

# Woodland Park city

## Demographic and Economic Profile

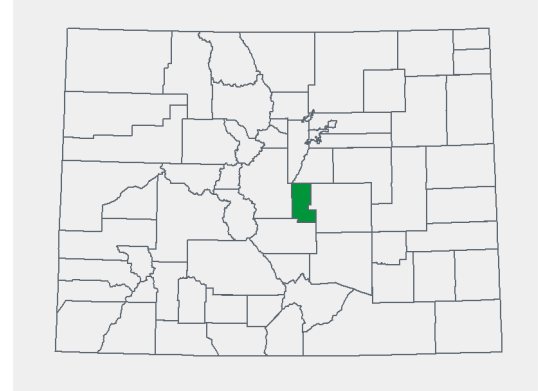


**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2014)	8,084
Population Change 2010 to 2014	855
Place Median HH Income (ACS 10-14)	\$64,248
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	9,462
County Cost of Living Index (State=100)	96.72, Mid-range

Source: State Demography Office  
U.S. Census Bureau

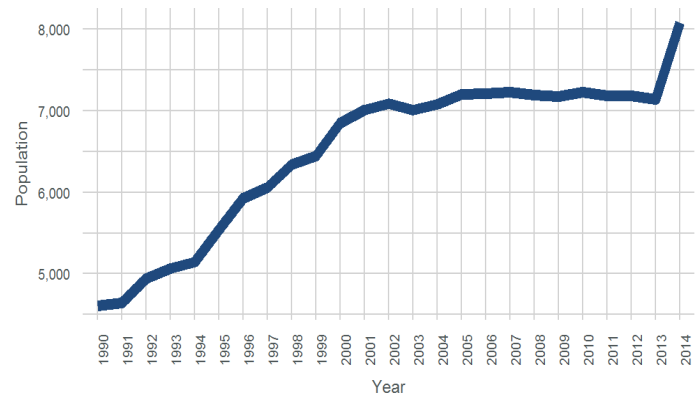


## Population

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

- Woodland Park experienced rapid population growth from 1990 to 2001.
- From 2000 through 2013, the town saw relatively little growth.
- In 2014, the town's population increased by 945 due to a combination of 107 new housing units added and a strong drop in the vacancy rate.

Woodland Park Population, 1990 to 2014



### Population

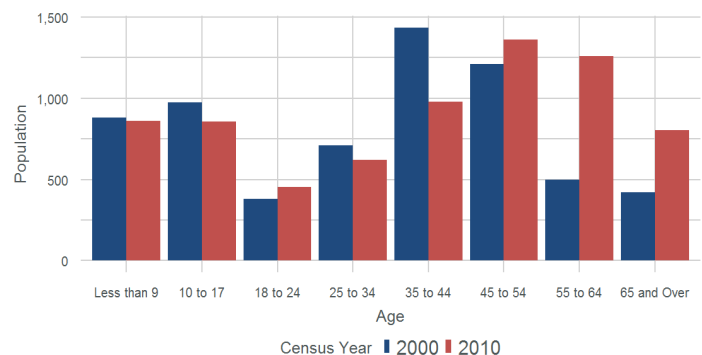
### Annual Average Growth Rate (%)

	Woodland Park city	Teller	Colorado	Woodland Park city	Teller	Colorado
1990	4,610	12,468	3,294,473			
1995	5,537	16,981	3,811,074	3.7%	6.4%	3%
2000	6,853	21,068	4,338,801	4.4%	4.4%	2.6%
2010	7,229	23,441	5,050,7289	0.5%	1.1%	1.5%
2014	8,084	23,394	5,353,471	2.8%	-0.1%	1.5%

### Population By Age

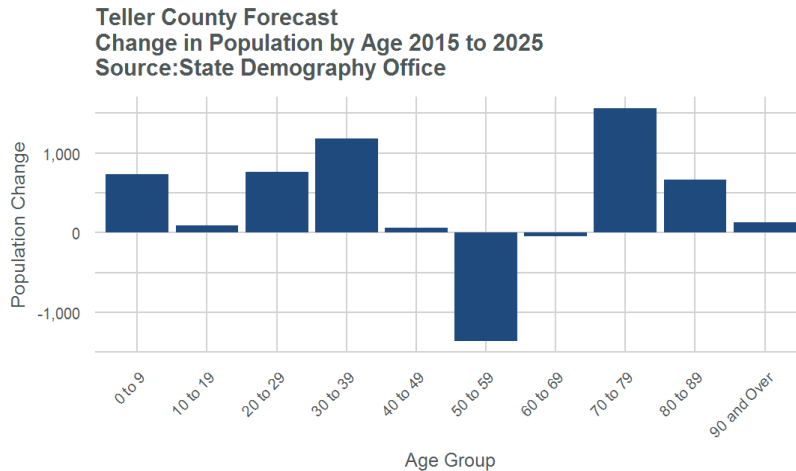
Woodland Park's population by age is shown in the chart to the right for both 2000 and 2010. What can be seen is the large increase for older age groups, especially the 55-64 year old and 65 and over cohorts. The 25 to 34 and 35 to 44 year old groups both saw declines, since people this age are most likely to have children there was also a corresponding decline in children aged 10 to 17 and also less than 9.

Woodland Park City Population by Age  
Source: U.S. Census Bureau



## Population By Age, Continued

Teller County, where Woodland Park is located, is expected to show brisk growth between 2015 and 2025. The largest amount of this growth is forecast for those 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 the need for replacement workers for older adults aging out of the county's current labor force and also to meet the demand for jobs driven by the increasing population. Due to the forecast growth in working age adults, there is also growth in the number of children. This mirrors the growth of family households.

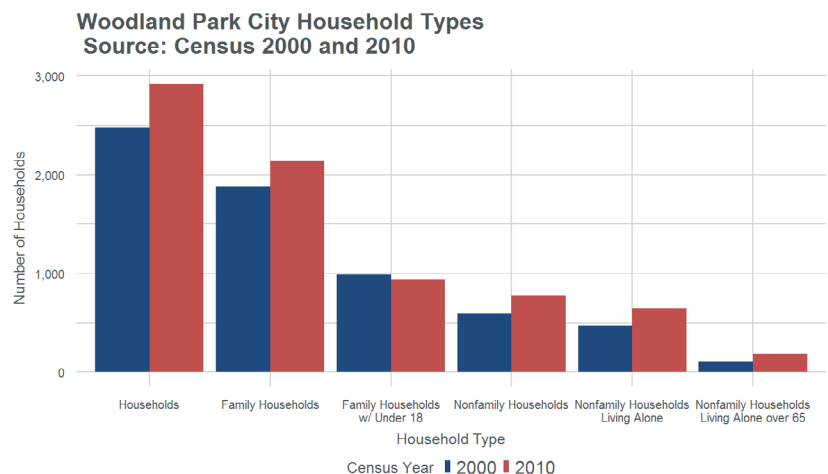


## Housing & Households

Woodland Park Housing Units	2000	2010	2010 %
Total Housing Units	2,642	3,194	
Occupied Housing Units	2,476	2,919	91.4%
Owner-Occupied Units	1,880	2,232	76.5%
Renter-Occupied Units	596	687	23.5%
Vacant Housing Units	166	275	8.6%
For Seasonal	74	110	40%
All Other Vacant	92	165	60%

- The overall vacancy rate was 8.6% in 2010.
- The vacancy rate fell from 9.93% in 2013 to 1.42% in 2014, according to the State Demography Office estimates.
- Much of the decline in vacancy is attributable to the opening of Charis Bible College.

- There was a large increase in households between 2000 and 2010.
- This increase is largely due to growth in non-family households and family households without kids under 18. Non-family households living alone experienced the fastest growth in many places in the state.
- Woodland Park's aging population is reflected both in the drop in family households with kids and growth in 65+ non-family households living alone.



# Race & Ethnicity

Woodland Park city Population by Race/Ethnicity

	2000	2010	2010 %
Total	6,515	7,200	
White	6,057	6,506	90.4%
Black or African American	32	28	0.4%
American Indian or Alaska Native	38	36	0.5%
Asian	53	58	0.8%
Native Hawaiian and Other	0	1	NaN%
Some Other Race	16	8	0.1%
Two or More	94	144	2%
Hispanic	225	419	5.8%

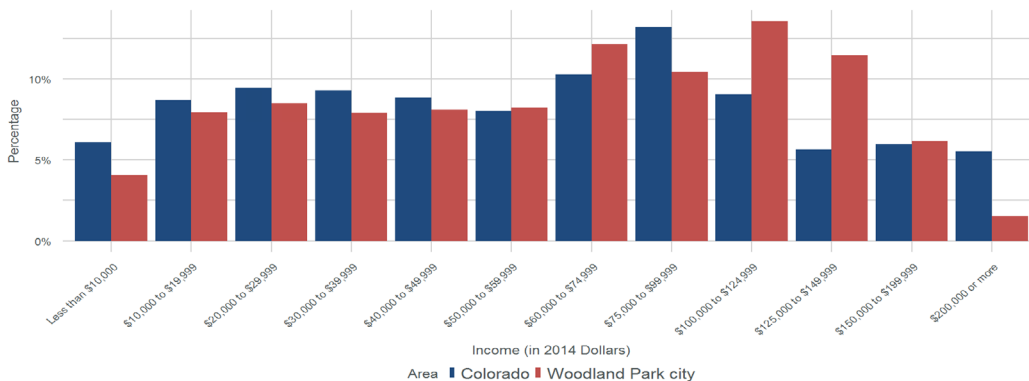
Source: U.S. Census 2010

- Woodland Park is less diverse than the state as a whole and became slightly more diverse over the past decade despite slow population growth overall.
- The Hispanic population increased by 86% while the White population increased by 7% from 2000 to 2010; the overall growth rate was 11%.

# Income

The graph below compares Woodland Park's income distribution to the state. Woodland Park has a larger share of people earning between \$60,000 and \$74,999 and between \$100,000 and \$199,999 than the state. The higher incomes town residents are likely a reflection of dual wage earning families, wealthy retirees and the town's proximity to higher paying jobs in El Paso County. The income distribution is also influenced by the large share of those with a graduate or professional degree relative to the state.

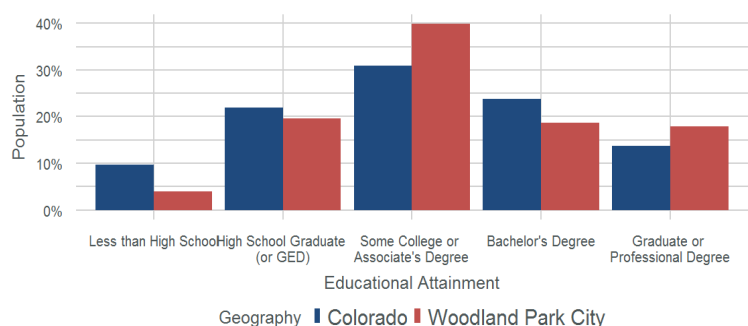
Household Income Distribution  
Source: 2014 ACS 5-Year File



# Education

Woodland Park 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 some college or associate's degree. The share of residents with a high school degree only is slightly lower than the state and the population of high school drop outs is considerably less. The town also has a significantly higher share of its population with a graduate or professional degree compared to the state.

Educational Attainment for 25 and Older  
Source: ACS 2014 5-Year File

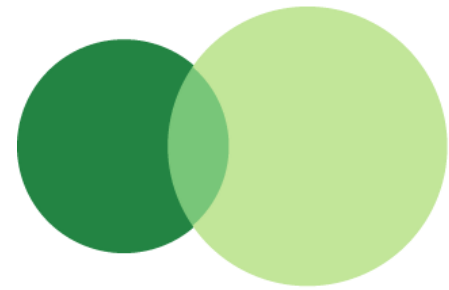


# Commuting

## Woodland Park Commuting Patterns, 2013

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.

The labor force (light green) is much larger than the total number of jobs (dark green) in Woodland Park. About 22% of the jobs (dark green) are held by residents and 78% of the jobs are held by people who live outside the town. Considering the labor force (light green), about 13% work in town and roughly 87% are employed outside of the city within Teller County as well as in El Paso County.



- Jobs in Woodland Park
- Workforce in Woodland Park city
- Overlap: Work and Live in Woodland Park city

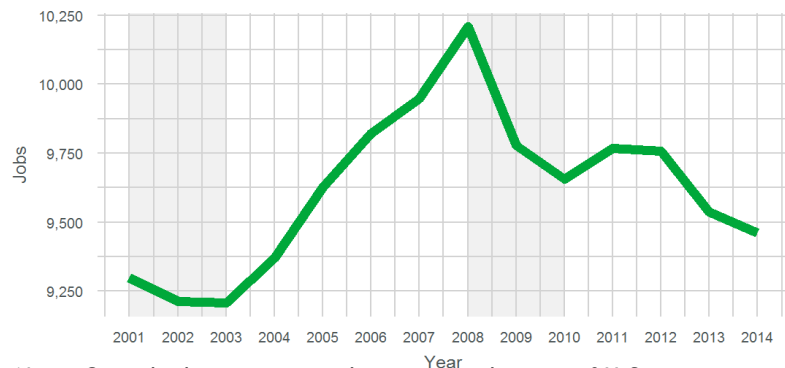
Source: LEHD On the Map, 2013

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 9,462 in 2014. Teller lost jobs in five out of six years since 2008 resulting in about 750 less jobs in 2014. The largest share of job losses have been in construction, accommodation and food services, financial activities, and real estate. Mining and government have seen slight increases.

Teller County Total Estimated Jobs, 2001 to 2014  
Source: State Demography Office



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

2014 Share of Jobs by Industry

Sector Name	Woodland Park	Teller
Agriculture	0.1%	1.0%
Mining	0.0%	5.7%
Utilities	0.6%	0.4%
Construction	3.6%	6.5%
Manufacturing	2.5%	1.4%
Wholesale Trade	1.0%	1.0%
Retail Trade	22.5%	11.6%
Transportation & Warehousing	1.3%	1.4%
Information	1.0%	0.7%
Finance and Insurance	4.4%	2.1%
Real Estate and Rental and Leasing	1.6%	3.2%
Professional and Technical Services	7.0%	7.3%
Management of Companies	0.3%	0.5%
Administrative and Waste Services	3.6%	3.5%
Educational Services	0.3%	1.9%
Health Care and Social Assistance	10.7%	5.7%
Arts, Entertainment, and Recreation	1.2%	8.1%
Accommodation and Food Services	16.4%	15.3%
Other Services	3.6%	7.9%
Government	18.3%	15.0%

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

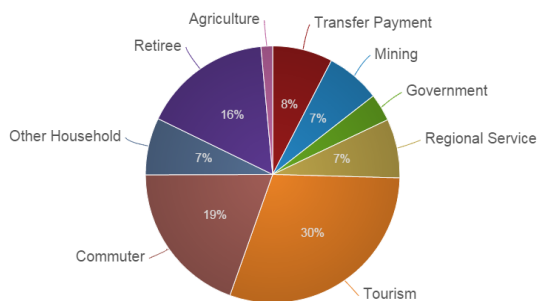
## Economic Industry Mix

Woodland Park has a similar industry mix to Teller County, as seen in the chart below. The largest industries by employment share of jobs are Retail Trade, Accommodation and Food Services, Government and Health Care and Social Services. Woodland Park has a much larger share of jobs in Retail Trade than the county and a slightly larger share in Accommodation and Food Services demonstrating its dependence on tourism.

## Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Teller. The chart shows the important share of economic activity driven by tourism and commuters to the economy. It also shows the significance of retiree spending, transfer payments and government. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation, is about as important to the county as mining. Examples of which in Teller County include hospitals and health care services.

Teller Base Industries, 2014

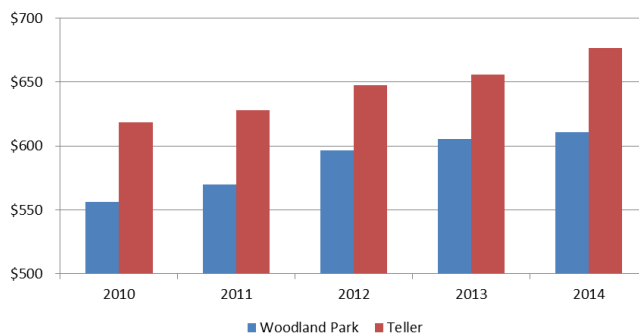


Source: State Demography Office

## Average Wage Trends

- Average weekly wages in Woodland Park increased 10% from 2010 to 2014.
- Teller County saw wage growth of 9% over the same five year period.
- Weekly wages of \$611 in Woodland Park in 2014 were only 60% of the \$1,014 statewide average; the weekly wage was 90% of the \$677 Teller average.

Average Weekly Wage



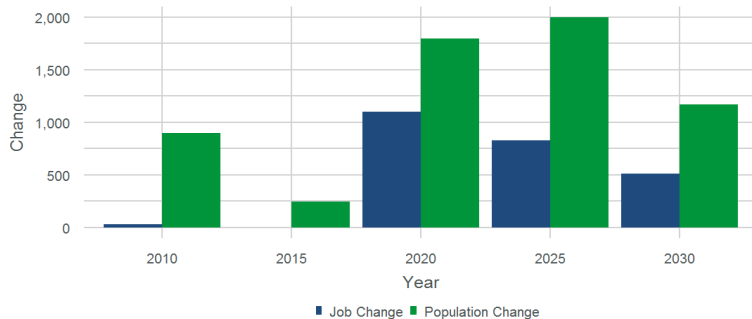
Source: Department of Labor and Employment (QCEW)

## 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.
- The growth is driven in part by the aging of the population and the labor force in particular. Teller is forecast to remain a destination for retirees and a bedroom community for jobs in other counties. This will drive population but not necessarily jobs.
- Since the population is forecast to grow faster than jobs over the forecast period, this may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.

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



	Total Jobs	Population
2010	9,657	23,402
2015	9,655	23,649
2020	10,754	25,446
2025	11,585	27,448
2030	12,098	28,618