

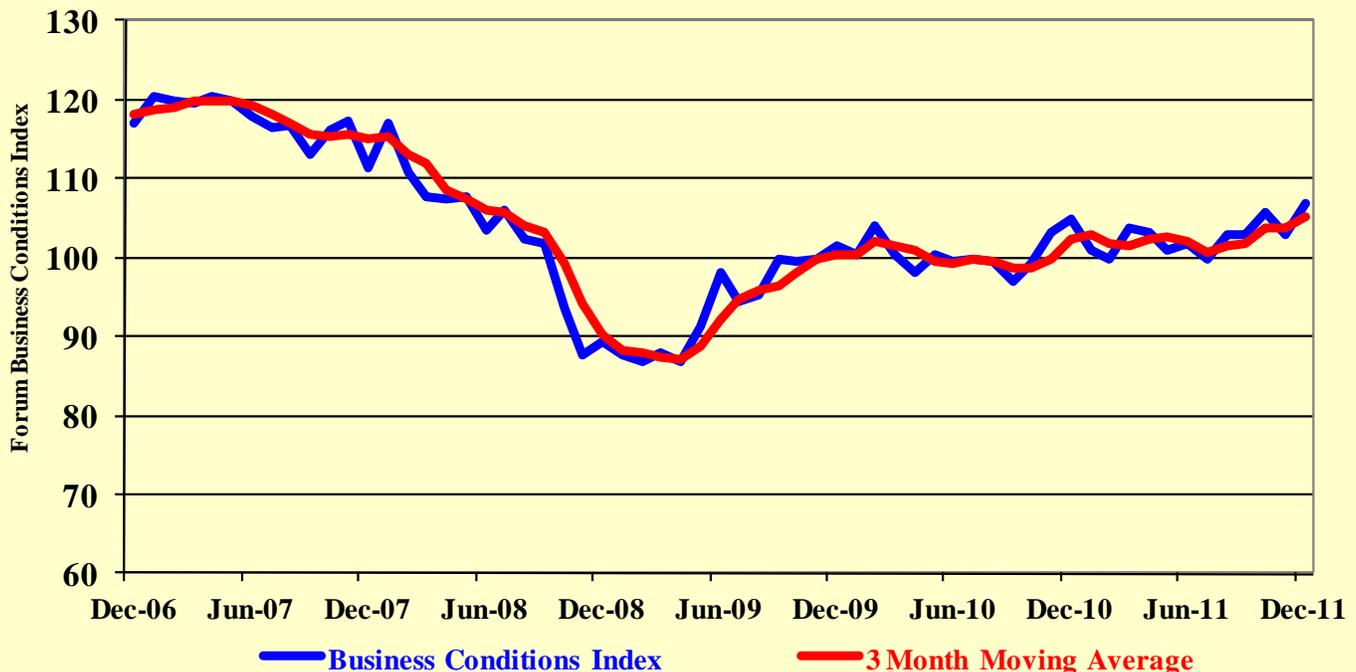
# Quarterly Updates and Estimates

Volume 10, Number 3, January 2012  
 Fred Crowley - Senior Economist

## Update on the El Paso County Economy

The local economy showed its strongest growth in two years. The Business Conditions Index (BCI) stands at 106.91, its highest value since June 2008. This is also 22.3 percent higher than its low of 87.41 in February 2009. Five of the indicators in December were higher than they were in November. Six of the indicators are higher than they were in December 2010. Compared to December 2010, four indicators declined.. They are enplanements at the Colorado Springs airport, consumer sentiment, manufacturing and sales/use tax collections for the city of Colorado Springs. A spoonful of honey should accompany the negative observations. Airport

**Business Conditions Index**  
**El Paso County (Dec 2007-June 2009 = 100)**



<sup>1</sup> The Business Conditions Index (BCI) is a geometric index of ten seasonally adjusted data series. The El Paso County data are single family and town home permits, new car sales, employment rate, foreclosures, ES202 employment and ES202 wages and salaries. Colorado Springs data are sales and use tax collections and airport enplanements. University of Michigan's Consumer Sentiment and the Federal Reserve Bank of Kansas City Manufacturing Index are non-local indicator in the BCI. The BCI is indexed to December 2007—June 2009 = 100. All raw series are seasonally adjusted by UCCS Southern Colorado Economic Forum using the Department of Commerce X12 adjustment process.

**Business Conditions Index Components - All Values Indexed: Dec 2007 - June 2009 = 100**

	COS Enplanements	El Paso County SF & TH Permits	U Of Mich Con Sent	Kansas City Fed Mfg Index	El Paso <u>Employ- ment</u> Rate	CoSpgs 2% Sales & Use Tax	County New Car Registra- tions	El Paso County Fore- closures	El Paso County Employed	El Paso County Real Wages	BCI
Sep-10	91.16	84.51	106.22	118.26	96.50	103.55	81.35	100.08	95.27	98.65	97.03
Oct-10	91.58	101.72	105.44	120.89	96.44	102.40	83.72	100.11	94.62	99.18	99.19
Nov-10	92.50	122.65	107.94	133.41	96.28	101.34	91.89	99.60	93.97	99.33	103.14
Dec-10	86.36	119.13	116.03	143.29	96.74	104.40	97.71	100.33	94.22	100.36	104.82
Jan-11	90.65	97.82	115.57	131.43	96.63	104.21	90.57	99.68	94.31	95.86	101.02
Feb-11	87.08	75.27	120.71	148.23	96.65	100.86	93.95	100.78	94.32	96.00	99.80
Mar-11	85.68	106.13	105.13	160.42	96.96	98.85	106.51	101.04	94.35	96.66	103.73
Apr-11	86.15	108.16	108.71	146.58	97.10	106.56	96.49	101.05	94.20	97.54	103.25
May-11	86.99	92.44	115.72	121.88	96.86	108.71	98.68	100.95	93.52	97.65	100.83
Jun-11	83.07	102.90	111.36	133.41	96.86	105.18	99.77	100.89	93.40	97.68	101.74
Jul-11	82.44	116.68	99.21	141.57	96.83	104.45	71.36	101.03	93.97	105.72	99.78
Aug-11	81.12	104.61	86.75	136.30	96.86	114.46	120.80	100.61	93.91	105.33	102.95
Sep-11	83.35	131.77	92.67	140.06	97.13	104.52	90.94	100.69	95.28	105.06	102.86
Oct-11	76.59	135.39	94.70	138.55	97.02	106.27	115.07	100.49	95.72	113.57	105.84
Nov-11	80.03	129.97	99.21	126.51	97.20	103.24	92.67	100.68	95.76	112.95	102.83
Dec-11	82.27	129.97	108.87	122.74	96.99	100.99	130.27	100.74	94.62	112.23	106.91

December 2011 Compared to:

Nov-11	2.8%	0.0%	9.7%	-3.0%	-0.2%	-2.2%	40.6%	0.1%	-1.2%	-0.6%	4.0%
Sep-11	-1.3%	-1.4%	17.5%	-12.4%	-0.1%	-3.4%	43.3%	0.1%	-0.7%	6.8%	3.9%
Jun-11	-1.0%	26.3%	-2.2%	-8.0%	0.1%	-4.0%	30.6%	-0.1%	1.3%	14.9%	5.1%
Dec-10	-4.7%	9.1%	-6.2%	-14.3%	0.3%	-3.3%	33.3%	0.4%	0.4%	11.8%	2.0%

Real wages in El Paso County are estimated by the Forum for the period Jul '11 - Dec '11. Emplanements for Dec 2011 estimated by Forum.

enplanement activity has been deteriorating since West Pac left town in the 1990's. It has been proven to be difficult to maintain air carriers at the airport. Fewer flights serve the area. Business class air travel does not appear to have picked up with the improving local economy.

Regional manufacturing is up 22.7 percent since the recession. The recent decline is more of a relative statement than an absolute statement of a deteriorating condition. The only lament about this sector appears to be the lack of a strong manufacturing base to drive the economy.

Consumer sentiment is also a relative negative when compared to December 2010. The index is actually up approximately 9 percent since the recession. It was a bit of a roller coaster ride through the Arab Spring, earthquake/tsunami in Japan, brief \$4.00 a gallon for gasoline and havoc in Europe as the euro came under pressure from default threats among the PIGIS. Most of these concerns are behind us.

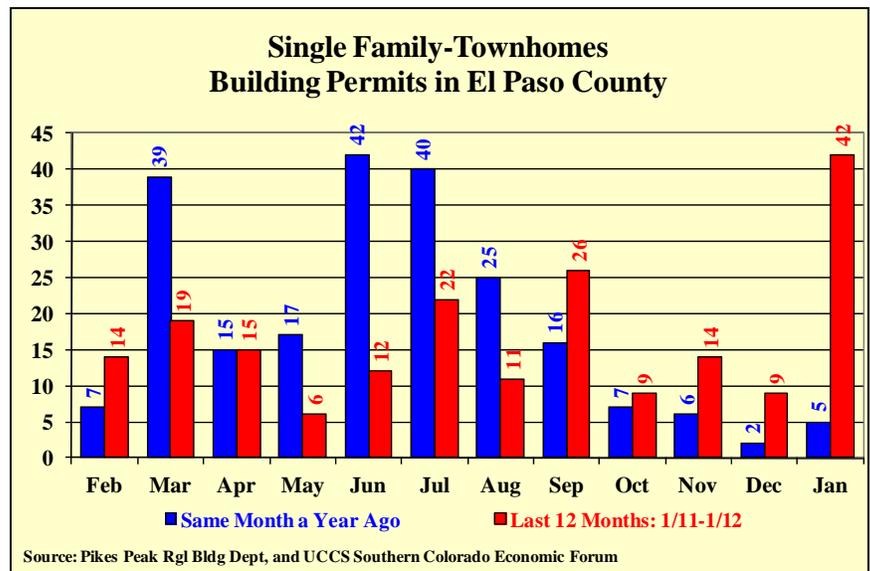
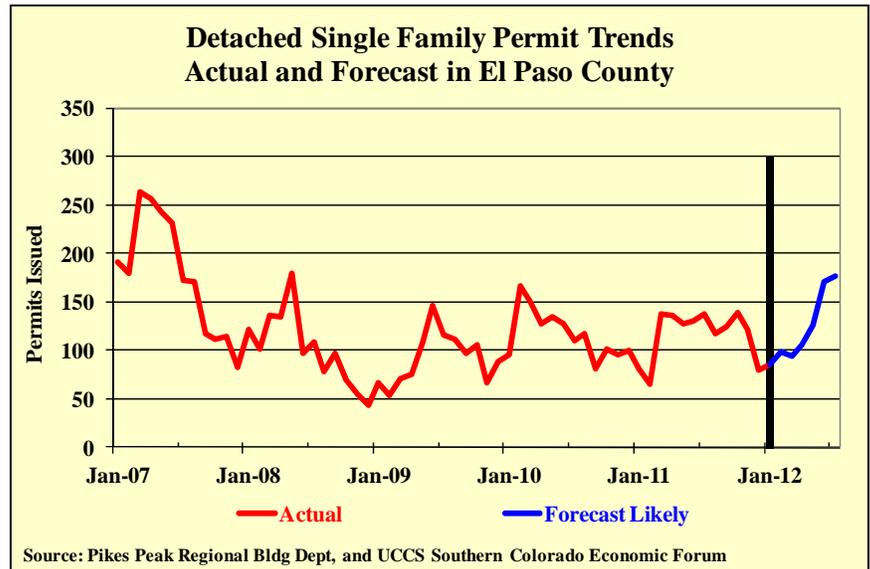
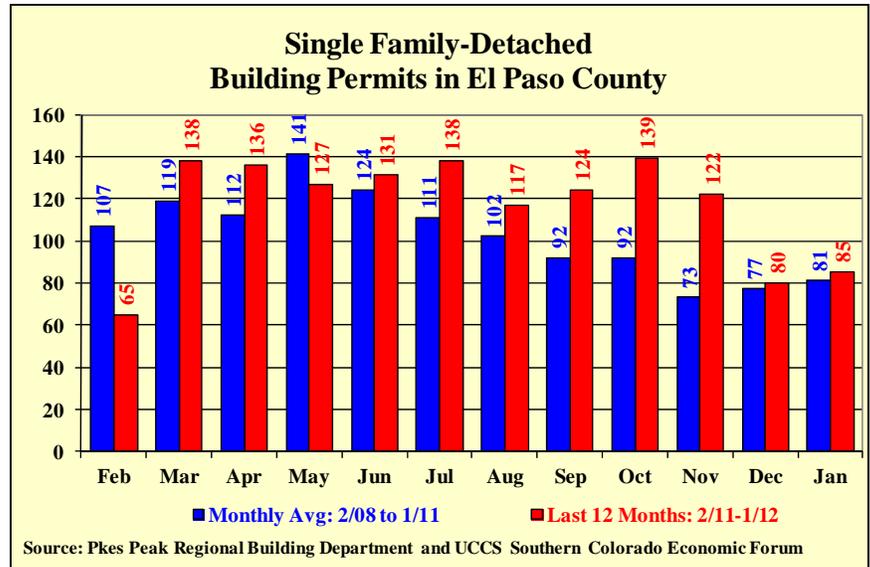
Sales tax collections for the City of Colorado Springs declined. Retail, in general, was probably not as good as the stores would have liked for the Christmas season. Internet sales were up about 12 percent compared to December 2010. Growing internet sales and the local flight to suburbia translate to a relatively weak sales tax base for the City of Colorado Springs. Sales tax collections are not capturing the strength of the aggregate retail market.

## Analysis of the El Paso County Residential Housing Market

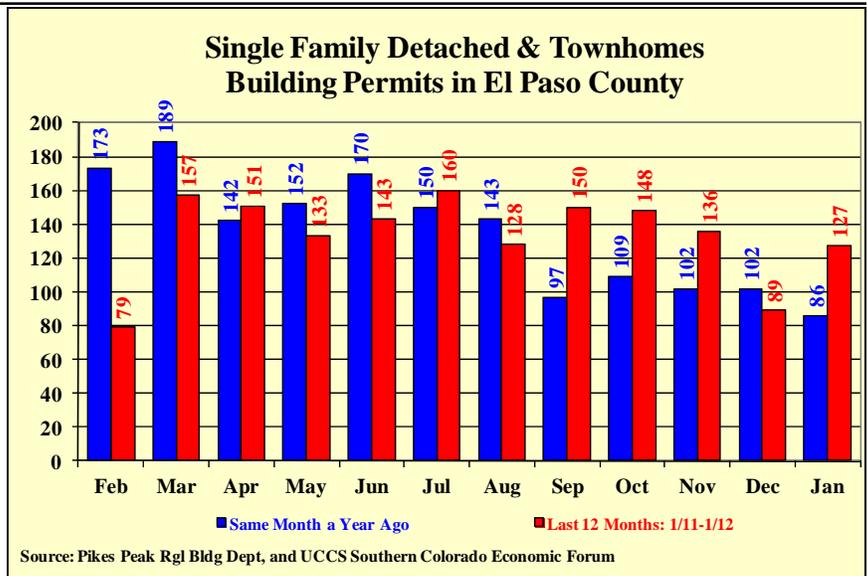
Detached, single family permit activity picked up beginning in March 2011. Activity was relatively stable beyond the traditional new permit season before dropping in January to 85 new permits. Permit activity was higher in 10 of the last 12 months compared to the previous year. The market for new single family units has improved significantly.

Using an Autoregressive Integrated Moving Average (ARIMA) model in the Census X12 program, the Forum generated a six month forecast for detached, single family building permits in El Paso County. The model's forecast calls for a 25% increase in permits in the next six months compared to the same six months a year ago. If this trend does emerge, it will be good news for the housing industry. This has been roughly consistent with the Forum's fall forecast.

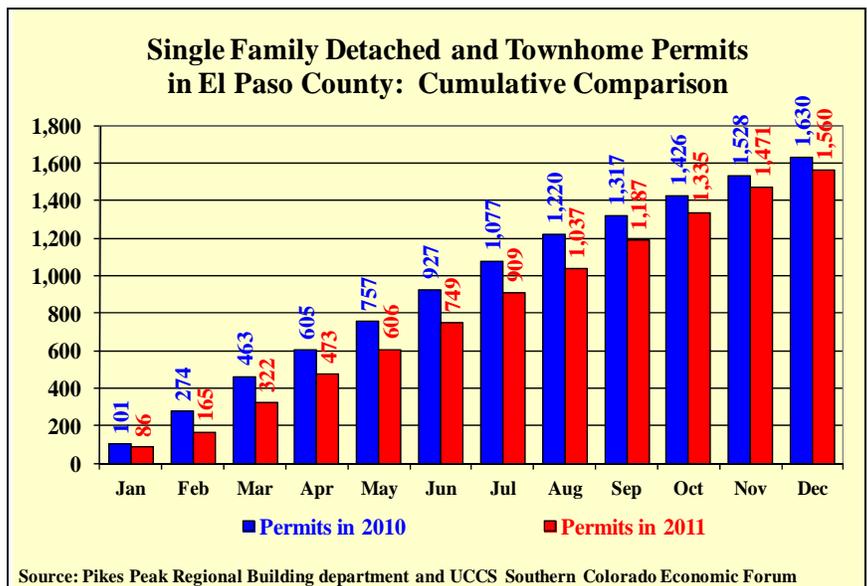
Townhome permit activity did not do well in 2011. The spike in January 2012 was unexpected. It represents approximately 25 percent of all permits issued in the previous twelve months. While welcome, this accelerated pace is not believed to be sustainable throughout 2012.



Despite the low number of townhome permits, combined detached and attached single family permit activity is doing well. Aside from December, new permit activity for detached and townhome units has been very strong since September.

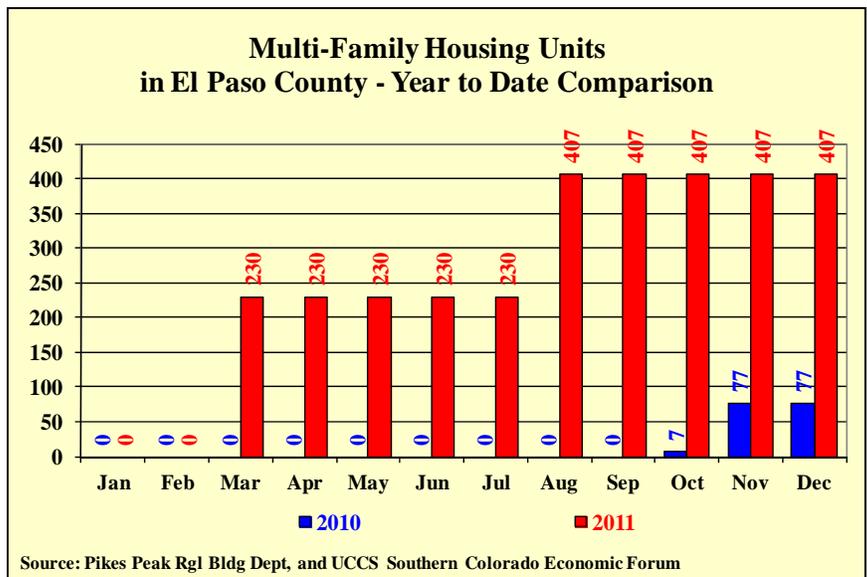


A cumulative comparison of single family residential permits indicates total permits in 2011 were slightly less than in 2010. This is attributed to residual effects of the first time and trade up home buyer incentive programs and the very few townhome permits taken in 2011. Recent permit data suggest 2012 should be a recovery year for residential permit activity.



Multi-family housing permits have increased significantly this year compared to last year. Much of this is attributed to

1. the lack of multi-family construction over the last several years
2. vacancies that declined to the 6 per cent range
3. rents that have risen because of an increase in demand.

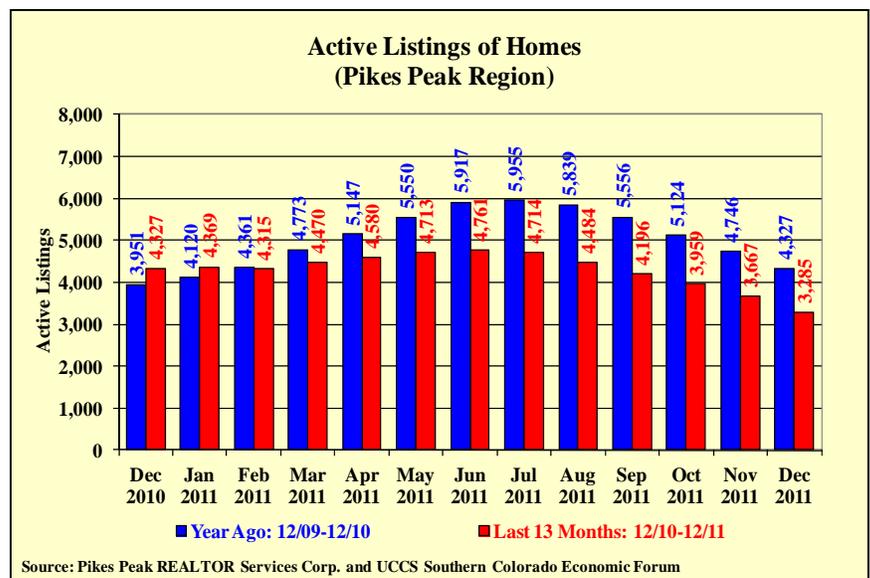
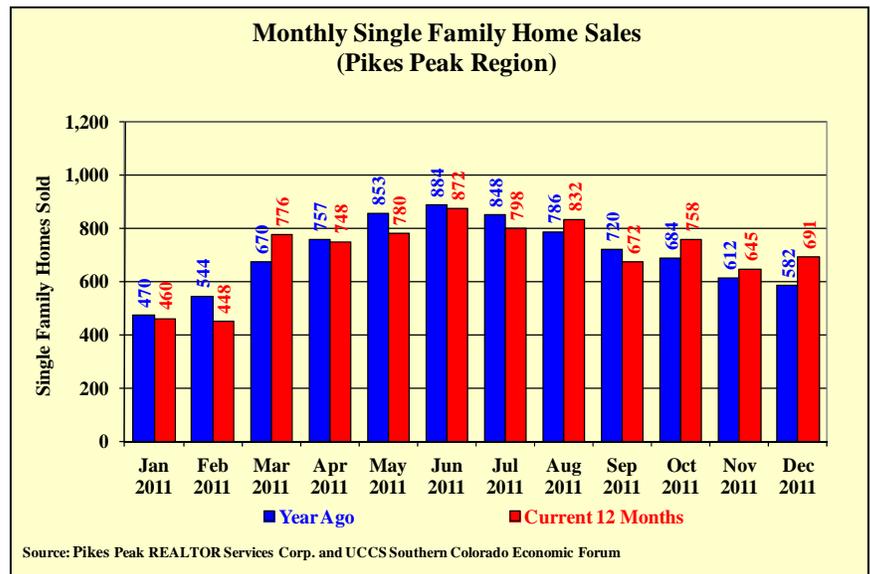
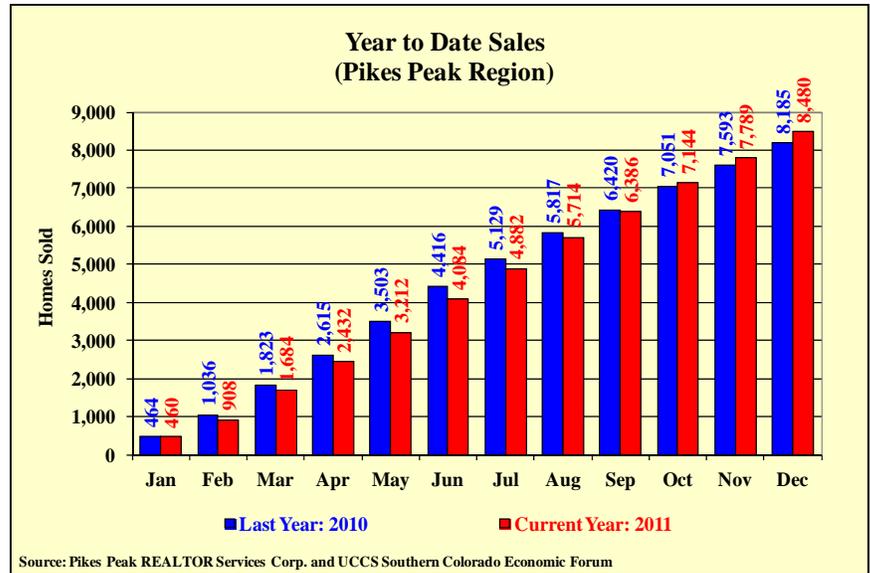


## MLS Activity

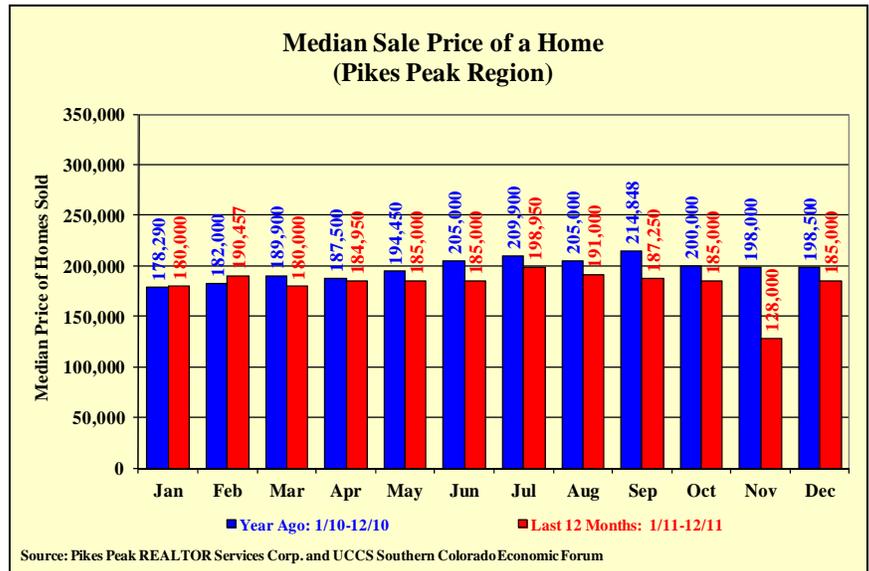
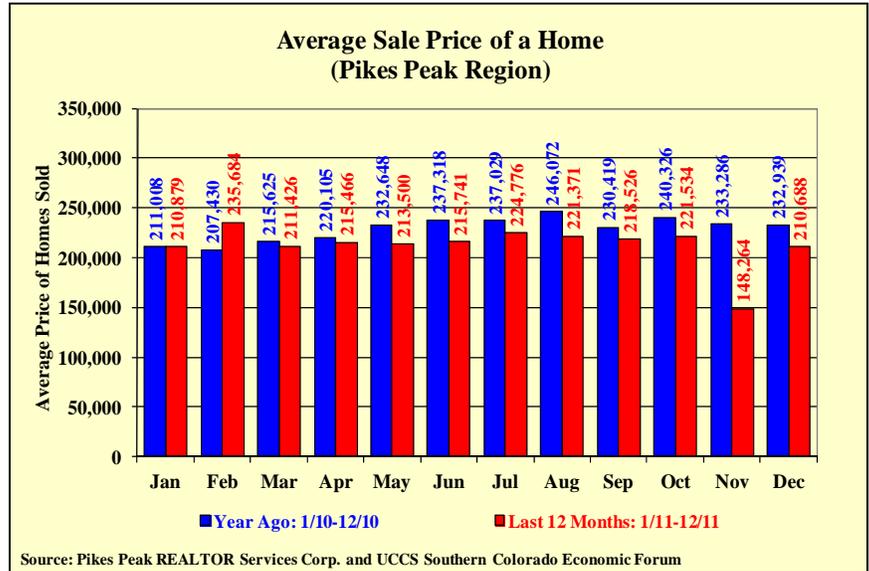
Residual effects of the home buyer tax credit programs appear to have worked their way through the home purchase decision. Home sales were 295 (3.6%) higher in 2011 than in 2010. Record low mortgage rates increased the affordability of the home purchase decision. This is reflected in the housing affordability index (HAI). The composite HAI in 2011 was 184.6. By comparison, the HAI was 101 in 2006.

Strong sales of homes took place in March, August, October, November and December of 2011. The rush to close purchases under the tax credit programs in May, June and September of 2010 prevent a fair comparison of these months in 2010 and 2011. Difficulties aside, the sales data suggest sales in 2011 were good.

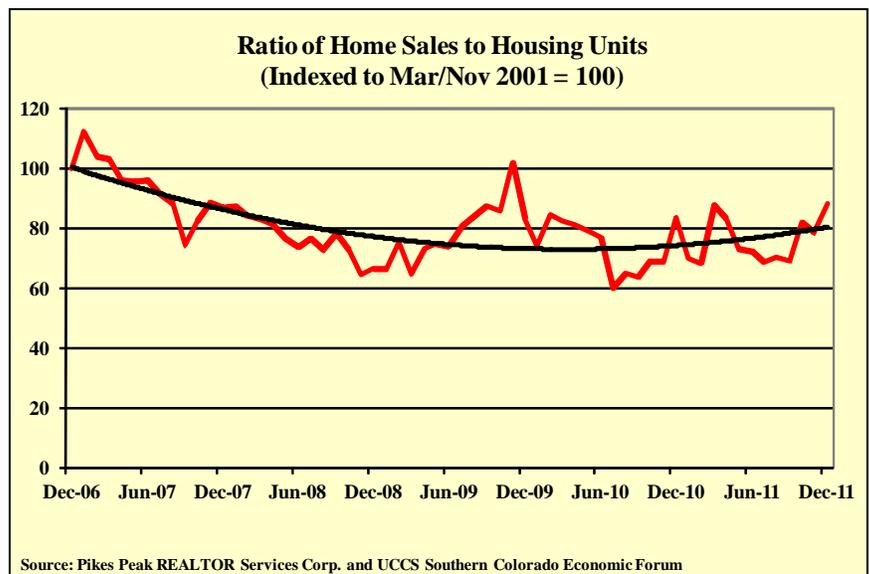
Since March, active listings of homes have been significantly lower than the year ago month. As of December 2011, there were 1042 fewer homes listed for sale than there were in December 2010. The decrease in supply of homes for sale coupled with an increase in sales of homes suggests equilibrium is returning to the local housing market. This should be accompanied by steady to rising prices over the next several months.



The drop in sale price in November is believed to be an anomaly. The other months are believed to be representative of recent trends. Both average and median home prices are off about 15 percent from their highs of a few years ago.

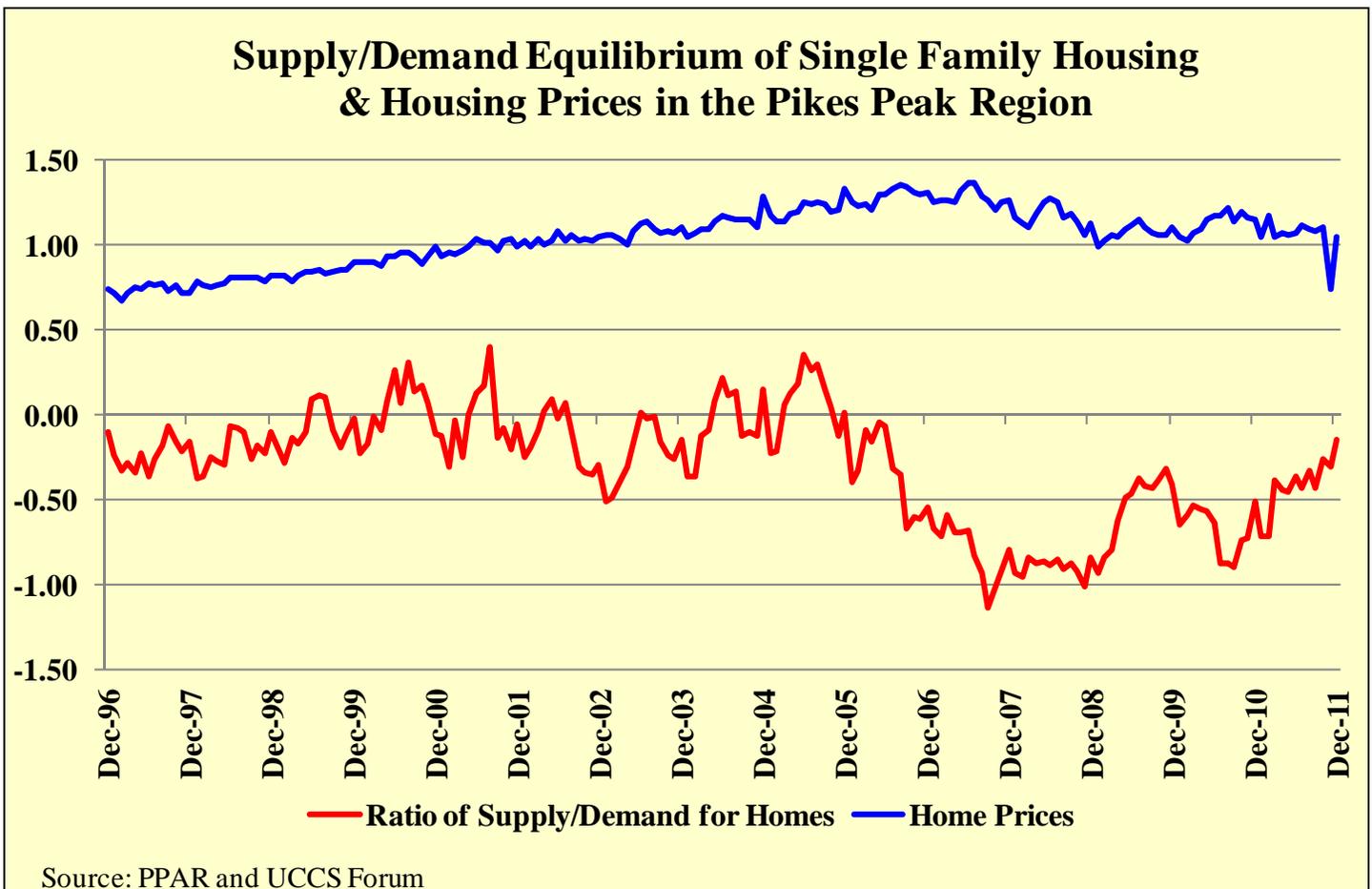


The ratio of homes sold to total single family homes in El Paso County reinforces housing trends. Spikes caused by home buyer tax credits can be seen in late 2009 and early 2010. The trend suggests there is a stable-to-improving local housing market that did not exist over the last few years.



## Housing Price Equilibrium in the Region

The relation between supply and demand for private residential housing in the region was out of balance because of a significant oversupply in late 2006. This persisted through the middle of 2009. The excess supply of housing contributed to declines in housing prices (blue line) through the end of 2008. An increase in demand continued through the first half of 2010. This overlapped the home buyer tax credit from January 1, 2009 through September 30, 2010, an extension beyond the original June 30, 2010 date. Prices increased. Since then, there was a decrease in demand—not an increase in supply. Prices dropped slightly. More recently, prices have stabilized, aside from November 2011, as supply/demand approached equilibrium. This emerging pattern was noted in the last several issues of the *QUE*. Continued improvement will depend on low mortgage rates, income and job growth.

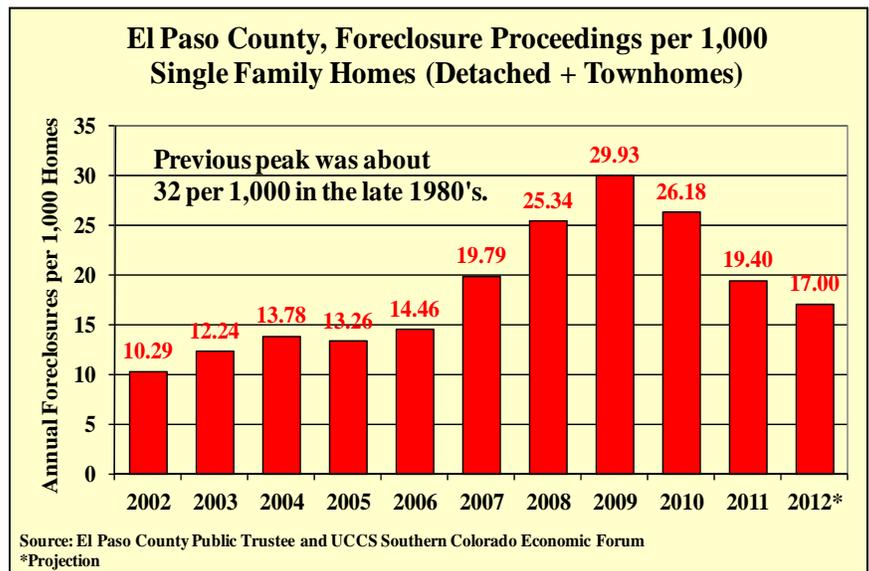
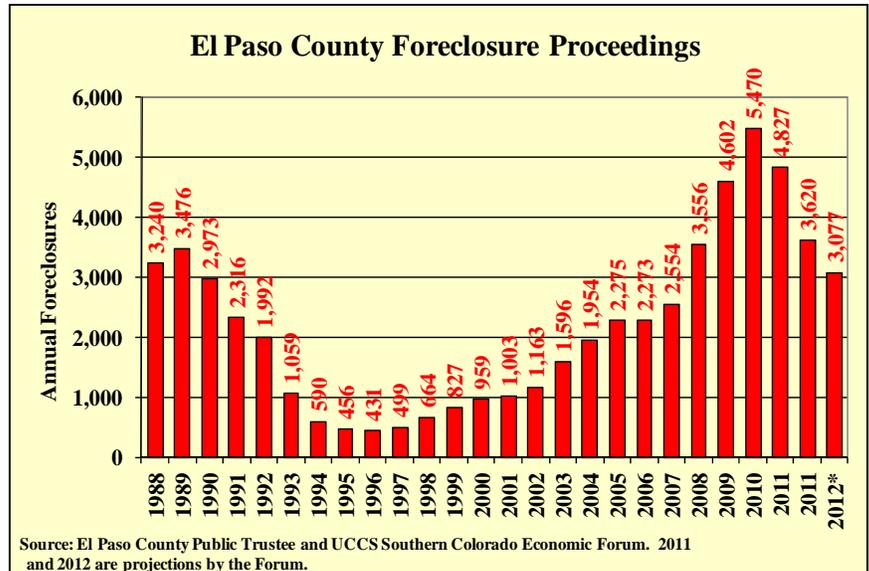


### Explanation of Data and Process

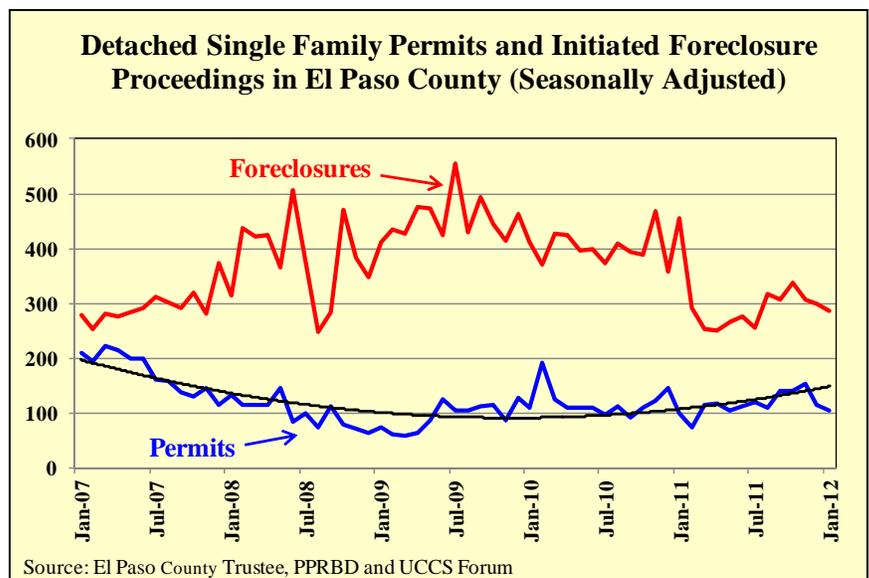
The Forum was asked to study the effect demand and supply of single family housing has on housing prices. The Forum gathered monthly demand, supply and price data from the Pikes Peak Association of REALTORS® and its Pikes Peak REALTOR® Services Corporation (RSC) for this study. Demand was identified as actual sales reported by RSC. Supply was identified as the number of active listings by RSC. Price is the average price of an MLS facilitated sale in the region. Demand, supply and price data were seasonally adjusted and indexed. If sustained demand exceeded supply the excess demand would suggest prices would trend upward. If sustained demand is less than supply, the excess supply would suggest prices would trend downward. If trends in supply and demand of housing were roughly equal, prices should behave “normally” with limited plus and minus variations around an upward price trend. Supply/demand equilibrium should take place on the graph at the horizontal “0.” value. Relative supply/demand equilibrium tends to be observed in a band +/- 0.25 around “0.”

## Foreclosures

Foreclosures continue to trend downward. As with other recent housing indicator trends, this suggests the local housing market is improving. The return of troops from Iraq might contribute to additional improvements in 2012.



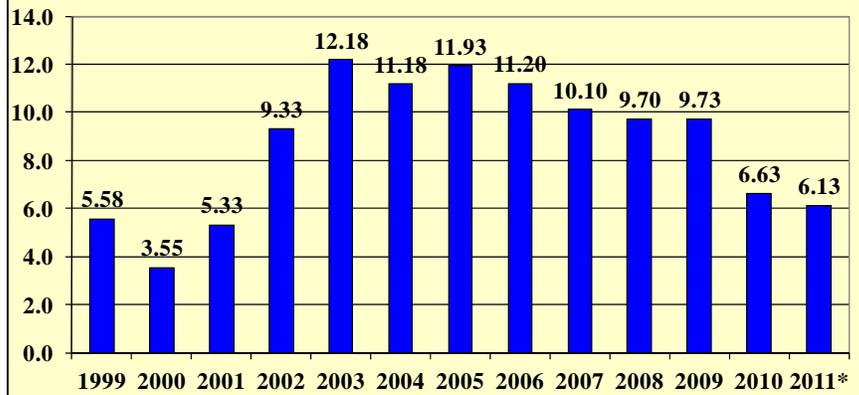
An alternative view of the improving trend in the area's single family housing market is illustrated in the chart to the right. After peaking in mid 2009, foreclosures have trended down. Single family permits bottomed out in 2009 before beginning a slow, increasing trend. Additional decreases in foreclosure trends should boost residential permit activity.



## Multi-family Market

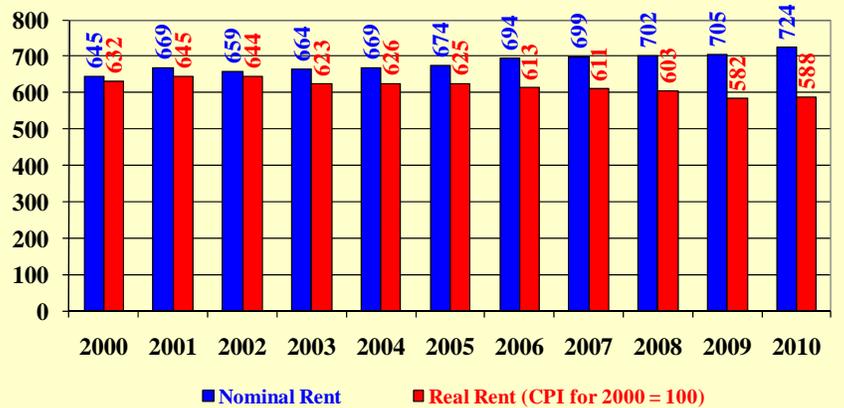
The market for multi-family housing continues to tighten. The average rent for an apartment in September was \$779. The vacancy rate was 6.2 percent. Recent and planned multi-family permit activity will alleviate some of the pressure on this market. However, it is not expected to offset the increase of troops at Fort Carson who will be at the base rather than being deployed in Iraq. The market for multi-family housing is expected to remain tight through 2012.

### Multi-Family Annual Vacancy Rates in El Paso County



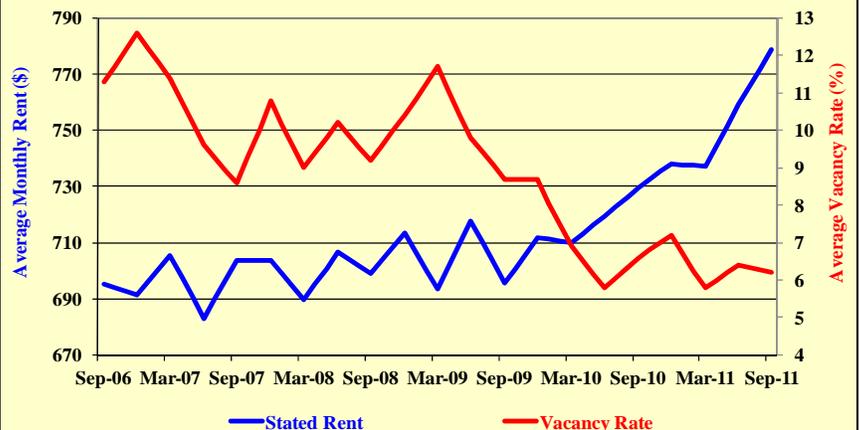
Source: Colorado Division of Housing, 2011 is based on Jan-Sep

### Annual Nominal & Real Multi-Family Rents in El Paso County



Source: Colorado Division of Housing

### Monthly Apartment Rents and Vacancy Rates in El Paso County



Source: Colorado Division of Housing, UCCS Forum

## Colorado Springs Airport Trends

Enplanements at the Colorado Springs Airport continue their downward trend. This is believed to be the result of:

1. the slow economy
2. decline in business travel
3. weak tourism activity
4. high fuel prices
4. fewer strategic carriers
5. reduced flights.

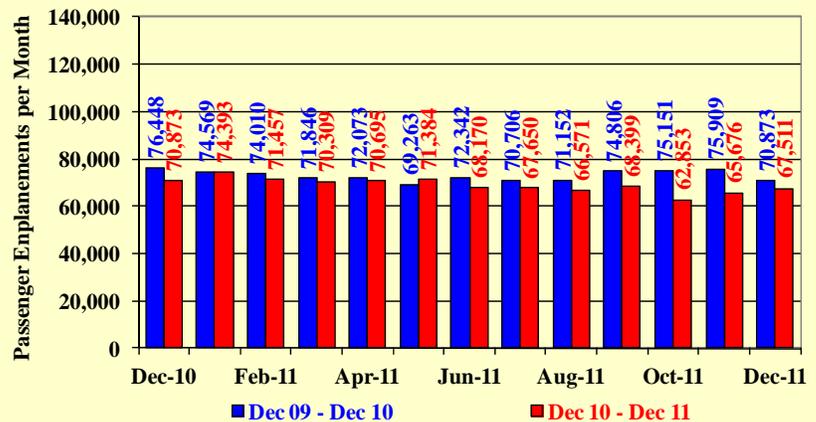
Frontier Airlines just announced four new non-stop routes from Colorado Springs to Phoenix, Los Angeles, Portland and Seattle. The airport anticipates enplanements will increase 8.27 percent this year and 10.0 percent under a full year of service.

### Enplanement Trends at Colorado Springs Airport (Seasonally Adjusted)



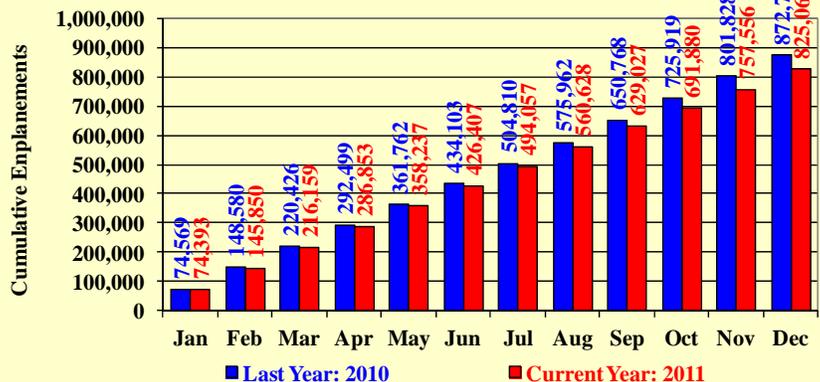
Source: Colorado Springs Airport, Prepared by UCCS Southern Colorado Economic Forum

### Enplanements at Colorado Springs Airport vs Year Ago (Seasonally Adjusted)



Source: Colorado Springs Airport, Prepared by UCCS Southern Colorado Economic Forum

### Colorado Springs Airport Enplanements Year to Date Comparison



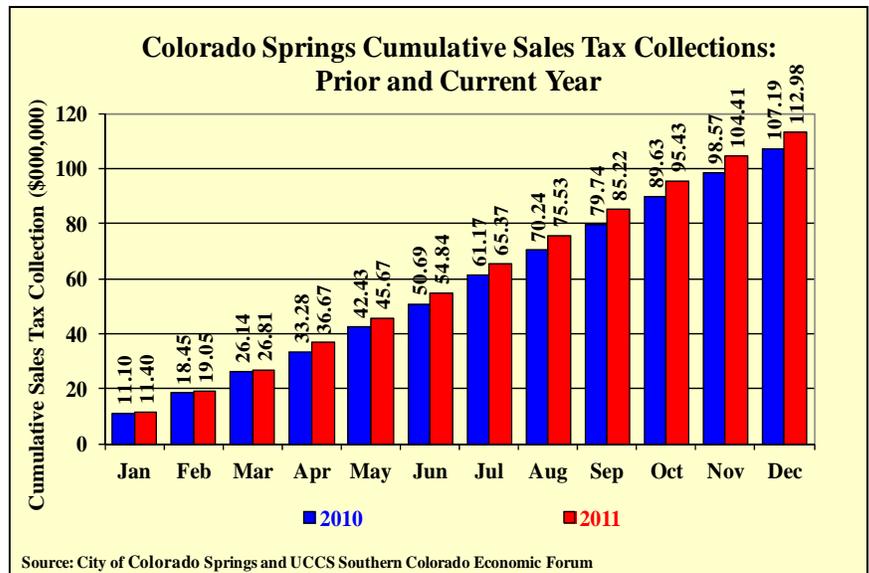
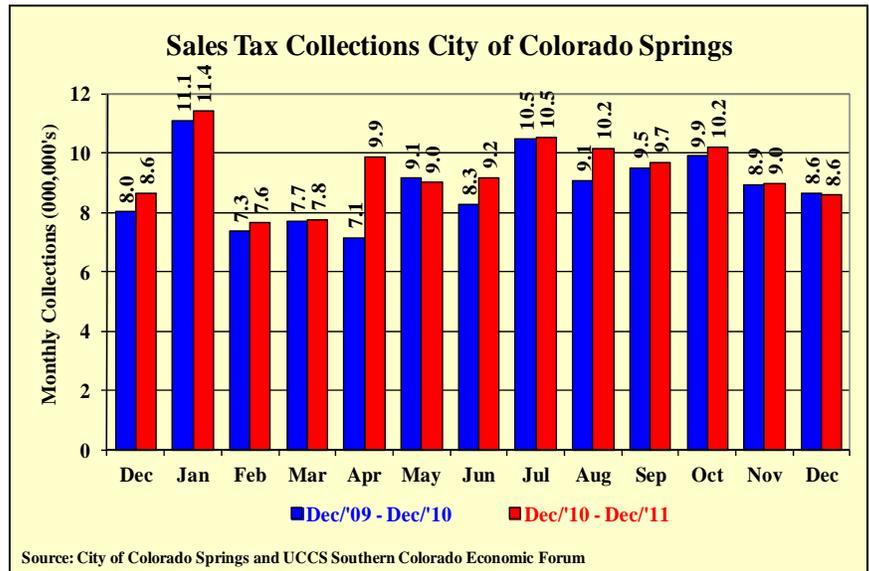
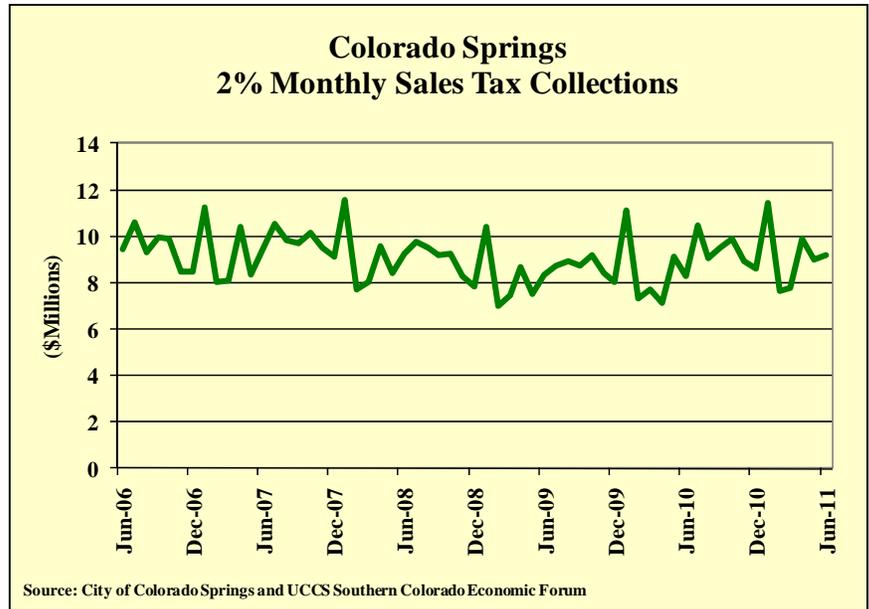
Source: Colorado Springs Airport. Prepared by UCCS Southern Colorado Economic Forum. Enplanements in September were estimated.

## Colorado Springs Sales Taxes

Gasoline prices in the \$3.00 range over the last few months contributed to a boost in consumer sentiment. This translated to an increase in retail sales. The increase was not realized in Colorado Springs. The Forum's survey for planned purchases for the Christmas shopping season pointed to a very modest increase in traditional brick and mortar stores. Internet based sales were up 12 percent compared to a year ago. The City of Colorado Springs does not receive sales taxes on most of these purchase by consumers.

Most of the gains in sales tax collection for the year can be tied to the Women's Open held at the Broadmoor and the Bicycle Tour of Colorado. This points to the effectiveness of tourism activities as sales tax generators. More of these activities need to be developed in the area. Sales tax collections will improve if there were a resurgence of growth in primary jobs and higher incomes.

A year-to-date comparison indicates sales tax collections were 5.4 percent higher in 2011 than in 2010. However, corrections for inflation and population growth indicate per capita sales tax collections increased a scant 0.69 percent over 2010. The per capita, inflation adjusted sales tax collections in Colorado Springs decreased 24.5 percent since 2000.

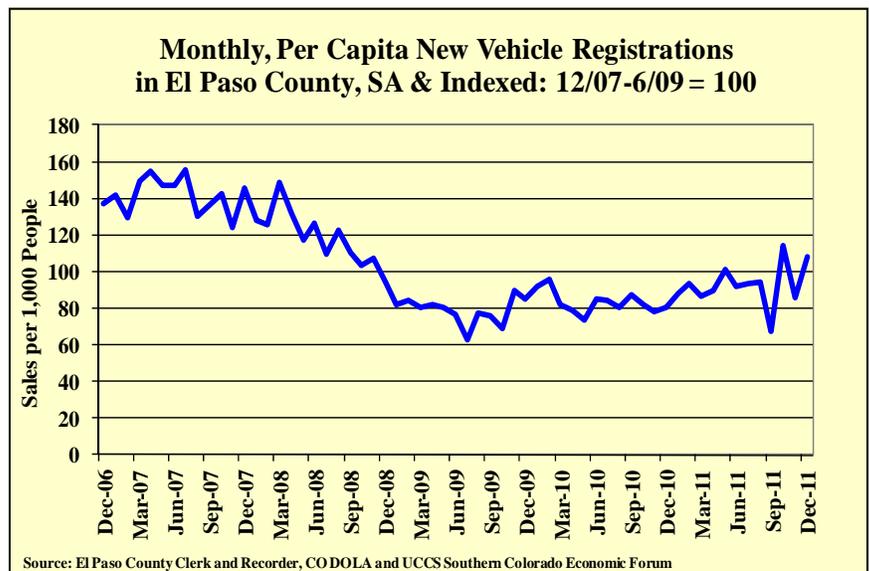
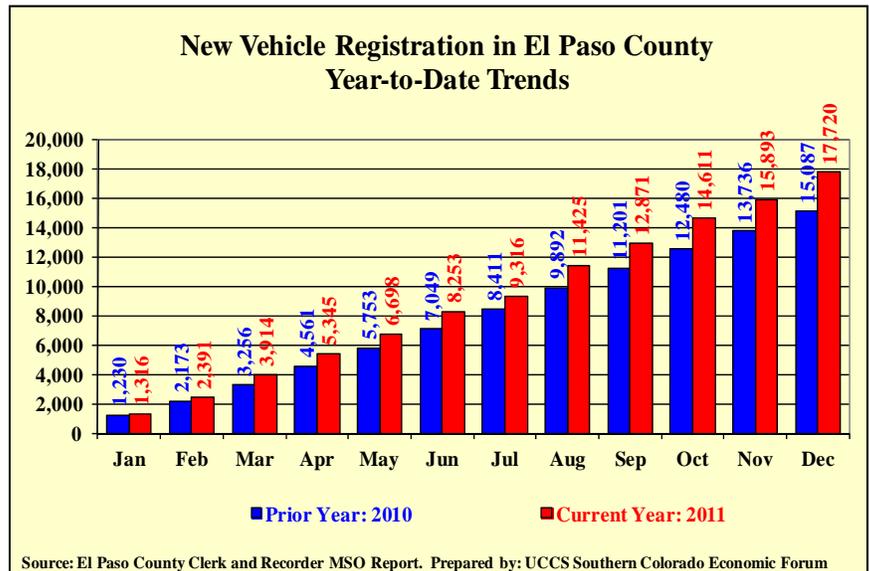
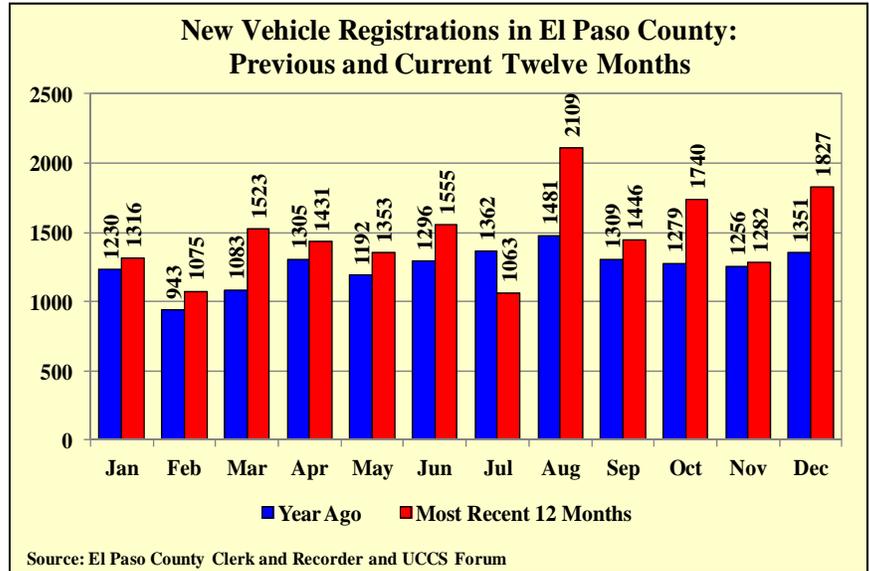


## New Car Registration Trends

Registrations reflect a two month lag from the time a vehicle is sold until it is registered. As with most other indicators the Forum monitors, new vehicle registrations in El Paso County bottomed out around the first quarter of 2009. The increase in new car sales and registrations are believed to reflect a rising consumer sentiment, the return of troops at Fort Carson and the inevitable pent up demand that developed over the last several years.

Year to date new vehicle registrations closed the year at a faster pace in the 4th quarter than was observed through the 3rd quarter of 2011. New vehicle registrations were up 17.5 percent in 2011, 2.5 points higher than the September value.

The trend in per capita new car registrations continues to rise. While July registrations were weak, August registrations were very strong. Three of the last four months of 2011 were strong.

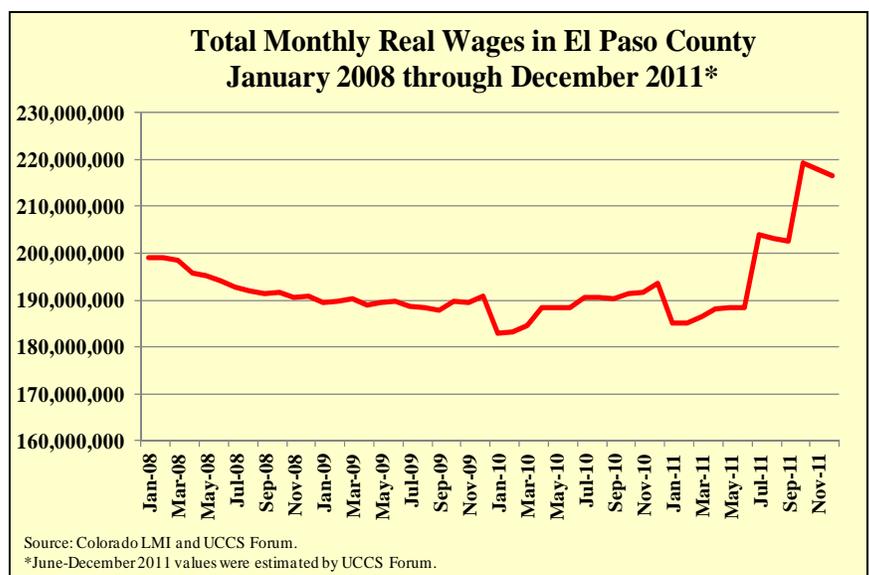
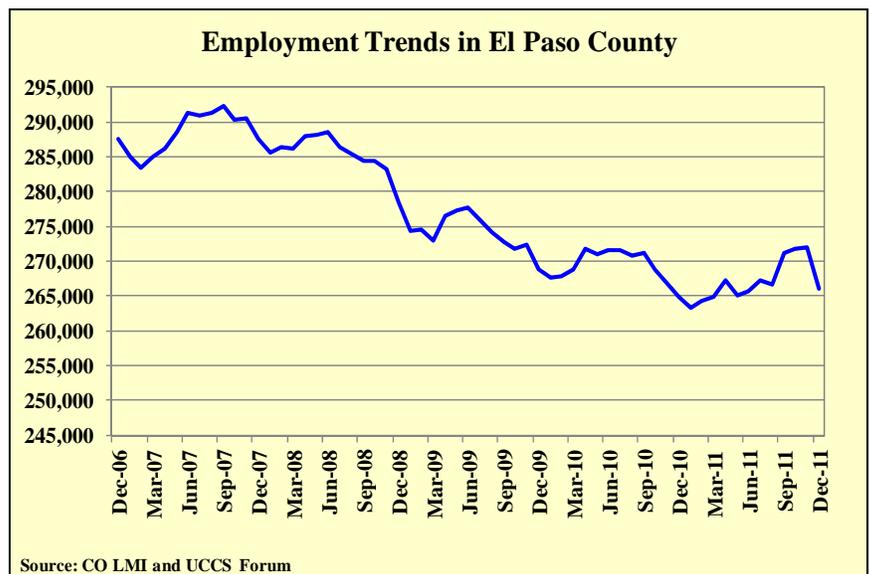
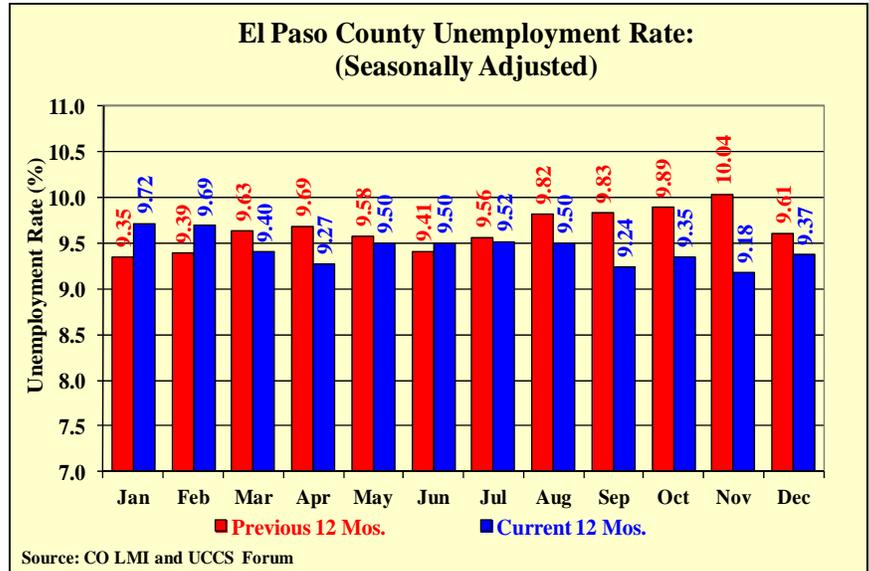


## Employment Trends and Wages

The seasonally adjusted unemployment rate for December was 9.37 percent. This marked the sixth consecutive month of improvement compared to 2010. The reduced unemployment rate is the result of job growth outpacing people entering the labor force (300).

While the improvement in unemployment is encouraging, employment in El Paso County remains well below the levels experienced in 2007. Seasonally adjusted employment is approximately 26,000 lower than it was at its peak in 2007.

Since May, there has been a marked increase in aggregate real wages in El Paso County. Despite expected revisions to the last six months of data, the Forum believes the trend in real wages is improving due to small gains in average wages and an increase in jobs.



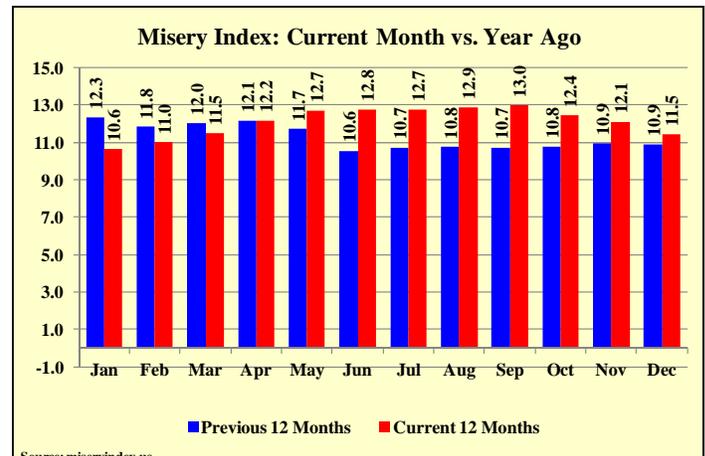
## National Expectations

The Federal Reserve Bank of Philadelphia August 2011 *Survey of Professional Economists* (<http://www.philadelphiafed.org/index.cfm>) points toward an improving national economy. Lower unemployment, higher GDP and industrial output are expected with inflation of about 2 percent. Higher interest rates are expected to accompany the growing demand for money as the economy expands. One caution is noted is the rising likelihood of a decline in real GDP. This is believed to be a concern about contagion effects from a possible recession in Europe.

Annualized Rate for					
	Q4-11	Q1-12	Q2-12	Q3-12	Q4-12
10-Year T-Bond Rate	2.25	2.35	2.50	2.56	2.74
3-Month T-Bill Rate	0.05	0.07	0.10	0.10	0.11
AAA Corp Bond Rate	4.11	4.16	4.27	4.33	4.41
New Private Housing Starts (Annualized Rate Millions)	0.62	0.63	0.65	0.69	0.71
Industrial Production Index (2007=100)	94.6	95.4	96.3	97.1	97.7
CPI Annual Rate %	2.0	2.0	1.9	2.0	2.0
Real GDP Growth %	2.6	2.4	2.4	2.8	2.7
Unemployment %	9.0	8.9	8.9	8.8	8.7
Employment Growth					
Nonfarm Payroll Employment Growth (000's)	115.3	121.0	126.3	152.4	126.3
Nonfarm Payroll Employment Growth (%)	1.1	1.1	1.2	1.4	1.1
Likelihood of Decline in Real GDP					
Mean Likelihood of a Decline in Real GDP (%)	11.8	16.6	17.3	17.1	17.0

## Misery Index

The Misery Index, a consumer economic wellness measure ([www.miseryindex.us](http://www.miseryindex.us)), defines consumer misery as the sum of the rate of unemployment and the rate of inflation. The lower left chart illustrates the historical values for the last ten years through September 2011. The recent decrease in the Misery Index was brought about by the decline in unemployment rates and steady inflation rates. Additional improvement is expected in the next six months, possibly to the 10 range.





Selected Economic Indicators													
<b>National Quarterly Data</b>													
			2011			2011			2011			2011	Change vs.
			Q1			Q2			Q3			Q4	Yr Ago
Ttl Loans/Lease Charge-off Rate %			1.96			1.75			1.56			na	-0.98
Loan Delinquency Rate %			6.18			5.97			5.66			na	-1.26
Benefit Costs SA 2005=100			113.5			115.3			115.4			116.20	4.00
Compensation Costs SA 2005=100			113.3			114.2			114.6			115.10	2.40
Retail Sales SA (billions)			965			1,061			1,049			na	78.93
e-Sales SA (billions)			43.7			44.2			44.5			na	5.27
e-Sales as % of Retail Sales SA			4.5%			4.2%			4.2%			na	0.00
GDP Real % Growth SA			0.4%			1.3%			1.8%			2.8%	0.01
Consumer Debt to Disposable Inc			11.2%			11.1%			11.1%			na	-0.01
<b>National Monthly Data</b>													
	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Change vs.
													Yr Ago
Capacity Utilization SA	76.9	76.5	77.0	76.6	76.7	76.7	77.5	77.6	77.7	78.1	77.8	78.1	1.30
Car & Lt Trk Sales Millions SA	12.6	13.2	13.0	13.1	11.7	11.5	12.2	12.1	13.1	13.2	13.6	13.5	1.04
Cons Sent (1966=100) SA	71.5	76.8	70.1	70.1	72.7	70.2	62.7	55.6	60.5	63.4	64.5	70.1	-2.7
CPI-U 1982-84=100 SA	221.1	222.3	223.5	224.4	224.8	224.3	225.4	226.3	227.0	226.8	226.7	226.7	3.0%
Federal Funds Rate (Effective)	0.17%	0.16%	0.14%	0.10%	0.09%	0.09%	0.07%	0.10%	0.08%	0.07%	0.08%	0.07%	-0.1%
Gasoline Price per Gal. of Regular	3.10	3.21	3.56	3.80	3.91	3.68	3.65	3.64	3.61	3.45	3.38	3.27	\$0.27
Ind Production (1997=100) SA	92.8	92.5	93.1	92.7	93.0	93.1	94.1	94.4	94.6	95.1	94.9	95.3	2.7
Inventory/Sales Ratio SA	1.26	1.27	1.25	1.27	1.28	1.28	1.28	1.27	1.27	1.27	1.27	1.27	-0.01
Mtg Rate, 30 Yr Conventional NSA	4.76%	4.95%	4.84%	4.84%	4.64%	4.51%	4.55%	4.27%	4.11%	4.07%	3.99%	3.96%	-0.8%
Prime Rate (%) NSA	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	0.0
Purch Mgr Index SA	60.80	61.40	61.20	60.40	53.50	55.30	50.90	50.60	51.60	50.80	52.70	53.10	-5.4
Real Rtl/Food Svc Sales SA (billions)	379.26	384.04	386.96	387.71	387.52	388.28	389.93	391.07	396.05	398.65	400.27	400.61	24.4
S&P500	1,286	1,327	1,326	1,364	1,345	1,321	1,292	1,219	1,131	1,253	1,247	1,258	0.0
Tech Index SA - Mar 2001 = 100	110.7	111.6	107.0	106.4	106.9	107.5	104.5	105.6	107.7	107.9	104.9	107.0	-7.1
Trade Weighted Dollar	72.9	72.0	70.8	69.6	69.7	69.6	69.1	69.1	71.2	71.6	72.2	73.2	-0.6
West Texas Oil Spot Price NSA	89.4	89.6	102.9	110.0	101.3	96.3	97.2	86.3	85.6	86.4	97.2	98.6	9.5
<b>Colorado Data</b>													
	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Change vs.
													Yr Ago
Denver-Boulder CPI SA (est for June)	-	-	-	-	-	219.26	-	-	-	-	-	224.75	5.1%
Kansas City Fed Mfg Index (NSA)	150.2	169.4	183.4	167.5	139.3	152.5	141.6	136.3	140.1	138.6	126.5	122.7	-41.0
Labor Force NSA (000's)	2,662	2,671	2,673	2,671	2,668	2,689	2,703	2,700	2,711	2,728	2,727	2,719	63.1
Labor Force SA (000's)	2,671	2,678	2,686	2,692	2,692	2,682	2,675	2,673	2,681	2,698	2,715	2,727	58.9
Employment NSA (000's)	2,671	2,678	2,686	2,449	2,441	2,453	2,471	2,476	2,503	2,517	2,515	2,505	-163.9
Employment SA (000's)	2,399	2,411	2,425	2,454	2,459	2,453	2,448	2,445	2,459	2,478	2,499	2,511	86.9
Unemployment Rate NSA	9.9%	9.7%	9.3%	8.3%	8.5%	8.8%	8.6%	8.3%	7.7%	7.7%	7.8%	7.9%	-0.8%
Unemployment Rate SA	9.1%	9.3%	9.2%	8.8%	8.7%	8.5%	8.5%	8.5%	8.3%	8.1%	8.0%	7.9%	-1.0%
<b>Colorado Springs Data</b>													
	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	Oct-11	Nov-11	Dec-11	Change vs.
													Yr Ago
Business Conditions Index SA	101.02	99.80	103.73	103.25	100.83	101.74	99.78	102.95	102.86	105.84	102.83	106.91	2.1
Co Spgs Airport Boardings SA	61,151	54,971	67,587	65,850	74,089	77,986	81,045	76,956	69,220	65,493	60,947	64,000	-3,188
Foreclosures SA	411	288	272	276	254	242	238	334	300	338	289	361	-71
New Car Registrations SA	1,325	1,374	1,558	1,411	1,443	1,459	1,044	1,767	1,330	1,683	1,355	1,905	476
Sales & Use Tax (000's) SA	10,005	9,683	9,490	10,230	10,437	10,098	10,028	10,989	10,034	10,202	9,912	9,696	-327
Single Family & TH Permits SA	115	89	125	127	109	121	137	123	155	159	153	153	13
Labor Force NSA (000's)	294.8	295.2	294.6	294.0	292.2	294.8	295.9	294.0	296.8	297.7	298.0	292.5	0.3
Employment NSA (000's)	263.4	264.3	264.9	267.3	265.1	265.8	267.3	266.6	271.2	271.8	272.0	266.0	1.2
Unemployment Rate NSA	10.6%	10.5%	10.1%	9.1%	9.3%	9.9%	9.7%	9.3%	8.6%	8.7%	8.7%	9.1%	-0.3%
Unemployment Rate SA	9.7%	9.7%	9.4%	9.3%	9.5%	9.5%	9.5%	9.5%	9.2%	9.3%	9.2%	9.4%	-0.2%



## About the Forum

The Southern Colorado Economic Forum (SCEF) is part of the College of Business outreach to the Colorado Springs Community. The Forum gathers, analyzes and disseminates information relevant to the economic health of the region. Through its efforts, the Forum has gathered a number of unique data sets. The Forum and its staff are available for fee-for-service work to analyze business situations, develop forecasts, conduct and analyze surveys and develop solutions to other business problems you may have. Examples of prior work include Small Area Forecast for the Pikes Peak Area Council of Governments, Colorado Springs Airport Passenger Survey, exit survey for La-Z-Boy, a Community Audit for the Pikes Peak Workforce Center and the Data Mining Project for the Colorado Workforce Centers. If you would like additional information about how the Forum can assist you, contact Fred Crowley at (719) 255-3531 or e-mail at [fcrowley@uccs.edu](mailto:fcrowley@uccs.edu).

The *QUE* is available free via an electronic subscription. If you would like a subscription, send an e-mail to [fcrowley@uccs.edu](mailto:fcrowley@uccs.edu) and have the word SUBSCRIBE as the subject.

Previous issues are available at:

[www.southerncoloradoeconomicforum.com](http://www.southerncoloradoeconomicforum.com)

*Quarterly Updates and Estimates* is a publication of the  
Southern Colorado Economic Forum  
University of Colorado at Colorado Springs  
College of Business and Administration  
1420 Austin Bluffs Parkway  
Colorado Springs, CO 80918

College of Business  
Venkat Reddy, Ph.D., Dean

Faculty Director  
Southern Colorado Economic Forum  
Professor of Finance  
Tom Zwirlein, Ph.D.

Associate Director  
Senior Economist  
Southern Colorado Economic Forum  
Fred Crowley, Ph.D.

Forum sponsorship is available at a number of levels and benefits. Contact Tom Zwirlein at (719) 255-3241 or [tzwirlei@uccs.edu](mailto:tzwirlei@uccs.edu) for information.

A special thanks to the Forum's partners for their continuing financial support.

### Platinum Level

Colorado Springs Business Journal  
First Business Brokers  
Holland and Hart  
The Gazette  
University of Colorado at Colorado Springs  
Wells Fargo

### Gold Level

Colorado Springs Utilities  
Fittje Brothers Printing

### Silver Level

Adams Bank and Trust  
ADD STAFF, Inc.  
BiggsKofford Certified Public Accountants  
Colorado Lending Source  
Corporate Office Properties Trust  
Ent Federal Credit Union  
Security Service Federal Credit Union  
Strategic Financial Partners  
UCCS College of Business and Administration

### Sustaining Level

Air Academy Federal Credit Union  
Antlers Hilton Hotel  
Aventa Credit Union  
Classic Companies  
Colorado Springs Chamber of Commerce  
Colorado Springs Regional Economic  
Development Corporation  
dpiX, LLC  
DSoft Technology, Inc  
Executive Programs, University of Colorado  
Financial Planning Association of Southern Colorado  
GH Phipps Construction Companies  
Hoff & Leigh  
HomeSource Partners, Inc.  
Housing and Building Association of Colorado Springs  
Kirkpatrick Bank  
KRDO, New Channel 13  
Legacy Bank  
Northwestern Mutual Financial Network  
Nunn Construction  
Pikes Peak Association of REALTORS®  
Pikes Peak Workforce Center  
Salzman Real Estate Services, LTD  
TMR Direct  
Transit Mix Concrete Company  
UMB Bank Colorado  
US Bank  
Vectra Bank