

Bayfield town

Demographic and Economic Profile

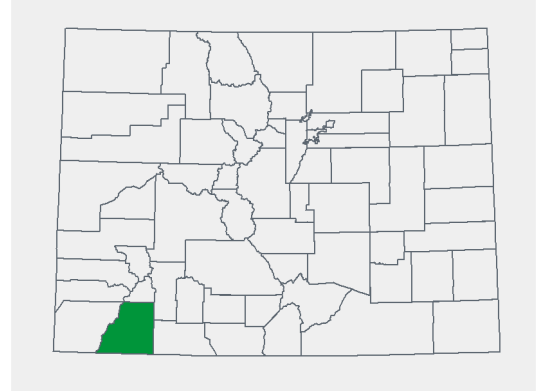


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2015)	2,573
Population Change 2010 to 2015	216
Place Median HH Income (ACS 11-15)	\$64,087
State Median HH Income (ACS 11-15)	\$60,629
Employment (County in 2015)	33,981
County Cost of Living Index (State=100)	103.12, Mid-range

Source: State Demography Office
U.S. Census Bureau

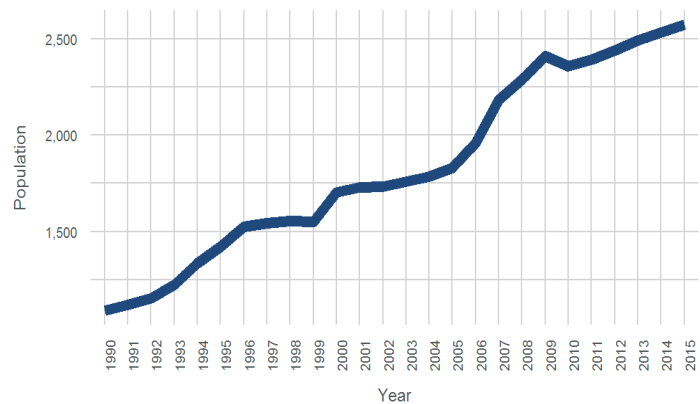


Population

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

- Bayfield's population increased rapidly in the 1990's followed by strong growth throughout the 2000's.
- Since 2010, Bayfield's population continues to grow at a moderate pace, 1.8% per year.

Bayfield Population, 1990 to 2015



Population

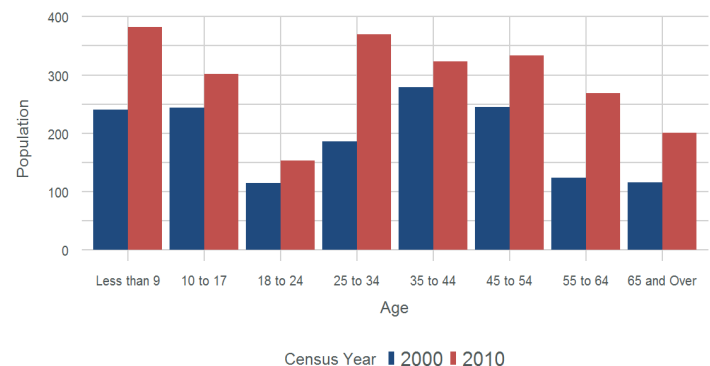
Annual Average Growth Rate (%)

	Bayfield town	La Plata	Colorado	Bayfield town	La Plata	Colorado
1990	1,090	32,466	3,294,473			
1995	1,422	38,760	3,811,074	5.5%	3.6%	2.9%
2000	1,705	44,578	4,338,801	3.7%	2.8%	2.6%
2010	2,357	51,441	5,050,332	3.3%	1.4%	1.5%
2015	2,573	54,907	5,456,584	1.8%	1.3%	1.6%

Population By Age

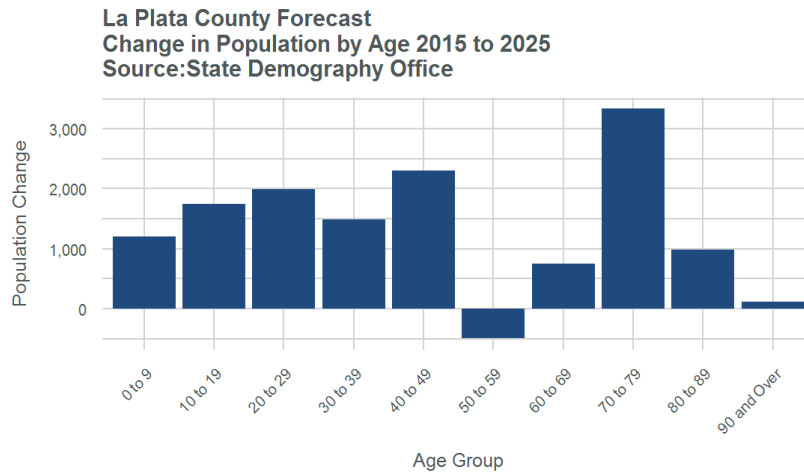
Bayfield's population by age is shown in the chart to the right for both 2000 and 2010. The population within all age groups increased from 2000 to 2010. Most notable is the incredible growth in those over the age of 55, which represented a much smaller share of the population in 2000, as well as the growth in 25 to 34 year olds and their dependent children under age 9.

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



Population By Age, Continued

La Plata County, where Bayfield is located, is expected to show brisk growth between 2015 and 2025. The largest amount of this growth is forecast for those between 70 to 79 years of age. Working age adults in all age groups, except for 50 to 59 are also projected to see increases. In-migration to the county will be driven by the need for replacement workers for older adults aging out of the county's current labor force and also to meet the demand for jobs driven by the increasing population. Due to the forecast growth in working age adults, there is also 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.

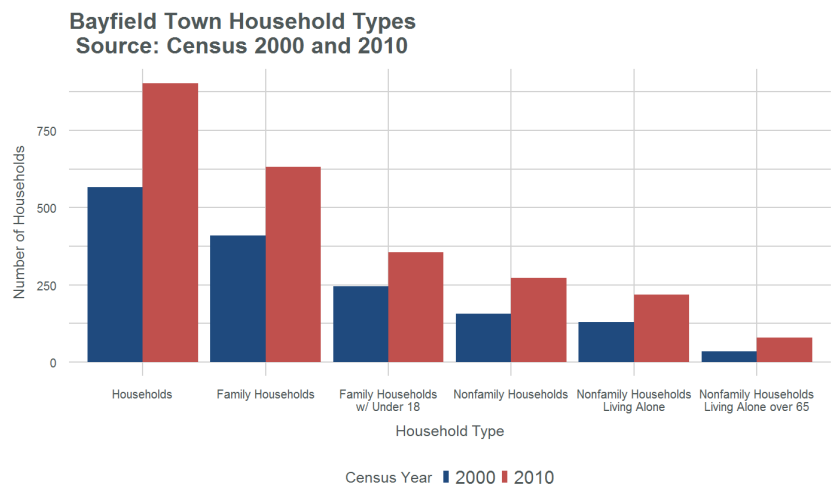


Housing & Households

Bayfield town Housing Units	2000	2010	2010 %
Total Housing Units	597	966	
Occupied Housing Units	567	903	93.5%
Owner-Occupied Units	438	657	72.8%
Renter-Occupied Units	129	246	27.2%
Vacant Housing Units	30	63	6.5%
For Seasonal	7	8	12.7%
All Other Vacant	23	55	87.3%

- The overall vacancy rate was 6.5% in 2010.
- A small percentage of vacant units are for seasonal use (12.7%).
- Of the occupied housing units, most are owner occupied (72.8%) but an active rental market exists as well.

- There was a significant increase in households between 2000 and 2010.
- This increase was both family as well as nonfamily households. The largest growth was in family households.
- A large share of the increase in Nonfamily households was persons living alone. These increases speak to large growth in the over 55 (often empty nesters).



Race & Ethnicity

Bayfield town Population by Race/Ethnicity

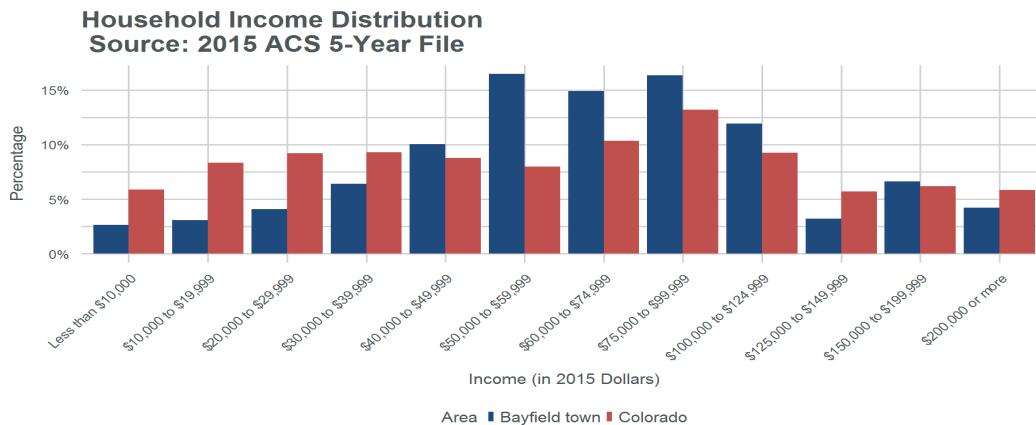
	2000	2010	2010 %	Colorado 2010 %
Total	1,549	2,333		
White	1,337	1,899	81.4%	70.0%
Black or African American	3	4	0.2%	3.8%
American Indian or Alaska Native	25	76	3.3%	0.6%
Asian	2	6	0.3%	2.7%
Native Hawaiian and Other	0	1	0%	0.1%
Some Other Race	4	1	0%	0.2%
Two or More	16	37	1.6%	2.0%
Hispanic	162	309	13.2%	20.7%

Source: U.S. Census 2010

- Bayfield is less diverse than the state as a whole and became slightly more diverse over the past decade.
- The Hispanic, American Indian, Black, and Asian population all increased from 2000 to 2010.

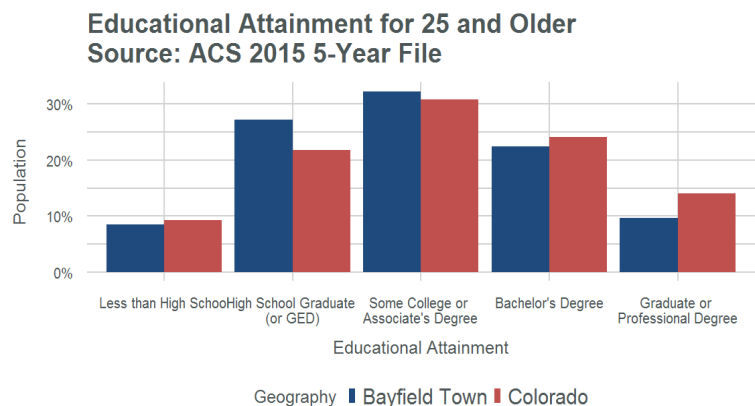
Income

The graph below compares Bayfield's income distribution to the state. Bayfield has a smaller share of households earning between \$10,000 and \$39,999 than the state. Bayfield has a much larger share of households earning between \$50,000 and \$125,000 than the state.



Education

Bayfield has a higher share than the state of its population with a high school diploma. Bayfield has a slightly lower proportion with a bachelor's degree or higher.

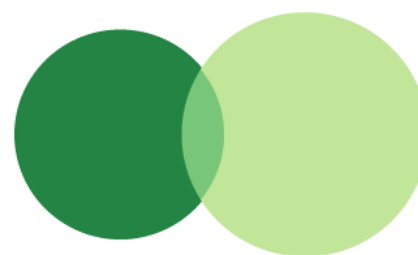


Commuting

Bayfield town Commuting Patterns, 2014

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 11% of the jobs in Bayfield (dark green) are held by residents and 89% of the jobs are held by people who live outside the town. Considering Bayfield's labor force (light green), about 8% work in Bayfield and roughly 92% are employed outside of the town.



- Jobs in Bayfield town
- Workforce in Bayfield town
- Overlap: Work and Live in Bayfield town

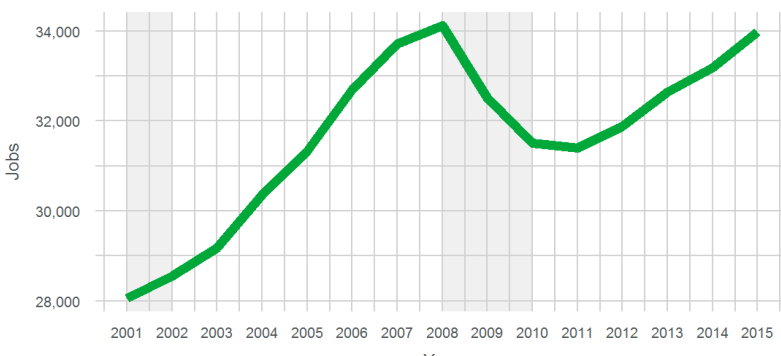
Source: LEHD On the Map, 2016

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 33,981 in 2015. La Plata has gained 2,579 jobs since 2011; however, employment is still down about 150 from the pre-recession peak. The sizable losses and steady growth over the past few years can be seen in the time series. The largest share of job gains has been in Construction, Health Services, Accommodation and Food, and Professional and Technical Services. Despite adding over 600 jobs since 2010, Construction employment remains more than 750 below its 2007 peak.

La Plata County Total Estimated Jobs, 2001 to 2015
Source: State Demography Office



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

2015 Share of Jobs by Industry

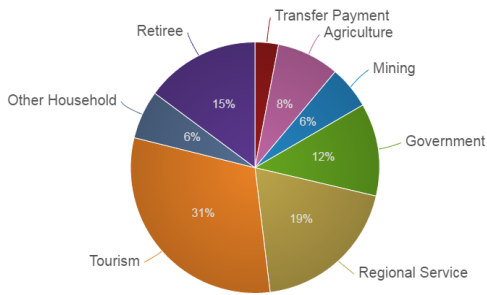
Sector Name	Bayfield	La Plata
Agriculture	0.7%	2.8%
Mining	2.6%	2.2%
Utilities	0.3%	0.4%
Construction	15.7%	10.2%
Manufacturing	0.6%	2.3%
Wholesale Trade	4.8%	2.0%
Retail Trade	13.2%	10.6%
Transportation & Warehousing	0.7%	2.1%
Information	1.1%	1.6%
Finance and Insurance	1.7%	3.2%
Real Estate and Rental and Leasing	2.1%	3.8%
Professional and Technical Services	4.3%	6.3%
Management of Companies	0.5%	0.2%
Administrative and Waste Services	7.7%	3.8%
Educational Services	0.1%	1.6%
Health Care and Social Assistance	3.6%	11.2%
Arts, Entertainment, and Recreation	0.2%	3.6%
Accommodation and Food Services	9.2%	9.9%
Other Services	3.0%	5.1%
Government	27.9%	17.1%

Source: SDO Total Estimated Jobs

Economic Industry Mix

Bayfield has a less diverse industry mix compared to La Plata County, as seen in the chart below. The town has a considerably larger employment share of jobs in Government, Construction, Retail Trade, Administrative & Waste Services, and Wholesale Trade. Aside from these industries and Mining, Bayfield has a smaller share of jobs in all other industries than the county.

La Plata Base Industries, 2015



Source: State Demography Office

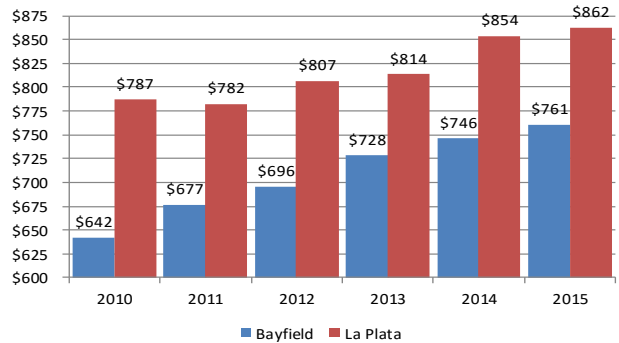
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in La Plata. The chart shows the important share of economic activity driven by tourism (resort, second homes, and transportation for tourists are all included) and regional services to the economy. It also shows the significance of retiree spending. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples of which in La Plata County include hospitals and health care services as well as construction. The traditionally strong mining and agriculture industries are smaller economic drivers, yet still significant.

Average Wage Trends

- Average weekly wages in Bayfield increased 19% from 2010 to 2015.
- La Plata County saw wage growth of 10% over the same five year period.
- Weekly wages of \$761 in Bayfield in 2015 were only 73% of the \$1,042 statewide average; the weekly wage was 88% of the \$862 La Plata average.

Average Weekly Wage



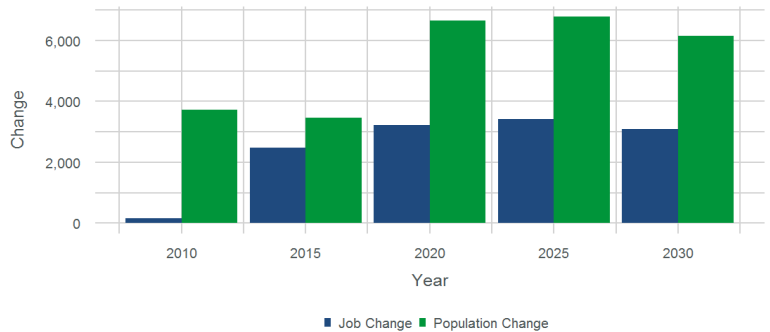
Source: Department of Labor and Employment (QCEW)

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 2020 to 2030.
- This is driven in part by the aging of the population and the labor force in particular. Job growth will slow as many new entrants to the labor force fill positions that are vacated by retirees. This drives population growth, but not necessarily new jobs.
- This means that while employment is expected to be growing, population will be growing faster. This may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.

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



	Total Jobs	Population
2010	31,505	51,443
2015	33,981	54,907
2020	37,199	61,549
2025	40,611	68,327
2030	43,700	74,474