

Edgewater

Demographic and Economic Profile

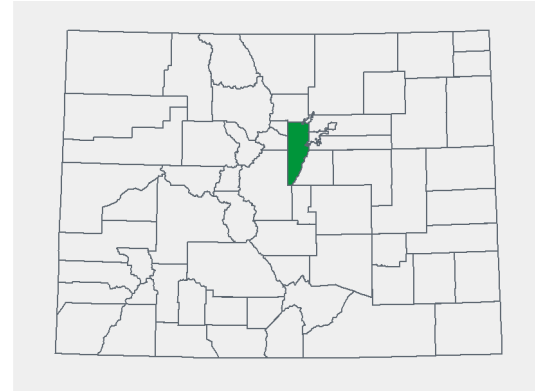


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2015)	5,315
Population Change 2010 to 2015	138
Place Median HH Income (ACS 11-15)	\$44,148
State Median HH Income (ACS 11-15)	\$60,629
Employment (County in 2015)	287,501
County Cost of Living Index (State=100)	102.05, Mid-range

Source: State Demography Office
U.S. Census Bureau

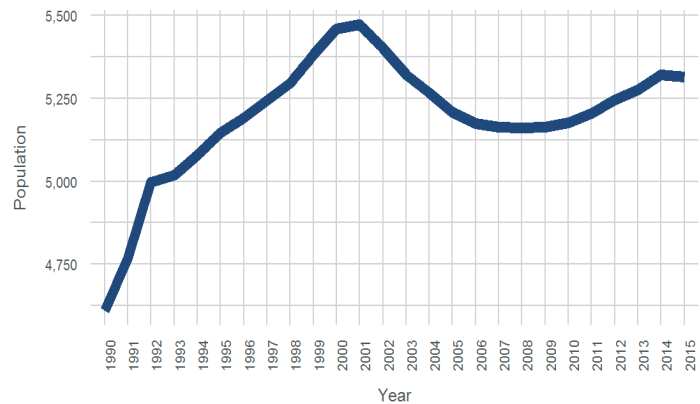


Population

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

- During the 1990s Edgewater experienced steady growth rates, but was slower than both the county and state.
- From 2000 to 2010, Edgewater's population declined slightly.
- Since 2010 Edgewater population has increased by an average of 30 people per year, with gains in 2011 through 2014 and a 5 person drop in 2015.

Edgewater Population, 1990 to 2015



Population

Annual Average Growth Rate (%)

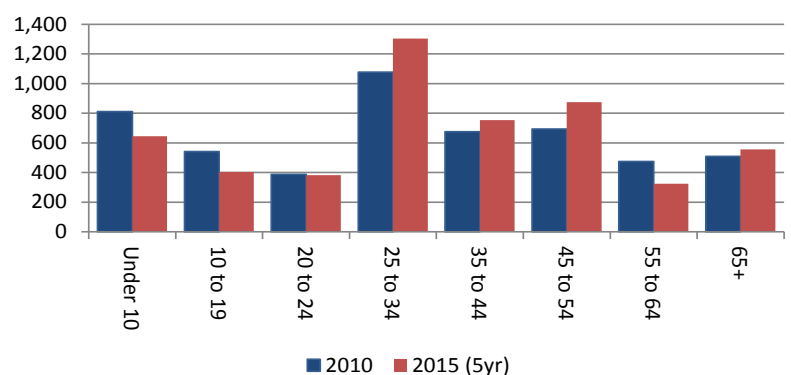
	Edgewater city	Jefferson	Colorado	Edgewater city	Jefferson	Colorado
1990	4,610	439,885	3,294,473			
1995	5,146	491,314	3,811,074	2.2%	2.2%	2.9%
2000	5,458	526,718	4,338,801	1.2%	1.4%	2.6%
2010	5,177	535,651	5,050,332	-0.5%	0.2%	1.5%
2015	5,315	565,230	5,456,584	0.6%	1.1%	1.9%

Population By Age

Edgewater's population by age is shown in the chart to the right for both 2010 and 2015. The largest age group is adults 25 to 34 and they have been increasing. There were increases in all ages over 25 except the 55-64. Slight declines occurred in children under 20. The aging of the Baby Boomers led to small increases in the 65+ age cohort.

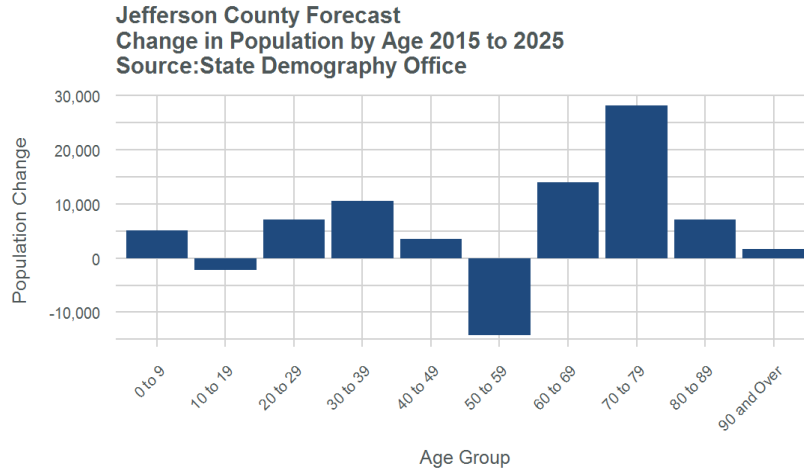
Edgewater Population by Age,

Source: US Census



Population By Age, Continued

Jefferson County, where Edgewater is located, should see brisk growth between 2015 and 2025, with the largest growth between 70 to 79 years of age. Working age adults in all age groups, except for 50 to 59 are also projected to see large increases. In-migration to the county will be driven by replacement workers for adults aging out of the county's current labor force and to meet demand for jobs driven by the increasing population. There is also growth in the number of children, mirroring the growth of family households. This doesn't negate the need to evaluate aging services, but may alleviate some of the downward pressure aging can put on tax revenues.



Housing

Edgewater	2010	2015
Housing Units	2,436	2,442
Occupied	2,246	2,309
Vacant	190	133
Vacancy Rate	7.8	5.4

Place	% single family	% Built prior to 1960	Owner Occupied	Moved In 2010-14
Arvada	78%	13%	73.00%	28.6%
Denver	54%	43%	49.40%	44.4%
Edgewater	56%	51%	36.70%	49.3%
Lakewood	59%	20%	58.10%	37.3%
Wheat Ridge	66%	48%	52.20%	36.8%

- Housing unit growth has remained fairly flat until recently where Edgewater is experiencing some transitions and redevelopment.
- Over 50% of the housing units were built prior to 1960.
- A significant share of housing in Edgewater is renter occupied, including single family homes.
- Compared to other cities in the region, Edgewater's median home value is lower as well as monthly owner and renter costs.
- Although prices are more affordable, 23% of the owners and 50% of the renters are paying more than 30% of their income on housing.
- Many of the residents are fairly new to the area with 49% moving in between 2010-14

Place	Median Household Income	Median Home Value	Median Monthly Owner Costs	HH Paying >30% Inc on Housing	Median Gross Rent	HH Paying >30% Inc on Rent
Arvada	\$69,938	\$257,300	1,617	27.6%	1,059	52%
Denver	\$53,637	\$271,300	1,569	29.9%	962	49%
Edgewater	\$44,148	\$218,600	1,435	23.5%	883	50%
Lakewood	\$56,954	\$254,700	1,514	29.3%	1,000	51%
Wheat Ridge	\$47,841	\$256,900	1,516	29.5%	861	50%

Race & Ethnicity

Edgewater city Population by Race/Ethnicity

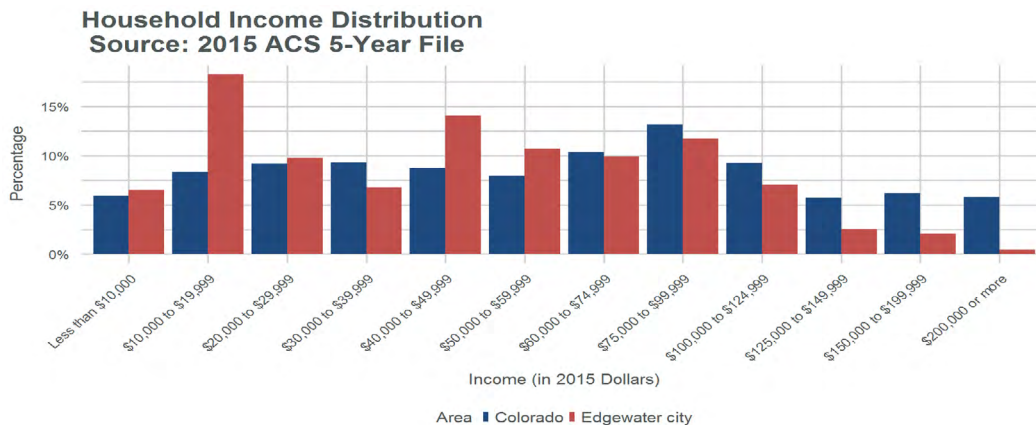
	2000	2010	2010 %	Colorado 2010 %
Total	5,445	5,170		
White	3,175	2,622	50.7%	70.0%
Black or African American	68	70	1.4%	3.8%
American Indian or Alaska Native	46	24	0.5%	0.6%
Asian	70	60	1.2%	2.7%
Native Hawaiian and Other	10	5	0.1%	0.1%
Some Other Race	13	4	0.1%	0.2%
Two or More	124	75	1.5%	2.0%
Hispanic	1,939	2,310	44.7%	20.7%

Source: U.S. Census 2010

- Edgewater is more diverse than the state as a whole and became more diverse over the past decade despite seeing little population growth overall.
- The Hispanic population increased by 19% while the White population decreased by 17% from 2000 to 2010; the overall growth rate was -5%.

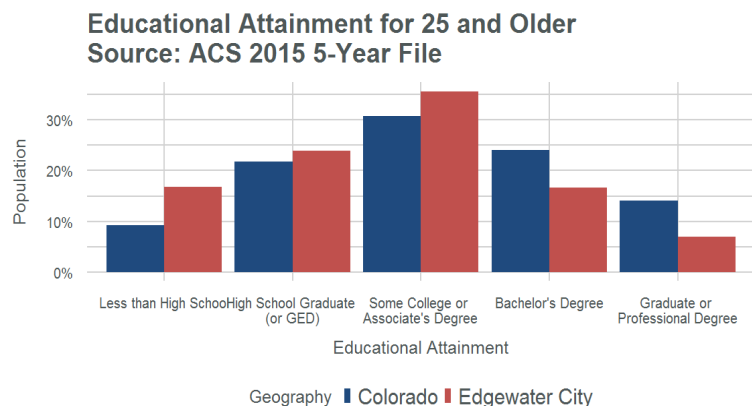
Income

The graph below compares Edgewater's income distribution to the state. Edgewater has a lower median household income than the state, \$44,148 vs. \$60,629. Edgewater has a larger share of household earning less than \$30,000 and a smaller share of households earning \$60,000 or more. The distribution may be influenced by the large portion of the population without a high school diploma and the lower share of those with Bachelor's degree or higher.



Education

Edgewater has a lower share of its population with a bachelor's degree or higher compared to the state and county. The largest share of the population has some college or associate's degree. The share of residents who have graduated from high school is slightly higher than the state, but the population with less than a high school degree is larger than the state.



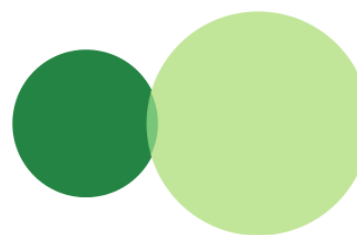
Commuting

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.

4% of the jobs (dark green) are held by residents and 96% of the jobs are held by people who live outside the town. Considering Edgewater's labor force (light green), 2% work in town and nearly 98% are employed outside of the city. However, this data does not include sole proprietors; if they were included the share of workers who both live and work in Edgewater would be greater.

Edgewater Commuting Patterns, 2014

Inflow/Outflow Job Counts in 2014



- Jobs in Edgewater city
- Workforce in Edgewater city
- Overlap: Work and Live in Edgewater city

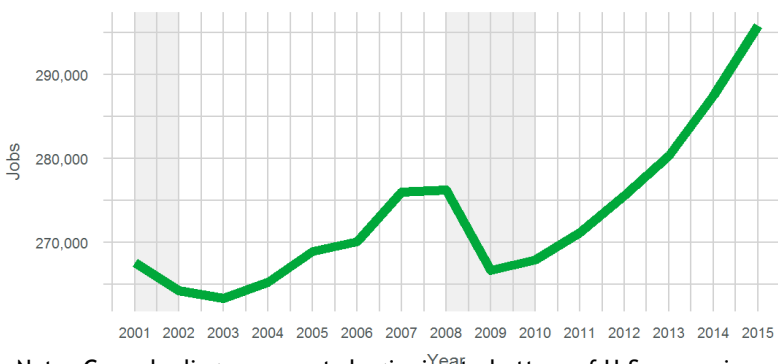
Source: LEHD On the Map, 2016

Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

Jobs & the Economy

Total employment in the Jefferson County was estimated to be 295,796 in 2015. Jefferson County has gained approximately 19,600 jobs since 2008. As shown in the time series below, the strongest growth occurred in 2014 and 2015. The largest share of job gains have been in health services, professional and business services, accommodation and food services, and other services.

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



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

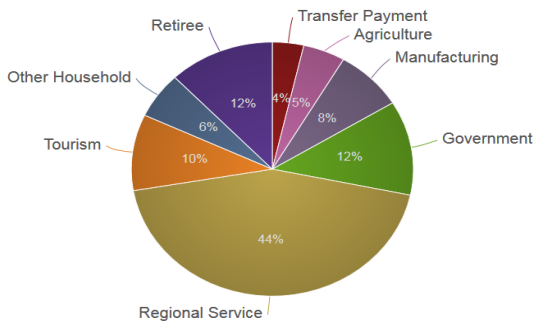
Sector Name	Edgewater	Jefferson
Agriculture	0.0%	0.3%
Mining	0.0%	0.2%
Utilities	0.0%	0.3%
Construction	0.9%	7.1%
Manufacturing	1.8%	6.3%
Wholesale Trade	0.8%	2.9%
Retail Trade	33.3%	11.3%
Transportation & Warehousing	0.0%	1.4%
Information	2.4%	1.8%
Finance and Insurance	1.9%	3.5%
Real Estate and Rental and Leasing	4.6%	3.3%
Professional and Technical Services	2.6%	11.1%
Management of Companies	0.0%	0.8%
Administrative and Waste Services	1.2%	5.6%
Educational Services	0.9%	2.1%
Health Care and Social Assistance	4.4%	12.4%
Arts, Entertainment, and Recreation	0.3%	2.1%
Accommodation and Food Services	38.7%	8.0%
Other Services	2.8%	6.7%
Government	3.8%	12.8%

Source: SDO Total Estimated Jobs & QCEW

Economic Industry Mix

Edgewater has an industry mix that is dominated by retail trade and accommodation and food service. Over 70% of all employment is concentrated in retail trade stores off Sheridan Boulevard and in restaurants and bars primarily on Sheridan and 25th Ave. Real estate, rental and leasing, along with health care and social assistance and government round out the top 5 industries by share of total employment.

Denver-Boulder MSA Base Industries, 2015



Source: State Demography Office

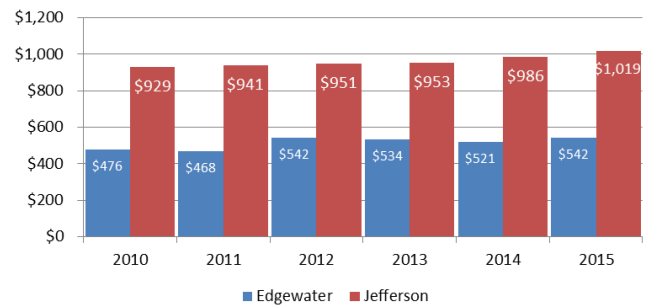
Economic Base Analysis

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

Average Wage Trends

- Average weekly wages in Edgewater increased 14% from 2010 to 2015. Jefferson County saw wage growth of 10%
- Weekly wages of \$542 in Edgewater in 2015 were only 52% of the \$1,042 statewide average; the weekly wage in Edgewater is lower due to the concentration of lower paying and often part-time jobs in retail and food services.
- Remember that most of the jobs are not held by people who live in Edgewater.

Average Weekly Wage



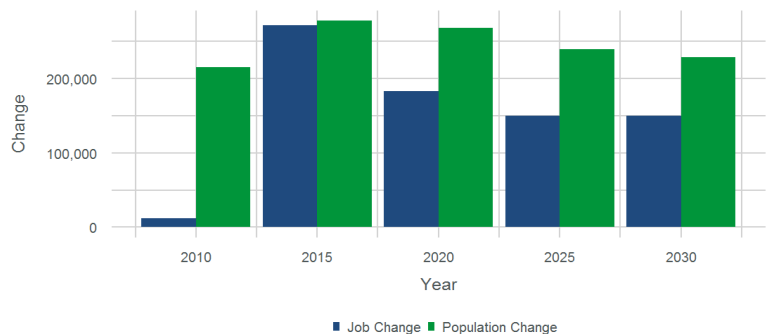
Source: Department of Labor and Employment (QCEW)

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 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.

Denver Metropolitan Area County
Forecast Change in Population and Jobs 2010 to 2030
Source: State Demography Office



	Total Jobs	Population
2010	1,641,270	535,648
2015	1,913,110	565,230
2020	2,096,048	596,329
2025	2,246,329	625,899
2030	2,396,206	652,540