

Appendix C: Demographic Profile

Overview

This Appendix examines historic and projected population growth, socioeconomic characteristics and development trends in Durango to provide baseline assumptions upon which the future land use, public infrastructure, service demands and related public policy in the Comprehensive Plan are based.

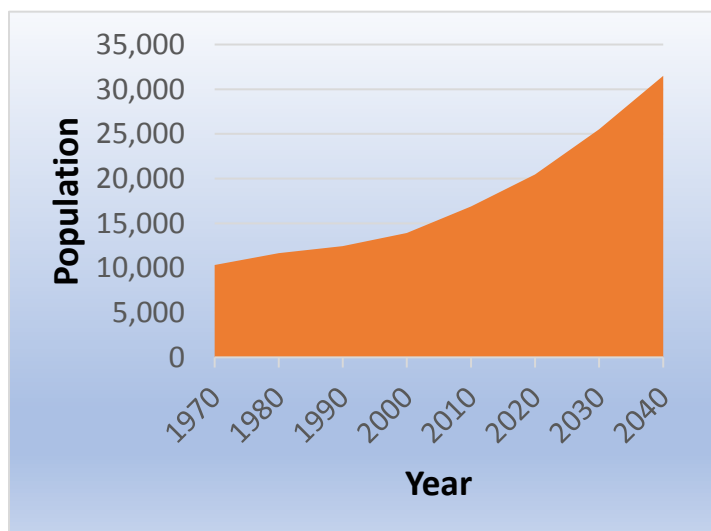
Population Growth

Exhibits 1 and 2 show the historical and projected population growth of the City of Durango. The Colorado State Demographer projects that the City's growth will continue at a rate of 2 percent per year through the year 2040, which is somewhat greater than in previous decades.

Exhibit 1: Population Growth Trends and Projections

Year	Population	Annual Growth Rate in Preceding Decade
1970	10,333	
1980	11,649	1.21%
1990	12,430	0.65%
2000	13,922	1.14%
2010	16,887	1.95%
2020	20,483	1.95%
2030	25,500	2.21%
2040	31,500	2.14%

Exhibit 2: City of Durango Growth Trends and Projections



Source: U.S. Census Bureau American Community Survey (ACS) and the Colorado State Demographer

As Durango has grown, its proportion of the County’s total population lessened until the turn of the century. As shown in Exhibit 3, beginning in 2000, the City began to absorb a larger percentage of County-wide growth.

Exhibit 3: City and County Population Growth

Year	Durango	La Plata County	% of County Population in City
1960	10,530	19,225	54.77%
1970	10,333	19,199	53.82%
1980	11,649	27,195	42.84%
1990	12,430	32,284	38.50%
2000	13,922	43,941	31.68%
2010	16,887	51,473	32.81%
2015	18,685	55,652	33.57%

Source: U.S. Bureau of Census, American Community Survey

Exhibit 4 compares the projected population growth of the City, Planning Area and the County, showing that the City and its Planning Area will continue to absorb a higher percentage of overall County growth than it has in the past pursuant to assumptions in the 2040 Countywide Transportation Plan.

Exhibit 4: Projected Population Growth in Durango, Its Planning Area and La Plata County

Year	Durango	Durango Planning Area	La Plata County	% of County Population In City	% of County Population in Planning Area
2015	18,685	23,632	55,652	33.57%	42.46%
2030	24,080	31,560	68,608	35.10%	46.00%
2040	27,676	37,732	77,245	35.83%	48.85%

Source: State Demographer and 2040 Transportation Plan Model

Building Permit Activity

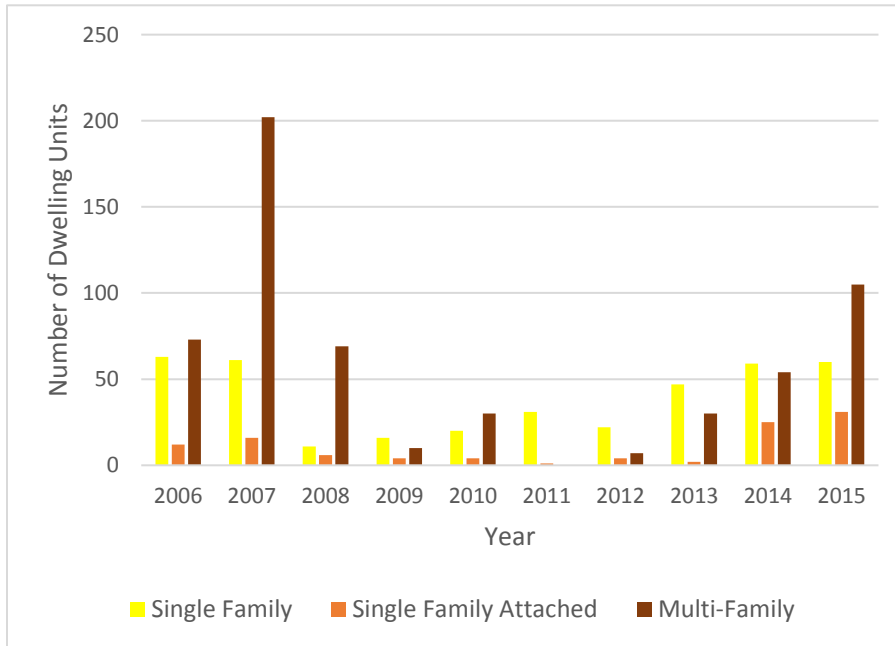
Exhibits 5, 6 and 7 show building permit activity within Durango between 2006 and 2015 and highlight the impacts of the 2008 economic recession. The slow recovery in residential building activity was cited as a factor in rising rents and home prices in the 2013 La Plata County Housing Needs Study and the 2015 La Plata County Housing Demand Forecast.

Exhibit 5: Building Permit Activity in Durango 2006-2015

Year	Single Family (dwellings units)	Single Family Attached (dwelling units)	Multi-Family (dwelling units)	Commercial (million square feet)
2006	63	12	73	11.32
2007	61	16	202	12.16
2008	11	6	69	5.6
2009	16	4	10	0
2010	20	4	30	1.07
2011	31	1	0	1.45
2012	22	4	7	14.31
2013	47	2	30	11.55
2014	59	25	54	4.75
2015	60	31	105	9.91
Total	390	105	580	72.12

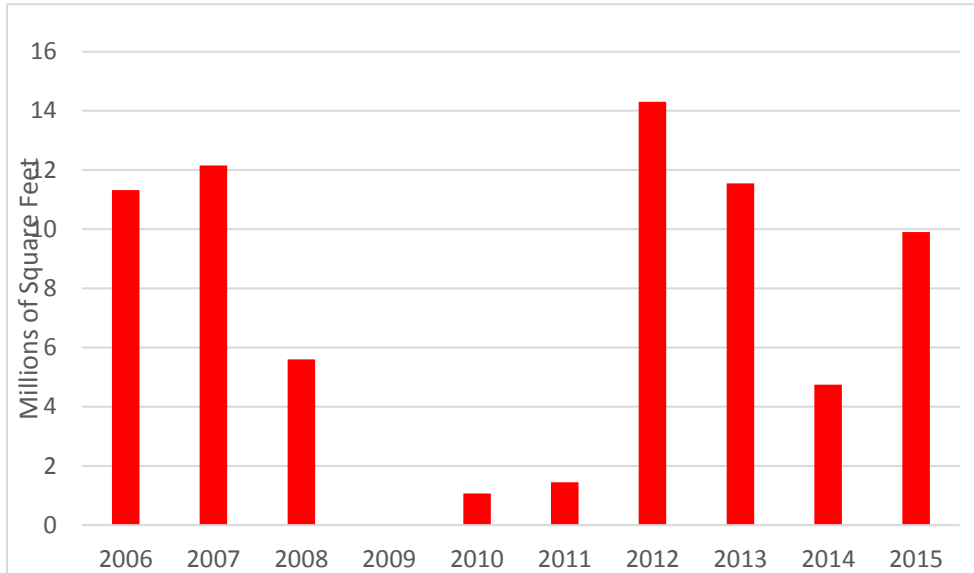
Source: City Building Permit Data

Exhibit 6: Residential Building Permit Activity in Durango 2006-2015



Source: City Building Permit Data

Exhibit 7: Commercial Building Permit Activity in Durango 2006-2015



Source: City Building Permit Data

Socioeconomic Trends

Age Composition. Durango’s median age is increasing and, as shown in Exhibit 8, the largest increase between the years 2000 and 2015 was in the 55 to 64 age group. The 2015 La Plata County Housing Demand Forecast projected that individuals over age 80 will be the fastest growing group as a percentage (237% or 3,900 people) and millennials (age 35-54) will increase by the greatest number (71% or 10,000 persons) through the year 2035.

Exhibit 8: Durango Age Composition 2000-2015

Age	2000	2010	2015	% change 2000-15
Under 5 years	516	791	803	56%
5 to 9 years	597	735	619	4%
10 to 14 years	697	659	853	22%
15 to 19 years	1,670	1,603	1,782	7%
20 to 24 years	2,462	2,662	2,202	-11%
25 to 34 years	2,002	2,983	3,249	62%
35 to 44 years	1,791	1,935	2,402	34%
45 to 54 years	1,886	2,082	1,832	-3%
55 to 59 years	489	1,033	1,152	136%
60 to 64 years	327	766	719	120%
65 to 74 years	630	825	862	37%
75 to 84 years	583	475	482	-17%
85 years and over	272	338	311	14%
Median Age	29.2	30.8	31.9	9%

Source: U.S. Bureau of Census, American Community Survey

Racial Composition. Exhibit 9 shows that unlike much of the country, Durango did not experience significant increases in racial diversity between 2000 and 2015. While whites increased at a slower rate than most other groups, they still comprise nearly 90% of the total population.

Exhibit 9: Durango Racial Composition 2000-2015

Race	2000		2010		2015		% Change 2000-15
	People	% of Population	People	% of Population	People	% of Population	
One race	13,620	98.0%	16,380	97.3%	16,791	97.2%	23.3%
White	12,090	88.8%	14,374	87.8%	15,099	89.9%	24.9%
Black or African American	70	0.5%	100	0.6%	119	0.7%	70.0%
American Indian and Alaska Native	767	5.6%	1,068	6.5%	744	4.4%	-3.0%
Asian	77	0.6%	82.00	0.5%	122	0.7%	58.4%
Native Hawaiian and Other Pacific Islander	16	0.1%	7.00	0.0%	41	0.2%	156.3%
Some other race	574	4.2%	691	4.2%	666	4.0%	16.0%
Two or more races	302	2.2%	507	3.0%	477	2.8%	57.9%

Source: U.S. Bureau of Census, American Community Survey

Exhibit 10 shows the changes in the City’s Hispanic population, which increased by 60% between 2000 and 2015. Hispanics of Puerto Rican heritage increased by the greatest percentage and residents of Mexican heritage increased by the greatest number.

Exhibit 10: Hispanic Population

Population	2000	2010	2015	% Change 2000-15
Total population	13,922	16,887	17,268	24.0%
Hispanic or Latino (of any race)	1,436	2,074	2,306	60.6%
Mexican	543	1,150	1,000	84.2%
Puerto Rican	17	68	271	1,494.1%
Cuban	9	16	12	33.3%
Other Hispanic or Latino	867	840	1,023	18.0%
Not Hispanic or Latino	12,486	14,813	14,962	19.8%

Source: U.S. Bureau of Census, American Community Survey

Educational Attainment. Exhibit 11 compares the highest level of educational attainment of Durango residents in 2010 and 2015, revealing increases in the percentage of residents who have obtained associate, graduate or professional degrees. In 2015, nearly 60% of the City’s residents had some type of college degree.

Exhibit 11: Educational Attainment 2010-2015

Highest Level of Education Attainment	2010	2015	Change 2010-15
Population 25 years and over	9,911	11,201	
Less than 9th grade	2.30%	1.60%	-0.70%
9th to 12th grade, no diploma	3.80%	2.60%	-1.20%
High school graduate (includes equivalency)	15.10%	14.90%	-0.20%
Some college, no degree	24.20%	21.50%	-2.70%
Associate's degree	5.30%	7.00%	1.70%
Bachelor's degree	33.30%	33.30%	0.00%
Graduate or professional degree	16.00%	19.20%	3.20%

Source: U.S. Bureau of Census, American Community Survey

Employment. As shown in Exhibit 12, approximately 70% of residents over age 16 were in the labor force in 2015. Between 2010 and 2015, the unemployment rate dropped from 4.5% to 3.8%, reflecting a decrease in both the percentage and number of residents seeking jobs who were unemployed.

Exhibit 12: Employment Status 2010-2015

	2010	2015	% Change 2010-15
Population 16 years and over	14,105	15,089	7.0%
In labor force	10,498	10,584	0.8%
Civilian labor force	10,498	10,574	0.7%
Employed	9,857	10,007	1.5%
Unemployed	641	567	-11.5%
Armed Forces	0	10	NA
Not in labor force	3,607	4,505	24.9%

Source: U.S. Bureau of Census, American Community Survey

Occupations. Exhibit 13 compares the occupations of Durango residents in 2010 and 2015, revealing a relatively high, but declining proportion of residents in management, business, science and arts occupations. Not surprisingly, service, sales and office occupations experienced the fastest rate of growth. Exhibit 14 compares the industries in which residents worked in 2010 and 2015, showing the largest percentage increase in the Information industry, followed by Wholesale Trade; the Agriculture, Forestry, Fishing, Hunting and Mining; and Arts, Entertainment, Recreation, Accommodation and Food Services industries.

Exhibit 13: Occupations 2010-2015

	2010	2015	% Change 2010-15
Civilian employed population 16 years and over	9,857	10,007	1.5%
Management, business, science, and arts occupations	4,268	3,965	-7.1%
Service occupations	2,142	2,526	17.9%
Sales and office occupations	1,992	2,165	8.7%
Natural resources, construction, and maintenance occupations	829	785	-5.3%
Production, transportation, and material moving occupations	626	566	-9.6%

Source: U.S. Bureau of Census, American Community Survey

Exhibit 14: Industries for Employed Population 2010-2015

Industry	2010	2015	% Change 2010-15
Civilian employed population 16 years and over	9,857	10,007	1.5%
Agriculture, forestry, fishing and hunting, and mining	161	247	53.4%
Construction	883	563	-36.2%
Manufacturing	461	332	-28.0%
Wholesale trade	189	292	54.5%
Retail trade	1,368	936	-31.6%
Transportation and warehousing, and utilities	318	259	-18.6%
Information	204	340	66.7%
Finance and insurance, and real estate and rental and leasing	609	821	34.8%
Professional, scientific, and management, and administrative and waste management services	1,276	1,078	-15.5%
Educational services, and health care and social assistance	2,001	2,144	7.1%
Arts, entertainment, and recreation, and accommodation and food services	1,503	2,141	42.4%
Other services, except public administration	476	303	-36.3%
Public administration	408	551	35.0%

Source: U.S. Bureau of Census, American Community Survey

Incomes: Exhibit 15 compares household incomes between 2010 and 2015, showing the greatest percentage increases in households earning \$150,000 or more per year. Median household income increased by 5.8% and mean (average) household income increased by 10.2%, which indicates that the incomes of those in the highest income brackets increased the most rapidly. Exhibit 16 compares family incomes between 2010 and 2015, showing even greater increases for higher income families than households.

Exhibit 15: Household Income 2010-2015

Income and Benefits (In 2010 Inflation-Adjusted Dollars)	2010	2015	% Change 2010-15
Total households	6,729	6,754	0.4%
Less than \$10,000	306	334	9.2%
\$10,000 to \$14,999	260	262	0.8%
\$15,000 to \$24,999	841	643	-23.5%
\$25,000 to \$34,999	670	752	12.2%
\$35,000 to \$49,999	1,008	844	-16.3%
\$50,000 to \$74,999	1,596	1,613	1.1%
\$75,000 to \$99,999	805	785	-2.5%
\$100,000 to \$149,999	787	793	0.8%
\$150,000 to \$199,999	245	427	74.3%
\$200,000 or more	211	301	42.7%
Median household income (dollars)	53,882	57,024	5.8%
Mean household income (dollars)	68,681	75,712	10.2%

Source: U.S. Bureau of Census, American Community Survey

Exhibit 16: Family Income 2010-2015

Income and Benefits (In 2010 Inflation-Adjusted Dollars)	2010	2015	% Change 2010-15
Families	3,376	3,275	-3.0%
Less than \$10,000	106	28	-73.6%
\$10,000 to \$14,999	30	36	20.0%
\$15,000 to \$24,999	349	176	-49.6%
\$25,000 to \$34,999	134	202	50.7%
\$35,000 to \$49,999	376	448	19.1%
\$50,000 to \$74,999	898	676	-24.7%
\$75,000 to \$99,999	519	491	-5.4%
\$100,000 to \$149,999	579	541	-6.6%
\$150,000 to \$199,999	236	422	78.8%
\$200,000 or more	149	255	71.1%
Median family income (dollars)	72,560	77,383	6.6%
Mean family income (dollars)	83,575	103,213	23.5%
Per capita income (dollars)	28,925	31,219	7.9%

Source: U.S. Bureau of Census, American Community Survey

Exhibit 17 shows that, while the percentage of the population living below the poverty level decreased between 2010 and 2015, the percentage of residents under age 18 who were living below the poverty level increased from 7.0 to 9.4%.

Exhibit 17: Population in Poverty 2012-2015

	2012			2015		
	Total	Below poverty level	Percent below poverty level	Total	Below poverty level	Percent below poverty level
Population for whom poverty status is determined	15,085	2,090	13.9%	15,755	2,080	13.2%
AGE						
Under 18 years	2,657	187	7.0%	2,764	259	9.4%
18 to 64 years	11,045	1,819	16.5%	11,579	1,780	15.4%
65 years and over	1,383	84	6.1%	1,412	41	2.9%

Source: U.S. Bureau of Census, American Community Survey

Exhibit 18 compares the tenure of Durango residents based on income for 2010 and 2015, showing that households earning less than \$50,000 per year were more likely to rent than own and that households earning \$50,000 or more per year were more likely to live in owner occupied units. The greater the income, the more likely residents were to live in owner-occupied dwellings, but the data show a demand for rental housing at all income levels.

Exhibit 18: Household Income by Tenure 2010-2015

Household Income (In 2010 inflation-adjusted dollars)	2010			2015		
	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units	Occupied housing units	Owner-occupied housing units	Renter-occupied housing units
Occupied housing units	6,729	3,574	3,155	6,754	3,326	3,428
Less than \$5,000	2.9%	0.6%	5.5%	2.4%	1.7%	3.1%
\$5,000 to \$9,999	1.6%	1.6%	1.7%	2.5%	0.3%	4.6%
\$10,000 to \$14,999	3.9%	3.0%	4.8%	3.9%	2.3%	5.5%
\$15,000 to \$19,999	4.5%	3.4%	5.6%	3.9%	0.9%	6.8%
\$20,000 to \$24,999	8.0%	4.4%	12.2%	5.6%	3.1%	8.1%
\$25,000 to \$34,999	10.0%	3.9%	16.8%	11.1%	7.9%	14.3%
\$35,000 to \$49,999	15.0%	12.2%	18.1%	12.5%	9.8%	15.1%
\$50,000 to \$74,999	23.7%	24.9%	22.4%	23.9%	22.4%	25.4%
\$75,000 to \$99,999	12.0%	18.1%	5.0%	11.6%	15.9%	7.5%
\$100,000 to \$149,999	11.7%	16.6%	6.2%	11.7%	17.7%	5.9%
\$150,000 or more	6.8%	11.3%	1.6%	10.8%	18.0%	3.7%
Median household income (dollars)	53,882	72,500	36,747	57,024	77,866	42,525

Source: U.S. Bureau of Census, American Community Survey

Housing Trends

Occupancy and Tenure. Exhibit 19 shows that the overall vacancy rate increased significantly between, 2010 and 2015, from 6% to 11%. Exhibit 20 examines those vacancies in 2015 in more detail, showing that one-third of vacant units were reserved for seasonal, recreational or occasional use; one-third were for rent; and the remaining units were rented, but not occupied, for sale only, sold but not occupied, or vacant for some other reason.

Exhibit 19: Housing Occupancy 2010-2015

Factor	2010	Percentage	2015	Percentage
Total housing units	5,819		7,851	
Occupied housing units	5,492	94%	7,017	89%
Vacant housing units	327	6%	834	11%

Source: U.S. Bureau of Census, American Community Survey

Exhibit 20: Housing Tenure 2015

Factor	Estimate	Percentage
Total housing units	7,851	
Occupied housing units	7,017	89.4%
Vacant housing units	834	10.6%
For rent	281	3.6%
Rented, not occupied	15	0.2%
For sale only	162	2.1%
Sold, not occupied	23	0.3%
For seasonal, recreational, or occasional use	278	3.5%
All other vacant units	75	1.0%

Source: U.S. Bureau of Census, American Community Survey

Types of Units. Exhibit 20 shows the mix of units in 2015, revealing that detached single-family residences comprised less than half of all dwellings. Over one-third of all dwellings were in structures containing three or more dwellings.

Exhibit 21: Units Per Structure

Units in Structure	2015	Percentage
Total housing units	7,567	
1-unit, detached	3,666	48.45%
1-unit, attached	924	12.21%
2 units	447	5.91%
3 or 4 units	306	4.04%
5 to 9 units	708	9.36%
10 to 19 units	542	7.16%
20 or more units	744	9.83%
Mobile home	230	3.04%
Boat, RV, van, etc.	0	0.00%

Source: U.S. Bureau of Census, American Community Survey

Household Size. Exhibit 22 shows that while the average household size of owner-occupied units increased between 2010 and 2015, the average household size of rental units decreased slightly.

Exhibit 22: Average Household Size

Factor	2010	2015
Average household size of owner-occupied unit	2.11	2.39
Average household size of renter-occupied unit	2.3	2.27

Source: U.S. Bureau of Census, American Community Survey

Housing Affordability. Exhibit 23 shows that the percentage of households for which gross rents exceeded 30% of household income (a threshold for measuring affordability) decreased slightly between 2010 and 2015, but still comprises over 50% of all households. Exhibit 24 shows that the burdens of affordability fall most heavily on lower income households.

Exhibit 23: Gross Rent as a Percentage of Household Income 2010-2015

Factor	2010		2015	
	Estimate	Percentage	Estimate	Percentage
Occupied units paying rent (excluding units where GRAPI cannot be computed)	3021		3,239	
Less than 15.0 percent	239	7.91%	314	9.69%
15.0 to 19.9 percent	376	12.45%	389	12.01%
20.0 to 24.9 percent	452	14.96%	527	16.27%
25.0 to 29.9 percent	323	10.69%	370	11.42%
30.0 to 34.9 percent	286	9.47%	372	11.49%
35.0 percent or more	1345	44.52%	1,267	39.12%

Source: U.S. Bureau of Census, American Community Survey

Exhibit 24: Monthly Housing Costs as a Percentage of Household Income 2010-2015

Household Income/ Percentage of Household Income	2010			2015		
	Occupied housing units	Owner- occupied housing units	Renter- occupied housing units	Occupied housing units	Owner- occupied housing units	Renter- occupied housing units
Less than \$20,000	11.4%	8.3%	14.9%	10.3%	4.5%	16.0%
Less than 20 percent	0.7%	1.4%	0.0%	0.3%	0.0%	0.6%
20 to 29 percent	1.3%	2.0%	0.5%	1.0%	1.0%	1.0%
30 percent or more	9.3%	4.8%	14.5%	9.0%	3.5%	14.3%
\$20,000 to \$34,999	18.0%	8.3%	29.0%	16.5%	10.9%	21.9%
Less than 20 percent	2.3%	4.3%	0.0%	3.0%	5.1%	0.9%
20 to 29 percent	4.2%	0.5%	8.3%	1.9%	2.2%	1.5%
30 percent or more	11.6%	3.5%	20.7%	11.7%	3.7%	19.4%
\$35,000 to \$49,999	14.8%	12.2%	17.8%	12.3%	9.8%	14.8%
Less than 20 percent	4.4%	6.0%	2.7%	2.3%	3.3%	1.3%
20 to 29 percent	3.1%	0.8%	5.6%	3.5%	0.5%	6.5%
30 percent or more	7.3%	5.5%	9.5%	6.5%	6.1%	6.9%
\$50,000 to \$74,999	23.2%	24.9%	21.3%	23.7%	22.4%	24.9%
Less than 20 percent	7.5%	8.8%	6.1%	9.4%	9.9%	9.0%
20 to 29 percent	8.5%	9.0%	8.1%	7.3%	5.8%	8.8%
30 percent or more	7.1%	7.1%	7.1%	6.9%	6.6%	7.1%
\$75,000 or more	30.4%	46.0%	12.8%	34.0%	51.7%	16.9%
Less than 20 percent	18.1%	24.7%	10.7%	21.6%	34.9%	8.7%
20 to 29 percent	9.3%	15.8%	2.1%	10.2%	12.3%	8.3%
30 percent or more	2.9%	5.5%	0.0%	2.2%	4.4%	0.0%
Zero or negative income	0.5%	0.4%	0.7%	1.1%	0.7%	1.4%
No cash rent	1.7%	(X)	3.5%	2.1%	(X)	4.1%

Source: U.S. Bureau of Census, American Community Survey

Mobility

Exhibit 25 shows that an increasing number of households lacked access to motor vehicles between 2010 and 2015. It also shows an increase in the number and percentage of households where only one motor vehicle was available and a decrease in the number and percentage of households with 2 or more vehicles available. Consistent with Exhibit 26, Exhibit 27 shows increases in the number of residents using transit, walking or using other means to commute to work between 2010 and 2015. Just over 60% of residents commuted by single occupancy vehicle. Exhibit 28 shows that during this same period, the average commute time increased from 13 to 15.2 minutes.

Exhibit 26: Vehicles Available per Household 2010-2015

Vehicles Available	2010		2015	
	Estimate	Percentage	Estimate	Percentage
Occupied housing units	6,729		6,754	
No vehicles available	263	3.91%	340	5.03%
1 vehicle available	2,286	33.97%	2,532	37.49%
2 vehicles available	3,024	44.94%	2,570	38.05%
3 or more vehicles available	1,156	17.18%	1,312	19.43%

Source: U.S. Bureau of Census, American Community Survey

Exhibit 27: Means of Commuting to Work

Means of Commuting to Work	2010	2015	Percentage Change
Workers 16 years and over	9,542	9,708	1.7%
Car, truck, or van -- drove alone	5,994	5,974	-0.3%
Car, truck, or van -- carpooled	1,251	765	-38.8%
Public transportation (excluding taxicab)	137	487	255.5%
Walked	739	1,006	36.1%
Other means	812	891	9.7%
Worked at home	609	585	-3.9%

Source: U.S. Bureau of Census, American Community Survey

Exhibit 28: Mean Travel Time to Work

	2010	2015	Percentage Change
Mean travel time to work (minutes)	13.0	15.2	16.9%

Source: U.S. Bureau of Census, American Community Survey