



COLORADO MESA

U N I V E R S I T Y

AGNC Presentation 8.25.22

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Colorado Mesa University

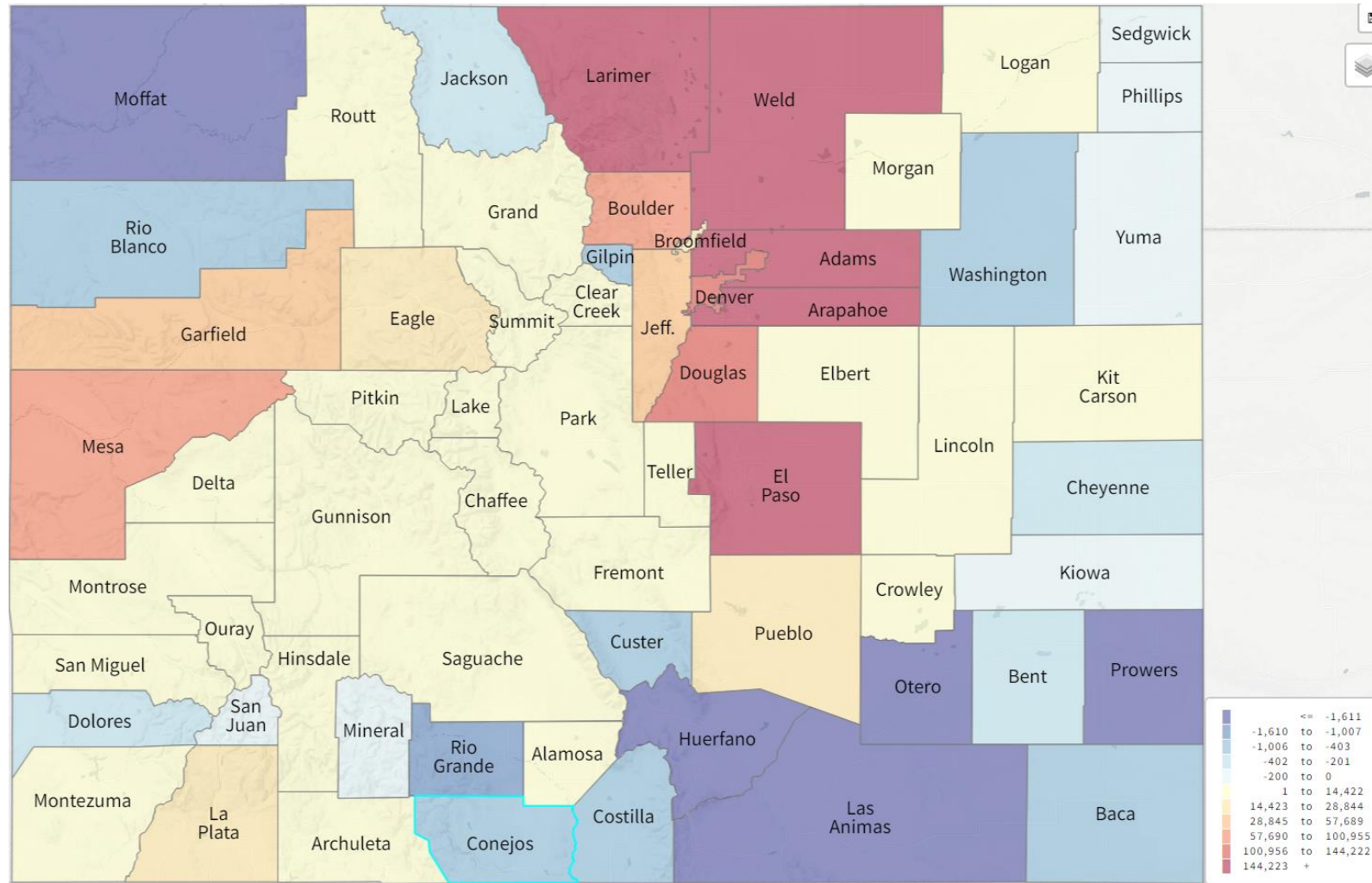
Organization of Presentation

- 1) Population Overview
- 2) Mesa, Garfield, Rio Blanco, Moffat, Routt Counties
 - Standard of Living
 - Industry Recovery
 - Jobs
 - Energy
- 4) National Economy
 - Inflation
 - Unemployment
 - Recession Signals

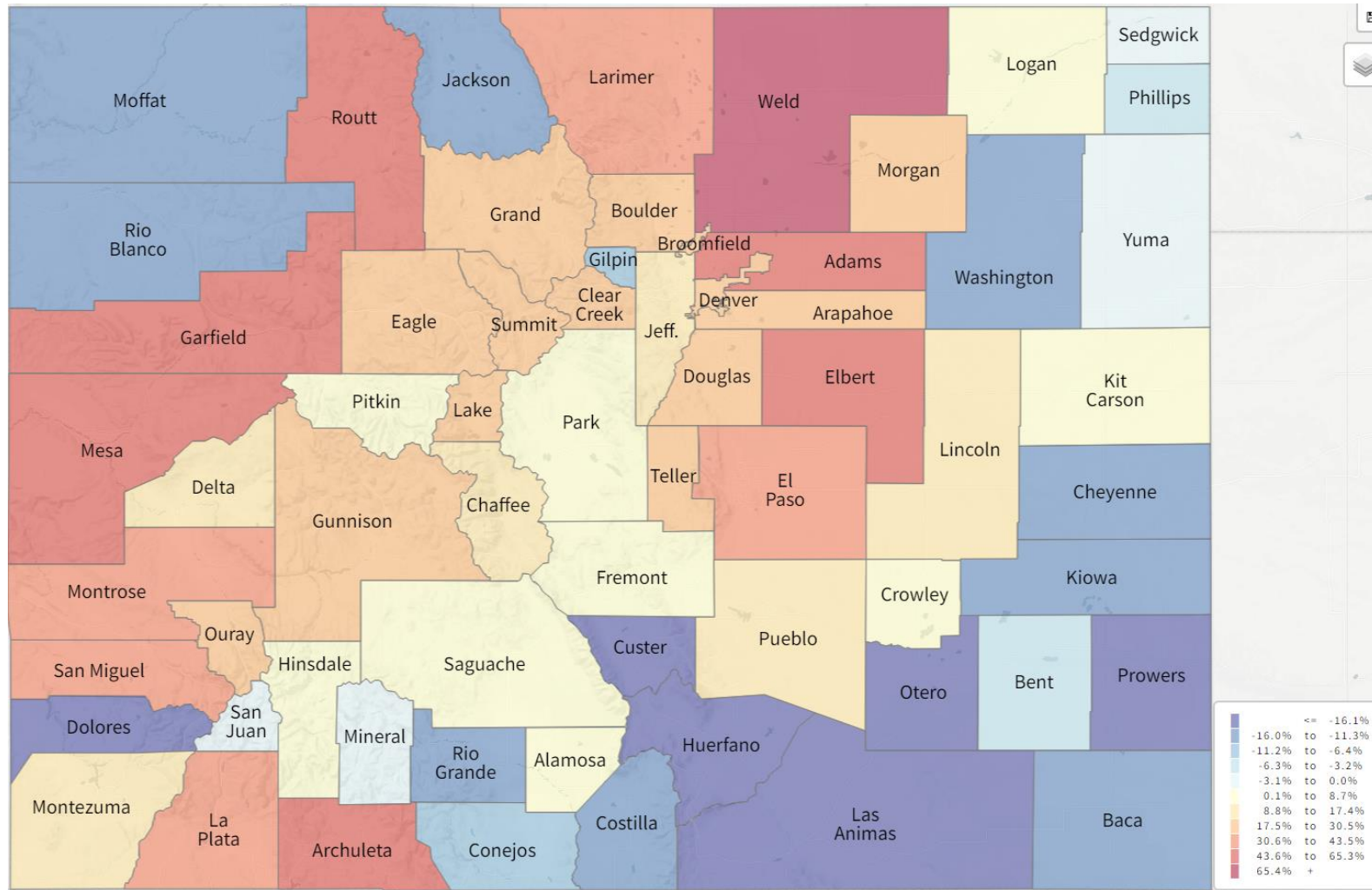
Population Estimates 2020-2050

	Montrose	Delta	Mesa	Garfield	Rio Blanco	Moffat	Routt
2020	42,810	31,160	155,910	61,723	6,532	13,283	24,840
2025	45,518	31,680	163,909	65,826	6,475	13,086	26,584
2030	48,644	33,060	178,153	71,854	6,378	12,812	29,138
2035	51,585	34,222	192,979	78,614	6,196	12,540	31,459
2040	53,869	35,130	206,155	85,227	6,020	12,259	33,462
2045	55,333	35,819	217,325	90,959	5,825	11,910	35,106
2050	55,997	36,315	226,584	94,886	5,611	11,537	36,381

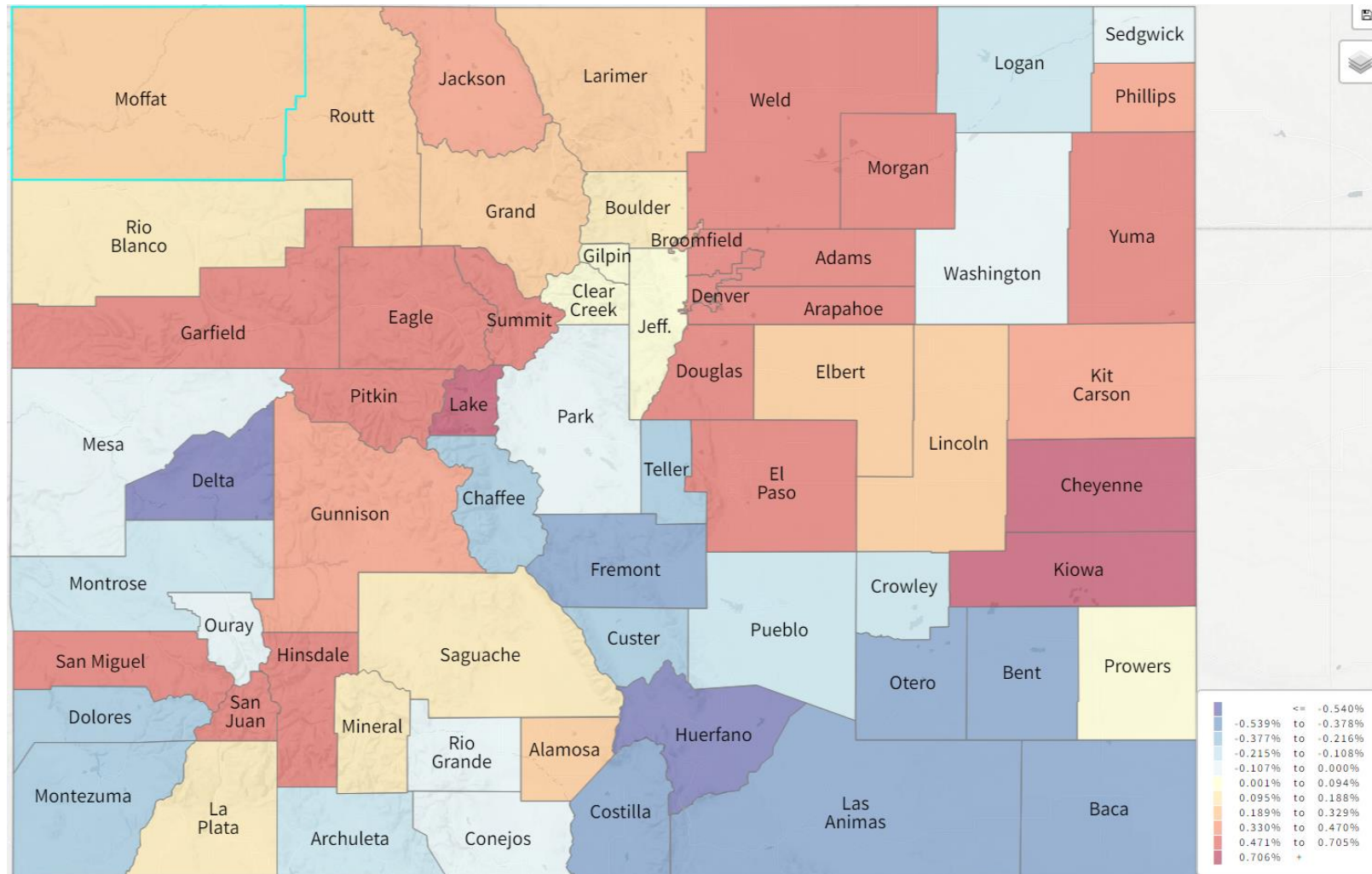
Total Population Change 2020-2050



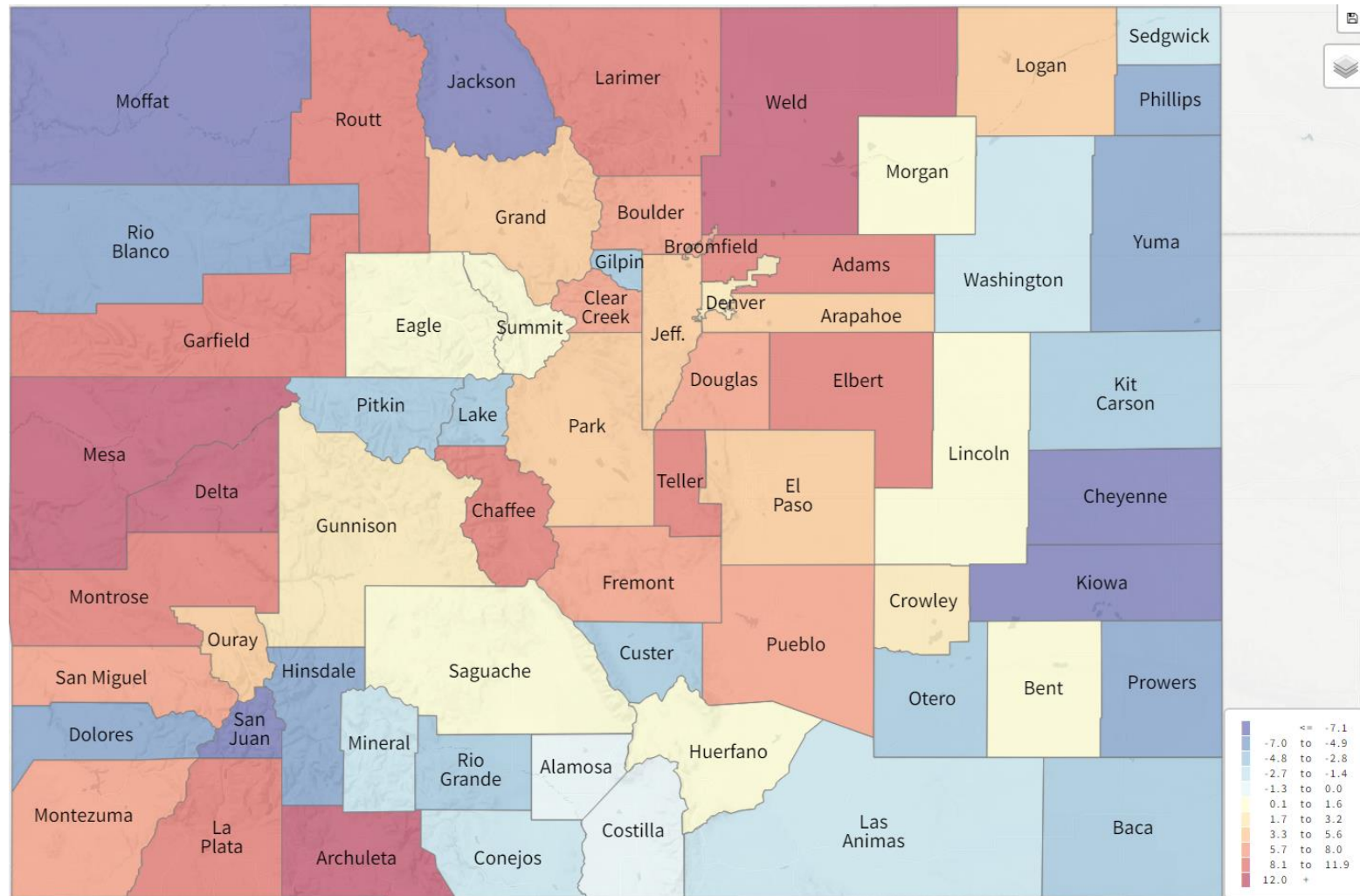
Percent Population Change 2020-2050



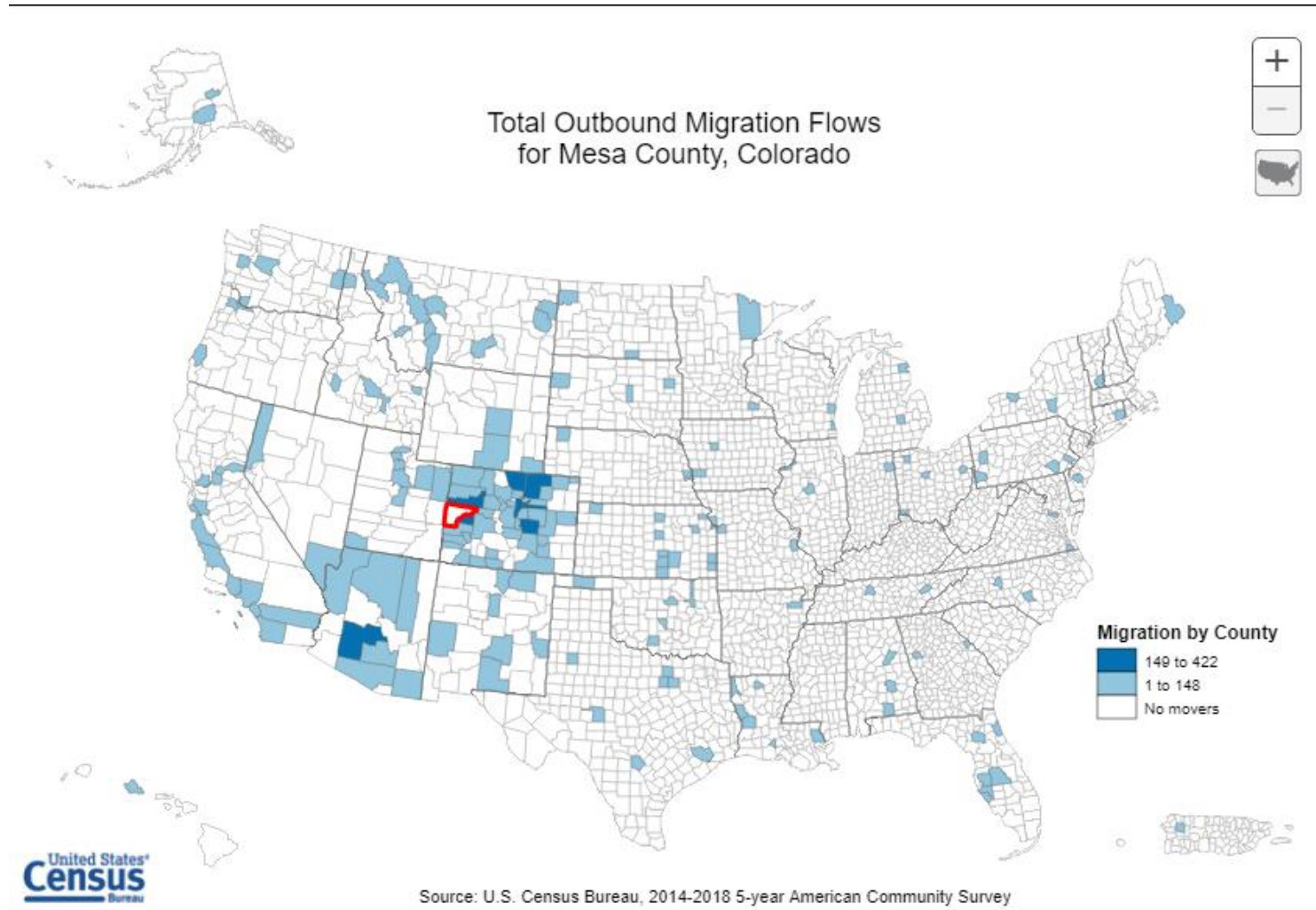
Rate of Natural Increase 2020-2050



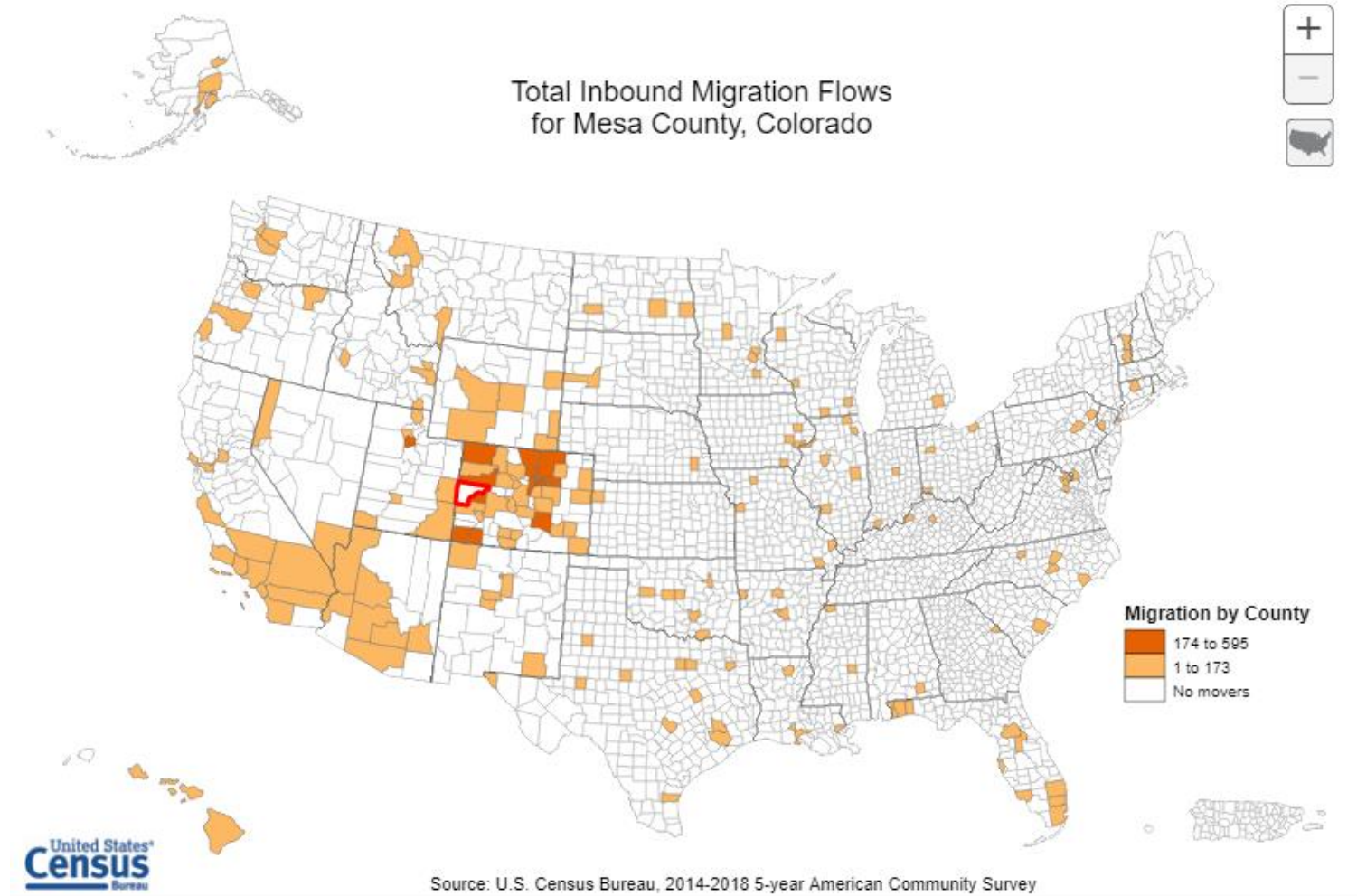
Migration Rate 2020-2050



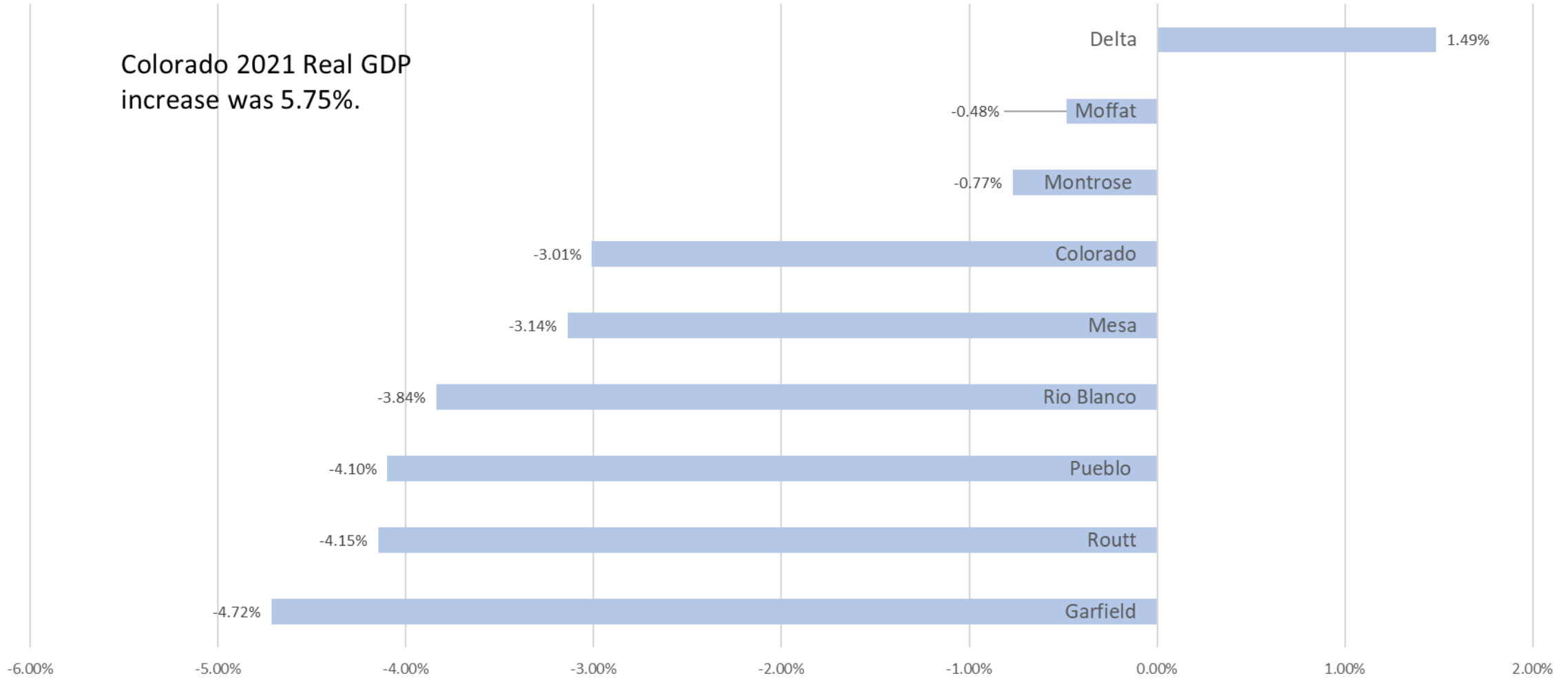
Outbound Migration (2014-2018)



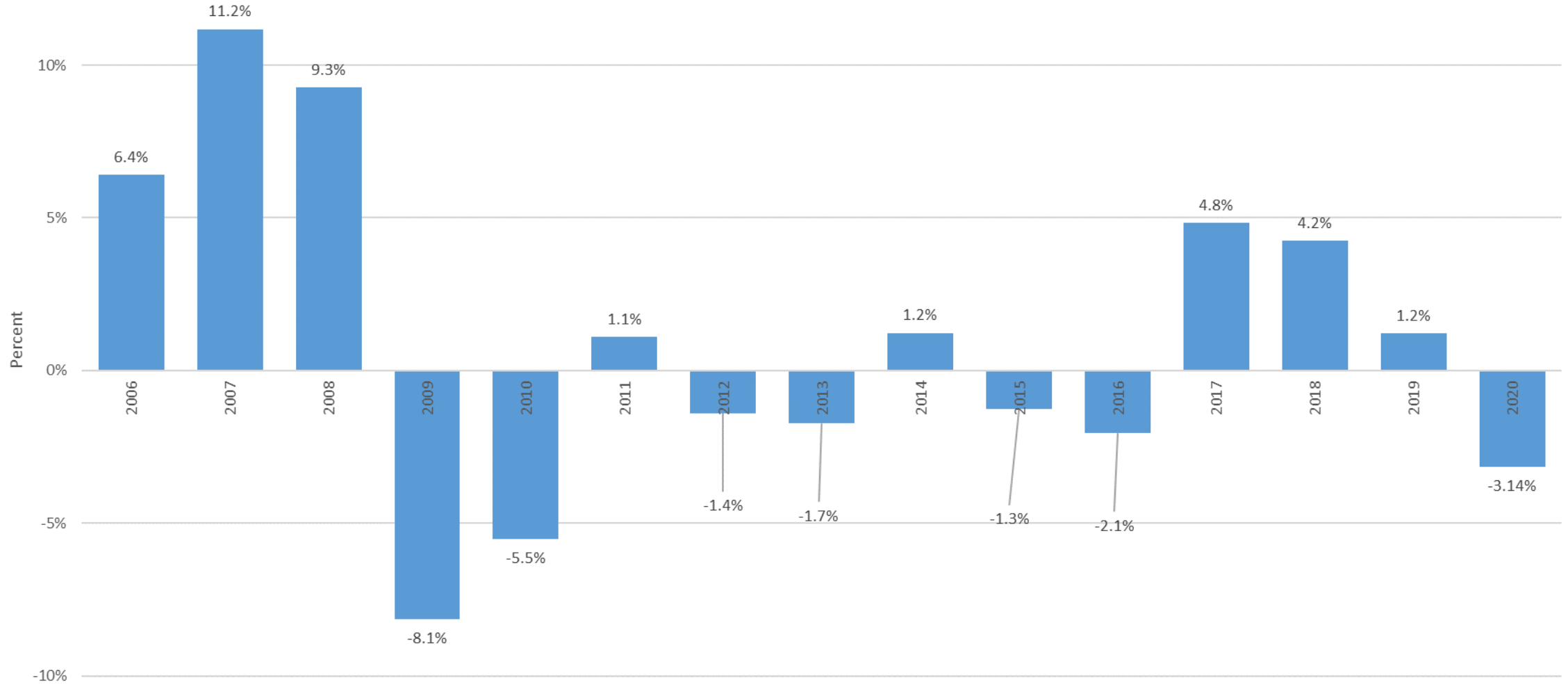
Inbound Migration (2014-2018)



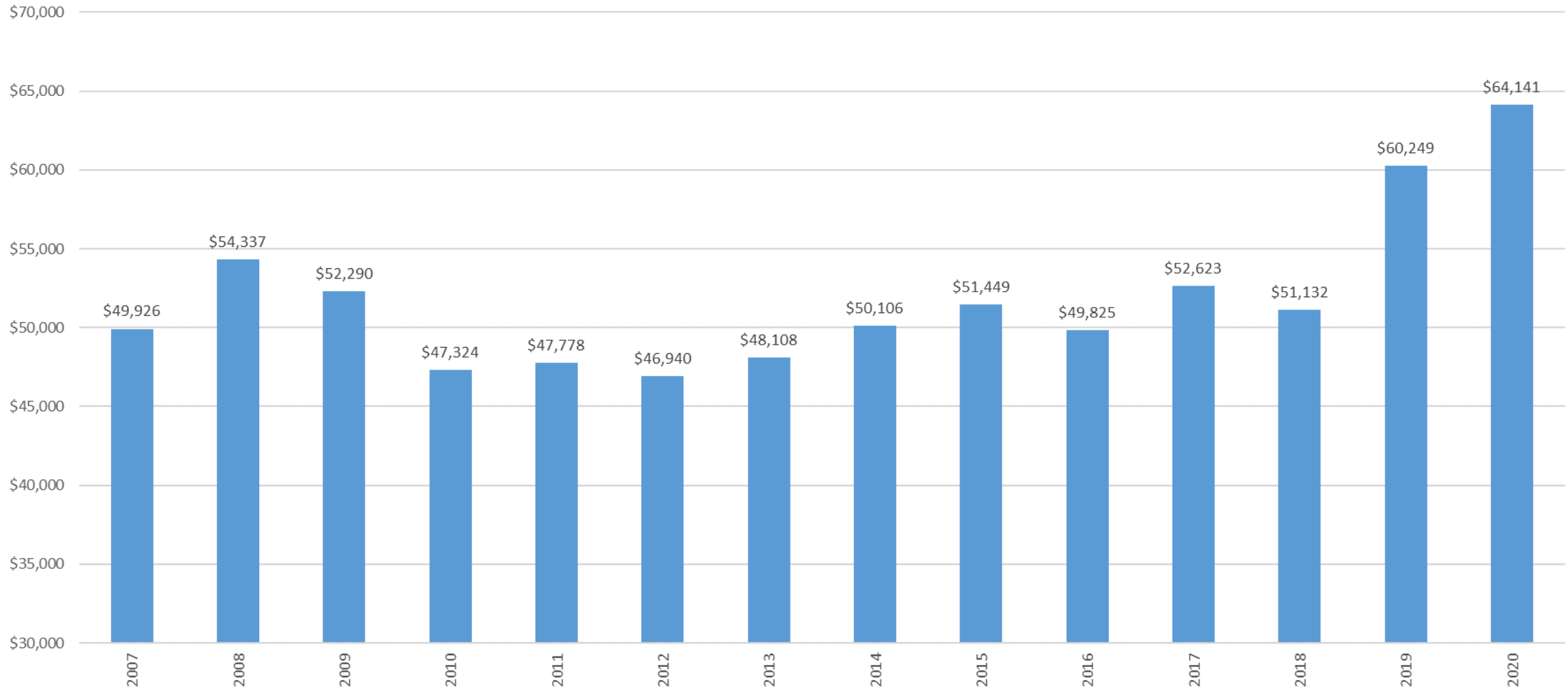
Western Slope 2020 Real GDP



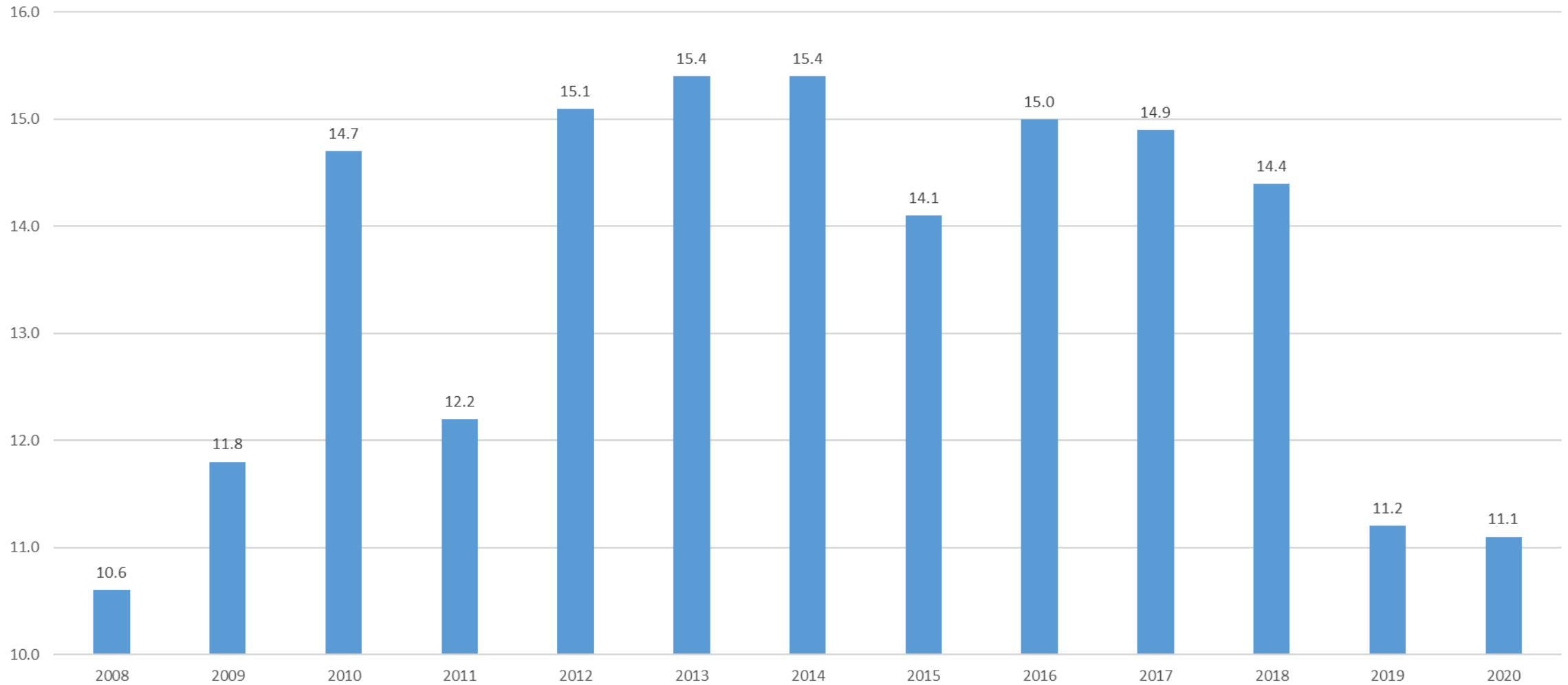
Mesa County GDP



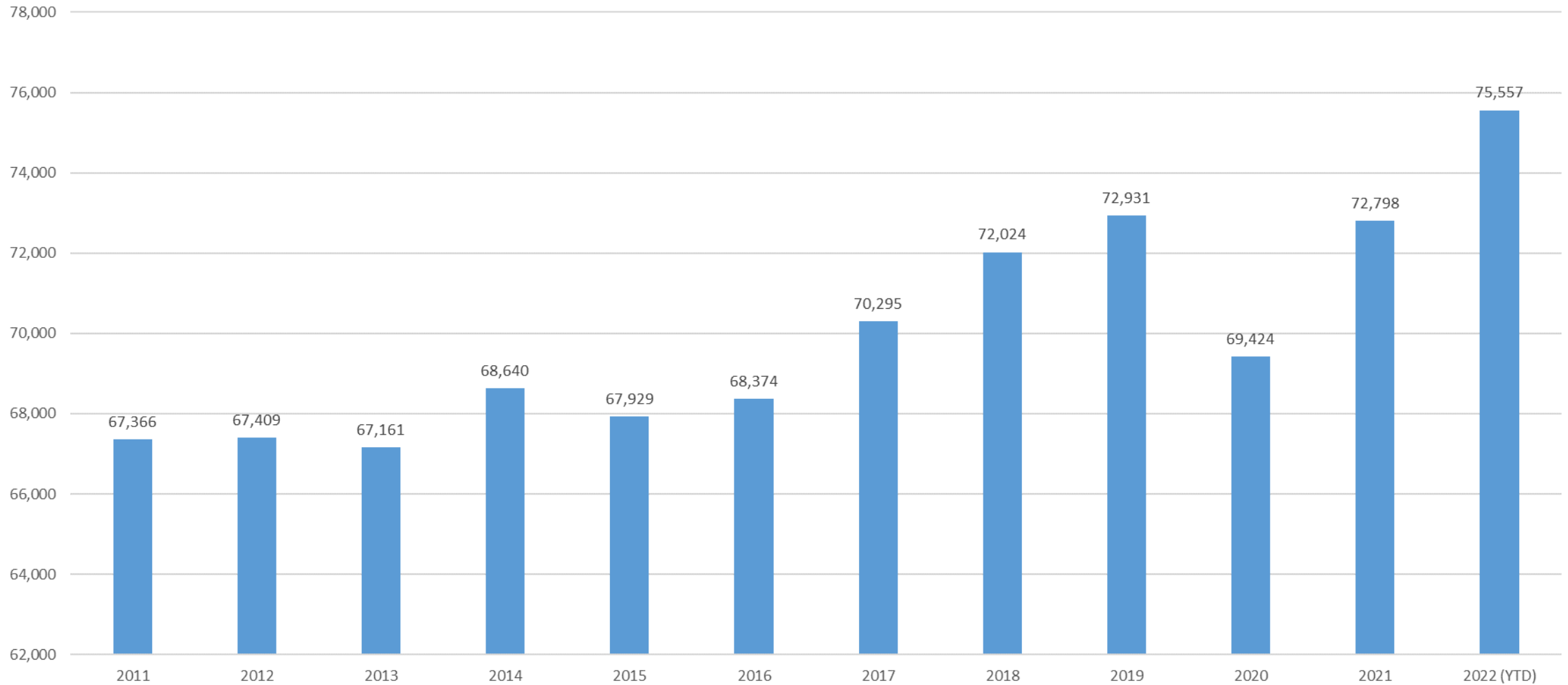
Mesa County Median Household Income



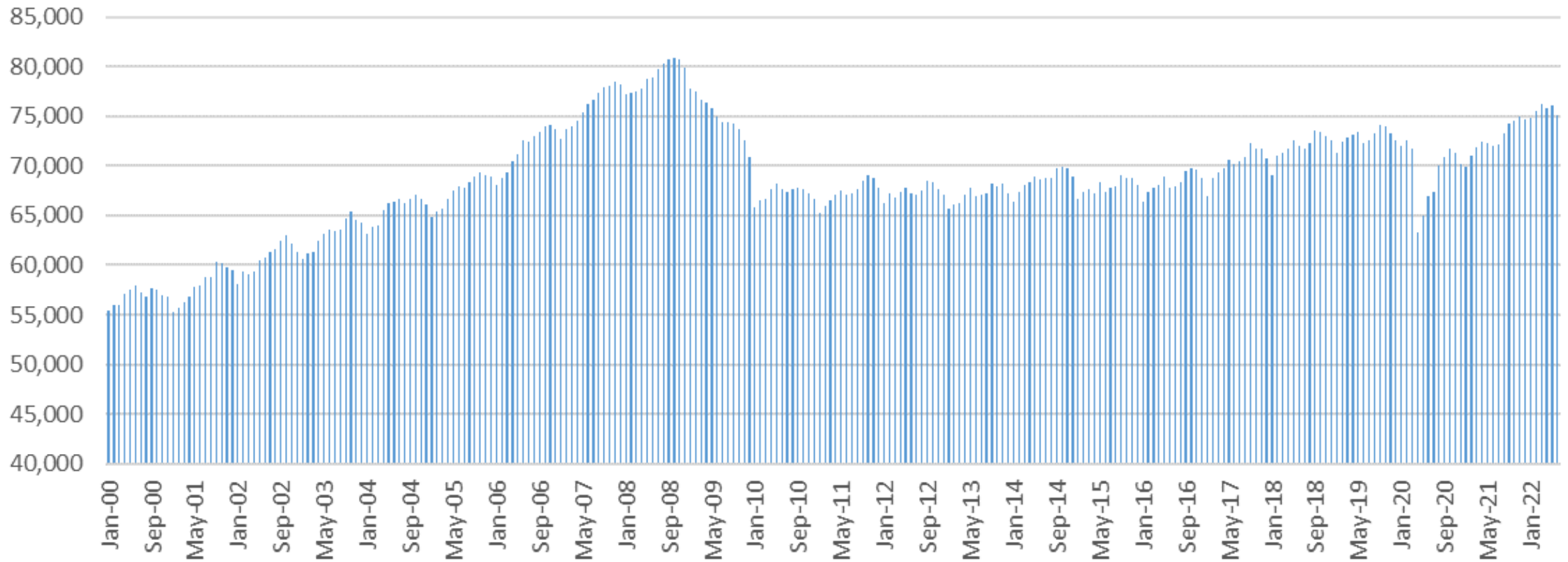
Mesa Poverty Rate



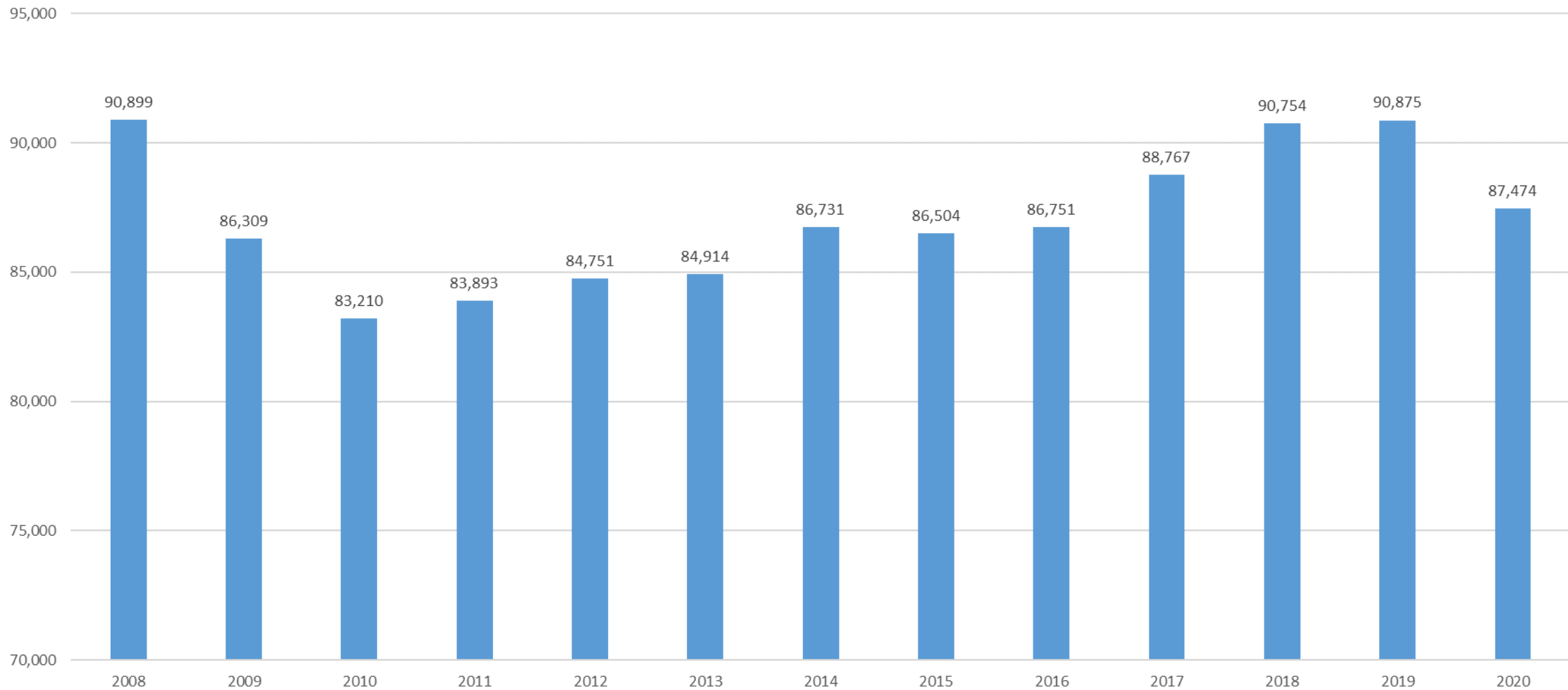
Mesa County Employment: Long View



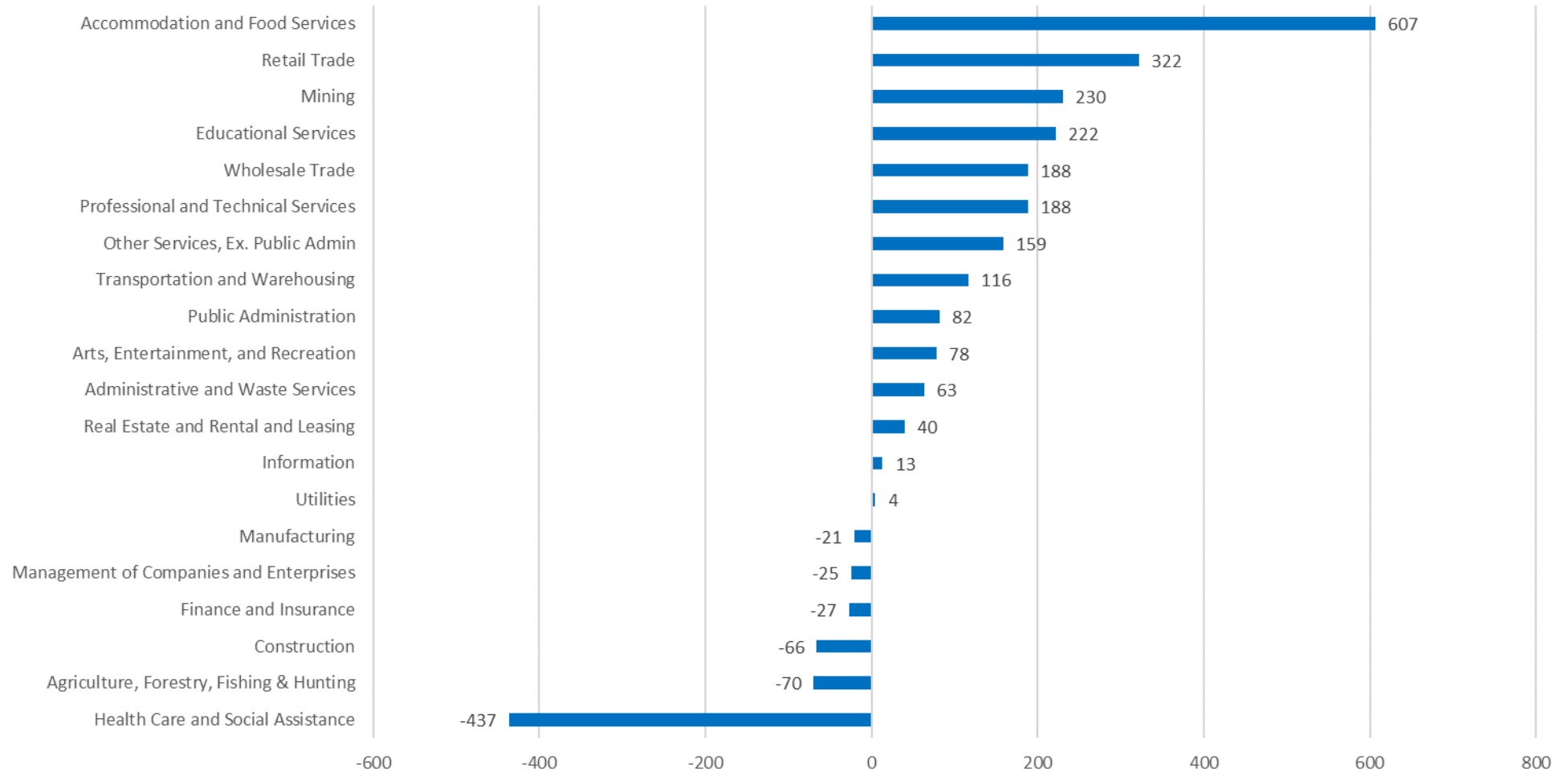
Mesa Longer View Employment



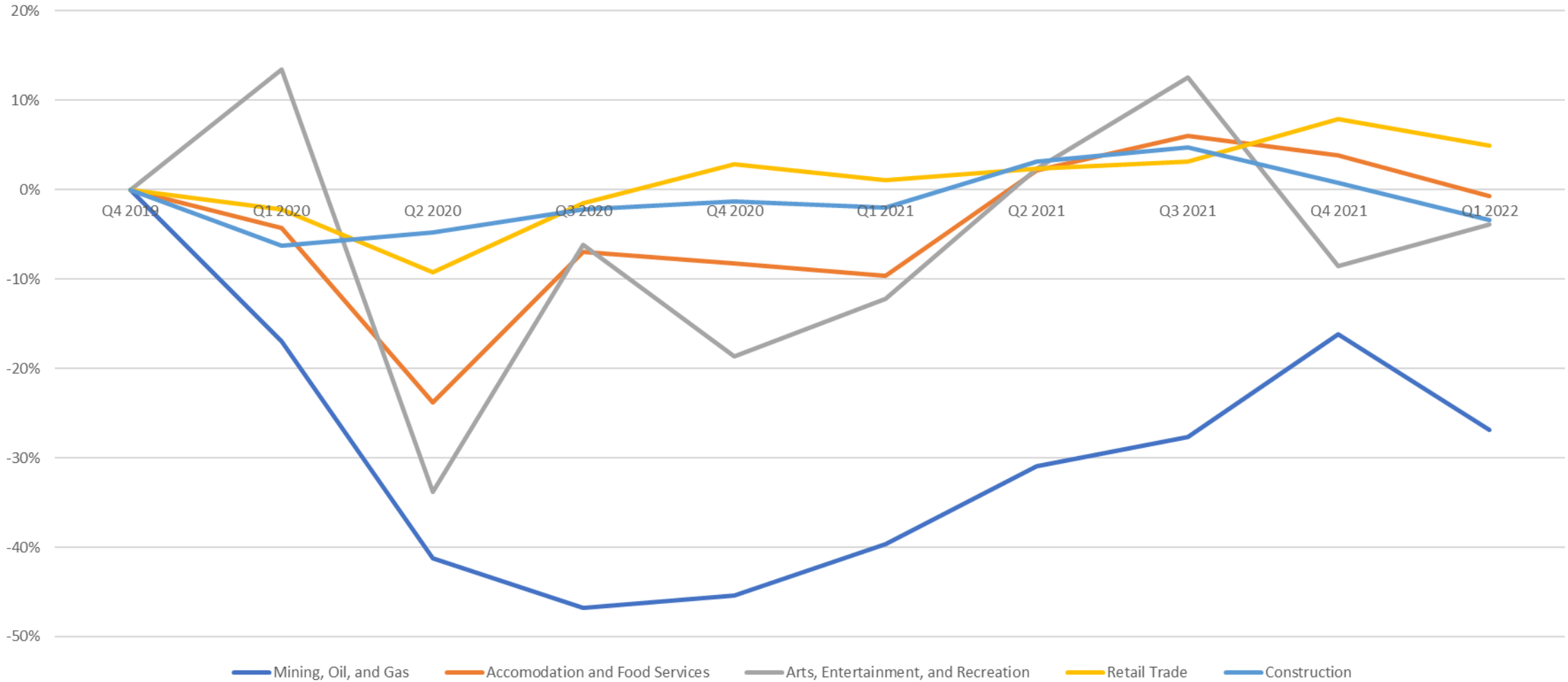
Mesa County Jobs



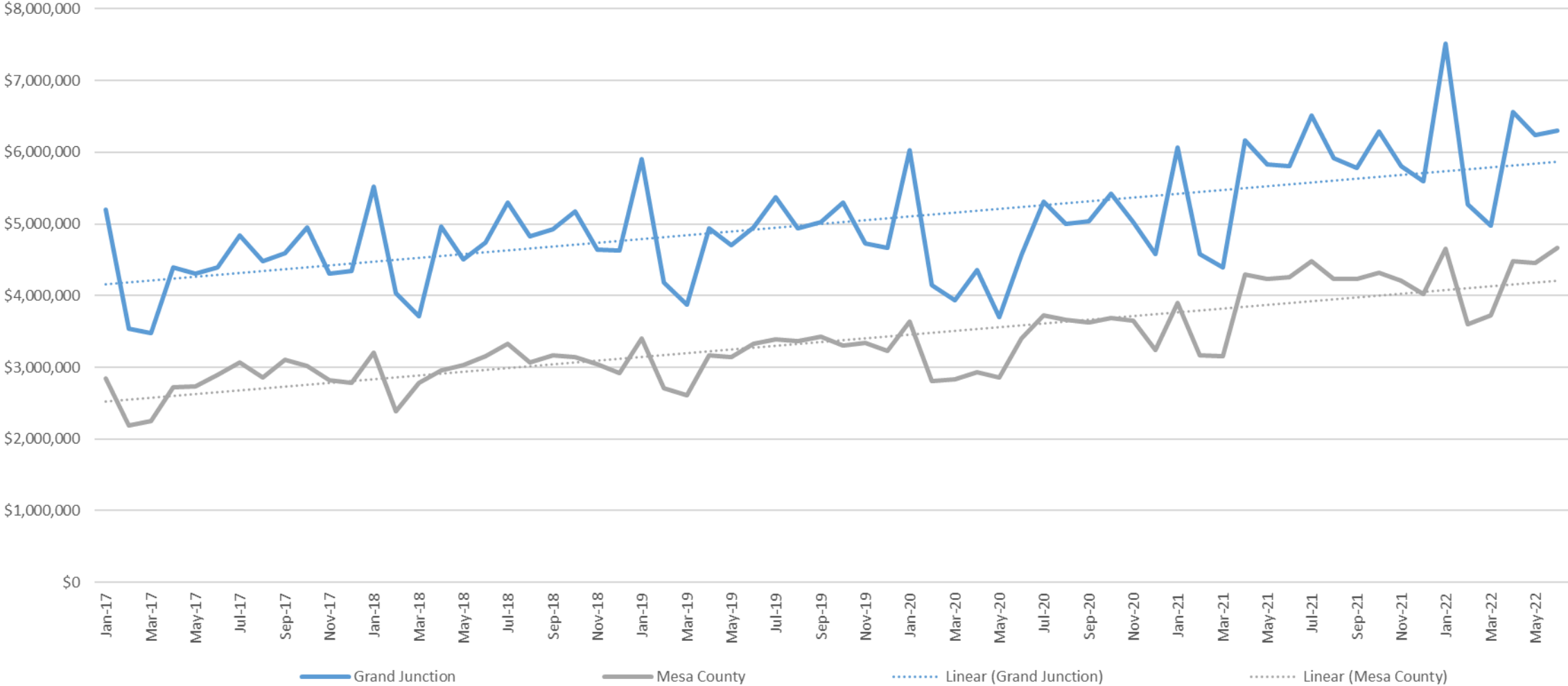
QCEW Q1 2021 to Q1 2022 Job Change



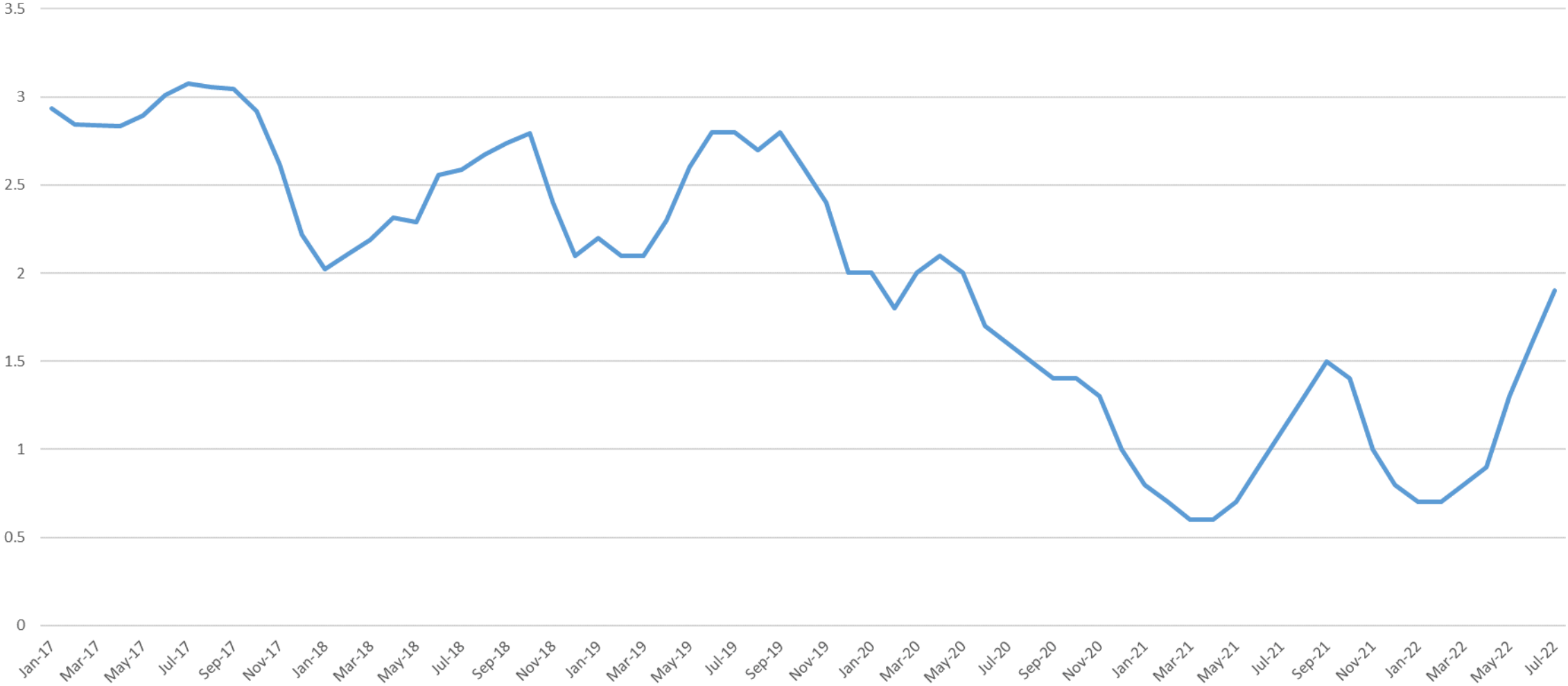
Mesa County Job Recovery by Industry



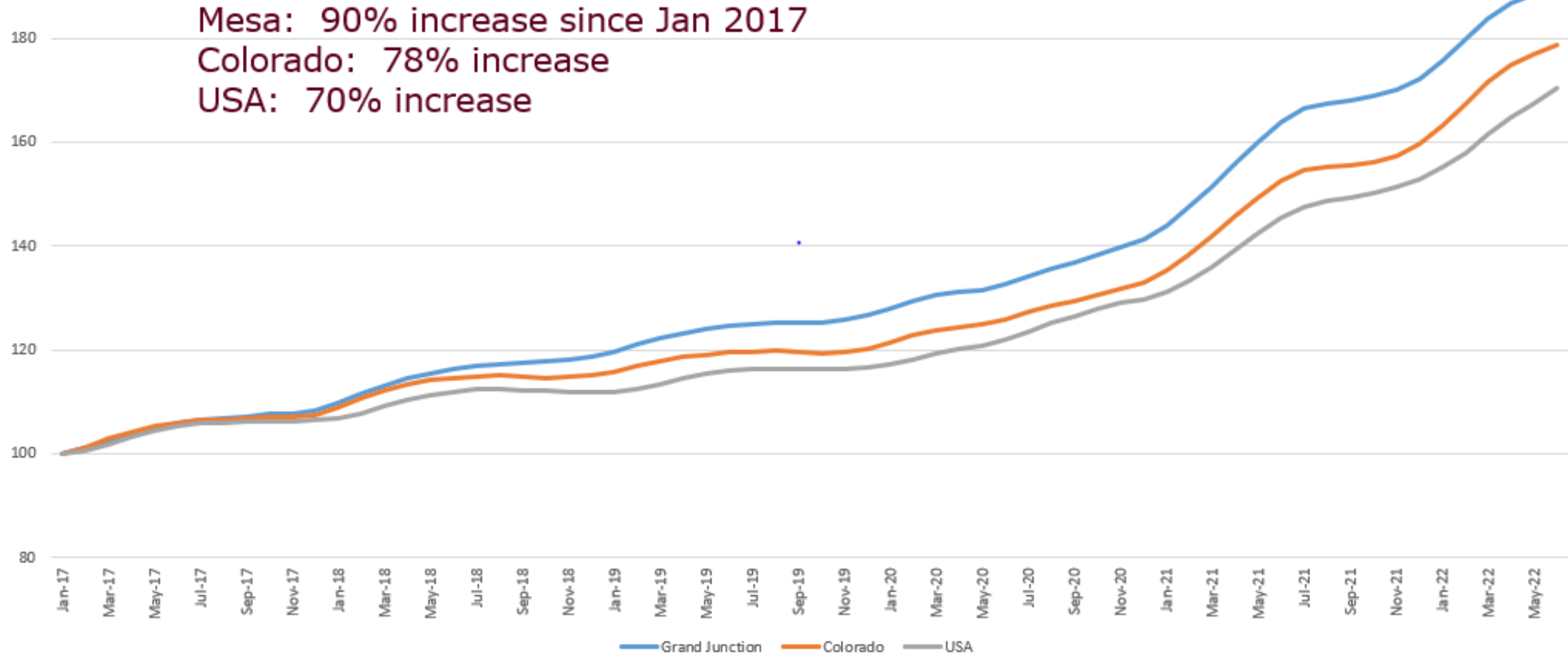
Sales Tax Collection



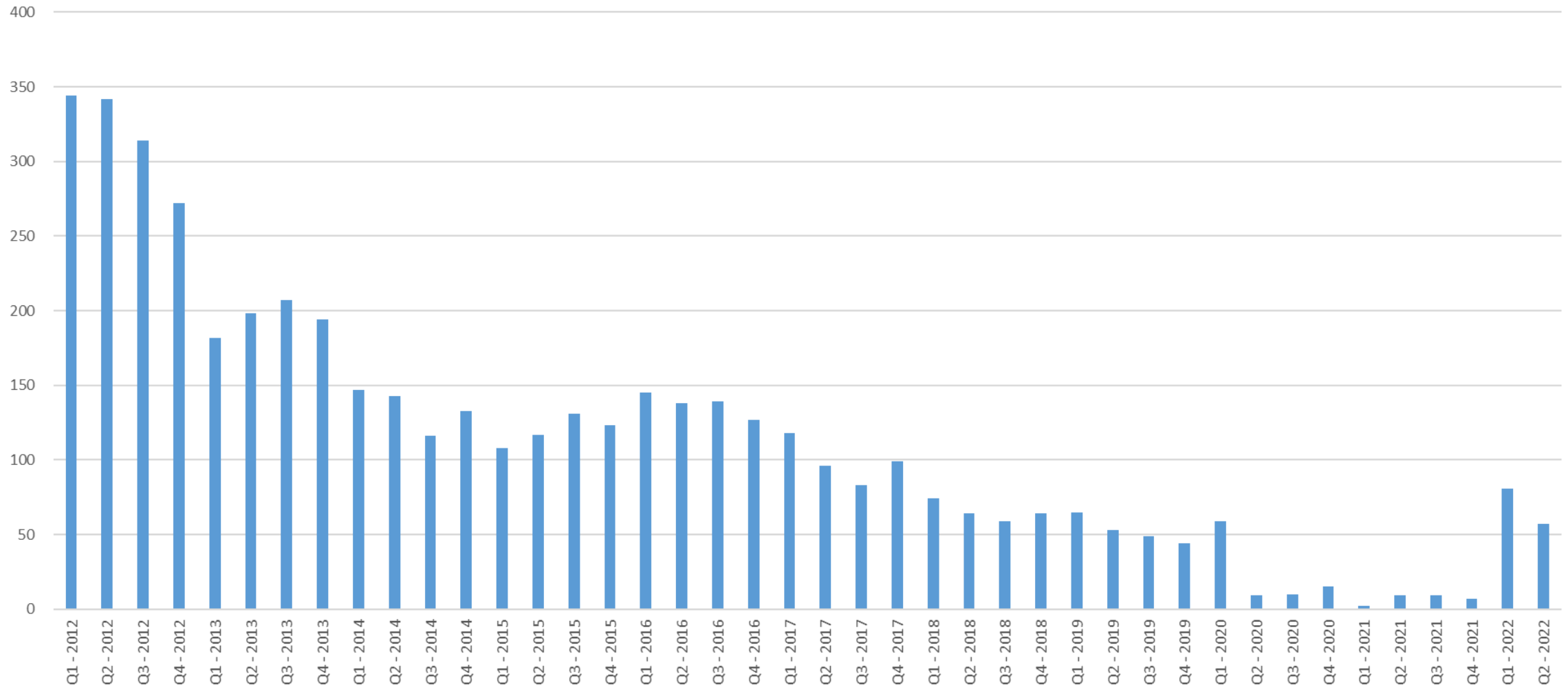
Mesa County Months Supply of Inventory



Freddie Mac House Price Index



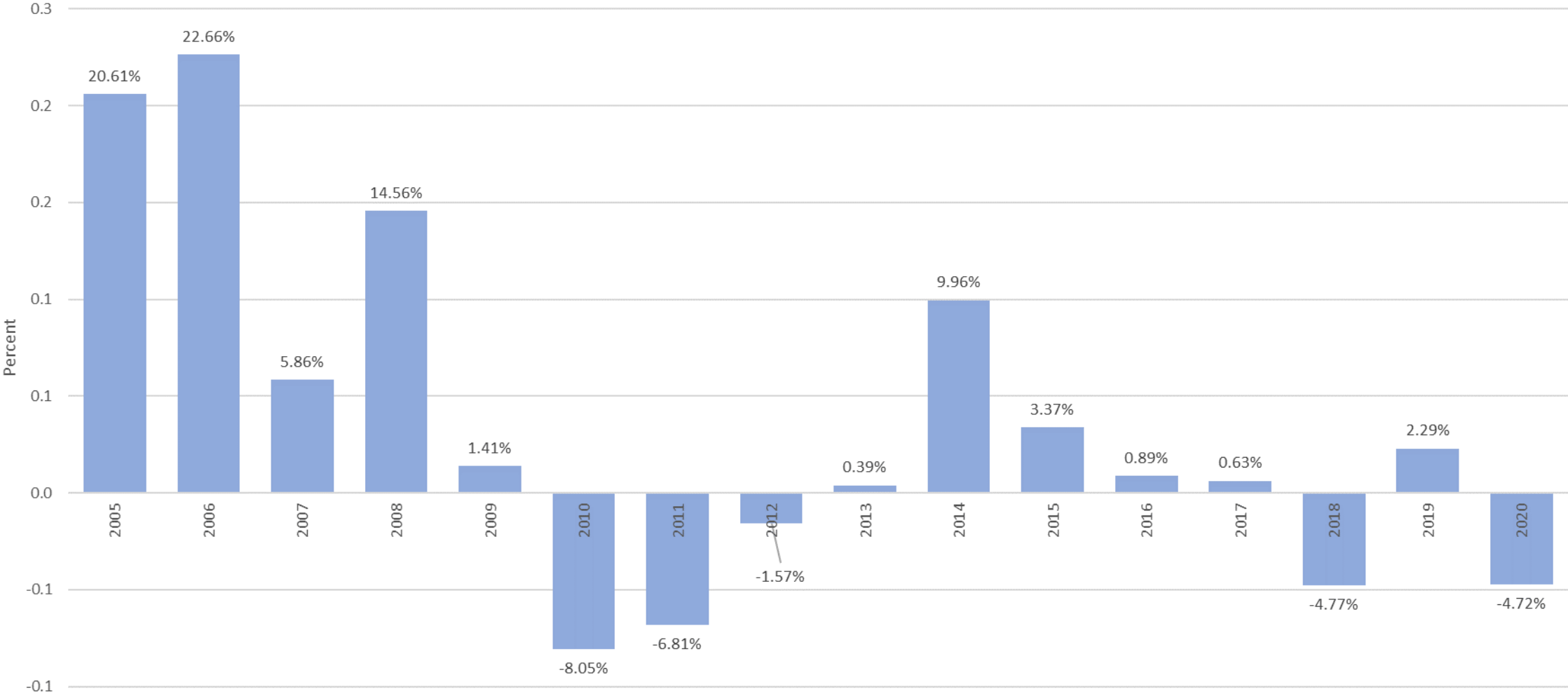
Mesa County Foreclosures



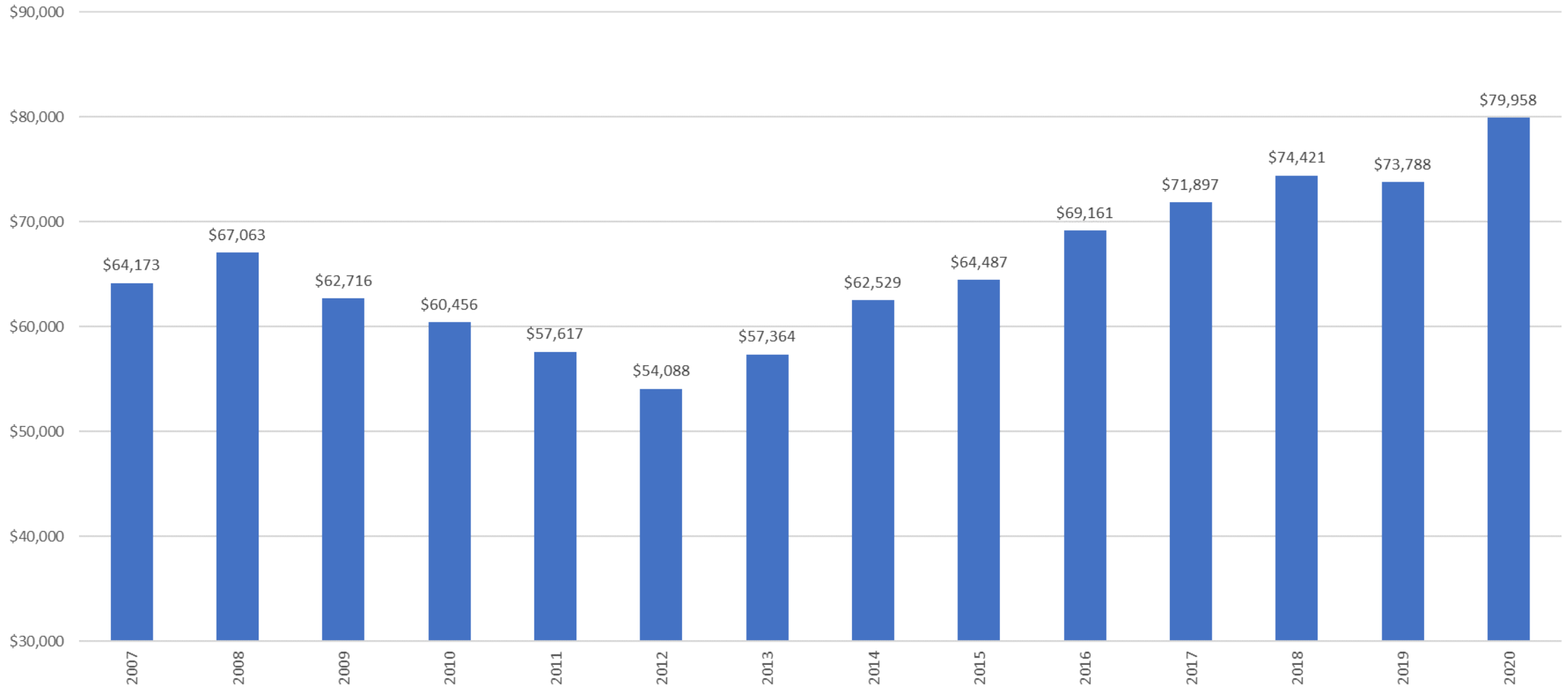
Mortgage Payment Increase

- \$350,000 loan at 2.75% interest
 - \$1,429
- \$350,000 at 5.11%
 - \$1,902
- \$800,000 loan at 2.75% interest
 - \$3,266
- \$800,000 loan at 5.11% interest
 - \$4,349
- No taxes/PMI included in this calculation, just mortgage payments

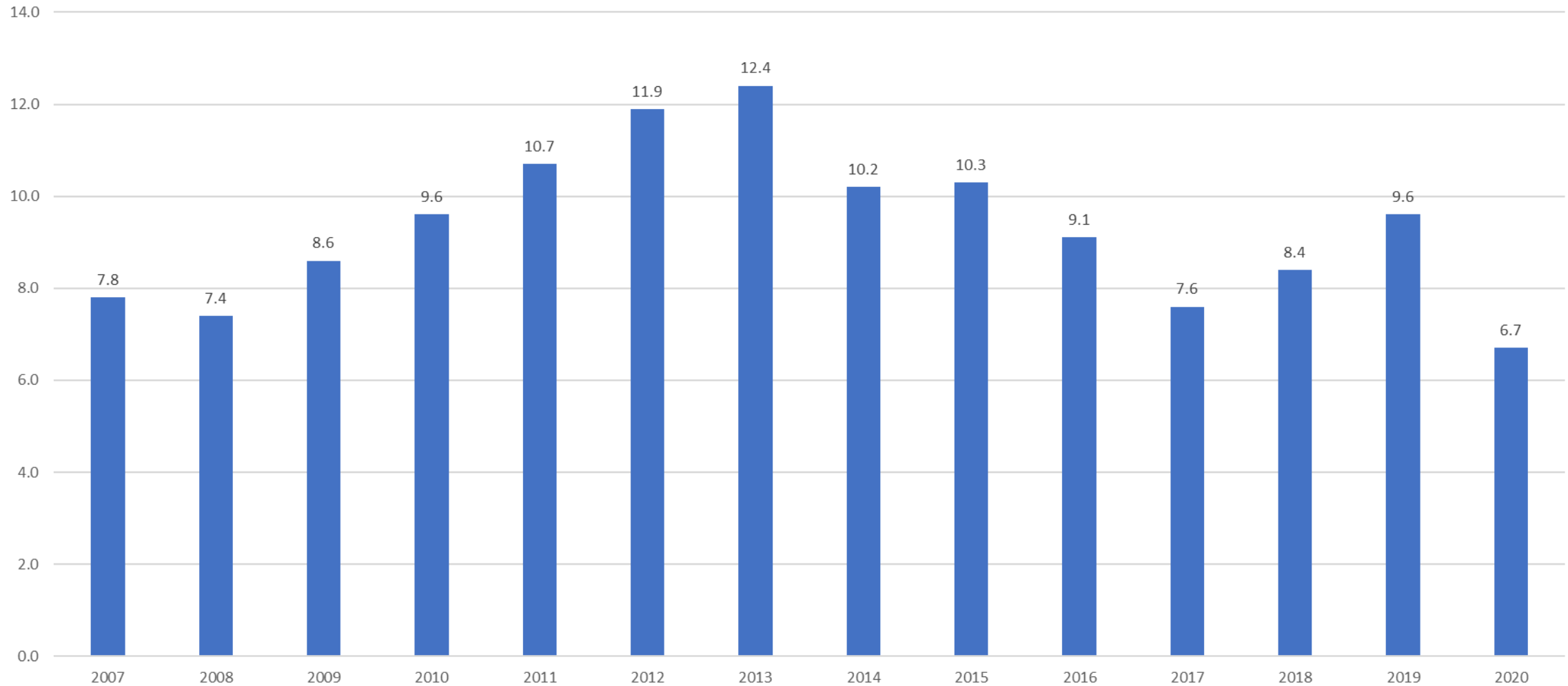
Garfield County GDP



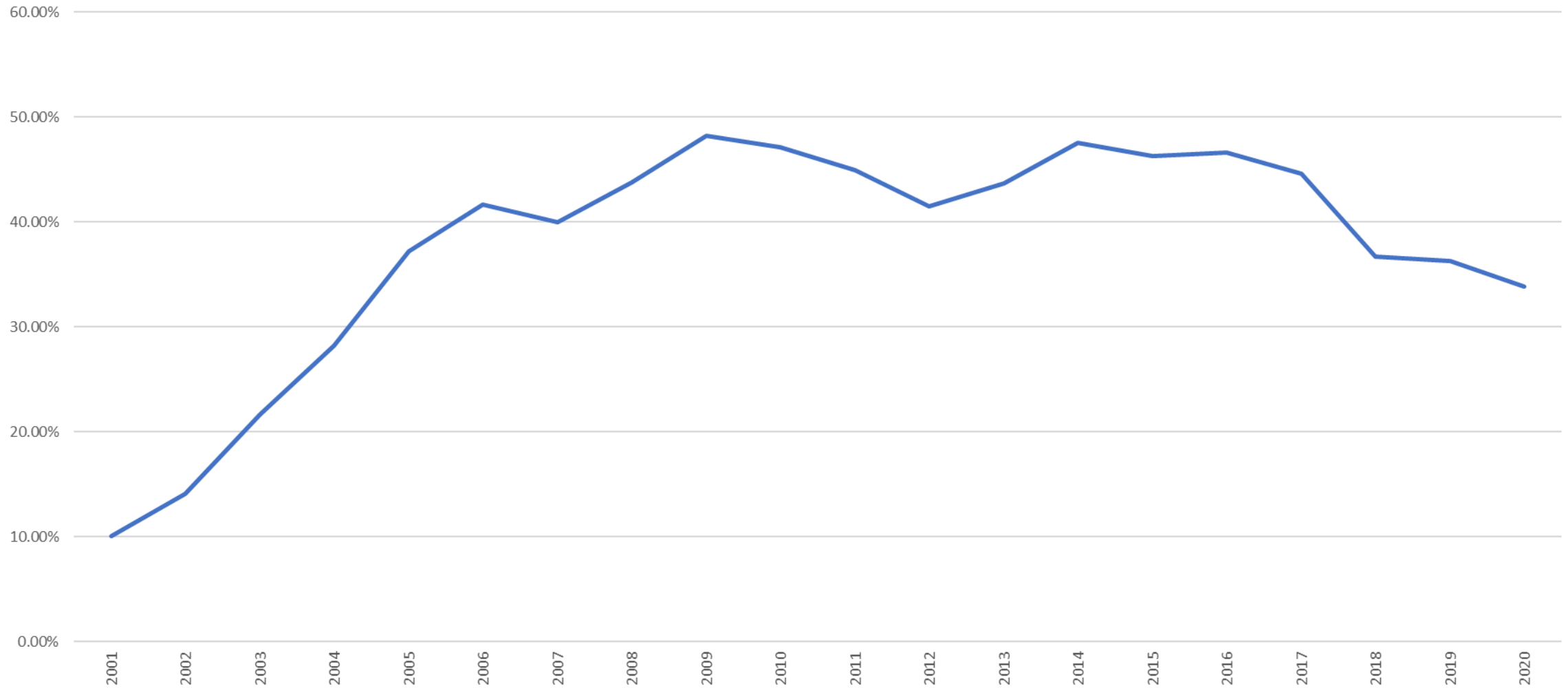
Garfield Median Household Income



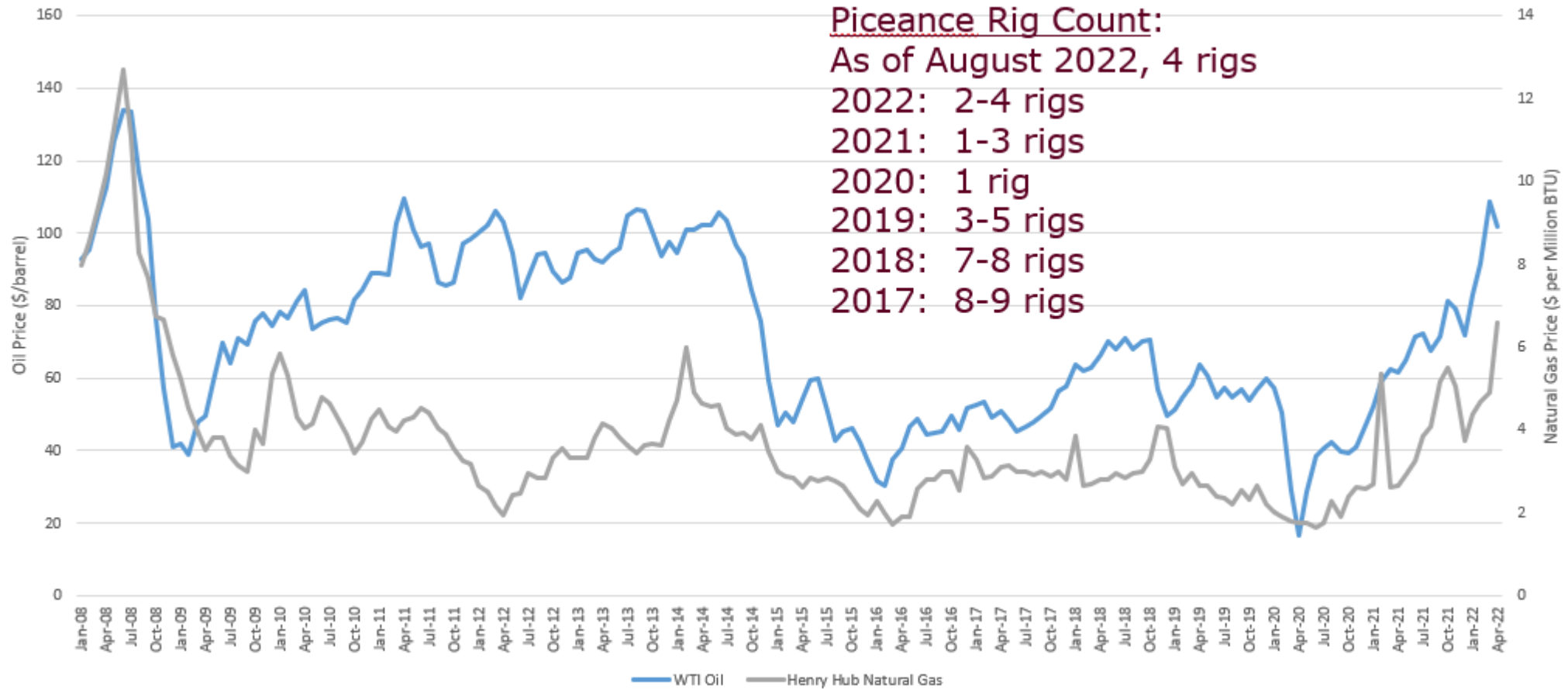
Garfield % Below Poverty Line



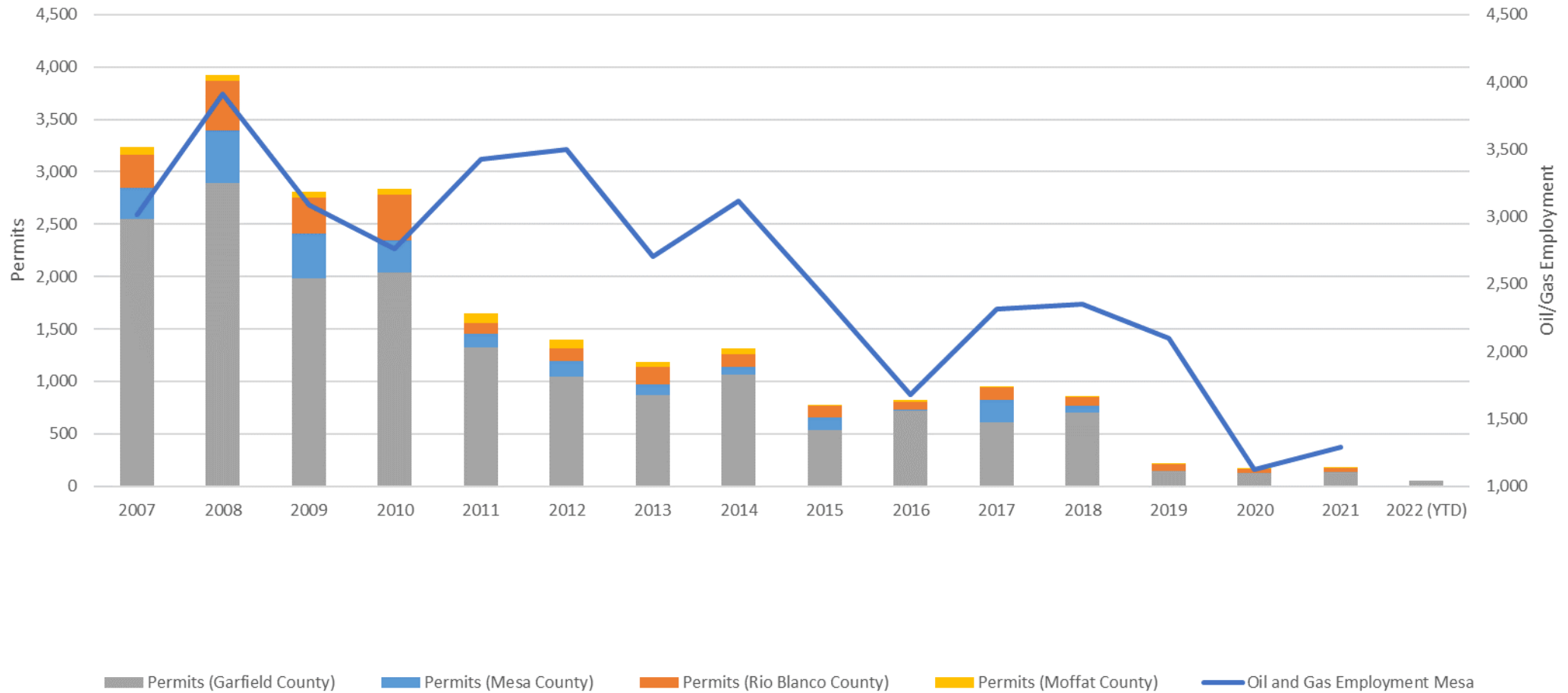
Oil, Gas, Mining as a % of GDP (Garfield)



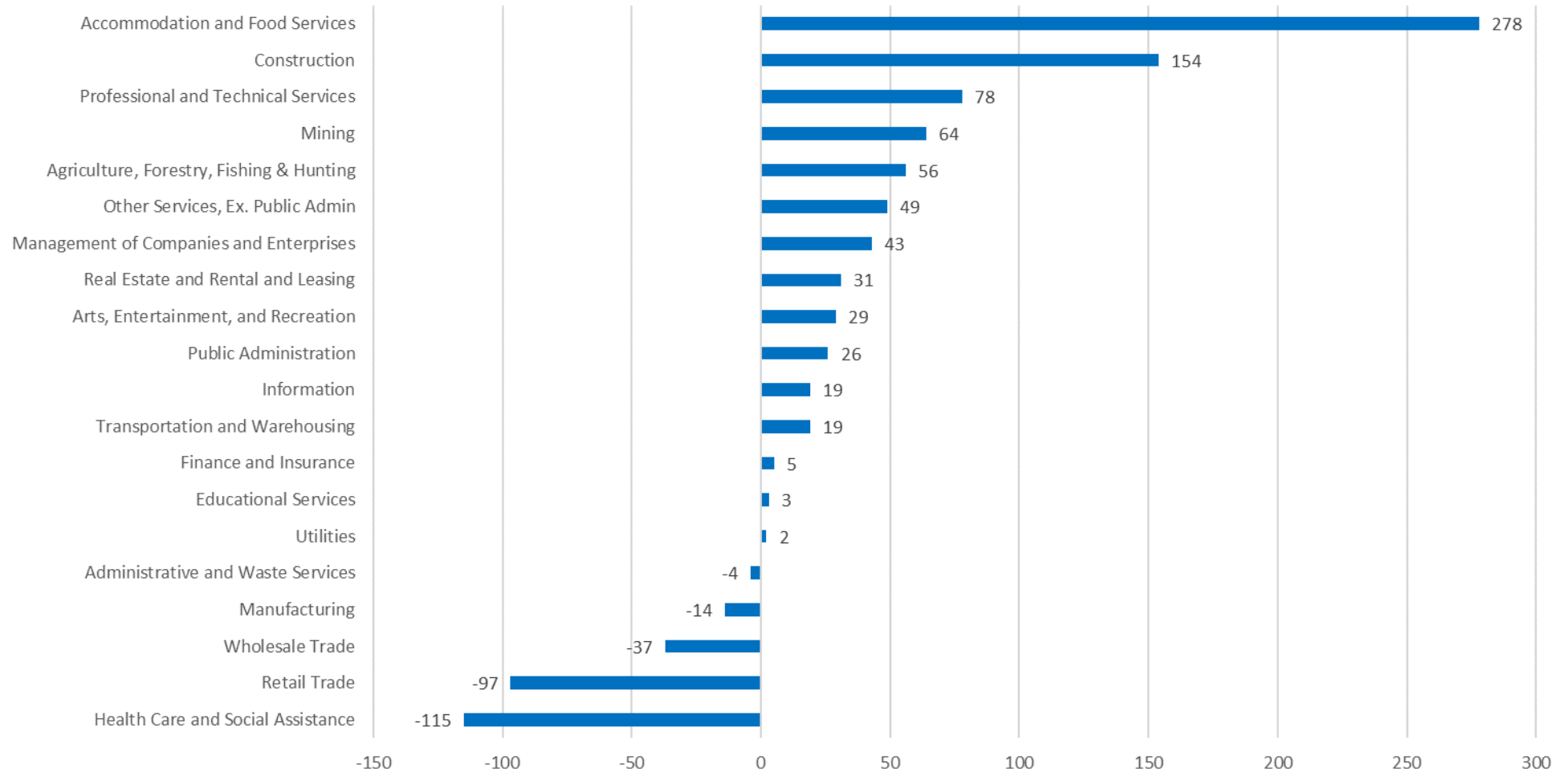
Oil/Gas Prices



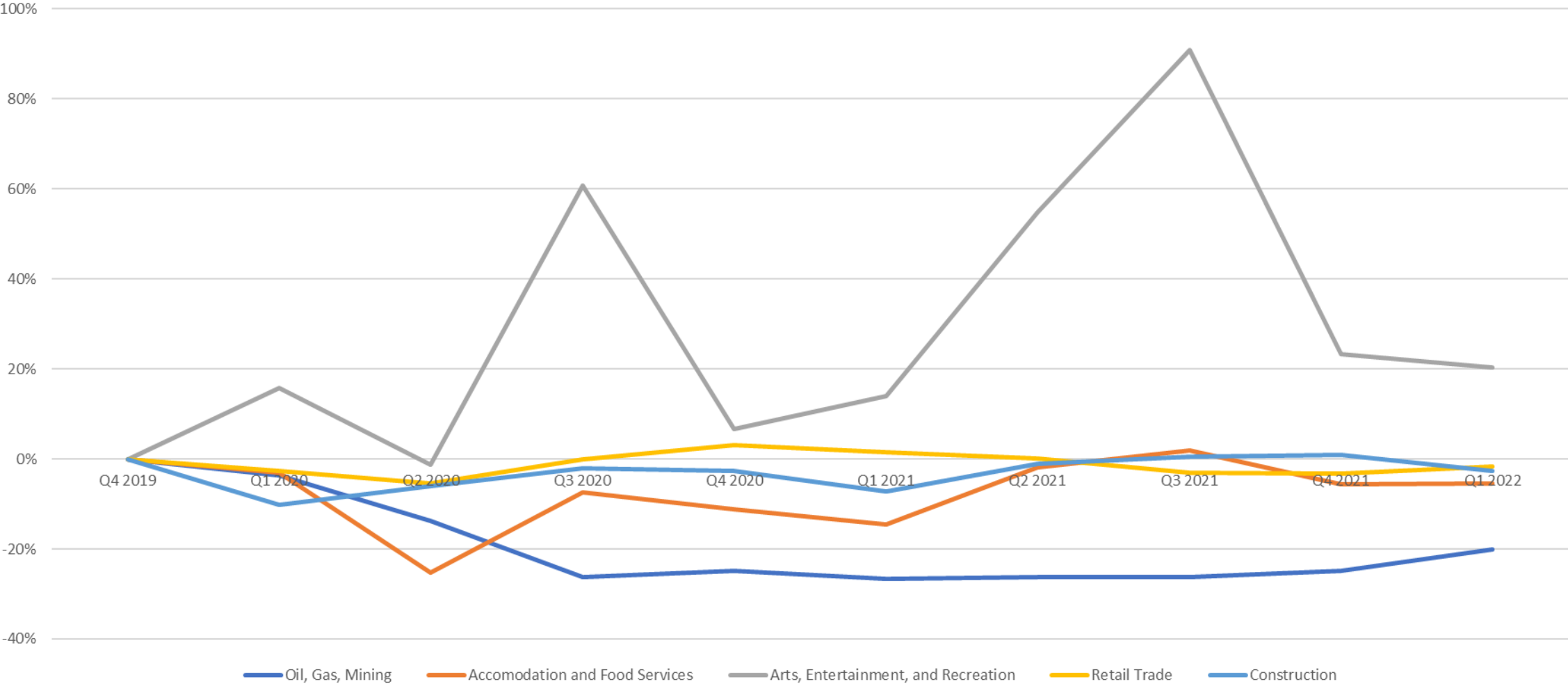
Oil/Gas Permits



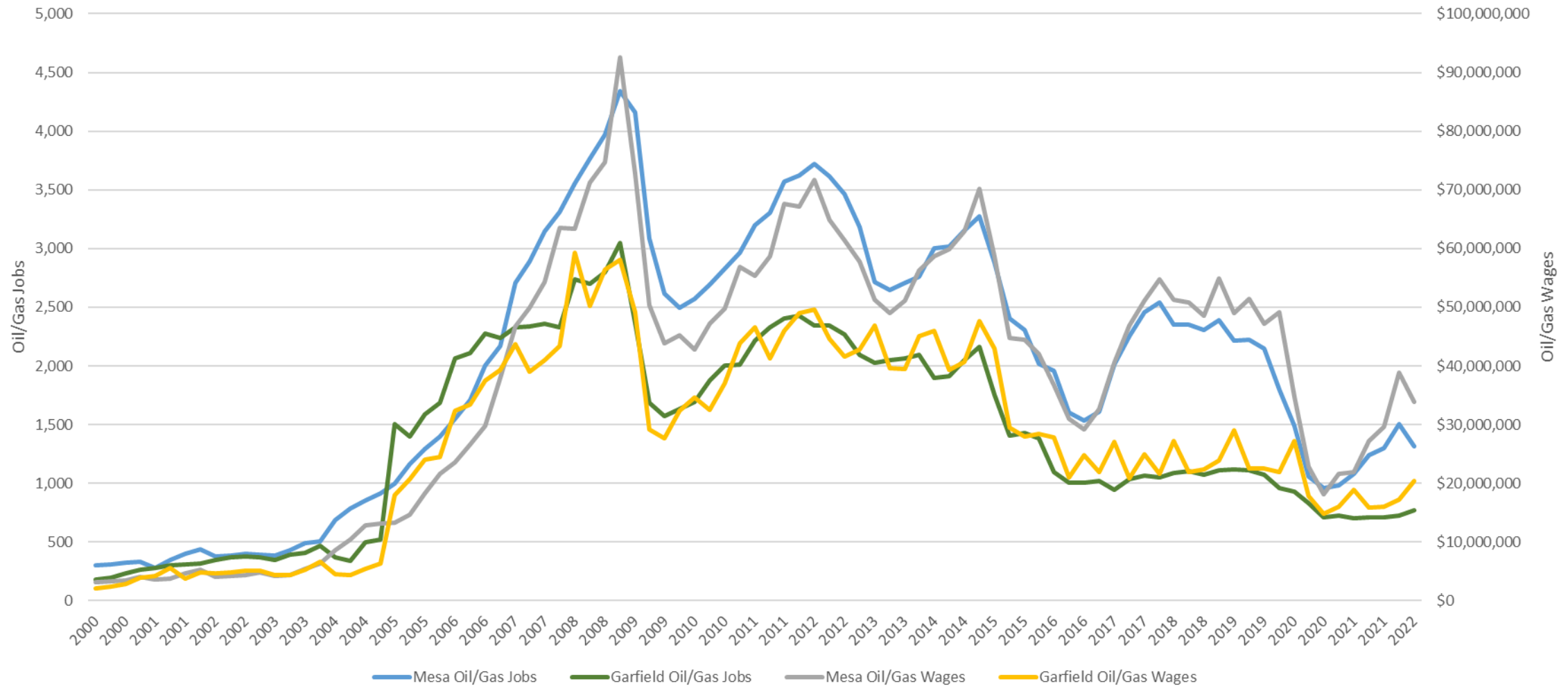
Garfield QCEW Q1 2021 to Q1 2022



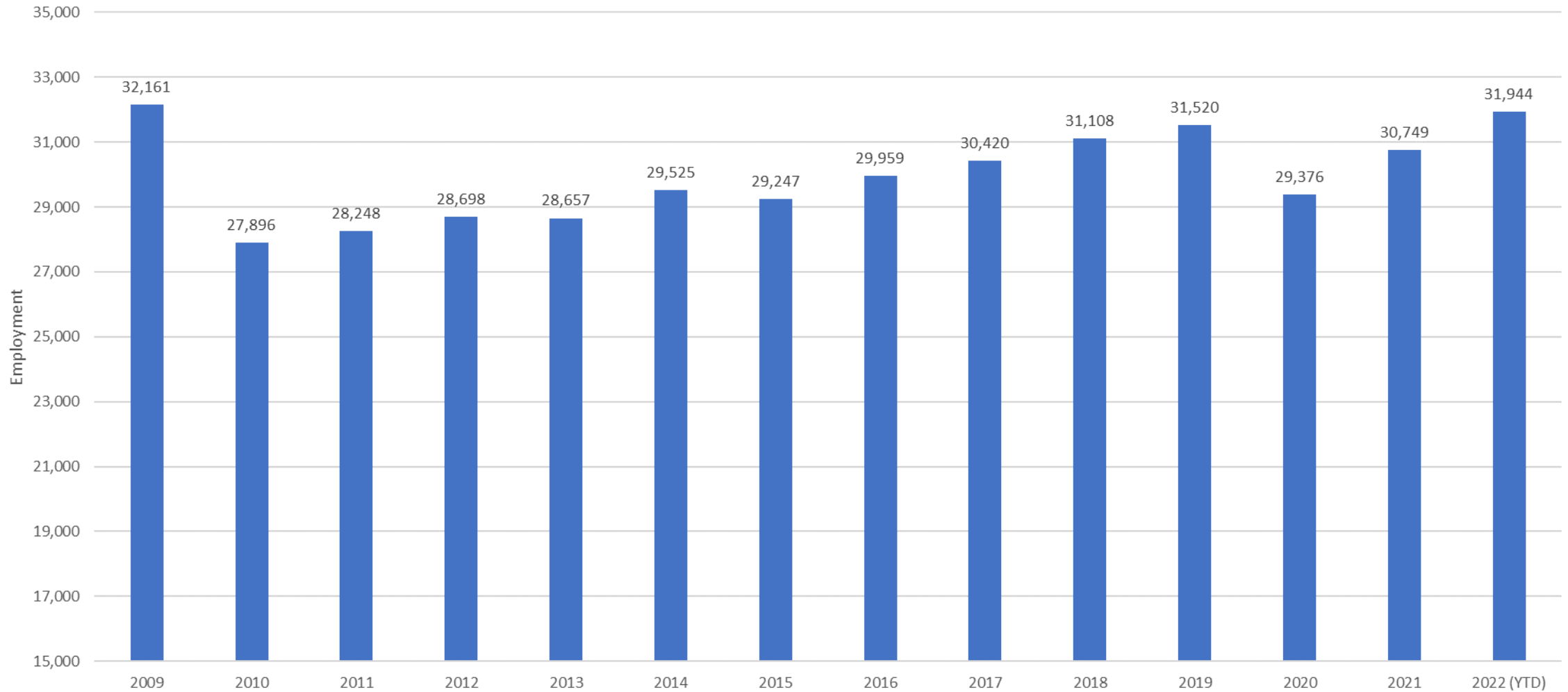
Garfield County Job Recovery



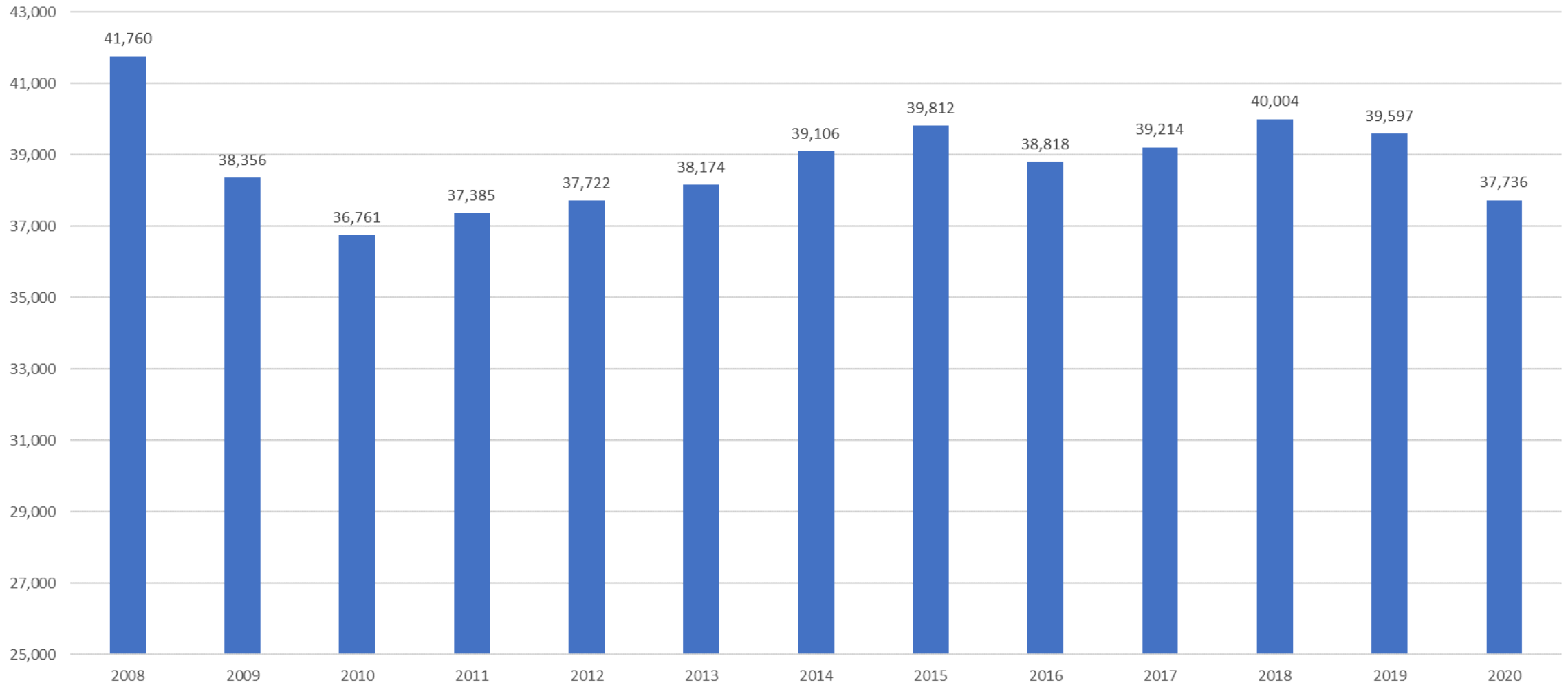
Mesa/Garfield Oil and Gas Jobs/Wages



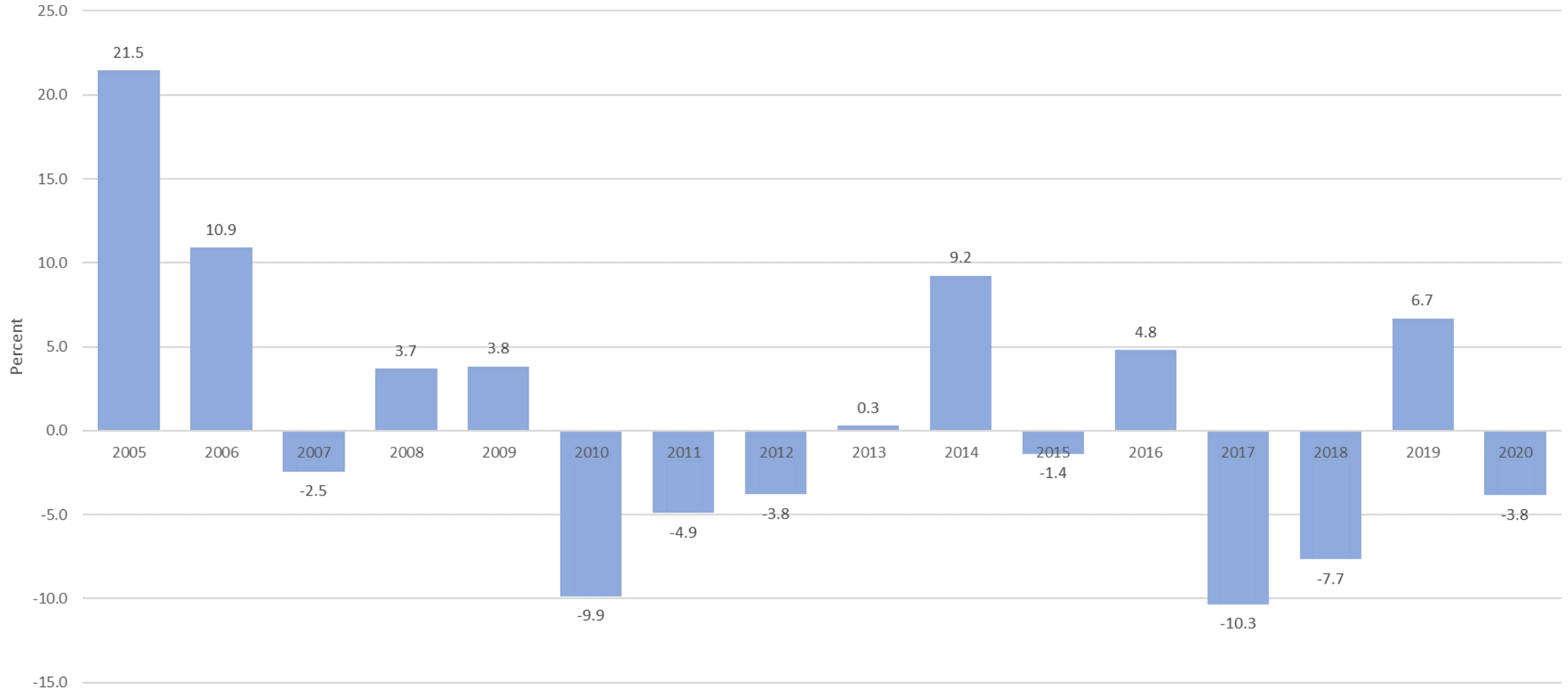
Garfield Employment



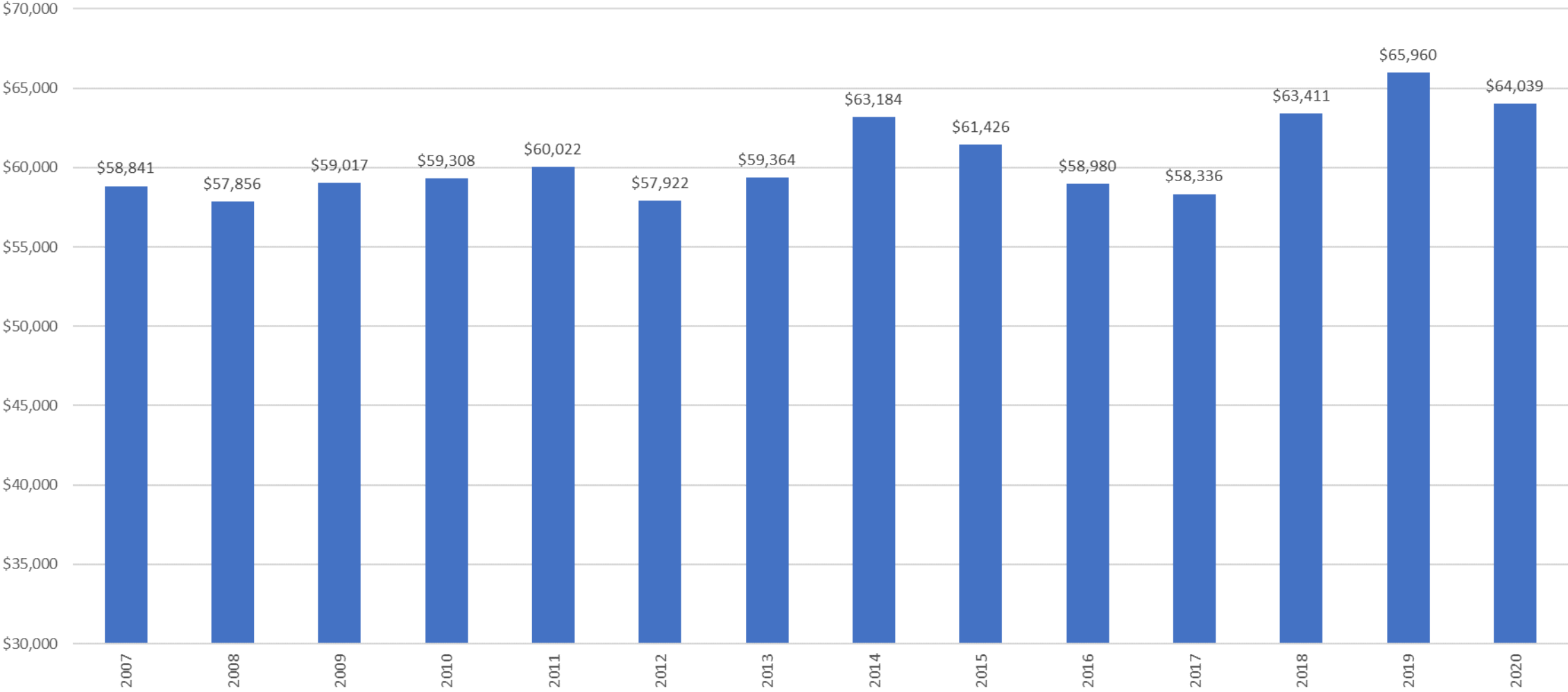
Garfield Jobs



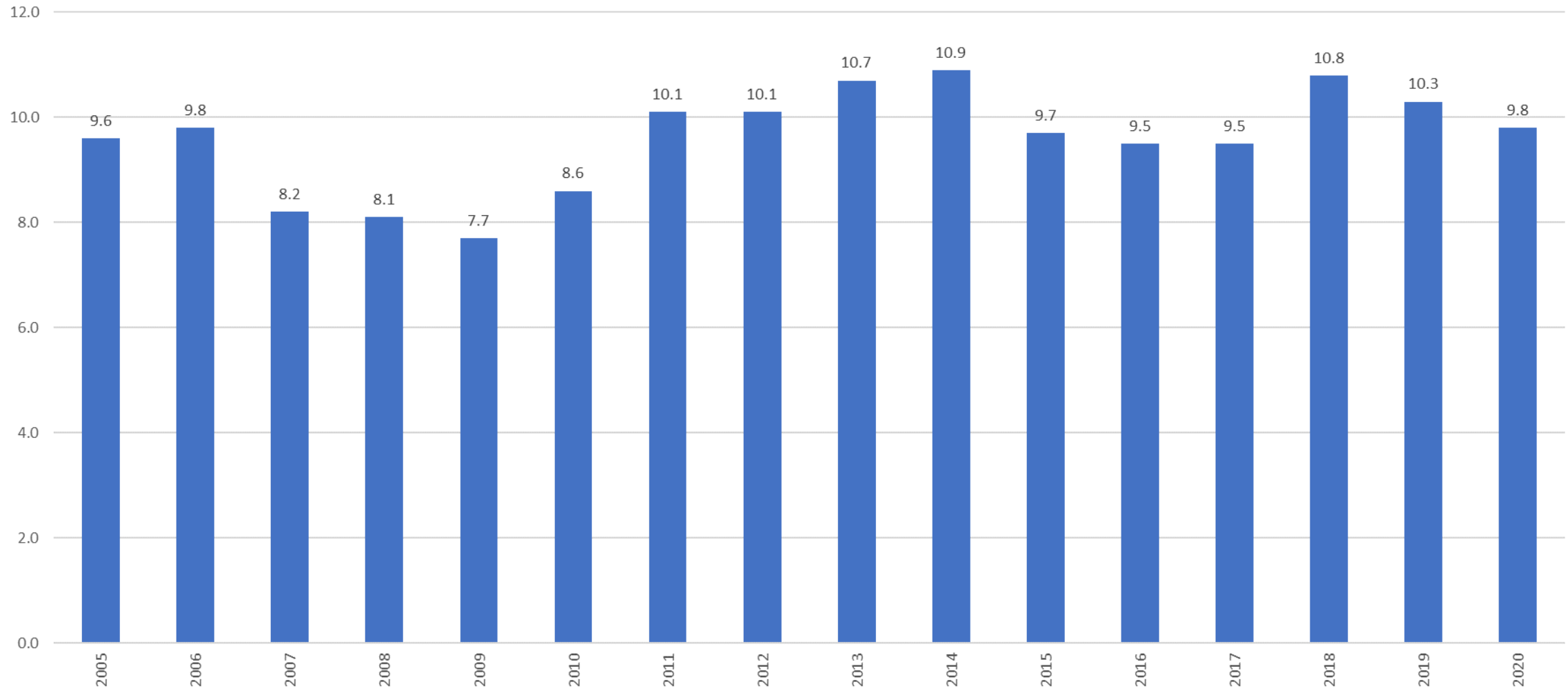
Rio Blanco GDP



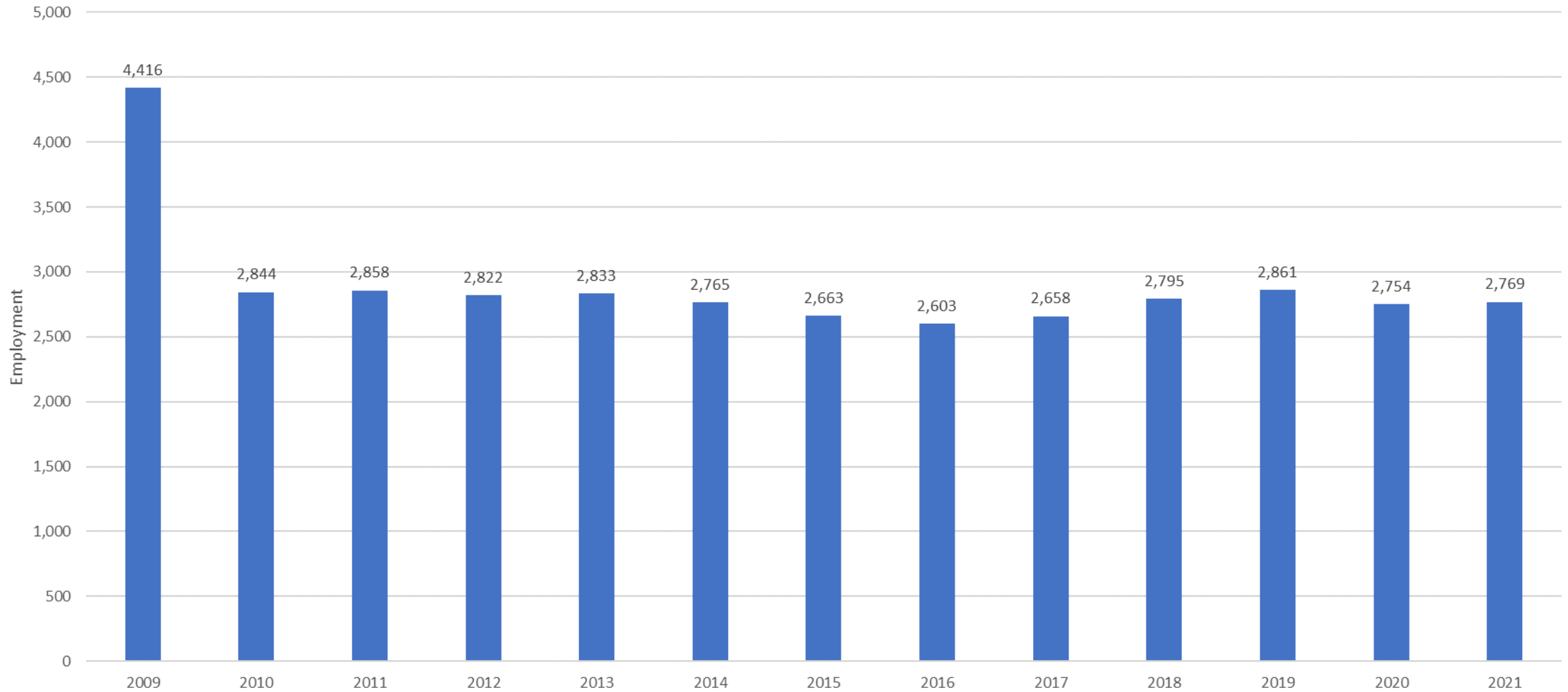
Rio Blanco Median Household Income



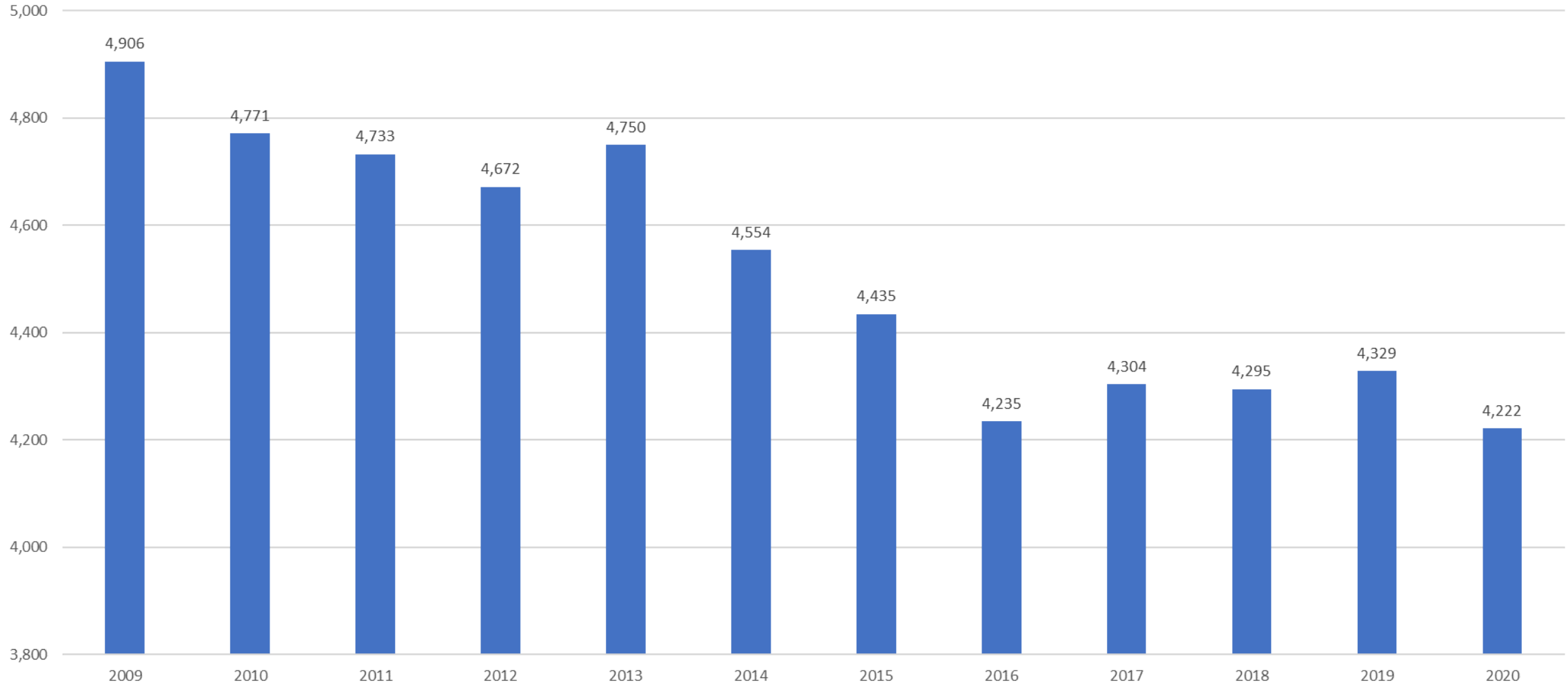
Rio Blanco Poverty Estimate



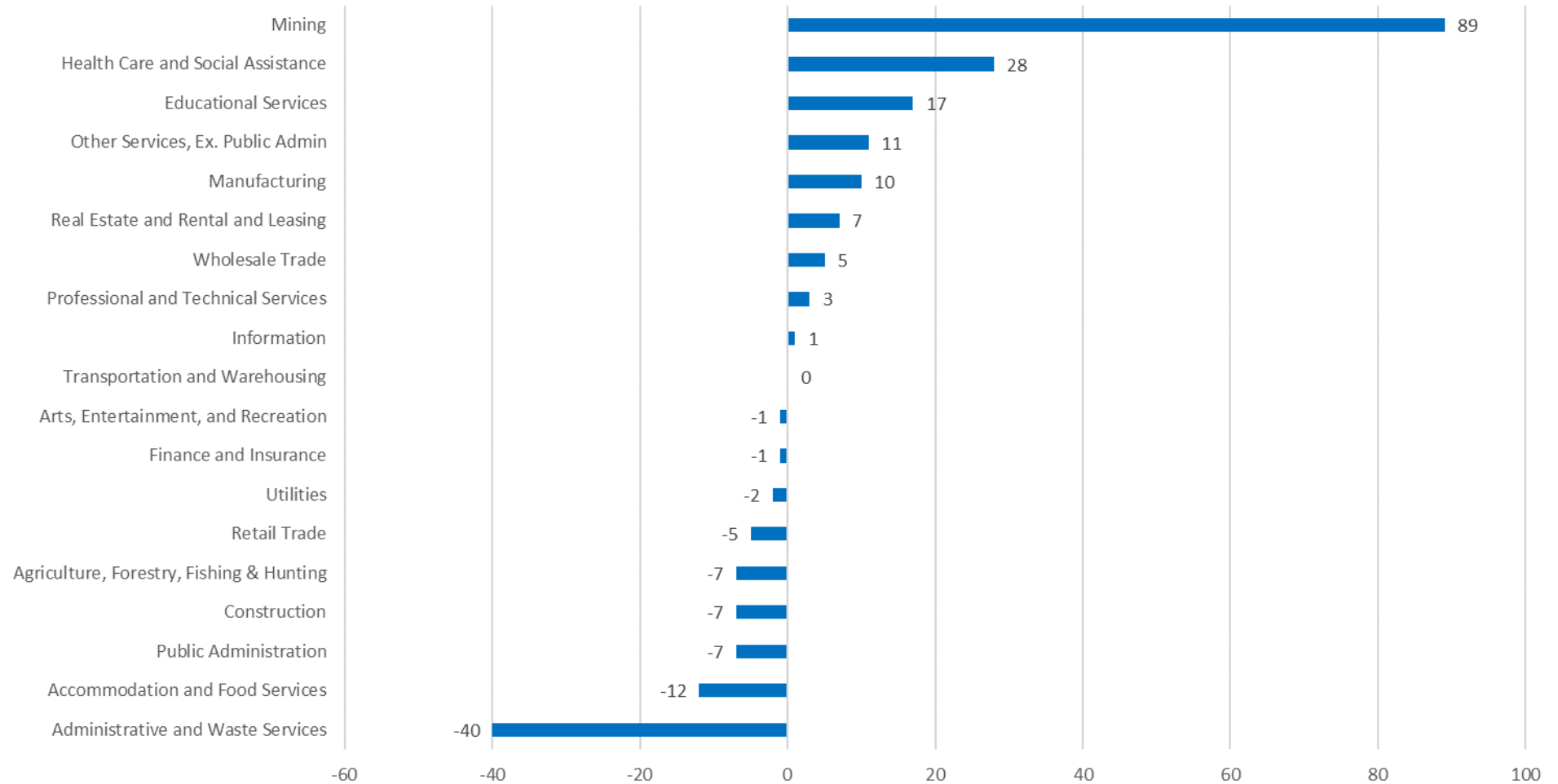
Rio Blanco Employment



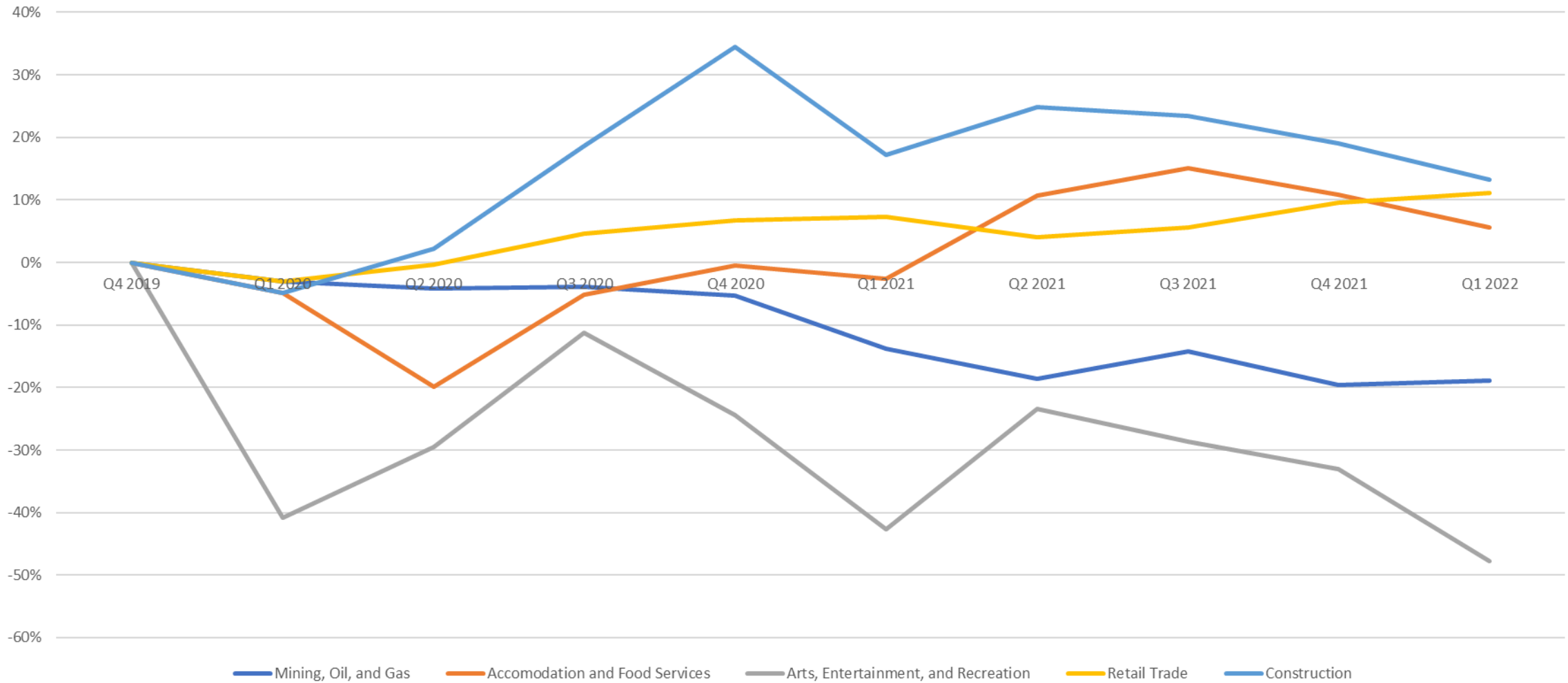
Rio Blanco Jobs



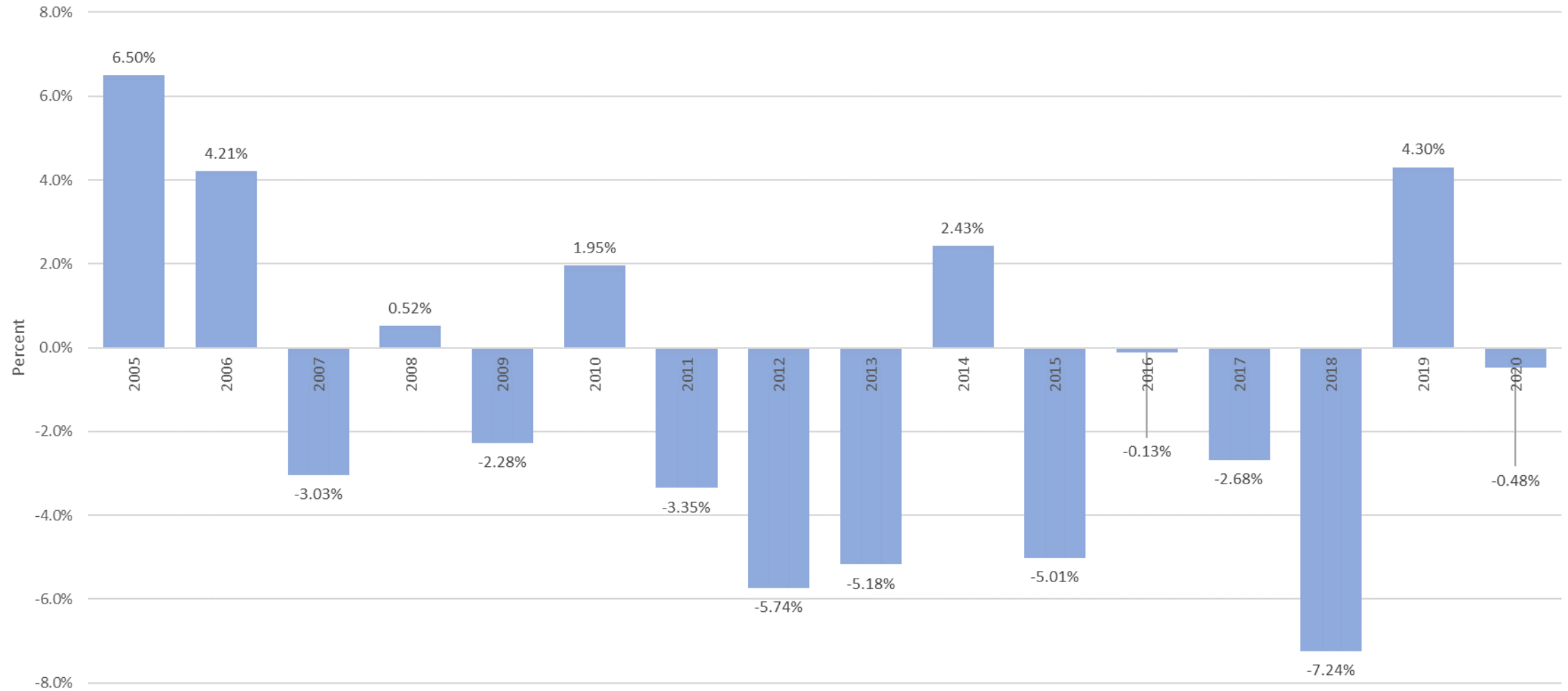
Rio Blanco QCEW Q1 2021 to Q2 2022



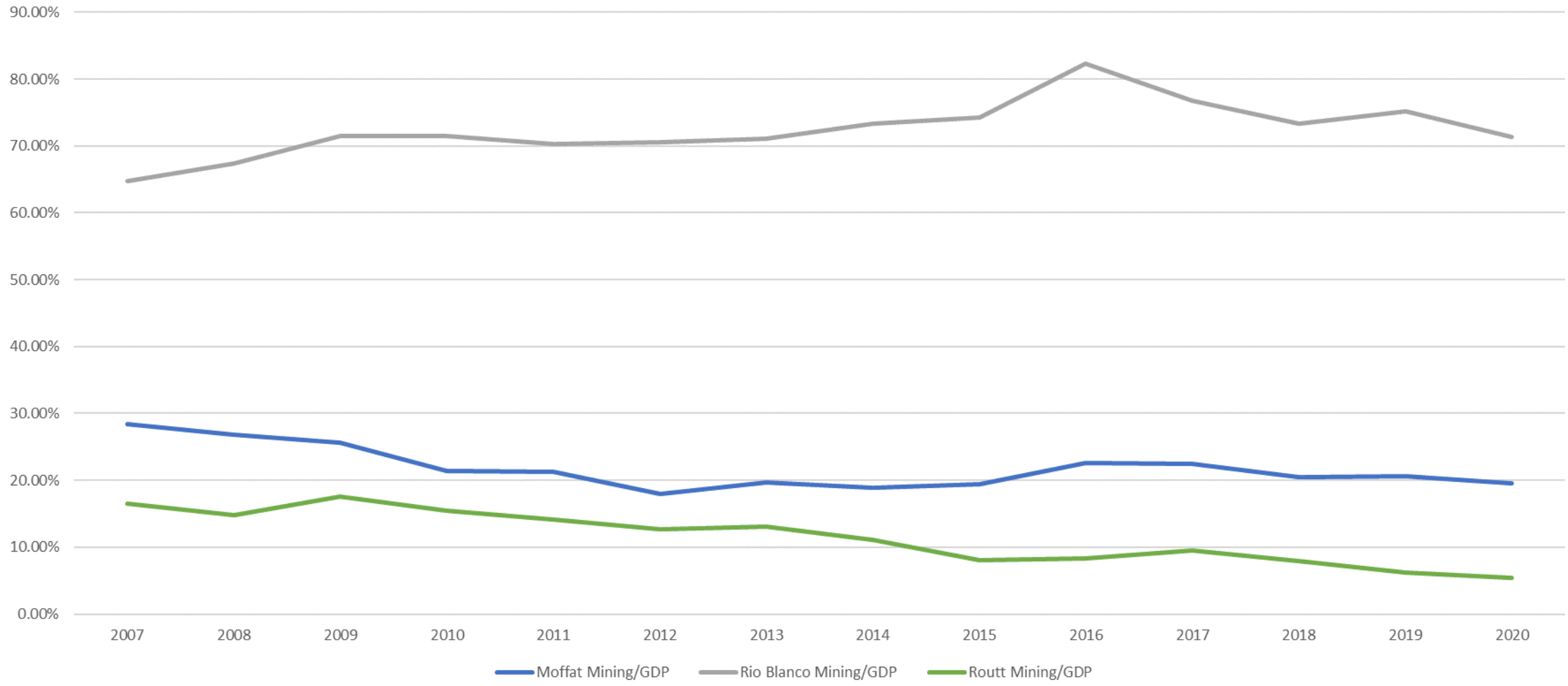
Rio Blanco Job Recovery



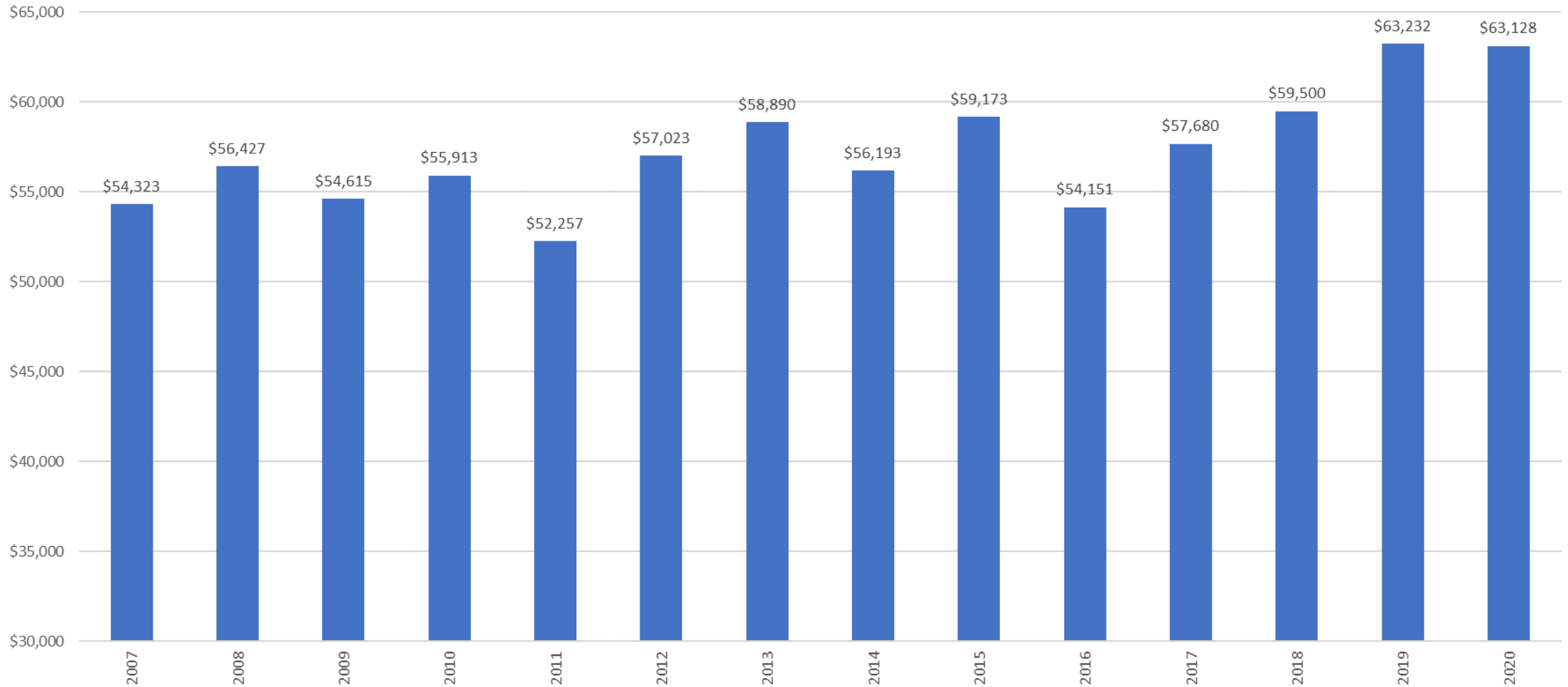
Moffat GDP



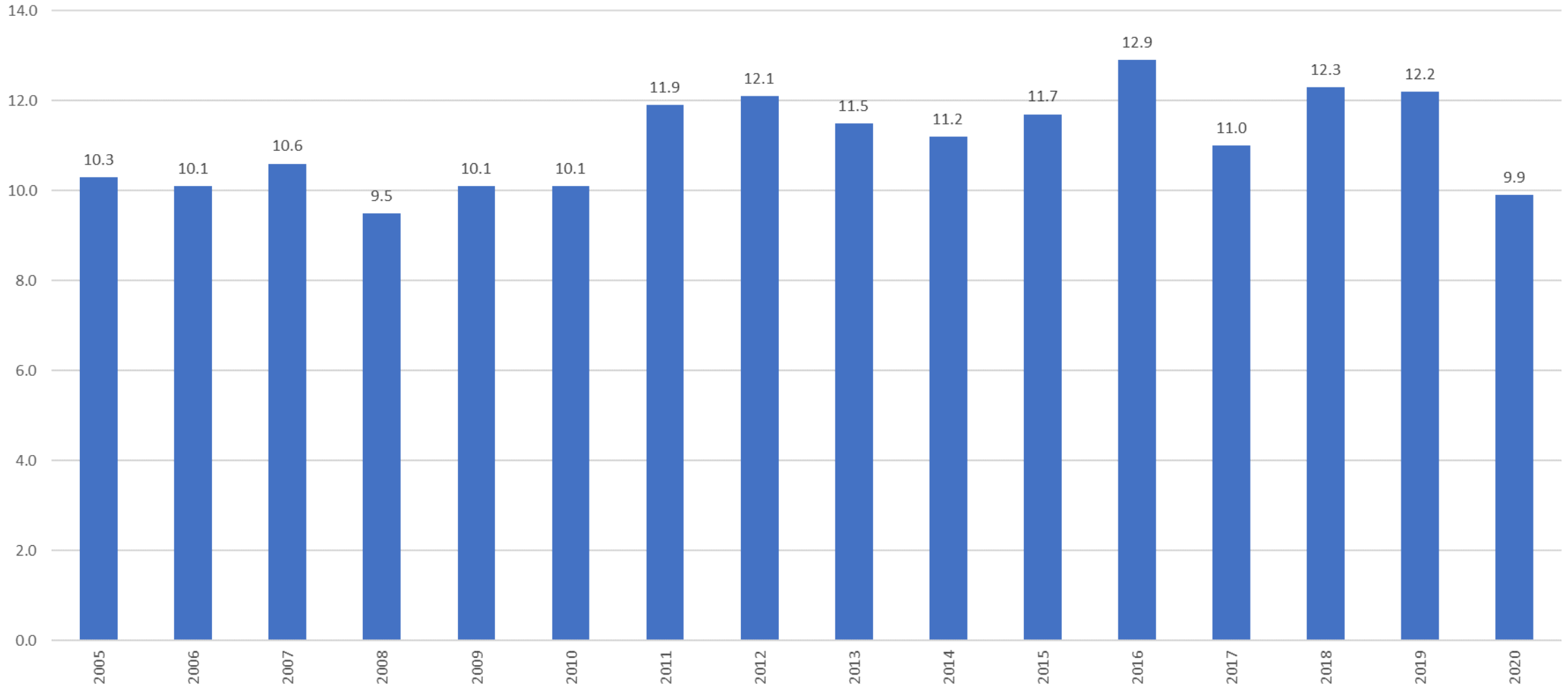
Mining/GDP



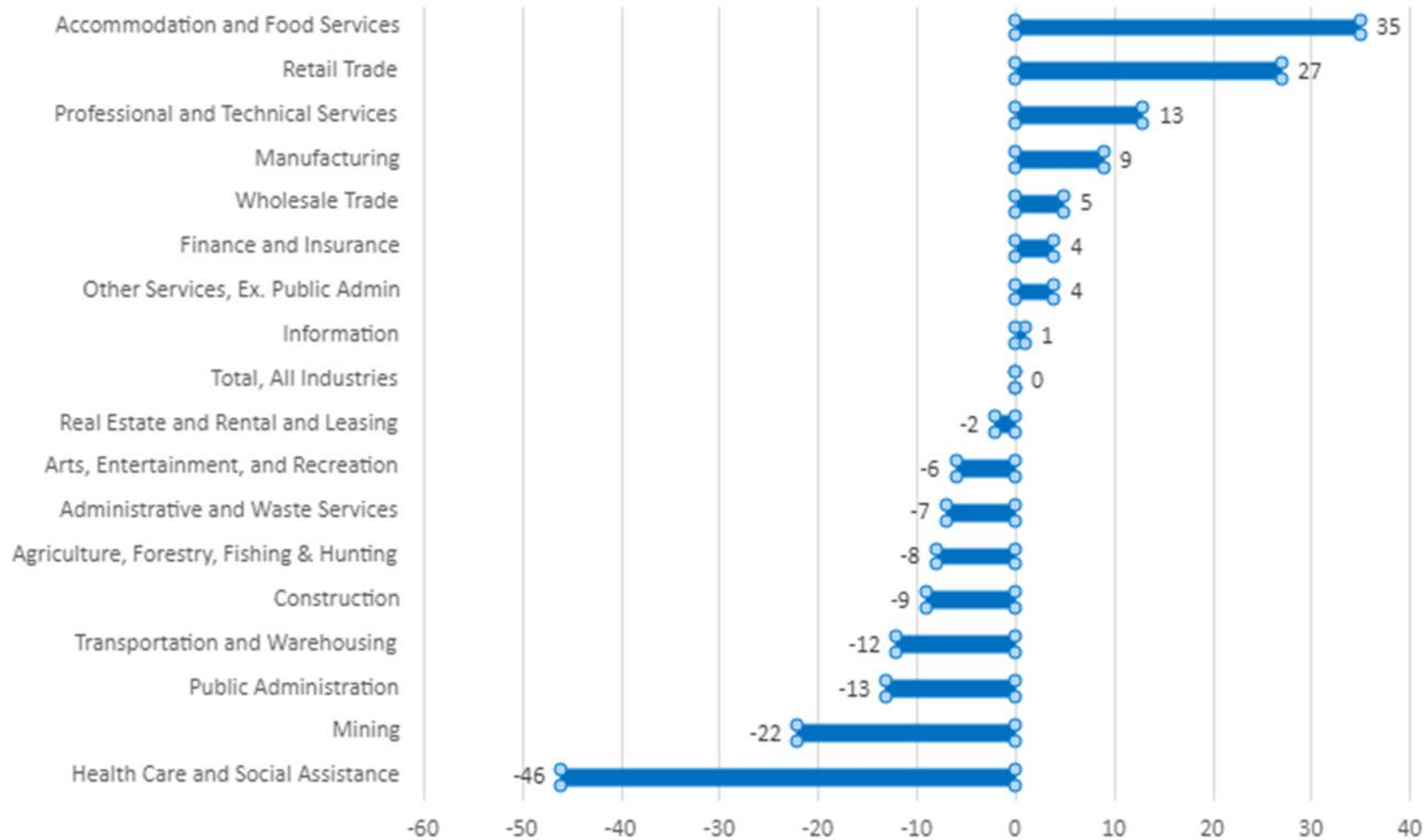
Moffat Median Household Income



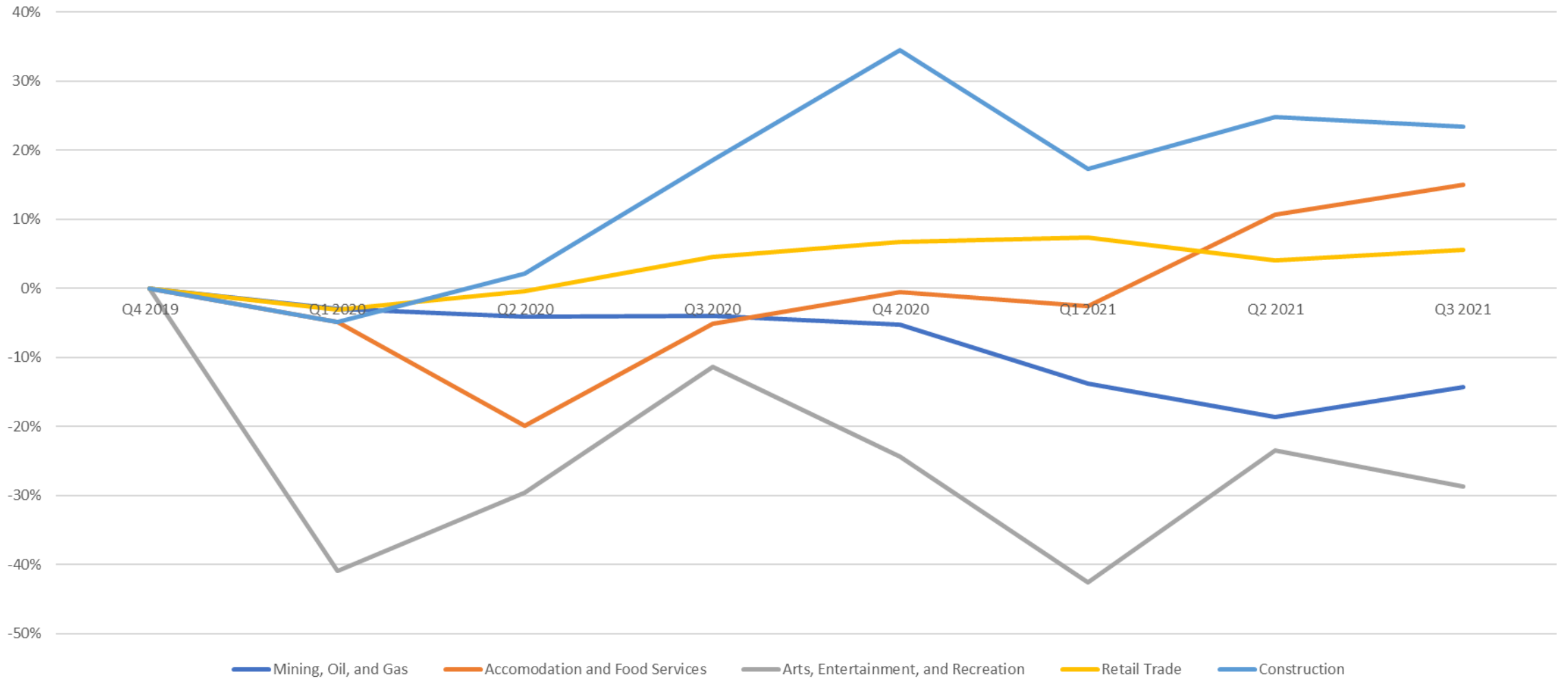
Moffat Poverty Estimate



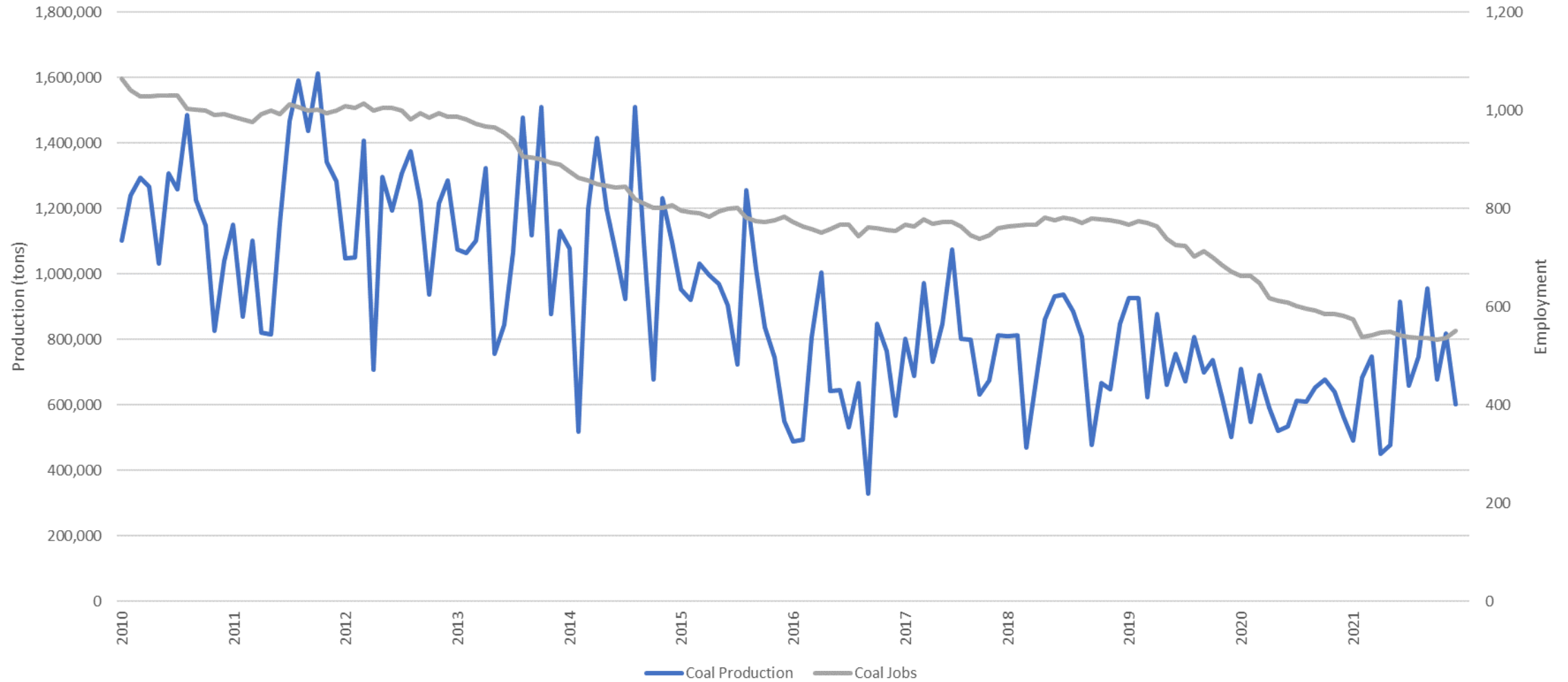
Moffat QCEW Q1 2021 to Q1 2022



Moffat Job Recovery

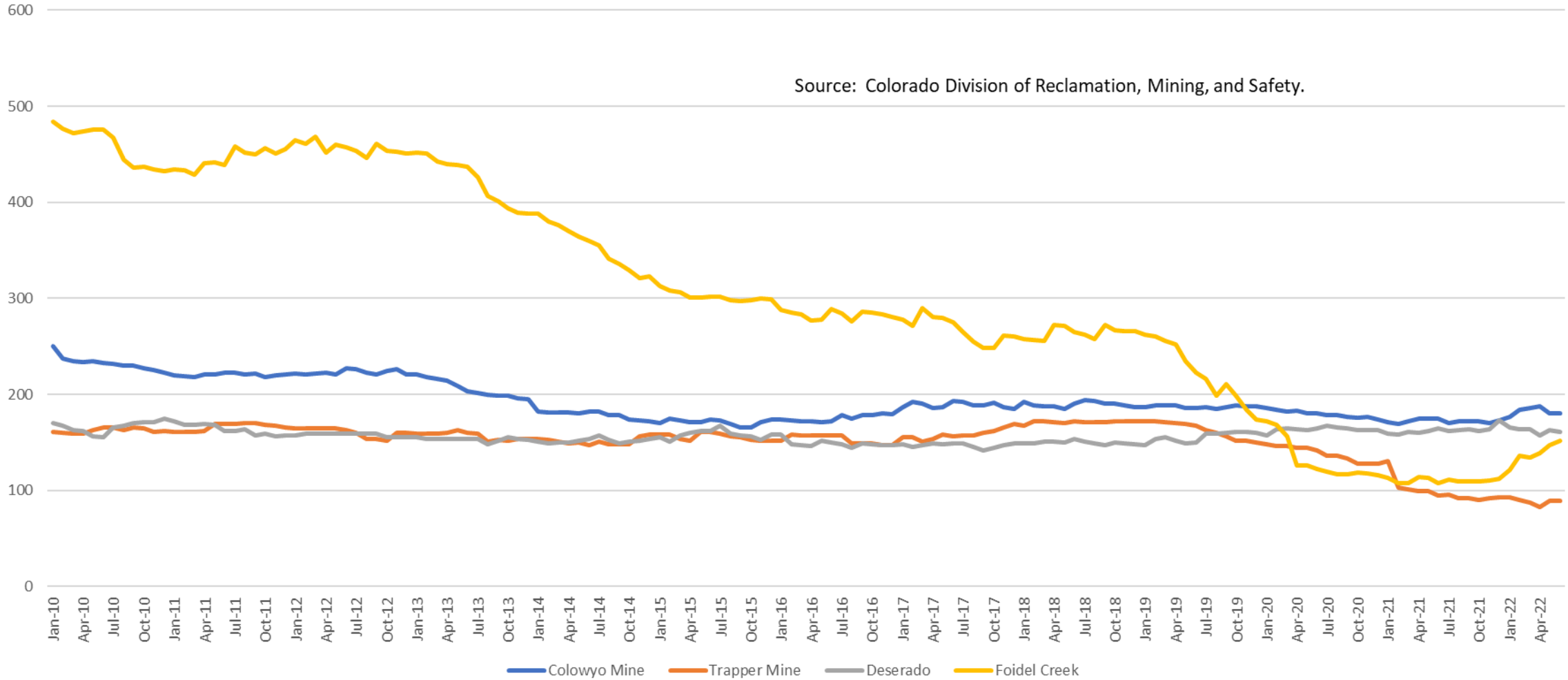


Regional Coal Production/Jobs

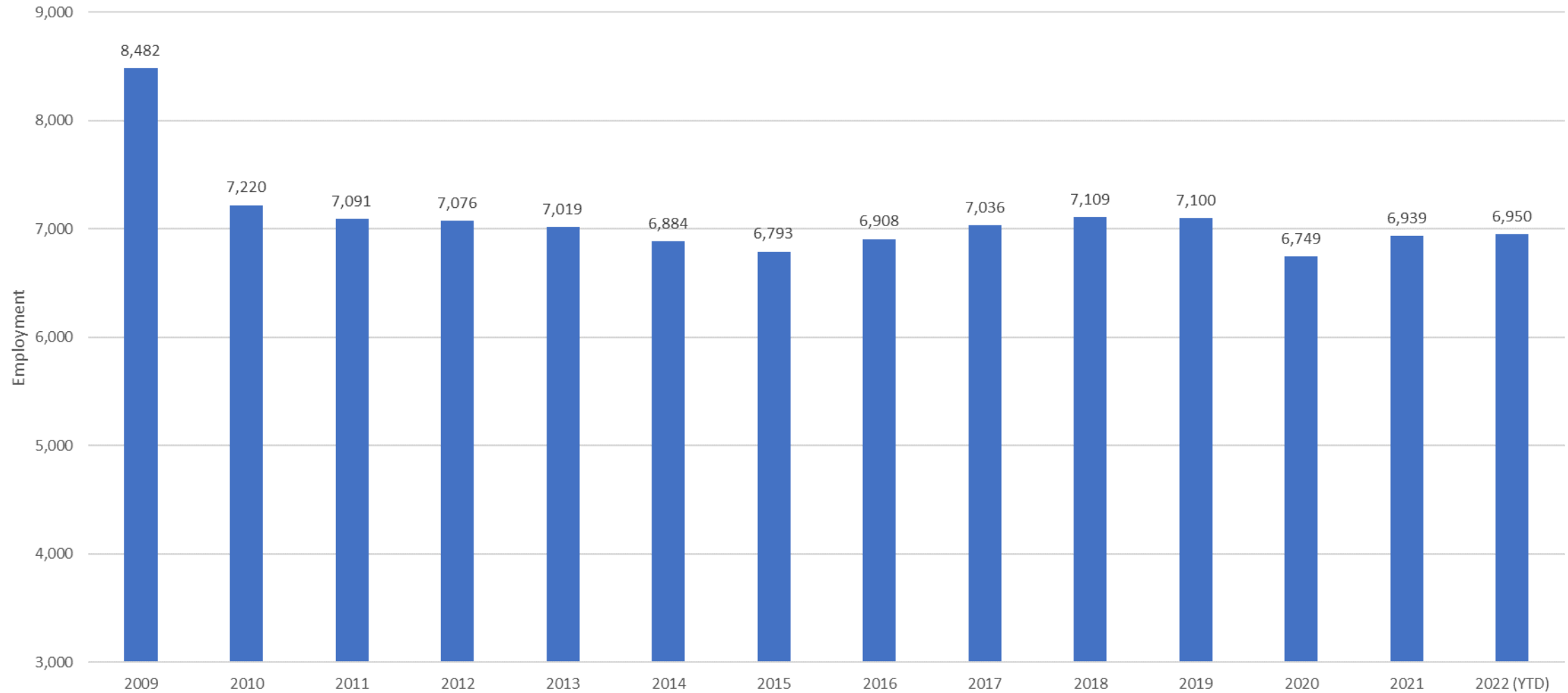


Employment by Mine

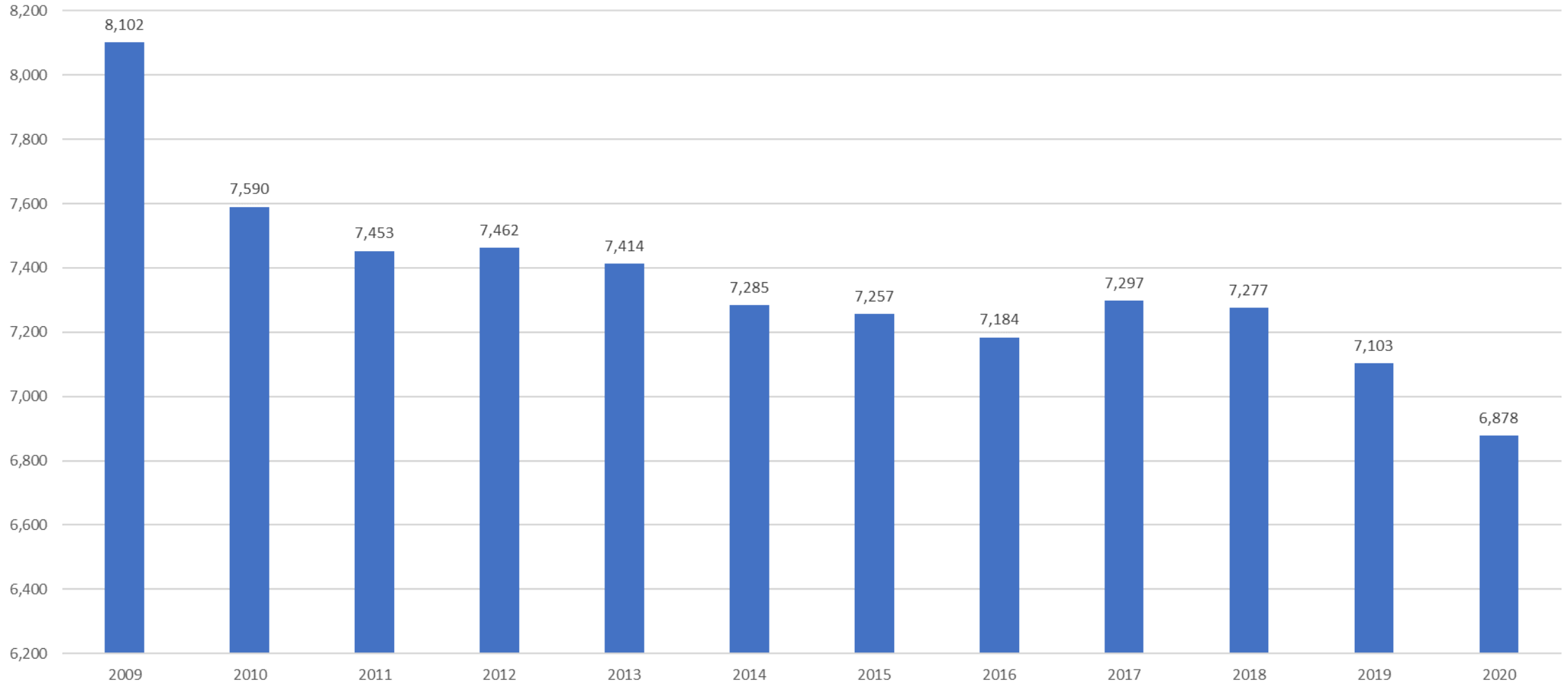
Source: Colorado Division of Reclamation, Mining, and Safety.



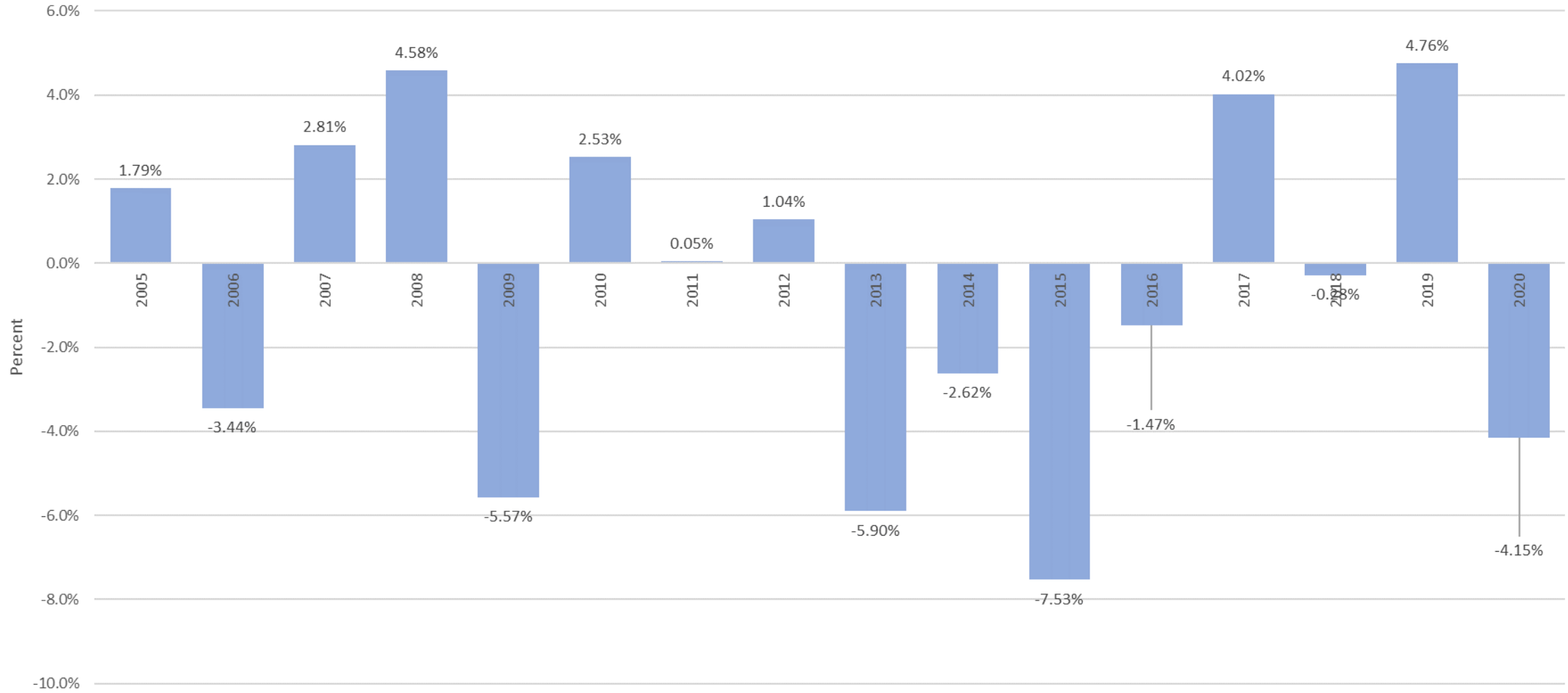
Moffat Employment



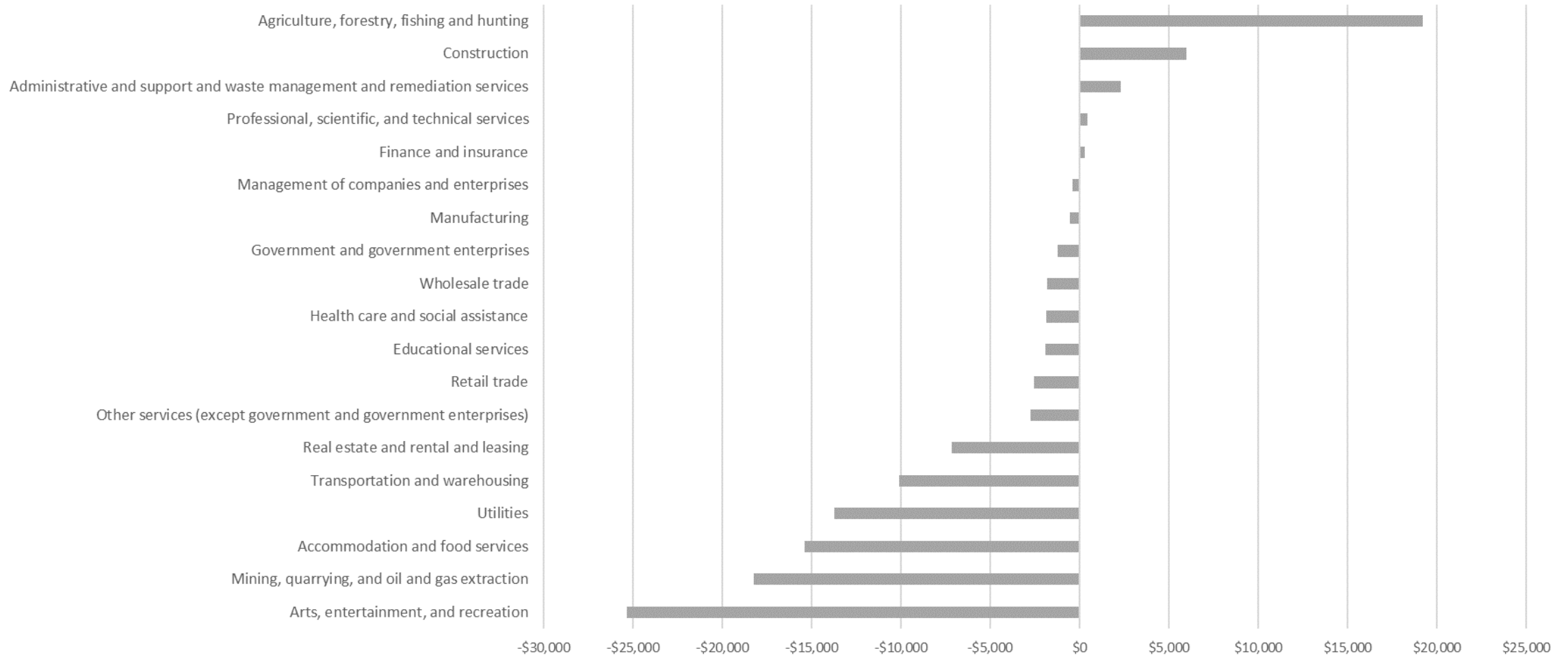
Moffat Jobs



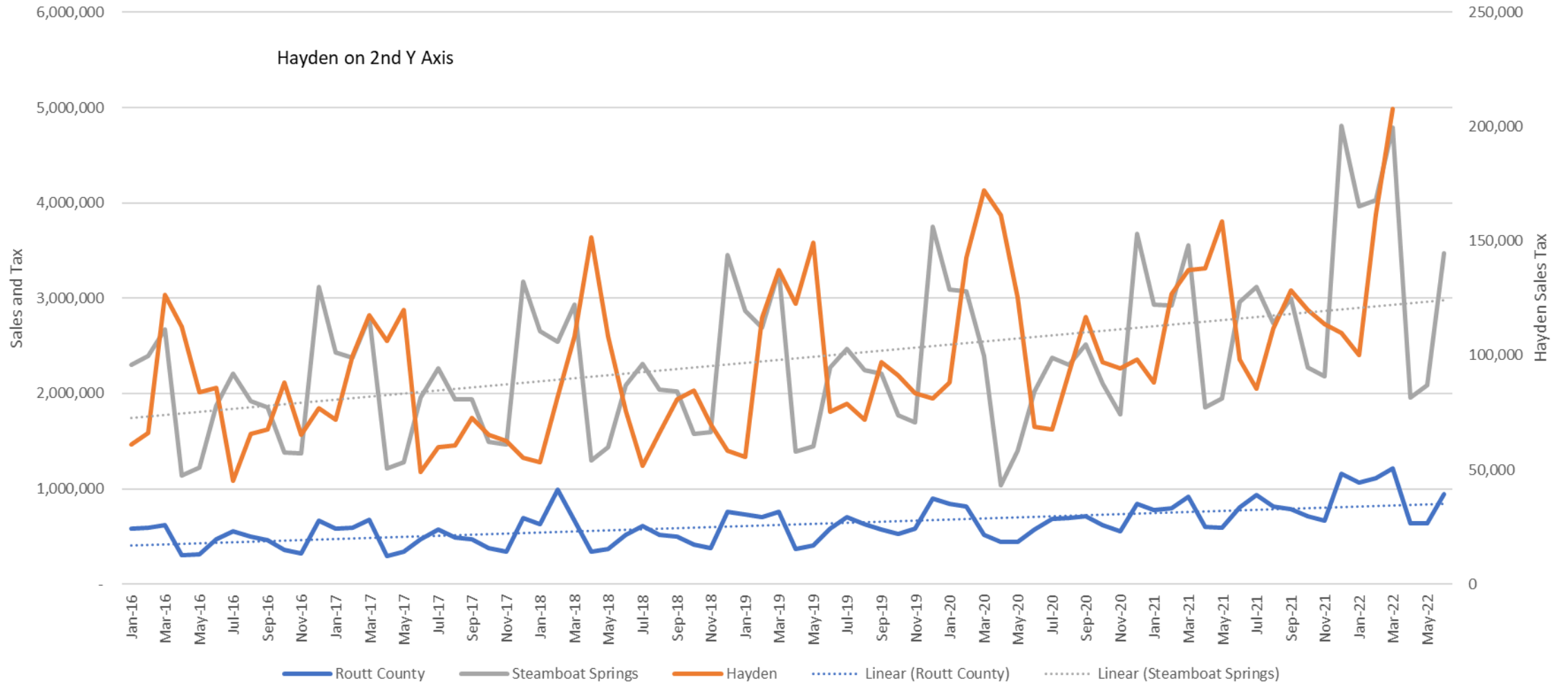
Routt GDP



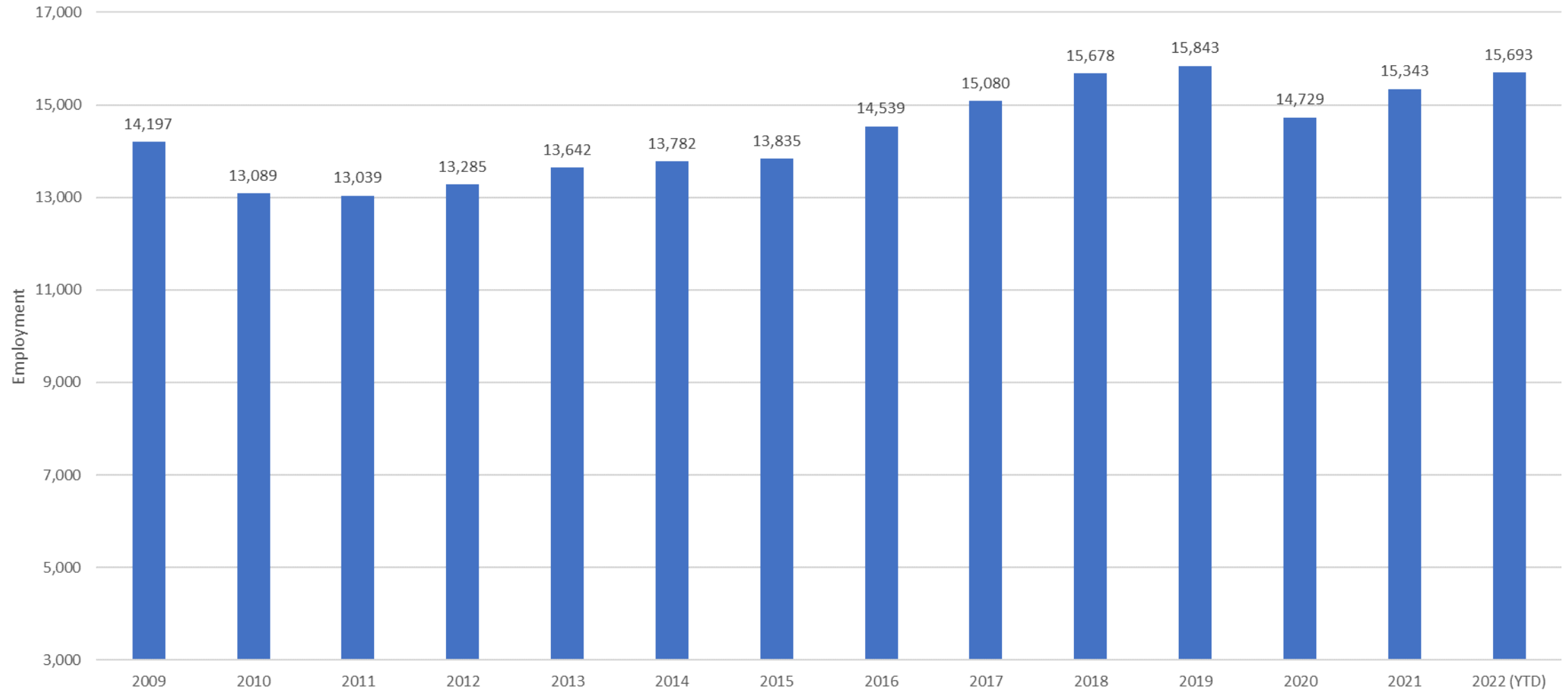
Routt GDP Change 2019-2020



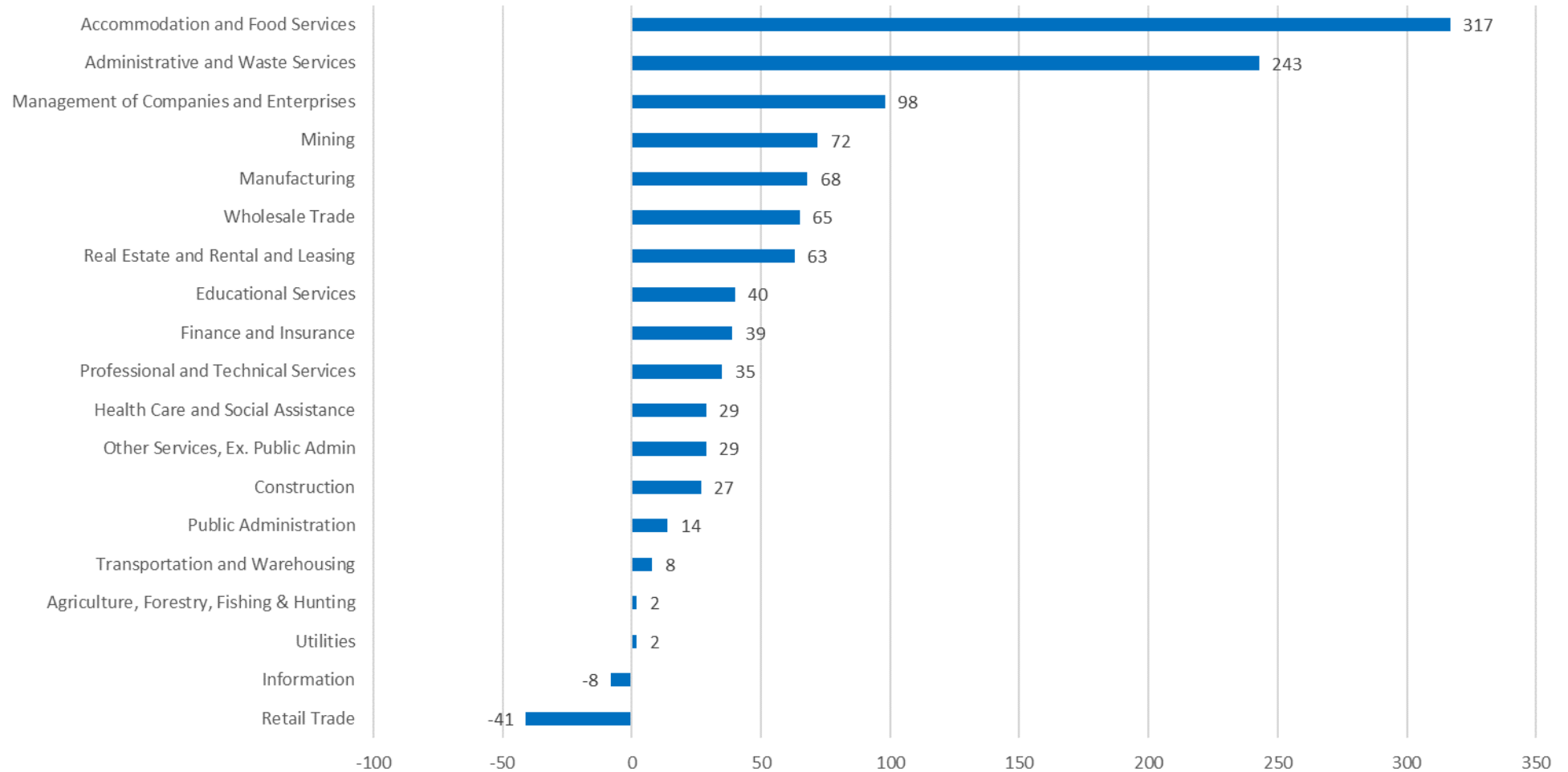
Routt Sales Tax



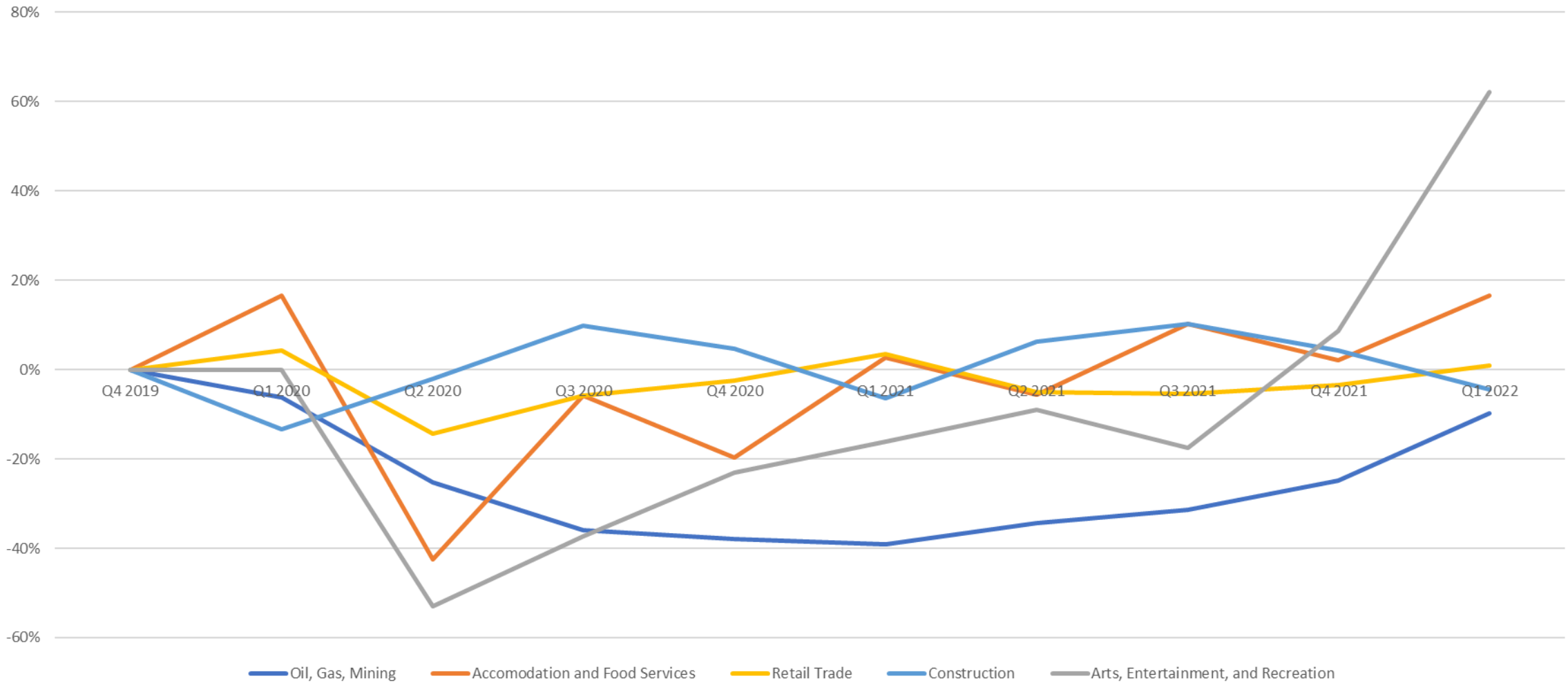
Routt County Employment



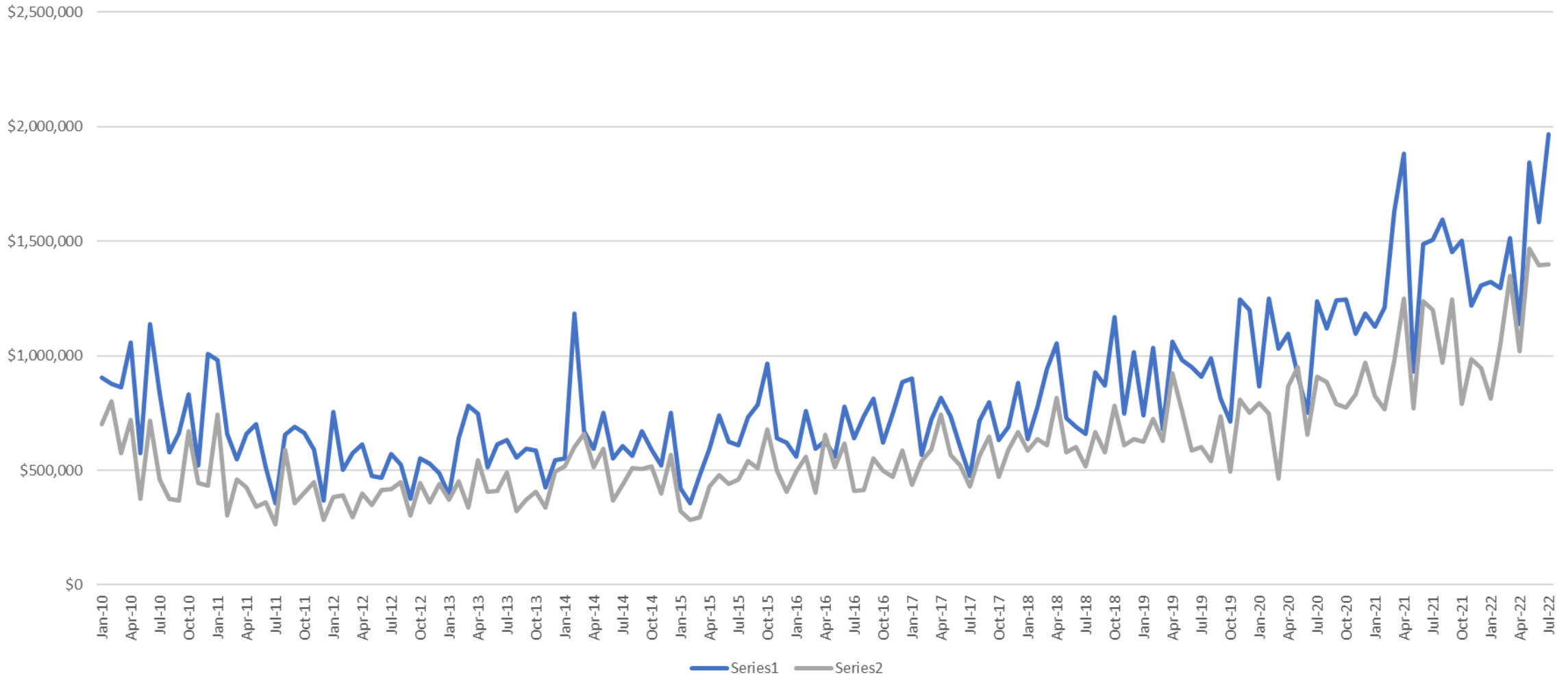
Rouff QCEW Q1 2021 to Q1 2022



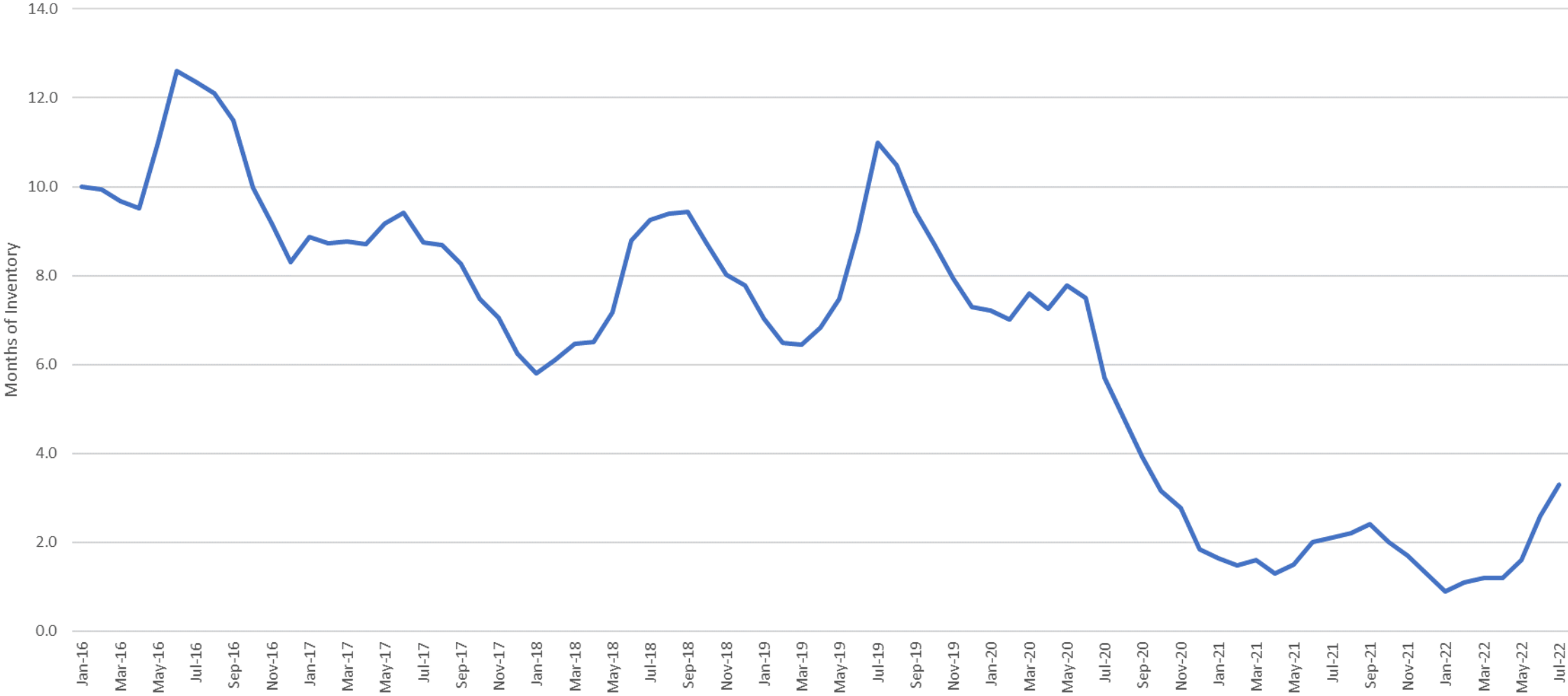
Routt Job Recovery



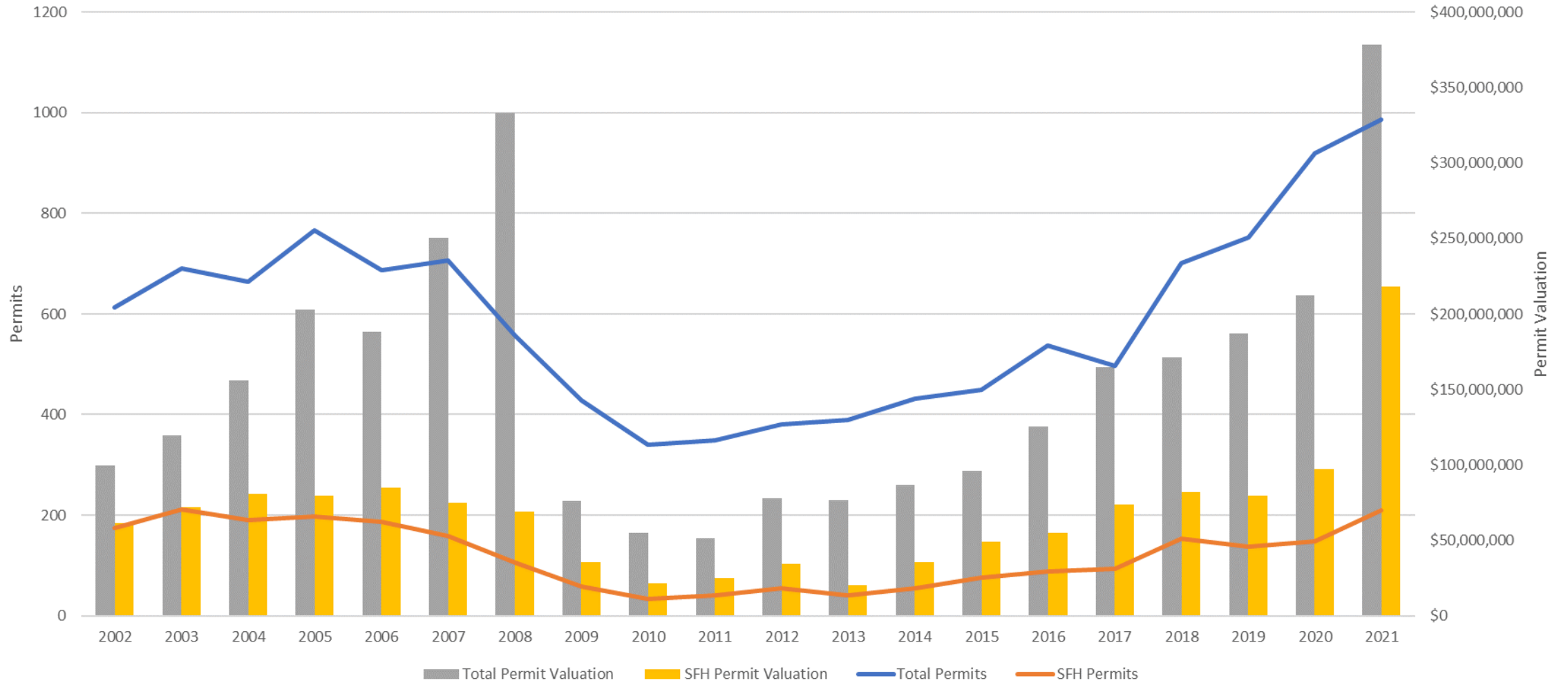
Routt County Home Values



Routt Months Supply of Inventory



Routt Building Permits



National Issues

- Inflation
- Slowing growth
- Federal Reserve increasing interest rates
- Russia/Ukraine
- Tension with China

10 Year Treasury and Inflation

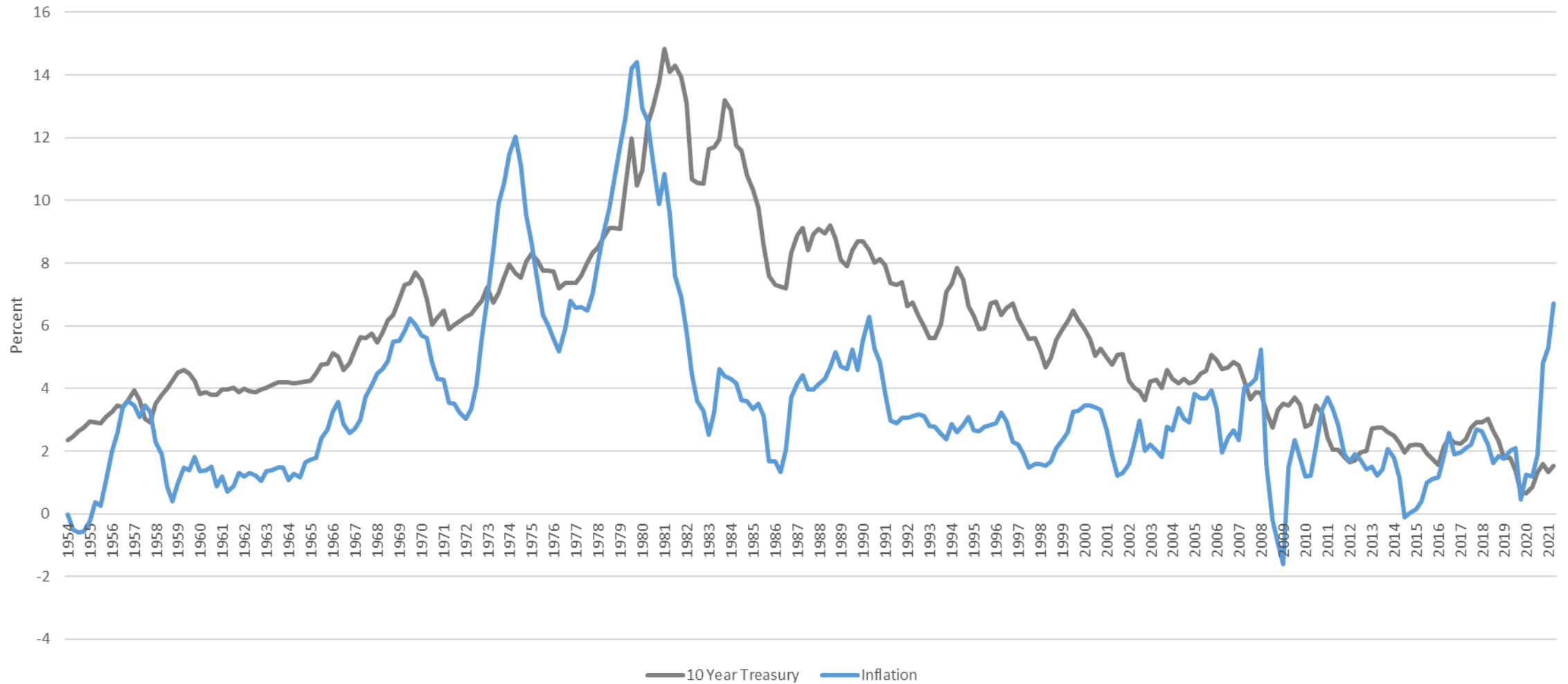
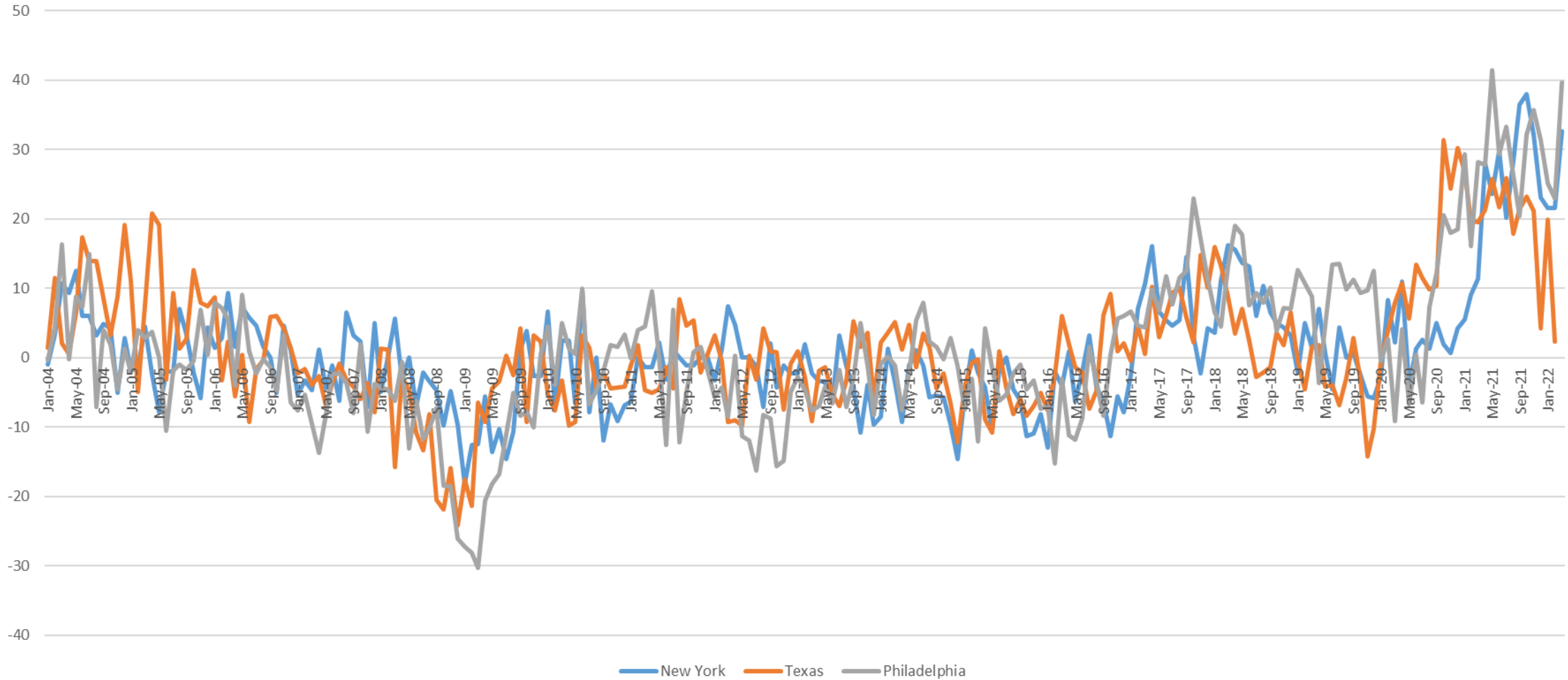


Table A. Percent changes in CPI for All Urban Consumers (CPI-U): U.S. city average

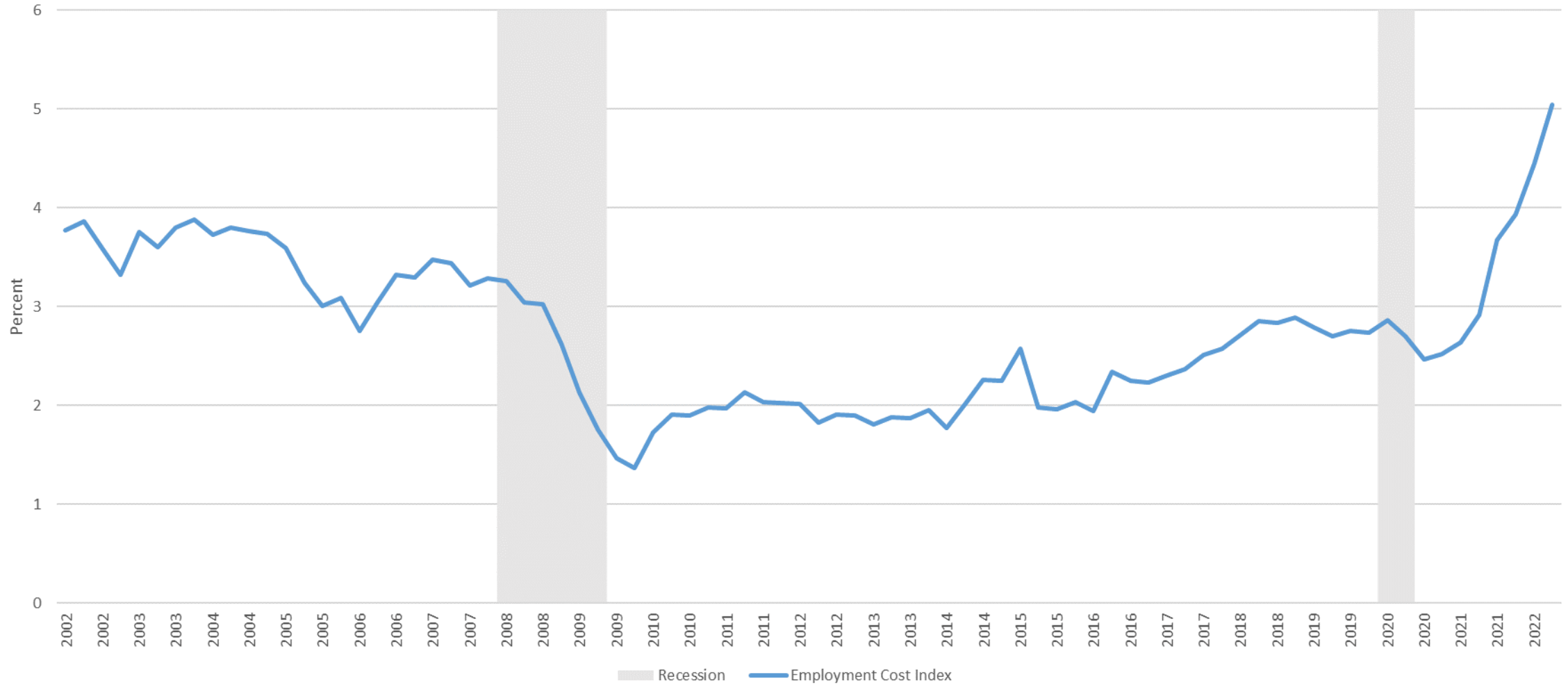
	Seasonally adjusted changes from preceding month							Un- adjusted 12-mos. ended Jul. 2022
	Jan. 2022	Feb. 2022	Mar. 2022	Apr. 2022	May 2022	Jun. 2022	Jul. 2022	
All items.....	0.6	0.8	1.2	0.3	1.0	1.3	0.0	8.5
Food.....	0.9	1.0	1.0	0.9	1.2	1.0	1.1	10.9
Food at home.....	1.0	1.4	1.5	1.0	1.4	1.0	1.3	13.1
Food away from home ¹	0.7	0.4	0.3	0.6	0.7	0.9	0.7	7.6
Energy.....	0.9	3.5	11.0	-2.7	3.9	7.5	-4.6	32.9
Energy commodities.....	-0.6	6.7	18.1	-5.4	4.5	10.4	-7.6	44.9
Gasoline (all types).....	-0.8	6.6	18.3	-6.1	4.1	11.2	-7.7	44.0
Fuel oil ¹	9.5	7.7	22.3	2.7	16.9	-1.2	-11.0	75.6
Energy services.....	2.9	-0.4	1.8	1.3	3.0	3.5	0.1	18.8
Electricity.....	4.2	-1.1	2.2	0.7	1.3	1.7	1.6	15.2
Utility (piped) gas service.....	-0.5	1.5	0.6	3.1	8.0	8.2	-3.6	30.5
All items less food and energy.....	0.6	0.5	0.3	0.6	0.6	0.7	0.3	5.9
Commodities less food and energy commodities.....	1.0	0.4	-0.4	0.2	0.7	0.8	0.2	7.0
New vehicles.....	0.0	0.3	0.2	1.1	1.0	0.7	0.6	10.4
Used cars and trucks.....	1.5	-0.2	-3.8	-0.4	1.8	1.6	-0.4	6.6
Apparel.....	1.1	0.7	0.6	-0.8	0.7	0.8	-0.1	5.1
Medical care commodities ¹	0.9	0.3	0.2	0.1	0.3	0.4	0.6	3.7
Services less energy services.....	0.4	0.5	0.6	0.7	0.6	0.7	0.4	5.5
Shelter.....	0.3	0.5	0.5	0.5	0.6	0.6	0.5	5.7
Transportation services.....	1.0	1.4	2.0	3.1	1.3	2.1	-0.5	9.2
Medical care services.....	0.6	0.1	0.6	0.5	0.4	0.7	0.4	5.1

¹ Not seasonally adjusted.

Delivery Time (Supply Chain Index)



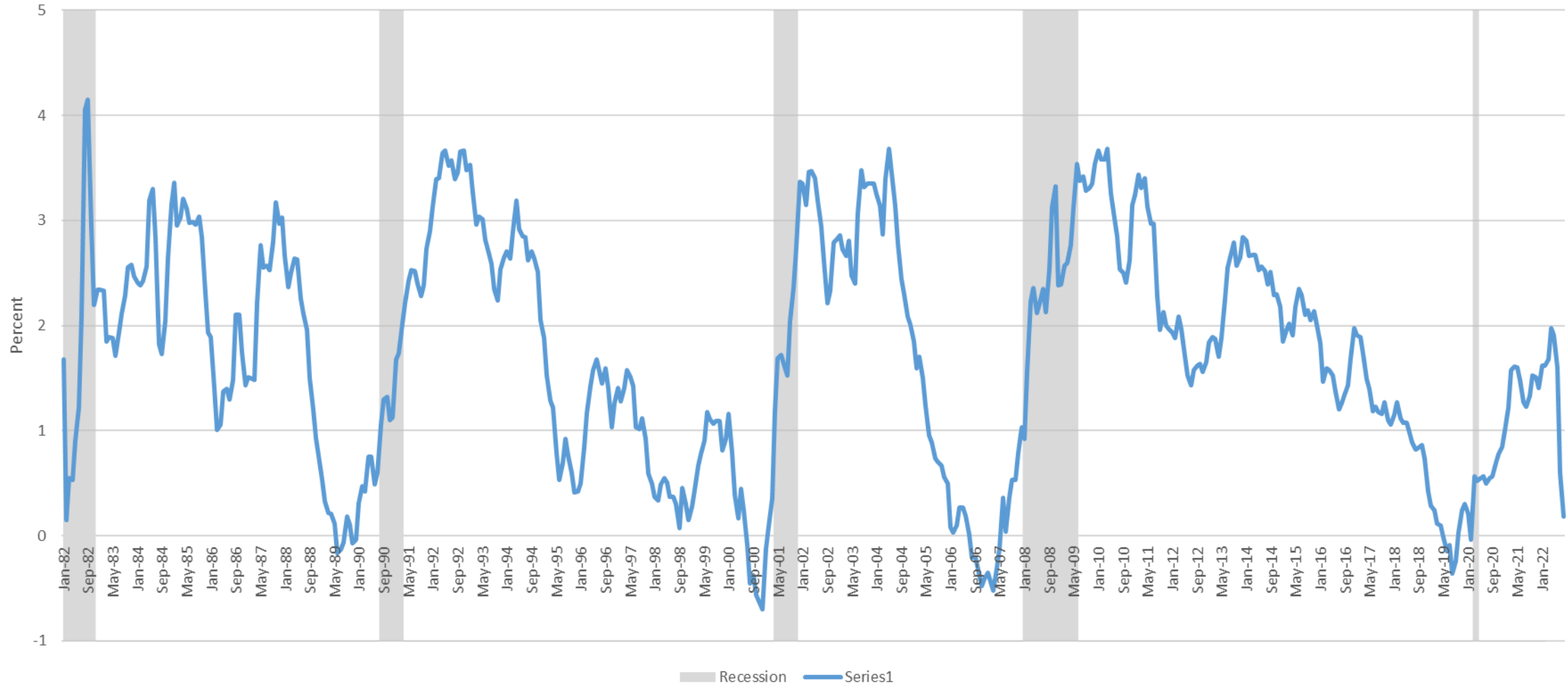
Employment Cost Index



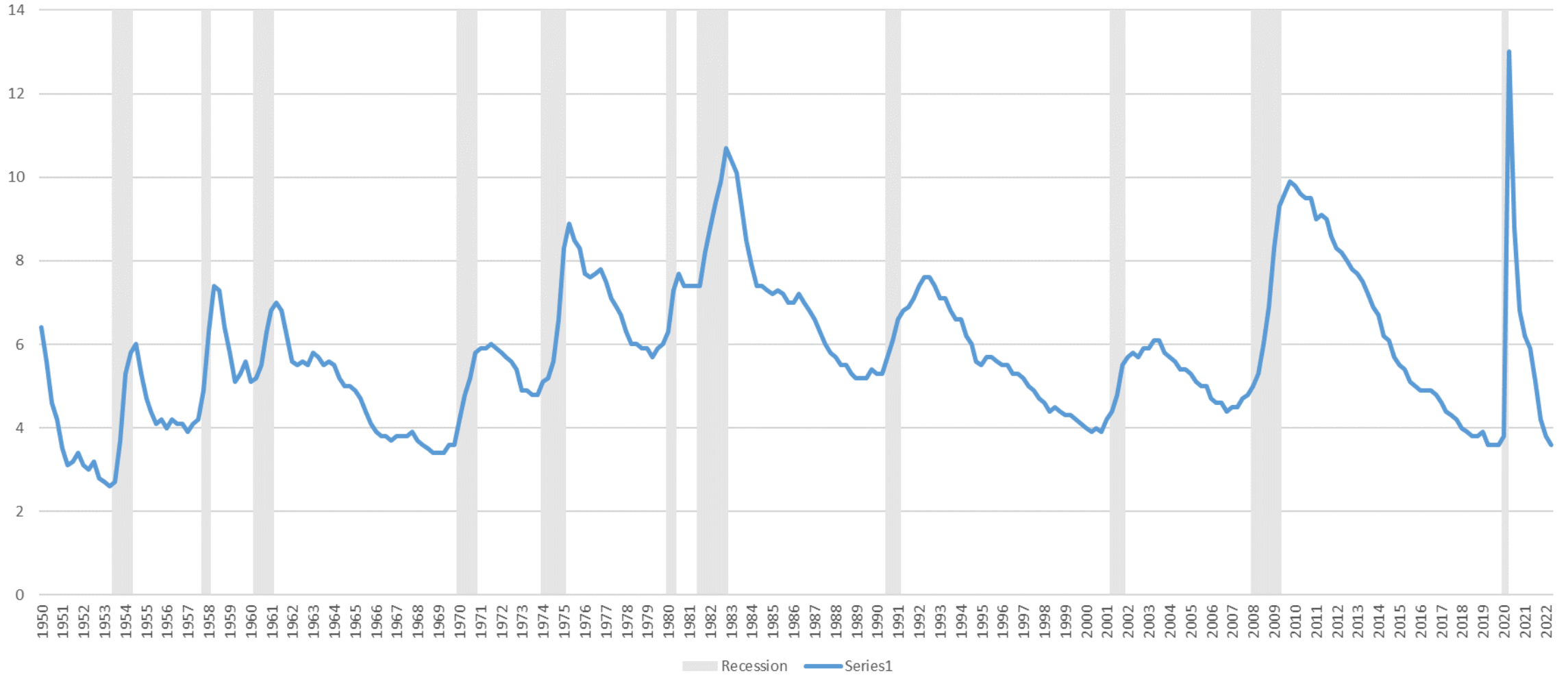
10 Year Minus 2 Year Treasury



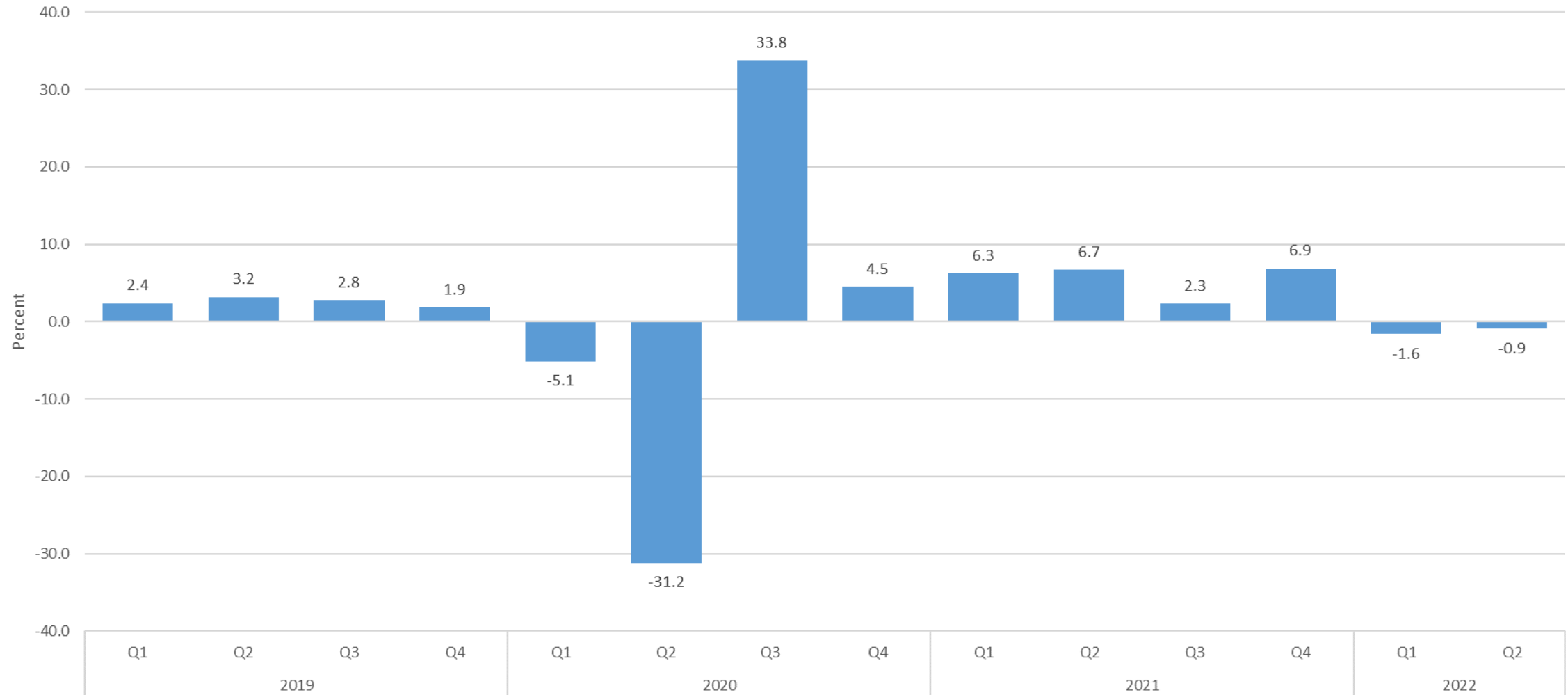
10 Year minus 3 Month Yield Curve



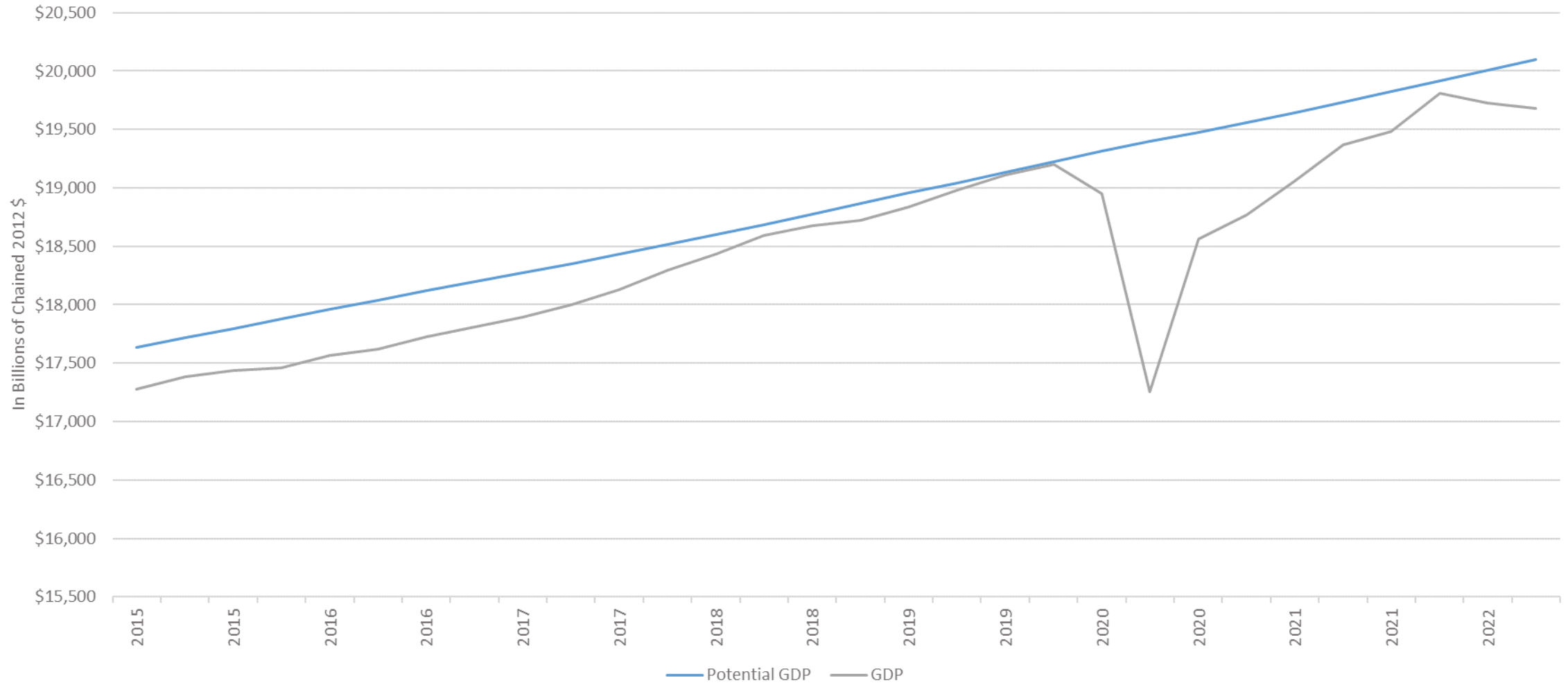
Unemployment Rate



U.S. Real GDP



GDP Gap



Sources

- Slides 3-9: Colorado Department of Local Affairs, State Demography Office (<https://demography.dola.colorado.gov/>)
- Slides 10,11: U.S. Census (Flowmapper)
- Slide 12,13: Bureau of Economic Analysis
- Slide 14,15: U.S. Census (SAIPE program)
- Slide 16, 17: Colorado Department of Labor and Employment
- Slide 18: Bureau of Economic Analysis
- Slide 19, 20: Colorado Department of Labor and Employment (QCEW)
- Slide 21: Mesa County and the City of Grand Junction
- Slide 22: Colorado Association of Realtors
- Slide 23: Freddie Mac
- Slide 24: Mesa County Public Trustee
- Slide 26: Bureau of Economic Analysis
- Slide 27, 28: U.S. Census (SAIPE program)
- Slide 29: Bureau of Economic Analysis
- Slide 30: Energy Information Agency, Baker Hughes
- Slide 31: Colorado Oil and Gas Conservation Commission (COGCC), jobs from Colorado Department of Labor and Employment
- Slide 32, 33, 34: Colorado Department of Labor and Employment (QCEW)
- Slide 35: Colorado Department of Labor and Employment
- Slide 36, 37: Bureau of Economic Analysis
- Slide 38, 39: U.S. Census (SAIPE program)
- Slide 40: Colorado Department of Labor and Employment
- Slide 41: Bureau of Economic Analysis
- Slide 42, 43: Colorado Department of Labor and Employment (QCEW)
- Slide 44, 45: Bureau of Economic Analysis
- Slide 46, 47: U.S. Census (SAIPE program)
- Slide 48, 49: Colorado Department of Labor and Employment (QCEW)
- Slides 50, 51: Colorado Division of Reclamation, Mining, and Safety
- Slide 52: Colorado Department of Labor and Employment
- Slide 53: Bureau of Economic Analysis
- Slide 54, 55: Bureau of Economic Analysis
- Slide 56: Routt County, Steamboat Springs, Hayden
- Slide 57: Colorado Department of Labor and Employment
- Slide 58, 59: Colorado Department of Labor and Employment (QCEW)
- Slide 60, 61: Colorado Association of Realtors
- Slide 62: Routt County Building Department
- Slide 64: Federal Reserve Bank of St. Louis
- Slide 65: Bureau of Labor Statistics
- Slide 66: New York, Philadelphia, Dallas Federal Reserves
- Slide 67: Bureau of Labor Statistics
- Slide 68, 69: Federal Reserve Bank of St. Louis
- Slide 70: Bureau of Labor Statistics
- Slide 71, 72: Bureau of Economic