

## ARCHULETA COUNTY

Archuleta County is comprised of 872,960 acres (1,364 sq. miles). Only 34% of lands in Archuleta County are in private ownership. Although Archuleta County is technically not zoned, the county controls the use of land through its recently adopted (March 2000) conditional use process. Tribal lands comprise 14.4% of the county and any decisions regarding their development (i.e. mineral and timber resources) could be crucial to impacts on county resources and economic development. Most of the northern and eastern portions of the county (51.6%) are within the San Juan National Forest and are under the management of the U.S. Forest Service. Federal lands continue to be managed under a policy of multiple use.

**Population** - In 2000 the county's population was 9,898. According to the 2000 Census the median age was 40.8. Males comprised 51% and females comprised 49% of the total population. The average household size was 2.47 people. From 1990 to 2000 Archuleta County has shown, at 6.36%, the highest annual percent of population increase in Southwest Colorado. Archuleta County was ranked 5<sup>th</sup> of 63 counties in the state (14<sup>th</sup> nationwide).

The majority of the county's population is concentrated within the Town of Pagosa Springs and its surrounding subdivisions. The following figure provides population estimates for unincorporated areas of Archuleta County and Pagosa Springs for the years 1998 to 2002. These population figures, however, do not reflect the large number of seasonal residents in this area.

	Estimates		Census 2000	Estimates		Avg Annual % Change 1998-2002
	1998	1999		2001	2002	
Archuleta	9,133	9,570	9,898	10,548	10,912	3.9%
Pagosa Springs	1,605	1,597	1,591	1,621	1,621	0.2%
Unincorporated	7,528	7,973	8,307	8,927	9,291	4.7%

Source: Colorado Demography Section estimates (draft 11-03)

The annual average growth rate in Archuleta County is expected to decrease over the next 20 years, however the population is projected to be at 23,140 people by 2025.

Archuleta	2000	2005	2010	2015	2020	2025
Population	10,028	12,100	14,449	16,934	19,813	23,140
Avg. Ann. % Change		3.8%	3.6%	3.2%	3.2%	3.2%

2000 estimates from the Demography Section (draft 6-03)  
reflect adjustments to Census data at the county level

**Housing** - According to the Demography Section in July 2002 there were 6,864 housing units. Of these 64% were occupied and 36% were vacant. In 2001 only about 47% of families would be able to purchase a median priced home of \$186,549 [Source: Operation Healthy Communities].

**Livable Wages** - Operation Healthy Communities (OHC) has determined that in 2001 a minimum of \$9.55/hr provided a livable wage in Archuleta County, if you were a single person renting a one- bedroom apartment. **Per Capita Personal Income** (PCPI) was estimated at \$19,869 in 2002 [Source: Bureau of Economic Analysis].

**Economic Trends** - Archuleta County developed as a result of a unique combination of natural resources and natural attributes, i.e. the Hot Springs located in Pagosa Springs. Initially these resources were "Traditional West" commodities such as timber, cattle and minerals. In 1970, manufacturing (primarily wood products) provided 30% of the county's total work income and generated \$7.4 million in earnings. Over the next 20 years manufacturing wages decreased. The decline of the timber industry in the late 1970's played a large role in this decrease.

The 1980's were a time of relative stability in terms of population and economy, reflecting the "flat" state and national economies. Since that time Archuleta County has been in transition from a traditional rural community to a more urban environment in which tourism is the number one industry. The natural environment, and the amenities it provides, are behind much of the growth and have become the larger region's chief economic asset.

**Employment and Income** - The composition of the economy supports a low unemployment rate although seasonal fluctuations are generally seen in the winter months. The unemployment rate held steady at 5.7% in 2003. State-wide, and nation-wide, the unemployment rate was 6.0%.

Labor Force 1999-2003					
ARCHULETA	1999	2000	2001	2002	2003
Unemployed	177	170	204	302	306
Employed	4,384	4,625	4,540	5,040	5,023
Total Labor Force	4,561	4,795	4,744	5,342	5,329
Unemploy. Rate	3.9%	3.5%	4.3%	5.7%	5.7%
State Unemploy. Rate	2.9%	2.7%	3.7%	5.7%	6.0%

Source: Colorado Dept of Labor

The U.S. Census Bureau estimates that in 2000 there were 466 people commuting out of the county for work, primarily out of state (152) and to La Plata County (248). In contrast 335 people were commuting in for work, primarily from out of state (58); La Plata County (110) and Rio Grande County (70). A Four Corners Regional transit system might help to alleviate impacts to roadways given the high number of commuters.

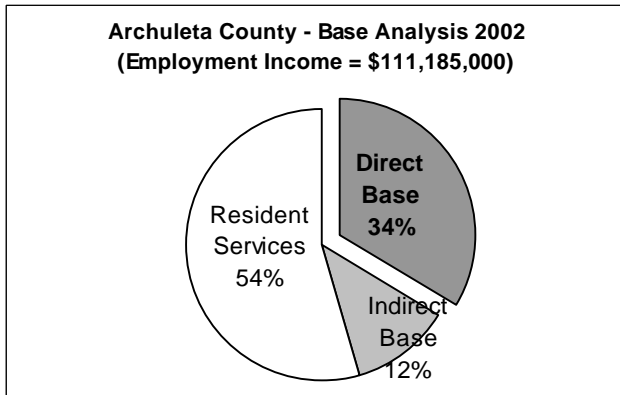
The ratio of earnings to employment indicate which sectors are high earning sectors, on average, compared to those sectors which generate lower earnings. For example, the trade sector employs the most wage earners (37%) in the county, and represents 30% of the earnings, as shown in the following table.

Archuleta County 2002 Total Employment	# of Jobs	% of Jobs	Income (\$000)	% of Inc.	avg. annual wage *
Agriculture	270	6%	-6433	-5.8%	\$ 24,574
Mining	34	1%	\$ 1,146	1%	\$ 33,473
Construction	615	14%	\$ 20,708	19%	\$ 26,153
Manufacturing	24	0.5%	\$ 1,000	0.9%	\$ 32,435
Transportation, Comm. & Public Utilities	56	1%	\$ 2,542	2%	\$ 26,386
Trade	1,658	37%	\$ 32,886	30%	
Finance, Insurance & Real Estate	319	7%	\$ 12,654	11%	\$ 33,655
Services	883	20%	\$ 25,240	23%	\$ 19,202
Government	622	14%	\$ 21,441	19%	\$ 26,716
<b>Total</b>	<b>4,480</b>	<b>100%</b>	<b>\$ 111,185</b>	<b>100%</b>	<b>\$ 22,731</b>

\* avg annual wage is from ES2002 Labor Market Information - wage jobs only  
 avg wage for Wholesale Trade is \$42,202; Retail is \$15,052  
 Total number of jobs and job income from BEA & ES 2002 includes proprietor income

The negative income in agriculture is a result of losses in crop and livestock production, and does not necessarily reflect wages earned in that industry.

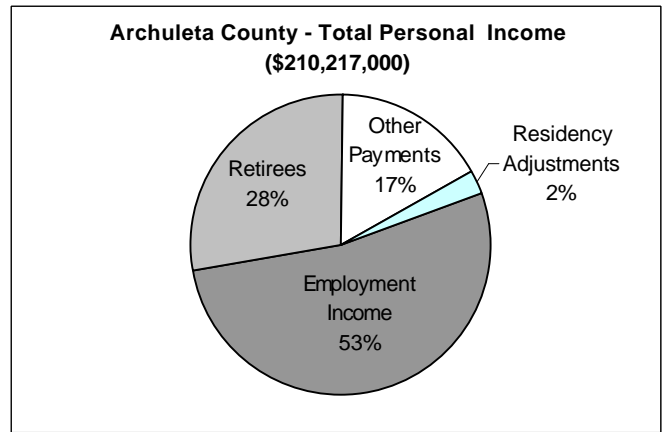
**Base Analysis** - Base analysis distinguishes which industries and factors are basic in the economy, and are responsible for overall growth and change. See the **Glossary** for a more detailed discussion of the individual components.



In 2002, about \$37.4 million (34%) came into Archuleta County as new dollars being drawn into the local economy through **direct base** jobs in industries such as services and trade. Jobs relating to tourism account for 24% (1,071) of total employment and 17% (\$18,495,000) of total employment income. **Indirect base** (supporting) jobs accounted for another \$13.1 million (12%). **Resident services** provided job income of about \$60.6 million (54%) in the local economy.

**Total Personal Income (TPI)** - TPI is the sum of all income accruing to residents from various sources. Components include employment income, transfer payments, dividends, interest and rent, and residency adjustments. See the **Glossary** for a more detailed discussion of the individual components.

Retired persons collect benefits that account for 28% (\$58,628,000) of TPI in Archuleta County. Retirees make significant contributions to the economy by purchasing goods and services with income from outside sources (i.e. transfer payments), bringing "new" money to circulate in the local economy. This new money also creates employment opportunities.



**Retail Sales**

Archuleta -2002 Retail Sales - All Sectors		
Industry	\$ Sales	% Total
Construction	\$ 9,771,000	5.5%
Mining	\$ 3,088,000	1.7%
Manufacturing	\$ 5,734,000	3.2%
Wholesale Trade	\$ 8,203,000	4.6%
Finance, Ins. & Real Estate	\$ 5,312,000	3.0%
Services-Not Lodging	\$ 35,216,000	19.7%
Lodging	\$ 6,917,000	3.9%
Retail Trade	\$ 98,918,000	55.5%
Other*	\$ 5,199,000	2.9%
<b>Total</b>	<b>\$ 178,358,000</b>	<b>100.0%</b>

\* Other includes the sectors not disclosed at the county level. Source: CO Dept. of Revenue

Retail trade is the strongest sales sector, followed by services (not lodging). Retail trade sales were down almost 13% in 2002 from 2001.

Archuleta - 2002 Retail Trade		
Industry	\$ Sales	% Total
Eat/Drink	\$12,732,000	12.9%
Gen. Merchandise	\$8,257,000	8.3%
Auto	\$6,427,000	6.5%
Furnishings	\$2,104,000	2.1%
Food	\$30,079,000	30.4%
Building/Garden	\$23,076,000	23.3%
Apparel	\$1,604,000	1.6%
Amusements	\$3,693,000	3.7%
Misc. Retail	\$5,165,000	5.2%
Catalog/On Line	\$2,340,000	2.4%
Other*	\$3,441,000	3.5%
<b>Total</b>	<b>\$98,918,000</b>	<b>100.0%</b>

\* Other includes the sectors not disclosed at the county level. Source: CO Dept. of Revenue