

Wray city

Demographic and Economic Profile

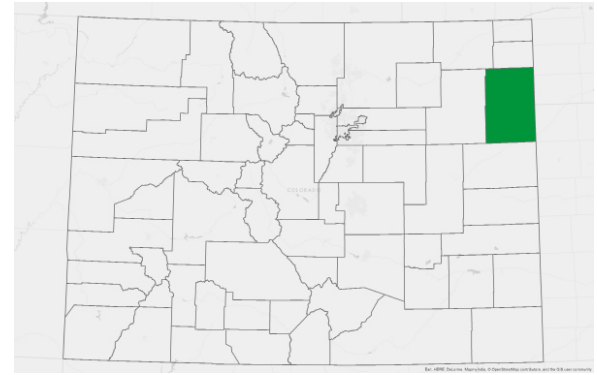


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2013)	2,363
Population Change 2010 to 2013	23
Median HH Income (ACS 09-13)	\$44,500
State Median HH Income (ACS 09-13)	\$58,433
Employment (County in 2013)	5,964
Cost of Living Index (State=100)	87.11, Very Low

Source: State Demography Office
U.S. Census Bureau

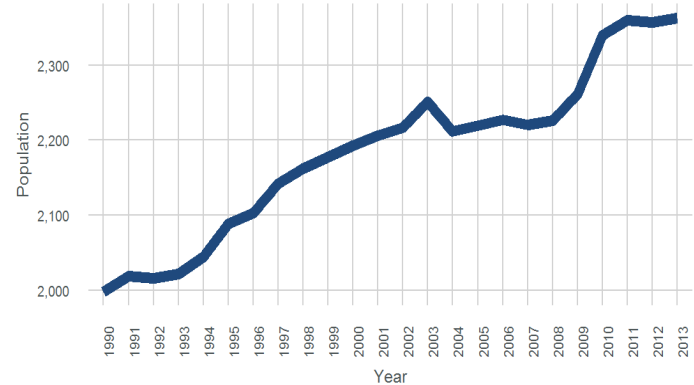


Population

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

- Wray has experience steady population growth since 1990 growing around 1% per year. This is slower than the state average but it has been steady.
- Since 2010, the population growth in Wray has slowed but it is still increasing.
- This slowing in growth may be linked to the aging of the population, especially the large share of those over the age of 65.

Wray Population, 1990 to 2013



Population

Annual Average Growth Rate (%)

	Wray city	Yuma	Colorado	Wray city	Yuma	Colorado
1990	1,998	8,954	3,294,473			
1995	2,089	9,455	3,811,074	0.9%	1.1%	3.0%
2000	2,193	9,815	4,338,801	1.0%	0.8%	2.6%
2010	2,340	10,032	5,049,717	0.7%	0.2%	1.5%
2013	2,363	10,114	5,264,890	0.3%	0.3%	1.4%

Population By Age

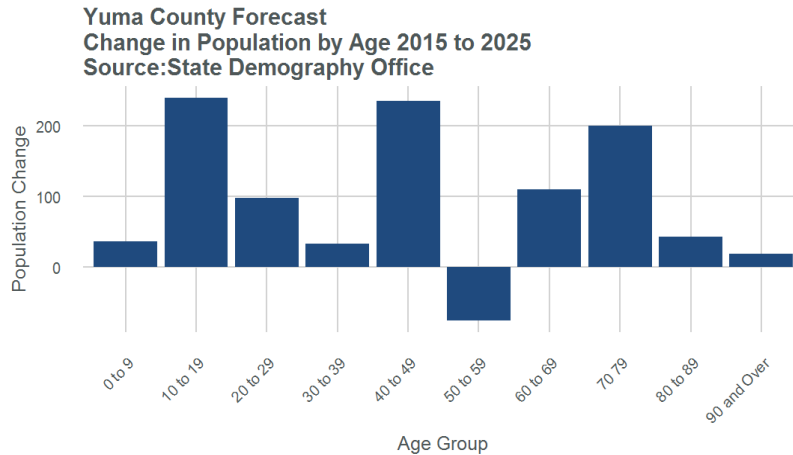
Wray's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The largest increases were in the 25 to 34 age group with their children, under age 9, following close behind resulting in more families with children. The largest percentage increase was in the 55 to 64 year old age group. The 65 and over population is 18% of the population in Wray compared to the state average of 10%.

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



Population By Age, Continued

Yuma County, where Wray is located, is expected to increase slowly between 2015 and 2025. Most of this growth is forecast in prime working age adults (40 to 49) and those over 70 years of age. 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. In-migration to the county will be driven by the need for replacement workers for older adults aging out of Yuma County's current labor force. Growth in the population over age 70 is a result of the Baby Boomer generation aging.

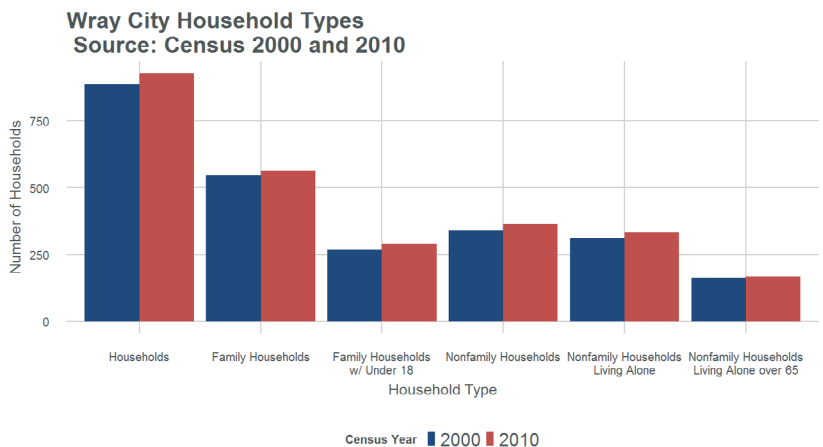


Housing & Households

Wray city Housing Units	2000	2010	2010 %
Total Housing Units	968	1,018	
Occupied Housing Units	888	928	91.2%
Owner-Occupied Units	599	600	64.7%
Renter-Occupied Units	289	328	35.3%
Vacant Housing Units	80	90	8.8%
For Seasonal	13	7	7.8%
All Other Vacant	67	83	92.2%

- The overall vacancy rate was less than 9% in 2010.
- Vacancy rates were slightly lower than the state average and remained virtually unchanged between 2000 and 2010.
- Most of the units are owner occupied (64.7%) but an active rental market exists as well.

- There was a small 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 and non-family households.



Race & Ethnicity

Wray city Population by Race/Ethnicity

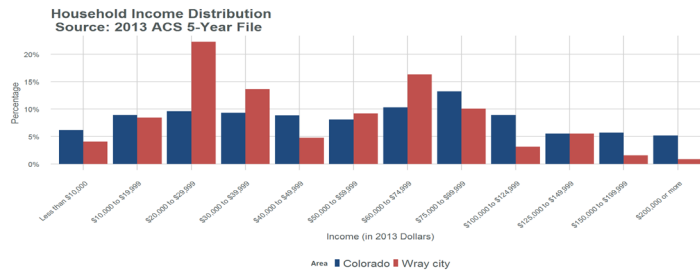
	2000	2010	2010 %
Total	2,187	2,342	
White	1,939	1,924	82.2%
Black or African American	1	5	0.2%
American Indian or Alaska Native	2	9	0.4%
Asian	2	5	0.2%
Native Hawaiian and Other	0	0	0.0%
Some Other Race	0	3	0.1%
Two or More	24	11	0.5%
Hispanic	219	385	16.4%

Source: U.S. Census 2010

- Wray is less diverse than the state as a whole but is becoming more diverse over time.
- The Hispanic population grew by over 160 (a 7.6% increase) while the White population decreased by 15 people.

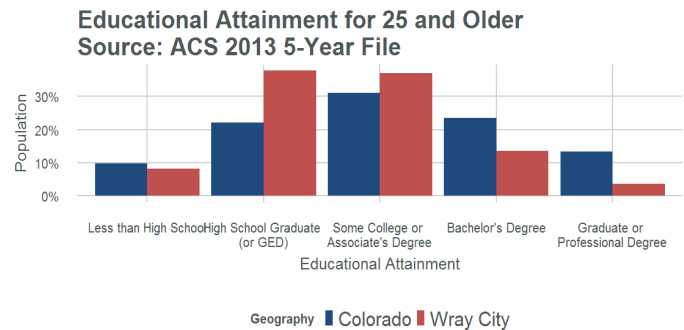
Income

The graph below compares Wray's income distribution to the state. At \$44,500, Wray has a lower median household income than the state as a whole. The lower incomes reflect the lower wage retail and healthcare jobs alongside fewer higher wage professional service jobs. The income is also influenced by the large share of the population over 65 who tend to be retirees.



Education

Wray 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 is high school graduates (or GED).



Assessed Value

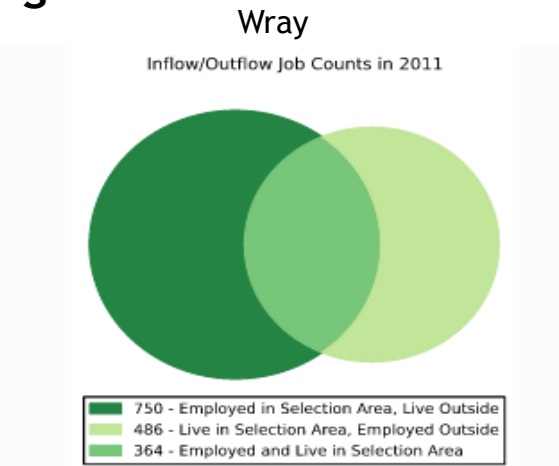
	2010	2011	2012	2013	2014	2015	Trend
Yuma	\$ 420,327,210	\$ 274,541,320	\$ 290,490,100	\$ 281,148,610	\$ 239,523,150	\$ 250,930,420	
Wray	\$ 14,362,730	\$ 14,548,710	\$ 14,823,220	\$ 14,833,940	\$ 15,060,380	\$ 15,767,300	

Source: Division of Local Government - Local Government Services

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

Commuting

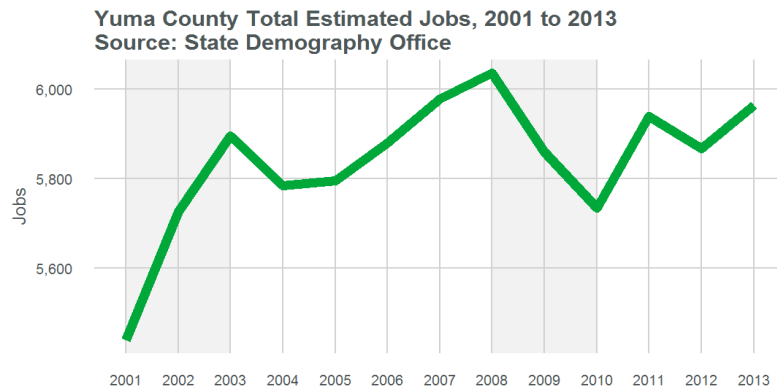
Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure. The graph to the side breaks the data by job and by resident worker. About 33% of the jobs are held by residents and 67% of the jobs are held by people who live outside the city. Three out of 4 people employed in Wray live in Yuma County, while the remaining 25% live primarily in Washington, Phillips, Morgan, Kit Carson and Dundy (NE) counties.



Source: LEHD On the Map, 2011

Jobs & the Economy

Total employment in the county was estimated to be 5,964 in 2013. Although Yuma gained approximately 100 jobs from 2012 to 2013, employment still remains about 70 jobs below the pre-recession peak of 2008. Nearly all of the jobs lost in the county since 2008 have been concentrated in mining, specifically support activities for mining (oil & gas).



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

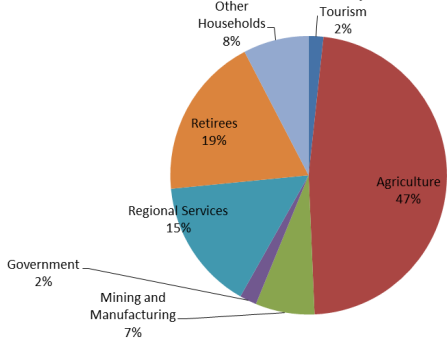
Share of Jobs by Industry

	Yuma	Wray
Agriculture	29%	13%
Mining	4%	8%
Utilities	0%	1%
Construction	5%	3%
Manufacturing	1%	1%
Wholesale trade	4%	4%
Retail Trade	9%	12%
Transportation and warehousing	2%	1%
Information	1%	1%
Finance activities	3%	4%
Real estate	2%	1%
Professional and business services	2%	4%
Management of companies and enterprise	0%	0%
Admin and waste	2%	0%
Education	0%	0%
Health Services	6%	10%
Arts, Entertainment, and Recreation	1%	1%
Accommodation and food	5%	5%
Other services, except public administration	6%	2%
Government	17%	29%

Economic Industry Mix

Wray has a similar industry mix to Yuma County, as seen in the chart below. The largest industries by employment are Agriculture, Retail Trade, Health Care and Government. As would be expected regional services hub for many surrounding communities, Wray has a larger share of employment in Health Services, Retail and Government than the county as a whole.

Yuma Base Industries, 2013



Source: State Demography Office

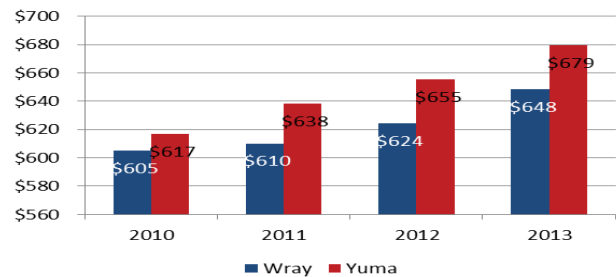
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Yuma. The chart shows the important share of economic activity driven by agriculture. It also shows the significance of retirees and regional services to the economy, which account for a combined 1/3 of the economic base. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. The traditionally strong mining economy is a much smaller economic driver than these areas, yet still significant.

Average Wage Trends

- Since 2010, the Average Weekly Wage in Wray has grown by 7.2 percent vs. a 10.1 percent increase in Yuma County.
- Due to the faster growth in Yuma County on the whole, the 2013 average week wage of \$648 in Wray is 95.5% of the county average and 66% of the statewide average.
- Agriculture accounted for nearly 1 out of every 3 jobs in Yuma County and paid an average weekly wage of \$690 in the county in 2013, but Ag comprised only 1 out of every 8 jobs in Wray.
- Wray has a larger share of workers in Retail Trade where average weekly wages were only \$448.

Average Weekly Wages



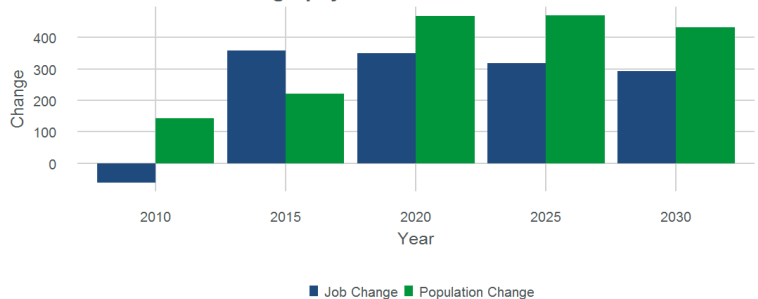
Source: Department of Labor and Employment (QCEW)

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.

- Employment growth exceeded population growth by a large margin from 2010 through 2015 as Yuma County benefited from rising oil and gas prices over much of this period and continued to recover jobs lost in the recession.
- Population growth is forecast to exceed job growth for the period from 2020 and 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.
- Over the next 15 years, Yuma is projected to add nearly 1,000 jobs and about 1,400 new residents; this may require additional housing and community services.

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



	Total Jobs	Population
2010	5,734	10,034
2015	6,092	10,255
2020	6,442	10,721
2025	6,761	11,191
2030	7,053	11,624