



SAN LUIS VALLEY DEVELOPMENT RESOURCES GROUP

San Luis Valley Statistical Profile

Revised December 3, 2007

Physical Setting

	Alamosa	Conejos	Costilla	Mineral	Rio Grande	Saguache	San Luis Valley	Colorado
Land area								
Total square miles	723	1,287	1,227	876	911	3,168	8,192	103,718
Persons per sq/mi, 2000 Census	20.7	6.5	3.0	0.9	13.6	1.9	5.6	41.5
Land area comparisons (sq. miles)								
Rhode Island 1,045	Connecticut 4,845		New Jersey 7,417			New Hampshire 8,968		
Delaware 1,954	Hawaii 6,423		Massachusetts 7,840					
Land ownership, 2002								
Total (thous/acs)	463	824	785	561	583	2,027	5,243	
Federal %	19.6	58.9	0.4	93.7	58.4	66.0	53.1	
Forest Service %	5.7	36.2	-	93.7	46.8	47.6	39.8	
BLM %	8.4	22.7	-	-	9.5	17.3	12.1	
Other federal %	5.5	-	-	-	2.1	1.1	1.2	
State%	12.0	7.6	-	0.1	1.8	4.0	4.0	
Private %	68.3	33.5	99.9	6.2	39.9	29.9	42.9	
Land use, 2002								
Total (thous/acs)	462.6	823.8	785.3	560.4	583.4	2,027.8	5,243.4	
Urban %	0.6	0.3	0.1	0	0.6	0.1	0.2	
Agriculture %	24.3	16	9.1	1.1	25.2	7.3	11.8	
Rangeland %	60.4	51.7	47.5	19.8	33.4	44.6	43.6	
Forest %	7.3	26.8	38.4	71.2	37.5	43.6	39.3	
Tundra %	1.3	1.1	3.9	7.2	1.4	3.2	3.0	
Other %	6.1	4.1	1.0	0.7	1.9	1.2	2.1	

Population and Housing

Population, July 2006	15,765	8,587	3,602	966	12,803	6,568	48,291	4.814 mil
" July 2005	15,765	8,586	3,628	946	13,043	6,538	48,506	4.723 mil
" July 2004	15,643	8,495	3,738	952	13,181	6,517	48,526	4.653 mil
" 2000 Census	14,966	8,400	3,663	831	12,413	5,917	46,190	4.301 mil
" 1950 Census	10,531	10,171	6,067	698	12,832	5,664	45,963	1.325 mil
Population, Change								
2005-2006 % chg	0.0	0.0	-0.7	2.1	-1.8	0.5	-0.4	1.9
2000-2006 % chg	5.3	10.2	-1.7	16.2	3.1	11.0	4.5	11.9
1990-2000 % chg	9.9	12.7	14.8	48.9	15.3	28.1	14.9	30.6
1950-2000 % chg	42.1	-17.4	-39.6	19.1	-3.3	4.5	0.5	224.6
Population forecast, 2010								
2005-2010 % chg	5.9	3.4	3.8	8.8	1.7	6.7	4.3	10.4
Population characteristics, 2000 Census								
Age 0-24 %	43.1	40.6	31.6	25.2	36.1	36.3	38.7	35.3
Age 25-44 %	26.7	23.6	23.2	24.8	25.4	26.0	25.3	30.2
Age 45-64 %	20.6	20.8	28.3	32.8	23.8	26.9	23.1	22.0
Age 65 and over %	9.6	15.0	16.9	17.2	14.7	10.8	12.6	12.4
Median age	30.6	34.2	42.1	45.0	37.3	36.9	35.3	35.3
Hispanic %	41.4	58.9	67.6	2.0	41.7	45.3	46.5	17.1
Speak Spanish %	26.3	41.5	57.2	0.4	26.9	34.9	32.3	10.5
High school grads %	82.6	72.1	68.2	91.6	78.1	70.0	76.8	86.9
Bachelor's degree or higher %	27.0	14.4	12.8	31.2	18.8	19.6	20.4	32.7

Population and Housing (continued)

	Alamosa	Conejos	Costilla	Mineral	Rio Grande	Saguache	San Luis Valley	Colorado
Total housing units, 2000 Census	6,088	3,886	2,202	1,119	6,003	3,087	22,385	1.808 mil
Occupied housing units	5,467	2,980	1,503	377	4,701	2,300	17,328	1.658 mil
Owner-occupied %	57.5	60.4	53.4	24.9	55.4	51.6	54.6	67.3
Renter-occupied %	32.3	16.3	14.9	8.8	23.0	22.9	22.8	32.7
Median value, owner-occupied	\$87,900	\$57,000	\$61,200	\$127,400	\$82,400	\$73,900	\$79,970	\$166,600
Households, 2000 Census	5,467	2,980	1,503	377	4,701	2,300	17,328	1.658 mil
Family %	66.8	74.2	68.5	66.6	72.7	67.7	69.9	65.0
Female-headed w/children %	7.9	7.8	5.8	2.4	7.3	7.4	7.4	6.2
Total housing units, 2006	6,442	4,597	2,252	1,225	6,599	3,670	24,785	2.119 mil
Occupied housing units	5,780	3,170	1,477	438	4,850	2,570	18,285	1.846 mil
Vacancy rate	10.28	31.04	34.41	64.24	26.50	29.97	26.22	12.88

	1990 Census	2000 Census	July 2006	1990-2000 % chg	2000-2006 % chg
Population, cities/towns					
Alamosa	7,579	7,980	8,490	5.3	6.4
Hooper	112	123	121	9.8	-1.6
East Alamosa CDP	1,389	1,528	-	10.0	-
Antonito	875	873	844	-0.2	-3.3
La Jara	725	877	871	21.0	-0.7
Manassa	988	1,042	1,022	5.5	-1.9
Romeo	341	375	405	10.0	1.1
Sanford	750	817	785	8.9	-3.9
Blanca	272	391	384	43.8	-1.8
San Luis	800	739	729	-7.6	-1.3
Fort Garland CDP	-	432	-	-	-
Creede	362	377	424	4.1	12.5
Del Norte	1,674	1,705	1,624	1.8	-4.8
Monte Vista	4,324	4,529	4,513	4.7	-0.4
South Fork	359	604	656	68.2	8.6
Bonanza	16	14	14	-12.5	0.0
Center (Saguache County)	1,959	2,363	2,296	20.6	-2.8
Crestone	55	73	123	32.7	68.5
Moffat	99	114	108	15.1	-5.3
Saguache	584	578	558	-1.0	-3.5

Household Income

	Alamosa	Conejos	Costilla	Mineral	Rio Grande	Saguache	San Luis Valley	Colorado
Income, 2000 Census								
Median household	\$29,447	\$24,744	\$19,531	\$34,844	\$31,836	\$25,495	\$28,138	\$47,203
Median male	\$27,733	\$26,351	\$22,390	\$28,750	\$30,432	\$25,158	-	\$38,446
Median female	\$22,806	\$20,200	\$16,121	\$19,375	\$23,055	\$18,862	-	\$29,324
Less than \$25,000 %	31.4	42.3	49.0	25.2	29.4	41.6	35.5	15.5
\$25,000 - \$49,999 %	34.3	33.3	37.0	41.5	36.0	36.3	35.8	27.8
\$50,000 - \$99,999 %	25.6	20.1	11.8	25.6	26.3	18.5	22.8	38.6
\$100,000 or more %	8.6	4.4	2.2	7.8	6.2	3.5	5.9	18.2
Source of hslid income, 2000 Census								
With earnings %	80.3	72.1	63.2	32.1	78.7	80.7	77.1	85.8
With Social Security %	21.1	33.1	39.6	27.8	28.6	25.1	27.5	19.9
With SSI %	5.4	11.5	14.6	2.9	5.2	7.5	7.4	3.0
With public assistance %	6.2	12.7	16.0	2.6	7.3	7.4	8.5	2.5
With retirement %	11.0	14.8	17.9	18.9	14.4	10.9	13.3	14.6
Median Household Income, 2003	\$30,898	\$26,685	\$21,640	\$36,935	\$33,888	\$23,681	-	\$49,248

Per Capita Income

BEA per capita income, 2005	\$24,985	\$18,875	\$22,158	\$27,066	\$26,793	\$17,999	\$23,161	\$37,510
County % of Colorado	66.6	50.3	59.1	72.2	71.4	48.0	61.7	100.0
2002 - 2005 % chg	21.5	20.6	24.8	22.5	20.3	18.0	-	12.4

Poverty Status

Poverty status, 2000 Census

% of total persons	21.3	23.0	26.8	10.2	14.5	22.6	20.2	9.3
% of persons 65 and over	13.9	17.3	23.3	10.6	11.2	12.5	14.6	7.4
% of children 5-19	26.5	28.7	32.8	22.5	18.5	23.7	24.9	10.0

Cost of Living

Cost of living index, 2002 study	0.860	0.871	0.879	0.947	0.885	0.864	-	1.000
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Labor Force, Employment, and Unemployment

	Alamosa	Conejos	Costilla	Mineral	Rio Grande	Saguache	San Luis Valley	Colorado
Labor force, 2006 (annual aver)	8,229	3,802	1,324	445	6,624	3,324	23,658	2.652 mil
2002-2006 % chg	0.7	1.2	-2.8	2.8	1.8	1.3	1.0	9.1
Employed, 2006	7,840	3,550	1,210	422	6,306	3,029	22,357	2.537 mil
2002-2006 % chg	1.1	1.6	-2.0	2.4	3.4	2.2	1.8	10.6
Unemployed, 2006	389	252	114	23	318	205	1,301	114,681
2002-2006 % chg	-6.0	-3.4	-10.2	9.5	-20.3	-10.1	-10.3	-16.8
Unemployment rate, 2006	4.7	6.6	8.6	5.2	4.8	6.3	5.5	4.3
" " 2005	5.6	7.9	10.4	4.8	5.9	7.2	6.6	5.0
" " 2002	5.1	6.9	9.3	4.8	6.1	7.1	6.2	5.7

Labor Pool Approximation, 2006

Number Unemployed, 2006	389	252	114	23	318	205	1,301
Underemployed	784	355	121	42	631	303	2,236
Discouraged Workers	267	190	109	18	251	125	960
2006 Total Labor Pool	1,440	797	344	83	1,200	633	4,497

Wage¹⁾ Level Comparisons by Industry

2005

Industry	San Luis Valley	Colorado Statewide	Industry	San Luis Valley	Colorado Statewide
Agriculture, Forestry, relat	\$395	\$470	Real Estate, Rental, Leasing	\$388	\$748
Mining	671 ³⁾	1,600	Professional & Technical Services	577	1,299
Utilities	2)	1,381	Management of Companies & Enterprises	637 ³⁾	1,918
Construction	536	798	Administrative & Waste Services	324	573
Manufacturing	432	1,033	Education Services (excl public schools)	628 ³⁾	607
Wholesale Trade	597	515	Health Care & Social Assistance	535	748
Retail Trade	394	488	Arts, Entertainment & Recreation	247	518
Transportation & Warehou	575	747	Accommodation & Food Services	196	289
Information	480 ³⁾	1,320	Non-classifiable	387	583
Finance & Insurance	642	1,194	Govt (federal, state, local, incl schools)	554	842
All Industry Average				\$477	\$801

¹⁾ Wage = Annual aver payrolls ÷ annual aver employment ÷ 52 weeks. Payrolls include all positions, occupations, and methods of payment in a particular industry, regardless of title, experience, education, training, and credentials, and include pay for full-time/part-time/temporary/seasonal; hourly/salary/piece-work/stipends; commissions/bonuses/incentives/promotions; overtime/hazard/holiday/vacation/unused sick leave; and for cost-of-living adjustments and severance pay.

²⁾ Data suppressed by source due to disclosure laws.

³⁾ Wage for region based on less than 3 counties.

San Luis Valley 2005 Base Industry Income by County and Region
(In \$ Thousands)

Base Industry	Alamosa County		Conejos County		Costilla County		Mineral County	
	Amount	Pct % Basic	Amount	Pct % Basic	Amount	Pct % Basic	Amount	Pct % Basic
Agriculture	\$20,608	13.6 %	\$7,359	12.1 %	\$6,042	21.1 %	\$17	0.2 %
Production	12,714	8.4	4,641	7.6	3,292	11.5	17	0.2
Processing	3,029	2.0	912	1.5	1,762	6.2	-	-
Inputs	4,866	3.2	1,806	3.0	988	3.5	-	-
Mining	1,655	1.1	2,321	3.8	467	1.6	73	0.8
Manufacturing	1,304	0.9	426	0.7	773	2.7	35	0.4
Regional Center	33,115	21.9	2,481	4.1	627	2.2	181	2.0
Tourism	15,138	10.0	4,286	7.0	932	3.3	5,627	60.5
Government	16,402	10.9	3,563	5.8	1,324	4.6	447	4.8
Indirect (suppliers)	33,150	21.9	6,431	10.6	1,710	6.0	261	2.8
Households	29,711	19.7	34,080	55.9	16,735	58.5	2,654	28.6
Retirees	23,948	15.9	13,373	21.9	7,370	25.8	2,315	24.9
Commuters	-12,146	-8.0	10,199	16.7	4,471	15.6	-735	-7.9
Public Assistance	14,093	9.3	9,206	15.1	4,040	14.1	537	5.8
Dividends, interest/rents	3,816	2.5 %	1,301	2.1	854	3.0	537	5.8
Total Base Income	\$151,083	100.0 %	\$60,497	100.0 %	\$28,609	100.0 %	\$9,295	100.0 %
Local Resident Services ⁴⁾	\$233,853		\$50,329		\$22,993		\$11,929	
Total All Industries	\$384,936		\$111,276		\$51,602		\$21,224	
Total Personal Income ⁵⁾	\$398,902		\$165,090		\$77,751		\$24,258	

Base Industry	Rio Grande County		Saguache County		San Luis Valley	
	Amount	Pct % Basic	Amount	Pct % Basic	Amount	Pct % Basic
Agriculture	\$88,340	50.2 %	\$21,271	38.1 %	\$143,637	37.9 %
Production	20,765	11.8	10,500	18.8	51,929	13.7
Processing	13,469	7.7	2,200	3.9	21,372	5.6
Inputs	54,106	30.8	8,572	15.3	70,336	18.6
Mining	1,224	0.7	129	0.2	5,869	1.5
Manufacturing	2,220	1.3	1,563	2.8	6,321	1.7
Regional Center	6,997	4.0	1,731	3.1	0 ¹⁾	
Tourism	13,594	7.7	3,931	7.0	43,508	11.5
Government	8,950	5.1	3,167	5.7	33,853	8.9
Indirect (suppliers)	14,449	8.2	3,841	6.9	8,617 ²⁾	2.3
Households	40,131	22.8	20,238	36.2	137,428	36.2
Retirees	25,904	14.7	8,495	15.2	81,405	21.4
Commuters	-1,525	-0.9	5,856	10.5	0 ³⁾	
Public Assistance	11,105	6.3	4,521	8.1	43,502	11.5
Dividends, interest/rents	4,647	2.6 %	1,366	2.4	12,521	3.3
Total Base Income	\$175,904	100.0 %	\$55,872	100.0 %	\$379,233	100.0
Local Resident Services ⁴⁾	\$126,670		\$40,295		\$486,069	
Total All Industries	\$302,575		\$96,166		\$865,302	
Total Personal Income ⁵⁾	\$348,666		\$129,890		\$1,144,557	

Source: Colorado Demography Office, *2005 Base Industry Analysis*, 11/15/06.

Base Industry Description: Base industry activities are the main drivers of the economy of a county or region, and are differentiated from other economic sectors by their ability to generate a flow of new income and spending on which the others depend.

Approximation of regionwide base industry income: Region totals were based on our assumptions in consultation with CEO researchers.

Footnotes: 1) Market range for Regional Center establishments (such as Wal-Mart, supermarkets, hospitals) was considered insufficient to generate base income from outside the region. 2) The regional total for Indirect was approximated as a percentage of the sum of county indirect to the sum of all other basic industry sectors. 3) Inter-county commuting, resulting in base losses to some counties and increases to others, cancel out at the regional level. 4) Local Resident Services refer to the additional economic activity created by the spending of earning and income from basic industries. 5) Total Personal Income is the most comprehensive measure of an area's income from all sources, and also includes savings.

Retail Sales

(In \$ Thousands)

	Alamosa	Conejos	Costilla	Mineral	Rio Grande	Saguache	San Luis Valley	Colorado
Retail sales total								
2006 annual average	\$416,891	\$48,693	\$21,250	\$25,440	\$253,260	\$57,716	\$823,250	\$133.6 bil
2005 annual average	\$368,345	\$47,760	\$17,819	\$21,375	\$232,828	\$50,171	\$738,298	\$123.4 bil
2004 annual average	\$369,699	\$45,638	\$15,392	\$23,521	\$214,135	\$47,137	\$715,522	\$114.3 bil
2000 annual average	\$317,976	\$40,781	\$12,868	\$17,850	\$203,037	\$39,049	\$631,561	\$100.7 bil
2005-2006 annual % chg	13.2	2.0	19.3	19.0	8.8	15.0	11.5	8.2
2000-2006 annual % chg	5.2	3.2	10.8	7.1	4.1	8.0	5.1	5.4
1992-2000 annual % chg	8.7	5.0	4.8	12.3	6.2	6.1	7.4	10.9

Schools

	Alamosa	Conejos	Costilla	Mineral	Rio Grande	Saguache	San Luis Valley
Public schools							
Enrollment K-12, Fall 2005	2,593	1,870	550	149	2,288	1,010	8,460
Enrollment K-12, Fall 2004	2,589	1,877	557	158	2,371	1,034	8,586
Graduates 2004	182	157	33	12	156	69	609
Adams State College							
Enrollment, Fall 2005	2,760						
Trinidad State Jr. College Valley Campus							
Enrollment, Fall 2005	1,004						

Data Sources

Abbreviations

BEA – Bureau of Economic Analysis

SDO – State Demography Office, Colorado Department of Local Affairs

CDP – Census Designated Place

CEDS – Comprehensive Economic Development Strategy, SLV Development Resources Group

Census – 2000 Decennial Census of Population and Housing, US Census Bureau

CSU – Colorado State University

LMI – Labor Market Information Section, Colorado Department of Labor & Employment

Physical Setting

Land area – CEDS, Table A-1

Local ownership – CEDS, Table A-4

Land use – CEDS, Table A-5

Population

Population, July estimates – SDO final estimates

Population, 2000 and 1950 – Decennial Census reports

Population forecast – SDO preliminary population forecasts, August 2006

Population characteristics – Census, Table DP-1, DP-2

Population, July estimates cities/towns – SDO final estimates, and Decennial Census reports

Data Sources (Continued)

Housing

Housing units, Census – Table DP-1, DP-4
Households, Census – Table DP-1
Housing Units, 2005 – SDO estimates

Income

Median Household Income, 2003 – Census Bureau, Small Area Income & Poverty Estimates Programs
Income, Census – Table DP-3
Source of household income, Census – Table DP-3
BEA per capita personal income – Bureau of Economic Analysis

Poverty

Poverty status, Census – Table DP-3

Cost of Living

Cost of living index – CSU cooperative Extension. *Cost of Living Differentials in Colorado, 2002*

Labor Force, Employment, and Unemployment

Labor force, 2006 (annual aver) – LMI, website, 5/18/07
Employed, 2006 – LMI
Unemployed, 2006 – LMI
Unemployment rate, 2006, 2005, and 2002 – LMI
Total labor pool approximation, 2006 – Draft 2007 CEDS

Wage Comparisons

Wage level comparisons – LMI, QCEW Wage and Employment Tables

Base Industry Analysis

2005 Base Industry Income – SDO, 2005 Base Industry Analysis, 11/15/06

Sales

Retail sales – Colorado Department of Revenue/CU Business Research Division, annual reports

Schools

Public schools – Colorado Department of Education, 2005
Adams State College – Website, 8/11/06
Trinidad State Junior College – Valley Campus Office, 8/14/06