



## Douglas County Profile

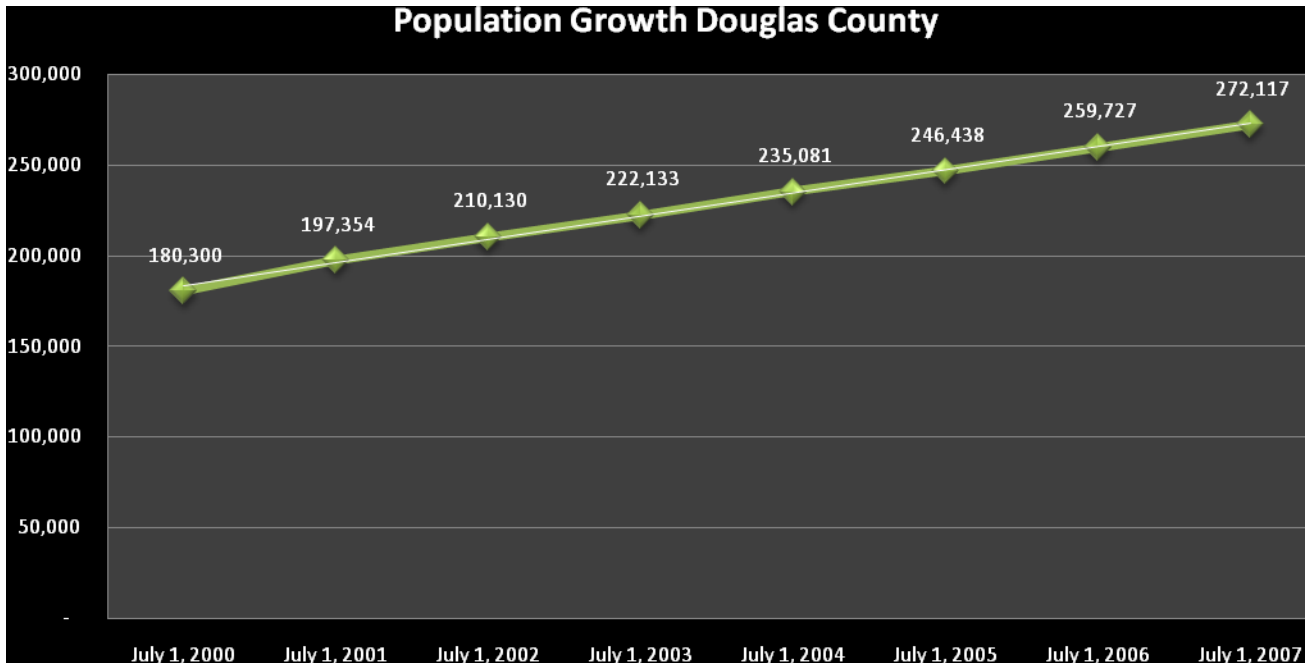
Douglas County is one of 64 counties in Colorado. It is 842 square miles in area, and is considered part of the five-county Denver Metro Area. It was ranked number 1 among the nation's counties for the rate of population growth during the 1990s, but had fallen to 7<sup>th</sup> in the nation by July 2006. It is one of only four counties in the Western United States in the top 10 growth list, and the only county in Colorado in the top 10.

### People

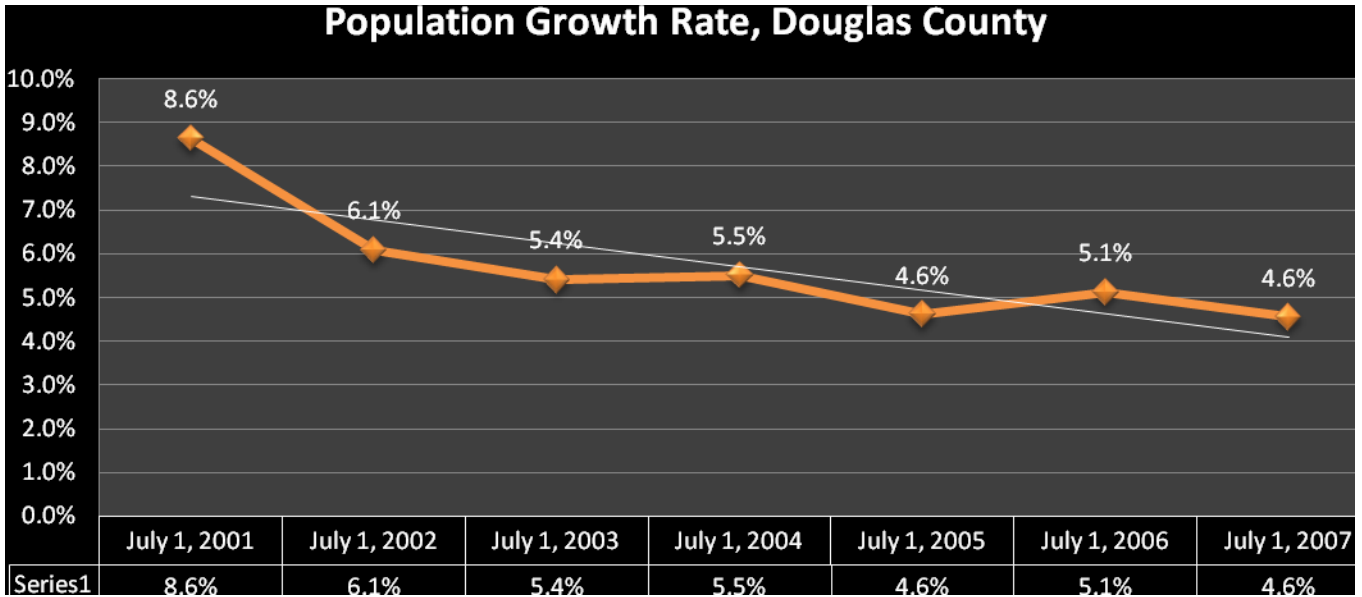
Current population: 272,117 (1-year estimate, U.S. Census American Factfinder)

Projected population in 2030: 509,783

The charts below show that while the population of Douglas County is growing, the rate of growth is slowing down. According to the Denver Regional Council of Governments, Douglas County's population grew 944% between 1980 and 2005, but is only projected to grow 94% between 2006 and 2030.



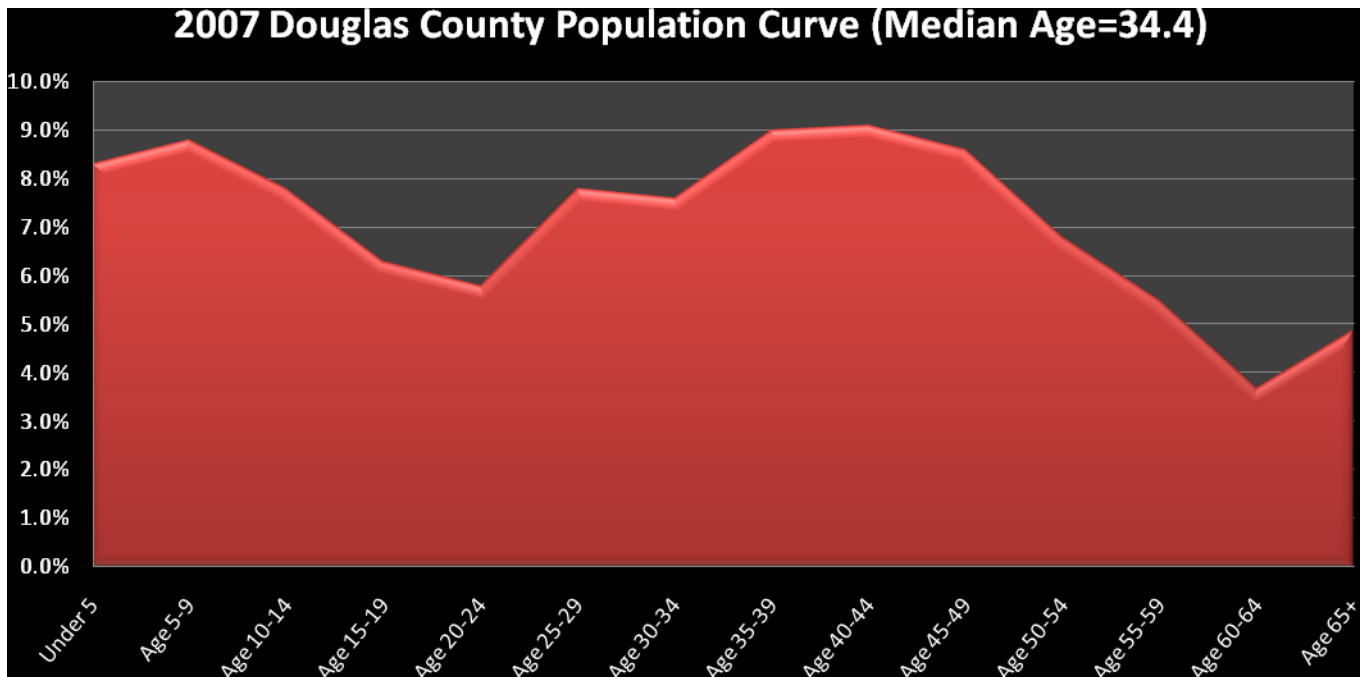
Source: U.S. Census American Fact Finder T1 Population Estimates (2007)



Source: U.S. Census American Fact Finder T-1 Population Estimates (2007)

## Age Demographics

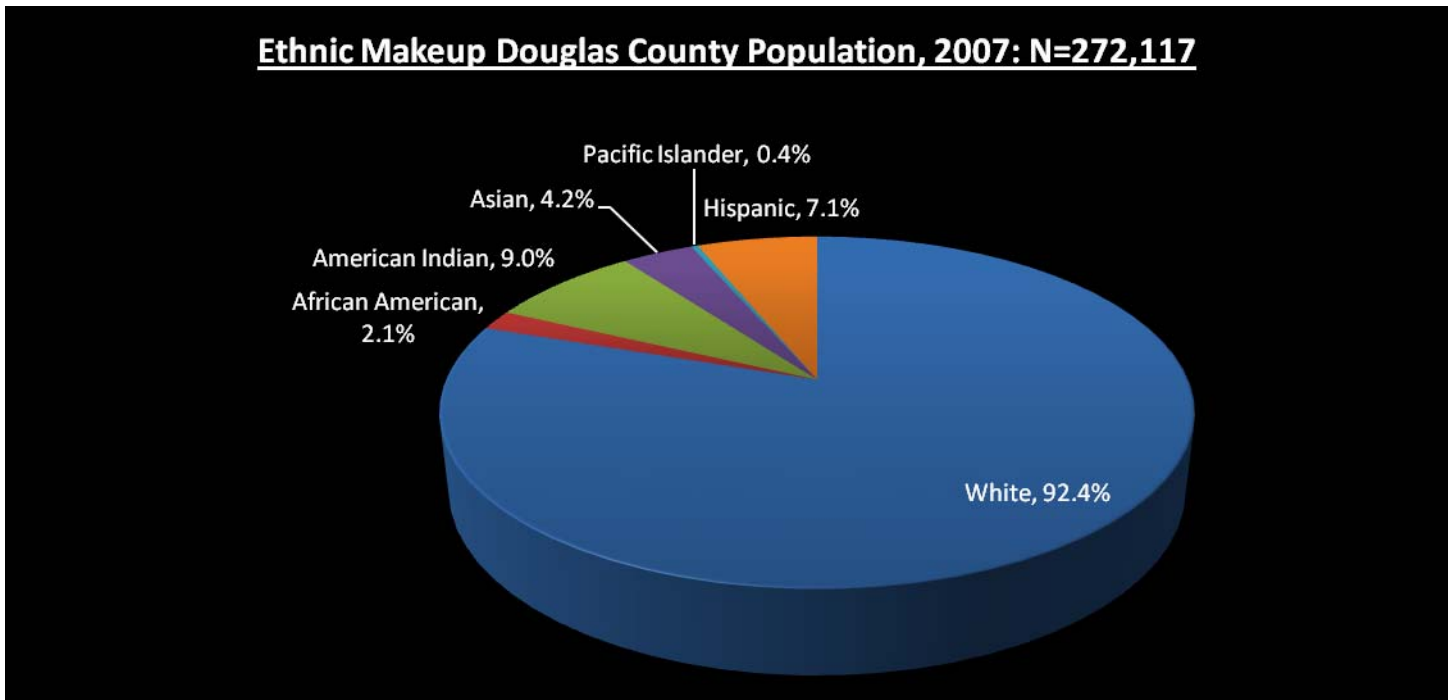
The chart below shows the age curve for Douglas County’s population. The dip between Age 15 and Age 40 clearly shows the potential shortage of workers which will exist when Baby Boomers begin leaving the labor force in greater numbers. When this happens, businesses will have to increase productivity through leveraging additional technology, and at the same time accelerate advancement and skills training for the Millennial Generation (currently aged 8 to 23).



Source: U.S. Census 2007 American Community Survey 1-Year Estimates

## Race

The chart below shows comparative race demographics for 2006 and 2007 in Douglas County. Note that Hispanic is no longer considered a race, but is listed in conjunction with other races, hence one can be counted as both White and Hispanic, or African-American/Hispanic.



## Poverty

- 3,551 (3.7%) of Douglas County workers were determined below poverty level in 2007.
- An additional 2,975 (3.1%) of Douglas County workers fell at or below 150% of poverty level in 2007.

## Disability

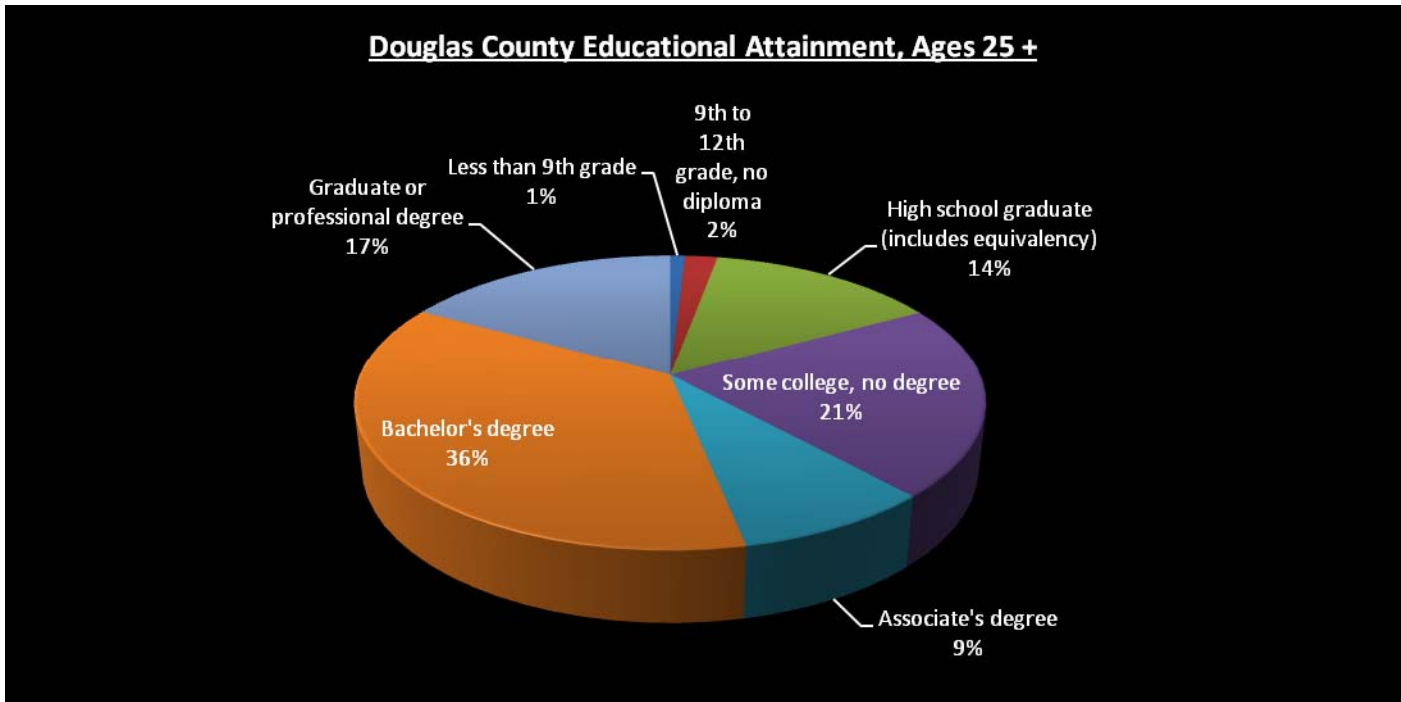
In 2007, 9,810 (5.6%) of the Douglas County population aged 16-64 had some disability. Of these, 58.1% were employed.

## Teen or Out of Wedlock Births

- In 2007, 1.2% of births in Douglas County were to unmarried women
- In 2007, 1.3% of Douglas County births were to women aged 15-19

## Educational Attainment

The chart below shows educational attainment in Douglas County. In Colorado, Douglas County is rivaled only by Boulder County in levels of educational attainment.



## Income

- Median Individual Earnings for Douglas County residents, aged 25 and over, within the past 12 months was \$52,457 in 2007
- 2007 Median Individual Earnings for males in Douglas County was \$68,786; for females it was \$37,404
- The median family income in Douglas County was \$102,767 in 2007

## Households and Housing

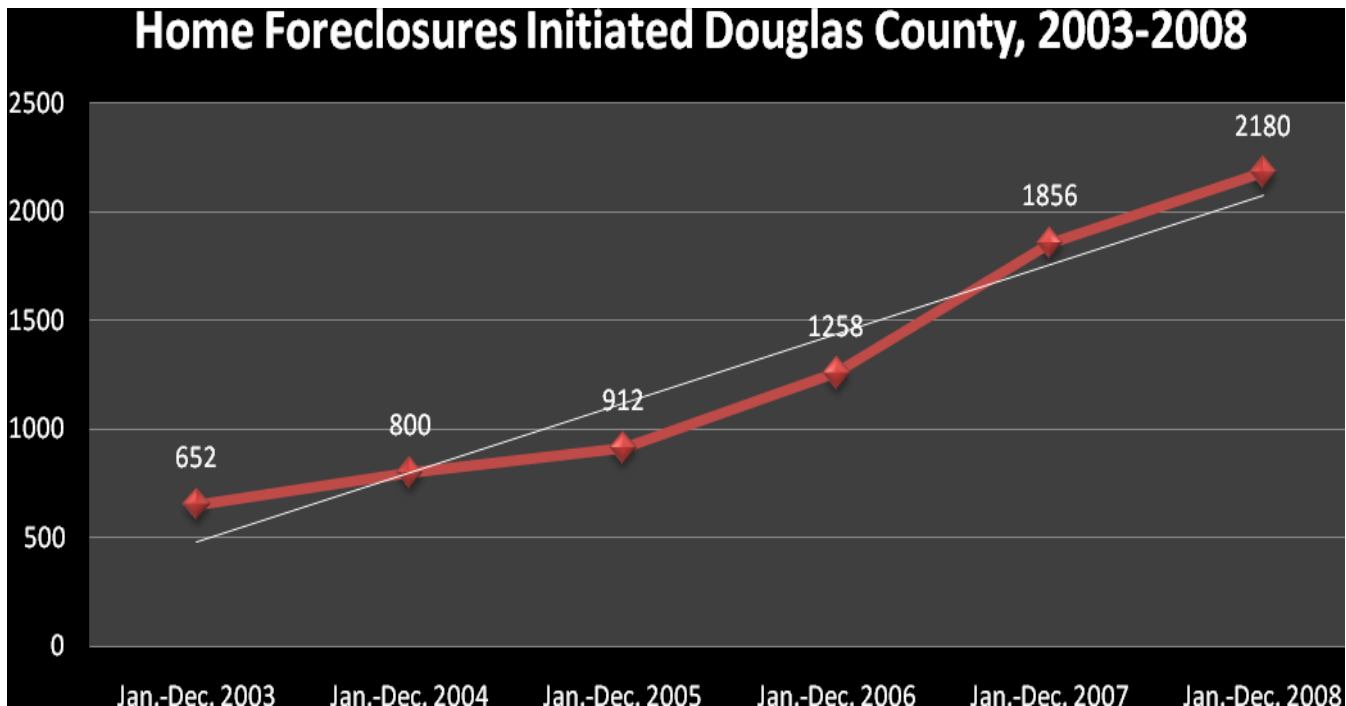
- In 2007, there were 91,557 households in Douglas County, of which 63,778 were married couple families
- Average Douglas County household size in 2007 was 2.82
- In 2007, 83% of housing units in Douglas County were owner-occupied; 17% were renter-occupied

## Mortgages in the Current Economy

- In 2007, there were 68,294 housing units with a mortgage in Douglas County
- Of these, 66,666 (97.6%) had monthly payments \$1,000 or over
- 57,153 (83.6%) had monthly payments in excess of \$1,500
- 36,477 (53.4%) had monthly payments of \$2,000 or over
- 19,066 (27.9%) had monthly payments over \$2,500 and 9,894 (14.5%) had payments in excess of \$3,000 per month
- **16,554 (24.3%) Douglas County homeowners paid in excess of 35% of their gross income on their mortgages**
- **41.7% of homeowners had either a second mortgage or a home equity loan on top of their first mortgage**
- **Nationally, personal bankruptcy filings rose 23% in the year ending September 30, 2008, spiking at slightly over 1 million**

## Home Foreclosures

The chart below shows a significant rise in the number of home foreclosures in Douglas County between 2003 and 2008. Given the banking crisis which precipitated the current deepening national recession, the number of home foreclosures is a key indicator to watch. Should the economic stimulus package being advanced now work, the number of foreclosures should flatten in 2009, then begin to decline in 2010.



Source: Colorado County Treasurer & Public Trustee Associations

## **Labor Force**

- 149,081 Douglas County residents were employed in December 2008 of a labor force of 157,096
- 8,015 Douglas County residents were unemployed in December 2008
- The Douglas County Unemployment Rate rose to 5.1% for the county in December 2008, up 1.6% from December 2007

## **Occupational Skills Base of Douglas County Labor Force**

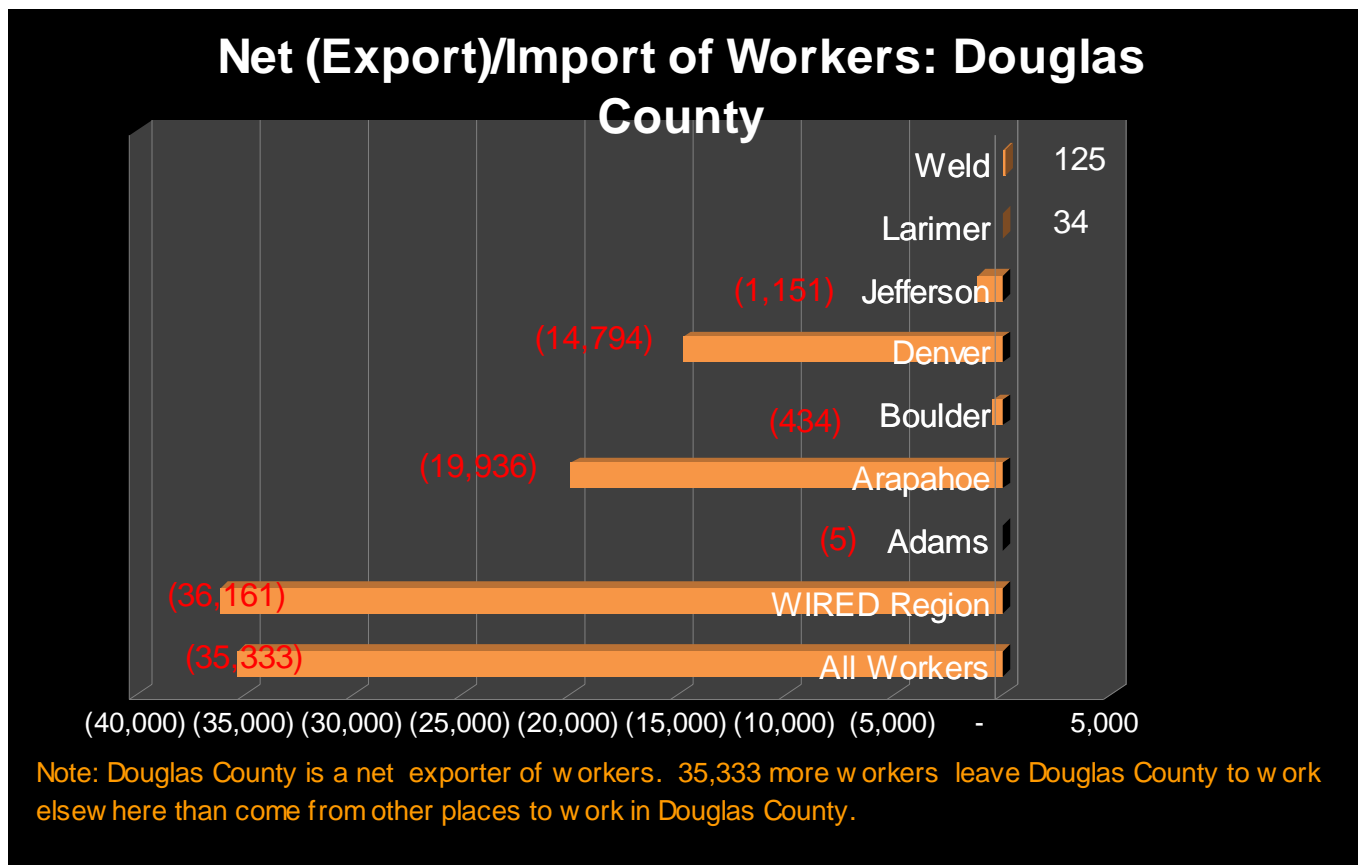
Of a labor force of 157,096:

- 25,332 (16%) have skills in management occupations
- 11,310 (7.2%) are in business and financial occupations
- 10,054 (6.4%) are in computer and mathematical occupations
- 5,812 (3.7%) in architecture and engineering
- 1,730 (1.1%) are in life, physical and social science occupations
- 1,730 (1.1%) in community and social services occupations
- 1,730 (1.1%) in legal occupations
- 7,698 (4.9%) in education, training or library occupations
- 3,299 (2.1%) in arts, design, entertainment, sports and media occupations
- 6,284 (4.0%) in health diagnosing and treating practice
- 1,570 (1.0%) in health technologist and technology occupations
- 1,570 (1.0%) in health care support occupations
- 1,570 (1.0%) are firefighters
- 1,570 (1.0%) are law enforcement workers
- 5,498 (3.5%) are in food preparation and serving occupations
- 2,356 (1.5%) are in building and grounds cleaning and maintenance
- 4,869 (3.1%) are in personal care and service occupations
- 24,449 (16.2%) are in sales related occupations
- 19,794 (12.6%) are in office and administrative support occupations
- 4,869 (3.1%) are in construction/extraction occupations
- 4,241 (2.7%) are in installation, maintenance and repair occupations
- 7,226 (4.6%) are in transportation and material moving occupations

### Commuting Patterns

- In 2007, 78.3% of the Douglas County workforce drove to work alone in an automobile or SUV
- 9.7% worked at home
- 1.7% used public transit
- The mean commute time for Douglas County residents in 2007 was 27.4 minutes

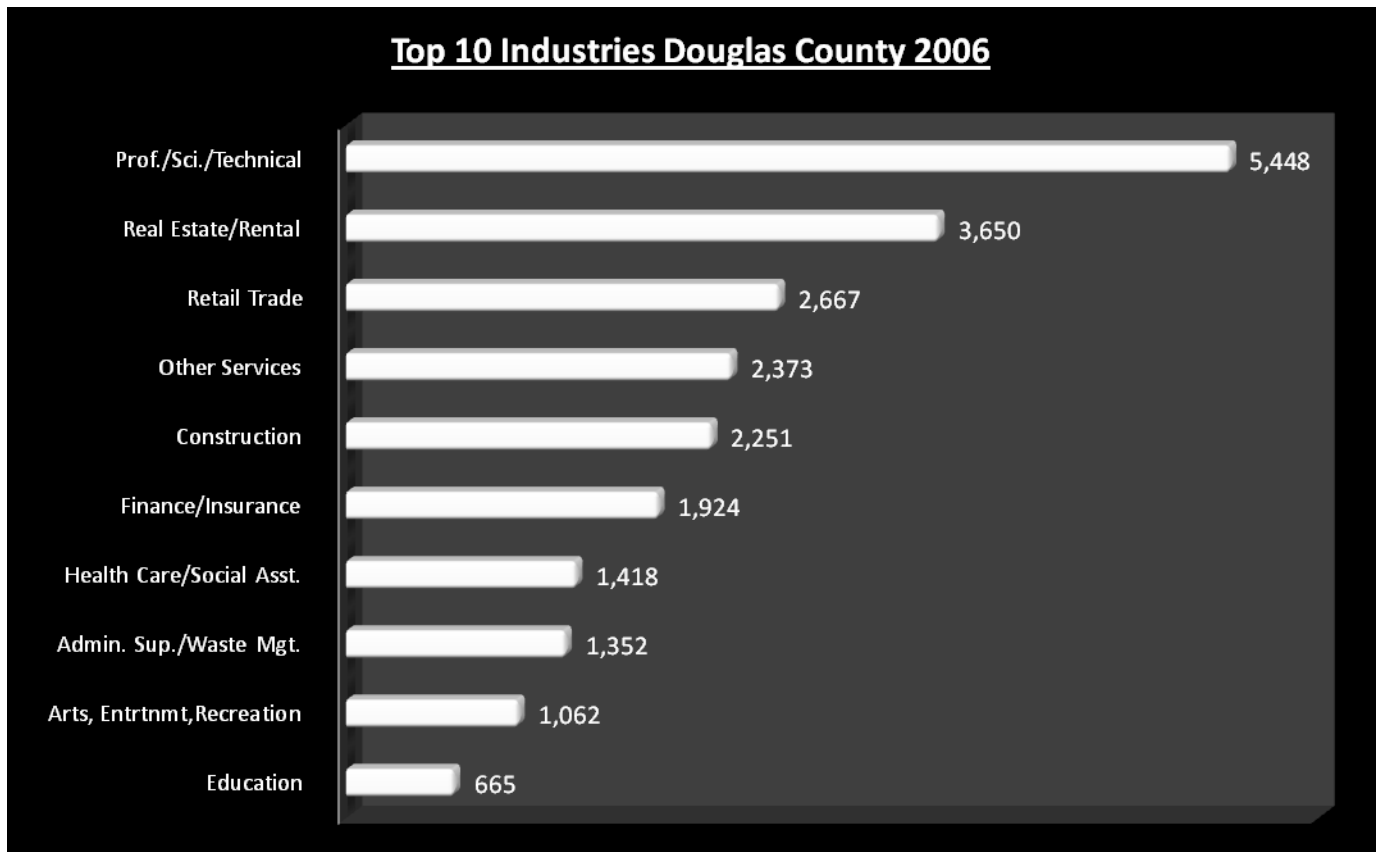
The chart below shows commuting patterns for Douglas County workers. Douglas County is a net exporter of workers, with 35,333 more workers who live in Douglas County commuting elsewhere than coming in from other counties.



## Businesses

- In 2006, the U.S. Census Non-Employer Survey reported there were 25,086 business establishments in Douglas County in all industries
- 2006 receipts for all establishments in Douglas County exceeded \$1.2 billion
- According to the U.S. Census 2002 Survey of Business Owners
  - 7,994 business establishments were women-owned
  - 650 were Hispanic/Latino owned
  - 188 were American Indian/Alaskan Native owned
  - 720 were Asian owned

The chart below shows the top 10 industries (by number of establishments) in Douglas County in 2006:



Source: U.S. Census 2006 Non-Employer Statistics (data drawn from IRS filings)

### Sources:

Colorado County Treasurer & Public Trustee Associations  
Colorado Department of Labor and Employment Labor Market Information Division  
Colorado Labor Market Information Gateway  
Denver Regional Council of Governments  
Douglas County Colorado  
Sperling's Best Places  
U.S. Bureau of Labor Statistics  
U.S. Census American Fact Finder 2007 1-Year Estimates