

# Conejos County

## Demographic and Economic Profile

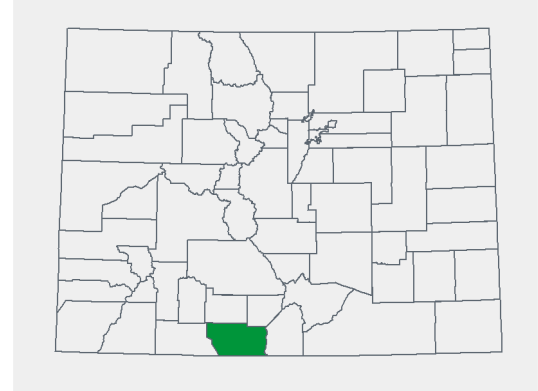


**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2016)	8,039
Population Change 2010 to 2016	-243
Median HH Income (ACS 11-15)	\$36,652
State Median HH Income (ACS 11-15)	\$60,629
Employment (County in 2015)	2,559
Cost of Living Index (State=100)	85.21, Very Low

Source: State Demography Office  
U.S. Census Bureau

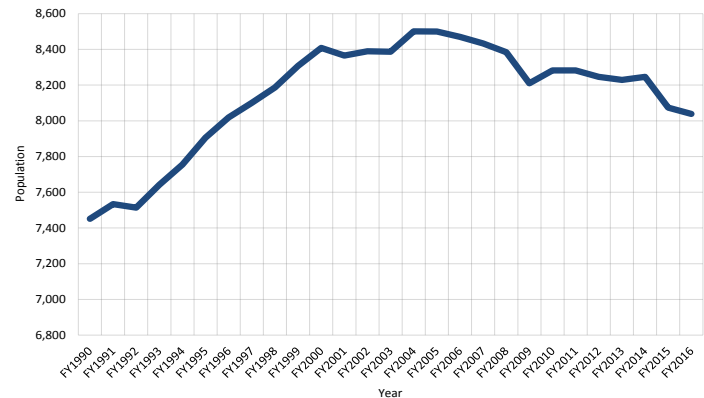


## Population

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

- Conejos County's population increased rapidly in the 1990s.
- The peak of Conejos's population was 8,501 in 2004.
- Since 2004, Conejos County has lost over 460 residents, a 5.4% loss.

Conejos County Population, 1990 to 2016



### Population

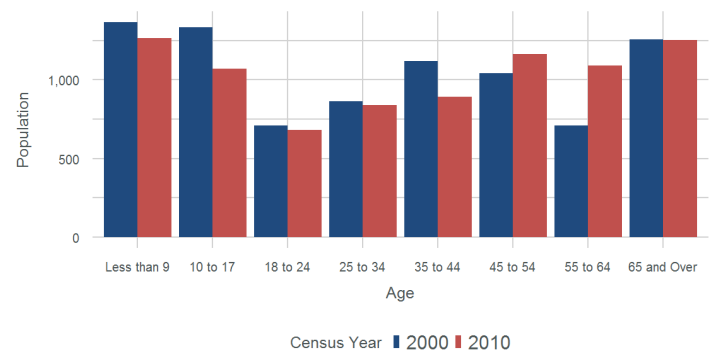
### Annual Average Growth Rate (%)

	Conejos County	Colorado	Conejos County	Colorado
1990	7,451	3,294,473		
1995	7,906	3,811,074	1.2%	2.9%
2000	8,408	4,338,801	1.2%	2.6%
2010	8,282	5,050,332	-0.3%	1.5%
2016	8,039	5,538,199	-0.5%	1.6%

### Population By Age

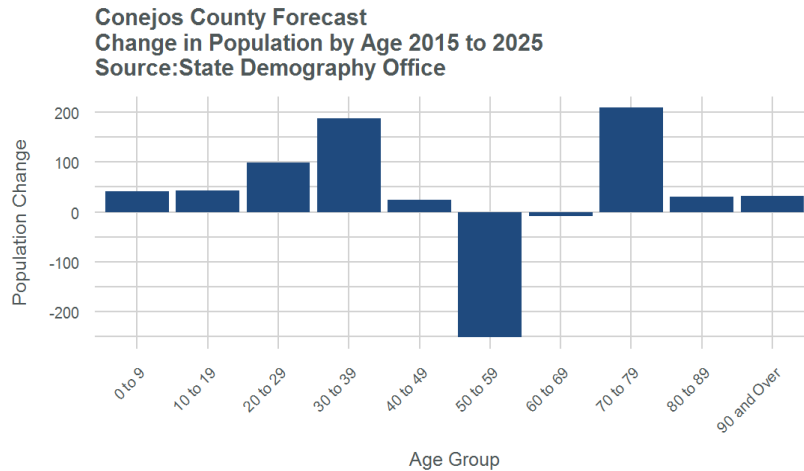
Conejos's population by age is shown in the chart to the right for both 2000 (blue bar) and 2010 (red bar). The 45 to 54 and 55 to 64 age groups are the only age groups experiencing growth in the last decade. Decreases in younger age groups are the result of lower levels of net in-migration of persons aged 30-40 than in previous decades. This also resulted in fewer families with children. The aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

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



## Population By Age, Continued

Conejos County is forecast to gain back its population losses by 2026, reaching just over 8,500 residents. The forecast growth rate is expected remain near 0.5% per year from 2015 to 2030. The number of residents over age 70 is expected to increase, the result of current older residents aging in place. This aging will also result in declines in the 50-69 year old age group. Some of the growth is forecast for working age adults (20-50) as the need for replacement workers increases with retirements. The forecast growth will be dependent on housing and community services and how well Conejos attracts and retains its population.

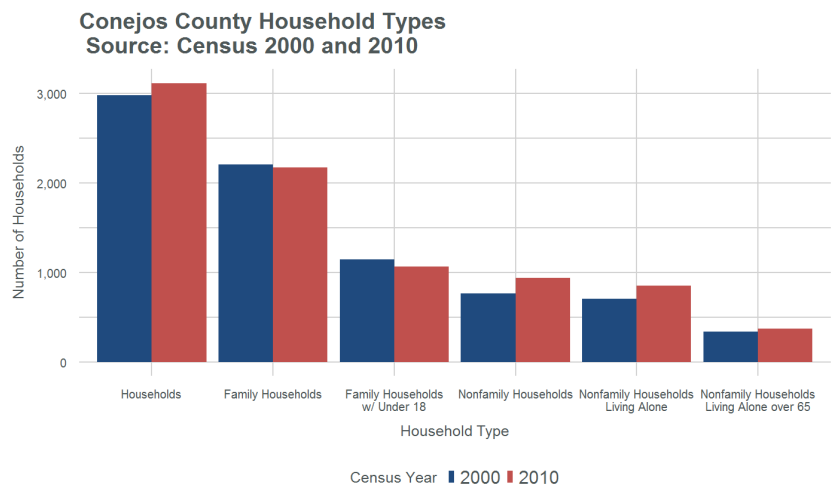


## Housing & Households

Conejos County Housing Units	2000	2010	2010 %
Total Housing Units	3,886	4,286	
Occupied Housing Units	2,980	3,118	72.7%
Owner-Occupied Units	2,347	2,408	77.2%
Renter-Occupied Units	633	710	22.8%
Vacant Housing Units	906	1,168	27.3%
For Seasonal	544	728	62.3%
All Other Vacant	362	440	37.7%

- The overall vacancy rate was 27.3% in 2010.
- The majority of vacant units are for seasonal use (62.3%).
- Most of the units are owner occupied (77.2%) with a small rental market.

- There was a small increase in households between 2000 and 2010.
- This increase was entirely due to growth in Nonfamily households without children and non-family households living alone and those over the age of 65.
- This data is consistent with the aging of Conejos County residents.



# Race & Ethnicity

## Conejos County Population by Race/Ethnicity

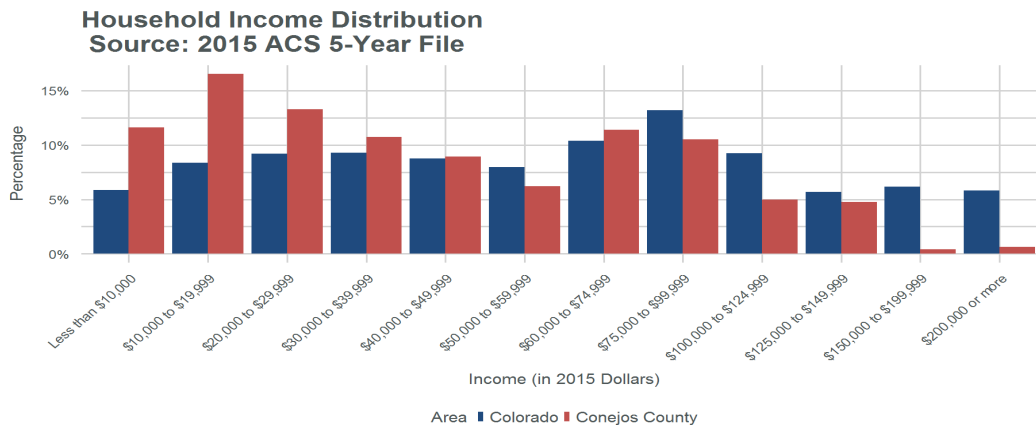
	2000	2010	2010 %	Colorado 2010 %
Total	8,400	8,256		
White	3,298	3,451	41.8%	70.0%
Black or African American	9	12	0.1%	3.8%
American Indian or Alaska Native	61	47	0.6%	0.6%
Asian	8	18	0.2%	2.7%
Native Hawaiian and Other	5	4	0%	0.1%
Some Other Race	8	24	0.3%	0.2%
Two or More	62	80	1%	2.0%
Hispanic	4,949	4,620	56%	20.7%

Source: U.S. Census 2010

- Conejos is more diverse than the state as a whole.
- There was growth in the White, Black, and Asian population from 2000 to 2010, while the Hispanic and American Indian population declined between 2000 and 2010.

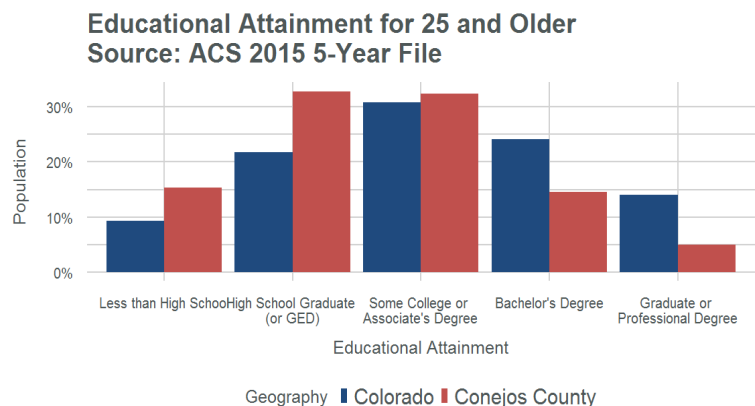
# Income

The graph below compares Conejos's income distribution to the state. Conejos has a lower median household income than the state, \$36,652 vs. \$60,629. Looking at the income distribution, there is a higher share of households with under \$50,000 in income compared to the state. The lower incomes reflect the large number of lower wage jobs. The income distribution is also influenced by the relatively small share of those with a Bachelor's Degree or higher.



# Education

- Conejos County has a lower share of its population with a Bachelor's degree or higher compared to the state.
- The largest shares of the population are high school graduates and those with some college or an Associate's degree.

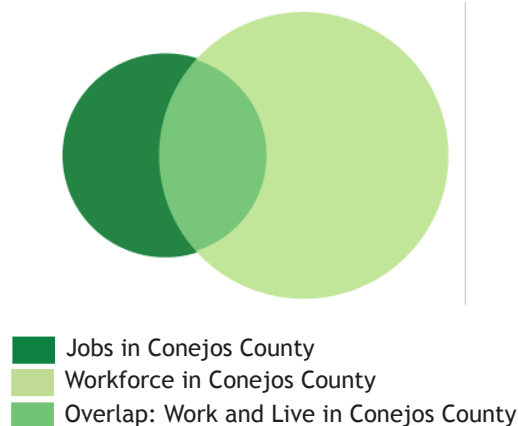


# Commuting

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.

Conejos County has a larger workforce than it does jobs, however not all jobs are held by residents. Close to 76% of the resident workforce (light green) works outside of Conejos. Of the jobs in Conejos (dark green), 47% are filled by residents with 53% being filled by workforce from outside of the county.

Conejos County Commuting Patterns, 2014

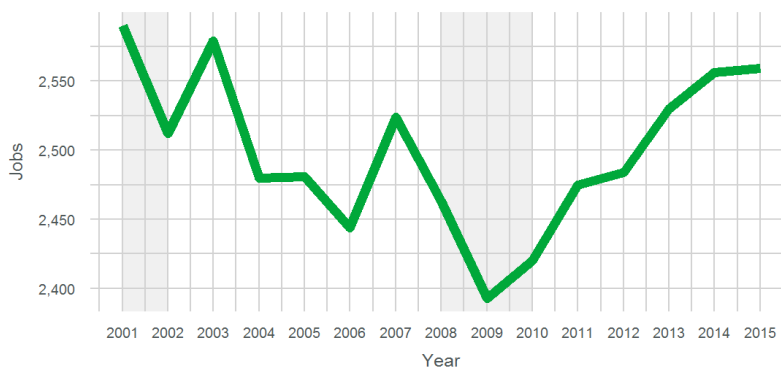


Source: LEHD On the Map, 2016  
Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

# Jobs & the Economy

Total employment in the county was estimated to be 2,548 in 2016, up 24 jobs from Conejos' peak employment in 2007 of 2,524. The industries with the largest gains in jobs over the past decade have been agriculture, wholesale trade, accommodation and food and administrative and waste. Since 2009 the fastest growth in jobs has been in wholesale trade, accommodation and food services, and health services. Industries that remain below their pre-recession peak include construction, government, transportation and warehousing, and professional, scientific and technical services.

Conejos 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

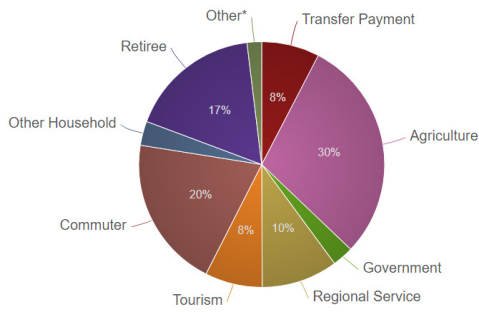
Sector Name	Conejos	Colorado
Agriculture	22.6%	1.4%
Mining	1.1%	0.8%
Utilities	0.0%	0.3%
Construction	6.1%	6.6%
Manufacturing	1.5%	4.6%
Wholesale Trade	3.2%	3.5%
Retail Trade	8.5%	9.5%
Transportation & Warehousing	3.9%	3.0%
Information	0.1%	2.4%
Finance and Insurance	1.6%	4.0%
Real Estate and Rental and Leasing	1.2%	3.5%
Professional and Technical Services	2.6%	9.2%
Management of Companies	0.1%	1.1%
Administrative and Waste Services	1.7%	6.0%
Educational Services	0.5%	2.0%
Health Care and Social Assistance	9.1%	10.1%
Arts, Entertainment, and Recreation	0.8%	2.5%
Accommodation and Food Services	4.1%	8.6%
Other Services	7.3%	5.8%
Government	23.7%	15.1%

Source: State Demography Office Total Estimated Jobs

## Economic Industry Mix

The industrial mix in Conejos can be seen at left. The largest industries by employment are government and agriculture, followed by health care, retail trade, other services and construction.

Conejos Base Industries, 2015



\*Other includes: Manufacturing, Mining

Source: State Demography Office

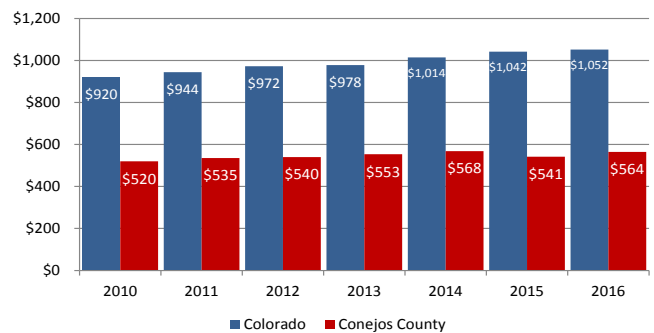
## Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Conejos County. The chart shows the important share of economic activity driven by agriculture and commuters. Commuters earn money in neighboring counties, but support the Conejos' economy when their earnings are spent locally. Retirees, regional services (like construction), and transfer payments are also important economic drivers to the county. Retirees are a driver because they spend their savings or pensions locally.

## Average Wage Trends

- Average weekly wages Conejos increased by 8.6% between 2010 and 2016 compared to the state which increased by 14.3%.
- Weekly wages of \$564 in Conejos in 2016 were 54% of the \$1,052 statewide average.
- While statewide wages edged up 1.0%, wages in Conejos increased by 4% between 2015 and 2016. Due to its smaller employment base, average wage change in Conejos is much more volatile than statewide.

Average Weekly Wage



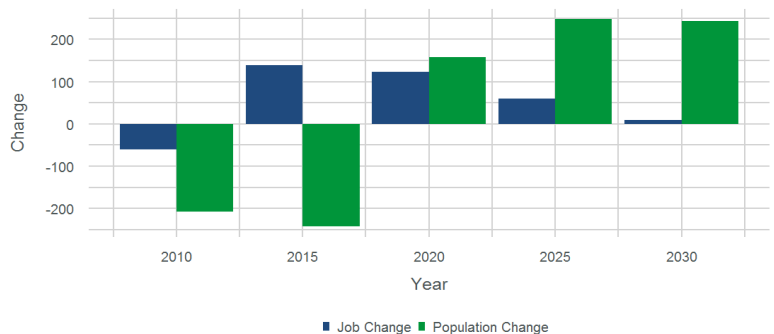
Source: Department of Labor and Employment (QCEW)

## 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 expected to exceed job growth through the forecast.
- 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.
- Although employment isn't expected to grow much after 2020, the 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.

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



	Total Jobs	Population
2010	2,420	8,293
2015	2,559	8,050
2020	2,682	8,208
2025	2,742	8,455
2030	2,752	8,699