



DEMOGRAPHIC FORECASTS

Eagle, Garfield, and Pitkin Counties
2005-2030

AN INTERIM REPORT

The Watershed Collaborative
Growth Scenarios Project

Fall, 2005

OVERVIEW

The Growth Scenarios Project grew out of the work of the Watershed Collaborative¹ to better understand how the region will grow in the coming decades. The Project was formed by local planning staff to review and update or revise the population forecasts for Eagle, Garfield, and Pitkin Counties and consider the implications of county forecasts for sub-areas within the region. At a mid-point in the project, Garfield County chose to undertake a larger Socio-Economic Impact Study to address many of these issues in greater detail. As a result, the Growth Scenarios Project chose to limit itself to the preparation of an initial set of population forecasts for each county. This Report represents that interim work, and stands as a Working Report until further refined.

The core of the forecasting work was conducted by Jim Westcott, Senior Demographer with the State Demography Office. The Office is

POPULATION PROJECTIONS

	1990	2000	2010	2020	2030
PITKIN POP.	12,578	15,914	17,169	21,410	26,148
EAGLE POP.	21,922	43,355	57,000	73,000	88,000
GARFIELD POP.	30,028	44,787	72,563	109,763	147,864
Total	64,529	104,056	146,732	204,173	262,012

responsible for preparing population forecasts for each county of the state, and it does so in a way that is based on expected economic and demographic developments. Their forecasts are also intended to account for the effects of growth in one county on another when they exist. Jim worked with members of a local technical sub-committee in the development and review of each county's forecasts. A description of these methods, assumptions, and findings of this effort is as follows:

The State Demography Office prepares their population forecasts in three basic steps: First, a forecast of jobs is prepared for them by the Center for Business and Economic Forecasting. (CBEF). Second, an initial forecast of the population is prepared by the State Demography Office (SDO) based on past trends and other assumptions. Finally, the two forecasts are reconciled with each other via a "Forecasting Worksheet" which takes account of working-age populations, labor force participation rates, unemployment rates and multiple-job holding.

The forecasting worksheets also include estimates and forecasts of **commuting** in- and out- of each county. The forecast of commuting is very much affected by growth in jobs relative to growth in population. Generally, a county's need for commuters (workers beyond those provided by its residents) must be accounted for in neighboring counties' forecasts of their populations.

JOB PROJECTIONS

	1990	2000	2010	2020	2030
PITKIN JOBS	16,182	20,044	23,700	30,400	36,000
EAGLE JOBS	18,063	34,925	47,300	64,300	80,400
GARFIELD JOBS	15,793	26,091	34,000	40,000	46,000
Total	50,038	81,060	105,000	134,700	162,400

Past forecasts of the jobs for Eagle and Pitkin counties, which neighbor Garfield

¹ For more on the Watershed Collaborative, visit www.hmccolorado.org.

County have suggested strong needs for commuters from Garfield County. Both of these counties expect strong jobs growth as baby-boomers travel more, invest in second homes, and/or retire in these mountain counties. Conversely, as these “residential industries” expand, driven not only by the demographics of the baby-boomers but also by the wealth of many – mainly over 40 year olds -- acquired in the 1990s, the land property values in these resort counties increase making it difficult for a secondary worker population to reside in these resort counties.

In the past, Garfield County has not been convinced of the need to include in its population forecasts a large number of commuters to Eagle and Pitkin counties, and information about housing the workforce in Eagle and Pitkin counties had not been well developed or checked against a variety of constraints. With this project, however, the county has chosen to take an initial look at the implications of the jobs forecast in these other two counties, and with such initial forecasts, embark upon a full consideration and evaluation of these (and other) effects.

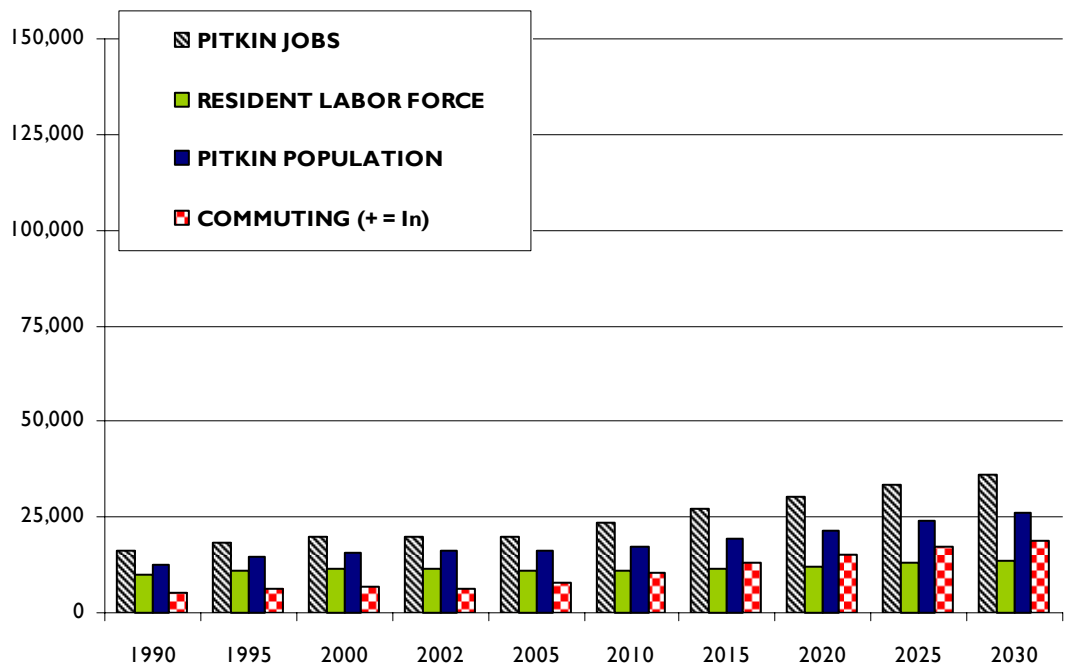
FORECAST SUMMARIES

PITKIN COUNTY FORECAST

This work began with a review of the existing Pitkin County forecast. That forecast showed the county’s job count reaching 38,000 by 2030 and its population growing to just over 26,000. The job numbers were accepted by the Technical Sub-Committee, in part because they were close (slightly lower) than those prepared by RRC & Clarion Associates in a separate project for the county. The job forecast was lowered slightly (to 36,000 for 2030) as the result of statewide revisions prepared by CBEF in August, 2005. The jobs forecast shows strong growth rates (above 2.4%) for the county until 2020, and then ones declining below 2% to 1.5% by 2030. The population growth rates reach only 2.3% between the period 2010 to 2015 and decline slowly thereafter. (See Chart 1 & Table 1 in the Appendices)

The primary assumption behind the Pitkin County forecast is that growth in the county will be *mainly* driven by increased *use* of second homes as baby-boomers begin to work less than full-time and/or actually retire and hence

Chart 1 – Pitkin County



spend more time in the county. Job growth will be related to maintenance, real estate transactions, public safety and a myriad of local services. New construction and recreation service jobs will still remain as a key part of the economy but not be so much the causes of growth. (The forecast also include planned developments in Snowmass Village.)

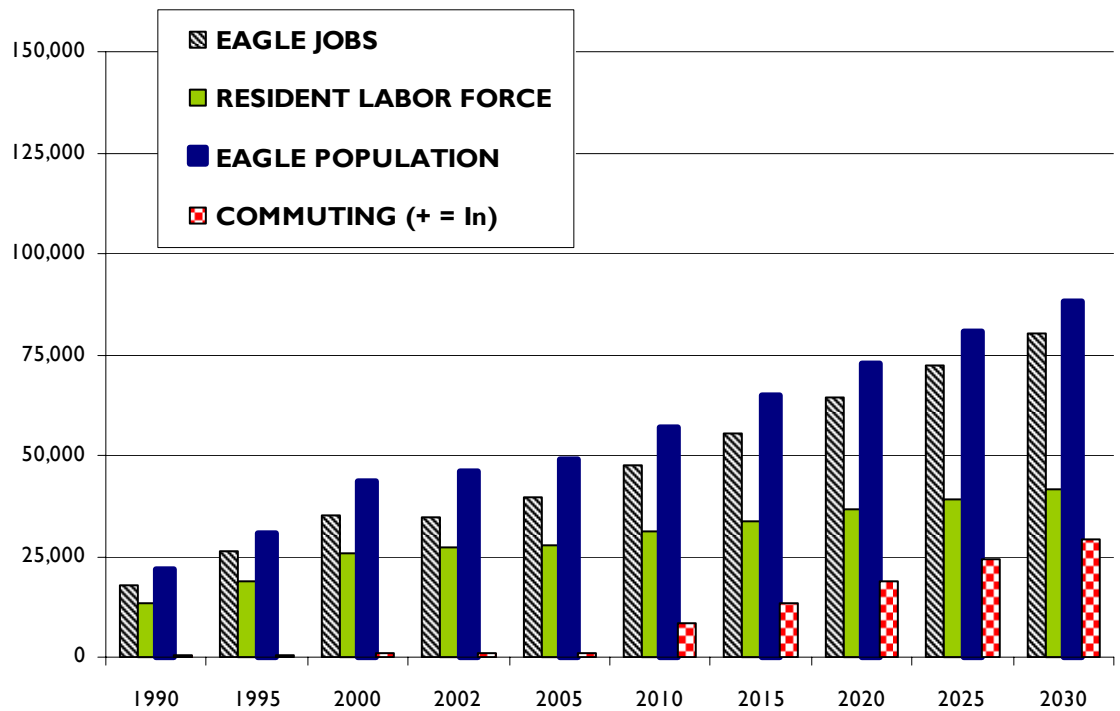
Much of the job increase from 2005 to 2030 of 16,000 is expected to be met by commuters . . . their numbers increasing by 11,400 (from 7,600 in 2005 to 19,000 in 2030) during the period. The population increases in this 25 year period of 10,000 are mostly retirees, although residents holding jobs increase 2,500 and their related family members by another 1,500. The understandings behind these forecasts acknowledge a wide-range of manifestations of these developments.

EAGLE COUNTY FORECAST

The Eagle County forecasting effort considered a number of different alternatives. The main differences among the alternatives had to do with the ability of the county to house the worker-related populations. Ultimately, two alternatives were presented to the county that after extensive review by the two Planning Commissions in Eagle County, accepted the one with a lower population forecast and a higher number of commuters into the county.

A strong jobs forecast prepared by CBEF was accepted by the Technical Sub-Committee as a starting point for its work in Eagle County. The jobs forecast shows annual growth rates at 4.1% through 2015, dropping to 3.3%, 2.6% and 2.0% respectively each of the

Chart 2 – Eagle County



following three five year periods (See Chart 2). Normally, anything over 3% is considered very strong growth; however, these were viewed as conservative by many for a county that grew over 6% during the 1990s, though declined to less than 1% from 2000 – 2005. Eagle County still has the possibilities for a considerable amount of new construction along with those other jobs (in maintenance, transactions, public safety, and services) for the baby-boomers described above

for Pitkin County. In addition, the county still has a considerable amount of land available for development.

The population growth rate for Eagle County is forecast to remain above 2.6% at least until 2015 and the decline somewhat after that, reaching 88,000 by 2030. These growth rates are also quite strong but remain considerably below the population growth rates of 7% during the 1990s. It was felt by the Technical Sub-Committee (and accepted by the county) that second homes and retiree homes would dominate the economy and land use and while generating strong job growth would, by way of their effect on land prices, make it difficult for the working populations to find housing within the county. Consequently, the number of workers forecast to commute into the county increases by 32,000.²

GARFIELD COUNTY FORECAST

As in Eagle and Pitkin counties, the initial basis for the forecasts of the county were the CBEF jobs forecast and past data on the county’s population. Data from the 2000 census helped establish a base line for the variables and relationships on the Forecasting Worksheet for the county. New data on commuters living in Garfield County but working in Eagle and Pitkin counties was derived from the Forecasting Worksheets of the latter two counties.

Of the commuters forecast to commute into Pitkin County, it was assumed starting at 80% in 2005 that, by 2015 and afterwards, 90% of these would come from Garfield County. Of those forecast to commute into Eagle County,

Chart 3 - Commuting

it was assumed that 63% in 2005 and in the future would live in Garfield County. The commuting data for both counties are shown on Chart 3; the Pitkin County data are shown on the top four rows, the Eagle County data on the bottom four rows. The sum of the commuters living in Garfield County and working in Eagle and Pitkin is shown in the middle row of the table. Note how the number of commuters living in the county (and working in the other two) rises from 6,700 in 2005 to over 35,000 in 2030!!!

	ESTIMATING COMMUTING FROM GARFIELD COUNTY					
	BASED ON COMMUTING OUT OF PITKIN & EAGLE COUNTIES - Alt E - Summer, 2005					
	2005	2010	2015	2020	2025	2030
Pitkin County						
Commuters (In)	7,593	10,587	13,035	15,381	17,358	18,966
Pct. from Garfield	80%	85%	90%	90%	90%	90%
Amt. from Garfield	6,074	8,999	11,732	13,843	15,622	17,069
Sum Pitkin & Eagle Cmtrs. from Garf	6,704	14,236	20,143	25,757	30,877	35,441
Eagle County						
Amt. from Garfield	630	5,237	8,412	11,915	15,255	18,371
Pct. from Garfield	63%	63%	63%	63%	63%	63%
Commuters (In)	1,000	8,312	13,352	18,912	24,214	29,161

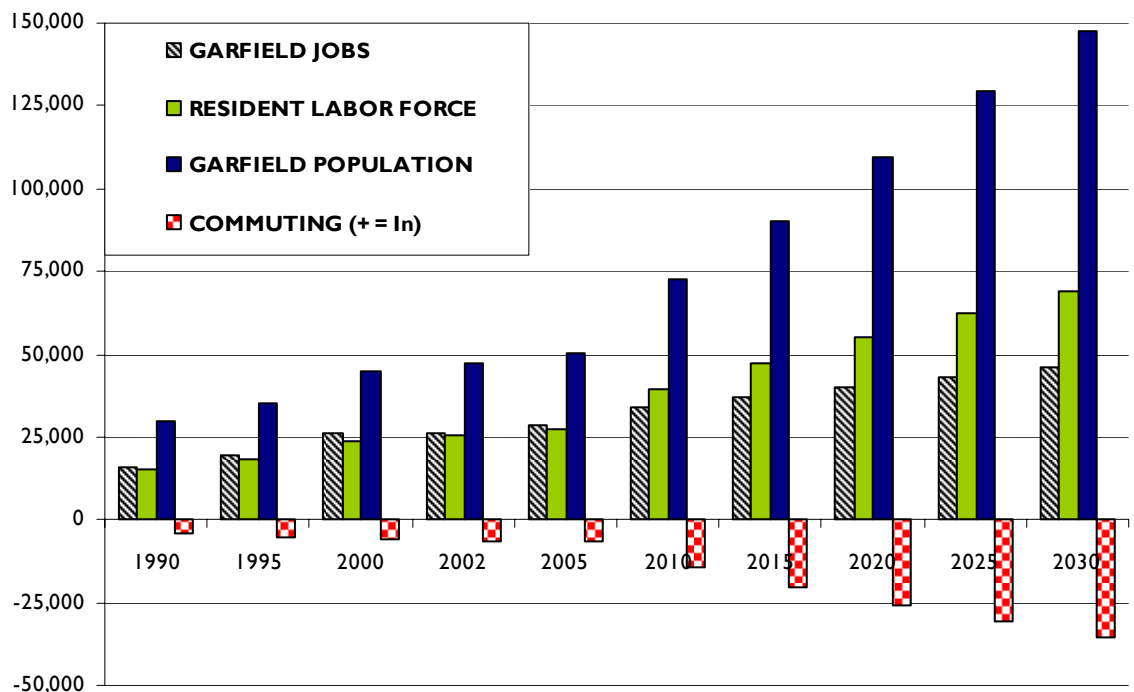
² Net commuters into the county in 2005 are only 1,000. However, this number reflects approximately 5,000 coming from other counties (e.g., Lake) to work in Eagle County and 4,000 living within the county (Basalt area) working in other counties (Pitkin). In the future, the numbers coming from other counties will greatly increase, while those going out to work in other counties will probably decline.

When these forecasts of commuters from Garfield County were plugged into the Garfield County Forecasting Worksheet (see Chart 4), the forecasted population for the county becomes nearly 148,000 by 2030. This forecasted population is 50,000 more than had previously forecast for the county. The increase in population is greater than that of the number of commuters because of other members of the commuting workers families and of others (and their family members) required to provide local resident services to the commuters.

By way of review, the prospective big increase in the population of Garfield County that resulted from this exercise is mainly from expected job increases in Eagle and Pitkin Counties and in the need to house large proportions of these workers in Garfield County. The prospective jobs increases in Pitkin and Eagle counties are fundamentally based on an increased presence of baby-boomers in these counties as they approach and reach retirement age and place demands for a broad range of services. The large commuting numbers result from the expectations of high real-estate and property values (resulting from the wealth of the tourists, second-home owners, and retirees) in Eagle and Pitkin counties and the difficulty in this market of workers finding affordable housing. Forecasts for Garfield County reflect the consideration of energy development jobs in the county, as predicted based on wells being drilled from a present total of nearly 3000 wells to nearly 20,000 wells within 20 years, somewhat constrained by drilling rig availability. If this prediction is exceeded (through a sharp increase in well drilling, pipeline construction, significant oil shale activity, etc.), the additional jobs will create new demands for

housing and community services within the county, while possibly forcing some of these housing needs back on the resort counties.

Chart 4 – Garfield County



CONCLUSION

The three counties in question experienced the same general national and regional recession from 2000 through Sept 11th, 2002, until very current time, that caused growth rates, development and investment to slow noticeably, and are mirrored in state and national projections. This region was not immune to those larger forces. Locally, many projects slowed or were put on hold during this period. The projections from this point on assume an emergence from this period of economic doldrums, but reviewers should note that they do not assume a resumption of the kinds of growth recently experienced in the 1990's. In that respect, the assumptions used here are probably conservative.

At the same time, growth rate percentages tend to lessen as the base population and economic activity trends increase. Roughly put, 1000 new construction jobs in an Eagle County with a population of 50,000 would be seen as half the growth rate of the same 1000 new construction jobs in an Eagle County of 25,000 population. So some of that previous pace over the next ten years, or 25 years, might be maintained, and the level of activity sustained, but it will show as a lessening percentage of growth as the base population increases.

Obviously, a key assumption in estimating commuters is in the ability of a county to house its own workforce. Pitkin County's efforts to provide affordable housing over time have been exemplary, and Eagle County is just coming to confront the realities of workforce accommodation with some notable examples already in place. It would appear obvious, however, that even the best efforts will have fallen short, to some level and degree, if these predictions or even major variants of them, come to pass. Garfield County currently has minimal affordable housing requirements, and will be reviewing those shortly.

NEXT STEPS AND CHALLENGES

The Socioeconomic Impacts Study, contracted for in October, 2005 between BBC Research Inc. of Denver, Colorado and Garfield County will undertake a refinement of these estimates and an effort to sub-allocate the next population into jurisdictional areas and corporate limits, within Garfield County.

While this refinement will most certainly result in numbers different than what are shown here, it is difficult to imagine much change in order of magnitude. A shifting of 10% or even 20% for a 25 year projection still represents at base the need for proactive and aggressive capital improvements plans, land use planning, transportation planning, human services provision, recreational amenities and environmental protection. A review of these projections could as easily result in their increase, as their decrease.

The dilemma that faces Garfield County in particular, and the larger region as a whole, is that these levels of growth remain 'counterintuitive.' Everyone in the region is coming out of the same slump, and nobody is seeing the development community submitting proposals across the respective Planning Department counters that show this pace of increase yet. Various

communities have looked at, or are looking at 'buildout' scenarios that show less than a fair share of a doubling or tripling of our regional population. When examined cumulatively, the resulting local municipal expectations simply don't add up to the numbers of new people moving to the region. That would imply that an increasing share of these new residents will be in unincorporated places, or that municipal projections are low, and that poses a multitude of questions for us all to deal with.

This next exercise will factor in natural gas extraction and be designed to incorporate anybody's current best guess (or whatever we're sent or wish to envision) for an oil shale development scenario. Differing influences will impact differing communities. While the current 'Big Gorilla' in growth impacts would certainly seem to be the second home/resort/tourism industry, (the energy extraction part of this equation looks now to be about 15% of our growth), but more than that by far in Parachute and perhaps a 'push' in Rifle and Silt, so we all need to dimension that better. What used to be the western most 'affordable housing bank' in the region may fast disappear.

Is it a 'Perfect Storm' for growth impacts here? Energy on the one hand; boomers on the other? We've faced that in the late 70's and early 80's, and may well have to face it again. The following Spreadsheets represent the working analysis of the Core Watershed Collaborative Growth Scenarios Group. They are interim, remain draft, and are a head's up!

CREDITS AND THANKS...

Jim Westkott, Office of the State Demographer, Department of Local Affairs, State of Colorado; Colin Laird, Director, Healthy Mountain Communities; Randy Russell, Senior Long Range Planner, Garfield County; Rebecca Leonard, Long Range Planner, Eagle County; Cindy Houben, Director, Department of Community Development, Pitkin County; Mark Chain, Director, Carbondale Planning Department; Matt Sturgeon, Director, Rifle Planning Department; Clifford Simonton, Long Range Planner, Eagle County; Linda Venturoni, Special Projects, Northwest Colorado Council of Governments; and Mike Pelletier, Long Range Planner, City of Glenwood Springs.

The Collaborative would also like to thank all of the participants from the municipalities, elected officials and school districts who attended two wider meetings to surface and discuss these issues and help dimension the study. You are on the mailing list as this project moves into the next phase!

Photo credits:

Eagle Valley - Vail Daily, 9.7.2005
Retired Skiers - Getty Images
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Roan Plateau -
www.coloradodiscoveries.com/
Gas Rig - Aspen Times, 1.20.2005

Homes -
Aspen Times, 11.5.2005

TABLE 1 FORECASTING WORKSHEET for JOBS, LABOR FORCE & POPULATION 9-8-2005
PITKIN COUNTY - Draft Alt. #E - CBEF's Summer 2005 Forecast - Slower Job Growth

	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2002</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>
Total Industrial Basic Jobs				12,086	11,965	14,022	15,771	17,532	19,154	20,529
Pct Ch.					-0.3%	3.2%	2.4%	2.1%	1.8%	1.4%
Total Household Basic Jobs				2,044	2,000	2,100	2,350	2,600	2,820	3,000
Pct Ch.					-0.7%	1.0%	2.3%	2.0%	1.6%	1.2%
Total Basic Jobs				14,130	13,965	16,122	18,121	20,132	21,974	23,529
Pct Ch.					-0.4%	2.9%	2.4%	2.1%	1.8%	1.4%
Local Resident Service Jobs				5,652	6,144	7,578	8,879	10,268	11,426	12,471
Ratio: LRS Jobs/TL. Basic Jobs				0.40	0.44	0.47	0.49	0.51	0.52	0.53
PITKIN JOBS	16,182	18,256	20,044	19,782	20,109	23,700	27,000	30,400	33,400	36,000
Pct Ch.		2.4%	1.9%	-0.7%	0.5%	3.3%	2.6%	2.4%	1.9%	1.5%
Less: Military Jobs	0	0	0	0	0	0	0	0	0	0
Civilian Jobs	16,182	18,256	20,044	19,782	20,109	23,700	27,000	30,400	33,400	36,000
Pct Ch.		2.4%	1.9%	-0.7%	0.5%	3.3%	2.6%	2.4%	1.9%	1.5%
Multiple Job Holding Rate	20.0%	20.0%	20.0%	20.0%	14.0%	14.0%	14.0%	14.0%	14.0%	14.0%
Jobs Multiply Held	1,935	2,168	2,275	2,331	2,470	2,911	3,316	3,733	4,102	4,421
Persons Holding Jobs in County	14,196	16,046	17,210	16,832	17,639	20,789	23,684	26,667	29,298	31,579
Pct Ch.		2.5%	1.4%	-1.1%	1.6%	3.3%	2.6%	2.4%	1.9%	1.5%
Statistical Discrepancy*	-500	-500	-602	-573	-500	-500	-500	-500	-500	-500
* + Too many jobs or Too few people; - Too few jobs or too many people.										
COMMUTING (+ = In)	5,480	6,174	6,603	6,184	7,593	10,587	13,035	15,381	17,358	18,966
Residents Holding Jobs	9,216	10,372	11,209	11,220	10,546	10,703	11,149	11,785	12,440	13,113
Pct Ch.		2.4%	1.6%	0.1%	-2.0%	0.3%	0.8%	1.1%	1.1%	1.1%
Unemployment Rate	5.2%	4.8%	2.6%	4.4%	3.9%	3.8%	3.3%	3.3%	3.4%	3.4%
Unemployed Persons	504	523	299	516	433	423	375	402	431	460
RESIDENT LABOR FORCE	9,720	10,895	11,508	11,737	10,979	11,126	11,523	12,187	12,871	13,574
Pct Ch.		2.3%	1.1%	1.0%	-2.2%	0.3%	0.7%	1.1%	1.1%	1.1%
Total Labor Force Particip. Rate	84.0%	82.8%	81.6%	81.6%	78.8%	76.0%	72.0%	69.0%	66.0%	64.0%
Civilian Noninst. Population 16+	11,578	13,159	14,095	14,387	13,932	14,639	16,005	17,663	19,502	21,209
Pct Ch.		2.6%	1.4%	1.0%	-1.1%	1.0%	1.8%	2.0%	2.0%	1.7%
Pct. Civ. Noninst. Pop. 16+	84.1%	84.5%	84.8%	84.4%	83.4%	81.4%	79.6%	78.9%	78.4%	77.7%
"True" Population	13,760	15,577	16,618	17,044	16,702	17,992	20,114	22,386	24,874	27,298
Pct Ch.		2.5%	1.3%	1.3%	-0.7%	1.5%	2.3%	2.2%	2.1%	1.9%
Population Undercount	1,182	1,055	704	788	749	823	903	976	1,063	1,150
Percent Undercount	9.4%	7.3%	4.4%	4.8%	4.7%	4.8%	4.7%	4.6%	4.5%	4.4%
PITKIN POPULATION	12,578	14,522	15,914	16,256	15,953	17,169	19,211	21,410	23,811	26,148
Pct Ch.		2.9%	1.8%	1.1%	-0.6%	1.5%	2.3%	2.2%	2.1%	1.9%

TABLE 2 FORECASTING WORKSHEET for JOBS, LABOR FORCE & POPULATION 9-8-2005

EAGLE COUNTY - Draft			Alt. #E "Realistic" Population Forecast - Revised Summer 2005							
	1990	1995	2000	2002	2005	2010	2015	2020	2025	2030
Total Industrial Basic Jobs				22,290	25,189	28,197	31,315	34,603	37,778	41,038
Pct Ch.					4.2%	2.3%	2.1%	2.0%	1.8%	1.7%
Total Household Basic Jobs				3,205	3,250	4,200	6,000	7,700	9,300	10,500
Pct Ch.					0.5%	5.3%	7.4%	5.1%	3.8%	2.5%
Total Basic Jobs				25,495	28,439	32,397	37,315	42,303	47,078	51,538
Pct Ch.					3.7%	2.6%	2.9%	2.5%	2.2%	1.8%
Local Resident Service Jobs				9,178	11,091	14,903	18,285	21,997	25,422	28,862
Ratio: LRS Jobs/TL. Basic Jobs				0.36	0.39	0.46	0.49	0.52	0.54	0.56
EAGLE JOBS	18,063	26,398	34,925	34,673	39,530	47,300	55,600	64,300	72,500	80,400
Pct Ch.		7.9%	5.8%	-0.4%	4.5%	3.7%	3.3%	3.0%	2.4%	2.1%
Less: Military Jobs	90	90	118	120	120	120	120	120	120	120
Civilian Jobs	17,973	26,308	34,807	34,553	39,410	47,180	55,480	64,180	72,380	80,280
Pct Ch.		7.9%	5.8%	-0.4%	4.5%	3.7%	3.3%	3.0%	2.4%	2.1%
Statistical Discrepancy*	1,735	3,940	4,395	3,379	7,348	4,000	4,000	4,000	4,000	4,000
* + Too many jobs or Too few people; - Too few jobs or too many people.										
COMMUTING (+ = In)	500	650	800	800	1,000	8,312	13,352	18,912	24,214	29,161
Jobs Held by Residents	15,738	21,718	29,612	30,374	31,062	34,868	38,128	41,268	44,166	47,119
Jobs Multiply Held	2,628	3,627	4,303	4,413	4,513	5,066	5,540	5,996	6,417	6,846
Multiple Job Holding Rate	20.0%	20.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%	17.0%
Residents Holding Jobs	13,110	18,091	25,309	25,961	26,548	29,801	32,588	35,272	37,749	40,273
Pct Ch.		6.7%	6.9%	1.3%	0.7%	2.3%	1.8%	1.6%	1.4%	1.3%
Unemployment Rate	3.5%	3.3%	2.2%	4.4%	3.9%	3.8%	3.3%	3.3%	3.4%	3.4%
Unemployed Persons	475	608	569	1,195	1,091	1,177	1,095	1,204	1,308	1,410
RESIDENT LABOR FORCE	13,586	18,699	25,878	27,156	27,640	30,978	33,682	36,476	39,057	41,683
Pct Ch.		6.6%	6.7%	2.4%	0.6%	2.3%	1.7%	1.6%	1.4%	1.3%
Total Labor Force Particip. Rate	74.4%	73.6%	72.6%	72.9%	71.0%	69.0%	66.0%	63.0%	61.0%	60.0%
Civilian Noninst. Population 16+	18,249	25,412	35,636	37,251	38,929	44,896	51,034	57,898	64,028	69,472
Pct Ch.		6.8%	7.0%	2.2%	1.5%	2.9%	2.6%	2.6%	2.0%	1.6%
Pct. Civ. Noninst. Pop. 16+	75.8%	77.2%	78.5%	77.4%	76.1%	75.1%	74.9%	75.8%	76.0%	75.4%
"Actual" Population	24,060	32,917	45,401	48,159	51,134	59,783	68,113	76,430	84,271	92,112
Pct Ch.		6.5%	6.6%	3.0%	2.0%	3.2%	2.6%	2.3%	2.0%	1.8%
Population Undercount	2,138	2,308	2,046	2,339	2,334	2,783	3,113	3,430	3,771	4,112
Percent Undercount	9.8%	7.5%	4.7%	5.1%	4.8%	4.9%	4.8%	4.7%	4.7%	4.7%
EAGLE POPULATION	21,922	30,608	43,355	45,820	48,800	57,000	65,000	73,000	80,500	88,000
Pct Ch.		6.9%	7.2%	2.8%	2.1%	3.2%	2.7%	2.3%	2.0%	1.8%

TABLE 3 FORECASTING WORKSHEET for JOBS, LABOR FORCE & POPULATION 9-8-2005
GARFIELD COUNTY - Draft Based on Pitkin and Eagle Counties Alt #E Forecasts - Revised Summer, 2005

	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2002</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>	<u>2025</u>	<u>2030</u>
Total Industrial Basic Jobs				12,016	12,320	14,583	15,633	16,715	17,694	18,596
Pct Ch.					0.8%	3.4%	1.4%	1.3%	1.1%	1.0%
Total Household Basic Jobs				4,039	4,911	6,023	6,656	7,382	8,210	9,114
Pct Ch.					6.7%	4.2%	2.0%	2.1%	2.1%	2.1%
Total Basic Jobs				16,055	17,232	20,606	22,289	24,096	25,904	27,711
Pct Ch.					2.4%	3.6%	1.6%	1.6%	1.5%	1.4%
Local Resident Service Jobs				10,275	11,028	13,394	14,711	15,904	17,096	18,289
Ratio: LRS Jobs/TL Basic Jobs				0.64	0.64	0.65	0.66	0.66	0.66	0.66
GARFIELD JOBS	15,793	19,415	26,091	26,330	28,260	34,000	37,000	40,000	43,000	46,000
Pct Ch.		4.2%	6.1%	0.5%	2.4%	3.8%	1.7%	1.6%	1.5%	1.4%
Less: Military Jobs	123	110	125	127	127	127	127	127	127	127
Civilian Jobs	15,670	19,305	25,966	26,203	28,133	33,873	36,873	39,873	42,873	45,873
Pct Ch.		4.3%	6.1%	0.5%	2.4%	3.8%	1.7%	1.6%	1.5%	1.4%
Statistical Discrepancy*	2,823	3,926	5,070	4,477	4,500	4,000	4,000	4,000	4,000	4,000
* + Too many jobs or TOO FEW PEOPLE; - Too few jobs or too many people.										
COMMUTING (+ = In)	-4,000	-5,000	-6,000	-6,500	-6,704	-14,236	-20,143	-25,757	-30,877	-35,441
Jobs Held by Residents	16,847	20,379	26,896	28,226	30,337	44,109	53,016	61,630	69,750	77,314
Jobs Multiply Held	2,199	2,659	3,510	3,683	3,959	5,756	6,919	8,043	9,102	10,089
Multiple Job Holding Rate	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Residents Holding Jobs	14,648	17,720	23,386	24,543	26,378	38,353	46,097	53,587	60,648	67,225
Pct Ch.		3.9%	5.7%	2.4%	2.4%	7.8%	3.7%	3.1%	2.5%	2.1%
Unemployment Rate	4.0%	4.1%	2.5%	3.9%	3.4%	3.4%	2.9%	2.9%	3.0%	3.0%
Unemployed Persons	612	744	554	926	880	996	985	1,158	1,314	1,467
RESIDENT LABOR FORCE	15,261	18,471	23,986	25,539	27,311	39,695	47,474	55,203	62,506	69,309
Pct Ch.		3.9%	5.4%	3.2%	2.3%	7.8%	3.6%	3.1%	2.5%	2.1%
Total Labor Force Particip. Rate	66.6%	68.8%	70.0%	70.3%	70.9%	71.0%	68.0%	65.0%	62.0%	60.0%
Civilian Noninst. Population 16+	22,911	26,848	34,265	36,328	38,521	55,909	69,814	84,928	100,816	115,514
Pct Ch.		3.2%	5.0%	3.0%	2.0%	7.7%	4.5%	4.0%	3.5%	2.8%
Pct. Civ. Noninst. Pop. 16+	73.3%	74.2%	75.0%	75.0%	75.1%	75.5%	75.8%	75.9%	76.3%	76.7%
"True" Population	31,240	36,183	45,687	48,437	51,293	74,051	92,103	111,894	132,131	150,605
Pct Ch.		3.0%	4.8%	3.0%	1.9%	7.6%	4.5%	4.0%	3.4%	2.7%
Population Undercount	1,212	1,095	900	1,009	1,005	1,488	1,814	2,131	2,457	2,741
Percent Undercount	4.0%	3.1%	2.0%	2.1%	2.0%	2.1%	2.0%	1.9%	1.9%	1.9%
GARFIELD POPULATION	30,028	35,088	44,787	47,428	50,288	72,563	90,290	109,763	129,674	147,864
Pct Ch.		3.2%	5.0%	2.9%	2.0%	7.6%	4.5%	4.0%	3.4%	2.7%