

Castle Rock and Douglas County

Growth, Impact and Change

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Colorado Department of Local Affairs

2017

Demography.dola.colorado.gov



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Transitions to Watch

- Migration - attracting and retaining the best and brightest. Can we continue to do it? Do we want to continue to do it and where do we put them?
- Age and aging - impacts everything... including the economy.
- Slowing labor force growth
- Industrial transitions - retail, manuf. const.
- Increase racial and ethnic diversity
- Slowing income growth
- Growing and slowing - Population



Big Picture - 2015-2016 Pop Change

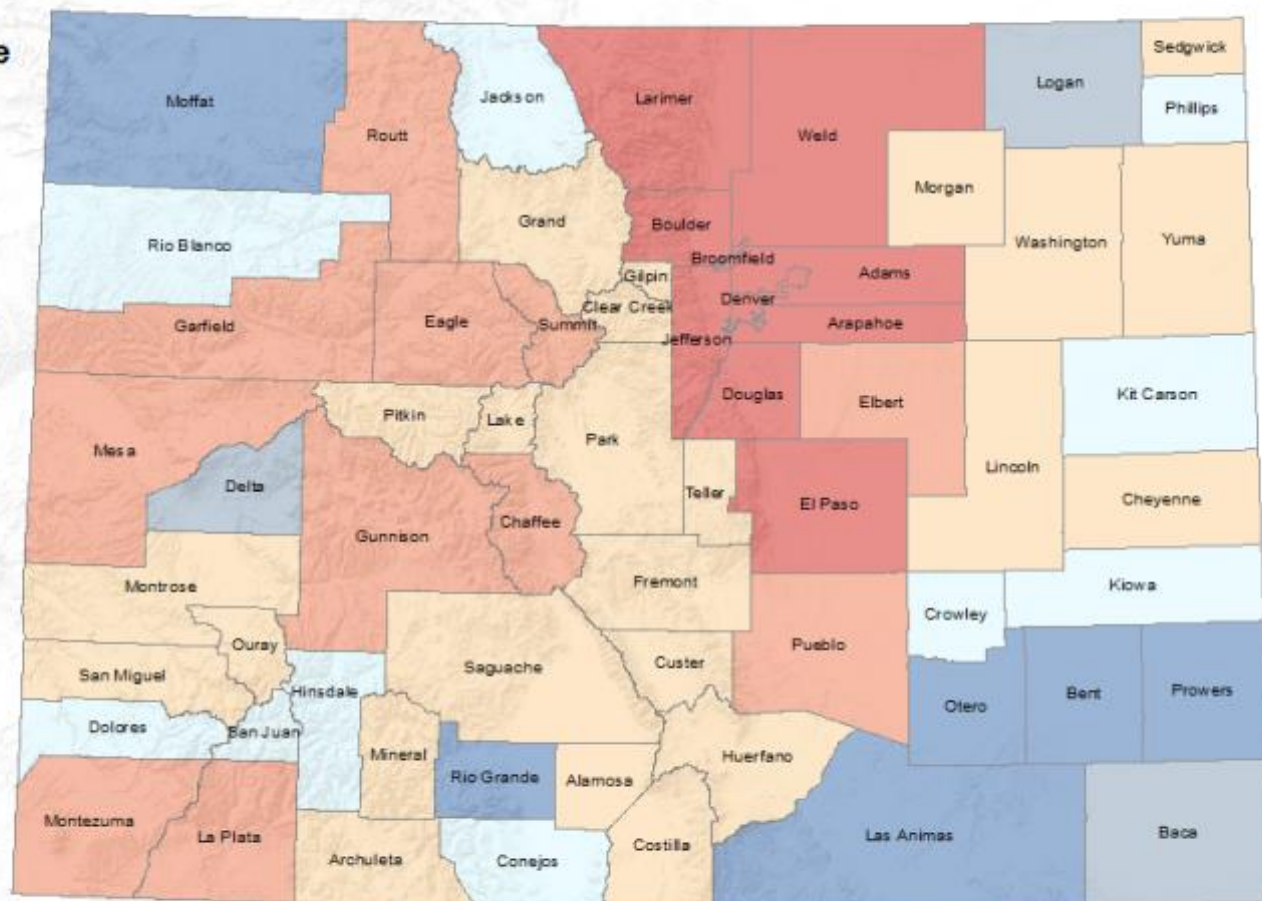
- US - 323.1 million, + 2.2 million or .7%
- Colorado - 5,540,500
- Ranked 7th fastest 1.7% - UT, NV, ID, FL, WA, OR
- 8th absolute growth **91,700** - TX, FL, CA, WA, AZ, NC, GA
- Range in Colorado
 - El Paso County +14,000 1st
 - Denver County +13,000 2nd
 - Douglas +6,100 (7th) and 1.9% (19th)



Colorado: Total Population Change 2010 - 2016

Population Change

2010 to 2016



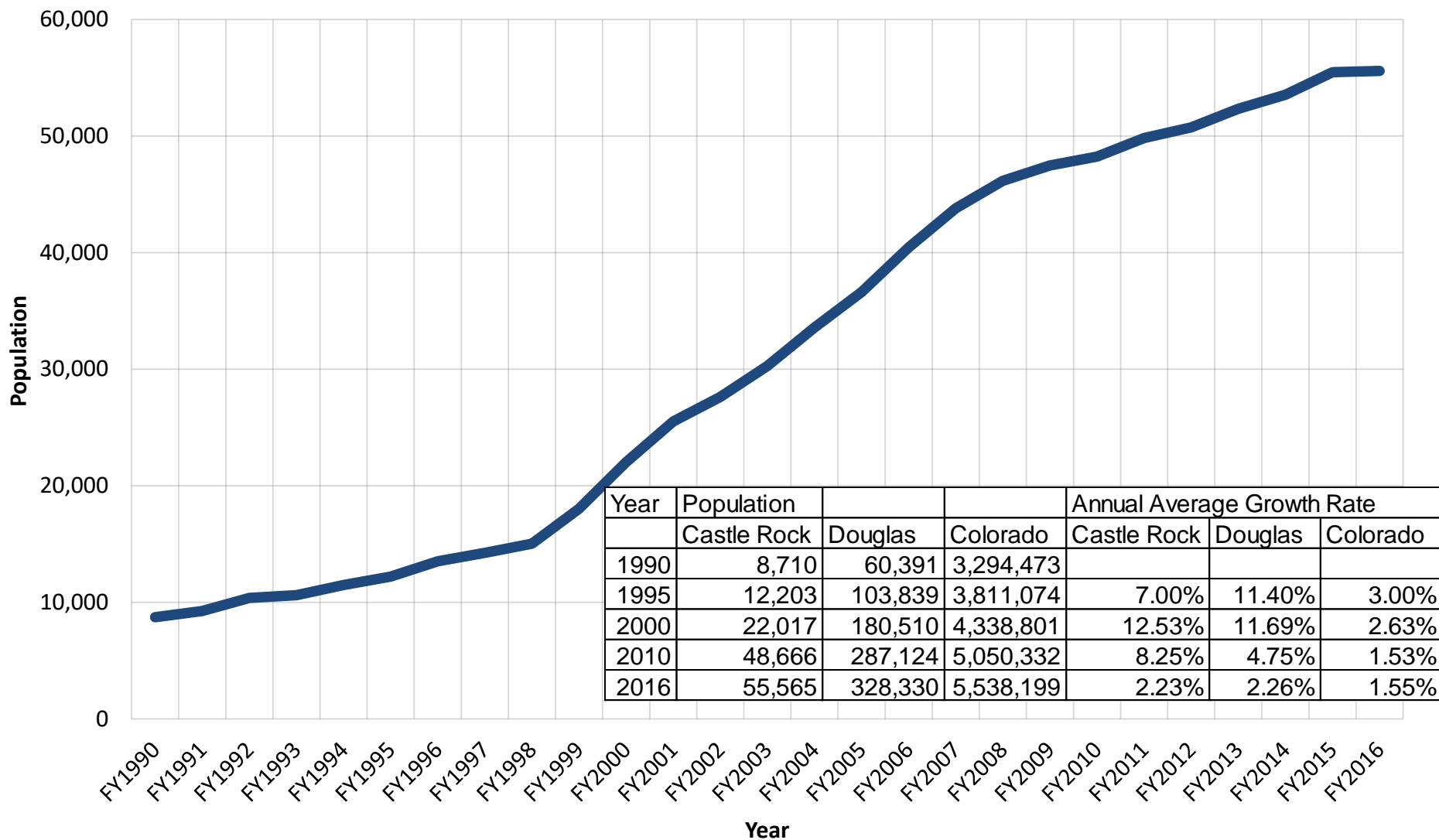
Colorado State Demography Office, 03/31/2017

Sources: Esri, USGS, NOAA

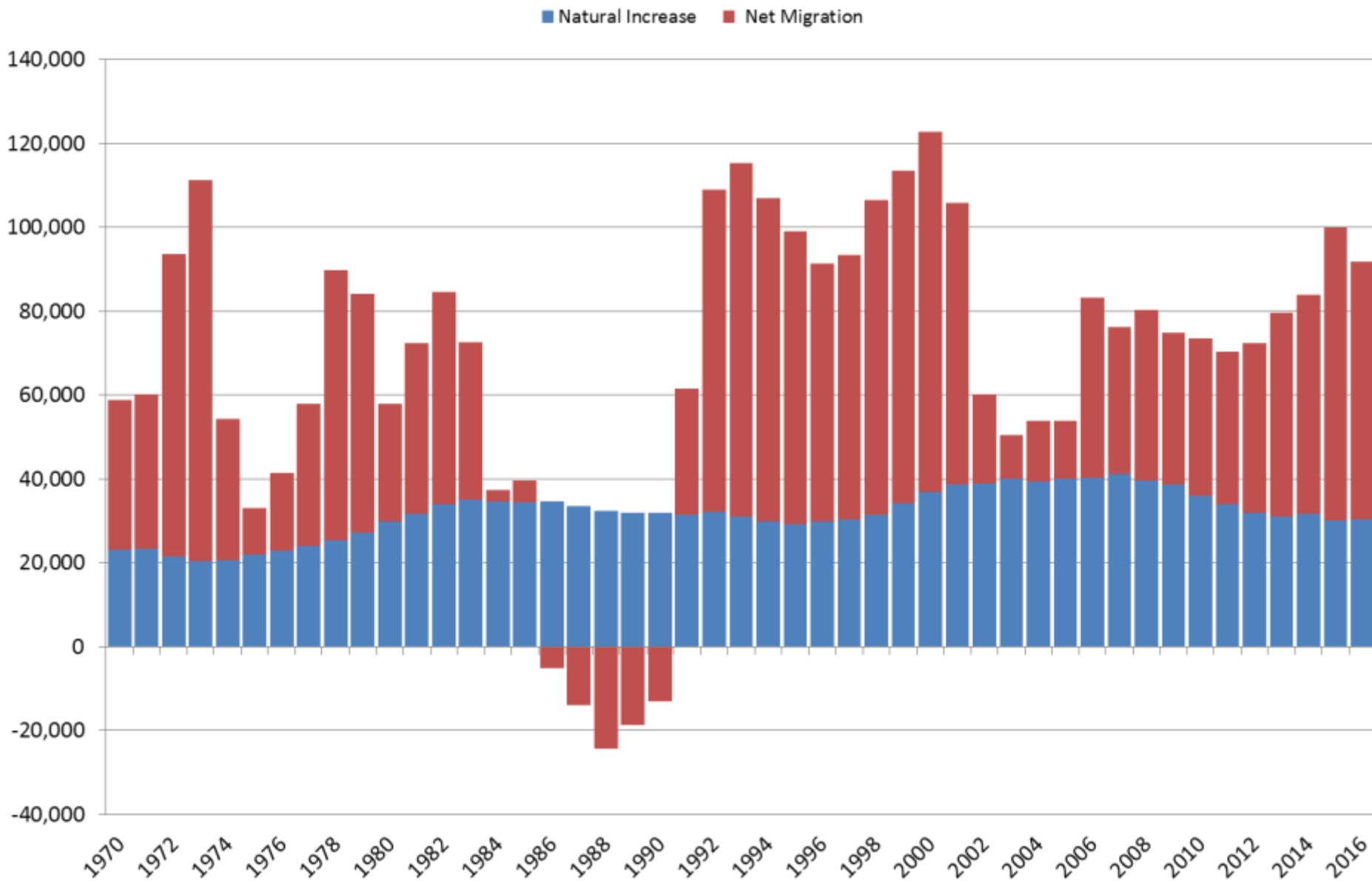


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Castle Rock Population, 1990 to 2016

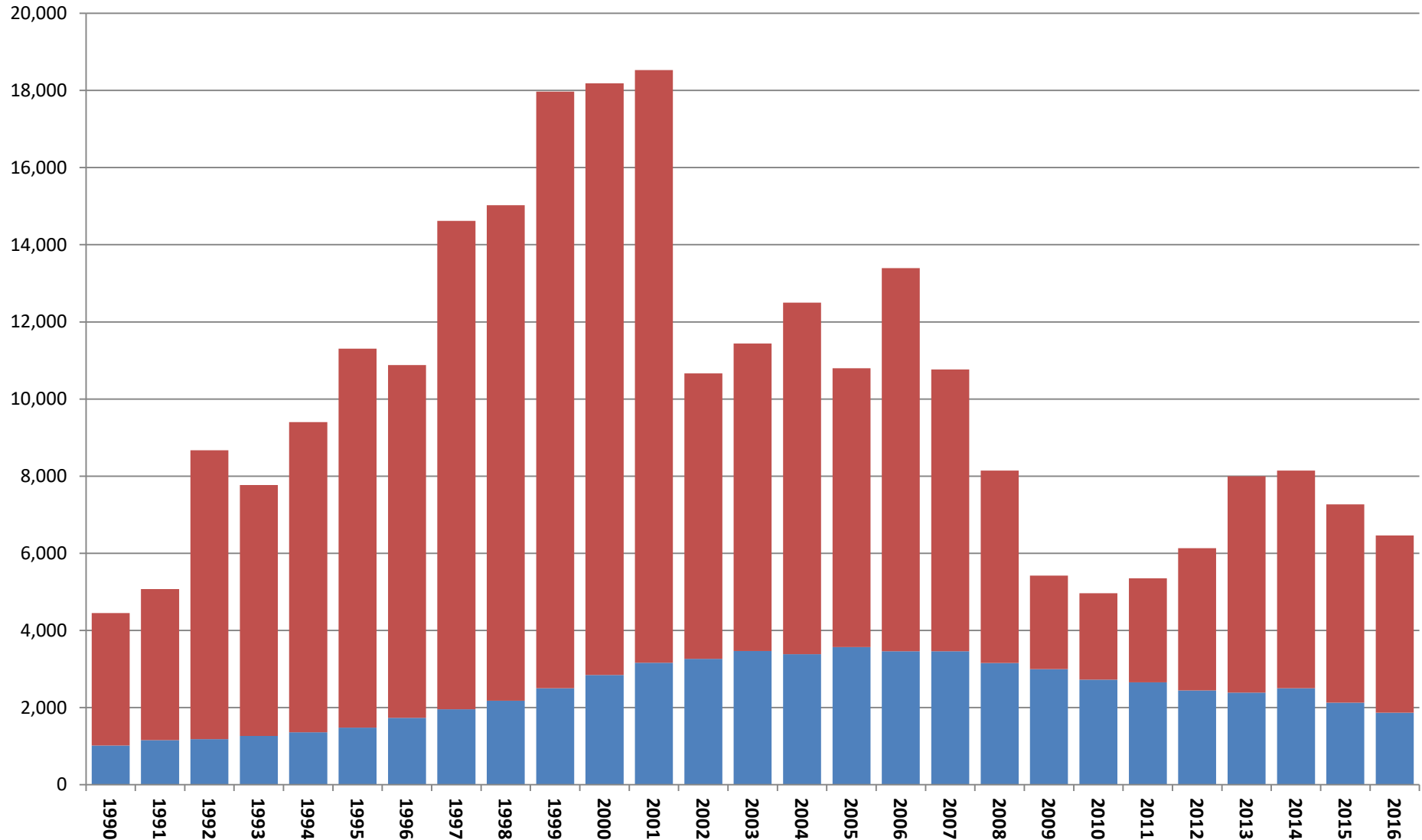


Components of Colorado Population Change 1970-2016



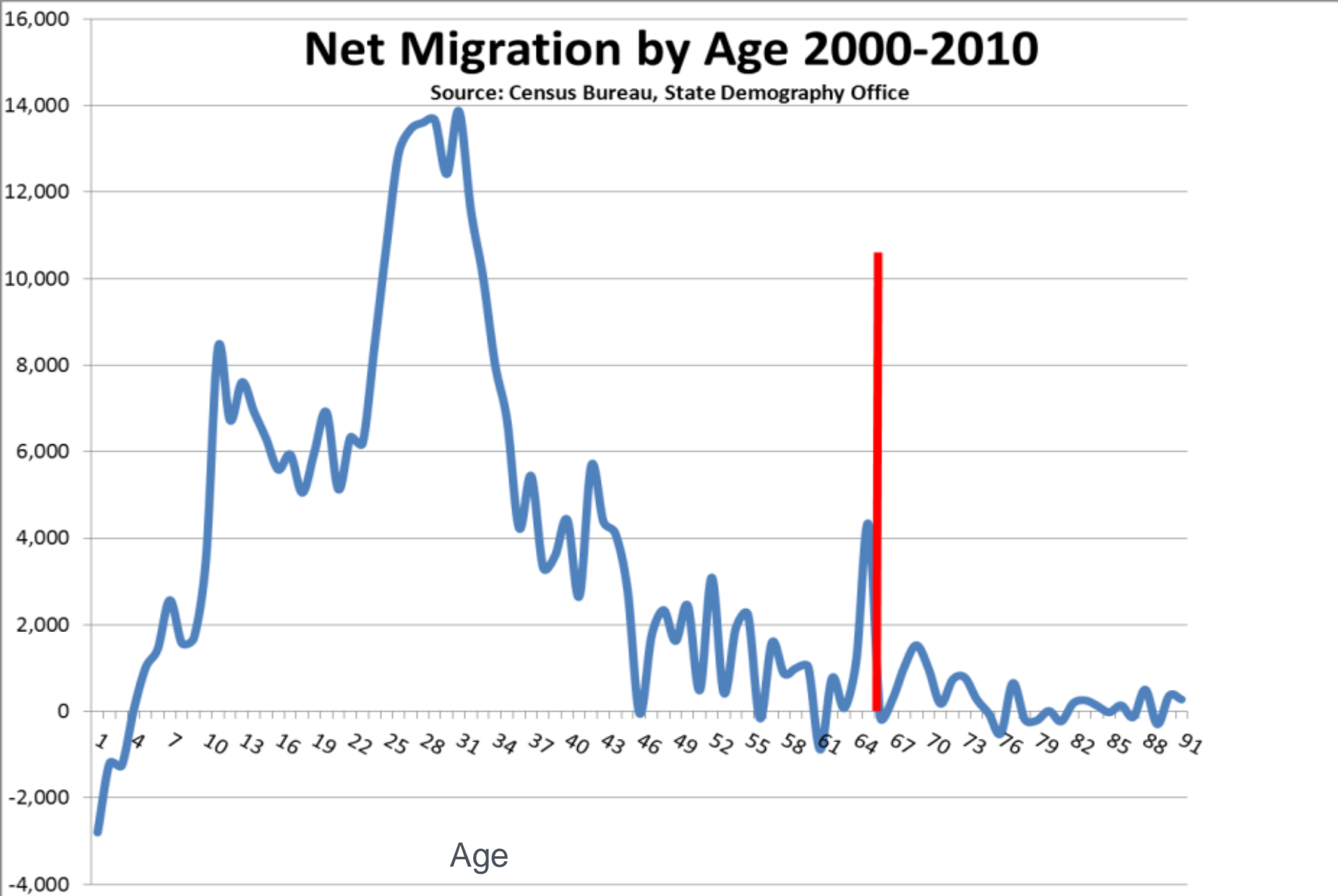
Douglas County Components of Change

■ Natural Increase ■ Net Migration



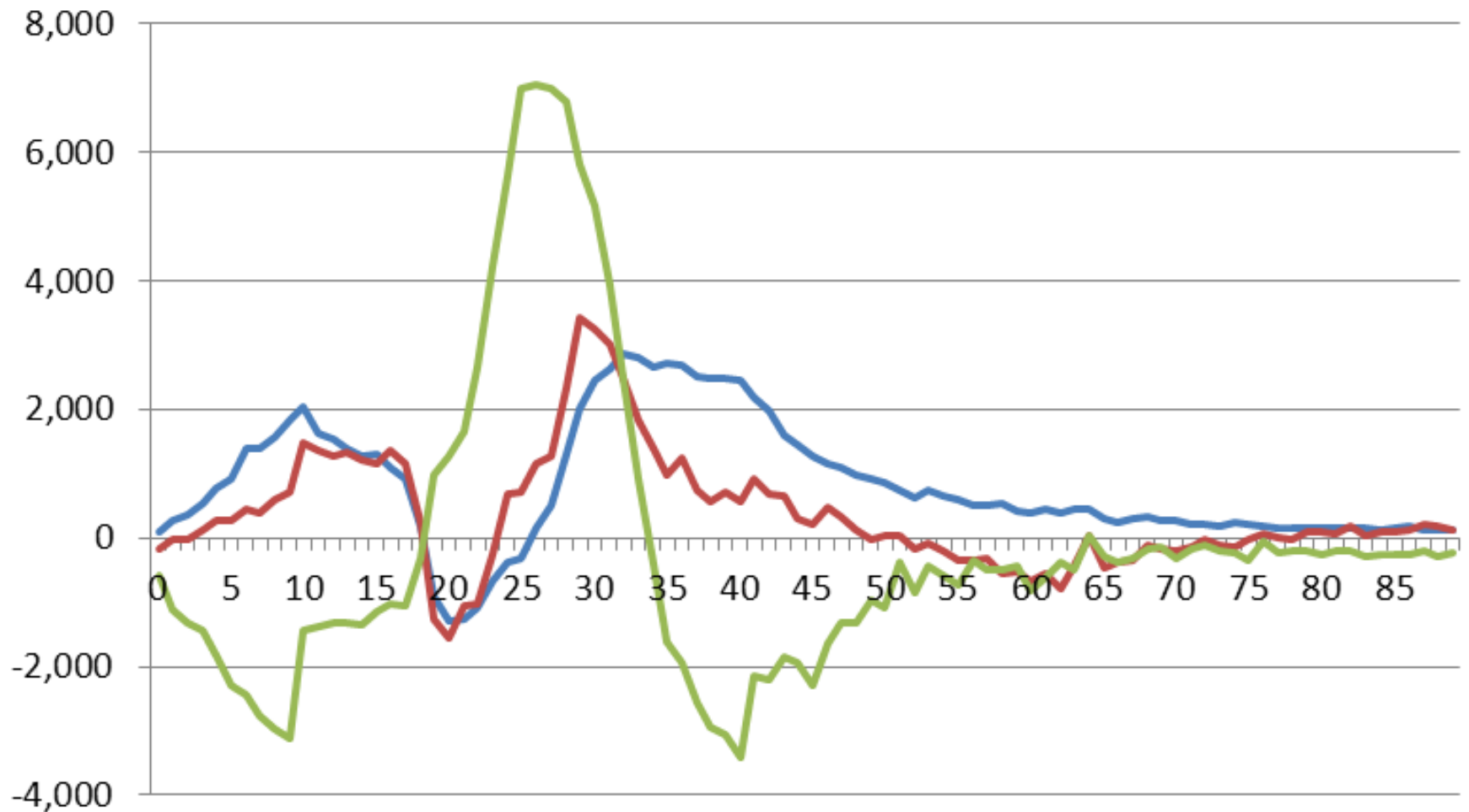
Net Migration by Age 2000-2010

Source: Census Bureau, State Demography Office

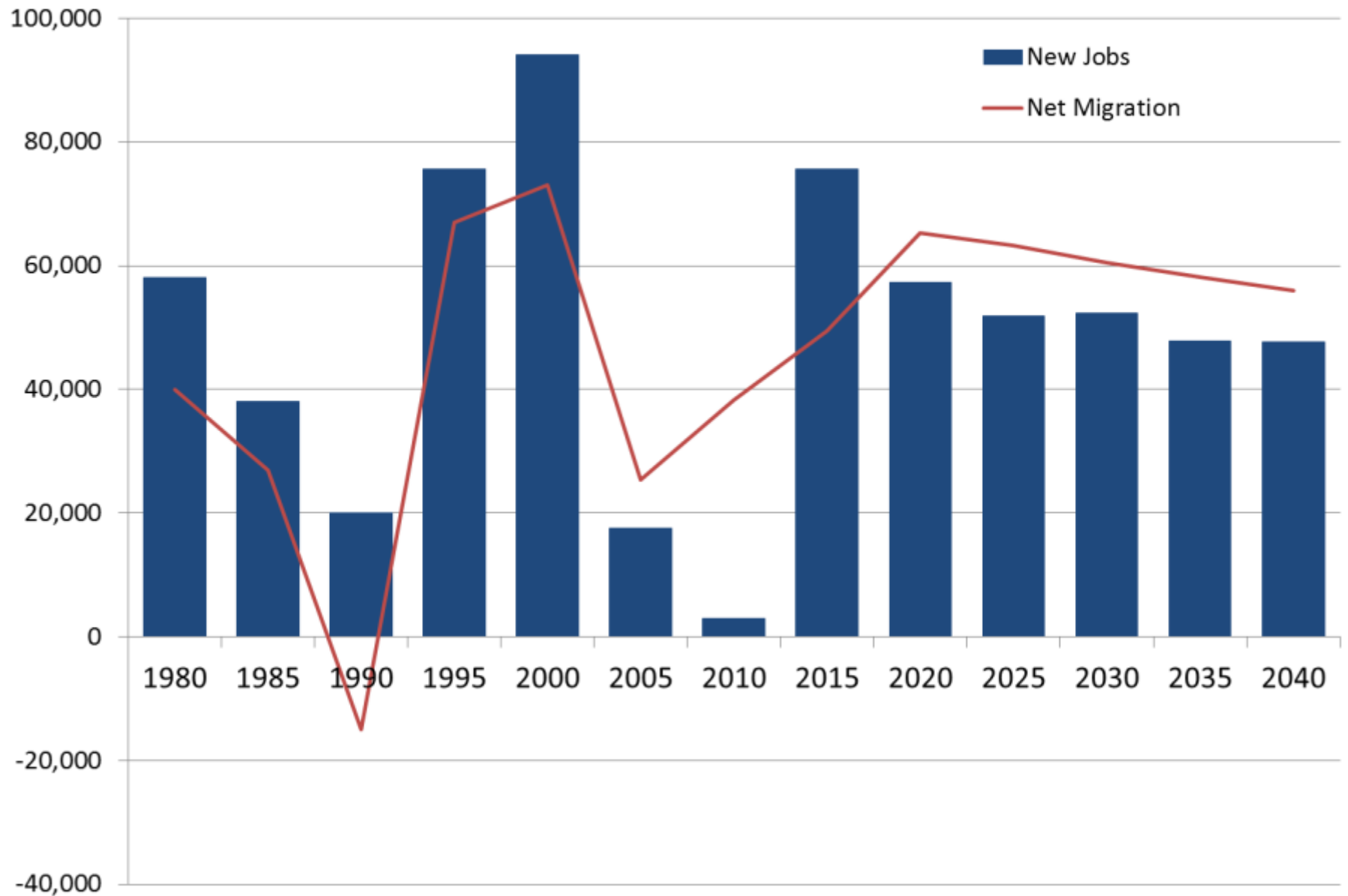


Migration by Age 2000-10

Douglas Arapahoe Denver



Colorado New Jobs and Net Migration



Colorado State to State Migration

2015 State to State Migration

In	Out	Net
California	Texas	California
Texas	California	Illinois
Florida	Arizona	Wisconsin
Illinois	Florida	Virginia
Arizona	Wyoming	Florida



Migration to Douglas County

Douglas County Migration Pattern

In	Out	Net
Arapahoe	Arapahoe	Jefferson
Jefferson	Denver	Morris, NJ
Denver	Jefferson	Snohomish, WA
El Paso	El Paso	Clark, NV
Adams	Boulder	Chesapeake city, VA
Asia	Larimer	Cherokee, GA
Clark , NV	Weld	San Luis Obispo, CA
Elbert	Elbert	Adams
Maricopa, AZ	Maricopa, AZ	Pima, AZ
Boulder	Adams	Collin, TX
ACS 2010-14		



2016 Estimated Jobs

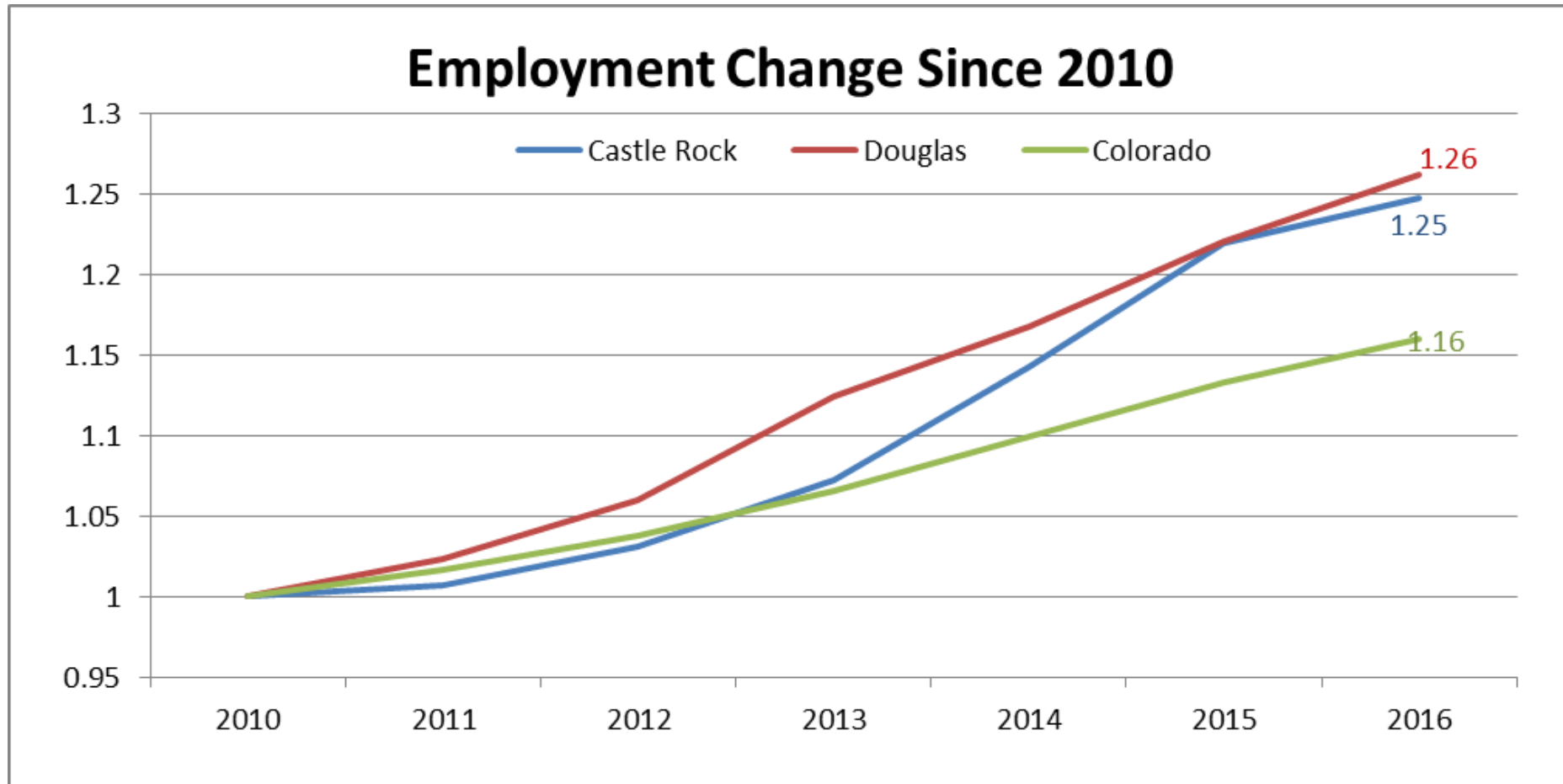
2016 Share of Jobs by Industry

Sector Name	Castle Rock	Douglas County
Agriculture	0.1%	0.8%
Mining	0.1%	0.3%
Utilities	0.0%	0.1%
Construction	6.8%	7.0%
Manufacturing	1.3%	1.8%
Wholesale Trade	2.0%	2.9%
Retail Trade	14.1%	13.6%
Transportation & Warehousing	0.3%	1.2%
Information	1.6%	4.3%
Finance and Insurance	1.9%	6.8%
Real Estate and Rental and Leasing	1.4%	3.8%
Professional and Technical Services	5.9%	12.4%
Management of Companies	0.3%	2.0%
Administrative and Waste Services	3.5%	5.1%
Educational Services	0.7%	2.7%
Health Care and Social Assistance	6.0%	8.9%
Arts, Entertainment, and Recreation	2.1%	3.2%
Accommodation and Food Services	10.3%	7.9%
Other Services	3.2%	6.5%
Government **	38.3%	8.8%
** All 7,800 Douglas County School District jobs show in Castle Rock		









































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



Employment - Change from 2010



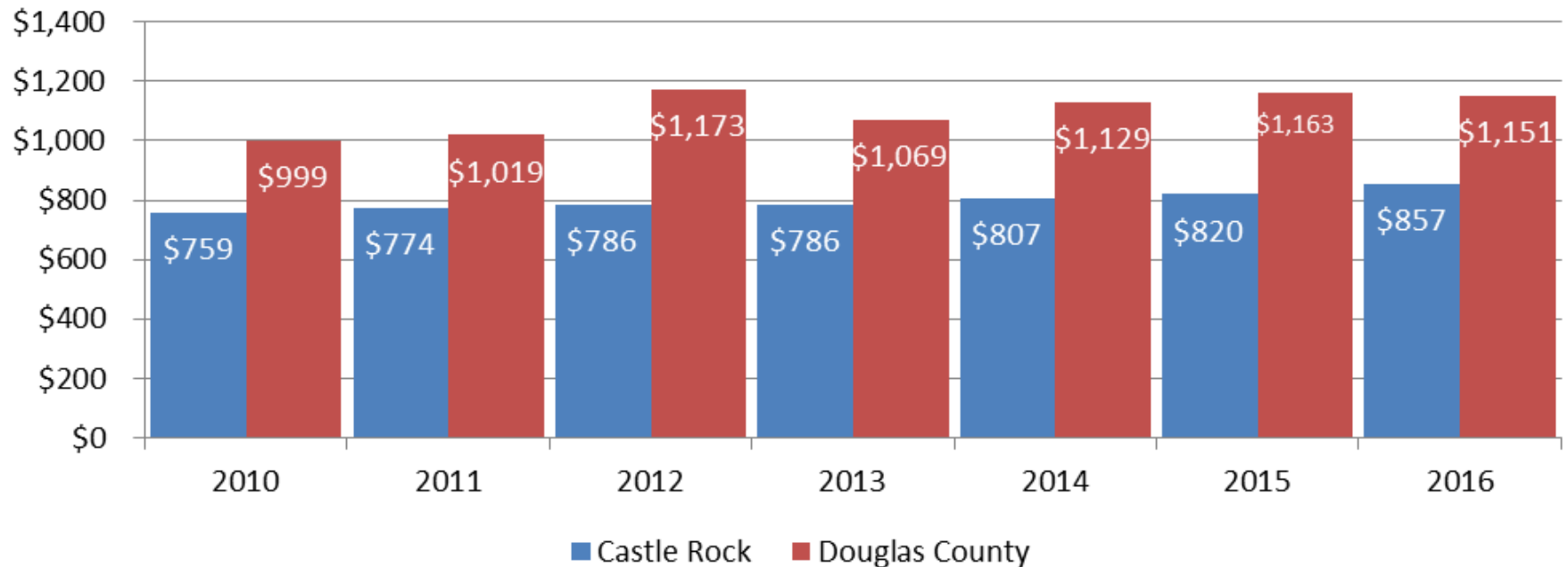
Industry Share of Total Employment Growth from 2010

Total	Colorado	Douglas	Douglas - CO
Agriculture	 1%	 1%	0%
Mining	 0%	 1%	1%
Utilities	 0%	 0%	0%
Construction	 10%	 7%	-3%
Manufacturing	 4%	 1%	-4%
Wholesale trade	 3%	 2%	-1%
Retail Trade	 8%	 11%	3%
Transportation & warehousing	 5%	 2%	-3%
Information	 0%	 3%	3%
Finance activities	 3%	 9%	6%
Real estate	 3%	 3%	0%
Professional & Technical Services	 12%	 14%	2%
Management of Companies	 2%	 2%	0%
Admin and waste	 6%	 8%	2%
Education	 3%	 4%	0%
Health Services	 13%	 14%	1%
Arts	 3%	 1%	-2%
Accommodation and food	 12%	 7%	-5%
Other services	 5%	 6%	1%
Government	 7%	 5%	-2%



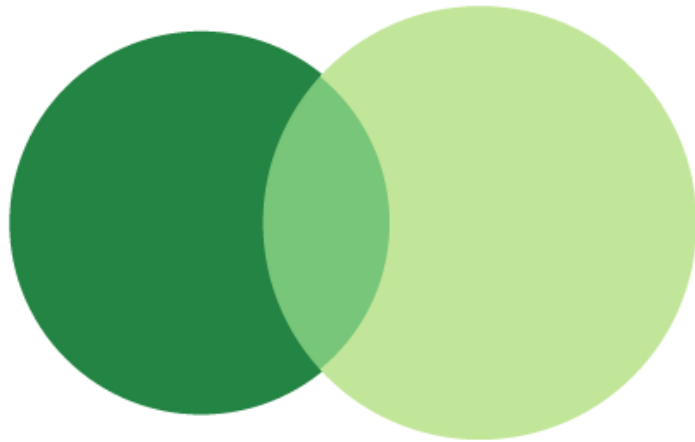
2010-2016 Wage Change

Average Weekly Wage



Castle Rock Commuters

Inflow/Outflow Job Counts in 2014

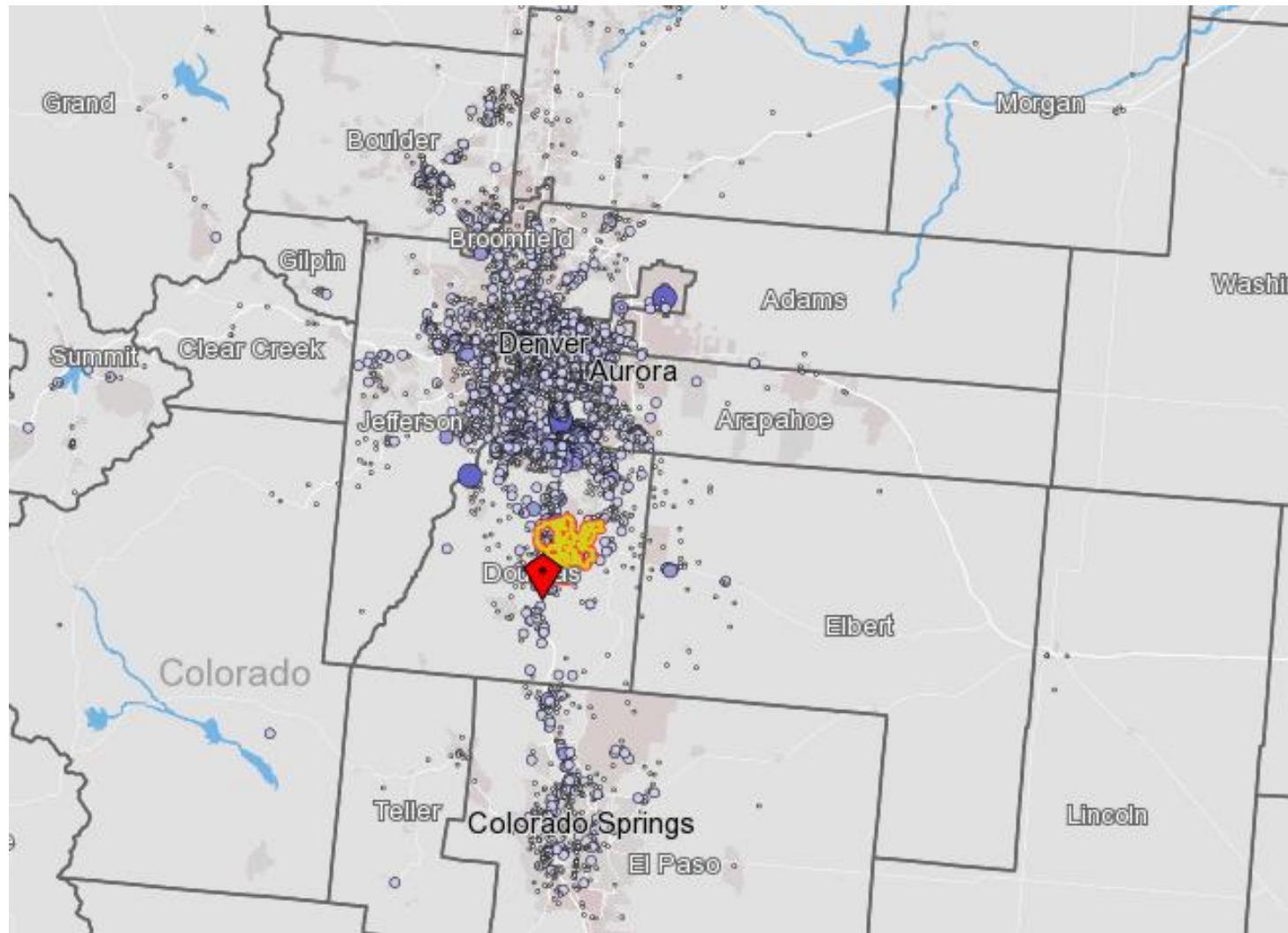


14,915 - Employed in Selection Area, Live Outside
20,347 - Live in Selection Area, Employed Outside
4,324 - Employed and Live in Selection Area

Where Workers are Employed

City or Town	N	%
Denver	4,625	18.7%
Castle Rock	4,324	17.5%
Centennial	1,701	6.9%
Aurora	1,328	5.4%
Greenwood Village	1,228	5.0%
Colorado Springs	723	2.9%
Lakewood	720	2.9%
Littleton	714	2.9%
Highlands Ranch	639	2.6%
Parker	528	2.1%
All Other Locations	8,141	33.0%
Total	24,671	100.0%

Home (Castle Rock) to Work Commuting



Age

Colorado

▼

2017

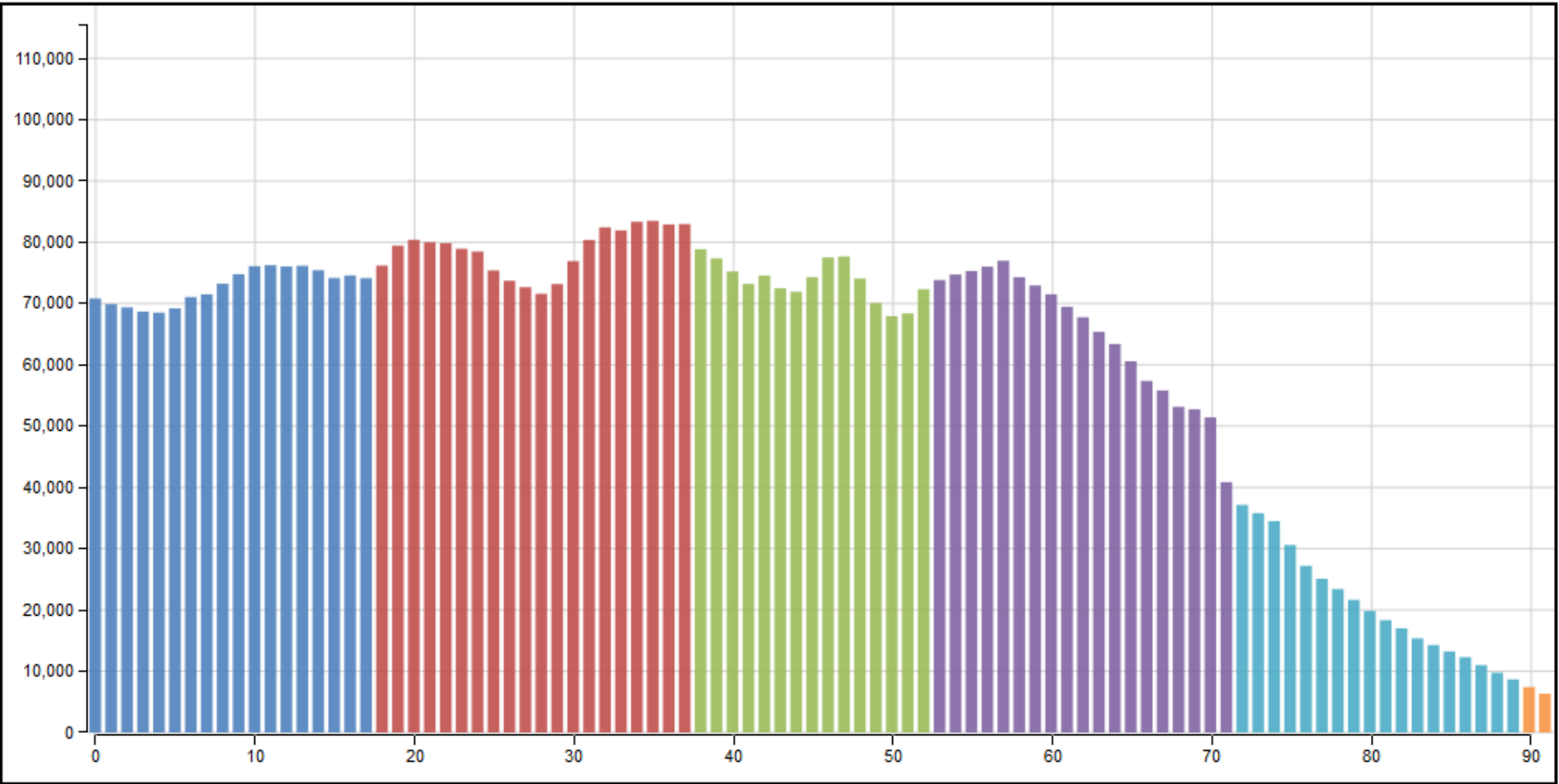
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Animate

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Colorado2017



- Next Generation (2000+)

Millennial (1980-1999)

Gen X (1965-1979)

Baby Boomers (1946-1964)

Silent Generation (1928-1945)

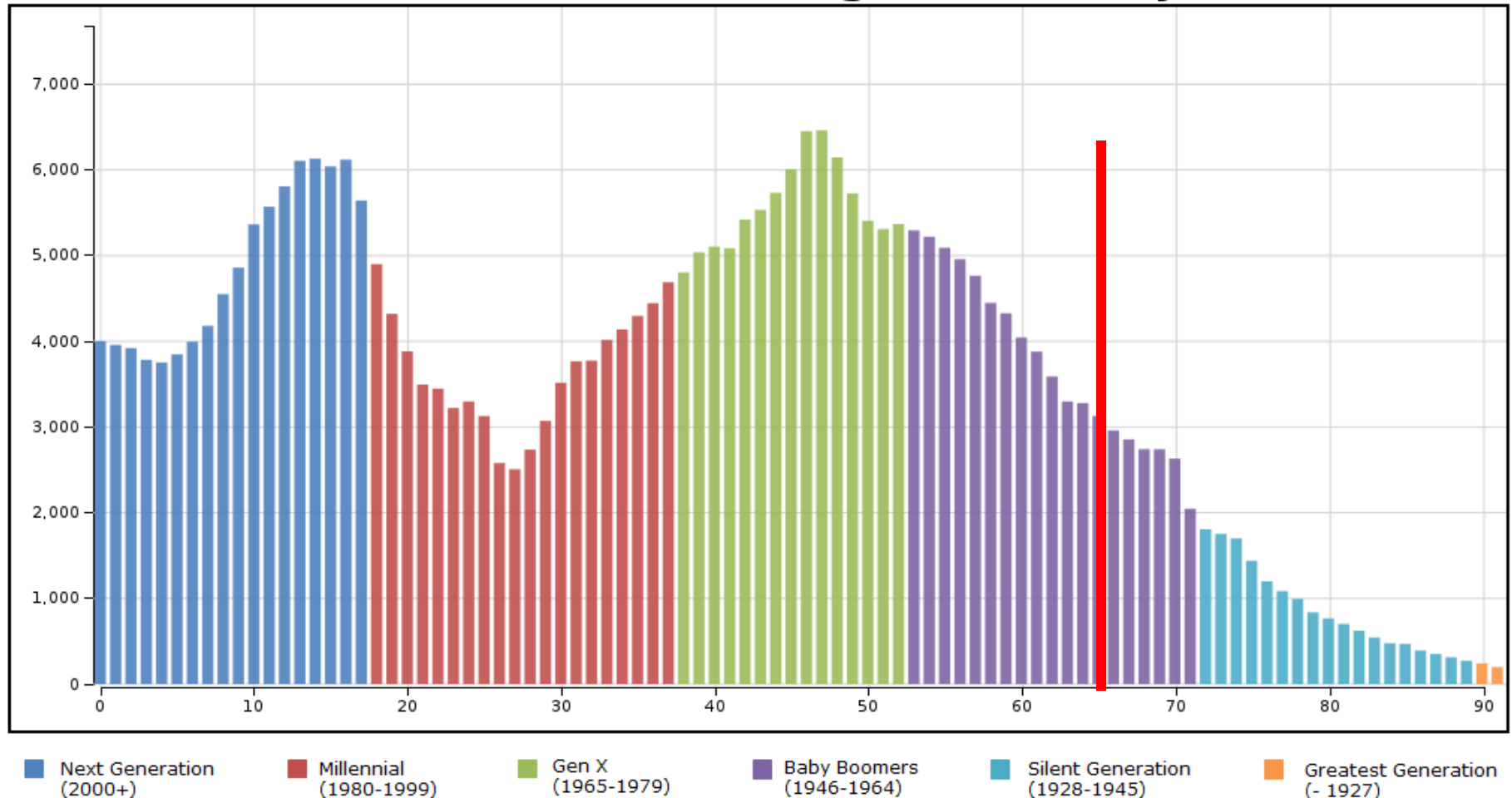
Greatest Generation (- 1927)



Douglas County Population by Age

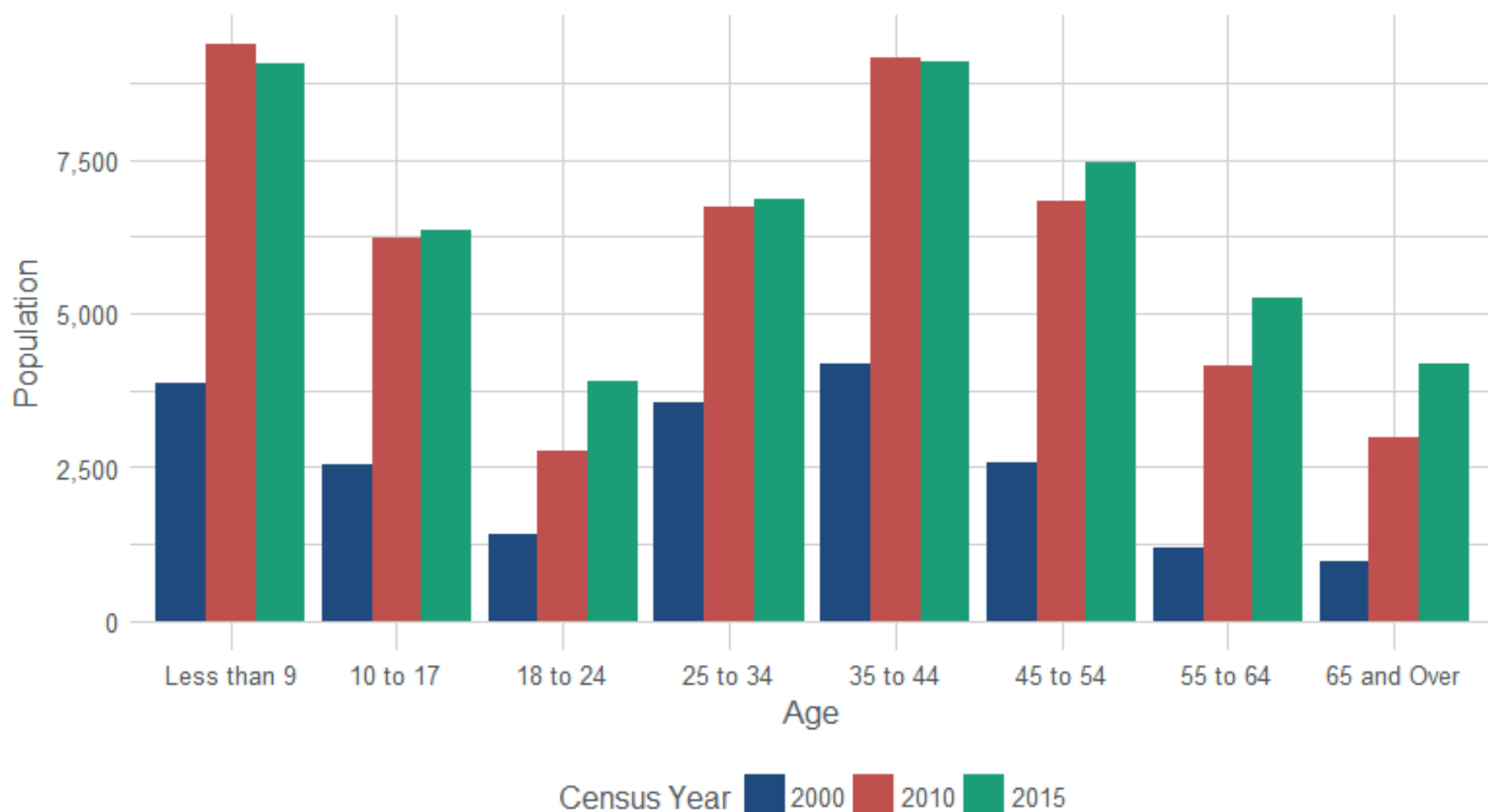
demography.dola.colorado.gov/gis/map-gallery

Douglas County 2017



Castle Rock Town Population by Age

Source: U.S. Census Bureau

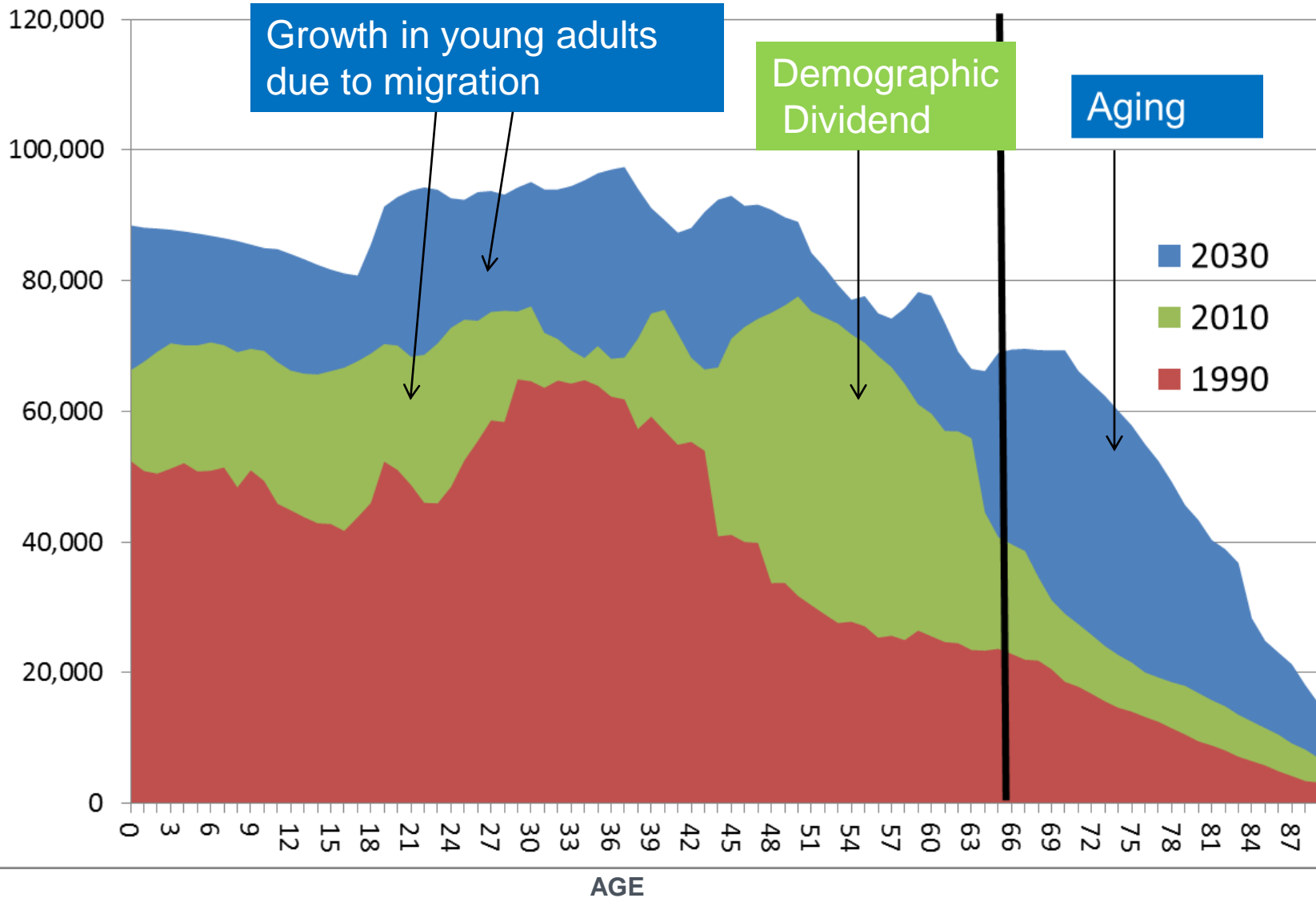


Why Are We Getting Old So Fast?

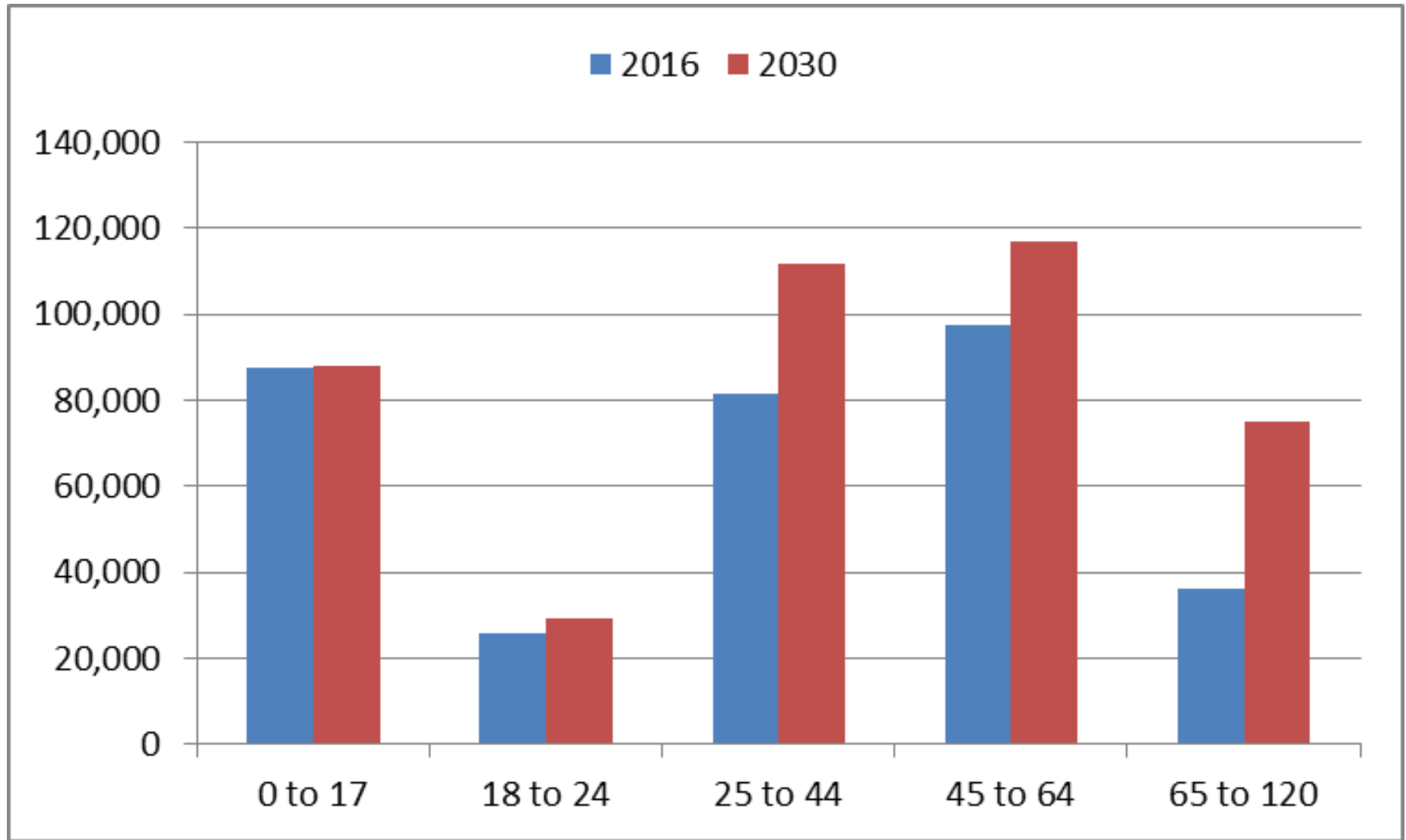
- Currently very few people over the age 65.
 - 6th lowest share of all states in US (13%) in 2015
- Baby Boomers
 - Born 1946 - 1964
 - 1,360,000 Boomers in Colorado (25% of pop. in 2015)
- By 2030, Colorado's population 65+ will be 77% larger than it was in 2015 growing from 719,000 to 1,270,000. (primarily from aging)
- Transition age distribution from “young” to more US average between 2015 and 2030.



Colorado Population by Age 1990-2030



Douglas County Forecast Population by Age



Aging Issues

- Numbers
- Economic Driver - wealthier depends
 - Impact on occupational mix
- Labor Force
- Housing
- Income - Downward Pressure
- Health
- Disabilities
- Transportation
- Public Finance - Downward Pressure



Race and Ethnicity Increasing

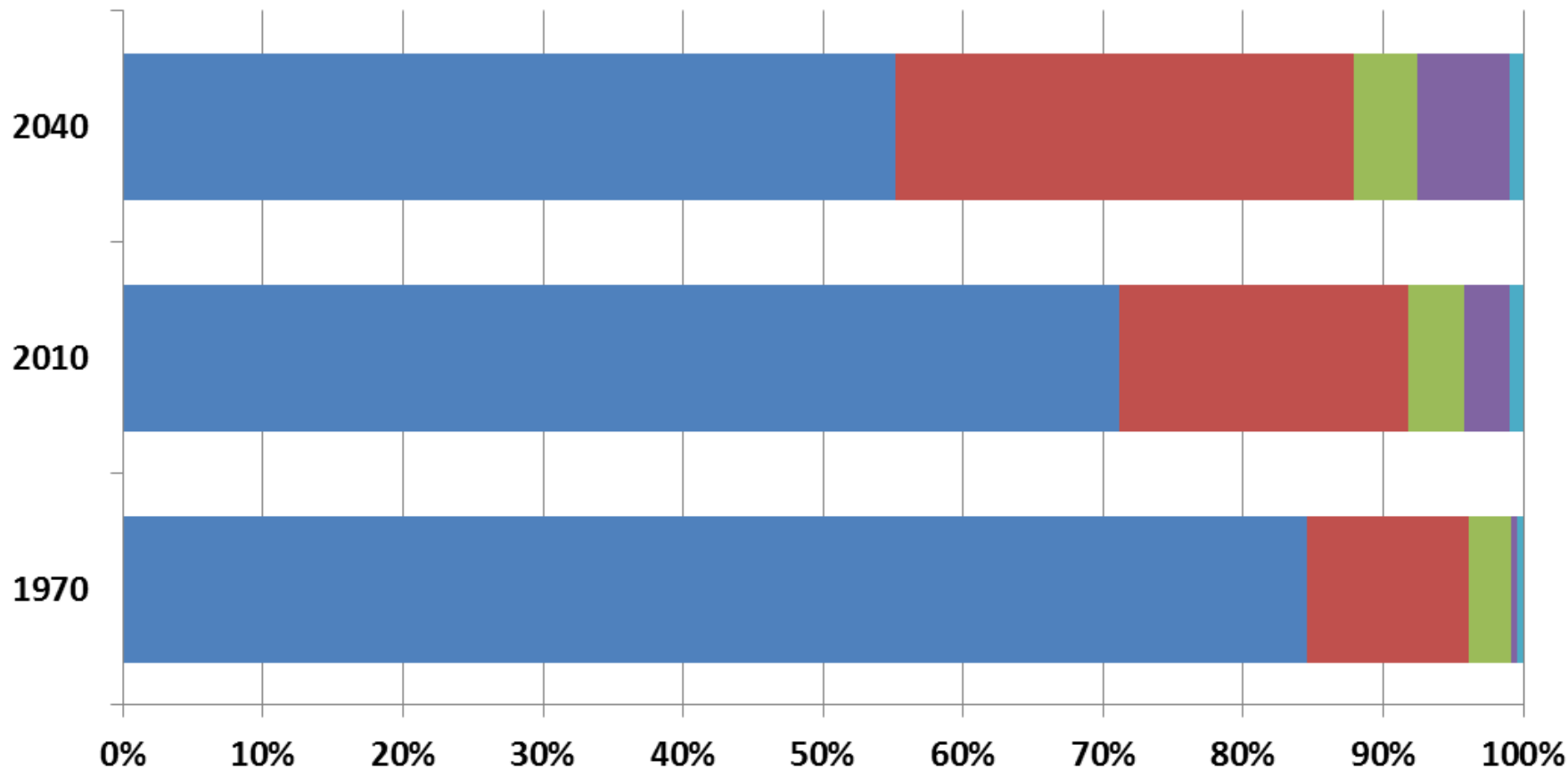
Racial Composition

Racial / Ethnic Composition in 2015			
Race	Castle Rock	Douglas	Colorado
White	92.1%	90.5%	69.1%
Hispanic	8.1%	10.0%	21.1%
Black	1.1%	1.2%	3.9%
Other	1.1%	1.4%	5.9%



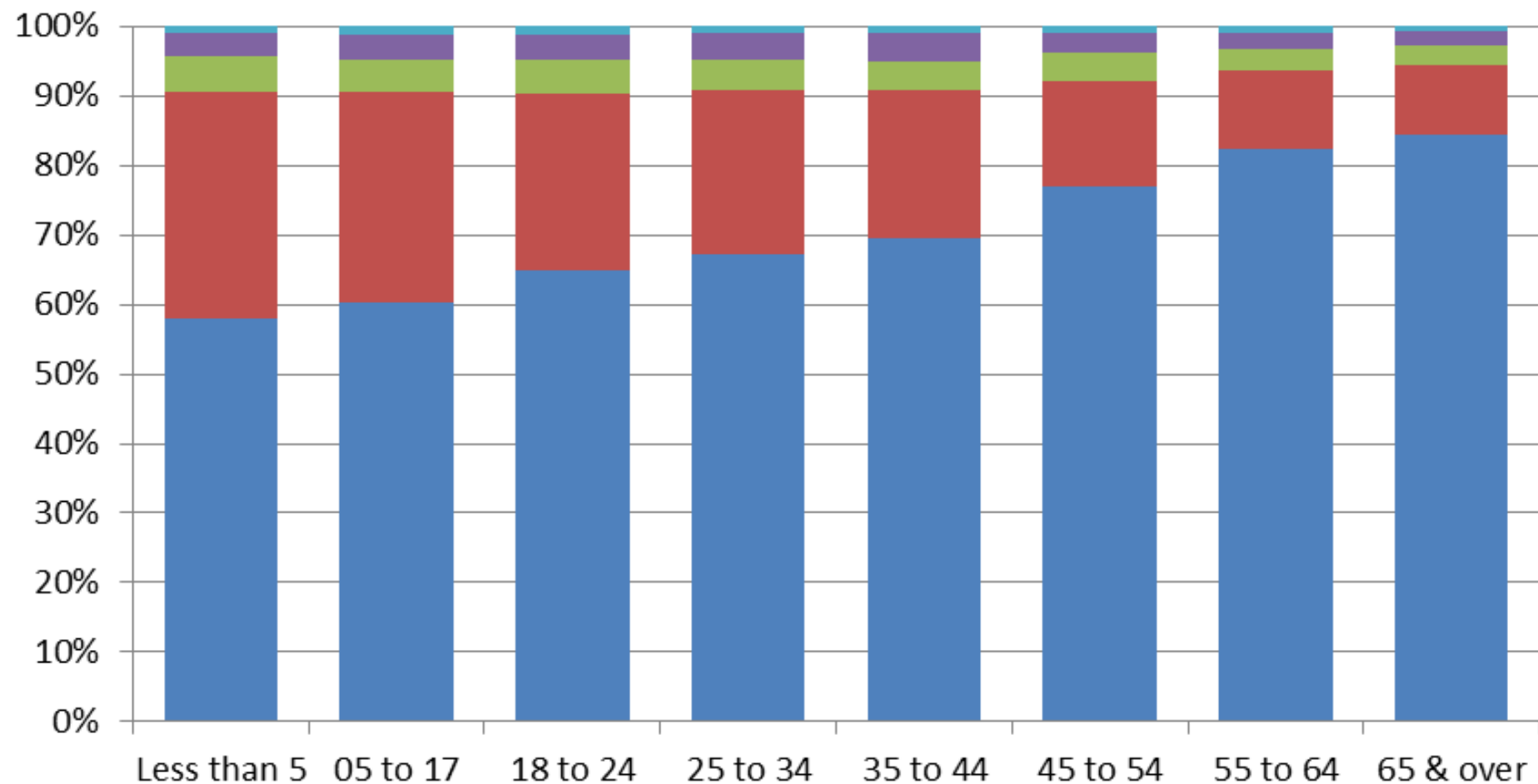
Colorado Population by Race/Ethnicity

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

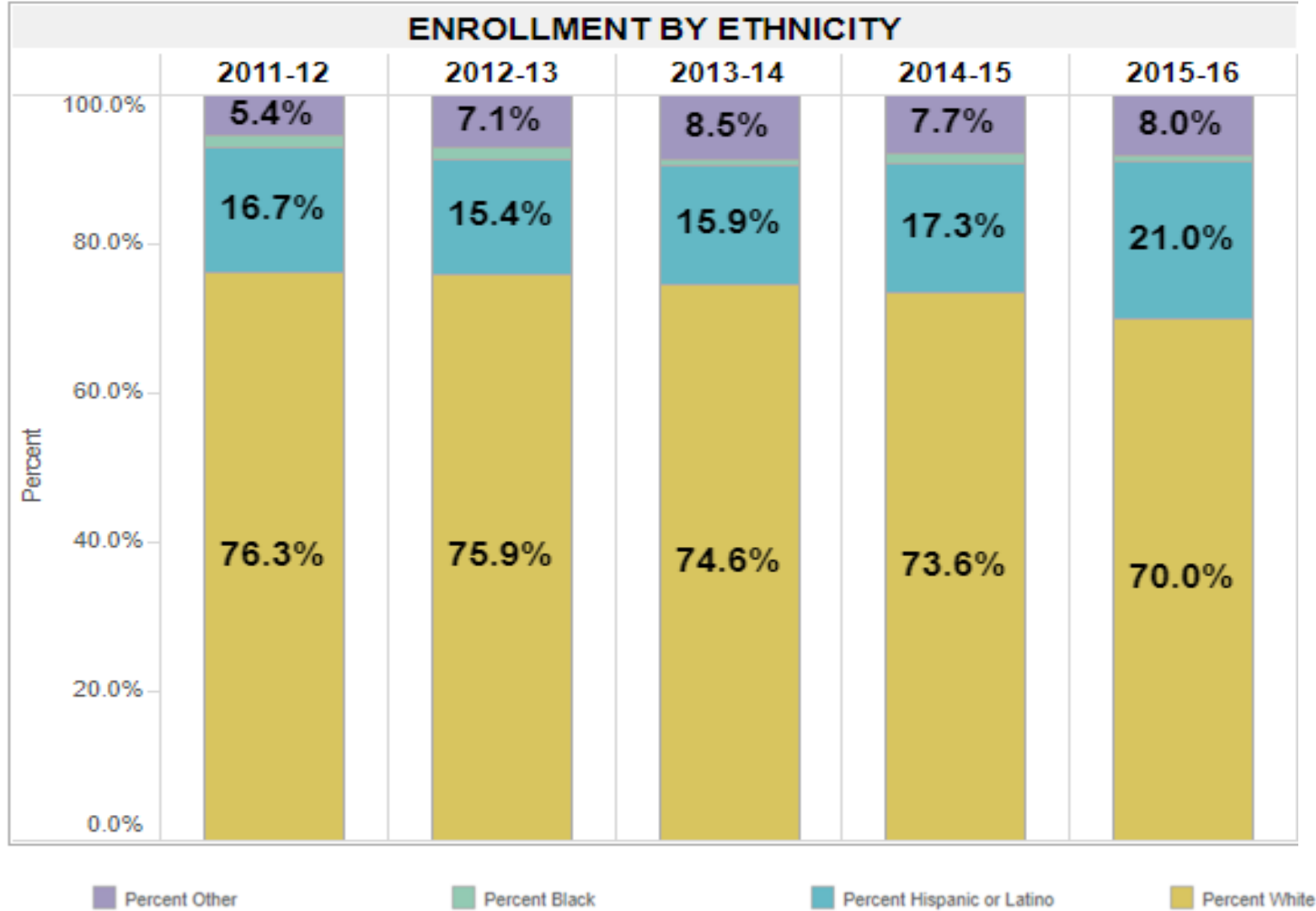


2010 Colorado Population by Race/Ethnicity and Age

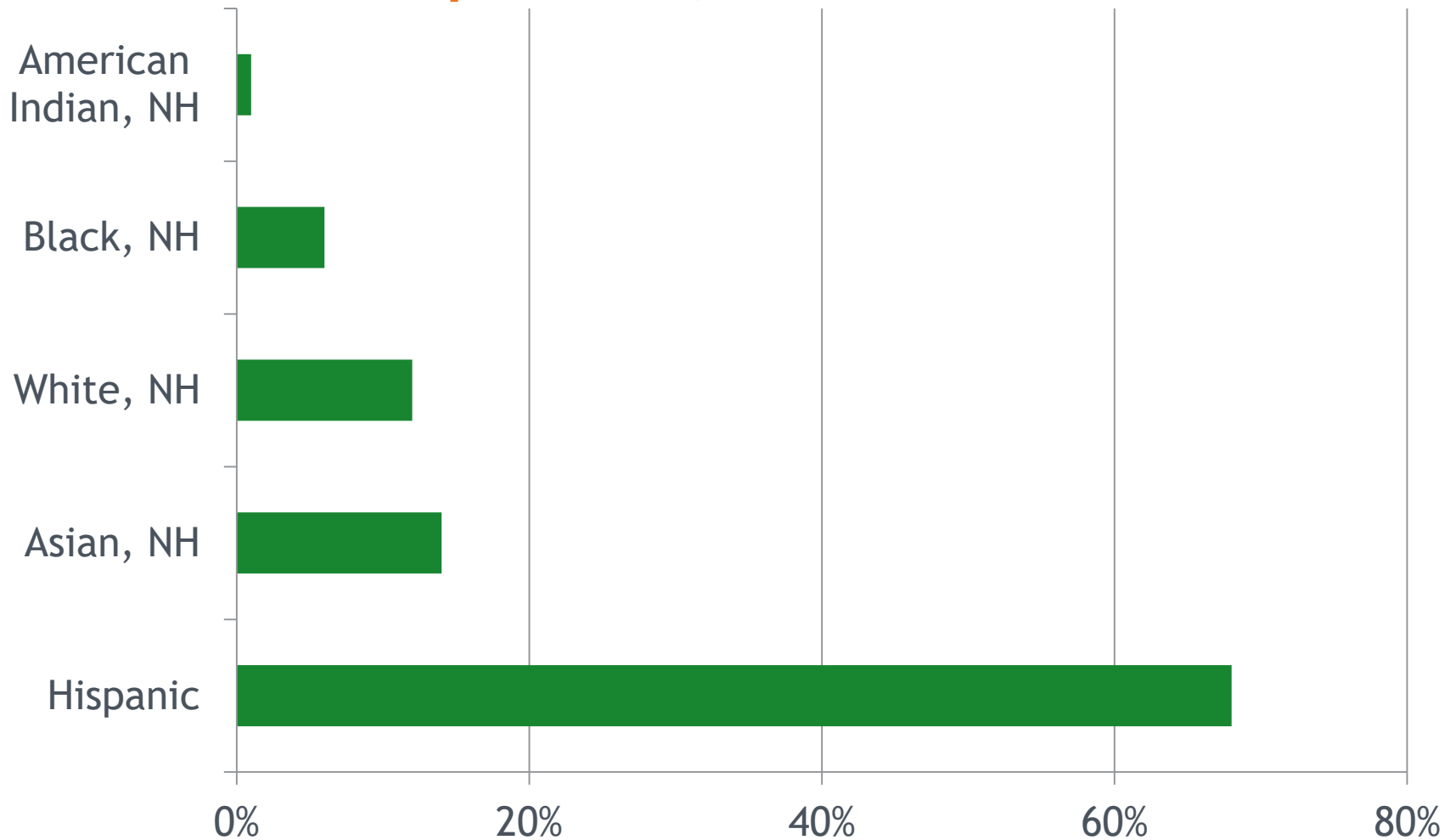
WhiteNonHispanic Hispanic BlackNonHispanic
AsianNonHispanic AmIndNonHispanic



Castle Rock K-5 School - DC RE 1



Share of Net Increase in Working Age Population, 2015-2020



Income - Slowing



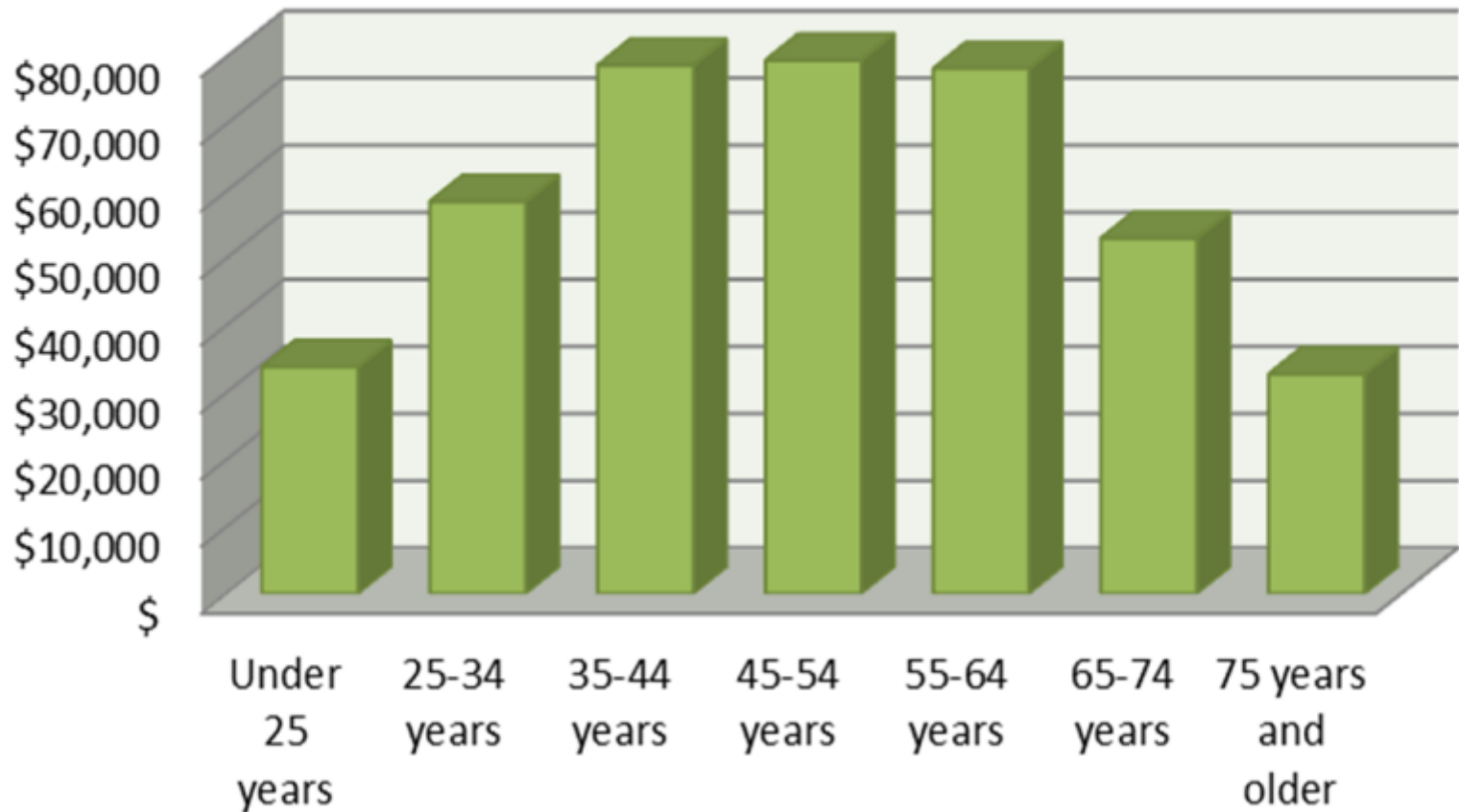
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Household Income....its future is demographically challenged.

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



Average Income Before Taxes by Age Cohort, 2011-12



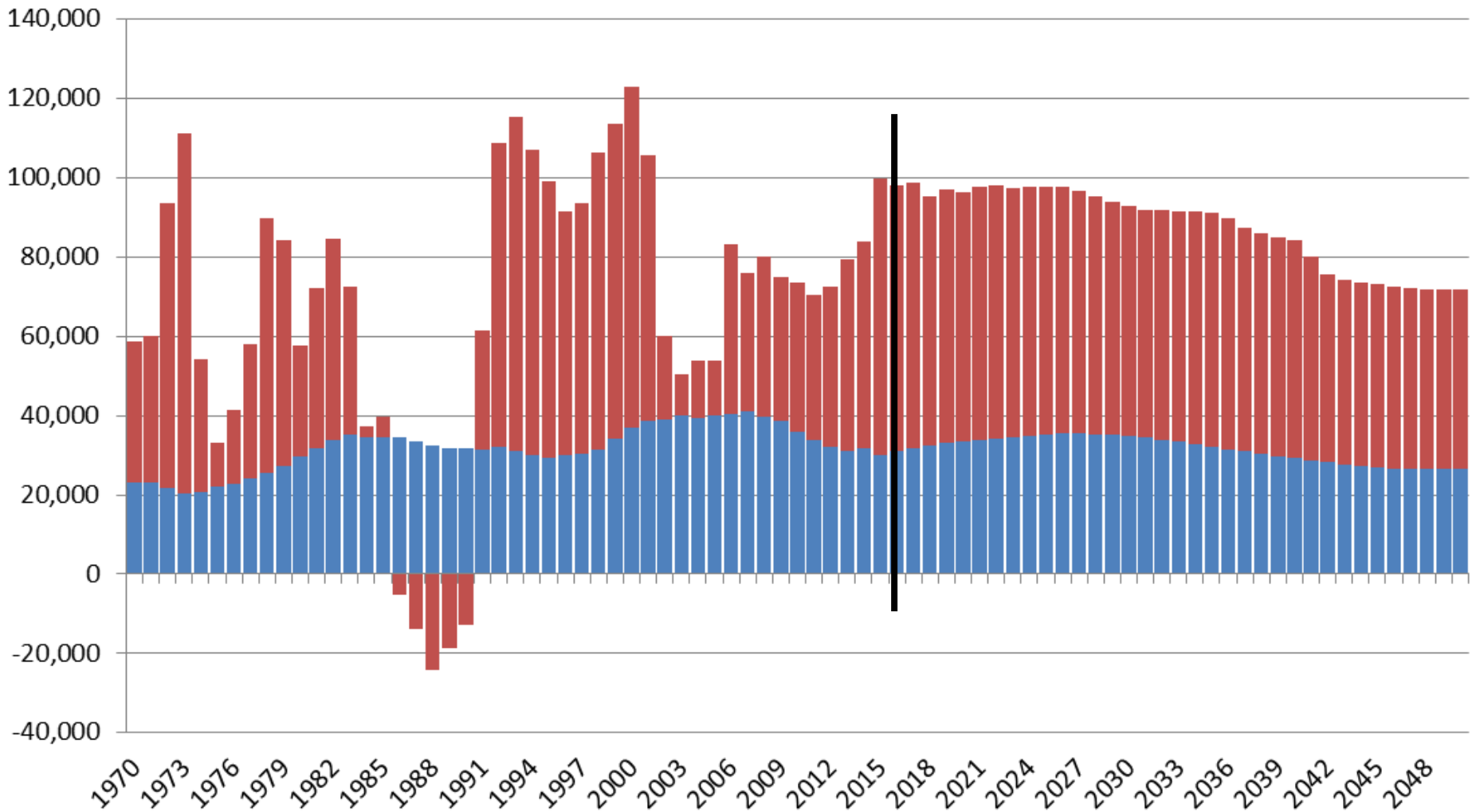
Growing and Slowing



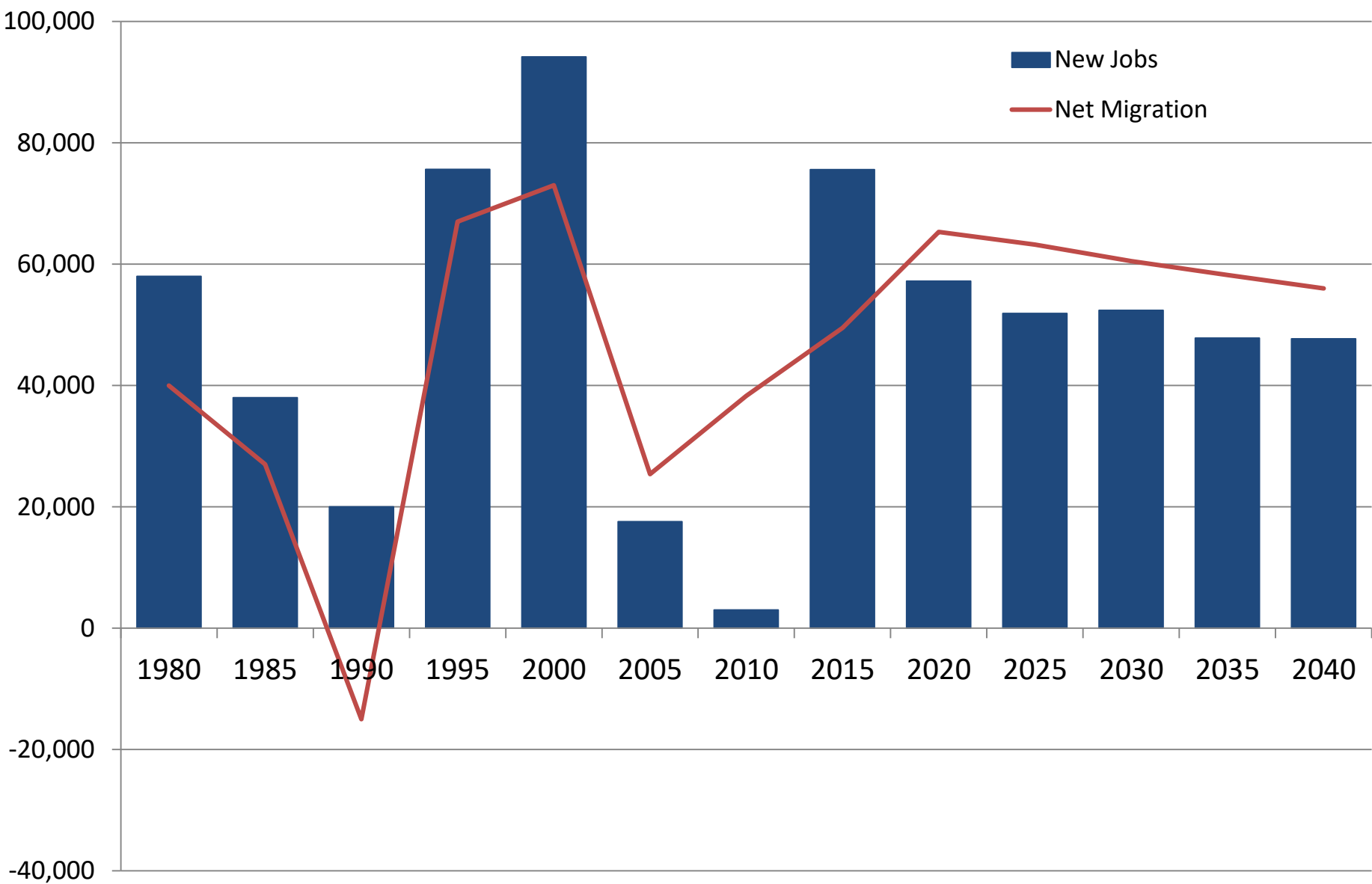
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Colorado Population Change 1970-2050

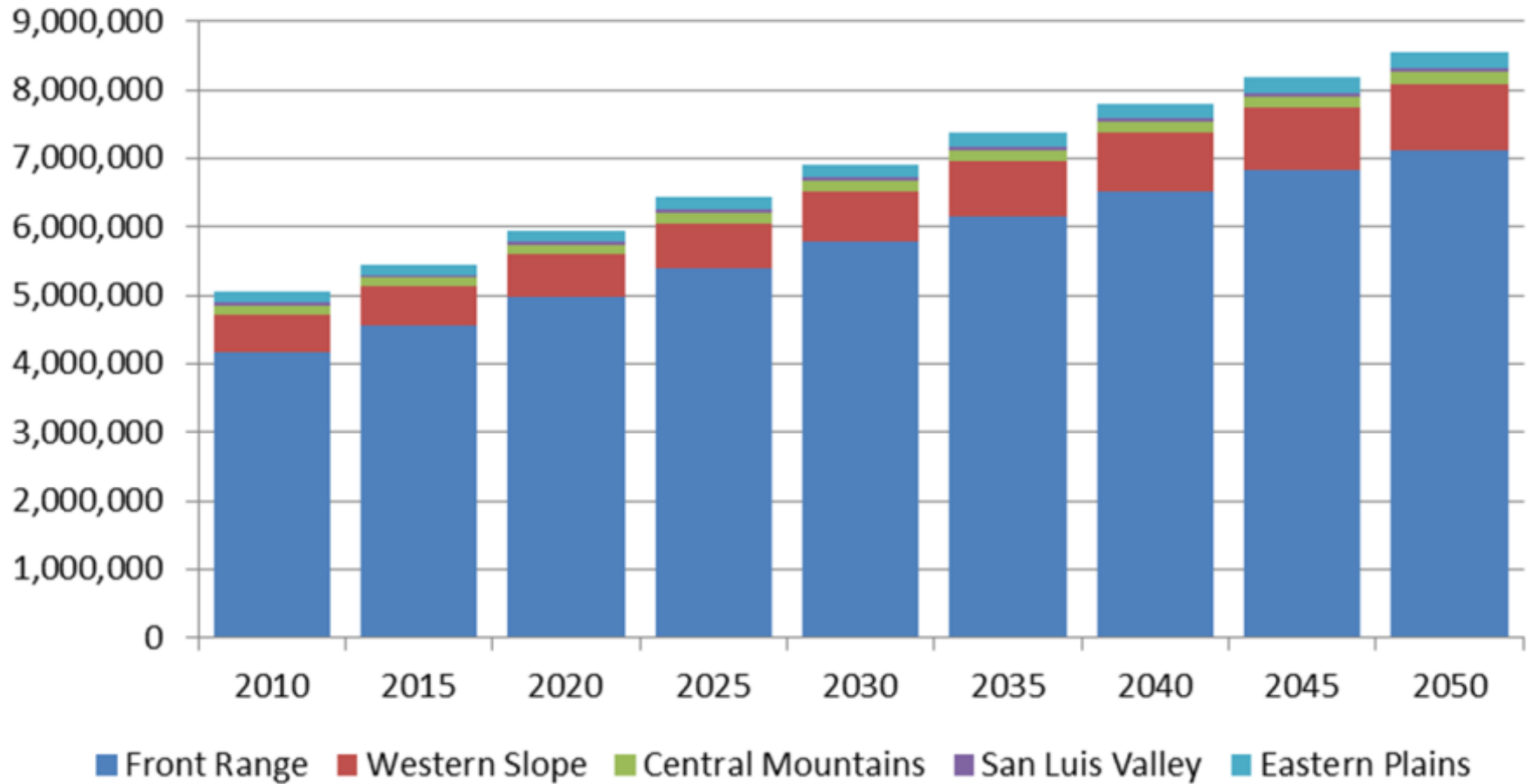
■ Natural Increase (Births - Deaths) ■ Net Migration



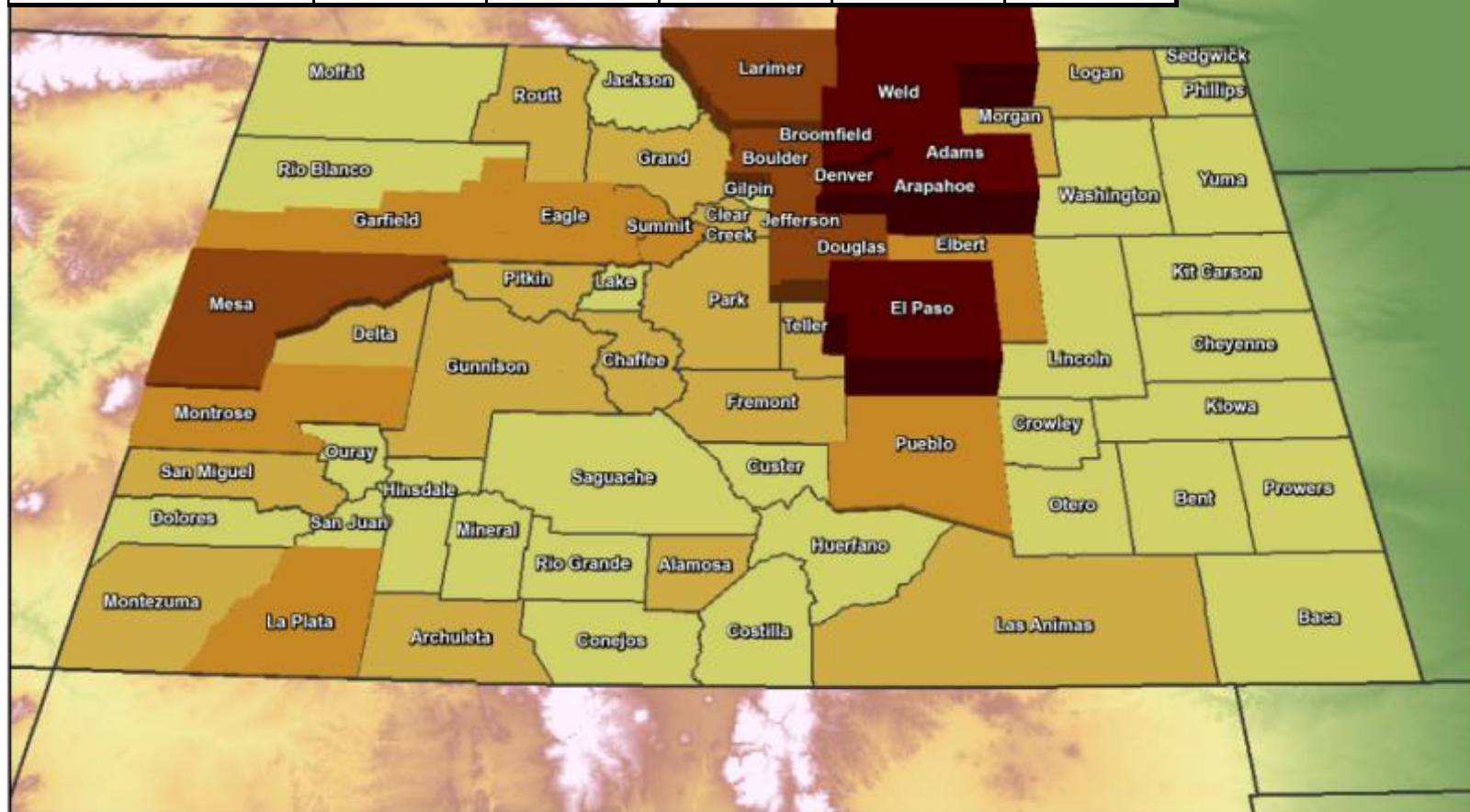
Colorado New Jobs and Net Migration



Colorado Population Forecast by Region



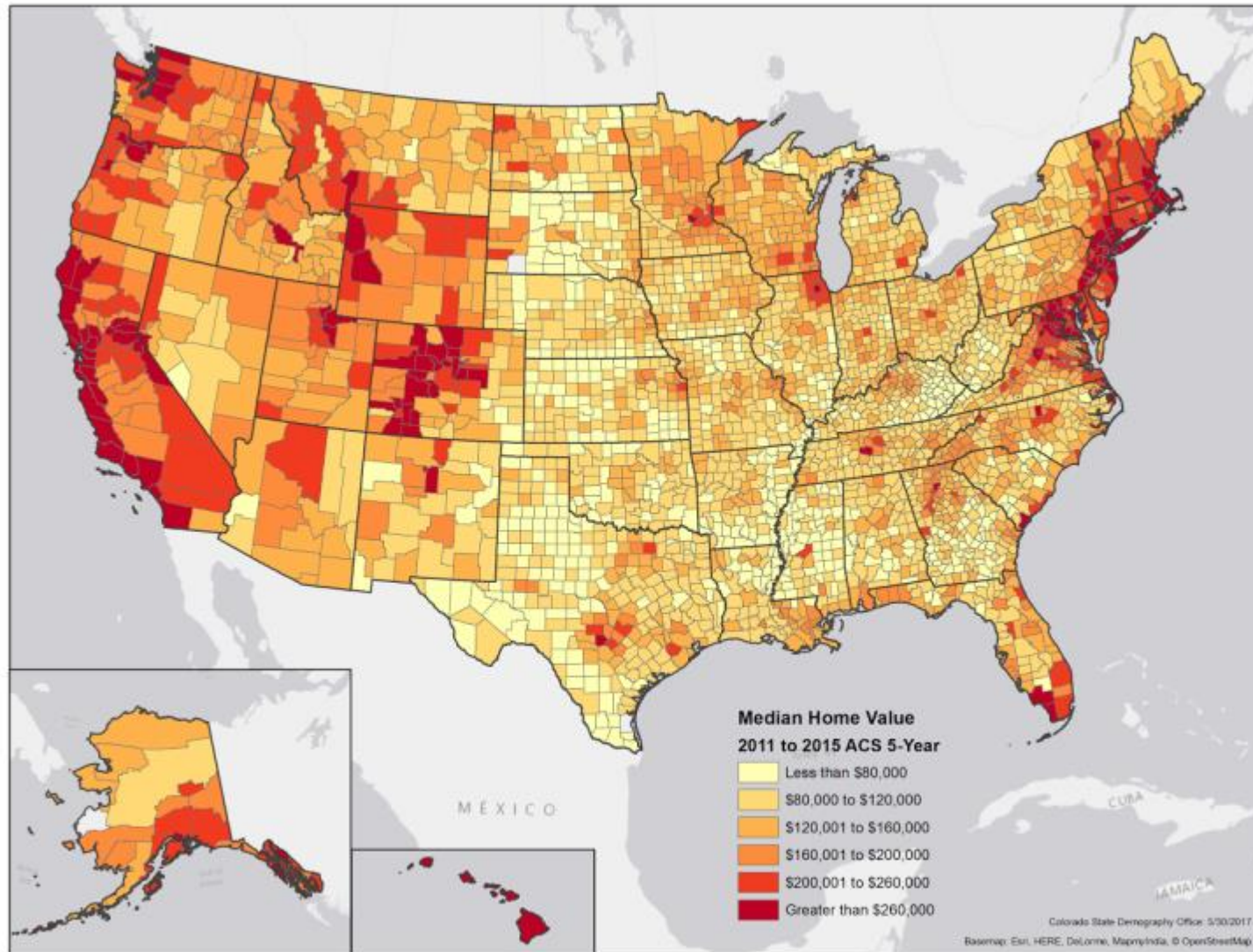
	July, 2015	July, 2020	July, 2030	July, 2040	July, 2050
Douglas Pop	322,017	353,698	420,641	475,185	481,315
Ann. Ave Growth Rate	2.32%	1.89%	1.75%	1.23%	0.13%



Projected Population Change 2010 to 2040



Median Home Value



How Do These Trends Impact Us?

- Migration - how do we attract the best fit for the jobs and where do we house them?
- Disparate growth - what is causing it and what can be done? Can linkages be created between Metro and Non-Metro.
- Aging - we are getting old fast, is the state ready for the opportunities and changes to the labor force, income, industrial mix, housing, etc.
- Colorado is becoming more racially and ethnically diverse, especially the newest entrants to the labor force. Educational gap continues. Will we have enough qualified people to fill jobs? Impact on incomes.
- Slowing income growth due to changing demographics and their economic impacts.
- Population Growing but slowing - related to aging and slowing US growth.



Douglas County vs. Castle Rock

General Population Characteristics

	Douglas	Castle Rock
Median Age	37.6	34.8
Median Household Income	\$102,964	\$88,294
Median Home Value	\$354,700	\$296,600
Median Rent (Gross)	\$1,399	\$1,240
% Rental Occupied	20.6%	24.9%
Household Size	2.76	2.76
Percent Colorado Native	37.4%	37.1%
Percent in Poverty	4.0%	5.2%
Percent w/ Bachelor's +	56.6%	48.1
Percent 65+	9.2%	8.0%



Thank you

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