

Chapter 4 Economy

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¹ Family is defined as a group of two persons or more related by birth, marriage or adoption, and residing together. All such persons (including related subfamily members) are considered members of one family.

4.1 Income Statistics for the City of Boulder and Other Colorado Places

Figure 4.1 ¹								
Income Type City of Boulder Residents	1970	Percent Change	1980	Percent Change	1990	Percent Change	2000	Percent Change
Median Family Income	\$11,437	N/A	\$22,951	100.7%	\$46,208	101.3%	\$70,257	52.0%
Median Income of Unrelated Individuals	\$1,419	N/A	\$4,872	243.3%	\$20,033	311.2%	\$27,262	36.1%
Median Household Income	N/A	N/A	\$16,744	N/A	\$29,407	75.6%	\$44,748	52.2%
Colorado Place ²			Median Family Income	Median Income of Unrelated Individuals	Median Household Income			
State of Colorado			\$55,883.00	\$24,049.00	\$47,203.00			
Denver-Boulder-Greeley PMSA ³			\$61,098.00	\$26,011.00	\$51,088.00			
Boulder County			\$70,572.00	\$28,976.00	\$55,861.00			
City of Boulder			\$70,257.00	\$27,262.00	\$44,748.00			

Figure 4.1b ⁴	
Zip Code (In part or completely in the City of Boulder)	Average Adjusted Gross Income Tax Year 2001 (1 January 2001 to 31 December 2001)
80301	\$79,932.39
80302	\$93,970.14
80303	\$80,572.82
80304	\$91,999.87
80305	\$59,238.13
80306	\$50,300.65
80310	\$8,988.74
Total	\$82,886.04

¹ Source: the United States Decennial Census. For 1 and 2: <http://www.census.gov/index.html>

² Source: the United States Decennial 2000 Census.

³ PMSA is a designated Primary Metropolitan Statistical Area as defined by the United States Office of Management and Budget, The Boulder-Longmont PMSA includes all of the towns and cities in Boulder County, and all of the unincorporated Boulder County.

⁴ Source: the Internal Revenue Service, Washington, D. C. The figures shown include persons who filed individual returns, and married couples who filed jointly. <http://www.irs.gov>

4.2 Estimated Median Family⁵ Income by Year

Figure 4.2 ⁶						
Year	Boulder/ Longmont PMSA ⁷	Percent Change	Colorado	Percent Change	United States	Percent Change
1983	\$30,600.00	Not available	\$27,627.00	Not available	\$24,580.00	Not available
1984	\$32,800.00	7.2%	Not available	Not available	\$27,000.00	9.8%
1985	\$33,203.00	1.2%	Not available	Not available	\$26,699.00	-1.1%
1986	\$34,200.00	3.0%	\$29,000.00	Not available	\$27,500.00	3.0%
1987	\$37,600.00	9.9%	\$31,000.00	6.9%	\$30,400.00	10.5%
1988	\$41,400.00	10.1%	\$34,800.00	12.3%	\$32,400.00	6.6%
1989	\$41,700.00	0.7%	\$35,000.00	0.6%	\$34,000.00	4.9%
1990	\$43,400.00	4.1%	\$35,700.00	2.0%	\$35,700.00	5.0%
1991	\$43,900.00	1.2%	\$36,900.00	3.4%	\$38,000.00	6.4%
1992	\$47,800.00	8.9%	\$38,400.00	4.1%	\$38,600.00	1.6%
1993	\$50,500.00	5.6%	\$41,400.00	7.8%	\$39,700.00	2.9%
1994	\$53,800.00	6.5%	\$42,900.00	3.6%	\$39,900.00	0.5%
1995	\$54,200.00	0.7%	\$42,900.00	0.0%	\$40,200.00	0.8%
1996	\$58,300.00	7.6%	\$46,600.00	8.6%	\$41,600.00	3.5%
1997	\$61,200.00	5.0%	\$48,700.00	4.5%	\$43,500.00	4.6%
1998	\$63,100.00	3.1%	\$49,300.00	1.2%	\$45,300.00	4.1%
1999	\$68,700.00	8.9%	\$51,800.00	5.1%	\$47,800.00	5.5%
2000	\$74,000.00	7.7%	\$54,900.00	6.0%	\$50,200.00	5.0%
2001	\$81,400.00	10.0%	\$57,700.00	5.1%	\$52,500.00	4.6%
2002	\$87,900.00	8.0%	\$58,065.00	0.6%	\$53,700.00	2.3%

⁵ Family is defined as a group of two persons or more related by birth, marriage or adoption, and residing together. All such persons (including related subfamily members) are considered members of one family.

⁶ Sources: United States Department of Housing and Urban Development. <http://www.hud.gov>

⁷ In 1983 the United States Office of Management and Budget redefined federal statistical areas for metropolitan areas. Under the 1983 revision the region is covered by the Boulder-Longmont Primary Metropolitan Statistical Area (PMSA), The PMSA includes all of Boulder County.

4.3 Boulder County Personal Income Annual Comparison and Projections

Figure 4.3⁸

Variable	1990	1995	1999	2000	2001	2002	2003	2005	2010	2015	2020	2025
Population ⁹	226,014	257,500	283,924	292,890	297,786	302,435	306,933	316,634	343,688	371,002	395,647	418,237
Annual Percent Change	N/A	2.64%	2.40%	3.16%	1.67%	1.56%	1.49%	1.57%	1.65%	1.54%	1.29%	1.12%
Annual Percent Change	N/A	2.85%	2.68%	3.36%	1.49%	1.58%	1.82%	2.39%	3.98%	6.08%	5.65%	4.42%
Per Capita Personal Income ¹⁰	\$22,221	\$28,724	\$36,095	\$38,990	\$39,551	\$39,784	\$41,936	\$56,450	\$60,272	\$81,383	\$111,146	\$151,299
Annual Percent Change	N/A	5.27%	5.88%	6.19%	3.18%	0.59%	5.41%	5.24%	5.35%	6.19%	5.43%	6.36%

⁸ Data for 1999 and earlier are from the United States Bureau of Economic Analysis, data for 2000 and forward are from the Colorado Department of Labor and Employment. <http://www.coworkforce.com/>

⁹ Population numbers include residents of Boulder County and persons who may live in another county, but are employed by a business that is located in Boulder County.

¹⁰ Per capita incomes shown are for those people who are employed in Boulder County, and may live in another County.

4.4 Number of People Below the Poverty Level in 1980, 1990, and 2000, in the City of Boulder

Figure 4.4¹¹					
	1980	1990	Percent Change	2000	Percent Change
All persons below the poverty level	11,353	14,393	26.8%	15,095	4.9%
Persons 65 years and older below the poverty level	396	502	26.8%	450	-10.4%
Related children under 18 years below the poverty level	1,359	1,546	13.8%	1,399	-9.5%
All families below the poverty level	735	1,196	62.7%	1,084	-9.4%
Female householder families below the poverty level	375	566	50.9%	495	-12.5%
Unrelated individual below the poverty level	8,327	10,880	30.7%	11,863	9.0%
	1990	Percent of Total	2000	Percent of Total	Percent Change
All families below the poverty level	1,196	7.5%	1,084	6.4%	-9.4%
Families with children under 18 years below the poverty level	902	12.1%	774	9.2%	-14.2%
Families with related children under 5 years below the poverty level	444	13.6%	436	13.4%	-1.8%

¹¹ Source the United States Decennial Census. <http://www.census.gov/index.html>

4.5 City of Boulder Employment for Employed Persons 16 Years or Older

Figure 4.5 ¹²						
Occupation for Employed Persons 16 Years and Older	1980		1990		2000 ¹³	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
Executive, Administrative, and Managerial Occupations	5,171	N/A	7,373	42.6%	29,423	22.0%
Professional Specialty Occupations	10,070	N/A	13,367	32.7%		
Technicians and Related Support Occupations	2,653	N/A	3,375	27.2%		
Sales Occupations	4,274	N/A	5,808	35.9%	12,418	-1.7%
Administrative Support Occupations (including clerical)	6,339	N/A	6,827	7.7%		
Private Household Occupations	197	N/A	248	25.9%	7,889	1.3%
Protective Service Occupations	419	N/A	346	-17.4%		
Service Occupations, Except Protective and Household Occupations	5,157	N/A	5,332	3.4%		
Machine Operators, Assemblers, and Inspectors	1,642	N/A	1,069	-34.9%		
Handlers, Equipment Cleaners, Helpers, and Laborers	789	N/A	789			
Farming Forestry, and Fishing Occupations	299	N/A	317	6.0%	37	-88.3%
Precision Production, Craft, and Repair Occupations	3,434	N/A	1,992	-42.0%	2,286	14.8%
Transportation and Material Moving Occupations	725	N/A	664	-8.4%	2,841	327.9%
Total of All Occupations	41,169	N/A	47,507	15.4%	54,894	15.5%

¹² Source the United States Decennial Census. <http://www.census.gov/index.html>

¹³ The 2000 Decennial Census changed the occupation classifications, combining many groups. Data presented here are directly comparable to earlier Decennial Census figures.

4.6 Number of Jobs within the City of Boulder¹⁴

	1990	1994	1998	2001	2002
Area I ¹⁵	76,821	82,619	88,462	98,604	101,294
Area I and II ¹⁶	78,162	83,960	89,798	101,960	104,850

¹⁴ Source is *The City of Boulder, Planning Department*.
[Http://www.ci.boulder.co.us/planning/longrange/longrange.html](http://www.ci.boulder.co.us/planning/longrange/longrange.html)

¹⁵ Area I is defined as land in the City of Boulder, that is within the city limit boundary.

¹⁶ Area II is defined as unincorporated land in the County planned for annexation to the City of Boulder.

4.7 Boulder County and City of Boulder Labor Force Statistics (not seasonally adjusted)

Figure 4.7 ¹⁷				
Boulder County Labor Statistics				
Year	Size of Labor Force	Total Resident Employment ¹⁸	Total Unemployment	Unemployment Rate
1990	133,891	127,829	6,062	4.5%
1991	136,979	130,960	6,019	4.4%
1992	140,742	133,720	7,022	5.0%
1993	148,137	141,459	6,678	4.5%
1994 ¹⁹	156,162	150,414	5,748	3.7%
1995	161,151	154,639	6,492	4.0%
1996	162,096	155,980	6,116	3.8%
1997	165,686	161,039	4,647	2.8%
1998	172,268	166,535	5,733	3.3%
1999	175,636	170,994	4,662	2.7%
2000	182,368	178,143	4,425	2.4%
2001	188,232	183,138	5,094	2.7%
2002	192,150	182,406	9,944	5.2%
City of Boulder Labor Statistics				
Year	Size of Labor Force	Total Resident Employment	Total Unemployment	Unemployment Rate
1990	51,497	48,899	2,598	5.0%
1991	52,639	50,151	2,488	4.7%
1992	54,127	51,259	2,868	5.3%
1993	57,027	54,275	2,752	4.8%
1994	60,362	57,936	2,426	4.0%
1995	62,220	59,478	2,742	4.4%
1996	61,667	59,150	2,517	4.1%
1997	63,611	61,687	1,924	3.0%
1998	66,167	63,793	2,374	3.6%
1999	67,431	65,501	1,930	2.9%
2000	70,071	68,239	1,832	2.6%
2001	72,324	70,152	2,172	3.0%
2002	73,830	69,872	3,958	5.4%

¹⁷ Source Colorado Department of Labor and Employment. <http://www.coworkforce.com/>

¹⁸ Total resident employment includes non agricultural wage and salary workers, self-employed, unpaid family and domestic workers, agricultural workers, and persons in labor disputes.

¹⁹ Labor force and component data beginning January 1994 are not directly comparable with data for 1993 and earlier years.

4.8 Estimated Boulder County Employment by Industry (annual averages)

Figure 4.8 ²⁰									
	1994	1995	1996	1997	1998	1999	2000	2001	2002 ²¹
Total All Industries	141,488	145,898	146,180	152,793	158,853	166,736	179,727	185,256	184,332
Total Private	116,210	120,647	124,400	131,392	137,320	144,488	156,950	162,128	161,573
Agriculture	1,357	1,439	1,614	1,728	1,756	1,857	2,001	375 ²²	475 ²⁰
Mining	205	168	150	139	142	152	171	205	303
Construction	5,626	5,620	6,012	6,348	7,287	7,867	8,553	7,938	8,578
Manufacturing	29,928	29,694	30,065	31,485	32,306	32,745	31,675	39,436	28,485
Transportation and Utilities	3,972	3,335	3,423	3,494	3,916	4,883	6,918	6,319	5,803
Wholesale Trade	4,337	5,019	5,737	6,178	6,173	5,986	6,648	6,011	5,840
Retail Trade	25,970	27,532	27,583	28,748	28,954	29,672	33,146	21,331	20,891
Finance, Banking and Real	5,141	4,927	4,949	5,120	5,540	6,410	6,625	7,594	8,080
Other Services	39,638	42,693	44,858	48,144	51,243	54,912	61,210	68,317	60,359
Government	25,278	22,251	21,780	21,401	21,533	22,248	22,777	22,893	22,759
Federal Civilian ²³	2,760	2,671	2,625	2,651	2,668	2,696	2,724	2,685	2,649
State Government ²⁴	11,568	11,505	7,818	7,111	7,104	7,284	7,497	7,504	7,491
Local Government ²²	10,950	11,075	11,337	11,639	11,761	12,268	12,556	12,704	12,619

²⁰ Data shown are yearly averages, except where noted. Source: the Current Population Survey, Bureau of Labor Statistics, Washington, D. C.

²¹ The data for 2002 are for the first quarter of 2002 only. <http://www.bls.gov/>

²² The decrease in the number from the previous year is a result of a "disclosure suppression."

²³ Excludes members of the Armed Forces.

²⁴ Includes education.

4.9 Labor Force Unemployment Rate by Year

Figure 4.9 ²⁵				
Year	City of Boulder	Boulder County	State of Colorado	United States
1980	6.0%	5.8%	5.9%	7.1%
1981	5.1%	4.9%	5.5%	7.6%
1982	6.9%	6.6%	7.7%	9.7%
1983	5.6%	5.3%	6.6%	9.6%
1984	4.4%	4.7%	5.6%	7.5%
1985	5.4%	5.1%	5.9%	7.2%
1986	6.2%	6.0%	7.4%	7.0%
1987	5.9%	5.7%	7.7%	6.2%
1988	5.1%	4.8%	6.4%	5.5%
1989	4.6%	4.4%	5.8%	5.3%
1990	5.0%	4.5%	4.9%	5.5%
1991	4.7%	4.4%	5.0%	6.7%
1992	5.3%	5.0%	5.9%	7.4%
1993	4.8%	4.5%	5.2%	6.8%
1994	4.0%	3.7%	4.2%	6.1%
1995	4.4%	4.0%	4.5%	5.6%
1996	4.1%	3.8%	4.2%	6.3%
1997	3.0%	2.8%	3.3%	4.9%
1998	3.6%	3.3%	3.8%	4.5%
1999	2.9%	2.7%	2.9%	4.2%
2000	2.6%	2.4%	2.7%	4.0%
2001	3.0%	2.7%	3.1%	3.6%
2002	5.4%	5.2%	5.2%	5.7%

²⁵ Source Colorado Department of Labor and Employment. <http://www.coworkforce.com/>

4.10 Consumer Price Index (CPI-U) All Urban Consumers

Figure 4.10 ²⁶				
Year	Denver ²⁷	Percent Change from Previous Year	United States	Percent Change from Previous Year
1984	104.3	N/A	103.9	N/A
1985	107.1	2.7%	107.6	3.6%
1986	107.9	0.7%	109.6	1.9%
1987	110.8	2.7%	113.6	3.7%
1988	113.7	2.6%	118.3	4.1%
1989	115.8	1.8%	124.0	4.8%
1990	120.9	4.4%	130.7	5.4%
1991	125.6	3.9%	136.2	4.2%
1992	130.3	3.7%	140.3	3.0%
1993	135.8	4.2%	144.5	3.0%
1994	141.8	4.4%	148.2	2.6%
1995	147.9	4.3%	152.4	2.8%
1996	153.1	3.5%	156.9	3.0%
1997	158.1	3.3%	160.5	2.3%
1998	161.9	2.4%	163.0	1.6%
1999	166.6	2.9%	166.6	2.2%
2000	173.3	4.0%	172.2	3.4%
2001	181.3	4.6%	177.5	3.1%
2002	181.8	0.3%	179.8	1.3%
Average Annual Percent Change		3.1%		3.0%

²⁶ Source United States Department of Labor, Bureau of Labor Statistics, Kansas City, Missouri.
<http://www.bls.gov/>

²⁷ The year 1967 = 100.0

4.11 Largest Employers for the City of Boulder

Figure 4.11 ²⁸			
Employer Name	Estimated Number of Employees	Employer Name	Estimated Number of Employees
University of Colorado	7,500	Amgen	350
International Business Machines (IBM)	4,100	Lexmark	350
Sun Microsystems	3,000	McGuckin Hardware	320
Ball Aerospace	2,130	Celestial Seasonings	300
Boulder Community Hospital	2,040	Boulder Medical Center	300
Level 3 Communications	2,000	Roche Colorado	300
City of Boulder	1,300	Qualcomm	300
National Center for Atmospheric Research	1,100	SCC Communications	275
National (NOAA)	1,085	Lockheed Martin	270
King Soopers	920	Daily Camera	270
Exabyte	890	Call Connect Communications	260
Whole Foods Market	830	Kentek Information Systems	250
Valleylab	760	JILA	250
Safeway	675	Leanin Tree	250
Micro Motion	655	Regal Harvest House	210
Colorado MED tech	465	International Communications	210
Qwest	460	BI Incorporated	205
National Institute of Standards (NIST)	430	Particle Measuring Systems	205
Wild Oats Market	410	Hauser	200

²⁸ Source: *Daily Camera*, Boulder County Business Report, May 2000.
<http://www.thedailycamera.com/>

4.12 Numbers and Valuations of Selected Commercial Building Permits Issued in the City of Boulder²⁹

Figure 4.12								
Year	Industrial/Warehouse Storage		Retail/Restaurant/ Customer Service		Office/Bank/ Professional		Amusement/Social/ Recreation	
	Total Valuation	Number of Permits	Total Valuation	Number of Permits	Total Valuation	Number of Permits	Total Valuation	Number of Permits
1980	\$6,491,920	20	\$3,261,000	7	\$2,326,600	6	\$180,000	2
1981	\$13,978,688	26	\$5,508,000	11	\$16,600,542	13	\$80,000	1
1982	\$10,744,418	20	\$11,914,863	13	\$4,487,662	9	\$0	0
1983	\$8,490,299	23	\$6,744,746	13	\$8,957,258	19	\$141,000	3
1984	\$17,417,529	50	\$7,817,800	8	\$25,268,600	20	\$350,000	1
1985	\$8,550,833	14	\$4,555,000	7	\$3,553,745	10	\$135,000	2
1986	\$960,000	2	\$4,607,184	9	\$2,446,500	7	\$1,125,000	2
1987	\$8,376,514	7	\$5,621,696	9	\$2,886,000	7	\$0	0
1988	\$6,062,170	10	\$4,532,311	9	\$1,451,722	3	\$0	0
1989	\$2,306,700	4	\$164,525	1	\$31,178,400	6	\$132,000	1
1990	\$9,701,320	7	\$455,000	1	\$2,156,000	3	\$86,990	1
1991	\$7,082,000	8	\$116,000	1	\$607,000	2	\$12,427,88	3
1992	\$6,520,269	14	\$2,804,000	5	\$6,468,126	5	\$148,000	2
1993	\$4,080,685	3	\$2,174,000	5	\$3,204,000	6	\$143,123	1
1994	\$3,445,199	11	\$2,667,790	15	\$10,426,873	21	\$0	0
1995	\$10,714,170	14	\$4,464,828	9	\$26,144,246	30	\$465,500	4
1996	\$3,014,713	10	\$7,419,216	7	\$9,086,101	10	\$198,460	2
1997	\$5,741,780	7	\$798,500	2	\$13,017,292	7	\$175,487	2
1998	\$7,932,439	12	\$2,958,673	10	\$6,135,323	10	\$0	0
1999	\$6,131,835	9	\$1,290,890	5	\$13,825,915	26	\$110,200	2
2000	\$22,983,320	12	\$3,150,000	4	\$25,852,328	20	\$10,000	1
2001	\$2,723,608	1	\$13,986,097	18	\$10,662,703	12	\$472,500	1
2002 ³⁰	\$0	0	\$16,979,326	11	\$33,750,000	4	\$0	0

²⁹ Source: City of Boulder Planning and Development Services,
<http://www.ci.boulder.co.us/buildingservices/landlink/landlink.htm>

³⁰ Data for the year 2002 includes permits for January through May only.

4.13 Numbers and Valuations of Residential Building Permits Issued in the City of Boulder³¹

Figure 4.13				
Year	Residential Building		Residential Additions/Alterations	
	Total Valuation	Number of Permits	Total Valuation	Number of Permits
1980	\$19,975,243	242	\$19,975,243	666
1981	\$18,139,204	229	\$18,139,204	829
1982	\$15,012,869	202	\$15,012,869	1049
1983	\$40,218,843	450	\$5,899,062	613
1984	\$48,578,705	379	\$6,932,767	582
1985	\$29,509,703	280	\$8,461,721	759
1986	\$19,949,012	234	\$7,894,382	768
1987	\$24,956,125	227	\$5,429,302	603
1988	\$20,784,084	217	\$5,603,387	557
1989	\$24,776,468	246	\$6,120,777	555
1990	\$34,657,213	274	\$7,040,775	587
1991	\$31,700,000	298	\$9,873,329	686
1992	\$57,248,868	440	\$11,391,249	714
1993	\$48,306,120	336	\$14,318,510	854
1994	\$35,157,507	239	\$15,284,982	883
1995	\$18,150,700	147	\$13,311,039	718
1996	\$22,199,691	211	\$15,478,791	792
1997	\$24,673,566	220	\$15,784,819	791
1998	\$39,489,965	383	\$17,519,661	811
1999	\$22,160,478	159	\$25,701,840	808
2000	\$47,381,380	390	\$22,562,516	590
2001	\$44,289,721	127	\$118,081,687	1332
2002 ³²	\$27,547,391	47	\$47,361,480	445

³¹ Source: City of Boulder Planning and Development Services,
<http://www.ci.boulder.co.us/buildingservices/landlink/landlink.htm>

³² Data for the year 2002 includes permits for January through May only.