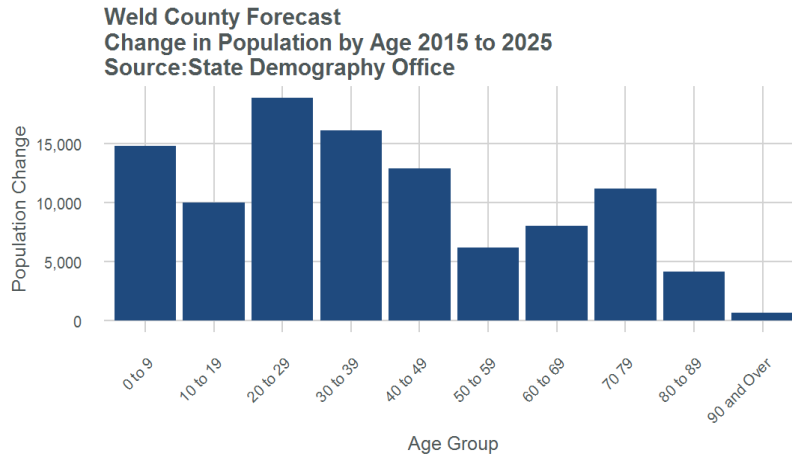
Mead's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). Mead's population increased in all age groups. The largest increase was in the 55 to 64 year old age group followed by the 45-54 which could indicate a need to evaluate aging services in the city as the population over 65 will be doubling. There was also significant growth in the under 18 population.

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



Population By Age, Continued

Weld County, where Mead is located, is expected to continue to increase rapidly between 2015 and 2025. Most of this growth is forecast in both young adults (20-29) and the prime working age adults (30-49). In-migration to the county will be driven by new job growth in surrounding metropolitan areas as well as the need for replacement workers for older adults aging out of Weld County's current labor force. Due to the forecast growth in working age adults, there is also a forecast growth in the number of children. This mirrors the growth of family households. 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.

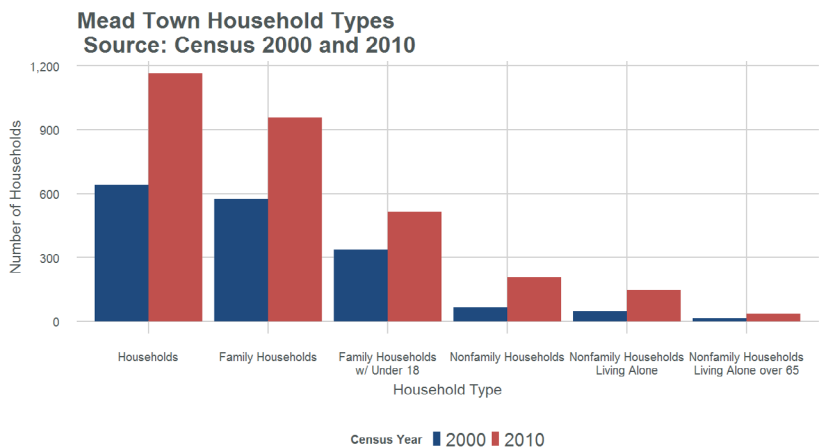


Housing & Households

Mead town Housing Units	2000	2010	2010 %
Total Housing Units	663	1,215	
Occupied Housing Units	641	1,164	95.80%
Owner-Occupied Units	608	1,073	92.20%
Renter-Occupied Units	33	91	7.82%
Vacant Housing Units	22	51	4.20%
For Seasonal	0	3	5.88%
All Other Vacant	22	48	94.10%

- The overall vacancy rate was just over 4% in 2010.
- Vacancy rates were lower than the state average of 10.8% (2010) and increased between 2000 and 2010.
- The majority of the units are owner occupied (92.2%) but a small rental market exists as well.

- There was a significant increase in households between 2000 and 2010.
- This increase can be seen across all types of households, both family and nonfamily.



Race & Ethnicity

Mead town Population by Race/Ethnicity

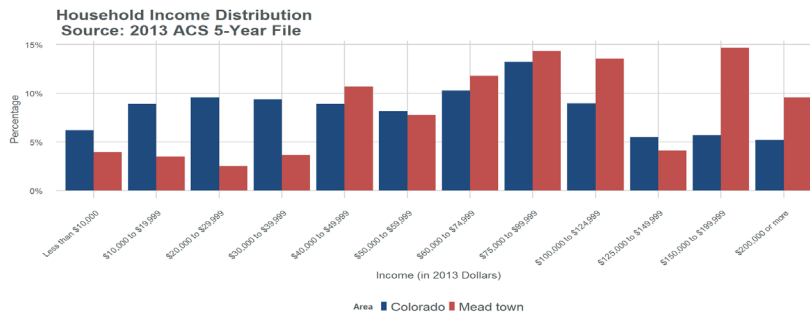
	2000	2010	2010 %
Total	2,017	3,405	
White	1,844	2,963	87.00%
Black or African American	3	6	0.18%
American Indian or Alaska Native	10	14	0.41%
Asian	10	43	1.26%
Native Hawaiian and Other	0	1	0.03%
Some Other Race	0	4	0.12%
Two or More	10	54	1.59%
Hispanic	140	320	9.40%

Source: U.S. Census 2010

- Mead is less diverse than the state as a whole but is becoming more diverse over time, even with significant overall population growth.
- The Hispanic population more than doubled since 2000, while the White population grew by 60% (more than 1,000) since 2000.

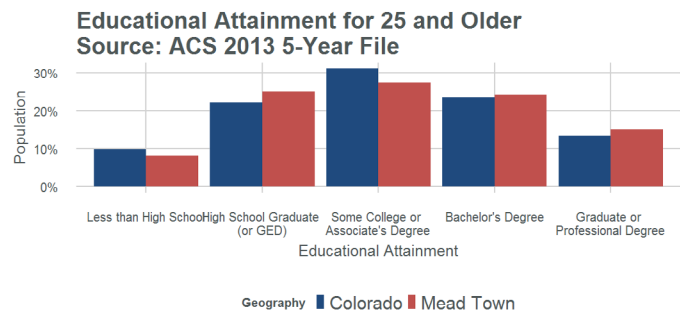
Income

The graph below compares Mead's income distribution to the state. Mead has a larger share of people earning \$100,000 or more than the state. The higher incomes are likely due to having a relatively older population that commutes to surrounding metropolitan areas and higher home values. The median home value for Mead is \$291,000 compared to the state at \$236,000. The income distribution is also influenced by the relatively large share of those with a Bachelor's degree or higher.



Education

Mead has a higher share of its population with a bachelor's degree or higher compared to the state. Many jobs in the surrounding metropolitan regions require higher levels of education. This educational attainment is part of the reason for the above average median household income.



Assessed Value

	2010	2011	2012	2013	2014	2015	Trend
Weld	\$ 5,770,793,860	\$ 4,701,208,970	\$ 5,421,862,840	\$ 6,513,483,280	\$ 7,118,834,517	\$ 9,130,081,870	
Mead	\$ 66,602,090	\$ 56,656,100	\$ 57,444,170	\$ 72,135,410	\$ 80,067,161	\$ 74,243,550	

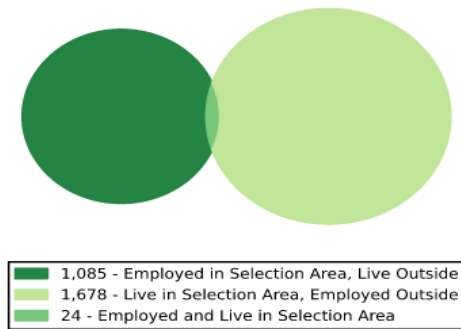
Source: Division of Local Government - Local Government Services

Note: The year listed refer to fiscal years for local governments.

Commuting

Commuting plays an important role in the economy of an area because not all workers live where they work. An estimated 1,700 people commute from their homes in Mead to worksites in Boulder, Weld, Larimer, Denver and Arapahoe counties. Fewer people commute into Mead to work, but nearly two-thirds come from other Front Range counties. The graph to the side breaks the data by job and by resident worker. Only 24 people both live and work in Mead, highlighting the need to consider how commuting impacts local job growth, access to employees, and transportation infrastructure.

Inflow/Outflow Job Counts in 2011

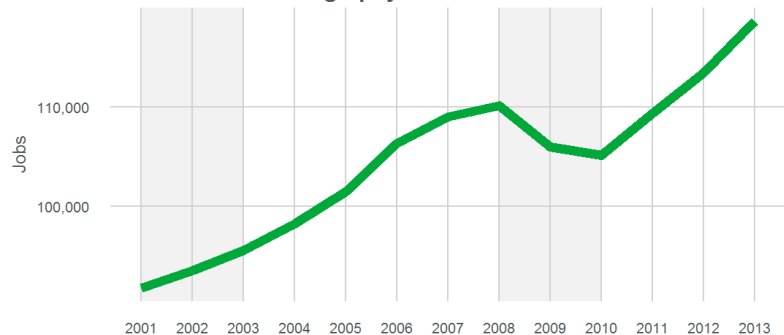


Source: LEHD On the Map, 2011

Jobs & the Economy

Total employment in the county was estimated to be 118,600 in 2013. Weld has added over 13,000 jobs since 2010 and ranks as one of the fastest growing counties in the U.S. thanks to robust oil and gas employment growth. As shown in the time series below, the county lost about 5,000 jobs between 2008 and 2010. The largest share of job gains have been in mining (oil and gas), construction, manufacturing and retail trade.

Weld County Total Estimated Jobs, 2001 to 2013
Source: State Demography Office



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

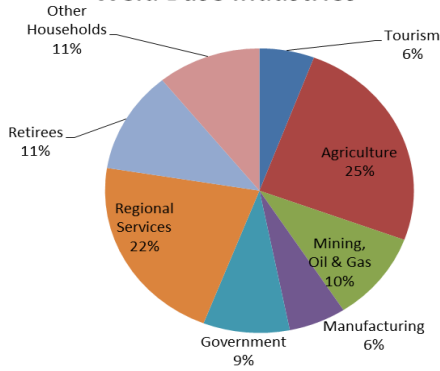
Share of Jobs by Industry

	Weld	Mead
Agriculture	5%	0%
Mining	5%	0%
Utilities	0%	0%
Construction	9%	7%
Manufacturing	10%	30%
Wholesale trade	3%	2%
Retail Trade	9%	6%
Transportation and warehousing	3%	4%
Information	1%	1%
Finance activities	3%	2%
Real estate	3%	1%
Professional and business services	4%	6%
Management of companies and enterprise	1%	1%
Admin and waste	6%	6%
Education	1%	1%
Health Services	8%	22%
Arts, Entertainment, and Recreation	1%	0%
Accommodation and food	6%	3%
Other services, except public administration	6%	1%
Government	14%	5%

Economic Industry Mix

Manufacturing jobs comprise nearly 1 out of 10 jobs in Weld County and roughly 3 out of 10 jobs in Mead. The town also has a greater concentration of Health Services than Weld, as seen in the chart below. Unlike Weld, Mead does not have any agriculture or mining jobs within its town limits.

Weld Base Industries



Source: State Demography Office

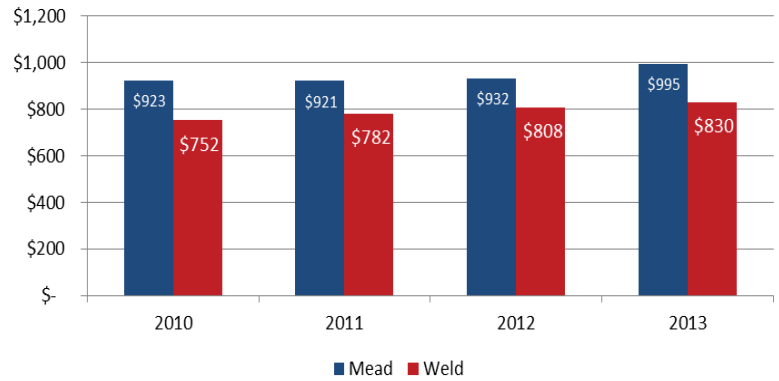
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Weld. The chart shows the important share of economic activity driven by agriculture and mining (oil & gas). It also shows the significance of retirees and regional services to the economy. Regional services include all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples of which in Weld County include health care services as well as education. Government and manufacturing are smaller, yet still significant economic drivers.

Average Wage Trends

- From 2010 through 2013, wages in Mead have grown by 7.8% while Weld County wages, fueled by well-paying oil & gas jobs have grown by 10.3%.
- The 2013 average weekly wage of \$995 in Mead is 2% greater than the statewide average and exceeds the Weld County average by \$164 or 20%.
- Wages in Mead are boosted by the high concentration of employment in manufacturing and health care, two industries that pay above average wages.

Average Weekly Wages



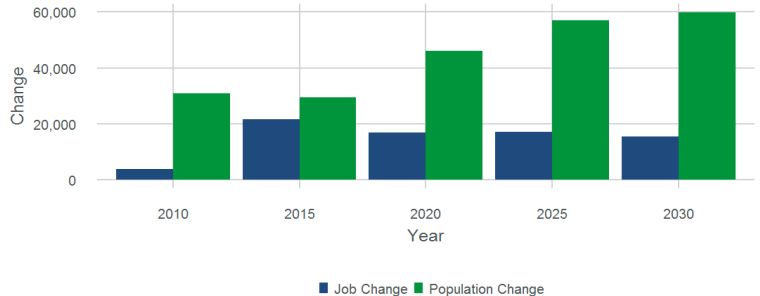
Source: Department of Labor and Employment (QCEW)

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 is forecast to exceed job growth for the period from 2015 to 2020 and continue through 2030.
- This is driven in part by job growth within the Denver Metropolitan Area as many residents commute to the area.
- This means that while employment isn't expected to be growing, population will. This may require additional housing and community services.

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



	Total Jobs	Population
2010	105,128	254,242
2015	126,790	283,767
2020	143,650	329,759
2025	160,758	386,651
2030	176,104	446,517