

ASSOCIATED GOVERNMENTS OF NORTHWEST COLORADO

DISTRESS CRITERIA STATISTICAL REPORT

Reference Date: 10 / 2017 (All data elements refer to this date or earlier.)

Region Consists of: Garfield Co. CO, Mesa Co. CO, Moffat Co. CO, Rio Blanco Co. CO, Routt Co. CO

Report Date: 12/23/2017 11:34:45 PM

Economic Distress Criteria—Primary Elements

	Region	U.S.	Threshold Calculations
24-month Average Unemployment Rate (BLS) period ending October 2017	4.03	4.68	-0.65
2016 Per Capita Money Income (5-year ACS)	\$28,251	\$29,829	94.71%
2016 Per Capita Personal Income (BEA)	\$45,998	\$49,246	93.40%

At first glance it would appear that the AGNC region is performing well above U.S. averages. As discussed throughout this report, unemployment is a poor measure of distress due to the exodus of workforce following declines in several industries. This report will present various measures of distress demonstrating that the five county region of AGNC faces significant economic challenge region wide.

- Moffat and Mesa County have Per Capita Income that is less than 80% of the national average.
- Rio Blanco County is only .2% away from falling below the EDA distress criteria
- Based on EDA criteria, the AGNC region **MEETS** the definition of distressed based on Per Capita Income.

Economic Distress Criteria—Geographic Components

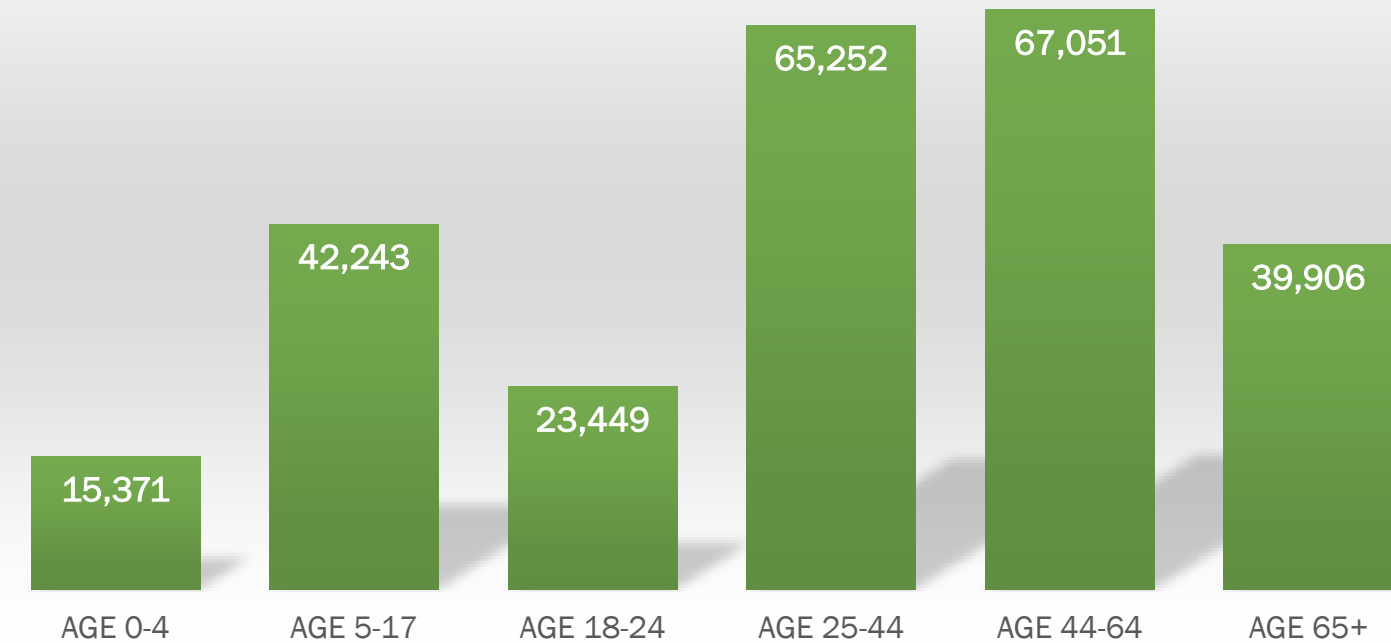
	24 Month Unemp	Threshold Calculation	BEA PCPI	Threshold Calculation	Census PCMI (2000)	Threshold Calculation	ACS 5-Year PCMI	Threshold Calculation
Garfield County, CO	3.22	-1.46	\$55,227	112.1	\$21,341	98.9	\$29,179	97.8
Mesa County, CO	4.72	0.04	\$39,118	79.4	\$18,715	86.7	\$26,731	89.6
Moffat County, CO	3.69	-0.99	\$39,244	79.7	\$18,540	85.9	\$26,344	88.3
Rio Blanco County, CO	4.61	-0.07	\$39,483	80.2	\$17,344	80.3	\$27,419	91.9
Routt County, CO	2.47	-2.21	\$71,167	144.5	\$28,792	133.4	\$36,692	123

Sources: U.S. Bureau of Census, Labor Statistics, and Economic Analysis; Calculations generated by StatsAmerica.

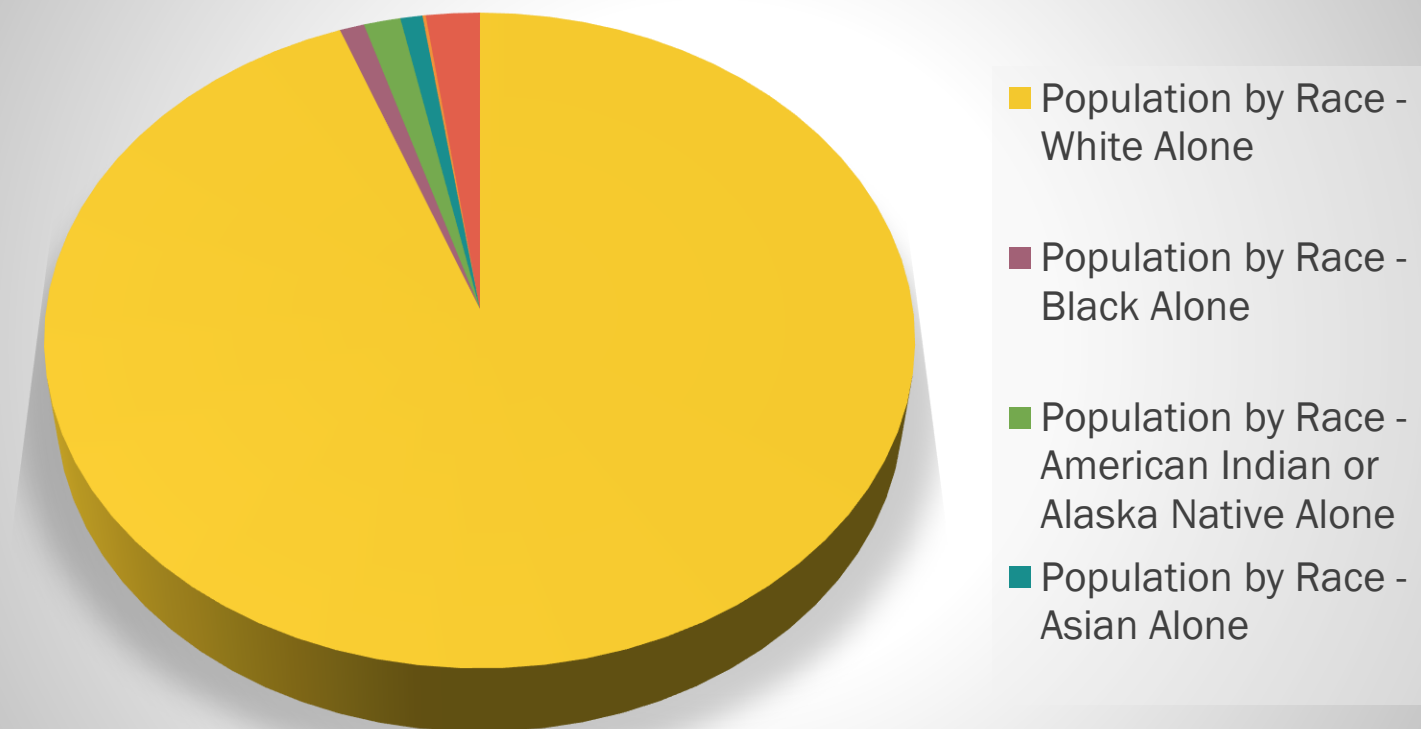
AGNC Fast Facts

- Total Population: 253,272
 - 4.7% Colorado's Population
- 17% Hispanic Population
 - 17% Colorado's Hispanic Population
- 94% White
 - 73.3% Colorado's White Population

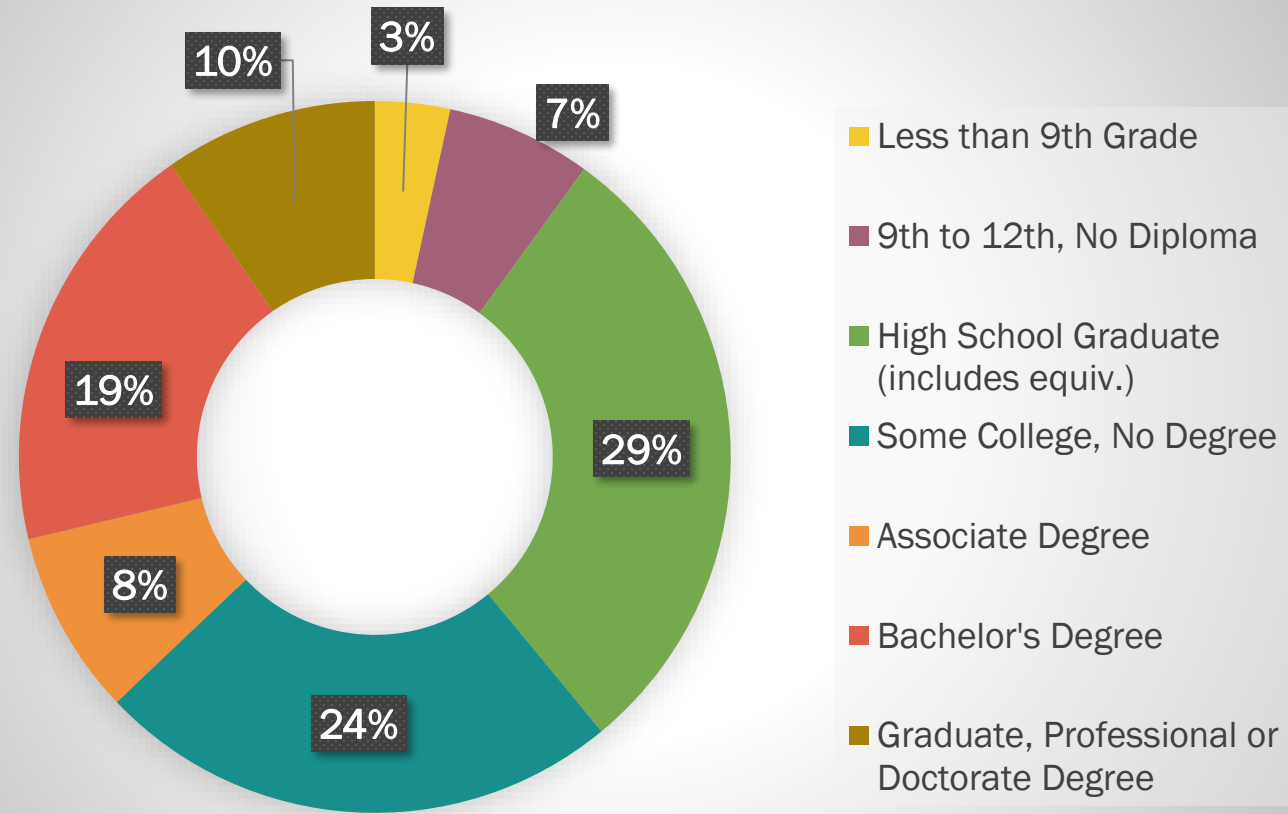
AGE DISTRIBUTION



RACE DISTRIBUTION



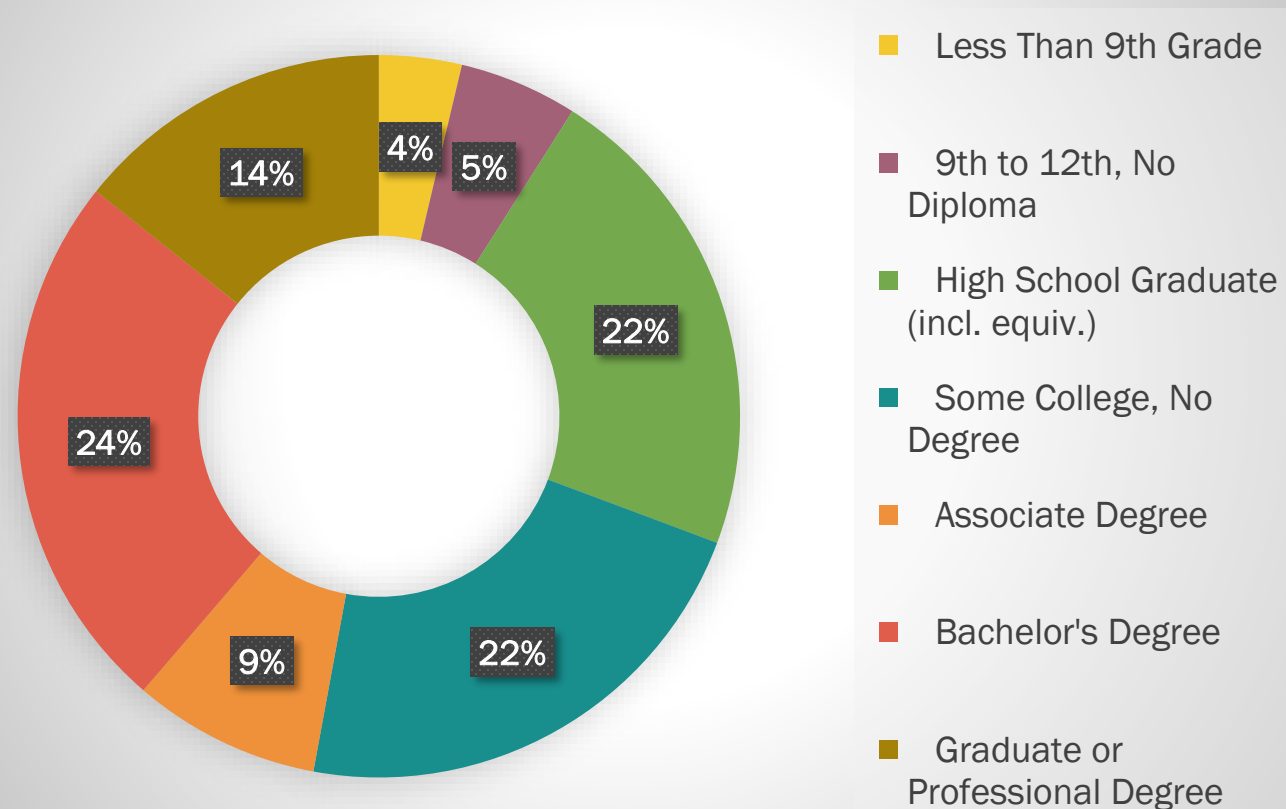
AGNC EDUCATIONAL ATTAINMENT



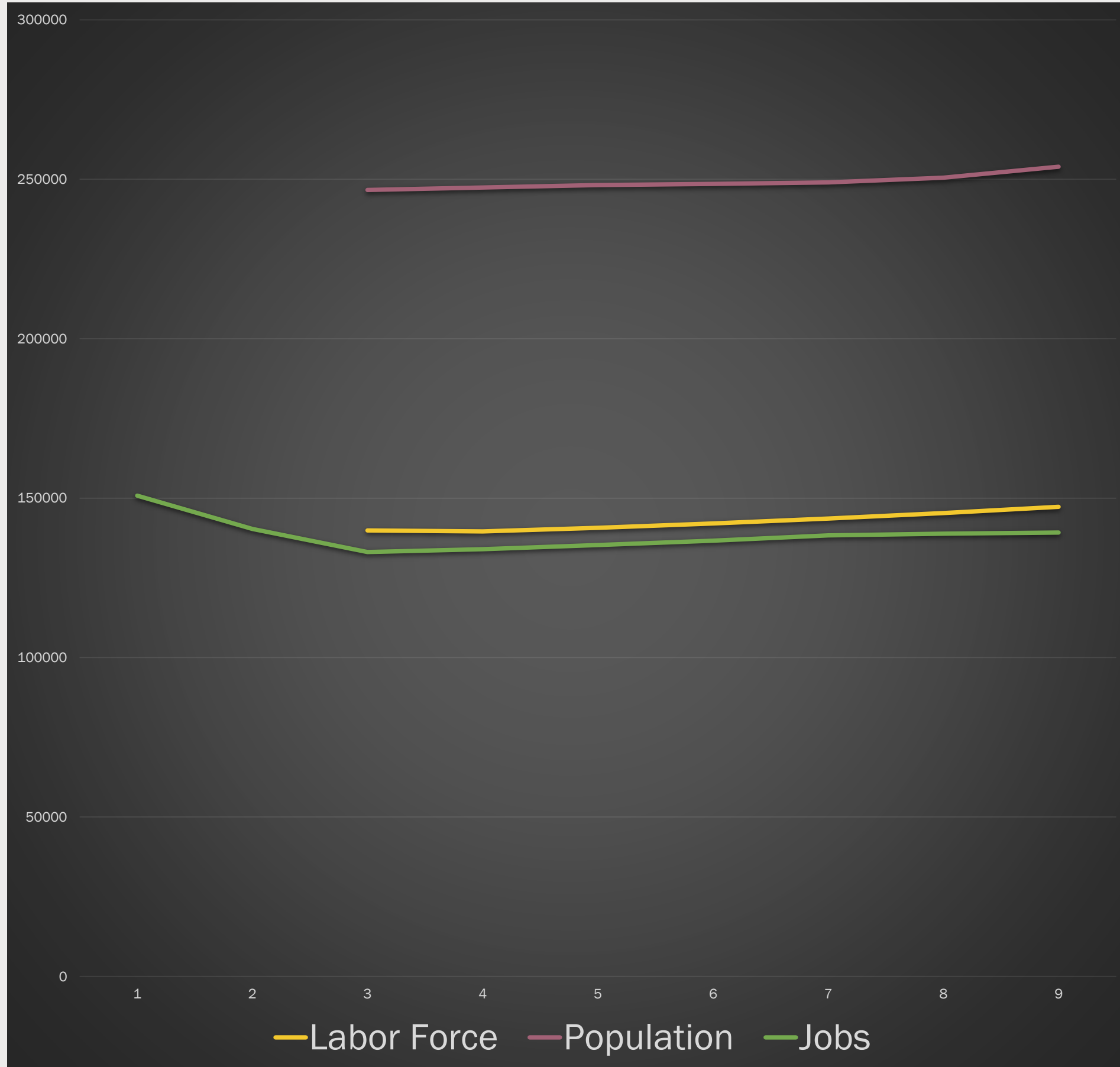
- AGNC region has a slightly higher percentage of high school graduates than the statewide average.

- The state on average has a higher percentage of degreed individuals than the AGNC region.

COLORADO EDUCATIONAL ATTAINMENT



Workforce & Demographic Trends

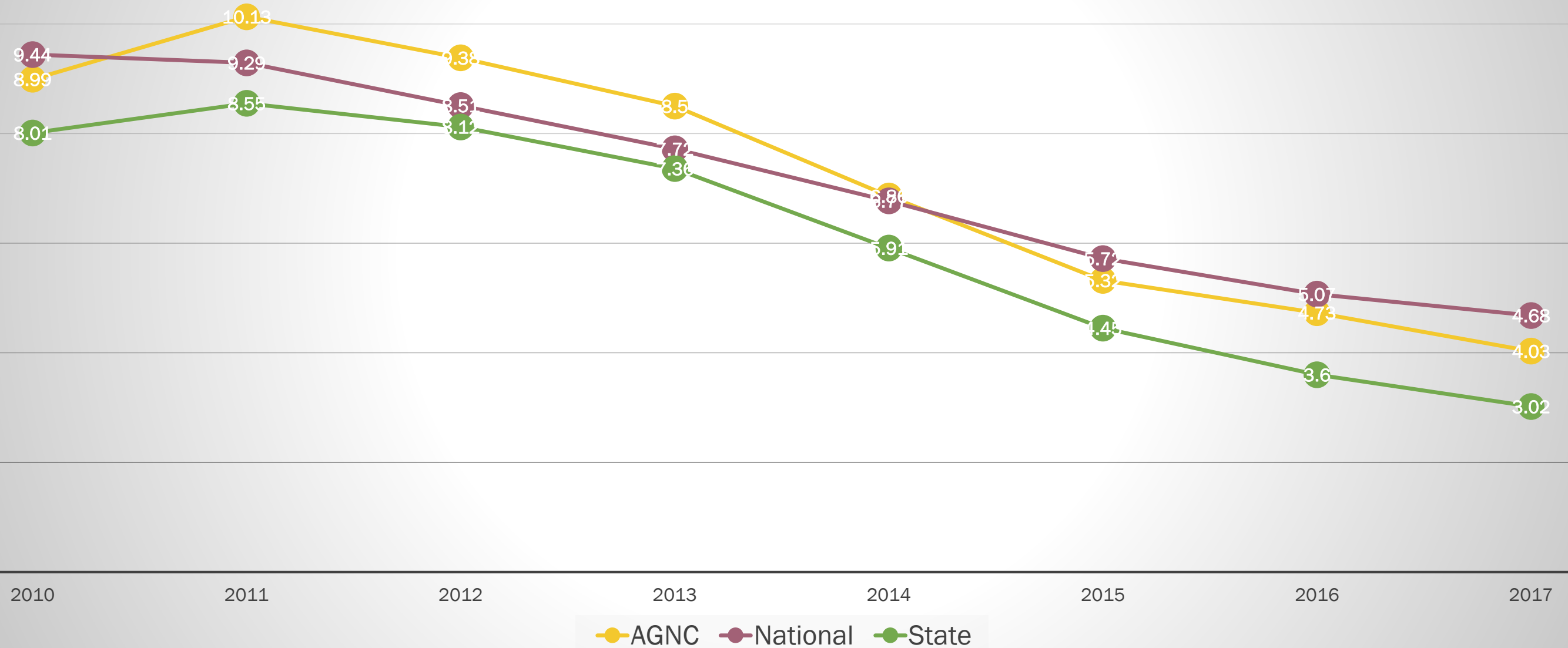


The five county AGNC region has experienced slight population growth since 2009 with a total population growth of 7,342 or 3%. The State of Colorado has experienced a growth rate of 8.8% for the same time period.

AGNC also saw a 5% increase in labor force and a 4% increase in total jobs.

However, the region has not regained peak employment. Comparatively, the State of Colorado experienced a 7% increase in labor force and a 14% increase in jobs, and has not only regained but exceeded prior peak employment.

Unemployment



Unemployment within AGNC has declined since the 2008 recession. Moffat and Mesa Counties experienced an exodus of work force, artificially lowering unemployment rates for those counties. Region wide, unemployment rates mirror national trends. However, the remainder of Colorado has experienced significant improvement in unemployment, which has outpaced improvement in the five county AGNC region.

Cluster Analysis by employment



The region's strongest traded economic sectors are Hospitality, Oil and Gas, Construction, and Coal Mining. Hospitality is one of the largest economic sectors, providing 6000+ jobs within the region. However; these tend to be lower wage and seasonal jobs. Mining, Oil and Gas, and Electric Power have a presence in all of the counties. These tend to be the highest paying jobs. Other higher paying sectors do not have a significant presence in the region.



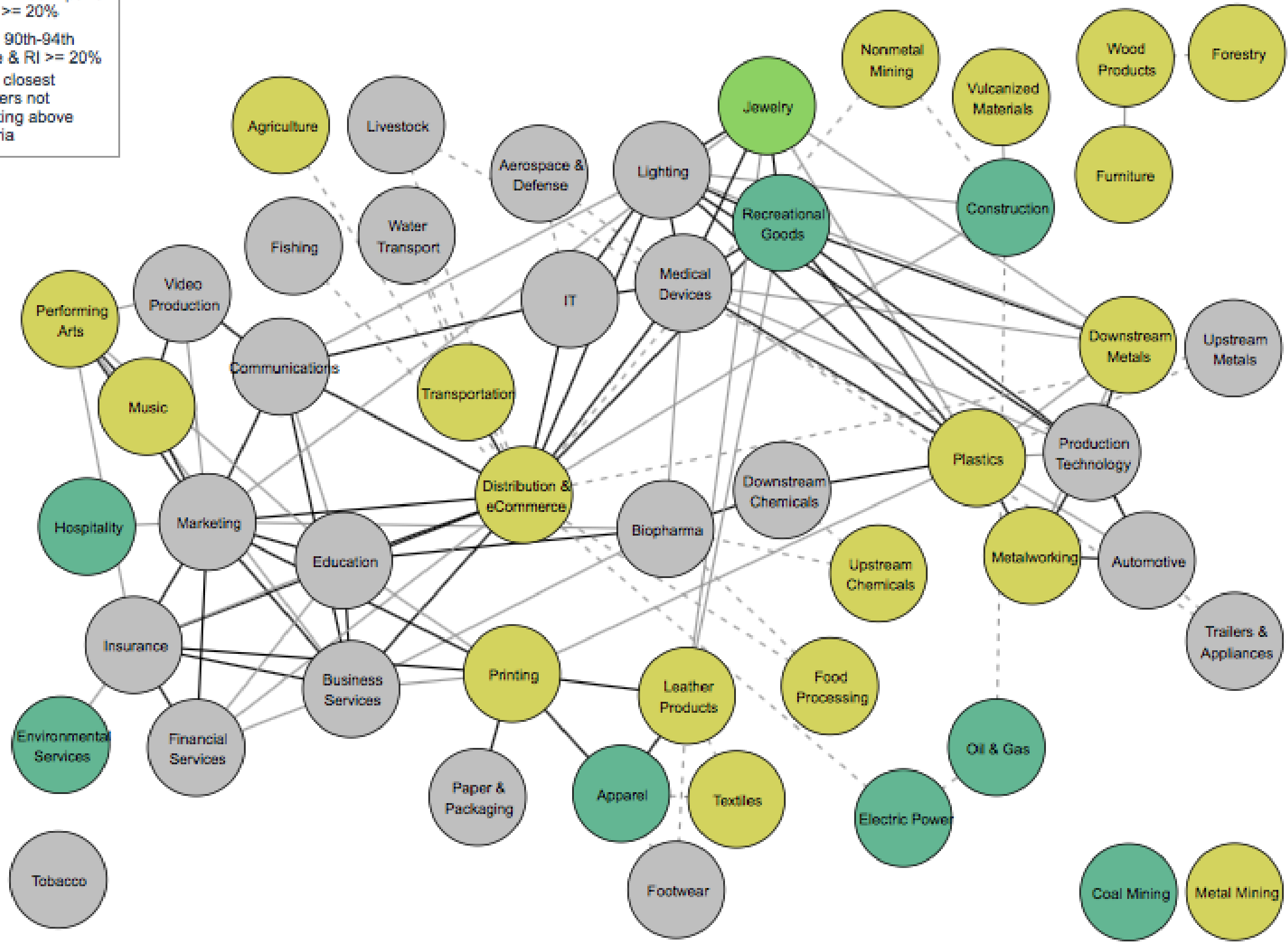
Cluster Specialization

- Strong clusters above 90th percentile specialization
- Strong clusters above 75th percentile specialization
- Other specialized clusters (LQ > 1.0)

- BCR >= 95th pctile & RI >= 20%
- BCR 90th-94th pctile & RI >= 20%
- Next closest clusters not meeting above criteria

Cluster Linkages and Economic Diversification

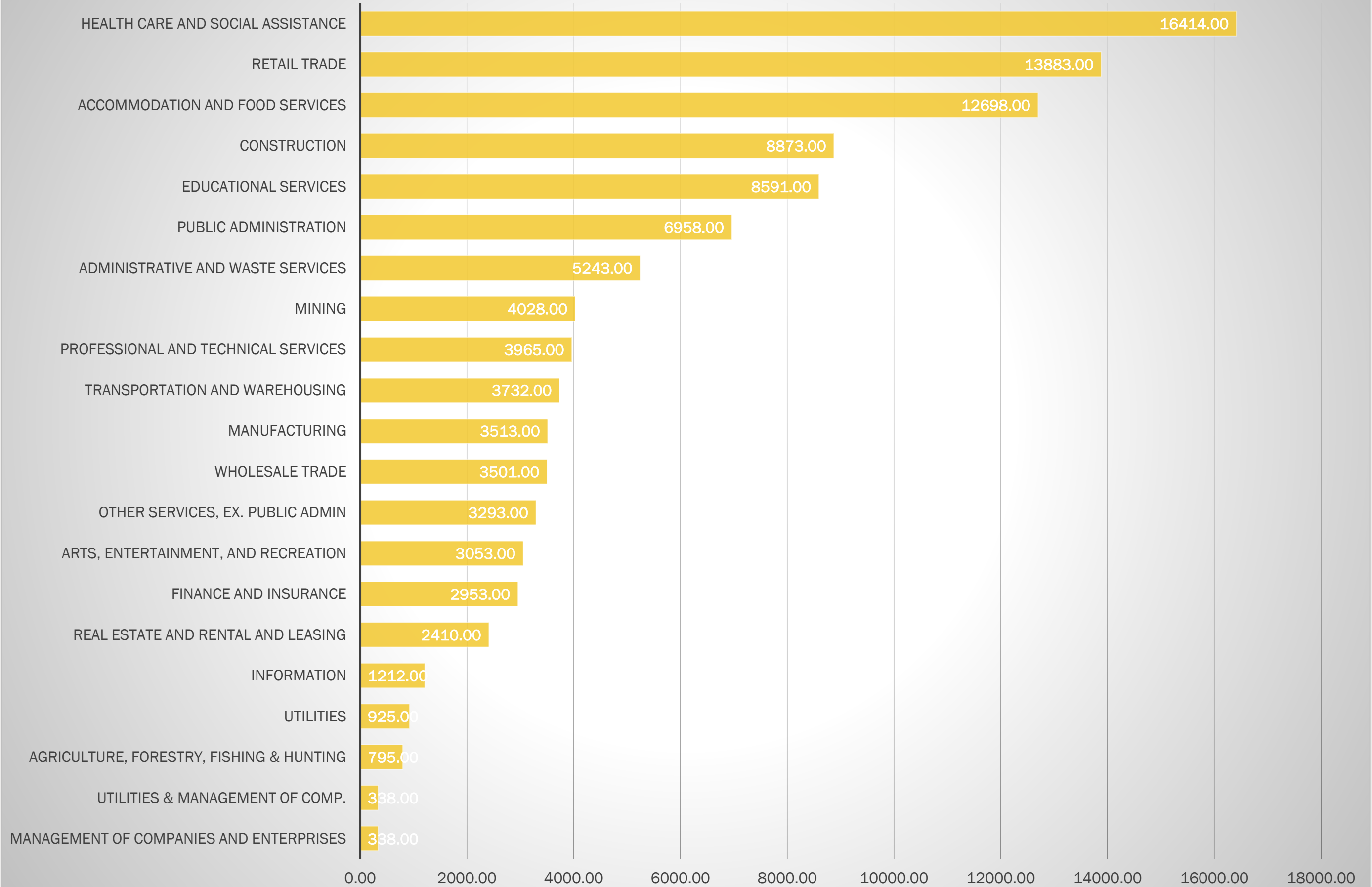
AGNC by elyselucinda, 2015



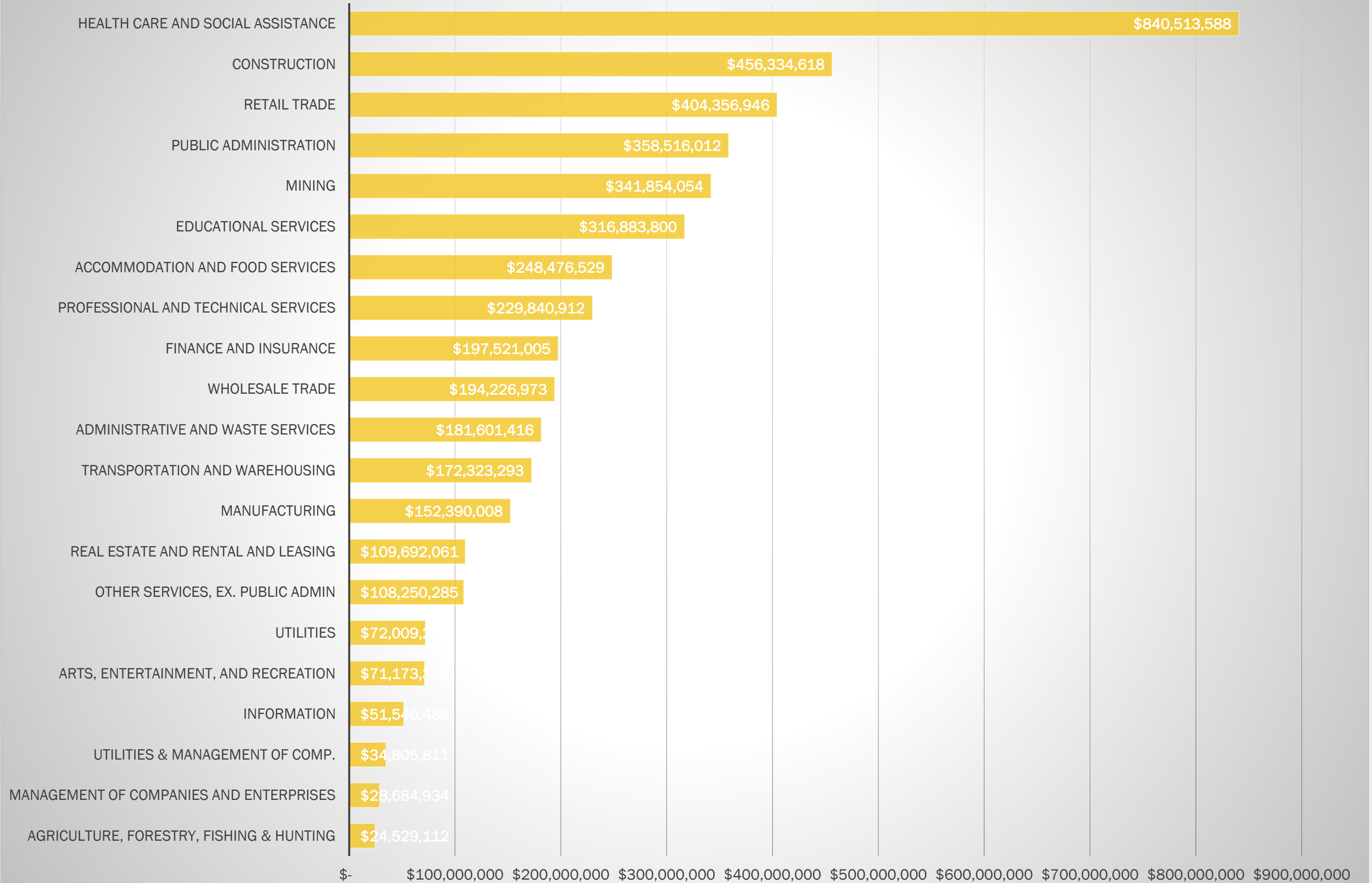
The region has several strong secondary clusters. These second tier clusters are diverse, and represent opportunities for economic growth and diversity.

The region does not have clusters in some of the higher wage earning industries, but does have cluster linkages to these industries.

Total Jobs



Total Wages



	Weekly Wage		% ShareJobs	% Share Wages
Accommodation and Food Services	\$376			
Arts, Entertainment, and Recreation	\$448			
Retail Trade	\$560			
Agriculture, Forestry, Fishing & Hunting	\$593	Lowest	28%	16%
Other Services, Ex. Public Admin	\$632			
Administrative and Waste Services	\$666			
Educational Services	\$709	Low-Moderate	16%	13%
Information	\$818			
Manufacturing	\$834			
Real Estate and Rental and Leasing	\$875			
Transportation and Warehousing	\$888			
Health Care and Social Assistance	\$985			
Construction	\$989			
Public Administration	\$991	Moderate	40%	46%
Wholesale Trade	\$1,067			
Professional and Technical Services	\$1,115			
Finance and Insurance	\$1,286	Mod-High	10%	13%
Utilities	\$1,497			
Management of Companies and Enterprises	\$1,632			
Mining	\$1,632			
Utilities & Management of Comp.	\$1,980		5%	9%

Slightly more than 1/4 of the region's jobs are in the lowest earning wage sectors. These lower wage sectors account for 28% of jobs but only 16% of wages.

40% of the regions jobs and 46% of wages are in moderate paying sectors. Healthcare accounts for 15% of all jobs in the region.

Less than 15% of total jobs are in the highest paying sectors. These jobs though account for 22% of total wages.

- The number of large establishments per 10,000 workers is significantly smaller than the number of small establishments region wide. This demonstrates that the region is dependent on small employers for much of the economic activity within the region.
- Future efforts at economic development should take this into consideration when establishing strategies for growth of jobs in the region.

Geography Name	Year	Large Establishments per 10,000 Workers
Custom Region	2015	0.76
Geography Name	Year	Large Establishments per 10,000 Workers
Garfield County, CO	2015	0.51
Mesa County, CO	2015	0.77
Moffat County, CO	2015	0.00
Rio Blanco County, CO	2015	0.00
Routt County, CO	2015	1.28

Source: U.S. Census Bureau

Geography Name	Year	Small Establishments per 10,000 Workers
Custom Region	2015	879.75
Geography Name	Year	Small Establishments per 10,000 Workers
Garfield County, CO	2015	1,122.09
Mesa County, CO	2015	740.31
Moffat County, CO	2015	1,138.38
Rio Blanco County, CO	2015	1,078.13
Routt County, CO	2015	957.73

Source: U.S. Census Bureau

Tax Base

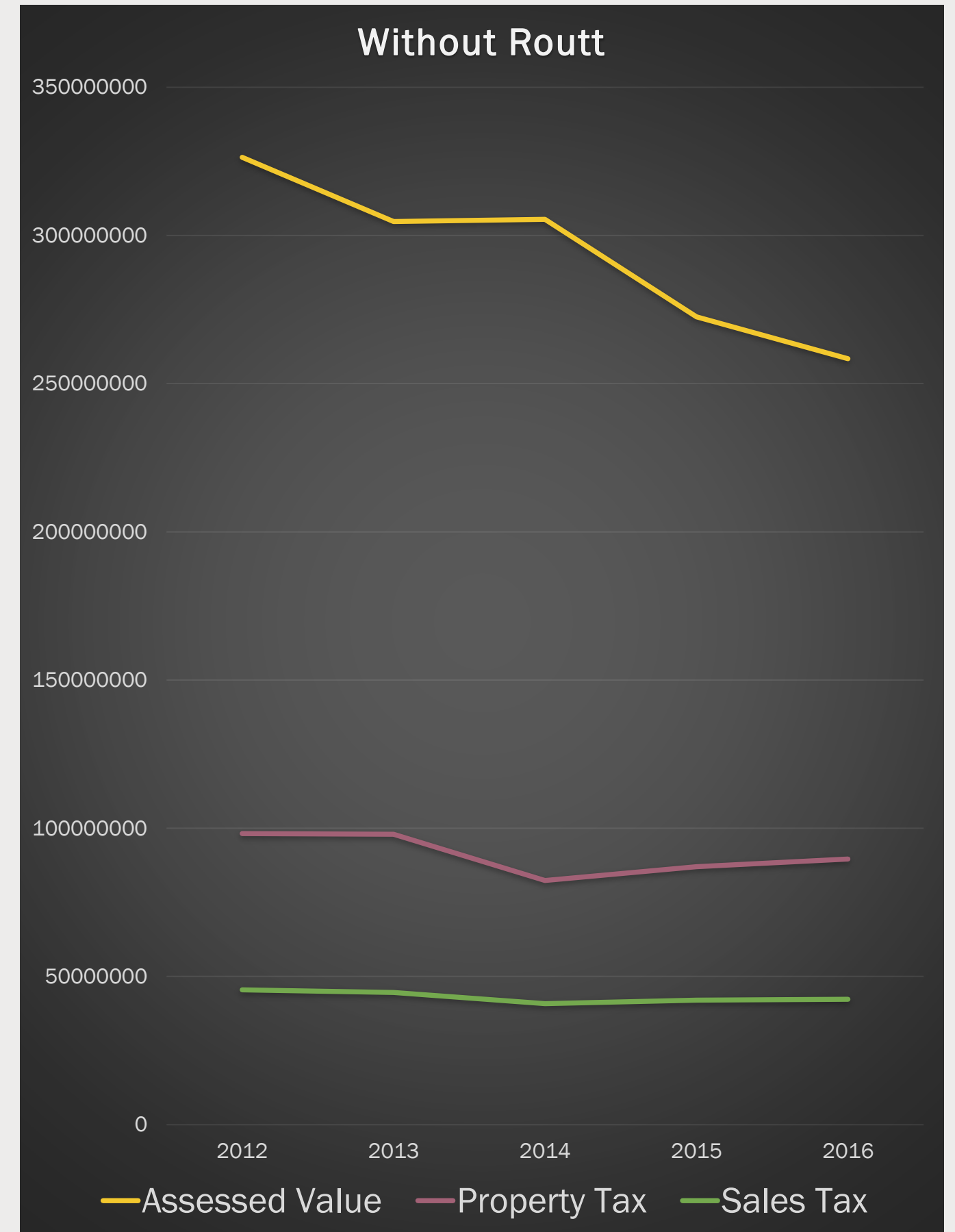
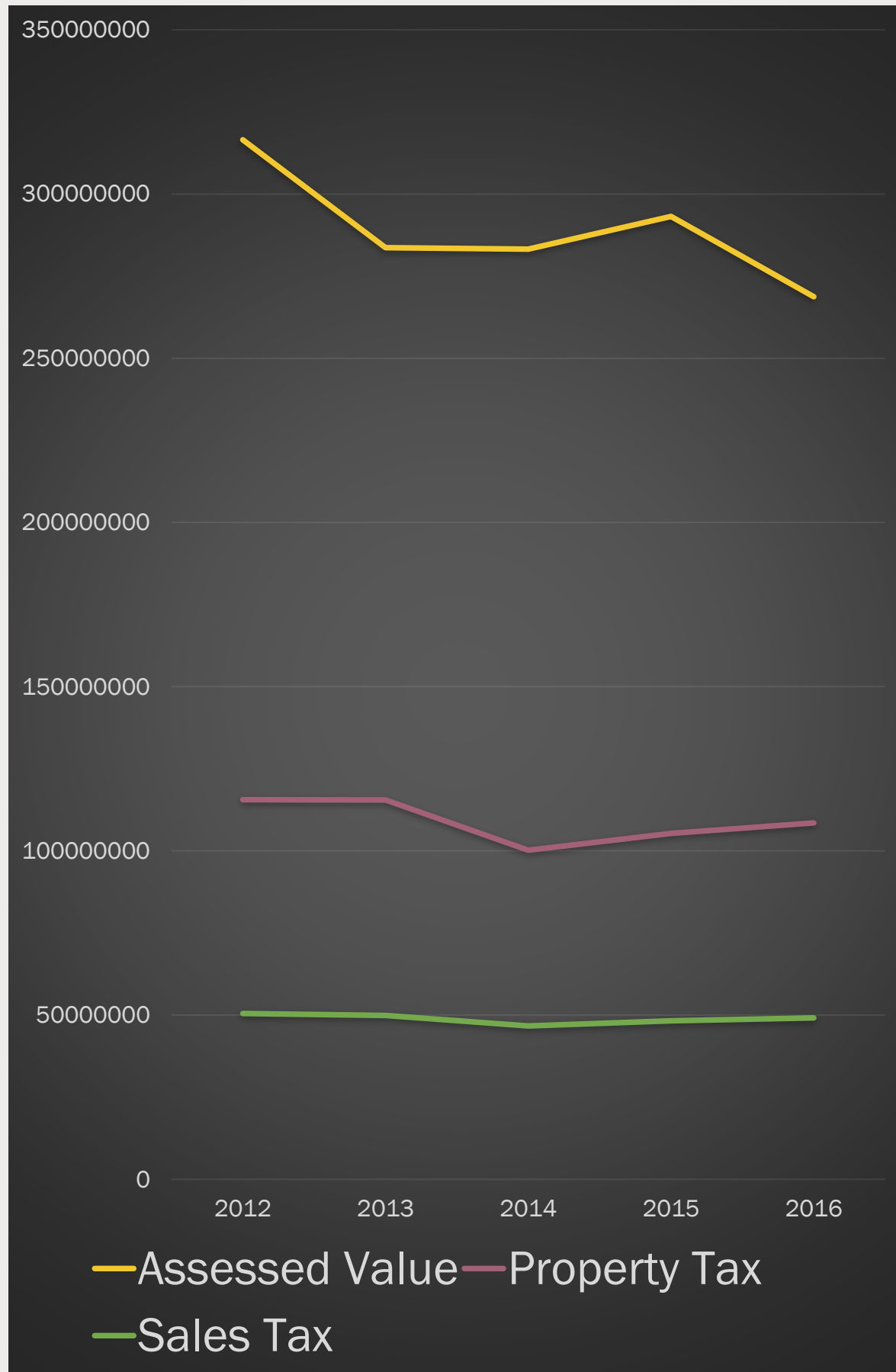
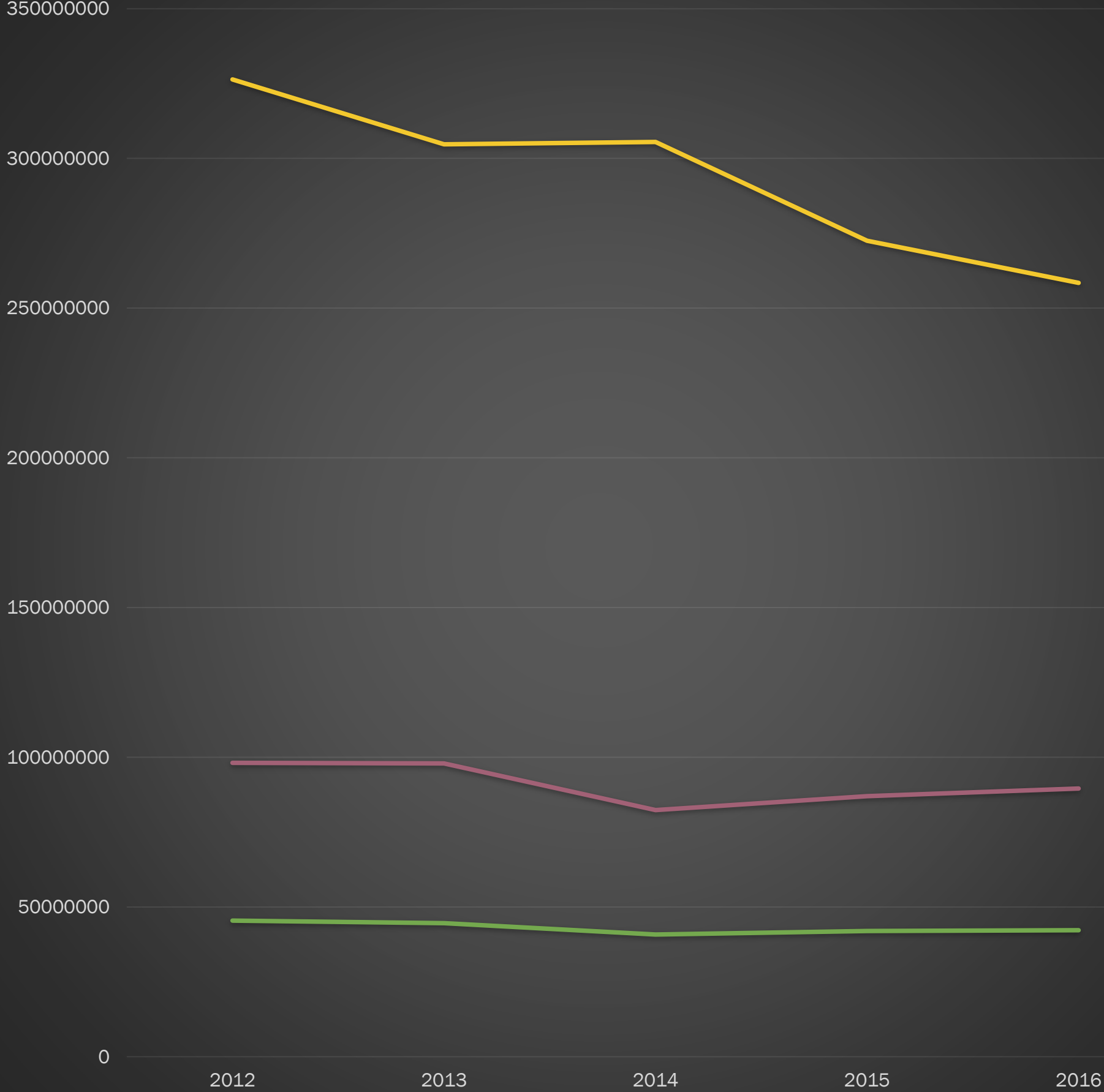


Chart Title



— Assessed Value — Property Tax — Sales Tax

- Across the entire region the tax base remains under significant stress. Sales tax has remained flat for the past five years. Assessed Value has declined in four of the five counties within the region with the exception of Routt County. Property taxes continue to decline.