

Burlington city

Demographic and Economic Profile

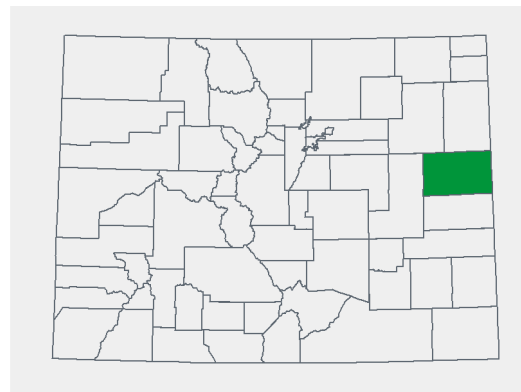


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	3,747
Population Change 2010 to 2014	-506
Place Median HH Income (ACS 10-14)	\$38,824
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	4,444
County Cost of Living Index (State=100)	90.7, Low

Source: State Demography Office
U.S. Census Bureau

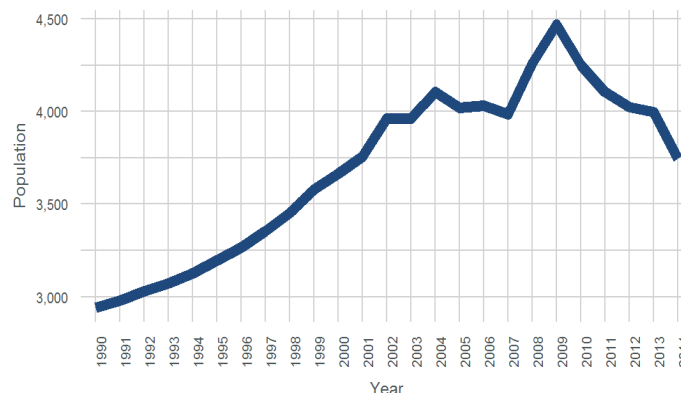


Population

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

- Burlington grew relatively fast in the 1990s and early 2000s, peaking in 2009.
- Burlington saw a sharp decline in population after 2009; however, the changes since then have been largely due to changes in the group quarters population.
- Burlington had a group quarters population of 1,003 in 2015, up from 2014 but still below 2010. This population is entirely in the Kit Carson Correctional Facility.

Burlington Population, 1990 to 2014



Population

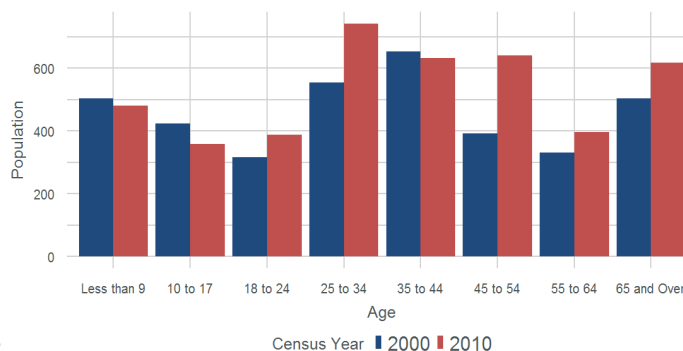
Annual Average Growth Rate (%)

	Burlington city	Kit Carson	Colorado	Burlington city	Kit Carson	Colorado
1990	2,941	7,140	3,294,473			
1995	3,197	7,413	3,811,074	1.7%	0.8%	3.0%
2000	3,663	7,975	4,338,801	2.8%	1.5%	2.6%
2010	4,253	8,267	5,050,289	1.5%	0.4%	1.5%
2014	3,747	7,818	5,353,471	-3.1%	-1.4%	1.5%

Population By Age

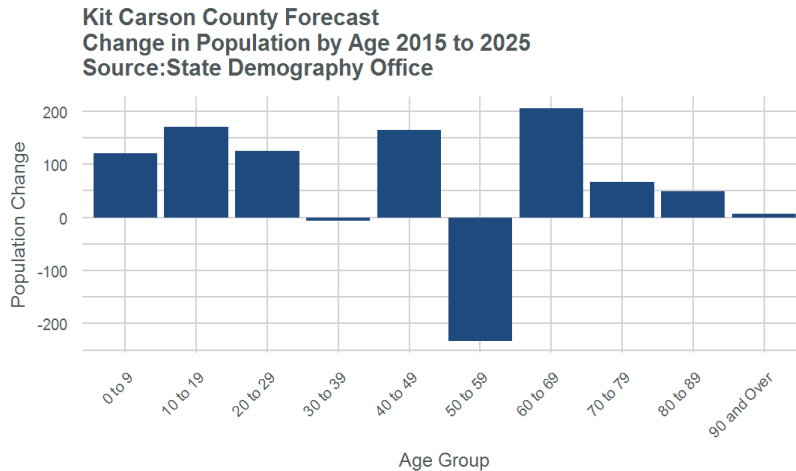
Burlington's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The largest increase was in the 45 to 54 year old age group; which, along with growth in the 55 to 64 and 65 and over age groups, could indicate a need to evaluate aging services in the county. Decreases in 35 to 44 as well as Less than 9 and 10 to 17 mean there are fewer families with children; however there was growth in the 18 to 34 age group. The aging population may also put downward pressure on local government tax revenue due to changes in spending on taxable goods.

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



Population By Age, Continued

Kit Carson County is expected to increase slowly between 2015 and 2025. Most of this growth is forecast in the 40 to 49 and 60 to 69 age groups. Due to the forecast growth in older working age adults, there is also a forecast growth in the number of older children (10 to 19 years old). 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.



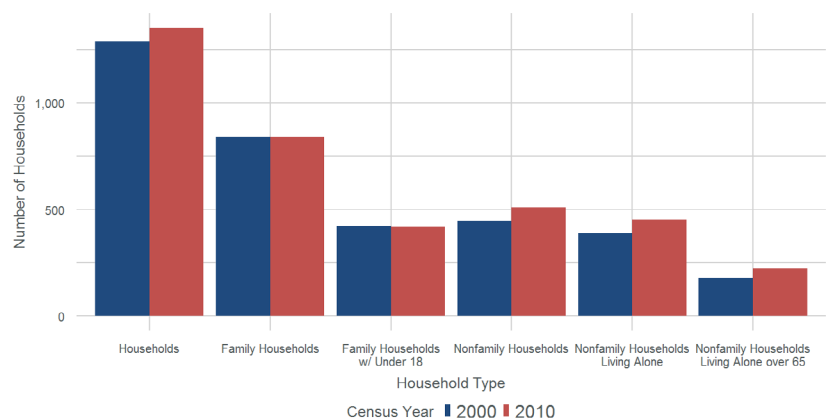
Housing & Households

Burlington city Housing Units	2000	2010	2010 %
Total Housing Units	1,430	1,478	
Occupied Housing Units	1,287	1,351	91.4%
Owner-Occupied Units	882	887	65.7%
Renter-Occupied Units	405	464	34.3%
Vacant Housing Units	143	127	8.6%
For Seasonal	7	12	9.4%
All Other Vacant	136	115	90.6%

- The overall vacancy rate was 8.6% in 2010.
- The vacancy rate was fairly low in 2010 and is slightly lower in 2014, 8.18%, according to the State Demography Office estimates.
- The majority of the units are owner occupied (65.7%) but an active rental market exists as well.

- There was a small increase in households between 2000 and 2010.
- This increase is almost entirely due to growth in Non-Family households, including those living alone, which can be a vulnerable group.
- This increase is likely closely tied to population growth in the 55 to 64 and 65 and over age groups.

Burlington City Household Types
 Source: Census 2000 and 2010



Race & Ethnicity

Burlington city Population by Race/Ethnicity

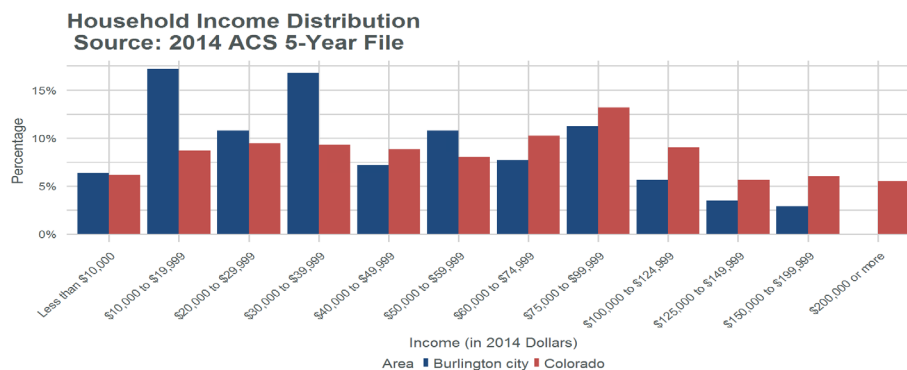
	2000	2010	2010 %	Colorado 2010 %
Total	3,678	4,254		
White	2,736	2,769	65.1%	70.0%
Black or African American	136	212	5.0%	3.8%
American Indian or Alaska Native	17	36	0.8%	0.6%
Asian	14	21	0.5%	2.7%
Native Hawaiian and Other	3	6	0.1%	0.1%
Some Other Race	4	3	0.1%	0.2%
Two or More	13	39	0.9%	2.0%
Hispanic	755	1,168	27.5%	20.7%

Source: U.S. Census 2010

- Burlington is more diverse than the state as a whole and became slightly more diverse over the past decade despite slow population growth overall.
- The Hispanic population increased by 54% while the White population increased by just over 1% from 2000 to 2010; the overall growth rate was 15.6%.

Income

The graph below compares Burlington's income distribution to the state. Burlington has a lower median household income than the state, \$38,824 vs. \$59,448. Burlington has a larger share of people earning less than \$40,000 than the state. The lower incomes reflect the larger share of people over 65 and potentially retired, the higher share of lower wage agriculture and government jobs alongside fewer higher wage professional service jobs. The income distribution is also influenced by the relatively small share of those with a Bachelor's degree or higher.

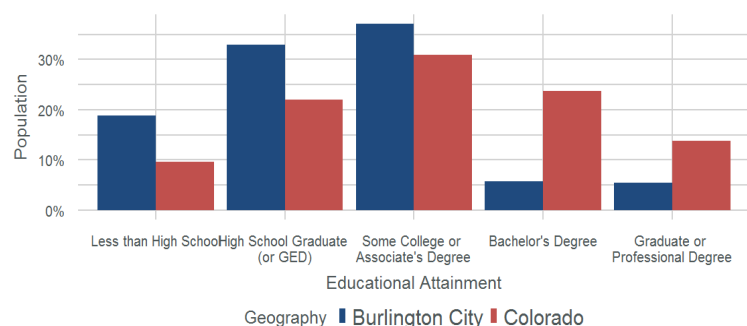


Education

Burlington 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 has some college or associate's degree.

Educational Attainment for 25 and Older

Source: ACS 2014 5-Year File



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. The large green circle represents the jobs, the light green the labor force and where they intersect is where the local jobs are filled by the local labor force. Just over 40% of the jobs are held by residents and 60% of the jobs are held by people who live outside the city. Considering Burlington's labor force, about 48% work in town and 52% are employed outside of the city limits.

Burlington city Commuting Patterns, 2014



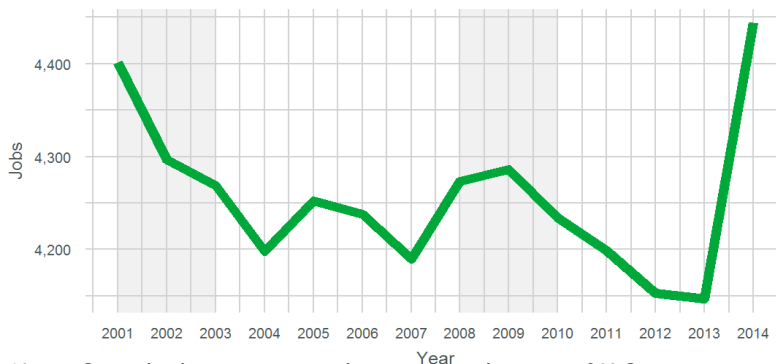
Source: LEHD On the Map, 2016

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 over 4,100 in 2013, growing to over 4,400 in 2014. Kit Carson lost over 90 jobs from 2010 to 2013 before gaining about 300 in 2014. This increase is largely due to agriculture and construction industry jobs, many of which may be temporary. Burlington is home to about 2 out of every 3 jobs in Kit Carson County.

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



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

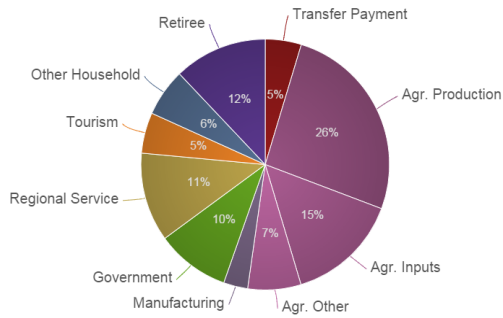
Share of Jobs by Industry

	Burlington	Kit Carson
Agriculture	8%	21%
Mining	2%	1%
Utilities	1%	1%
Construction	8%	7%
Manufacturing	3%	3%
Wholesale trade	9%	8%
Retail Trade	9%	8%
Transportation and warehousing	2%	2%
Information	1%	1%
Finance activities	4%	3%
Real estate	1%	2%
Professional and business services	1%	2%
Management of companies and enterprise	0%	0%
Admin and waste	8%	5%
Education	0%	0%
Health Services	6%	5%
Arts, Entertainment, and Recreation	0%	0%
Accommodation and food	12%	7%
Other services, except public administration	2%	6%
Government	22%	18%

Economic Industry Mix

Burlington has a similar industry mix to Kit Carson County and both have a very different industry mix than Colorado overall, far more concentrated in Agriculture. The largest industries by employment in Burlington are Government, Accommodation & Food, Retail Trade, Wholesale Trade, and Agriculture.

Kit Carson Base Industries, 2014



Source: State Demography Office

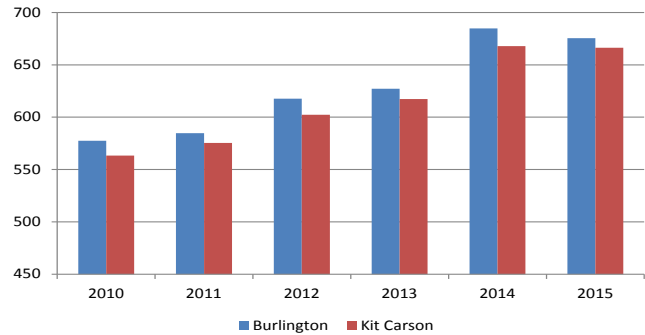
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Kit Carson. The chart shows the important share of economic activity driven by agriculture overall. It specifically highlights agricultural production. Retirees and regional service provision are also important drivers. Regional service is boosted by I-70 traversing the county; it includes all establishments primarily engaged in providing services to surrounding counties or to the nation.

Average Wage Trends

- Average weekly wages in Burlington increased 17.2% from 2010 to 2015, however the wages decreased from 2014 to 2015.
- Colorado saw wage growth of 13.2%.
- Weekly wages of \$675 in Burlington in 2015 were 1.4% greater than the average for Kit Carson County, but only 64.8% of the \$1,042 state-wide average; some of this difference is made up by the areas lower cost of living.

Average Weekly Wage



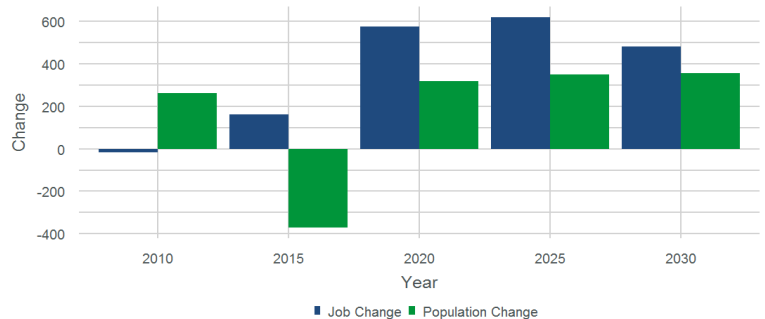
Source: Department of Labor and Employment (QCEW)

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.

- Job growth is projected to exceed population growth from 2015 to 2030.
- Growth is forecast for agriculture, jobs supported by retirees, as well as non-basic residential service jobs (e.g. gas stations, grocery stores, etc).
- The lower population growth is partially due to a high prison population coupled with a relatively older aged population.

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



	Total Jobs	Population
2010	4,234	8,259
2015	4,397	7,887
2020	4,973	8,207
2025	5,593	8,556
2030	6,074	8,911