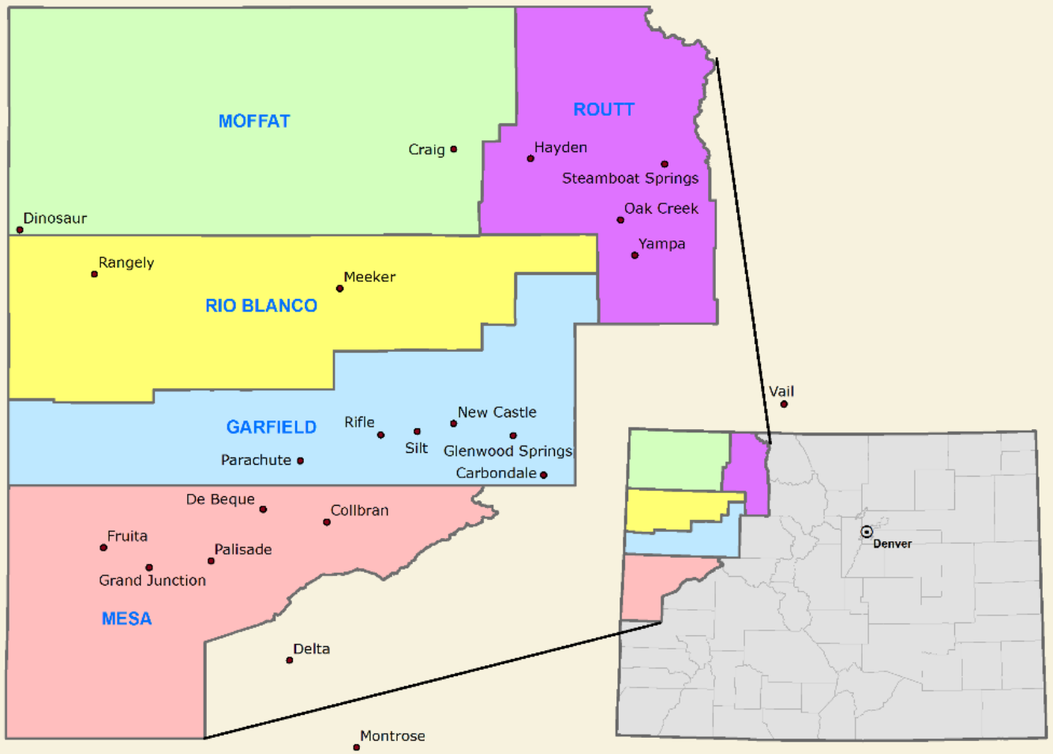
GARFIELD COUNTY



Intent of this report

- Provide a defensible case to EDA that Region 11 meets the established criteria for distress to qualify the Region to apply to become an Economic Development District.
- Establishment of baseline data that can easily be monitored and tracked over time using tools and data available utilizing tools through Stats America, Community Survey, Bureau Labor Statistics, and the Colorado State Demographer.

EDA Distress Criteria

- An unemployment rate that is, for the most recent 24-month period for which data are available, at least one percentage point greater than the national average unemployment rate.
  - *Currently National Unemployment Rate is 4.68%*
- Per Capita income that is for the most recent period for which data is available, 80% or less of the of the national average per capita income.
- Special Need

Distress Criteria Statistical Report

Reference Date: All data is from Census ACS Estimates
Region Consists of: 08045951600, 08045951701, 08045951702, 08045951802, 08045951803, 08045951804, 08045951901, 08045951902, 08045952001, 08045952002, 08045952100
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Economic Distress Criteria—Primary Elements

	Region	U.S.	Threshold Calculations
2016 Unemployment Rate (5-Year ACS)	6.2	7.4	-1.2
2016 Per Capita **Money** Income (5-Year ACS)	$29,179	$29,829	97.82%

Economic Distress Criteria—Geographic Components

	Unemp. Rate 2016 ACS	Threshold Calculation	PCMI 2016 ACS	Threshold Calculation
Tract 9520.02 Garfield, CO	9.0	1.6	$23,686	79.4
Tract 9518.03 Garfield, CO	3.6	-3.8	$26,684	89.5
Tract 9518.02 Garfield, CO	5.2	-2.2	$38,142	127.9
Tract 9519.02 Garfield, CO	4.0	-3.4	$31,038	104.1
Tract 9518.04 Garfield, CO	5.4	-2	$36,406	122
Tract 9520.01 Garfield, CO	13.5	6.1	$23,804	79.8
Tract 9521.00 Garfield, CO	4.4	-3	$30,313	101.6
Tract 9517.01 Garfield, CO	3.0	-4.4	$34,751	116.5
Tract 9519.01 Garfield, CO	7.6	0.2	$25,986	87.1
Tract 9516.00 Garfield, CO	7.5	0.1	$30,913	103.6
Tract 9517.02 Garfield, CO	6.7	-0.7	$25,682	86.1

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

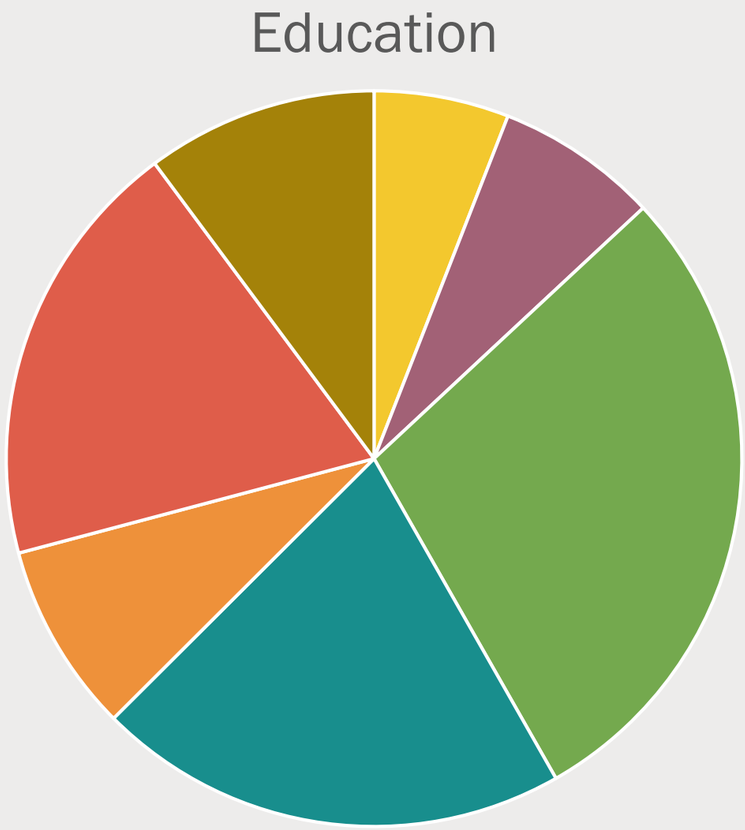
- Garfield County's unemployment rate is below the national average. HOWEVER; two census tracts, near Rifle, exceed the national unemployment rate drastically at 13.5% and 9%.

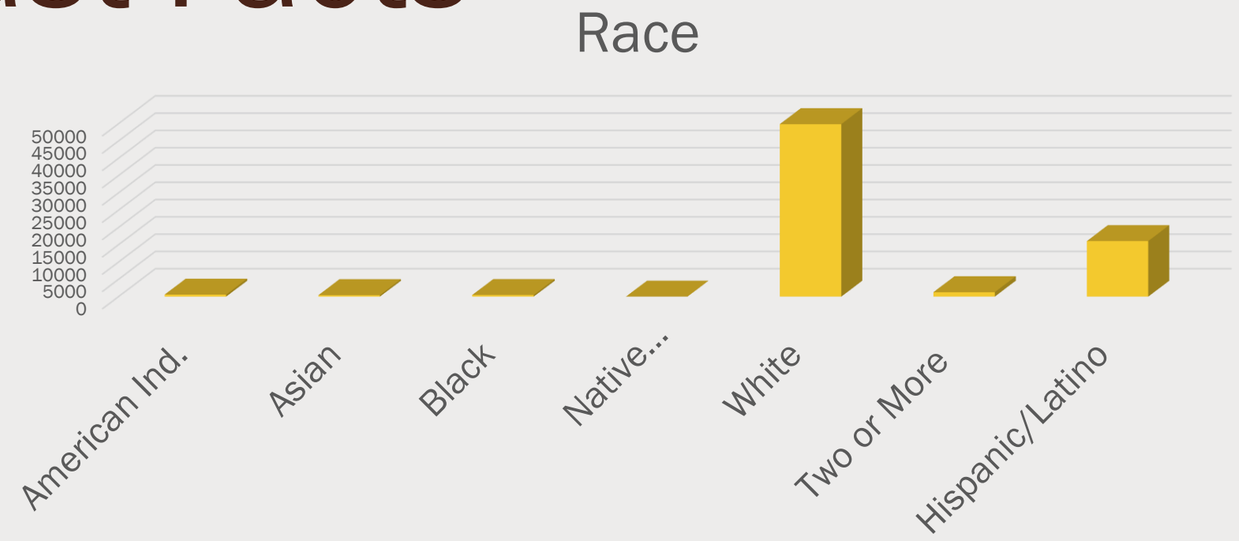
- The County's Per Capita Income is above the national Per Capital Income. HOWEVER: two census tracts, near Rifle, fall below the 80% threshold to meet EDA criteria.
- Based on additional data, the County faces challenges that are not fully reflected in the data and should be considered when considering Garfield County as a distressed County. These additional data points are presented throughout this report.

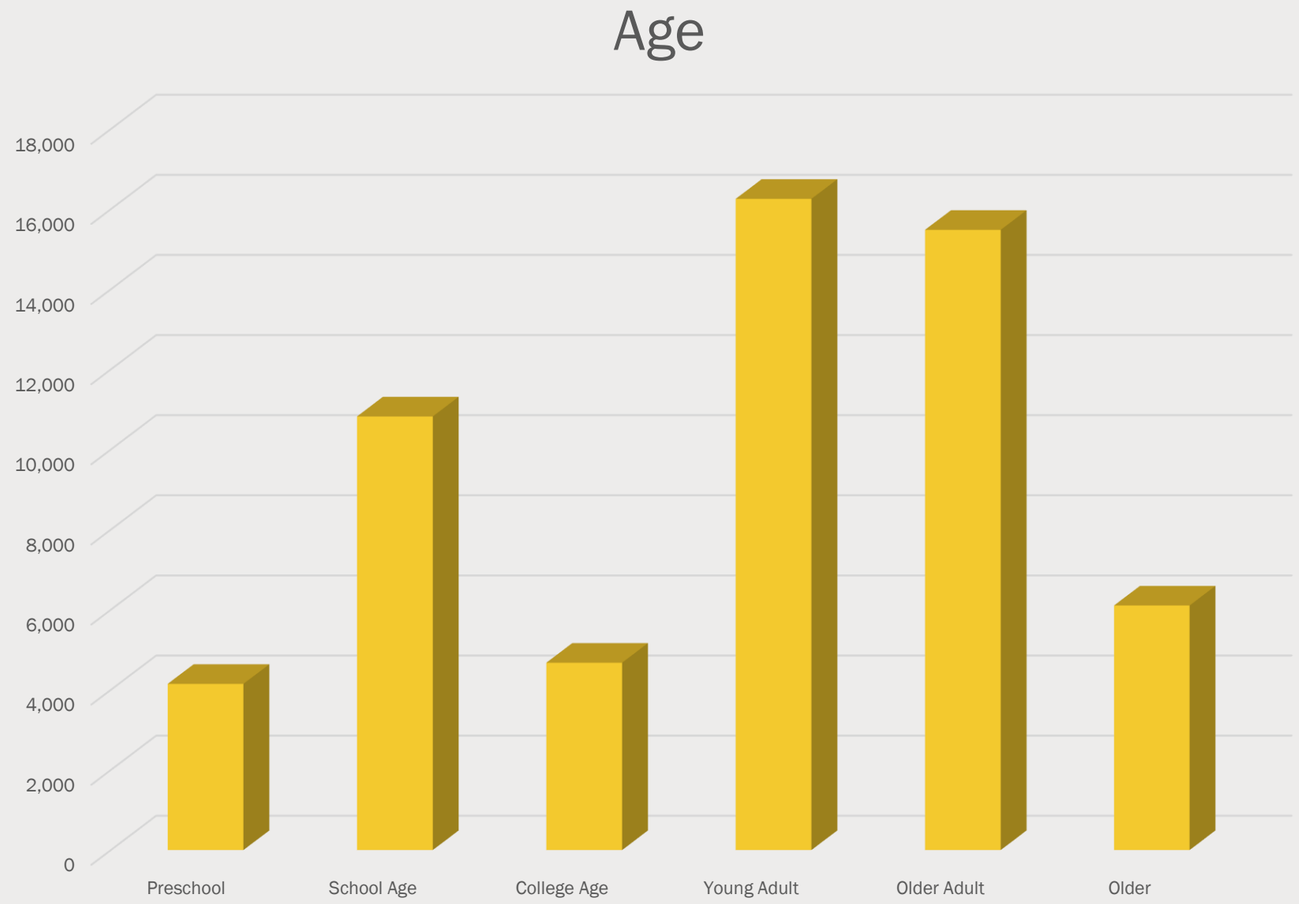
Based on EDA criteria, Garfield County MEETS the definition of distressed based on unemployment and Per Capita Income within Census Tract 9520.02 and Tract 9520.01.

Garfield County Fast Facts

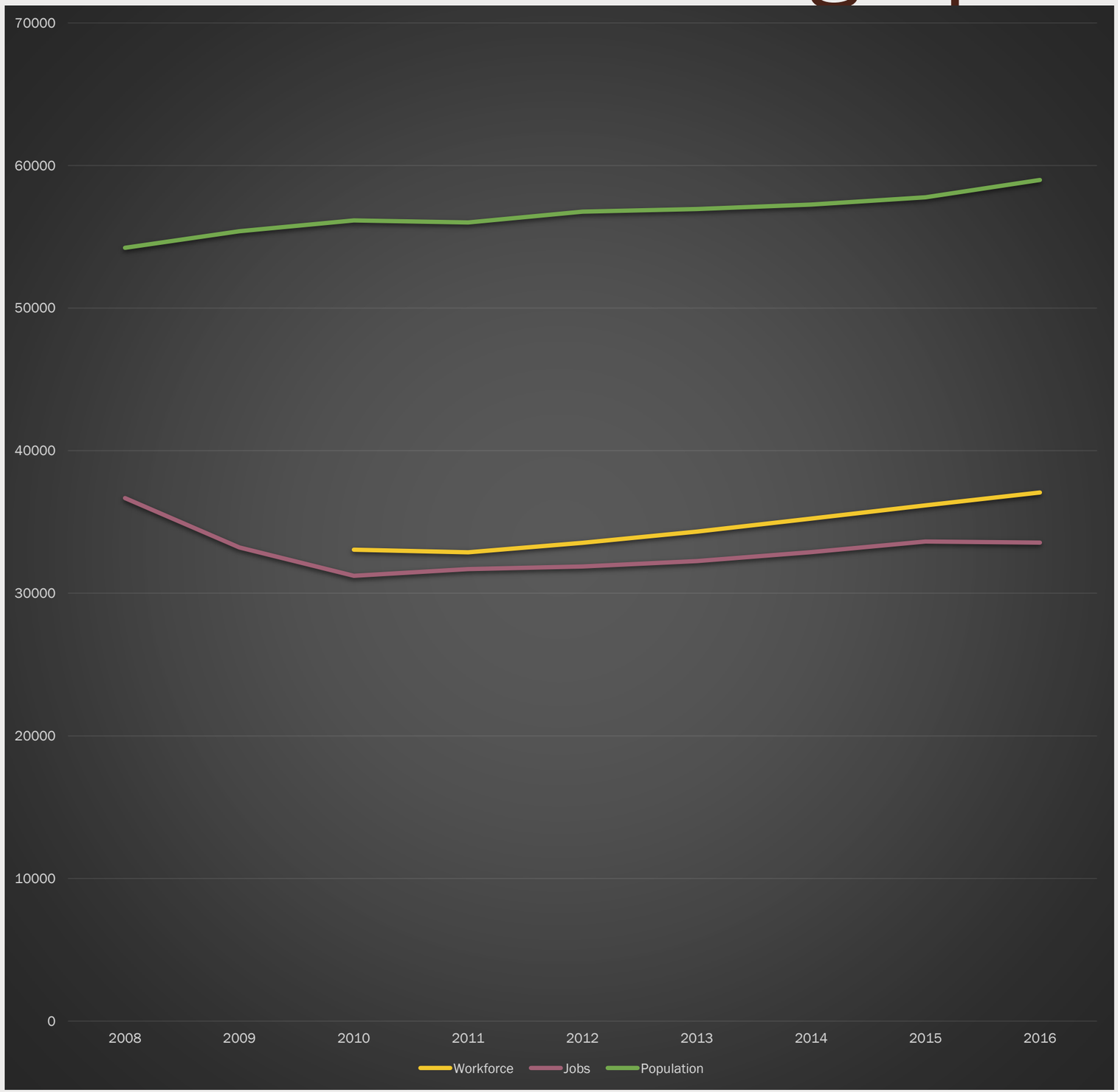
- Total Population: 58,887





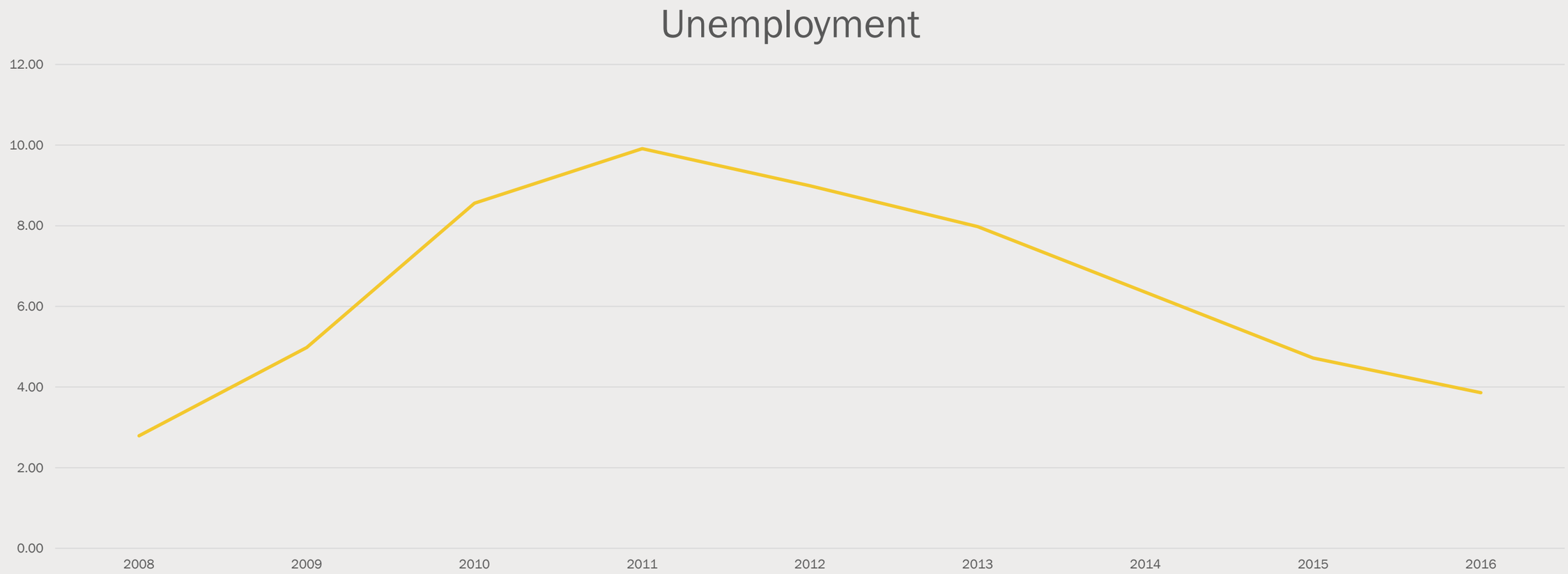


Workforce & Demographic Trends



Garfield County has seen an increase in workforce and population since 2008. While the county is experiencing job growth, the County has not returned to peak employment following the recession.

The County has more workforce than available jobs suggesting that workforce is seeking jobs outside the County.

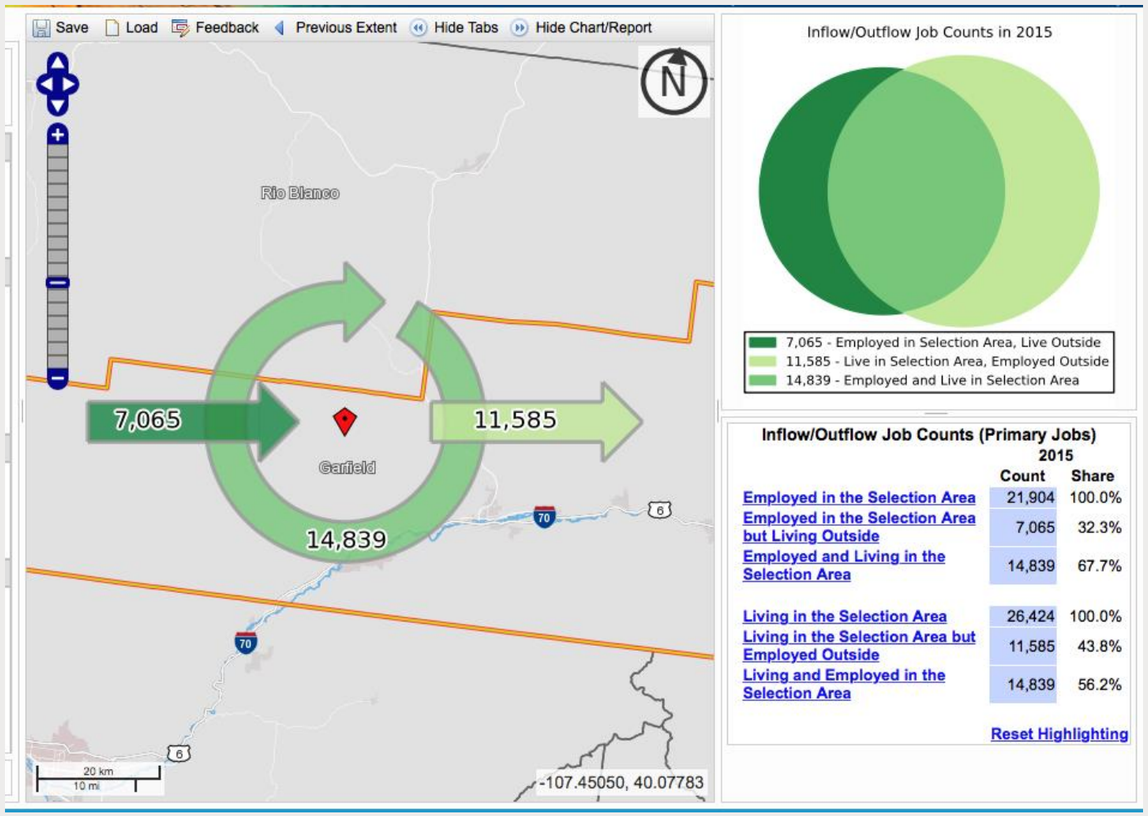


Garfield County has seen a steady decline in unemployment since peaking in 2011. The County's overall average unemployment is low, however; unemployment in the western side of the County, specifically around the Rifle area, is significantly higher than elsewhere in the County and exceeds the national average.

Commuting Patterns

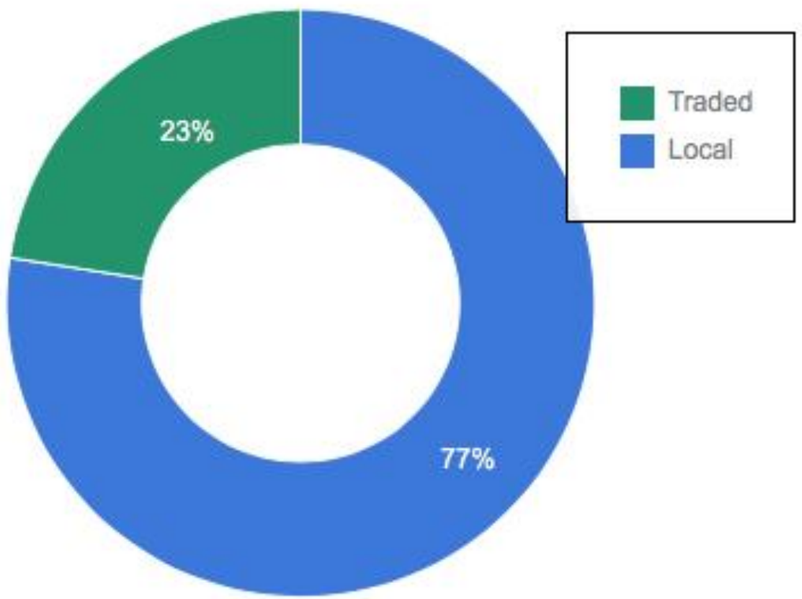
Garfield County exports a significant number of workers.

The County also imports many workers with only 67.7% of jobs being held by residents of Garfield County.

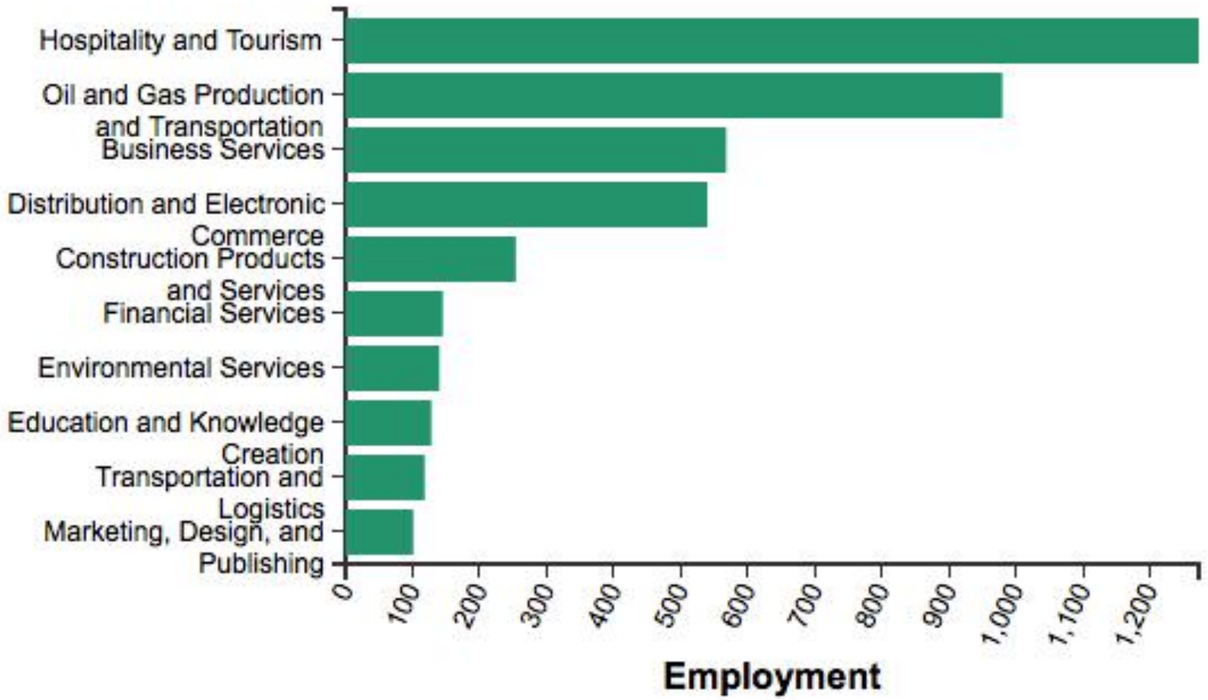


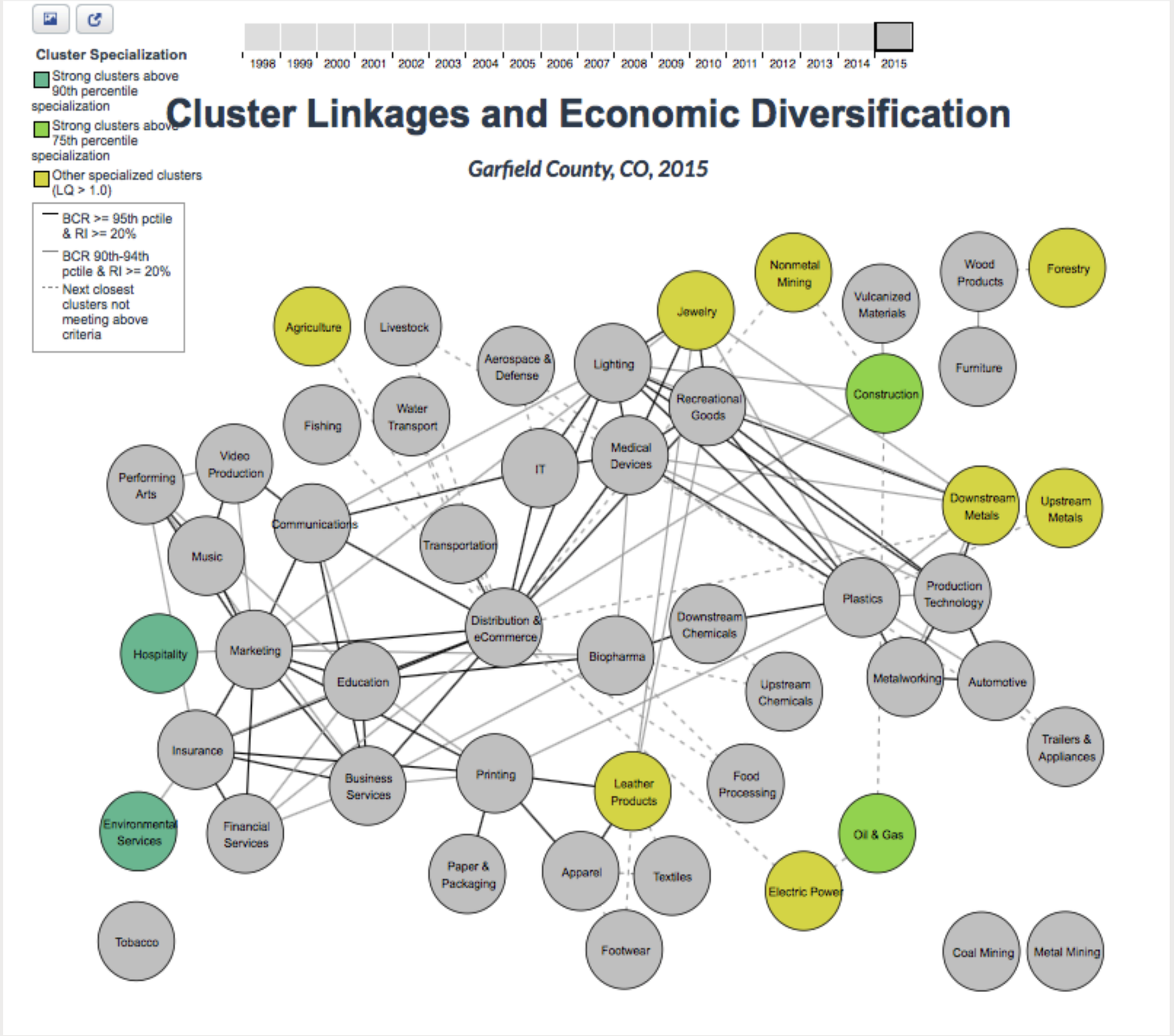
Cluster Analysis

Traded vs. Local Clusters

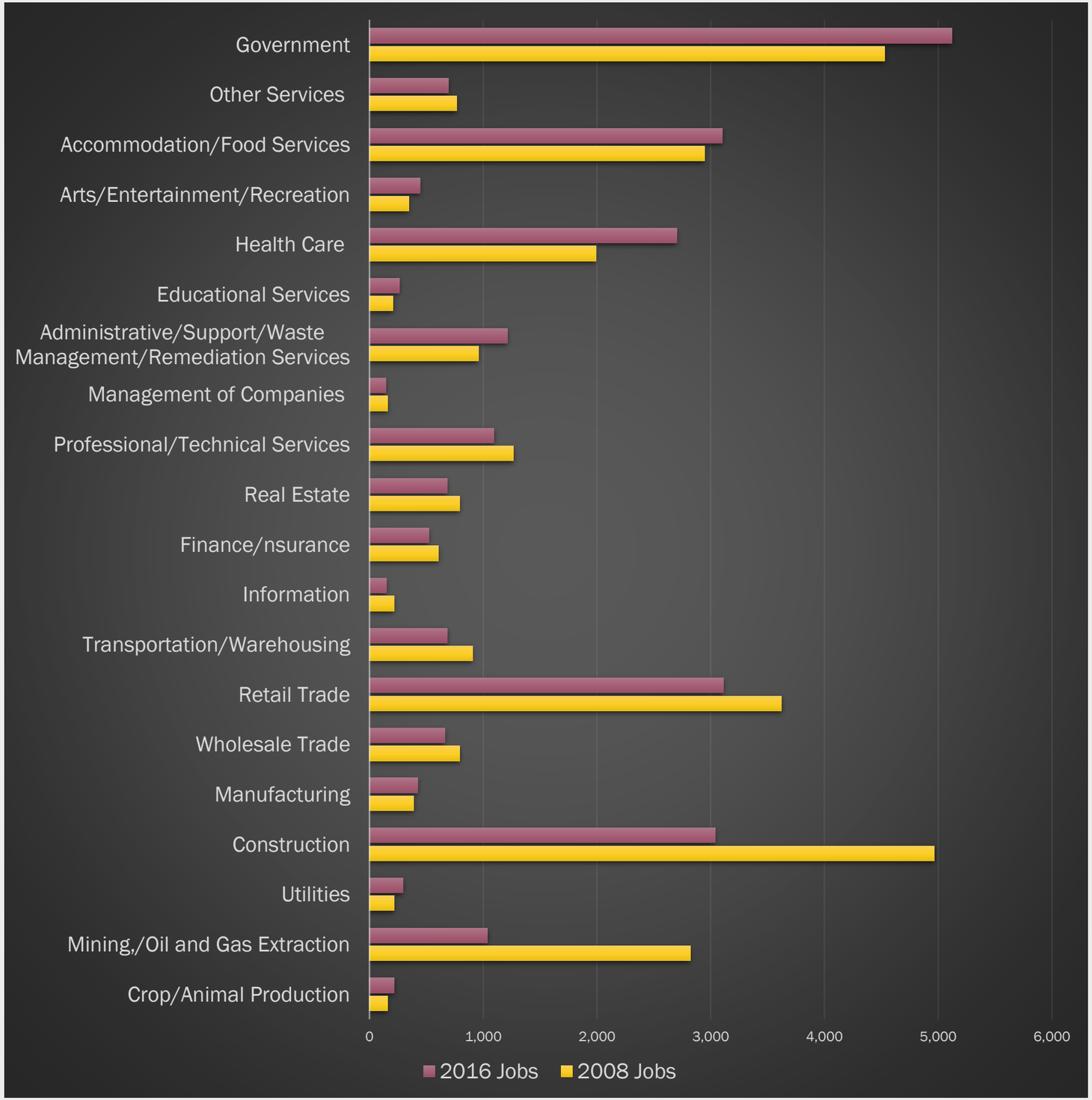


Top Clusters by Employment




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
1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015
Cluster Linkages and Economic Diversification
Garfield County, CO, 2015
Agriculture
Livestock
Aerospace & Defense
Lighting
Jewelry
Nonmetal Mining
Vulcanized Materials
Wood Products
Forestry
Furniture
Construction
Fishing
Water Transport
Recreational Goods
Medical Devices
IT
Performing Arts
Video Production
Communications
Music
Transportation
Downstream Metals
Upstream Metals
Distribution & eCommerce
Plastics
Production Technology
Hospitality
Marketing
Education
Biopharma
Downstream Chemicals
Upstream Chemicals
Metalworking
Automotive
Trailers & Appliances
Insurance
Business Services
Printing
Leather Products
Food Processing
Environmental Services
Financial Services
Oil & Gas
Paper & Packaging
Apparel
Textiles
Electric Power
Tobacco
Footwear
Coal Mining
Metal Mining

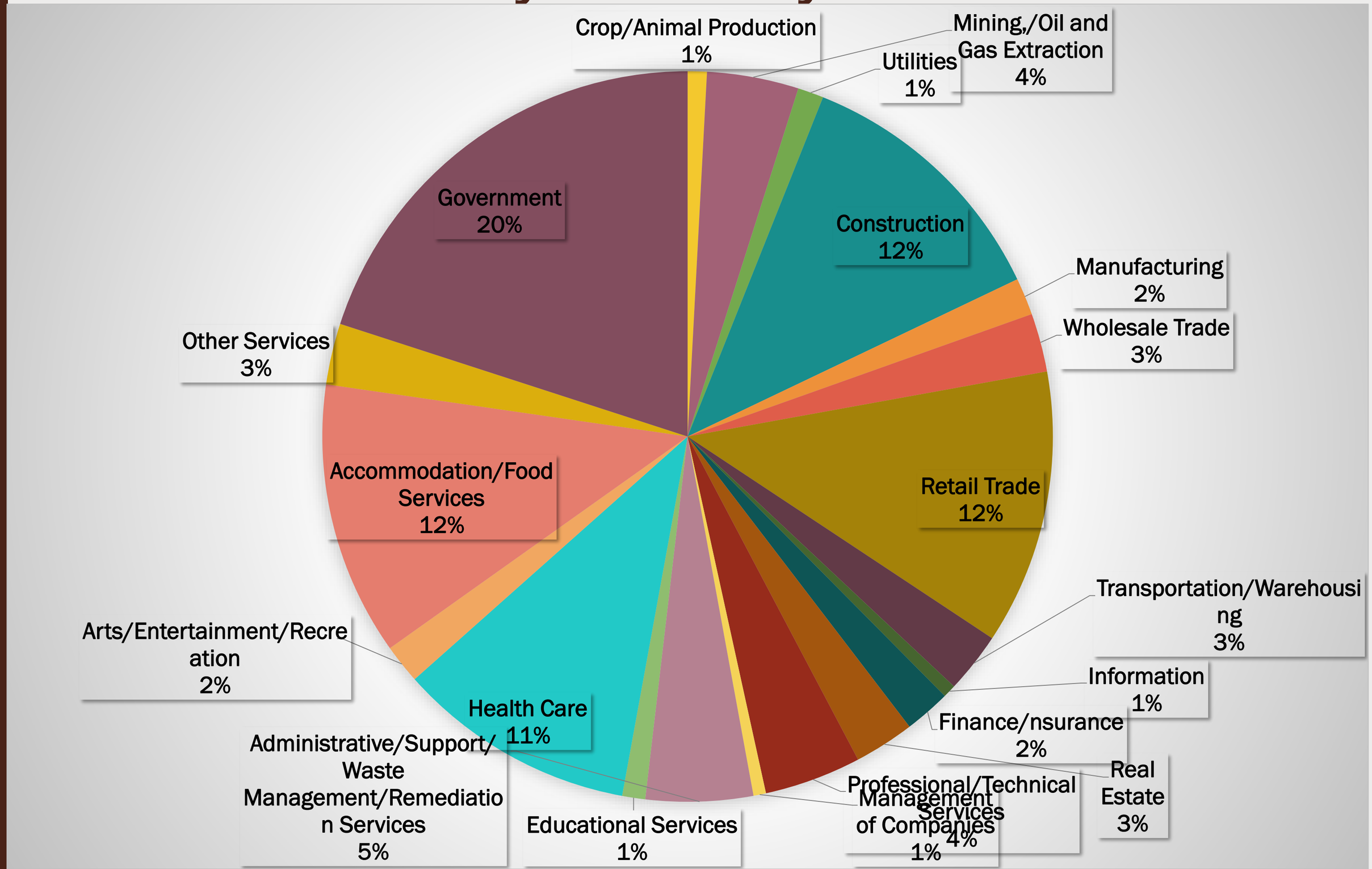
Job LOSS/GAIN by Sector



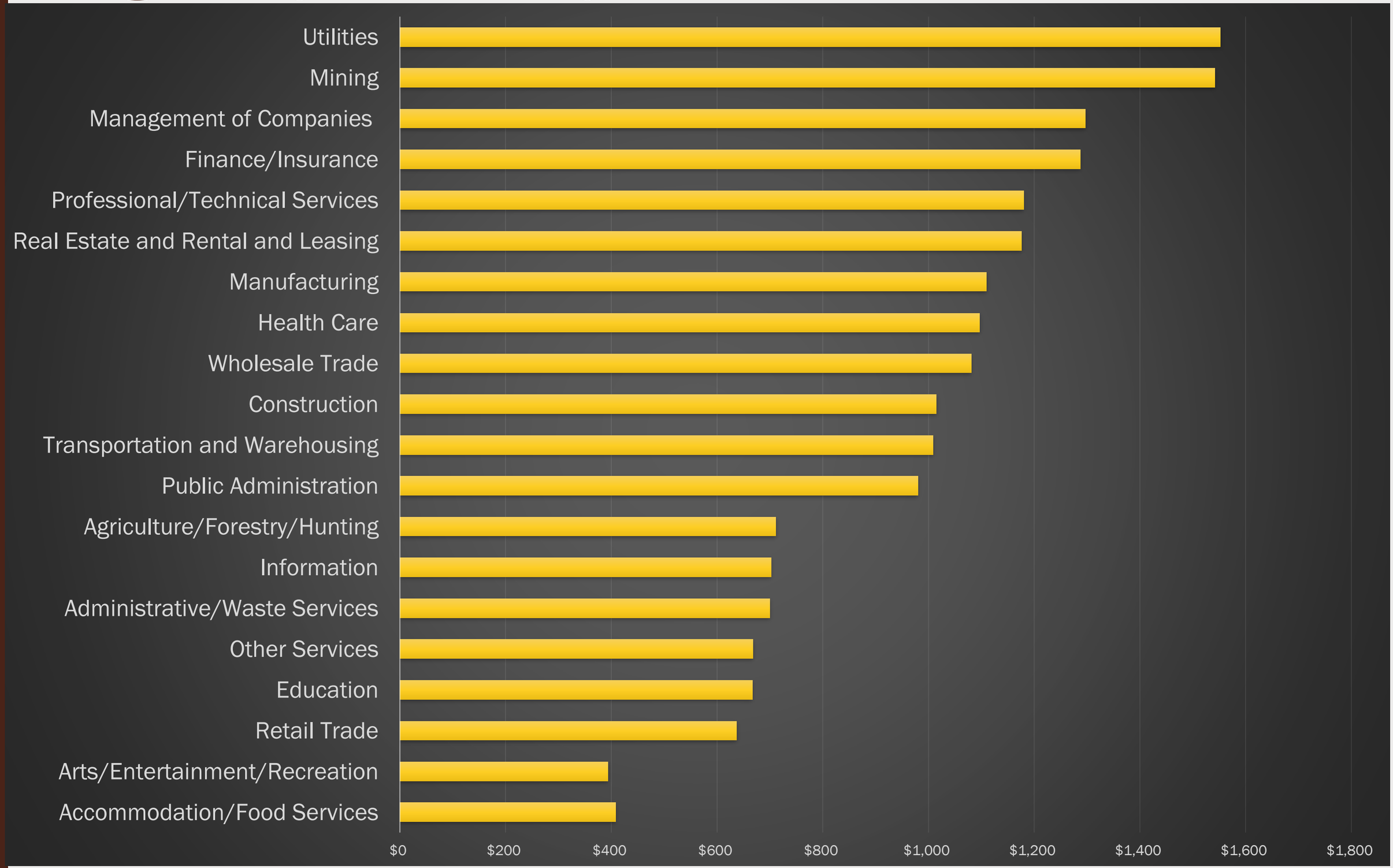
Garfield County has yet to regain peak employment, however; the County has seen positive job growth. The majority of that growth has occurred in Government, Health Care, Accommodations/Food Services, Retail and Administrative/Support/Waste Services. Slight growth has been seen in Utilities.

The jobs that have replaced lost jobs in Construction and Oil & Gas are primarily Accommodations/Food Service and Retail. These are the lowest wage earnings jobs in the County. Gains in Government have occurred too. These jobs are in the moderate wage range.

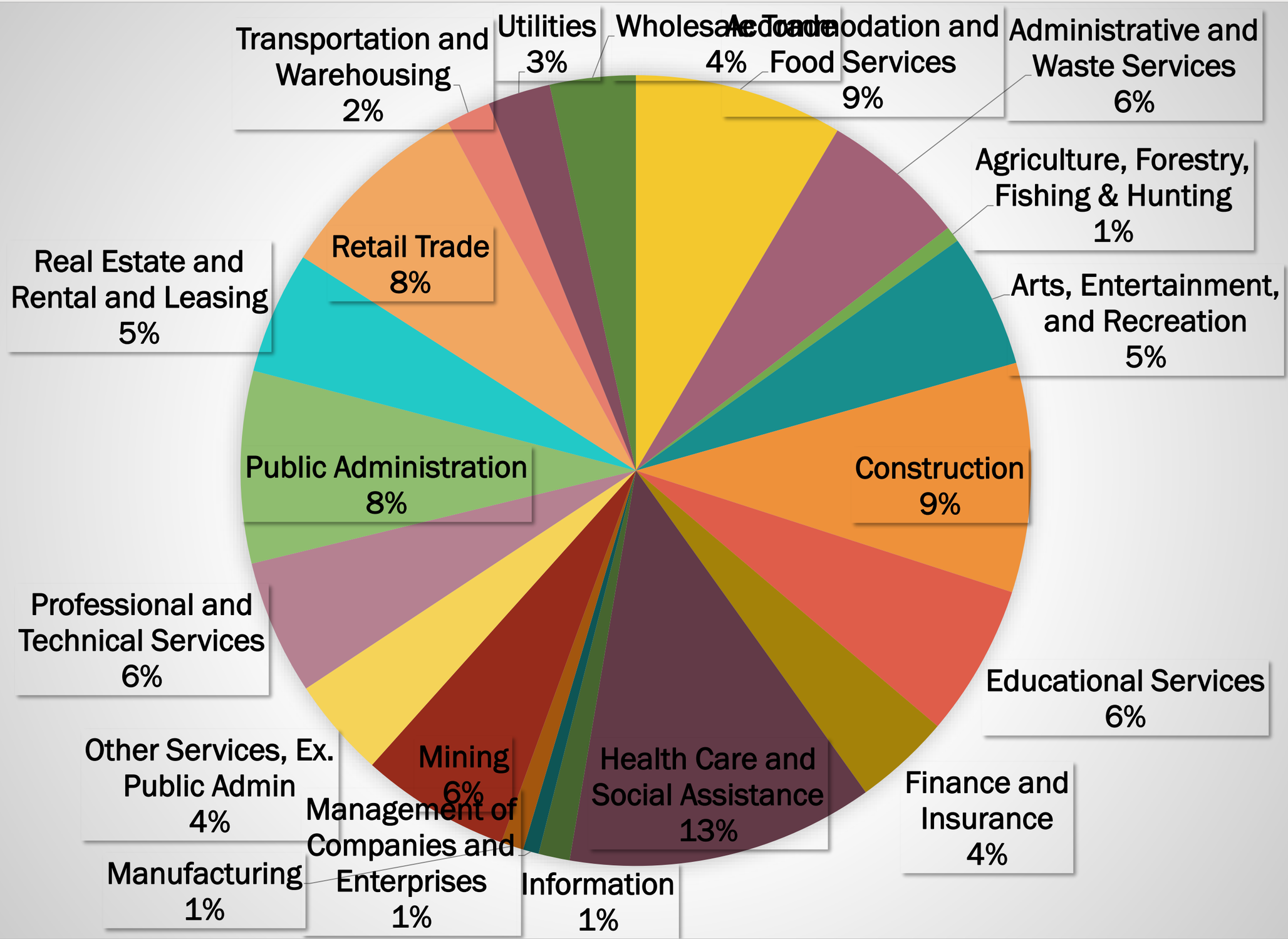
Share of Jobs by Industry



Wages by Industry



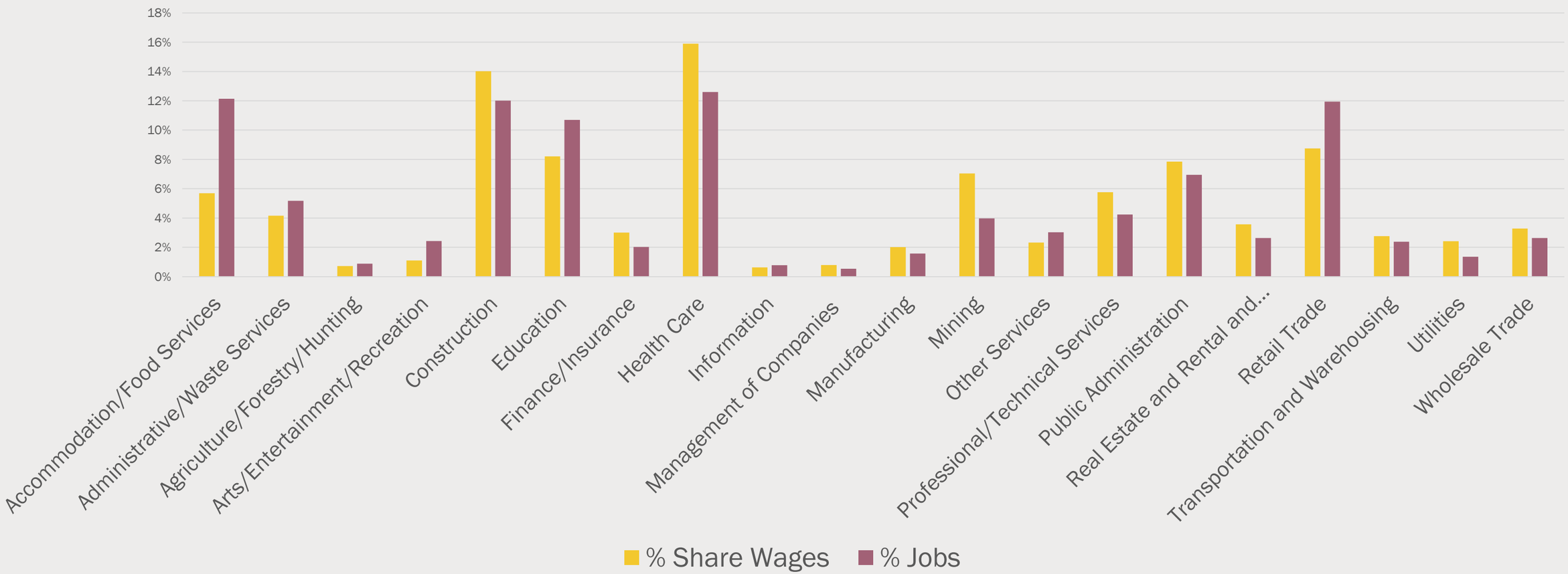
Share of Wages by Industry



The median family income in Garfield County is $69,161 and the average wage per Garfield County job is $46,684.

Construction accounts for 12% of total jobs but carries a slightly larger share of wages at 14%. Healthcare accounts for 13% of jobs but carries 16% of wages. Mining accounts for 4% of jobs and 7% of wages.

On the other side, Accommodations/Food Service accounts for 12% of the jobs but provides only 6% of wages. Retail Trade provides 12% of jobs and 9% of wages.



Agriculture

- 2016: 711 Jobs
- 2010: 659 Jobs
- Average Wage: $711
- 2012 Market Value: $22,670,000

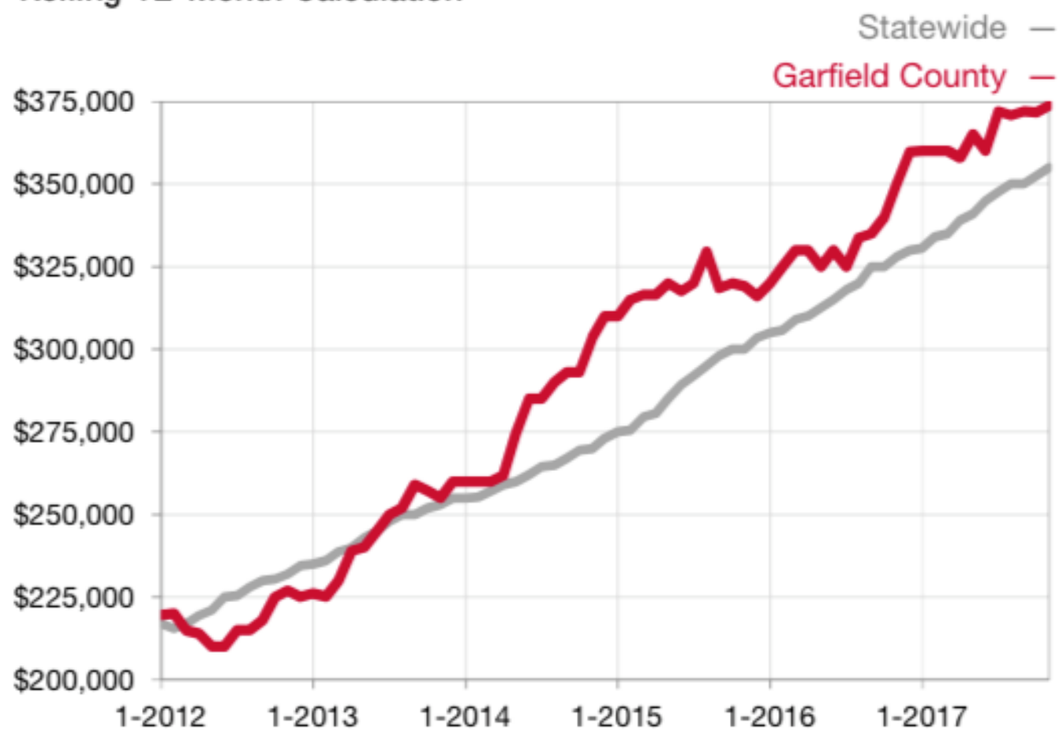
The USDA AG Census is conducted every five years. Between 2007 and 2012, Garfield County saw a slight increase in agricultural market value, an increase in the number of farms by two, but a decrease in the farmed acreage. From 2010 to 2016 the County also saw a slight increase in ag related jobs. Agriculture statewide is experiencing challenges as commodity prices drop. New USDA Census data will be available in 2019.

Housing

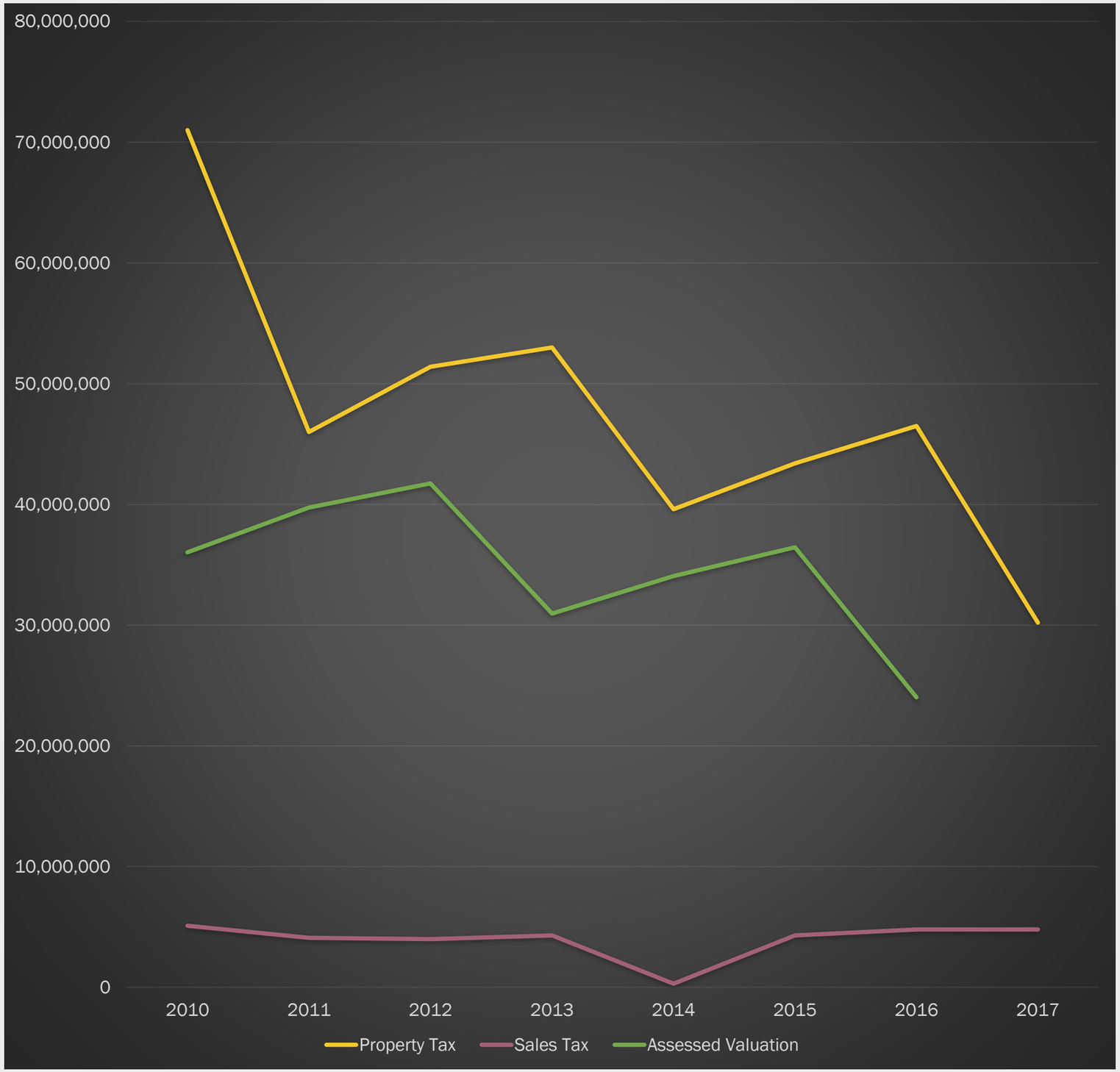
Single Family	November			Year to Date		
Key Metrics	2016	2017	Percent Change from Previous Year	Thru 11-2016	Thru 11-2017	Percent Change from Previous Year
New Listings	73	**46**	- 37.0%	1,001	**1,004**	+ 0.3%
Sold Listings	61	**57**	- 6.6%	669	**670**	+ 0.1%
Median Sales Price*	$385,000	**$420,000**	+ 9.1%	$358,000	**$373,750**	+ 4.4%
Average Sales Price*	$482,511	**$441,376**	- 8.5%	$424,564	**$435,722**	+ 2.6%
Percent of List Price Received*	97.1%	**97.7%**	+ 0.6%	97.7%	**97.6%**	- 0.1%
Days on Market Until Sale	103	**63**	- 38.8%	94	**77**	- 18.1%
Inventory of Homes for Sale	341	**273**	- 19.9%	--	**--**	--
Months Supply of Inventory	5.6	**4.6**	- 17.9%	--	**--**	--

- In 2017 the Median Sales Price of a single family residence was $435,722.
- The Median Household Income for Garfield County is $69,161
- An income of about $134,429 is needed to purchase a home in the median price range.
- Garfield County's median income is 1.9 times lower than the necessary average income.
- Garfield County housing values are increasing at a pace similar to the rest of the state.
- Affordability of housing is a key economic issue for Garfield County

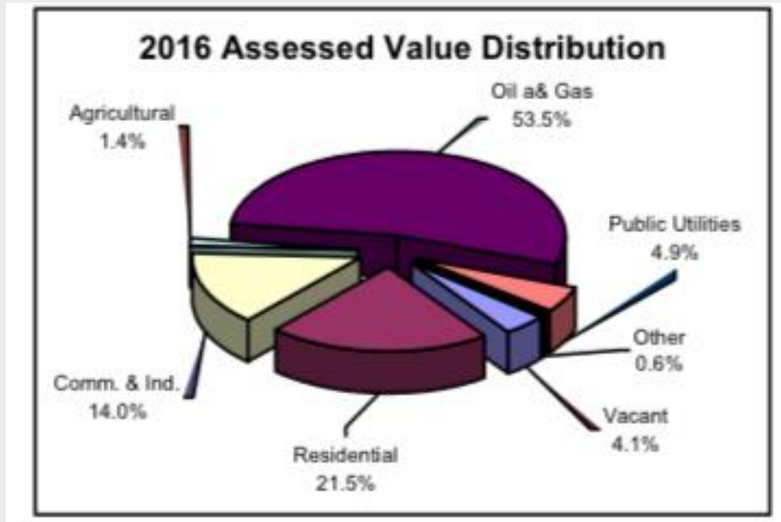
Median Sales Price – Single Family
Rolling 12-Month Calculation



Tax Base



Garfield County has seen a drastic decrease in property taxes and assessed valuation. 53.3% of the County's assessed value is directly connected to Oil & Gas. Much of this value is based on oil and gas production as well as commodities prices. Wells lose production capability over time. New wells are not being drilled as frequently as in the past to keep total production up. Commodities prices remain low. These elements combine and result in reduced value for oil and gas production and therefore reduced property tax collection.

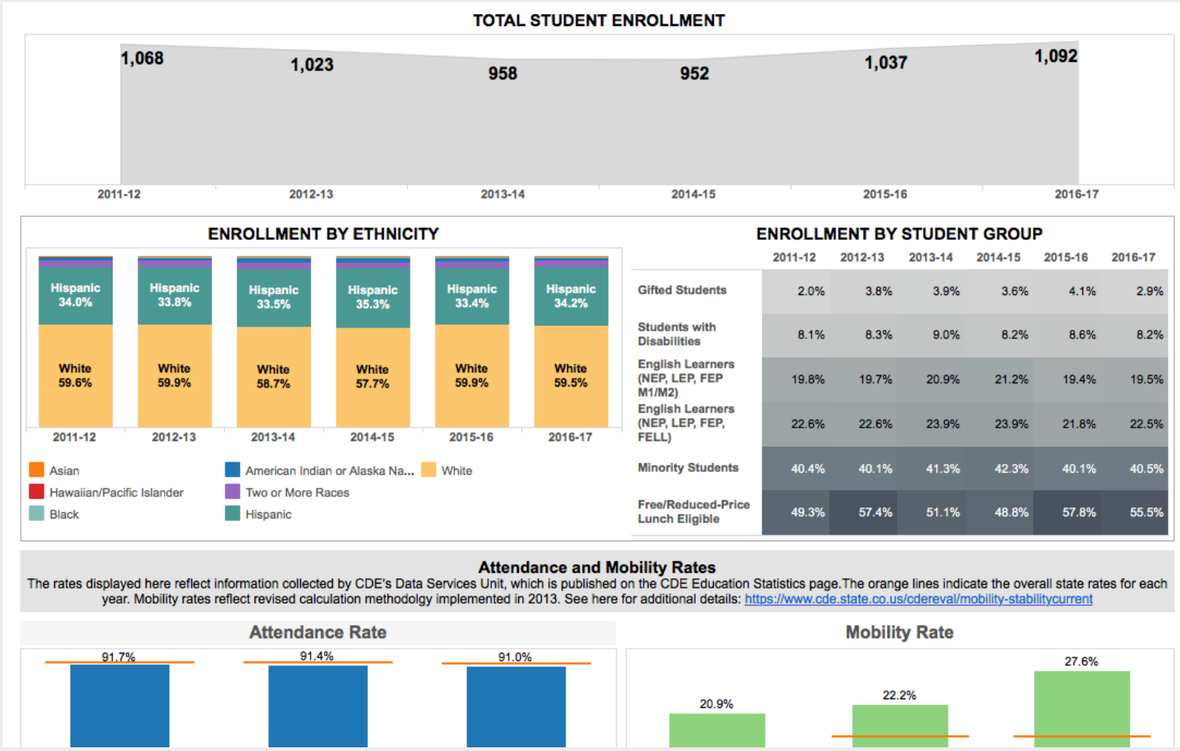


EDUCATION

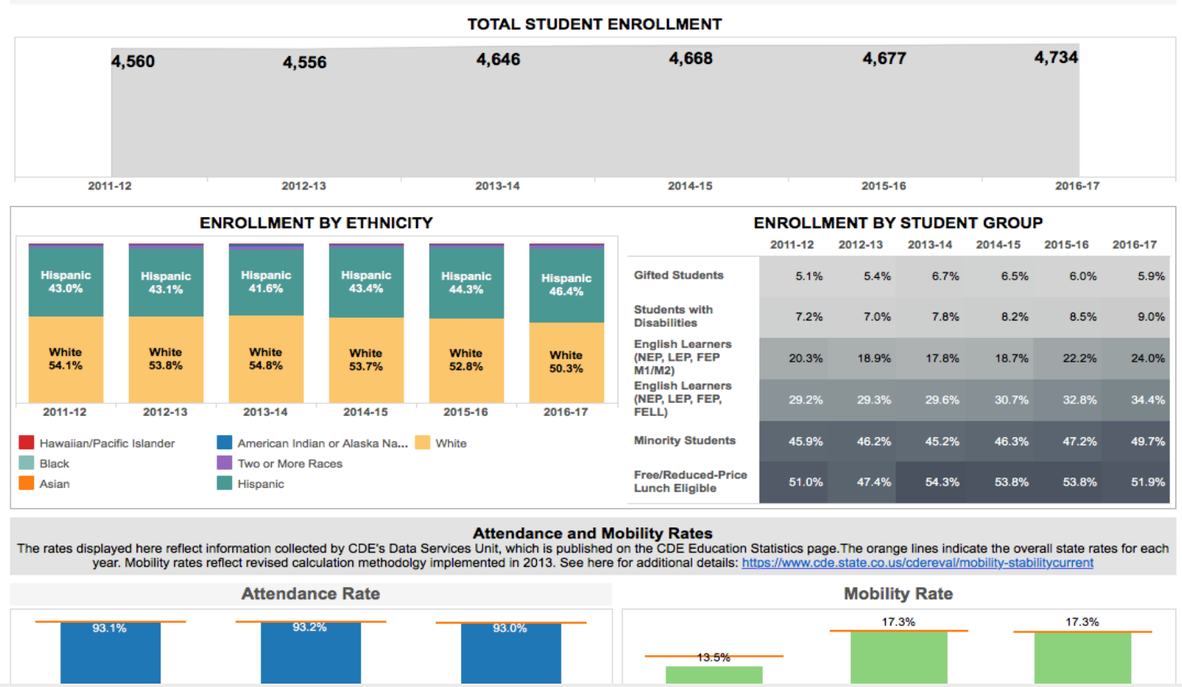
Garfield County schools have more diversity in Hispanic and non Hispanic students compared to other counties in the region.

Both school districts in the County have large portions of the student population qualifying for free and reduced lunch, which is an indicator of poverty. Many of Garfield County's jobs are in those lower paying sectors such as accommodations/food/retail.

Garfield 16



Garfield 2



Conclusions

- Garfield County has a relatively diverse economy, but is showing signs of distress especially around the Rifle area.
- Housing costs exceed what an average family can afford.
- Job gains in Garfield County since 2008 have been in lower wage sectors. However, Per Capita income has increased since 2008 suggesting that income/wealth is coming from other sources such as investment, retirement, etc.
- Garfield County's tax base is at risk based on retraction in the oil and gas industry.

- Human Service/Medicaid numbers
- Early learning availability (Survey?)
- Health Insurance costs/Mental Health data