

# MESA COUNTY

Profile

# Mesa County Distress Criteria Report – May 2021

## Economic Distress Criteria—Primary Elements

	Region	U.S.	Threshold Calculations
24-month Average Unemployment Rate (BLS) period ending May 2021	6.10	6.33	-0.23
2019 Per Capita Money Income (5-year ACS)	\$29,596	\$34,103	86.78%
2019 Per Capita Personal Income (BEA)	\$46,719	\$56,490	82.70%

## 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
Mesa County, CO	6.10	-0.23	\$46,719	82.7	\$18,715	86.7	\$29,596	86.8

Sources: U.S. Bureau of Census, Labor Statistics, and Economic Analysis; Calculations generated by StatsAmerica. Reference date 5-2021

# POVERTY MEASURES

Mesa County Poverty Estimates 2000 - 2019					
Poverty Estimates	Year	Rate	% Change on 2000	% Change on 2016	Rankings vs. 3,144 Counties
Poverty Rate	2019	11.2%	1.8%	-25.3%	2,137
	2016	15.0%			1,535
	2000	11.0%			1,890
Poverty Rate for Children Under 18	2019	14.3%	-6.5%	-19.7%	2,247
	2016	17.8%			2,065
	2000	15.3%			1,947

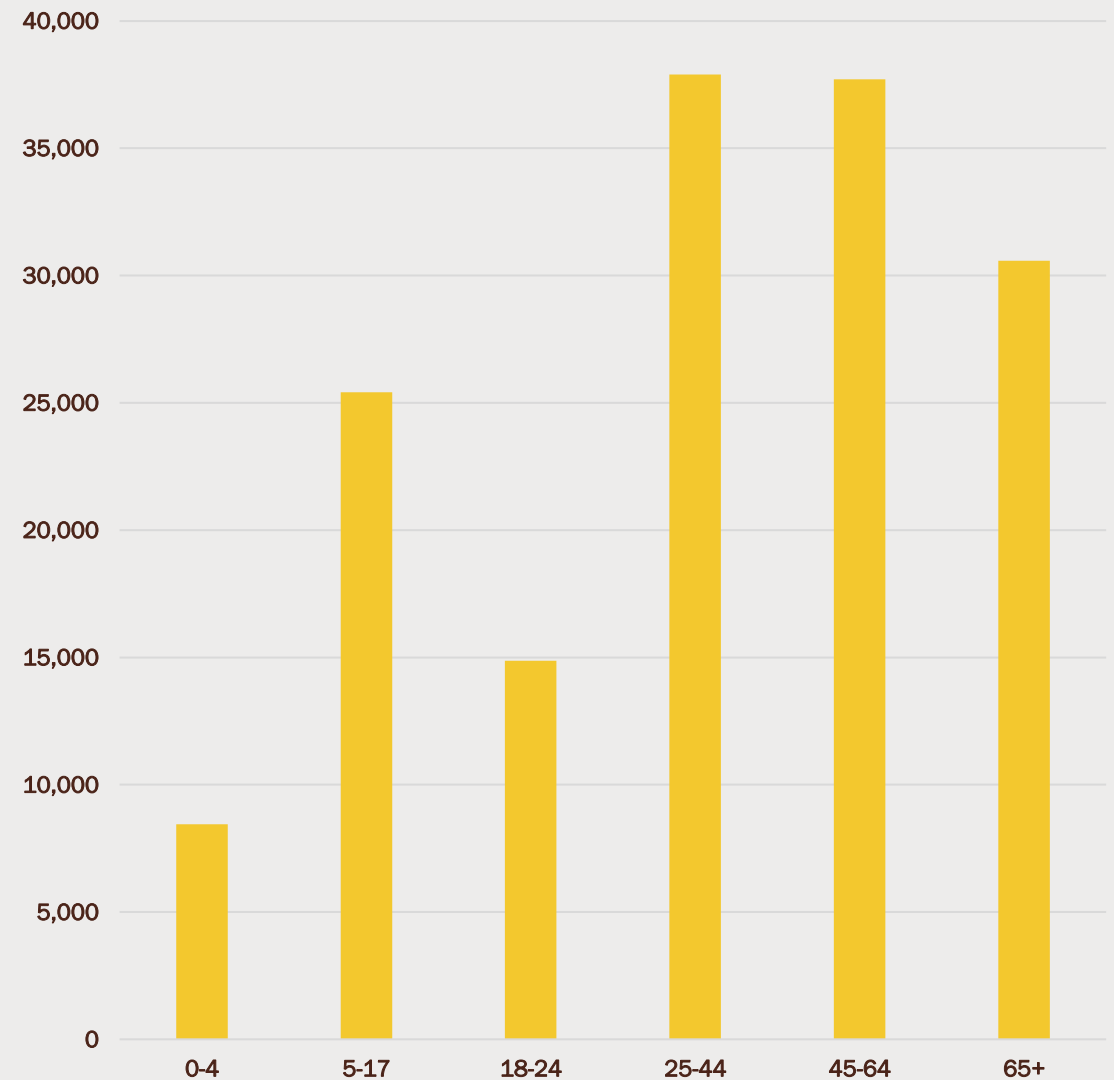
# Mesa County Population Statistics

Mesa Population 2010: 147,155

Mesa Population 2020: 155,574 (+5.7%)

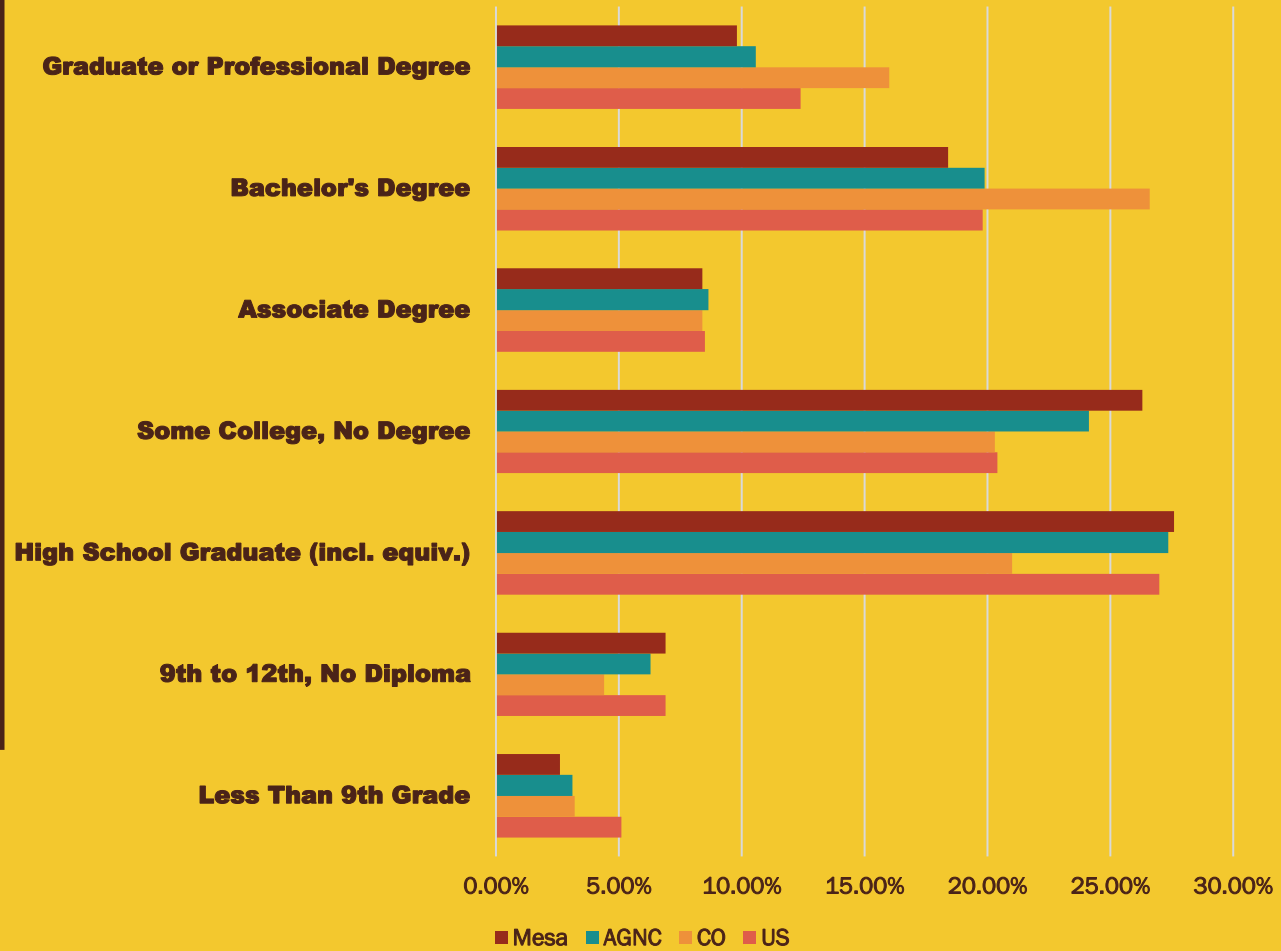
Mesa Hispanic Population: 14.8%

Mesa Population Distribution



# MESA COUNTY EDUCATION STATISTICS

Mesa Educational Attainment Comparison



Sources: US Census Bureau

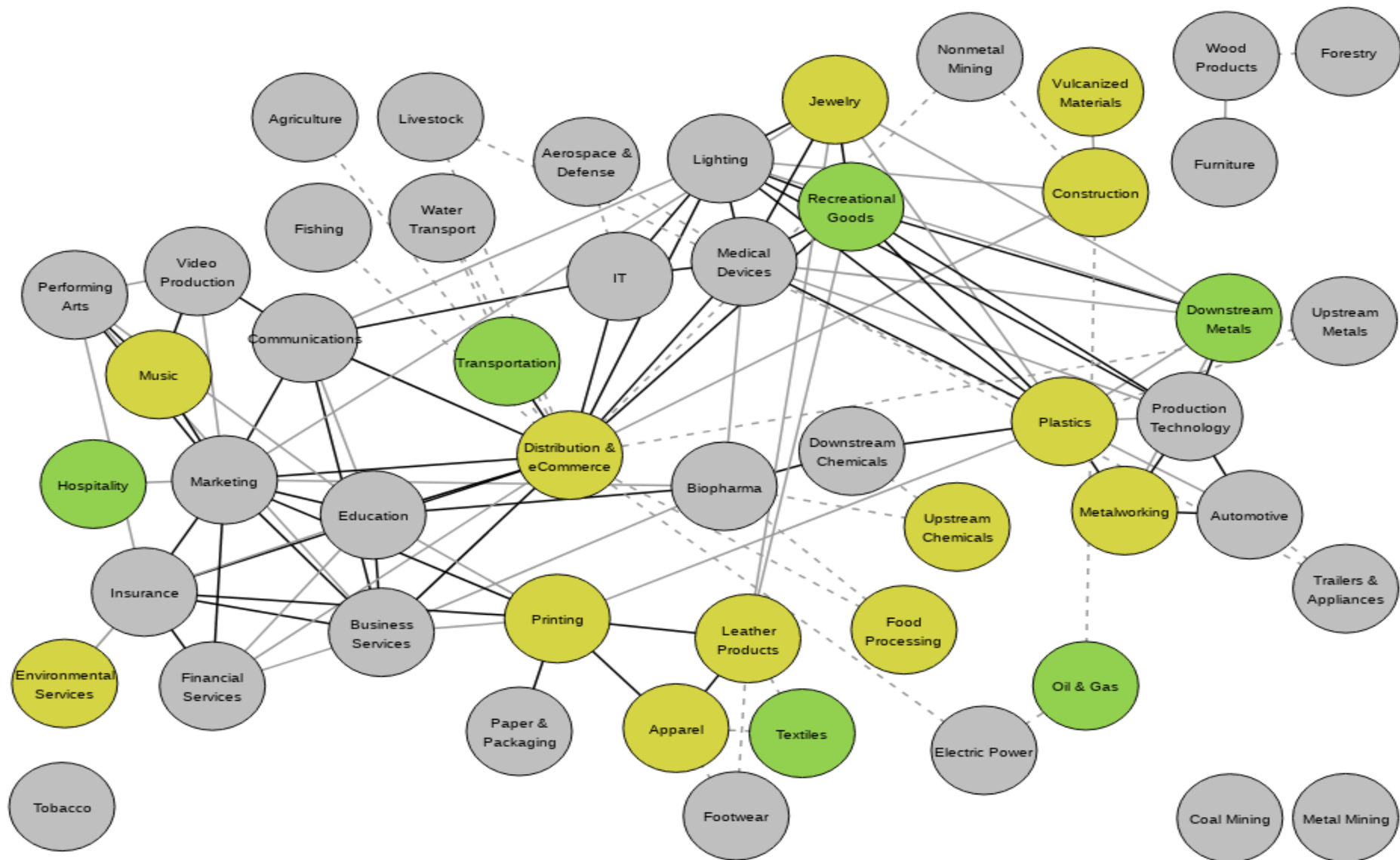
# Cluster Linkages and Economic Diversification

Mesa County, CO, 2016

## Cluster Specialization

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

- BCR  $\geq$  95th pctile & RI  $\geq$  20%
- BCR 90th-94th pctile & RI  $\geq$  20%
- Next closest clusters not meeting above criteria



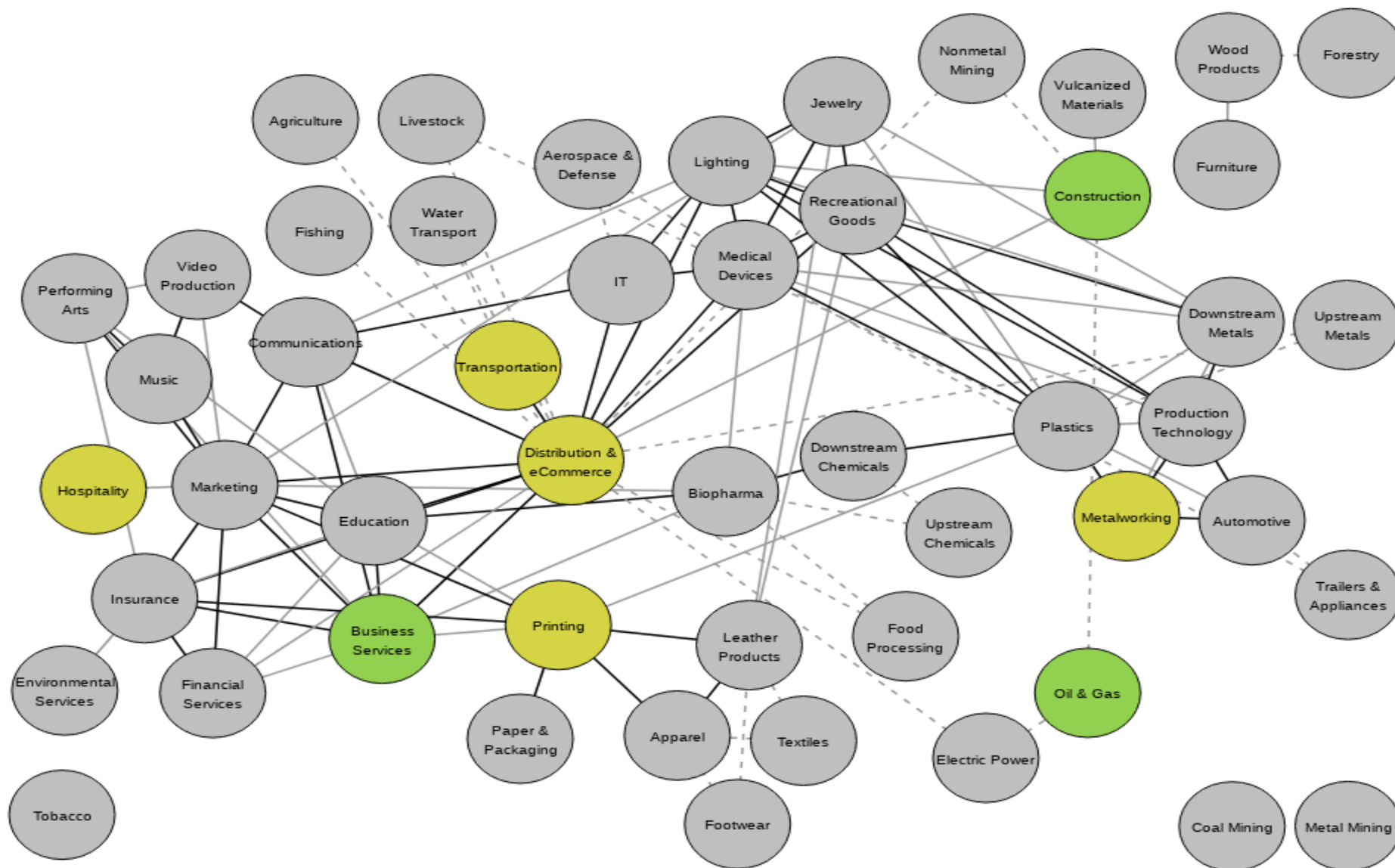
# Cluster Linkages and Economic Diversification

Grand Junction, CO Metropolitan Area, 2018

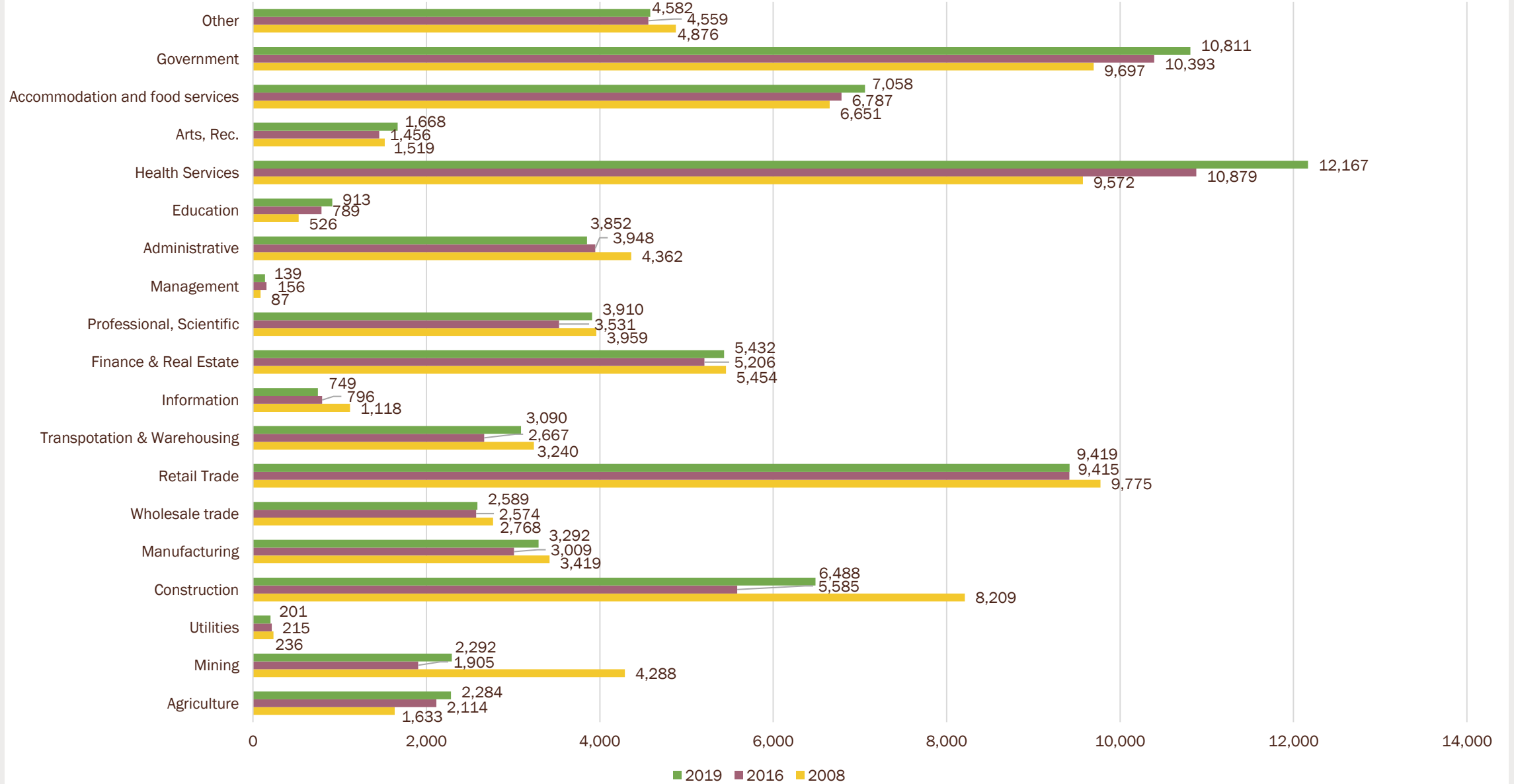
## Cluster Specialization

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

- BCR  $\geq$  95th pctile & RI  $\geq$  20%
- BCR 90th-94th pctile & RI  $\geq$  20%
- Next closest clusters not meeting above criteria



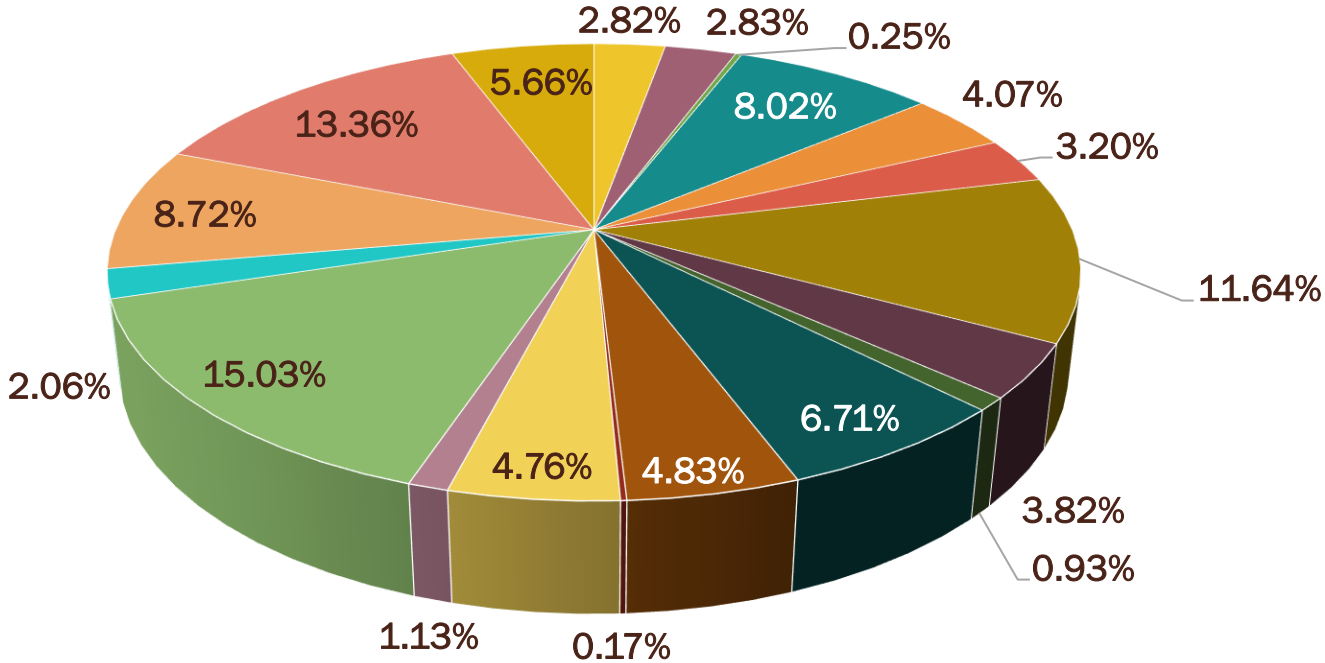
# Mesa Jobs by Industry History



Sources: Colorado Department of Labor and Employment (DOLE)

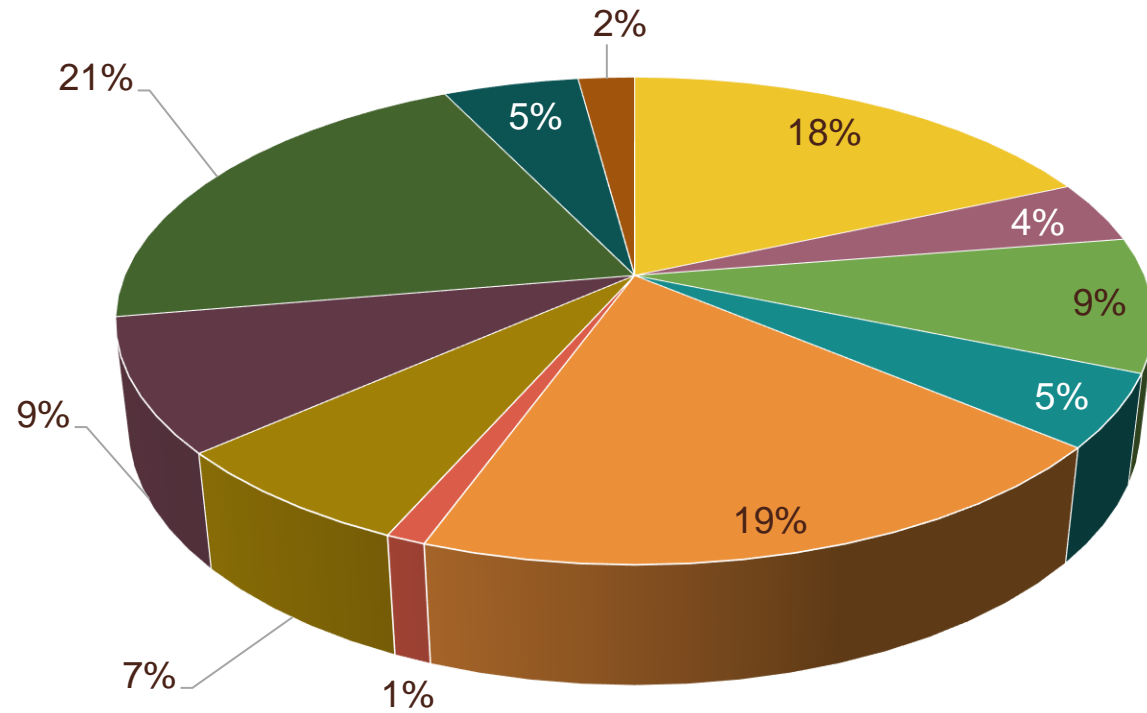


### Mesa Job Distribution by Industry History



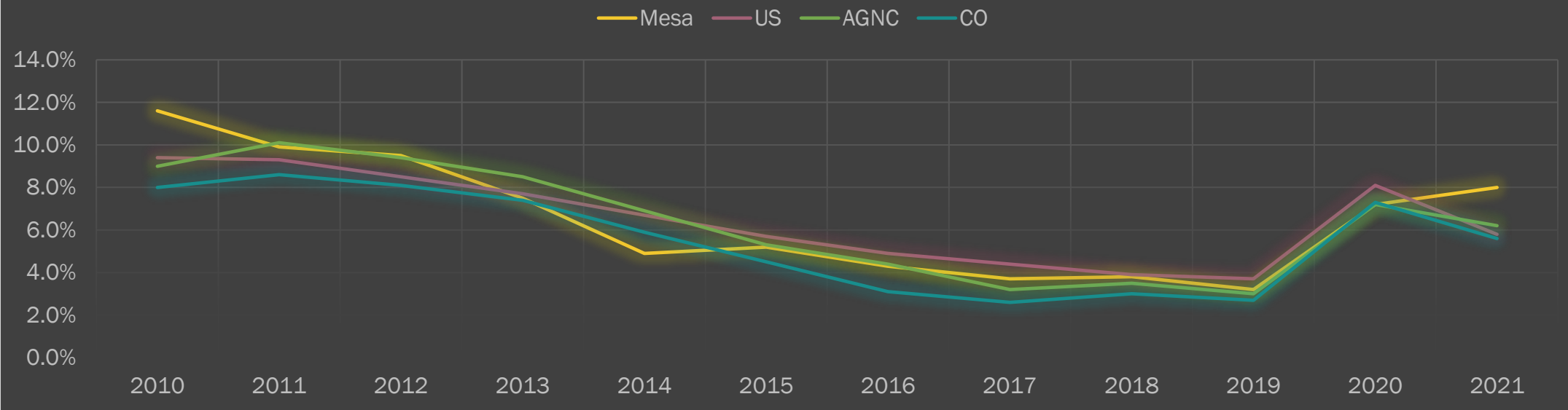
- Agriculture
- Construction
- Retail Trade
- Finance & Real Estate
- Administrative
- Arts, Rec.
- Other
- Mining
- Manufacturing
- Transportation & Warehousing
- Professional, Scientific
- Education
- Accommodation and food services
- Utilities
- Wholesale trade
- Information
- Management
- Health Services
- Government

### Mesa 2020 Wages by Industry



- Government
- Trade, Transportation, Utilities
- Education, Health Service
- Natural Resources
- Information
- Hospitality, Food
- Construction
- Financial Activities
- Manufacturing
- Professional, Technical
- Other

# Mesa and US Historical Unemployment Rates

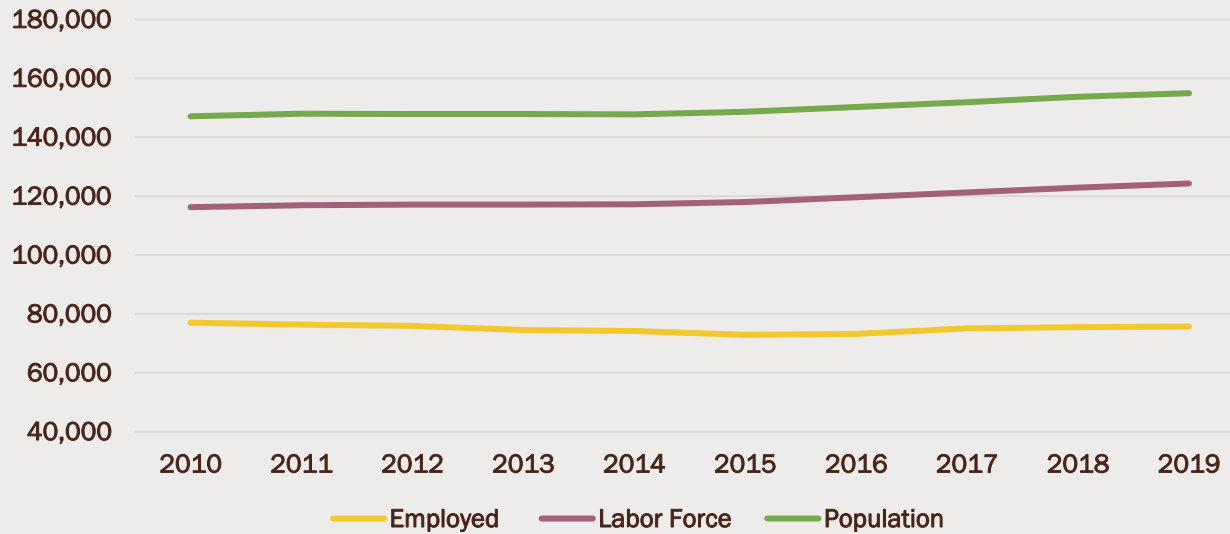


# MESA UNEMPLOYMENT

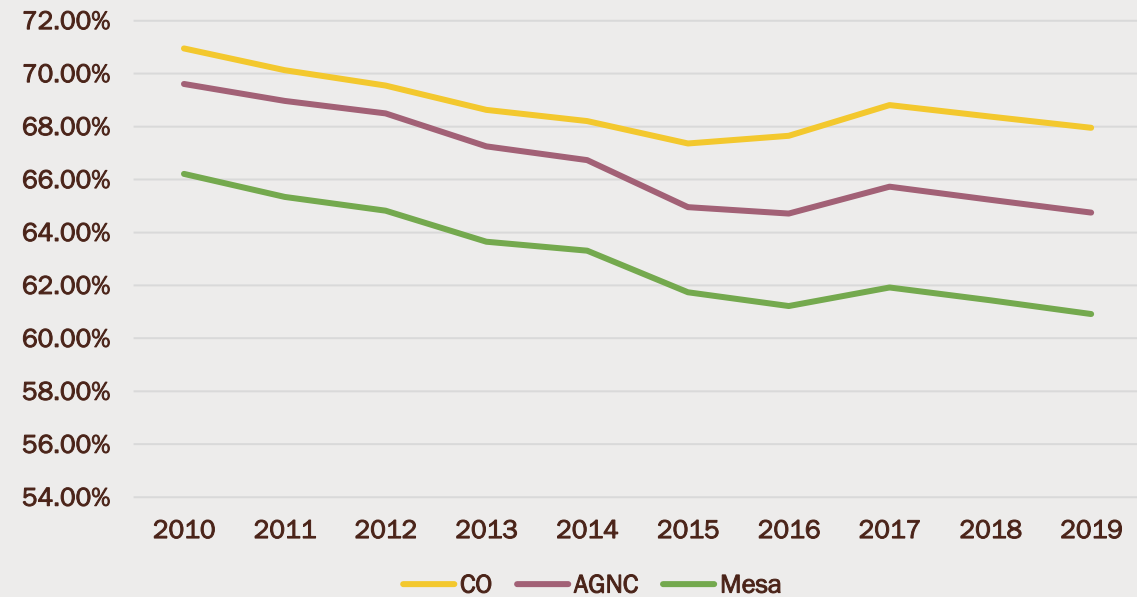
Sources: US BLS and DOLE

# Mesa Demographics and Workforce Data

## Mesa Population and Workforce 2010-2019

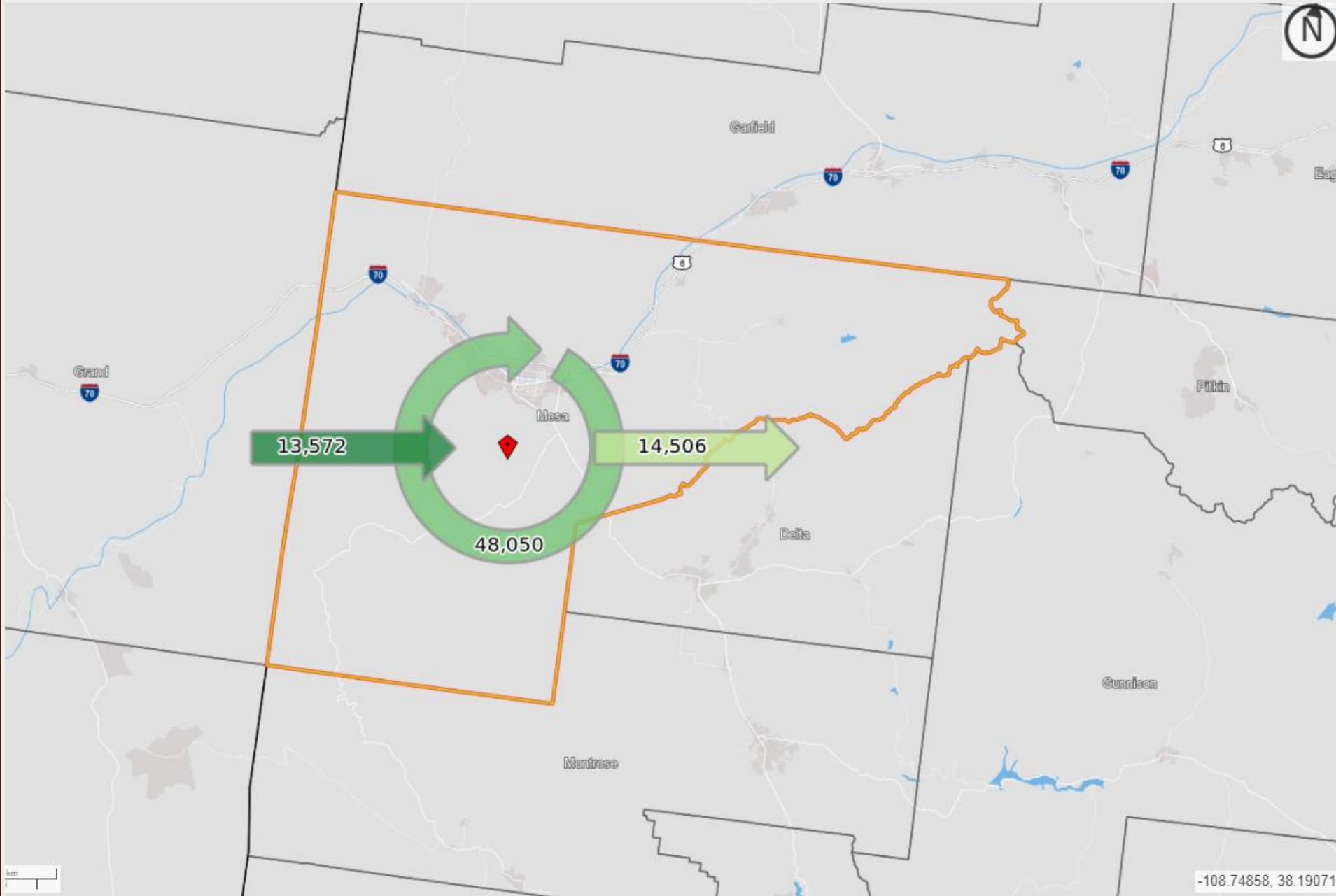


## Mesa Labor Force Participation Rates



Sources: US BLS, DOLE and DOLA

# Commuting Patterns (2018)



- 13,572 - Employed in Selection Area, Live Outside
- 14,506 - Live in Selection Area, Employed Outside
- 48,050 - Employed and Live in Selection Area

## Inflow/Outflow Job Counts (All Jobs) 2018

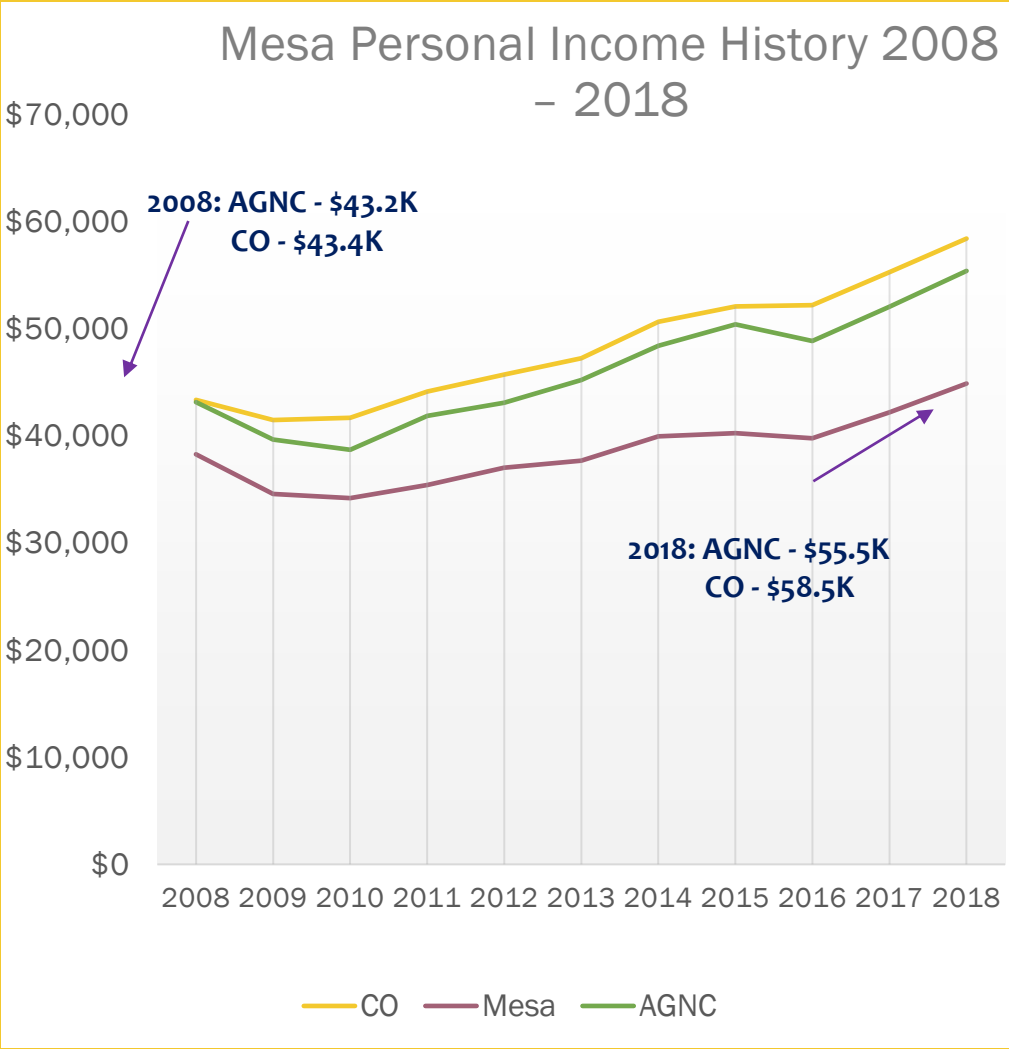
	Count	Share
<a href="#">Employed in the Selection Area</a>	61,622	100.0%
<a href="#">Employed in the Selection Area but Living Outside</a>	13,572	22.0%
<a href="#">Employed and Living in the Selection Area</a>	48,050	78.0%
<a href="#">Living in the Selection Area</a>	62,556	100.0%
<a href="#">Living in the Selection Area but Employed Outside</a>	14,506	23.2%
<a href="#">Living and Employed in the Selection Area</a>	48,050	76.8%

[Reset Highlighting](#)

# Mesa Agricultural Statistics

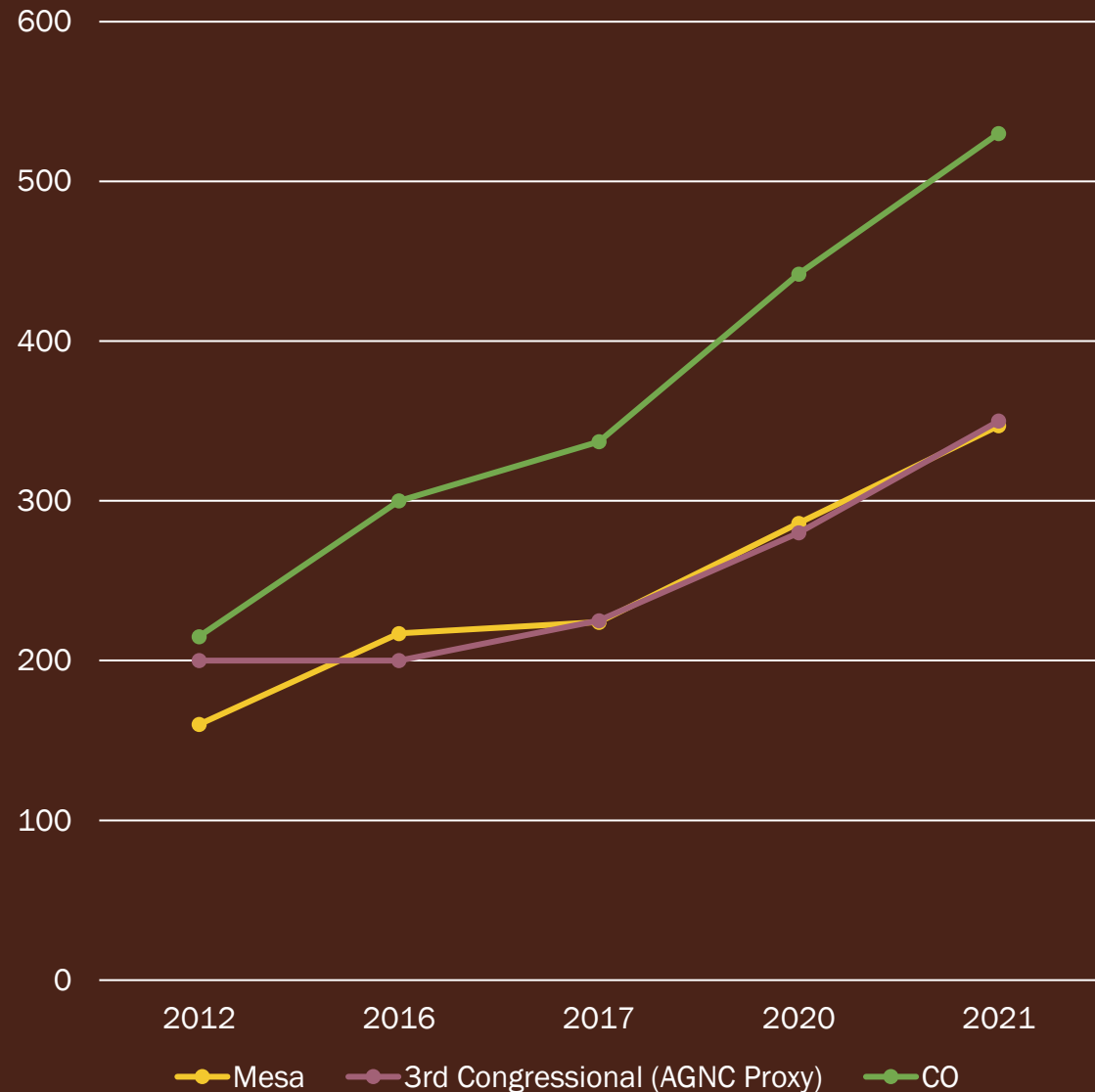
Mesa County has a strong agricultural industry including traditional and specialty ag. The USDA AG Census is conducted every five years. Between 2007 and 2012, Mesa County saw an increase in agricultural market value, an increase in the number of farms, and an increase in the farmed acreage. From 2010 to 2016 the County also saw an increase in ag related jobs. These trends have continued through the new survey in 2017 and other 2019 data, with jobs increasing to 4,568 in 2019 and the market value crops increasing 11% to \$95 million in 2017 even though total farmed acreage has declined since 2012. Agriculture statewide is experiencing challenges as commodity prices drop accompanied by drought, and national trade uncertainty, but overall, the increase in total agriculture related jobs is a positive sign that Mesa County's agriculture economy has room to grow. These trends are particularly evident in specialty crops such as wine, peaches, and hops. The growth in distilleries and tasting rooms associated with these crops are dynamic factors in improving the economic environment. The vibrant local agriculturally based restaurant community is easily seen and growing in Fruita, and Palisade beyond Grand Junction's large sector.

# MESA INCOME STATISTICS



Sources: US Bureau of Economic Analysis

Mesa Property Price History (\$ Thousands)



## MESA HOUSING STATISTICS

Housing price growth and lack of housing supplies is a significant impediment to economic development throughout entire AGNC region and the state. Although Mesa county has the largest and most affordable housing stock within the region, recent price and turnover growth has put the county's housing stock under increasing pressure. Year to date median price single family home prices have increased 17.5% through June 2021, and year over year decrease in inventory by 46.1%. A recent June 2021 Housing assessment report from the City of Grand Junction notes these trends.

Sources: Colorado Realtors Association



# Mesa and CO History of Assessed Property Valuations, Property Taxes, & Sales Tax –

Sources: DOLA and County Records

	Mesa Sales Tax	Mesa Y/Y % Change in Sales Tax	Mesa Property Tax Revenue	Y/Y % Change in Property Tax	Mesa Assessed Property Value (Billions \$)	Mesa Y/Y % Change in Assessed Value	CO Y/Y % Change in Assessed Value
2012	\$26,826,487		\$119,199,082		2.02		1.82%
2013	\$26,835,484	0.03%	\$111,927,279	-6.10%	1.83	-9.66%	-0.89%
2014	\$27,501,419	2.48%	\$110,277,706	-1.47%	1.83	0.00%	3.36%
2015	\$28,843,905	4.88%	\$115,778,603	4.99%	1.89	3.39%	14.96%
2016	\$27,940,438	-3.13%	\$113,199,946	-2.23%	1.89	0.00%	-3.67%
2017	\$30,153,241	7.92%	\$127,590,290	12.71%	1.85	-1.84%	10.07%
2018	\$32,788,337	8.74%	\$131,393,071	2.98%	1.91	2.96%	3.84%
2019	\$35,000,155	6.75%	\$137,102,477	4.35%	1.91	0.00%	16.96%
<b>Total Annualized Growth Over 7-Yr Period</b>	<b>4.35%</b>		<b>2.15%</b>		<b>-0.80%</b>		<b>7.38%</b>
<b>Total Nominal % Change Over 7-yr period</b>	<b>30.47%</b>		<b>15.02%</b>		<b>-5.61%</b>		<b>51.66%</b>
<b>Real Change Over 7-yr Period</b>	<b>11.47%</b>		<b>-3.98%</b>		<b>-24.61%</b>		<b>32.66%</b>