

**GUNNISON COUNTY
COMPREHENSIVE PLAN
Crested Butte/Gunnison Corridor**

**Appendix B
Economic and Demographic Profile**

Population, Employment, Earnings and Personal Income Trends

Gunnison County, CO

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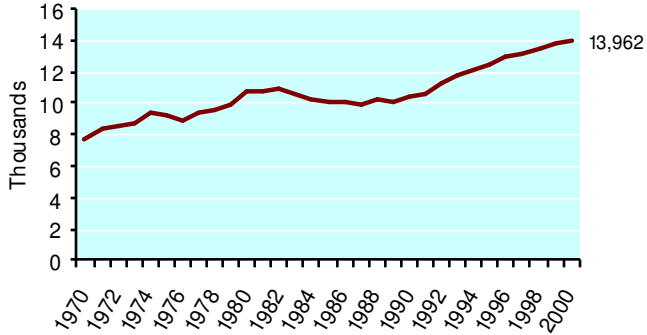
October 31, 2005

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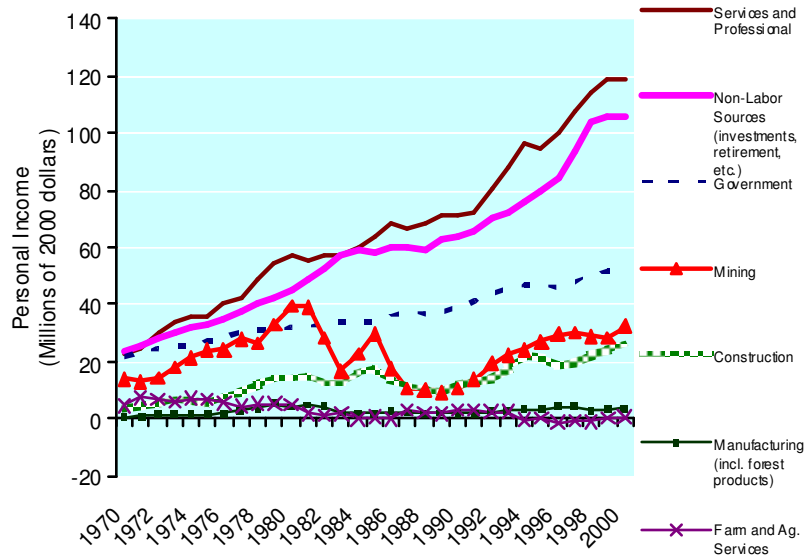
Population

- From 1970 to 2000 Gunnison County, CO grew by 6,257 people, a 81 % increase in population.



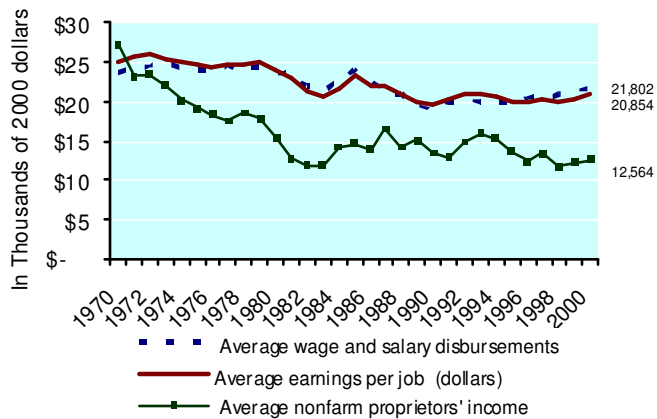
Income Growth or Decline by Major Category

- From 1970 to 2000 the fastest growing component of personal income, in real terms, was from Services and Professional.
- The second fastest component was Non-Labor Sources.



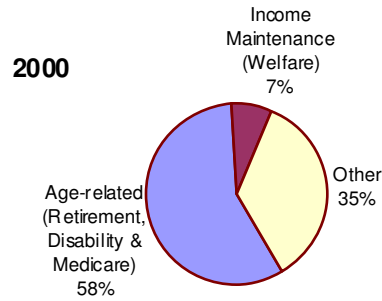
Average Earnings

- Average earnings per job, in real terms, dropped from \$25,027 in 1970 to \$20,854 in 2000.



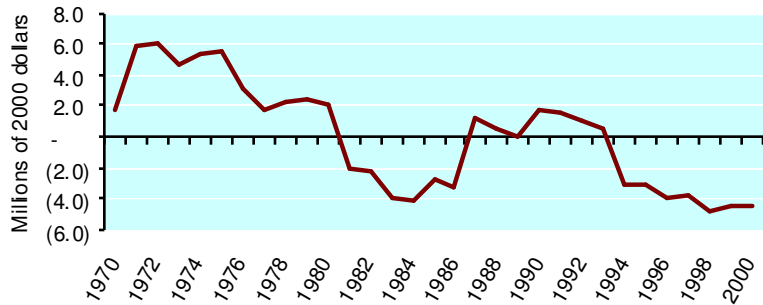
Components of Transfer Payments

- In 2000, 57% of Transfer Payments were from age-related sources (retirement, disability, insurance payments, and Medicare). 7% was from welfare.



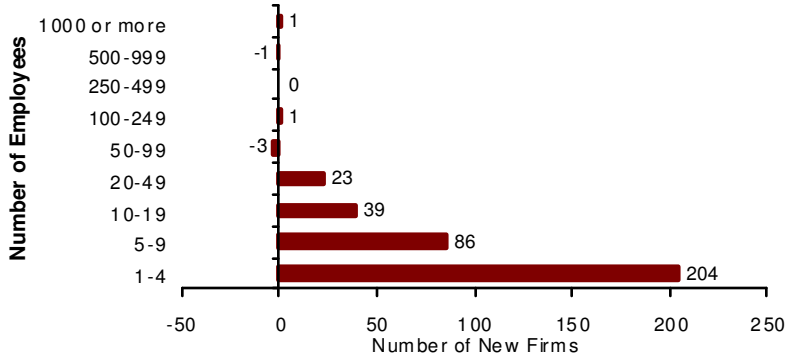
Net Farm Income

- Net income from farming and ranching dropped from \$2 million in 1970 to -\$4 million in 2000.



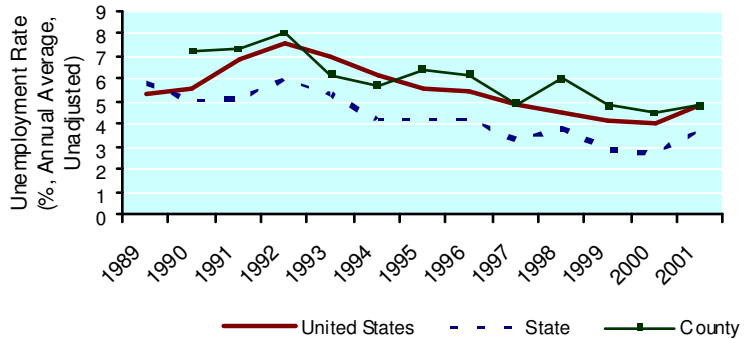
New Firms by Employment Size 1990 to 2000

- From 1990 to 2000 the majority of new businesses established in Gunnison County, CO were small, with fewer than 20 employees.



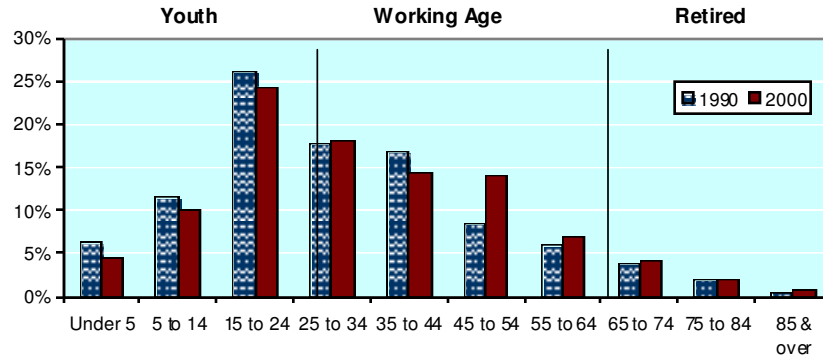
Annual Average Unemployment Rate Comparing County to State

- In 2001, the unemployment rate in Gunnison County, CO was 4.8%, compared to 3.7% for the state and 4.8% for the nation.



Age Breakout in 2000

- The median age in Gunnison County, CO is 30.4 years old, compared to 34.3 in the state and 35.3 in the nation.
- In 2000, the baby boom was aged 40 - 55.



Trends

- Retirement age category has been stable.

	1990	% of Total	2000	% of Total	% Chg 1990 - 2000	% Chg per Year
Population	10,273		13,956		36%	3.6%
Male	5,442	53%	7,563	54%	39%	3.9%
Female	4,831	47%	6,393	46%	32%	3.2%
Under 20 years	2,998	29%	3,308	24%	10%	1.0%
65 years and over	657	6%	965	7%	47%	4.7%
Median Age			30.4			

Race Breakout

- Race is broken out two ways. The Hispanic breakout is separate because Hispanics can be of any race.

	County	% of Total	State	% of Total
White	13,269	95.1%	3,560,005	82.8%
Black or African American	68	0.5%	165,063	3.8%
American Indian & Alaska Native	98	0.7%	44,241	1.0%
Asian	75	0.5%	95,213	2.2%
Native Hawaiian & Other Pacific Islander	5	0.0%	4,621	0.1%
Some other race	201	1.4%	309,931	7.2%
Two or more races	240	1.7%	122,187	2.8%
Hispanic or Latino (of any race)	700	5.0%	735,601	17.1%
Not Hispanic or Latino	13,256	95.0%	3,565,660	82.9%

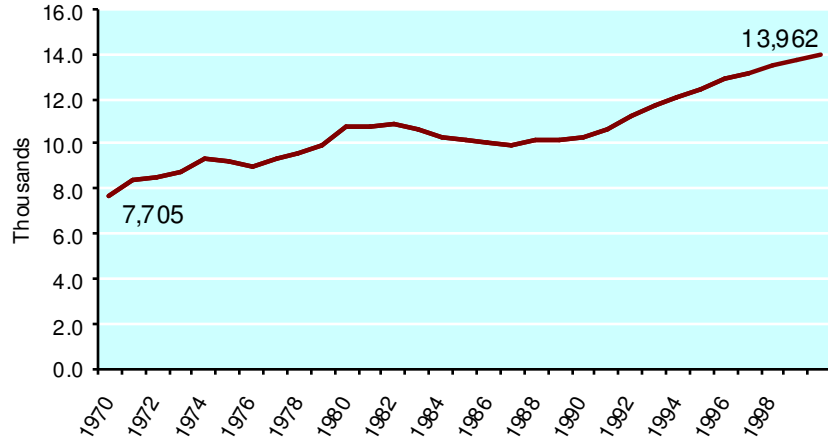
Household Type

- Gunnison County, CO has lower owner occupancy rate than the state.

	County	% of Total	State	% of Total
Total Housing Units	9,135		1,808,037	
Occupied Housing Units	5,649	61.8%	1,658,238	91.7%
Vacant Housing Units	3,486	38.2%	149,799	8.3%
For Seasonal, Recreational, or Occ. Use	3,125	34.2%	72,263	4.0%
Homeowner Vacancy Rate (%)	2.4%		1.4%	
Rental Vacancy Rate (%)	5.5%		5.5%	
Housing Tenure	County	% of Occ.	State	% of Occ.
Occupied Housing Units	5,649		1,658,238	
Owner-occupied Housing Units	3,296	58.3%	1,116,137	67.3%
Renter-occupied Housing Units	2,353	41.7%	542,101	32.7%
Avg Household Size - Owner Occupied	2.4		2.6	
Avg Household Size - Renter Occupied	2.2		2.3	

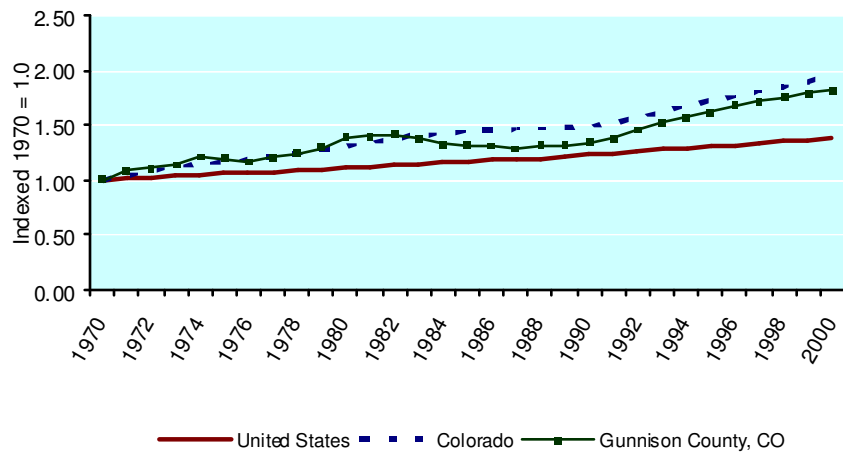
Population

- From 1970 to 2000 Gunnison County, CO grew by 6,257 people, a 81% increase in population.

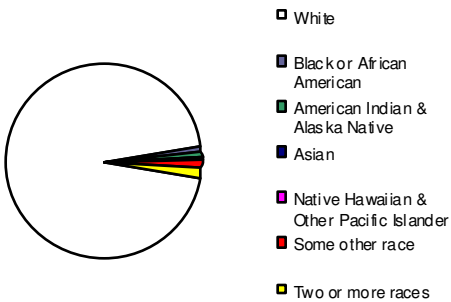


Compared to State and the Nation

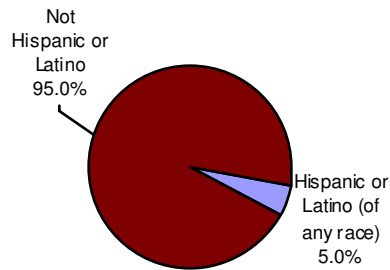
- Since 1970, the population in Gunnison County, CO has grown slower than the state and faster than the nation.



2000 Race Breakout



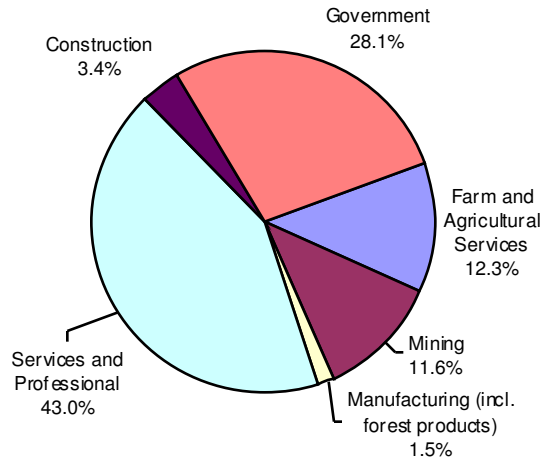
2000 Hispanic Breakout



**Job Growth
(See next page)**

- From 1970 to 2000, 8,533 new jobs were created.
- Services and Professional accounted for 5,829 new jobs.
- Construction accounted for 1,222 new jobs.

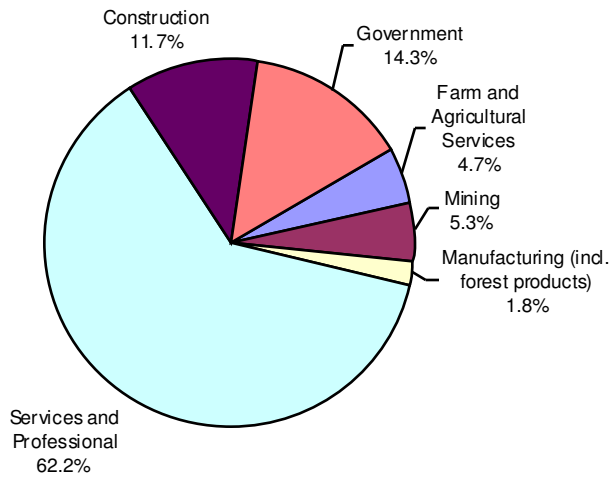
1970

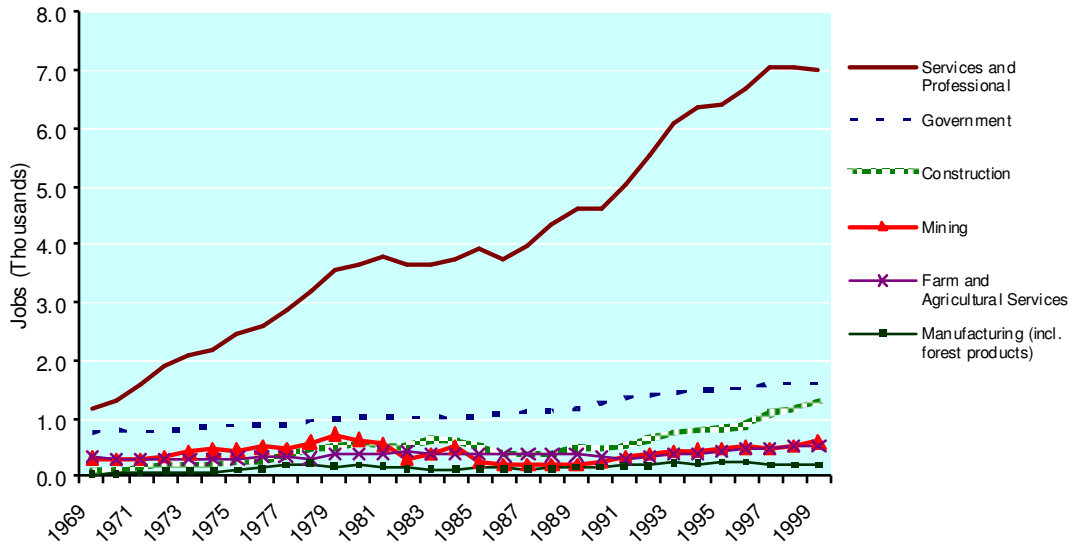


Jobs 1970 & 2000

- In 1970, the largest employment sectors were Services and Professional (43%) and Government (28%).
- In 2000 the largest employment sectors were Services and Professional (62%) and Government (14%).

2000





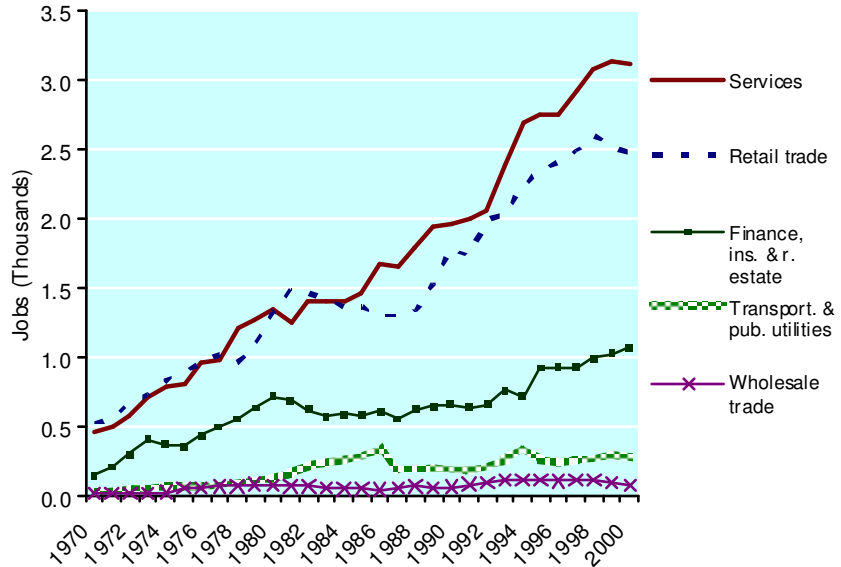
Employment by Industry							
Changes from 1970 to 2000							
	1970	% of Total	2000	% of Total	New Employment	% of New Employment	
Total Employment	2,711		11,244		8,533		
Wage and Salary Employment	2,058	75.9%	8,344	74.2%	6,286	73.7%	
Proprietors' Employment	653	24.1%	2,900	25.8%	2,247	26.3%	
Farm and Agricultural Services	333	12.3%	531	4.7%	198	2.3%	
Farm	307	11.3%	333	3.0%	26	0.3%	
Ag. Services	26	1.0%	198	1.8%	172	2.0%	
Mining	315	11.6%	600	5.3%	285	3.3%	
Manufacturing (incl. forest products)	40	1.5%	197	1.8%	157	1.8%	
Services and Professional	1,167	43.0%	6,996	62.2%	5,829	68.3%	
Transportation & Public Utilities	29	1.1%	274	2.4%	245	2.9%	
Wholesale Trade	13	0.5%	74	0.7%	61	0.7%	
Retail Trade	523	19.3%	2,470	22.0%	1,947	22.8%	
Finance, Insurance & Real Estate	145	5.3%	1,071	9.5%	926	10.9%	
Services (Health, Legal, Business, Others)	457	16.9%	3,107	27.6%	2,650	31.1%	
Construction	93	3.4%	1,315	11.7%	1,222	14.3%	
Government	763	28.1%	1,605	14.3%	842	9.9%	

Agricultural Services include soil preparation services, crop services, etc. It also includes forestry services, such as reforestation services, and fishing, hunting, and trapping. *Manufacturing* includes paper, lumber and wood products manufacturing.

Services & Professional

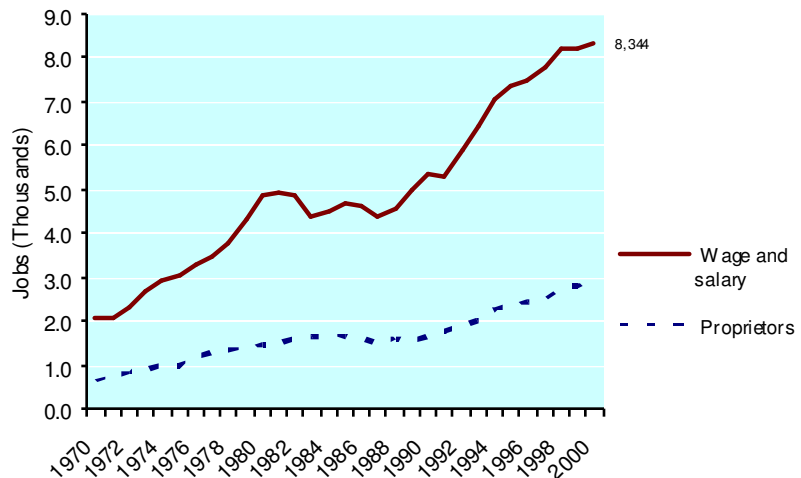
The fastest growing categories under Services and Professional are:

- Services (which includes health, business, legal, engineering and management services) represent 28% of total employment in 2000.
- Retail Trade accounts for 22% of total employment.



Employees vs. Proprietors

- From 1970 to 2000, the majority of job growth, 74% of new jobs, has been in wage and salary employment (people who work for someone else).
- Employment of proprietors contributed to 26% of new employment from 1970 to 2000. In 1970, proprietors represented 24% of total employment; by 2000, they represented 26%.

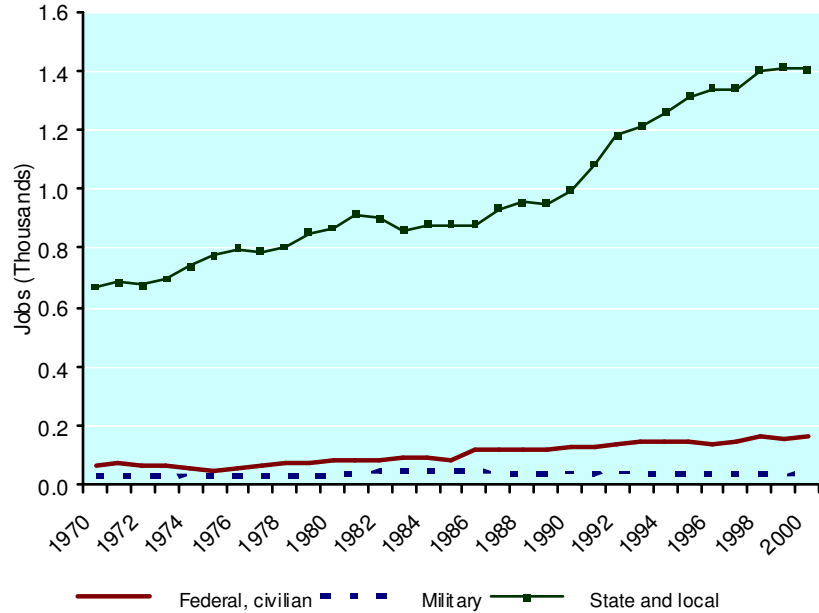


Proprietors include sole ownerships, partnerships, and tax-exempt cooperatives.

Wage and salary employment refers to employees.

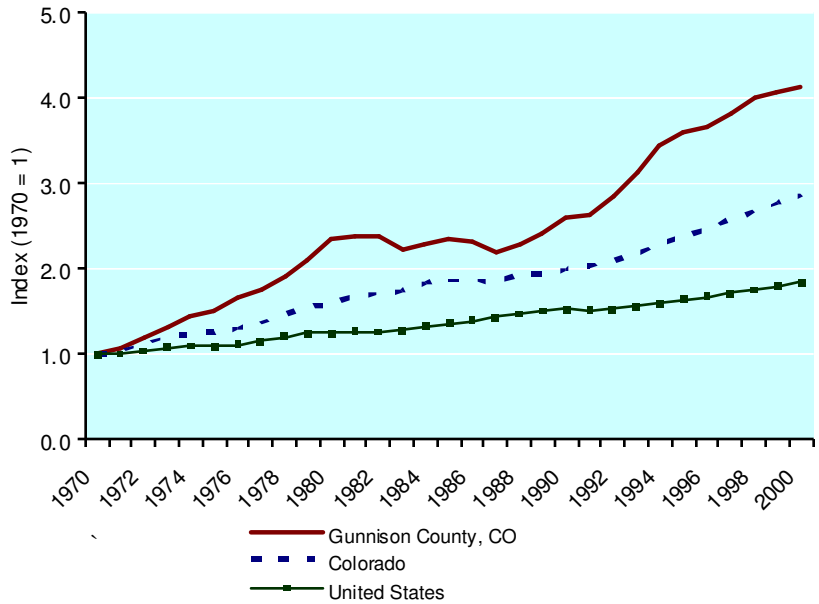
Government Jobs

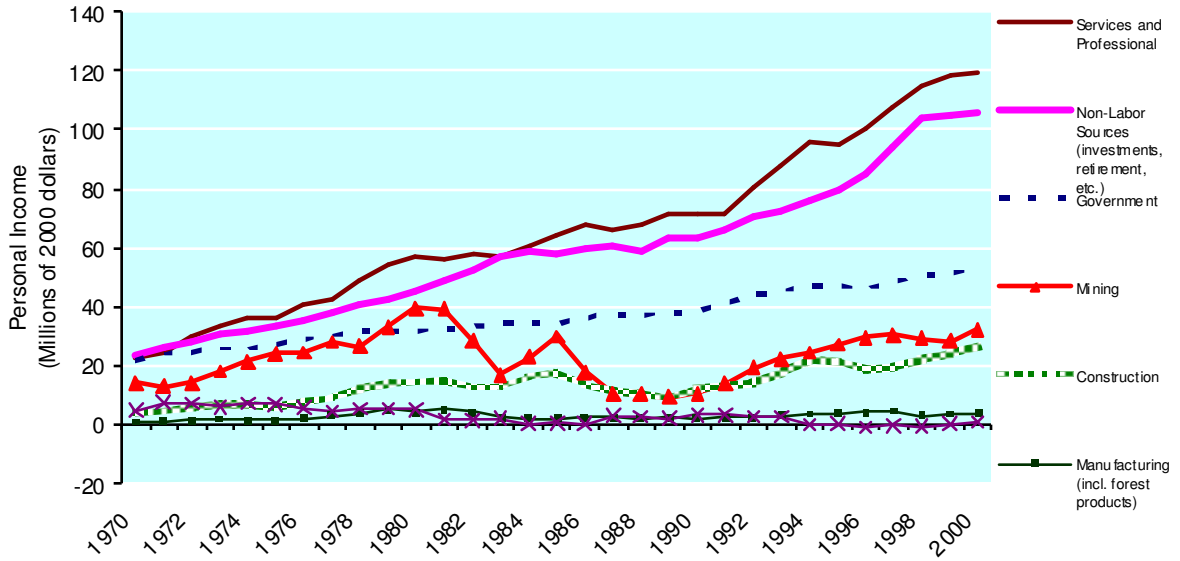
- The majority of the growth in government employment has been in state and local government.



Job Growth Compared to the State and Nation

- Over the last 30 years job growth in Gunnison County, CO has outpaced that of the state and the nation.





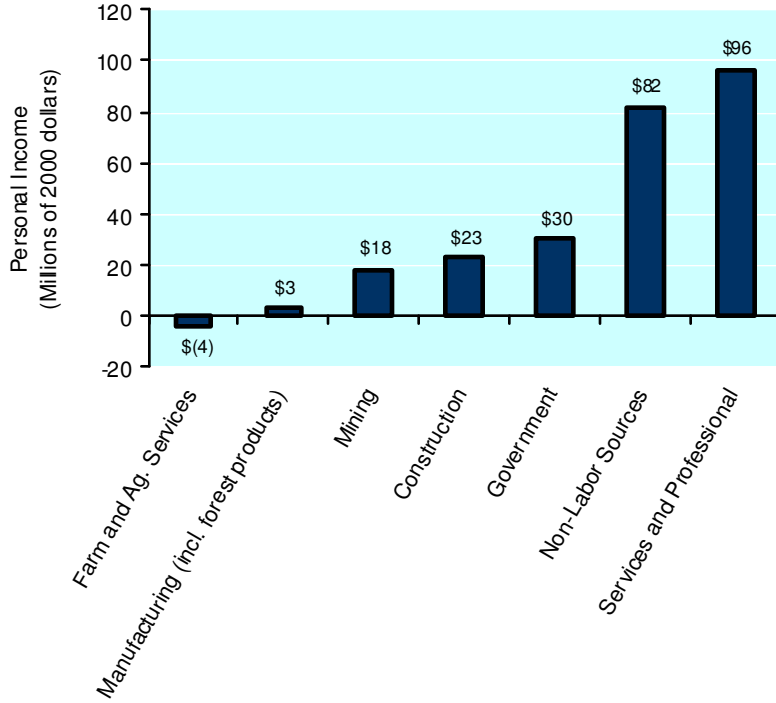
New Income by Type

All figures in millions of 2000 dollars	1970	% of Total in 1970	2000	% of Total in 2000	New Income 1970 to 2000	% of New Income
Total Personal Income*	80		301		221	
Farm and Agricultural Services	5	5.8%	1	0.2%	-4	NA
Farm	4	5.3%	-2	-0.5%	-6	NA
Ag. Services	0.4	0.5%	2	0.7%	2	1%
Mining	14	17.6%	32	10.7%	18	8%
Manufacturing (incl. forest products)	1	0.9%	4	1.2%	3	1%
Services and Professional	23	28.6%	119	39.6%	96	44%
Transportation & Public Utilities	2	1.9%	8	2.6%	6	3%
Wholesale Trade	0.5	0.6%	1	0.4%	1	0.3%
Retail Trade	11	13.2%	35	11.7%	25	11%
Finance, Insurance & Real Estate	2	2.3%	23	7.7%	21	10%
Services (Health, Legal, Business, Others)	9	10.6%	52	17.2%	43	20%
Construction	4	4.7%	27	8.8%	23	10%
Government	22	27.2%	52	17.3%	30	14%
Non-Labor Income	24	29.6%	106	35.1%	82	37%
Dividends, Interest & Rent	17	21.3%	81	27.1%	64	29%
Transfer Payments	7	8.3%	24	8.1%	18	8%

*The sum of the above categories do not add to total due to adjustments made for place of residence and personal contributions for social insurance made by the U.S. Department of Commerce.

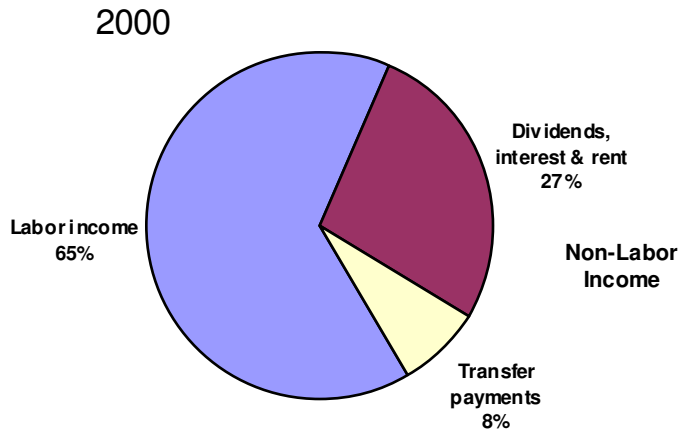
Net Change by Major Category

- From 1970 to 2000, Gunnison County, CO added \$221 million in personal income, in real terms.
- Services and Professional accounted for 44% of new income.
- The second fastest growth was in Non-Labor Sources.



Income by Type 1970 & 2000

- In 1970, Non-Labor Income sources represented 30% of total personal income. By 2000, they comprised 35%.
- In 2000, Dividends, Interest and Rent represented 27% of total personal income. Transfer Payments comprised 8%.



Non-Labor Income includes Transfer Payments (primarily related to retirement) and Dividends, Interest and Rent (money earned from past investments).

Per Capita Income

- Per capita income, in real terms, increased by 20% from 1990 to 2000.

Per Capita Income									
All income in millions of 2000 dollars (Except Per Capita)	1970		1980		1990		2000		Change 90-00
	1970	% of Total	1980	% of Total	1990	% of Total	2000	% of Total	
Total Personal Income	80		168		186		301		62%
Non-Farm	76	95%	163	97%	184	99%	303	101%	64%
Farm	4	5%	5	3%	2	1%	-2	-1%	-170%
Population (Thousands)	7.7		10.7		10.3		14.0		35%
Per Capita Income	10,381		15,671		18,012		21,556		20%

Note: Population estimates from the Bureau of Economic Analysis vary slightly from those in the Census (Page P-3).

Sources of Labor Income

- In 2000, proprietor's income accounted for 10% of total personal income, compared to 12% in 1990. From 1990 to 2000, proprietor's income grew by 41%, in real terms. Wage and salary income during those years grew by 79%.

Sources of Labor Income									
All income in millions of 2000 dollars	1970		1980		1990		2000		Change 90-00
	1970	% of Total	1980	% of Total	1990	% of Total	2000	% of Total	
Labor Sources									
Wage and Salary	49	61%	114	68%	101	54%	182	60%	79%
Other Labor Income	4	5%	15	9%	15	8%	22	7%	52%
Proprietor's	15	18%	22	13%	22	12%	30	10%	41%
Non-Labor Sources									
Dividends, Interest & Rent	17	21%	33	19%	46	24%	81	27%	79%
Transfer Payments	7	8%	12	7%	18	10%	24	8%	37%

Percentages do not add to 100 because of adjustments made by BEA, such as residence, social security, and others.

- From 1990 to 2000 Non-Labor income sources grew by 67%.

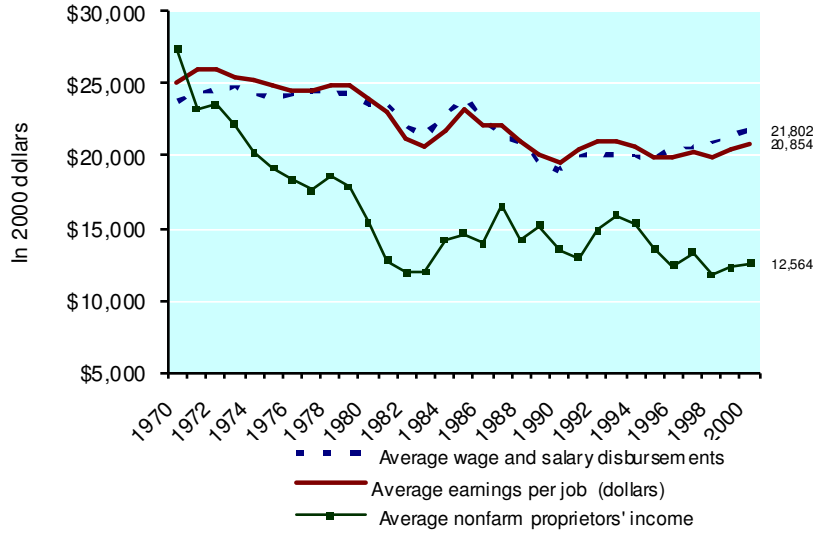
Wage and salary is monetary remuneration of employees, including employee contributions to certain deferred compensation programs, such as 401(K) plans.

Other labor income is payments by employers to privately administered benefit plans for their employees, the fees paid to corporate directors, and miscellaneous fees. The payments to private benefit plans account for more than 98 percent of other labor income.

Proprietors is income of sole proprietorships, partnerships and tax-exempt cooperatives. A sole proprietorship is an unincorporated business owned by a person. A partnership is an unincorporated business association of two or more partners. A tax-exempt cooperative is a nonprofit business organization that is collectively owned by its members.

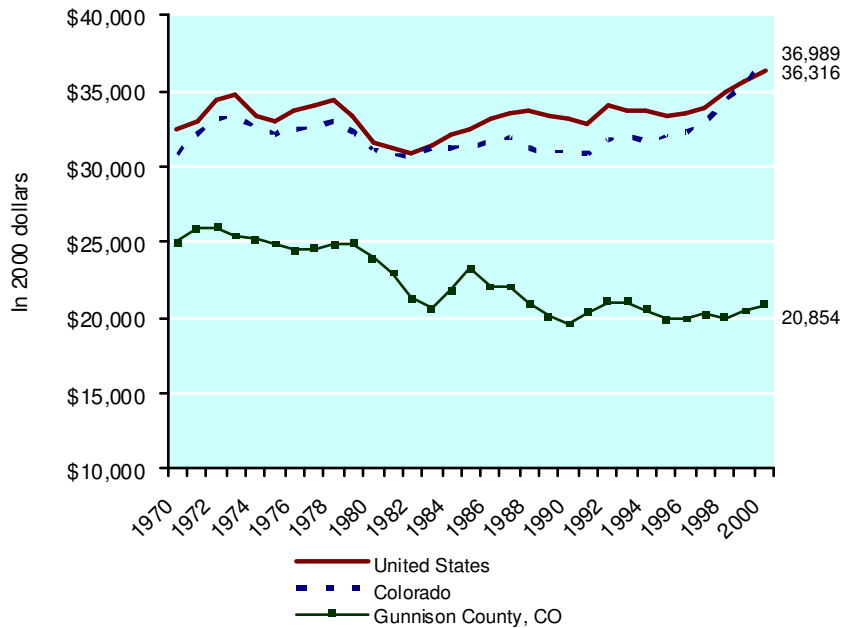
Average Earnings Per Job

- Average earnings per job in Gunnison County, CO, in real terms, have fallen from \$25,027 in 1970 to \$20,854 in 2000.



Average Earnings Compared to State and Nation

- In 1999, Average earnings per job in Gunnison County, CO are lower than the state and the nation.



Another Way to Look at Industry Groupings

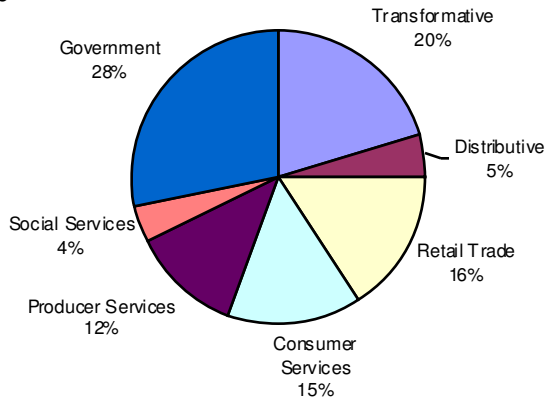
Another way to look at industry trends is to group industries differently, as shown in the table. This grouping allows a more detailed review of "service" sectors, which can be broken down into categories such as producer, consumer, social, and government services. Consumer services are generally low-paying. They include jobs in amusement and recreation, hotel and lodging, repair shops, motion pictures, household and personal services.

Social services include education and health care. Government services include state and local government, military, as well as federal employees, and public lands agencies. Producer services are defined as those services that are part of goods production and they include some of the higher paying sectors, such as finance, insurance, real estate, legal and business services, membership organizations, and engineering and management services.

Labor Income by Industry Grouping

- In 1990, the largest two industry groupings were in Government and Transformative. The largest two "service" types were Government and Consumer Services.

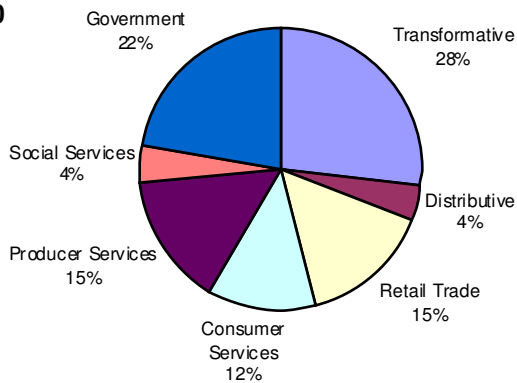
1990



Labor Income by Industry Grouping

- In 2000, the largest two industry groupings were in Transformative and Government. The largest two "service" types were Government and Producer Services.

2000



Another Way to Look at Industry Groupings

Personal Income Change by Category 1990 to 2000

The largest contributors to new personal income from 1990 to 2000 in real terms, were:

- The fastest growth was in the Transformative sectors; 128% growth.

- The second fastest growth was in the Producer Services sectors; 111% growth.

- The third fastest growth was in the Social Services sectors; 79% growth.

Personal Income					
All figures in thousands of 2000 dollars.	1990	2000	New Income	% Change	% of New Income
Total Personal Income	186,242	300,962	114,720	62%	
LABOR INCOME					
Transformative					
Agriculture	3,128	624	-2,504		
Mining	10,501	32,339	21,838		
Construction	12,086	26,522	14,436		
Manufacturing	2,014	3,707	1,693		
Total	27,729	63,192	35,463	128%	31%
Distributive					
Transportation & public utilities	5,075	7,901	2,826		
Wholesale Trade	1,408	1,192	-216		
Total	6,484	9,093	2,609	40%	2%
Retail Trade	21,606	35,180	13,574	63%	12%
Consumer Services					
Hotels & Other Lodging	6,473	6,826	353		
Personal Services	1,522	1,693	171		
Household Services	337	413	76		
Repair Services	2,237	2,458	221		
Motion Pictures	294	254	-40		
Amusements & Recreation	9,174	17,493	8,319		
Total	20,037	29,137	9,100	45%	8%
Producer Services					
Finance, Insurance & Real Estate	9,245	23,153	13,908		
Legal Services	1,628	2,025	397		
Business Services	3,254	2,889	-365		
Engineering & Management Services	1,157	4,719	3,562		
Membership Organizations	1,499	2,579	1,080		
Total	16,784	35,365	18,581	111%	16%
Social Services					
Health Services	4,900	7,192	2,292		
Social Services	121	480	359		
Educational Services	278	1,797	1,519		
Total	5,299	9,469	4,170	79%	4%
Government Services					
Federal, Civilian	5,443	8,701	3,258		
Military	523	527	4		
State and Local	32,577	42,964	10,387		
Total	38,543	52,192	13,649	35%	12%

Note: The sum of the above categories does not add to total because non-labor income is not included. See page P-9 for non-labor income data.

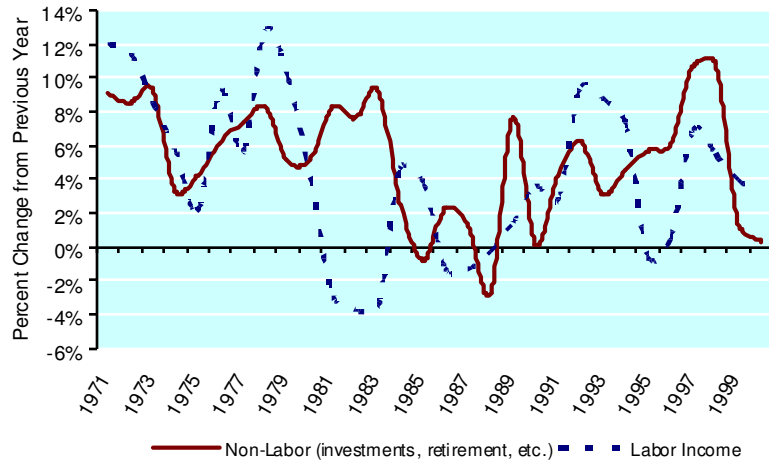
The term "Non-Labor Income" is also referred by some economists as "Non-Earnings Income". It consists of Dividends, Interest and Rent (collectively often referred to as money earned from investments) and Transfer Payments (payments from governments to individuals, age-related, including Medicare, disability insurance payments, and retirements).

(See methods section for definitions and further explanations.)

Components of Transfer Payments								
All figures in millions of 2000 dollars	% of Total TP		% of Total TP		% of Total TP		New Payments 1970 to 2000	% of New Payments
	1970	1970	1980	1980	2000	2000		
Total transfer payments	6.6		12.4		24.3		17.7	
Government payments to individuals	5.7	86%	10.8	86%	21.9	90%	16.2	91%
Retirement & disab. insurance benefit payments	2.9	44%	5.8	47%	10.5	43%	7.6	43%
Medical payments	0.63	9%	1.25	10%	5.31	22%	4.7	26%
Income maintenance benefit payments ("welfare")	0.7	10%	0.7	6%	1.8	7%	1.1	6%
Unemployment insurance benefit payments	0.2	3%	0.6	5%	0.5	2%	0.2	1%
Veterans benefit payments	1.2	19%	1.1	9%	1.3	5%	0.0	0%
Federal educ. & trng. asst. pay. (excl. vets)	0.1	1.7%	1.3	10.8%	2.5	10.3%	2.4	14%
Other payments to individuals	-	0.0%	0.1	0.4%	0.1	0.2%	0.1	0%
Payments to non profit institutions	0.6	9%	1.1	8%	1.4	6%	0.9	5%
Business payments to individuals	0.3	5%	0.6	5%	1.0	4%	0.7	4%

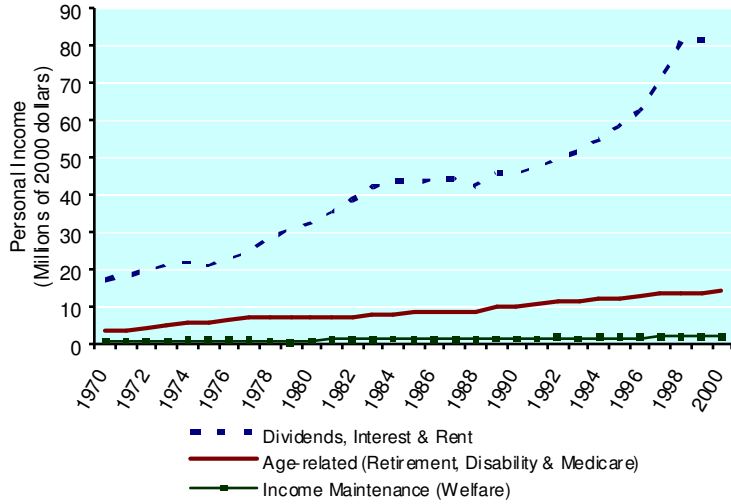
Labor vs. Non-Labor Income Stability

- Over the last 30 years Non-Labor Income sources have had a stabilizing effect relative to the frequent fluctuations of Labor Income sources in most areas.



Trends in Non-Labor Income by Type

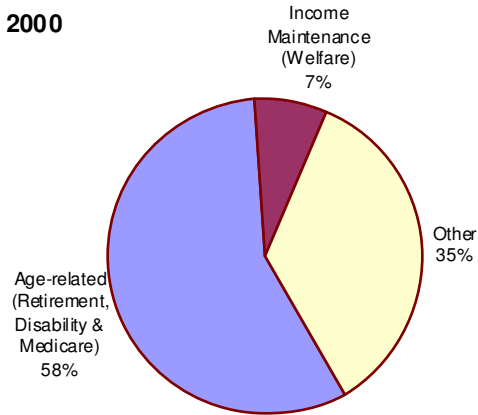
- The largest components of Non-Labor Income are from Dividends, Interest & Rent (i.e. money earned from past investments).
- In 2000 welfare represented 7 percent of transfer payments, and less than one percent of total personal income. This is up slightly from 1980 and down from 1970.



Components of Transfer Payments

- In 2000, 57% of Transfer Payments were from age-related sources (retirement, disability, insurance payments, and Medicare) while 7% was from welfare.

2000

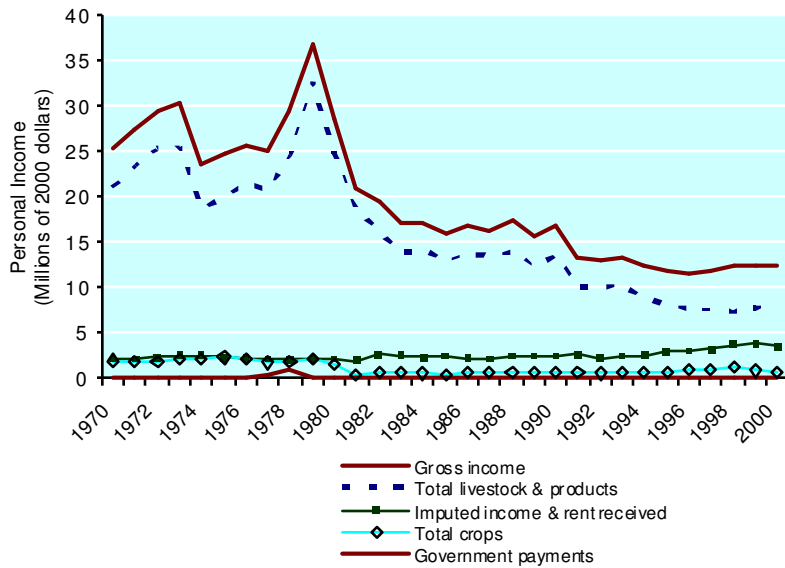


Gross Income, Expenses, and Net Income from Farming and Ranching						
All figures in thousands of 2000 dollars	1970	% of Gross	1985	% of Gross	2000	% of Gross
Gross Income (Cash + Other)	25,328		15,855		12,396	
Cash Receipts from Marketings	23,087	91%	13,328	84%	8,852	71%
Livestock & Products	21,117	83%	12,897	81%	8,136	66%
Crops	1,971	8%	431	3%	716	6%
Other Income	2,224	9%	2,527	16%	3,542	29%
Government Payments	111	0%	83	1%	25	0%
Imputed Rent & Rent Received	2,113	8%	2,444	15%	3,517	28%
Production Expenses	22,785		18,956		16,635	
Realized Net Income (Income - Expenses)	2,543		(3,102)		(4,239)	
Value of Inventory Change	(777)	-3%	344	2%	(167)	-1%
Total Net Income (Inc. corporate farms)	1,766		(2,757)		(4,406)	

Farm Income by Category

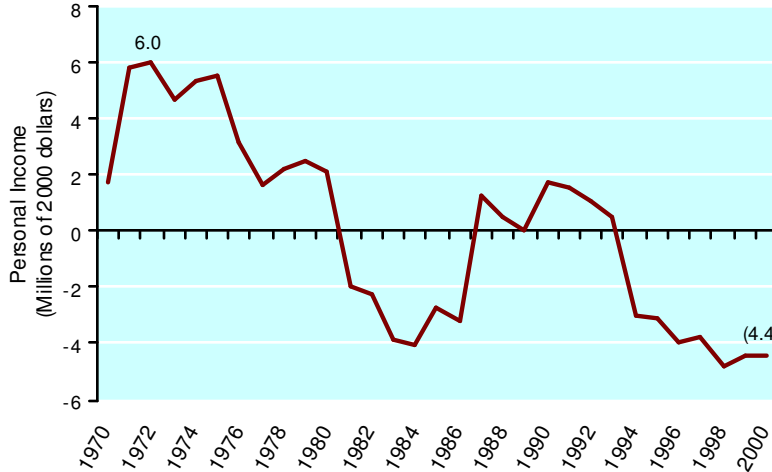
(Includes Ranching)

- In 1970, 83% of gross farm income was from livestock, while 8% was from crops. By 2000, 66% percent of gross income was from livestock, and 6% percent from crops.
- Income from government payments has remained unchanged from 1970 to 2000.



Net Farm Income

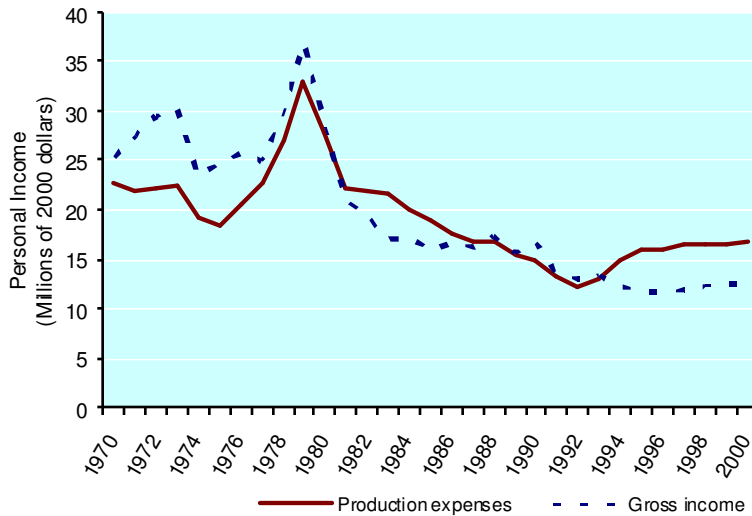
- Total net income from farming and ranching in Gunnison County, CO, in real terms, dropped from \$1.8 million in 1970 to -\$2.8 million in 1985, and then dropped to -\$4.4 million in 2000.



Net farm income can be counted as positive by the Department of Commerce, even with slim margins, because the value of inventories may rise.

Gross Income vs. Production Expenses

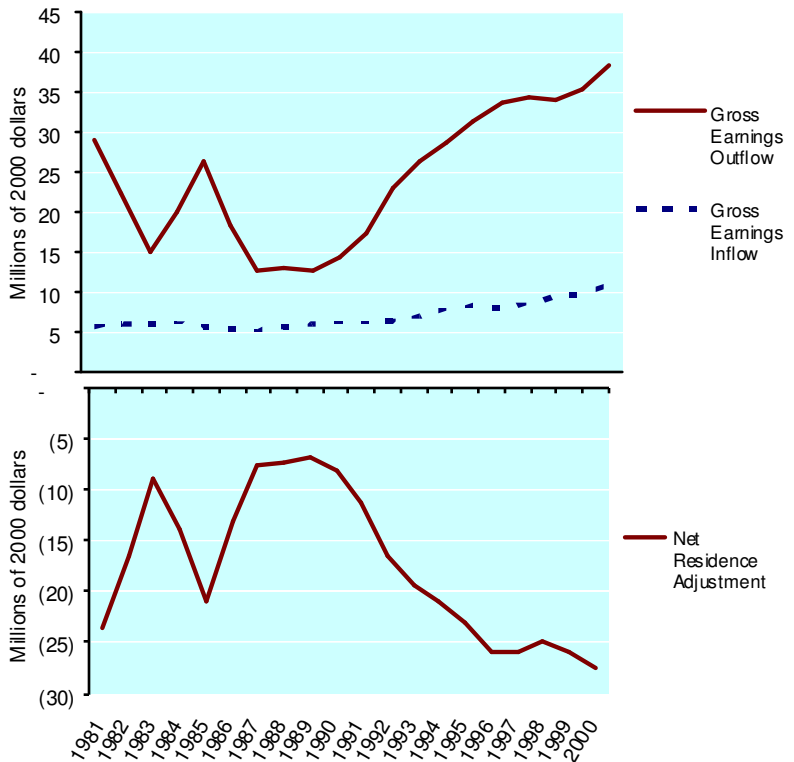
- In 1970 Gross Farm Income exceeded Production Expenses by \$3 million.
- By 2000 Gross Farm Income minus Production Expenses (realized net income) equaled -\$4.2 million.



The Bureau of Economic Analysis (BEA) reports personal income in terms of location of residence. BEA calculates how much money is earned in the county by people living outside the county (Total Gross Earnings Outflow) and it calculates how much money is brought into the county by residents who work outside of the county (Total Gross Earnings Inflow). Subtracting one from the other gives the Net Residence Adjustment. The Inflow and Outflow Trends indicate whether the county is closely tied to others in terms of commuting.

Inflow & Outflows

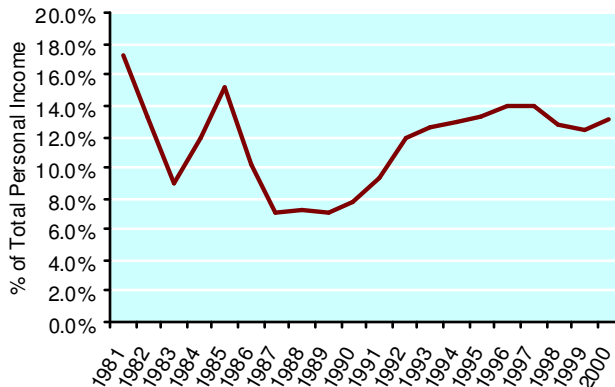
- Outflow outpaces Inflow. (See definitions above.)



- A negative Net Residential Adjustment indicates in-commuting for work from adjacent counties.

Outflows as a Percent of Total Personal Income

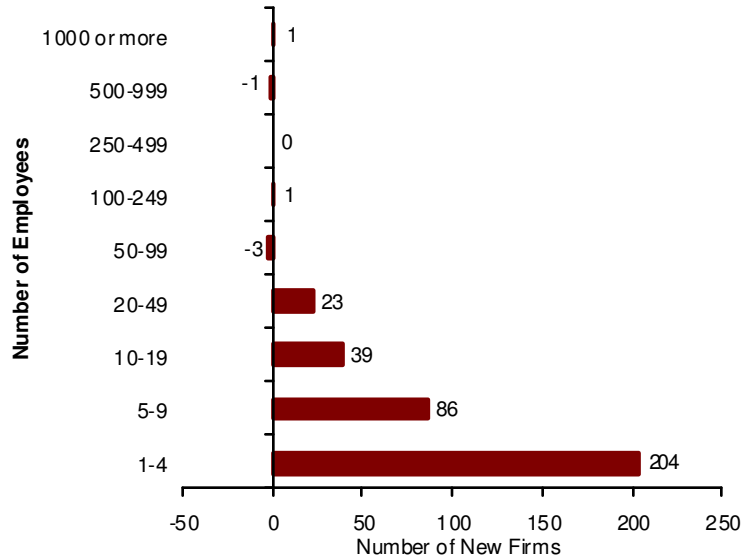
- In 2000, outflow represented 13.1% of total personal income in Gunnison County, CO, down from 15.2% during the 1980's.



In its annual report *County Business Patterns*, the Bureau of the Census lists employment by the size and type of employer. These statistics are useful to help determine what size of business, large or small, are adding most of the new jobs.

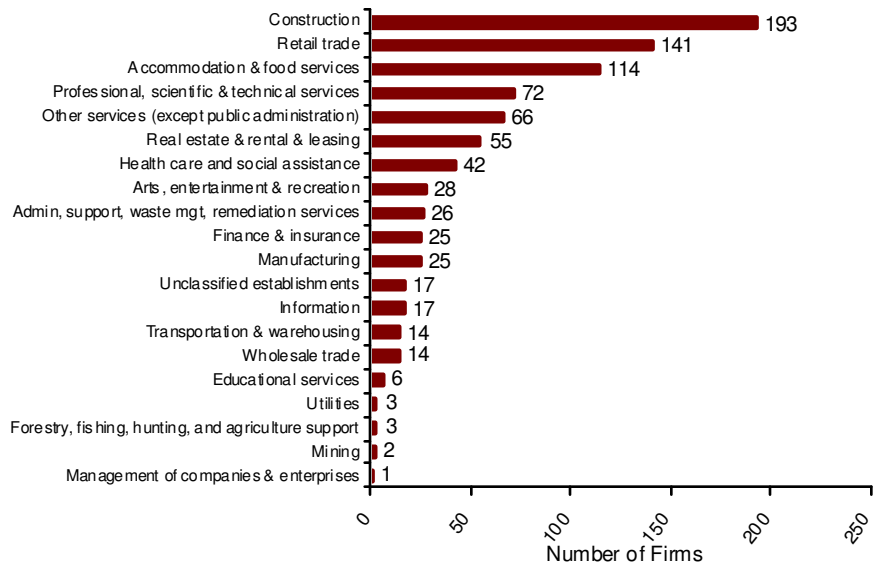
New Firms by Employment Size 1990 to 2000

- The majority of new businesses established in Gunnison County, CO from 1990 to 2000 have been small, with fewer than 20 employees.
- The largest growth has been in firms of 1-4 employees, with 204 new businesses.



Number of Firms by Major Category in

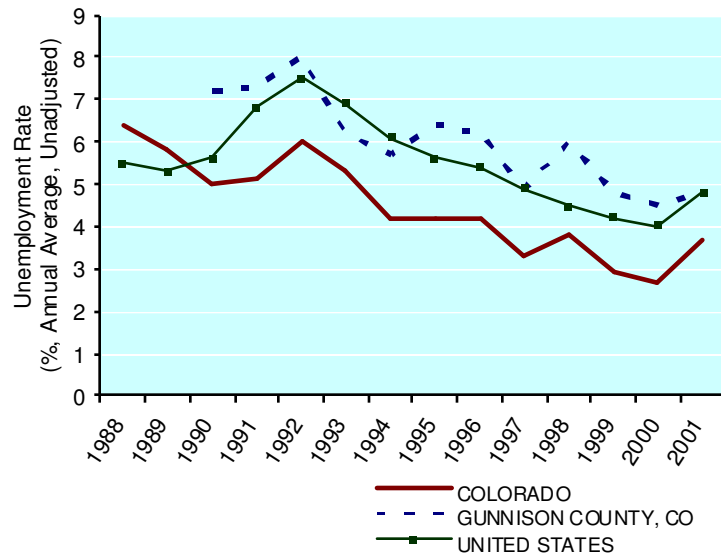
- The majority of firms are in Accommodation & food services (114 firms) followed by Professional, scientific & technical services (72 firms), and Other services (except public administration) (66 firms).



Note: Data for this page was obtained from *County Business Patterns* (CBP), which counts only wage and salary employment. Therefore the self-employed ("proprietors" in previous sections of this profile) are not counted, and therefore total employment is underestimated. Also, data on this page was reported by CBP using the NAICS system. Previous pages used data from REIS, which uses the SIC system. See Methods Section for a discussion on the transition from SIC to NAICS.

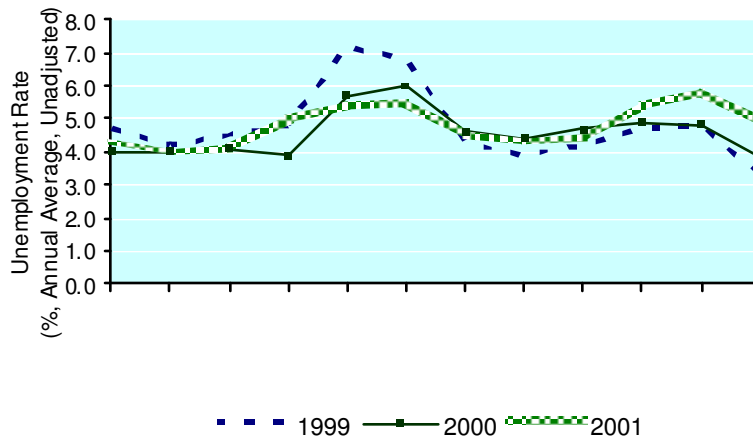
Annual Average Unemployment Rate Comparing County to State

- In 2001, the unemployment rate in Gunnison County, CO was 4.8%, compared to 3.7% for the state and 4.8% for the nation.



Unemployment Rate Seasonality

- This graph illustrates the seasonal variation in the unemployment rate over the last three years. In 2001, the unemployment rate varied from a low of 4.3% to a high of 5.8%.



APPENDICES

Data Sources

Data for this profile were obtained from four sources:

- Regional Economic Information System (REIS CD-ROM) of the Bureau of Economic Analysis, US Department of Commerce.
- Bureau of Labor Statistics, US Department of Labor.
- *County Business Patterns*, Bureau of the Census, US Department of Commerce.
- Bureau of Census, US Department of Commerce.

The data in this profile is organized to show long-term trends at the county level. We used this method and geographic scale for several reasons: (1) trend analysis provides a more comprehensive view of change than spot data for select years, (2) the most reliable information on long-term employment and income trends is available at the county level, and (3) communities within counties rarely function as economic units themselves. Finally, even though in many areas the most accurate geographic scale to understand economic changes may be at the multi-county or regional level, county-level data is useful in the context of existing political jurisdictions, such as county commissions and planning departments. The list below contains the World Wide Web sites and telephone numbers for the databases used in this report:

Bureau of Economic Analysis:
<http://www.bea.doc.gov>; Tel. 202-606-9600

Bureau of Labor Statistics:
<http://stats.bls.gov:80/blshome>; Tel. 202-606-5886

Bureau of Census:
<http://www.census.gov>; Tel. 303-969-7750

Oregon State University, Government Information Sharing Project:
<http://govinfo.library.orst.edu>; Tel. 541-737-4514.

University of Virginia, Geospatial and Statistical Data Center:
<http://fisher.lib.virginia.edu>; Tel. 804-982-2630

Use of Federal Rather than State Data Bases

Data from state agencies was not used for this profile. Many of the state and local sources of data do not include information on the self-employed or on the importance of non-labor income, such as retirement income and money earned from past investments. In many counties this can result in the underestimation of employment and total personal income by at least one third. The REIS disk of the Bureau of Economic Analysis contains the most robust data set and for this reason it was used as the primary source.

The only disadvantage of the REIS dataset is it's not as recent; 1999 being the latest for REIS, while state data sources provide data for as recent as 2000 and in some instances 2001. By providing long-term trends data, from 1970 to 1999, having the most recent data is less important than being able to discern where the county's economy was, and the direction in which it is headed in recent years.

The Standard Industrial Classification (SIC) System

Employment and income information is organized by the US Department of Commerce according to the Standard Industrial Classification (SIC) code. Industries are classified in broad categories (e.g., Farm), sub-categories (e.g., Agricultural production - crops), and progressively finer levels of detail (e.g., Ag Production - cash grains). For a detailed description of SIC codes consult *The Standard Industrial Classification Manual* (National Technical Information Service, order no. PB-100012, Tel. 703-487-4600).

Services

Since much of the growth in labor earnings in the US economy over the last two decades has been in "services," it should be noted that the term is defined in various ways by different researchers. Some economists define services broadly as "all output that does not come from the four goods-producing sectors: agriculture, mining, manufacturing, and construction."¹ The US Department of Commerce defines services more narrowly as major groups 70-89 of the SIC code.² However, even their restricted classification includes a wide variety of sectors, ranging from hotels and lodging, and social services to business services, and engineering and management services.

In this profile, we define services broadly as “Services and professional” industries, and then also into categories -- such as producer, consumer, social and government services -- to gain a clearer picture of where service growth is taking place. We use the term Services and Professional to underscore an important point: service occupations are not just “hamburger flippers and maids,” but rather consist of a combination of high-paying and low-paying professions, mixing physicians with barbers, and chambers maids with architects and financial consultants.

According to economist Lester Thurow, “Services is simply too heterogeneous to be an interesting category. The real issue is not the growth of services but whether the economy is making a successful transition from low-wage, low-skill industries ... to high-wage, high-skill industries.”¹ One way to gauge this is to follow the long-term trends in average earnings per job.

A Transition from SIC system to NAICS:
An Important Precaution on the Interpretation of Economic Trend Data.

Most of the historic data, from 1970 to 1999, used in this profile is based on industry data that is organized by the U.S. Department of Commerce using the Standard Industrial Classification (SIC) system. In the next few years, depending on the agency, data will be organized according to a new system, called the North American Industry Classification System (NAICS, pronounced “nakes”). In this profile, only the section called Business Establishments, which uses data from *County Business Patterns*, is organized according to the NAICS system.

The NAICS system is an improvement to the SIC system in several ways: first, businesses that use similar processes to produce goods or services are classified together. Previously, under the SIC system, some businesses were classified on the basis of their production processes while others were classified under different principles, such as class of consumer. Second, NAICS is a flexible system that will be updated every five years in order to keep pace with changes in the economy. Third, the NAICS system recognizes the uniqueness and rising importance of the “information economy,” and provides several new categories that are new, such as cable program distributors, and database and directory publishers. Finally, and perhaps the most useful, the NAICS system provides seven sectors to better reflect services-producing businesses that were previously combined into one generic SIC division (the Services division). This new system allows the data user to differentiate more clearly between what was previously often lumped under the general heading of “services,” into categories such as arts and entertainment; education; professional, scientific and technical services; health care and social assistance, among others.

Arguably the most important change of NAICS is the recognition of hundreds of new businesses in the economy. NAICS divides the economy into 20 broad sectors rather than the SIC’s 10 divisions as seen in the table below. Creating these additional sector-level groupings allows NAICS to better reflect key business activities as well as chronicle their changes.

SIC Divisions vs. NAICS Sectors

<i>SIC Divisions</i>	<i>NAICS Sectors</i>
• Agriculture, Forestry, and Fishing	• Agriculture, Forestry, Fishing and Hunting
• Mining	• Mining
• Construction	• Construction
• Manufacturing	• Manufacturing
• Transportation, Communications, and Public Utilities	• Utilities • Transportation and Warehousing
• Wholesale Trade	• Wholesale Trade
• Retail Trade	• Retail Trade • Accommodation and Food Services
• Finance, Insurance, and Real Estate	• Finance and Insurance • Real Estate and Rental and Leasing
• Services	• Information • Professional, Scientific, and Technical Services • Administrative and Support and Waste Management and Remediation Services • Educational Services • Health Care and Social Assistance • Arts, Entertainment, and Recreation • Other Services (except Public Administration)
• Public Administration	• Public Administration
• None (previously, categories within each division)	• Management of Companies and Enterprises

Non-Labor Income

Non-labor income is a mix of Dividends, Interest, and Rent (money earned from past investments), and Transfer Payments (government payments to individuals). Private pension funds (e.g. 401(K) plans) are not counted as part of transfer payments.

Some data sources, such as “Section 202” data available from state unemployment insurance records and reported by the Bureau of Labor Statistics, do not report non-labor income. The Bureau of Economic Analysis (BEA), on the other hand, tracks non-labor income. In order to understand the actual growth (labor and non-labor) of personal income, the REIS/BEA data set must be used, and this is what was used for this profile.

Disclosures

Some data, such as employment and income figures in counties with small economies, are not available because of confidentiality restrictions. In order to protect information about individual businesses, data are sometimes suppressed or, in the case of the publication *County Business Patterns*, a range of values are given instead of a specific value. Generally, the smaller the geographic level of analysis or the smaller the economy under examination the higher the chances that industry-specific information will be suppressed.

In some of the profiles a few disclosure restrictions were encountered. Sometimes *County Business Patterns* data was used to estimate data where disclosures exist in the REIS/BEA database. In other instances the missing data was left blank, particularly if doing so has little effect on the ability to discern long-term trends. In other cases, where data was missing for one or two years, a rolling average was used to estimate the data gaps. In each case where disclosures were estimated, annotations were made in the Excel files.

Adjustments from Current to Real Dollars

Because a dollar in the past was worth more than a dollar today, data reported in current dollar terms should be adjusted for inflation. The US Department of Commerce reports personal income figures in terms of current dollars. All income data in this profile were adjusted to real (or constant) 2000 dollars using the Consumer Price Index.

Unemployment Rate

Unemployment is generally available as seasonally unadjusted or adjusted, and there is an advantage to using adjusted data. From the Bureau of Labor Statistics web site (<http://stats.bls.gov/lauseas.htm>), an explanation of why adjusted figures should be used, whenever possible: “Over the year, the size of the Nation’s labor force, the levels of employment and unemployment, and other measures of labor market activity undergo sharp fluctuations due to seasonal events including changes in weather, harvests, major holidays, and the opening and closing of schools. Because these seasonal events follow a more or less regular pattern each year, their influence on statistical trends can be eliminated by adjusting the statistics from month to month. These adjustments make it easier to observe the cyclical, long term trend, and other non-seasonal movements in the series.”

Unadjusted numbers were used in this profile in order to obtain an annual average and because county-level data are not available in adjusted format from the Bureau of Labor Statistics web site. This may introduce some error in counties where the size of the workforce fluctuates seasonally, such as tourist destination areas.

Farm Income Footnote:

Note that farm income figures on pages 17 and 9 are not the same. In brief, the figures on page 17 (see table) reflect income from farming *enterprises* (farm proprietors and corporate income), while the farm figure on page 9 (see table) indicates personal income earned by *individuals* (both proprietors, and wage and salary employees) who work in farming.

Note also that the term “farm” includes farming and ranching, but not agricultural services such as supplying soil preparation services and veterinary and other animal services – see table on page 9.

Farm income on page 17 is calculated as follows:

Total cash receipts and other income
 less: Total production expenses
 Realized net income
 plus: Value of inventory change
 Total net income including corporate farms

Farm income on page 9 is calculated as follows:

Total net income including corporate farms
 less: Net income of corporate farms
 plus: Statistical adjustment
 Total net farm proprietors' income
 plus: Farm wages and perquisites
 plus: Farm other labor income
 Total farm labor and proprietors' income

Income:

Total Personal Income = private earnings, income from government and government enterprises, dividends, interest, and rent, and transfer payments plus adjustments for residence minus personal contributions for social insurance.

Wage and salary = monetary remuneration of employees, including employee contributions to certain deferred compensation programs, such as 401K plans.

Other labor income = payments by employers to privately administered benefit plans for their employees, the fees paid to corporate directors, and miscellaneous fees. The payments to private benefit plans account for more than 98 percent of other labor income

Proprietors' income = income from sole proprietorships, partnerships, and tax-exempt cooperatives. A sole proprietorship is an unincorporated business owned by a person. A partnership is an unincorporated business association of two or more partners. A tax-exempt cooperative is a nonprofit business organization that is collectively owned by its members.

Transfer Payments:

Transfer payments = payments to persons for which they do not render current services. As a component of personal income, they are payments by government and business to individuals and nonprofit institutions.

Retirement & disab. insurance benefit payments = Old-Age, Survivors, and Disability Insurance payments (Social Security), Railroad Retirement and Disability payments, Federal Civilian Employee & Disability Payments, Military Retirement, and State and Local Government Employee retirement payments.

Medical payments = Medicare, public assistance medical care and CHAMPUS payments.

Income maintenance (welfare) = Supplemental Security Income (SSI), Aid to Families with Dependent Children (AFDC), Food Stamps, and Other Income Maintenance Payments, such as emergency assistance, foster care payments and energy assistance payments.

Unemployment insurance benefit payments = unemployment compensation for state and federal civilian employees, unemployment compensation for railroad workers, and unemployment compensation for veterans.

Veterans benefits = primarily compensation to veterans for their disabilities and payments to their survivors.

Federal education and training assistance = Job Corps payments, interest payments on Guaranteed Student Loans, federal fellowship payments, and student assistance for higher education.

Other government payments = compensation of survivors of public safety officers and compensation of victims of crime. In Alaska this item includes Alaska Permanent Fund payments.

Payments to nonprofit institutions = payments for development and research contracts. For example, it includes payments for foster home care supervised by private agencies.

Business payments to individuals = personal-injury liability payments, cash prizes, and pension benefits financed by the Pension Benefit Guarantee Corporation.

Housing Profile 2000

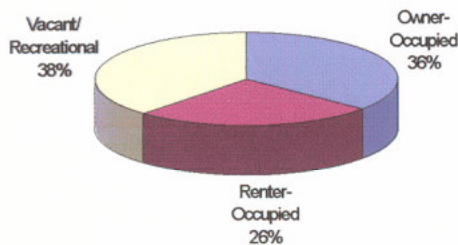
Gunnison County - Pop. 13,596

Housing Unit Estimates and Physical Characteristics

<i>Use/Tenure</i>	#	%
Housing Units	9,135	
Occupied as primary home	5,649	61.8%
Owners*	3,296	58.3%
Renters*	2,353	41.7%
Vacant	3,486	38.2%
Seasonal/recreational use	3,125	34.2%

* Percent of occupied units, not total units.

Occupancy



Type of Structure

	#	%
Single-Family	5,437	59.5%
Multi-Family	2,832	31.0%
Mobile Homes	823	9.0%

Units in Structure

	#	%
1-unit, detached	5,437	59.5
1-unit, attached	400	4.4
2 units	468	5.1
3 or 4 units	509	5.6
5 to 9 units	534	5.8
10 to 19 units	468	5.1
20 or more units	453	5
Mobile home	823	9
Boat, RV, van, etc.	43	0.5

Overcrowding/Occupants per Room

	#	%
Occupied housing units	5,649	100
1.00 or less	5,488	97.1
1.01 to 1.50	107	1.9
1.51 or more	54	1
Overcrowded	161	2.9

Type of Heat

	#	%
Utility gas	2,870	50.8
Bottled, tank, or LP gas	791	14
Electricity	1,146	20.3
Wood	648	11.5
Solar energy	57	1
Other fuel	137	2.4

Year Structure Built

	#	%
1999 to March 2000	432	4.7
1995 to 1998	1,163	12.7
1990 to 1994	869	9.5
1980 to 1989	1,702	18.6
1970 to 1979	2,404	26.3
1960 to 1969	832	9.1
1940 to 1959	723	7.9
1939 or earlier	1,010	11.1
Built since 1990	2,464	27%

Year Moved Into Current Residence

	#	%
1999 to March 2000	2,072	36.7
1995 to 1998	1,698	30.1
1990 to 1994	891	15.8
1980 to 1989	546	9.7
1979 or earlier	442	7.9

Household Demographics

Household Size

	Total	Owners	Renters
Avg. Persons/Unit	2.3	2.41	2.15

Persons Per Unit

	Owners		Renters	
	#	%	#	%
1-person	721	21.9%	815	34.6%
2-person	1,419	43.1%	829	35.2%
3-person	526	16.0%	401	17.0%
4-person	443	13.4%	203	8.6%
5-person	135	4.1%	74	3.1%
6-person	34	1.0%	25	1.1%
7+ person	18	0.5%	6	0.3%
Total:	3,296	100.0%	2,353	100.0%

Senior Households

Age of Householder	Owners	Renters	Total
65 to 74 years	307	59	366
75 to 84 years	162	32	194
85 years and over	37	19	56
Total:	506	110	616
% of Households	15.4%	4.7%	10.9%

Households with Children

	#	%
Total Households	5,649	100%
With one or more persons <18	1,409	24.9%
Married-couple family	1,064	18.8%
Single parent family	331	5.9%
Nonfamily households	14	.2%

Race/Ethnicity

	Owners	Renters	Total	%
White	3,242	2,150	5,392	95.5%
Black or African Amer.	5	22	27	0.5%
Am. Indian/Alaska Native	8	35	43	0.8%
Asian	5	16	21	0.4%
Hawaiian/ Pacific Islander	0	0	0	0.0%
Some other race	19	63	82	1.5%
Two or more races	22	62	84	1.5%
Hispanic or Latino	71	124	195	3.5%

Household Type

	Owners	Renters	Total	%
Total	3,301	2,348	5,649	
Family households	2,305	665	2,970	52%
Married-couple	2,042	484	2,526	44.7%
Other family	263	181	444	7.9%
Male householder/ no wife	93	60	153	2.7%
Female householder/ no husband	170	121	291	5.2%
Nonfamily households	996	1,683	2,679	47.4%
Male householder	546	1,038	1,584	28.0%
Living alone	398	518	916	16.2%
Not living alone	148	520	668	11.8%
Female householder	450	645	1,095	19.4%
Living alone	358	257	615	10.9%
Not living alone	92	388	480	8.5%

Age Distribution

Age of Householder	Owners	Renters	Total	%
15 to 24 years	60	833	893	15.8%
25 to 34 years	458	774	1,232	21.8%
35 to 44 years	868	273	1,141	20.2%
45 to 54 years	925	267	1,192	21.1%
55 to 59 years	293	32	325	5.8%
60 to 64 years	209	62	271	4.8%
65 to 74 years	282	55	337	6.0%
75 to 84 years	179	28	207	3.7%
85 years and over	27	24	51	0.9%

Income, Housing Costs and Affordability

1999 Median Incomes

	Median in 1999
Household Income	\$36,916
Owner Households	\$49,480
Renter Households	\$23,493
Family Income	\$51,990
Per Capita Income	\$21,407

2002 Median Family Income

	50%	80%	100%
1 person	\$16,950	\$27,100	\$33,900
2 person	\$19,350	\$31,000	\$38,700
3 person	\$21,800	\$34,850	\$43,600
4 person	\$24,200	\$38,700	\$52,300
5 person	\$26,150	\$41,800	\$56,100
6 person	\$28,050	\$44,900	\$60,000

Change - Median Family Income, 1999 - 2002

1999	2002	% Change
\$51,900	\$52,300	.8%

Income Distribution

	Owners	Renter	Total	%
Less than \$5,000	39	153	192	3.4%
\$5,000 to \$9,999	68	283	351	6.2%
\$10,000 to \$14,999	91	298	389	6.9%
\$15,000 to \$19,999	181	213	394	7.0%
\$20,000 to \$24,999	173	315	488	8.6%
\$25,000 to \$34,999	485	382	867	15.3%
\$35,000 to \$49,999	632	298	930	16.5%
\$50,000 to \$74,999	834	243	1,077	19.1%
\$75,000 to \$99,999	359	80	439	7.8%
\$100,000 - \$149,999	253	58	311	5.5%
\$150,000 or more	186	25	211	3.7%

Percent Income Spent on Housing

	Owners	Renters	Total
<15%	36.3%	14.5%	25.3%
15 to 19%	13.1%	11.1%	12.1%
20 to 24%	11.1%	11.2%	11.2%
25 to 29%	9.5%	12.9%	11.2%
30 to 34%	7.7%	6%	6.9%
35+%	21.2%	38.5%	29.9%
Not computed	1%	5.7%	3.4%
% Cost Burdened	28.9%	44.5%	36.8%
# Cost Burdened	953	1047	2000

Median Housing Prices/Costs

	2000
Value - Owner Occupied	\$189,400
Mortgage	\$1,133
Gross Rent	\$593
Contract Rent	\$514

Value of Owner-Occupied Units

	#	%
Less than \$50,000	47	2.1
\$50,000 to \$99,999	124	5.5
\$100,000 to \$149,999	530	23.7
\$150,000 to \$199,999	515	23
\$200,000 to \$299,999	519	23.2
\$300,000 to \$499,999	346	15.5
\$500,000 to \$999,999	130	5.8
\$1,000,000 or more	26	1.2

Mortgage Amount

	#	%
Less than \$300	8	0.4
\$300 to \$499	35	1.6
\$500 to \$699	215	9.6
\$700 to \$999	397	17.7
\$1,000 to \$1,499	571	25.5
\$1,500 to \$1,999	287	12.8
\$2,000 or more	138	6.2
With a mortgage	1,651	73.8
Not mortgaged	586	26.2

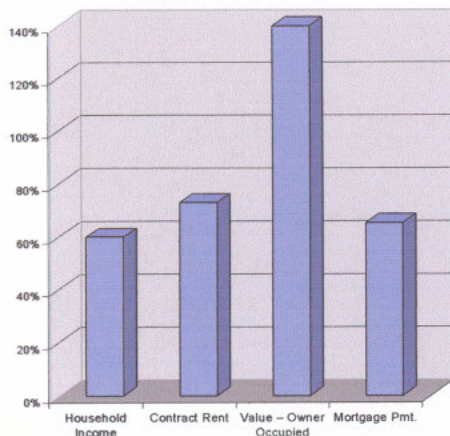
Gross Rent

	#	%
Less than \$200	82	3.6
\$200 to \$299	92	4.1
\$300 to \$499	632	28
\$500 to \$749	681	30.1
\$750 to \$999	380	16.8
\$1,000 to \$1,499	235	10.4
\$1,500 or more	50	2.2
No cash rent	108	4.8

Trends and Comparisons

	1990	2000	% Change
Housing Units & Households			
# Housing Units	7294	9135	25.2%
# Occupied Housing Units	3855	5649	46.5%
Recreational	2679	3125	16.6%
Total Vacant	3439	3486	1.4%
Homeownership Rate	51.30%	58.30%	13.6%
Household Size			
Renters	2.2	2.15	-2.3%
Owners	2.56	2.41	-5.9%
Overcrowded Units	98	161	64.3%
Affordability			
Cost Burdened Households #	1055	2000	89.6%
Cost Burdened Households %	27.40%	36.80%	34.3%
Median Incomes			
Household Income	\$23,013	\$36,916	60%
Family Income	\$29,533	\$51,990	76%
Per Capita Income	\$11,516	\$21,407	86%
Median Housing Costs			
Contract Rent	\$297	\$514	73.1%
Value – Owner Occupied	\$79,000	\$189,400	139.7%
Mortgage Pmt.	\$685	\$1,133	65.4%

% Increase, 1990 - 2000



Comparison to State of Colorado

	State of Colorado	Gunnison Co.
Owner Occupied Units	67.3%	58.3%
Renter Occupied Units	32.7%	41.7%
Value – Owner Occupied	\$160,100	\$189,400
Mortgage, Median	\$1,197	\$1,133
Contract Rent, Median	\$611	\$514
Household Income	\$47,203	\$36,916
Family Income	\$55,883	\$51,990
Change in Household Income, 1990 - 2000	56.6%	60%
% Cost Burdened	29.3%	36.8%
Residential Growth Rate, 1990 - 2000	22.4%	25.2%