

Kiowa town

Demographic and Economic Profile

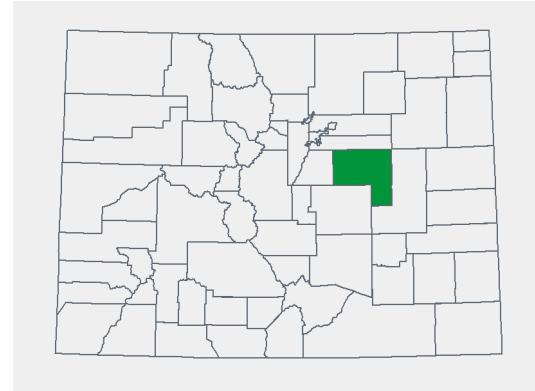


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2016)	749
Population Change 2010 to 2016	26
Place Median HH Income (ACS 11-15)	\$58,750
State Median HH Income (ACS 11-15)	\$60,629
Employment (County in 2015)	7,252
County Cost of Living Index (State=100)	96.59, Mid-range

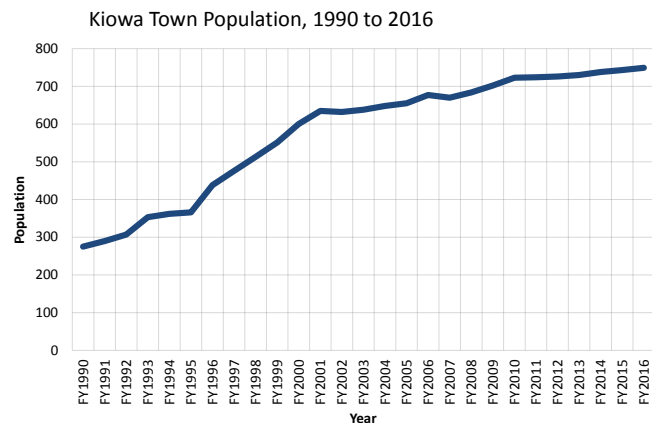
Source: State Demography Office
U.S. Census Bureau



Population

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

- Kiowa's population has been growing steadily for the last few decades, experiencing extremely fast growth in the 1990s and slower, steady growth since 2000.
- Most of the growth in the 1990s was due to net migration with balanced growth from migration and natural increase since 2000.

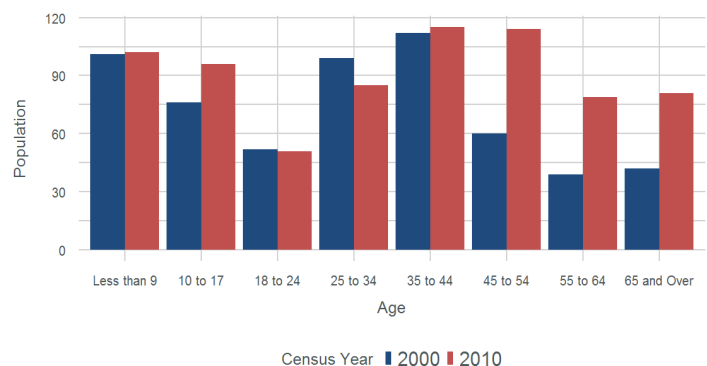


Year	Population			Annual Average Growth Rate		
	Kiowa Town	Elbert County	Colorado	Kiowa Town	Elbert County	Colorado
1990	275	9,763	3,294,473			
1995	366	14,328	3,811,074	5.9%	8.0%	2.9%
2000	600	20,104	4,338,801	10.4%	7.0%	2.6%
2010	723	23,107	5,050,332	3.8%	2.8%	1.5%
2016	749	25,169	5,538,199	0.6%	1.4%	1.6%

Population By Age

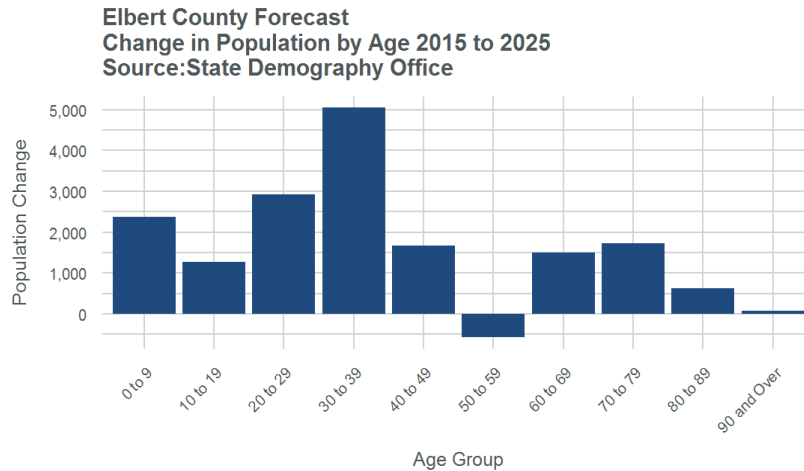
Kiowa Town's population by age is shown in the chart to the right for both 2000 (blue bar) and 2010 (red bar). The largest increase was in the 45 to 64 year old age groups, which could indicate a need to evaluate aging services in the future. Decreases in the 25 to 34 age group - as well as flat growth in the under 18 - has more to do with the fast growth in the 1990s in those age groups and slower growth since 2000. The aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

Kiowa Town Population by Age
Source: U.S. Census Bureau



Population By Age, Continued

Elbert is forecast to reach 33,000 by 2020 and 58,000 by 2040. The forecast growth rate is fast at annual average growth rate of 5% per year from 2015 to 2020 slowing to 3% by 2030. Most of this growth is forecast for young adults (20-40), those most likely to move and their children under 10. The forecast growth will be dependent on housing and community services and how well Elbert attracts and retains its population. Elbert is well positioned for growth in its proximity to the Front Range.

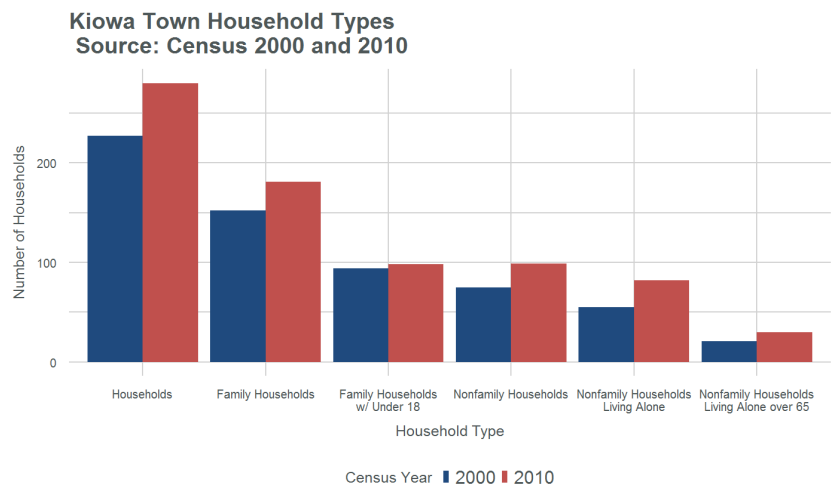


Housing & Households

Kiowa Town Housing Units	2000	2010	2010 %
Total Housing Units	243	322	
Occupied Housing Units	227	280	87%
Owner-Occupied Units	172	203	72.5%
Renter-Occupied Units	55	77	27.5%
Vacant Housing Units	16	42	13%
For Seasonal	1	0	0%
All Other Vacant	15	42	100%

- The overall vacancy rate was 13% in 2010.
- Most of the units are owner occupied (72.5%) but an active rental market exists as well.

- There was an increase in households between 2000 and 2010.
- This increase is almost entirely due to growth in Family households without children under 18 and non-family households under the age of 65.
- This data indicates that Kiowa Town primarily attracted adults without children between 2000 and 2010.



Race & Ethnicity

Kiowa Town Population by Race/Ethnicity

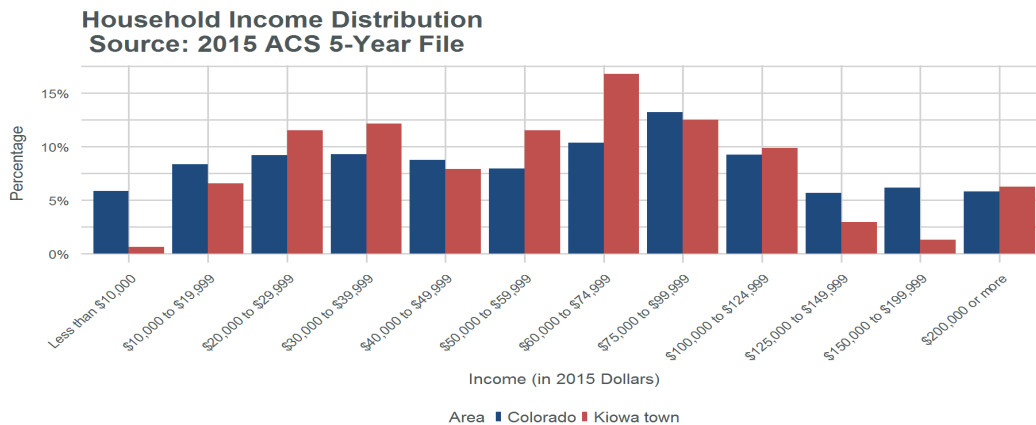
	2000	2010	2010 %	Colorado 2010 %
Total	581	723		
White	544	629	87%	70.0%
Black or African American	1	10	1.4%	3.8%
American Indian or Alaska Native	5	2	0.3%	0.6%
Asian	1	10	1.4%	2.7%
Native Hawaiian and Other	0	0	0%	0.1%
Some Other Race	0	0	0%	0.2%
Two or More	5	15	2.1%	2.0%
Hispanic	25	57	7.9%	20.7%

Source: U.S. Census 2010

- Kiowa Town is less diverse than the state as a whole but is becoming more diverse with time.
- There has been growth in the Hispanic, Asian, and Black population as well as the White non-Hispanic population.

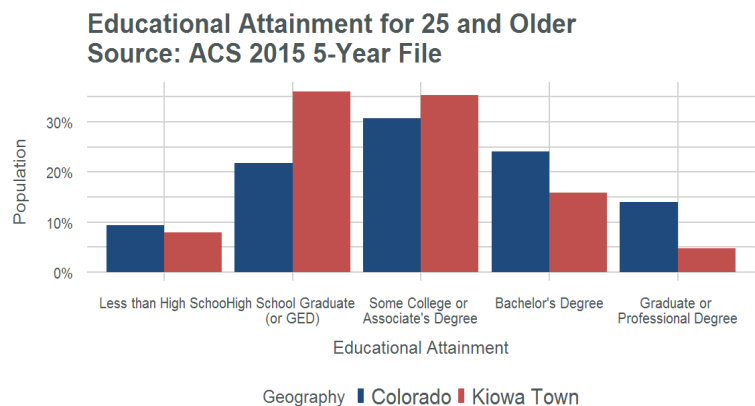
Income

The graph below compares Kiowa Town's income distribution to the State. A higher share of households earn between \$50,000 and \$75,000 than in the State. Kiowa Town also holds a larger share of households with an income between \$20,000 and \$40,000 than the State. This income pattern reflects a relatively small share of those with a bachelor's degree or higher and large portion of the population aging toward retirement.



Education

- The educational attainment in Kiowa Town mostly differs from the State.
- A smaller portion of those living in Kiowa Town have less than a high school education or more than a bachelor's degree.
- The largest share of the population has a high school degree, some college, or an associate's degree.

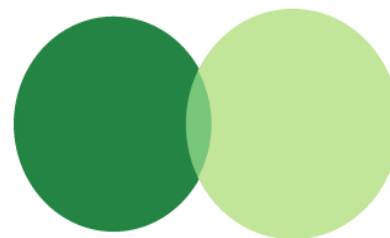


Commuting

Kiowa Town 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.

About 96% of the resident workforce are employed outside of the town of Kiowa. Of the jobs in Kiowa, 5% are filled by residents and 95% are filled by workforce from outside of the town.



- Jobs in Kiowa Town
- Workforce in Kiowa Town
- Overlap: Work and Live in Kiowa Town

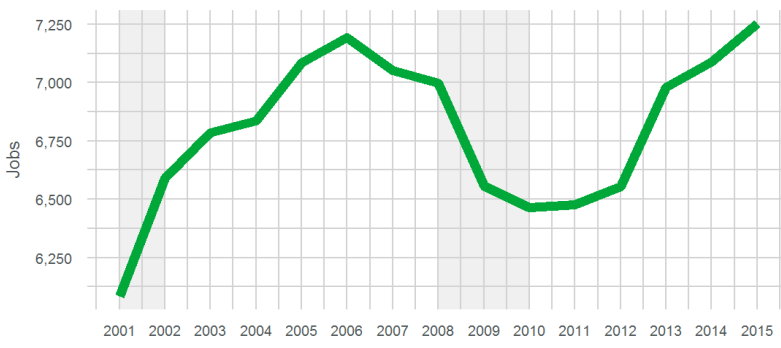
Source: LEHD On the Map, 2016

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 7,000 in 2014. Elbert is almost back to peak employment in 2006. The industries with the largest loss in jobs in during the recession were construction, finance and retail trade. Since 2010 the fastest growth in jobs has been in construction, transportation and agriculture. Industries above their pre-recession peak include retail trade, transportation, agriculture and professional business services.

Elbert County Total Estimated Jobs, 2001 to 2015
Source: State Demography Office



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

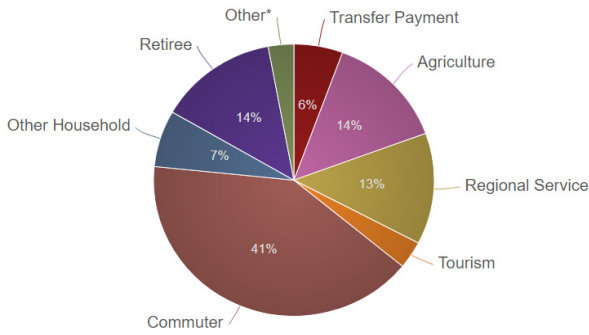
2016 Share of Jobs by Industry

	Kiowa	Elbert
Agriculture	5%	13%
Mining	0%	0%
Utilities	0%	0%
Construction	23%	16%
Manufacturing	1%	2%
Wholesale trade	2%	2%
Retail Trade	7%	10%
Transportation and warehousing	1%	2%
Information	0%	1%
Finance activities	1%	2%
Real estate	1%	4%
Professional and business services	5%	9%
Management of companies and enterprise	0%	0%
Admin and waste	4%	5%
Education	0%	1%
Health Services	0%	2%
Arts, Entertainment, and Recreation	1%	3%
Accommodation and food	5%	4%
Other services, except public administration	2%	9%
Government	42%	14%

Economic Industry Mix

The industrial mix in the town of Kiowa can be seen to the left. The largest industry by employment is government because Kiowa is the county seat of Elbert. Construction is the next largest employment industry, possibly the result of neighboring city Elizabeth's growth and Kiowa's relative affordability. Other notable but less influential industries include retail trade, agriculture, professional & business services, and accommodation & food.

Elbert Base Industries, 2016



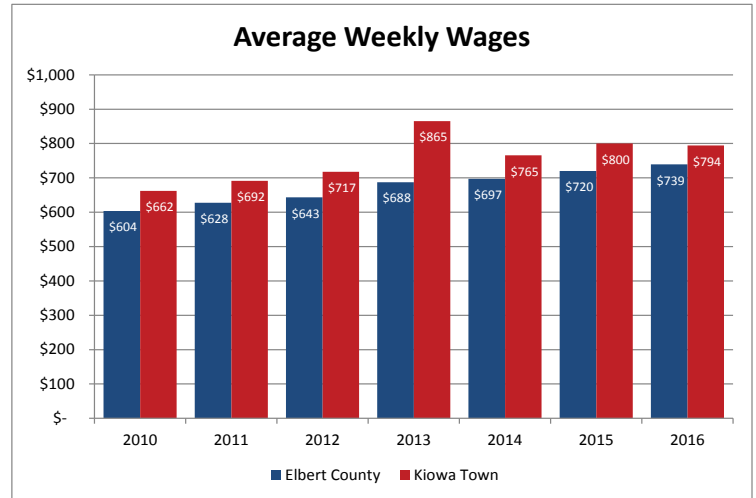
Source: State Demography Office

Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Elbert. The chart shows the important share of economic activity driven by commuters. These are people who live in Elbert yet work outside of Elbert and bring their incomes back to the county. Retirees, agriculture, and regional services (like construction) 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 in the town of Kiowa increased about 17% between 2010 and 2016 compared to the County, which increased by 18%.
- Weekly wages of \$794 in Kiowa in 2016 were about 7% higher than the \$739 average for Elbert County.
- Most of the difference is due to the industrial mix. Elbert County relies on a large share of jobs in agriculture, construction, and retail trade, which tend to earn lower or less stable wages. Kiowa hosts government employees, who work steadier jobs that may require more formal education and earn greater pay.

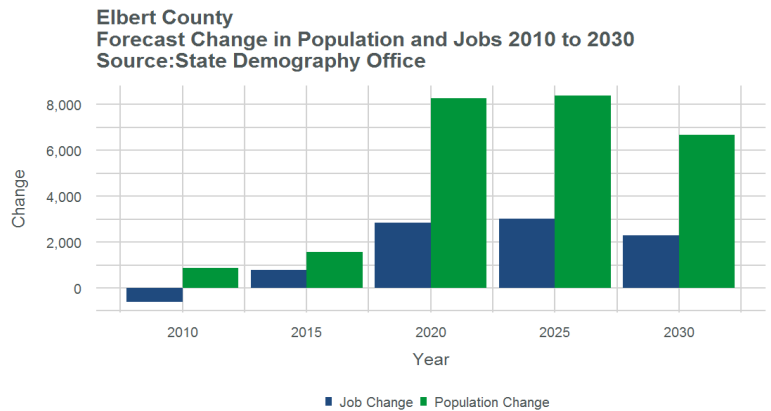


Source: Department of Labor and Employment (QCEW)

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 and jobs are forecast to increase at a fast clip in Elbert with both forecast to double between 2010 and 2030.
- Jobs are forecast to increase especially in the areas providing local resident services as Elbert starts to exceed certain population thresholds.
- Recent growth in professional and business services will also spark more growth in that area.
- Population is forecast to grow especially in the young adult age groups as Elbert continues to provide housing opportunities for the South Metro area.



	Total Jobs	Population
2010	6,464	23,140
2015	7,252	24,694
2020	10,085	32,968
2025	13,092	41,349
2030	15,395	48,026