

# Flagler town

## Demographic and Economic Profile

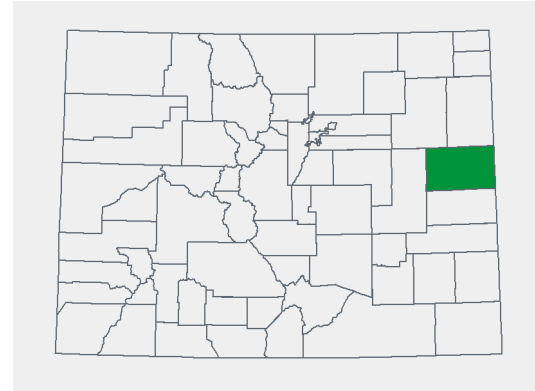


**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2014)	564
Population Change 2010 to 2014	3
Place Median HH Income (ACS 10-14)	\$27,500
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

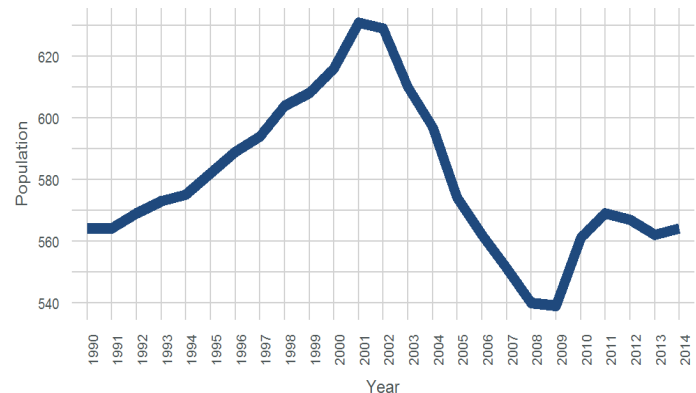


## Population

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

- Flagler saw growth throughout the 1990s, but grew more slowly than the state or county during this period.
- There was a decline of nearly 1% per year starting in 2001 and ending in 2010.
- Population has stabilized with smaller fluctuations since 2010.

Flagler Population, 1990 to 2014



### Population

### Annual Average Growth Rate (%)

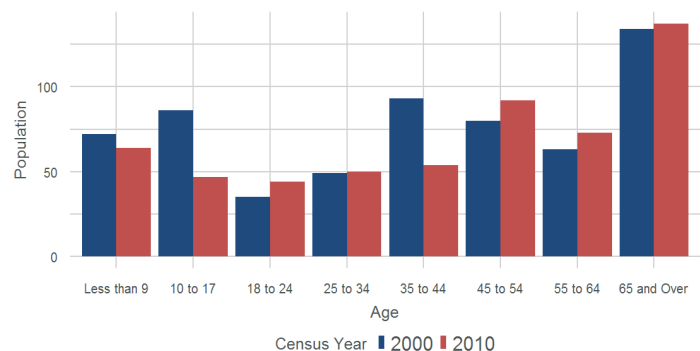
	Flagler town	Kit Carson	Colorado	Flagler town	Kit Carson	Colorado
1990	564	7,140	3,294,473			
1995	582	7,413	3,811,074	0.6%	0.8%	3%
2000	616	7,975	4,338,801	1.1%	1.5%	2.6%
2010	561	8,267	5,050,289	-0.9%	0.4%	1.5%
2014	564	7,818	5,353,471	0.1%	-1.4%	1.5%

### Population By Age

Flagler's population by age is shown in the chart to the right for both 2000 and 2010. Practically the only age groups that show an increase are those over age 45, with all other age groups nearly the same or declining. There was a small growth in the 18 to 24 year old age group. Flagler has a very large proportion of their population in the over age 65 group, by far the largest group. This means that there may not be significant aging in the coming years given the already advanced age in the town.

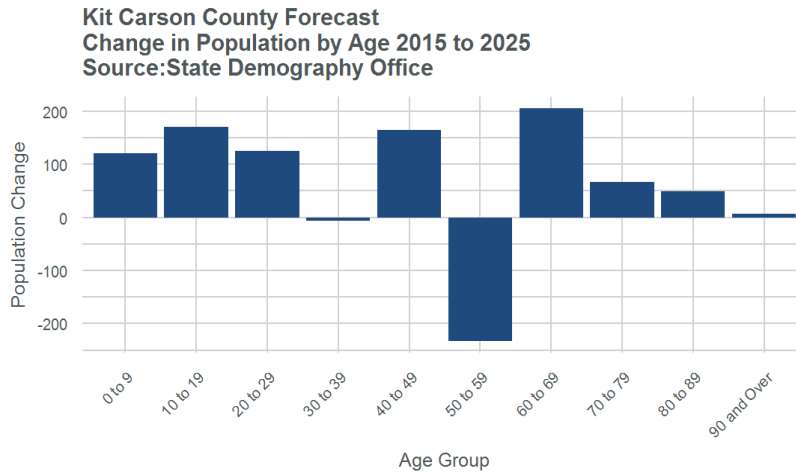
Flagler Town Population by Age

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.

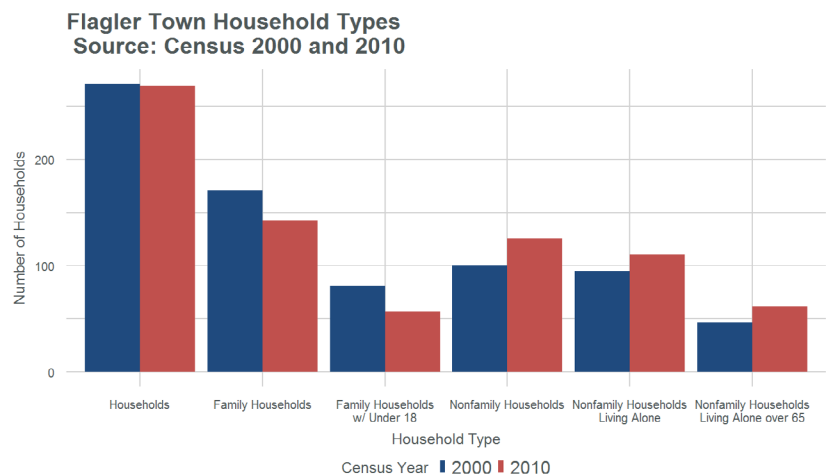


## Housing & Households

Flagler town Housing Units	2000	2010	2010 %
Total Housing Units	319	328	
Occupied Housing Units	271	269	82%
Owner-Occupied Units	198	180	66.9%
Renter-Occupied Units	73	89	33.1%
Vacant Housing Units	48	59	18%
For Seasonal	2	7	11.9%
All Other Vacant	46	52	88.1%

- The overall vacancy rate was 18% in 2010.
- The vacancy rate was higher than the state average (10.8%).
- A majority of the units are owner occupied (67%) but an active rental market exists as well.

- There was virtually no change in households between 2000 and 2010.
- A decrease in Family households (including those with children under 18) was offset by an increase in Nonfamily households, including those living alone.
- This increase in Nonfamily households is likely tied to population growth in the 45 and over age groups.



# Race & Ethnicity

Flagler town Population by Race/Ethnicity

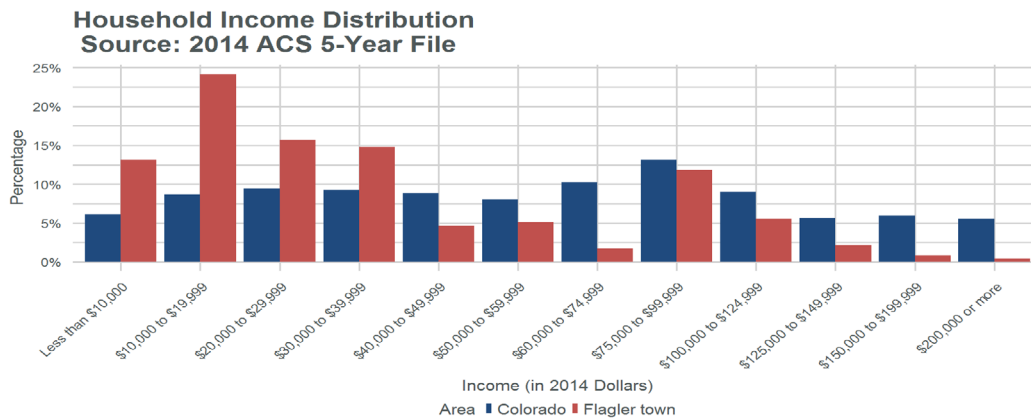
	2000	2010	2010 %	Colorado 2010 %
Total	612	561		
White	579	542	96.6%	70.0%
Black or African American	0	1	0.2%	3.8%
American Indian or Alaska Native	12	0	0%	0.6%
Asian	0	0	0%	2.7%
Native Hawaiian and Other	0	0	0%	0.1%
Some Other Race	0	0	0%	0.2%
Two or More	2	3	0.5%	2.0%
Hispanic	19	15	2.7%	20.7%

Source: U.S. Census 2010

- Flagler is less diverse than the state as a whole and became less diverse over the past decade as the population decreased.
- The population decreased by just over 8% between 2000 and 2010, and that decrease is seen in both White and Hispanic population counts.

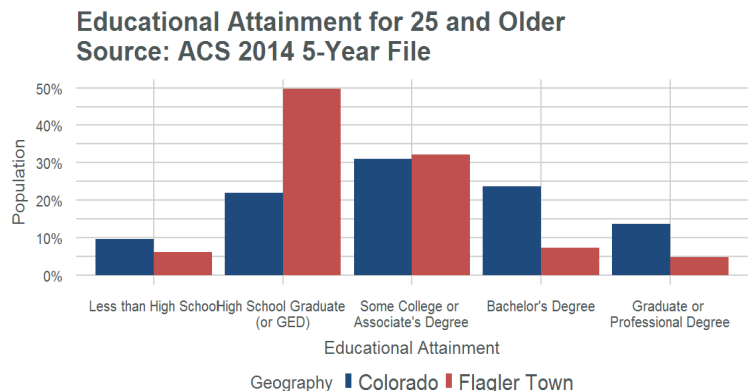
# Income

The graph below compares Flagler’s income distribution to the state. Flagler has a lower median household income than the state, \$27,500 vs. \$59,448. Looking at the income distribution, there is a larger share of people earning less than \$40,000 in income compared to the state. This reflects the higher share of lower wage agriculture jobs alongside few higher wage professional service jobs.



# Education

- Flagler has a lower share of its population with a bachelor’s degree or higher compared to the state.
- The largest share of the population has a high school diploma or GED.

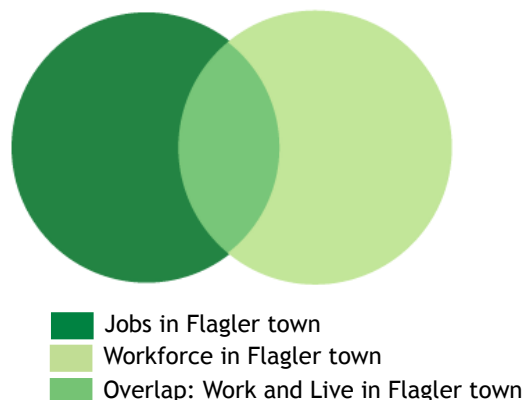


# Commuting

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.

Just over 26% of the jobs (dark green) are held by residents and 74% of the jobs are held by people who live outside the town. Considering Flagler's labor force (light green), about 25% work in Flagler and nearly 75% are employed outside of the city, the majority of whom still work within the County.

Flagler town Commuting Patterns, 2014



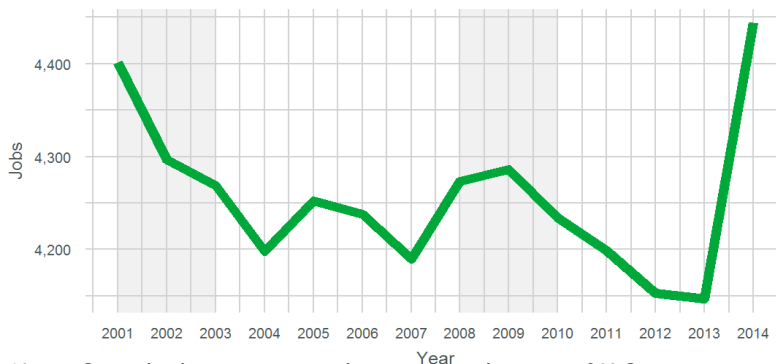
Source: LEHD On the Map, 2016

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 about 90 jobs from 2010 to 2013 before gaining nearly 300 in 2014. This increase is largely due to agriculture and construction industry jobs. Many of the construction jobs added in 2014 were in heavy and civil engineering and will be temporary as it was related to construction of a pipeline. Flagler accounts for about 10% of all 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.

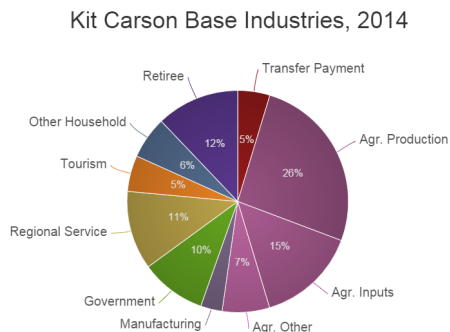
Share of Jobs by Industry	Flagler	Kit Carson
Agriculture	8%	21%
Mining	0%	1%
Utilities	1%	1%
Construction	1%	7%
Manufacturing	19%	3%
Wholesale trade	19%	8%
Retail Trade	9%	8%
Transportation and warehousing	0%	2%
Information	4%	1%
Finance activities	8%	3%
Real estate	0%	2%
Professional and business services	0%	2%
Management of companies and enterprise	0%	0%
Admin and waste	3%	5%
Education	0%	0%
Health Services	3%	5%
Arts, Entertainment, and Recreation	0%	0%
Accommodation and food	4%	7%
Other services, except public administration	0%	6%
Government	21%	18%

## Economic Industry Mix

Flagler 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 Flagler are government, manufacturing, wholesale trade (thanks to the presence of the Cooperative Association), retail trade, agriculture and financial activities.

## 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.

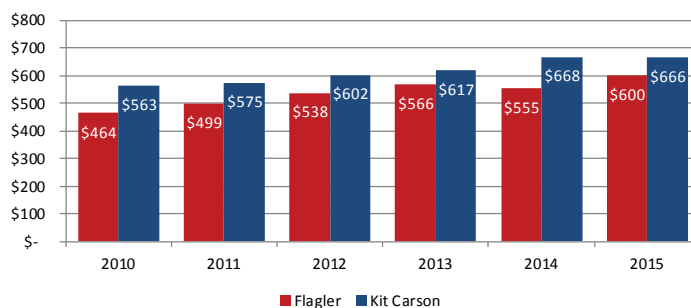


Source: State Demography Office

## Average Wage Trends

- Average weekly wages in Flagler increased 29% from 2010 to 2015.
- Kit Carson County saw wage growth of 18% over the same five year period; much of this gain occurred in 2014 and was related to pipeline construction.
- Weekly wages of \$600 in Flagler were only 57% of the \$1,042 statewide average; the weekly wage was 90% of the \$666 Kit Carson average

### Average Weekly Wages



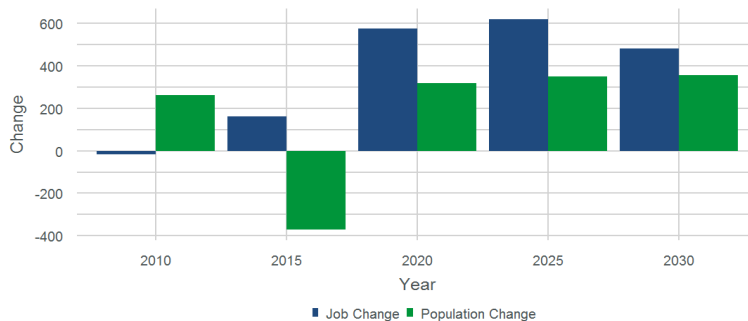
Source: Department of Labor and Employment (QCEW)

## 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.

- Job growth in the County 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