

Rifle city

Demographic and Economic Profile

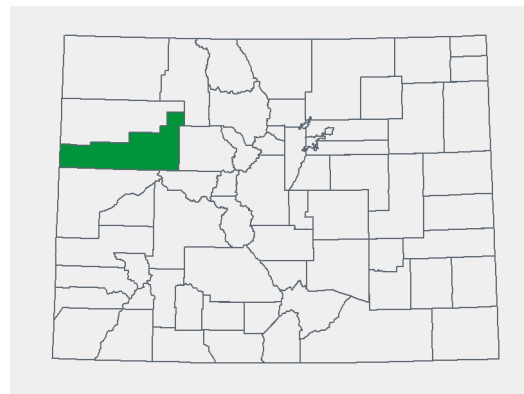


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	9,289
Population Change 2010 to 2014	156
Place Median HH Income (ACS 10-14)	\$52,539
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	32,969
County Cost of Living Index (State=100)	102.95, Mid-range

Source: State Demography Office
U.S. Census Bureau

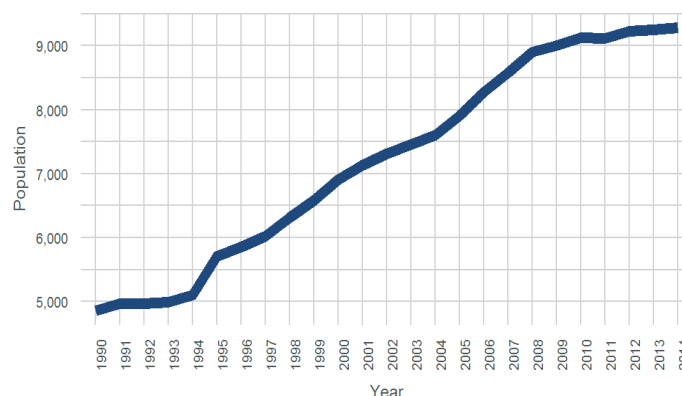


Population

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

- During the 1990s and 2000s Rifle experienced fairly rapid growth rates, receiving the majority of Garfield County's growth and outpacing the state's growth rates.
- Since 2010, Rifle's population growth rates have slowed. Although they're still growing, it's at a slower rate than both the county and state.
- Since 1990 Rifle's population increased by 91%.

Rifle Population, 1990 to 2014



Population

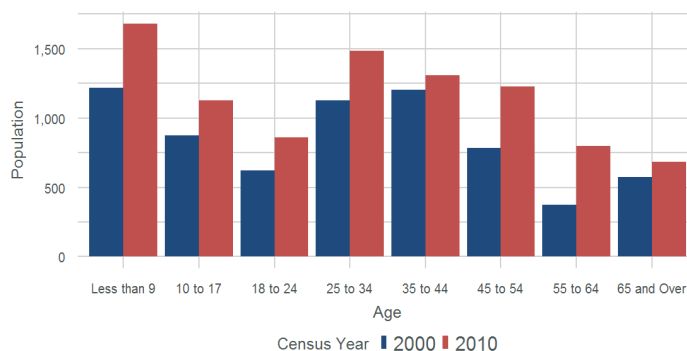
Annual Average Growth Rate (%)

	Rifle city	Garfield	Colorado	Rifle city	Garfield	Colorado
1990	4,858	29,974	3,294,473			
1995	5,706	36,417	3,811,074	3.3%	4%	3%
2000	6,907	44,240	4,338,801	3.9%	4%	2.6%
2010	9,133	56,150	5,050,7289	2.8%	2.4%	1.5%
2014	9,289	57,548	5,353,471	0.4%	0.6%	1.5%

Population By Age

Rifle's population by age is shown in the chart to the right for both 2000 and 2010. What can be seen is the large increase for most age groups, especially the 45-54 and the 55-64 year old cohorts. The growth has occurred across all age groups. The growth in the less than 9 age group demonstrates the growth in families with children, also shown by the growth in the 25-44 year olds.

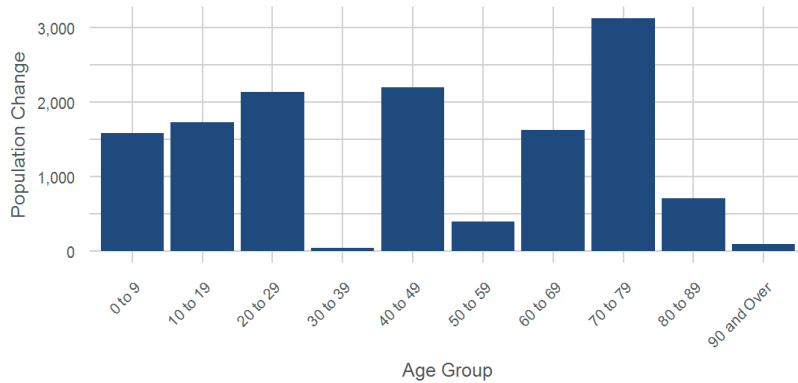
Rifle City Population by Age
Source: U.S. Census Bureau



Population By Age, Continued

Garfield County, where Rifle is located, is expected to show brisk growth between 2015 and 2025. The largest amount of this growth is forecast for those between 70 to 79 years of age, a result of current residents aging in place. Working age adults in all age groups, except for 30 to 39 are also projected to see large increases. In-migration to the county will be driven by the need for replacement workers for older adults aging out of the county's current labor force and also to meet the demand for jobs driven by the increasing population. Due to the forecast growth in working age adults, there is also growth in the number of children. This mirrors the growth of family households. This growth will not negate the need to evaluate aging services, but may alleviate some of the downward pressure aging can put on tax revenues.

Garfield County Forecast
Change in Population by Age 2015 to 2025
Source: State Demography Office



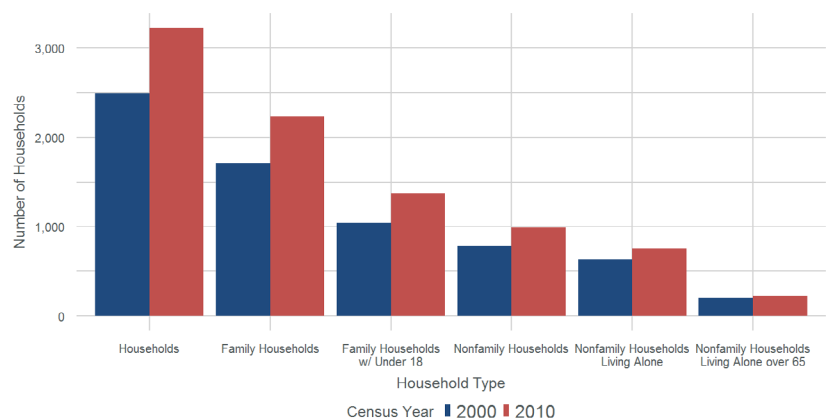
Housing & Households

Rifle city Housing Units	2000	2010	2010 %
Total Housing Units	2,586	3,626	
Occupied Housing Units	2,493	3,221	88.8%
Owner-Occupied Units	1,434	1,830	56.8%
Renter-Occupied Units	1,059	1,391	43.2%
Vacant Housing Units	93	405	11.2%
For Seasonal	5	20	4.9%
All Other Vacant	88	385	95.1%

- The overall vacancy rate was 11% in 2010.
- The vacancy rate was slightly lower in 2014, 10.2%, according to the State Demography Office estimates.
- A slight majority of units are owner occupied (56%) with a very active rental market.

- There was a significant increase in households between 2000 and 2010.
- This increase is mostly due to growth in family households, making Rifle somewhat unique. Non-family households living alone experienced the fastest growth in many places in the state.
- This reflects Rifle's attractiveness to younger households, including those with children.

Rifle City Household Types
Source: Census 2000 and 2010



Race & Ethnicity

Rifle city Population by Race/Ethnicity

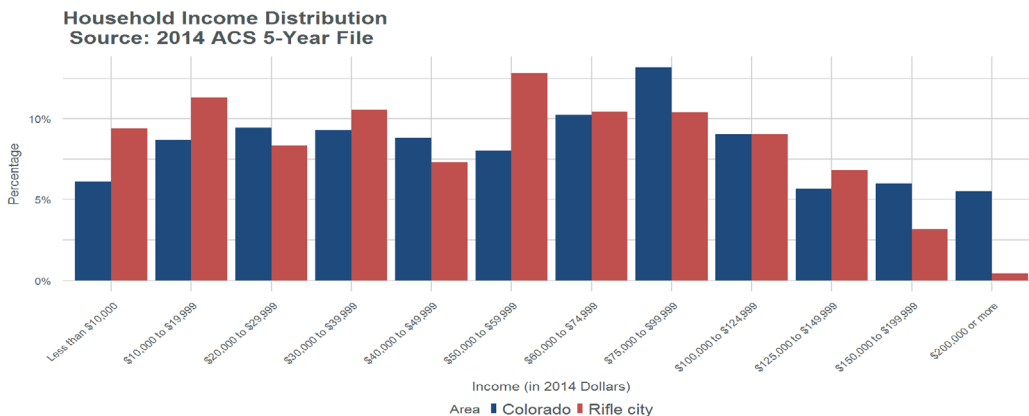
	2000	2010	2010 %
Total	6,784	9,172	
White	5,532	6,078	66.3%
Black or African American	15	46	0.5%
American Indian or Alaska Native	33	67	0.7%
Asian	18	47	0.5%
Native Hawaiian and Other	3	9	0.1%
Some Other Race	1	11	0.1%
Two or More	79	123	1.3%
Hispanic	1,103	2,791	30.4%

Source: U.S. Census 2010

- Rifle is more diverse than the state as a whole and became more diverse over the past decade.
- The Hispanic population increased by 153% while the White population increased by just under 10% from 2000 to 2010.

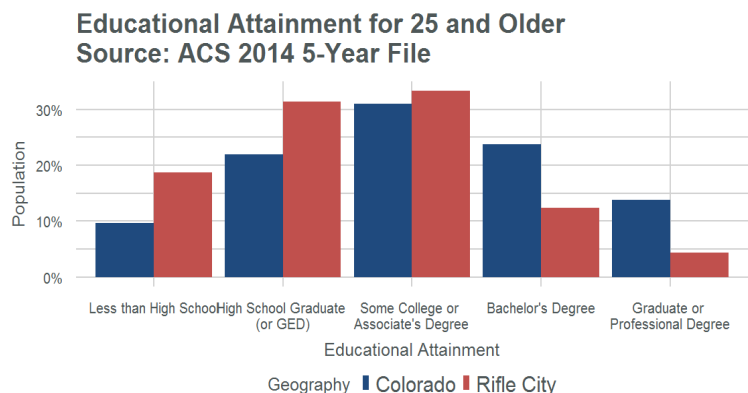
Income

The graph below compares Rifle's income distribution to the state. Rifle has a larger share of people earning less than \$60,000 than the state. The lower incomes likely reflect the large number of lower wage retail jobs alongside fewer higher wage professional jobs. The income distribution is also influenced by the smaller share of those with a bachelor's degree or higher relative to the state.



Education

Rifle has a lower share of its population with a bachelor's degree or higher compared to the state and county. The largest share of the population has some college or associate's degree, and the rate of residents who did not complete high school is considerably higher than the state.

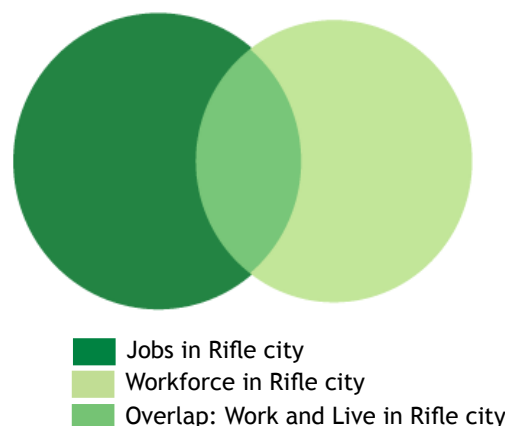


Commuting

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.

Just over 25% of the jobs (dark green) are held by residents and nearly 75% of the jobs are held by people who live outside the town. Considering the labor force (light green), about 28% work in Rifle and nearly 72% are employed outside of the city.

Rifle city Commuting Patterns, 2014



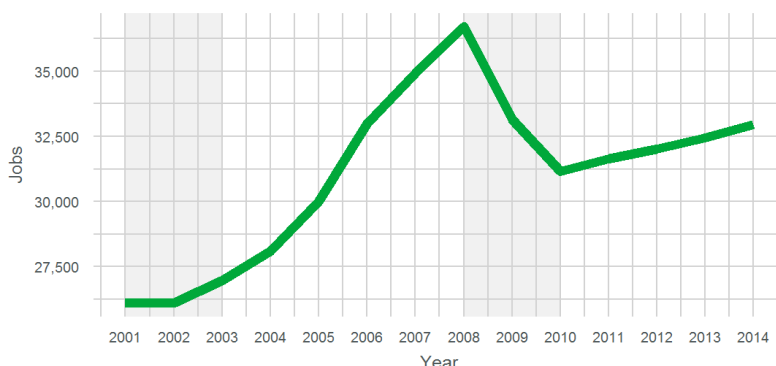
Source: LEHD On the Map, 2014

Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

Jobs & the Economy

Total employment in the county was estimated to be 32,969 in 2014. Garfield has seen a decrease of approximately 3,700 jobs since 2008. The largest share of job losses have been in mining and construction. Prior to 2008, areas near Rifle experienced significant job growth related to natural gas development and extraction.

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



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

2014 Share of Jobs by Industry

Sector Name	Rifle	Garfield
Agriculture	0.4%	2.2%
Mining	10.0%	6.6%
Utilities	0.8%	0.8%
Construction	9.1%	12.3%
Manufacturing	1.9%	1.2%
Wholesale Trade	3.5%	2.5%
Retail Trade	10.4%	10.1%
Transportation & Warehousing	6.0%	2.9%
Information	0.4%	0.6%
Finance and Insurance	1.5%	2.0%
Real Estate and Rental and Leasing	4.0%	4.8%
Professional and Technical Services	3.1%	5.6%
Management of Companies	2.2%	0.5%
Administrative and Waste Services	4.5%	4.7%
Educational Services	0.2%	1.6%
Health Care and Social Assistance	2.2%	8.2%
Arts, Entertainment, and Recreation	0.4%	2.1%
Accommodation and Food Services	7.8%	8.8%
Other Services	2.5%	5.9%
Government	28.9%	16.7%

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

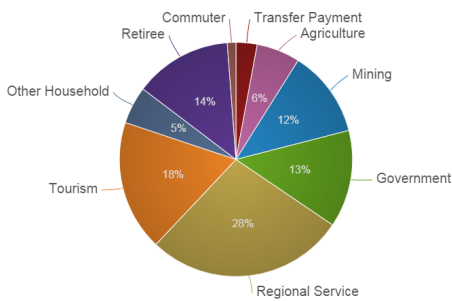
Economic Industry Mix

Rifle has a similar industry mix to Garfield County, as seen in the chart. The largest industries by share of jobs are Government, Retail Trade, Mining, and Construction. Rifle has a larger share of jobs in Mining than the county demonstrating its dependence on this industry.

Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Garfield. The chart shows Garfield's diverse economy and the important share of economic activity driven by regional services and tourism to the economy. It also shows the significance of retiree spending, government, mining, and agriculture. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples of which in Garfield County include hospitals and health care services as well as computer systems design.

Garfield Base Industries, 2014

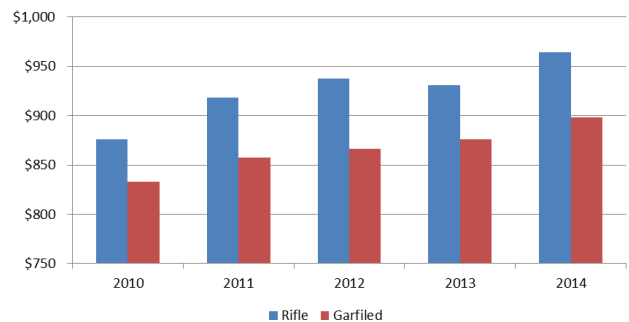


Source: State Demography Office

Average Wage Trends

- Average weekly wages in Rifle increased 10% from 2010 to 2014.
- Garfield County saw wage growth of about 8% over the same five year period.
- Weekly wages of \$965 in Rifle in 2014 were about 95% of the \$1,014 statewide average; the weekly wage was 107% of the \$898 Garfield average.

Average Weekly Wage



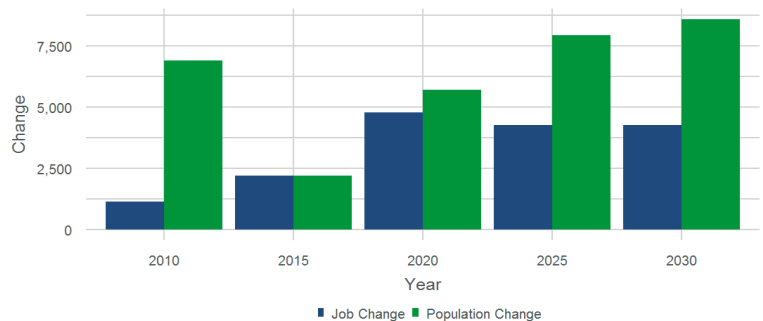
Source: Department of Labor and Employment (QCEW)

Population and Economic Forecast

The rates of growth of both population and jobs can differ somewhat because of changes in the labor market, i.e., labor force participation rates, age, unemployment rates, multiple job holding, and/or commuting. In addition, macroeconomic conditions such as business cycle fluctuations and faster or slower periods of U.S. and Colorado economic growth can affect overall job growth in a region.

- After 2015, population growth is expected to exceed job growth.
- This is driven in part by the aging of the population and the labor force in particular. Population growth occurs as people move into jobs vacated when a person ages out of the labor force. This drives population growth, but not necessarily new jobs.
- Population growth in older and young adult age groups may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.

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



	Total Jobs	Population
2010	31,165	56,153
2015	33,374	58,366
2020	38,171	64,079
2025	42,437	72,029
2030	46,699	80,630