

# Transitions

## *Population Trends for Colorado and Boulder*

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State Demography Office

Colorado Department of Local Affairs

2015

[colorado.gov/demography](http://colorado.gov/demography)



**COLORADO**  
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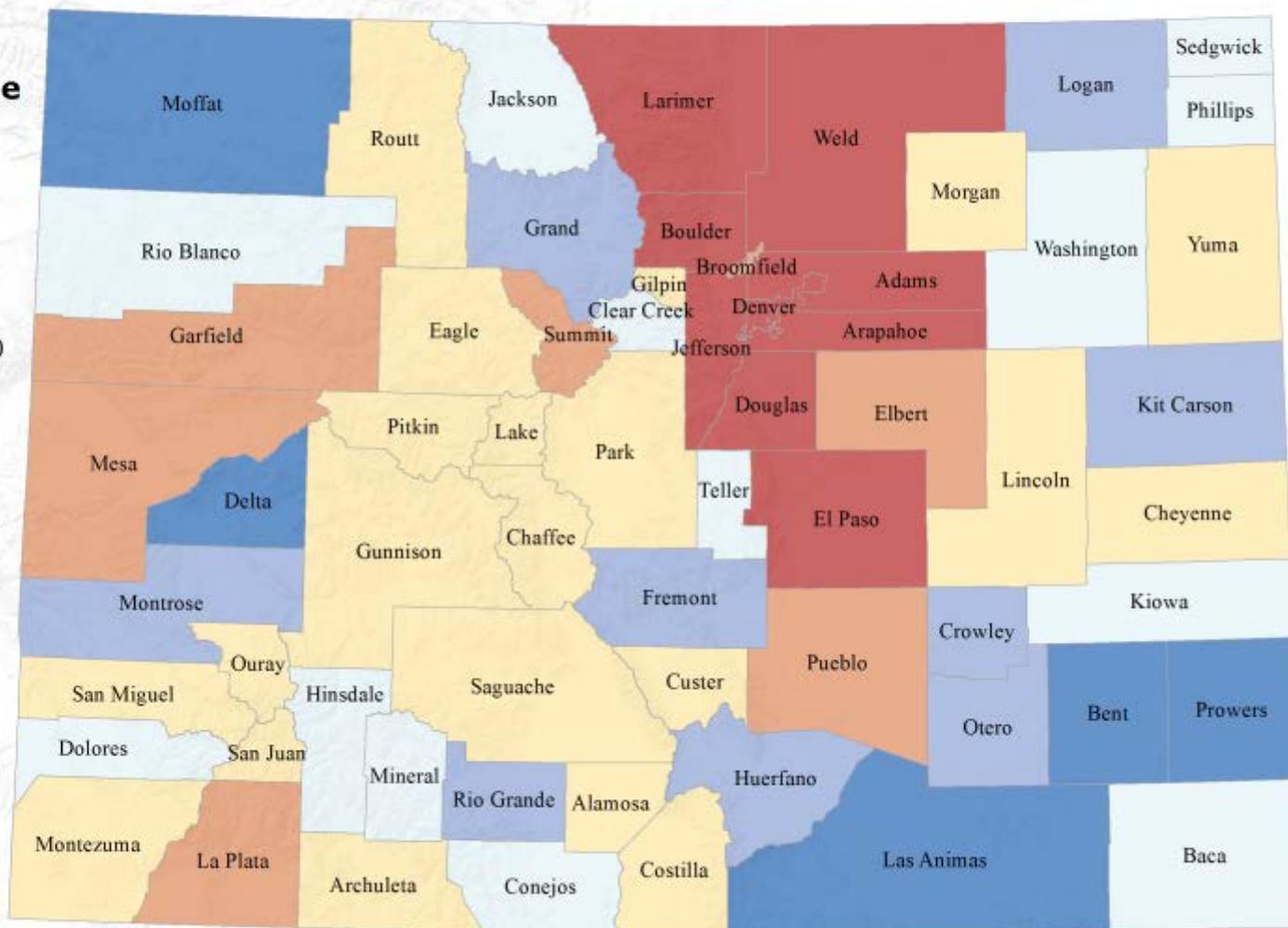
# *Big Picture - 2013-2014 Pop Change*

- US - 318 million, + 2.3 million or .7%
- Colorado
- 5,355,000
- Ranked 4<sup>th</sup> fastest 1.6% - ND, NV, TX
- 8<sup>th</sup> absolute growth 83,700 - TX, CA, FL, GA, AZ, NC, WA
- Range in Colorado - Preliminary
- +15,000 to -400 Or +5% to -3.5%
- Boulder County - + 3,340, 1%
- Boulder City - + 2,173, 2.1%



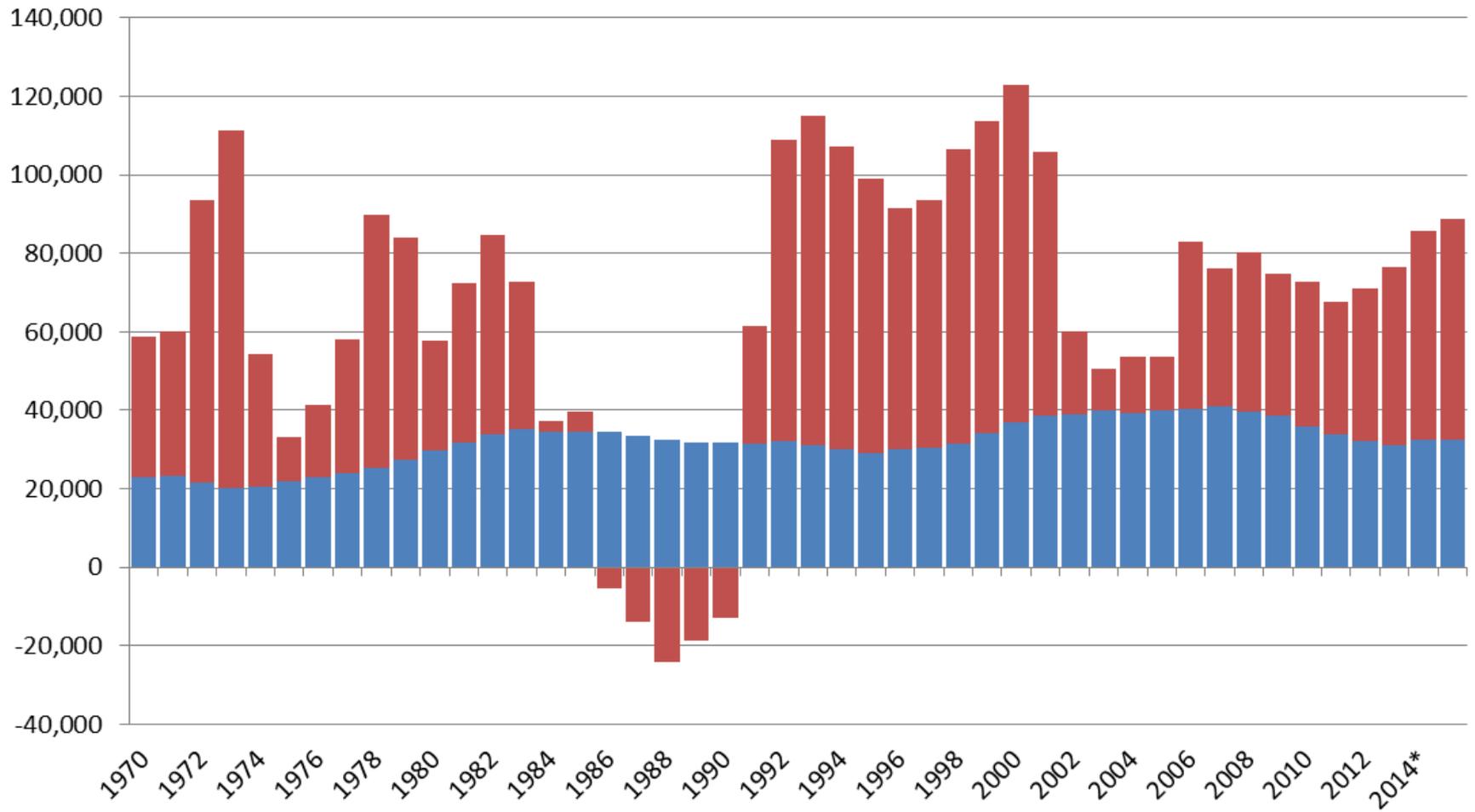
# Colorado: Total Population Change 2010 - 2014

## Population Change 2010 to 2014



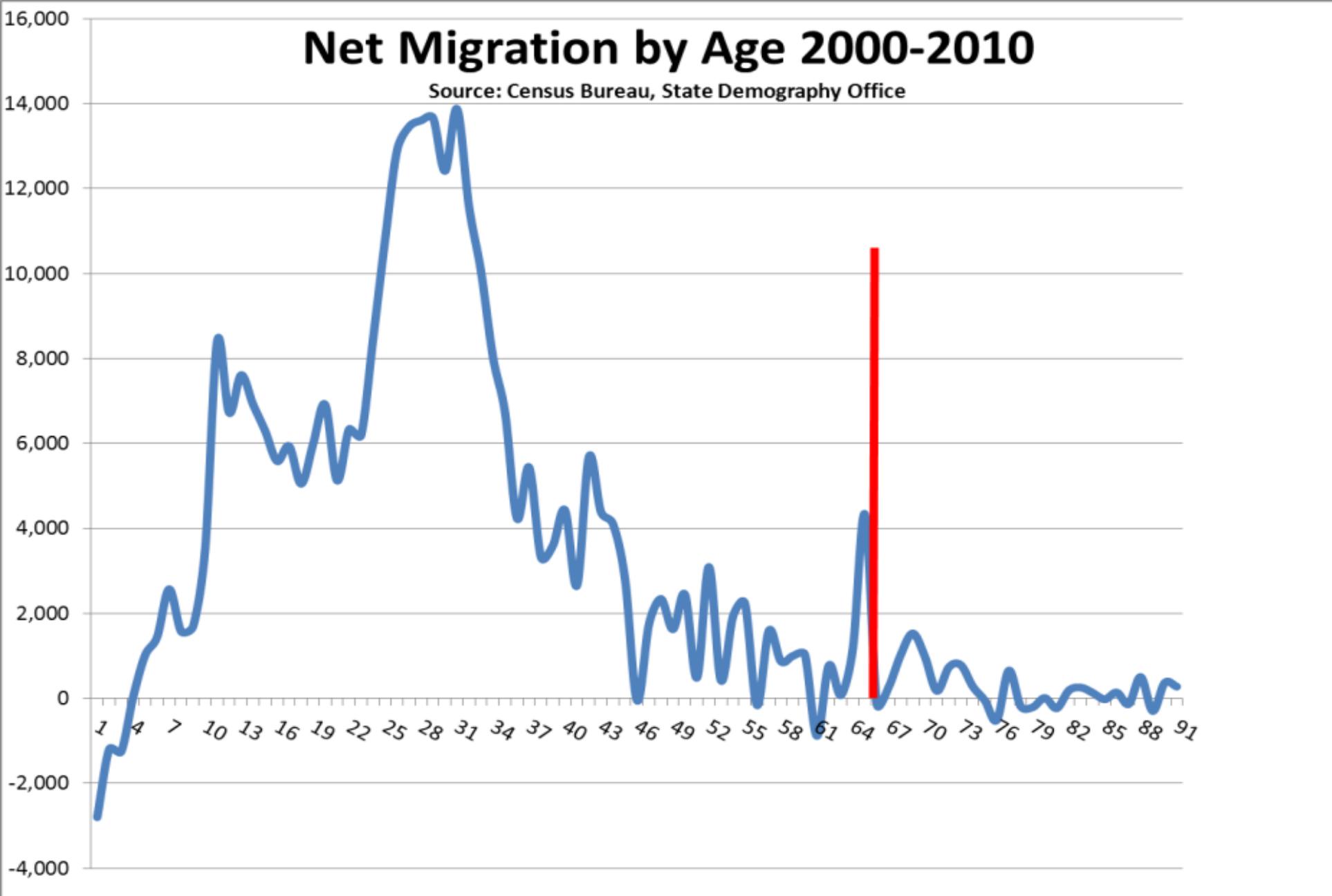
# Components of Colorado Population Change 1970-2015

■ Natural Increase   ■ Net Migration

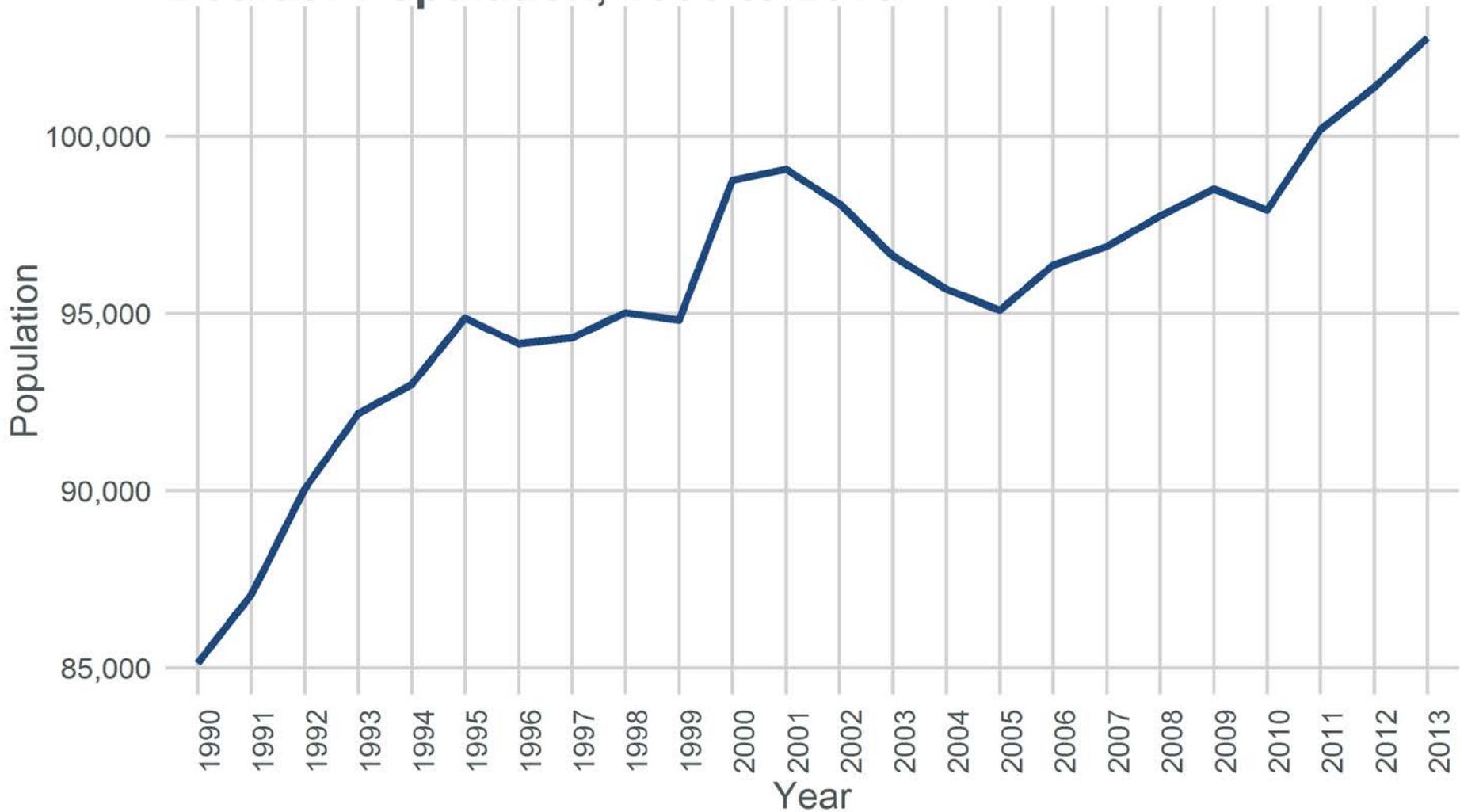


# Net Migration by Age 2000-2010

Source: Census Bureau, State Demography Office



# Boulder Population, 1990 to 2013

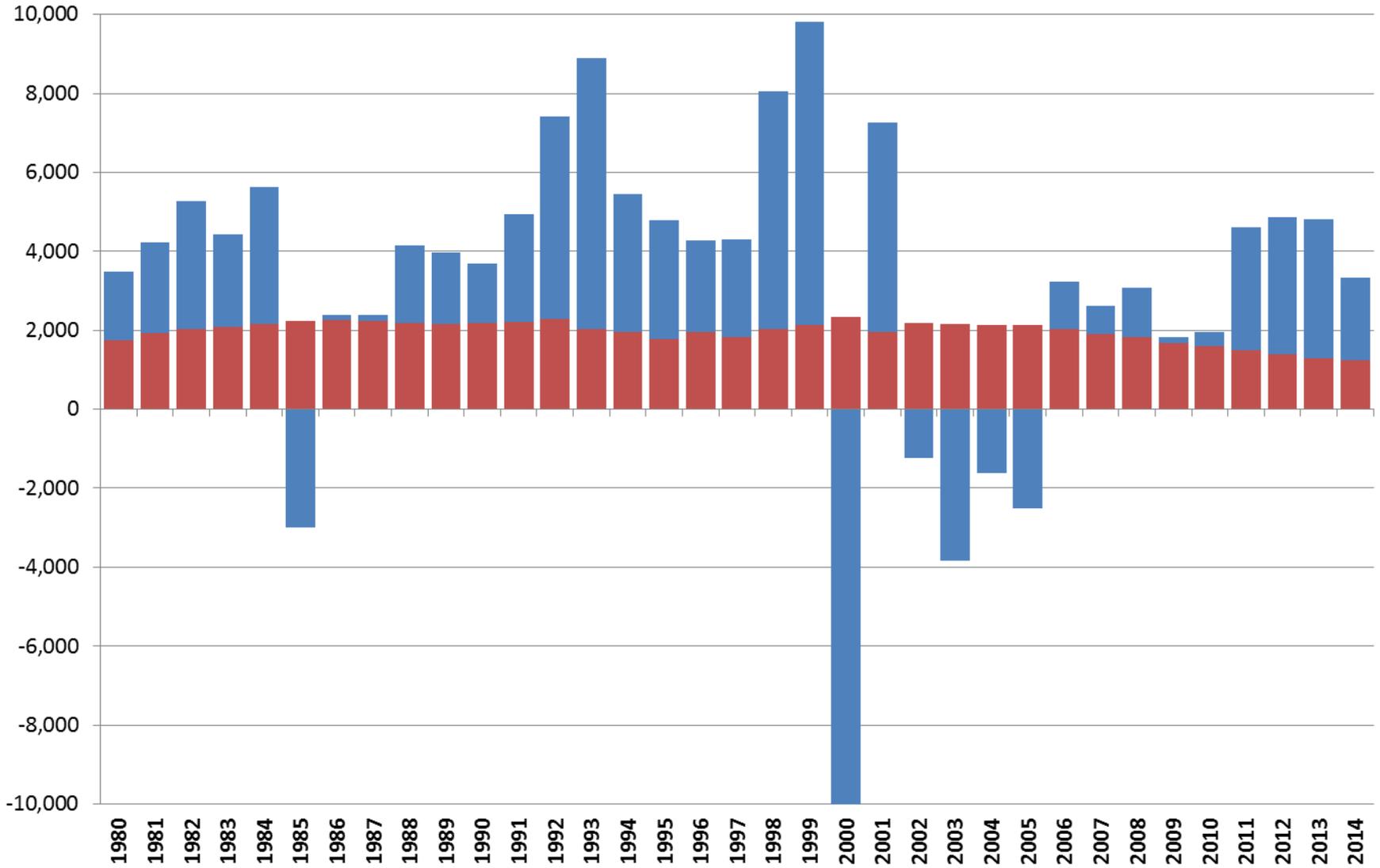


	2010	2011	2012	2013	Ch 2010-13	Pct Ch
Boulder City	97,910	100,181	101,363	102,760	4,850	1.6%
Boulder County	295,612	300,210	305,068	309,874	14,262	1.6%

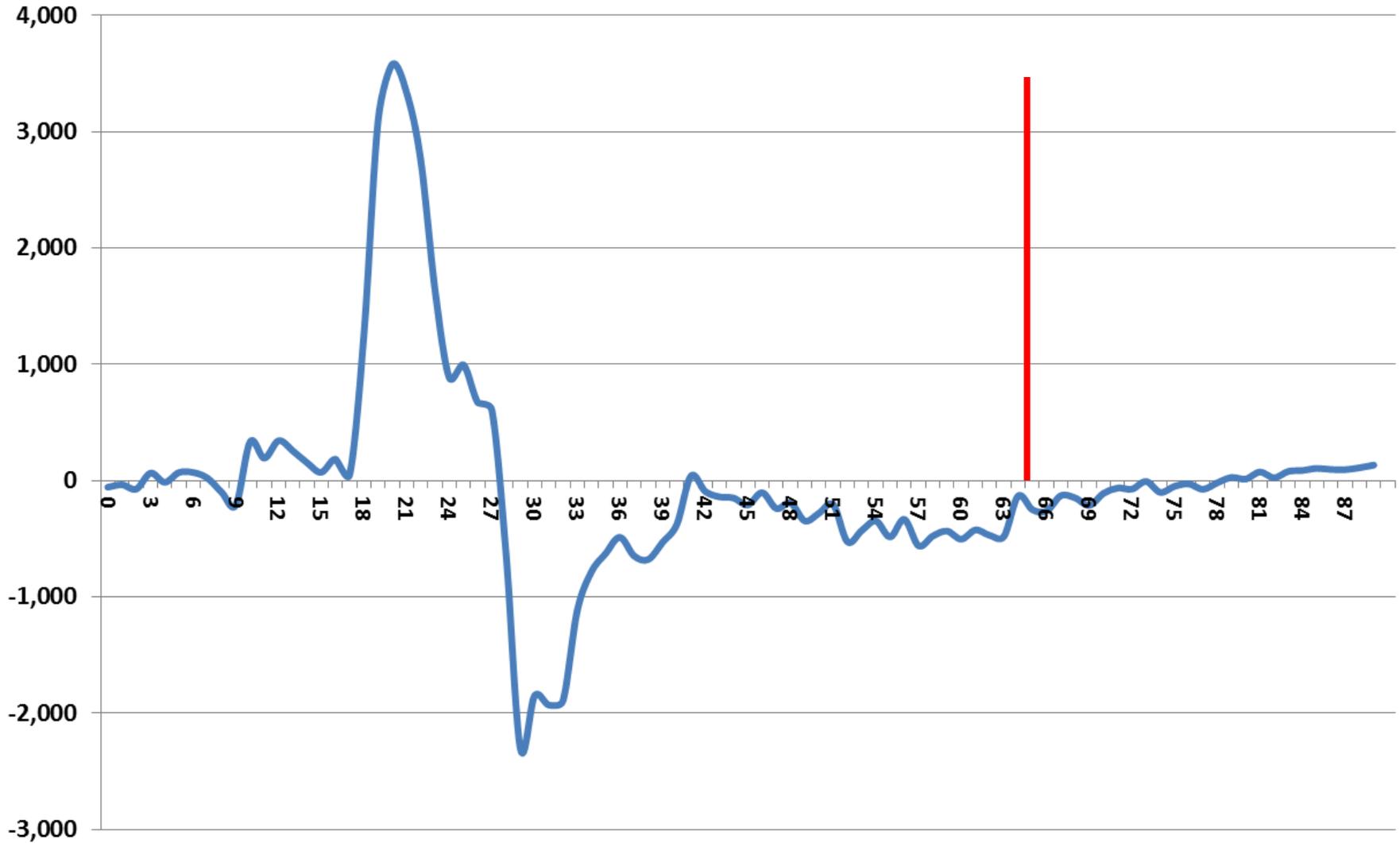


# Boulder Population Change by Source

■ Natural Increase   ■ Net Migration

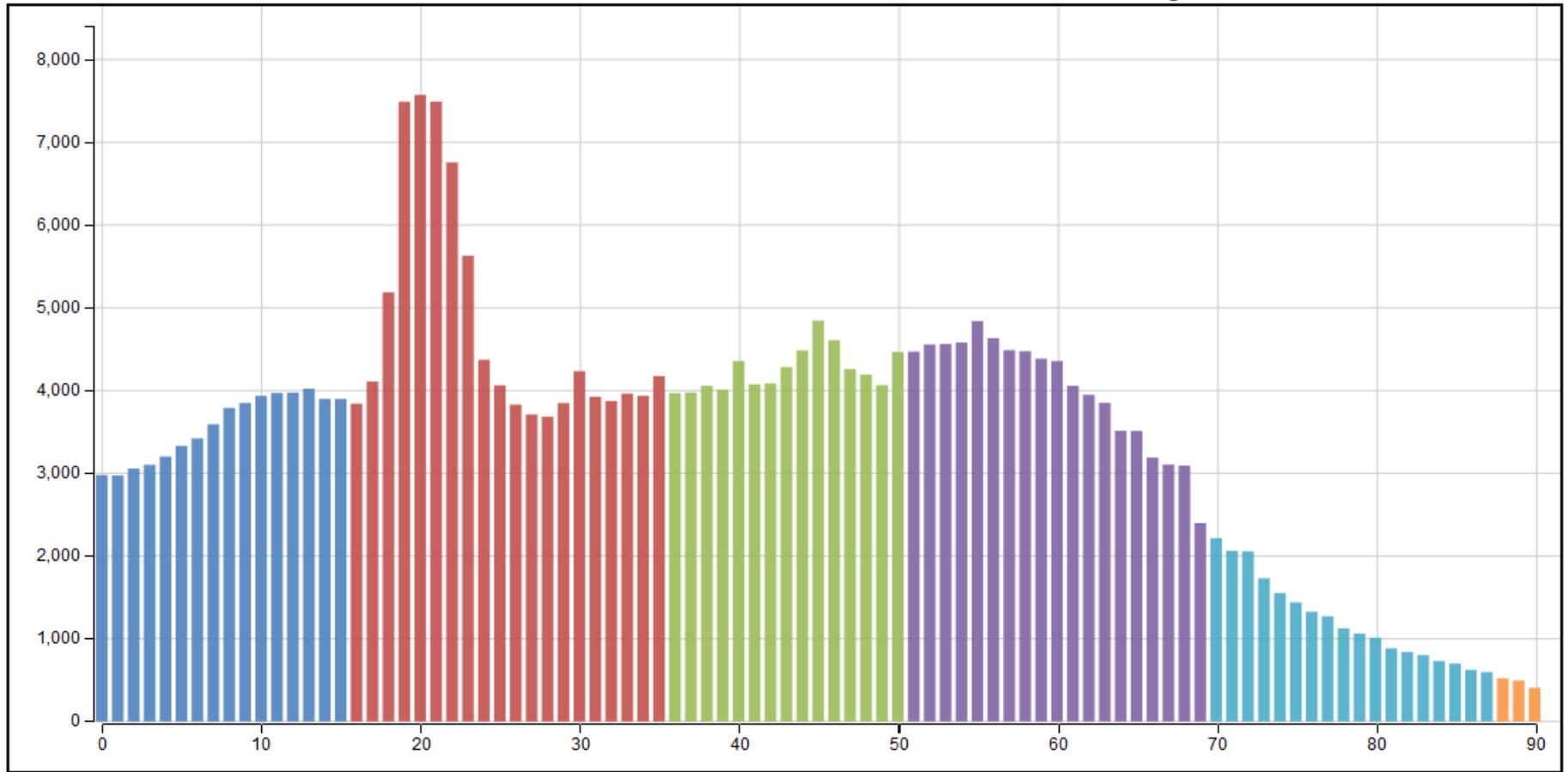


# Boulder Net Migration 2000-2010



# Boulder County

# 2015



Next Generation  
(2000+)

Millennial  
(1980-1999)

Gen X  
(1965-1979)

Baby Boomers  
(1946-1964)

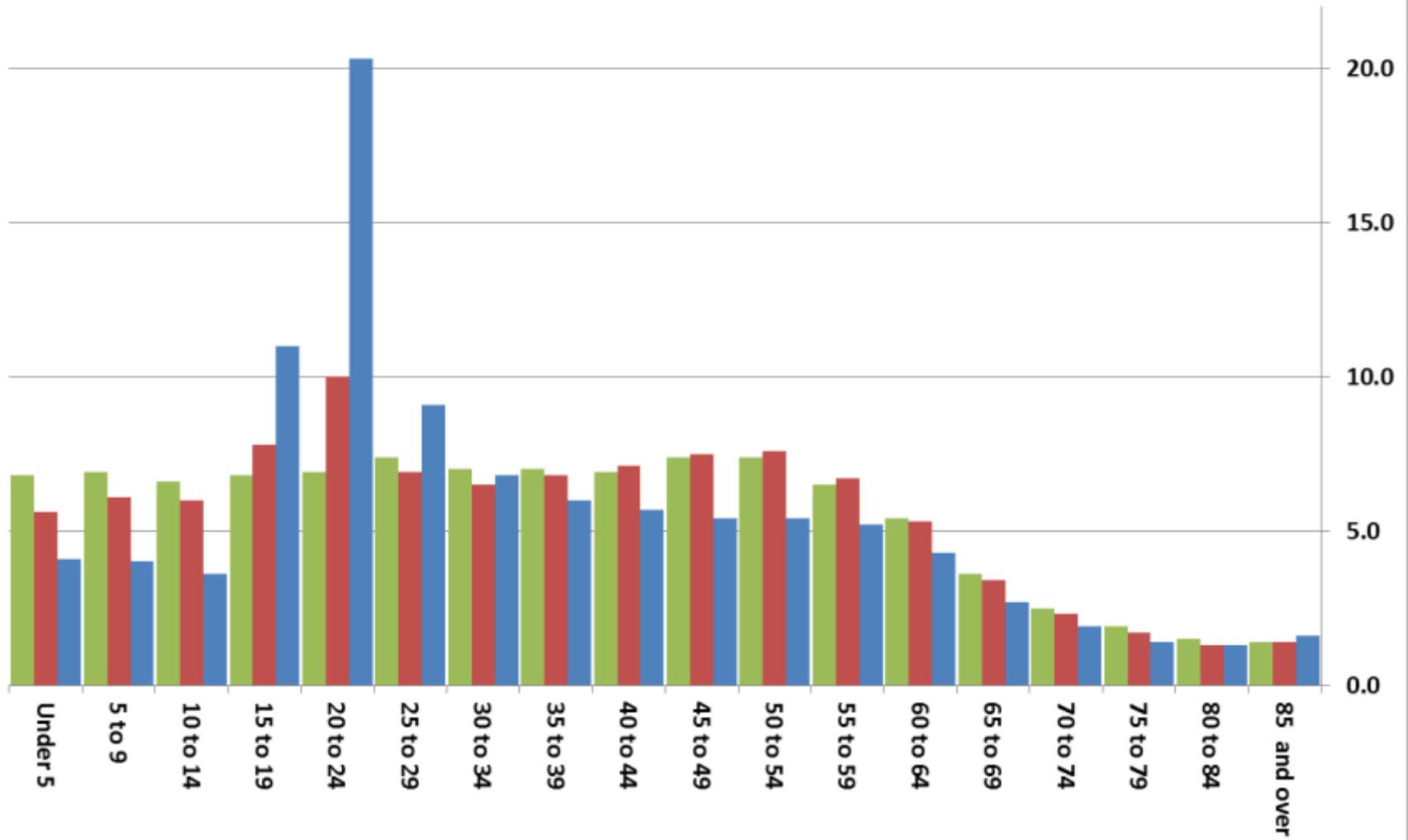
Silent Generation  
(1928-1945)

Greatest Generation  
(- 1927)



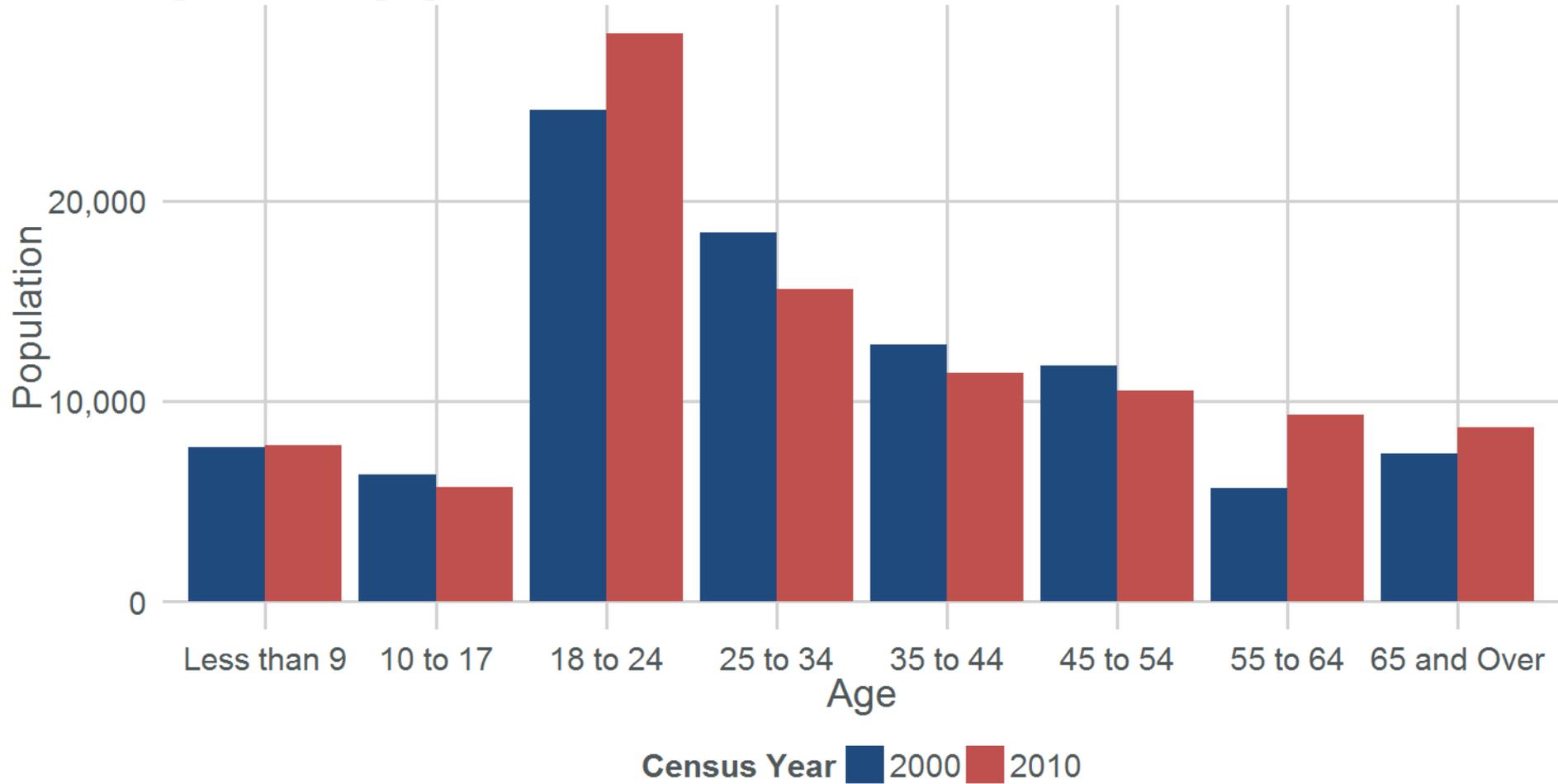
# Share of Population By Age, 2010

■ Boulder City ■ Boulder County ■ Colorado



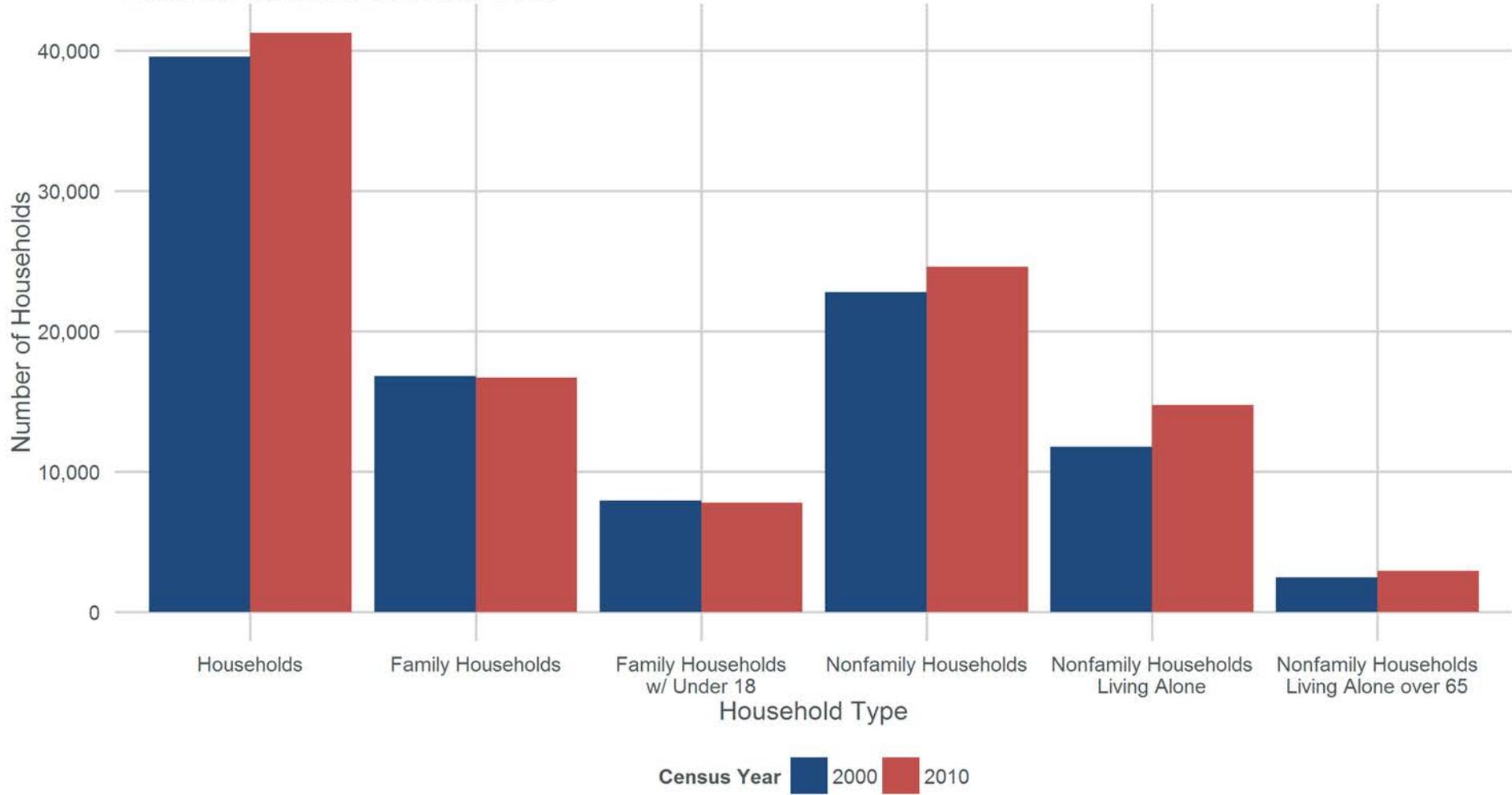
# Boulder City Population by Age

Source: U.S. Census Bureau



# Boulder city Household Types

Source: Census 2000 and 2010

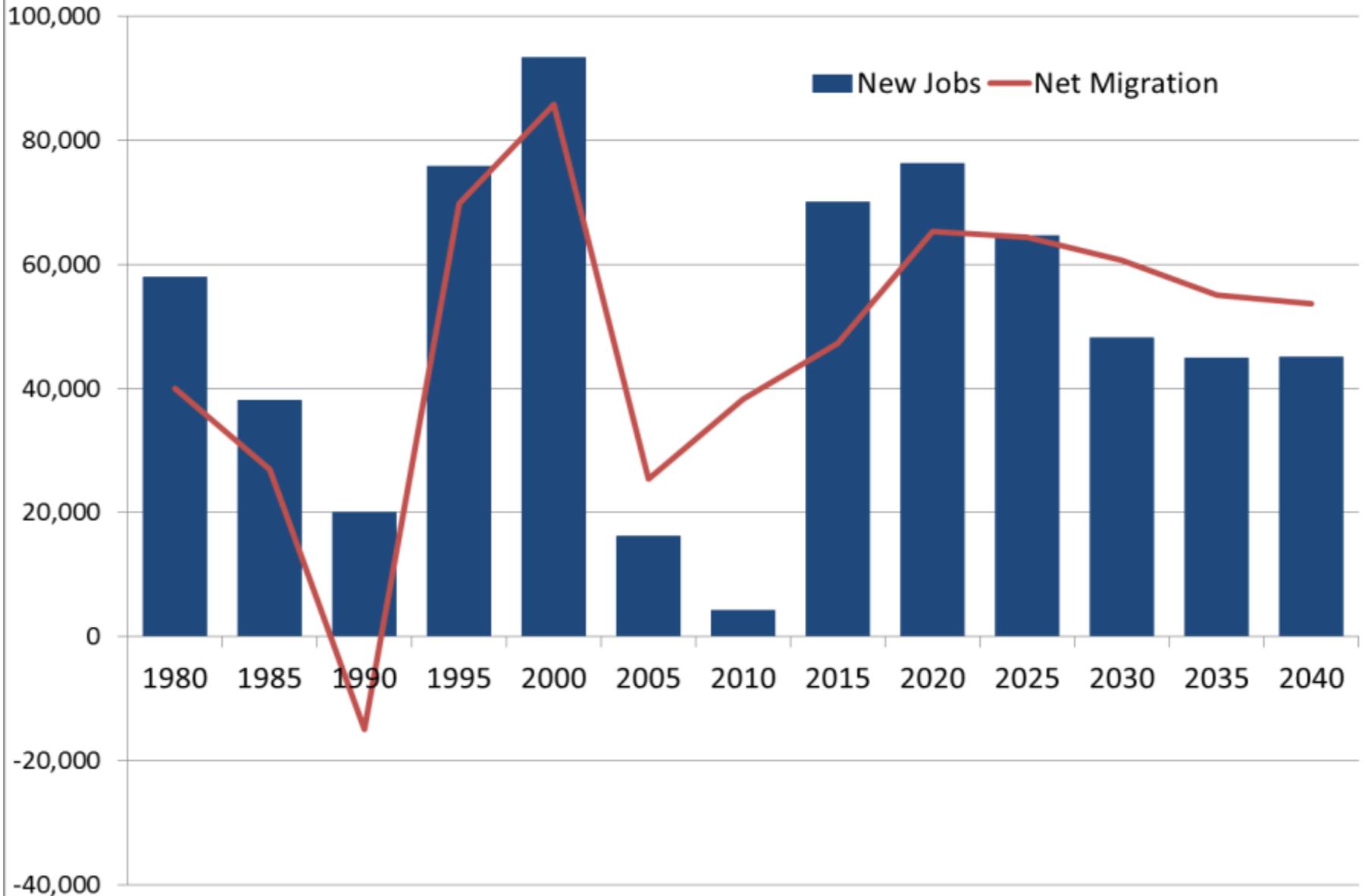


## American Community Survey 2009-13 and State Demography Office, 2014

	Boulder County	Boulder City
Owner Occupied	63%	49%
Renter Occupied	37%	51%
Non Family HH	41%	57%
Median Home Value	\$ 350,999	\$ 489,400
Median HH Income	\$ 67,956	\$ 56,312
Group Quarter Pop	10,780	9,936
Group Quarter % of Total	3%	9%



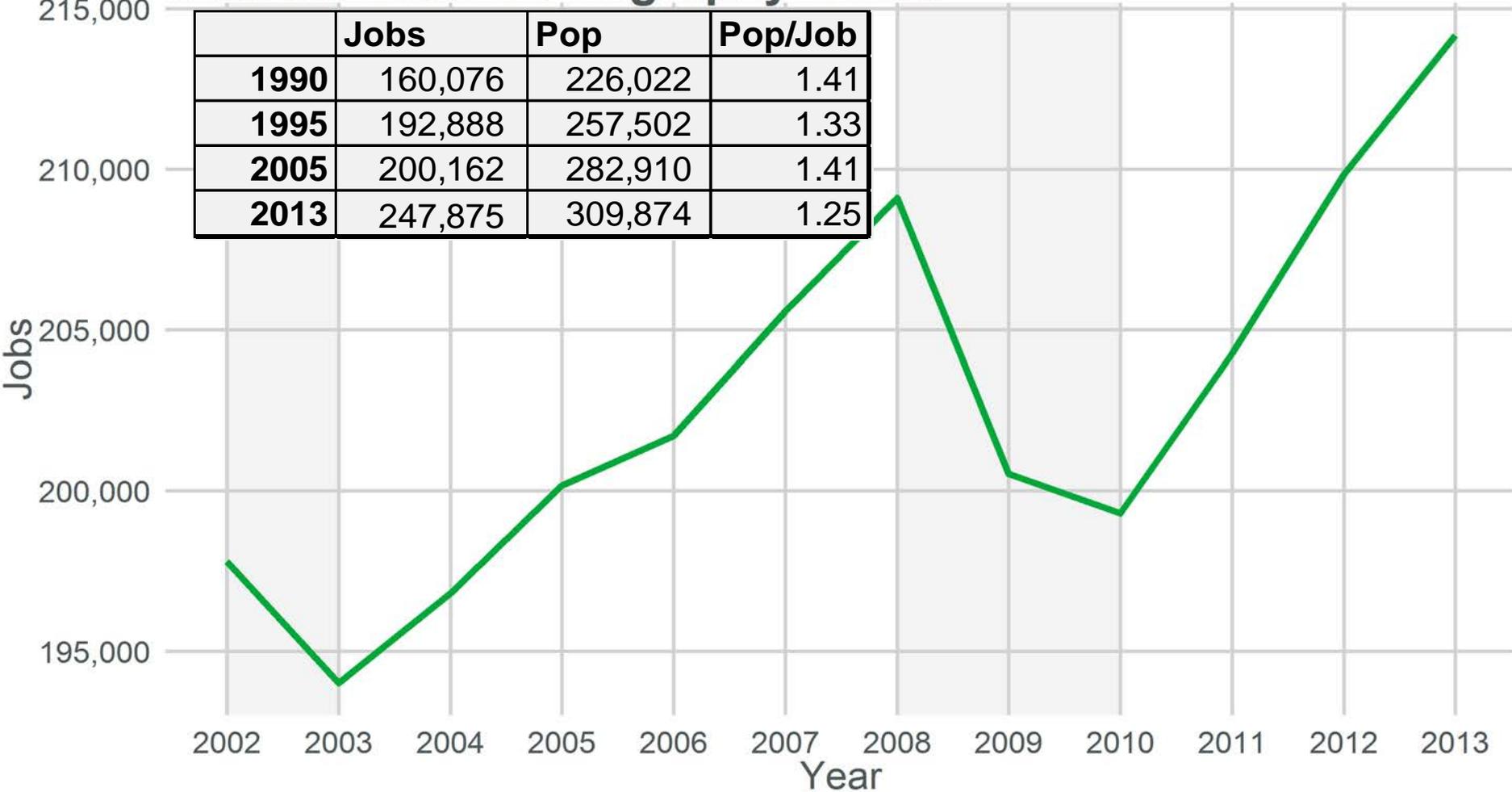
# Colorado New Jobs and Net Migration



# Boulder County Total Estimated Jobs, 2002 to 2013

Source: State Demography Office

	Jobs	Pop	Pop/Job
<b>1990</b>	160,076	226,022	1.41
<b>1995</b>	192,888	257,502	1.33
<b>2005</b>	200,162	282,910	1.41
<b>2013</b>	247,875	309,874	1.25



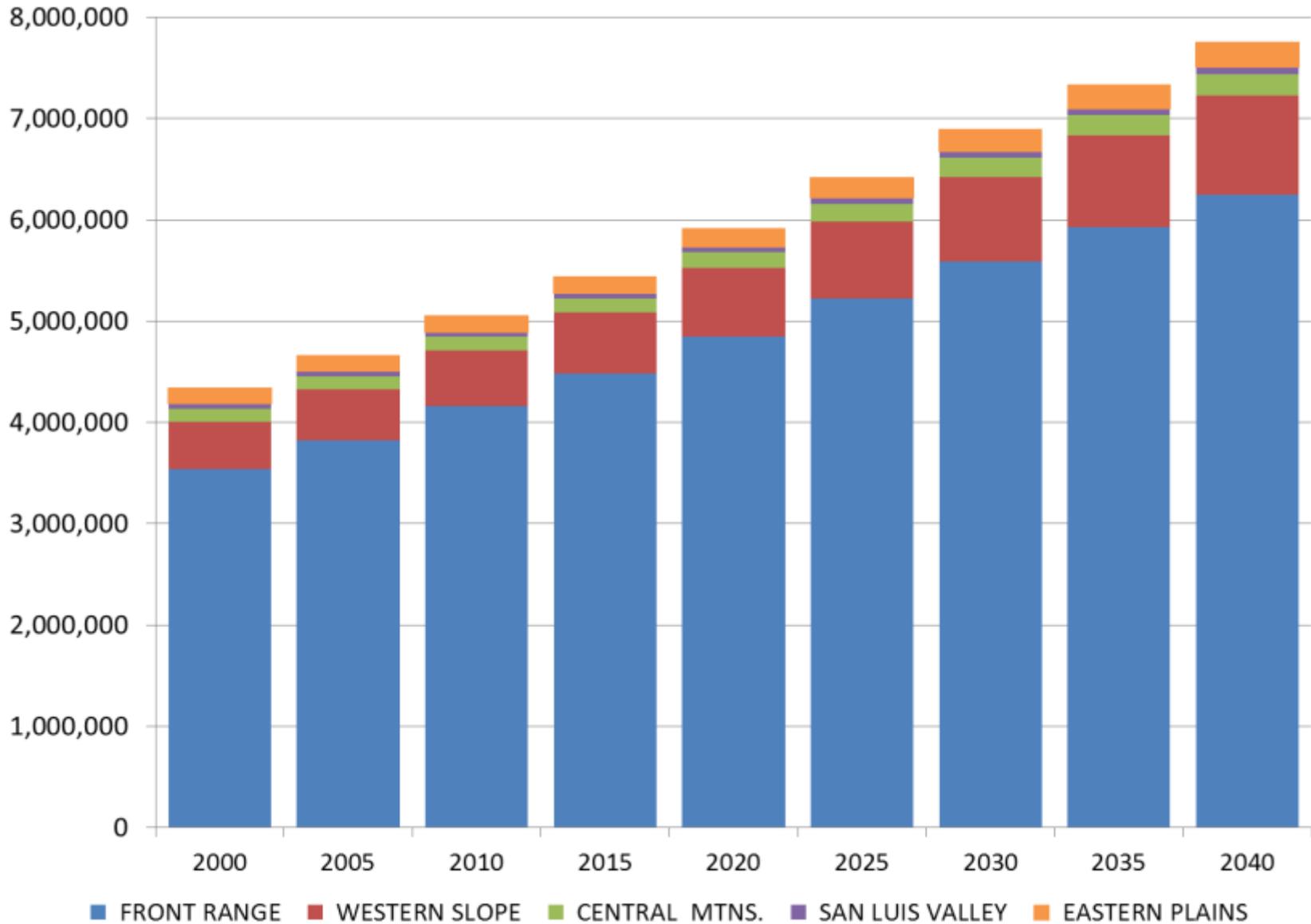
# Transitions and Trends

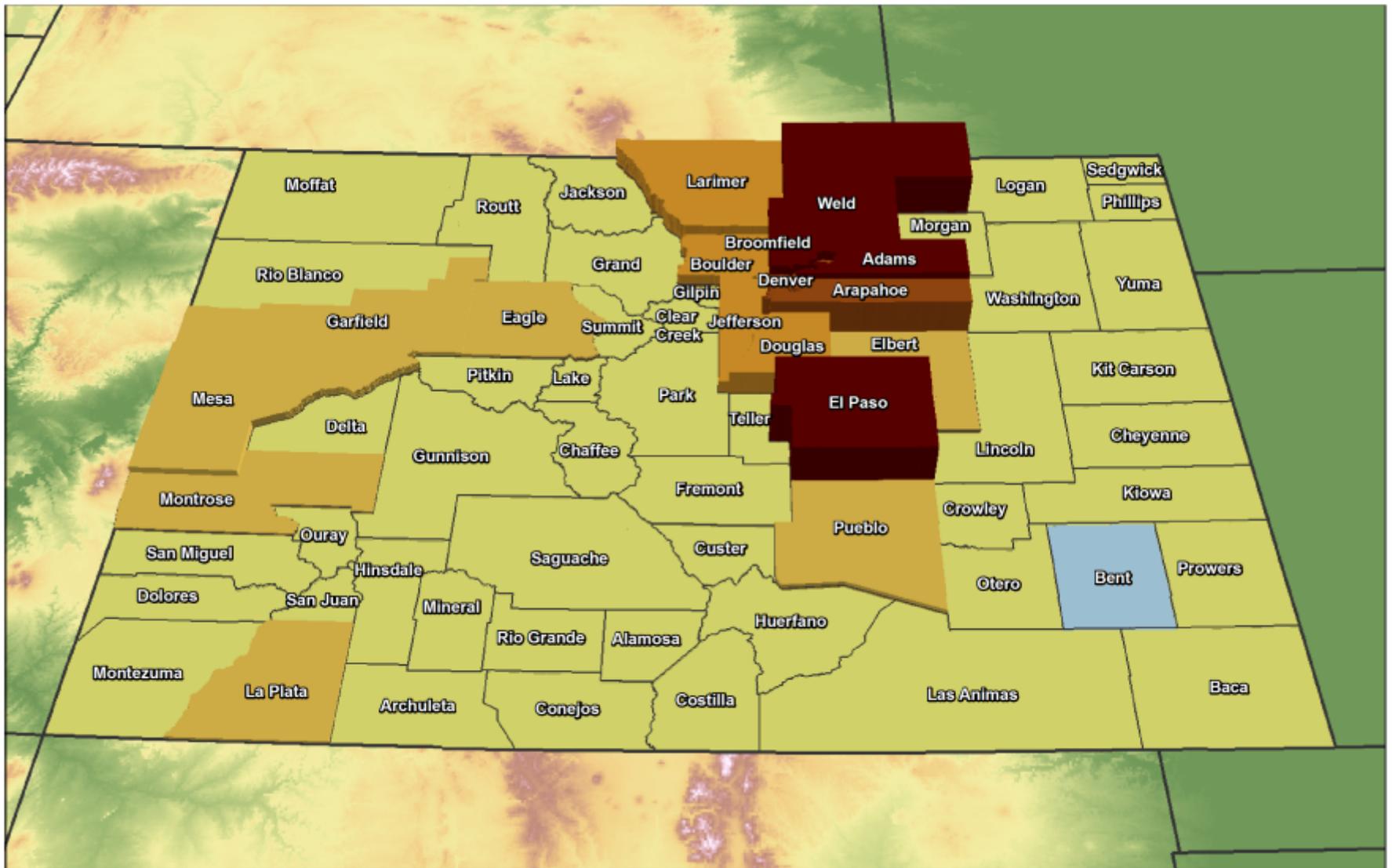
- Job growth → Migration → Population Growth
- Growth in race/ethnic diversity - especially at the young end.
- Housing - Cost of Living
- Growth in Young and Aging
- Growth in both high and low end service jobs.
- Labor Force Changes
- Demographically Challenged Income



# Colorado Population by Region

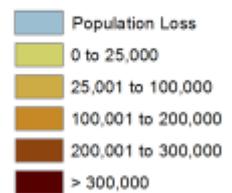
Source: State Demography Office, 2013

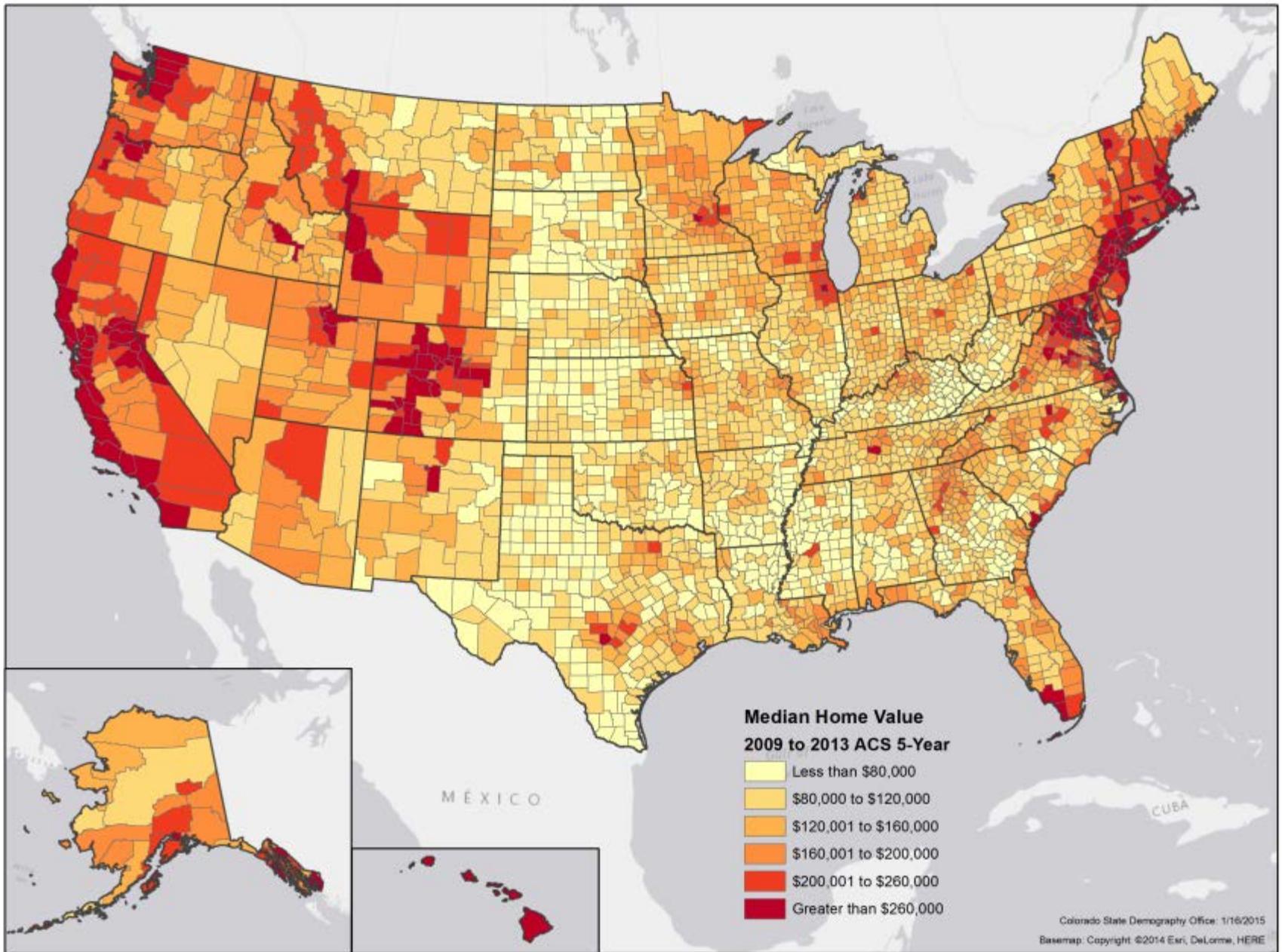




Boulder  
 2010 – 300,000  
 2040 – 395,000

**Projected Population Change**  
**2010 to 2040**

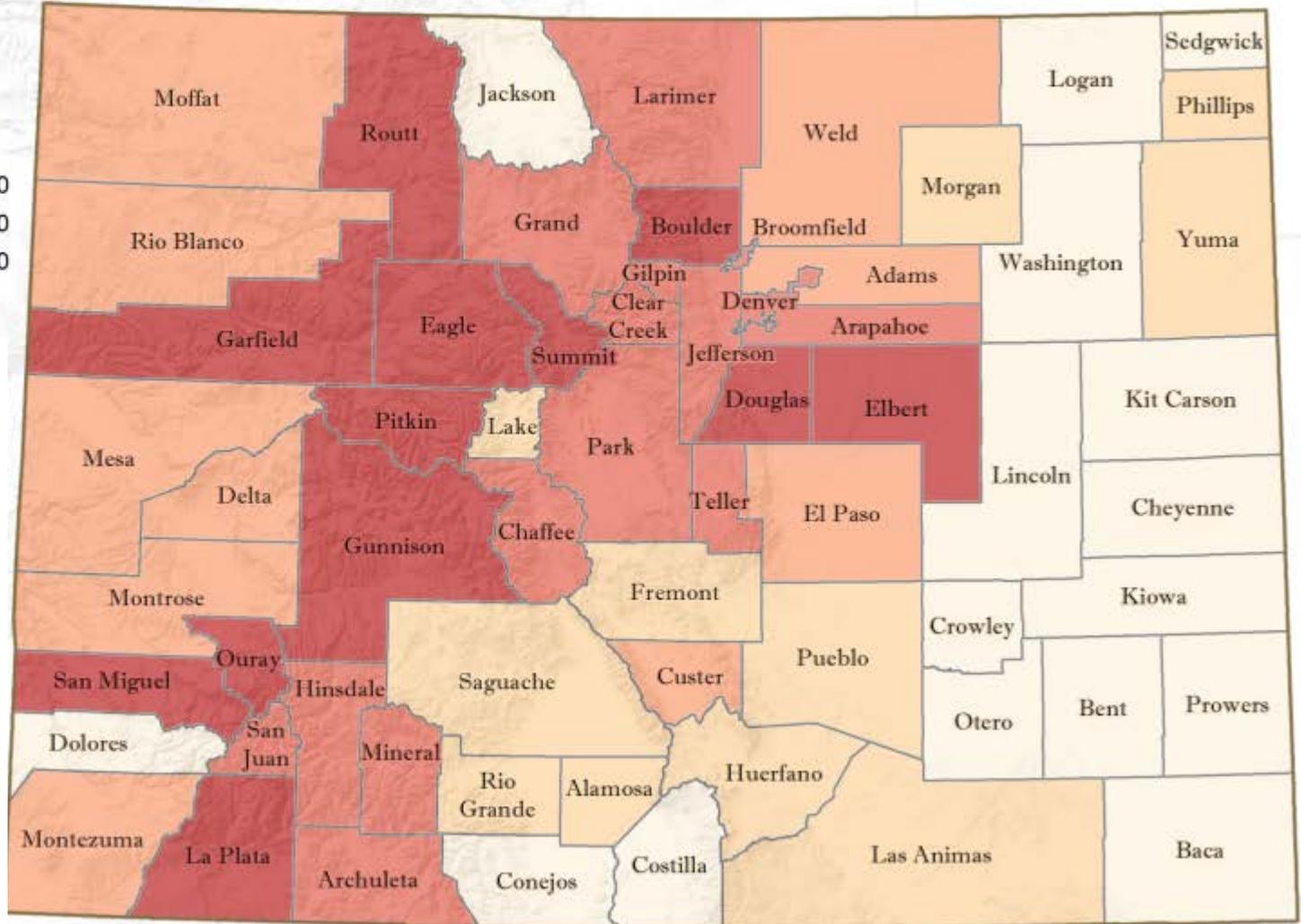
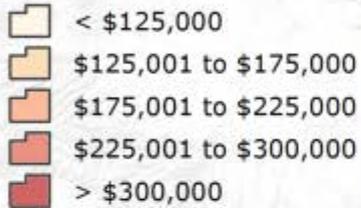




# Colorado: Median Home Value

## American Community Survey 2009 - 2013

### Median Home Value



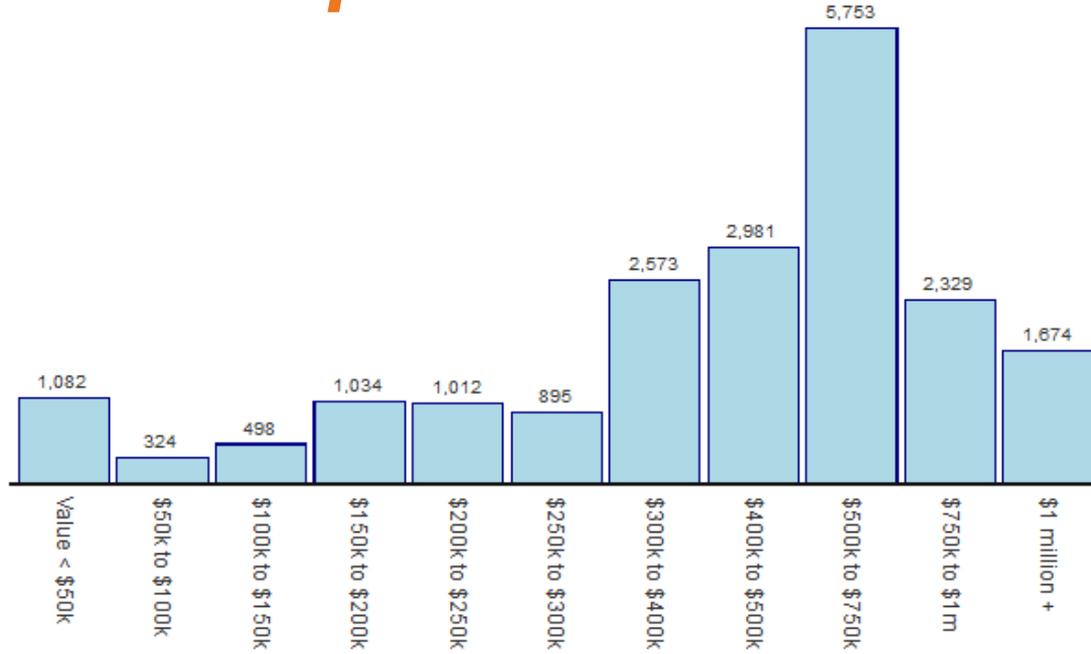
Boulder  
 \$490,000 – city  
 \$350,900 - county

In City  
 33% of owners  
 spend more than  
 30% of income on  
 housing.

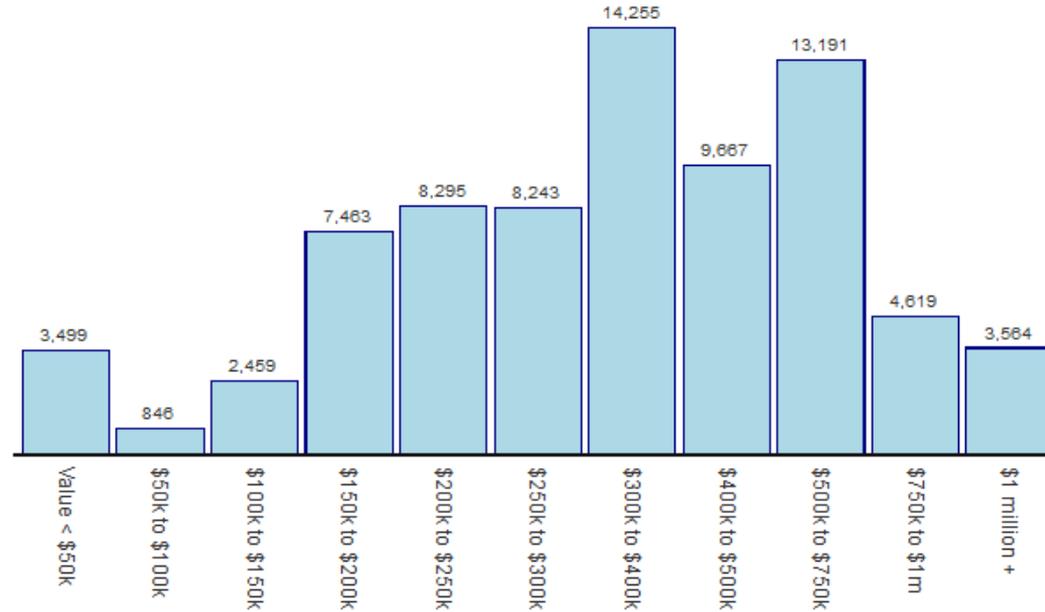
61% of renters  
 spend more than  
 30% of income on  
 housing

# Owner Occupied Home Values

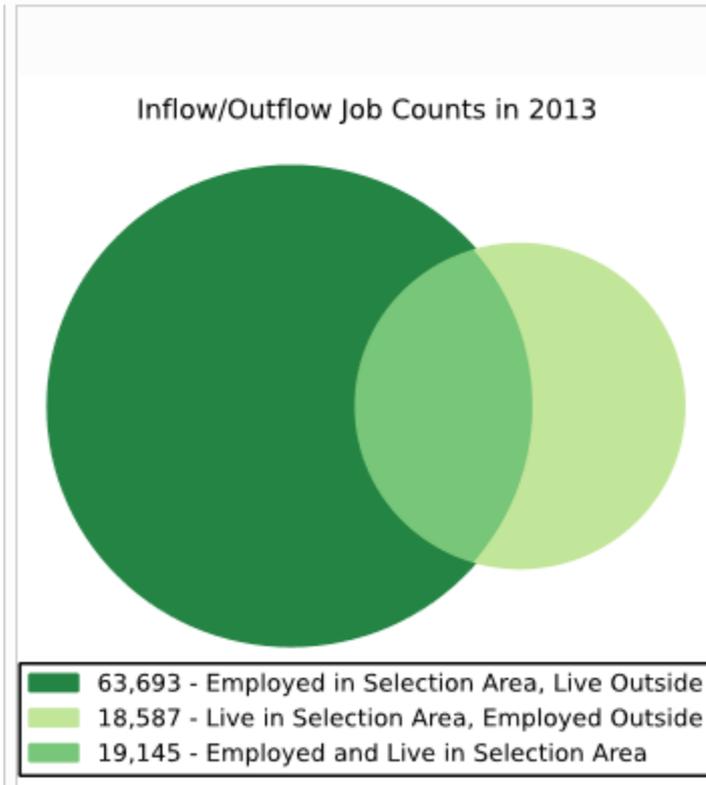
Boulder City



Boulder County



# Commuters - Boulder City



**Inflow/Outflow Job Counts (All Jobs)**  
2013

	Count	Share
<u>Employed in the Selection Area</u>	82,838	100.0%
<u>Employed in the Selection Area but Living Outside</u>	63,693	76.9%
<u>Employed and Living in the Selection Area</u>	19,145	23.1%
<u>Living in the Selection Area</u>	37,732	100.0%
<u>Living in the Selection Area but Employed Outside</u>	18,587	49.3%
<u>Living and Employed in the Selection Area</u>	19,145	50.7%

Where Workers Come From:

- Longmont
- Denver
- Broomfield
- Lafayette
- Westminster
- Louisville
- Erie

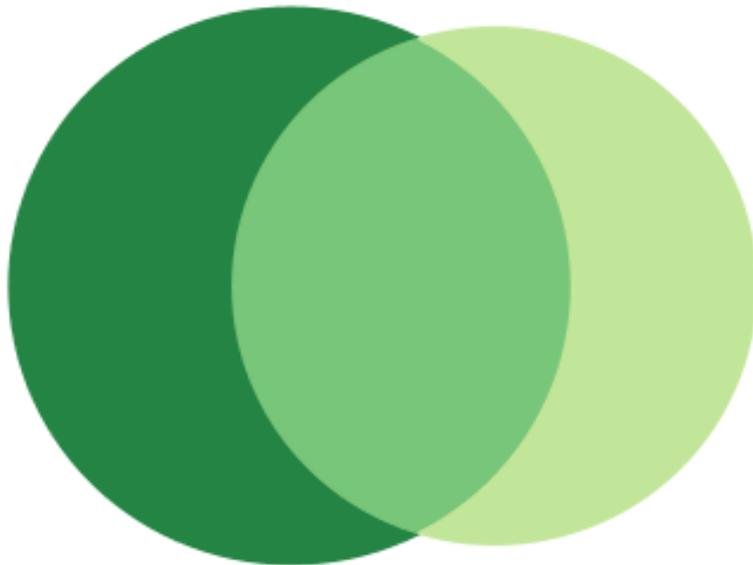
Workers will be looking for a basket of housing services that fit their needs.

- Price
- Schools
- Taxes/services
- Distance
- Entertainment



# Commuting - Boulder County

Inflow/Outflow Job Counts in 2013



<span style="color: green;">■</span>	78,605 - Employed in Selection Area, Live Outside
<span style="color: lightgreen;">■</span>	57,423 - Live in Selection Area, Employed Outside
<span style="color: mediumseagreen;">■</span>	75,028 - Employed and Live in Selection Area

## Inflow/Outflow Job Counts (All Jobs)

2013

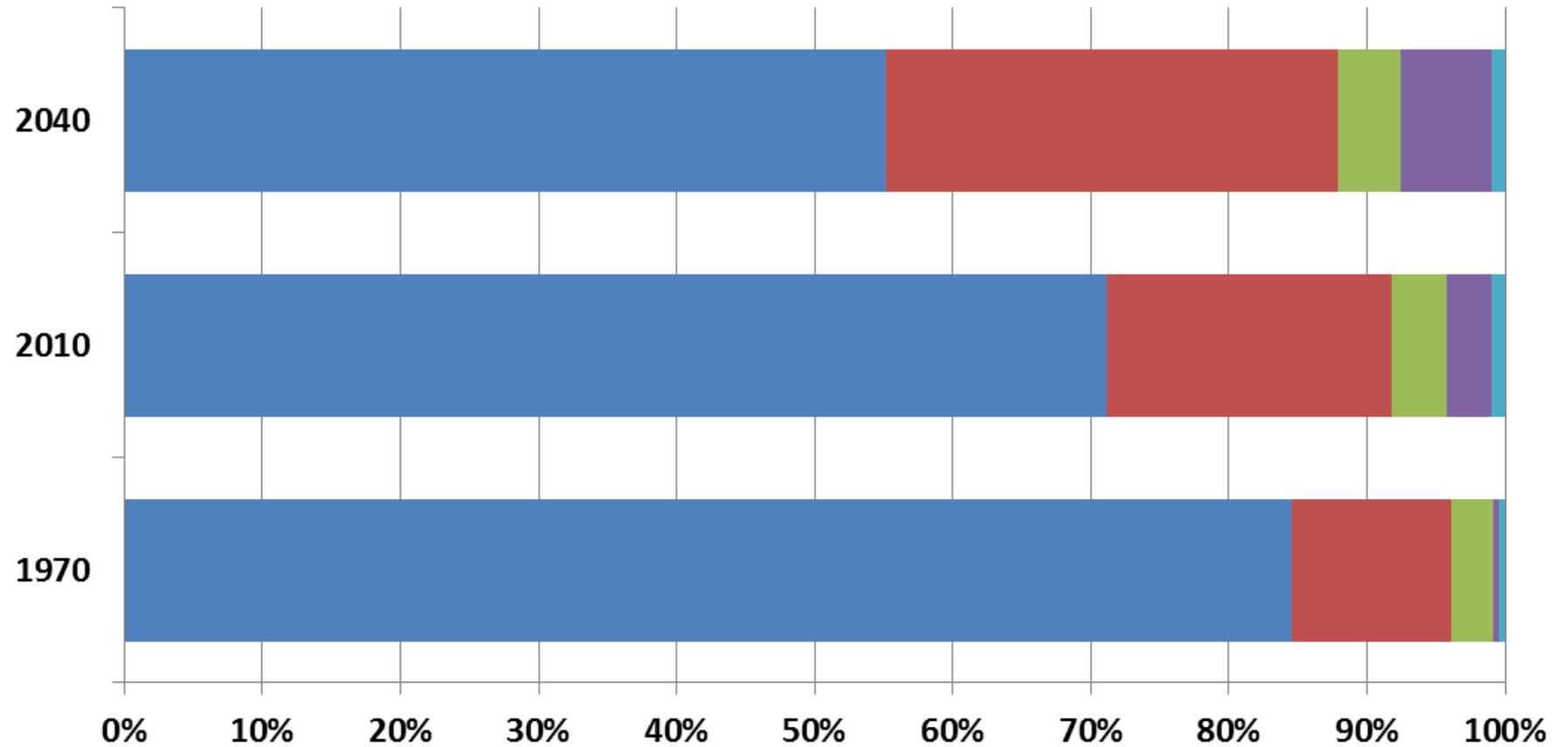
	Count	Share
<u>Employed in the Selection Area</u>	153,633	100.0%
<u>Employed in the Selection Area but Living Outside</u>	78,605	51.2%
<u>Employed and Living in the Selection Area</u>	75,028	48.8%
<u>Living in the Selection Area</u>	132,451	100.0%
<u>Living in the Selection Area but Employed Outside</u>	57,423	43.4%
<u>Living and Employed in the Selection Area</u>	75,028	56.6%

## Where Workers Come From

Boulder	48%
Adams	9%
Jefferson	8%
Weld	8%
Larimer	5.7%
Denver	5%

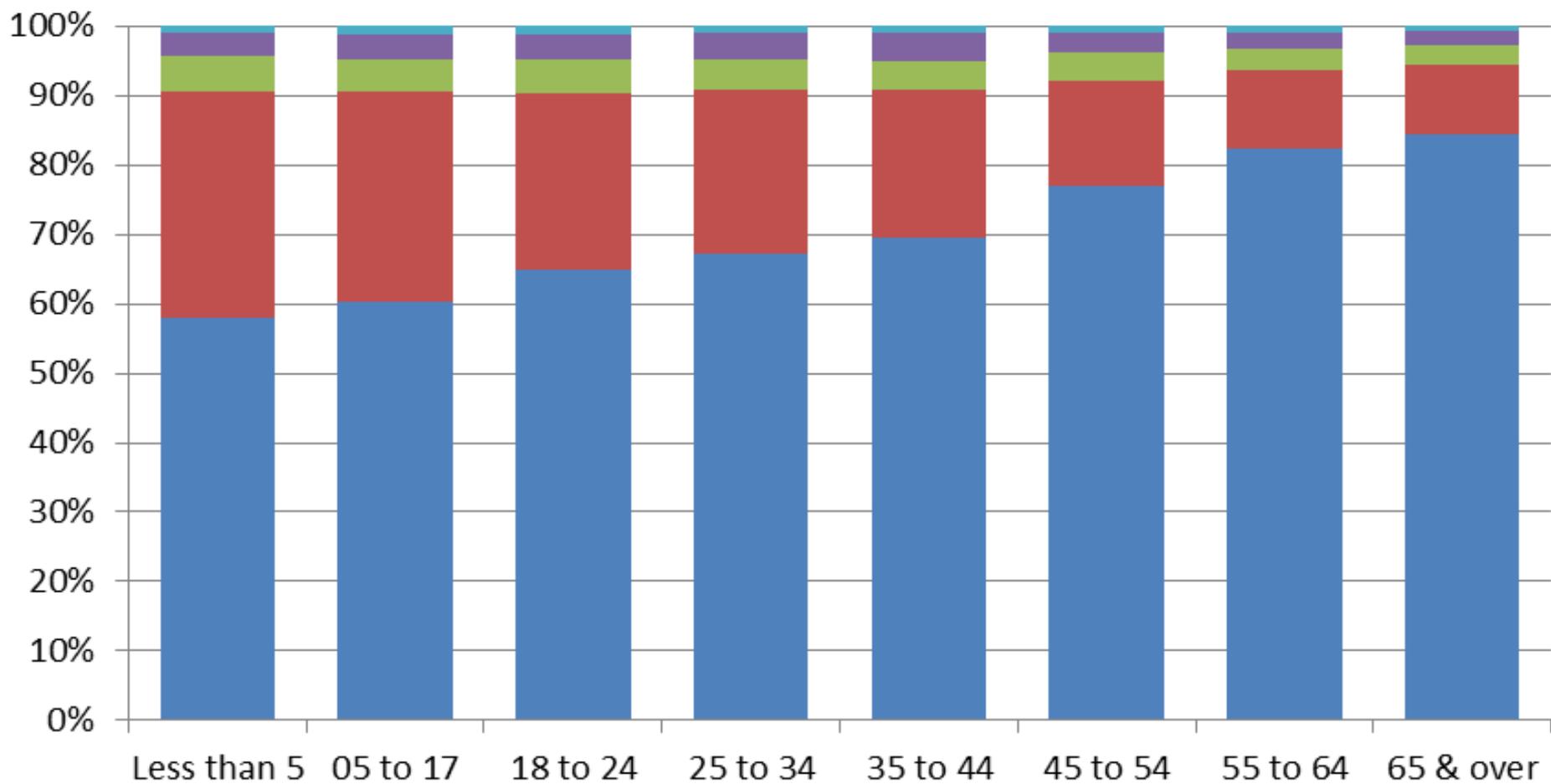
# Colorado Population by Race/Ethnicity

■ White not Hispanic ■ Hispanic ■ Black ■ Asian ■ American Indian

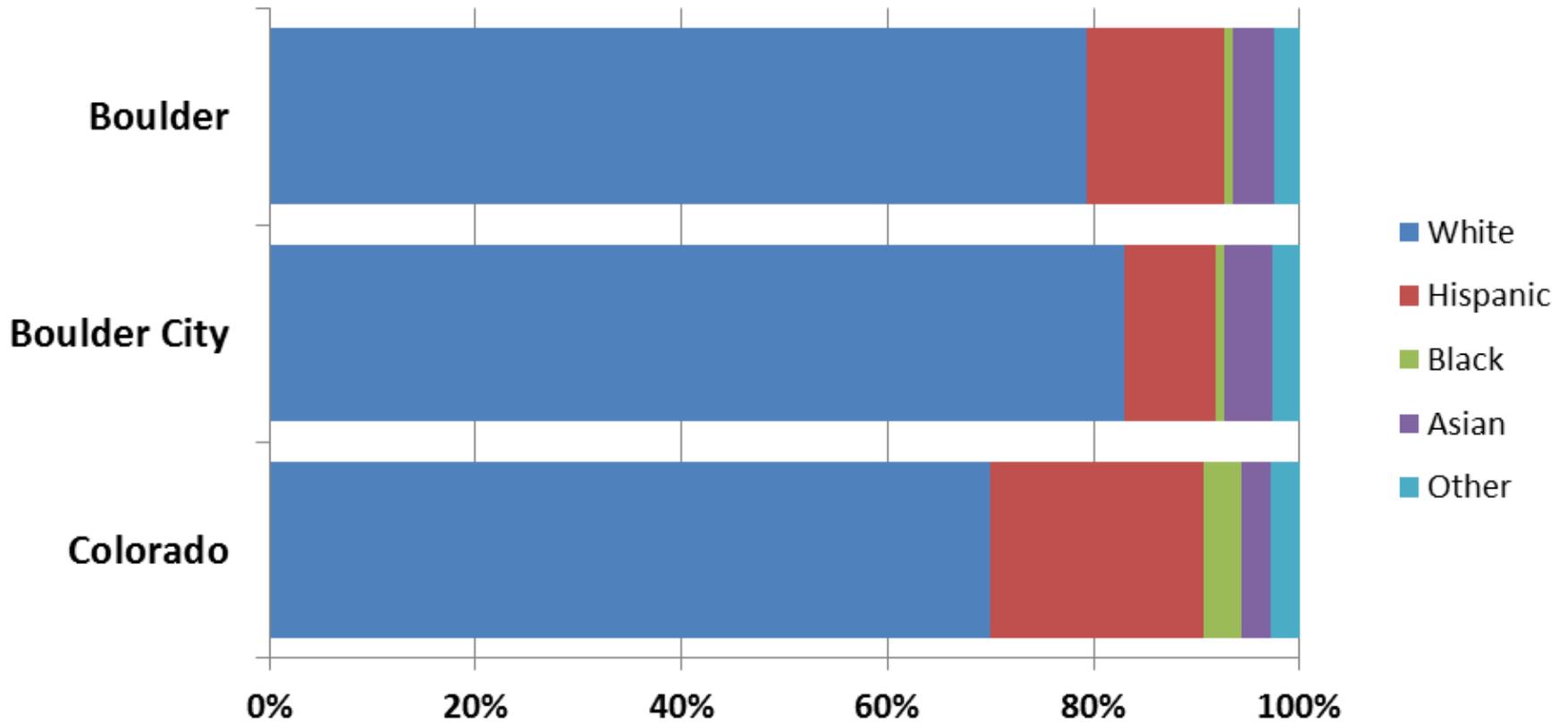


# 2010 Colorado Population by Race/Ethnicity and Age

WhiteNonHispanic   Hispanic   BlackNonHispanic  
AsianNonHispanic   AmIndNonHispanic



# Population By Race/Ethnicity, 2010

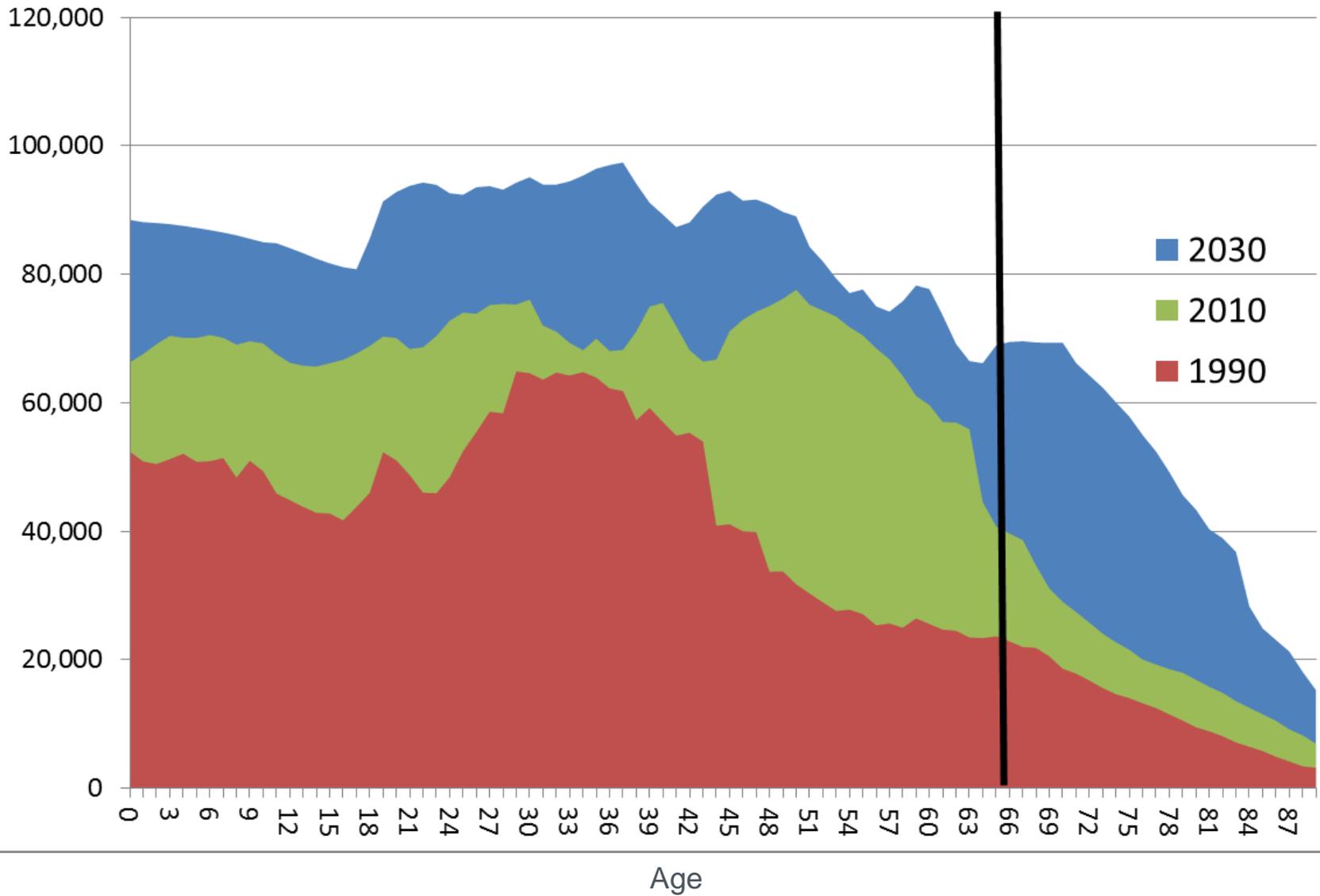


# Why Are We Getting Old Fast?

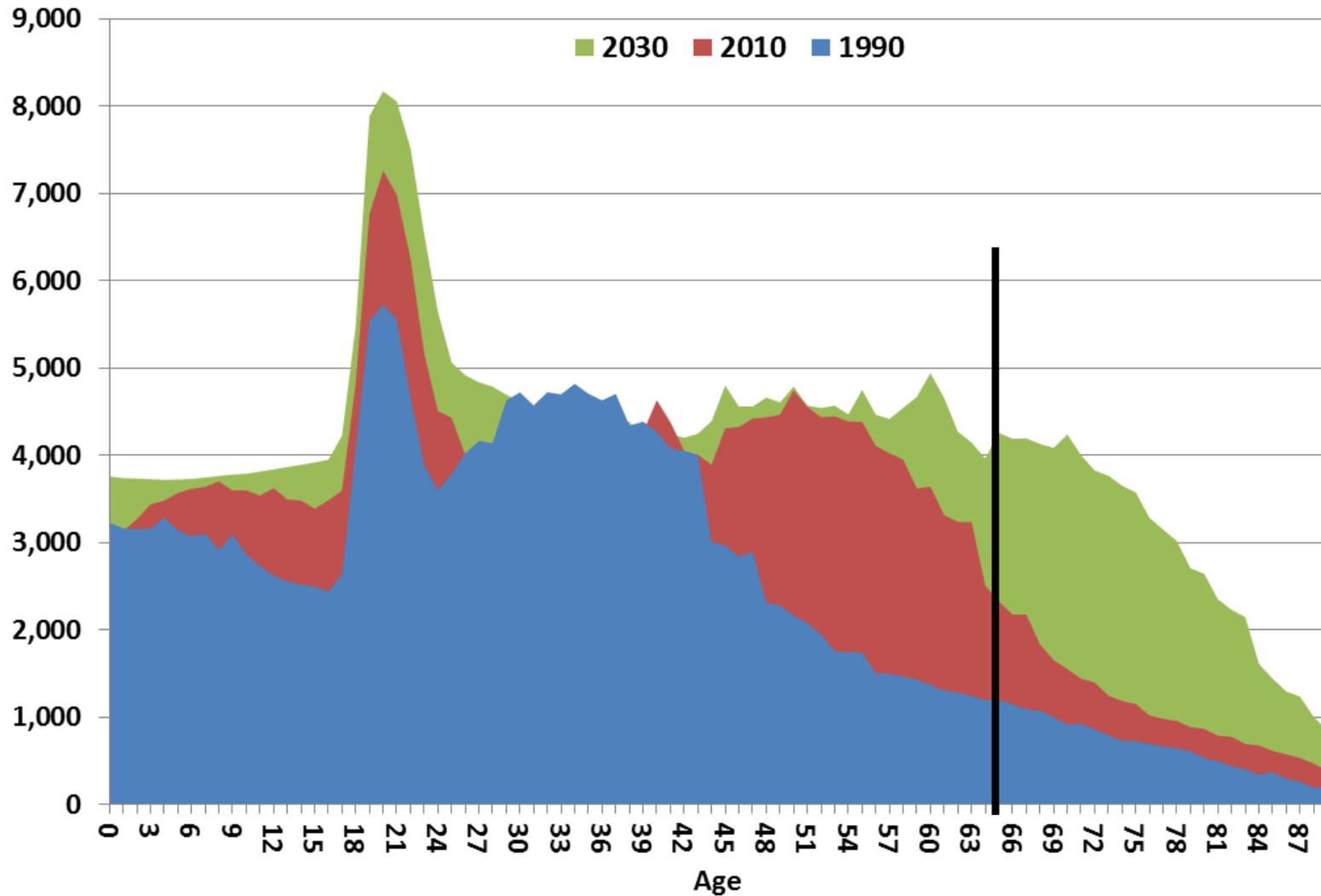
- Currently very few people over the age 65.
  - 4<sup>th</sup> lowest share of all states in US (10%)
- Baby Boomers
  - Born 1946 - 1964
  - 1,340,000 Boomers in Colorado (26% of pop. in 2010)
- By 2030, Colorado's population 65+ will be 125% larger than it was in 2010 growing from 555,000 to 1,243,000. (just from aging)
- Transition age distribution from “young” to more US average between 2010 and 2030.



# Colorado Population by Age 1990-2030



# Aging In Boulder County

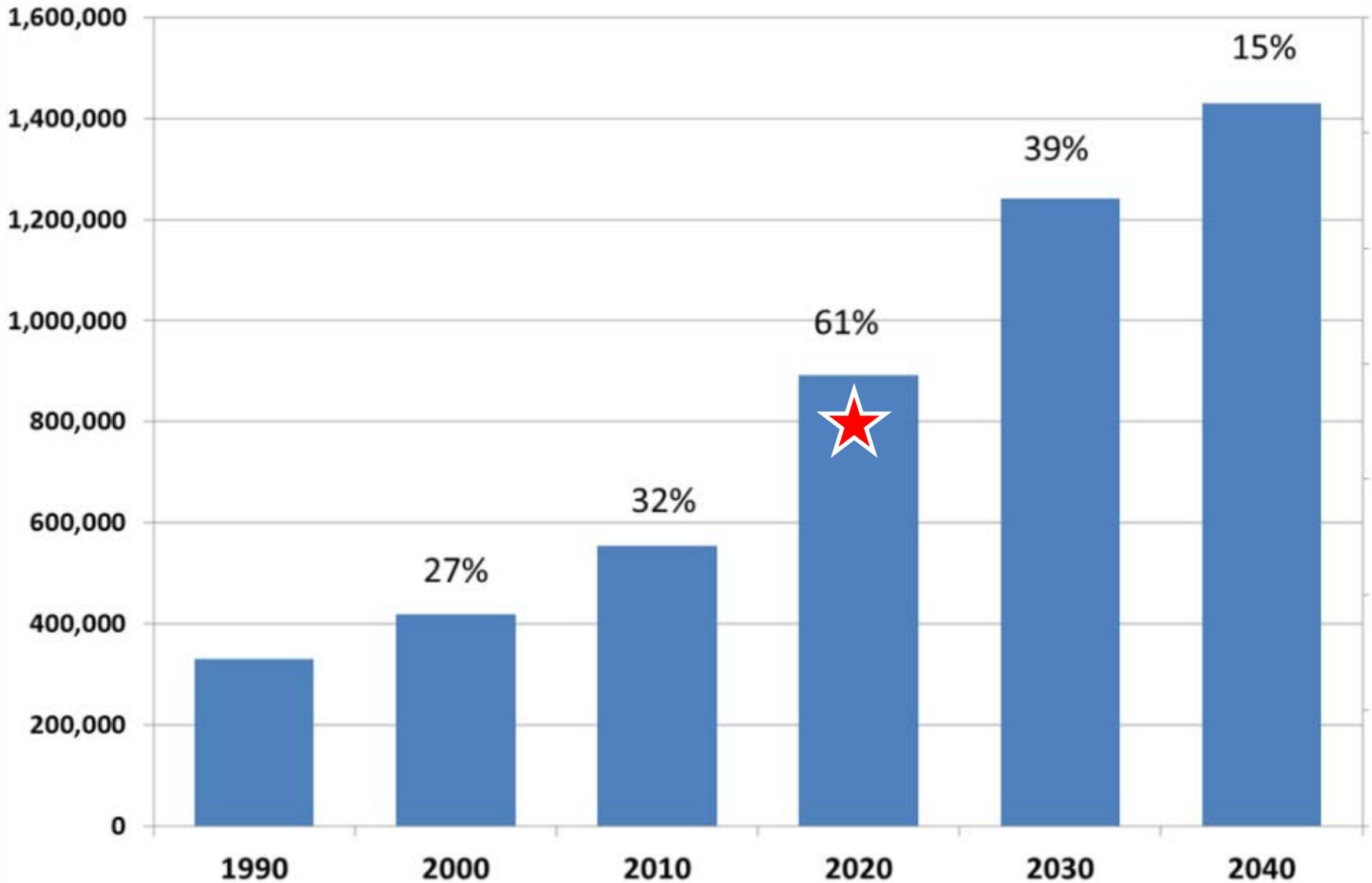


## Population 65+

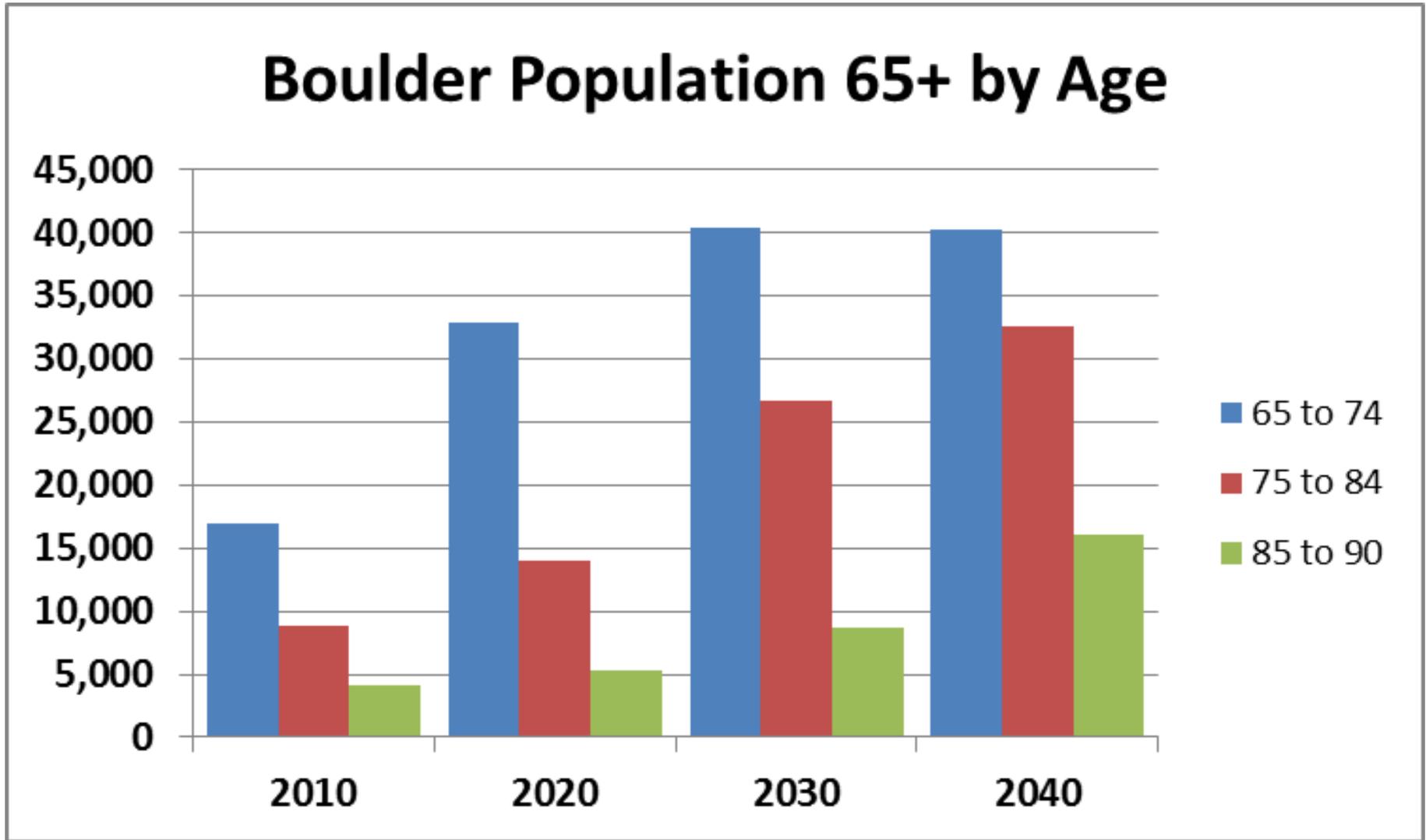
1990	2010	2030
17,256	29,847	75,768

# Forecast for the Population 65+ in Colorado

Source: Census and State Demography Office



# Boulder County 65+ Forecast



# *Aging Issues - to name a few*

- Numbers - both total change and %
- **Economy** - .25 jobs created by spending - per person 65+.
- **Labor Force**
- **Housing - aging in place**
- **Income**
- **Health/Disabilities**
- **Transportation**
- **Public Finance**



# Labor Force

- Boomers were 37% of the labor force (2010)
  - Staying longer in workforce - want and need to
  - Participation rates for ages 65+ increasing.
  - Age relations in the workplace
  - Approx. 1,000,000 workers aging out the next 20 years.
- Increase demands
  - Largest increase in leavers between 2015-2025
- Demands will vary by industry -
  - Education, Health, Utilities, Mining, Govt.
  - Doctors accepting Medicare

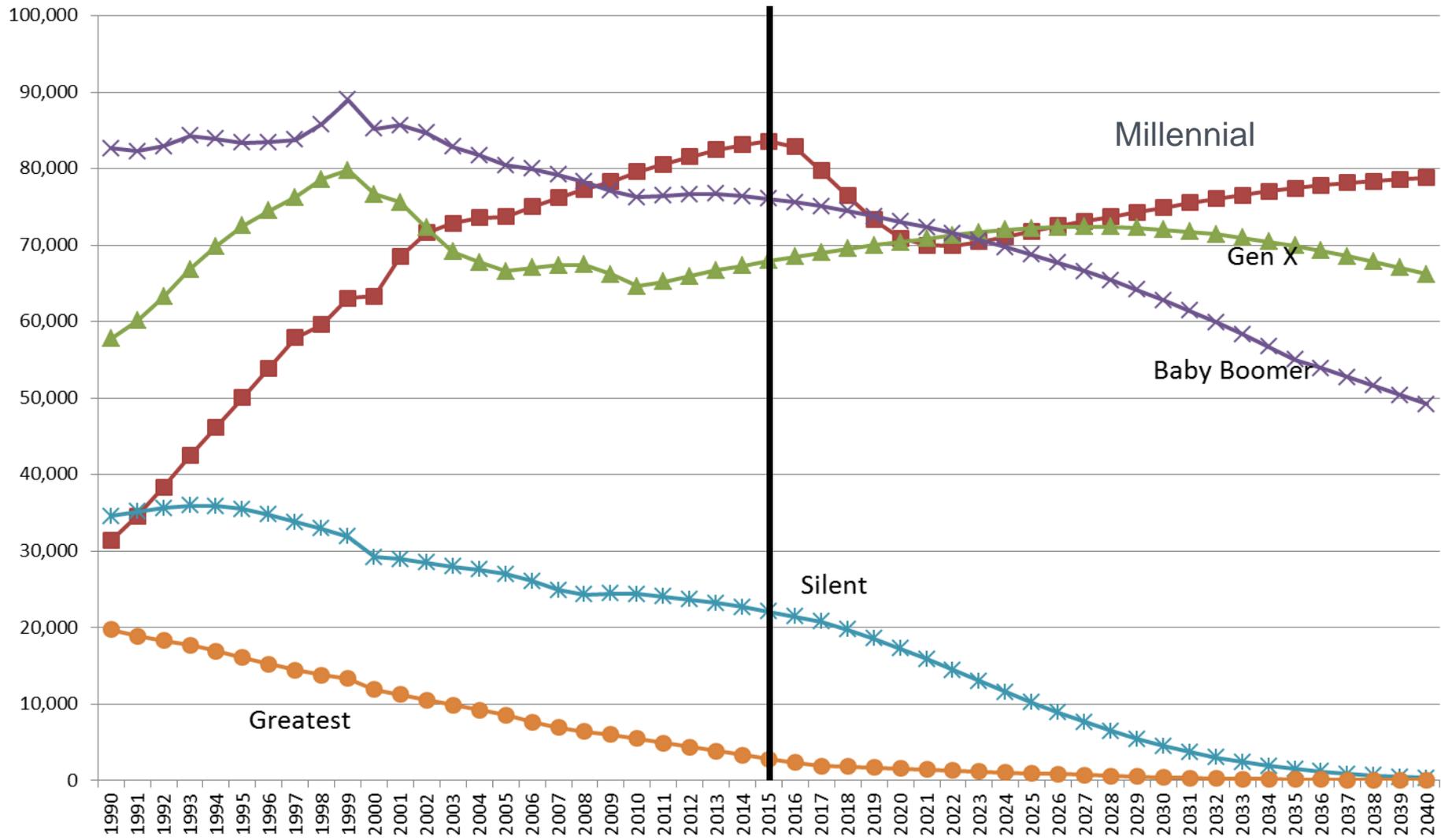


# *Labor Force - tightening forces*

- Female share of the labor force peaked in 2010 at 46%.
- Structural labor force participation rates peaked in 2010.
- Growth in “Leavers” (exiting the labor force) will create more demand for workers.
- Fewer Gen X
- Higher un/under employment for 18-34 year olds.



# Boulder County Population by Generation, 1990 - 2040



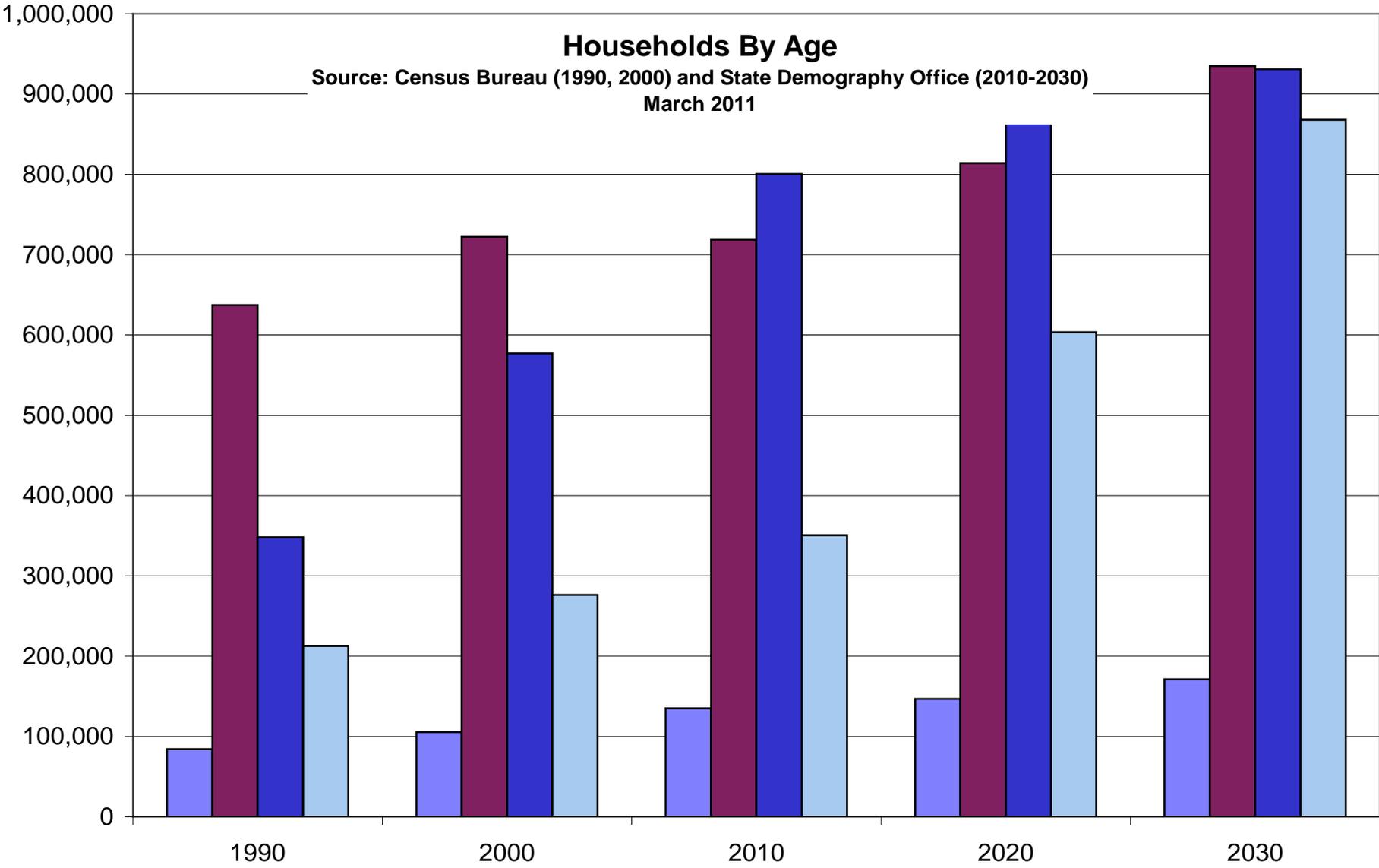
# Housing and Household Trends

- Retirees - will they stay or go? - where will they go? Migration?
- 38% of households over 65 are living alone
- Households at risk - especially single older women.
- Type of housing - demand by age.
- Many competing with Millennials for the smaller house.
- Location choice related to amenities, health services, transportation services, costs.
- Workers vs. non workers
  - Challenge in tight housing market.



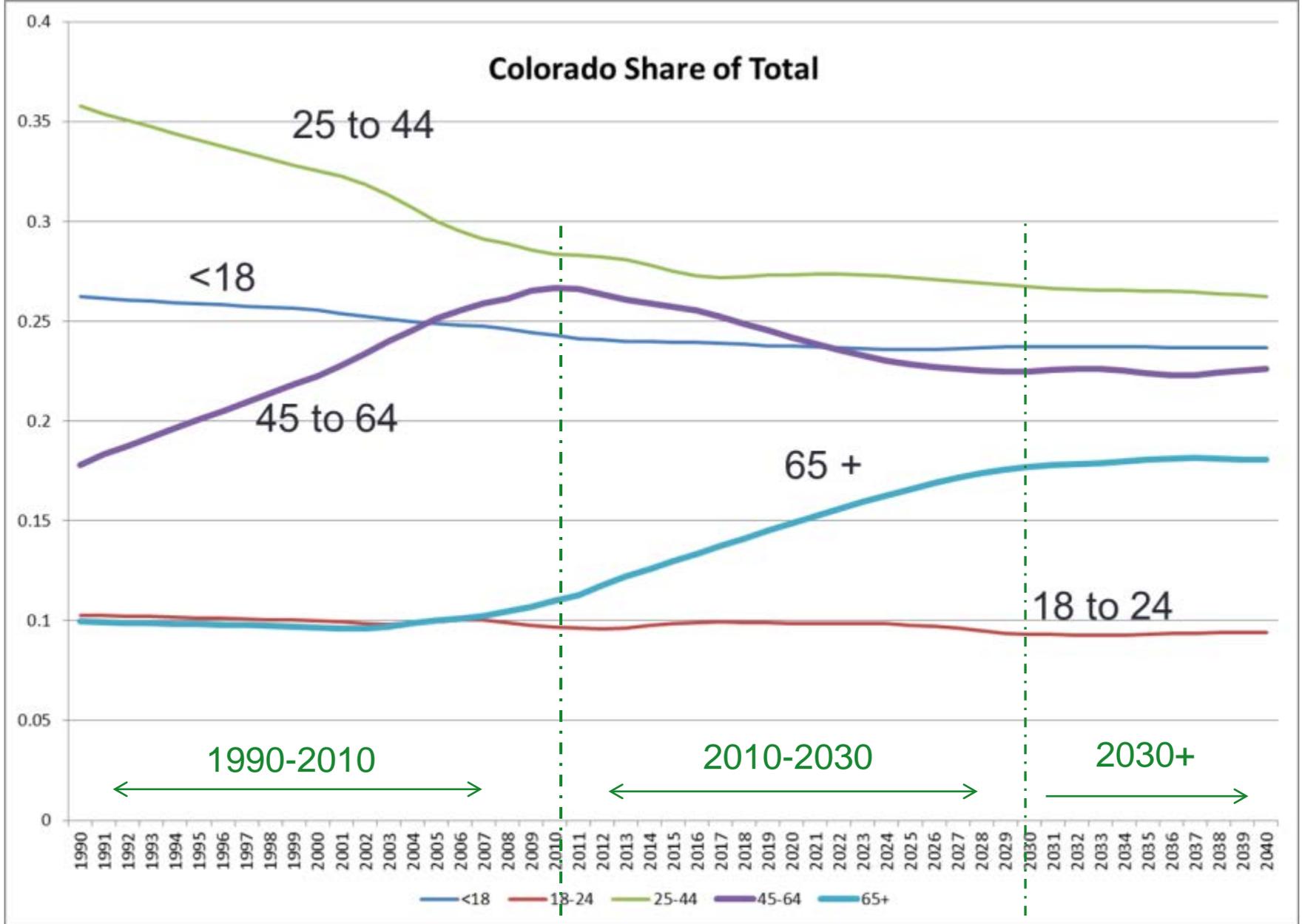
# Households By Age

Source: Census Bureau (1990, 2000) and State Demography Office (2010-2030)  
March 2011



■ 18-24 ■ 25-44 ■ 45-64 ■ 65 & Over





# *Aging and Public Finance*

- Ratio of 65+ per 20-64 year olds in CO
  - Becoming more “normal”
- End of the “demographic dividend”
- Public Finance – change in revenue and expenditures.
- Income tax – downward pressure
- Sales tax – downward pressure
- Property tax – downward pressure
- Health services – increasing
- Medicaid – increasing

## Transition



# *Household Income....its future is demographically challenged.*

- Age distributions - “End of “Demographic Dividend”
- Occupational Mix - high and low service
- More race/ethnicity diverse especially at young end but achievement gap is growing as well.
- Household type and size - single and smaller.
- Youth un and under employment - Long term permanent impacts on earnings.



# *To Ponder in My Community*

- Can we compete for best and brightest?
  - Maintaining Economic and Amenity Advantages
- Job vs. resident worker growth (housing)
- Can we manage growth in high and low skill/wage service jobs - bifurcation
- More racially/ethnically diverse.
- Are we set to cope with opportunities and challenges of an aging population?
- How could downward pressure on household income impact our community



# *Thank you*

State Demography Office

Department of Local Affairs

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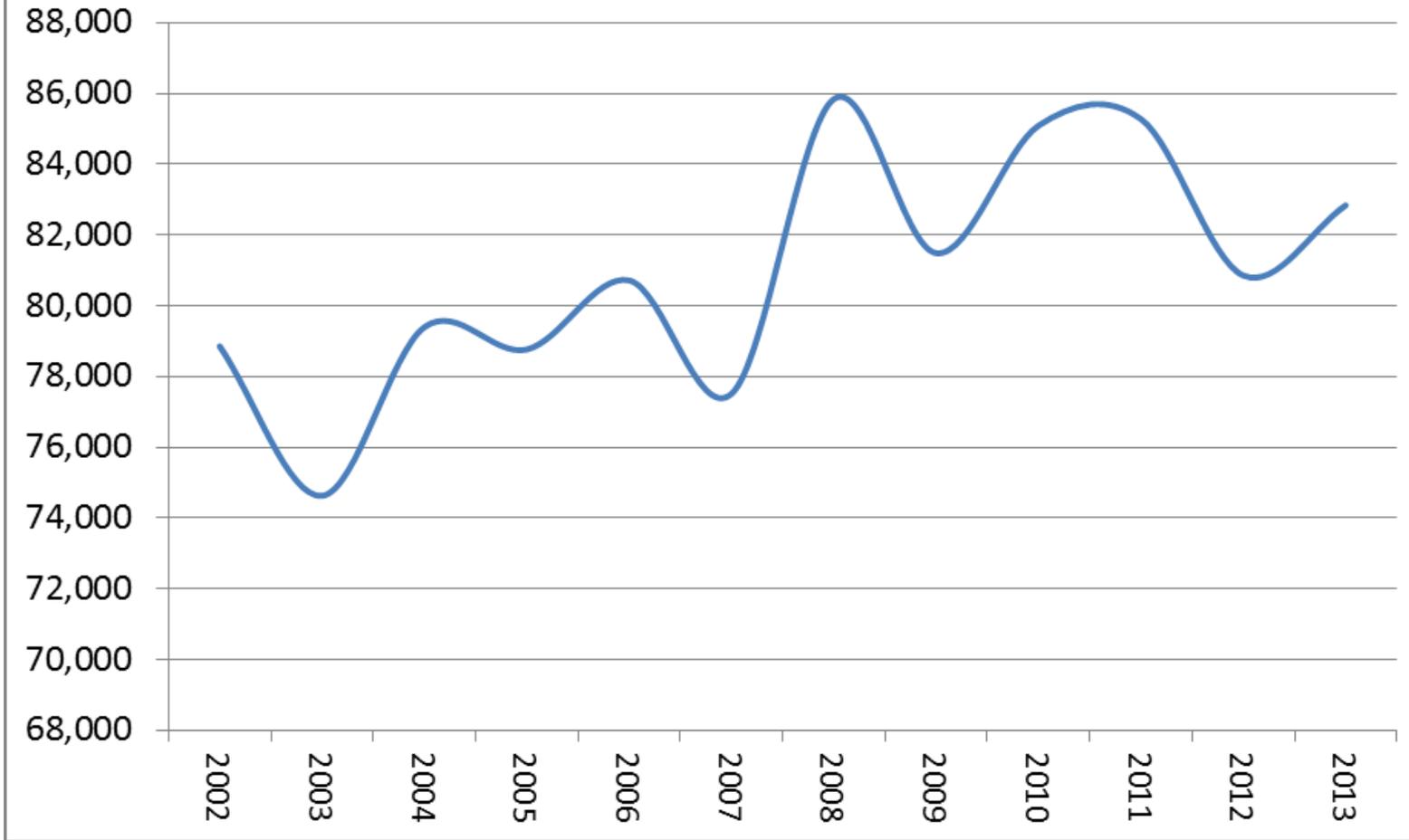
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# Boulder City Jobs



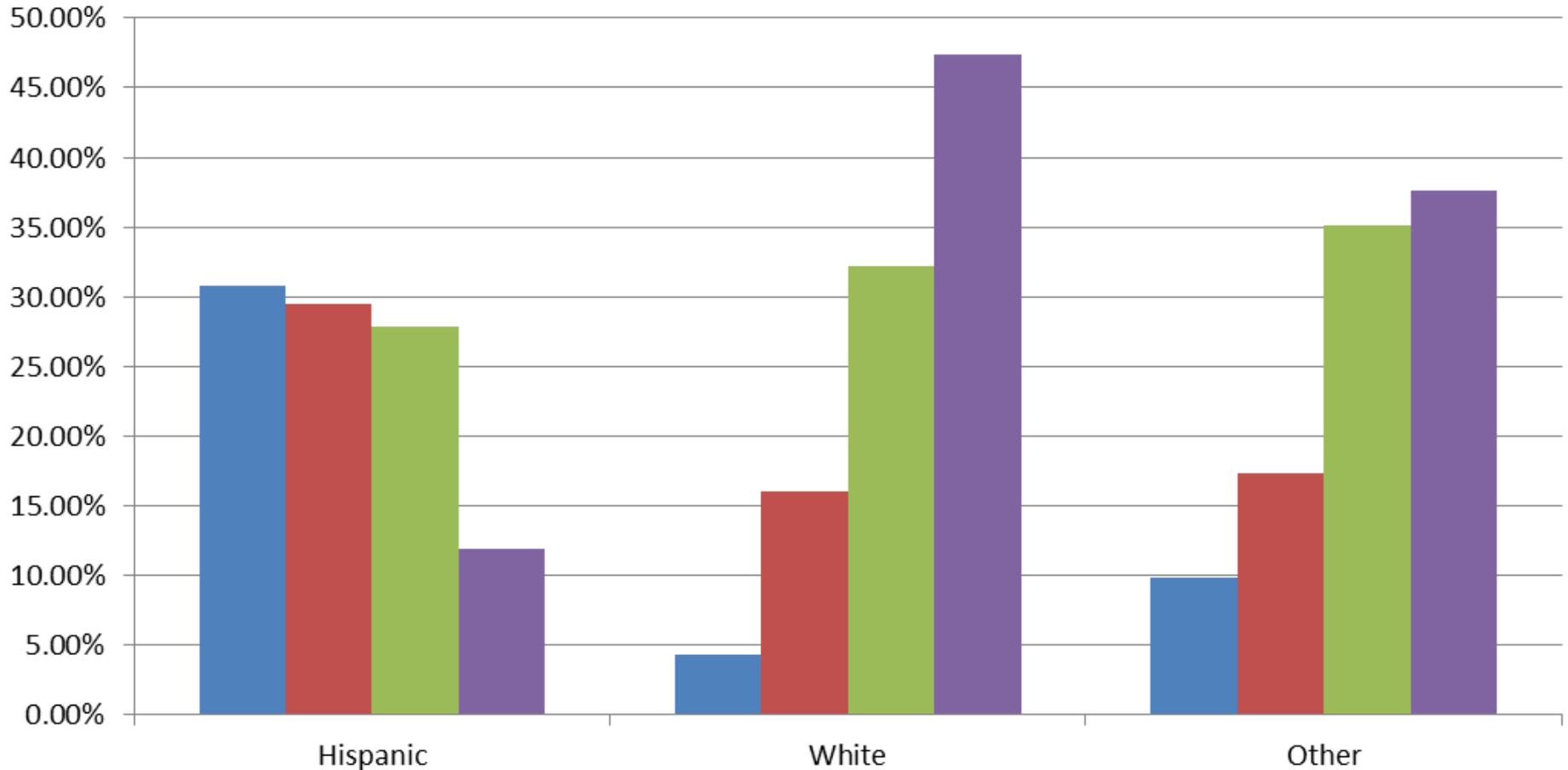
Source: On the Map – BLS, Census Bureau



# Colorado Educational Attainment by Race for Pop 25 to 34

2012 ACS 1 Year PUMS

- Less Than HS
- HS Diploma, GED, or Alt
- Some College or Associates
- Bachelors or Higher



## Colorado Median Household Income (\$2012) by Race/Ethnicity and Age

