

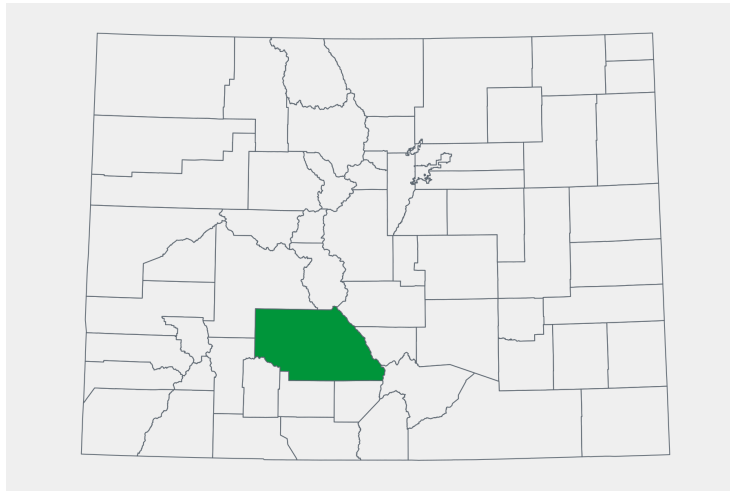


State Demography Office Colorado Demographic Profile

Print Date: 04/03/2023

Community Profile for Saguache County

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.



Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Saguache County	Colorado
Population (2021)+	6,505	5,814,707
Population Change (2010 to 2021)+	361	764,375
Total Employment (2021)+	2,734	3,451,143
Median Household Income [^]	\$48,413	\$80,184
Median House Value [^]	\$161,000	\$397,500
Percentage of Population with Incomes lower than the Poverty Line [^]	16.5%	9.6%
Percentage of Population Born in Colorado [^]	55.1%	41.9%
+Source: State Demography Office		
[^] Source: U.S. Census Bureau, 2017-2021		
American Community Survey, Print Date: 04/03/2023		

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Saguache County. The table shows the overall population growth rate for Saguache County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Saguache County.

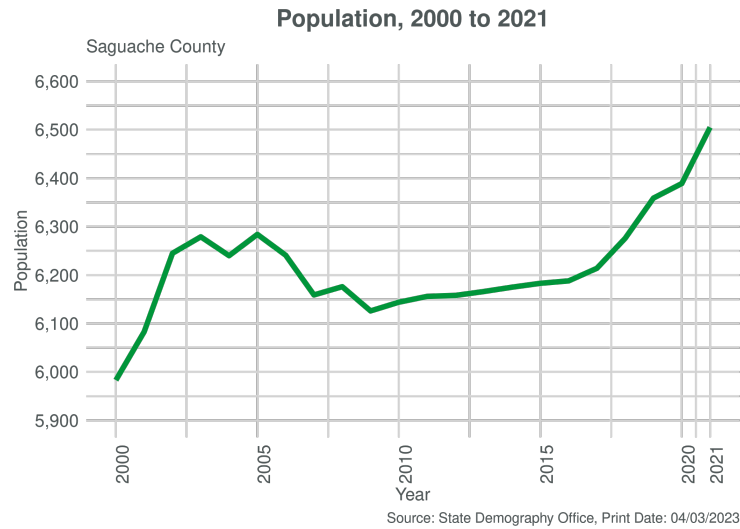
Table 2: Population Growth Rate

Year	Saguache County		Colorado	
	Population	Growth Rate	Population	Growth Rate
1990	4,619		3,294,473	
1995	5,270	2.7%	3,811,074	3.0%
2000	5,983	2.6%	4,338,801	2.6%
2005	6,284	1.0%	4,662,534	1.4%
2010	6,144	-0.4%	5,050,332	1.6%
2015	6,183	0.1%	5,446,594	1.5%
2020	6,389	0.7%	5,784,156	1.2%
2021	6,505	1.8%	5,814,707	0.5%

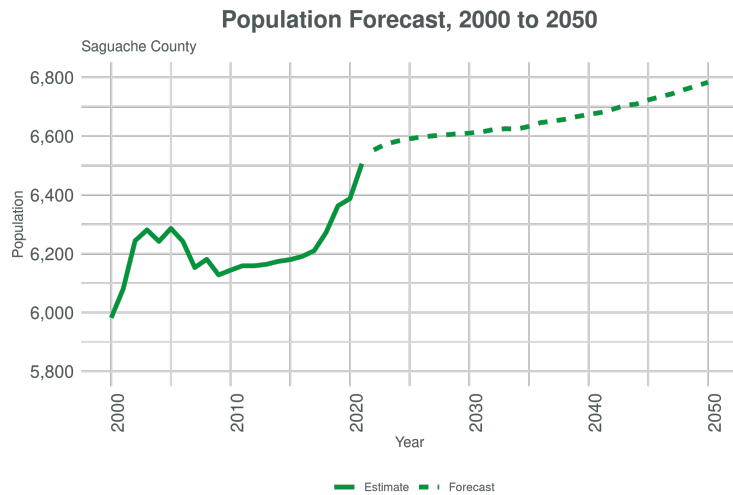
Note:

Source: State Demography Office, Print Date: 04/03/2023

At the end of 2021 the estimated population of Saguache County was 6,505, an increase of 116 over the population in 2020. The growth rate for Saguache County between 2020 and 2021 was 1.8 percent compared to 0.5 percent for the State of Colorado.

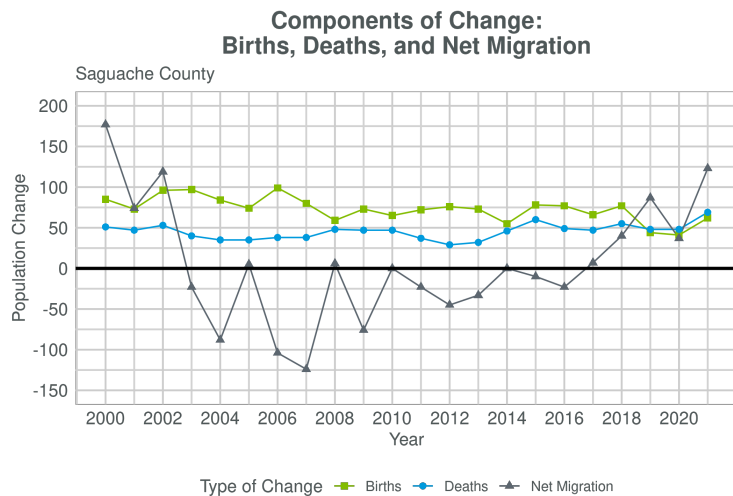


The population of Saguache County is forecast to reach 6,387 by 2020 and 6,674 by 2040. Overall, the growth rate for Saguache County is expected to decrease between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 0.4 percent, between 2020 and 2030 the forecast growth rate is 0.3 percent, while the forecast growth rate between 2030 and 2040 is 0.1 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.



Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

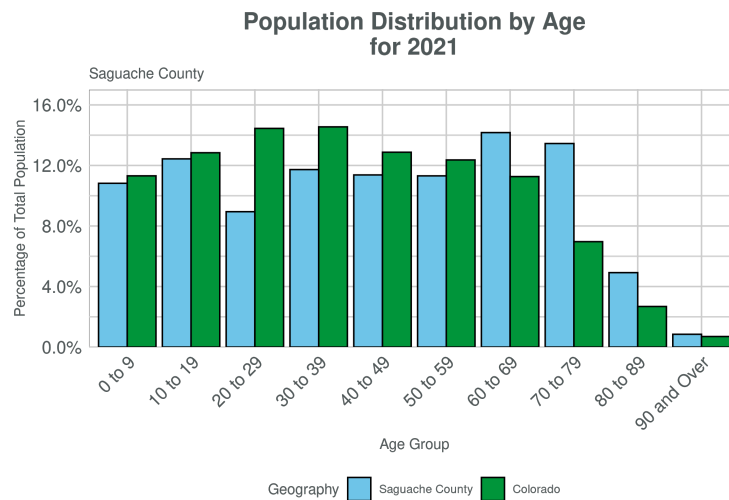


Over the past five years, between 2017 and 2021, the population of Saguache County has increased by 317 people. The total natural increase (births - deaths) over this period was 51 and the total net migration (new residents who moved in minus those who moved out) was 271. Note: Components of Change data are only available for Colorado counties.

Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

The age distribution of the population of Saguache County and Colorado are shown here.



Source: State Demography Office, Print Date: 04/03/2023

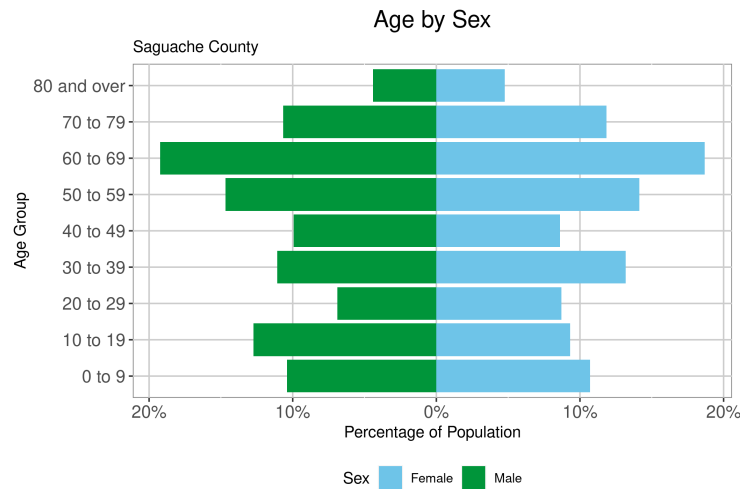


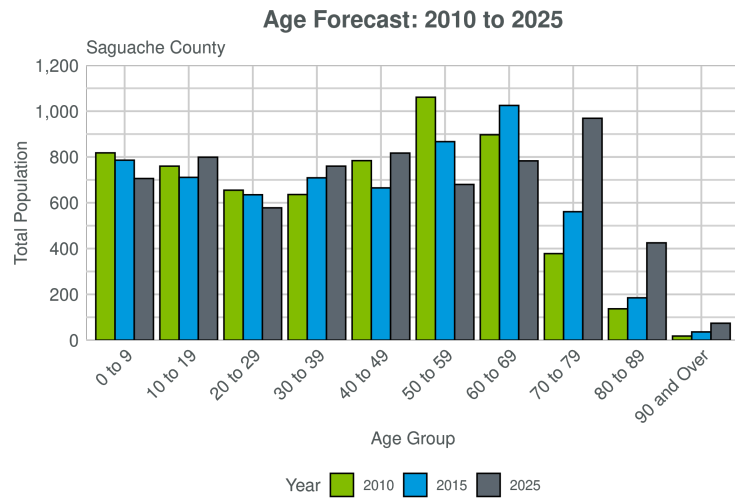
Table 3: Median Age by Sex Comparison

Sex	Saguache County		Colorado		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	49.6	1.5	37.1	0.1	Yes	Older
Male	48.7	3.9	36.4	0.2	Yes	Older
Female	49.8	1.7	37.9	0.1	Yes	Older

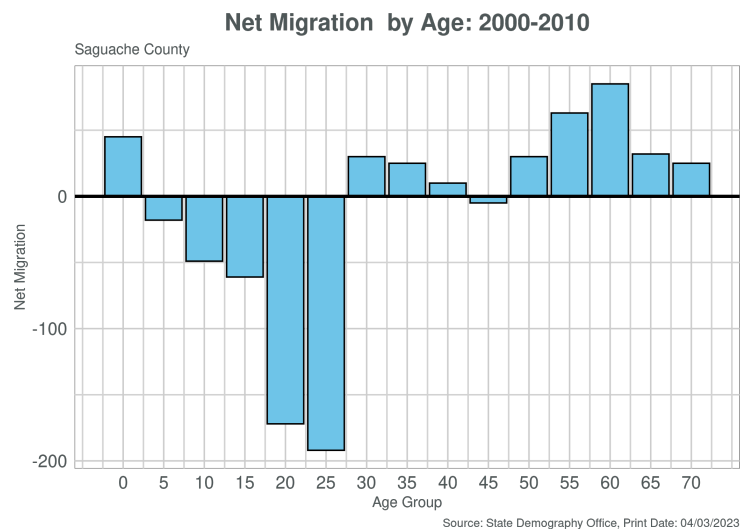
Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

The median age of Saguache County is 11.9 years older than the state. Women in Saguache County are significantly older than women in the state and men in Saguache County are significantly older than men in the state.



The changing age distribution of the population of Saguache County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.

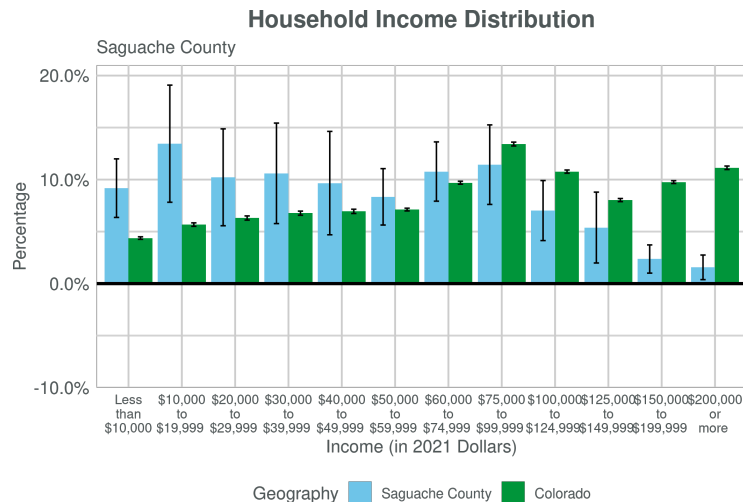


This plot shows the net migration by age in Saguache County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Saguache County. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income The household income distribution plot compares Saguache County to the statewide household incomes. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

The Household Income Source(s) Table shows household income sources and amounts for households in Saguache County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

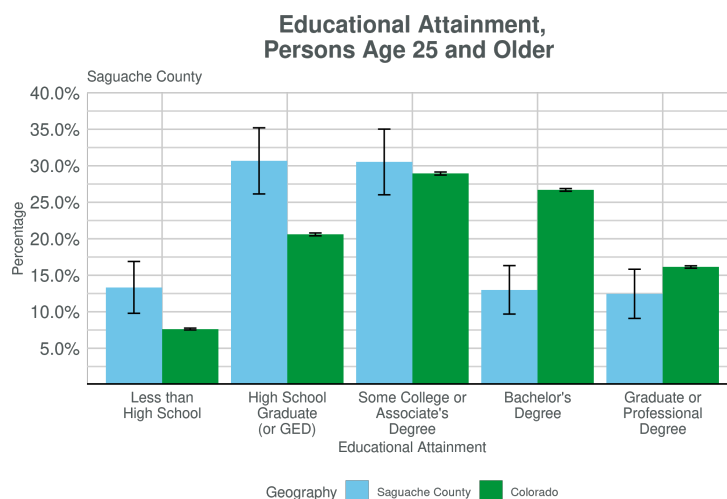
Table 4: Household Income Source(s)

Saguache County					
Income Source	Total Households		Mean Income		
	Estimate	MOE	Estimate	MOE	
All Households	2,877	147	\$38,205	\$ 5,248	
With earnings	68.1%	6.5%	\$59,939	\$ 9,333	
With interest, dividends or net rental income	22.1%	5.5%	\$54,975	\$43,999	
With Social Security income	42.4%	4.2%	\$16,800	\$ 2,103	
With Supplemental Security Income (SSI)	4.9%	2.9%	\$ 9,371	\$ 5,410	
With cash public assistance income	5.5%	2.9%	\$ 2,075	\$ 1,470	
With retirement income	21.8%	4.1%	\$23,121	\$ 6,328	

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Educational Attainment The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Race and Ethnicity The Race Trend table shows the changing racial and ethnic composition of Saguache County beginning in 2000 and continuing to the present.

Table 5: Race Trend

Race	Saguache County			Colorado		
	2000	2010	2021	2000	2010	2021
Hispanic	45.3%	40.1%	36.0%	17.1%	20.7%	21.9%
Non-Hispanic	54.7%	59.9%	64.0%	82.9%	79.3%	78.1%
Non-Hispanic White	51.6%	56.4%	58.3%	74.5%	70.0%	66.8%
Non-Hispanic Black	0.0%	0.2%	1.2%	3.7%	3.8%	3.9%
Non-Hispanic Native American/Alaska Native	1.2%	1.1%	1.3%	0.7%	0.6%	0.5%
Non-Hispanic Asian	0.4%	0.8%	1.2%	2.2%	2.7%	3.1%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%
Non-Hispanic Other	0.2%	0.0%	0.0%	0.1%	0.2%	0.3%
Non-Hispanic, Two Races	1.2%	1.3%	2.0%	1.7%	2.0%	3.4%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

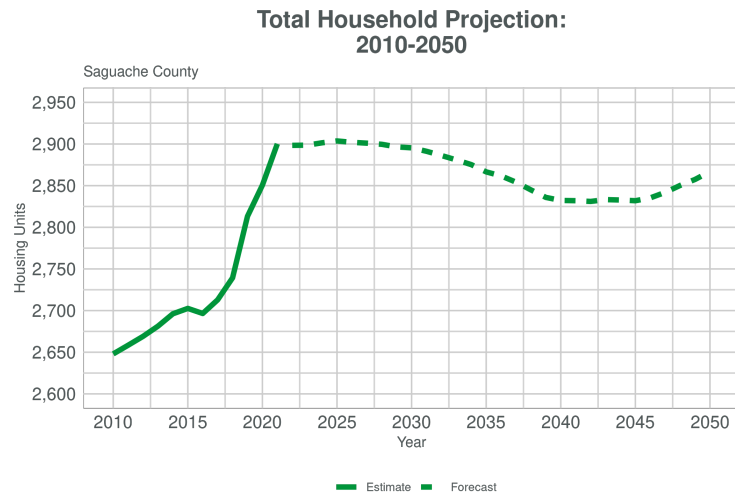
¹ 2000: 2000 Census

² 2010: 2010 Census

³ 2021: Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?



The Household Estimates plot shows the current and projected number of households in Saguache County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households. Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Saguache County, 2021

Saguache County	
Housing Type	Value
Total Housing Units	3,814
Occupied Housing Units	2,900
Vacant Housing Units	914
Vacancy Rate	24.0%
Total Population	6,505
Household Population	6,471
Group Quarters Population	34
Persons per Household	2.23

Note:

Source: State Demography Office, Print Date: 04/03/2023

Table 7: Characteristics of Housing Units

Housing Unit Type	Saguache County				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	2,059	71.6%	818	28.4%	2,877
Single Unit Buildings	1,757	79.7%	447	20.3%	2,204
Buildings with 2 to 4 Units	0	0.0%	123	100.0%	123
Buildings with 5 or More Units	0	0.0%	60	100.0%	60
Mobile Homes	302	61.6%	188	38.4%	490
RVs, Boats, Vans, Etc.	0		0		0
Median Year of Construction	1985		1976		1981
Average Number of Persons Per Household	2.17		2.29		2.21

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Table 8: Comparative Housing Values

Variable	Saguache County	Colorado
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	\$161,000	\$397,500
Percentage of Owner-Occupied Households paying 30% or more of income on housing	21.1%	22.9%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	9.4%	14.1%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	11.7%	8.8%
Median Gross Rent of Rental Households (Current Dollars)	\$663	\$1,437
Percentage of Rental Households paying 30% or more of income on housing	39.5%	49.0%
Percentage of Rental Households paying 30-49% of income on housing	13.2%	25.5%
Percentage of Rental Households paying 50% or more of income on housing	26.3%	23.5%

Note:

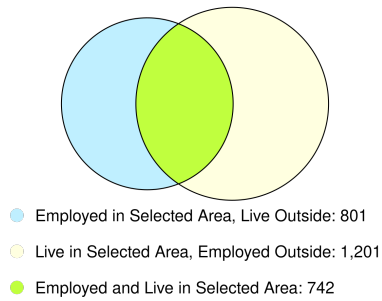
Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

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 Commuting diagram identifies three groups of people:

- People who work in Saguache County, but live elsewhere.
- People who live in Saguache County, but work elsewhere.
- People who live and work in Saguache County.

Saguache County: All Jobs, 2019



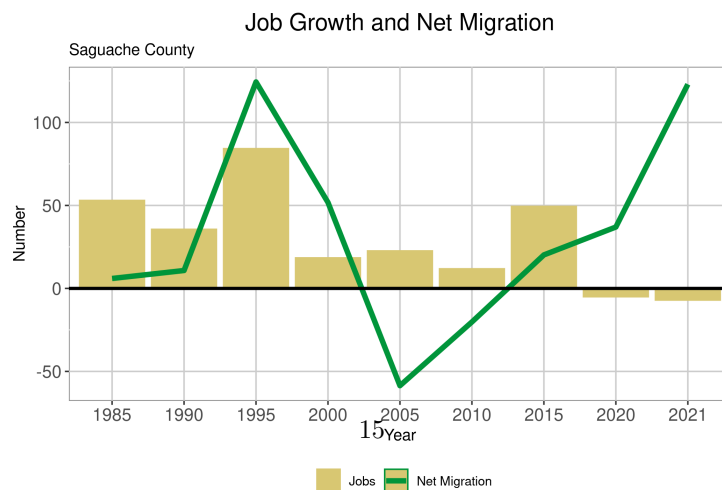
Source: U.S. Census Bureau On the Map, Print Date: 04/03/2023

Table 9: Commuting Patterns for Saguache County

Location	Count	Percent
Residents of Saguache County working elsewhere		
Rio Grande County, CO	275	22.9%
Alamosa County, CO	140	11.7%
Chaffee County, CO	105	8.7%
El Paso County, CO	81	6.7%
Denver County, CO	59	4.9%
Pueblo County, CO	48	4.0%
Jefferson County, CO	43	3.6%
Adams County, CO	38	3.2%
Gunnison County, CO	35	2.9%
Arapahoe County, CO	31	2.6%
Other Counties	346	28.8%
Total	1,201	100.0%
Employees in Saguache County living elsewhere		
Rio Grande County, CO	235	29.3%
Alamosa County, CO	129	16.1%
Chaffee County, CO	42	5.2%
Jefferson County, CO	31	3.9%
El Paso County, CO	28	3.5%
Fremont County, CO	24	3.0%
Boulder County, CO	18	2.2%
Larimer County, CO	18	2.2%
Denver County, CO	16	2.0%
Conejos County, CO	15	1.9%
Other Counties	245	30.6%
Total	801	100.0%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 04/03/2023

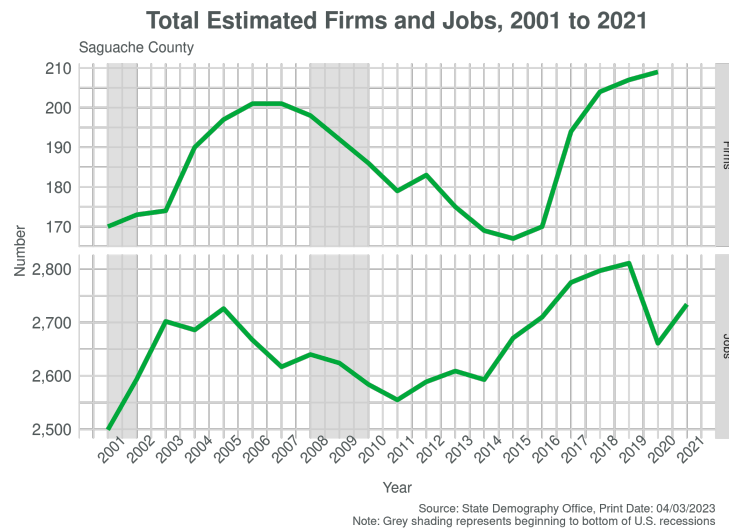


Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 04/03/2023

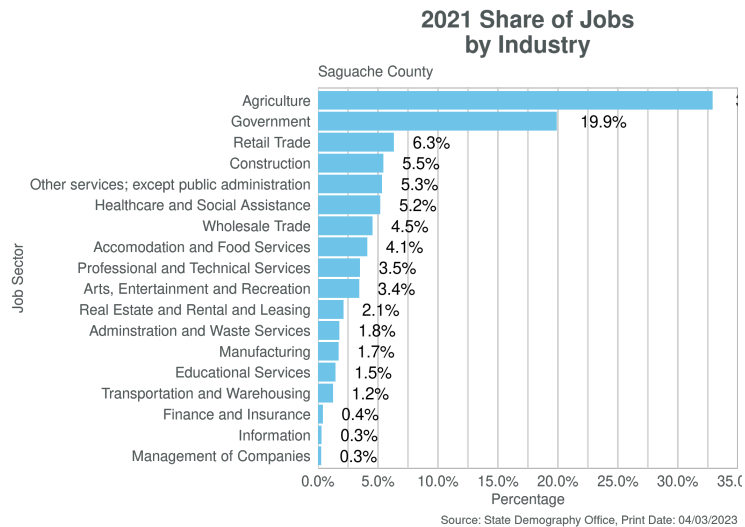
The Job Growth and Net Migration plot shows the relationship between job growth and migration in Saguache County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.



The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within Saguache County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.



The total estimated jobs are subdivided into 3 categories:

- *Direct Basic:* jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,
- *Indirect Basic:* jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
- *Local (Resident) Services:* jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for Saguache County. The relative rank of high-paying sectors, such as mining, information and financial and insurance services versus mid-range jobs (e.g., construction, health care and government) and lower-paying industries such as retail trade and accommodation and food services, will have an impact on a county's overall economic health.

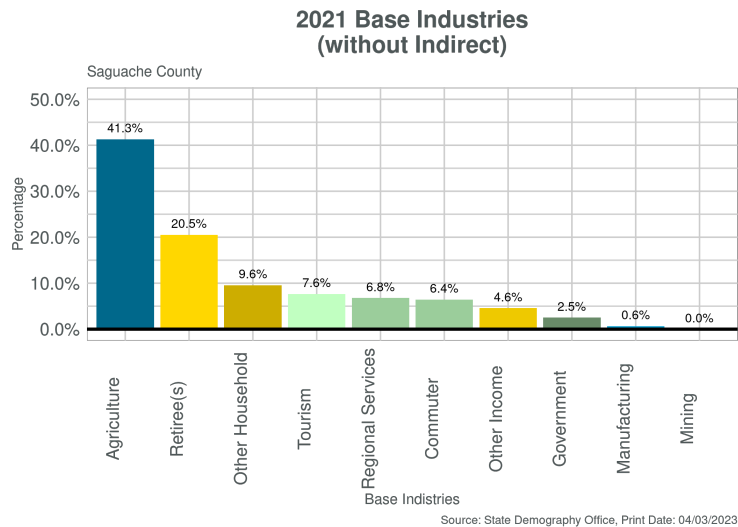


Table 10: Jobs by Sector: Saguache County, 2021

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	2,323	87.3%
Indirect Basic Employment	243	9.1%
Local Services Employment	95	3.6%
Total Employment	2,662	100.0%
Total Population, 16+	0	

Note:

Source: State Demography Office, Print Date: 04/03/2023

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

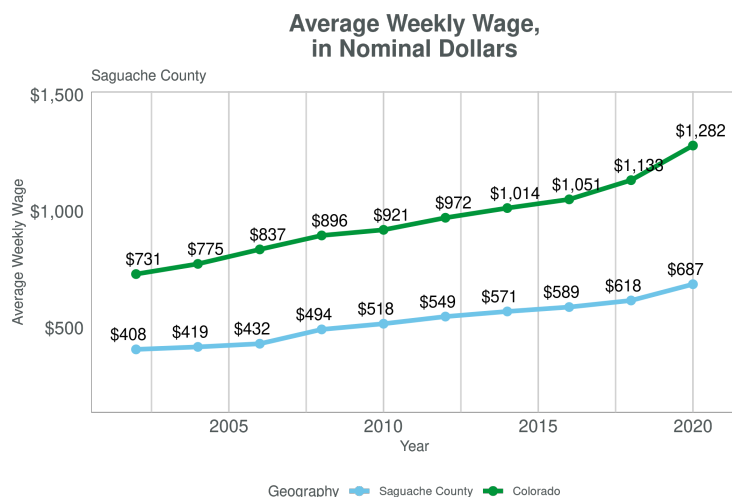
Table 11: Jobs and Population Forecast

Saguache County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Popula- tion
2010	Estimate	2,584		6,144	
2015	Estimate	2,671	3.0%	6,180	0.1%
2020	Estimate	2,607	-7.3%	6,387	0.4%
2025	Forecast	2,762	-0.1%	6,591	0.1%
2030	Forecast	2,732	-0.1%	6,610	0.0%
2035	Forecast	2,692	-0.7%	6,633	0.1%
2040	Forecast	2,683	0.0%	6,674	0.1%

Note:

Source: State Demography Office, Print Date: 04/03/2023

The total jobs forecast and population forecast are for Saguache County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.



The unadjusted (nominal) average weekly wages for Saguache County and Colorado are shown here. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county's average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

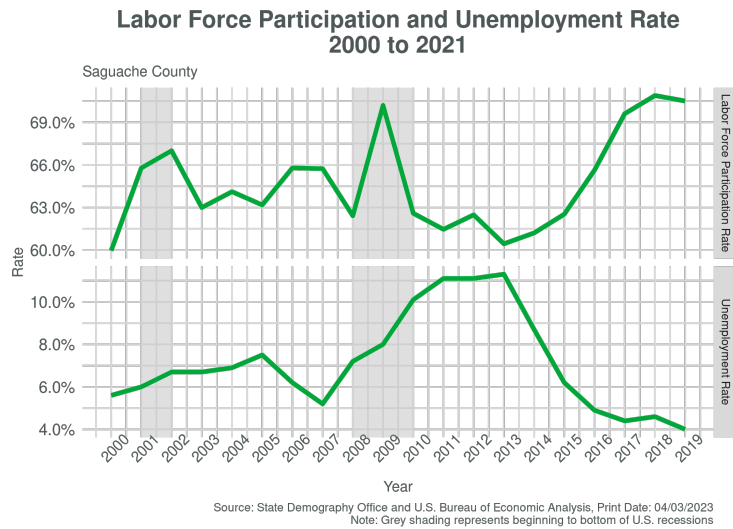
This table compares the forecast residential labor force to the forecast population of person age 16 and older for Saguache County.

Table 12: Forecast Resident Labor Force and Population, Age 16 +

Saguache County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	3,098		4,898	
2015	Estimate	3,103	2.4%	4,975	1.0%
2025	Forecast	3,288	-0.6%	5,322	-0.0%

Note:

Source: State Demography Office, Print Date: 04/03/2023



The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force participation and unemployment in Saguache County are closely related. The downward trend in labor force participation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.

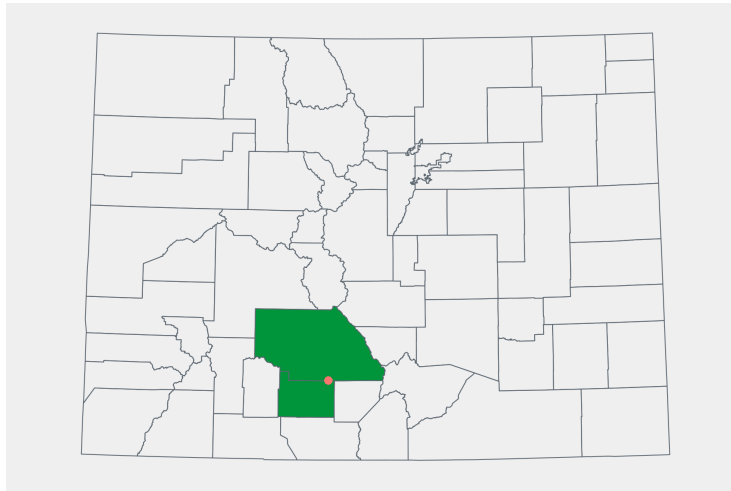


State Demography Office Colorado Demographic Profile

Print Date: 04/03/2023

Community Profile for Center

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.



Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Center	Saguache County	Colorado
Population (2021)+	1,935	6,505	5,814,707
Population Change (2010 to 2021)+	-294	361	764,375
Total Employment (2021)+			
Median Household Income [^]	\$45,475	\$48,413	\$80,184
Median House Value [^]	\$89,400	\$161,000	\$397,500
Percentage of Population with Incomes lower than the Poverty Line [^]	23.1%	16.5%	9.6%
Percentage of Population Born in Colorado [^]	68.3%	55.1%	41.9%
+Source: State Demography Office			
[^] Source: U.S. Census Bureau, 2017-2021			
American Community Survey, Print Date:			
04/03/2023			

Note: For municipalities in multiple counties, comparison data from the largest county is displayed.

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Center. The table shows the overall population growth rate for Center, Saguache County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Center.

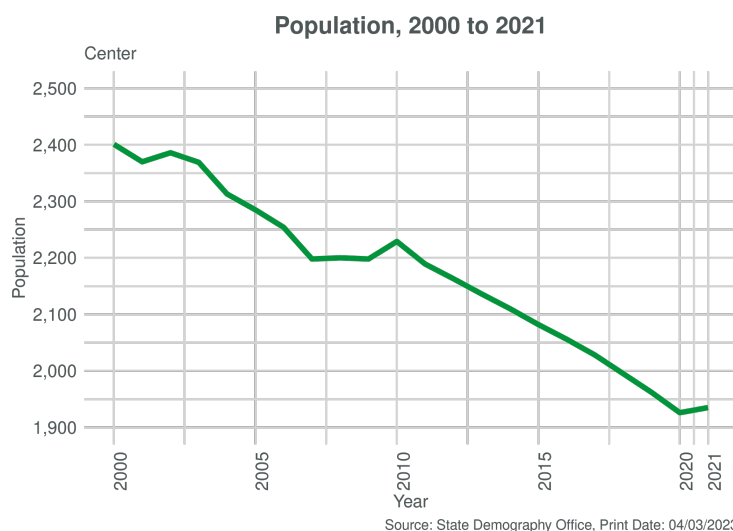
Table 2: Population Growth Rate

Year	Center		Saguache County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	1,963		4,619		3,294,473	
1995	2,290	3.1%	5,270	2.7%	3,811,074	3.0%
2000	2,401	1.0%	5,983	2.6%	4,338,801	2.6%
2005	2,285	-1.0%	6,284	1.0%	4,662,534	1.4%
2010	2,229	-0.5%	6,144	-0.4%	5,050,332	1.6%
2015	2,082	-1.4%	6,183	0.1%	5,446,594	1.5%
2020	1,926	-1.5%	6,389	0.7%	5,784,156	1.2%
2021	1,935	0.5%	6,505	1.8%	5,814,707	0.5%

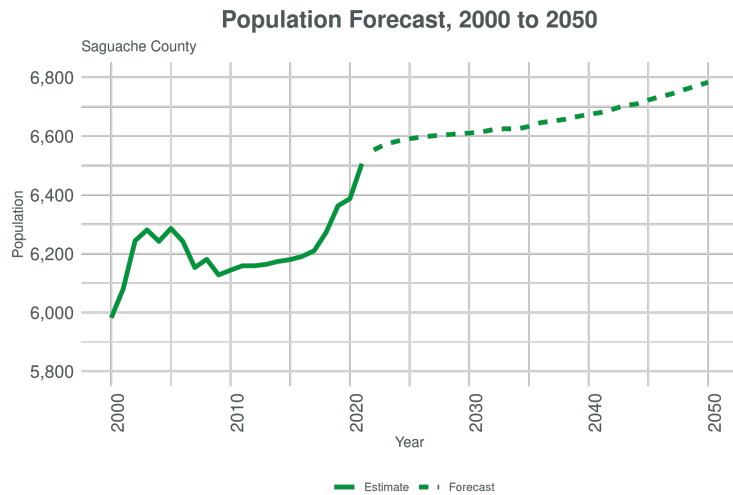
Note:

Source: State Demography Office, Print Date: 04/03/2023

At the end of 2021 the estimated population of Center was 1,935, an increase of 9 over the population in 2020. The growth rate for Center between 2020 and 2021 was 0.5 percent compared to 1.8 percent for Saguache County and 0.5 percent for the State of Colorado.

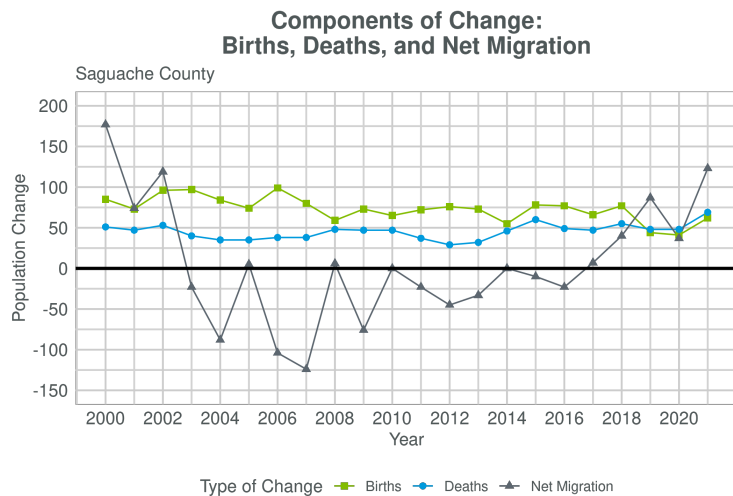


The population of Saguache County is forecast to reach 6,387 by 2020 and 6,674 by 2040. Overall, the growth rate for Saguache County is expected to decrease between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 0.4 percent, between 2020 and 2030 the forecast growth rate is 0.3 percent, while the forecast growth rate between 2030 and 2040 is 0.1 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.



Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

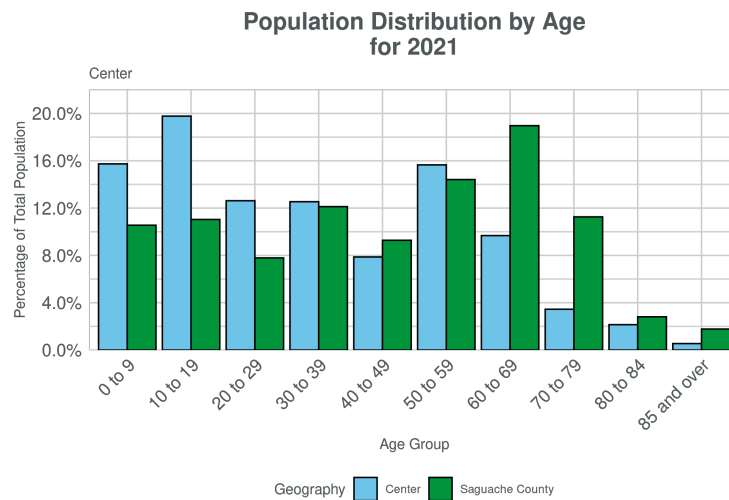


Over the past five years, between 2017 and 2021, the population of Saguache County has increased by 317 people. The total natural increase (births - deaths) over this period was 51 and the total net migration (new residents who moved in minus those who moved out) was 271. Note: Components of Change data are only available for Colorado counties.

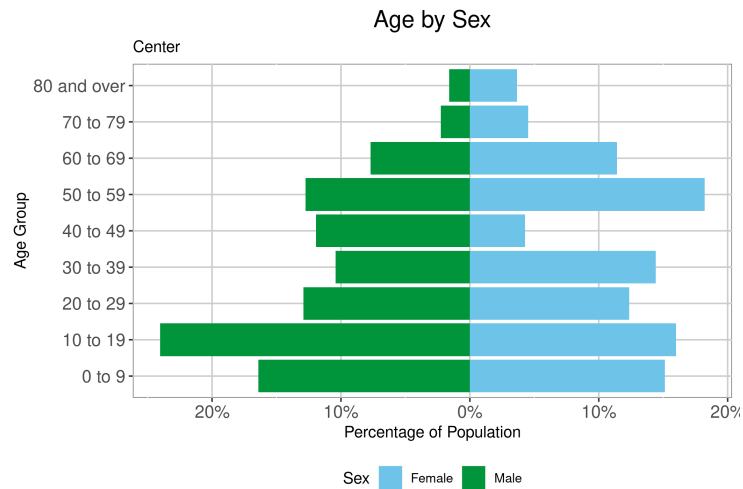
Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

The age distribution of the population of Center and Saguache County are shown here.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

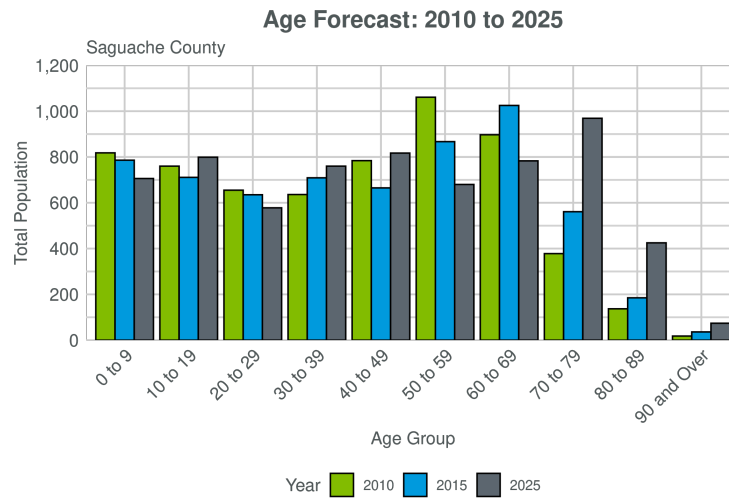
Table 3: Median Age by Sex Comparison

Sex	Center		Saguache County		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	32.4	7.2	49.6	1.5	Yes	Younger
Male	26.8	6.8	48.7	3.9	Yes	Younger
Female	38.3	3.9	49.8	1.7	Yes	Younger

Note:

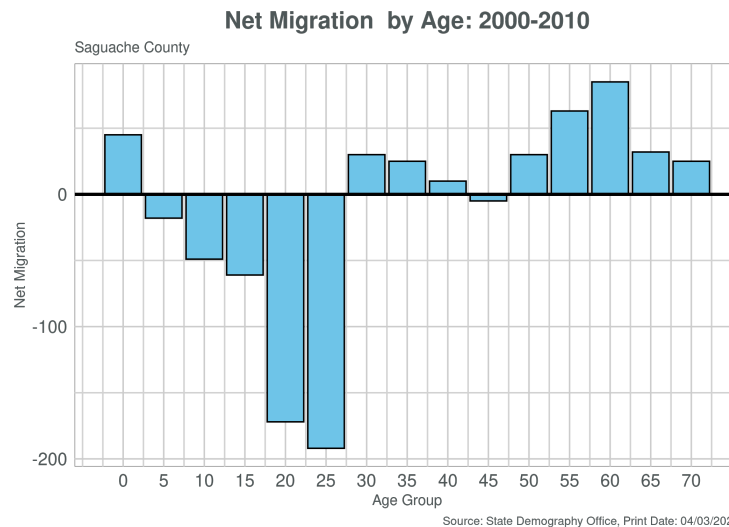
Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

The median age of Center is 11.5 years younger than Saguache County. Women in Center are significantly younger than women in Saguache County and men in Center are significantly younger than men in Saguache County.



Source: State Demography Office, Print Date: 04/03/2023

The changing age distribution of the population of Saguache County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.



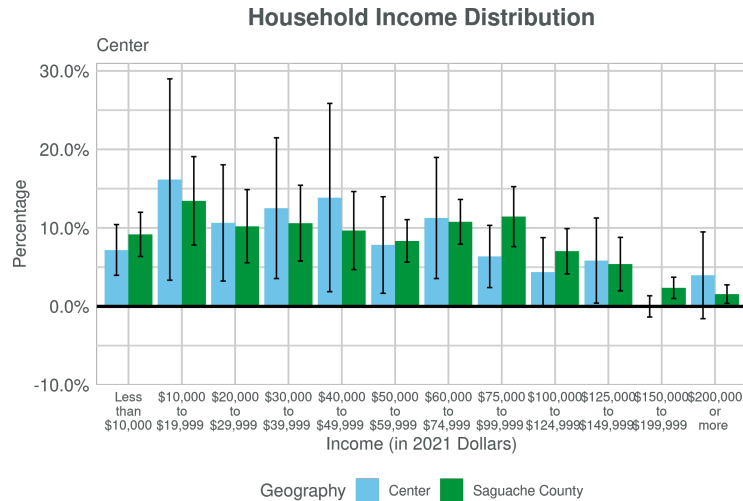
Source: State Demography Office, Print Date: 04/03/2023

This plot shows the net migration by age in Saguache County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Center. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income The household income distribution plot compares Center to household incomes for Saguache County. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

The Household Income Source(s) Table shows household income sources and amounts for households in Saguache County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

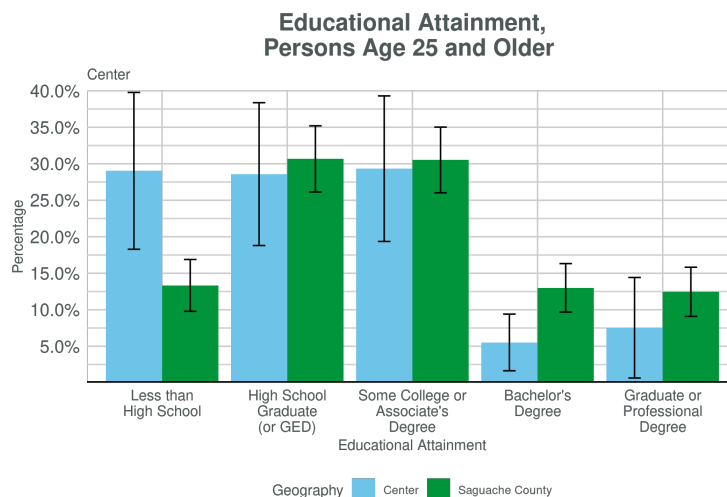
Table 4: Household Income Source(s)

Saguache County					
Income Source	Total Households		Mean Income		
	Estimate	MOE	Estimate	MOE	
All Households	2,877	147	\$38,205	\$ 5,248	
With earnings	68.1%	6.5%	\$59,939	\$ 9,333	
With interest, dividends or net rental income	22.1%	5.5%	\$54,975	\$43,999	
With Social Security income	42.4%	4.2%	\$16,800	\$ 2,103	
With Supplemental Security Income (SSI)	4.9%	2.9%	\$ 9,371	\$ 5,410	
With cash public assistance income	5.5%	2.9%	\$ 2,075	\$ 1,470	
With retirement income	21.8%	4.1%	\$23,121	\$ 6,328	

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Educational Attainment The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Race and Ethnicity The Race Trend table shows the changing racial and ethnic composition of Center beginning in 2000 and continuing to the present.

Table 5: Race Trend

Race	Center			Saguache County		
	2000	2010	2021	2000	2010	2021
Hispanic	86.1%	87.4%	85.4%	45.3%	40.1%	36.0%
Non-Hispanic	13.9%	12.6%	14.6%	54.7%	59.9%	64.0%
Non-Hispanic White	11.8%	10.3%	8.9%	51.6%	56.4%	58.3%
Non-Hispanic Black	0.0%	0.3%	3.3%	0.0%	0.2%	1.2%
Non-Hispanic Native American/Alaska Native	1.7%	1.0%	1.7%	1.2%	1.1%	1.3%
Non-Hispanic Asian	0.2%	0.0%	0.0%	0.4%	0.8%	1.2%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Non-Hispanic Other	0.0%	0.1%	0.0%	0.2%	0.0%	0.0%
Non-Hispanic, Two Races	0.2%	0.9%	0.7%	1.2%	1.3%	2.0%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

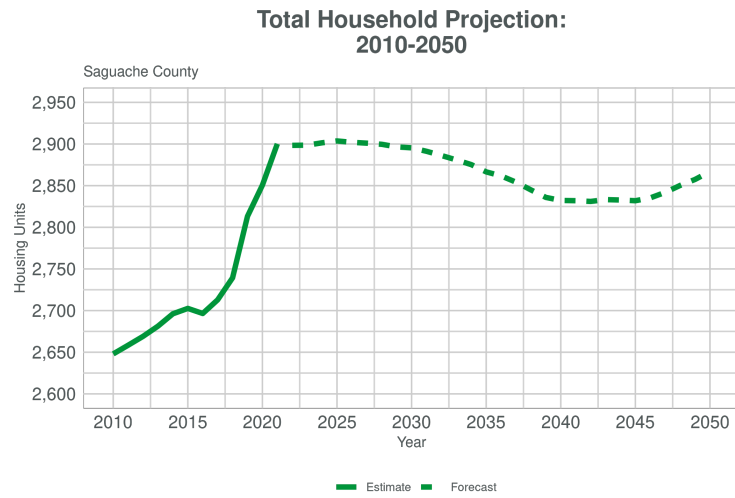
¹ 2000: 2000 Census

² 2010: 2010 Census

³ 2021: Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?



The Household Estimates plot shows the current and projected number of households in Saguache County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households. Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Center, 2021

Center	
Housing Type	Value
Total Housing Units	860
Occupied Housing Units	736
Vacant Housing Units	124
Vacancy Rate	14.4%
Total Population	1,935
Household Population	1,935
Group Quarters Population	0
Persons per Household	5.03

Note:

Source: State Demography Office, Print Date: 04/03/2023

Table 7: Characteristics of Housing Units

Housing Unit Type	Center				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	545	56.8%	414	43.2%	959
Single Unit Buildings	467	72.1%	181	27.9%	648
Buildings with 2 to 4 Units	0	0.0%	70	100.0%	70
Buildings with 5 or More Units	0	0.0%	93	100.0%	93
Mobile Homes	78	52.7%	70	47.3%	148
RVs, Boats, Vans, Etc.	0		0		0
Median Year of Construction	1963		1971		1968
Average Number of Persons Per Household	2.17		2.88		2.48

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Table 8: Comparative Housing Values

Variable	Center	Saguache County
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	\$89,400	\$161,000
Percentage of Owner-Occupied Households paying 30% or more of income on housing	11.4%	21.1%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	4.2%	9.4%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	7.2%	11.7%
Median Gross Rent of Rental Households (Current Dollars)	\$589	\$663
Percentage of Rental Households paying 30% or more of income on housing	34.1%	39.5%
Percentage of Rental Households paying 30-49% of income on housing	6.5%	13.2%
Percentage of Rental Households paying 50% or more of income on housing	27.5%	26.3%

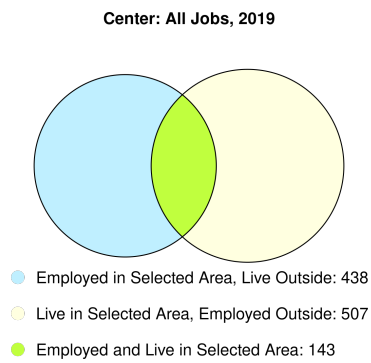
Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

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 Commuting diagram identifies three groups of people:

- People who work in Center, but live elsewhere.
- People who live in Center, but work elsewhere.
- People who live and work in Center.



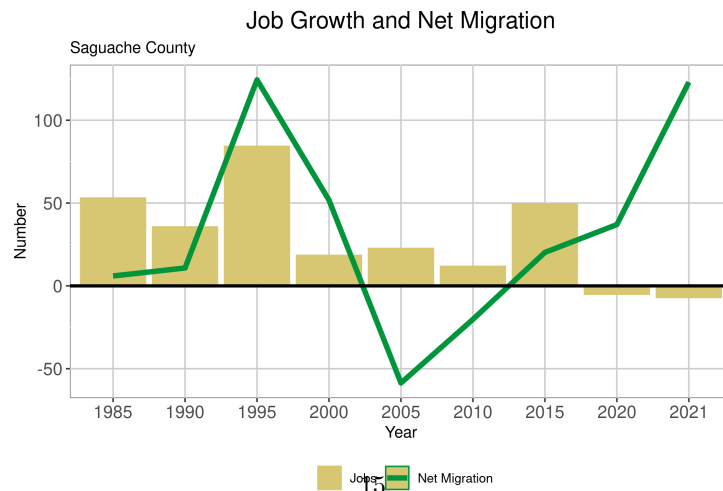
Source: U.S. Census Bureau On the Map, Print Date: 04/03/2023

Table 9: Commuting Patterns for Center

Location	Count	Percent
Employees in Center living elsewhere		
Monte Vista city CO	68	15.5%
Center CCD (Saguache CO)	67	15.3%
Alamosa city CO	49	11.2%
Del Norte town CO	26	5.9%
Monte Vista CCD (Rio Grande CO)	21	4.8%
Alamosa CCD (Alamosa CO)	18	4.1%
Del Norte CCD (Rio Grande CO)	18	4.1%
Sargent CCD (Rio Grande CO)	17	3.9%
Alamosa East CDP CO	9	2.1%
Mosca-Hooper CCD (Alamosa CO)	9	2.1%
Other Municipalities/Places	136	31.1%
Total	438	100.0%
Residents of Center working elsewhere		
Center CCD (Saguache CO)	64	12.6%
Sargent CCD (Rio Grande CO)	62	12.2%
Monte Vista CCD (Rio Grande CO)	60	11.8%
Alamosa city CO	45	8.9%
Monte Vista city CO	23	4.5%
Alamosa CCD (Alamosa CO)	17	3.4%
Colorado Springs city CO	15	3.0%
Mosca-Hooper CCD (Alamosa CO)	15	3.0%
Pueblo city CO	15	3.0%
Denver city CO	10	2.0%
Other Municipalities/Places	181	35.7%
Total	507	100.0%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 04/03/2023

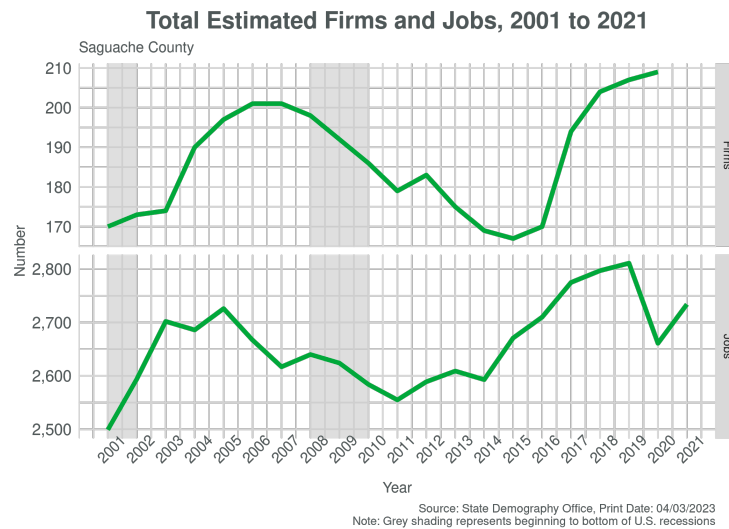


Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 04/03/2023

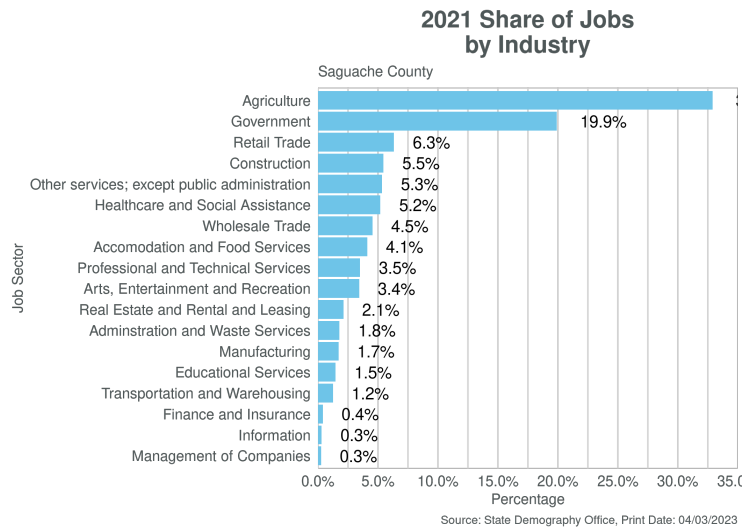
The Job Growth and Net Migration plot shows the relationship between job growth and migration in Saguache County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.



The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within Saguache County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.



The total estimated jobs are subdivided into 3 categories:

- *Direct Basic:* jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,
- *Indirect Basic:* jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
- *Local (Resident) Services:* jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for Saguache County. The relative rank of high-paying sectors, such as mining, information and financial and insurance services versus mid-range jobs (e.g., construction, health care and government) and lower-paying industries such as retail trade and accommodation and food services, will have an impact on a county's overall economic health.

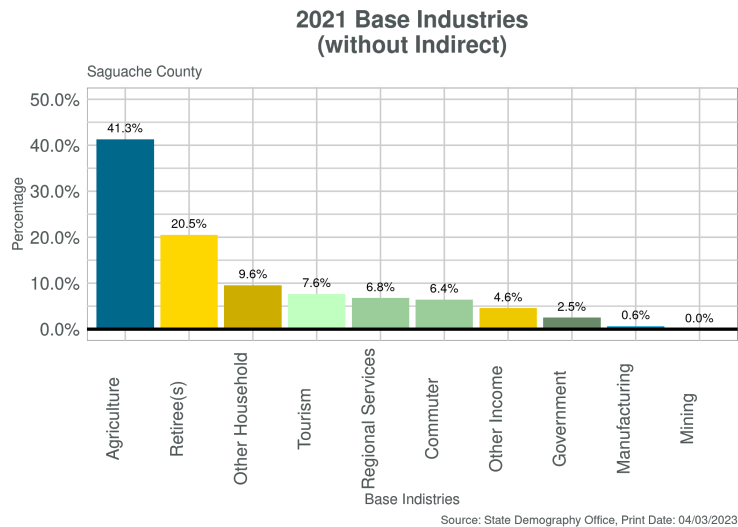


Table 10: Jobs by Sector: Saguache County, 2021

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	2,323	87.3%
Indirect Basic Employment	243	9.1%
Local Services Employment	95	3.6%
Total Employment	2,662	100.0%
Total Population, 16+	0	

Note:

Source: State Demography Office, Print Date: 04/03/2023

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

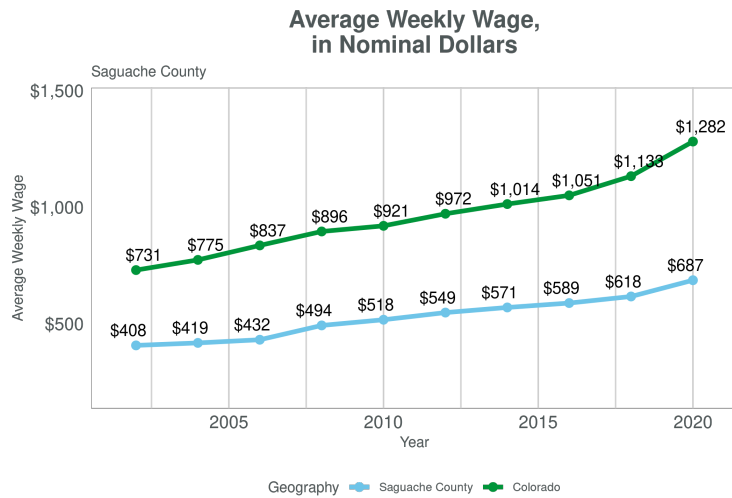
Table 11: Jobs and Population Forecast

Saguache County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Popula- tion
2010	Estimate	2,584		6,144	
2015	Estimate	2,671	3.0%	6,180	0.1%
2020	Estimate	2,607	-7.3%	6,387	0.4%
2025	Forecast	2,762	-0.1%	6,591	0.1%
2030	Forecast	2,732	-0.1%	6,610	0.0%
2035	Forecast	2,692	-0.7%	6,633	0.1%
2040	Forecast	2,683	0.0%	6,674	0.1%

Note:

Source: State Demography Office, Print Date: 04/03/2023

The total jobs forecast and population forecast are for Saguache County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.



The unadjusted (nominal) average weekly wages for Saguache County and Colorado are shown here. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county's average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

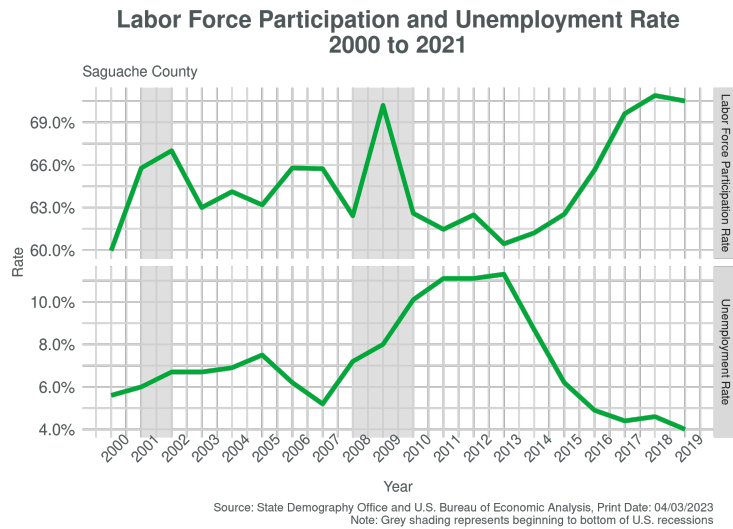
This table compares the forecast residential labor force to the forecast population of person age 16 and older for Saguache County.

Table 12: Forecast Resident Labor Force and Population, Age 16 +

Saguache County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	3,098		4,898	
2015	Estimate	3,103	2.4%	4,975	1.0%
2025	Forecast	3,288	-0.6%	5,322	-0.0%

Note:

Source: State Demography Office, Print Date: 04/03/2023



The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force participation and unemployment in Saguache County are closely related. The downward trend in labor force participation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.

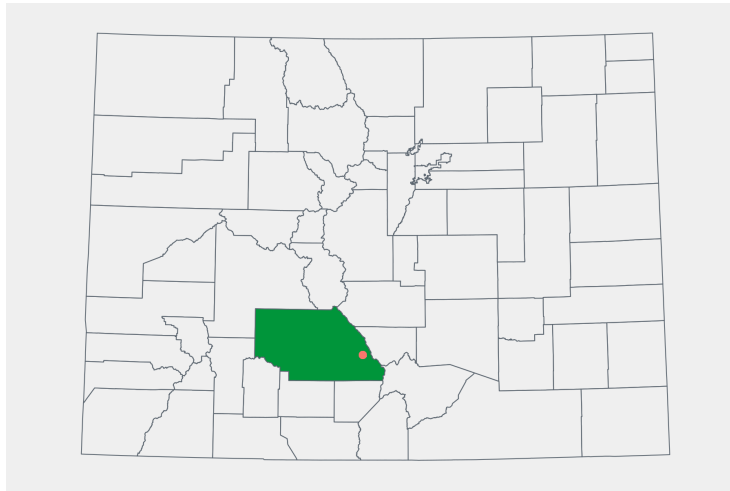


State Demography Office Colorado Demographic Profile

Print Date: 04/03/2023

Community Profile for Crestone

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.



Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Crestone	Saguache County	Colorado
Population (2021)+	149	6,505	5,814,707
Population Change (2010 to 2021)+	-5	361	764,375
Total Employment (2021)+			
Median Household Income [^]	\$8,750	\$48,413	\$80,184
Median House Value [^]	\$157,600	\$161,000	\$397,500
Percentage of Population with Incomes lower than the Poverty Line [^]	61.3%	16.5%	9.6%
Percentage of Population Born in Colorado [^]	54.8%	55.1%	41.9%
+Source: State Demography Office			
[^] Source: U.S. Census Bureau, 2017-2021			
American Community Survey, Print Date: 04/03/2023			

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Saguache County. The table shows the overall population growth rate for Saguache County and the State of Colorado as a whole. Additional plots show the overall population trends, forecasts for along with the overall components of change for Saguache County.

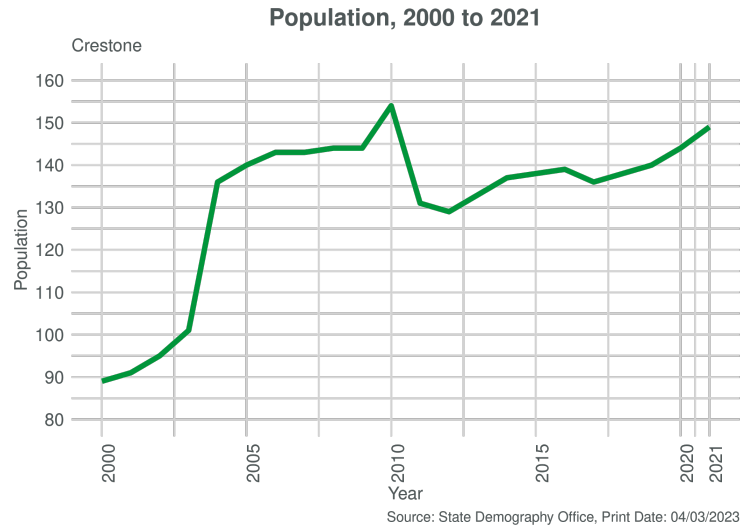
Table 2: Population Growth Rate

Year	Crestone		Saguache County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	55		4,619		3,294,473	
1995	46	-3.5%	5,270	2.7%	3,811,074	3.0%
2000	89	14.1%	5,983	2.6%	4,338,801	2.6%
2005	140	9.5%	6,284	1.0%	4,662,534	1.4%
2010	154	1.9%	6,144	-0.4%	5,050,332	1.6%
2015	138	-2.2%	6,183	0.1%	5,446,594	1.5%
2020	144	0.9%	6,389	0.7%	5,784,156	1.2%
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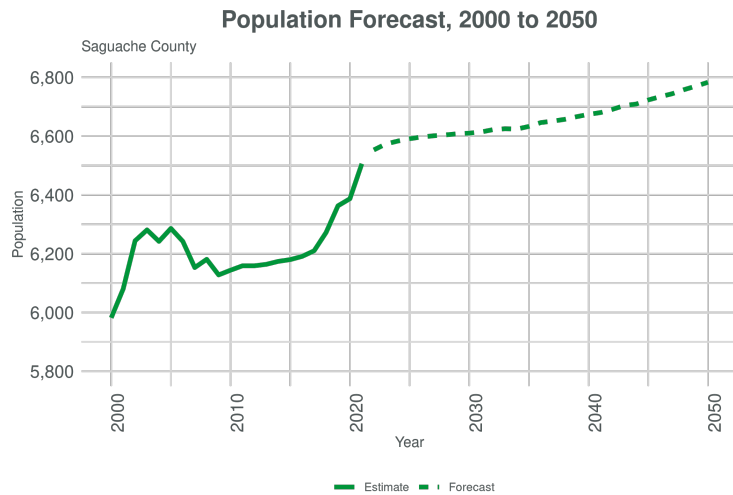
Note:

Source: State Demography Office, Print Date: 04/03/2023

At the end of 2021 the estimated population of Crestone was 149, an increase of 5 over the population in 2020. The growth rate for Crestone between 2020 and 2021 was 3.5 percent compared to 1.8 percent for Saguache County and 0.5 percent for the State of Colorado.

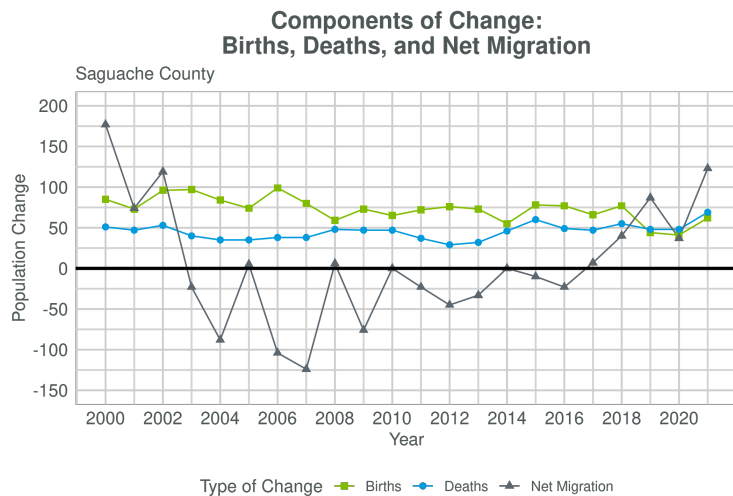


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Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

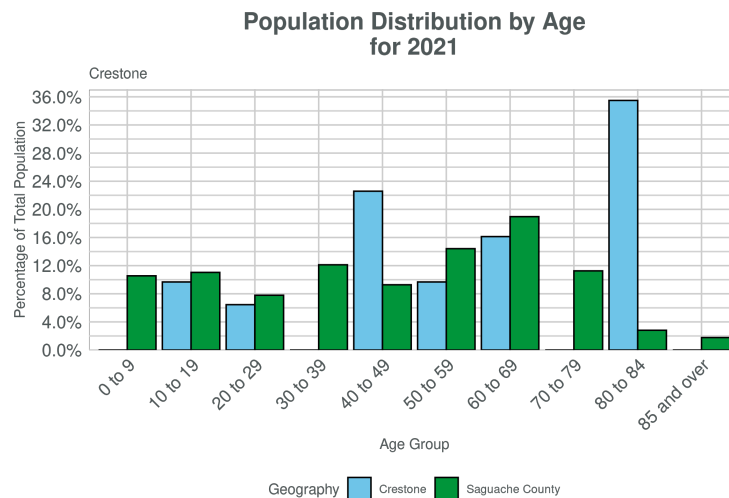


Over the past five years, between 2017 and 2021, the population of Saguache County has increased by 317 people. The total natural increase (births - deaths) over this period was 51 and the total net migration (new residents who moved in minus those who moved out) was 271. Note: Components of Change data are only available for Colorado counties.

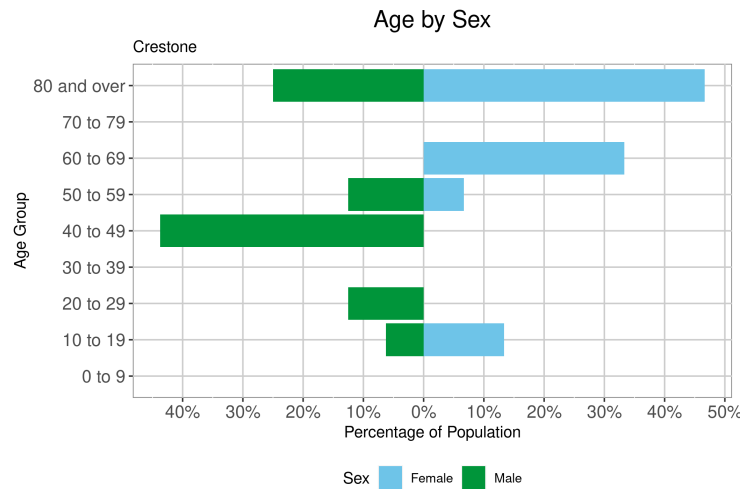
Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

The age distribution of the population of Crestone and Saguache County are shown here.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

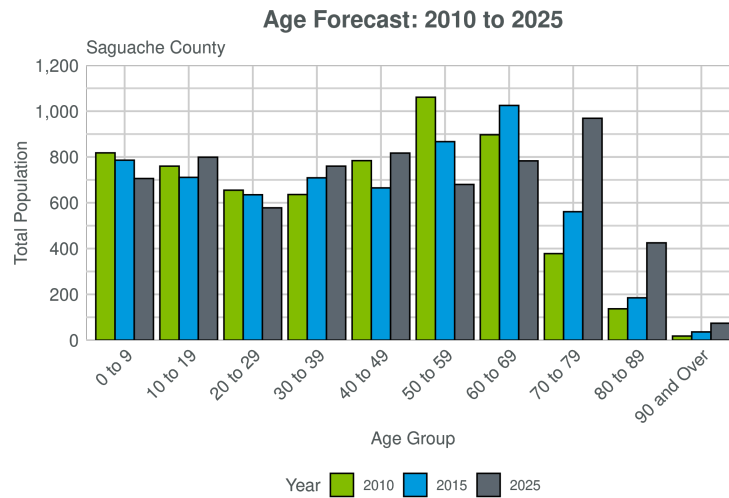
Table 3: Median Age by Sex Comparison

Sex	Crestone		Saguache County		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	69.1	46.1	49.6	1.5	No	
Male	42.7	24.7	48.7	3.9	No	
Female	69.9	30.2	49.8	1.7	No	

Note:

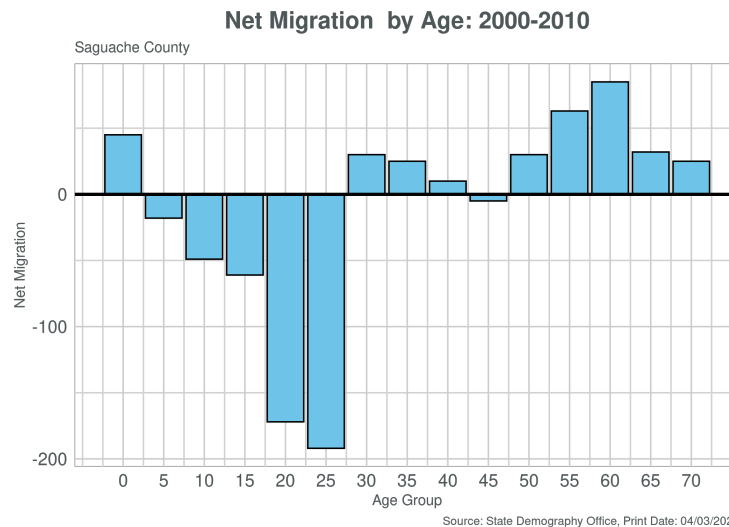
Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

The median age of Crestone is not significantly different than the population of Saguache County.



Source: State Demography Office, Print Date: 04/03/2023

The changing age distribution of the population of Saguache County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.



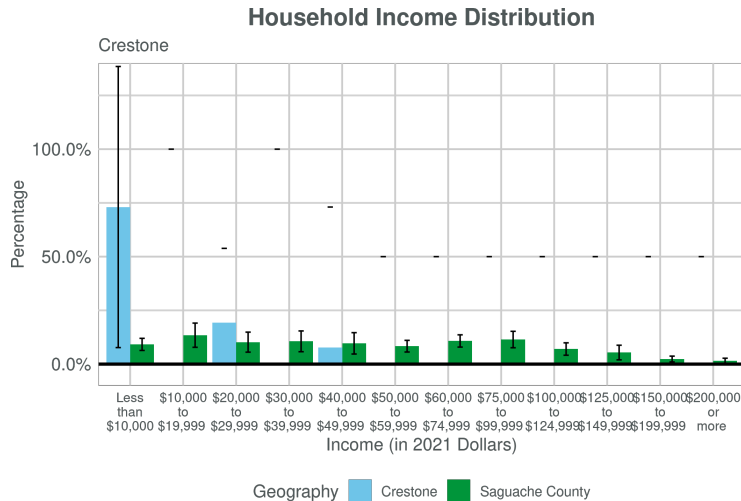
Source: State Demography Office, Print Date: 04/03/2023

This plot shows the net migration by age in Saguache County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Saguache County. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different. Note: County data is displayed for Municipalities with fewer than 200 people.

Household Income The household income distribution plot compares Crestone to household incomes for Saguache County. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

The Household Income Source(s) Table shows household income sources and amounts for households in Saguache County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

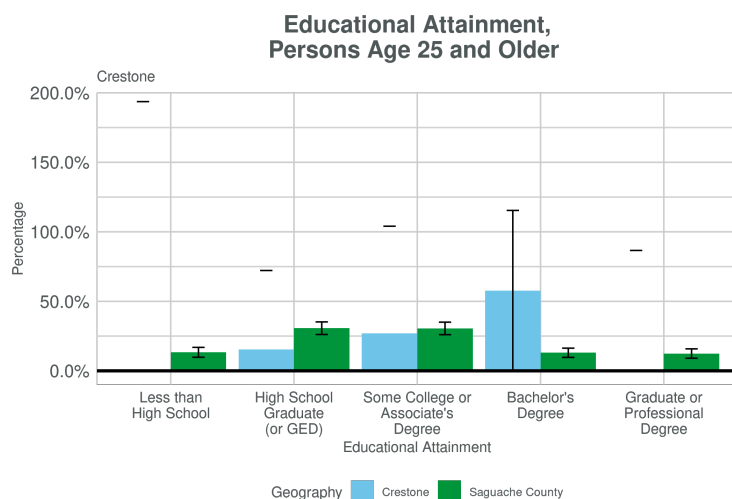
Table 4: Household Income Source(s)

Saguache County				
Income Source	Total Households		Mean Income	
	Estimate	MOE	Estimate	MOE
All Households	2,877	147	\$38,205	\$ 5,248
With earnings	68.1%	6.5%	\$59,939	\$ 9,333
With interest, dividends or net rental income	22.1%	5.5%	\$54,975	\$43,999
With Social Security income	42.4%	4.2%	\$16,800	\$ 2,103
With Supplemental Security Income (SSI)	4.9%	2.9%	\$ 9,371	\$ 5,410
With cash public assistance income	5.5%	2.9%	\$ 2,075	\$ 1,470
With retirement income	21.8%	4.1%	\$23,121	\$ 6,328

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Educational Attainment The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Race and Ethnicity The Race Trend table shows the changing racial and ethnic composition of Crestone beginning in 2000 and continuing to the present.

Table 5: Race Trend

Race	Crestone			Saguache County		
	2000	2010	2021	2000	2010	2021
Hispanic	1.4%	6.3%	0.0%	45.3%	40.1%	36.0%
Non-Hispanic	98.6%	93.7%	100.0%	54.7%	59.9%	64.0%
Non-Hispanic White	95.9%	86.6%	100.0%	51.6%	56.4%	58.3%
Non-Hispanic Black	0.0%	0.0%	0.0%	0.0%	0.2%	1.2%
Non-Hispanic Native American/Alaska Native	0.0%	3.1%	0.0%	1.2%	1.1%	1.3%
Non-Hispanic Asian	0.0%	0.8%	0.0%	0.4%	0.8%	1.2%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Non-Hispanic Other	2.7%	0.0%	0.0%	0.2%	0.0%	0.0%
Non-Hispanic, Two Races	0.0%	3.1%	0.0%	1.2%	1.3%	2.0%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

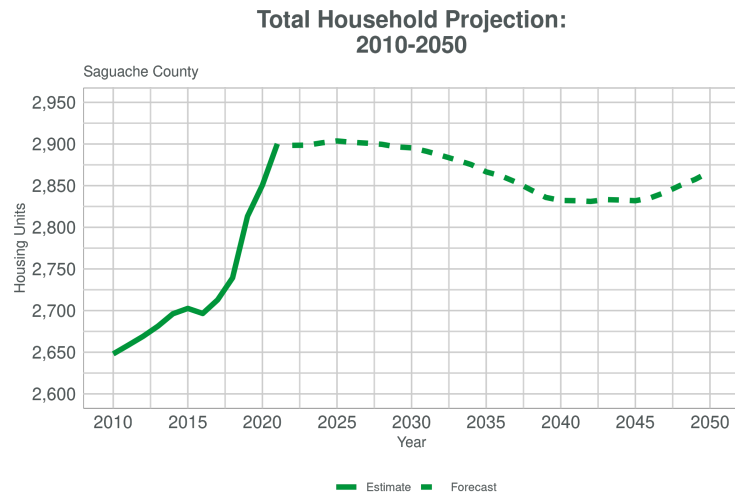
¹ 2000: 2000 Census

² 2010: 2010 Census

³ 2021: Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?



The Household Estimates plot shows the current and projected number of households in Saguache County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households. Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Crestone, 2021

Crestone	
Housing Type	Value
Total Housing Units	112
Occupied Housing Units	77
Vacant Housing Units	35
Vacancy Rate	31.2%
Total Population	149
Household Population	149
Group Quarters Population	0
Persons per Household	1.94

Note:

Source: State Demography Office, Print Date: 04/03/2023

Table 7: Characteristics of Housing Units

Housing Unit Type	Crestone				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	25	96.2%	1	3.8%	26
Single Unit Buildings	25	96.2%	1	3.8%	26
Buildings with 2 to 4 Units	0		0		0
Buildings with 5 or More Units	0		0		0
Mobile Homes	0		0		0
RVs, Boats, Vans, Etc.	0		0		0
Median Year of Construction	1993		NA		1993
Average Number of Persons Per Household	1.16		2.00		1.19

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Table 8: Comparative Housing Values

Variable	Crestone	Saguache County
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	\$157,600	\$161,000
Percentage of Owner-Occupied Households paying 30% or more of income on housing	76.0%	21.1%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	0.0%	9.4%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	76.0%	11.7%
Median Gross Rent of Rental Households (Current Dollars)	\$NA	\$663
Percentage of Rental Households paying 30% or more of income on housing	100.0%	39.5%
Percentage of Rental Households paying 30-49% of income on housing	100.0%	13.2%
Percentage of Rental Households paying 50% or more of income on housing	0.0%	26.3%

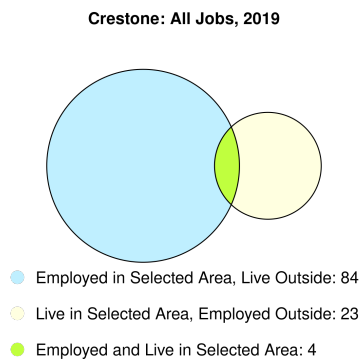
Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

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 Commuting diagram identifies three groups of people:

- People who work in Crestone, but live elsewhere.
- People who live in Crestone, but work elsewhere.
- People who live and work in Crestone.



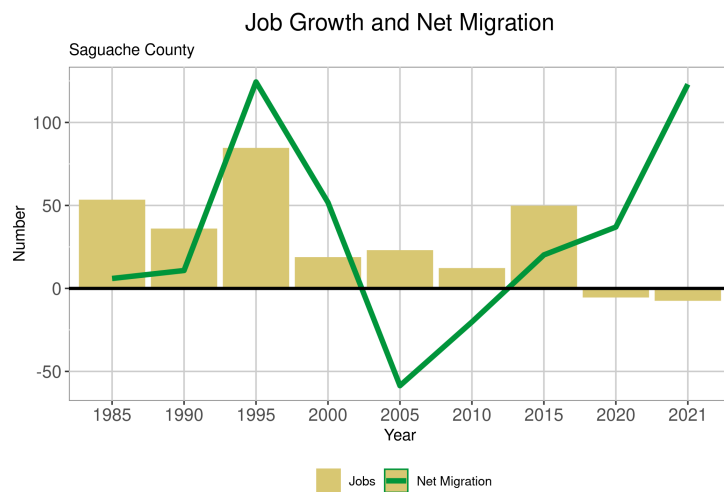
Source: U.S. Census Bureau On the Map, Print Date: 04/03/2023

Table 9: Commuting Patterns for Crestone

Location	Count	Percent
Employees in Crestone living elsewhere		
Saguache CCD (Saguache CO)	28	33.3%
Saguache town CO	11	13.1%
Cochetopa CCD (Saguache CO)	3	3.6%
Colorado Springs city CO	3	3.6%
Salida city CO	3	3.6%
Bayfield CCD (La Plata CO)	2	2.4%
Lakewood city CO	2	2.4%
Monte Vista city CO	2	2.4%
Alamosa CCD (Alamosa CO)	1	1.2%
Alamosa East CDP CO	1	1.2%
Other Municipalities/Places	28	33.3%
Total	84	100.0%
Residents of Crestone working elsewhere		
Saguache town CO	6	26.1%
Moffat town CO	4	17.4%
Saguache CCD (Saguache CO)	4	17.4%
Parker town CO	2	8.7%
Salida city CO	2	8.7%
Cotopaxi CCD (Fremont CO)	1	4.3%
Greeley city CO	1	4.3%
Gunnison city CO	1	4.3%
Salida CCD (Chaffee CO)	1	4.3%
Total	22	95.7%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 04/03/2023

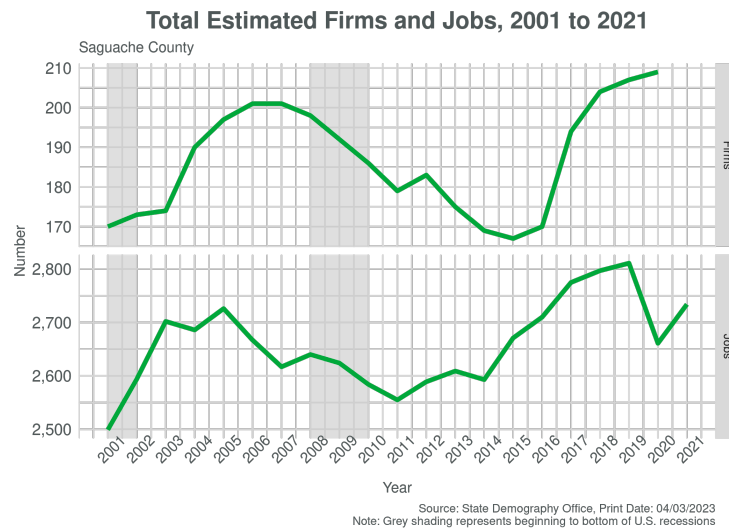


Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 04/03/2023

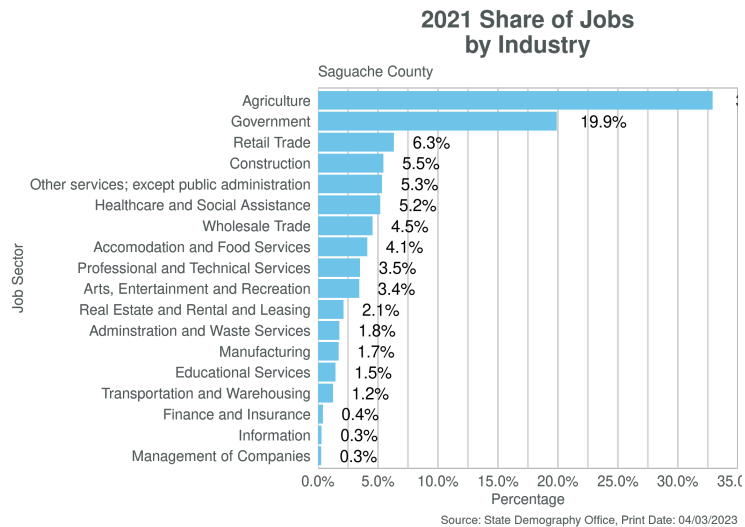
The Job Growth and Net Migration plot shows the relationship between job growth and migration in Saguache County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.



The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within Saguache County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.



The total estimated jobs are subdivided into 3 categories:

- *Direct Basic:* jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,
- *Indirect Basic:* jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
- *Local (Resident) Services:* jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for Saguache County. The relative rank of high-paying sectors, such as mining, information and financial and insurance services versus mid-range jobs (e.g., construction, health care and government) and lower-paying industries such as retail trade and accommodation and food services, will have an impact on a county's overall economic health.

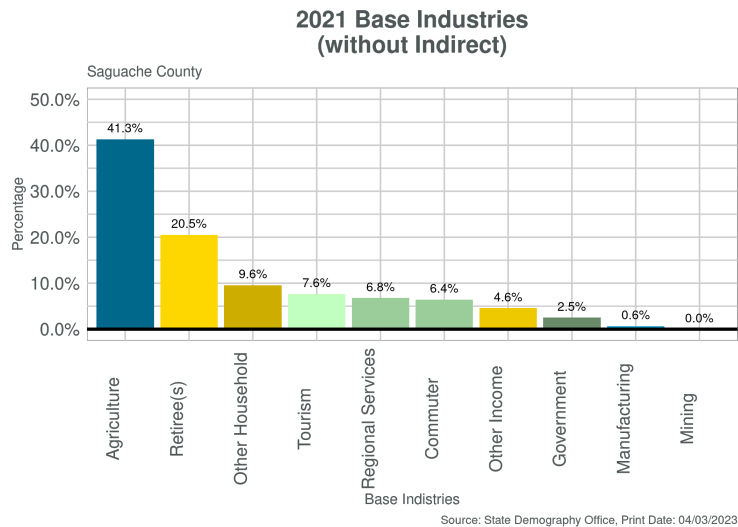


Table 10: Jobs by Sector: Saguache County, 2021

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	2,323	87.3%
Indirect Basic Employment	243	9.1%
Local Services Employment	95	3.6%
Total Employment	2,662	100.0%
Total Population, 16+	0	

Note:

Source: State Demography Office, Print Date: 04/03/2023

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

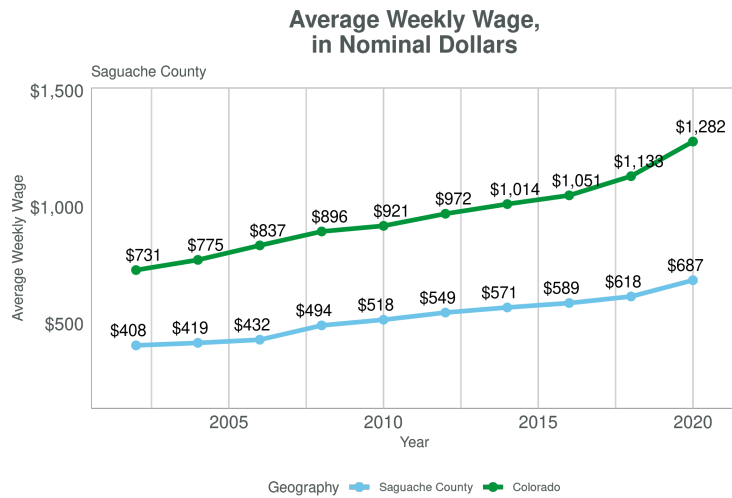
Table 11: Jobs and Population Forecast

Saguache County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Popula- tion
2010	Estimate	2,584		6,144	
2015	Estimate	2,671	3.0%	6,180	0.1%
2020	Estimate	2,607	-7.3%	6,387	0.4%
2025	Forecast	2,762	-0.1%	6,591	0.1%
2030	Forecast	2,732	-0.1%	6,610	0.0%
2035	Forecast	2,692	-0.7%	6,633	0.1%
2040	Forecast	2,683	0.0%	6,674	0.1%

Note:

Source: State Demography Office, Print Date: 04/03/2023

The total jobs forecast and population forecast are for Saguache County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.



The unadjusted (nominal) average weekly wages for Saguache County and Colorado are shown here. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county's average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

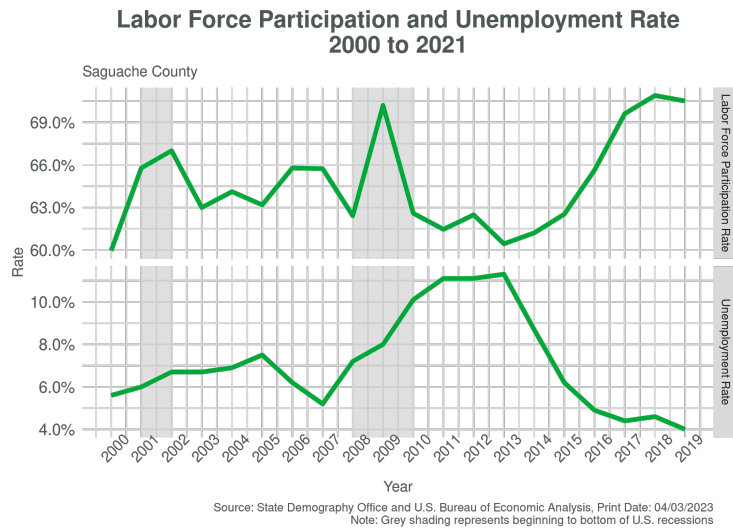
This table compares the forecast residential labor force to the forecast population of person age 16 and older for Saguache County.

Table 12: Forecast Resident Labor Force and Population, Age 16 +

Saguache County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	3,098		4,898	
2015	Estimate	3,103	2.4%	4,975	1.0%
2025	Forecast	3,288	-0.6%	5,322	-0.0%

Note:

Source: State Demography Office, Print Date: 04/03/2023



The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force participation and unemployment in Saguache County are closely related. The downward trend in labor force participation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.

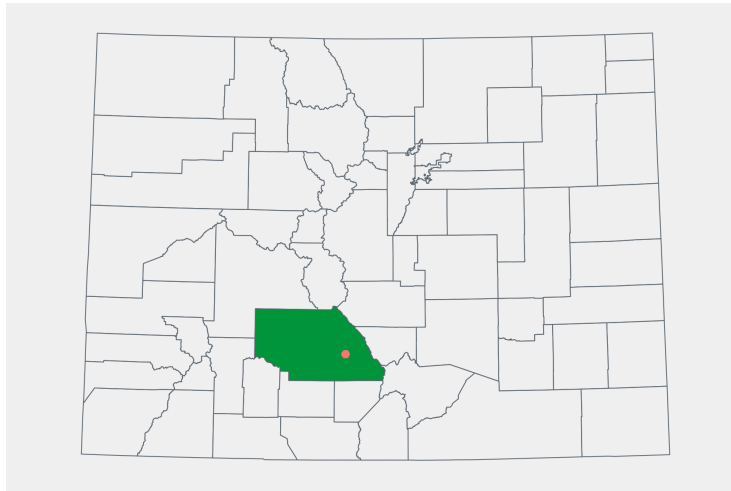


State Demography Office Colorado Demographic Profile

Print Date: 04/03/2023

Community Profile for Moffat

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.



Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Moffat	Saguache County	Colorado
Population (2021)+	108	6,505	5,814,707
Population Change (2010 to 2021)+	-8	361	764,375
Total Employment (2021)+			
Median Household Income [^]	\$39,250	\$48,413	\$80,184
Median House Value [^]	\$NA	\$161,000	\$397,500
Percentage of Population with Incomes lower than the Poverty Line [^]	25.3%	16.5%	9.6%
Percentage of Population Born in Colorado [^]	59.0%	55.1%	41.9%
+Source: State Demography Office			
[^] Source: U.S. Census Bureau, 2017-2021			
American Community Survey, Print Date: 04/03/2023			

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Saguache County. The table shows the overall population growth rate for Saguache County and the State of Colorado as a whole. Additional plots show the overall population trends, forecasts for along with the overall components of change for Saguache County.

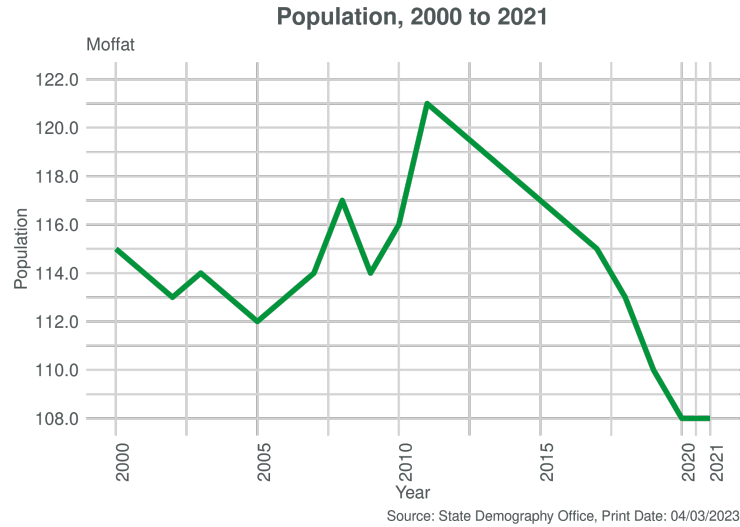
Table 2: Population Growth Rate

Year	Moffat		Saguache County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	99		4,619		3,294,473	
1995	83	-3.5%	5,270	2.7%	3,811,074	3.0%
2000	115	6.7%	5,983	2.6%	4,338,801	2.6%
2005	112	-0.5%	6,284	1.0%	4,662,534	1.4%
2010	116	0.7%	6,144	-0.4%	5,050,332	1.6%
2015	117	0.2%	6,183	0.1%	5,446,594	1.5%
2020	108	-1.6%	6,389	0.7%	5,784,156	1.2%
2021	108	0.0%	6,505	1.8%	5,814,707	0.5%

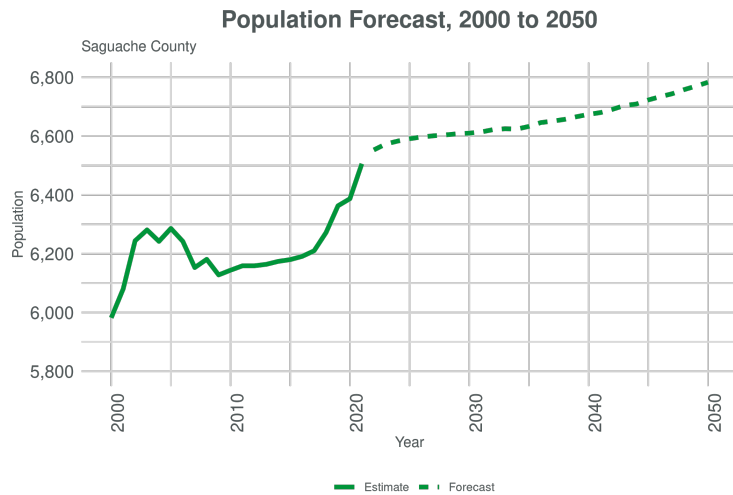
Note:

Source: State Demography Office, Print Date: 04/03/2023

At the end of 2021 the estimated population of Moffat was 108, did not change between 2020 and 2021. The growth rate for Moffat between 2020 and 2021 was 0.0 percent compared to 1.8 percent for Saguache County and 0.5 percent for the State of Colorado.

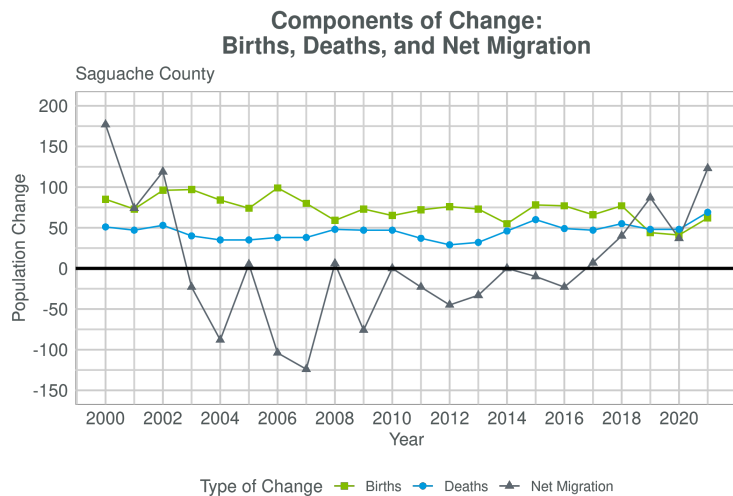


The population of Saguache County is forecast to reach 6,387 by 2020 and 6,674 by 2040. Overall, the growth rate for Saguache County is expected to decrease between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 0.4 percent, between 2020 and 2030 the forecast growth rate is 0.3 percent, while the forecast growth rate between 2030 and 2040 is 0.1 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.



Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

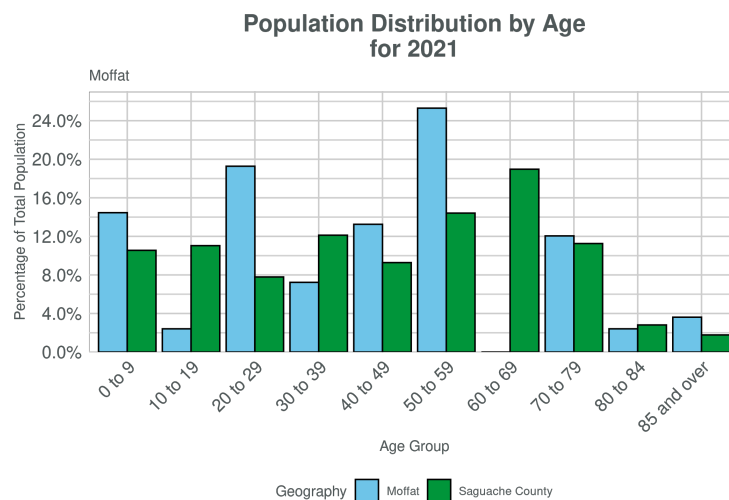


Over the past five years, between 2017 and 2021, the population of Saguache County has increased by 317 people. The total natural increase (births - deaths) over this period was 51 and the total net migration (new residents who moved in minus those who moved out) was 271. Note: Components of Change data are only available for Colorado counties.

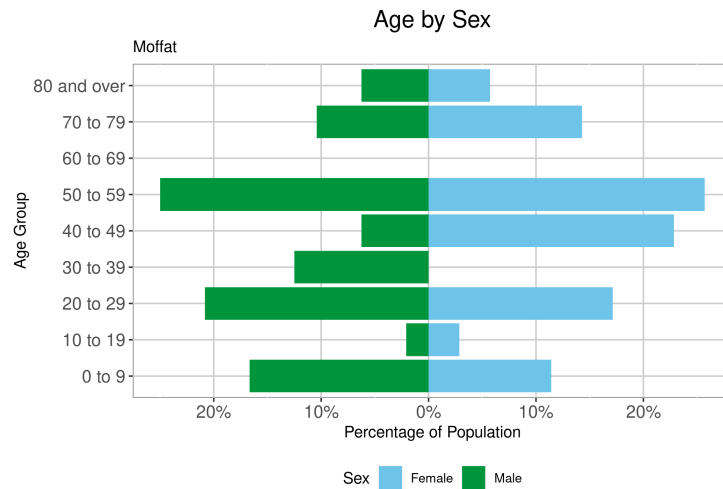
Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

The age distribution of the population of Moffat and Saguache County are shown here.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

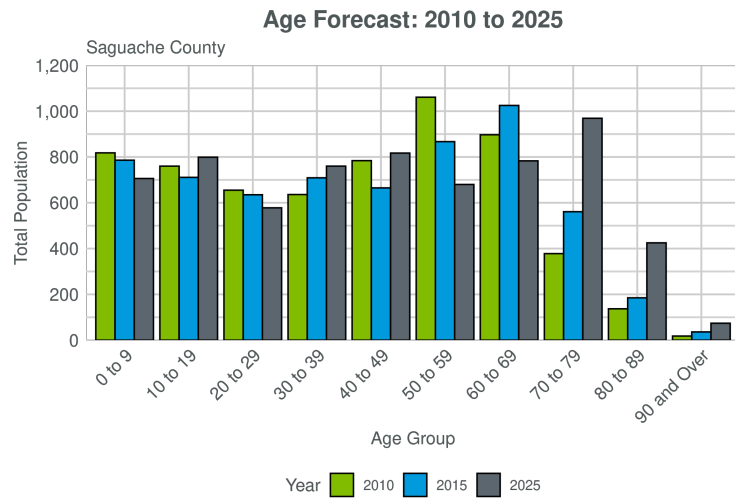
Table 3: Median Age by Sex Comparison

Sex	Moffat		Saguache County		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	45.5	18.9	49.6	1.5	No	
Male	36.8	24.7	48.7	3.9	No	
Female	47.6	26.5	49.8	1.7	No	

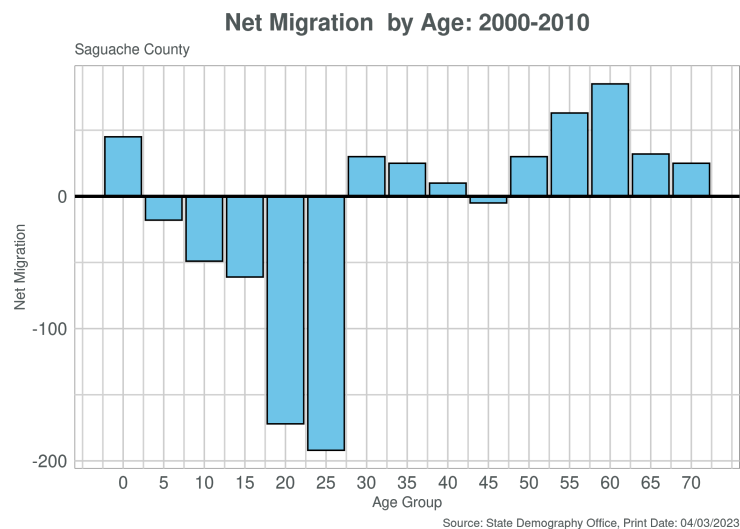
Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

The median age of Moffat is not significantly different than the population of Saguache County.



The changing age distribution of the population of Saguache County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.

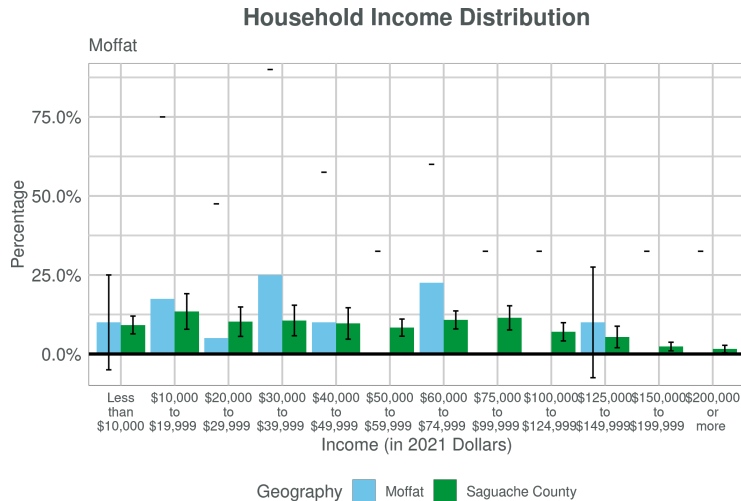


This plot shows the net migration by age in Saguache County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Saguache County. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different. Note: County data is displayed for Municipalities with fewer than 200 people.

Household Income The household income distribution plot compares Moffat to household incomes for Saguache County. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

The Household Income Source(s) Table shows household income sources and amounts for households in Saguache County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

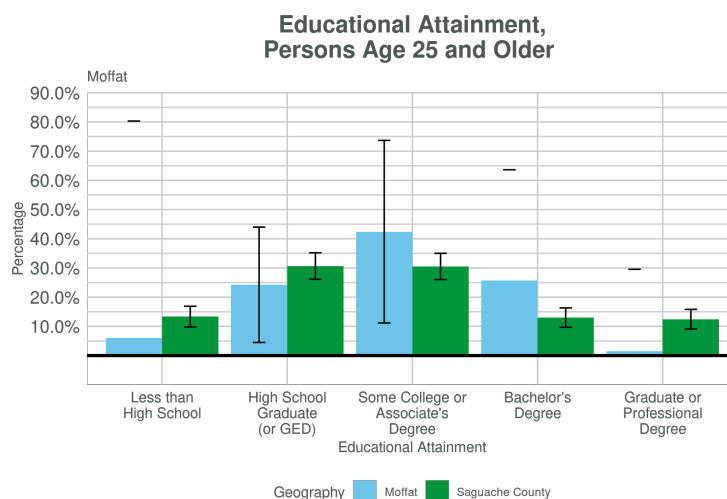
Table 4: Household Income Source(s)

Saguache County				
Income Source	Total Households		Mean Income	
	Estimate	MOE	Estimate	MOE
All Households	2,877	147	\$38,205	\$ 5,248
With earnings	68.1%	6.5%	\$59,939	\$ 9,333
With interest, dividends or net rental income	22.1%	5.5%	\$54,975	\$43,999
With Social Security income	42.4%	4.2%	\$16,800	\$ 2,103
With Supplemental Security Income (SSI)	4.9%	2.9%	\$ 9,371	\$ 5,410
With cash public assistance income	5.5%	2.9%	\$ 2,075	\$ 1,470
With retirement income	21.8%	4.1%	\$23,121	\$ 6,328

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Educational Attainment The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Race and Ethnicity The Race Trend table shows the changing racial and ethnic composition of Moffat beginning in 2000 and continuing to the present.

Table 5: Race Trend

Race	Moffat			Saguache County		
	2000	2010	2021	2000	2010	2021
Hispanic	14.9%	9.5%	0.0%	45.3%	40.1%	36.0%
Non-Hispanic	85.1%	90.5%	100.0%	54.7%	59.9%	64.0%
Non-Hispanic White	78.1%	88.8%	89.2%	51.6%	56.4%	58.3%
Non-Hispanic Black	0.0%	0.0%	0.0%	0.0%	0.2%	1.2%
Non-Hispanic Native American/Alaska Native	0.9%	0.9%	0.0%	1.2%	1.1%	1.3%
Non-Hispanic Asian	0.0%	0.9%	0.0%	0.4%	0.8%	1.2%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Non-Hispanic Other	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%
Non-Hispanic, Two Races	6.1%	0.0%	10.8%	1.2%	1.3%	2.0%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

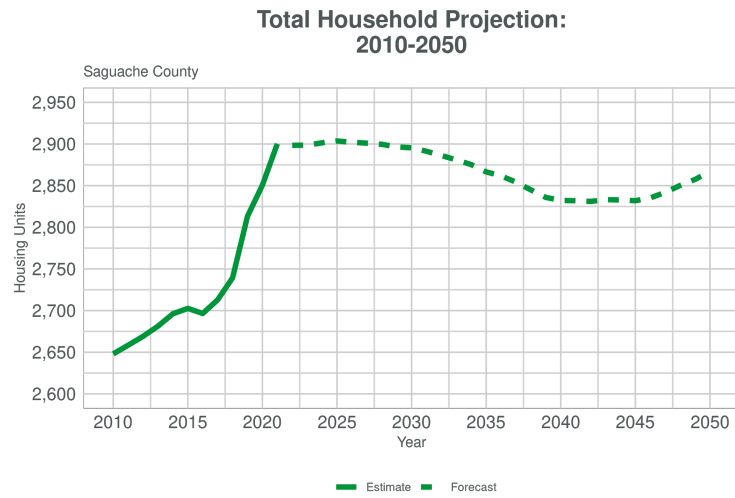
¹ 2000: 2000 Census

² 2010: 2010 Census

³ 2021: Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?



The Household Estimates plot shows the current and projected number of households in Saguache County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households . Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Moffat, 2021

Moffat	
Housing Type	Value
Total Housing Units	64
Occupied Housing Units	47
Vacant Housing Units	17
Vacancy Rate	26.6%
Total Population	108
Household Population	108
Group Quarters Population	0
Persons per Household	2.3

Note:

Source: State Demography Office, Print Date: 04/03/2023

Table 7: Characteristics of Housing Units

Housing Unit Type	Moffat				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	16	40.0%	24	60.0%	40
Single Unit Buildings	13	41.9%	18	58.1%	31
Buildings with 2 to 4 Units	0	0.0%	6	100.0%	6
Buildings with 5 or More Units	0		0		0
Mobile Homes	3	100.0%	0	0.0%	3
RVs, Boats, Vans, Etc.	0		0		0
Median Year of Construction	1985		1973		1974
Average Number of Persons Per Household	1.38		2.54		2.08

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Table 8: Comparative Housing Values

Variable	Moffat	Saguache County
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	\$NA	\$161,000
Percentage of Owner-Occupied Households paying 30% or more of income on housing	43.8%	21.1%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	0.0%	9.4%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	43.8%	11.7%
Median Gross Rent of Rental Households (Current Dollars)	\$1,344	\$663
Percentage of Rental Households paying 30% or more of income on housing	0.0%	39.5%
Percentage of Rental Households paying 30-49% of income on housing	0.0%	13.2%
Percentage of Rental Households paying 50% or more of income on housing	0.0%	26.3%

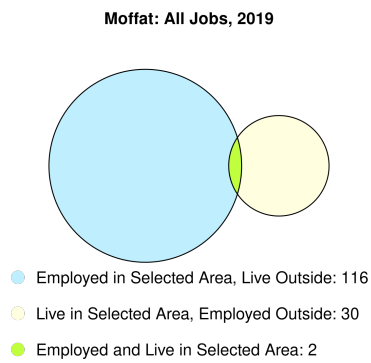
Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

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 Commuting diagram identifies three groups of people:

- People who work in Moffat, but live elsewhere.
- People who live in Moffat, but work elsewhere.
- People who live and work in Moffat.



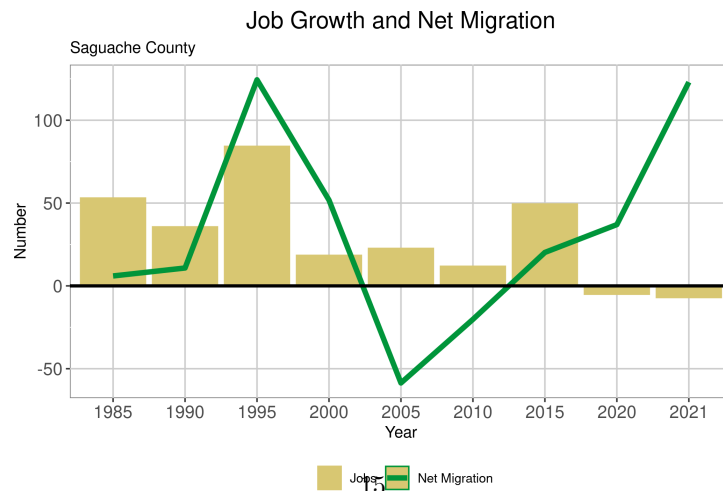
Source: U.S. Census Bureau On the Map, Print Date: 04/03/2023

Table 9: Commuting Patterns for Moffat

Location	Count	Percent
Employees in Moffat living elsewhere		
Saguache CCD (Saguache CO)	50	43.1%
Saguache town CO	8	6.9%
Alamosa city CO	5	4.3%
Crestone town CO	4	3.4%
Center CCD (Saguache CO)	3	2.6%
Cochetopa CCD (Saguache CO)	3	2.6%
Colorado Springs city CO	3	2.6%
Highlands Ranch CDP CO	3	2.6%
Salida CCD (Chaffee CO)	3	2.6%
Center town CO	2	1.7%
Other Municipalities/Places	32	27.6%
Total	116	100.0%
Residents of Moffat working elsewhere		
Saguache town CO	4	13.3%
Gunnison city CO	3	10.0%
Cochetopa CCD (Saguache CO)	2	6.7%
Denver city CO	2	6.7%
Saguache CCD (Saguache CO)	2	6.7%
Salida city CO	2	6.7%
Alamosa CCD (Alamosa CO)	1	3.3%
Aurora city CO	1	3.3%
Broomfield city CO	1	3.3%
Colorado Springs city CO	1	3.3%
Other Municipalities/Places	11	36.7%
Total	30	100.0%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 04/03/2023

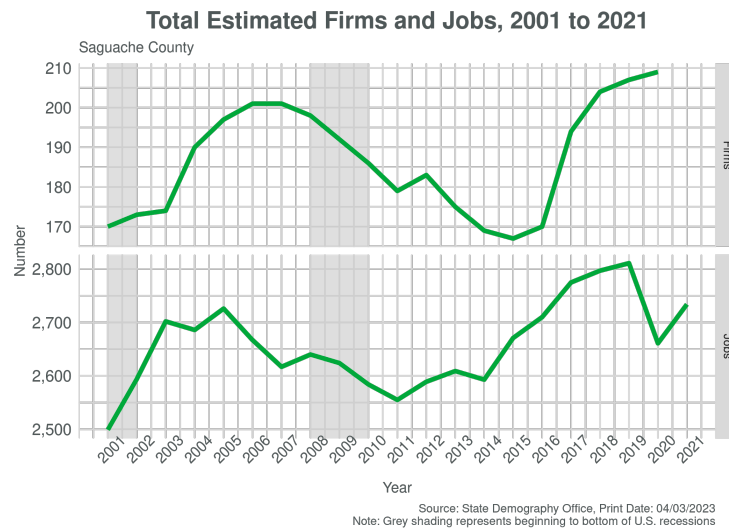


Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 04/03/2023

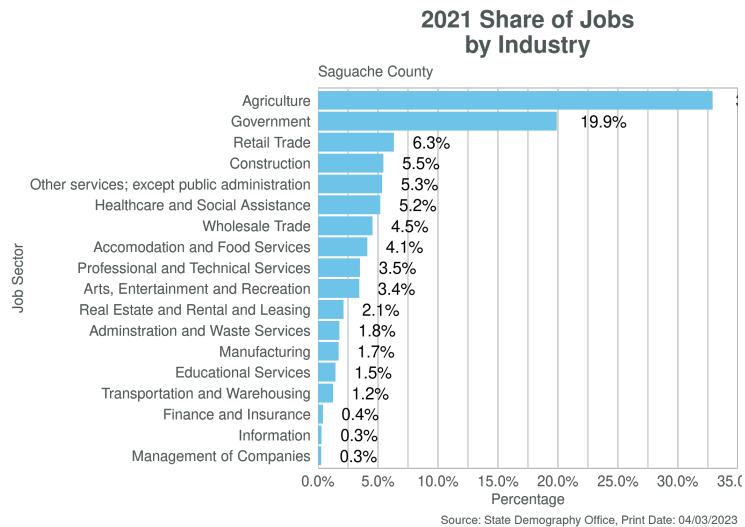
The Job Growth and Net Migration plot shows the relationship between job growth and migration in Saguache County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.



The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within Saguache County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.



The total estimated jobs are subdivided into 3 categories:

- *Direct Basic:* jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,
- *Indirect Basic:* jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
- *Local (Resident) Services:* jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for Saguache County. The relative rank of high-paying sectors, such as mining, information and financial and insurance services versus mid-range jobs (e.g., construction, health care and government) and lower-paying industries such as retail trade and accommodation and food services, will have an impact on a county's overall economic health.

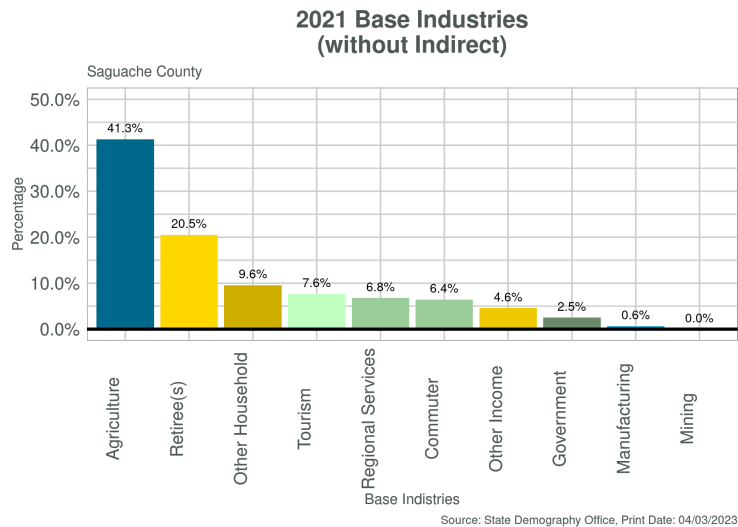


Table 10: Jobs by Sector: Saguache County, 2021

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	2,323	87.3%
Indirect Basic Employment	243	9.1%
Local Services Employment	95	3.6%
Total Employment	2,662	100.0%
Total Population, 16+	0	

Note:

Source: State Demography Office, Print Date: 04/03/2023

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

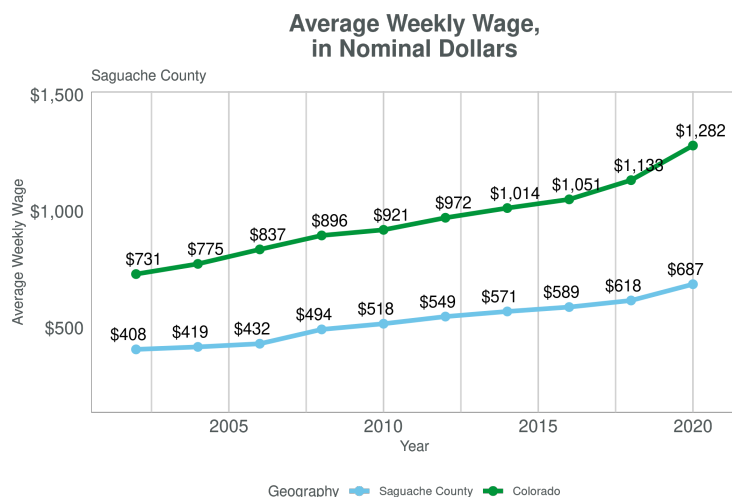
Table 11: Jobs and Population Forecast

Saguache County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Popula- tion
2010	Estimate	2,584		6,144	
2015	Estimate	2,671	3.0%	6,180	0.1%
2020	Estimate	2,607	-7.3%	6,387	0.4%
2025	Forecast	2,762	-0.1%	6,591	0.1%
2030	Forecast	2,732	-0.1%	6,610	0.0%
2035	Forecast	2,692	-0.7%	6,633	0.1%
2040	Forecast	2,683	0.0%	6,674	0.1%

Note:

Source: State Demography Office, Print Date: 04/03/2023

The total jobs forecast and population forecast are for Saguache County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.



The unadjusted (nominal) average weekly wages for Saguache County and Colorado are shown here. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county's average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

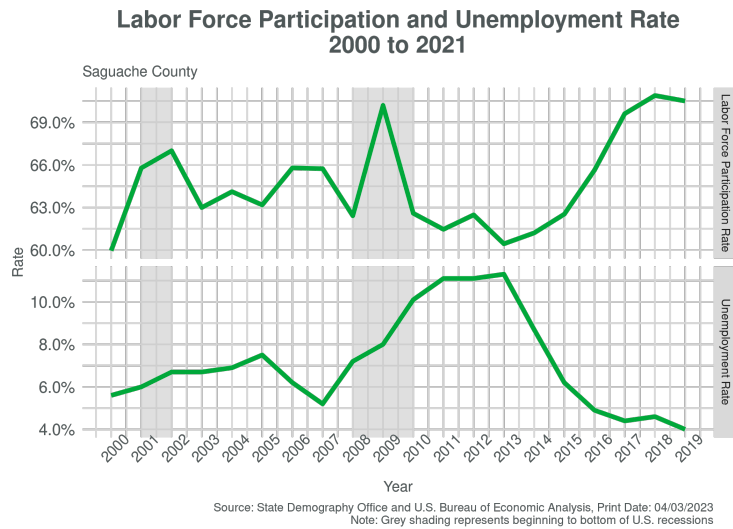
This table compares the forecast residential labor force to the forecast population of person age 16 and older for Saguache County.

Table 12: Forecast Resident Labor Force and Population, Age 16 +

Saguache County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	3,098		4,898	
2015	Estimate	3,103	2.4%	4,975	1.0%
2025	Forecast	3,288	-0.6%	5,322	-0.0%

Note:

Source: State Demography Office, Print Date: 04/03/2023



The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force participation and unemployment in Saguache County are closely related. The downward trend in labor force participation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.

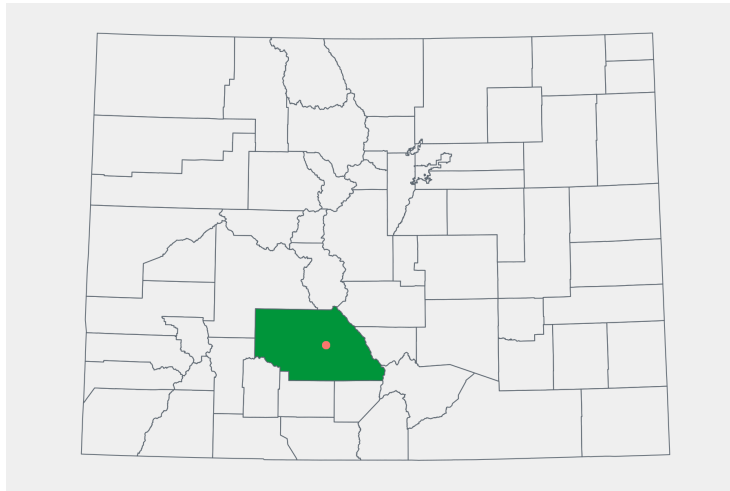


State Demography Office Colorado Demographic Profile

Print Date: 04/03/2023

Community Profile for Saguache

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.



Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Saguache	Saguache County	Colorado
Population (2021)+	541	6,505	5,814,707
Population Change (2010 to 2021)+	56	361	764,375
Total Employment (2021)+			
Median Household Income [^]	\$38,938	\$48,413	\$80,184
Median House Value [^]	\$127,800	\$161,000	\$397,500
Percentage of Population with Incomes lower than the Poverty Line [^]	6.5%	16.5%	9.6%
Percentage of Population Born in Colorado [^]	64.2%	55.1%	41.9%
+Source: State Demography Office			
[^] Source: U.S. Census Bureau, 2017-2021			
American Community Survey, Print Date: 04/03/2023			

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Saguache. The table shows the overall population growth rate for Saguache, Saguache County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Saguache.

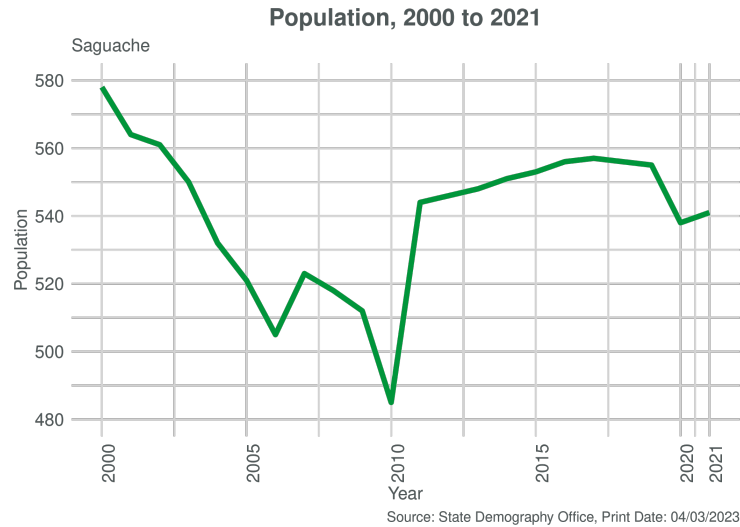
Table 2: Population Growth Rate

Year	Saguache		Saguache County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	584		4,619		3,294,473	
1995	634	1.7%	5,270	2.7%	3,811,074	3.0%
2000	578	-1.8%	5,983	2.6%	4,338,801	2.6%
2005	521	-2.1%	6,284	1.0%	4,662,534	1.4%
2010	485	-1.4%	6,144	-0.4%	5,050,332	1.6%
2015	553	2.7%	6,183	0.1%	5,446,594	1.5%
2020	538	-0.5%	6,389	0.7%	5,784,156	1.2%
2021	541	0.6%	6,505	1.8%	5,814,707	0.5%

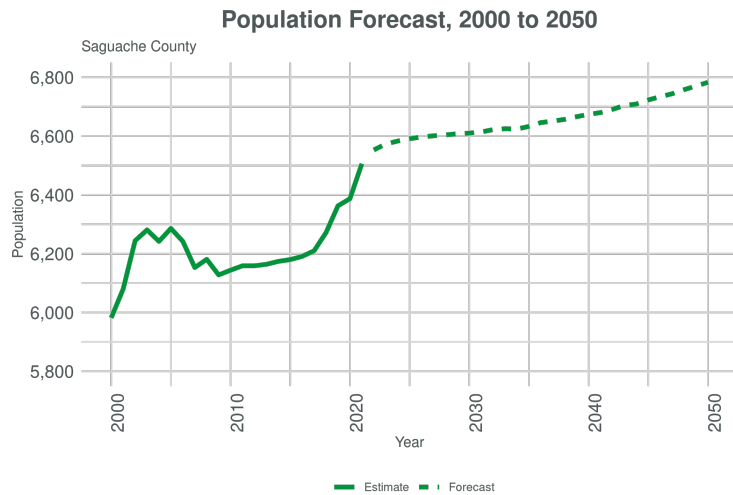
Note:

Source: State Demography Office, Print Date: 04/03/2023

At the end of 2021 the estimated population of Saguache was 541, an increase of 3 over the population in 2020. The growth rate for Saguache between 2020 and 2021 was 0.6 percent compared to 1.8 percent for Saguache County and 0.5 percent for the State of Colorado.

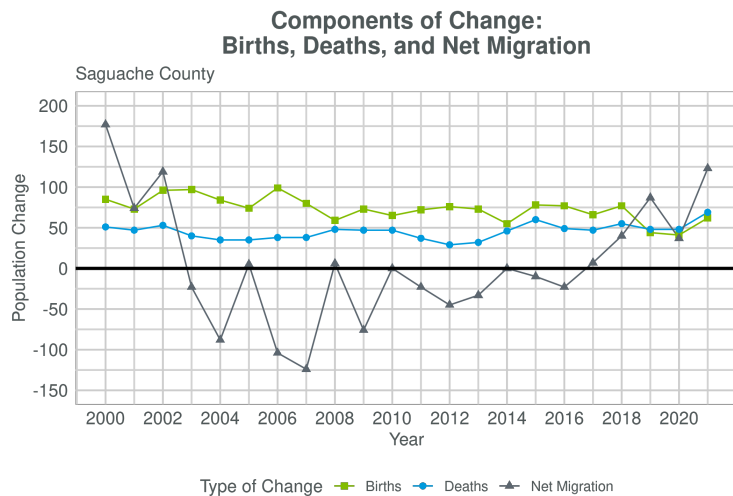


The population of Saguache County is forecast to reach 6,387 by 2020 and 6,674 by 2040. Overall, the growth rate for Saguache County is expected to decrease between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 0.4 percent, between 2020 and 2030 the forecast growth rate is 0.3 percent, while the forecast growth rate between 2030 and 2040 is 0.1 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.



Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

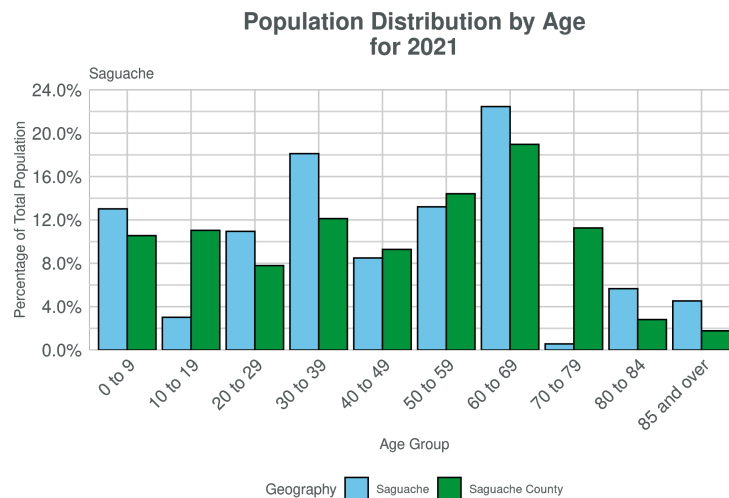


Over the past five years, between 2017 and 2021, the population of Saguache County has increased by 317 people. The total natural increase (births - deaths) over this period was 51 and the total net migration (new residents who moved in minus those who moved out) was 271. Note: Components of Change data are only available for Colorado counties.

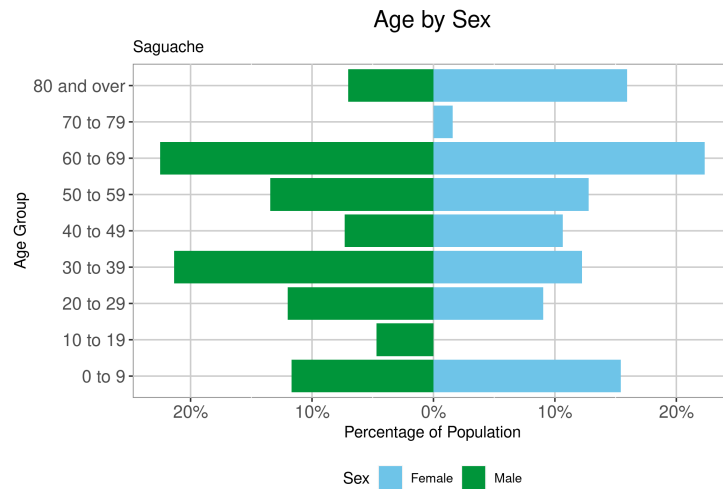
Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

The age distribution of the population of Saguache and Saguache County are shown here.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

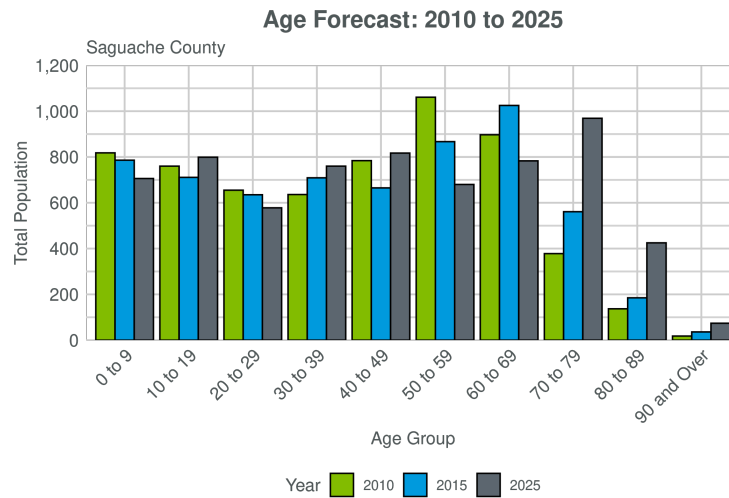
Table 3: Median Age by Sex Comparison

Sex	Saguache		Saguache County		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	49.4	21.5	49.6	1.5	No	
Male	40.2	21.0	48.7	3.9	No	
Female	55.5	17.7	49.8	1.7	No	

Note:

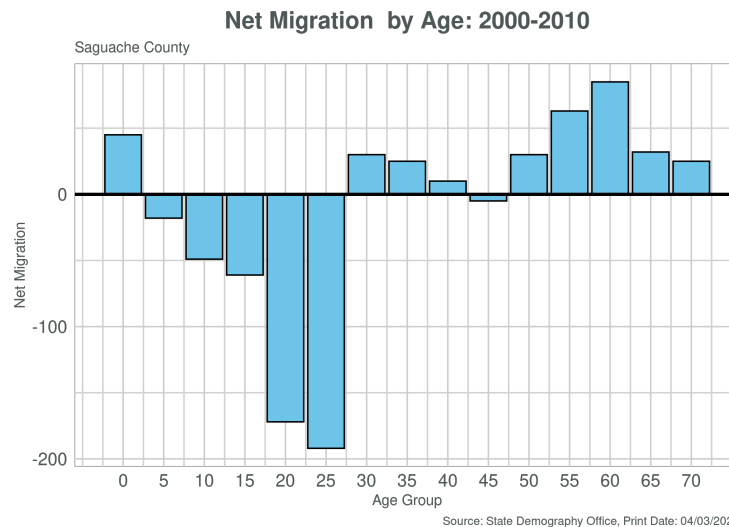
Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

The median age of Saguache is not significantly different than the population of Saguache County.



Source: State Demography Office, Print Date: 04/03/2023

The changing age distribution of the population of Saguache County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.



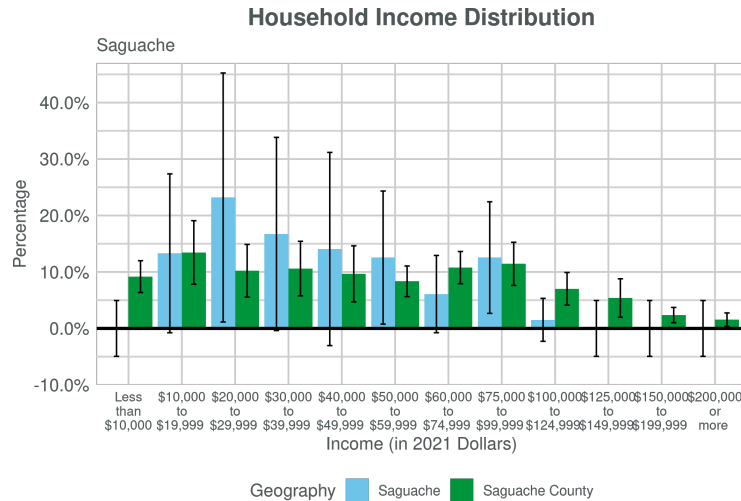
Source: State Demography Office, Print Date: 04/03/2023

This plot shows the net migration by age in Saguache County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Saguache. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income The household income distribution plot compares Saguache to household incomes for Saguache County. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

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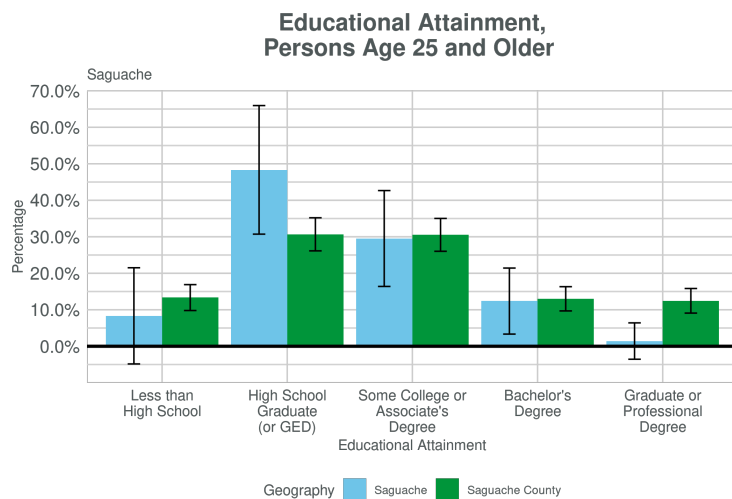
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Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Educational Attainment The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.



Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Race and Ethnicity The Race Trend table shows the changing racial and ethnic composition of Saguache beginning in 2000 and continuing to the present.

Table 5: Race Trend

Race	Saguache			Saguache County		
	2000	2010	2021	2000	2010	2021
Hispanic	34.4%	37.3%	43.6%	45.3%	40.1%	36.0%
Non-Hispanic	65.6%	62.7%	56.4%	54.7%	59.9%	64.0%
Non-Hispanic White	61.6%	58.8%	55.7%	51.6%	56.4%	58.3%
Non-Hispanic Black	0.0%	0.4%	0.0%	0.0%	0.2%	1.2%
Non-Hispanic Native American/Alaska Native	1.0%	1.6%	0.0%	1.2%	1.1%	1.3%
Non-Hispanic Asian	0.2%	0.6%	0.8%	0.4%	0.8%	1.2%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Non-Hispanic Other	0.3%	0.0%	0.0%	0.2%	0.0%	0.0%
Non-Hispanic, Two Races	2.4%	1.2%	0.0%	1.2%	1.3%	2.0%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

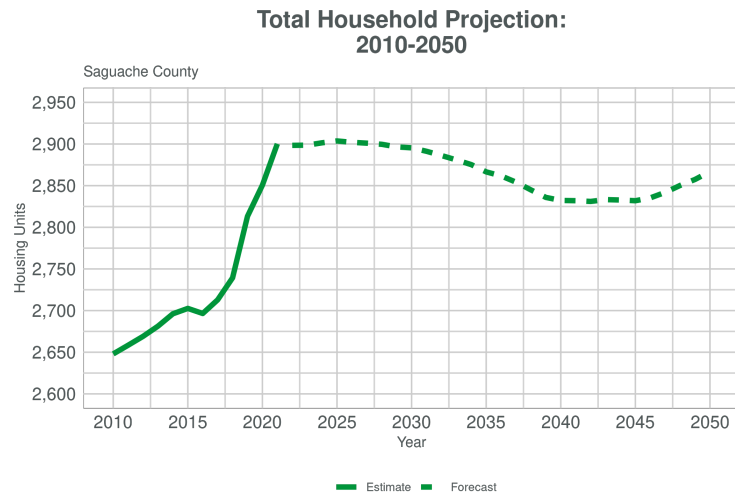
¹ 2000: 2000 Census

² 2010: 2010 Census

³ 2021: Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?



The Household Estimates plot shows the current and projected number of households in Saguache County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households . Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Saguache, 2021

Saguache	
Housing Type	Value
Total Housing Units	327
Occupied Housing Units	257
Vacant Housing Units	70
Vacancy Rate	21.4%
Total Population	541
Household Population	523
Group Quarters Population	18
Persons per Household	2.04

Note:

Source: State Demography Office, Print Date: 04/03/2023

Table 7: Characteristics of Housing Units

Housing Unit Type	Saguache				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	187	71.1%	76	28.9%	263
Single Unit Buildings	169	91.8%	15	8.2%	184
Buildings with 2 to 4 Units	0	0.0%	33	100.0%	33
Buildings with 5 or More Units	0	0.0%	23	100.0%	23
Mobile Homes	18	78.3%	5	21.7%	23
RVs, Boats, Vans, Etc.	0		0		0
Median Year of Construction	1945		1978		1964
Average Number of Persons Per Household	1.97		1.83		1.93

Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

Table 8: Comparative Housing Values

Variable	Saguache	Saguache County
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	\$127,800	\$161,000
Percentage of Owner-Occupied Households paying 30% or more of income on housing	17.6%	21.1%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	17.6%	9.4%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	0.0%	11.7%
Median Gross Rent of Rental Households (Current Dollars)	\$654	\$663
Percentage of Rental Households paying 30% or more of income on housing	26.3%	39.5%
Percentage of Rental Households paying 30-49% of income on housing	26.3%	13.2%
Percentage of Rental Households paying 50% or more of income on housing	0.0%	26.3%

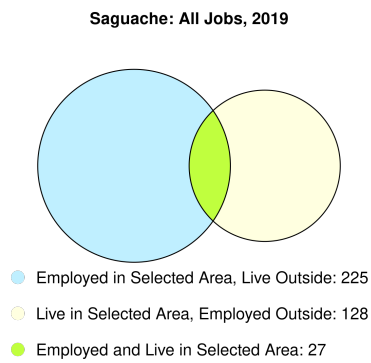
Note:

Source: U.S. Census Bureau, 2017-2021 American Community Survey, Print Date: 04/03/2023

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 Commuting diagram identifies three groups of people:

- People who work in Saguache, but live elsewhere.
- People who live in Saguache, but work elsewhere.
- People who live and work in Saguache.



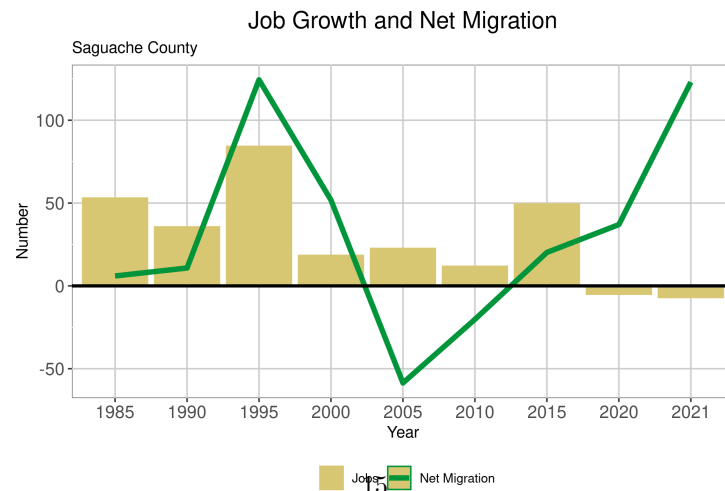
Source: U.S. Census Bureau On the Map, Print Date: 04/03/2023

Table 9: Commuting Patterns for Saguache

Location	Count	Percent
Employees in Saguache living elsewhere		
Saguache CCD (Saguache CO)	88	39.1%
Center town CO	8	3.6%
Alamosa city CO	7	3.1%
Del Norte town CO	7	3.1%
Center CCD (Saguache CO)	6	2.7%
Crestone town CO	6	2.7%
Monte Vista city CO	6	2.7%
Cochetopa CCD (Saguache CO)	5	2.2%
Salida city CO	5	2.2%
Moffat town CO	4	1.8%
Other Municipalities/Places	83	36.9%
Total	225	100.0%
Residents of Saguache working elsewhere		
Saguache CCD (Saguache CO)	20	15.6%
Crestone town CO	11	8.6%
Colorado Springs city CO	8	6.2%
Moffat town CO	8	6.2%
Denver city CO	6	4.7%
Salida CCD (Chaffee CO)	5	3.9%
Aurora city CO	3	2.3%
Salida city CO	3	2.3%
Alamosa city CO	2	1.6%
Antonito town CO	2	1.6%
Other Municipalities/Places	60	46.9%
Total	128	100.0%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 04/03/2023

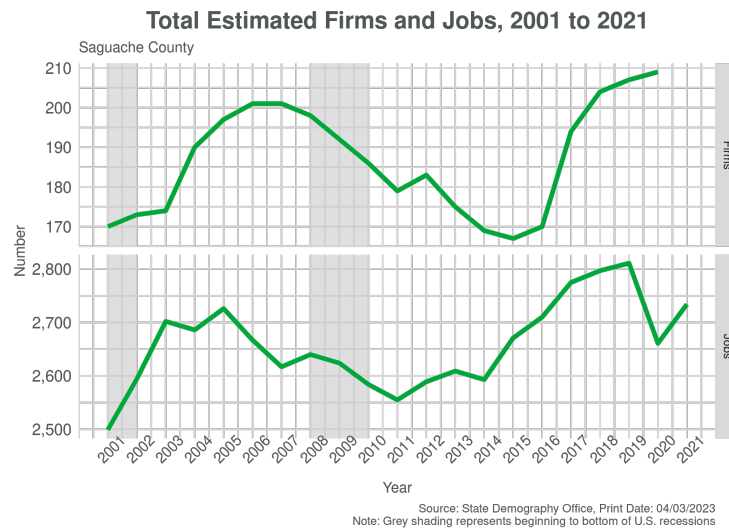


Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 04/03/2023

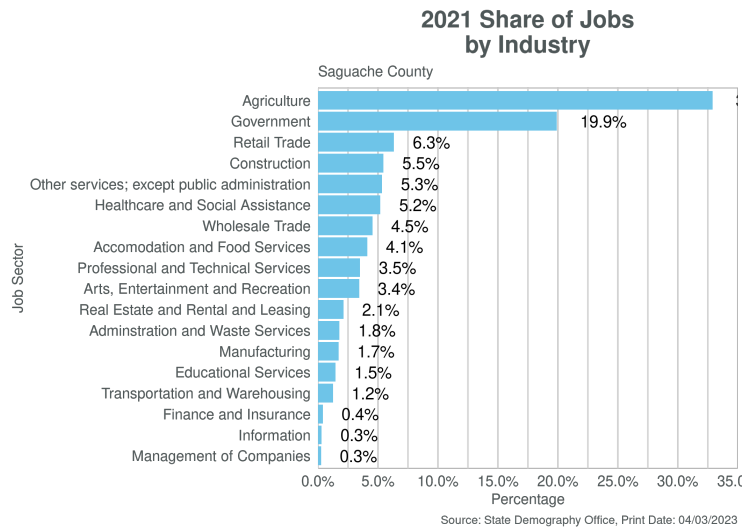
The Job Growth and Net Migration plot shows the relationship between job growth and migration in Saguache County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.



The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within Saguache County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.



The total estimated jobs are subdivided into 3 categories:

- *Direct Basic:* jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,
- *Indirect Basic:* jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
- *Local (Resident) Services:* jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for Saguache County. The relative rank of high-paying sectors, such as mining, information and financial and insurance services versus mid-range jobs (e.g., construction, health care and government) and lower-paying industries such as retail trade and accommodation and food services, will have an impact on a county's overall economic health.

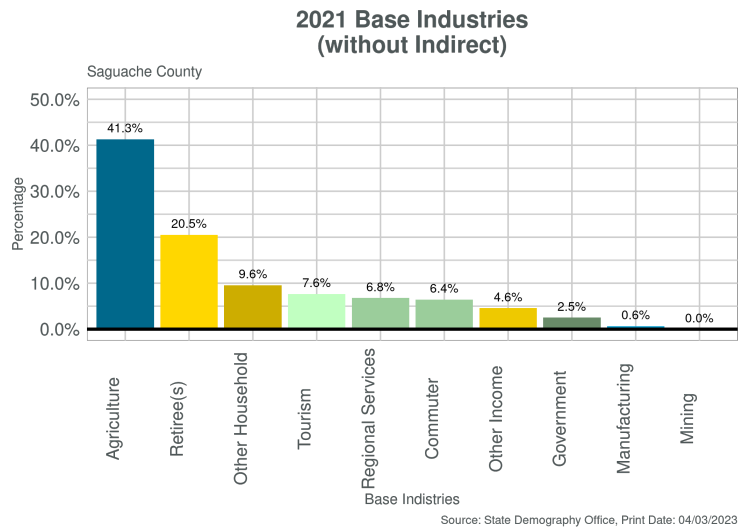


Table 10: Jobs by Sector: Saguache County, 2021

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	2,323	87.3%
Indirect Basic Employment	243	9.1%
Local Services Employment	95	3.6%
Total Employment	2,662	100.0%
Total Population, 16+	0	

Note:

Source: State Demography Office, Print Date: 04/03/2023

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

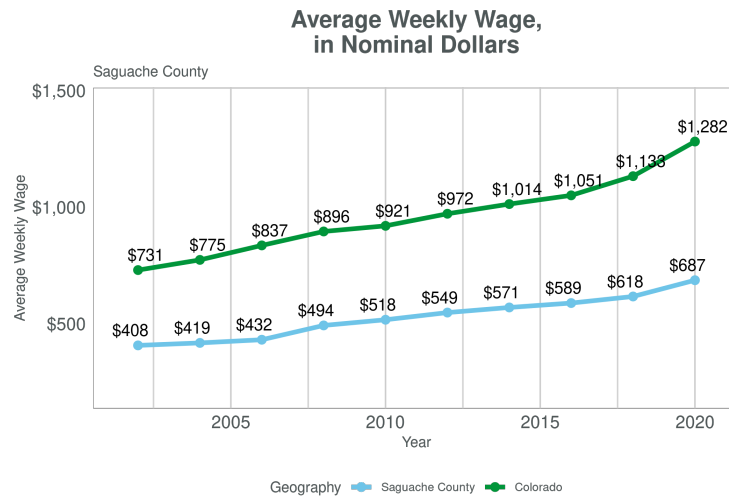
Table 11: Jobs and Population Forecast

Saguache County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Popula- tion
2010	Estimate	2,584		6,144	
2015	Estimate	2,671	3.0%	6,180	0.1%
2020	Estimate	2,607	-7.3%	6,387	0.4%
2025	Forecast	2,762	-0.1%	6,591	0.1%
2030	Forecast	2,732	-0.1%	6,610	0.0%
2035	Forecast	2,692	-0.7%	6,633	0.1%
2040	Forecast	2,683	0.0%	6,674	0.1%

Note:

Source: State Demography Office, Print Date: 04/03/2023

The total jobs forecast and population forecast are for Saguache County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.



The unadjusted (nominal) average weekly wages for Saguache County and Colorado are shown here. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county's average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

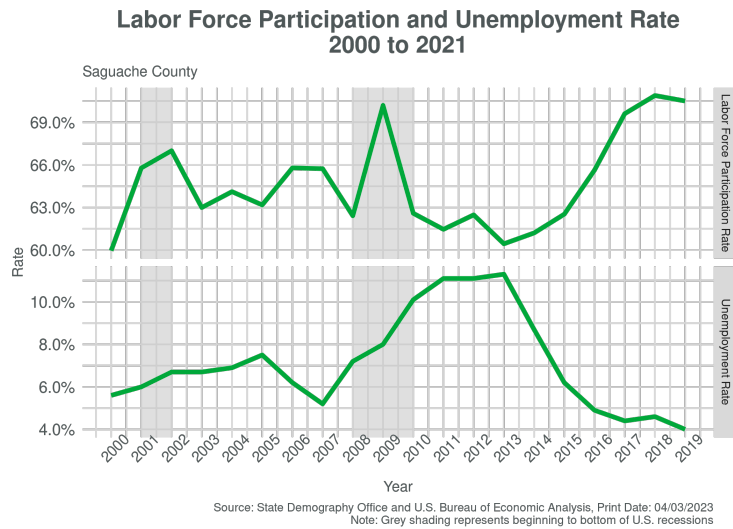
This table compares the forecast residential labor force to the forecast population of person age 16 and older for Saguache County.

Table 12: Forecast Resident Labor Force and Population, Age 16 +

Saguache County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	3,098		4,898	
2015	Estimate	3,103	2.4%	4,975	1.0%
2025	Forecast	3,288	-0.6%	5,322	-0.0%

Note:

Source: State Demography Office, Print Date: 04/03/2023



The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force participation and unemployment in Saguache County are closely related. The downward trend in labor force participation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.