

Coconino County Trends



NORTHERN
ARIZONA
UNIVERSITY



*The W. A. Franke
College of Business*

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The Arizona Rural Policy Institute

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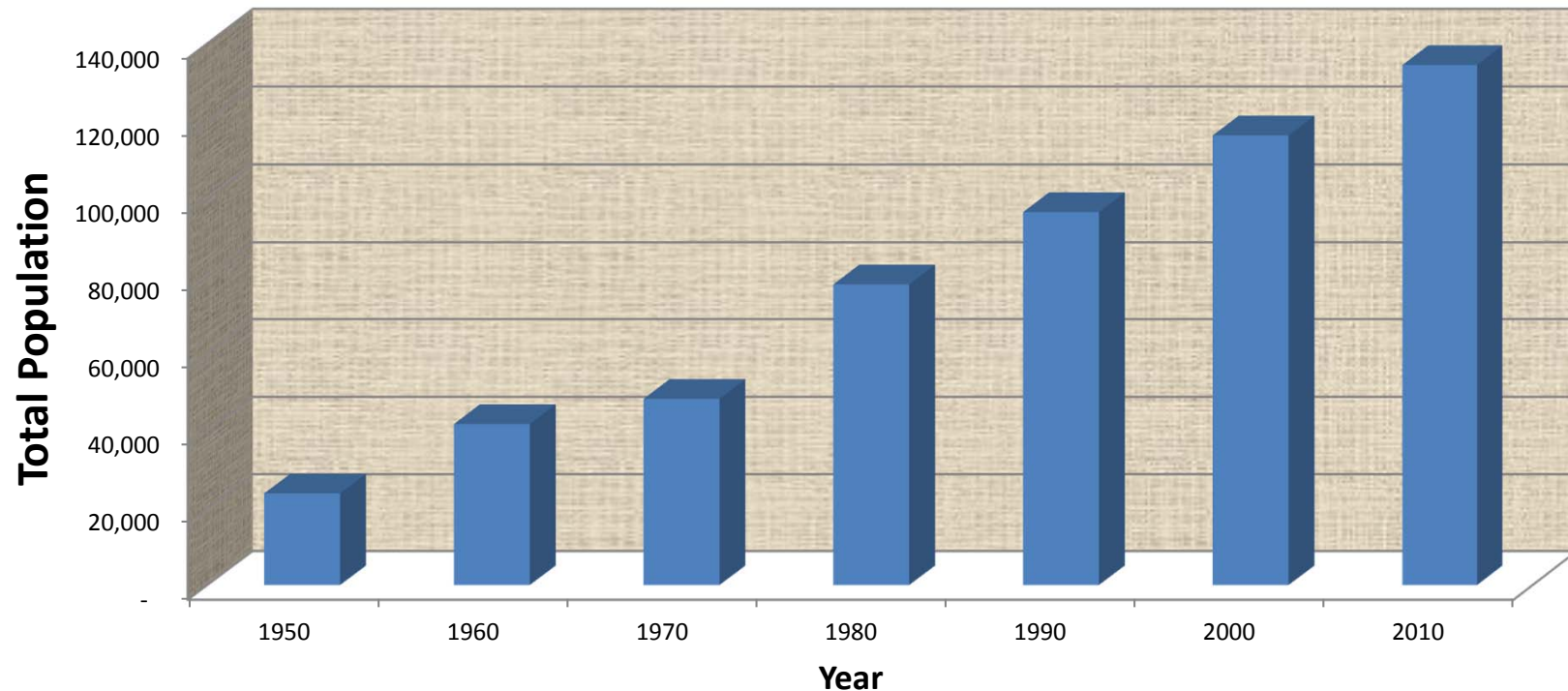
Wayne Fox, Director

Jeff Peterson, Research Associate

This presentation is based in large part on a
template developed by Bill Towler
Former Director of Community Development
Coconino County, Arizona



Coconino County Population



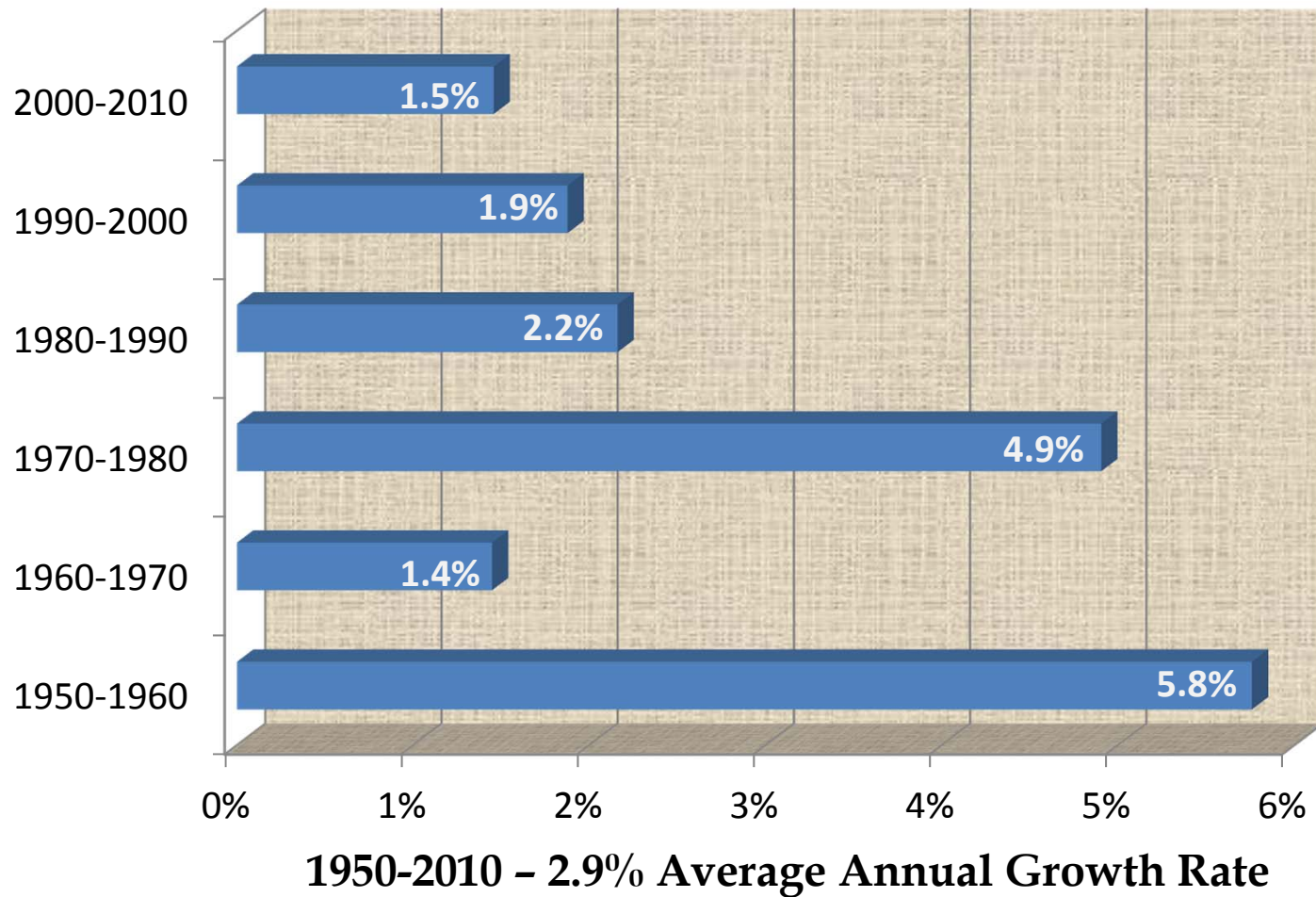
16% Increase between 2000 and 2010

39% Increase between 1990 and 2010

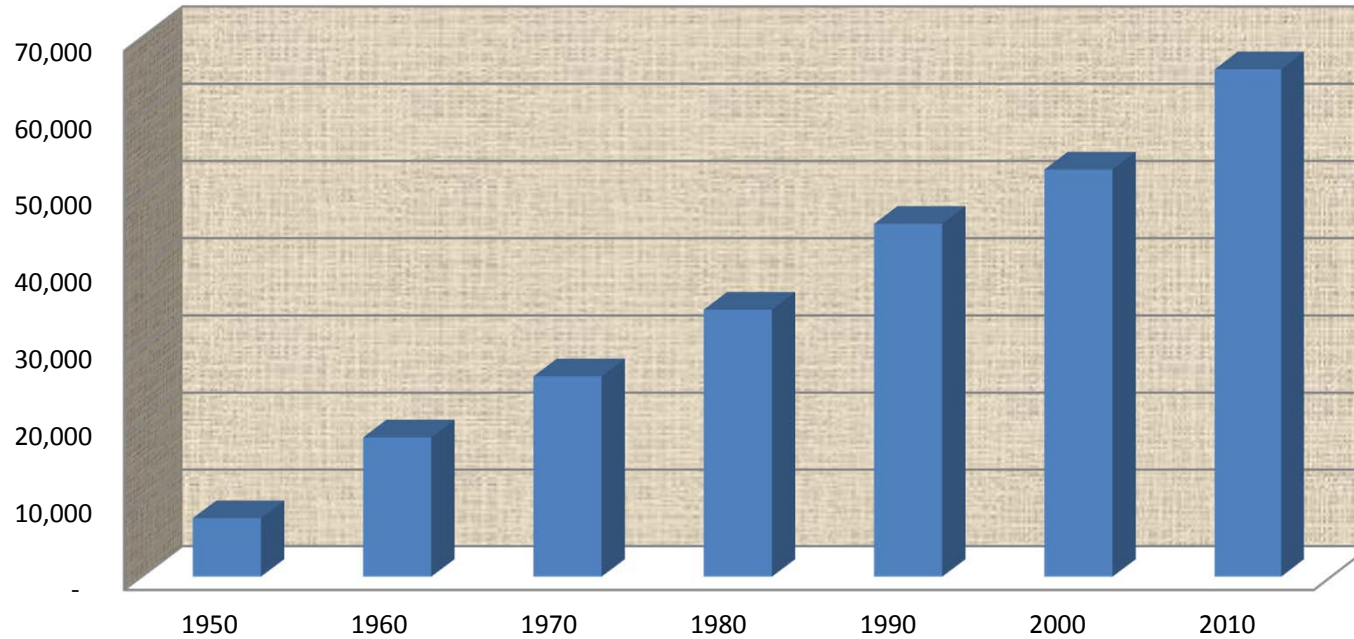
462% Increase between 1950 and 2010

Coconino County Population	
1950	23,910
1960	41,857
1970	48,326
1980	78,008
1990	96,591
2000	116,320
2010	134,421

Coconino County Annual Population Growth Rates



City of Flagstaff Population



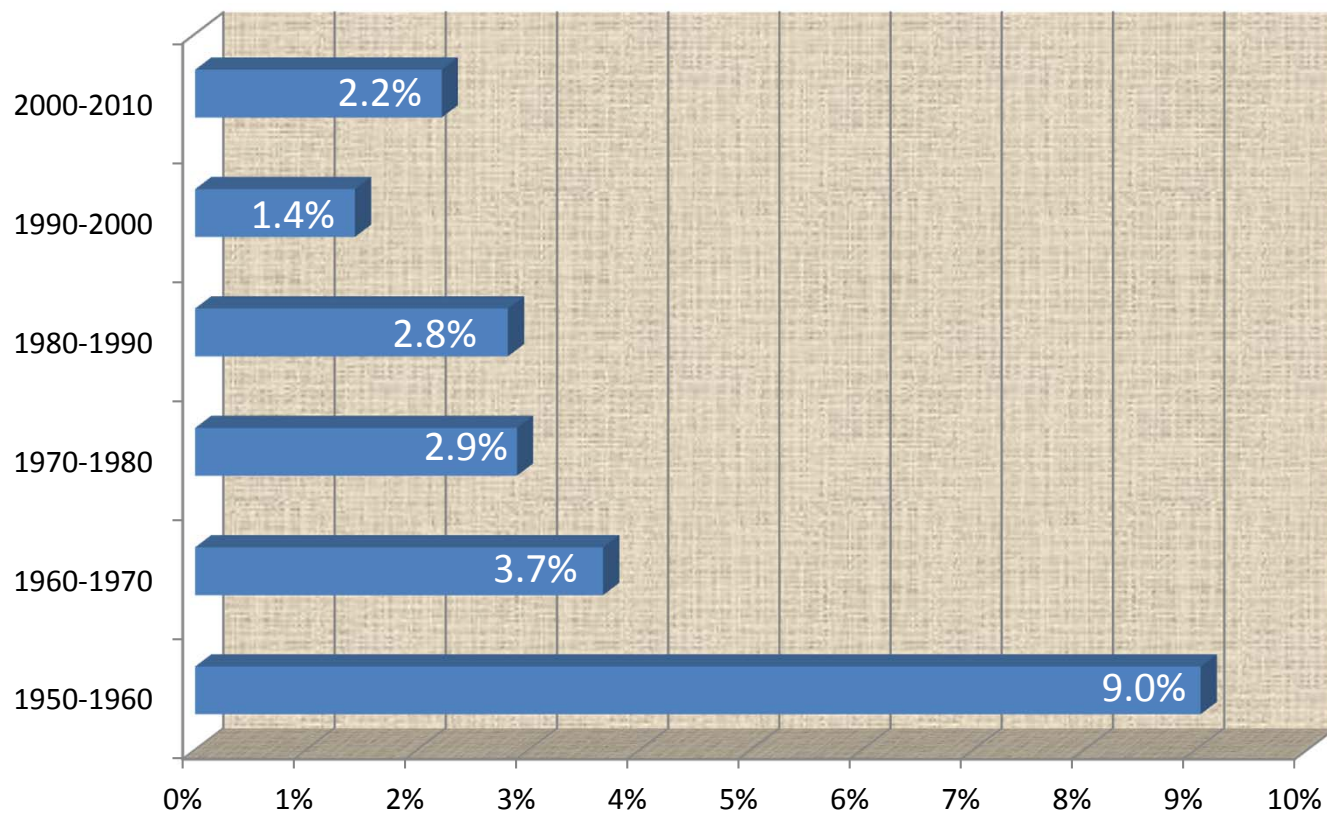
Flagstaff Population	
1950	7,663
1960	18,214
1970	26,117
1980	34,743
1990	45,857
2000	52,894
2010	65,870

25% Increase between 2000 and 2010

44% Increase between 1990 and 2010

760% Increase between 1950 and 2010

City of Flagstaff Annual Population Growth Rates



1950-2010 - 3.7% Average Annual Growth Rate

Coconino County Land Area

18,617 Square Miles

11,887,000 Acres

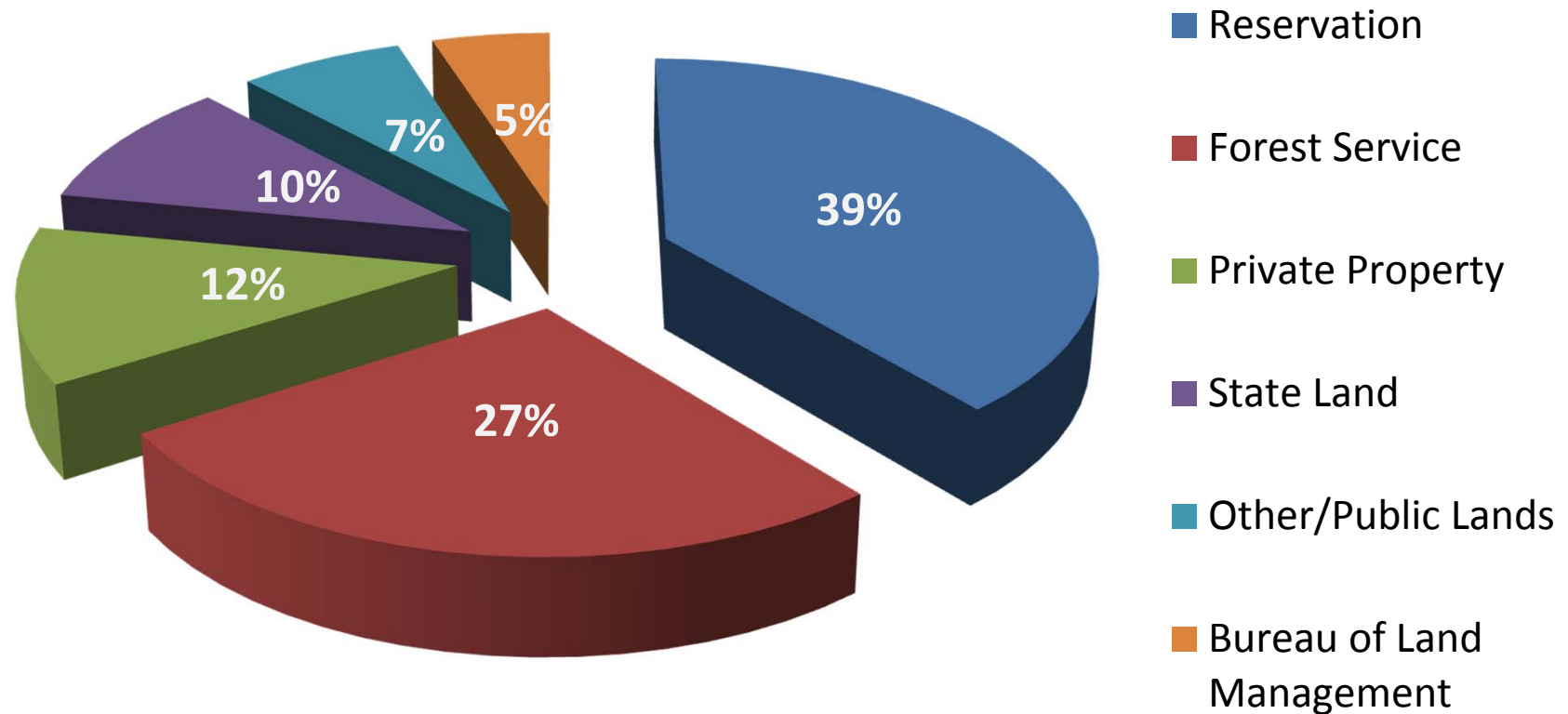
Population Density (2010)

Coconino County - 6.85 persons per square mile

Arizona – 56.3 persons per square mile

United States – 87.4 persons per square mile

Coconino County Land Ownership

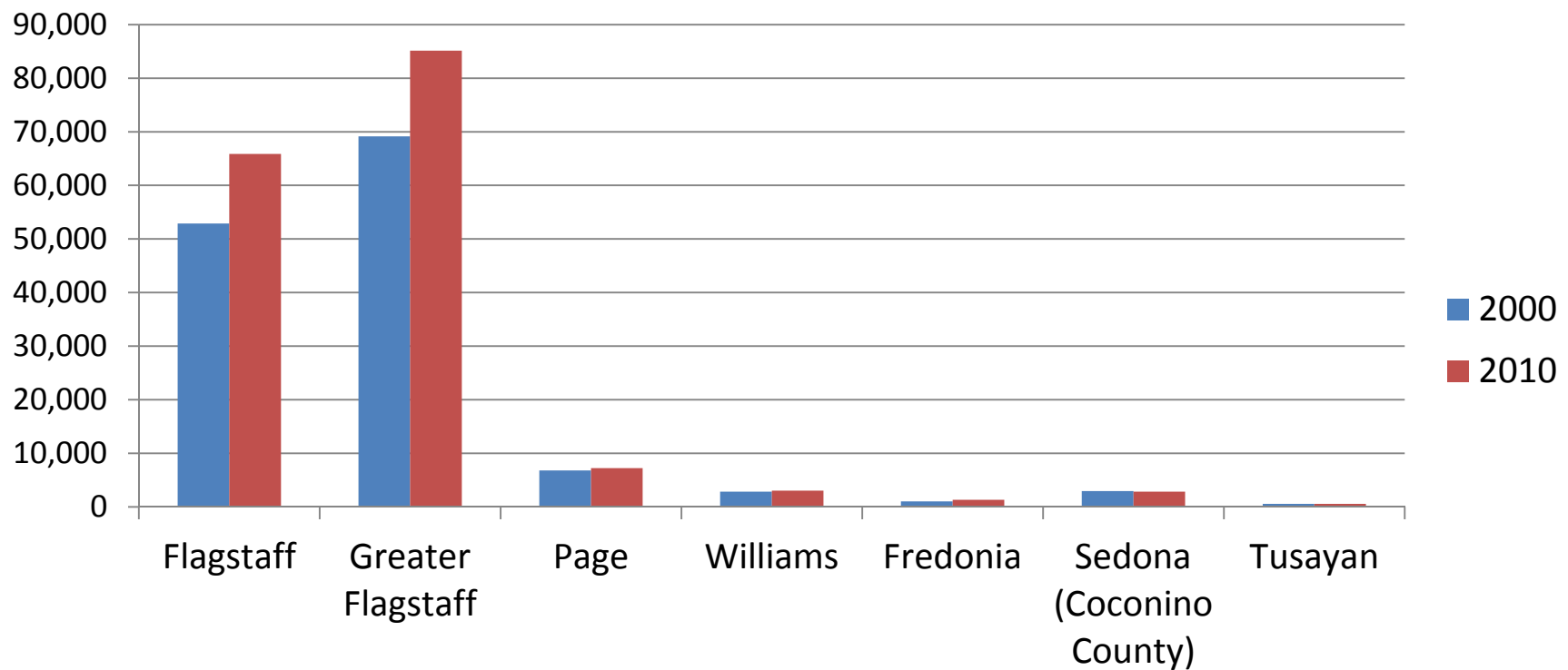


Private Land Owners

Nine entities own 70%
or 1,012,300 acres of
all privately owned
land in Coconino
County

Landowner	Acres
Navajo Tribe	491,246
Babbitt	270,000
Bar T Bar	61,166
Blair	57,604
Metzger	43,037
Oden	34,910
Macauley	34,767
Aja	19,569

Incorporated Community Populations

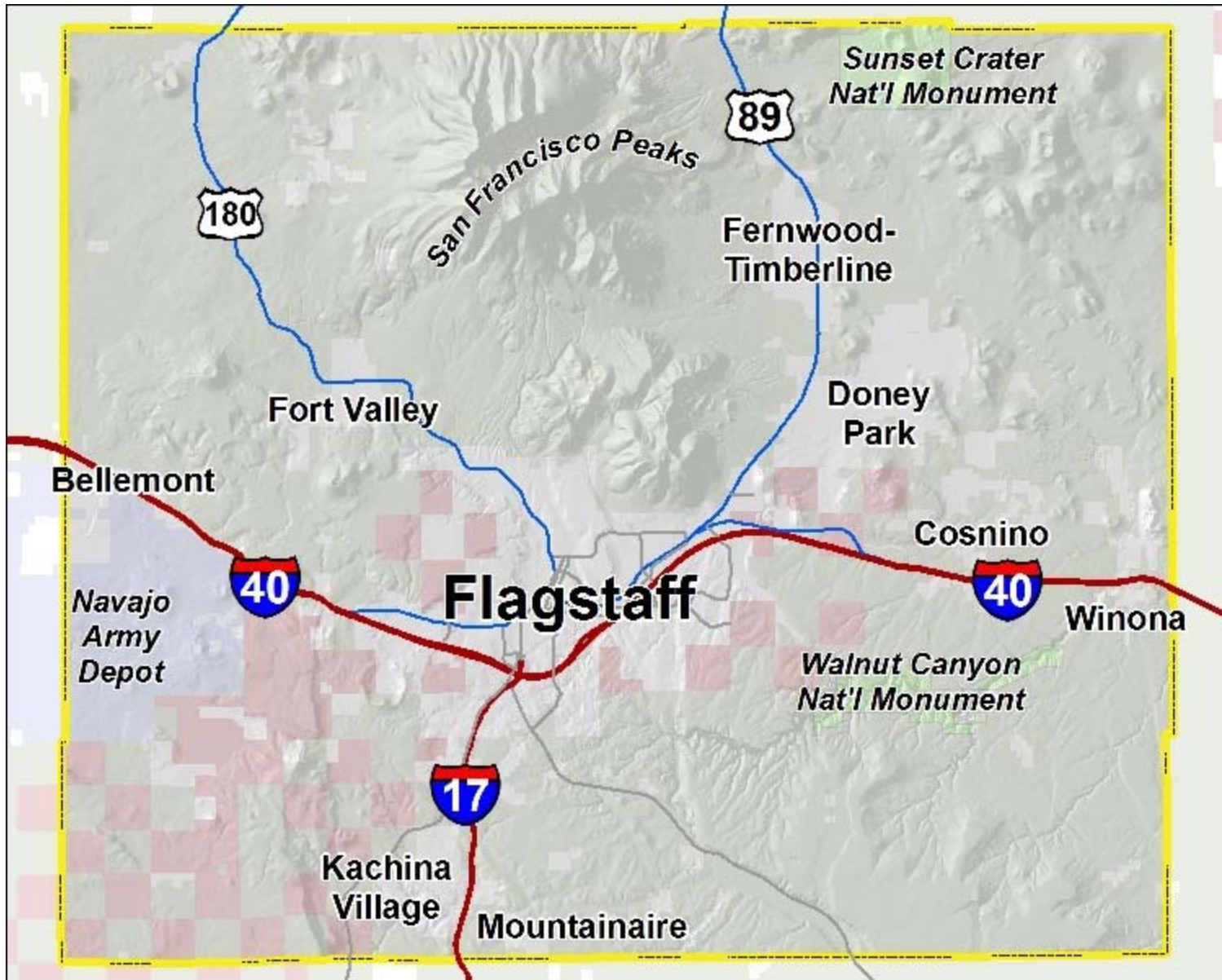


City or Town	2000	2010
Flagstaff	52,894	65,870
Greater Flagstaff*	69,148	85,151
Page	6,809	7,247
Williams	2,842	3,023
Fredonia	1,036	1,314
Sedona (Coconino County)	2,963	2,842
Tusayan	562	558

US Census

* Greater Flagstaff includes the FMPO region

FMPO Region



Select Unincorporated-Census Designated Places Populations

Place	Population	
	2000	2010
Tuba City	8,225	8,611
Kachina Village	2,664	2,622
Kabito	1,607	1,522
Munds Park	1,250	631
Parks	1,137	1,188
Mountaineer	1,014	1,119
Cameron	978	885
Leupp	970	951
Bitter Springs	547	452
Doney Park	5,395	5,525
Fort Valley	779	1,889
Grand Canyon Village	2,004	865
Tolani Lake	280	1,113
Tonalea	549	228

Native American Reservation Populations within Coconino County

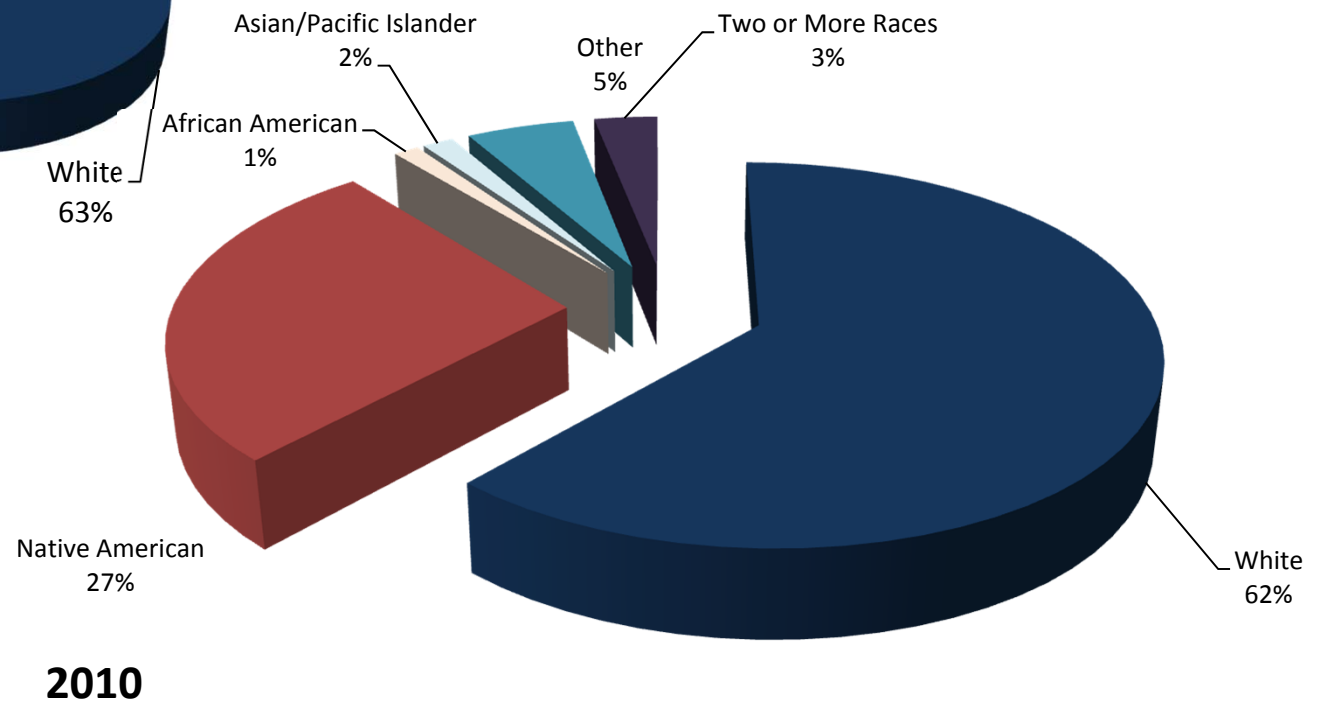
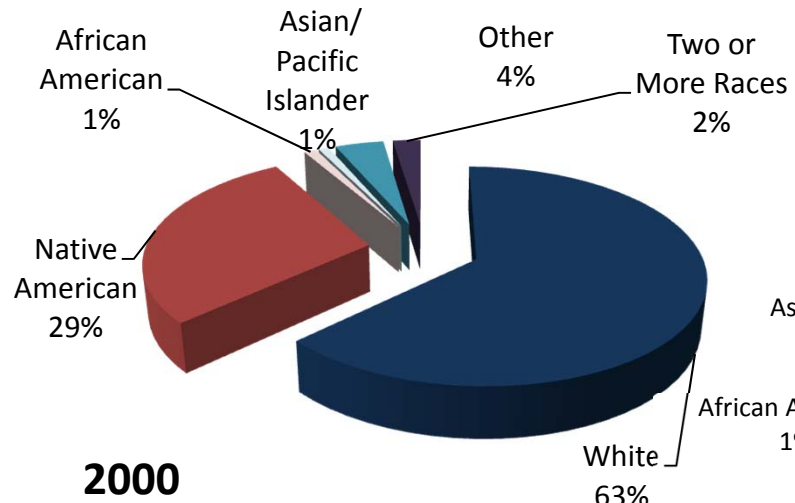
	2000	2010
Navajo Reservation	23,216	23,411
Hopi Reservation	1,134	1,145
Hualapai	2	6
Kaibab Paiute	5	-
Havasupai	503	465

County Race and Ethnicity

	1990	2000	1990-2000 Change	2010	2000-2010 Change
Race					
White	61,836	73,318	19%	82,967	13%
Native American	28,233	33,161	17%	36,714	11%
African American	1,419	1,215	-14%	1,629	34%
Asian/Pacific Islander	861	1,018	18%	2,010	97%
Other	4,242	4,801	13%	6,990	46%
Two or More Races	NA	2,744	NA	4,111	50%

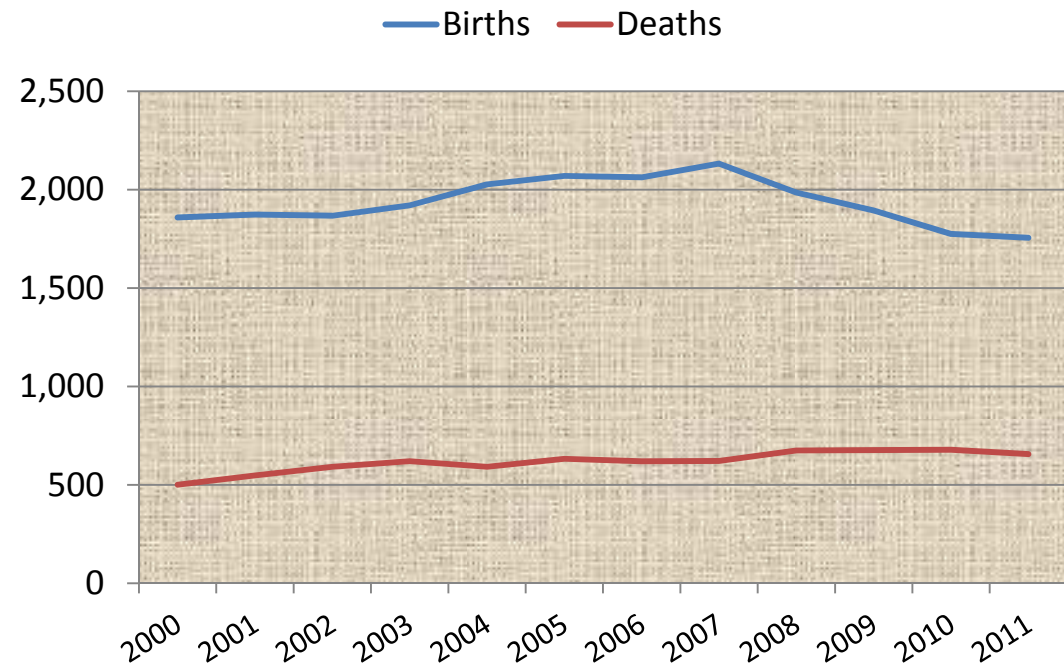
	1990	2000	1990-2000 Change	2010	2000-2010 Change
Hispanic Ethnicity					
Number	9,696	13,383	38%	18,166	36%
Percent of Population	10%	12%	2%	14%	2%

Race in Coconino County



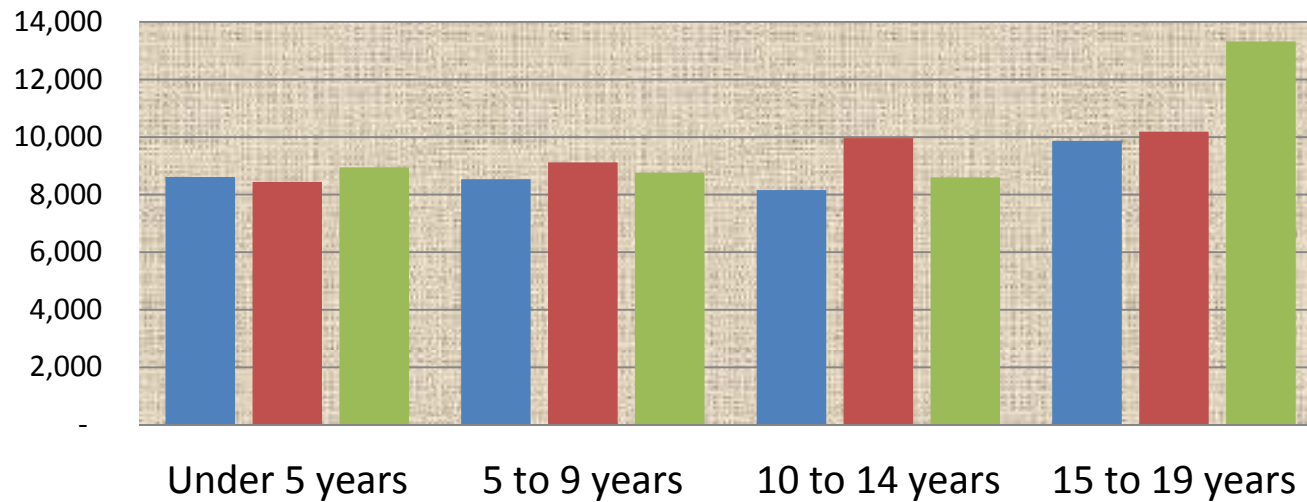
Births & Deaths, Coconino County

Year	Births	Deaths
2000	1,858	501
2001	1,873	548
2002	1,867	592
2003	1,920	620
2004	2,027	592
2005	2,070	632
2006	2,062	619
2007	2,132	621
2008	1,985	675
2009	1,894	676
2010	1,775	678
2011	1,755	656



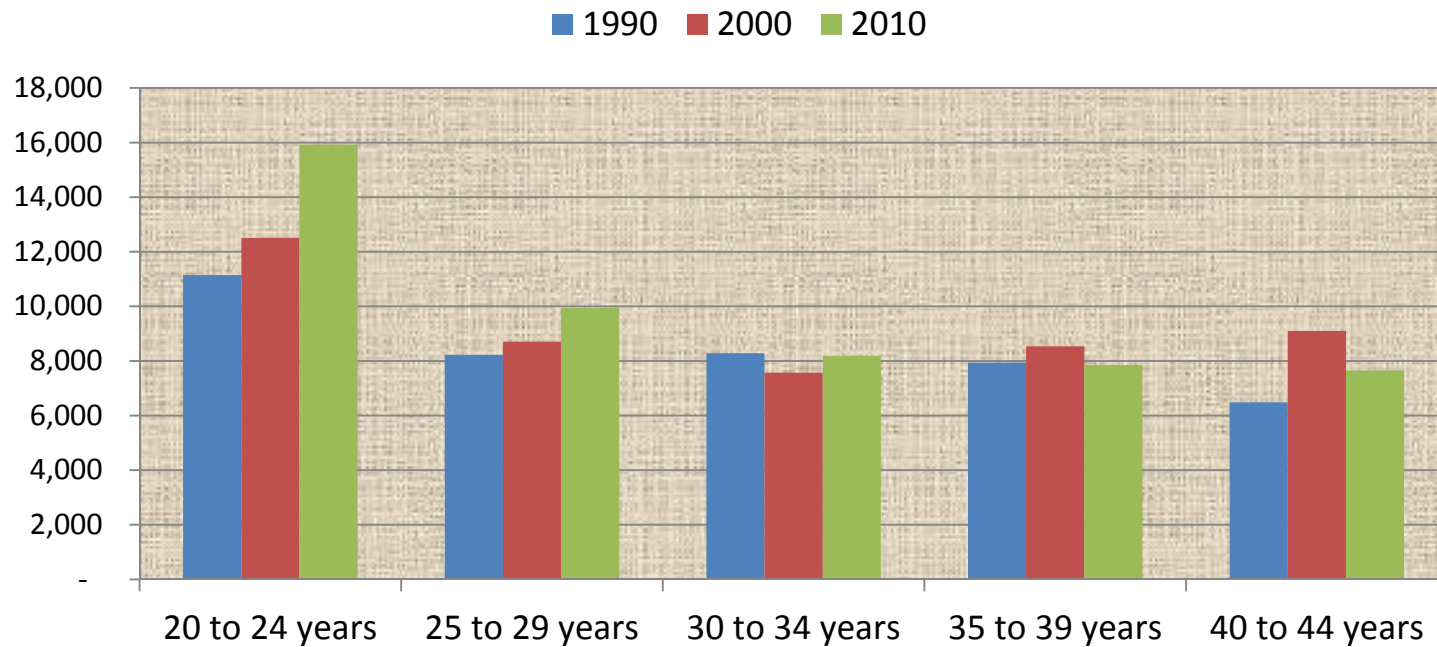
Age Groups to 19

■ 1990 ■ 2000 ■ 2010



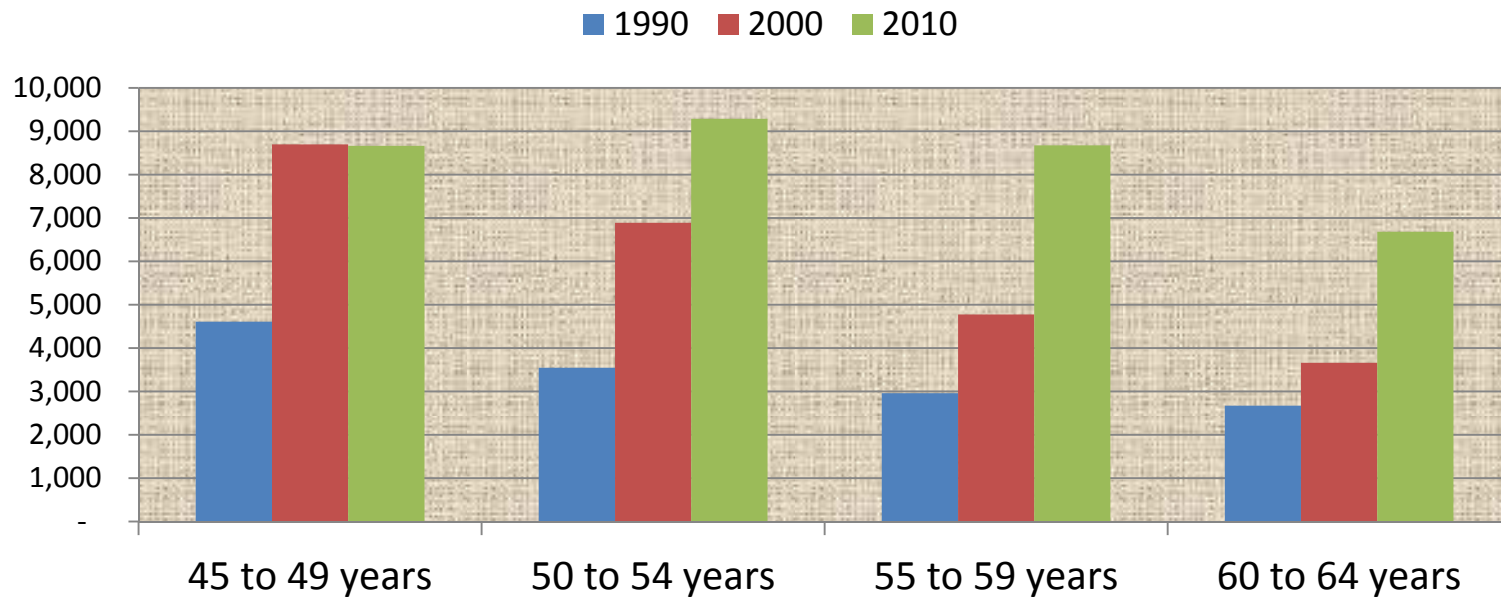
Age	1990	2000	2010
Under 5 years	8,613	8,444	8,945
5 to 9 years	8,535	9,122	8,763
10 to 14 years	8,159	9,965	8,599
15 to 19 years	9,868	10,188	13,324

Age Groups 20 to 44



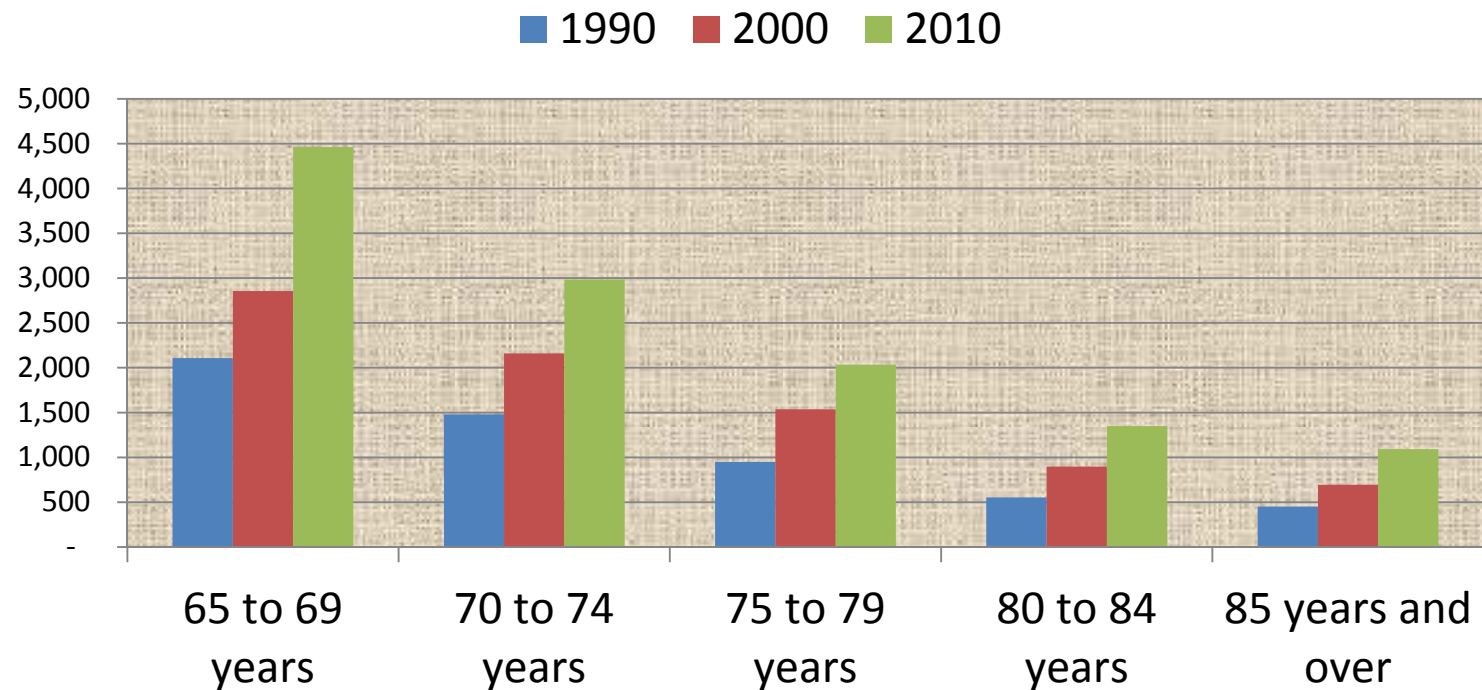
Age	1990	2000	2010
20 to 24 years	11,148	12,512	15,925
25 to 29 years	8,225	8,710	9,943
30 to 34 years	8,287	7,570	8,186
35 to 39 years	7,937	8,539	7,849
40 to 44 years	6,486	9,098	7,650

Age Groups 45 to 64



Age	1990	2000	2010
45 to 49 years	4,611	8,699	8,664
50 to 54 years	3,548	6,892	9,289
55 to 59 years	2,960	4,777	8,677
60 to 64 years	2,672	3,661	6,683

Age Groups 65+



Age	1990	2000	2010
65 to 69 years	2,107	2,856	4,463
70 to 74 years	1,480	2,159	2,984
75 to 79 years	950	1,537	2,035
80 to 84 years	553	897	1,350
85 years and over	452	694	1,092

Average Household Size

1990	2000	% Change	2010	% Change
2.99	2.8	-6.8%	2.69	-3.9%

Average Family Size

1990	2000	% Change	2010	% Change
3.54	3.36	-5.4%	3.26	-3.0%

Coconino County Income Comparison in Nominal Dollars

	1990	2000	% Change, 1990-2000	2010	% Change, 2000-2010
Median Family Income	\$ 30,648	\$ 45,873	50%	\$ 53,187	16%
Median Household Income	\$ 26,112	\$ 38,256	47%	\$ 42,130	10%
Number of Households with Income >\$100K	730	3,422	369%	5,409	58%

Between 1990 and 2000, median family incomes in dollars rose 50% and median household income rose 47%. Between 2000 and 2010 median family income rose 16% and median household income rose 10%. The number of households earning over \$100,000 rose by 369% between 1990 and 2000, and 58% between 2000 and 2010.

Income Comparison in 2010 Dollars

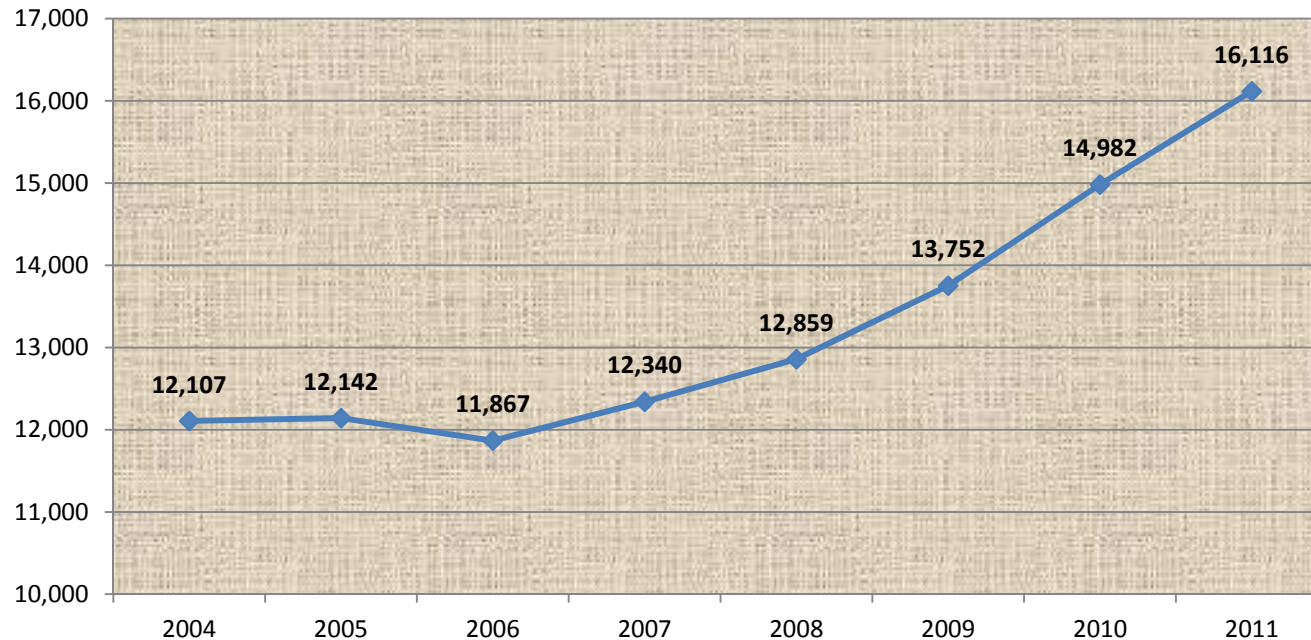
Coconino County	1990	2000	% Change, 1990-2000	2010	% Change, 2000-2010
Median Family Income	\$ 53,895	\$ 60,041	11%	\$ 53,187	-11%
Median Household Income	\$ 45,918	\$ 50,072	9%	\$ 42,130	-16%

Flagstaff	1990	2000	% Change, 1990-2000	2010	% Change, 2000-2010
Median Family Income	\$ 61,464	63,384	3%	\$ 56,839	-10%
Median Household Income	\$ 49,910	\$ 48,619	-3%	\$ 45,042	-7%

Rural Coconino County*	1990	2000	% Change, 1990-2000	2010	% Change, 2000-2010
Median Family Income	\$ 47,054	\$ 57,254	22%	\$ 49,678	-13%
Median Household Income	\$ 42,310	\$ 51,283	21%	\$ 39,332	-23%

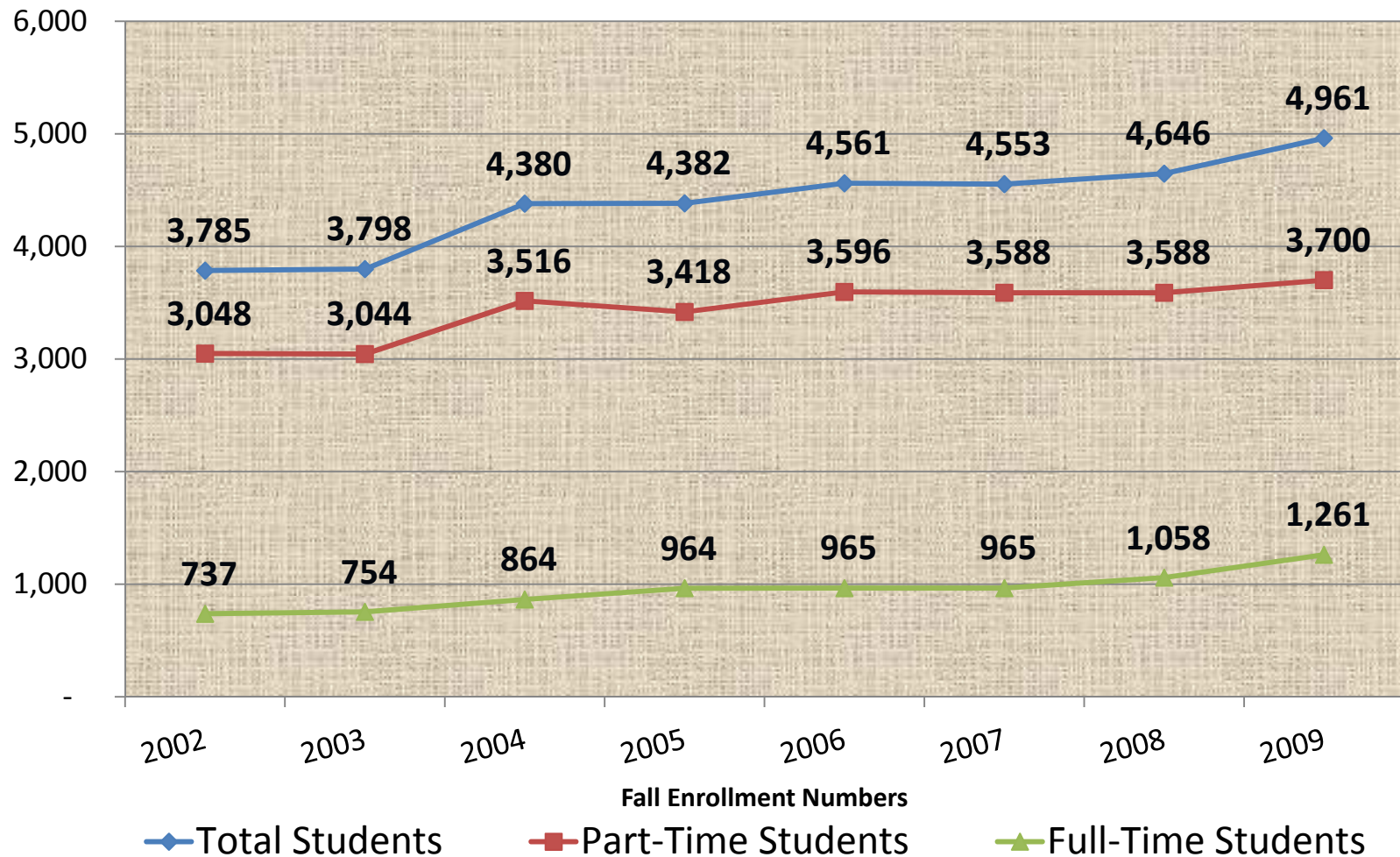
*Rural Coconino County is the County outside of Flagstaff

Education- NAU Mountain Campus Enrollment

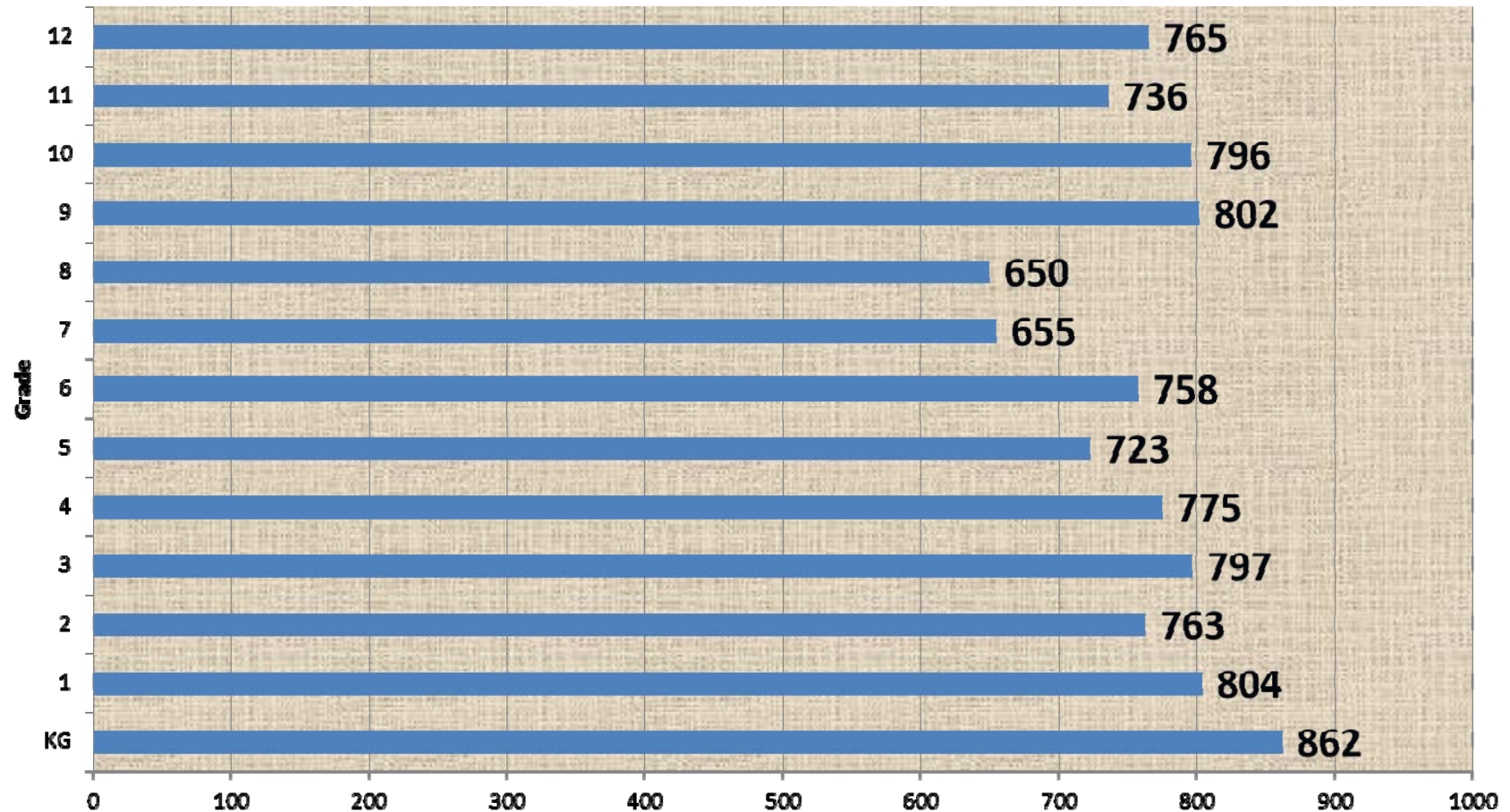


Enrollment Change, 2005-2010	
Freshman	70%
Sophomore	48%
Junior	41%
Senior	39%
Graduate	-7%

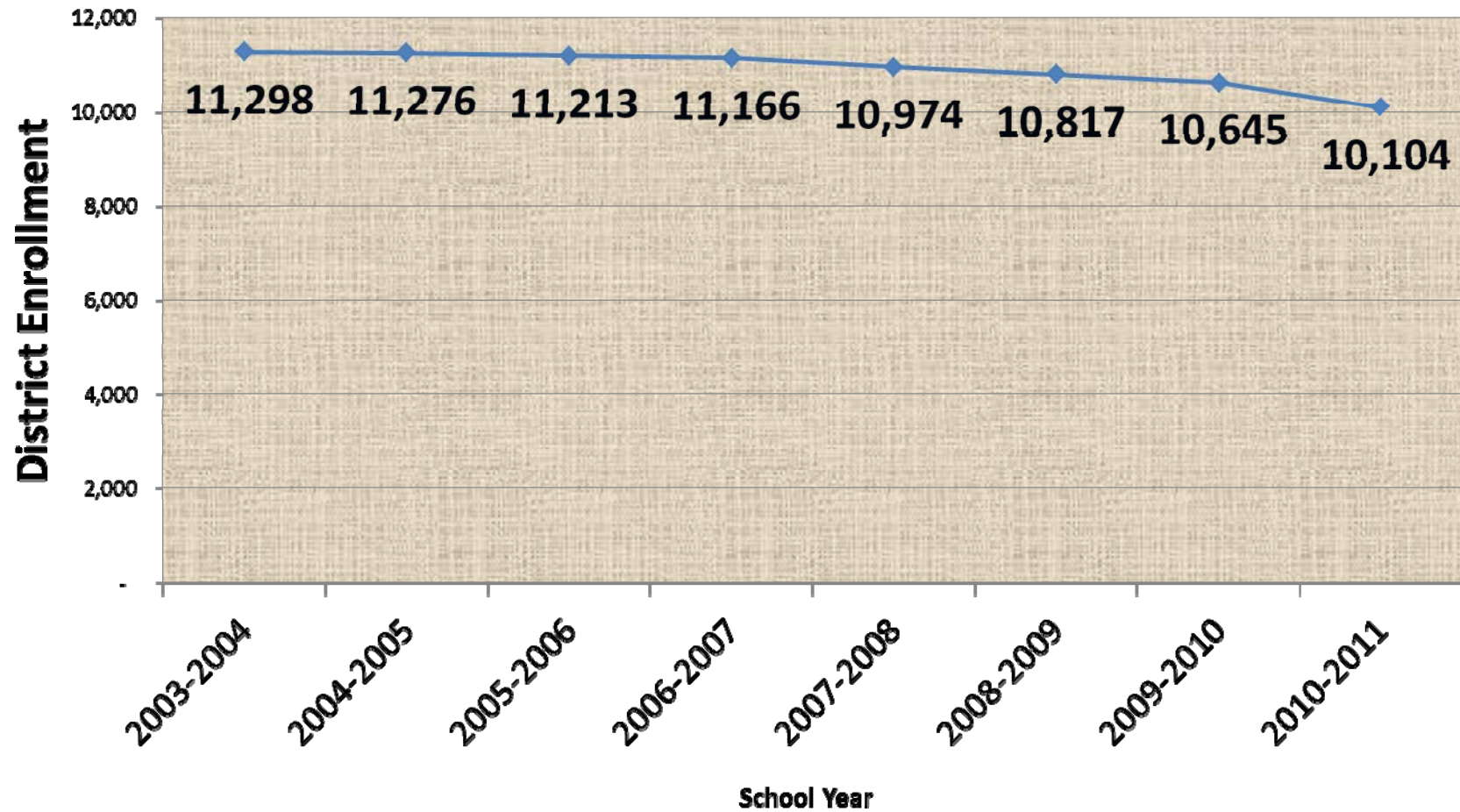
Coconino Community College Enrollment



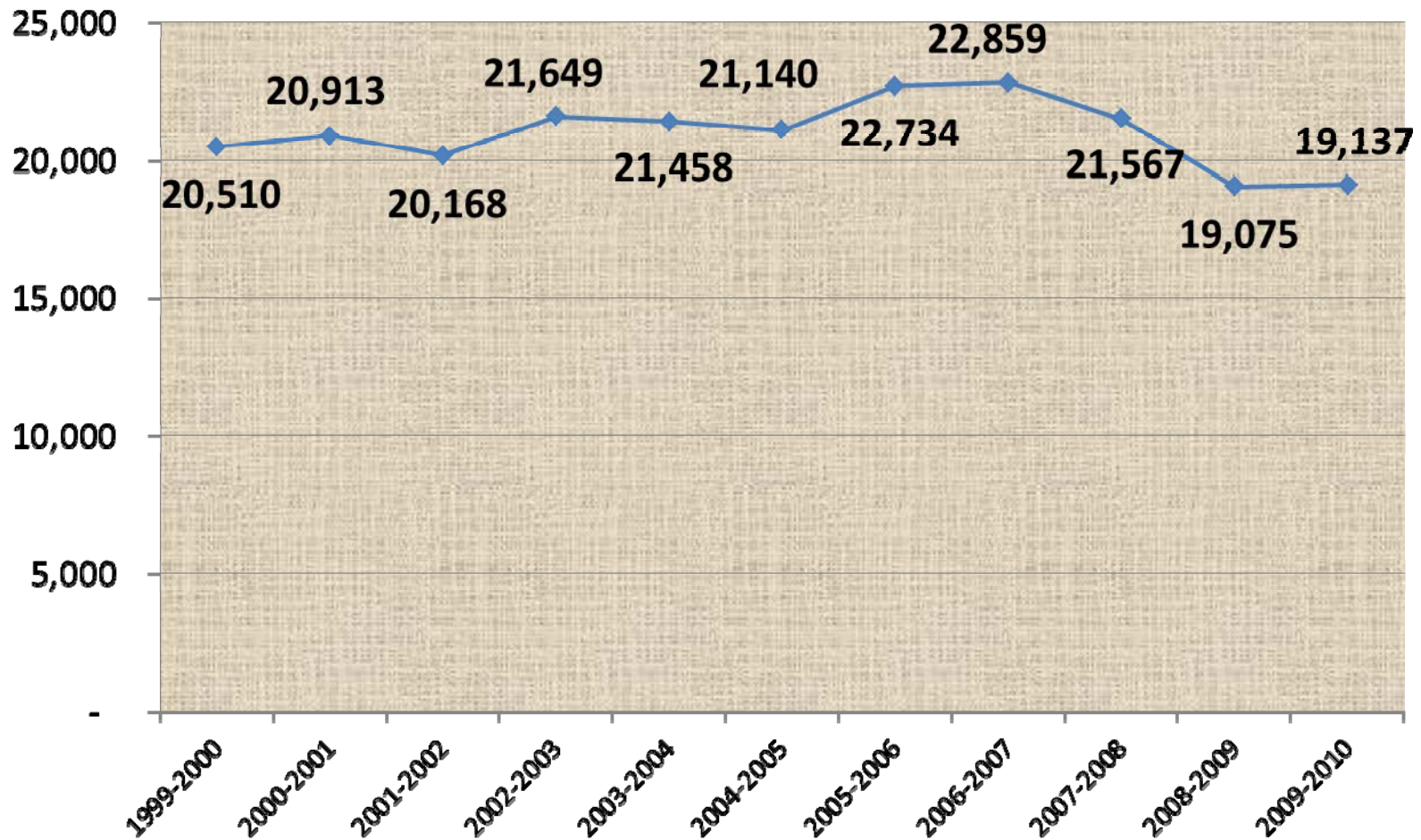
FUSD Enrollment By Grade



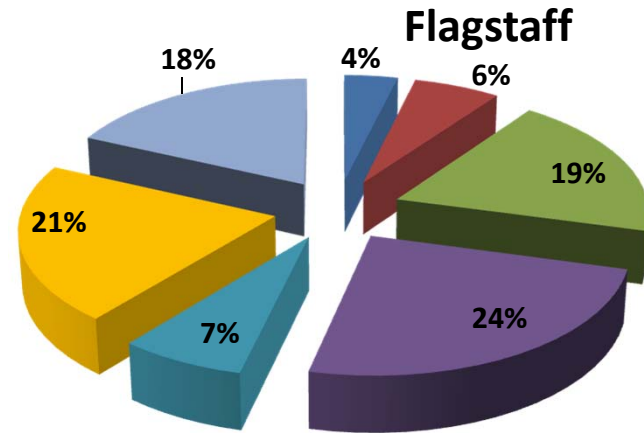
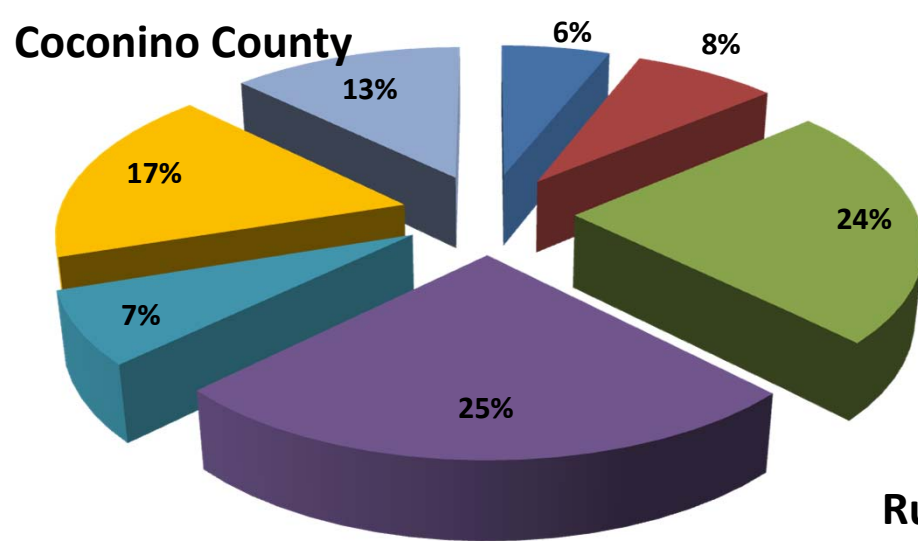
FUSD Historic Enrollment



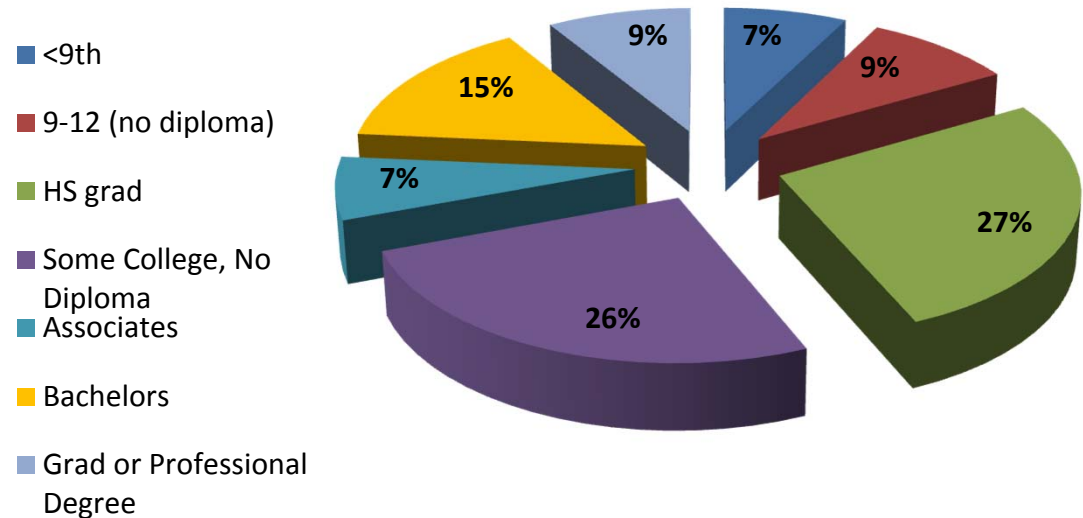
Coconino County Historical School Enrollment



Educational Attainment 25 yrs +



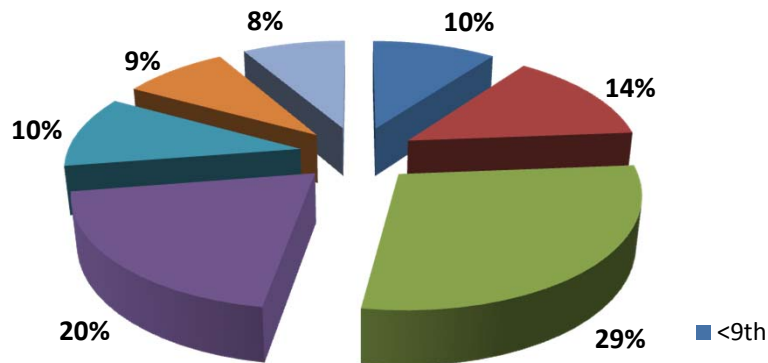
Rural Coconino County (minus Flagstaff)



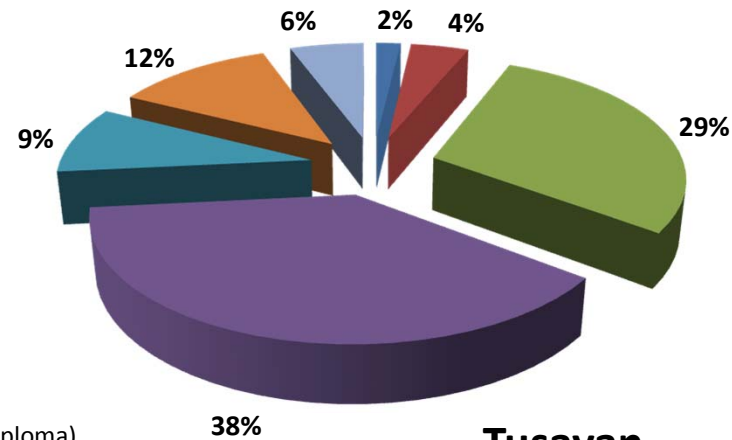
- <9th
- 9-12 (no diploma)
- HS grad
- Some College, No Diploma
- Associates
- Bachelors
- Grad or Professional Degree

Educational Attainment 25 yrs +

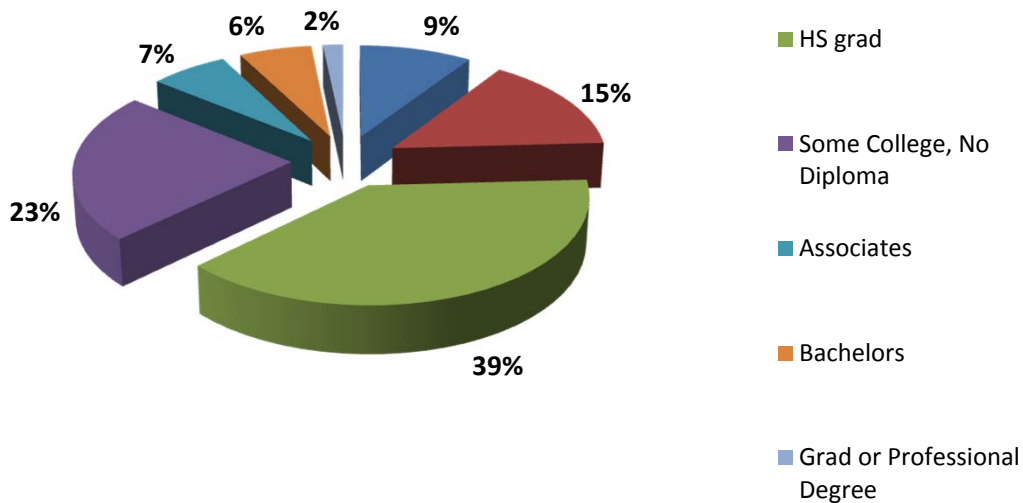
Tuba City



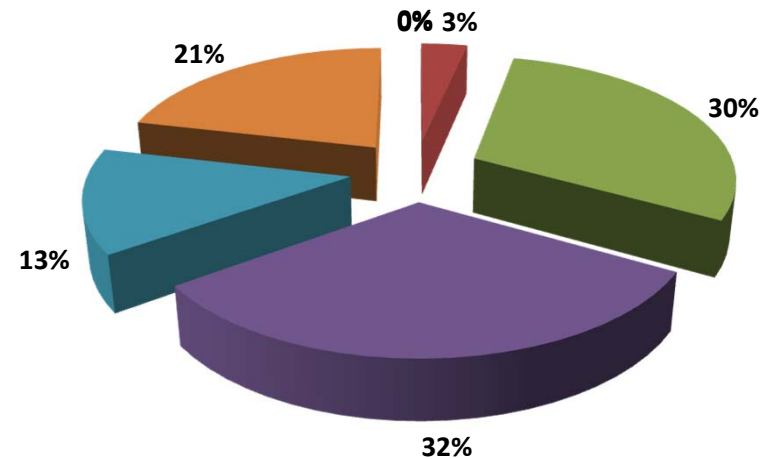
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Fredonia



Tusayan

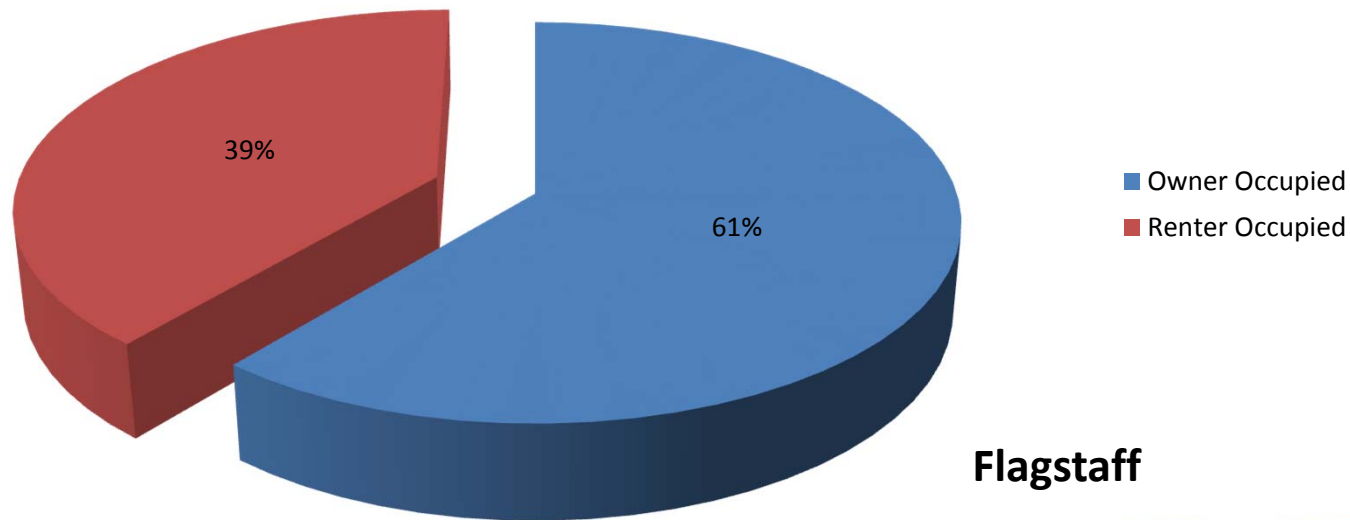


Total Housing Units

Total Housing Units, Coconino County				
1990	Δ	2000	Δ	2010
42,914	25%	53,443	18%	63,321

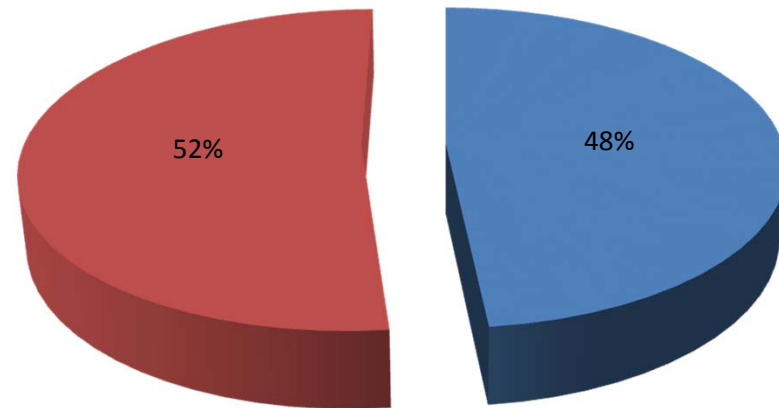
Vacancy Status	Arizona	Coconino County	Flagstaff
Total, 2010	2,844,526	63,321	26,254
Occupied	2,380,990	46,711	22,836
Vacant	463,536	16,610	3,418
Percent Vacant, 2010	16%	26%	13%
Percent Vacant, 2000	13%	24%	10%
Seasonal in 2000	6.5%	17.1%	4.6%
Seasonal in 2010	6.5%	19.0%	7.2%

Tenure of Occupied Housing Units



Coconino County

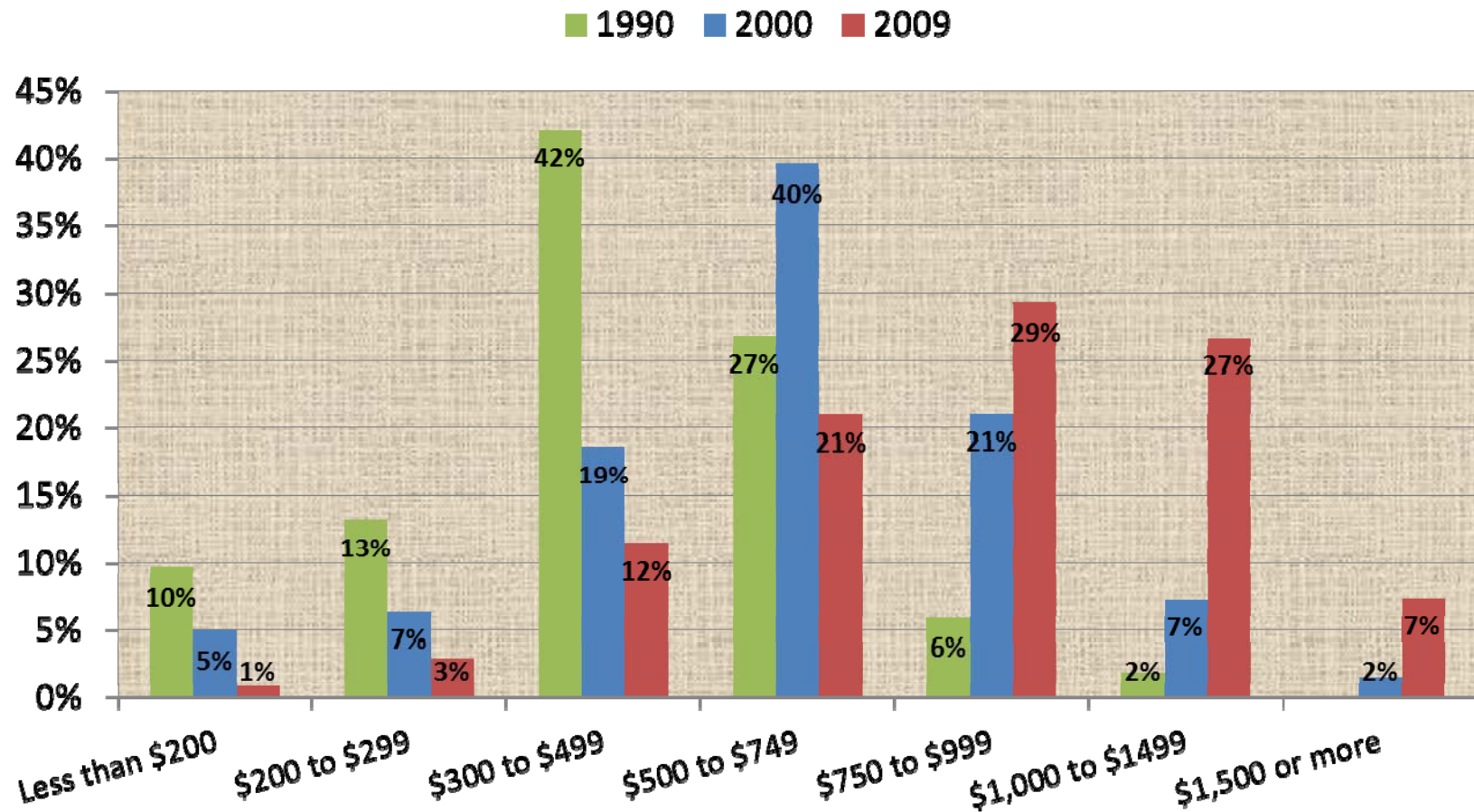
Flagstaff



Coconino County Rents, 2000 & 2009

Cost of Rent	1990 (Census)		2000 (Census)		2009 (ACS)	
	Units Paying	Percent	Units Paying	Percent	Units Paying	Percent
Less than \$200	1,056	10%	714	5%	140	1%
\$200 to \$299	1,447	13%	936	7%	485	3%
\$300 to \$499	4,591	42%	2,689	19%	1,871	12%
\$500 to \$749	2,928	27%	5,698	40%	3,404	21%
\$750 to \$999	642	6%	3,047	21%	4,735	29%
\$1,000 to \$1499	218	2%	1,061	7%	4,330	27%
\$1,500 or more	NA	NA	234	2%	1,203	7%
Median Rent	\$431		\$628		\$861	

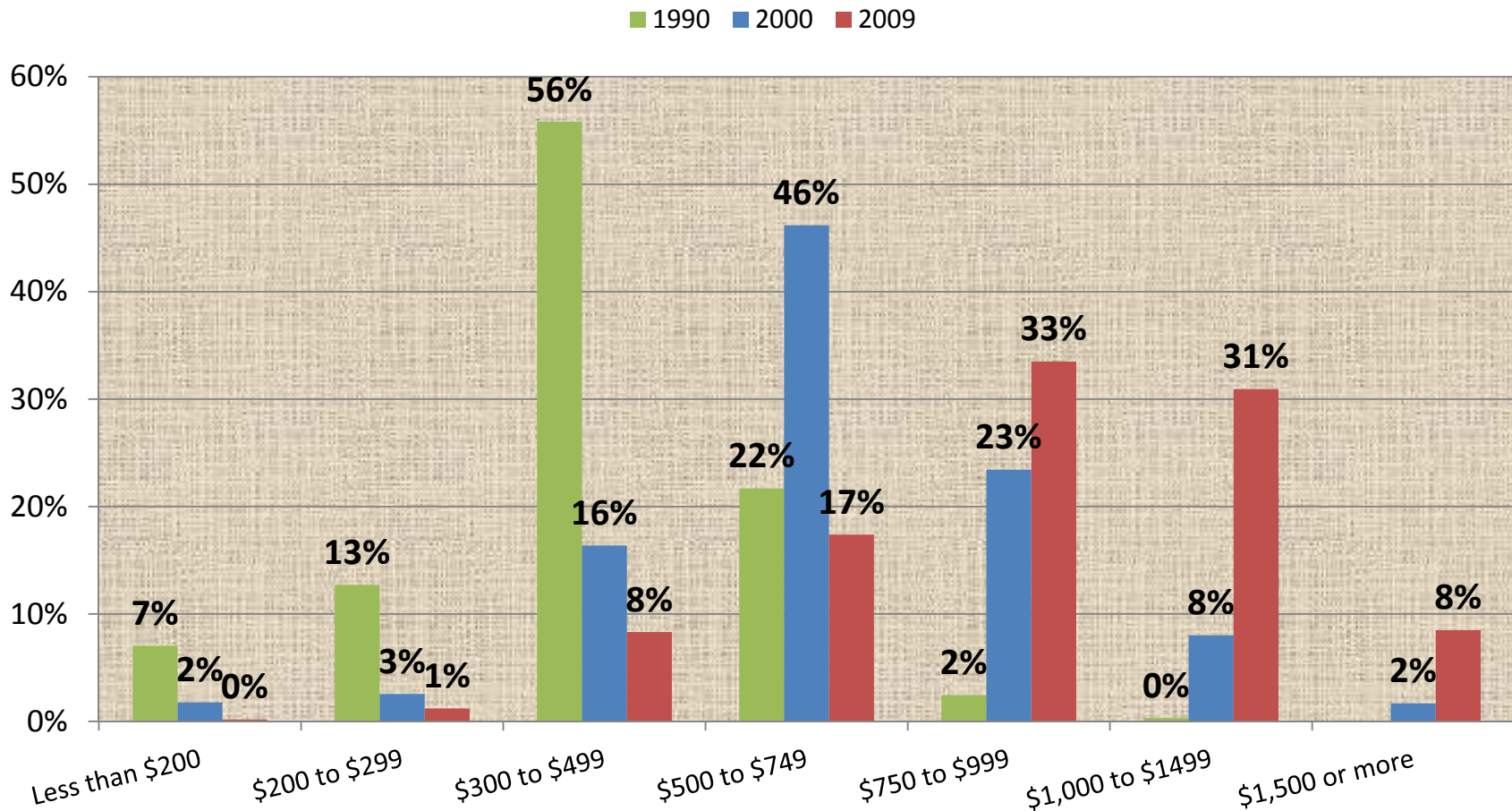
Coconino County Rents, 2000 & 2009



Flagstaff Rents, 1990, 2000, & 2009

Cost of Rent	1990 (Census)		2000 (Census)		2009 (ACS)	
	Units Paying	Percent	Units Paying	Percent	Units Paying	Percent
Less than \$200	490	7%	171	2%	19	0%
\$200 to \$299	884	13%	247	3%	126	1%
\$300 to \$499	3,882	56%	1,587	16%	878	8%
\$500 to \$749	1,508	22%	4,477	46%	1,833	17%
\$750 to \$999	170	2%	2,271	23%	3,532	33%
\$1,000 to \$1499	21	0%	777	8%	3,262	31%
\$1,500 or more	NA	NA	163	2%	896	8%
Median Rent	\$409		\$662		\$925	

Flagstaff Rents, 1990, 2000, & 2009



Rent Trends

- Even as sales prices drop, rents continue to rise

Fair Market Rents, Coconino County					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2011	\$845	\$1,005	\$1,136	\$1,461	\$1,843
FY 2010	\$820	\$975	\$1,102	\$1,417	\$1,787
Annual Increase	3.0%	3.1%	3.1%	3.1%	3.1%

Average Sales Price January 2010: \$300,000

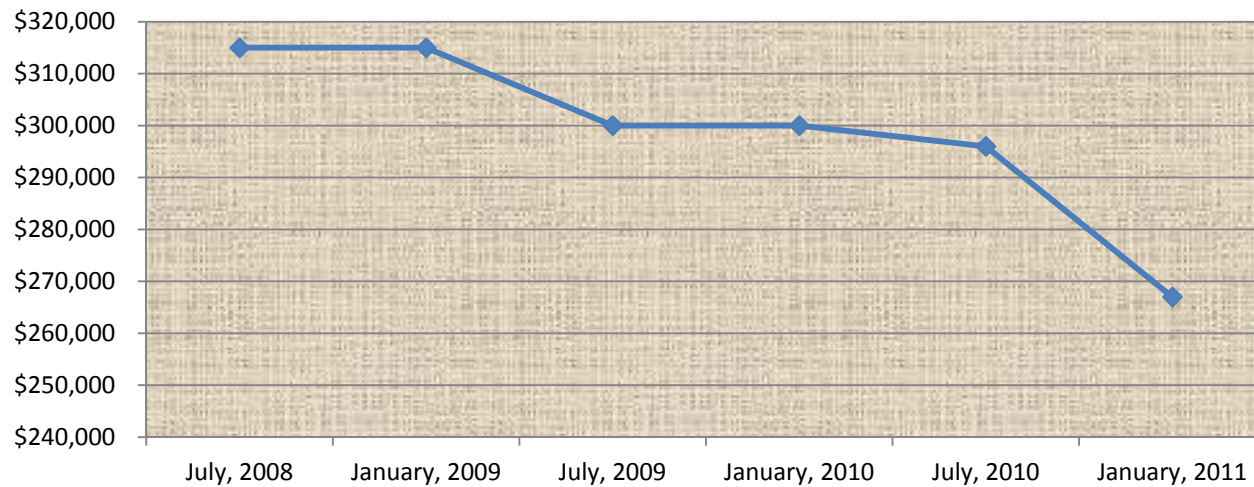
Average Sales Price January 2011: \$267,000

Foreclosure Data

- Houses Receiving Foreclosure Filings in February, 2012:
 - Arizona, 1 in every 312 (9,131)
 - Coconino County, 1 in every 989 (64)
 - Flagstaff: 1 in every 712 (50)

Recent Home Sales, Flagstaff

Month	Year	Number Sold	Median Price	Median Size (sq feet)	Price/Square Foot
January	2011	41	\$ 267,000	2,116	\$ 144
July	2010	82	\$ 296,000	1,915	\$ 155
January	2010	38	\$ 300,000	1,788	\$ 146
July	2009	83	\$ 300,000	2,014	\$ 149
January	2009	31	\$ 315,000	1,790	\$ 176
July	2008	79	\$ 315,000	1,732	\$ 202

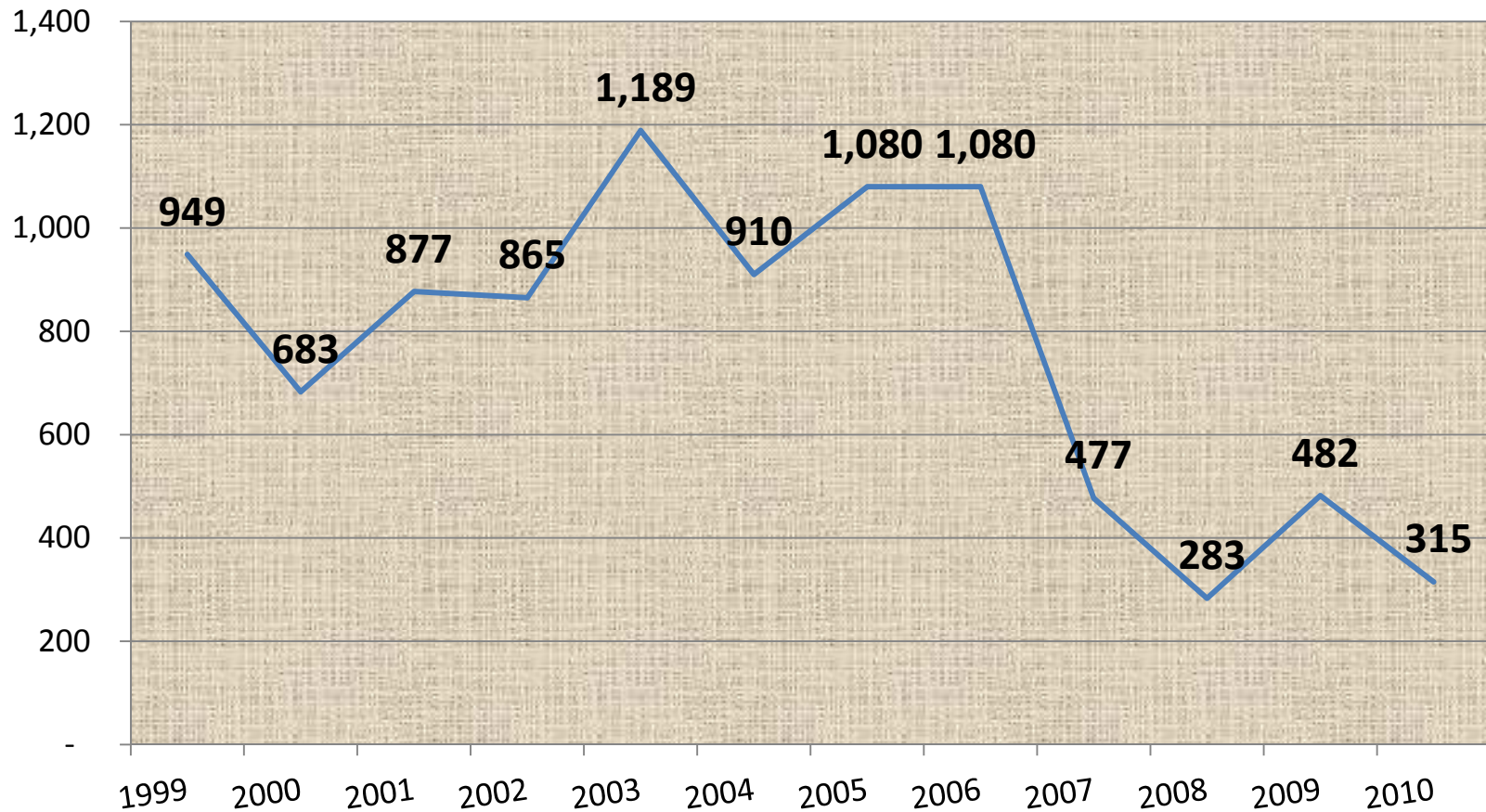


Coconino County Building Permits

Year	Buildings	Residential Units	Construction Costs (millions)
1999	702	949	\$ 111
2000	598	683	\$ 99
2001	857	877	\$ 115
2002	841	865	\$ 119
2003	900	1,189	\$ 148
2004	899	910	\$ 165
2005	821	1,080	\$ 175
2006	838	1,080	\$ 184
2007	474	477	\$ 103
2008	279	283	\$ 66
2009	155	482	\$ 54
2010	193	315	\$ 41

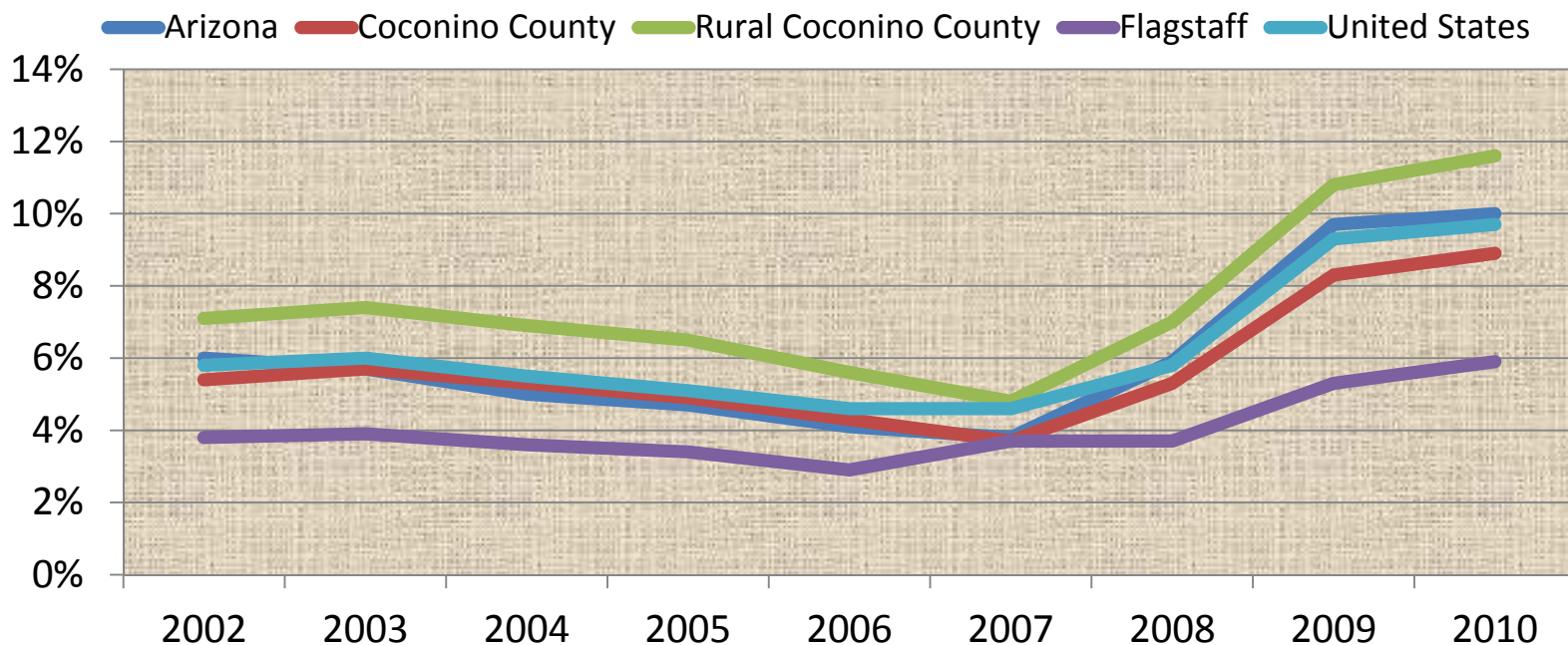
Annual New Privately-Owned Residential Building Permits in Coconino County. US Census Bureau.

Coconino County Building Permits



Annual New Privately-Owned Residential Building Permits in Coconino County. US Census Bureau.

Unemployment



	2002	2003	2004	2005	2006	2007	2008	2009	2010
Arizona	6.0%	5.7%	5.0%	4.7%	4.1%	3.8%	5.9%	9.7%	10.0%
Coconino County	5.4%	5.7%	5.3%	4.9%	4.3%	3.7%	5.3%	8.3%	8.9%
Rural Coconino County	7.1%	7.4%	6.9%	6.5%	5.6%	4.8%	7.0%	10.8%	11.6%
Flagstaff	3.8%	3.9%	3.6%	3.4%	2.9%	3.7%	3.7%	5.3%	5.9%
United States	5.8%	6.0%	5.5%	5.1%	4.6%	4.6%	5.8%	9.3%	9.7%

Rural Coconino County is the county outside of Flagstaff

Employment

Coconino County Employment				
	February 2012	January 2012	February 2011	Change, February 2010- February 2011
Civilian Labor Force	70,434	68,579	72,317	-1,883
Unemployment	6,303	6,337	7,312	-1,009
Unemployment Rate	8.9%	9.2%	10.1%	-1.2
Total Employment	64,131	62,242	65,005	-874

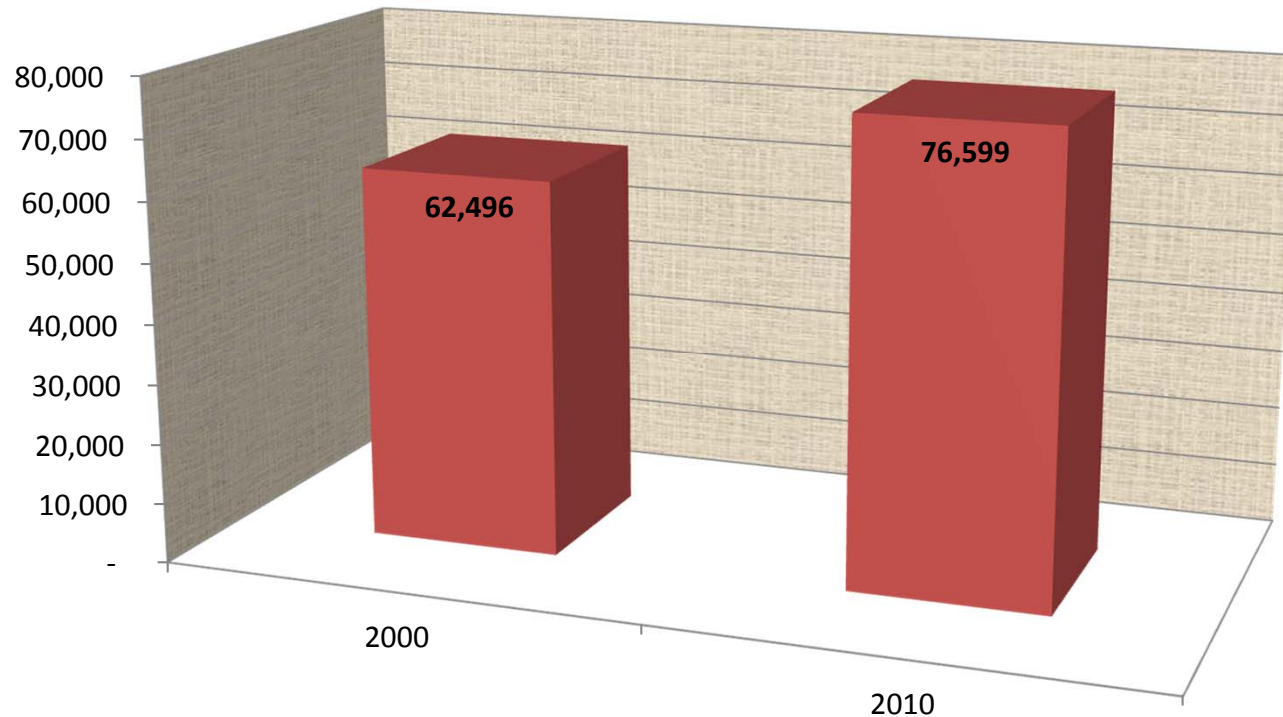
Total employment in the county Increased more than the size of the workforce between February, 2010 and February, 2011.

Employment

Industry	2000	2005	2010	2011
State and Local Government	16,800	15,900	16,300	16,400
Leisure and Hospitality	11,200	12,400	12,300	12,500
Trade, Transportation, and Utilities	9,600	9,600	9,500	9,600
Educational and Health Services	5,800	7,100	8,000	8,100
Manufacturing	2,900	3,300	3,700	3,800
Federal Government	3,400	3,100	3,200	2,900
Professional and Business Services	2,600	3,400	2,600	2,600
Mining and Construction	2,800	3,300	2,000	2,000
Other Services	1,200	1,900	1,800	1,800
Financial Activities	1,600	1,700	1,300	1,300
Information	500	500	400	400

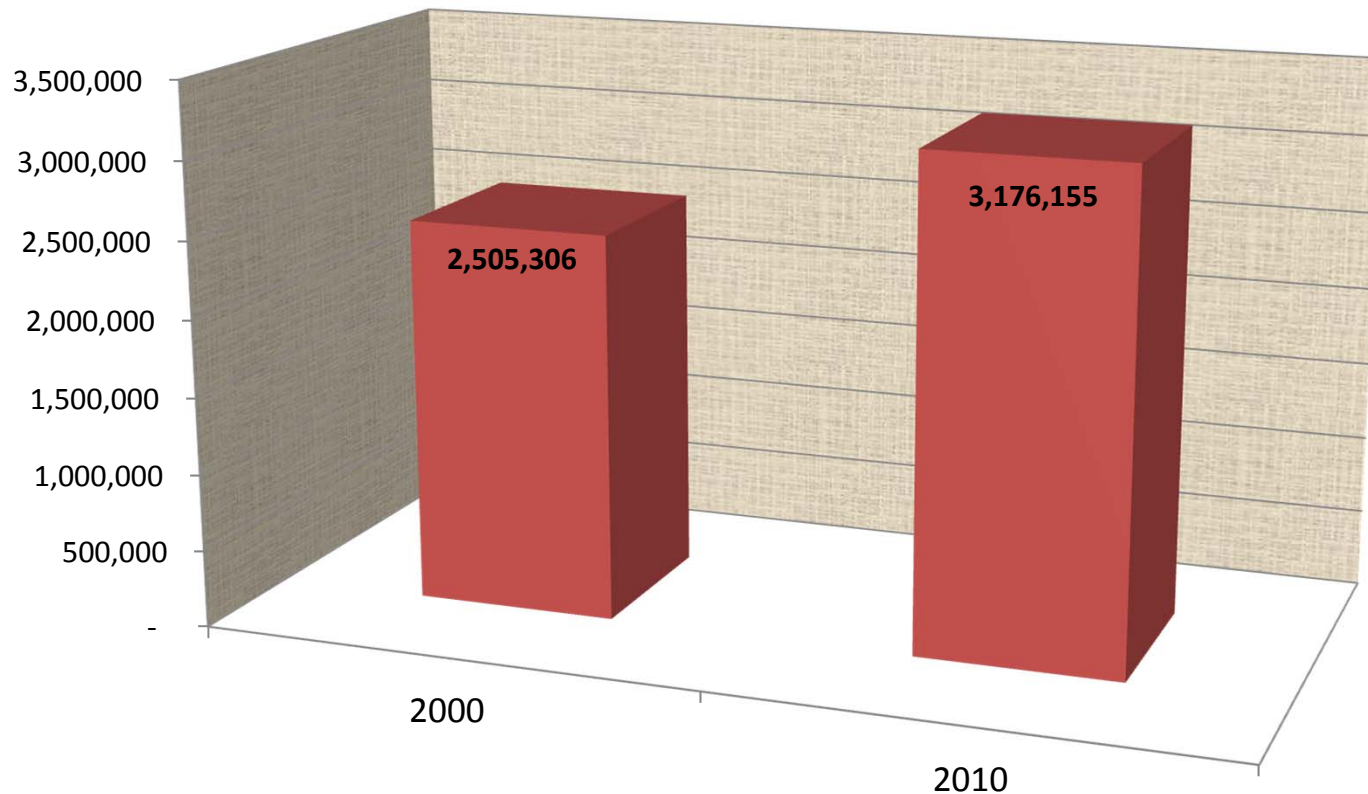
Average Number of Employees within Coconino County by Year.

Coconino County Workforce Growth



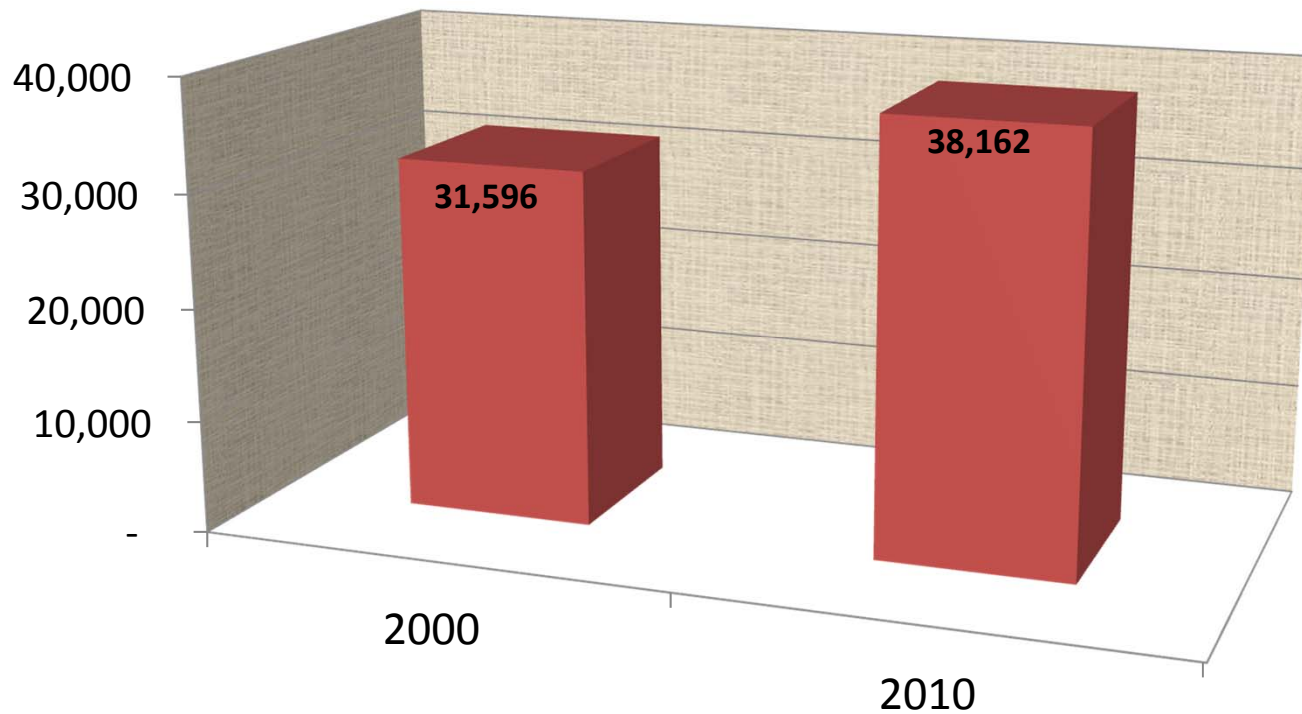
2000-2010 Workforce Change: 23%

Arizona Workforce Growth



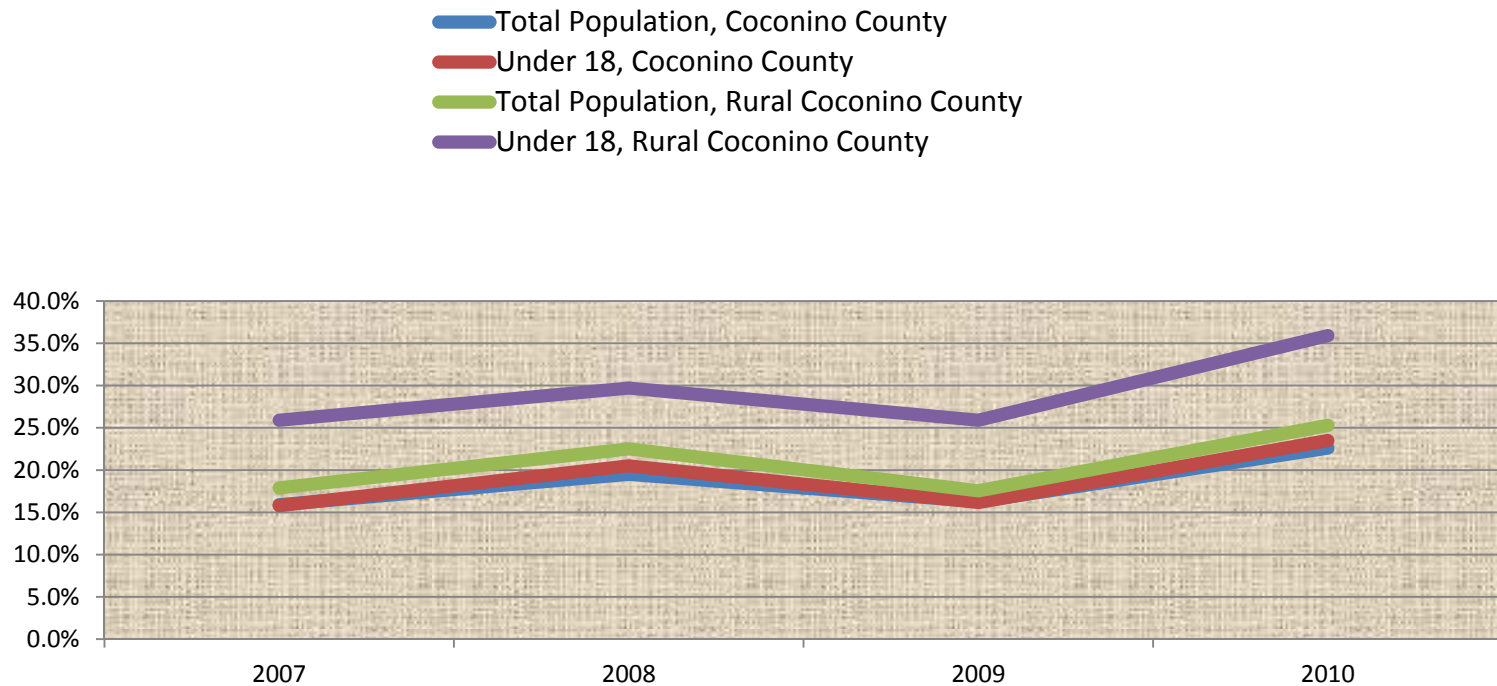
2000-2010 Workforce Change: 27%

Flagstaff Workforce Growth



2000-2010 Workforce Change: 21%

Poverty in Coconino County

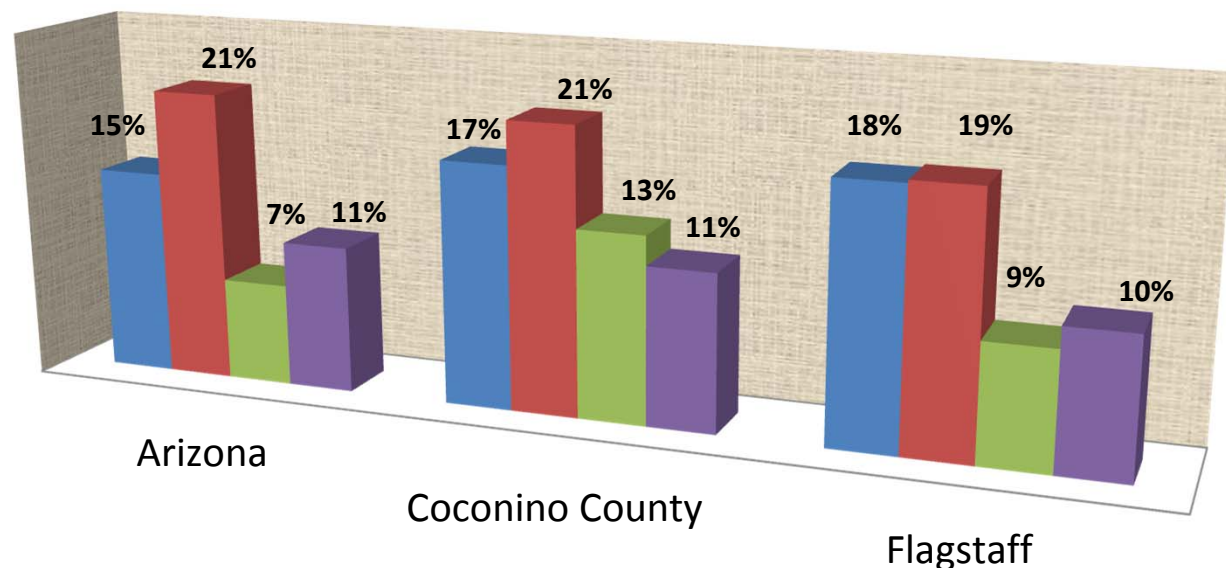


	Coconino County		Rural Coconino County	
	Total Population	Under 18	Total Population	Under 18
2007	15.9%	19.5%	16.3%	22.6%
2008	15.8%	20.5%	16.2%	23.5%
2009	17.9%	22.5%	17.6%	25.3%
2010	25.9%	29.7%	25.9%	35.9%

Rural Coconino County is the county outside of Flagstaff

Poverty Comparison

■ Total Population in Poverty ■ Under 18 in Poverty ■ 65+ in Poverty ■ Families in Poverty

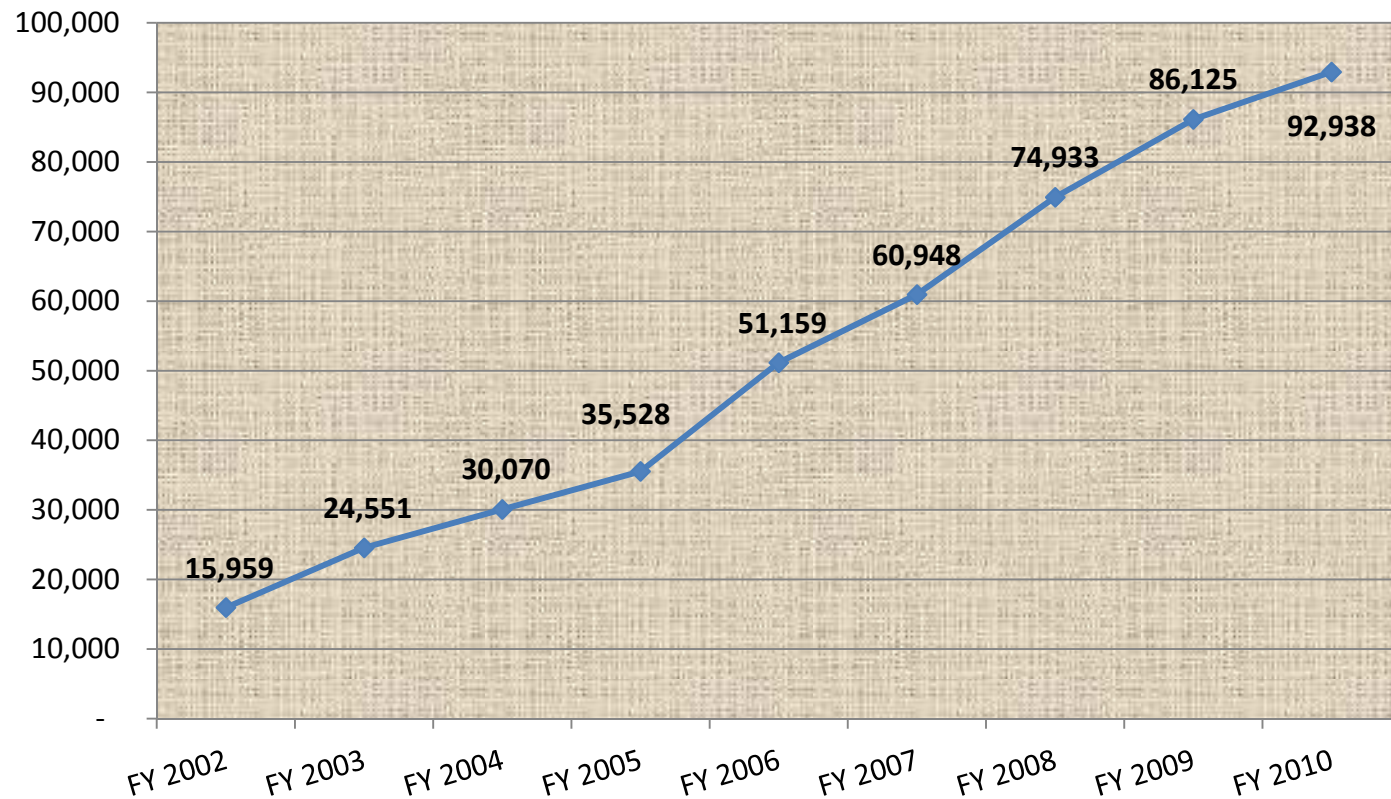


Area	Total Population in Poverty	Under 18 in Poverty	65+ in Poverty	Families in Poverty
Arizona	15%	21%	7%	11%
Coconino County	17%	21%	13%	11%
Flagstaff	18%	19%	9%	10%

2009 Transportation

Commuting Method	Flagstaff	Coconino County	Arizona	United States
Median Travel Time to Work	15.3 minutes	18 Minutes	24.9 Minutes	25.2 Minutes
Drive Alone	66%	68%	75%	76%
Carpool	15%	14%	13%	11%
Public Transportation	1%	1%	2%	5%
Walk	7%	7%	2%	3%
Other Means	7%	4%	2%	2%
Work at Home	5%	6%	5%	4%

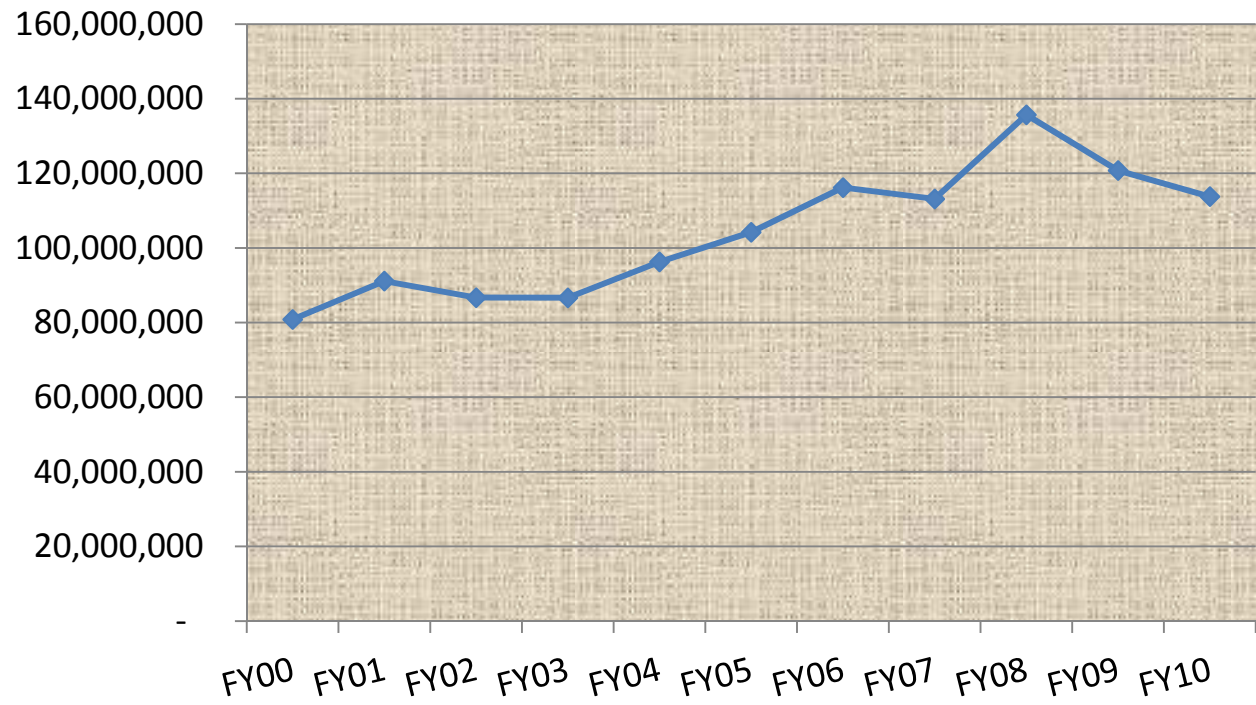
Public Transportation: Average Monthly Mountain Line Ridership



24.6% Average Annual Increase in Ridership, 2002-2010

County Expenditure Comparisons

Fiscal Year	Actual County Expenditures
2000	80,854,013
2001	91,133,646
2002	86,682,993
2003	86,641,977
2004	96,260,335
2005	104,224,410
2006	116,181,618
2007	113,147,723
2008	135,690,142
2009	120,765,542
2010	113,771,637



County Per-Capita Expenditure Comparisons

Fiscal Year	Estimated Per-Capita Expenditure
2000	\$ 695
2001	\$ 774
2002	\$ 720
2003	\$ 713
2004	\$ 780
2005	\$ 835
2006	\$ 922
2007	\$ 888
2008	\$ 1,057
2009	\$ 930
2010	\$ 846

