

Olathe town

Demographic and Economic Profile

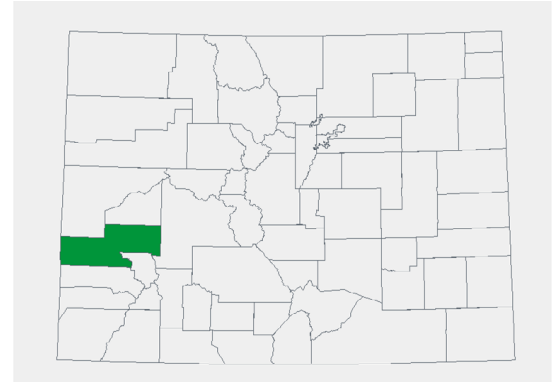


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	1,805
Population Change 2010 to 2014	-37
Place Median HH Income (ACS 09-13)	\$36,146
State Median HH Income (ACS 09-13)	\$58,433
Employment (County in 2014)	18,854
County Cost of Living Index (State=100)	92.84, Low

Source: State Demography Office
U.S. Census Bureau

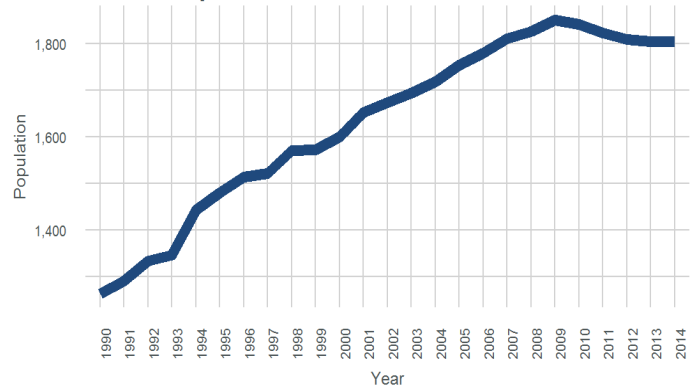


Population

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

- Olathe experienced steady population growth in the 90s and 00s, but saw a small decline between 2009 and 2013.
- Olathe's population growth rate has been on par with Montrose County and slightly lower than the state average.
- The recent slowing in growth may be linked to the aging of the population that encompasses fewer families.

Olathe Population, 1990 to 2014



Population

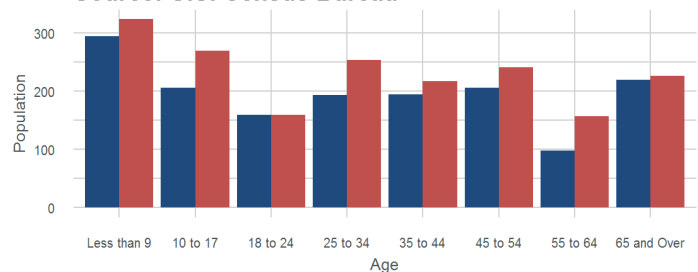
Annual Average Growth Rate (%)

	Olathe town	Montrose	Colorado	Olathe town	Montrose	Colorado
1990	1,263	24,423	3,294,473			
1995	1,480	29,670	3,811,074	3.2%	4.0%	3.0%
2000	1,601	33,577	4,338,801	1.6%	2.5%	2.6%
2010	1,842	41,188	5,050,7289	1.4%	2.1%	1.5%
2014	1,805	40,904	5,353,471	-0.5%	-0.2%	1.5%

Population By Age

Olathe's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The largest increases were in the 10 to 17 and 25 to 34 age groups, followed closely by under age 9, resulting in more families with children. The largest percentage increase was in the 55 to 64 age group, which could indicate a need to evaluate aging services in the community.

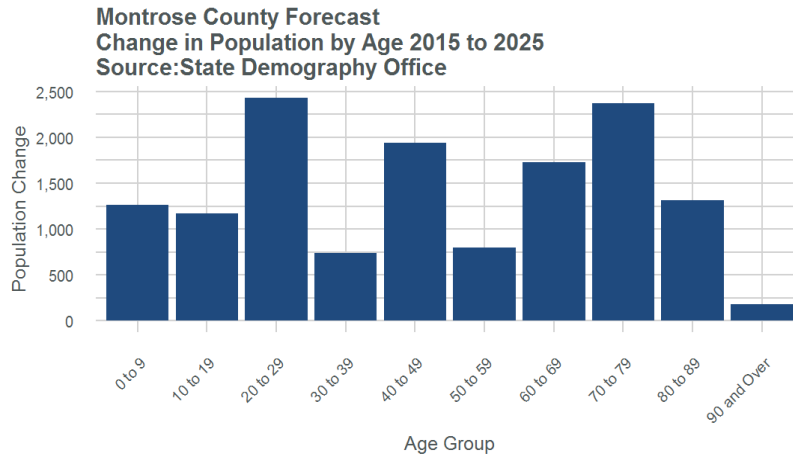
Olathe Town Population by Age
Source: U.S. Census Bureau



Census Year ■ 2000 ■ 2010

Population By Age, Continued

Montrose County, where Olathe is located, is expected to increase slowly between 2015 and 2025. A significant increase is forecast for the population over age 60 and over, a result of the aging population. There is also forecast growth in young adults ages 20 to 29, as well as adults ages 40 to 49. In-migration to the county will be driven by the need for replacement workers for older adults aging out of Montrose'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.

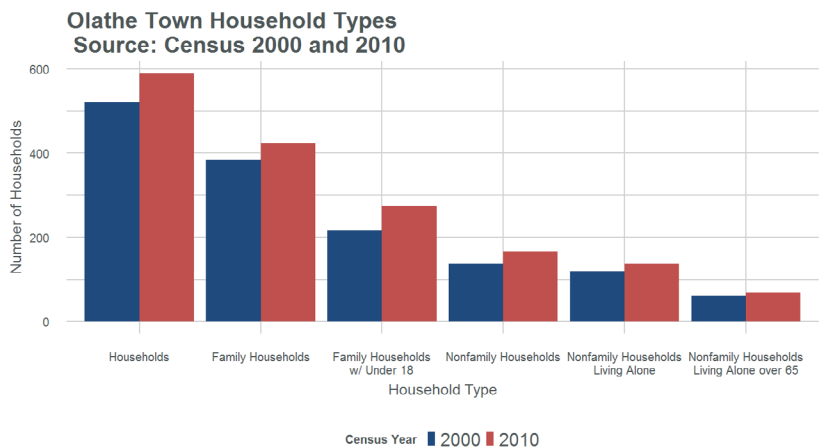


Housing & Households

Olathe town Housing Units	2000	2010	2010 %
Total Housing Units	571	634	
Occupied Housing Units	520	589	92.9%
Owner-Occupied Units	341	331	56.2%
Renter-Occupied Units	179	258	43.8%
Vacant Housing Units	51	45	7.1%
For Seasonal	2	3	6.7%
All Other Vacant	49	42	93.3%

- The overall vacancy rate was just over 7% in 2010.
- Vacancy rates were lower than the state average and increased between 2000 and 2010.
- A little more than half of the units are owner occupied (56%), with an active rental market.

- There was an increase in households between 2000 and 2010.
- This increase was spread across all household types, with the largest increase in families with children under 18.
- This increase is likely closely tied to population growth in the 25 to 34 and 35 to 44 age groups.



Race & Ethnicity

Olathe town Population by Race/Ethnicity

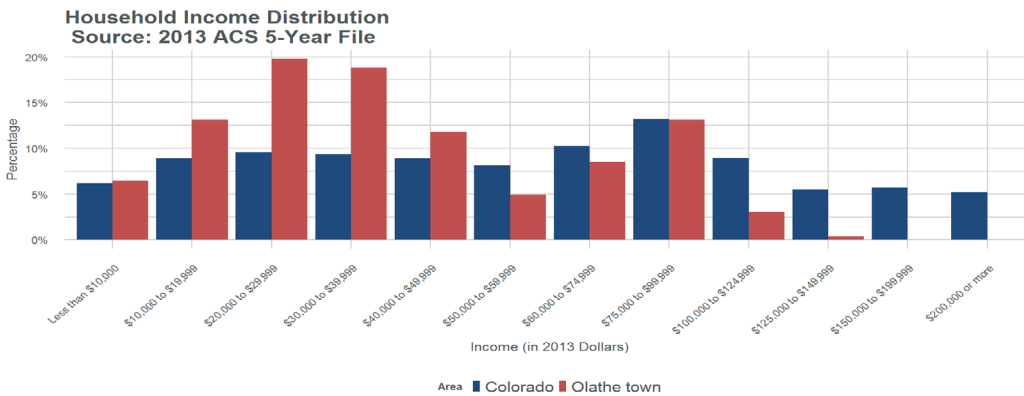
	2000	2010	2010 %
Total	1,573	1,849	
White	982	880	47.6%
Black or African American	1	2	0.1%
American Indian or Alaska Native	8	9	0.5%
Asian	5	6	0.3%
Native Hawaiian and Other	0	1	0.1%
Some Other Race	0	0	0.0%
Two or More	23	27	1.5%
Hispanic	554	924	50.0%

Source: U.S. Census 2010

- Olathe is more diverse than the state as a whole and is becoming much more diverse over time.
- The Hispanic population grew by 370 (a 66% increase) while the White population decreased by over 100 (10% decrease).

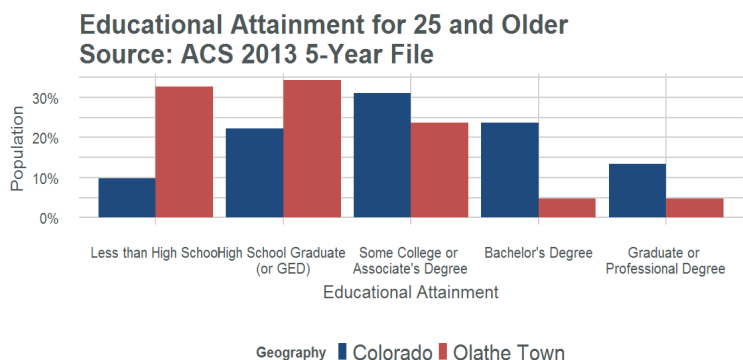
Income

The graph below compares Olathe's income distribution to the state. Olathe has a larger share of people earning less than \$50,000 than the state. The lower incomes reflect the large number of lower wage retail and healthcare jobs alongside fewer higher wage professional service jobs. The income distribution is also influenced by the small share of those with a Bachelor's degree or higher.



Education

Olathe has a significantly 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, but growth in some industries may require increasing the educational attainment. The largest share of the population has a high school diploma or GED.

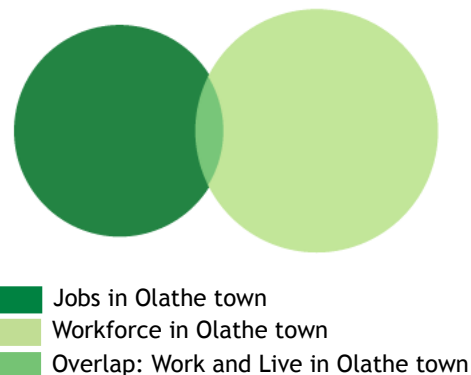


Commuting

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.

Just over 6% of the jobs (dark green) are held by residents and about 93% of the jobs are held by people who live outside the city. Considering Olathe's labor force (light green), 5% work in Olathe and 95% are employed outside of the city. This shows a strong pattern of commuting both into and out of Olathe.

Olathe Commuting Patterns, 2013



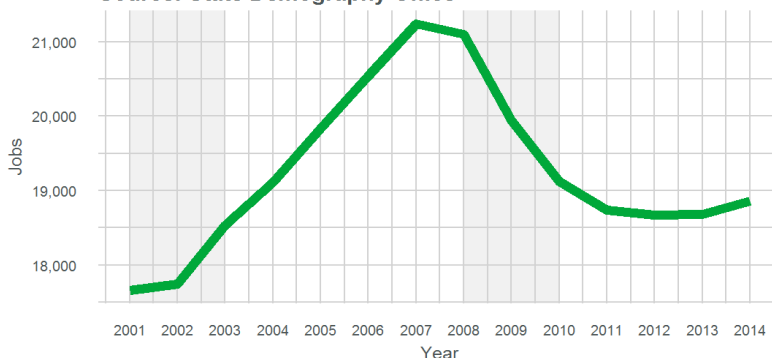
Source: LEHD On the Map, 2013

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 18,854 in 2014. Montrose lost approximately 2,000 jobs since 2007. As shown in the time series to the right, this loss was due to continued job declines since 2008, the beginning of the last recession. The largest share of job losses has been in construction and manufacturing.

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



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

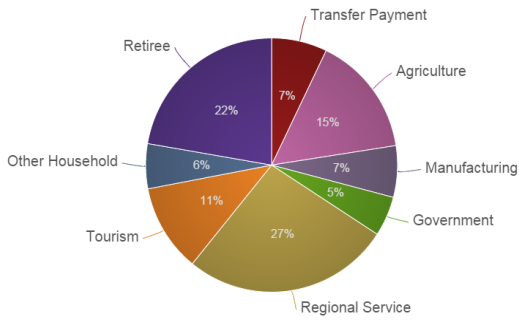
Share of Jobs by Industry

	Montrose	Olathe
Agriculture	6%	21%
Mining	0%	0%
Utilities	1%	0%
Construction	9%	10%
Manufacturing	7%	14%
Wholesale trade	2%	7%
Retail Trade	12%	11%
Transportation and warehousing	3%	2%
Information	1%	0%
Finance activities	2%	1%
Real estate	4%	0%
Professional and business services	4%	1%
Management of companies and enterprise	0%	1%
Admin and waste	4%	2%
Education	1%	0%
Health Services	11%	19%
Arts, Entertainment, and Recreation	1%	1%
Accommodation and food	7%	3%
Other services, except public administration	7%	1%
Government	16%	8%

Economic Industry Mix

Olathe has a similar industry mix to Montrose County, as seen in the chart below. The largest industries by employment share are Agriculture, Manufacturing, and Health Care.

Montrose Base Industries, 2014



Source: State Demography Office

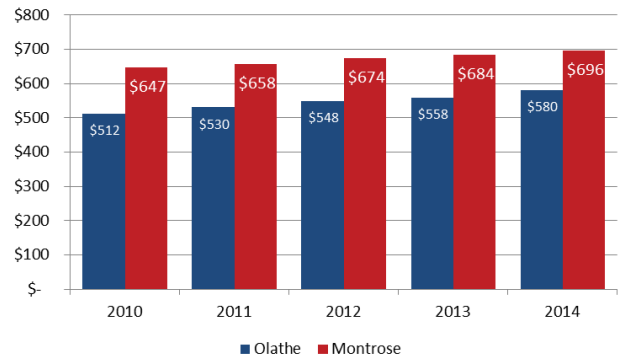
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Montrose. The chart shows the important share of economic activity driven by regional services. It also shows the significance of retiree spending and agriculture to the economy. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples of which in Montrose County include hospitals and health care services as well as transportation. Tourism, manufacturing, and government are smaller economic drivers, yet still significant.

Average Wage Trends

- Average weekly wages in Olathe increased 13% from 2010 to 2014.
- Montrose County saw wage growth of 8%.
- Weekly wages of \$580 in Olathe in 2014 were only 57% of the \$1014 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)

Assessed Value

	2010	2011	2012	2013	2014	2015	Trend
Montrose	\$ 626,615,940	\$ 622,667,650	\$ 563,242,320	\$ 565,008,730	\$ 492,659,450	\$ 493,493,890	
Olathe	\$ 13,394,130	\$ 13,412,116	\$ 12,409,704	\$ 13,162,256	\$ 12,048,230	\$ 12,616,826	

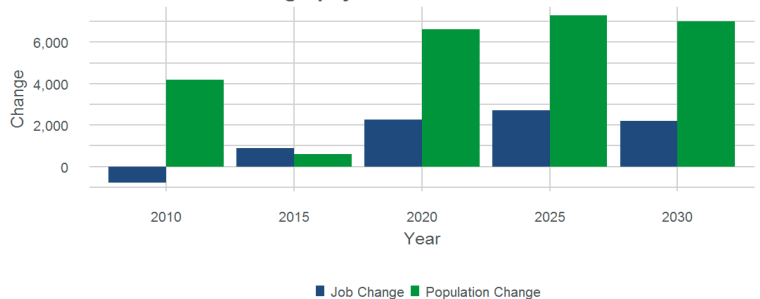
Source: Division of Local Government - Local Government Services
Note: The year listed refer to fiscal years for local governments.

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 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.

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



	Total Jobs	Population
2010	19,139	41,179
2015	20,010	41,789
2020	22,282	48,422
2025	24,983	55,722
2030	27,186	62,736