

# Archuleta County

## Demographic and Economic Profile

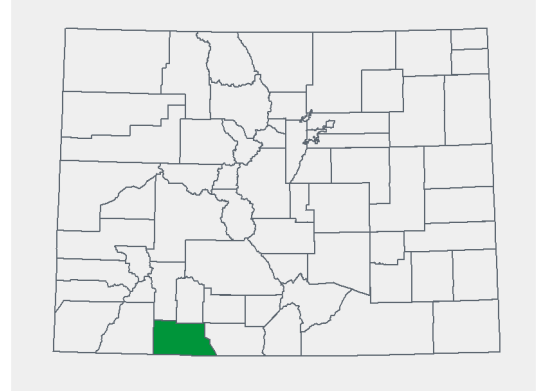


**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2014)	12,249
Population Change 2010 to 2014	189
Median HH Income (ACS 10-14)	\$48,186
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	5,913
Cost of Living Index (State=100)	90.71, Low

Source: State Demography Office  
U.S. Census Bureau

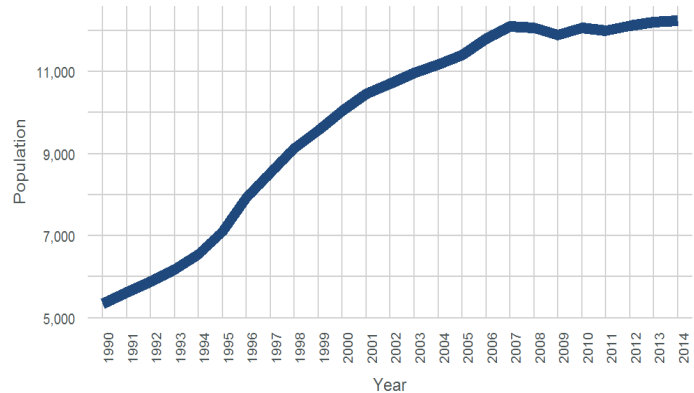


## Population

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

- Archuleta County's population grew rapidly in the 1990s and early 2000s, outpacing the state.
- Since 2007, Archuleta's population growth rates have leveled out and are slower than the state as a whole. This change is largely due to an aging population and an increase in nonfamily households.
- Population figures do not reflect the large number of seasonal visitors, many of whom own 2nd homes in the area.

Archuleta County Population, 1990 to 2014

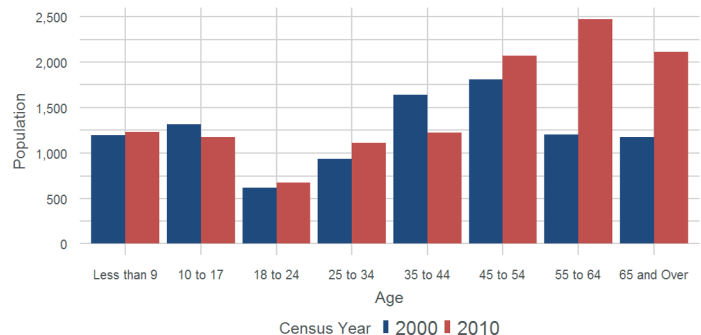


	Population		Annual Average Growth Rate (%)	
	Archuleta	Colorado	Archuleta	Colorado
1990	5,345	3,294,473		
1995	7,108	3,811,074	5.9%	3%
2000	10,043	4,338,801	7.2%	2.6%
2010	12,060	5,050,289	1.8%	1.5%
2014	12,249	5,353,471	0.4%	1.5%

### Population By Age

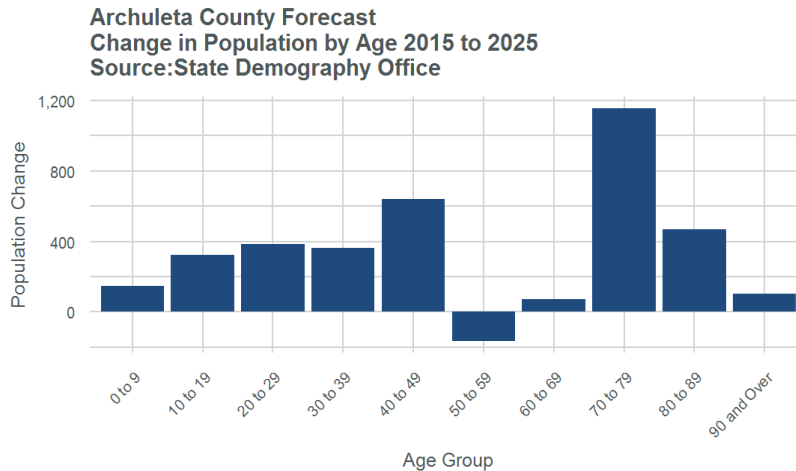
Archuleta's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). Age groups 45 and over, especially 55 and over, experienced a large increase from 2000 to 2010. Slowed growth in the younger age groups are the result of net out-migration of young adults. The aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

Archuleta County Population by Age  
Source: U.S. Census Bureau



## Population By Age, Continued

Archuleta is forecast to reach 13,778 by 2020 and 23,112 by 2040. Most of the growth is forecast for residents over age 70, the result of current older residents aging in place. The aging of current county residents will also cause a decline in the number of residents ages 50 to 59 since there are fewer 40-49 year olds, an important age group as they are also typically the households with the highest income. The forecast growth will be dependent on housing and community services and how well Archuleta attracts and retains its population.

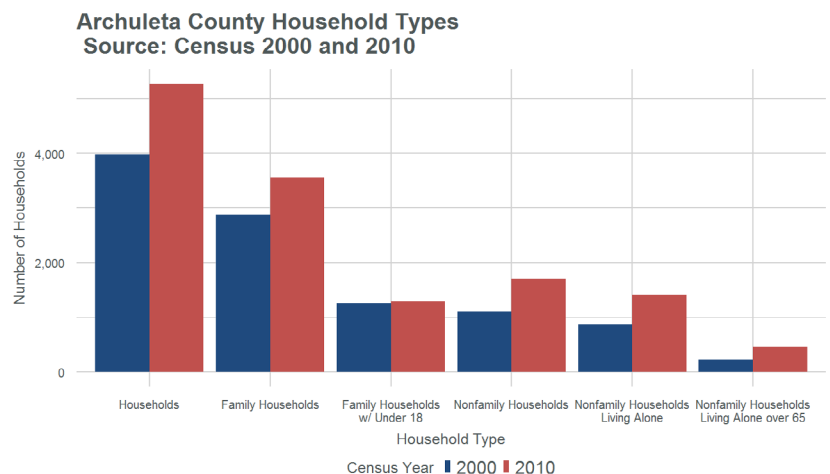


## Housing & Households

Archuleta County Housing Units	2000	2010	2010 %
Total Housing Units	6,212	8,762	
Occupied Housing Units	3,980	5,267	60.1%
Owner-Occupied Units	3,057	3,947	74.9%
Renter-Occupied Units	923	1,320	25.1%
Vacant Housing Units	2,232	3,495	39.9%
For Seasonal	1,456	2,361	67.6%
All Other Vacant	776	1,134	32.4%

- The overall vacancy rate was nearly 40% in 2010.
- The majority of vacant units are for seasonal use (67.6%).
- Most of the units are owner occupied (74.9%) but an active rental market exists as well

- There was an increase in households between 2000 and 2010.
- This increase was seen in both family and nonfamily households with the exception of family households with children under 18.
- This data is consistent with the aging of Archuleta county residents.



# Race & Ethnicity

## Archuleta County Population by Race/Ethnicity

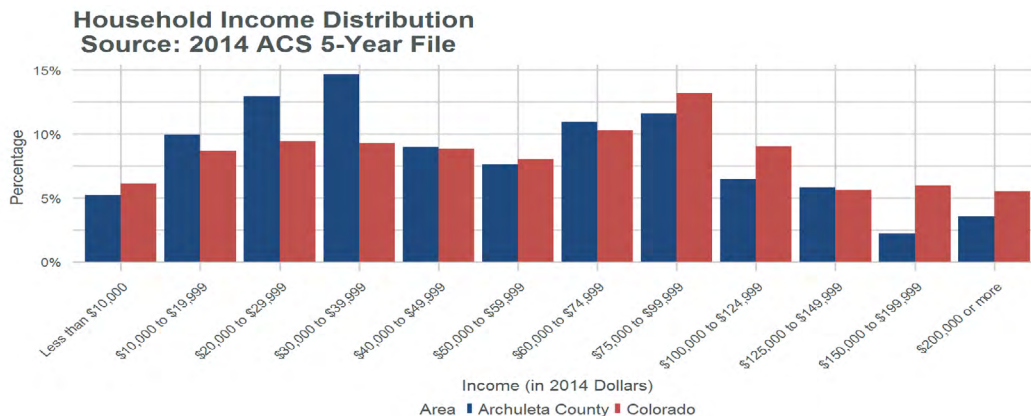
	2000	2010	2010 %	Colorado 2010 %
Total	9,898	12,084		
White	7,927	9,446	78.2%	70.0%
Black or African American	31	33	0.3%	3.8%
American Indian or Alaska Native	101	166	1.4%	0.6%
Asian	31	79	0.7%	2.7%
Native Hawaiian and Other	2	4	0%	0.1%
Some Other Race	19	21	0.2%	0.2%
Two or More	128	187	1.5%	2.0%
Hispanic	1,659	2,148	17.8%	20.7%

Source: U.S. Census 2010

- Archuleta County is less diverse than the state as a whole but is becoming more diverse over time.
- The Hispanic population increased by 30% between 2000 and 2010, while the White population increased by 19%. The total population increase over that same period was 22%.

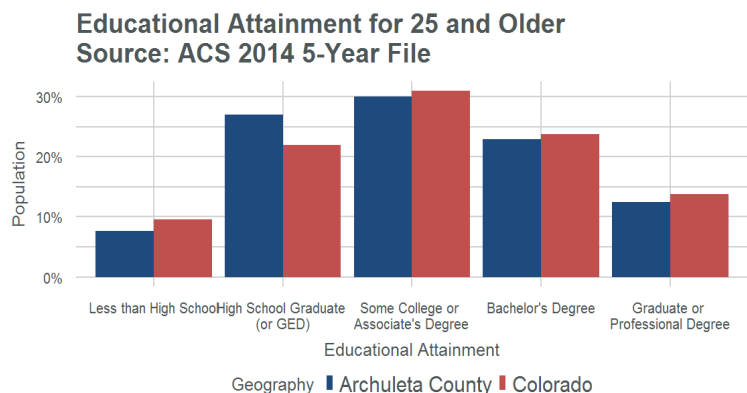
# Income

The graph below compares Archuleta's income distribution to the state. Archuleta has a lower median household income than the state, \$48,186 vs. \$59,448. Looking at the income distribution, there is a higher share of households with less than \$40,000 in income compared to the state. This is likely driven by the large share of retail, government, and accommodation and food services jobs and larger share of retirees.



# Education

- Archuleta has about the same share of its population with a bachelor's degree or higher than the state.
- The largest share of the population has some college or associates degree.



# Commuting

## Archuleta County 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.

More than 70% of the jobs (dark green) are held by residents and 29% of the jobs are held by people who live in another county. Considering Archuleta's labor force, 39% travel outside of the county for employment while 61% work in the county.



- Jobs in Archuleta County
- Workforce in Archuleta County
- Overlap: Work and Live in Archuleta County

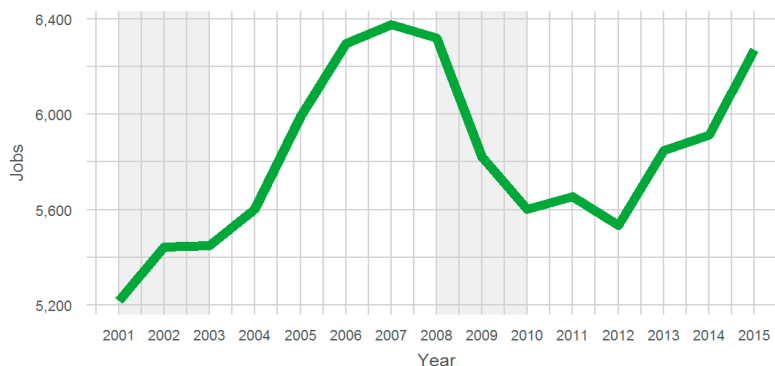
Source: LEHD On the Map, 2016

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 6,255 in 2015, down 120 jobs from Archuleta's peak employment in 2007 of 6,375. The industries with the largest loss in jobs in during the recession were construction, retail trade, accommodation and food, and real estate. Since 2010 the fastest growth in jobs has been in health services and retail trade. Industries above their pre-recession peak include agriculture, manufacturing, transportation, health services, and government.

Archuleta 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

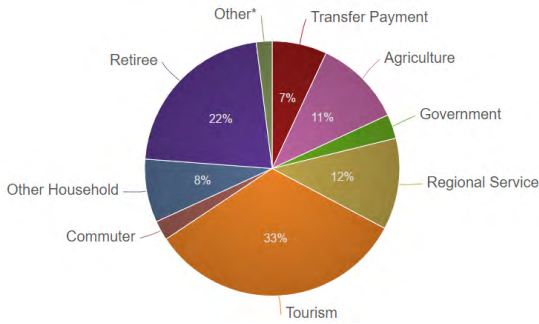
Sector Name	Archuleta	Colorado
Agriculture	5.4%	1.5%
Mining	0.7%	1.1%
Utilities	0.5%	0.3%
Construction	10.9%	6.5%
Manufacturing	2.0%	4.7%
Wholesale Trade	0.6%	3.5%
Retail Trade	14.1%	9.5%
Transportation & Warehousing	0.9%	2.8%
Information	1.0%	2.4%
Finance and Insurance	2.0%	4.0%
Real Estate and Rental and Leasing	7.2%	3.4%
Professional and Technical Services	6.1%	9.1%
Management of Companies	0.1%	1.2%
Administrative and Waste Services	3.7%	6.0%
Educational Services	1.0%	2.0%
Health Care and Social Assistance	7.3%	9.8%
Arts, Entertainment, and Recreation	2.4%	2.5%
Accommodation and Food Services	12.1%	8.5%
Other Services	9.2%	5.9%
Government	12.8%	15.2%

Source: SDO Total Estimated Jobs

## Economic Industry Mix

The industrial mix in Archuleta County can be seen at left. The largest industries by employment are government, accommodation and food, and retail followed by construction, real estate, and agriculture.

Archuleta Base Industries, 2014



Source: State Demography Office

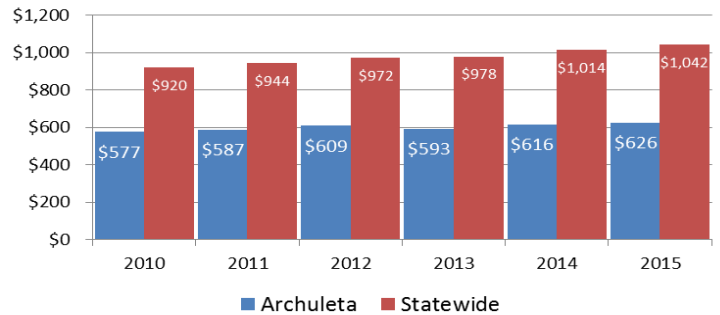
## Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Archuleta. The chart shows the important share of economic activity driven by tourism (including seasonal home use) and retiree spending. Retirees are a driver because they spend their savings or pensions locally. Regional services (like construction), agriculture, and other household spending are also important economic drivers to the county.

## Average Wage Trends

- Average weekly wages in Archuleta increased by 8.5% between 2010 and 2015 compared to the state which increased by 13.3%.
- Weekly wages of \$626 in Archuleta in 2015 were 60% of the \$1,042 statewide average.
- Wages in Archuleta are more volatile than statewide due to the small employment base. Wages increased by 1.6% in 2015 vs. 2.8% statewide; this slower gain is attributable to a substantial increase in lower paying retail jobs.

Average Weekly Wage



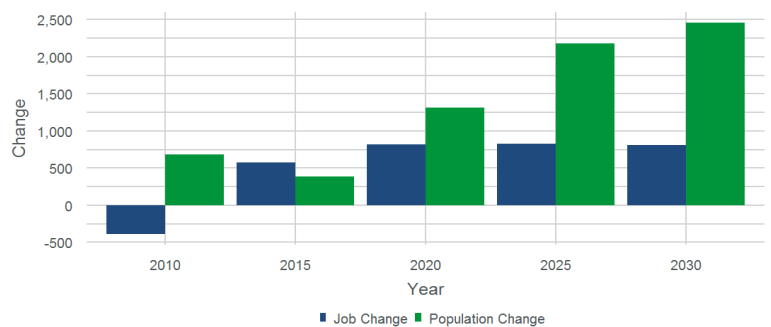
Source: Department of Labor and Employment (QCEW)

## 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 exceeded population growth from 2010 to 2015. After 2015, population growth is expected to exceed job growth.
- Population growth after 2020 in Archuleta County is in part driven the need to replace retired workers within the labor force.
- This means that population will grow faster than employment. This may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.

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



	Total Jobs	Population
2010	5,586	12,082
2015	6,162	12,464
2020	6,984	13,777
2025	7,810	15,960
2030	8,620	18,423