

Boulder County

Demographic and Economic Profile

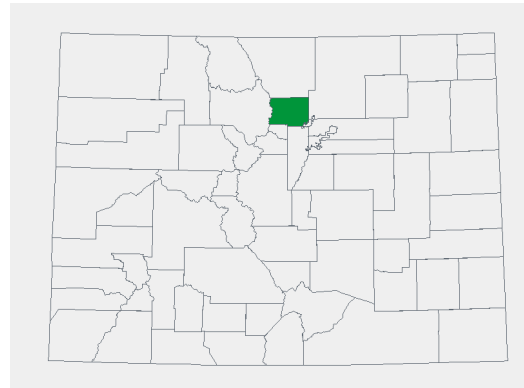


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2013)	309,874
Population Change 2010 to 2013	14,269
Median HH Income (ACS 09-13)	\$67,956
State Median HH Income (ACS 09-13)	\$58,433
Employment (County in 2014)	219,962
Cost of Living Index (State=100)	105.05, High

Source: State Demography Office
U.S. Census Bureau

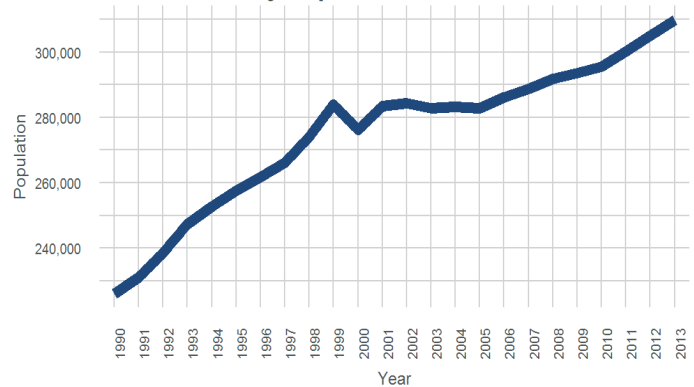


Population

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

- Boulder experienced strong population growth in the 1990s, but saw that growth flatten through the 2000s.
- Boulder has been growing since 2010 but at a slower rate than through the 1990s.
- The blip in 2000 is due to the incorporation of Broomfield County and the resulting loss in population from Boulder.

Boulder County Population, 1990 to 2013

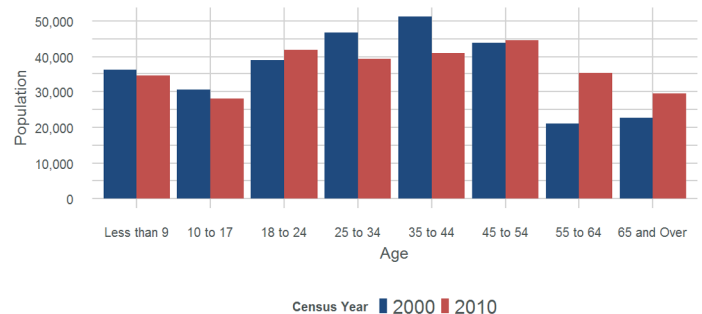


	Population		Annual Average Growth Rate (%)	
	Boulder	Colorado	Boulder	Colorado
1990	225,339	3,294,473		
1995	257,500	3,811,074	2.7%	3.0%
2000	276,255	4,338,801	1.4%	2.6%
2010	295,605	5,049,717	0.7%	1.5%
2013	309,874	5,264,890	1.6%	1.4%

Population By Age

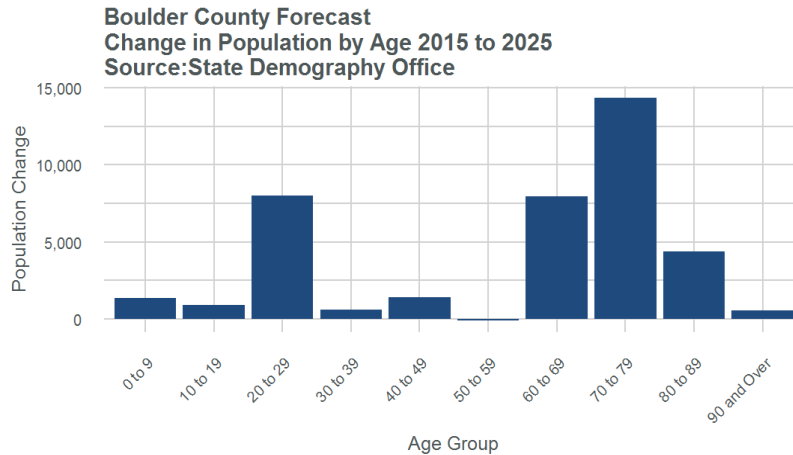
Boulder's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The largest increase was in the 55 to 64 year old age group, which could indicate a need to evaluate aging services in the county. Decreases in all age groups less than 44 mean there are fewer families with children. The aging population may also put downward pressure on local government tax revenue due to changes in spending on taxable goods.

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



Population By Age, Continued

Boulder County is expected to increase in population from 2015 to 2025. Most of this growth is forecast in those over 60 years of age. This forecast growth is due largely to the relatively older age distribution in Boulder County and the age profile of migration. This growth in the over 60 population underscores the need to evaluate aging services and planning within the county.

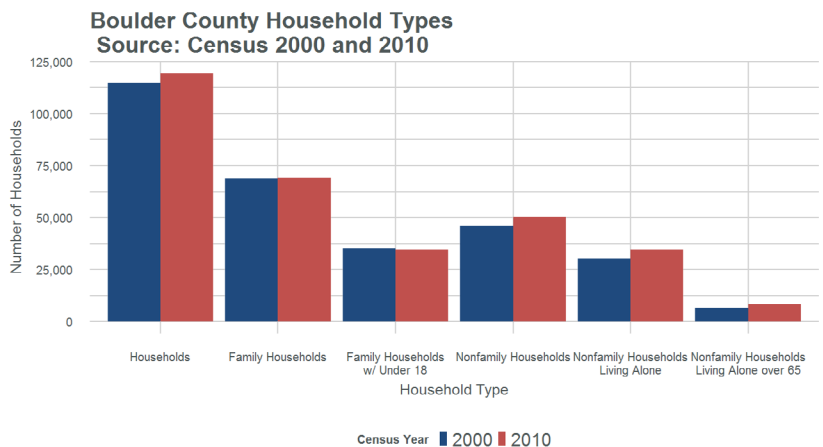


Housing & Households

Boulder County Housing Units	2000	2010	2010 %
Total Housing Units	119,900	127,071	
Occupied Housing Units	114,680	119,300	93.9%
Owner-Occupied Units	74,237	74,993	62.9%
Renter-Occupied Units	40,443	44,307	37.1%
Vacant Housing Units	5,220	7,771	6.1%
For Seasonal	2,026	2,596	33.4%
All Other Vacant	3,194	5,175	66.6%

- The overall vacancy rate was over 6% in 2010.
- Vacancy rates were lower than the state average and increased between 2000 and 2010.
- Most of the units are owner occupied (62.9%) but an active rental market exists as well.

- There was a small increase in households between 2000 and 2010.
- This increase is almost entirely due to growth in Non-Family households, especially those living alone, which can be a vulnerable group.
- This increase is likely closely tied to population growth in the over 60 age group.



Race & Ethnicity

Boulder County Population by Race/Ethnicity

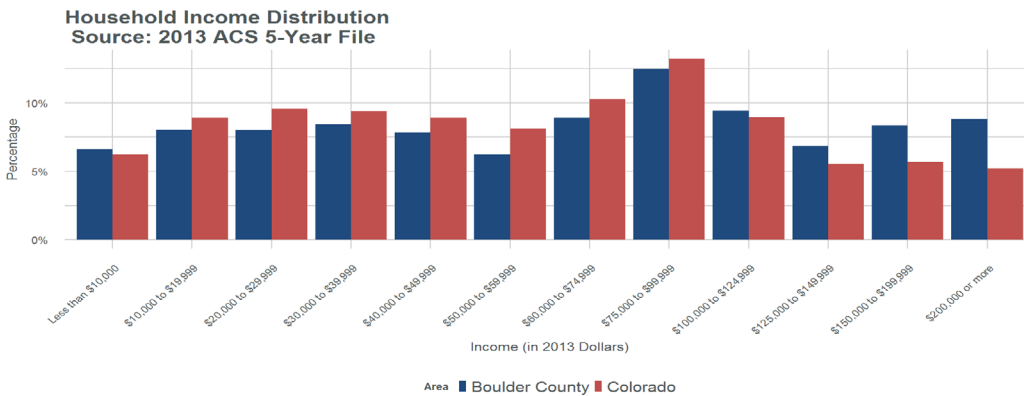
	2000	2010	2010 %
Total	291,288	294,567	
White	243,512	233,741	79.4%
Black or African American	2,393	2,265	0.8%
American Indian or Alaska Native	1,206	1,061	0.4%
Asian	8,834	11,996	4.1%
Native Hawaiian and Other	147	153	0.1%
Some Other Race	439	478	0.2%
Two or More	4,301	5,597	1.9%
Hispanic	30,456	39,276	13.3%

Source: U.S. Census 2010

- Boulder is less diverse than the state as a whole but is becoming more diverse over time.
- The Hispanic population grew by 9,000 (a 28.9% increase) while the White population decreased by just under 10,000 (4% decrease).

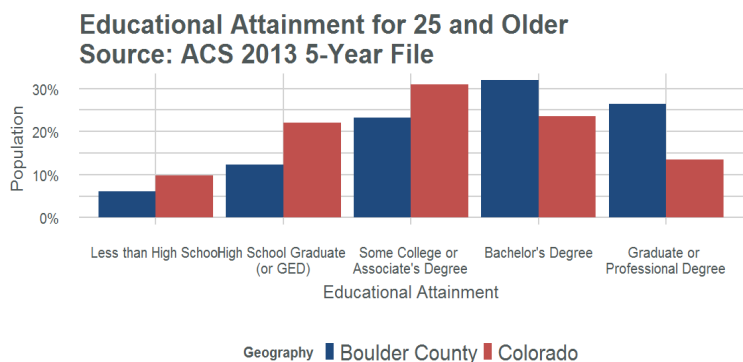
Income

The graph below compares Boulder's income distribution to the state. Boulder has a much higher share of those in the top income categories than the state does. The higher incomes reflect concentrations in higher paying industries and above average wages. The income distribution is also influenced by the large share of those with a Bachelor's degree or higher.



Education

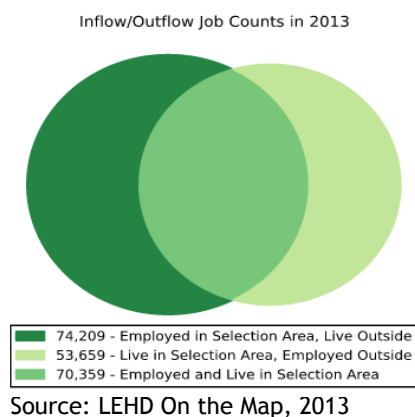
Boulder has a much larger share of its population with a bachelor's degree or higher than the state. Jobs in this region may require higher levels of educational attainment. Much of the concentration of the graduate degree holders has to do with the federal labs and University of Colorado.



Commuting

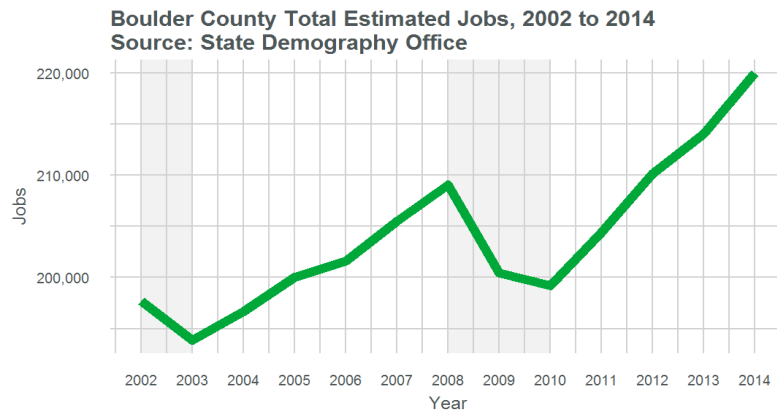
Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure. The graph to the side breaks the data by job and by resident worker. Just over 48% of the jobs are held by residents and 51% of the jobs are held by people who live outside the county. Considering Boulder's labor force, about 56.7% work in Boulder and 43.3% are employed outside of the county.

Boulder County



Jobs & the Economy

Total employment in the county was estimated to be just under 220,000 in 2014. Boulder has gained over 20,000 jobs since 2010. As shown in the time series below, jobs declined in the early 2000s due to the tech recession. Boulder then showed a typical decline in jobs over the recent recession and has posted strong growth since 2010.

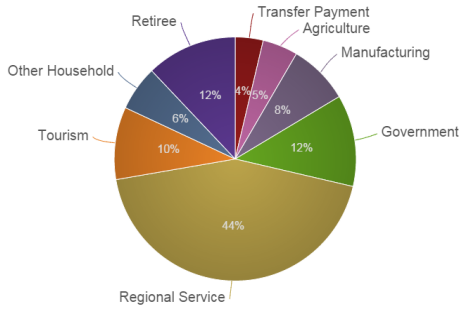


Economic Industry Mix

The Denver-Boulder area has a similar industry mix to the state as a whole. The Professional and Business Services Industry is a larger share than the state average. The largest industries are Government, Professional and Business Services, and Health Services.

Share of Jobs by Industry	Denver-Boulder	Colorado
Agriculture	0%	2%
Mining	1%	1%
Utilities	0%	0%
Construction	6%	6%
Manufacturing	5%	5%
Wholesale trade	4%	3%
Retail Trade	9%	10%
Transportation and warehousing	3%	3%
Information	3%	3%
Finance activities	5%	4%
Real estate	3%	3%
Professional and business services	11%	9%
Management of companies and enterprise	2%	1%
Admin and waste	7%	6%
Education	2%	2%
Health Services	10%	10%
Arts, Entertainment, and Recreation	2%	2%
Accommodation and food	8%	8%
Other services, except public administration	6%	6%
Government	13%	15%

Denver-Boulder MSA Base Industries, 2014



Source: State Demography Office

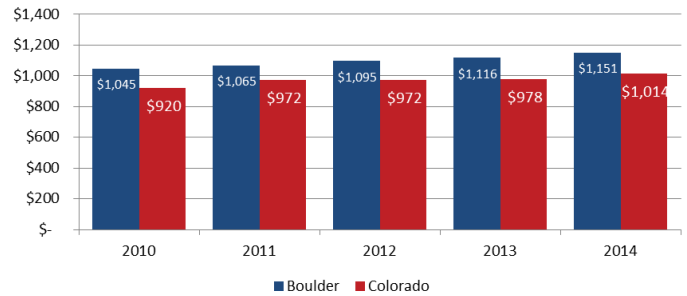
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in the Denver-Boulder area. The chart shows the important share of economic activity driven by regional services. It also shows the significance of government and retiree spending to the economy. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples include Health or Financial Services. The Denver-Boulder region has a very diverse economy compared with other parts of the state.

Average Wage Trends

- Average weekly wages in Boulder increased 10.1% from 2010 to 2014.
- Colorado saw wage growth of 10.2%.
- Weekly wages of \$1,151 in Boulder in 2014 were 13.5% higher than the \$1,014 statewide average; some of this difference is somewhat offset by the higher cost of living.

Average Weekly Wages



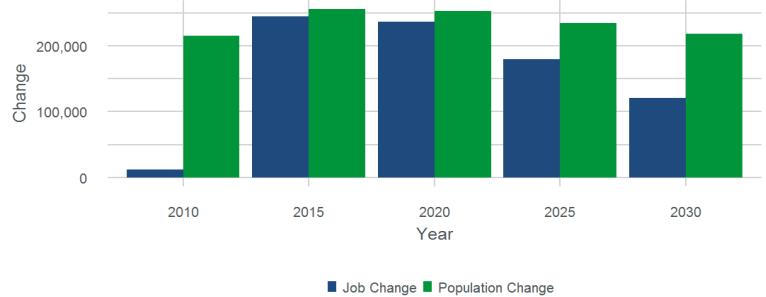
Source: Department of Labor and Employment (QCEW)

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 is expected to match population growth in the Denver-Boulder region until 2025 when it is expected to slow somewhat.
- The initial growth in jobs drives the population growth seen before 2025. Population growth exceeds job growth in later years primarily due to aging and the need for replacement workers as people age out of the labor force.
- The Denver-Boulder region is the growth engine for the state and is projected to be one of the strongest and fastest growing areas in the state.

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



	Total Jobs	Population
2010	1,641,311	2,797,873
2015	1,886,272	3,053,801
2020	2,123,138	3,306,177
2025	2,302,714	3,540,403
2030	2,423,855	3,758,347

Resiliency Indicators

Indicator	Boulder	Colorado	Source
Percentage of limited english speaking households	3.0	3.3	ACS 2009-2013
Percentage of occupied housing units that are mobile homes	2.9	4.1	ACS 2009-2013
Percentage of households without a vehicle	5.3	5.7	ACS 2009-2013
Percentage of population in poverty	14.2	13.2	ACS 2009-2013
Percentage of population with a disability	7.7	10.1	ACS 2009-2013
Percentage of population with health insurance	88.7	85.1	ACS 2009-2013
Number of physicians per 10,000 population	37.0	26.7	ACS 2006-2010