

Carbondale town

Demographic and Economic Profile

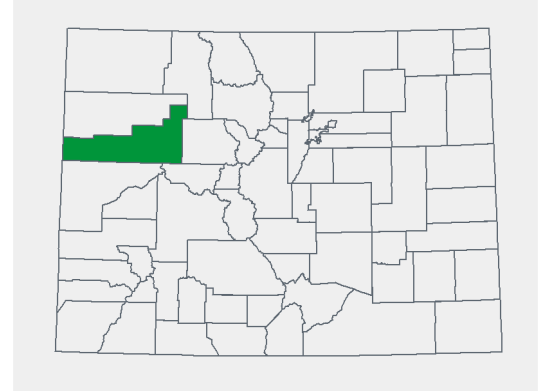


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2016)	6,772
Population Change 2010 to 2016	377
Place Median HH Income (ACS 11-15)	\$62,770
State Median HH Income (ACS 11-15)	\$60,629
Employment (County in 2015)	33,870
County Cost of Living Index (State=100)	102.95, Mid-range

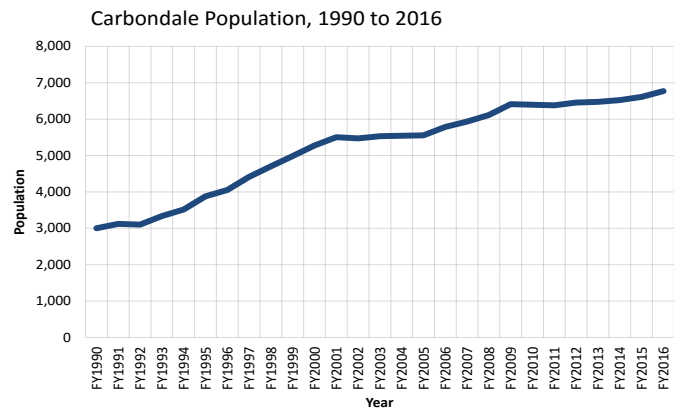
Source: State Demography Office
U.S. Census Bureau



Population

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

- Carbondale's population has grown steadily since the 1990s.
- Carbondale experienced rapid growth in the 1990s, slowing to below the state average starting in 2010.
- Since 2010, the growth in Carbondale has flattened out to just over 1.0% per year.

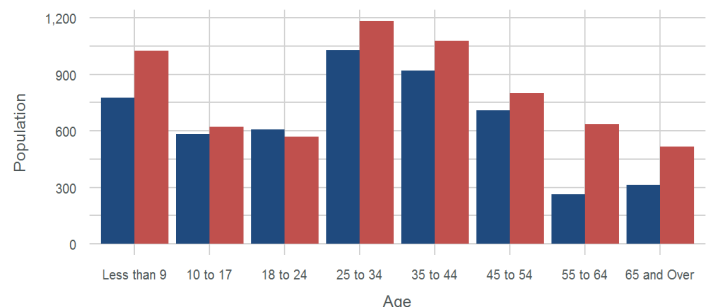


Year	Population			Annual Average Growth Rate		
	Carbondale	Garfield County	Colorado	Carbondale	Garfield County	Colorado
1990	3,004	30,151	3,294,473			
1995	3,877	36,417	3,811,074	5.2%	3.8%	2.9%
2000	5,277	44,240	4,338,801	6.4%	4.0%	2.6%
2010	6,395	56,150	5,050,332	3.9%	4.9%	1.5%
2016	6,772	58,984	5,538,199	1.0%	0.8%	1.6%

Population By Age

Carbondale's population by age is shown in the chart to the right for both 2000 (blue bar) and 2010 (red bar). The largest increase in population occurred for residents over age 55. There was also significant growth in the youngest age group as well, demonstrating an increase in families and family households over the decade. Prime working age adults (25 to 54 years old) also saw a large increase.

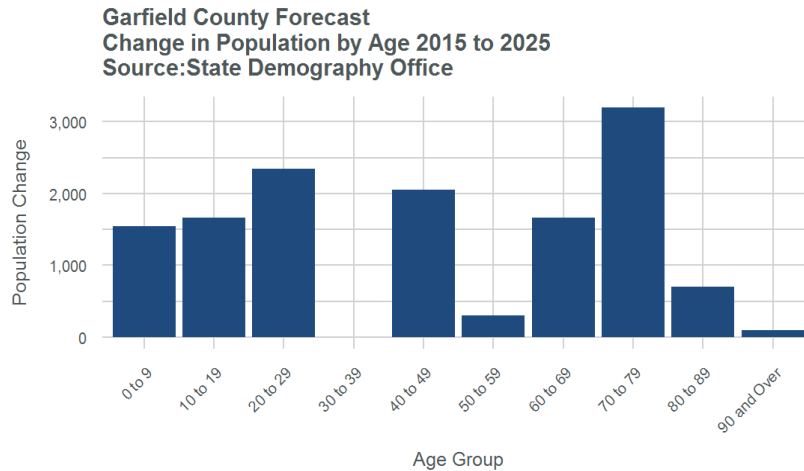
Carbondale Town Population by Age
Source: U.S. Census Bureau



Census Year ■ 2000 ■ 2010

Population By Age, Continued

Garfield County is forecast to reach 64,000 by 2020 and 97,000 by 2040. The forecast growth rate is expected to return to an annual average growth rate of 2% per year from 2015 to 2030. Most of this growth is forecast for young adults (20-30), those most likely to move and their children under 10. The number of residents over age 70 will also increase, the result of current older residents aging in place. The forecast growth will be dependent on housing and community services and how well Garfield attracts and retains its population.

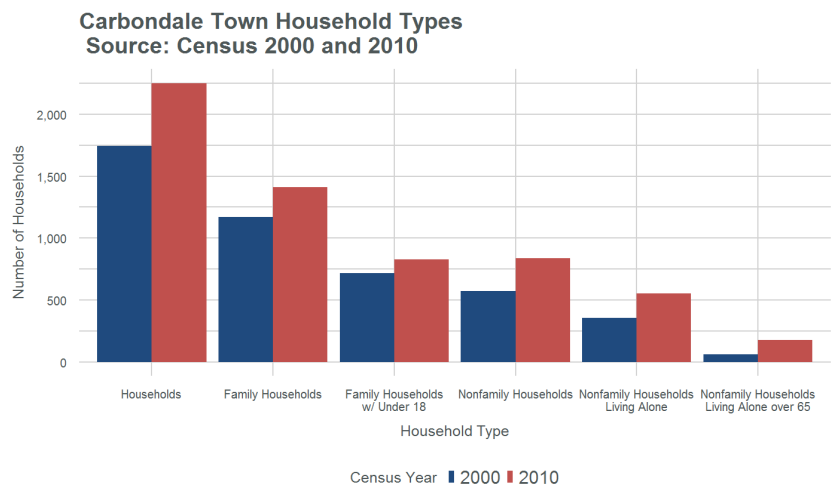


Housing & Households

Carbondale town Housing Units	2000	2010	2010 %
Total Housing Units	1,821	2,468	
Occupied Housing Units	1,744	2,251	91.2%
Owner-Occupied Units	1,023	1,310	58.2%
Renter-Occupied Units	721	941	41.8%
Vacant Housing Units	77	217	8.8%
For Seasonal	21	76	35%
All Other Vacant	56	141	65%

- The overall vacancy rate was 8.8% in 2010.
- Carbondale's vacancy rate outperformed the state average (10.8%); however, this may reflect proximity to resorts and natural resources.
- Most units are owner occupied (58.2%), but an active rental market exists as well.

- The number of households increased between 2000 and 2010.
- This increase can be seen across all household types, especially family households including those with children under 18.
- This increase reflects the population growth in the 0-9 and 25-44 age groups.



Census Year ■ 2000 ■ 2010

Race & Ethnicity

Carbondale town Population by Race/Ethnicity

	2000	2010	2010 %	Colorado 2010 %
Total	5,196	6,427		
White	3,418	3,752	58.4%	70.0%
Black or African American	9	14	0.2%	3.8%
American Indian or Alaska Native	18	19	0.3%	0.6%
Asian	35	40	0.6%	2.7%
Native Hawaiian and Other	1	5	0.1%	0.1%
Some Other Race	4	14	0.2%	0.2%
Two or More	42	54	0.8%	2.0%
Hispanic	1,669	2,529	39.3%	20.7%

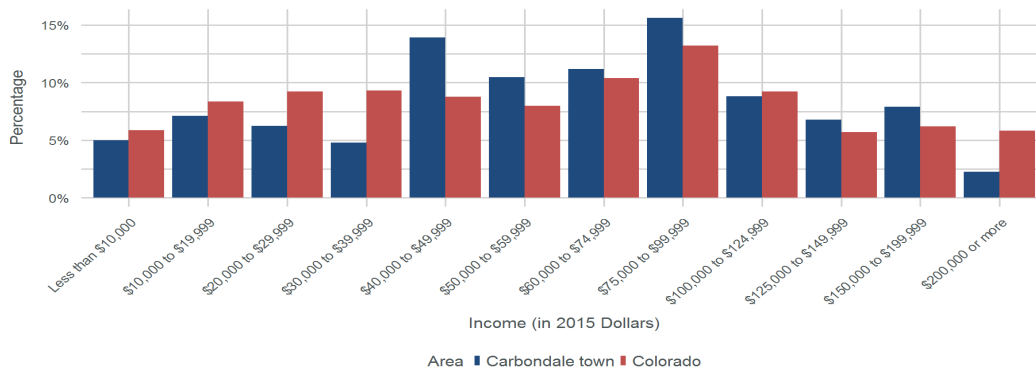
Source: U.S. Census 2010

- Carbondale is more diverse than the state as a whole.
- Carbondale has seen a slight increase in its Hispanic population from 32.1% in 2000 to 39.3% in 2010.

Income

Carbondale has a larger share of middle-income earners - those whose income ranges between \$40,000 to \$100,000. Strong representation in the middle income brackets leaves Carbondale with a smaller portion of low-income earners (those below \$40,000). This pattern reflects growth in adults over 25 since 2000 and slightly greater portion of individuals with a bachelor's degree than the State.

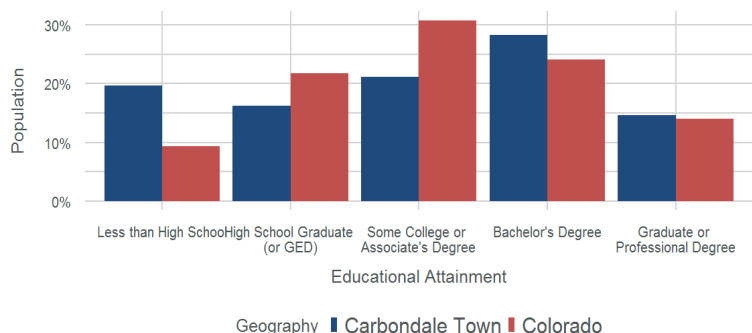
Household Income Distribution
Source: 2015 ACS 5-Year File



Education

- A higher share of Carbondale's population has less than a high school degree compared to the state.
- Carbondale also has a slightly higher share of people with at least a bachelor's degree than the state. Many jobs in this region may not require higher levels of education, but still need educated managers.

Educational Attainment for 25 and Older
Source: ACS 2015 5-Year File

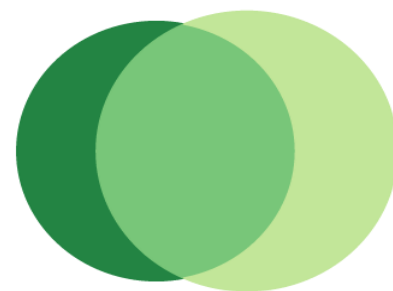


Commuting

Carbondale 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.

Close to 46% of the resident workforce (light green) works outside of Carbondale. Of the jobs in Carbondale (dark green), 63% are filled by residents and 37% are filled by workers from other towns. There are a large number of commuters between Mesa and Eagle Counties as well as Pitkin.



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

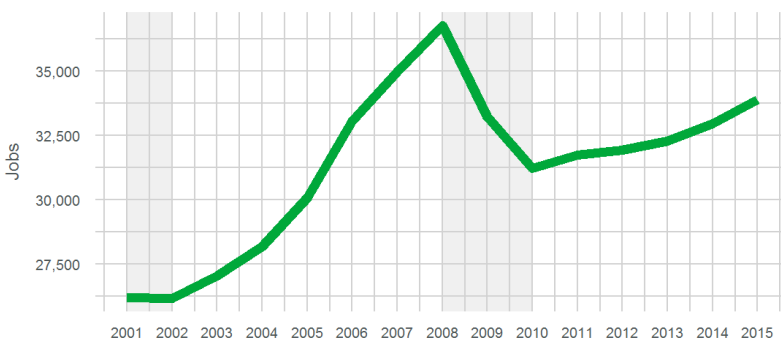
Source: LEHD On the Map, 2016

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 33,870 in 2015. Garfield has seen a decrease of approximately 2,890 jobs since 2008. The largest share of job losses have been in mining and construction. Prior to 2008, areas near Rifle experienced significant job growth related to natural gas extraction and development. Employment growth since 2010 has been slower as natural gas prices have been depressed and Weld County has produced more associated gas.

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



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

2016 Share of Jobs by Industry

Sector Name	Carbondale	Garfield
Agriculture	1.5%	2.1%
Mining	0.6%	3.3%
Utilities	2.1%	0.9%
Construction	15.8%	12.3%
Manufacturing	2.6%	1.5%
Wholesale Trade	2.0%	2.3%
Retail Trade	10.2%	10.5%
Transportation & Warehousing	1.8%	3.0%
Information	1.0%	0.6%
Finance and Insurance	2.1%	1.9%
Real Estate and Rental and Leasing	4.7%	4.7%
Professional and Technical Services	6.7%	5.7%
Management of Companies	0.4%	0.4%
Administrative and Waste Services	12.7%	5.1%
Educational Services	4.8%	1.9%
Health Care and Social Assistance	7.8%	9.2%
Arts, Entertainment, and Recreation	2.8%	2.4%
Accommodation and Food Services	11.1%	9.5%
Other Services	4.2%	5.8%
Government	5.0%	16.8%

Source: Department of Labor and Employment & SDO Total Estimated Jo

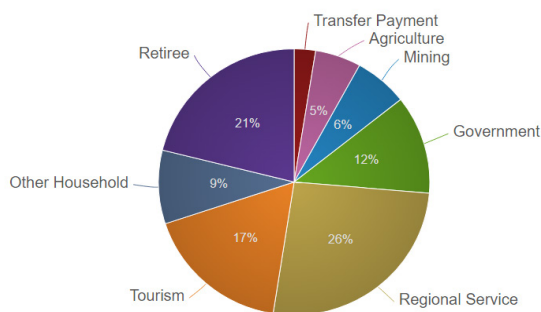
Economic Industry Mix

Carbondale has a similar industry mix to Garfield County, as seen in the chart to the left. The largest industries by employment are Construction, Administrative and Waste Services, Accommodation and Food Services and Retail.

Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Garfield. The chart shows the important share of economic activity driven by regional services (like construction and health care). Tourism, retirees, government, and mining are also important economic drivers to the county. Retirees are a driver because they spend their savings or pensions locally. Transfer payments, including Social Security and other government payments to individuals, and commuters working in neighboring counties are smaller, yet important drivers.

Garfield Base Industries, 2016

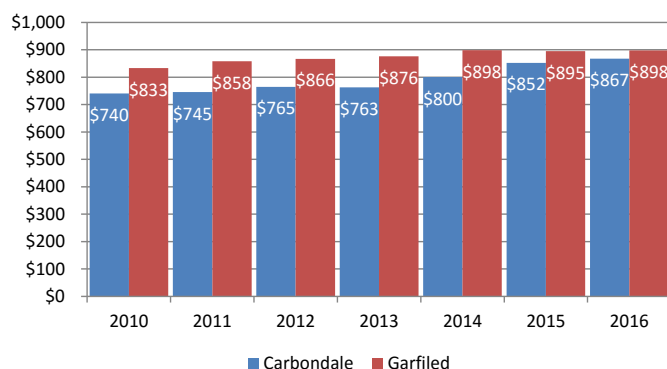


Source: State Demography Office

Average Wage Trends

- Carbondale's average weekly wages increased 17% between 2010 and 2016, whereas the state increased 14%.
- Weekly wages (\$867) in Carbondale in 2016 were 18% lower than the statewide average of \$1,052.
- Wages in Carbondale were essentially unchanged in 2016, while statewide wages increased by 2.8%.

Average Weekly Wage



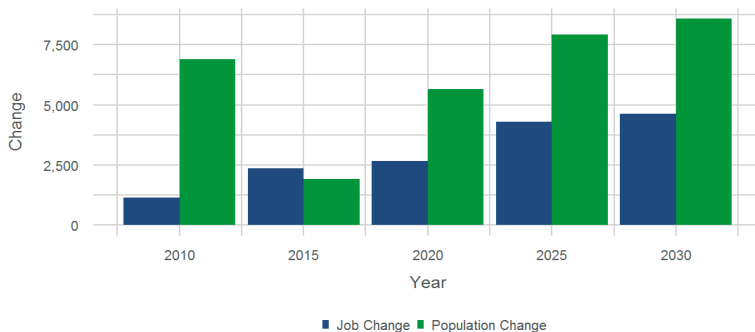
Source: Department of Labor and Employment (QCEW)

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 significantly exceed job growth after 2020.
- Population growth after 2020 in Garfield County is in part driven by job growth within the surrounding region.
- 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.

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



	Total Jobs	Population
2010	31,231	56,153
2015	33,600	58,082
2020	36,260	63,734
2025	40,554	71,646
2030	45,180	80,222