

Montrose County School District Re-1J – Demographic Data and Enrollment Outlook – 2022 - 2026



WESTERN **D**emographics, Inc.

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**Montrose County School District Re-1J –
Demographic Data and Enrollment Outlook –
2022 – 2026**

Introduction – The Montrose County School District is composed of the communities of Montrose and Olathe along with unincorporated Montrose County. The school district has entered into a facilities masterplan process and hired RTA Architecture and Western Demographics, Inc. to conduct a demographic analysis of the district. The initial analysis was conducted in April of 2021 immediately following the worst of the COVID -19 pandemic effects on school enrollment in which the average Colorado school district lost three percent of enrollment and many districts lost as much as ten percent. Montrose County School District also lost enrollment and the enrollment forecast proposed that 70 percent of this enrollment lost to the pandemic would return in the Fall of 2021. This report is being re-issued in October of 2021 in order to allow actual 2021 data to be included. The expected post-pandemic student return did actually occur resulting in school enrollments in September of 2021 very much in line with the forecast. The following pages document the data and findings of the demographic analysis as amended by the actual Fall 2021 data.

Key Findings

- The district is in a positive economic cycle that will continue as it emerges from the pandemic.
- Birth counts for the district are down and existing residents are producing fewer children.
- Employment has returned to pre-pandemic levels.
- New employers including Colorado Outdoors will continue to increase workforce population.
- Housing growth will approach 300 homes/year - this will replace loss from birthrate decline.
- Growth is focused in Montrose with population in Olathe and the County stable.
- Enrollment at Cottonwood, Northside, Oak Grove, Pomona and Johnson will grow the most.
- There will be a second recovery of 76 students in Fall of 2022 as normal attendance behaviors return. This recovery will be in addition to the 175 students who returned for Fall of 2021.
- Overall enrollment will grow by 128 students over the five-year period.

Population and Enrollment History - Population in the district has increased by 2,000 residents during the past ten years. Enrollment has declined slightly during this period, mostly at the elementary level. The correlation between population and school enrollment has declined from 17% to 15.7% during this period indicating demographic change and fewer school-aged children produced by the overall population of the district. This correlation reinforces the finding that the school-aged population is declining as produced by the existing population and is being restored by families moving into new housing.

County Population Growth – Montrose County has grown by approximately 2,000 persons during the past decade. The percentage of that population that is school-aged children has declined as Colorado populations in general have begun to produce fewer children due to community aging and housing costs. This report focuses on demographics associated with enrollment outlook and school need. Basic Montrose County demographics are included in Appendix 2.

Figure 1 – Total Population to School-aged Population Correlation – 2010 – 2020

Year	PK-12 Enrollment	Total Population	Percentage in Public School
2010	6415	37696	17.0%
2011	6294	38350	16.4%
2012	6183	38641	16.0%
2013	6200	38818	16.0%
2014	6087	38523	15.8%
2015	6162	38876	15.9%
2016	6252	38637	16.2%
2017	6260	38684	16.2%
2018	6154	39119	15.7%
2019	6215	39653	15.7%
2020	5836		

Labor Data 1990 – 2019 – Generally speaking, enrollment growth is directly correlated to job growth in most communities. Montrose County has had its ups and downs recently and the pandemic had significant impacts. The labor force and unemployment levels had returned to favorable levels by 2019 from an earlier economic downturn prior to the pandemic. The following table indicates the annual labor force behavior during the past three decades.

Figure 2 – Montrose County Labor Force Statistics – 1990 – 2019 – Colorado Dept. of Labor

Year	Labor Force	Employed	Unemployed	Unemployment Rate
1990	11,664	10,916	748	6.4%
1991	11,992	11,064	928	7.7%
1992	12,462	11,463	999	8.0%
1993	12,941	12,178	763	5.9%
1994	14,166	13,451	715	5.0%
1995	14,899	14,059	840	5.6%
1996	15,081	13,986	1,095	7.3%
1997	15,649	14,759	890	5.7%
1998	16,026	15,015	1,011	6.3%
1999	15,980	15,083	897	5.6%
2000	16,215	15,615	600	3.7%
2001	16,922	16,180	742	4.4%
2002	17,835	16,882	953	5.3%
2003	18,219	17,168	1,051	5.8%
2004	19,104	18,100	1,004	5.3%
2005	19,741	18,813	928	4.7%
2006	20,286	19,474	812	4.0%
2007	20,744	20,003	741	3.6%
2008	20,767	19,728	1,039	5.0%
2009	21,101	19,391	1,710	8.1%
2010	20,624	18,360	2,264	11.0%
2011	20,017	17,805	2,212	11.1%
2012	19,836	17,787	2,049	10.3%
2013	19,297	17,474	1,823	9.4%
2014	19,274	17,967	1,307	6.8%
2015	19,324	18,344	980	5.1%
2016	20,054	19,224	830	4.1%
2017	20,790	20,110	680	3.3%
2018	21,631	20,861	770	3.6%
2019	22,010	21,327	683	3.1%

2020 Labor Data by Month - Monthly data indicates pandemic influence and increases unemployment to a high of 12.3% in April of 2020. Recent figures for February of 2021 indicate 6.8% in line with State levels and the beginning of a return to normal.

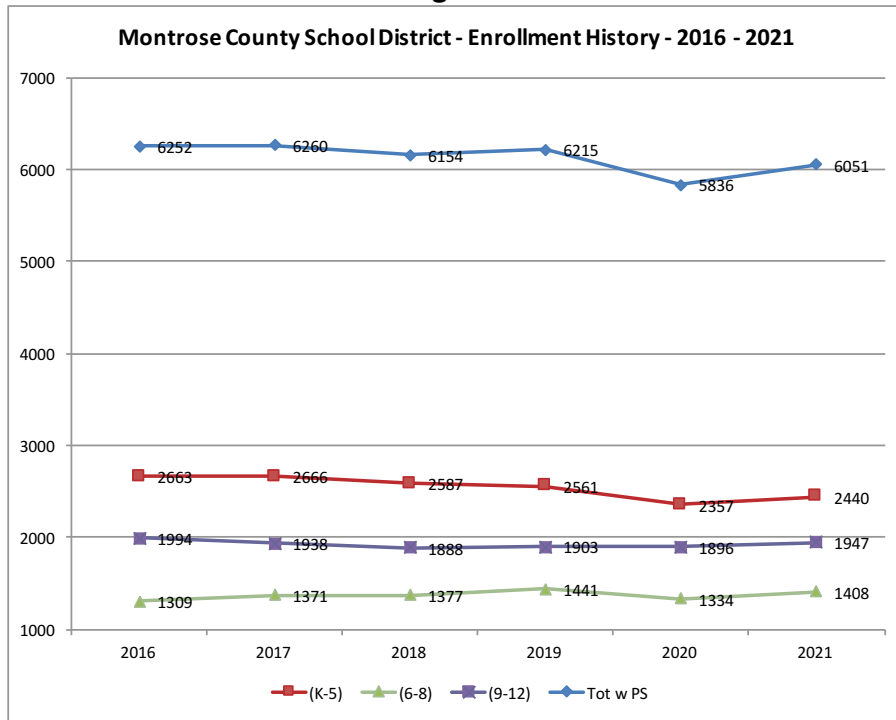
Figure 3 – Montrose County Labor Force Data by Month – January 2020 – December 2020

Time Period	Labor Force	Employed	Unemployed	Unemployment Rate
January, 2020	21,684	20,951	733	3.4%
February, 2020	21,634	20,860	774	3.6%
March, 2020	20,922	19,344	1,578	7.5%
April, 2020	19,548	17,150	2,398	12.3%
May, 2020	19,230	17,434	1,796	9.3%
June, 2020	20,083	17,996	2,087	10.4%
July, 2020	19,647	18,372	1,275	6.5%
August, 2020	20,480	19,344	1,136	5.5%
September, 2020	21,505	20,369	1,136	5.3%
October, 2020	22,401	21,265	1,136	5.1%
November, 2020	21,332	20,157	1,175	5.5%
December, 2020	22,108	20,509	1,599	7.2%



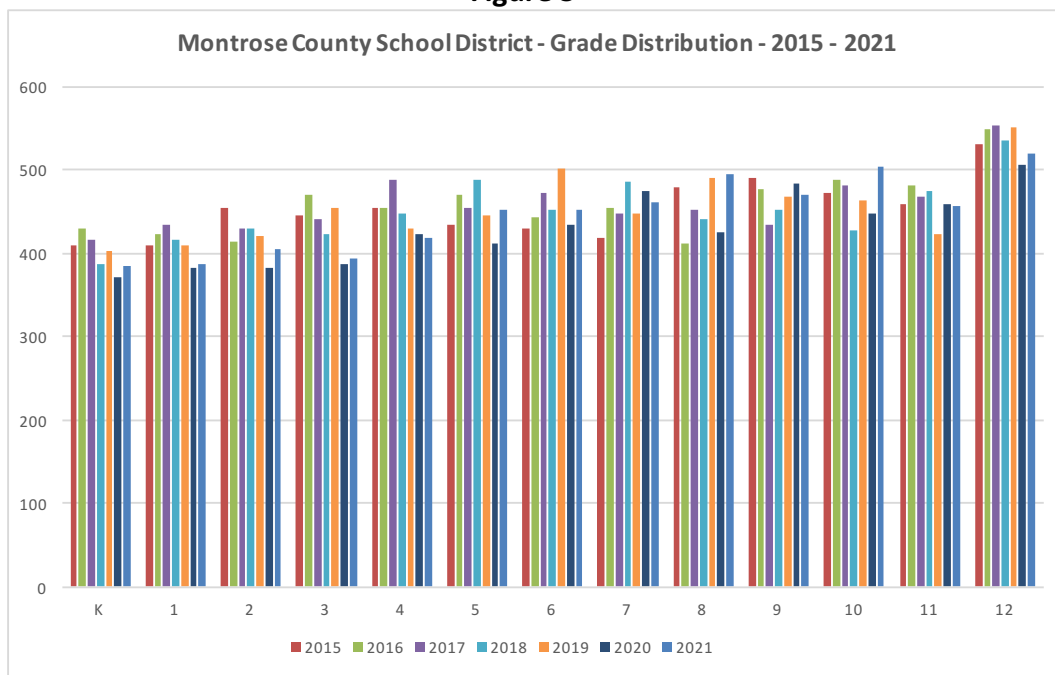
Historical Enrollment Change – Enrollment has been generally stable during the past five years with a decline corresponding with the pandemic and an associated recovery in 2021 when students returned to in-person learning.

Figure 4



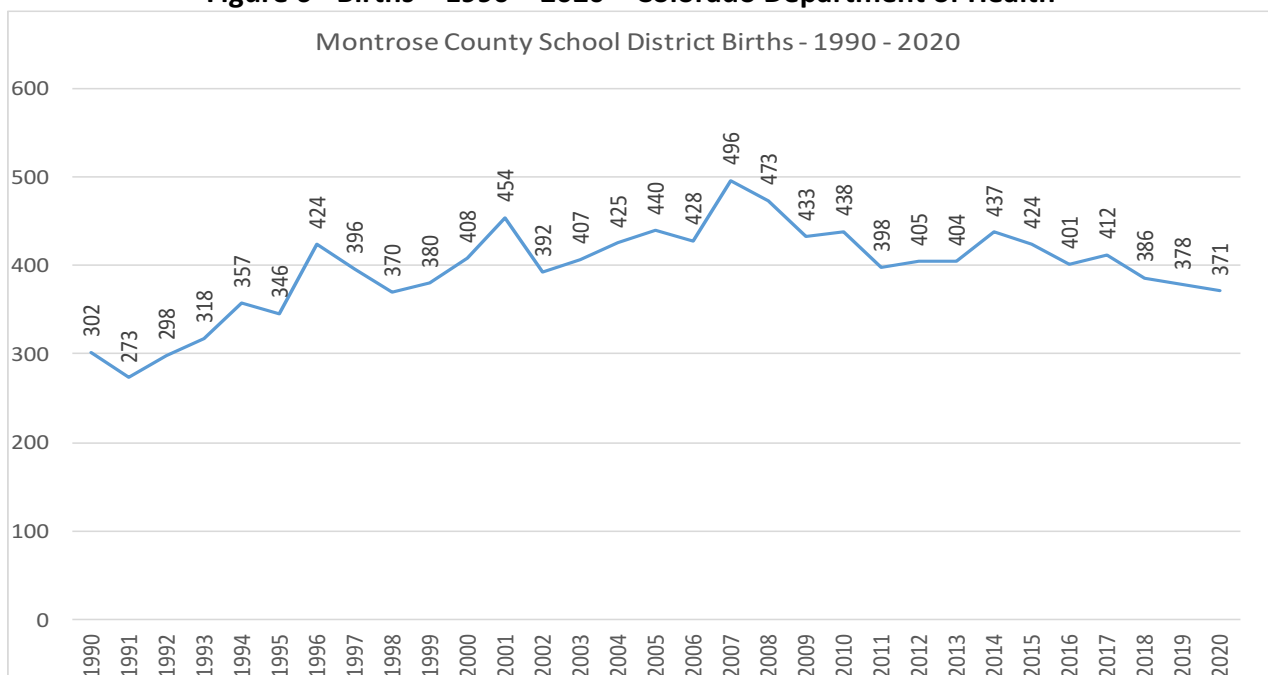
Grade Distribution - Grade sizes have declined over time in grades K-4 as shown in the graph.

Figure 5



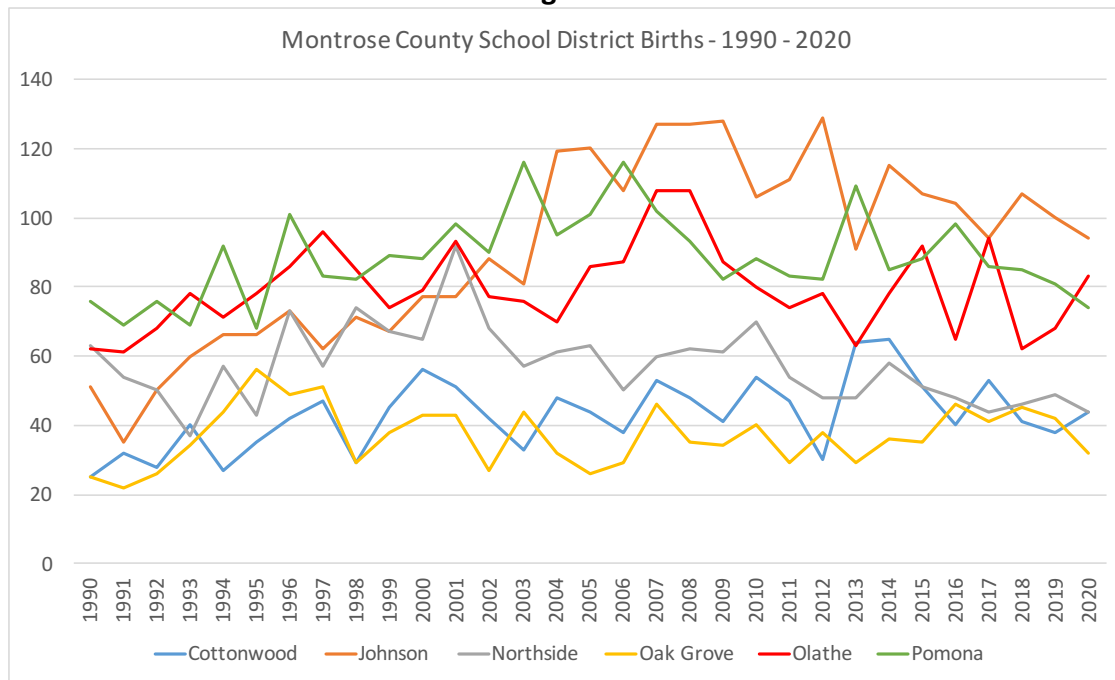
Births – Births in the district have declined over time as the community has aged from prior population spikes. Births declined to 371 in 2020 from a high in 2007 of 496 according to data obtained from the Colorado Department of Health for children with addresses in the geographic boundary of the district. Lower birth counts will result in smaller incoming kindergarten and primary age grades as the smaller cohorts, or groups of students, enter the school system. This factor results in a built-in demographic reduction in school enrollment as the smaller annual groups of students enter the system. Given the significant numbers of new housing under construction in the school district, it is anticipated that this housing growth will replace the aggregate enrollment numbers lost to the decline in the birth rate. A slight growth will result from the new housing and the differences in the changing birth rate and location of new housing growth will result in different enrollment trends in the individual schools.

Figure 6 - Births – 1990 – 2020 – Colorado Department of Health



Births by Elementary Attendance Area - Birth decline is focused in the Cottonwood, Johnson, Northside and Pomona attendance areas. This decline will reduce grade size in these areas and reduce elementary enrollments and subsequent middle school enrollment during the period. Decline will be partially replaced by new housing growth.

Figure 7



Gain and Loss in Enrollment Due to Birth Rate by Attendance Area – The following table illustrates the expected change in average grade size due to birth rates in individual schools. The negative values are integrated into the enrollment forecasting model to allow for increasing or declining birth rates. These attendance areas are naturally declining and many of them are “re-populated” by housing growth.

Figure 8 – Enrollment Changes Due to Birth Rate Fluctuations by Attendance Area

School	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Change 2010 - 2020	School
Cottonwood	54	47	30	64	65	51	40	53	41	38	44	-10	Cottonwood
Johnson	106	111	129	91	115	107	104	94	107	100	94	-12	Johnson
Northside	70	54	48	48	58	51	48	44	46	49	44	-26	Northside
Oak Grove	40	29	38	29	36	35	46	41	45	42	32	-8	Oak Grove
Olathe	80	74	78	63	78	92	65	94	62	68	83	3	Olathe
Pomona	88	83	82	109	85	88	98	86	85	81	74	-14	Pomona
Total	438	398	405	404	437	424	401	412	386	378	371	-67	Total

Import and Export of Students - The district’s historic transfer of students remains stable with 51 imported and 475 attending various neighboring districts with closer schools and online charters. The clustering of most district schools in central Montrose results in remote families having closer school options in adjacent districts.

Figure 9
School Year 2020-21 Import and Export of Students

Import		Export	
District	Count	District	Count
Delta County 50(J)	46	Mapleton 1	11
Ouray R-1	1	Byers 32J	30
Ridgway R-2	4	Vilas RE-5	3
Total	51	Delta County 50(J)	274
		Lewis-Palmer 38	2
		District 49	19
		Durango 9-R	41
		Branson Reorganized 82	1
		Ouray R-1	12
		Ridgway R-2	24
		Monte Vista C-8	3
		Telluride R-1	6
		Julesburg Re-1	5
		Charter School Institute	8
		Colorado School for the Deaf and Blind	1
		Education reEnvisioned BOCES	35
		Total	475

Historical Housing Growth in the City of Montrose – Development volume has accelerated in recent years in the city with an average of 200 new homes per year expected. Mobile home construction both individually and in mobile home parks have become more common as housing prices have made single family detached homes less available to average families.

Figure 10
City of Montrose Building Permits - New Construction - 2013 - YTD 2021 (August)

Type of Dwelling	2013	2014	2015	2016	2017	2018	2019	2020	YTD 21 (August)
Single Family Detached	30	43	55	56	99	141	125	153	159
Duplex	0	0	0	0	0	2	8	6	8
Apartment / Condominium	0	0	0	0	3	20	8	6	3
Mobile Home	8	7	3	14	17	11	15	51	21
Total Units	38	50	58	70	119	174	156	216	191

Historical Housing Growth in Unincorporated Montrose County – Development volume has accelerated in recent years in the county with an average of 100 new homes per year or more expected. Mobile home construction both individually and in mobile home parks have also become more common in unincorporated areas as housing prices have increased.

Figure 11
Montrose County Building Permits - New Units - 2019 - YTD 2021

Type of Structure	2019	2020	2021 YTD 9/15
Manufactured Homes	1	11	22
Manufactured Homes - Mobile Home Park	2	19	36
Modular Building (Residence Only)	1	7	8
New Single Family Residence	46	73	83
Total New Units	50	110	149

New Housing Developments Inventoried - Annual new housing absorption estimates were collected for the active developments in the city and are displayed in the following table. These figures resulted an expectation of approximately 200 new homes per year for the next five years in the City of Montrose and the developments have been allocated to the individual elementary schools in order to calculate enrollment given the birth rate change and other factors.

Figure 12 – Planned Development in Montrose

Subdivision	Builder	Density	Elementary Attendance
Majestic Pointe at Eagle Landing	Coker Homes	SFD	CES
Sinner Subdivision	Paul Sinner	VL SFD	CES
Sunrise Creek II Filing No. 5	Elliot Steinberg - Sunrise Creek LLC	SFD	CES
Sunrise Creek III Filing No. 2	Jack Petruccelli - Sunrise Creek LLC	SFD	CES
The Estates at Stone Ridge	Coker Homes	SFD	CES
The Hub at Montrose Crossing (Cobble Creek GC)		MF - Market Rate	CES
The Promontory at English Gardens	Ridgeline Homes	SFD	CES
<i>Other Projects- Cottonwood</i>		SFD	<i>CES</i>
Valley Ranch Addition North & South	David Coker - Coker Homes	Mixed Density	CES
Bear Creek Subdivision	Ridgeline Homes	SFD	JES
<i>Other Projects- Johnson</i>		SFD	<i>JES</i>
Hill and Sunnyside	Ridgeline Homes	SFD	JES
<i>Other Projects- Northside</i>		SFD	<i>NES</i>
Basecamp Subd Phase 1	Kurt Soukup - Range Development	MF - Market Rate	NES
River Meadows Mobile Home Park	Matt Miles	Mobile Homes	NES
Waterfall Canyon	Ridgeline Homes	SFD	OGES
<i>Other Projects- Oak Grove</i>			<i>OGES</i>
Stargate	Ridgeline Homes	SFD	OGES
<i>Other Projects- Pomona</i>			<i>PES</i>

Expected New Housing – 2021-25 and Beyond - Approximately 300 new homes are expected annually for the next five or six years according to combined polling of local planners and builders / developers as shown in the following table. Recent county infill development has been stronger than the 100 per year average, but these growth rates are expected to normalize over the five-year period to the approximate 100 per year average in the county.

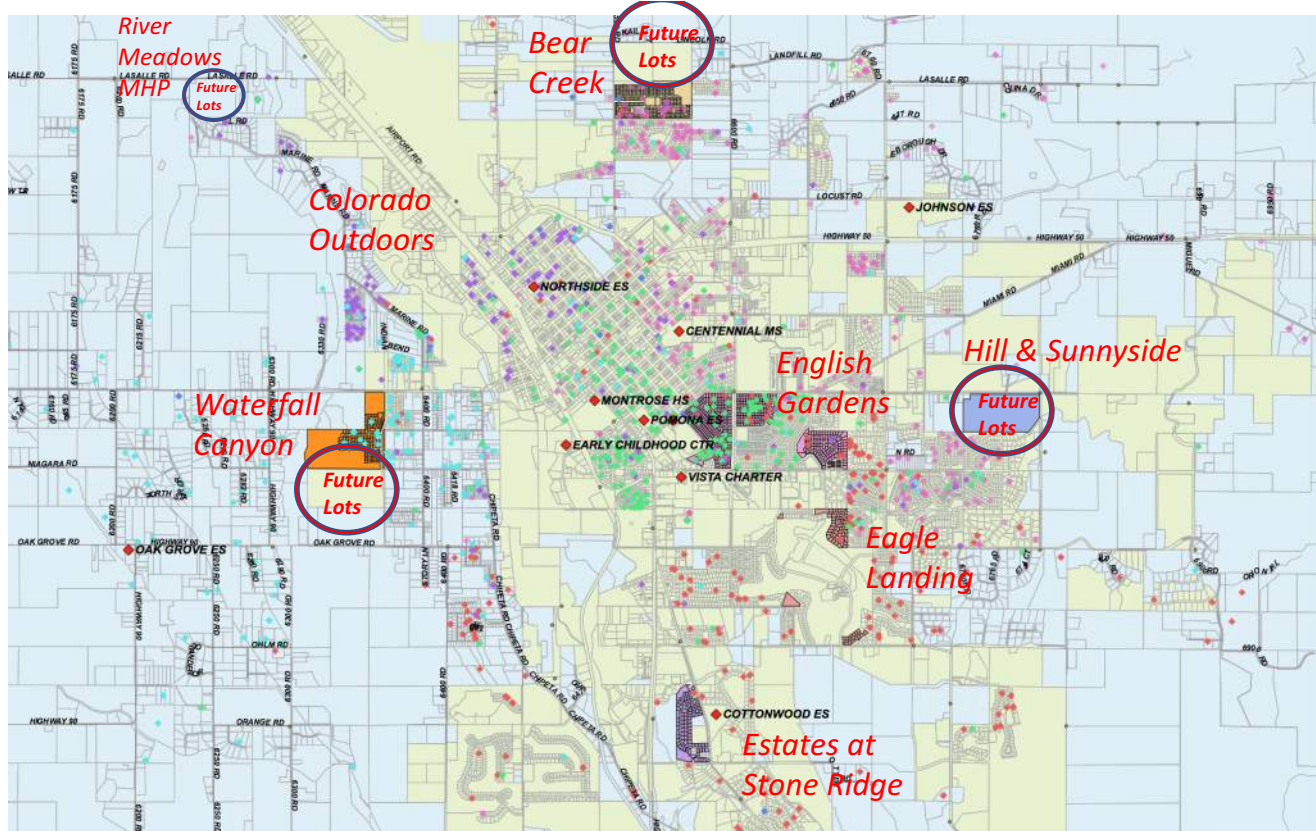
Figure 13

Year / Jurisdiction	2021	2022	2023	2024	2025	Total
City of Montrose	173	300	283	241	221	1218
County Infill	100	100	100	100	100	500
Total	273	400	383	341	321	1718



Student Distribution and New Housing – A partial display of the new developments are shown in the following map along with a plot of students. A more detailed absorption table of new housing units is included in Appendix 1.

Figure 14 – Students and Partial Mapping of Future Developments – City of Montrose



Off-setting Effect of Demographic Change and Housing Growth – The following table shows the students expected from new housing for each school and the expected decline produced by the birth rate during the next five years. The actual effect of these trends is moderated by the size of individual grades moving through the system especially at the high school level.

Figure 15 – MCSD Off-setting Housing Growth and Birth Rate (Demographic Change) Effects in Individual Schools

School	Demographic Change	New Housing Growth	Approximate Effect
Cottonwood	-21	124	103
Johnson	-39	79	40
Northside	-21	50	29
Oak Grove	-9	37	28
Olathe ES	-27	0	-27
Pomona	-42	7	-35
Centennial	-60	69	9
Columbine	-99	84	-15
Olathe MS/HS	-27		-27
Montrose HS	-159	197	38
Total	-504	647	143

Overall Forecast and Forecast by Level - Assumptions – 76 students are still missing from enrollment due to the pandemic and these students are expected to return in SY 2022-23.

Enrollment Forecast - The overall enrollment in Montrose County School District should increase by 128 students over the five-year period. This growth allows for demographic decline due to lower birth rates, housing growth and continuing pandemic enrollment recovery.

Figure 16 – MCSD Overall Enrollment Forecast – 2022 - 2026

Year	K	1	2	3	4	5	6	7	8	9	10	11	12
2022	402	394	395	417	399	422	453	455	466	491	464	504	530
2023	415	417	409	410	432	412	434	465	465	476	492	465	578
2024	401	430	432	424	425	445	424	446	475	475	477	493	539
2025	395	416	445	447	439	438	457	436	456	485	476	478	567
2026	388	408	429	458	460	450	448	467	444	464	485	476	551

Year	(K-5)	(6-8)	(9-12)	(K-12)	ps	Tot w PS	Net Growth
2022	2429	1374	1989	5792	249	6041	-10
2023	2496	1364	2011	5871	249	6120	78
2024	2558	1345	1984	5887	249	6136	16
2025	2582	1349	2006	5936	249	6185	49
2026	2595	1359	1976	5930	249	6179	-7

Elementary Forecast - Enrollment at Northside, Oak Grove, Pomona, Johnson and Cottonwood is expected to increase.

Figure 17 – Elementary School Enrollment Forecast by School – 2022 - 2026

Year	School	K	1	2	3	4	5	Tot K-5
2022	Olathe ES	66	65	57	65	73	82	407
2023	Olathe ES	67	62	63	59	66	75	392
2024	Olathe ES	64	68	62	63	60	67	384
2025	Olathe ES	63	65	68	61	64	60	381
2026	Olathe ES	61	64	65	67	62	64	384
2022	Oak Grove ES	63	62	72	64	64	61	386
2023	Oak Grove ES	65	67	64	72	64	65	398
2024	Oak Grove ES	63	67	68	65	74	66	404
2025	Oak Grove ES	63	66	69	69	66	76	409
2026	Oak Grove ES	63	65	67	70	70	68	403
2022	Pomona ES	57	49	45	54	58	62	325
2023	Pomona ES	58	58	52	46	59	61	334
2024	Pomona ES	55	60	60	53	51	60	340
2025	Pomona ES	53	57	63	62	58	52	345
2026	Pomona ES	51	55	60	65	67	59	357
2022	Northside ES	64	63	59	58	59	51	353
2023	Northside ES	68	68	64	60	60	61	381
2024	Northside ES	70	70	70	66	62	61	399
2025	Northside ES	70	70	70	70	66	61	407
2026	Northside ES	67	67	67	67	67	63	398
2022	Johnson ES	80	80	84	87	87	79	497
2023	Johnson ES	83	86	86	87	90	92	523
2024	Johnson ES	80	87	90	88	90	93	527
2025	Johnson ES	79	84	91	92	90	93	530
2026	Johnson ES	79	83	89	93	95	94	533
2022	Cottonwood ES	69	71	66	78	54	65	403
2023	Cottonwood ES	70	71	77	67	80	53	419
2024	Cottonwood ES	67	75	77	81	72	82	454
2025	Cottonwood ES	66	72	80	81	86	74	458
2026	Cottonwood ES	64	70	77	85	86	88	470
2022	Peak Virtual ES	4	4	8	9	10	22	58
2023	Peak Virtual ES	4	5	4	14	9	14	50
2024	Peak Virtual ES	4	4	5	10	14	13	50
2025	Peak Virtual ES	4	4	5	11	10	18	52
2026	Peak Virtual ES	4	4	4	10	11	14	48
2022	Adjusted Totals	402	395	391	414	404	422	2429
2023	Adjusted Totals	416	416	410	406	429	419	2496
2024	Adjusted Totals	405	432	432	427	422	442	2558
2025	Adjusted Totals	398	419	446	446	441	433	2582
2026	Adjusted Totals	389	409	429	457	458	450	2592

Middle School Forecast - Middle school enrollment will remain stable during the five-year period.

Figure 18 – Middle School Enrollment Forecast by School – 2022 - 2026

Year	School	6	7	8	Total
2022	Centennial MS	197	190	207	594
2023	Centennial MS	176	202	187	565
2024	Centennial MS	185	180	202	567
2025	Centennial MS	204	189	178	571
2026	Centennial MS	199	206	187	592
2022	Columbine MS	168	162	153	483
2023	Columbine MS	145	167	167	479
2024	Columbine MS	143	147	172	462
2025	Columbine MS	165	145	151	461
2026	Columbine MS	154	168	149	471
2022	Peak Virtual MS	21	23	24	68
2023	Peak Virtual MS	22	24	28	74
2024	Peak Virtual MS	13	25	27	65
2025	Peak Virtual MS	13	16	29	58
2026	Peak Virtual MS	17	15	19	51
2022	Olathe MS	67	80	82	229
2023	Olathe MS	91	72	83	246
2024	Olathe MS	82	95	74	251
2025	Olathe MS	74	87	98	259
2026	Olathe MS	78	78	89	245
2022	Adjusted Totals	453	455	466	1374
2023	Adjusted Totals	434	465	465	1364
2024	Adjusted Totals	423	447	475	1345
2025	Adjusted Totals	456	437	456	1349
2026	Adjusted Totals	448	467	444	1359

High School Forecast - High school enrollment will remain stable during the five-year period.

Figure 19 – High School Enrollment Forecast by School – 2022 - 2026

Year	School	9	10	11	12	Total
2022	Vista Charter HS	2	11	29	91	133
2023	Vista Charter HS	2	11	30	91	134
2024	Vista Charter HS	2	11	29	92	134
2025	Vista Charter HS	2	12	30	89	133
2026	Vista Charter HS	2	12	31	93	138
2022	Montrose HS	366	356	383	342	1448
2023	Montrose HS	368	360	345	392	1465
2024	Montrose HS	365	364	350	352	1431
2025	Montrose HS	388	362	354	359	1462
2026	Montrose HS	342	381	348	358	1429
2022	Peak Virtual HS	38	18	31	29	116
2023	Peak Virtual HS	28	38	24	35	125
2024	Peak Virtual HS	32	27	43	28	130
2025	Peak Virtual HS	34	31	37	37	139
2026	Peak Virtual HS	34	31	37	37	139
2022	Olathe HS	85	78	60	69	292
2023	Olathe HS	78	83	66	60	288
2024	Olathe HS	76	75	71	67	289
2025	Olathe HS	64	73	62	73	272
2026	Olathe HS	86	61	60	63	270
2022	Adjusted Totals	491	464	504	531	1989
2023	Adjusted Totals	476	492	465	578	2011
2024	Adjusted Totals	475	477	493	539	1984
2025	Adjusted Totals	488	477	483	557	2006
2026	Adjusted Totals	464	485	476	551	1976

Fall 2021 Enrollment Forecast - Fall 2022 enrollment expectations reflect a continuing pandemic recovery of approximately 76 students.

Figure 20

Montrose County School District Fall 2022 Enrollment Projections - 9/15/21															
School	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Total PK-12
Cottonwood ES	0	69	71	66	78	54	65	0	0	0	0	0	0	0	403
Johnson ES	0	80	80	84	87	87	79	0	0	0	0	0	0	0	497
Northside ES	0	62	60	61	59	52	49	0	0	0	0	0	0	0	343
Oak Grove ES	0	63	62	72	64	64	61	0	0	0	0	0	0	0	386
Pomona ES	0	57	49	45	54	58	62	0	0	0	0	0	0	0	325
Olathe ES	0	66	65	57	65	73	82	0	0	0	0	0	0	0	408
Peak Virtual ES	0	4	4	8	9	10	22								57
Early Childhood Center	249														249
Olathe MS								67	80	82					229
Centennial MS								196	189	206					591
Columbine MS								168	162	153					483
Peak Virtual MS								21	23	24					68
Olathe HS											85	78	60	69	292
Montrose HS											365	355	382	340	1442
Vista Charter HS											2	11	29	91	133
Peak Virtual HS											38	18	31	29	116
Total K-12	249	401	391	393	416	398	420	452	454	465	490	462	502	529	6022

Conclusion - The district is in a positive economic cycle that will continue as it emerges from the pandemic. Birth counts for the district are down and existing residents are producing fewer children. Employment has returned to pre-pandemic levels. New employers including Colorado Outdoors will continue to increase workforce population. Housing growth will accelerate and produce new students, but some of this growth will be off-set by demographic decline. Overall enrollment will grow by 128 students over the five-year period.

Appendix 1 – Figure 21 - Detailed Housing Absorption Data

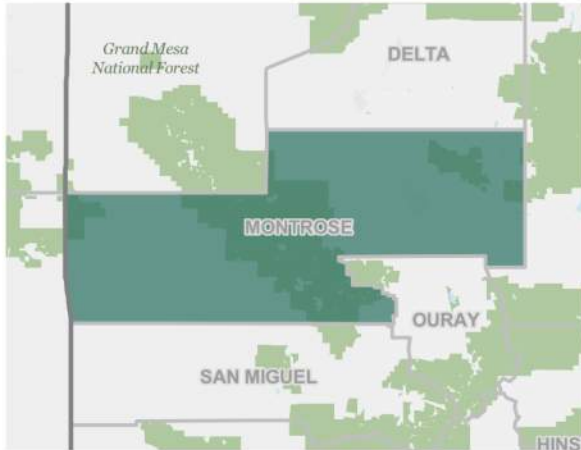
Residential Development Potential - Montrose County School District - 10/28/21

Subdivision	Location	Custom / Production / Affordable	Builder	Density	2021	2022	2023	2024	2025	Total Units	Attendance	Students Moving into New Housing
Majestic Pointe at Eagle Landing		Custom	Coker Homes	SFD	15	15				30	CES	15
Sinner Subdivision	East Oak Grove Road	Custom	Paul Sinner	VL SFD		3	2			5	CES	3
Sunrise Creek II Filing No. 5	East Niagara & Hillcrest (Montrose Pavilion)	Production / Custom	Elliot Steinberg - Sunrise Creek LLC	SFD		6				6	CES	3
Sunrise Creek III Filing No. 2		Production / Custom	Jack Petrucci - Sunrise Creek LLC	SFD		14				14	CES	7
The Estates at Stone Ridge		Custom	Coker Homes	SFD	15	15				45	CES	23
	Cobble Creek SW Quadrant	Affordable		MF - Market Rate		50	50			100	CES	13
The Promontory at English Gardens		Affordable / Production	Ridgeline Homes	SFD	16	16				32	CES	16
<i>Other Projects - Cottonwood</i>				SFD				12	12	24	CES	12
Valley Ranch Addition North & South	Ogden Road - East of Montrose Rec Center (south of Bridges)	Affordable / Production / Custom	David Coker - Coker Homes	Mixed Density		50	100	100	100	250	CES	125
Bear Creek Subdivision		Affordable / Production	Ridgeline Homes	SFD	50	50				150	JES	75
<i>Other Projects - Johnson</i>				SFD			12	12	24	24	JES	12
Hill and Sunnyside		Affordable / Production	Ridgeline Homes	SFD		33	33	33	99	99	JES	50
<i>Other Projects - Northside</i>				SFD			12	12	24	24	NES	12
Basecamp Subd Phase 1	Colorado Outdoors	Affordable	Kurt Soukup - Range Development	MF - Market Rate	48	48				96	NES	12
River Meadows MHP	SE Marine & Lasalle	Mobile Homes / Market	Matt Miles	MHP		50	50	40	190	190	NES	82
Waterfall Canyon		Affordable / Production	Ridgeline Homes	SFD	24	33	33	10	100	100	OGES	50
<i>Other Projects - Oak Grove</i>							12	12	24	24	OGES	12
Stargate		Affordable / Production	Ridgeline Homes	SFD	5					5	OGES	3
<i>Other Projects - Pomona</i>							12	12	24	24	PES	12
City of Montrose Totals					173	300	283	253	1242			535
<i>County Infill</i>		<i>Estate Residential</i>		<i>SFD</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>500</i>	<i>Various</i>	<i>125</i>
Potential Maximum Unit Absorption					273	400	383	353	333	1742		660

Appendix 2 – General Demographics – Montrose County

Montrose County, Colorado

County, or equivalent in Colorado



Montrose County, Colorado has 2,240.4 square miles of land area and is the 16th largest county in Colorado by total area. Montrose County, Colorado is bordered by Grand County, Utah, Ouray County, Colorado, Gunnison County, Colorado, San Miguel County, Colorado, Mesa County, Colorado, Delta County, Colorado, and San Juan County, Utah.



Populations and People

Age and Sex

45.2 +/- 0.3

Median Age in Montrose County, Colorado

37.1 +/- 0.1

Median Age in Colorado

Table:
S0101

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Population by Age Range in Montrose C...

[VIEW OPTIONS](#) ▾

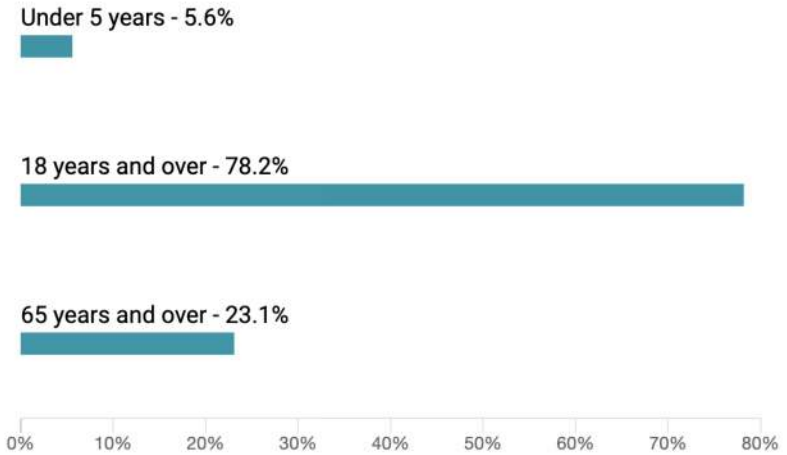


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Language Spoken at...

17.5% +/- 1.5%

Language Other Than English
Spoken at Home in Montrose
County, Colorado

16.7% +/- 0.4%

Language Other Than English
Spoken at Home in Colorado

Table:
S1601

Table Survey/Program:
2019 American Community
Survey 5-Year Estimates

Types of Language Spoken at Home in ...

[VIEW OPTIONS](#) ▾

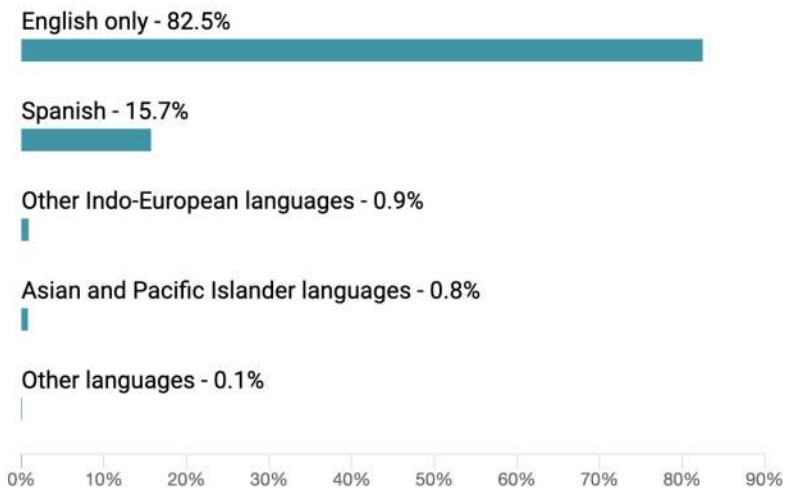


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Income and Poverty

Income and Earnings

\$50,489 +/- \$2,510

Median Household Income in Montrose County, Colorado

\$77,127 +/- \$791

Median Household Income in Colorado

Table: S1901

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Median Income by Types of Families in ...

[VIEW OPTIONS](#) ▾

Families - \$62,971

Married-couple families - \$71,128

Nonfamily households - \$25,367



Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Poverty

15.1% +/- 2.2%

Poverty, All people in Montrose County, Colorado

9.3% +/- 0.4%

Poverty, All people in Colorado

Table: S1701

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Poverty by Age in Montrose County, Col...

[VIEW OPTIONS](#) ▾

Under 18 years - 21.4%

18 to 64 years - 14.9%

65 years and over - 9.7%



Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Education

Educational Attainm...

25.2% +/- 1.9%

Bachelor's Degree or Higher in Montrose County, Colorado

42.7% +/- 0.5%

Bachelor's Degree or Higher in Colorado

Table: S1501

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Education Attainment (Population 25 Ye...

[VIEW OPTIONS](#) ▾

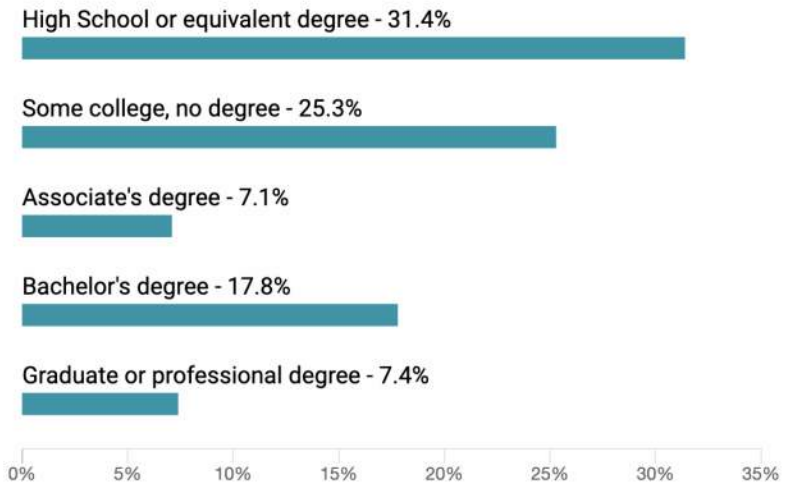


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Employment

Class of Worker

14.1% +/- 1.8%

Local, State, & Federal Government Workers in Montrose County, Colorado

13.9% +/- 0.3%

Local, State, & Federal Government Workers in Colorado

Table: S2406

Table Survey/Program: 2019 American Community Survey 5-Year Estimates

Class of Worker in Montrose County, Co...

[VIEW OPTIONS](#) ▾

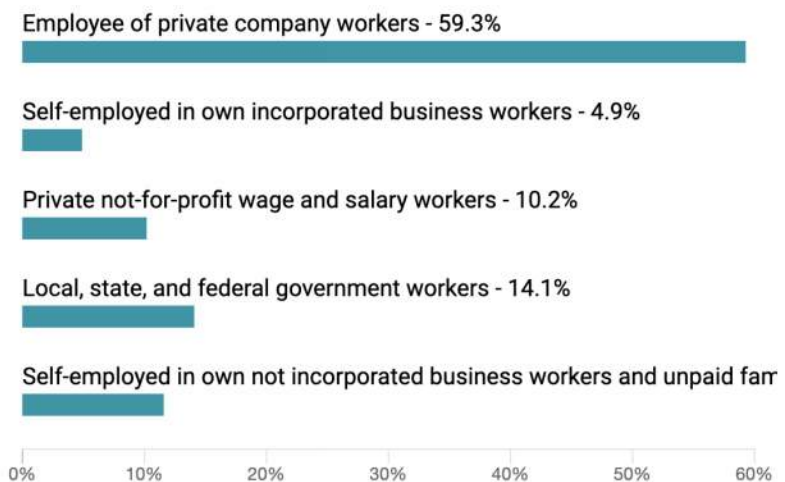


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables

Industry

10.0% +/- 7.0%

Females in Agriculture, Forestry, Fishing and Hunting in Montrose County, Colorado

15.6% +/- 3.5%

Females in Agriculture, Forestry, Fishing and Hunting in Colorado

Table:
S2404

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Industry for the Civilian Employed Population 16 Years and O...

[VIEW OPTIONS](#) ▾

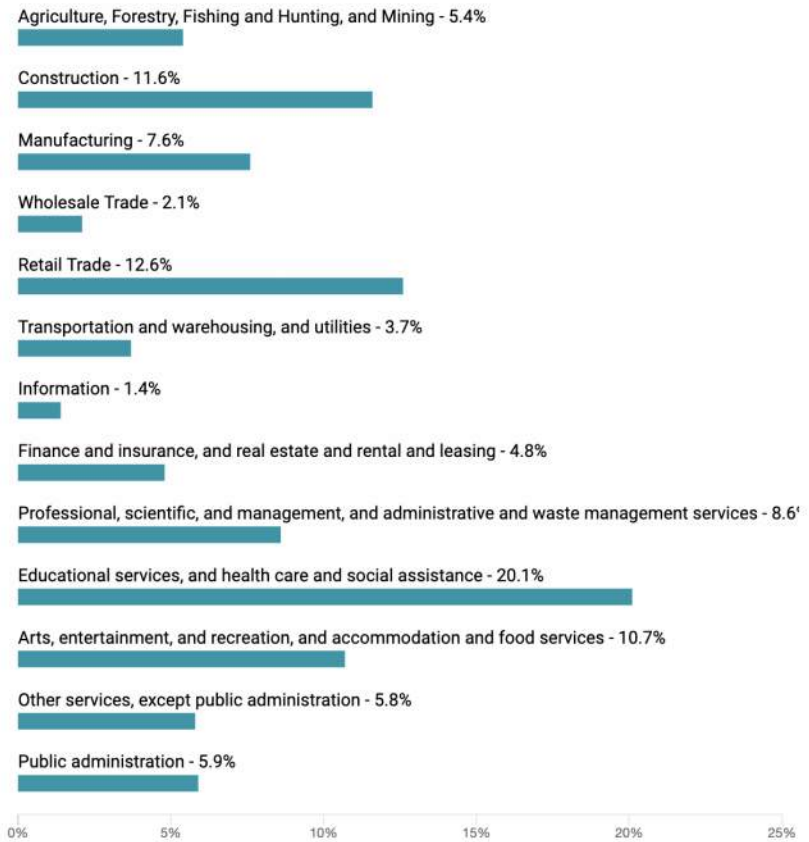


Chart Survey/Program: 2019 ACS 5-Year Estimates Data Profiles

Occupation

29.9% +/- 10.9%

Females in Computer, Engineering and Science Occupations in Montrose County, Colorado

25.0% +/- 1.3%

Females in Computer, Engineering and Science Occupations in Colorado

Table:
S2401

Table Survey/Program:
2019 American Community Survey 5-Year Estimates

Occupation for the Civilian Employed Population 16 Years an...

[VIEW OPTIONS](#) ▾

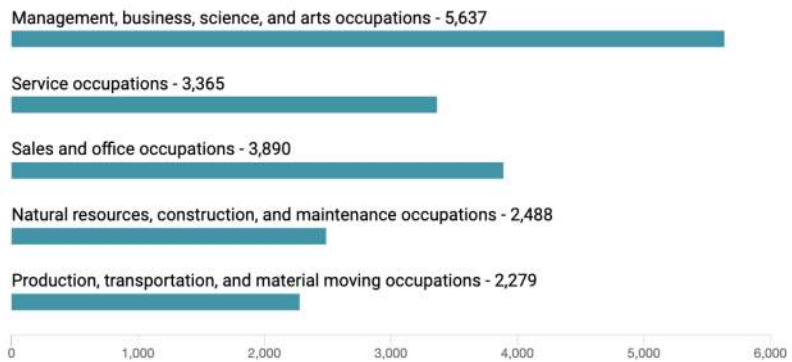


Chart Survey/Program: 2019 ACS 5-Year Estimates Subject Tables