

# Hayden town

## Demographic and Economic Profile

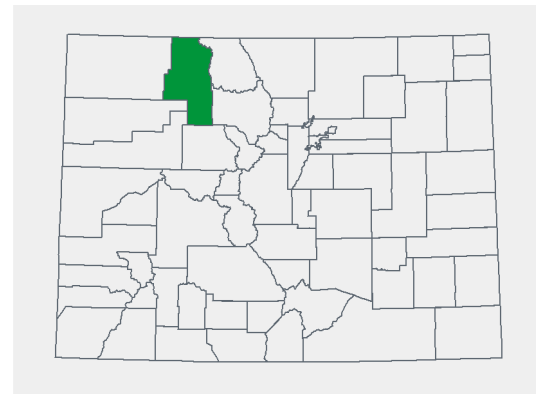


**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2015)	1,849
Population Change 2010 to 2015	9
Place Median HH Income (ACS 11-15)	\$54,013
State Median HH Income (ACS 11-15)	\$60,629
Employment (County in 2015)	18,908
County Cost of Living Index (State=100)	110.61, Very high

Source: State Demography Office  
U.S. Census Bureau

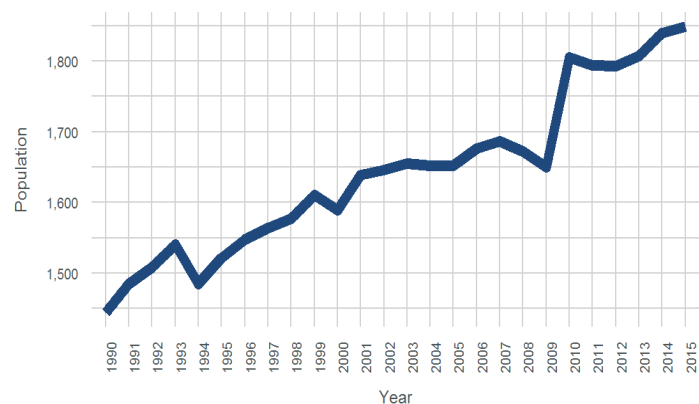


### Population

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

- After losing population throughout the 1980s, Hayden's population experienced moderate growth in the 1990s and 2000s, expanding by 1% per year.
- Since 2010, Hayden's population growth rates slowed to about 0.5% annually. The total population in Routt County has also grown slowly since 2010.

Hayden Population, 1990 to 2015

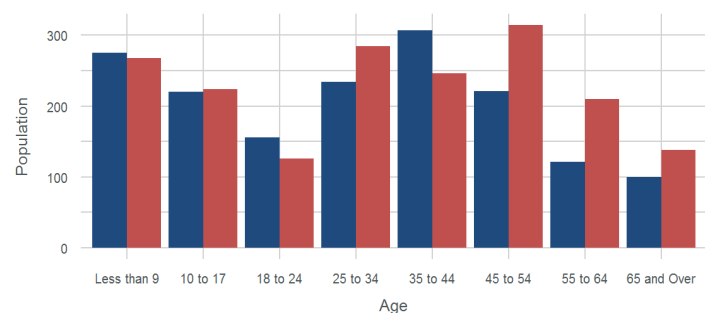


	Population			Annual Average Growth Rate (%)		
	Hayden town	Routt	Colorado	Hayden town	Routt	Colorado
1990	1,444	14,172	3,294,473			
1995	1,521	17,254	3,811,074	1%	4%	2.9%
2000	1,589	20,123	4,338,801	0.9%	3.1%	2.6%
2010	1,805	23,439	5,050,332	1.3%	1.5%	1.5%
2015	1,849	24,103	5,456,584	0.5%	1.1%	1.9%

### Population By Age

Hayden's population by age is shown in the chart to the right for both 2000 and 2010. Children under 18 showed little change, while adults 18 to 24 and 35 to 44 declined; however, older age groups, especially those 45 to 64 increased. Most notable is the incredible growth in those over the age of 55, which represented a much smaller share of the population in 2000.

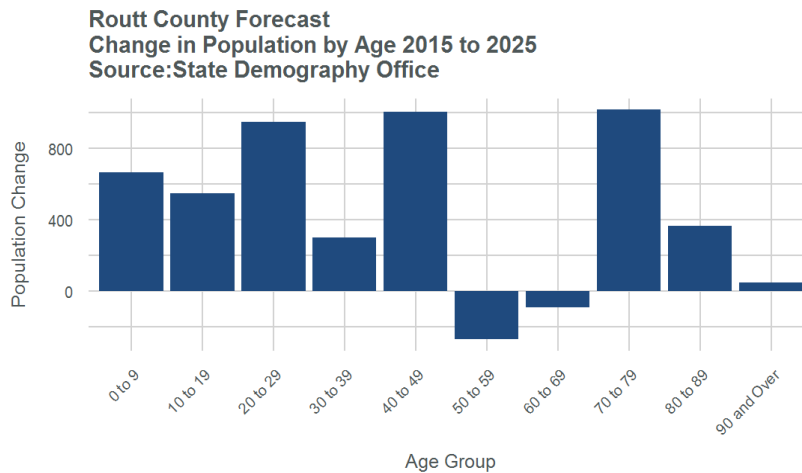
Hayden Town Population by Age  
Source: U.S. Census Bureau



Census Year ■ 2000 ■ 2010

## Population By Age, Continued

Routt County, where Hayden is located, is expected to see stronger growth between 2015 and 2025, especially between 70 to 79 years of age. Working age adults in all age groups, except for 50 to 59 are also projected to see large increases. In-migration to the county will be driven by replacement workers for adults aging out of the county's labor force and to meet demand for jobs driven by the increasing population. Children and family households will see growth as well. This doesn't negate the need to evaluate aging services, but may alleviate some of the downward pressure aging can put on tax revenues.

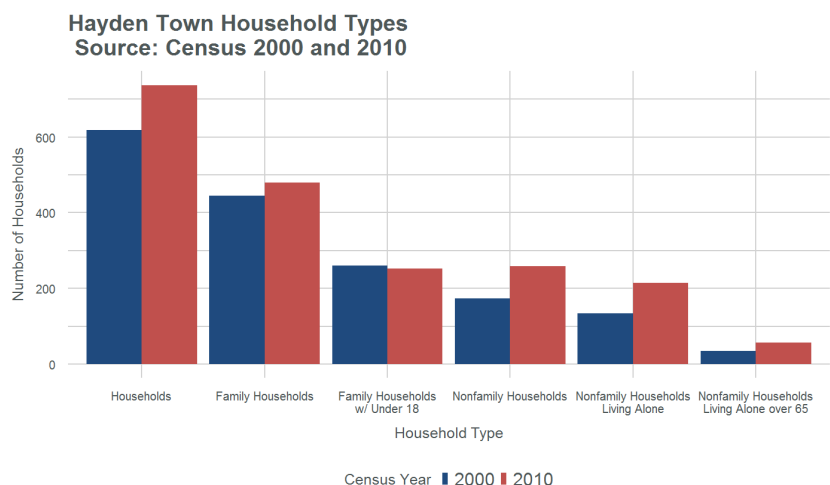


## Housing & Households

Hayden town Housing Units	2000	2010	2010 %
Total Housing Units	658	806	
Occupied Housing Units	618	737	91.4%
Owner-Occupied Units	424	497	67.4%
Renter-Occupied Units	194	240	32.6%
Vacant Housing Units	40	69	8.6%
For Seasonal	9	7	10.1%
All Other Vacant	31	62	89.9%

- The overall vacancy rate was 8.6% in 2010.
- A small percentage of vacant units are for seasonal use (10%).
- Of the occupied housing units, most are owner occupied (67.4%) but an active rental market exists as well.

- There was an increase in both family and nonfamily households between 2000 and 2010, but family households with children under 18 showed a slight decline.
- The increase in Nonfamily households was mainly persons living alone. These increases speak to large growth in the over 55 (often empty nesters).



## Race & Ethnicity

Hayden town Population by Race/Ethnicity

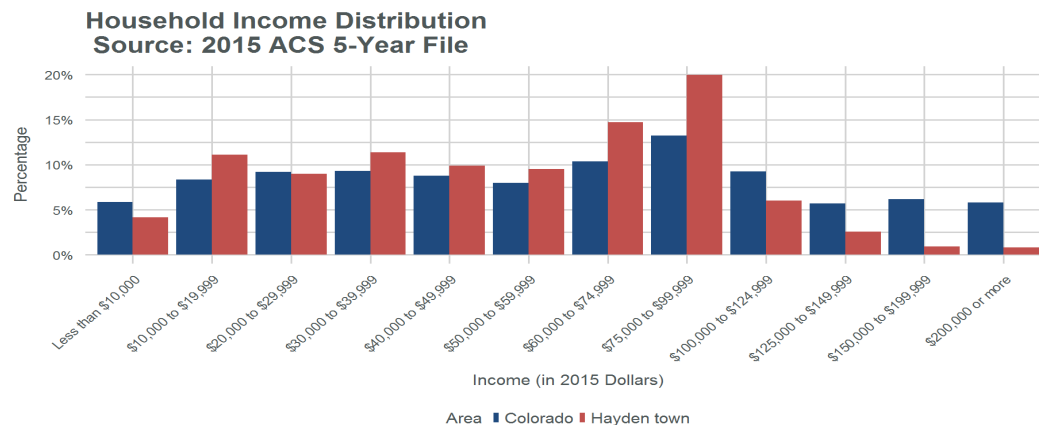
	2000	2010	2010 %	Colorado 2010 %
Total	1,634	1,810		
White	1,511	1,596	88.2%	70.0%
Black or African American	2	6	0.3%	3.8%
American Indian or Alaska Native	9	11	0.6%	0.6%
Asian	2	11	0.6%	2.7%
Native Hawaiian and Other	1	3	0.2%	0.1%
Some Other Race	0	2	0.1%	0.2%
Two or More	16	20	1.1%	2.0%
Hispanic	93	161	8.9%	20.7%

Source: U.S. Census 2010

- Hayden is less diverse than the state as a whole and became slightly more diverse over the past decade.
- The Hispanic, Black, and the Asian population all increased from 2000 to 2010.

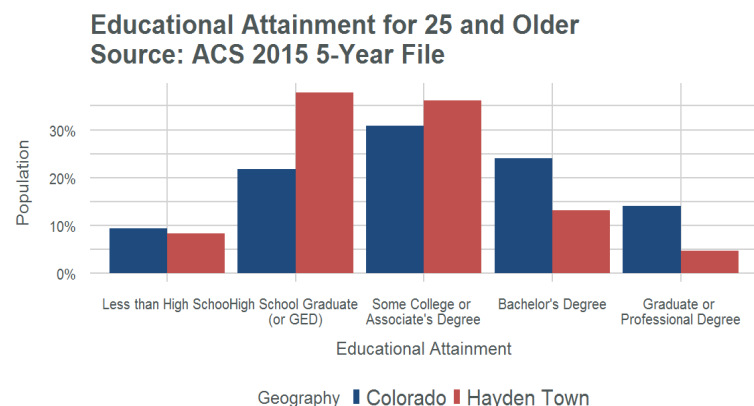
## Income

The graph below compares Hayden's income distribution to the state. Hayden has a smaller share of households earning more than \$100,000 than the state. Hayden has a larger share of households earning between \$10,000 and \$19,999 and between \$30,000 and \$99,999 than the state. The lower incomes reflect the large number of lower wage service and retail jobs along with retirees living on fixed incomes. Hayden also has more affordable housing.



## Education

Hayden has a much higher share than the state of its population with a high school diploma and some college or associate's degree - over 75% of the population over the age of 25. Hayden has a slightly lower proportion with less than a high school degree and considerably lower proportion of residents with a bachelor's degree or higher.

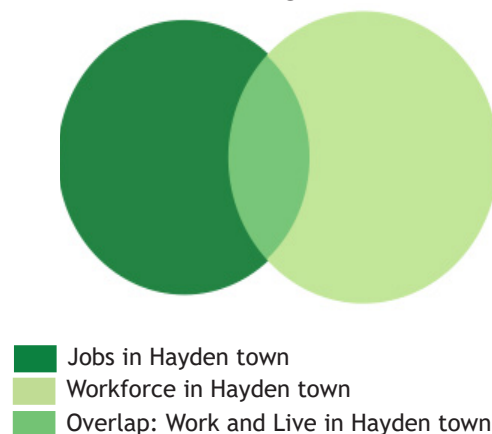


## Commuting

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.

Twenty percent of the jobs (dark green) are held by residents and 80% of the jobs are held by people who live outside the town. Considering Hayden's labor force (light green), about 18% work in Hayden and roughly 82% are employed outside of the town.

Hayden town Commuting Patterns, 2014



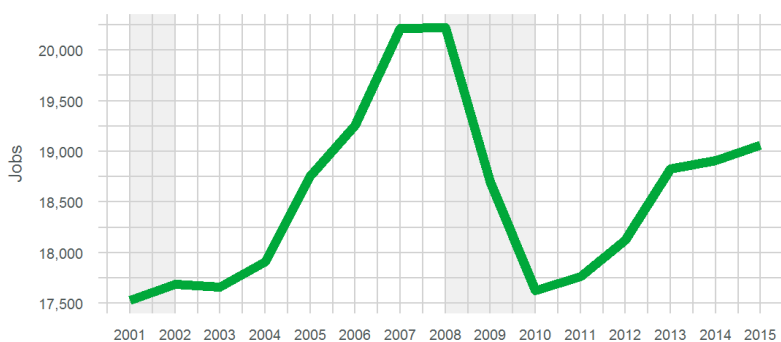
Source: LEHD On the Map, 2016

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 19,063 in 2015. Routt has gained 1,437 jobs since 2010; however, employment is still down about 1,150 from the pre-recession peak. The sizable losses and steady growth over the past few years can be seen in the time series. The largest share of job gains has been in Construction, Retail Trade, Accommodation and Food, and Agriculture. Mining employment is down over 200 since 2009.

Routt County Total Estimated Jobs, 2001 to 2015  
Source: State Demography Office



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

2015 Share of Jobs by Industry

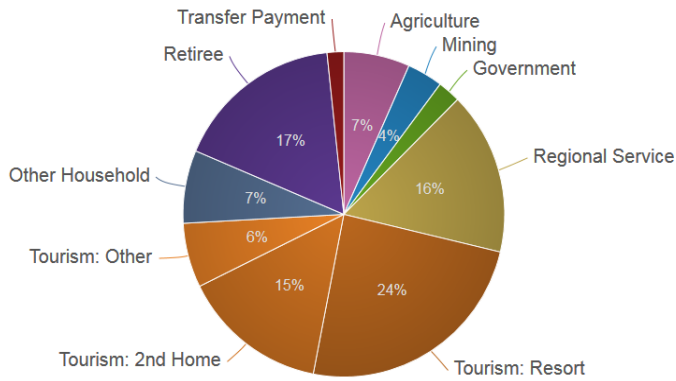
Sector Name	Hayden	Routt
Agriculture	0.7%	4.3%
Mining	1.3%	2.2%
Utilities	11.5%	0.8%
Construction	7.0%	8.3%
Manufacturing	0.0%	0.8%
Wholesale Trade	6.0%	2.0%
Retail Trade	6.2%	9.2%
Transportation & Warehousing	20.9%	2.3%
Information	0.0%	0.9%
Finance and Insurance	1.8%	2.0%
Real Estate and Rental and Leasing	1.4%	7.2%
Professional and Technical Services	0.3%	7.2%
Management of Companies	0.0%	0.3%
Administrative and Waste Services	15.0%	4.7%
Educational Services	0.0%	1.7%
Health Care and Social Assistance	3.2%	8.0%
Arts, Entertainment, and Recreation	0.0%	8.5%
Accommodation and Food Services	3.5%	12.1%
Other Services	2.3%	7.3%
Government	18.9%	10.4%

Source: SDO Total Estimated Jobs & QCEW

## Economic Industry Mix

Hayden has a less diverse industry mix compared to Routt County, as seen in the chart below. The largest 4 industries by employment share of jobs account for 2/3 of all jobs in the town, they are: Transportation & Warehousing, Government, Administrative & Waste Services and Utilities. Aside from the top four industries and Wholesale Trade, Hayden has a smaller share of jobs in all other industries than the county.

## Routt Base Industries, 2015



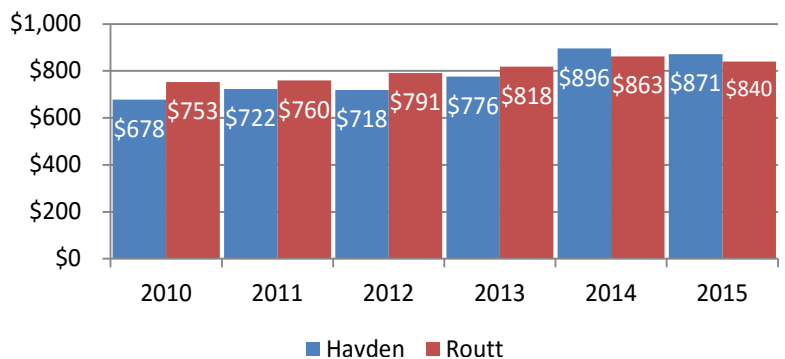
## Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Routt. The chart shows the important share of economic activity driven by tourism (resort, second homes, and 'other') and regional services to the economy. It also shows the significance of retiree spending. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples of which in Routt County include hospitals and health care services as well as computer systems design. The traditionally strong mining economy is a much smaller economic driver than these areas, yet still significant.

## Average Wage Trends

- Average weekly wages in Hayden increased 28% from 2010 to 2015.
- Routt County saw wage growth of 11% over the same five year period.
- Weekly wages of \$871 in Hayden in 2015 were only 84% of the \$1,042 statewide average; the weekly wage was 104% of the \$840 Routt average.

## Average Weekly Wage



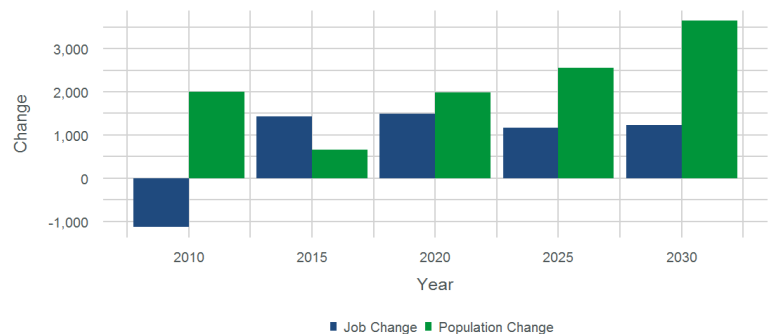
Source: Department of Labor and Employment (QCEW)

## 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.

- Population growth is forecast to exceed job growth for the period from 2020 to 2030.
- This is driven in part by the aging of the population and the labor force in particular. Job growth will slow as many new entrants to the labor force fill positions that are vacated by retirees. This drives population growth, but not necessarily new jobs.
- This means that while employment is expected to be growing, population will be growing faster. This may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.

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



	Total Jobs	Population
2010	17,626	23,451
2015	19,063	24,103
2020	20,561	26,088
2025	21,724	28,639
2030	22,955	32,284