

PUEBLO  
AREA  
2008  
DATA BOOK



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# PUEBLO AREA 2008 DATA BOOK

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## **I. INTRODUCTION:**

The intent of this report is to provide pertinent statistical information on the Pueblo community that meets the needs of a broad spectrum of data users. This publication is not a compendium of data; rather, it seeks to portray important trends that have characterized Pueblo's recent development. Tables and graphs constitute much of the subject matter of this report, but in some instances, significant trends warrant at least a brief narrative analysis. As a key to evaluating recent developments, comparisons are frequently made between Pueblo, and other Colorado communities of similar population size.

This issue has been extensively revised and updated. Many statistics from sources more current than the 2000 Census are incorporated in it, including recently released data from the 2007 American Community Survey. Of the entire report, the user may find the last section to be of the greatest value, since it lists the sources, both on-line and otherwise, used to compile the data in the tables and graphs.

Inflation adjusted dollars are expressed in terms of the Denver-Boulder Consumer Price Index (1982-84=100.0).

### **SIGNIFICANT TRENDS NOTED IN THIS YEAR'S EDITION**

- *Pueblo County's population has grown by almost 15,000 from 2000-2007. (See Table 2);*
- *In 2006, Hispanic Pueblo city residents comprised an estimated 45 percent of the population, Anglos 50 percent and other racial groups 5 percent. (See Table 3);*
- *The City of Pueblo in 2007 had 68 percent of total Pueblo County population; in 1970, it comprised 83 percent of the County total. (See Fig. 1);*
- *From 1982-2007, Pueblo County employment growth averaged 1,100 jobs per year. (See page 10);*
- *In 2002, 55 percent of Pueblo County workers lived within the City of Pueblo. Pueblo West accounted for 10.8 percent. By 2004, the two communities accounted for about 52.9 percent and 12.5 percent of Pueblo County workers, respectively. (See page 14);*
- *Since 2003, Pueblo County per capita income has declined relative to the State of Colorado, from 71.5 percent to 66.8 percent in 2006. (See Fig. 7);*
- *The poorest 20 percent of City of Pueblo population accounts for a little over 3 percent of total income, whereas the most affluent 20 percent accounts for almost one-half. (See Fig. 8)*
- *Although Pueblo's 2007 annual average wage rate of \$32,551 ranked 298<sup>th</sup> of 361 U.S. metropolitan areas its 2006-2007 growth rate of 5.2 percent exceeds the average U.S. metro growth rate, (3.8 percent). (See page 20);*
- *Analysis of data for 213 U.S. metro areas reveals that after wages are adjusted to account for cost of living differences, Pueblo annual 2007 wage ranked 124/213. Before adjustment for cost of living differences, it ranked 181/213. (See page 49)*

## **II. BRIEF ECONOMIC HISTORY: 1900-2005**

- 1900-1920 During this period, the City of Pueblo's population grew from 28,000 to 43,000. According to the 1910 Census, Austrians and Italians comprised the largest foreign-born populations. Together they comprised about 9 percent of Pueblo's total population. These immigrants made their rich ethnic heritage a part of Pueblo's culture. Many were employed by the Colorado Fuel and Iron Company, and the four smelters that had given Pueblo the epithet, "Smelting capital of the world." Most of the growth during this era occurred during the first decade of the new century. Pueblo's population grew by only 1,300 from 1910-1920. The First World War, (1914-1918), stemmed the tide of foreign immigration. The decline of the smelting industry also had a major impact on the economy.
- 1920-1940 The 1921 Flood was a turning point in Pueblo's economic history. Over 600 homes were destroyed, and the Philadelphia Smelter, Pueblo's last smelting operation was abandoned. Property damage was over \$25 million, which would represent \$290 million in today's dollars. Nevertheless, prosperity, or its illusion, was the hallmark of the 1920s. From 1920-1929, over 2,600 new residential building permits were issued. The 1930s were a stark contrast. During the entire decade of 1930-1939, only 449 new residential building permits were issued within the City of Pueblo. The 1940 Census enumerated a City of Pueblo population of a little over 52,000. Population gain from 1930-1940 numbered only 2,100, compared to the prior decade that saw a growth of more than 7,000 residents. Motor vehicle registrations in Pueblo County grew by only 3,200 during the Depression years (1930-1939), compared to over 12,000 during the decade of the 1920s.
- 1940-1960 War was followed by affluence. In 1949, median family income of Puebloans was 109 percent of the U.S. median income. During the 1950s, the largest three employers in Pueblo (CF&I, the Pueblo Ordnance Depot, and Colorado State Hospital) accounted for over a third of the employed work force, and almost one-half of total Pueblo County gross payrolls. The lack of diversity in the economy ultimately caused instability, which profoundly impacted Pueblo's subsequent development.
- 1960-1980 Economic stagnation characterizes this era. In 1960, Pueblo was the second-largest city in Colorado. By 1980, it ranked fifth. In 1960, Pueblo median family income was comparable to the U.S. and Colorado. By the end of the 70s, it was 92 percent of the U.S. figure, and 86 percent of the Colorado value.
- 1980-2000 Recession was followed by recovery. Massive layoffs in the steel industry occurred during 1982-1986. In 1981, employment at the CF&I steel mill was approximately 5,500. By 1986, this had declined to about 1,600. In 1982, Pueblo's unemployment approached 20 percent. Recovery began in the mid-1980s with the announcement that Sperry Corp. would be building a facility to manufacture defense-related electronics. One success followed another. In 1985, Target Corporation announced that it would be constructing a warehousing facility in Pueblo, and in 1986, Sperry

expanded its operations in Pueblo. By the end of the 1990s, over 12,000 new primary jobs had been added to Pueblo's economic base through the location of new businesses here, or expansion of existing ones. Pueblo's unemployment rate dropped to the point where it was comparable to the National rate. The decade of the 1990s saw the construction of nearly 2,900 new residential units in the City of Pueblo, compared to only 1,870 during the prior ten-year interval. For Pueblo County (outside the City of Pueblo), the increase was even more dramatic. Over 6,300 new homes were authorized by building permits, compared to less than 1,600 during the 1980s. Due to the differential growth rates, the City of Pueblo has a much older housing stock than is the case for Pueblo County. The Census shows a median year of construction of 1959 for homes within the City of Pueblo, compared to 1983 for homes located in Pueblo County, outside the Pueblo city limits

2000-2008 Pueblo's economy continues on a growth trend. Pueblo County population grows by over 14,000 residents during this period. Housing shows substantial gains, with nearly 10,000 new residences added during the period. Employment increased by over 7,500 jobs, from 61,584 in 2000 to 69,308 for calendar year 2007.

TABLE 1: GENERAL COMMUNITY STATISTICS

Elevation:	4,662 Feet (Near City Hall)
Area Within Pueblo City Limits as of December 31, 2007:	
	46.967 Square Miles
	30,059 Acres
Area of Pueblo County:	2,414 Square Miles
Minimum Highway Distances:	
	Denver 110 Miles
	Dallas 669 Miles
	Chicago 1,107 Miles
	Phoenix 736 Miles
	Los Angeles 1,121 Miles
Normal Monthly Temperature - Degrees Fahrenheit:	
	January 29.3
	April 49.9
	July 75.4
	October 52.4
	Annual 51.7
Annual Average Precipitation - 12.39 Inches	
Normal Annual Snowfall - 33.7 Inches	
Mean Wind Speed and Direction - 8.2 Mph, E	
Percent of Possible Sunshine - 76%	

### III. POPULATION

Preliminary 2007 population estimates developed by the Colorado Division of Local Government Demography Section suggest that Pueblo County has grown by 10.1 percent since the 2000 Census. Population grew by 15 percent from 1990-2000. Population growth from 1960-1990 was only 3.7 percent. Improved economic opportunity and increased commuting by persons who work outside Pueblo but choose to live in the Pueblo community probably account for most of the increase. Growth has accelerated since 1990.

Recent population growth for the City of Pueblo has been much more modest, where population has increased by 4.3 percent since 2000. Although the U.S. economy has experienced varying degrees of fortune over the past thirty years, Pueblo has generally not fully shared in the periods of National prosperity, and has been more heavily impacted by periods of National recession. In 1960, Pueblo was the second-largest city in the State of Colorado: In 2006, it ranked eighth largest. It appears that this trend may be changing, as Pueblo participates more fully in the recent growth that distinguishes Colorado as a whole, and consequently, gains a greater share of the prosperity that has characterized the State's economy. Several proposed annexations on Pueblo's north side have the potential of radically altering the future population composition of the City of Pueblo. The ultimate extent of its growth will be determined by the demand for new housing.

**TABLE 2: POPULATION CHARACTERISTICS**

	1960	1970	1980	1990	2000	2007
<b>City of Pueblo</b>	91,181	97,774	101,686	98,640	102,121	106,079
<b>Pueblo County</b>	118,707	118,238	125,972	123,051	141,472	155,723
<b>AGE DISTRIB.</b>	<b>(PUEBLO COUNTY)</b>					
Under age 18	45,834	42,985	36,891	32,479	36,546	37,841
18-64	61,697	64,131	74,512	71,895	83,470	95,458
65 yrs. and over	11,176	11,122	14,569	18,677	21,456	22,424
<b>AGE DISTRIB.</b>	<b>(% OF TOTAL)</b>					
Under age 18	38.6%	36.4%	29.3%	26.4%	25.8%	24.3%
18-64	52.0%	54.2%	59.1%	58.4%	59.0%	61.3%
65 yrs. and over	9.4%	9.4%	11.6%	15.2%	15.2%	14.4%
Median age (yrs.)	28.1	27.0	29.9	34.7	36.7	35.9

*SOURCE: U.S. Census Bureau; CO Dept of Local Gov't., Demography Office for 2007 estimates.  
2007 age data adjusted to conform to State Demography Office estimates*

The age composition of Pueblo County's population has undergone a significant transition. The proportion of population under age 18 has declined steadily since 1960 as a result of a decreased birth rate. The County has seen numeric growth in the elderly population, although the proportion of elderly is essentially unchanged from 1990-2000, and actually is somewhat less on the basis of recent 2007 estimates. This parallels National developments, where 12.5 percent of the population was over age 65 in 1990, 12.4 percent in 2000 and 12.6 percent in 2007, the latest available estimate. For Colorado, the corresponding figure was 10.0 percent age 65 or above in 1990 and 9.7 percent in 2000, and 2007. It is apparent from the above figures, however, that the proportion of elderly in Pueblo County is somewhat higher than is the case for the U.S. and substantially higher than the Colorado rate. Over the long-term, the senior population can be expected to comprise an increasing proportion of the population as the generation born during the Baby Boom enters the ranks of the elderly.

The racial and ethnic composition of Pueblo's population is shown in Table 3.

**TABLE 3: POPULATION BY RACE AND HISPANIC ORIGIN**

NON-HISPANIC ORIGIN	CITY OF PUEBLO			PUEBLO COUNTY		
	2000 Census	2006	<sup>1</sup> Margin of error	2000	2006	<sup>1</sup> Margin of error
White	52,202	52,036	+/- 2,987	81,624	87,185	+/- 339
Black	2,199	2,527	+/- 547	2,391	2,750	+/- 390
Amer. Ind., Alaska Native	622	709	+/- 311	917	969	+/- 303
Asian	623	783	+/- 233	847	936	+/- 262
Native Hawaiian, Pacific Islander	39	0	+/- 271	58	0	+/- 271
Other, incl 2 or More Races	1,370	1,375	N/A	1,925	2,183	N/A
<b>HISPANIC OR LATINO</b>	<b>45,066</b>	<b>46,507</b>	<b>+/- 2,587</b>	<b>53,710</b>	<b>58,889</b>	<b>N/A</b>
<b>TOTAL</b>	<b>102,121</b>	<b>103,937</b>	<b>+/- 3,686</b>	<b>141,472</b>	<b>152,912</b>	<b>N/A</b>
<b>PERCENT OF TOTAL</b>						
NON-HISPANIC ORIGIN	2000 Census	2006	<sup>1</sup> Margin of error	2000	2006	<sup>1</sup> Margin of error
White	51.1%	50.1%	N/A	57.7%	57.0%	N/A
Black	2.2%	2.4%	N/A	1.7%	1.8%	N/A
Amer. Ind., Alaska Native	0.6%	0.7%	N/A	0.6%	0.6%	N/A
Asian	0.6%	0.8%	N/A	0.6%	0.6%	N/A
Native Hawaiian, Pacific Islander	0.0%	0.0%	N/A	0.0%	0.0%	N/A
Other, incl 2 or More Races	1.3%	1.3%	N/A	1.4%	1.4%	N/A
<b>HISPANIC OR LATINO</b>	<b>44.1%</b>	<b>44.7%</b>	<b>N/A</b>	<b>38.0%</b>	<b>38.5%</b>	<b>N/A</b>
<b>TOTAL</b>	<b>100.0%</b>	<b>100.0%</b>	<b>N/A</b>	<b>100.0%</b>	<b>100.0%</b>	<b>N/A</b>

<sup>1</sup> Represents approximately 90 percent probability that actual value will be within this range.

SOURCE: U.S. Bureau of the Census, 2000 Census of Population, American Community Survey for 2006

Somewhat less than 45% of the City of Pueblo's population identified themselves as being Hispanic or Latino in 2006. This compares to 44.1% who identified themselves as

being Hispanic, six years previously. It is apparent that the Hispanic population in the City of Pueblo has seen substantial growth in recent years. This growth is even more noteworthy considering the fact that minority groups are typically the population segments most subject to being undercounted by the Census. The Non-Hispanic population has correspondingly declined. Data for 2006 in the above table are from the American Community Survey, a large-scale survey of the entire population developed by the U.S. Census Bureau. As they are based on a sample estimate rather than an enumeration of the entire population, the 90 percent margin of error values are given. This represents an approximate 90 percent probability that the data will be within the given range.

Within Pueblo County as a whole, both the Hispanic and Non-Hispanic segments of the population have grown markedly, at least in numeric terms. Percentage-wise, the 2006 non-Hispanic White population has decreased compared to 2000. It would appear reasonable, then, to surmise that two trends will characterize Pueblo's population for the foreseeable future. It will contain an increasing proportion of elderly persons, and it will become increasingly Hispanic. The overall extent of population growth will partly depend upon the success of Pueblo's continuing efforts to attract new businesses as well as the expansion of existing ones. The graph below (Fig. 1) shows the historic trend of population growth within the City of Pueblo and entire Pueblo County.

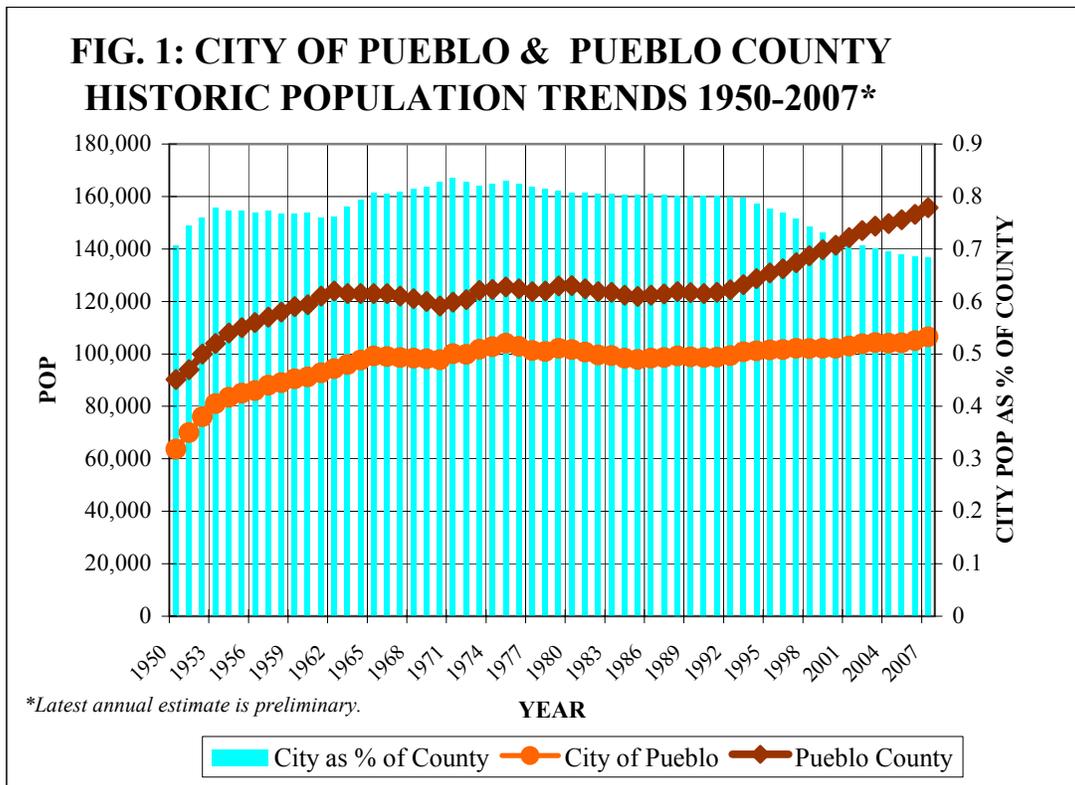


Table 4 shows the trends of natural increase and net migration in Pueblo County for the past ten years. Natural increase is the excess of births over deaths in a population. The

rate of natural increase has shown a surprising degree of stability, ranging between about 400-600 per year. Neither the birthrate, nor the death rate has changed much.

Perhaps the most important trend to be examined is the rate of net migration. Population will either move into an area or leave it. Net migration is the difference between the numbers of persons moving to an area (in-migrants), compared to those who are leaving (out-migrants). If more people migrate to an area than leave, the net migration is positive. If there are more out-migrants than in-migrants, net migration will be negative. Table 4 reveals that for each year with the exception of 2004 and 2005 during the last 10 years, net in migration exceeded 1,000 persons per year. The lowest numeric value of net migration was for 2004. This would appear to be directly related to a general slowdown in population growth throughout the State of Colorado. On the basis of the most current year of data, more rapid growth due to migration seems to have resumed.

For 2002-2003, Colorado's population growth registered a 1.4 percent increase compared to a 2.8 percent gain from 2000-2001. For 2001, almost 82,000 new residents moved to Colorado, compared to less than 25,000 during 2003, the lowest value for the 2000-2007 period. Colorado's net migration for 2007 is forecasted at approximately 54,000 residents.

**TABLE 4: COMPONENTS OF POPULATION CHANGE:  
PUEBLO COUNTY, CO.**

Year	Births	Birth Rate per 1,000 pop	Deaths	Death Rate per 1,000 pop.	Natural Increase	Net Migration	Total Population
1998	1,869	13.6	1,352	9.8	517	2,070	137,381
1999	1,933	13.8	1,374	9.8	559	1,778	139,718
2000	1,927	13.6	1,380	9.7	547	1,789	142,054
2001	2,004	13.9	1,393	9.7	611	1,718	144,190
2002	1,985	13.5	1,482	10.1	503	2,171	146,827
2003	2,060	13.9	1,451	9.8	609	1,124	148,560
2004	1,946	13.0	1,526	10.2	420	583	149,563
2005	1,993	13.2	1,546	10.2	447	907	150,917
2006	2,014	13.2	1,412	9.2	602	1,561	153,080
2007	2,142	13.8	1,507	9.7	635	2,009	155,724

*Source: Colorado Division of Local Government, Demography Office*

Population projections for Pueblo County and the City of Pueblo are shown in Table 5. The forecasts were developed as part of the 2035 Long Range Transportation Plan, developed by the Pueblo Metropolitan Planning Organization. These are available at [www.pacog.net](http://www.pacog.net) Click on 2035 Long Range Transportation Plan, then Ch. 4, Socioeconomic Profile.

The Pueblo County projections were developed with the cooperation and assistance of the State Demography Office. The forecasts developed by the Metropolitan Planning

Organization (MPO) diverge slightly from those developed by the Demography Office. This is due mainly to the assumption made in the MPO forecasts that Pueblo’s labor force participation rates will tend to converge to national values over time. Pueblo’s share of military population is also assumed to be somewhat greater than that forecast by the Demography Office. For purposes of the Long Range Transportation Plan, the age distribution of the population was not required. The age detail as shown in Table 4 was derived by multiplying the ratios of age-specific population from the Demography Office forecasts by the total population from the 2035 Long Range Plan.

Projections for the City of Pueblo were developed after evaluation of its historic and recent trend of residential development. The City of Pueblo is expected to capture roughly 70 percent of the 41,600 new household growth anticipated to occur in Pueblo County over the next 30 years.

**TABLE 5: PROJECTED POPULATION GROWTH**

<b>YEAR</b>	<b>2000</b>	<b>2005</b>	<b>2015</b>	<b>2025</b>	<b>2035</b>
<b>Pueblo County</b>	141,472	151,104	181,116	214,093	250,477
<b>AGE DISTRIBUTION</b>					
Under age 20	40,756	42,158	48,177	56,521	65,374
20-64 yrs.	79,260	86,583	106,315	123,318	145,026
65 yrs. and over	21,456	22,363	26,624	34,255	40,076
<b>AGE DISTRIBUTION (% OF TOTAL)</b>					
Under age 20	28.8%	27.9%	26.6%	26.4%	26.1%
20-64 yrs.	56.0%	57.3%	58.7%	57.6%	57.9%
65 yrs. and over	15.2%	14.8%	14.7%	16.0%	16.0%
<b>City of Pueblo</b>	102,121	104,169	120,819	139,445	159,273

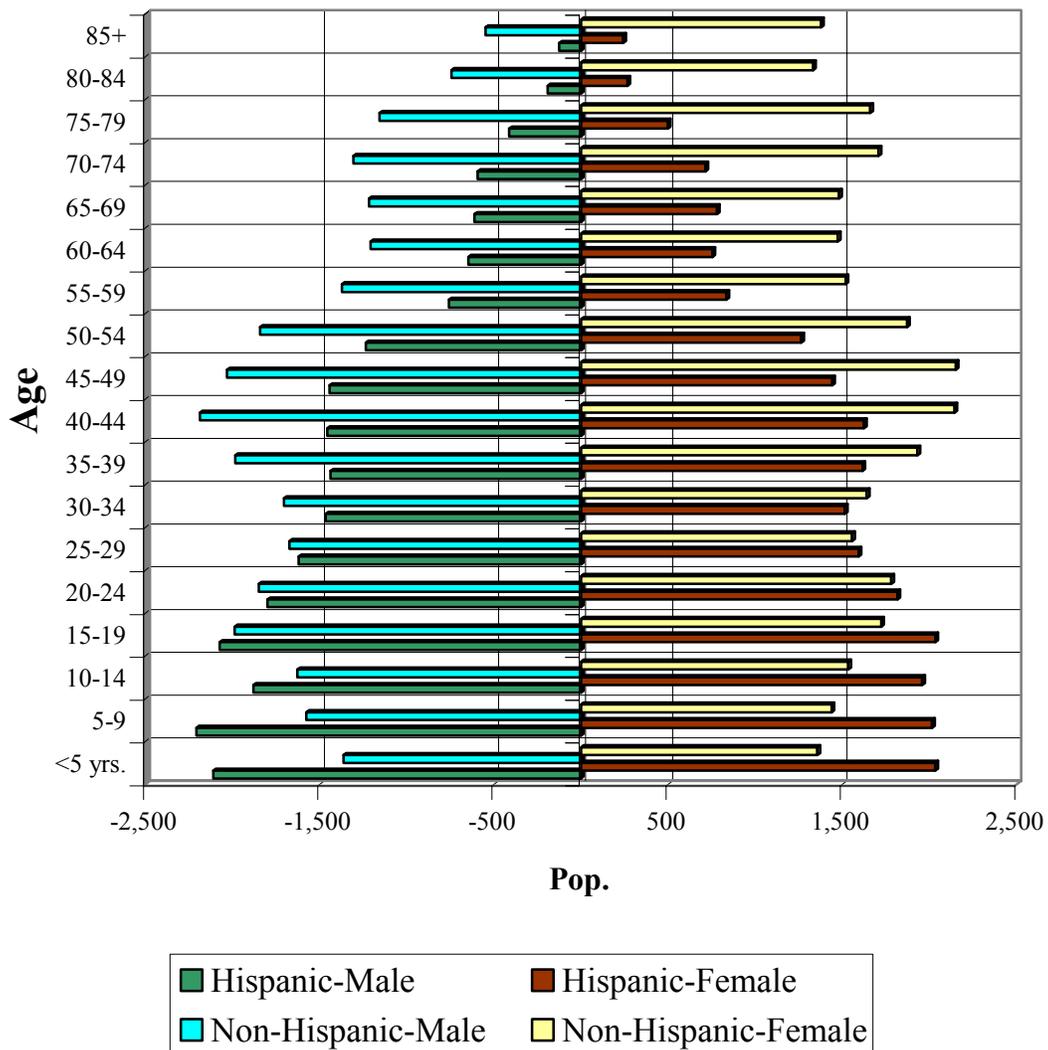
*SOURCE: C035 Long Range Transportation Plan, Colorado State Demography Office (see text)*

On the basis of the historic trend of growth in Pueblo, the population projections depicted above appear reasonable at this time; however, there are a variety of events that could affect their accuracy.

- An increased level of employment growth in Pueblo could have an impact on the rate of population growth if the new jobs that are created draw population from outside the Pueblo area.
- Changes in inter-regional commuting patterns also affect population forecasts by altering the ratio of persons living as compared to working in an area.
- Changes in the rates of fertility and mortality may cause the projections to diverge from actual population trends, particularly as the time frame is extended further into the future.

- Although 100% coverage from the Census is an unattainable goal, any significant undercount will be reflected in population projections that are prepared using these figures.
- The City of Pueblo's projected population growth depends in some degree upon annexation of populated areas into the City. As this is largely an unpredictable development, mathematical trend extrapolations or economic models cannot accurately reflect it.
- The price, quality, and availability of housing within the City of Pueblo may affect the level of population. As will be mentioned in the Housing Section of this report, the recent level of new residential activity in the City of Pueblo has declined relative to Pueblo County as a whole.

**FIG. 2: AGE BY HISPANIC ORIGIN: City of Pueblo, CO**



## IV. EMPLOYMENT

**TABLE 6: EMPLOYMENT TRENDS: PUEBLO COUNTY**

(Annual Average)

	2003	2004	2005	2006	2007
Employment	63,673	64,104	65,077	67,169	69,308
Unemployment	5,163	5,172	4,875	4,051	3,538
Unemployment Rate (%)	7.5%	7.5%	7.0%	5.7%	4.9%
Total Labor Force	68,836	69,276	69,952	71,220	72,846

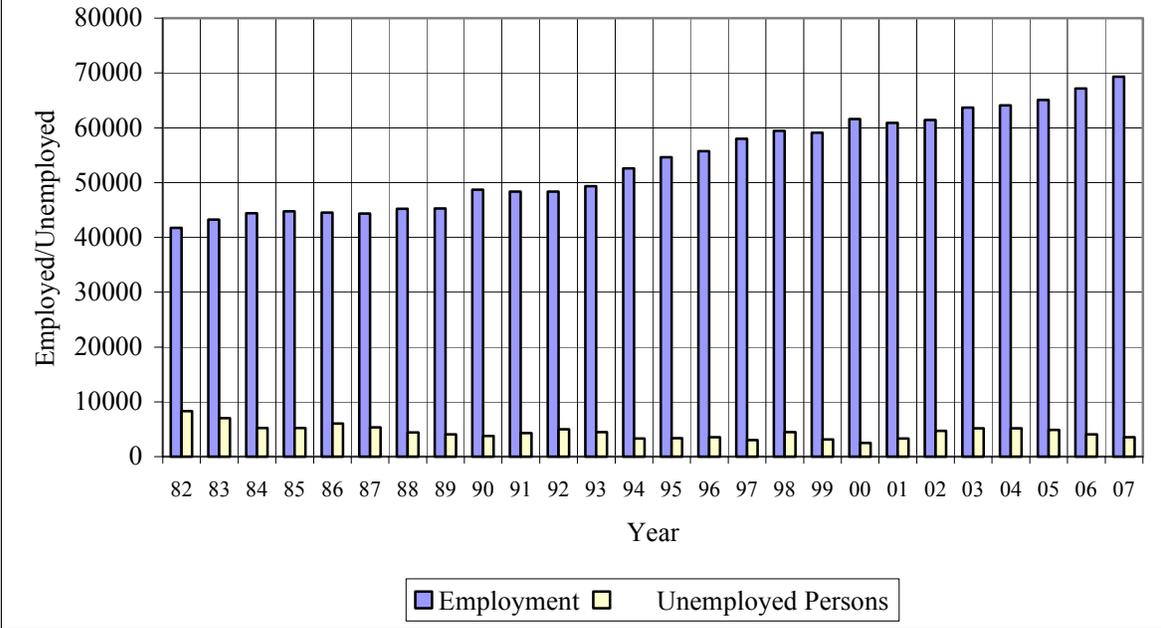
(By Place of Work - ES-202 Series)

	2003	2004	2005	2006	2007
Agriculture, Forestry, Fishing, Hunting	178	190	194	193	167
Mining	55	55	66	87	65
Utilities	368	369	374	405	416
Construction	3,679	3,703	3,700	3,827	4,161
Manufacturing	4,447	4,123	4,015	4,172	4,395
Wholesale Trade	1,237	1,304	1,287	1,311	1,285
Retail Trade	7,076	7,144	7,324	7,362	7,519
Transportation & Warehousing	1,339	1,275	1,182	1,168	1,156
Information	833	801	808	801	835
Finance & Insurance	1,591	1,487	1,471	1,435	1,376
Real Estate, Rental & Leasing	727	710	709	715	733
Professional & Technical Services	941	976	929	1,009	1,045
Mgmt. Of Companies & Enterprises	138	153	147	140	143
Administrative & Waste Services	3,393	3,323	3,417	4,290	4,633
Educational Services	96	94	127	178	240
Health Care & Social Assistance	8,931	9,107	8,997	8,992	9,206
Arts, Entertainment & Recreation	541	600	719	671	747
Accommodation & Food Services	5,456	5,359	5,638	5,611	5,648
Other Services	1,520	1,411	1,382	1,379	1,451
Non-Classifiable	--	--	--	--	--
Government	10,990	11,047	11,245	11,408	11,580
TOTAL	53,536	53,231	53,731	55,154	56,801

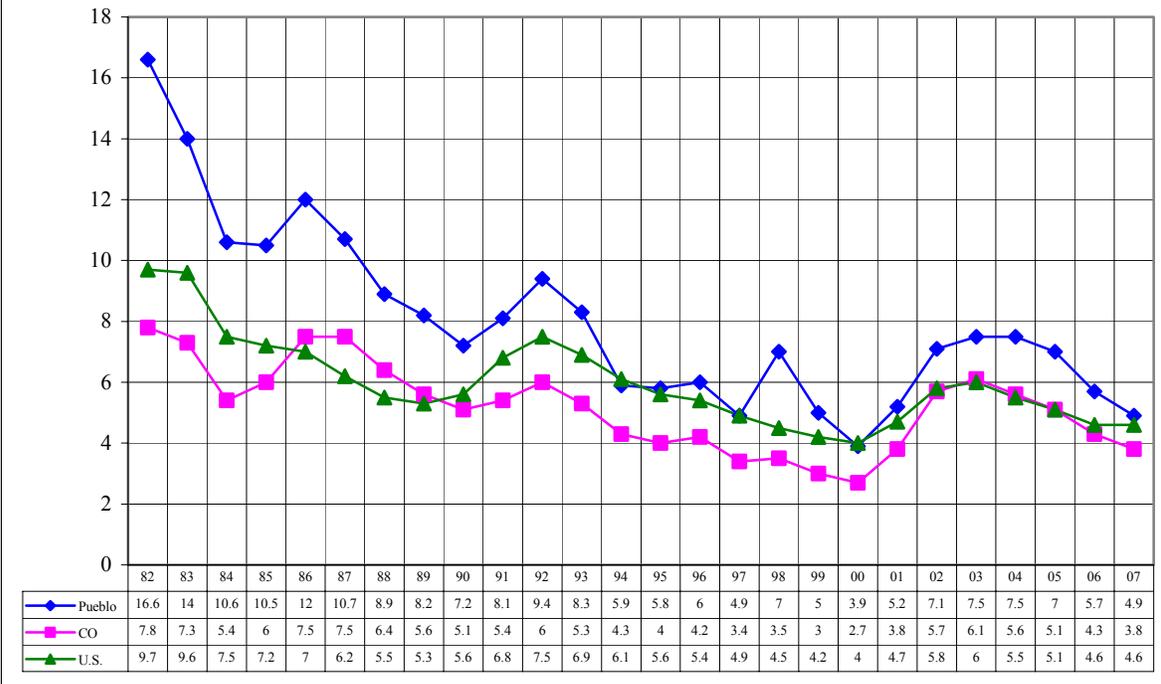
SOURCE: U.S. Bureau of Labor Statistics, Colorado Dept. of Labor & Employment, Labor Market Information

Since the recession of the early 1980s, the employment picture in Pueblo has brightened considerably. A substantial decline in the unemployment rate has occurred, and the number of persons employed has grown by 66.0% during the period of 1982-2007. Employment grew from 41,734 jobs in 1982 to 69,308 in 2007. The long-term trend shows an annual average growth of about 1,060 jobs per year during the twenty-six year interval of 1982-2007. Job growth for the last five years has averaged 1,130, annually. The 4.9% annual unemployment rate in Pueblo, however, is still somewhat higher than the U.S. rate of 4.6% and significantly higher than Colorado's 2007 rate, 3.8%.

**FIG. 3: PUEBLO EMPLOYMENT TRENDS**

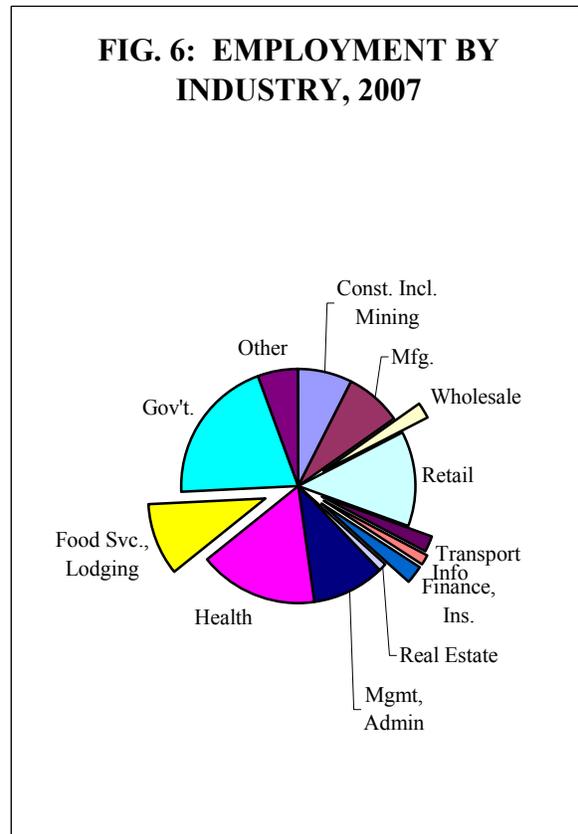
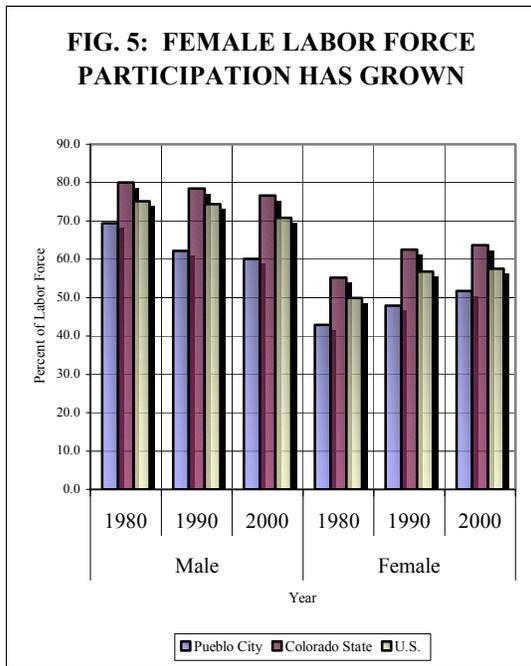


**FIG. 4: AVERAGE ANNUAL UNEMPLOYMENT RATES**



It is interesting to examine the rates of labor force participation in Pueblo. To define the term, the labor force participation rate is the ratio of the population in the labor force divided into the total population of working age. The labor force consists of those persons who are employed, plus those who are unemployed, and are actively seeking employment. As depicted in Figure 5, a major expansion occurred in the female labor force participation rates between 1980 and 2000 in Pueblo, the State of Colorado, and the U.S., as a whole. This is to be expected as more women enter the job market and the numbers of two-income households increase. There has been a tendency of gradually decreasing labor force participation of the male population from 1980 to 2000 for Pueblo, the State of Colorado, and the U.S., Nationally. It is difficult to account for any single factor that resulted in the decline in Pueblo's male work force during the past decade, but an aging population and increased early retirements may have had an effect.

The rate of increase of the female labor force seems to have declined somewhat since 1990. This is perhaps due to the aging of not only Pueblo's female population, but also that of Colorado and the U.S.



**TABLE 7A: PUEBLO COUNTY WORKERS BY PLACE OF RESIDENCE, 2002-2004**

<u>Area Employment by Category</u>	<u>2002</u>		<u>2003</u>		<u>2004</u>	
	Count	Share	Count	Share	Count	Share
Total Employers:	2,835		2,846		2,969	
All Jobs	53,852	100.0%	51,956	100.0%	52,616	100.0%
All Jobs (Private Sector Only)	42,619	79.1%	40,617	78.2%	41,812	79.5%
All Primary Jobs (Worker's highest paying job)	50,093	93.0%	48,726	93.8%	49,277	93.7%
All Primary Jobs (Private Sector Only)	39,372	73.1%	37,944	73.0%	39,010	74.1%
<b>Baseline Count of Jobs</b>	<b>2002</b>		<b>2003</b>		<b>2004</b>	
All Jobs	53,852	100.0%	51,956	100.0%	52,616	100.0%
<b>Job counts in Cities/Towns Where Workers Live</b>	<b>2002</b>		<b>2003</b>		<b>2004</b>	
Pueblo, Colorado	29,626	55.0%	28,295	54.5%	27,815	52.9%
Pueblo West, Colorado	5,794	10.8%	5,958	11.5%	6,552	12.5%
Colorado Springs, Colorado	2,140	4.0%	2,028	3.9%	1,972	3.7%
Denver, Colorado	772	1.4%	725	1.4%	837	1.6%
Aurora, Colorado	487	0.9%	630	1.2%	648	1.2%
Canon City, Colorado	426	0.8%	364	0.7%	428	0.8%
Lakewood, Colorado	268	0.5%	232	0.4%	254	0.5%
Fort Collins, Colorado	221	0.4%	210	0.4%	240	0.5%
Security-Widefield, Colorado	220	0.4%	232	0.4%	235	0.4%
Thornton, Colorado	156	0.3%	216	0.4%	227	0.4%
All Other Locations	13,742	25.5%	13,066	25.1%	13,408	25.5%
<b>Job counts in Counties Where Workers Live</b>	<b>2002</b>		<b>2003</b>		<b>2004</b>	
Pueblo	41,471	77.0%	39,840	76.7%	40,108	76.2%
El Paso	3,039	5.6%	2,870	5.5%	2,794	5.3%
Fremont	1,112	2.1%	977	1.9%	1,113	2.1%
Arapahoe	818	1.5%	971	1.9%	994	1.9%
Denver	772	1.4%	725	1.4%	837	1.6%
Jefferson	880	1.6%	869	1.7%	832	1.6%
Adams	579	1.1%	636	1.2%	700	1.3%
Larimer	445	0.8%	391	0.8%	449	0.9%
Douglas	366	0.7%	439	0.8%	426	0.8%
Otero	428	0.8%	453	0.9%	416	0.8%
All Other Locations	3,942	7.3%	3,785	7.3%	3,947	7.5%
<b>Job counts in States Where Workers Live</b>	<b>2002</b>		<b>2003</b>		<b>2004</b>	
Colorado	52,263	97.0%	50,655	97.5%	51,254	97.4%
California	251	0.5%	243	0.5%	267	0.5%
Texas	245	0.5%	194	0.4%	188	0.4%
All Other Locations	1,093	2.0%	864	1.7%	907	1.7%

SOURCE: U.S. Bureau of the Census, Longitudinal Employment/Household Dynamics (LEHD)

**TABLE 7B: PUEBLO COUNTY RESIDENT JOBS BY PLACE OF WORK, 2002-2004**

<u>Resident-Held Jobs by Category</u>	<u>2002</u>		<u>2003</u>		<u>2004</u>	
	Count	Share	Count	Share	Count	Share
All Jobs	60,769	100.0%	58,649	100.0%	59,047	100.0%
All Jobs (Private Sector Only)	48,820	80.3%	46,626	79.5%	47,517	80.5%
All Primary Jobs (Worker's highest paying job)	56,478	92.9%	54,880	93.6%	55,250	93.6%
All Primary Jobs (Private Sector Only)	45,009	74.1%	43,410	74.0%	44,228	74.9%

<u>Baseline Count of Jobs</u>	<u>2002</u>		<u>2003</u>		<u>2004</u>	
	Count	Share	Count	Share	Count	Share
All Jobs	60,769	100.0%	58,649	100.0%	59,047	100.0%

<u>Job counts in Cities/Towns Where Residents are Employed</u>	<u>2002</u>		<u>2003</u>		<u>2004</u>	
	Count	Share	Count	Share	Count	Share
Pueblo, Colorado	35,405	58.3%	33,392	56.9%	33,570	56.9%
Colorado Springs, Colorado	5,043	8.3%	4,676	8.0%	4,970	8.4%
Denver, Colorado	2,968	4.9%	2,793	4.8%	2,771	4.7%
Pueblo West, Colorado	1,743	2.9%	1,512	2.6%	1,784	3.0%
Aurora, Colorado	839	1.4%	817	1.4%	893	1.5%
Fountain, Colorado	647	1.1%	689	1.2%	626	1.1%
Lakewood, Colorado	682	1.1%	650	1.1%	603	1.0%
Canon City, Colorado	354	0.6%	314	0.5%	355	0.6%
Centennial, Colorado	271	0.4%	272	0.5%	300	0.5%
Fort Collins, Colorado	266	0.4%	199	0.3%	287	0.5%
All Other Locations	12,551	20.7%	13,335	22.7%	12,888	21.8%

<u>Job counts in Counties Where Residents are Employed</u>	<u>2002</u>		<u>2003</u>		<u>2004</u>	
	Count	Share	Count	Share	Count	Share
Pueblo	41,471	68.2%	39,840	67.9%	40,108	67.9%
El Paso	6,328	10.4%	6,111	10.4%	6,320	10.7%
Denver	2,968	4.9%	2,793	4.8%	2,771	4.7%
Arapahoe	1,762	2.9%	1,644	2.8%	1,859	3.1%
Jefferson	1,416	2.3%	1,501	2.6%	1,384	2.3%
Fremont	1,173	1.9%	1,107	1.9%	1,064	1.8%
Adams	1,068	1.8%	1,164	2.0%	1,052	1.8%
Douglas	710	1.2%	833	1.4%	763	1.3%
Larimer	469	0.8%	429	0.7%	543	0.9%
Boulder	529	0.9%	479	0.8%	496	0.8%
All Other Locations	2,875	4.7%	2,748	4.7%	2,687	4.6%

SOURCE: U.S. Bureau of the Census, Longitudinal Employment/Household Dynamics (LEHD)

Tables 7A and 7B represent an attempt to understand commuting patterns of Pueblo County workers and residents. The first table (7A) shows where Pueblo County workers live. In other words, for workers employed by Pueblo County businesses, the table shows the community, county, or state where they reside. In 2002, 55 percent of Pueblo County workers lived within the City of Pueblo. Pueblo West accounted for 10.8

percent. By 2004, the two communities accounted for about 52.9 percent and 12.5 percent of Pueblo County workers, respectively. Pueblo County workers who live out of state comprise about 2.5 percent of Pueblo jobs.

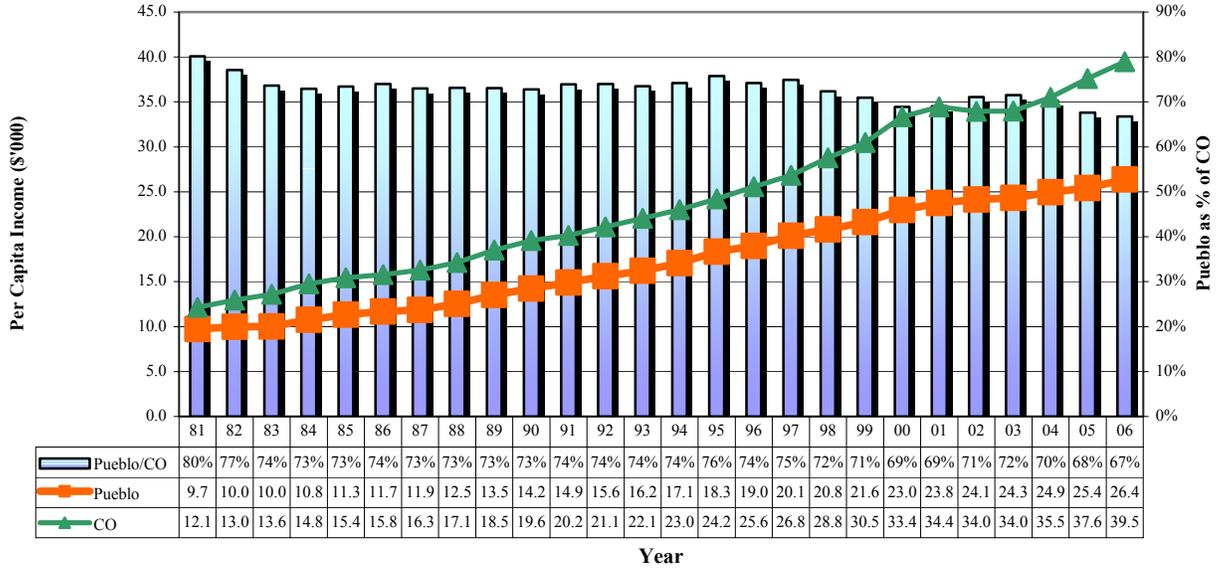
Table 7B shows where Pueblo County residents work. In other words for people whose place of residence is Pueblo County, this table will show the community or county where they are employed. About two-thirds of Pueblo County residents work at jobs within Pueblo County. Approximately 10 percent of Pueblo County workers commute to El Paso County. Nearly 80 percent of the approximately 6,300 Pueblo County workers who commute to locations within El Paso County have jobs within the city of Colorado Springs.

## **V. INCOME**

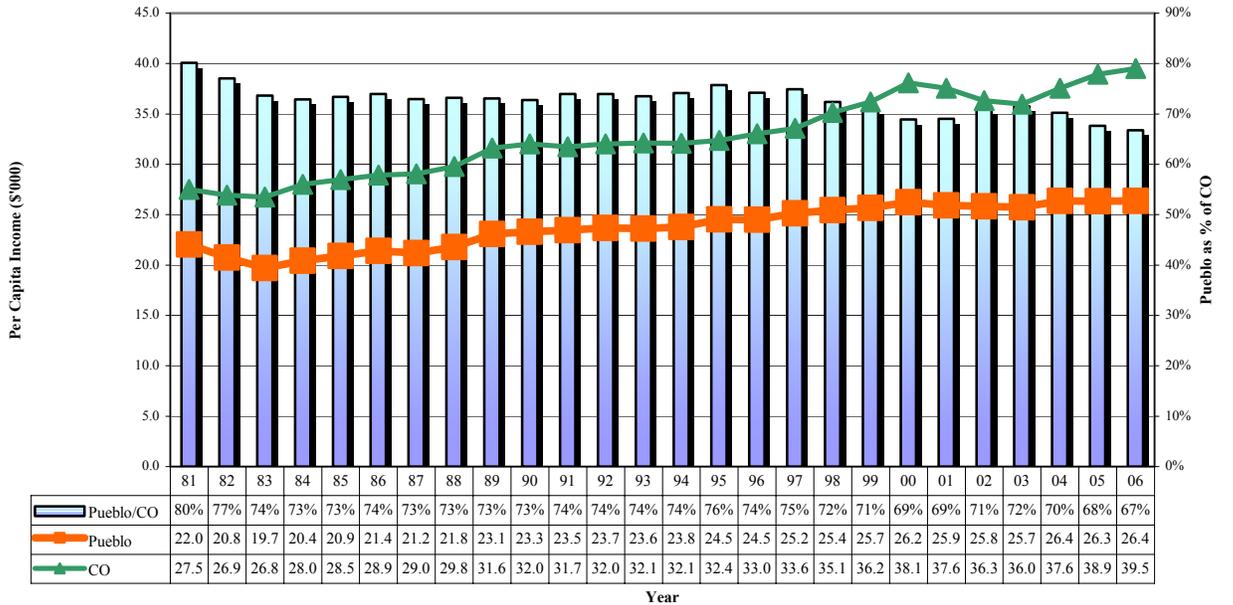
Per capita income (income per person) is derived by dividing total personal income by the population for a given geographic area. Hence; for Pueblo County in 2000, with total personal income of \$3.3 billion and a population of 141 thousand, per capita income in round figures is  $\$3,300,000,000/141,000$ , i.e. \$23,000. The long-term trend in comparative per capita income for Pueblo County and the State of Colorado is shown in the graphs below. It is immediately apparent that Pueblo County lags significantly behind the State in terms of personal income growth. Pueblo shows a declining share of per capita income relative to the State of Colorado. After several years of improvement in the early years of the decade, the gap appears to once again be widening. The trend over the last quarter-century reveals a deterioration of income levels relative to Colorado as a whole.

Although unable to keep pace with Colorado's level of affluence, Pueblo has, nevertheless, seen moderate growth in real income. In 1981 (the year just prior to the crisis in the local steel industry) Pueblo's per capita personal income was \$9,700. This increased to \$26,400 by 2006, a growth of 172 percent. If this were expressed in terms of constant 2006-based dollars, per capita personal income in 1981 would have been \$22,000. So accounting for the inflationary growth component of income change reduces real economic growth to about 20 percent over the twenty-six year duration. Graph 7B clearly shows the impact of the recession during the early 1980s on Pueblo's economy and its subsequent recovery. By 1989, Pueblo had overcome the effects of the steel industry induced downturn which plagued the earlier years of the decade. The 1981-2006 compounded annual growth rate in real (inflation-adjusted) personal income amounted to 0.7 percent.

**FIG. 7A: PUEBLO COUNTY AND COLORADO PER CAPITA INCOME  
(Current Dollars)**



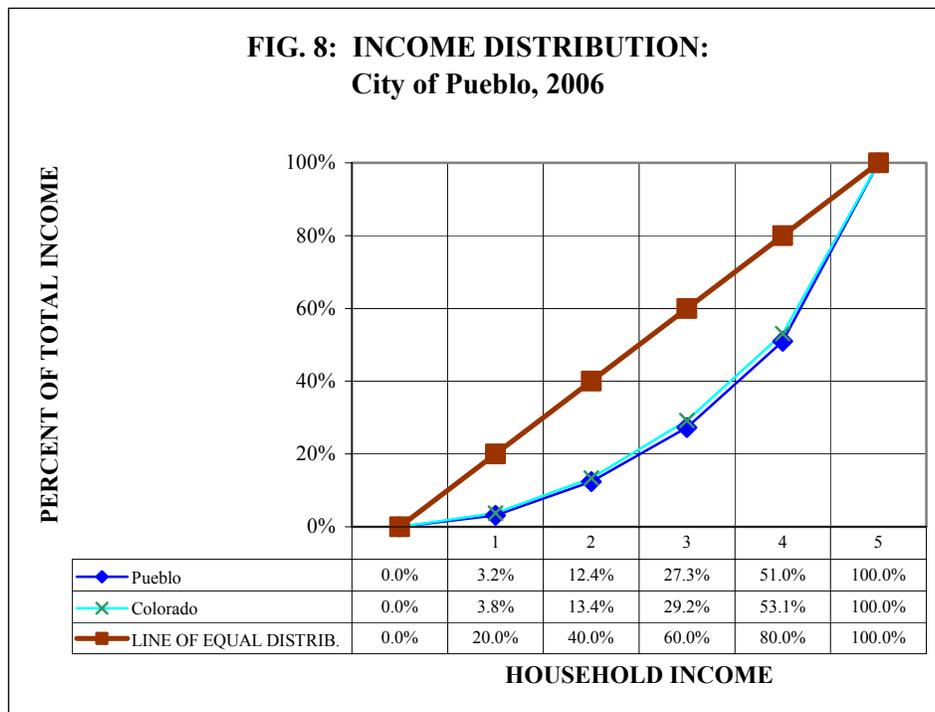
**FIG. 7B: PUEBLO COUNTY AND COLORADO PER CAPITA INCOME  
Real (Inflation-Adjusted) Dollars**



Another way of analyzing income distribution is to examine the income concentration of the most affluent top 20 percent and least affluent bottom 20 percent of the population. In a perfect utopian world of absolute income equality, the top twenty percent of the population would have a 20 percent share of total income. Each corresponding fifth of the population would have the identical share of total personal income. In the real world, however, this is not the case. The most affluent fifth accounts for far more than twenty percent of total personal income. In fact, for the City of Pueblo, they account for nearly one-half of all disposable income.

Conversely, the poor have far less than a twenty percent slice of the total income pie. The least affluent twenty percent of the population only accounts for 3.2 percent of total disposable income within the City of Pueblo.

These trends are typically graphed using a Lorenz curve (Fig. 8). The utopian world scenario is represented by a diagonal line showing each fifth of the population receiving cumulatively, twenty percent of total income. The curves that deviate below the straight diagonal line depict the real world distribution of income. The steeper the curve, the greater the level of income inequality. Conversely the shallower the curve, the greater degree of equitable income distribution. To summarize, variations from the “ideal” are shown by the deviations of the Lorenz curves from the diagonal line. Colorado has a somewhat lesser degree of income inequality than does the City of Pueblo, as denoted by the slope of the distribution line on the graph being somewhat shallower than the Pueblo value.



**TABLE 8: WAGE RATES FOR SELECTED OCCUPATIONS  
PUEBLO, CO METRO AREA, 2007**

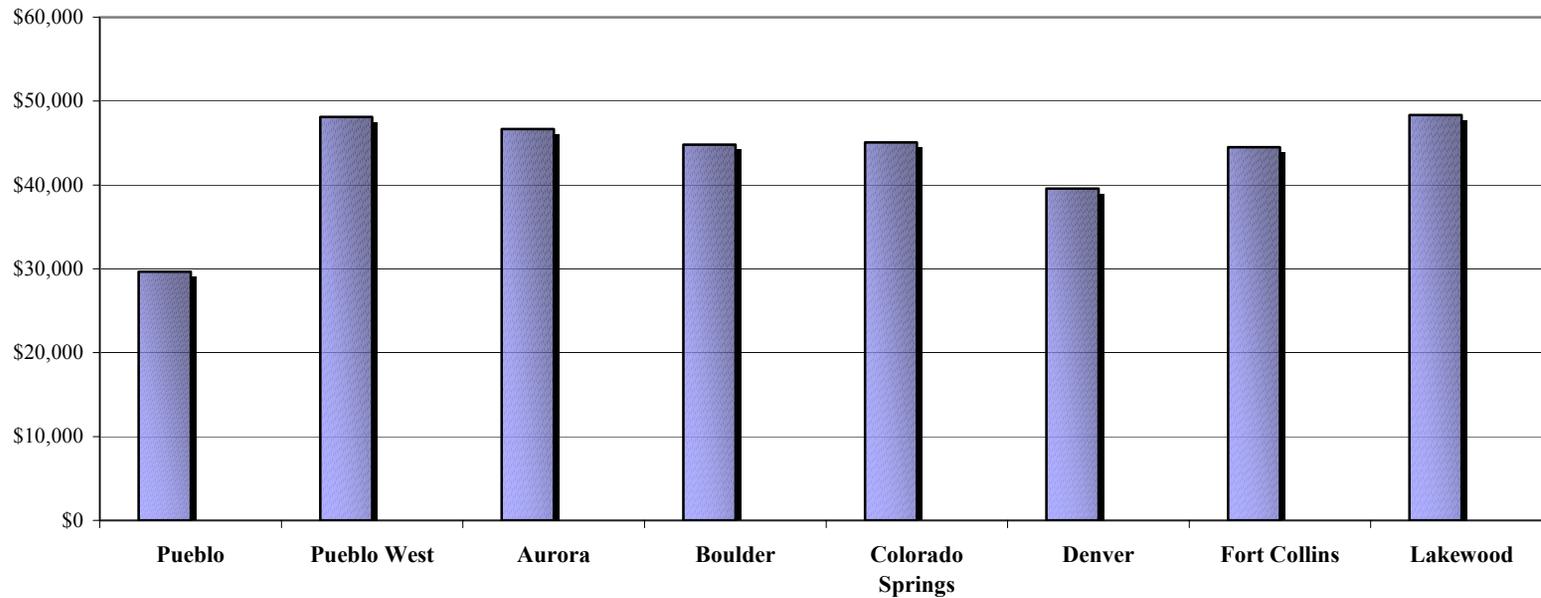
Occupation Title	Employment	Median Hourly	Mean Hourly	Mean Annual
General and Operations Managers	610	\$31.00	\$37.02	\$76,990
Accountants and Auditors	330	\$25.81	\$29.32	\$60,990
Computer Support Specialists	110	\$19.50	\$19.91	\$41,410
Paralegals and Legal Assistants	#N/A	\$17.96	\$19.03	\$39,590
Registered Nurses	1,710	\$27.78	\$27.87	\$57,980
Dental Hygienists	N/A	\$32.01	\$30.82	\$64,110
Emergency Medical Technicians and Paramedics	80	\$14.79	\$17.99	\$37,420
Licensed Practical/Vocational Nurses	510	\$16.29	\$16.17	\$33,420
Nursing Aides, Orderlies, and Attendants	720	\$10.71	\$10.85	\$22,560
Security Guards	310	\$13.12	\$13.12	\$27,300
Cooks, Restaurant	490	\$9.55	\$9.65	\$20,080
Janitors and Cleaners, Exc. Housekeeping	830	\$10.35	\$10.96	\$22,790
Child Care Workers	240	\$7.61	\$8.49	\$17,660
Retail Salespersons	2,240	\$9.31	\$11.10	\$23,090
Insurance Sales Agents	140	\$16.64	\$21.51	\$44,740
Bill and Account Collectors	#N/A	\$9.01	\$10.16	\$21,140
Bookkeeping, Accounting, , Audit Clerks	860	\$13.30	\$13.39	\$27,860
Tellers	310	\$11.49	\$12.06	\$25,080
Executive Secretaries & Administrative Assistants	460	\$18.18	\$18.56	\$38,600
Secretaries, Except Legal, Medical, and Executive	880	\$11.85	\$12.47	\$25,930
Carpenters	370	\$16.15	\$18.25	\$37,960
Construction Laborers	740	\$11.30	\$11.45	\$23,820
Truck Drivers, Heavy and Tractor-Trailer	410	\$14.30	\$14.73	\$30,640

SOURCE: U.S. Bureau of Labor Statistics

The average Pueblo salary for 2007 (preliminary data) was \$32,551. This represents a 5.2 percent increase compared to the previous year's average wage of \$30,941. Of the 361 U.S. metro areas, Pueblo ranked 298<sup>th</sup> in its 2007 wage rate. In 2007, San Jose, CA had the highest U.S. wage rate, \$82,059. Jacksonville, NC ranked lowest with \$26,986. Denver ranked 16<sup>th</sup>, with an annual wage of \$50,177, and Colorado Springs 99<sup>th</sup>, with an average 2007 wage of \$39,747. The Colorado metropolitan areas most similar to Pueblo appear to be Greeley, with an annual salary of \$37,065, and Grand Junction, with average annual wages of \$36,222. These ranked 162<sup>nd</sup> and 192<sup>nd</sup>, respectively on the list of the 361 U.S. metropolitan areas. At the high end of the Colorado rankings stood Boulder, whose 2007 annual wage of \$47,264, gave it the highest ranking among Colorado metro areas, and tenth-highest nationally.

Although Pueblo's level of wages is low relative to the other U.S. metropolitan areas, its annual 2006-2007 growth rate of 5.2 percent exceeded the average U.S. metro growth rate of 3.8 percent. When evaluated in terms of its 2006-2007 rate of growth, Pueblo makes a more impressive showing. It ranked 52<sup>nd</sup> of the 361 U.S. metropolitan areas. It should be noted that the 2007 data are preliminary, subject to revision. Over time, the numbers tend to be subject to considerable variation which is difficult to ascribe to any single event occurring in the Pueblo economy.

**FIG. 9: MEDIAN HOUSEHOLD INCOME:  
CITY OF PUEBLO, PUEBLO WEST & CO FRONT RANGE CITIES**



Source: 2000 Census

## VI. TRADE

Table 9 shows Pueblo County retail sales data compiled by the Colorado Department of Revenue. Several years ago, businesses were re-classified using the North American Industry Classification System (NAICS). This system allows for a more detailed breakdown of retail sales than was possible under the old Standard Industrial Classification (SIC). Figure 10 shows data on total retail trade sales. Retail trade sales exclude some types of sales subject to taxation that are not normally considered retail. It probably is a better picture of overall sales activity.

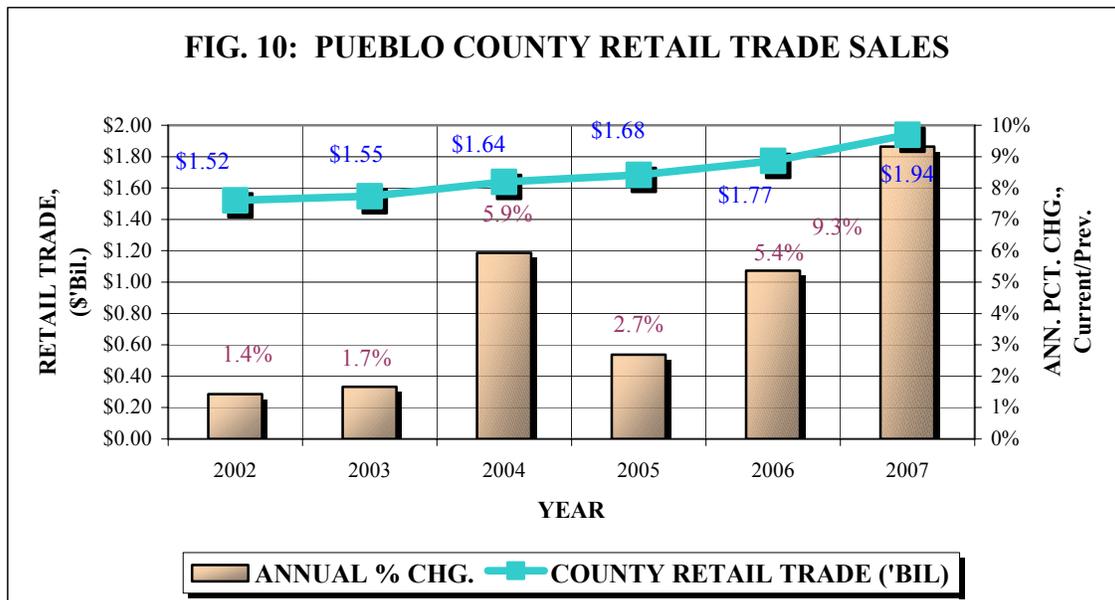
**TABLE 9: RETAIL TRADE BY TYPE OF BUSINESS  
PUEBLO COUNTY**

Dollars in Thousands

INDUSTRY CLASS	2006	2007	% Chg.
Motor Vehicle/Auto Parts	\$345,738	\$405,957	17.4%
Furniture, Furnishings	\$50,953	\$49,616	-2.6%
Electronics/Appliances	\$32,047	\$38,183	19.1%
Building Materials/Nurseries	\$141,385	\$145,959	3.2%
Food/Beverage Stores	\$264,895	\$272,170	2.7%
Health and Personal Care	\$96,666	\$103,386	7.0%
Gas Stations	\$81,612	\$93,060	14.0%
Clothing and Accessories	\$33,032	\$39,305	19.0%
Sporting Goods/Hobby/Books/Music	\$29,316	\$31,503	7.5%
General Merchandise Stores	\$449,221	\$481,271	7.1%
Miscellaneous Stores	\$33,187	\$35,332	6.5%
Non-Store Retailers	\$28,279	\$37,385	32.2%
Food and Drinking Services	\$187,418	\$205,970	9.9%
<b>*RETAIL TRADE SUBTOTAL</b>	<b>\$1,773,749</b>	<b>\$1,939,097</b>	<b>9.3%</b>
<b>TOTAL RETAIL</b>	<b>\$3,172,272</b>	<b>\$3,823,655</b>	<b>20.5%</b>

\*NOTE: Retail Trade Sales excludes some types of sales subject to taxation, but not normally considered retail.

SOURCE: Colorado Department of Revenue, Office of Tax Analysis.



## **VII. MUNICIPAL GOVERNMENT**

Although the Pueblo area had been settled prior to 1886, the present-day City of Pueblo was not incorporated until that year. On March 9th, voters from Pueblo, South Pueblo, and Central Pueblo went to the polls and decided to consolidate the three communities to form the modern-day City of Pueblo. The community of Bessemer was annexed to Pueblo in 1894. According to the book Pueblo, A Pictorial History, the first mayor of Pueblo was Delos Holden.

Over the years, the City of Pueblo has had several different forms of government. X-Ray Pueblo, a publication of the League Club of Business and Professional Women states that a mayor-alderman type of government was in existence from 1886 until 1911. Fourteen aldermen were elected to serve on the City Council. In the charter adopted on September 19, 1911, a commission form of government was established. Five commissioners were responsible for overseeing governmental operations. Two years later, the number of commission members was reduced to three.

In 1949, under a series of seven amendments to the charter, a council-manager system of government was approved by Pueblo voters. With the amended charter, fourteen members were elected to City Council from as many districts. At that time, a measure authorizing a convention to draft a new charter was also approved. A year later, however, the proposed charter was defeated by Pueblo's citizens. Four years later, a new charter was drafted, and subsequently approved by the Pueblo electorate.

As established under the provisions of the charter adopted in April 1954, Pueblo presently has a council-manager government with seven members of Council, three of which are elected at large, and four that are elected by district. The Council elects its president annually. The Council president performs the functions of Mayor. The City Manager, hired by the Council, oversees the administration of the City. The term of office for Council members is four years; however, the terms are staggered so that three members (one at large, and two by district) are elected, and at the election two years subsequently, the other four members are chosen. Under the provisions of Article XX, Section 6 of the Colorado Constitution, Pueblo has been established as a home-rule city. This grants broad powers of self-government at the local level. It mandates, among other things, the creation and terms of municipal police courts, the conduct of municipal elections, the levying of property taxes, the issuance, refunding, and liquidation of municipal obligations, and the collection of fines and penalties.

The City currently employs nearly 700 workers. Its 2007 annual gross payroll was \$40.7 million. A breakdown of employment by department is shown in Table 10.

**TABLE 10: PUEBLO CITY GOVERNMENT  
EMPLOYMENT BY DEPARTMENT, AUGUST, 2008**

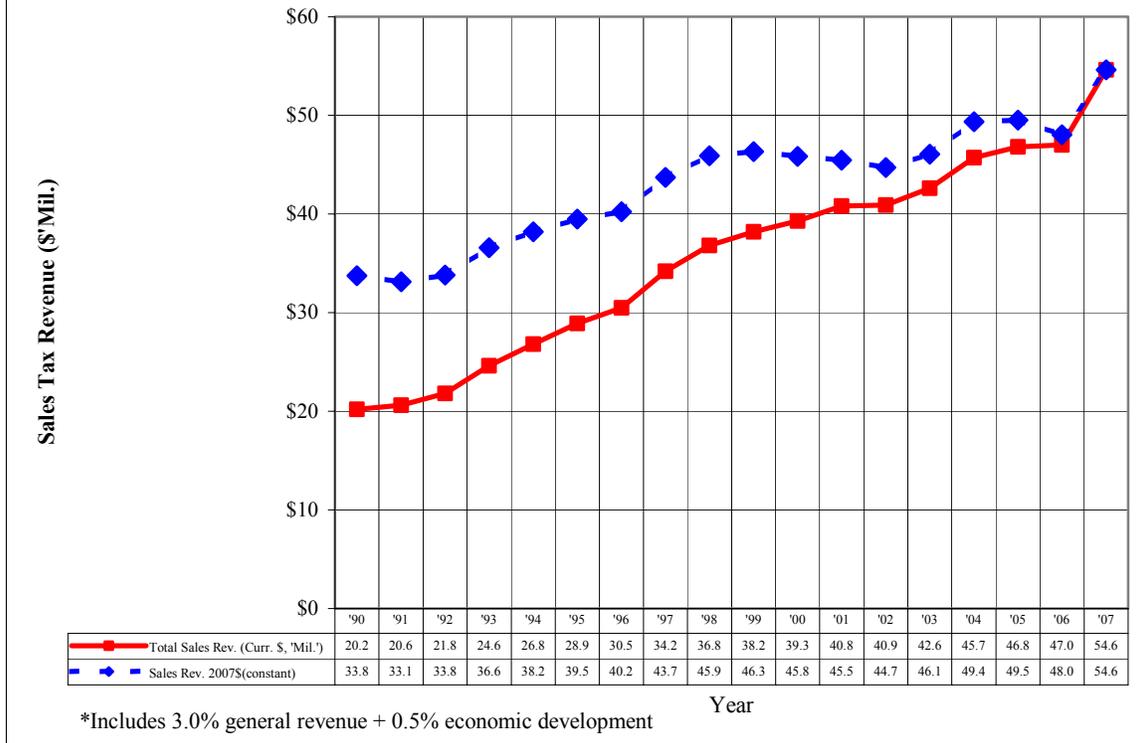
<b>DEPARTMENT</b>	<b>MALE</b>	<b>FEMALE</b>	<b>TOTAL</b>
City Administration	3	3	6
City Clerk	1	3	4
Civil Service	1	2	3
Community Development	9	5	14
Finance	5	13	18
Fire	124	8	132
Housing & Citizen Services	1	3	4
Human Resources	3	2	5
Information Technology	12	3	15
Municipal Court	2	7	9
Parks and Recreation	27	5	32
Police	171	78	249
Public Works	66	7	73
Wastewater	39	5	44
Stormwater	16	1	17
Purchasing	1	2	3
Transportation	0	2	2
Aviation	9	2	11
Fleet Maintenance	10	1	11
<b>TOTAL</b>	<b>500</b>	<b>152</b>	<b>652</b>

*SOURCE: City of Pueblo Human Resources Department*

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## VIII. GOVERNMENT FINANCE

**FIG. 11: SALES & USE TAX REVENUE: CITY OF PUEBLO, CO.\***



A summary of sales and use tax revenue within the City of Pueblo for the past eighteen years is depicted in Figure 11 above. These figures include both the 3.0 percent general fund sales tax revenue and the 0.5 percent tax collected for economic development. The data showing values in constant 2007 dollars have been adjusted to account for inflation. After adjustment for inflation, the 2006-07-growth rate in sales tax for the City of Pueblo was 13.7%. In terms of inflation-adjusted dollars, the 2007 level of sales revenue was 61.5% above what it was in 1990.

A summary of the City of Pueblo's revenues and expenditures is shown in tables 13-14. Somewhat over one-half of the City's total revenue (including revenue from non tax sources) is derived from sales and use tax. Property taxes account for a little over 10% of total revenue.

Business and industry are subject to a number of different taxes: sales tax, property tax and use tax. Although the State of Colorado permits no easement of required taxes as an incentive to attract new business and industry, some State and Federal tax credits and regulations are favorable to business development. The State of Colorado administers an

enterprise zone program that offers some tax credits and other incentives to new or expanding businesses that locate in certain designated areas.

- **Income Tax.** The Colorado personal income tax regulations require every employer to withhold Colorado income tax from employees' wages. The method of computing withholding amounts is the same as the Federal method, but the rates and exemption values differ. Colorado's individual income tax rate is 4.63% of federal taxable income with Colorado modifications and adjustments.
- **Sales Tax.** Retail sales are assessed a 2.9% Colorado State sales tax. In addition, a 3.5% sales tax is assessed within the city limits of Pueblo. The 3.5% sales tax rate for the City of Pueblo includes a 0.5% tax devoted to economic development which was implemented on Jan. 1, 1985, and has been extended in subsequent elections to Dec. 31, 2011. Certain items (such as grocery items, farm feed, and livestock sales, sales to governmental and charitable organizations, motor fuels, and purchases of machinery used in manufacturing processes) are exempt from State and local sales taxes.
- **Use Tax.** Materials, supplies, machinery used in manufacturing processes, and equipment purchased outside Colorado are exempt from a 3% State (and 3.5% City of Pueblo, where applicable) use tax. If a sales tax amounting to 3% or more has been paid in another state, Colorado allows a tax credit. Personal property brought from another state is also exempt.
- **Property Tax.** Based on legislation enacted by the Colorado General Assembly, a 2006 level of assessment is used for property taxation. The assessed valuation, for tax purposes, is 29% of total value for commercial and agricultural property and vacant lots, and 7.96% for residential. The 2007 levies for governmental entities within the City of Pueblo are shown below in Table 11.

**TABLE 11: 2007 TAX LEVIES FOR  
GOVERNMENTAL ENTITIES WITHIN THE  
CITY OF PUEBLO, COLORADO**

NAME OF ENTITY	TAX LEVY (MILLS)
City of Pueblo	15.633
School District No. 60	39.152
Pueblo County	31.708
Pueblo Regional Library	5.250
<b>TOTAL MUNICIPAL LEVY</b>	<b>91.743</b>

*SOURCE: Pueblo County Assessor's Office,*

**TABLE 12: SUMMARY OF REVENUES  
CITY OF PUEBLO, COLORADO--2005-2007**  
(Thousands of Dollars)

	<b>2005</b>	<b>% OF TOTAL</b>	<b>2006</b>	<b>% OF TOTAL</b>	<b>2007</b>	<b>% OF TOTAL</b>
Property Tax	\$ 8,371	10.4%	8,975	9.4%	\$ 9,953	10.3%
Sales & Use Tax	46,787	58.3%	46,966	49.3%	54,559	56.5%
Franchise Taxes	4,002	5.0%	4,228	4.4%	4,158	4.3%
Other Taxes	1,019	1.3%	1,087	1.1%	1,261	1.3%
Licenses & Permits	595	0.7%	607	0.6%	609	0.6%
Inter-governmental	11,495	14.3%	11,869	12.5%	15,704	16.3%
Charges for Services	4,106	5.1%	3,669	3.8%	4,488	4.6%
Fines & Forfeits	1,574	2.0%	1,458	1.5%	1,814	1.9%
Investment Earnings	1,229	1.5%	2,558	2.7%	2,542	2.6%
Payment in lieu of taxes	0	0.0%	13,000	13.6%	0	0.0%
Miscellaneous	1,080	1.3%	915	1.0%	1,478	1.5%
<b>TOTAL</b>	<b>\$ 80,258</b>	<b>100.0%</b>	<b>\$ 95,332</b>	<b>100.0%</b>	<b>\$ 96,566</b>	<b>100.0%</b>

SOURCE: City of Pueblo Finance Dept.

**TABLE 13: SUMMARY OF EXPENDITURES,  
CITY OF PUEBLO, COLORADO--2005-2007**  
(Thousands of Dollars)

	<b>2005</b>	<b>% OF TOTAL</b>	<b>2006</b>	<b>% OF TOTAL</b>	<b>2007</b>	<b>% OF TOTAL</b>
General Government	\$ 7,471	10.1%	\$ 7,770	9.7%	\$ 8,324	9.9%
Public Safety	33,998	45.9%	36,315	45.4%	37,933	45.0%
Public Works	9,229	12.5%	9,701	12.1%	9,476	11.2%
Parks and Recreation	3,998	5.4%	4,104	5.1%	4,516	5.4%
Economic Development	5,125	6.9%	5,676	7.1%	3,127	3.7%
Welfare	6,981	9.4%	7,164	9.0%	7,196	8.5%
Other	531	0.7%	401	0.5%	1,212	1.4%
Debt Service	2,687	3.6%	4,180	5.2%	1,252	1.5%
Capital outlay	3,979	5.4%	4,719	5.9%	11,257	13.4%
<b>TOTAL</b>	<b>\$ 73,999</b>	<b>100.0%</b>	<b>\$ 80,030</b>	<b>100.0%</b>	<b>\$ 84,293</b>	<b>100.0%</b>



## IX. EDUCATION

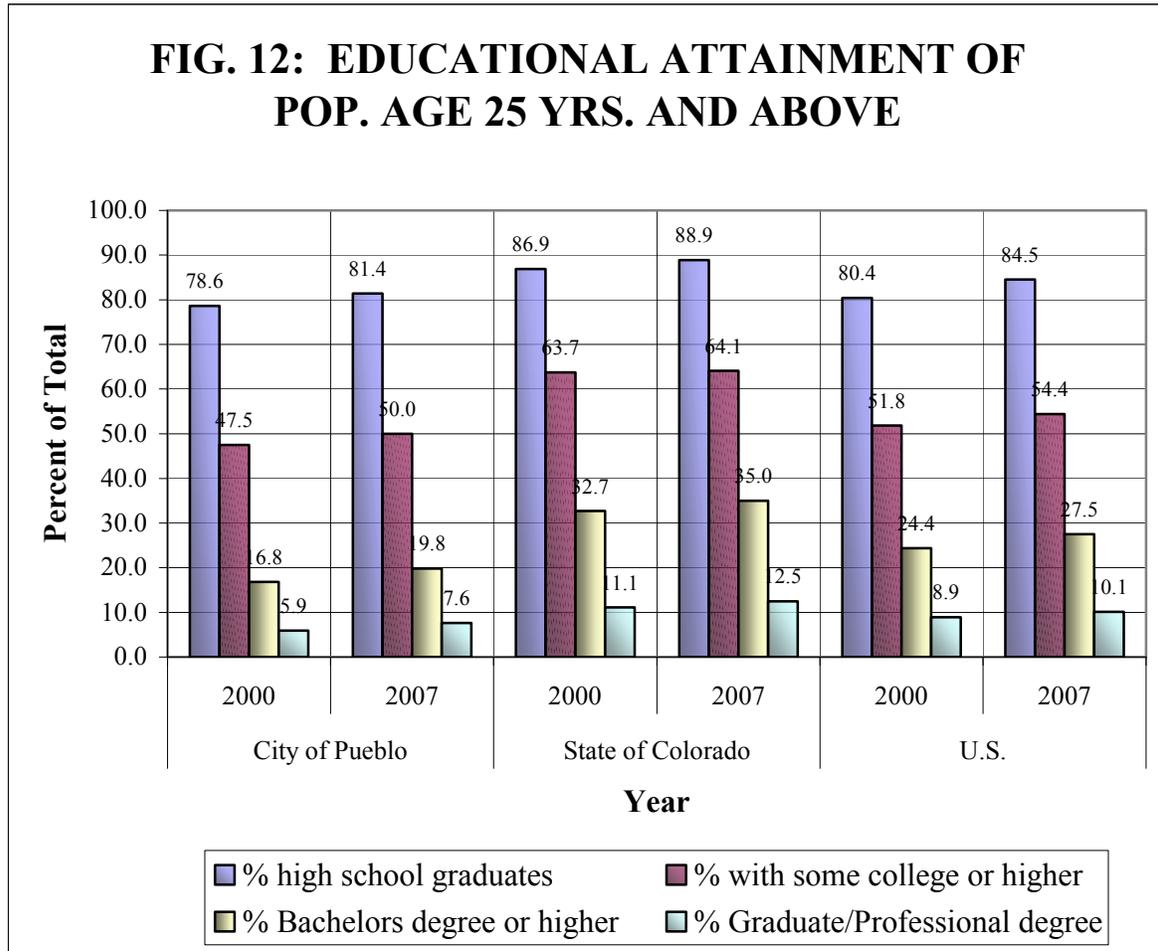


Figure 12 shows the change in educational attainment of the population aged 25 years and over, as recently released from the U.S. Bureau of the Census. While the overall level of educational attainment of Pueblo residents lagged behind the State of Colorado and U.S. National rates, it is apparent that the rate of improvement from 2000-2007 in most categories was comparable to state and national values. It appears that Puebloans are increasingly taking advantage of opportunities to obtain at least some college coursework, as the category of those with some college has increased to over 50 percent.

### Elementary and Secondary Education

Public school education within the City of Pueblo is provided by School District No. 60. School District No. 70 provides for public education within the areas of Pueblo County outside the City of Pueblo. School District 60's service area boundaries are similar to but not coterminous with the corporate limit of the City of Pueblo. Table 15 reveals that enrollment within School District No. 70 has grown by 9.4 percent since 2003, while enrollment within School District No. 60 saw a 3.4 percent rate of change. This is

consistent with other growth-related variables that indicate rapid growth within areas of Pueblo County outside of the City of Pueblo.

**TABLE 15: ENROLLMENT BY GRADE AND ETHNICITY  
SCHOOL DISTRICT NO. 60 & 70: PUEBLO, CO.**

GRADE	DISTRICT NO. 60				DISTRICT NO. 70			
	2003		2007		2003		2007	
	No.	%	No.	%	No.	%	No.	%
Pre-School	529	3.0%	976	5.3%	167	2.1%	244	2.8%
Kindergarten	1,341	7.6%	1,392	7.6%	553	6.9%	547	6.2%
1	1,390	7.9%	1,454	7.9%	561	7.0%	617	7.0%
2	1,344	7.6%	1,408	7.7%	589	7.3%	639	7.3%
3	1,339	7.6%	1,363	7.5%	592	7.4%	625	7.1%
4	1,304	7.4%	1,292	7.1%	634	7.9%	643	7.3%
5	1,474	8.3%	1,270	6.9%	613	7.6%	631	7.2%
<b>Total Elem.</b>	<b>8,721</b>	<b>49.3%</b>	<b>9,155</b>	<b>50.1%</b>	<b>3,709</b>	<b>46.1%</b>	<b>3,946</b>	<b>44.9%</b>
6	1,341	7.6%	1,269	6.9%	683	8.5%	717	8.1%
7	1,290	7.3%	1,208	6.6%	751	9.3%	739	8.4%
8	1,299	7.3%	1,244	6.8%	705	8.8%	759	8.6%
<b>Total Middle</b>	<b>3,930</b>	<b>22.2%</b>	<b>3,721</b>	<b>20.3%</b>	<b>2,139</b>	<b>26.6%</b>	<b>2,215</b>	<b>25.2%</b>
9	1,598	9.0%	1,865	10.2%	625	7.8%	679	7.7%
10	1,290	7.3%	1,348	7.4%	599	7.4%	628	7.1%
11	1,151	6.5%	1,201	6.6%	518	6.4%	672	7.6%
12	1,003	5.7%	1,000	5.5%	455	5.7%	658	7.5%
<b>High School</b>	<b>5,042</b>	<b>28.5%</b>	<b>5,414</b>	<b>29.6%</b>	<b>2,197</b>	<b>27.3%</b>	<b>2,637</b>	<b>30.0%</b>
<b>DIST. TOT.</b>	<b>17,693</b>	<b>100.0%</b>	<b>18,290</b>	<b>100.0%</b>	<b>8,045</b>	<b>100.0%</b>	<b>8,798</b>	<b>100.0%</b>

ETHNICITY	DISTRICT NO. 60				DISTRICT NO. 70			
	2003		2007		2003		2007	
	No.	%	No.	%	No.	%	No.	%
White	6,779	38.3%	6,132	33.5%	5,737	71.3%	6,160	70.0%
Black	424	2.4%	518	2.8%	101	1.3%	135	1.5%
Hispanic	10,089	57.0%	11,297	61.8%	2,088	26.0%	2,353	26.7%
Asian	103	0.6%	124	0.7%	52	0.6%	68	0.8%
Am. Indian	298	1.7%	219	1.2%	67	0.8%	82	0.9%
<b>DIST. TOT.</b>	<b>17,693</b>	<b>100.0%</b>	<b>18,290</b>	<b>100.0%</b>	<b>8,045</b>	<b>100.0%</b>	<b>8,798</b>	<b>100.0%</b>

SOURCE: CO DEPARTMENT OF EDUCATION

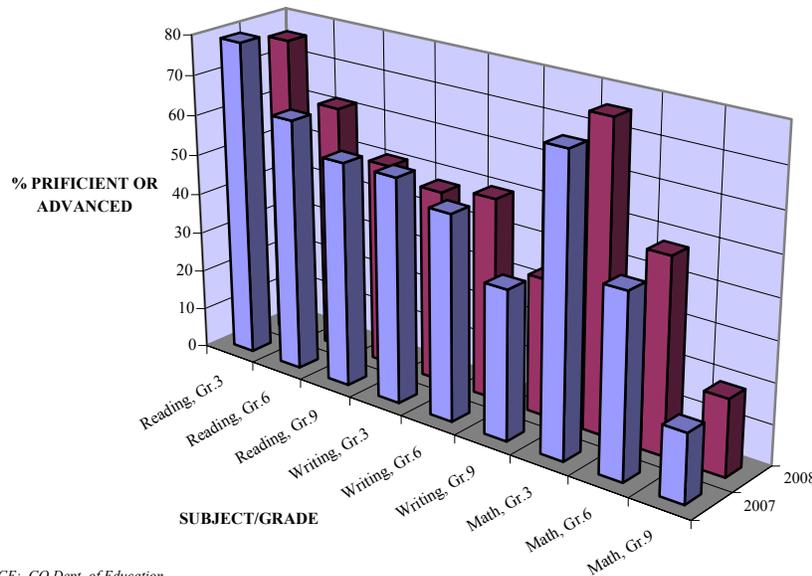
A question that is frequently encountered is ‘Why do enrollment figure percentages of Pueblo School District 60’s Hispanic student population exceed those proportions for the population as a whole as counted by the Census?’ This implies that Hispanics would be expected to comprise a majority of Pueblo’s entire population. The answer, in part, has to do with the age distribution of the Hispanic population. Hispanics in Pueblo are concentrated in the younger age intervals, and comprise a decreasing proportion of Pueblo residents for older age groups. This is depicted graphically in Figure 2 of the Population section of this report. Somewhat over 56 percent of Pueblo’s population

under the age of 20 years is Hispanic, but for the population over age 20, only 39 percent is Hispanic. The fact that minorities are typically undercounted when conducting the decennial Census is also relevant.

The following graph provides a summary of recent School District No. 60 scores on the Colorado Student Assessment Program (CSAP) tests. Students at various grade levels are tested in a variety of subject areas: reading, writing, and mathematics in grades 3 through 10, and a science assessment in grades 5, 8 and 10. Due to the detail of the data available, it is only possible to summarize the results in a statistical abstract publication of this type. Comparisons of scores between communities are complicated by the fact that many socio-economic variables affect the scores. Hence, they do not necessarily represent improvement or decline in the quality of educational instruction. To this end, only district-wide comparisons are presented. More detailed test score information can be obtained from the Colorado Dept. of Education web site:

[http://www.cde.state.co.us/cdeassess/documents/csap/csap\\_summary.html](http://www.cde.state.co.us/cdeassess/documents/csap/csap_summary.html)

**FIG. 13: COLORADO STUDENT ASSESSMENT PROGRAM SCORES:  
SCHOOL DISTRICT 60**



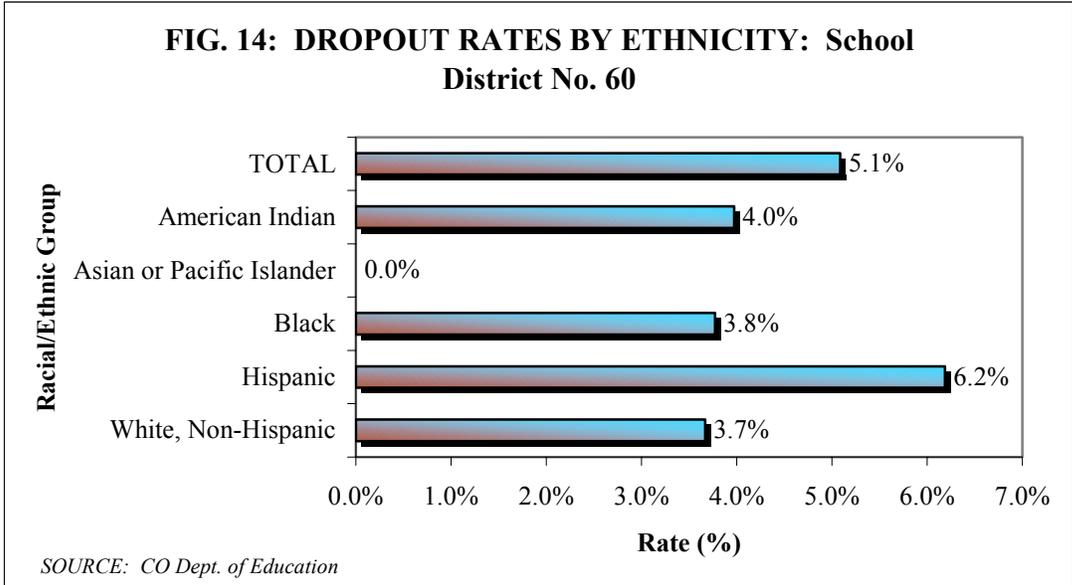
SOURCE: CO Dept. of Education

**TABLE 16: COMPARATIVE DROPOUT RATES\*  
(Percentage)**

YEAR	89-90	90-91	91-92	92-93	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07
<b>Dist. 60</b>	4.6	3.9	3.7	2.4	4.3	4.2	4.8	5.9	4.4	6.0	4.9	5.9	5.1	4.8	6.2	5.1	5.4	5.1
<b>Colorado</b>	4.1	3.6	3.9	4.3	4.3	4.4	4.0	3.6	3.5	3.3	3.0	2.9	2.6	2.4	3.8	4.2	4.5	4.4

\*NOTE: Includes alternative schools.

SOURCE: School District No. 60, Dept. of Pupil Personnel, Colorado Dept. of Education



An alternative educational experience is made available to Pueblo children through the following private and parochial schools

- Day Star Christian School;
- John Neumann Catholic Schools;
- The McClelland School;
- Park Hill Christian Academy;
- Pueblo Christian School;
- Shrine of St. Therese Catholic School;
- Summit Christian School;
- Trinity Lutheran School

**Post-Secondary Education**

Pueblo Community College and Colorado State University--Pueblo provide educational opportunities for Puebloans beyond high school. Another recently developed option for post-high school education is provided by Colorado Technical University.

**Pueblo Community College** is a public, non-denominational, co-educational two-year institution, founded in 1933. It is accredited by the North Central Association of Colleges and Schools. The college is actually a system consisting of three campuses in Pueblo, Canon City, and Cortez. PCC offers more than 48 certificate and degree

programs. It constantly strives to provide students with modern facilities, state-of-the-art equipment, and comprehensive technical and transfer programs that will prepare students either for the job market or for transferring to four-year institutions. The Gorsuch Advanced Technology Center, which opened on the Pueblo campus in 1997, offers students training in a variety of technical programs, geared to today's job market.

Demographically, PCC's student body has an average age of 29 years, although this has declined somewhat in the past decade. Of the students attending the College, 64 percent are female and 39 percent represent a minority. About half of the student body is first-time college students, with the remainder being either transfer or re-admitted students. More than half of the students are employed. Enrollment has more than doubled in the last ten years.

**Colorado State University – Pueblo** (formerly the University of Southern Colorado) is a member of the Colorado State University system. The university has a 275-acre campus with an enrollment of approximately 4,300 students. CSU-Pueblo offers twenty-seven undergraduate degree programs and six graduate programs with approximately 500 full-time faculty and staff. The library has over 200,000 volumes, 1,600 periodical titles, 275,000 government publications, and 21,000 audio-visual items. CSUP was designated a Hispanic Serving Institution by the Department of Education in 1999. The University is committed to diversity, and has made educational equity for students a high priority. The Commission on Institutions of Higher Education and the North Central Association of Colleges and Schools accredits USC.

CSU-Pueblo's demographics reveal that over 57 percent of the student body is female. Minority students comprise approximately 40 percent of the University's student population. The age composition is fairly young; two-thirds of CSUP students are under the age of twenty-five. Over ninety percent are Colorado residents.

**Colorado Technical University**, located downtown in the Midtown Shopping Center offers an alternative opportunity for education beyond high school that is geared towards working students. The Pueblo campus, opened in July 2005, offers undergraduate program in General Studies, Project Management, and Criminal Justice. It offers graduate courses in accounting and other management-related fields.

## **X. CRIME**

No comparative analysis of Pueblo's crime rate relative to other communities is made within this section of the Data Book. It has been suggested that such comparisons are subject to inaccuracies due to under-reporting. Some communities are conscientious in reporting crimes while others are lax. In this regard, it is worth quoting the caveat that appears in the FBI's Uniform Crime Reports:

*“Each year when Crime in the United States is published, many entities –news media, tourism agencies, and other groups with an interest in crime in our Nation—use reported Crime Index figures to compile rankings of cities and counties. These rankings lead to simplistic and/or incomplete analyses which often create misleading perceptions adversely affecting cities and counties, along with their residents. Assessing criminality and law enforcement’s response from jurisdiction to jurisdiction must encompass many elements, some of which, while having significant impact, are not readily measurable nor applicable pervasively among all locales.”*

In evaluating the recent data on crimes for strictly the City of Pueblo, it is apparent that the rate for violent crimes has been relatively constant. Property crimes, however, seem to show a trend of gradual increase over the past six years. Violent crime represents an aggregate of the Murder/Manslaughter, Rape, Robbery, and Aggravated Assault categories, while property crimes include Burglary, Larceny, and Auto Theft and Arson.

**TABLE 17: CRIMINAL OFFENSES: CITY OF PUEBLO, CO  
(INDEX CRIMES)**

**(Rate per 100,000 population)**

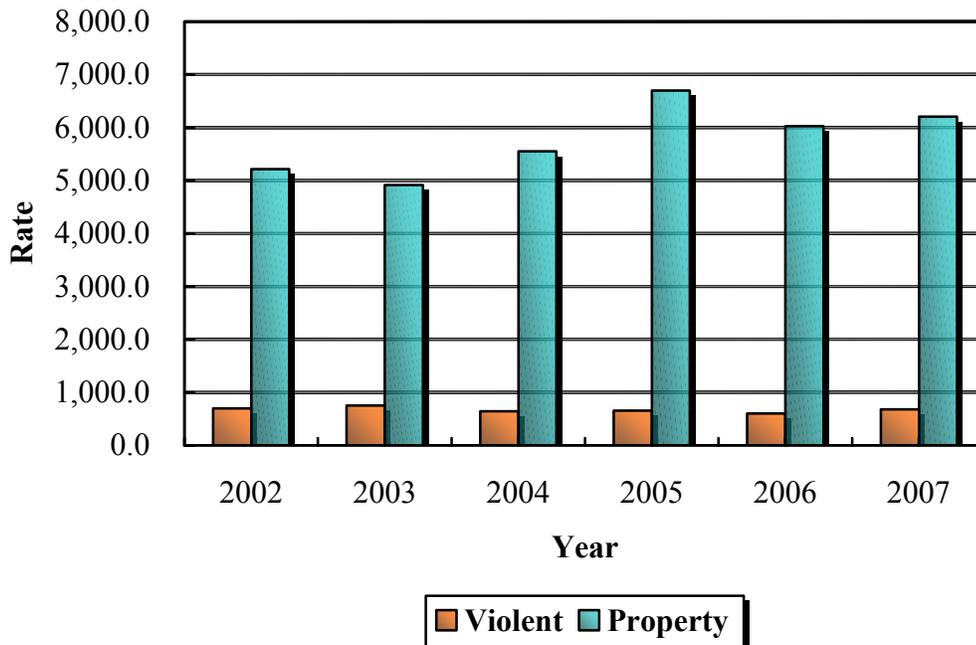
<b>TYPE OF OFFENSE</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Murder/Manslaughter*</b>	5.8	6.7	7.7	6.7	6.7	5.6
<b>Forcible Rape</b>	26.0	35.5	32.7	15.4	46.7	40.4
<b>Robbery</b>	157.9	158.2	195.1	156.5	161.9	193.5
<b>Aggravated Assault**</b>	508.4	551.3	405.6	479.0	388.6	441.4
<b>Burglary</b>	1,101.6	1,102.7	1,247.7	1,464.0	1,387.6	1,407.8
<b>Larceny</b>	3,748.8	3,482.6	3,881.5	4,778.8	4,208.6	4,250.6
<b>Auto Theft</b>	368.8	331.8	422.0	457.9	434.3	552.2
<b>TOTAL</b>	5,917.4	5,668.8	6,192.4	7,358.2	6,634.3	6,891.5
<b>Violent Crime</b>	698.1	751.7	641.2	657.6	603.8	680.9
<b>Property Crime</b>	5,219.3	4,917.0	5,551.2	6,700.6	6,030.5	6,210.6

\*Manslaughter includes non-negligent only.

\*\*Aggravated assault category excludes simple assault

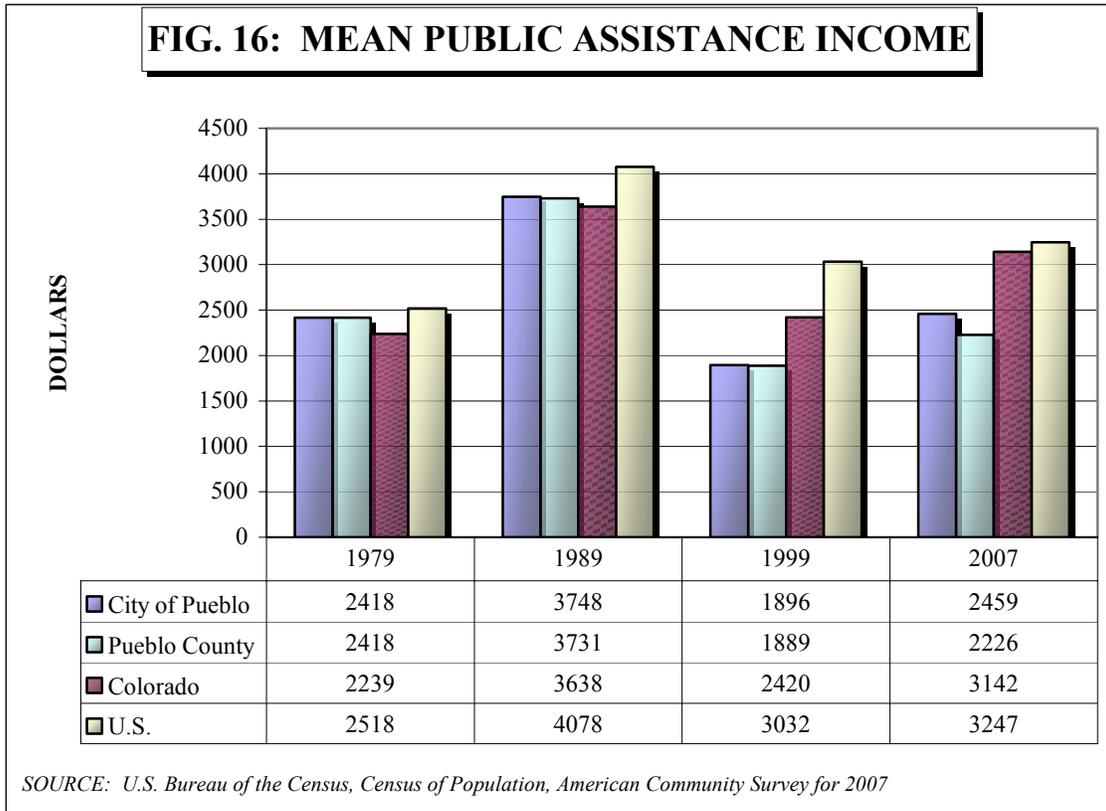
SOURCE: City of Pueblo Police Department

**FIG. 15: CRIME INCIDENCE, CITY OF PUEBLO  
(Rate per 100,000 Population)**



## **XI. WELFARE, POVERTY, AND HUMAN SERVICES**

Data from the 2000 Census shows the reduction in average household public assistance payments since 1990, both in real and absolute dollar values. This development, true Nationally, also has Statewide and local validity. It reflects the changing pattern and philosophy of public welfare assistance. Figure 16 below depicts this trend.



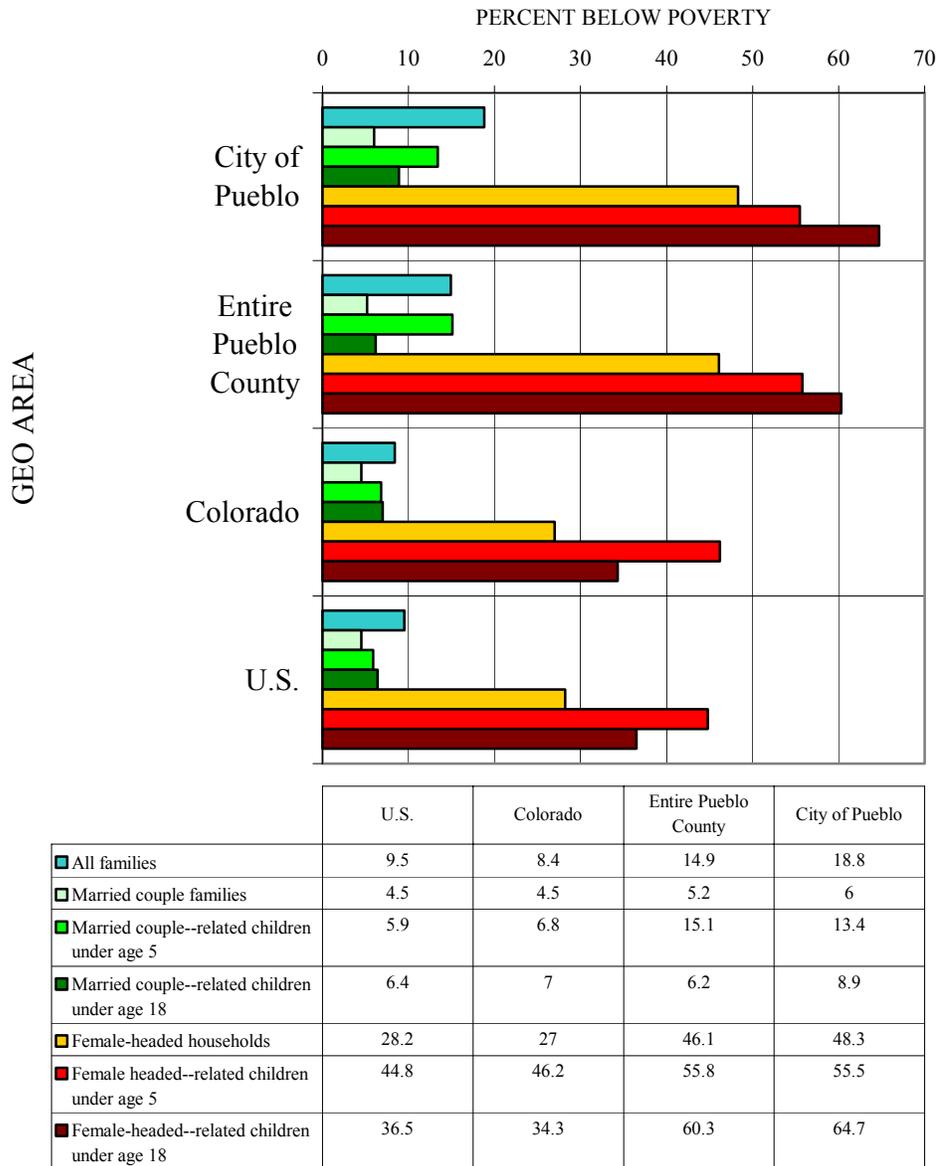
Data recently released by the U.S. Bureau of the Census reveals the extent to which poverty impacts the Pueblo community. As shown in the following table and chart, some segments of the population are particularly hard hit by this development.

**TABLE 18: INCIDENCE OF POVERTY (BY AGE), 2007**

PERCENT DISTRIBUTION BY AGE	City of Pueblo	Pueblo County	Colorado	U.S.
All persons	22.6	18.2	12.0	13.0
Under age 18 years	35.4	27.0	16.3	18.0
18- 64 years	19.9	16.5	10.9	11.6
65 years and over	13.6	10.1	8.5	9.5

*SOURCE: U.S. Bureau of the Census, American Community Survey, 2007*

**FIG. 17: FAMILIES BELOW POVERTY (BY TYPE), 2007**



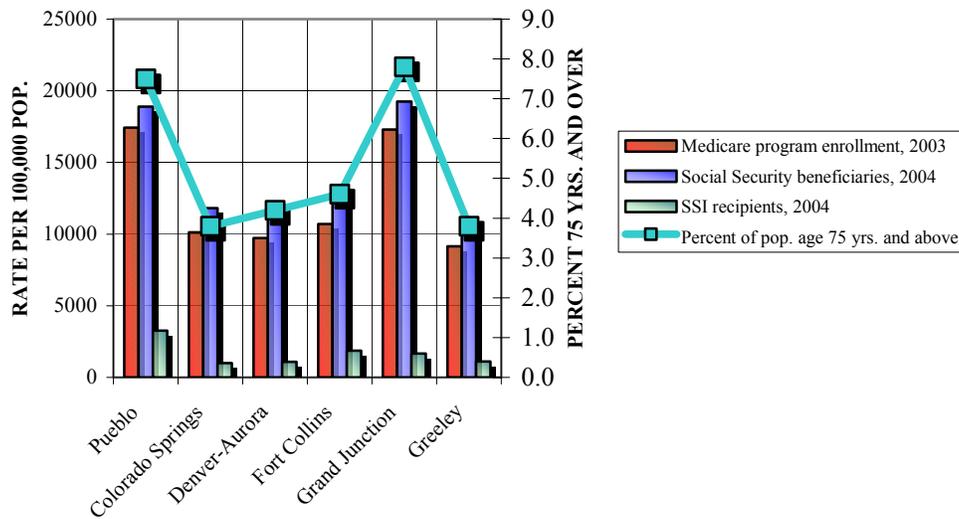
SOURCE: U.S. Bureau of the Census, American Community Survey, 2007

To an increasing extent over the next few decades, it would be expected that a changing pattern in human services care will continue to emerge as Pueblo's population ages. As was mentioned in the "Population" section of this report, the historic trend of Pueblo's

population composition has been an increase in the elderly population and a decline in the young population. This trend closely parallels conditions in the U.S. as a whole, as the "Baby Boom" generation "matures" and opts to have fewer children and postpones the time of their arrival. The implications of this are obvious. An increasing amount of resources will need to be allocated to providing care for the elderly. The problem will become particularly acute after the year 2010 as the "Baby Boom" begins to approach retirement age. Providing for an increasing dependent elderly population would seem to be the hallmark of human services care over the next few decades.

Figure 18 below shows the rate per 100,000 population for some miscellaneous social indicators. Rates are used in the graph rather than the actual number of participants or recipients to facilitate comparisons with other metropolitan areas statewide. It is perhaps noteworthy that SSI recipients per 100,000 population in Pueblo is about 2-3 times greater than other Colorado metro areas. Other than the obvious correlate with the elderly population, an explanation for this is difficult to surmise. In 2003, the Pueblo metropolitan area (with boundaries coterminous with Pueblo County) had 25,964 Medicare recipients. In 2004, there were 28,160 persons receiving Social Security Supplemental Security Income (SSI) recipients comprise totaled 4,900 Pueblo County residents for this date.

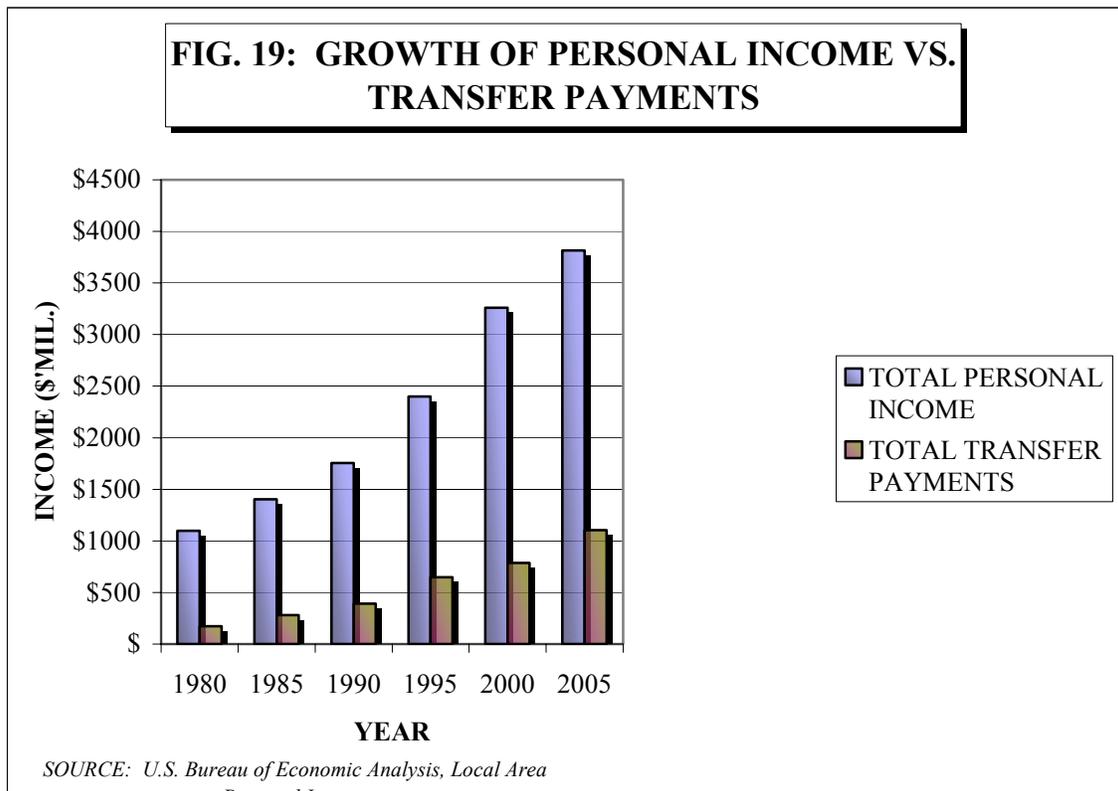
**FIG. 18: MISCELLANEOUS SOCIAL INDICATORS: COLORADO METRO AREAS**  
(Rate per 100,000 population)



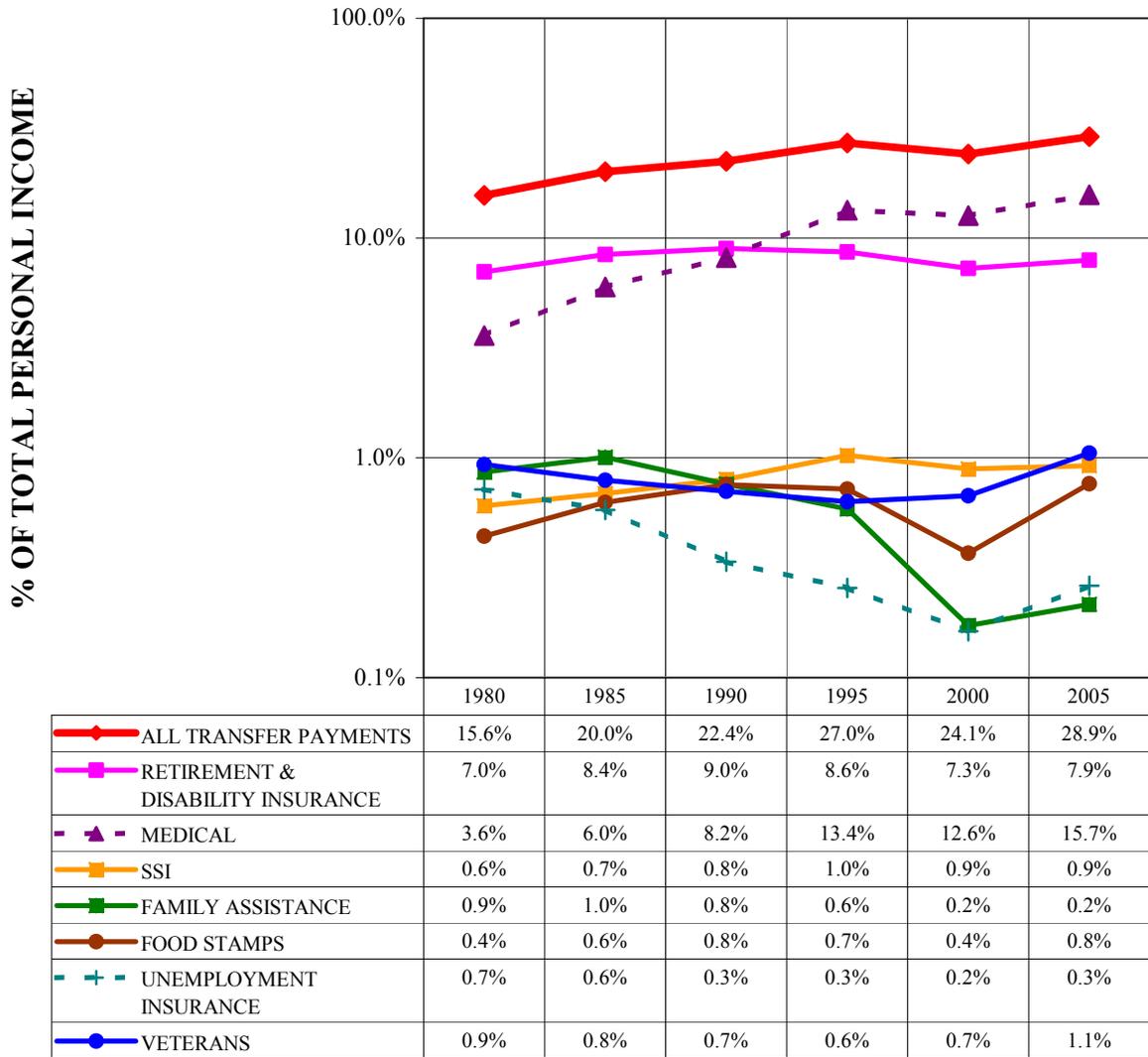
It is perhaps useful to examine the recent trend of transfer payments in evaluating human services needs in Pueblo. Transfer payments represent income (either cash or non-cash) paid to individuals where no current service is performed, and can include retirement and

disability payments; income maintenance, e.g. Supplemental Security Income (SSI), Aid to Families with Dependent Children (currently the Federal Temporary Assistance for Needy Families, TANF program), food stamps; and unemployment insurance benefits. Several significant trends appear in comparing the long-term trend of transfer payments by type. Unemployment insurance has shown a general trend of decline, as would be expected in an improving economy. Consequently, family assistance payments have also shown a decrease, which is augmented by a changing pattern of welfare assistance. The most obvious tendency, however, has been the increase in medical payments, due largely to an aging population. The scale on the graph (Figure 20) is shown logarithmically, to facilitate comparisons between values of widely differing magnitudes.

The map, (Figure 21) shows the incidence of poverty and its relationship to the educational attainment level of the population. The geographic areas shown on the map represent Census tracts within the City of Pueblo and its immediate vicinity. Census tracts are neighborhood-like areas, which facilitate the analysis of trends within various geographic sectors of a community. The map suggests that there is a significant, though not absolute correlation between the education level of the population and persons living in poverty.



**FIG. 20: TRANSFER PAYMENTS BY TYPE**



SOURCE: U.S. Bureau of Economic Analysis, Local Area Personal Income

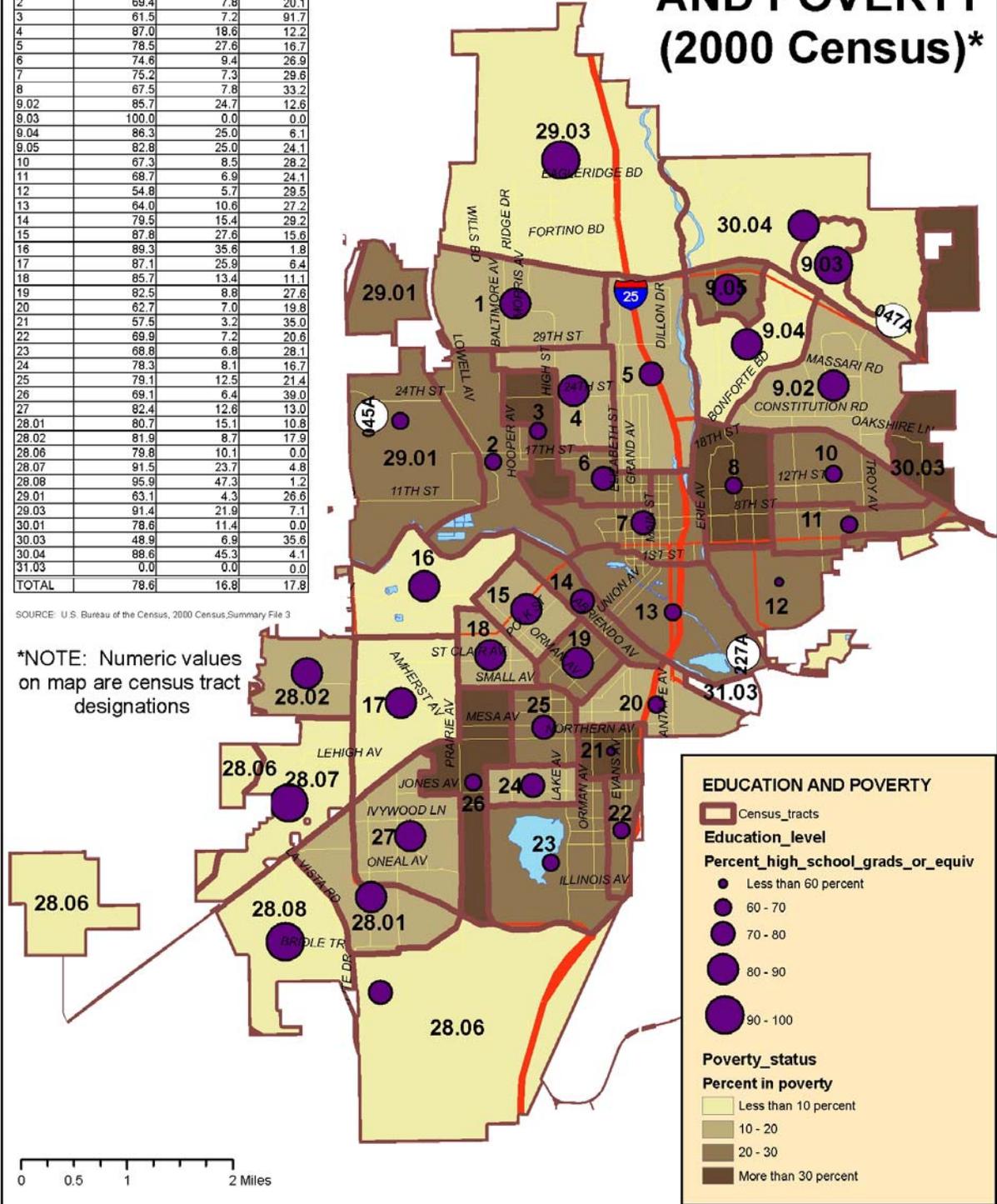
EDUCATION LEVEL AND POVERTY

CENSUS TRACT	PERCENT HIGH SCHOOL GRADS OR EQUIV.	PERCENT BACHELOR'S DEGREE OR HIGHER	PERCENT OF PERSONS BELOW POVERTY
1	86.5	22.1	12.8
2	69.4	7.8	20.1
3	61.5	7.2	91.7
4	87.0	18.6	12.2
5	78.5	27.6	16.7
6	74.6	9.4	26.9
7	75.2	7.3	29.6
8	67.5	7.8	33.2
9.02	85.7	24.7	12.6
9.03	100.0	0.0	0.0
9.04	86.3	25.0	6.1
9.05	82.8	25.0	24.1
10	67.3	8.5	28.2
11	68.7	6.9	24.1
12	54.8	5.7	29.5
13	64.0	10.6	27.2
14	79.5	15.4	29.2
15	87.8	27.6	15.6
16	89.3	35.6	1.8
17	87.1	25.9	6.4
18	85.7	13.4	11.1
19	82.5	8.8	27.6
20	62.7	7.0	19.8
21	57.5	3.2	35.0
22	69.9	7.2	20.6
23	68.8	6.8	28.1
24	78.3	8.1	16.7
25	79.1	12.5	21.4
26	69.1	6.4	39.0
27	82.4	12.8	13.0
28.01	80.7	15.1	10.8
28.02	81.9	8.7	17.9
28.06	79.8	10.1	0.0
28.07	91.5	23.7	4.8
28.08	95.9	47.3	1.2
29.01	63.1	4.3	26.6
29.03	91.4	21.9	7.1
30.01	78.6	11.4	0.0
30.03	48.9	6.9	35.6
30.04	98.6	45.3	4.1
31.03	0.0	0.0	0.0
TOTAL	78.6	16.8	17.8

SOURCE: U.S. Bureau of the Census, 2000 Census, Summary File 3

\*NOTE: Numeric values on map are census tract designations

**FIG. 21: THE RELATIONSHIP BETWEEN EDUCATION AND POVERTY (2000 Census)\***



0 0.5 1 2 Miles

## **XII. HOUSING**

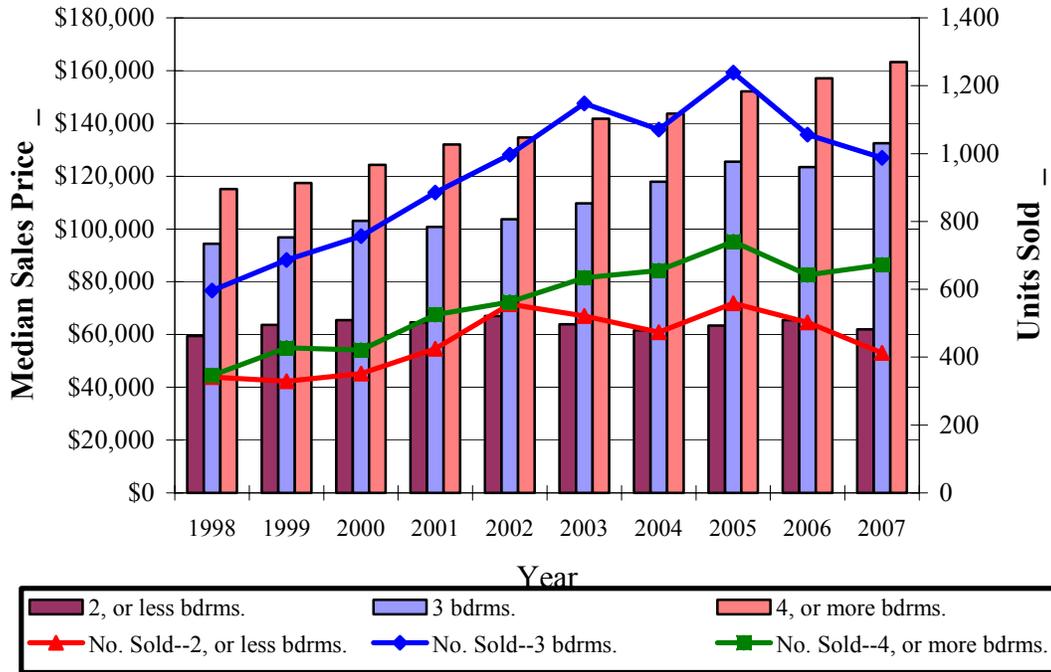
Housing costs in Pueblo are very low. The 2007 median home sales price in Pueblo was \$128,866. Nationally, the 2007 median price of existing homes was \$219,000. In other words, the Pueblo median is only 58.8 percent of the U.S. statistic. According to the 2007 American Community Survey conducted by the U.S. Bureau of the Census, Pueblo County's median household income was \$41,564. This is 81.9 percent of the U.S. National value, (\$50,740). So although Pueblo incomes tend to be lower than Nationally, the outlook for housing affordability continues to be extremely favorable. Fig. 21 provides a trend of sales volume and price by bedroom count for Pueblo. Home sales through 2007 were favorable with only slight upward pressure on price.

**TABLE 19: SINGLE-FAMILY RESIDENCE SALES  
BY PRICE AND NUMBER OF BEDROOMS  
PUEBLO, COLORADO, 2007**

<b>PRICE CLASS</b>	<b>2 Bdrms. or Less</b>	<b>3 Bdrms.</b>	<b>4 Bdrms. or More</b>	<b>Condo</b>	<b>TOTAL</b>
\$ 29,999 or under	60	26	4	0	90
\$ 30,000 - \$ 39,999	57	31	1	0	89
\$ 40,000 - \$ 49,999	44	27	7	0	78
\$ 50,000 - \$ 59,999	38	25	14	1	78
\$ 60,000 - \$ 69,999	38	50	10	3	101
\$ 70,000 - \$ 79,999	35	39	15	5	94
\$ 80,000 - \$ 89,999	47	68	13	4	132
\$ 90,000 - \$ 99,999	26	47	22	4	99
\$100,000 - \$119,999	27	101	68	9	205
\$120,000 - \$139,999	17	127	85	18	247
\$140,000 - \$159,999	9	147	83	9	248
\$160,000 - \$179,999	5	105	88	18	216
\$180,000 - \$199,999	2	61	59	2	124
\$200,000 - \$249,999	5	73	98	4	180
\$250,000 - \$299,999	2	37	42	2	83
\$300,000 - \$399,999	0	16	38	0	54
\$400,000 - \$499,999	0	6	15	0	21
\$500,000 and over	1	1	10	0	12
<b>TOTAL</b>	<b>413</b>	<b>987</b>	<b>672</b>	<b>79</b>	<b>2,151</b>
<b>MEDIAN</b>	<b>\$61,974</b>	<b>\$132,520</b>	<b>\$163,182</b>	<b>\$135,000</b>	<b>\$128,866</b>
Withheld Price	0	0	0	0	0
<b>GRAND TOTAL</b>	<b>413</b>	<b>987</b>	<b>672</b>	<b>79</b>	<b>2,151</b>

*SOURCE: Pueblo Assoc. of Realtors.*

**FIG. 22: RESIDENCE MEDIAN SALES PRICE & UNITS SOLD**



SOURCE: Compilation of sales data by Pueblo Association of Realtors

**FIG. 23: PUEBLO APARTMENT RENT & VACANCY RATES**



A recent study conducted by Gordon E. Von Stroh of the University of Denver for the Colorado Division of Housing provides a classic illustration of the influence of supply and demand on apartment rental rates. Declines in the vacancy rate since 2005 are matched by an increase in price. The onset of increases in the vacancy rate that occurred between 2002-2003 is matched to some extent by a decrease in rental price.

**TABLE 20: COMPARATIVE HOUSING STATISTICS, PUEBLO AND FIVE SIMILAR SIZE COLORADO CITIES--2000**

CITY NAME	TOTAL HOUSING UNITS	OWNER-OCCUPIED UNITS	RENTER-OCCUPIED UNITS	TOTAL OCCUPIED UNITS	PERCENT OWNER-OCCUPIED	MEDIAN VALUE	MEDIAN GROSS RENT
Arvada	39,733	29,527	9,492	39,019	75.7%	\$174,800	\$714
Boulder	40,726	19,605	19,991	39,596	49.5%	\$304,700	\$818
Ft. Collins	47,755	26,175	19,707	45,882	57.0%	\$169,600	\$689
Greeley	28,972	16,142	11,505	27,647	58.4%	\$135,400	\$548
Lakewood	62,422	36,851	23,680	60,531	60.9%	\$174,900	\$763
Pueblo	43,121	26,460	13,847	40,307	65.6%	\$87,100	\$475

SOURCE: U.S. Bureau of the Census, Demographic Profiles, 2000

**TABLE 21: SINGLE FAMILY HOME SALES OF SELECTED COLORADO COMMUNITIES, 2007**

AREA NAME	Units Sold	Median Sales Price
Metro District*	39,915	\$245,436
Grand County	303	\$401,389
Telluride	64	\$1,750,000
Boulder	3,472	\$368,338
Fort Collins	2,804	\$238,249
Greeley	3,405	\$190,000
Grand Junction	3,170	\$221,728
Pikes Peak**	10,007	\$215,367
Pueblo	2,099	\$128,324
State	71,490	\$228,112

\*Metro District denotes Denver Metropolitan Area

\*\*Pikes Peak denotes Colorado Springs Metropolitan Area

SOURCE: COLORADO ASSOCIATION OF REALTORS

The 2000 Census shows that Pueblo was the only Colorado community of the six comparably sized ones evaluated in this report where home prices were less than \$100,000. Pueblo, however, has a relatively old housing stock. Over twenty percent was constructed prior to 1939. Statistics from the 2000 Census shows that median gross rent was \$475 for renter-occupied dwelling units within the City of Pueblo. Gross rent, as distinct from contract rent, includes the cost of utilities. At that time, Pueblo had the lowest rental rate of any of the six cities evaluated in this study. Data more current than the 2000 Census showing median price on existing home sales confirms Pueblo's low

cost for single-family housing relative to other Colorado communities. The figures for Telluride, Grand County and Boulder represent an interesting contrast.

Within the last 35 years, the housing market in Pueblo has experienced great changes. From 1970 to 1980, growth in the local housing inventory greatly exceeded population growth in Pueblo. Within Pueblo County (including the City of Pueblo), the population grew by only 6.5% from 1970 to 1980; whereas, growth in available housing was 30.4%. This growth can be accounted for, in part, by the creation of new households as the "Baby Boom" generation has matured and the steady decline in the average number of persons in a household. So on the one hand, more households were being created, while on the other hand, each household is smaller.

The housing growth from 1980-1990 was much more modest due mainly to the recession in Pueblo during the early 1980's and the fact that most of the "Baby Boom" generation had now matured and new households were not being formed as rapidly as was previously the case. To a limited degree, these conditions reflected trends nationally, which occurred during the 1970's and early 1980's (cf. George Sternlieb, James W. Hughes, and Connie O. Hughes, Demographic Trends and Economic Reality, pp. 83-86).

During the decade of the '90s, Pueblo experienced a boom in single-family housing, as the cost of owning a home has become more affordable to an increasingly prosperous community. Pent up demand for housing that occurred during the 1980's has probably also had an effect. From 1990-2000, growth in the housing stock was substantial, and the average household size has stabilized at about 2.52 persons per household for Pueblo County as a whole. Average household size within the City of Pueblo continues to decline during the decade. In 1990, an average of 2.5 persons constituted a typical City of Pueblo household; by 2000, this had dropped to 2.44 persons per average household. Within Pueblo County, the housing stock experienced a 15.8% growth rate, and population growth rate of 15.0%. Within the City of Pueblo, the housing stock grew from 40,862 in 1990 to 43,121, in other words, a growth rate of 5.5%. Meanwhile population grew at a rate of 3.5%.

Since 2000, the housing stock, particularly in areas of Pueblo County outside the Pueblo City limits has continued to show substantial increases, largely fueled by very favorable interest rates. Growth within strictly the City of Pueblo has been more modest. Annual average growth of 530 residential units of all types occurred within the City of Pueblo during the 2000-2007 time frame. For Pueblo County outside the Pueblo city limits, annual growth in housing averaged 740 units. Table 22 shows the current estimated housing unit inventory.

As would be expected of a stable community like Pueblo, the percentage of housing that is owner-occupied is rather high. Slightly less than two-thirds of the estimated current housing stock within the City of Pueblo is owner-occupied, (See Table 22).

**TABLE 22: GENERAL HOUSING CHARACTERISTICS\***

<b>TOTAL HOUSING UNITS</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>Sep. 30, 2008</b>
Pueblo County	34,685	37,636	49,095	50,872	58,926	69,086
City of Pueblo	26,926	30,975	40,012	40,862	43,121	47,273
<b>Occupancy (City of Pueblo)</b>						
Owner-Occupied	18,348	21,357	25,895	24,837	26,460	29,244
Renter-Occupied	7,407	8,355	11,345	13,487	13,847	15,048
Percent Owner-Occupied	71.2%	71.9%	69.5%	64.8%	65.6%	66.0%
Vacant	1,103	1,242	2,731	2,499	2,734	2,981
Seasonal/Migratory	68	21	41	39	80	-
<b>Yr.-Round Units City of Pueblo (No.)</b>	<b>26,880</b>	<b>30,972</b>	<b>39,985</b>	<b>40,862</b>	<b>43,119</b>	<b>47,271</b>
Single-Family (Detached)	20,133	24,183	29,354	29,439	31,130	33,986
Single-Family (Attached)	1,493	133	751	900	1,233	1,686
2-4 Units	2,937	2,806	3,438	3,298	3,418	3,738
5, or More Units	2,003	3,021	5,344	5,393	5,495	5,716
Mobile Homes	314	829	1,098	1,832	1,843	2,145
<b>Yr.-Round Units City of Pueblo (Percent)</b>						
Single-Family (Detached)	74.9%	78.1%	73.4%	72.0%	72.2%	71.9%
Single-Family (Attached)	5.6%	0.4%	1.9%	2.2%	2.9%	3.6%
2-4 Units	10.9%	9.1%	8.6%	8.1%	7.9%	7.9%
5, or More Units	7.5%	9.8%	13.4%	13.2%	12.7%	12.1%
Mobile Homes	1.2%	2.7%	2.7%	4.5%	4.3%	4.5%

\*NOTE: Current estimate is calculated using residential certificate of occupancy data.

SOURCE: U.S. Bureau of the Census, General Housing Characteristics, Pueblo Regional Building Dept.

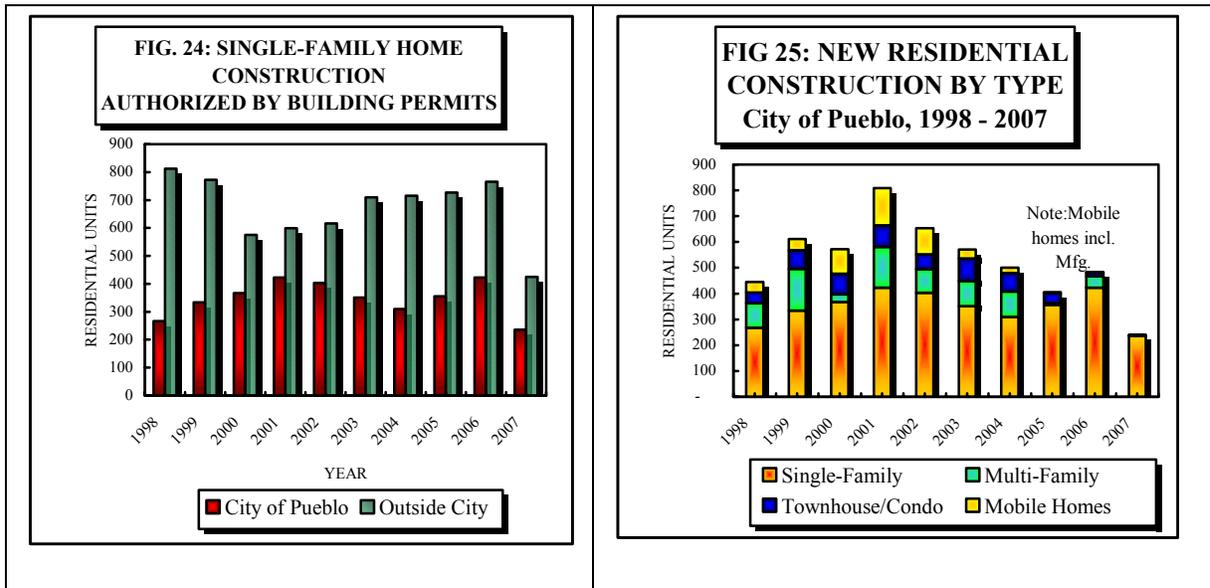
Table 24 and Figures 23 and 24 depict the historic trend of residential building permit issuances within the City of Pueblo and Pueblo County (outside of the City of Pueblo). The past ten years have seen significant changes in the relative share of residential permits within the City and County. Over the duration of the decade, 11,473 new residential units of all types were authorized by building permits within Pueblo County, including the City of Pueblo. The City of Pueblo accounted for a little less than 40 percent of these units. Of strictly single-family units, the City of Pueblo accounted for 33.7 percent of total construction. For 2007, single family housing within the City of Pueblo accounted for 35.7 percent of the total County number.

**TABLE 23: HOUSING UNITS AUTHORIZED BY BUILDING PERMITS:  
PUEBLO CITY, AND PUEBLO COUNTY (OUTSIDE CITY)  
1998-2007**

Year	CITY OF PUEBLO					COUNTY, OUTSIDE CITY				
	Single Family Units	Mobile Homes*	Multi-Family Units*	Townhouse, Condo-minium	Total Housing Units	Single Family Units	Mobile Homes*	Multi-Family Units*	Townhouse, Condo-minium	Total Housing Units
1998	267	40	96	42	445	812	187	134	2	1,135
1999	334	44	162	72	612	772	170	161	-	1,103
2000	367	95	30	80	572	575	151	22	2	750
2001	423	144	158	84	809	599	145	66	7	817
2002	403	101	92	57	653	616	83	48	2	749
2003	351	35	98	87	571	710	60	42	1	813
2004	310	22	98	71	501	716	29	6	3	754
2005	356	5	8	37	406	727	32	24	-	783
2006	423	2	44	14	483	766	33	8	1	808
2007	236	3	-	2	241	425	22	14	-	461
<b>TOTAL:</b>	2,811	486	742	530	4,569	5,527	857	503	17	6,904

\*Note: Mobile homes category includes manufactured home structures located on single lots. Multi-family category represents number of dwelling units, rather than number of actual structures.

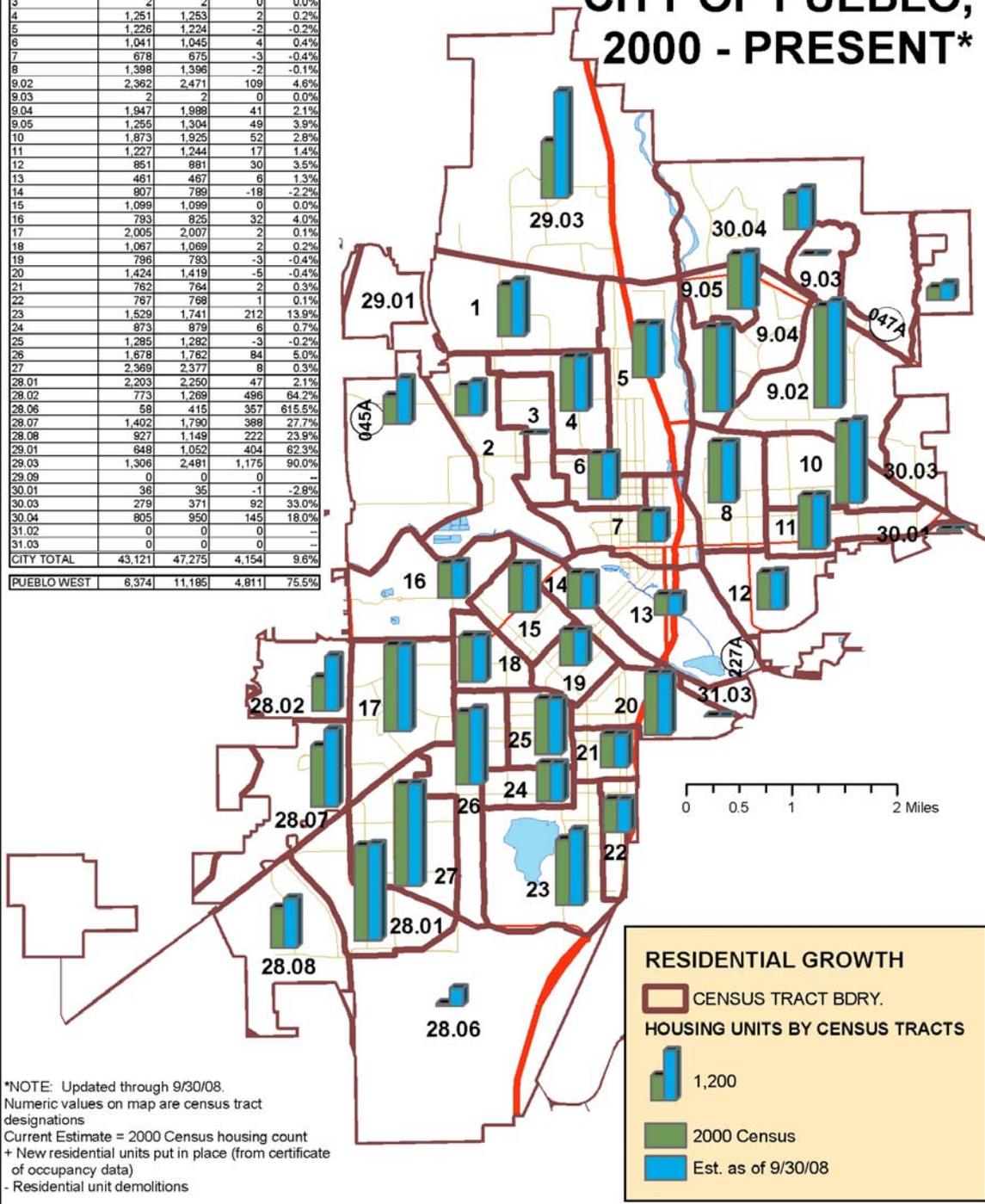
SOURCE: Pueblo Regional Building Department



**NEW HOUSING BY CENSUS TRACTS  
CITY OF PUEBLO, 2000 - 9/30/08**

Census Tract	2000 Census Housing Count	Estimated units as of 9/30/08	Numeric housing change	Percent change
1	1,186	1,292	106	8.9%
2	670	770	100	14.9%
3	2	2	0	0.0%
4	1,251	1,253	2	0.2%
5	1,226	1,224	-2	-0.2%
6	1,041	1,045	4	0.4%
7	678	675	-3	-0.4%
8	1,398	1,396	-2	-0.1%
9.02	2,362	2,471	109	4.6%
9.03	2	2	0	0.0%
9.04	1,947	1,988	41	2.1%
9.05	1,255	1,304	49	3.9%
10	1,873	1,925	52	2.8%
11	1,227	1,244	17	1.4%
12	851	891	40	4.7%
13	461	467	6	1.3%
14	907	789	-118	-13.0%
15	1,099	1,099	0	0.0%
16	793	825	32	4.0%
17	2,005	2,007	2	0.1%
18	1,067	1,069	2	0.2%
19	796	793	-3	-0.4%
20	1,424	1,419	-5	-0.4%
21	762	764	2	0.3%
22	767	768	1	0.1%
23	1,529	1,741	212	13.9%
24	873	879	6	0.7%
25	1,285	1,282	-3	-0.2%
26	1,678	1,782	104	6.2%
27	2,369	2,377	8	0.3%
28.01	2,203	2,250	47	2.1%
28.02	773	1,269	496	64.2%
28.06	58	415	357	615.5%
28.07	1,402	1,790	388	27.7%
28.08	927	1,149	222	23.9%
29.01	648	1,052	404	62.3%
29.03	1,306	2,481	1,175	90.0%
29.09	0	0	0	--
30.01	36	35	-1	-2.8%
30.03	279	371	92	33.0%
30.04	805	950	145	18.0%
31.02	0	0	0	--
31.03	0	0	0	--
<b>CITY TOTAL</b>	<b>43,121</b>	<b>47,275</b>	<b>4,154</b>	<b>9.6%</b>
<b>PUEBLO WEST</b>	<b>6,374</b>	<b>11,185</b>	<b>4,811</b>	<b>75.5%</b>

**FIG. 26: HOUSING GROWTH BY CENSUS TRACTS: CITY OF PUEBLO, 2000 - PRESENT\***



### **XIII. COST OF LIVING**

Puebloans have long felt that their community's low ranking in federal surveys of wages have been unduly prejudicial to a fair assessment of quality of life locally. Wage rates should be evaluated in the context of the relative cost of living in a community. A city that has high wages but which is also an expensive place in which to live is not as attractive as one with more modest wages but inexpensive costs for commodities and services.

This section of the Data Book attempts to compare wages within U.S. metropolitan areas before and after adjusting for relative differences in cost of living. It reveals that after cost differences have been taken into account, Pueblo has a somewhat improved standing relative to other communities. The argument that the community is unfairly maligned if only wage rankings are considered appears to have at least some validity. This report attempts to quantify what has been understood intuitively as being true. The conclusions which can be drawn from this data are outlined below:

- Before adjustment for wage differences, Pueblo ranked 181st of the 213 U.S. metropolitan areas where cost of living data permitted an analysis of wages;
- After adjustment for cost of living differences, Pueblo's 2007 wage rank relative to the other metropolitan areas was 124/213;
- Pueblo's unadjusted 2007 wage was \$32,551. After wage adjustment for cost of living differences, it was \$37,286, over \$4,700 greater;
- Before wage adjustment, Pueblo's wage was over \$6,200 less than the mean U.S. metropolitan wage;
- After adjustment for wages differences, Pueblo's wage level was still below the average National value, but only by \$1,600.

For many years, the U.S. Bureau of Labor Statistics has released data showing wage rankings for U.S. metropolitan areas. This information provides a useful means of gauging the relative economic affluence of U.S. communities, but it reveals only part of the picture. The figures do not take into account relative cost of living differences between cities. Housing costs in particular vary widely between different geographic areas. The value of amenities which can be afforded is directly related to disposable income, which in turn is influenced by the amount of wages which must be spent to provide for basic goods and services. The overall quality of life in communities is directly impacted not only by wages, but also by the cost of living within these localities.

This section has been prepared to provide a more realistic assessment of the relative affluence of communities by adjusting wage rates using relative cost of living information. Two data sources are the basis of the report: the U.S. Bureau of Labor Statistics issues wage rankings for U.S. metropolitan areas. For this report, 2004 annual data were used, as this was the latest which was available. The American Chamber of Commerce Researcher's Association (ACCRA), issues a report that indicates the relative cost of living within various communities. While not all of the 362 U.S. metropolitan

areas listed in the Bureau of Labor Statistics wage report are included, a fair sampling of them are shown.

This information is released on a quarterly basis which shows the relative cost of living in U.S. communities. Through a voluntary effort of organizations within the participating communities, information is collected on the cost of goods and services within these respective areas. Once the information has been tabulated, it is assigned a weighted value based on expenditure patterns of executive and professional households. The information for each community is given a ranking. An index value of 100.0 is established as the cost of living in a typical U.S. community. It costs more to live in a community with an index value of greater than 100; less than what is typical for the U.S. in communities having an index value of less than 100.0. In addition to its overall rank, each community is evaluated on six separate categories, namely: groceries, housing, utilities, transportation, health care and miscellaneous goods and services.

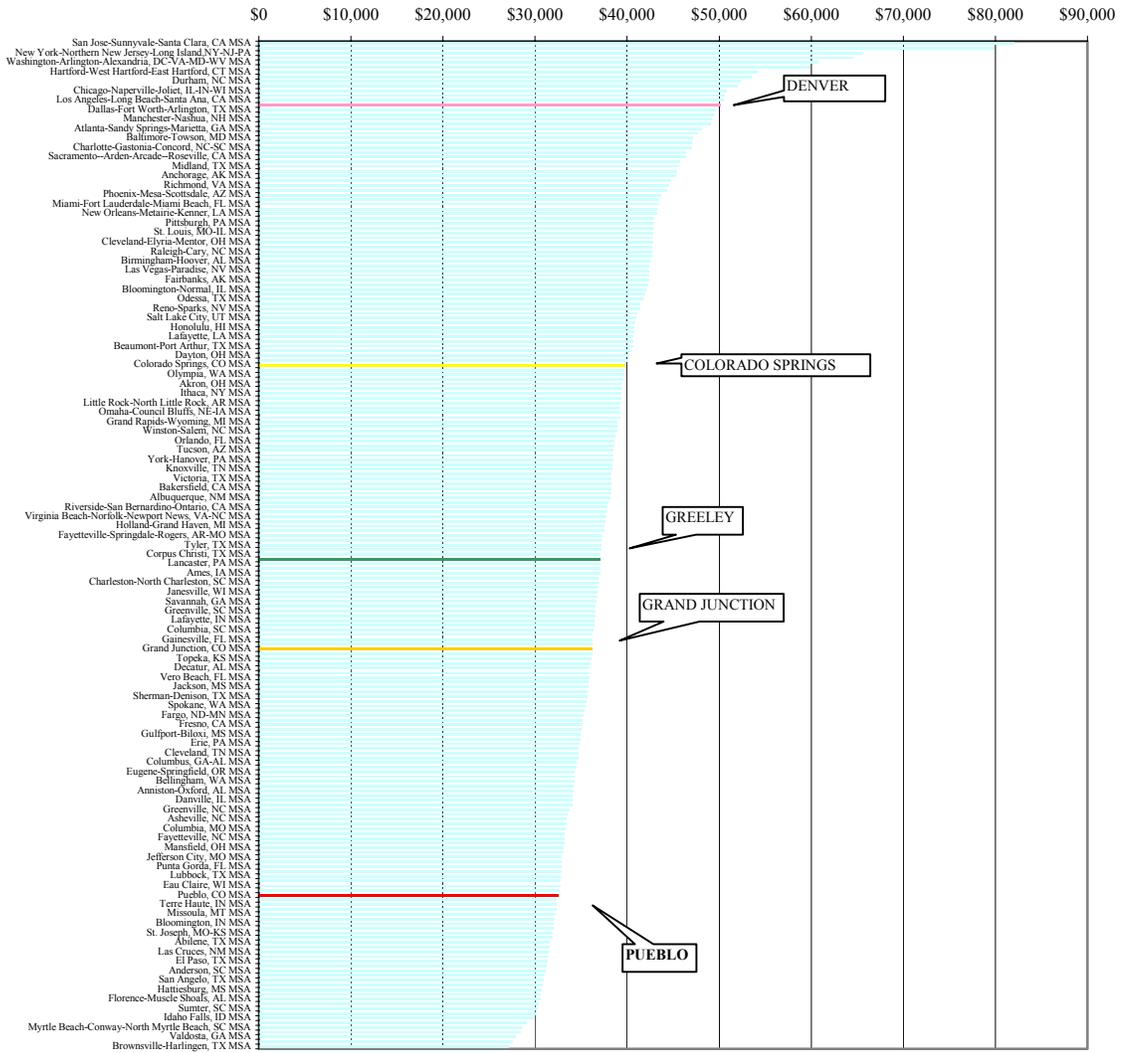
The 2007 metropolitan area wage data from the U.S. Bureau of Labor Statistics is comprehensive in listing all U.S. metropolitan statistical areas. The data on relative cost of living, available from the ACCRA report does not include the universe of metropolitan areas, but nonetheless provides a good sampling of metropolitan areas which are available for analysis.

The unadjusted 2007 metro area wage is divided by its relative cost of living to derive an adjusted wage. Two examples will show how the process works: Abilene, TX has an unadjusted 2007 wage rate of \$31,554, and a relative cost of living index value of 88.8; (it costs less to live in Abilene than the U.S. average). Dividing the first number by the second (.888) yields the adjusted wage value of \$35,534. This makes sense. Because it costs less to live in Abilene the adjustment of wages should give a value which is higher than the unadjusted rate. This accounts for the comparative advantage Abilene has in terms of its cost of living.

Now consider the example of a community where the cost of living is greater than the U.S. value—Anchorage, AK. Anchorage has a very high wage rate of \$45,240, but also it costs more to live there than true Nationally. Its cost of living figure was 126.0. Dividing the first value by the second, (1.26), gives an adjusted wage of \$35,904. The affluence of Anchorage is offset, at least to some extent, by its high cost of living. Again, this is reasonable, since a community with higher than average cost of living would be expected to have an adjusted wage rate that is less than the unadjusted value.

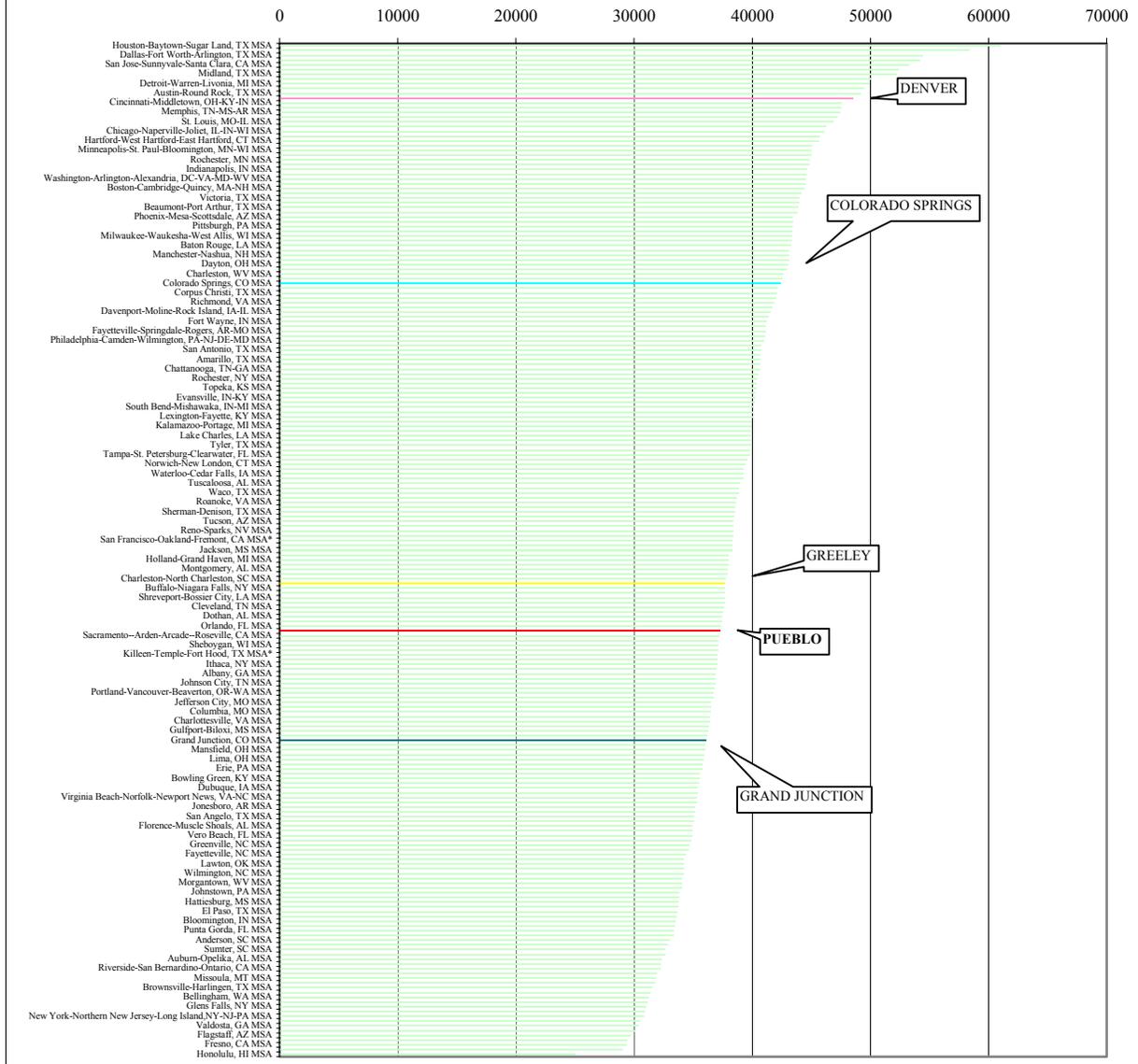
The results of the unadjusted and adjusted metropolitan wage values are then sorted and ranked from highest to lowest. The following 2 graphs depict the unadjusted and adjusted wage rankings and are an attempt to gauge the implications of these conditions.

**FIG. 27A: U.S. METRO AREA WAGES, 2007  
(UNADJUSTED)\***



\*NOTE: Only every 2nd name shown

**FIG. 27B: U.S. METRO AREA WAGES 2007 (ADJUSTED FOR RELATIVE COST OF LIVING)\***



\*NOTE: Only every 2nd name shown

## **XIV. ENVIRONMENT**

Air quality statistics for Pueblo are shown in the graph below, which shows the concentrations of PM<sub>10</sub> Particulates.

Carbon monoxide (CO) is a principal component of automobile exhaust emissions. During the 1980-1985 period, Pueblo recorded no violations of the nine parts per million standard, which has been established by the U.S. Environmental Protection Agency (EPA) for this type of emission. Consequently, the State Health Department discontinued its monitoring of carbon monoxide emissions in Pueblo, a further indication of the quality of Pueblo's air. Wood-burning stoves represent a source of carbon monoxide pollution that may have the potential of contributing to a carbon monoxide pollution problem in Pueblo, but this would appear unlikely for the foreseeable future.

Pueblo's air pollution problem stems mainly from TSP's. \* To define this term briefly, TSP's consist of fugitive dust, fly-ash, soot, and other fine particles of matter that are suspended in the atmosphere. Industrial and construction activity and fugitive dust blown from the surrounding prairies are major sources of particulate pollution in Pueblo.

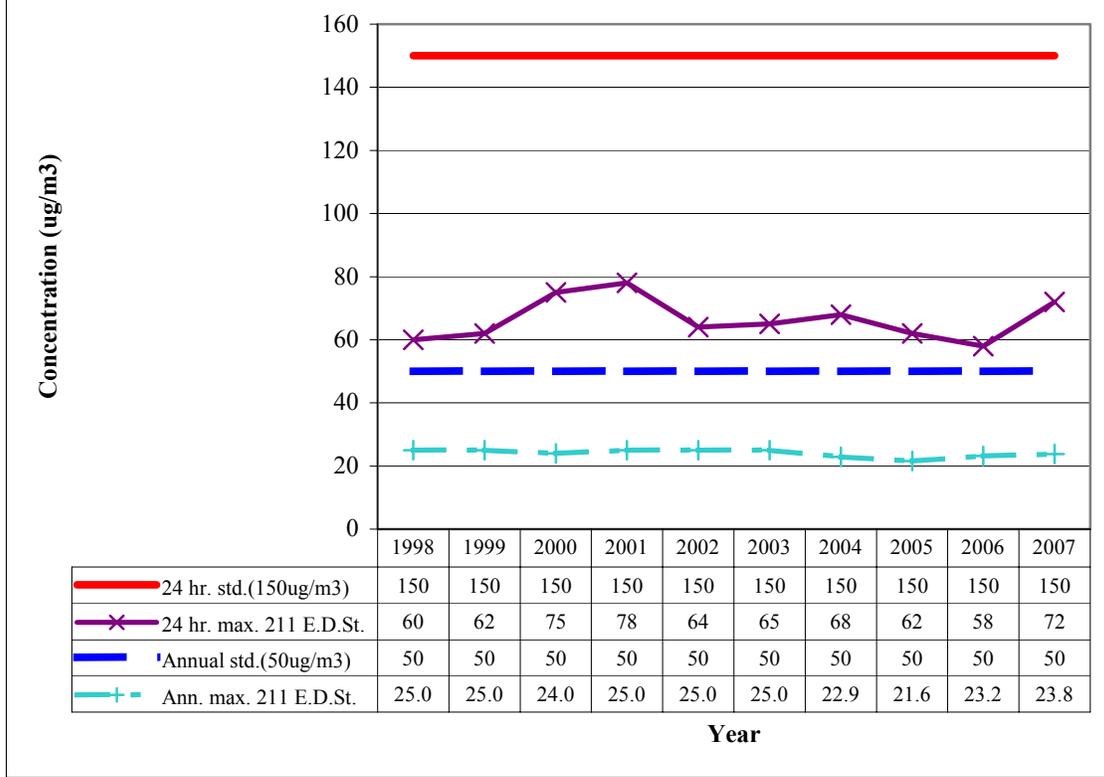
In 1987, the U.S. Environmental Protection Agency adopted the new PM<sub>10</sub> standard for evaluating pollution that results from TSP's. The term PM<sub>10</sub> refers to particles that have a diameter of 10 microns, or less. Particulates this size or smaller are those that are most readily inhalable, and constitute the fraction of Total Suspended Particulates, which pose the greatest danger to human health. The PM<sub>10</sub> standard stipulates that the 24-hour concentration shall be less than 150 micrograms per cubic meter, and that the average annual concentration should not exceed 50 micrograms per cubic meter. The standard also has a procedure that is used to estimate the annual number of days that the standard is violated, based on a statistical sample of the data. Figure 24 shows data for 1998-2007 based on the PM<sub>10</sub> standard. Pueblo experienced no violations of the new standard since its inception.

In 1997, the Environmental Protection Agency established a new PM<sub>2.5</sub> standard, which is intended to regulate very fine particles less than 2.5 microns in diameter. Although the new standard was challenged in court, its legality has been upheld by a Supreme Court decision. The chart in this report portrays only PM<sub>10</sub> data. On the basis of data available for the past six years, Pueblo's PM<sub>2.5</sub> concentration was well within the limit imposed by the new standard.

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\* This report evaluates only those sources of air pollution that are subject to regulation. Various industrial processes contribute pollutants to the environment that may or may not have adverse health hazards. The Colorado Air Pollution Control Division is currently evaluating standards for these potential pollutants.

**FIG. 28: AIR POLLUTION - PM<sub>10</sub> PARTICULATES**



**ENVIRONMENTAL MAPS**

One of the recent sources of environmental data worth mentioning in this year’s Databook are the series of maps which were prepared for the Urban Transportation Planning Division’s 2035 Long Range Transportation Plan by Tim Williams, currently employed as Senior Planner with the City of Pueblo Department of Planning and Community Development. This set of maps comprises a beautiful atlas portraying many aspects of the environment in Pueblo County. The entire map series can be viewed and downloaded from the Transportation Planning Division’s website: <http://www.pacog.net/environmental.htm>

A sample of one of the many maps which are available is shown on the following page. Please note that the image quality of the maps on our website is superior to what is shown below. If your printer permits it, the maps print out best using 11 x 17 inch paper in landscape mode.



## **XV. DATA SOURCES:**

The following table lists sources, available in both a paper and Internet format that were used to compile this report.

<b><i>SEC.</i></b>	<b><i>TABLE</i></b>	<b><i>FIG.</i></b>	<b><i>AUTHOR</i></b>	<b><i>TITLE</i></b>	<b><i>WEB URL</i></b>
II.	1.		NOAA	<u>LocalClimato- logical Data</u>	<a href="http://lwf.ncdc.noaa.gov/oa/ncdc.html">http://lwf.ncdc.noaa.gov/oa/ncdc.html</a>
III.	2.		Census Bureau	<u>General Population Characteristics</u>	<a href="http://factfinder.census.gov/">http://factfinder.census.gov/</a>
	3.		Census Bureau	<u>Population Estimates-- Characteristics</u>	<a href="http://factfinder.census.gov/">http://factfinder.census.gov/</a>
		1.	CO Div. of Local Government, Demography Section	<u>Inter-censal Population Estimates for Counties and Municipalities</u>	<a href="http://www.dola.colorado.gov/demog">http://www.dola.colorado.gov/demog</a>
	4.		Colorado Economic and Demographic Information System		<a href="http://www.dola.state.co.us/is/cedishom.htm">http://www.dola.state.co.us/is/cedishom.htm</a>
	5.		Pueblo Metropolitan Planning Organization	<u>2035 Long Range Transportation Plan, Ch. 4</u>	<a href="http://www.pacog.net/long_term_plan.htm">www.pacog.net/long_term_plan.htm</a>
		2.	Census Bureau	<u>General Population Characteristics</u>	<a href="http://factfinder.census.gov/">http://factfinder.census.gov/</a>
IV.	6.		Colorado Dept. of Labor & Employment, Labor Market Information		<a href="http://www.coworkforce.com/lmi">http://www.coworkforce.com/lmi</a>
		3.	U.S. Dept. of Labor Bureau of Labor Statistics		<a href="http://www.bls.gov/lau/home.htm">http://www.bls.gov/lau/home.htm</a>
		4.	U.S. Bureau of Labor Statistics		<a href="http://www.bls.gov/lau/home.htm">http://www.bls.gov/lau/home.htm</a>
		5.	Census Bureau	<u>Demographic Profiles</u>	<a href="http://censtats.census.gov/pub/Profiles.shtml">http://censtats.census.gov/pub/Profiles.shtml</a>
		6.	Colorado Dept. of Labor & Employment	<u>Colorado Employment and Wages</u>	<a href="http://www.coworkforce.com/lmi/es202/index.asp">http://www.coworkforce.com/lmi/es202/index.asp</a>
	7		U.S. Bureau of the Census	<u>Local Employment Dynamics</u>	<a href="http://lehmap3.did.census.gov/themap3/">http://lehmap3.did.census.gov/themap3/</a>

<i>SEC</i>	<i>TABLE</i>	<i>FIG.</i>	<i>AUTHOR</i>	<i>TITLE</i>	<i>WEB URL</i>
V.		7.	U.S. Bureau of Econ. Analysis	<u>Regional Economic Information System</u>	<a href="http://www.bea.gov/regional/index.htm#state">www.bea.gov/regional/index.htm#state</a>
		8.	Census Bureau	<u>Census American Community Survey, 2006</u>	<a href="http://factfinder.census.gov/home/saff/main.html?_lang=en">http://factfinder.census.gov/home/saff/main.html?_lang=en</a>
	8.		U.S. Bureau of Labor Statistics	“2007 Metro Area Wage Estimates”	<a href="http://www.stats.bls.gov/oes/current/oesrma.htm">http://www.stats.bls.gov/oes/current/oesrma.htm</a>
		9.	U.S. Bureau of the Census	<u>2000 Census: Summary File 3</u>	<a href="http://factfinder.census.gov/home/saff/main.html?_lang=en">http://factfinder.census.gov/home/saff/main.html?_lang=en</a>
VI.	9.		CO. Dept. of Revenue	<u>Colorado City Retail Sales</u>	
		10.	CO Dept. of Revenue	<u>Colorado City Retail Sales</u>	
VII.	10.		City of Pueblo Human Resources Dept.		
VIII.		11.	City of Pueblo Finance Dept.		
	11.		Pueblo County Assessor’s Office.	<u>Abstract of Assessment</u>	<a href="http://www.co.pueblo.co.us/cgi-bin/webatrbroker.wsc/abstract_select.htm">www.co.pueblo.co.us/cgi-bin/webatrbroker.wsc/abstract_select.htm</a>
	12.		City of Pueblo Finance Dept.	<u>Annual Financial Report</u>	<a href="http://www.pueblo.us/documents/Finance/2007CAFR.pdf">http://www.pueblo.us/documents/Finance/2007CAFR.pdf</a>
	13.		City of Pueblo Finance Dept	<u>Annual Financial Report</u>	<a href="http://www.pueblo.us/documents/Finance/2007CAFR.pdf">http://www.pueblo.us/documents/Finance/2007CAFR.pdf</a>
	14.		Pueblo Area Council of Governments, Urban Transportation Planning Div.	<u>Colorado Front Range Communities Comparative Tax Study</u>	
IX.		12.	Census Bureau	<u>Gen. Social and Economic Characteristics</u>	<a href="http://censtats.census.gov/pub/Profiles.shtml">http://censtats.census.gov/pub/Profiles.shtml</a>
	15.		Colorado Department of Education	<u>Colorado Education Statistics</u>	<a href="http://www.cde.state.co.us/index_stats.htm">http://www.cde.state.co.us/index_stats.htm</a>
		13.	CO. Dept. of Education		<a href="http://www.cde.state.co.us/cdeassess/index_assess.html">http://www.cde.state.co.us/cdeassess/index_assess.html</a>
	16.		CO. Dept. of Education	<u>Colorado Education Statistics</u>	<a href="http://www.cde.state.co.us/index_stats.htm">http://www.cde.state.co.us/index_stats.htm</a>
		14.	CO. Dept. of Education	<u>Colorado Education Statistics</u>	<a href="http://www.cde.state.co.us/index_stats.htm">http://www.cde.state.co.us/index_stats.htm</a>
X.	17.	15.	City of Pueblo Police Dept		

<i>SEC.</i>	<i>TABLE</i>	<i>FIG.</i>	<i>AUTHOR</i>	<i>TITLE</i>	<i>WEB URL</i>
XI.		16.	Census Bureau	<u>General Social and Economic Characteristics</u>	<a href="http://censtats.census.gov/pub/Profiles.shtml">http://censtats.census.gov/pub/Profiles.shtml</a>
		17.	Census Bureau	<u>American Community Survey, 2007</u>	<a href="http://factfinder.census.gov/home/saff/main.html?_lang=en">http://factfinder.census.gov/home/saff/main.html?_lang=en</a>
		18.	Census Bureau	<u>State and Metropolitan Area Data Book: 2006</u>	
	18.		Census Bureau	<u>American Community Survey, 2007</u>	<a href="http://factfinder.census.gov/home/saff/main.html?_lang=en">http://factfinder.census.gov/home/saff/main.html?_lang=en</a>
		19.	U.S.Bureau of Economic Analysis	<u>Regional Econ. Info. System</u>	<a href="http://www.bea.gov/regional/index.htm#state">www.bea.gov/regional/index.htm#state</a>
		20.	U.S.Bureau of Economic Analysis	<u>Regional Econ. Info. System</u>	<a href="http://www.bea.gov/regional/index.htm#state">www.bea.gov/regional/index.htm#state</a>
		21.	Census Bureau	<u>2000 Census Summary File 3 data: census tracts</u>	<a href="http://factfinder.census.gov/">http://factfinder.census.gov/</a>
XII.	19.		Pueblo Assoc. of Realtors	“Existing Single-Family Home Sales Report”	
		22.	Pueblo Assoc. of Realtors	“Existing Single-Family Home Sales Report”	
		23.	Colorado Dept. of Housing	“Multi-Family Vacancy and Rental Survey”	<a href="http://www.dola.state.co.us/cdh/publications/index.htm">http://www.dola.state.co.us/cdh/publications/index.htm</a>
	20.		Census Bureau	<u>Gen. Social and Economic Characteristics</u>	<a href="http://censtats.census.gov/pub/Profiles.shtml">http://censtats.census.gov/pub/Profiles.shtml</a>
	21.		Colorado Association of Realtors	“Housing Stats”	<a href="http://coloradorealtors.com/car_resources_main.asp">http://coloradorealtors.com/car_resources_main.asp</a>
	22.		Census Bureau	<u>Gen. Social and Economic Characteristics</u>	Current estimate compiled by City of Pueblo Dept. of Planning & Development
	23.		Pueblo Regional Building Dept.	“Monthly Building Report”	<a href="http://www.prbd.com/">http://www.prbd.com/</a>
		24.	Pueblo Regional Building Dept.	“Monthly Building Report”	<a href="http://www.prbd.com/">http://www.prbd.com/</a>
		25.	Pueblo Regional Building Dept.	“Monthly Building Report”	<a href="http://www.prbd.com/">http://www.prbd.com/</a>
		26.	Pueblo Urban Transportation Planning Div.	Housing starts compiled from certificates of occupancy	Current estimate compiled by City of Pueblo Dept. of Planning & Development
XIII.		27A, 27B	Am. Chamber of Commerce Researchers (ACCRA)	<u>Cost of Living Index</u>	Data compiled and provided courtesy of Pueblo Economic Development Corp. (PEDCO)

<i><b>SEC.</b></i>	<i><b>TABLE</b></i>	<i><b>FIG.</b></i>	<i><b>AUTHOR</b></i>	<i><b>TITLE</b></i>	<i><b>WEB URL</b></i>
XIV.		28.	Colorado Air Pollution Control Division	<u>Air Quality Data</u> <u>Report</u>	<a href="http://www.colorado.gov/airquality/tech.aspx#annual_reports">http://www.colorado.gov/airquality/tech.aspx#annual_reports</a>