

GUNNISON COUNTY

STATE
OF THE
VALLEY
2018



THIS REPORT PREPARED BY



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THE ORIGINS OF THE ONE VALLEY PROSPERITY PROJECT

Four years ago, communities in the Gunnison Valley came together through the One Valley Prosperity Project (OVPP) to identify ways to collaboratively address tough issues like low average income, creating attainable housing, improving sustainability for outdoor recreation, and tackling poverty and mental health challenges.

The local partners and civic leaders who launched OVPP recognized that to be successful, OVPP would need to engage the valley in a regional dialogue about the future. So, between March 2015 and April 2016, OVPP brought together residents from Gunnison to Gothic to think strategically about how to create a more prosperous future for our region – one that honors our community’s values, builds upon local strengths, and synergizes local efforts.

The resulting OVPP Strategy provided an overarching vision for the valley’s economy as well as concrete action plans for four priorities that emerged from the process: Housing; Economic Diversity, Sustainable Tourism and Recreation, and Community Health and Equity. The OVPP Strategy is about creating a healthy community that’s more sustainable economically - one that will work for all of us who live, work and play here. It’s built on the idea that our communities are interconnected and meaningful progress is best supported through collaboration and partnership.

THE OVPP AND THE CBTF

The **One Valley Prosperity Project** is a collaborative initiative of the Community Builders Task Force focused on achieving a more prosperous and successful future for all of our valley’s communities from Gunnison to Gothic.

The **Community Builders Task Force**—CBTF— includes a diverse group of partners. Those participating include: Gunnison County, City of Gunnison, Western State Colorado University, Town of Crested Butte, Crested Butte Mountain Resort, and the Town of Mt. Crested Butte. This group has expanded and has been working together to foster relationships and develop the OVPP. The CBTF meets regularly to advise the One Valley Prosperity Strategy process and plan development. The CBTF provides direction and oversight in the One Valley Prosperity Project.



ABOUT THIS REPORT

The 2018 Update of the State of the Valley Report

The first State of the Valley (SOV) report was developed in 2015 to support the OVPP process. That report presented a wide array of important local data—from the economy to education and the environment and more. The intent was to present that information in an accessible way, helping the community grasp the changes the valley has experienced to better understand the possibilities it faces going forward. This update shares the same overall goal. However, while much of the data from 2015 is updated in here, this report provides special focus on four topics that have emerged as being of special relevance to living in the valley today. Those topics are housing, income, jobs, and poverty.

Like the first SOV, this update aims to provide a platform for informed dialogue about the valley promotes effective dialogue, collaboration and sound decision making about the future.

It is also intended to help us see how we're doing. Tracking progress is an important component of the OVPP. As we look back, there are many accomplishments we can be proud of. And, there's no question that there are areas where more work is needed in the days and years to come. Hopefully, this report not only allows us to see how we're doing, but helps point to emerging needs and priorities as the valley changes over time. Ideally, this allows us to have a clear-eyed discussion about the issues so we can work together in the future to address them. That's what OVPP is all about.

Within this update, the issue of housing receives particular attention because affordability has been, and continues to be, a pressing challenge that proves especially difficult to address.

One more thing: This State of the Valley report is part of an ongoing effort by local officials to continually monitor their progress in implementing the action-items contained in the One Valley Prosperity Strategy. This State of the Valley report, future updates, and an online “dashboard” are designed to help us assess not only if we're following through on the actions in the OVPP report, but also if those actions are having the desired impact.

We're excited for the conversation.



ACCOMPLISHMENTS

The One Valley Prosperity Strategy was adopted by Gunnison County in 2016. It contained a detailed action plan with dozens of specific Action Items, objectives, and strategies that implement the recommendations contained in the Strategy. What's been done in the two years since the Strategy was adopted?

40 ACTION-ITEMS COMPLETED

ACTION-ITEMS IN PROGRESS **82**

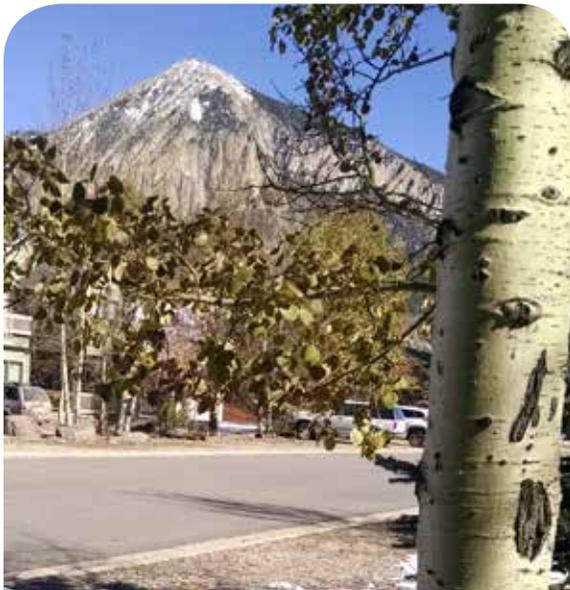
PROGRESS BY ACTION AREA



SELECT ACCOMPLISHMENTS

-  Completed regional housing needs assessment
-  Explore permanent funding source for affordable housing
-  Updated youth Community Needs Assessment
-  Completed downtown Gunnison revitalization plan
-  Implemented an economic gardening program to support existing businesses
-  Formed a Sustainable Tourism & Recreation Task Force

ACCOMPLISHMENTS



Voters will decide whether to support funding for affordable housing in 2018.

This effort supports OVPS Action Item #1, Objective 4: Ensure financial resources are available to support affordable housing development.



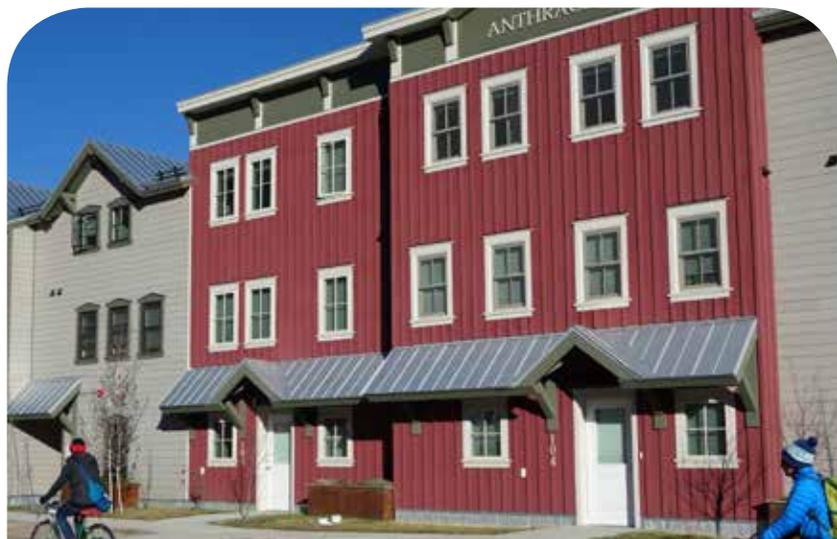
Toilets were installed at the West Maroon trailhead, reducing impacts from recreationalists.

This effort supports OVPS Action Item #4, Objective 4.1: Mitigate negative conditions resulting from increasing summer recreation pressure.”



The ICELab supports new and growing businesses in Gunnison County.

This supports OVPS Action Item #3, Objectives 3.1: Provide support to entrepreneurs to grow and develop local businesses.



Anthracite Place provides affordable housing to rent-qualified tenants.

This project supports OVPS Action Item #3, Objective 6: Maintain a permanent supply of high quality affordable housing in the Gunnison Valley.

OUR HOUSING

Affordable housing maintains authentic communities that are economically and socially diverse, supports economic development and eliminates inequity. We strive to develop and maintain quality housing choices for all residents.
- One Valley Prosperity Project – Guiding Principle for Affordable Housing

By providing housing that is affordable and located close to jobs, the Gunnison Valley can support the preservation of community character, economic prosperity, diversity in the workforce, and the health of employees and the environment.

- Gunnison Valley Needs Assessment

HOUSING AFFORDABILITY EMERGED AS A KEY CHALLENGE AND CLEAR PRIORITY FOR REGIONAL ACTION DURING THE OVPP PROCESS. PERHAPS IT IS A TESTAMENT TO THE DEPTH OF THE PROBLEM THAT, WHILE MANY PRIORITY ACTIONS HAVE BEEN COMPLETED OR ARE UNDERWAY, THE BROADER AFFORDABILITY PROBLEM APPEARS TO BE GETTING WORSE, NOT BETTER.

OUR HOUSING

Valley-wide, the median home price is up 15% from the 2015 State of the Valley report.

Rental costs are up 5% since 2015 as well. But with rental vacancy rates below 1%, the scarcity of units on the market is likely even more problematic. Most locals don't need to see these data points—they live them. The valley is rife with stories of people and families trying to find a stable and affordable place to live.

There is good news. Regional partners have completed several of the priority actions identified in the OVPP housing action plan in the two years since the OVPP strategy was completed. Moreover, with a robust national economy, housing production is up and throughout the valley multiple affordable housing projects are either in the pipeline or, in the case of Anthracite Place, have been built. Anthracite Place is also a reminder of the impact of regional collaboration, with all the municipalities and the county, as well as GVRHA all contributing financially to the project.

Yet despite meaningful progress, the challenge remains significant. The 2016 Gunnison Valley Regional Housing Needs Assessment – also an OVPP priority – identified a need for nearly 1,000 total housing units by 2020, with 420 of those being affordable units that will not be provided by the private market.

The challenge extends beyond the sheer number of housing units needed. In addition to boosting supply, the valley needs a broader diversity of housing types. Markets with a variety of housing types and tenures (for sale and rental) provide choices to consumers, making it easier for different household sizes and income levels to find housing that fits their needs and budget.

These and other housing challenges are made clear in the data throughout this report. And while the data points matter, they are just a way to understand the nature of the problem. The larger question is how we use this information to have an informed discussion about how we will respond to this challenge.



HOUSING IN THE VALLEY: OWNERSHIP AND TYPE

In 2016, there were 11,580 housing units in Gunnison County—just 137 units more than in 2013. 62% of these units are single family residences, and 28% are multifamily. The share of single family homes increased 7% since the 2015 State of the Valley report.

Source: U.S. Census

**THERE ARE
11,580
HOUSING UNITS
IN GUNNISON COUNTY**

28%

**ARE
MULTI
FAMILY
HOMES**



62%

**ARE SINGLE
FAMILY
HOMES**

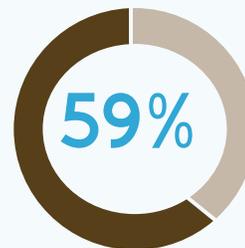


Of these units, 43% (5,003) are vacant, which means one of two things. One, that no one is living in the home during the assessed period, or two, that the persons occupying the home have a “usual residence” elsewhere (i.e. a second homeowner). Given what we know about second homeownership in the valley (see section below) it is most likely that a great majority of these “vacant” homes belong to second homeowners.

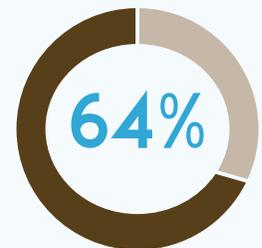
Source: American Community Survey

Comparable Home Ownership Rates

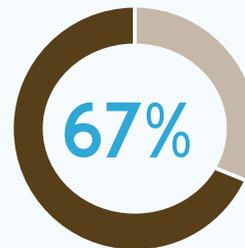
The market for home ownership in Gunnison County has remained stable. Though it continues to have one of the lower percentages of ownership, the share of owners remains unchanged since the 2015 SoV. Meanwhile Delta, Grand, Montrose, Pitkin and Routt counties home ownership rates have declined by at least 5% during the same period. Source: U.S. Census



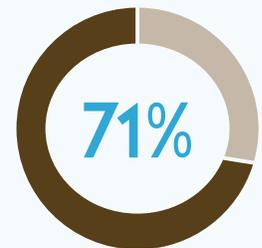
GUNNISON



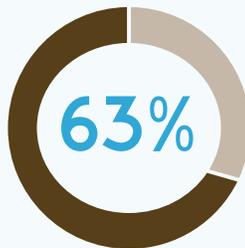
COLORADO



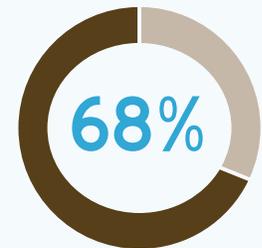
ROUTT



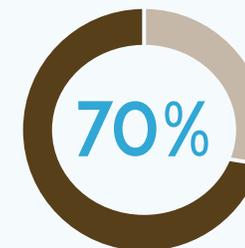
DELTA



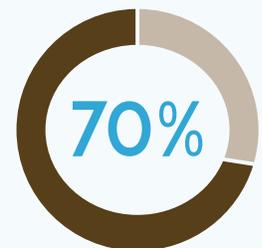
PITKIN



LA PLATA



GRAND

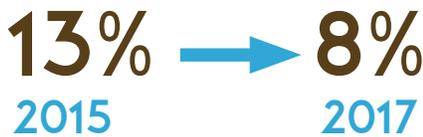


MONTROSE

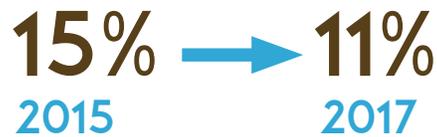
RESIDENT'S VIEWS ON HOUSING DECLINE

Few residents in Gunnison County rate the availability of affordable housing and housing options positively. In fact, the number of citizens who rate the quality of affordable housing positively has been dropping since 2013—from a 2013 high of 27% to a low of 8% in 2017. In that same time period, the number of people who are positive about housing options in the county dropped from 40% to 11%. *Source: 2017 National Citizen Survey*

Quality Affordable Housing



Positive View of Housing Options

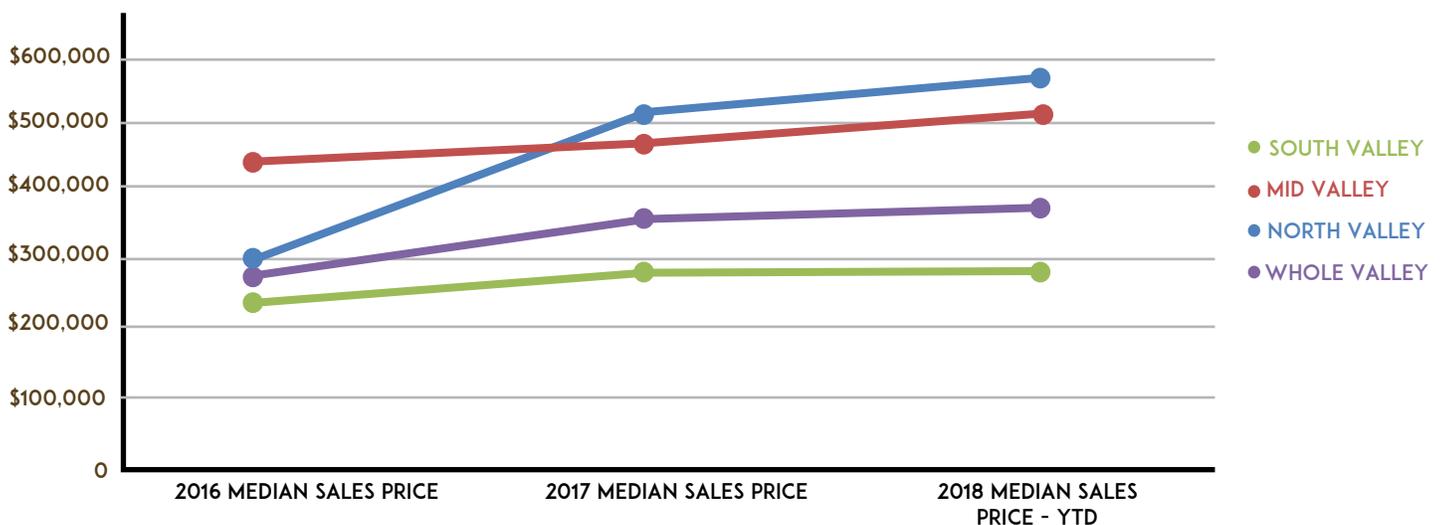


36% OF RESIDENTS ARE EXPERIENCING HOUSING COST STRESS % of residents stating housing costs make it difficult to live in Gunnison County.

84% BELIEVE AFFORDABLE HOUSING IS AN IMPORTANT ISSUE TO ADDRESS

HOME PRICES CONTINUE TO CLIMB

The median price of homes sold throughout Gunnison County is increasing. Listing prices (see page 14) give no indication that this trend is in decline. Overall, the median price for homes sold is \$375,000. That's a nearly 15% increase in home price since the 2015 State of Valley report and is a 42% higher than the state average. *Source: Williford, LLC*



Median Home Price: \$375,000

That's **42%** HIGHER than the state average of \$264,600

COMPARING HOUSING PRICES PER SQUARE FOOT

Housing price per square foot is a useful metric to assess the affordability of home prices. A long-term view of local housing prices per square foot reveals a few things. One, that the cost to build a home in Gunnison county is increasing, and has been increasing since the bottom of the recession years, roughly 2012 to present. Two, that house prices in most parts of the valley are exceeding the prices in the lead-up to the recession. For comparison, the price per square foot of many homes in Gunnison County are similar to those found in Routt County communities, but are significantly less than those found in the Roaring Fork. *Source: Cascadia Partners.*

Average Price per Square Foot, 2018 YTD:

GUNNISON VALLEY

\$312

ROARING FORK VALLEY

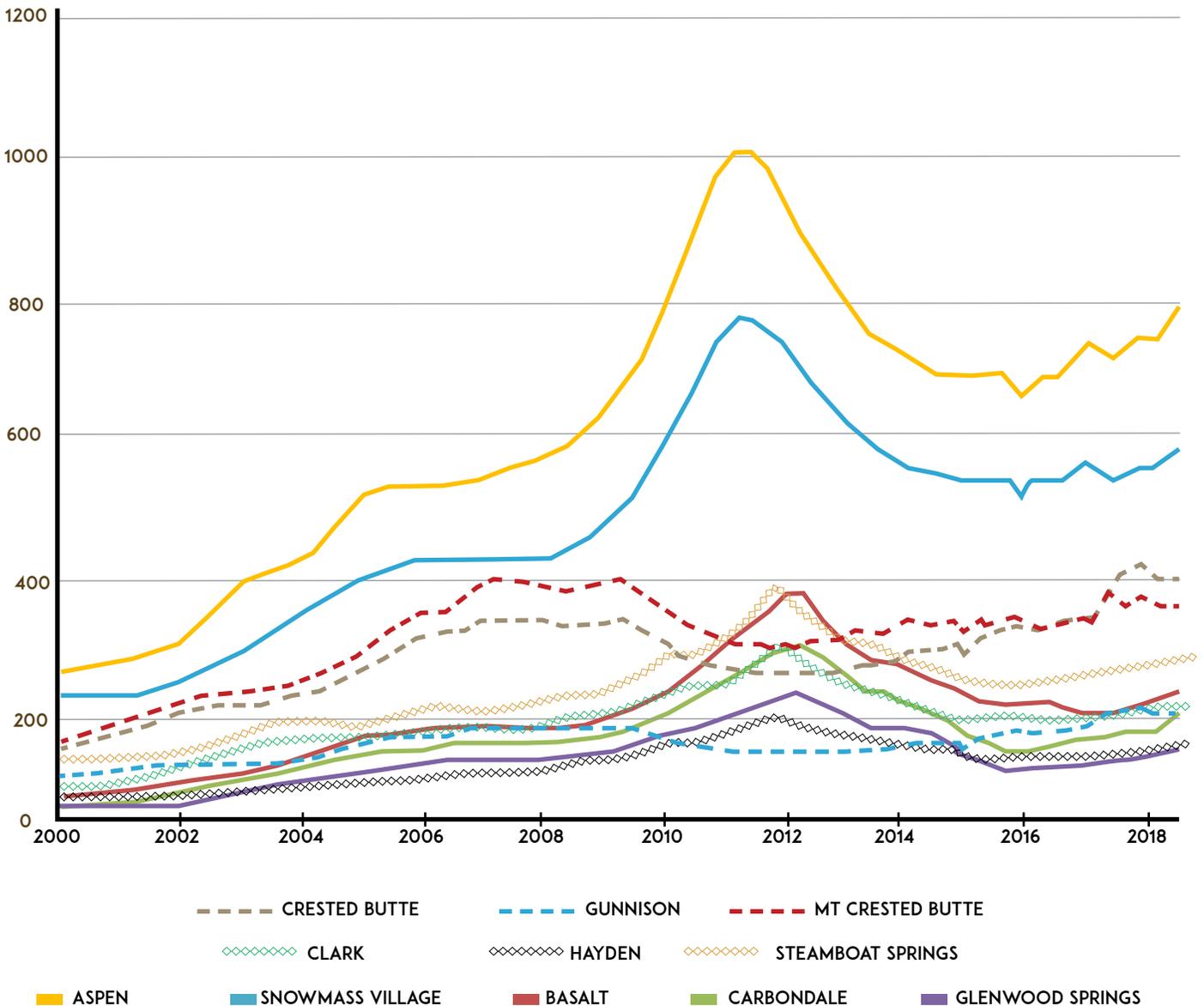
\$409

YAMPA VALLEY

\$249

House Price per Square Foot, Change Over Time

For: Crested Butte, Gunnison City, Mt. Crested Butte, Clark, Hayden, Steamboat Springs, Aspen, Snowmass Village, Basalt, Carbondale, Glenwood Springs



HOUSES ARE INCREASINGLY UNAFFORDABLE

Home prices continue to escalate throughout the county. As a result, many single family homes are unattainable to purchase for the average household making the median income of \$55,400. Current home listings in the northern-most parts of the county in particular—in and around the Crested Butte and Mt. Crested Butte areas—are particularly challenging. The median price for homes listed in Crested Butte, for example, has reached \$1.4 million dollars for a 2,200 square foot home—that’s roughly \$660 a square foot. At this price, a household making the area median income could only be able to purchase a home smaller than 368 square feet. *Source: Williford LLC.*

North Valley Outpaces South Valley in Housing Cost Escalation

	CRESTED BUTTE	OTHER UPPER VALLEY	CRESTED BUTTE SOUTH	OTHER GUNNISON COUNTY	MT CRESTED BUTTE	GUNNISON
MEDIAN HOME PRICE	\$1,480,000	\$1,525,000	\$595,000	\$645,000	\$627,000	\$327,500
MEDIAN SQUARE FEET	2,242	3,202	1,950	2,494	1,372	1,565
MEDIAN PRICE PER SQUARE FEET	\$660	\$476	\$305	\$258	\$457	\$209
SQUARE FEET MEDIAN INCOME AFFORDS	368	510	796	940	531	1,161
INCOME WHERE HOUSING COSTS = 30%	\$362,290	\$373,306	\$145,650	\$157,890	\$153,606	\$80,169
% OF HOUSEHOLDS ABOVE INCOME REQUIREMENT	1%	1%	10%	4%	4%	31%

How Affordability Has Changed in Three Years

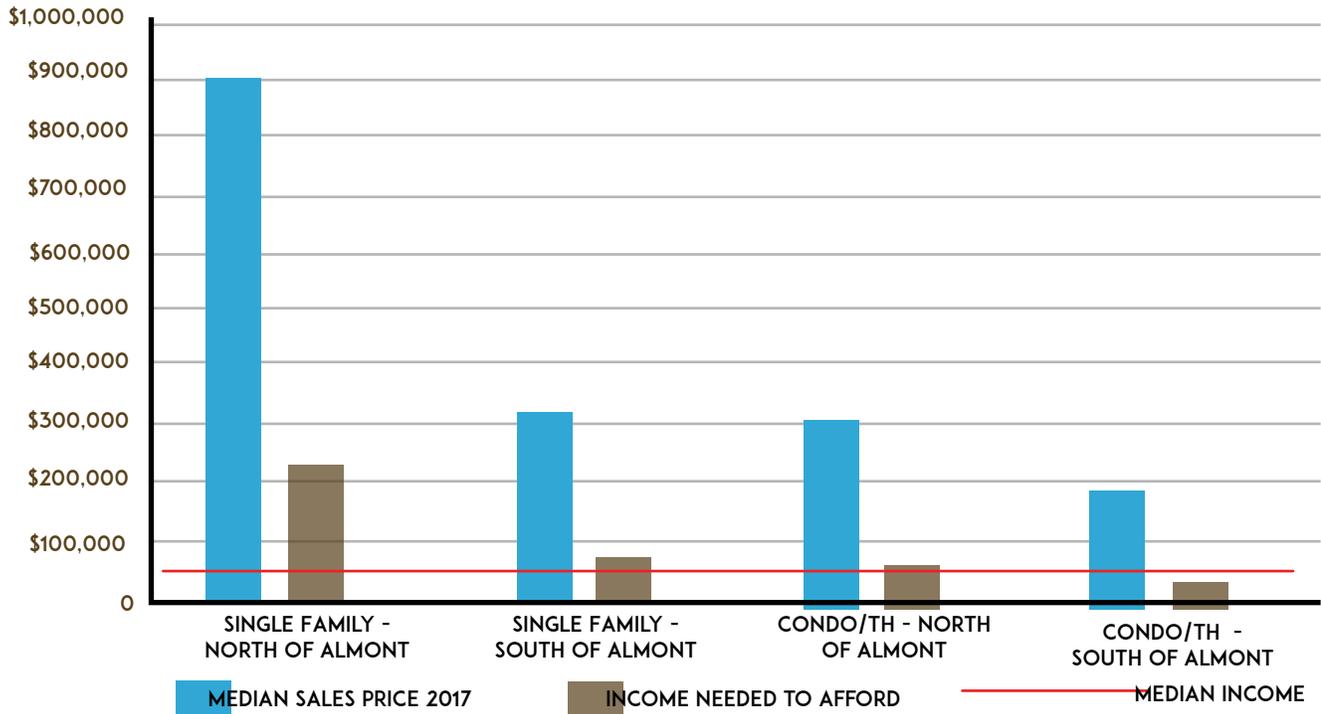
The 2015 State of the Valley report contained an affordability index like the table above. How have things changed for prospective home buyers in the three years since the 2015 State of the Valley was released? The median home price increased anywhere from 83% - 170%. And perhaps most tellingly, up to 93% of people who would have been able to afford a home three years ago are now no longer able to.

	CRESTED BUTTE	OTHER UPPER VALLEY	CRESTED BUTTE SOUTH	OTHER GUNNISON COUNTY
CHANGE IN MEDIAN HOME PRICE	116%	170%	83%	172%
CHANGE IN MEDIAN PRICE PER SQUARE FEET	54%	74%	33%	59%
CHANGE IN INCOME WHERE HOUSING COSTS = 30%	177%	246%	135%	248%
CHANGE IN % OF HOUSEHOLDS ABOVE INCOME REQUIREMENT	-88%	-92%	-76%	-93%

OUR AFFORDABILITY GAP

The affordability gap refers to the income needed to afford a home versus the actual cost of housing. The affordability gap for homeowners in Gunnison county is significant in most of the county and for most product types. The gap is especially pronounced for single family homes located north of Almont, where a family needs to make over \$200,000 to afford a home. At current prices compared to median household income, a condo or townhome south of Almont is the only housing option that area median earners can afford. *Source: Williford LLC.*

Affordability Gap - Homeownership



SHORT TERM RENTALS ON THE RISE

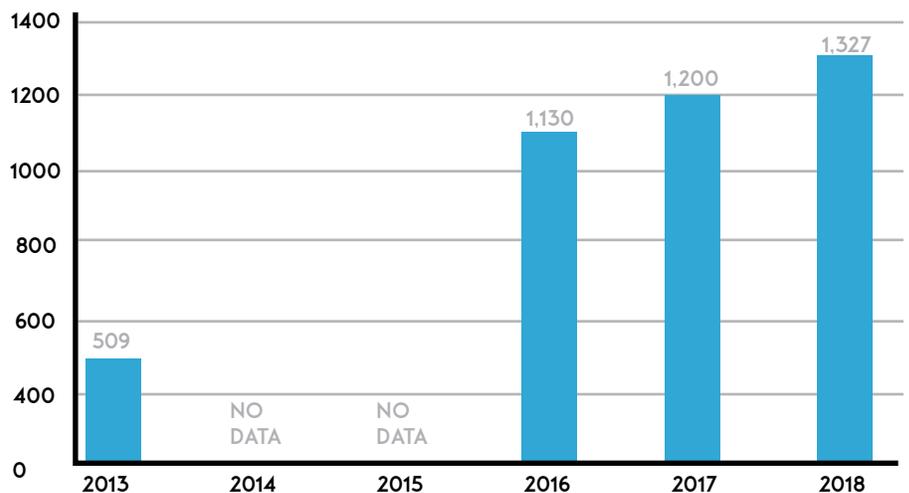
The growth of the Short Term Rental (STR) market has increased significantly since the turn of the 2010's. In 2013, there were 509 known STR properties on the market, and five years later that figure increased to over 1,300—a 161% increase. *Source: Gunnison County, STR Helper, VRCompliance.*

THE NUMBER OF
SHORT TERM
RENTALS HAS
GROWN

161%

IN UNDER FIVE
YEARS

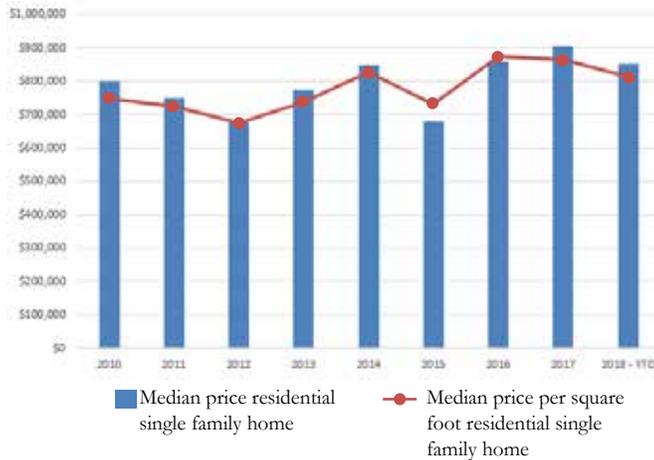
Growth of Short Term Rentals



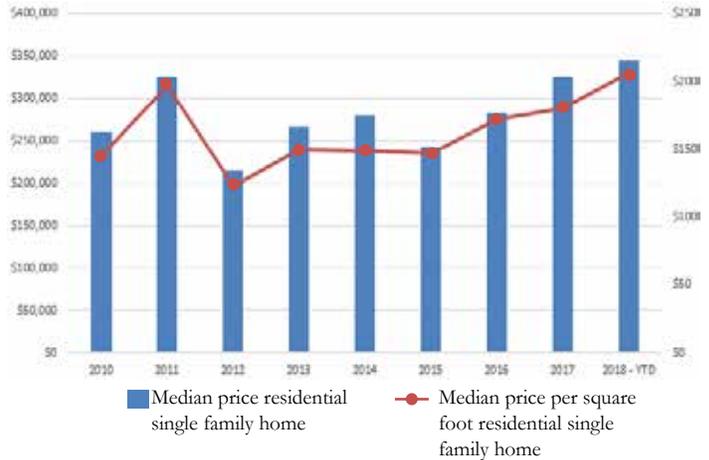
HOUSING PRICES CONTINUE TO ESCALATE

The sales prices for both condos and single family homes have recovered, and in most cases surpassed, sales prices for the same product pre-recession. Prices today are anywhere from 26% to 65% above their post-recession trough of 2012, depending on location and product type. *Source: Williford LLC.*

Single Family Home Prices North of Almont



Single Family Home Prices South of Almont



Condo Prices North of Almont



Condo Prices South of Almont

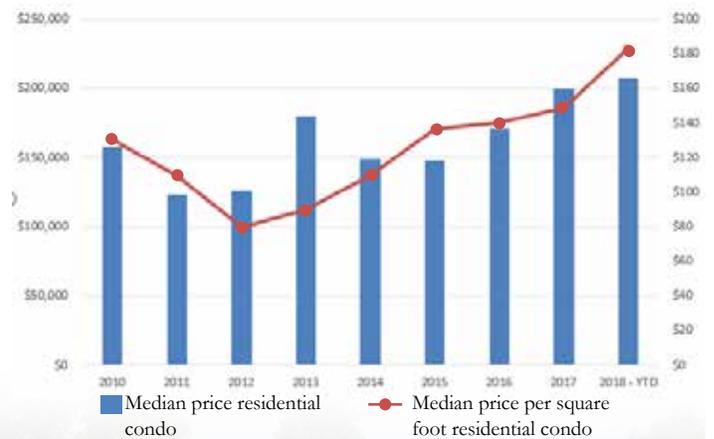
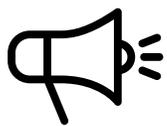
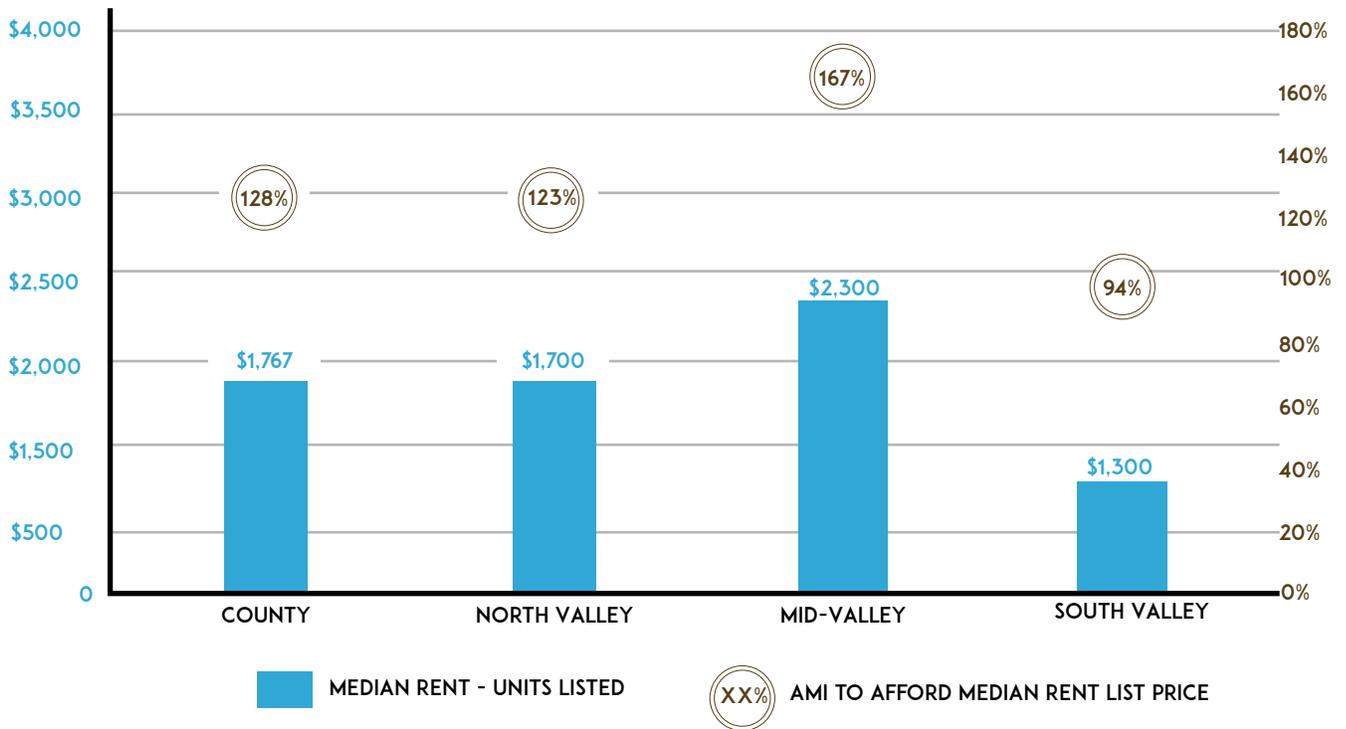


Photo: Cathie Pagano

THE RENTING AFFORDABILITY GAP

The affordability gap also exists for renters. Based on the Area Median Income (AMI) of \$55,400, an affordable monthly rent would be no more than \$1,380. However, only in the south valley do rents approach this level of affordability. Elsewhere, rental units are being offered at anywhere between 123% and 167% above the AMI. *Source: Williford, LLC.*

Affordability Gap - Rentals



Area Median Income...Say What?

The Area Median Income is the middle income within a region. In other words, the AMI is where half the households in a region make more income, and half make less. Gunnison County's AMI is \$55,400.

So, if a rental unit is priced at "167% AMI", as in the above chart, the income needed to afford that unit would be \$92,518. Importantly, this figure assumes that a household is not spending over 30% of its income on rent

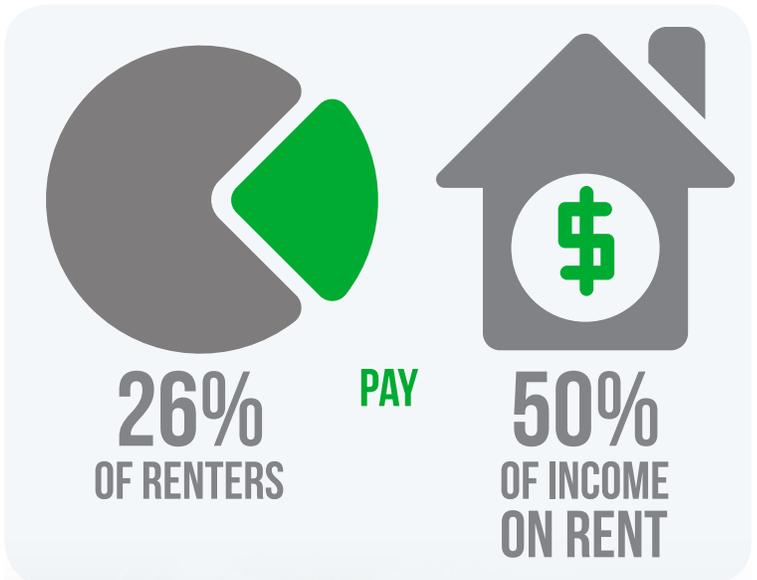


RENTERS STRUGGLING TOO

The median monthly rent in Gunnison County for occupied units is \$800. However, the median price for units for rent is \$1,767. Of Gunnison County's 11,580 housing units, 41% are renter occupied.

58% of renters pay over 30% of their household income to rent each month. Additionally, 26% of Gunnison County renters pay over 50% of their household income on rent.

Only 22% of renters live in units with a rent between \$500 - \$700. Demand for units in this price range is high. According to Joan Wenman of Gunnison-based Apogee property management, there is strong demand for rentals in Gunnison County. Demand is particularly strong in the Crested Butte area, where limited availability drives potential renters down valley to find housing. *Source: American Community Survey, Apogee Property Management.*



Affordability: A Ratio of Housing Costs to Household Income.

Under the most common definition, housing costs are affordable if they account for **30% or less** of a household's gross income. This definition links affordability to how much a household has to spend. As a consequence, it means that affordability varies from place to place. An affordable home in an area with higher-income will be less affordable in an area where incomes are lower. This holds for both renters and owners.

Households that spend more than 30% of their income on housing are considered **cost burdened**, because their high housing costs make it difficult to afford other basic expenses (e.g. education, health care, healthy food, savings). Households that spend more than 50% of gross income on housing are considered **severely cost burdened**.

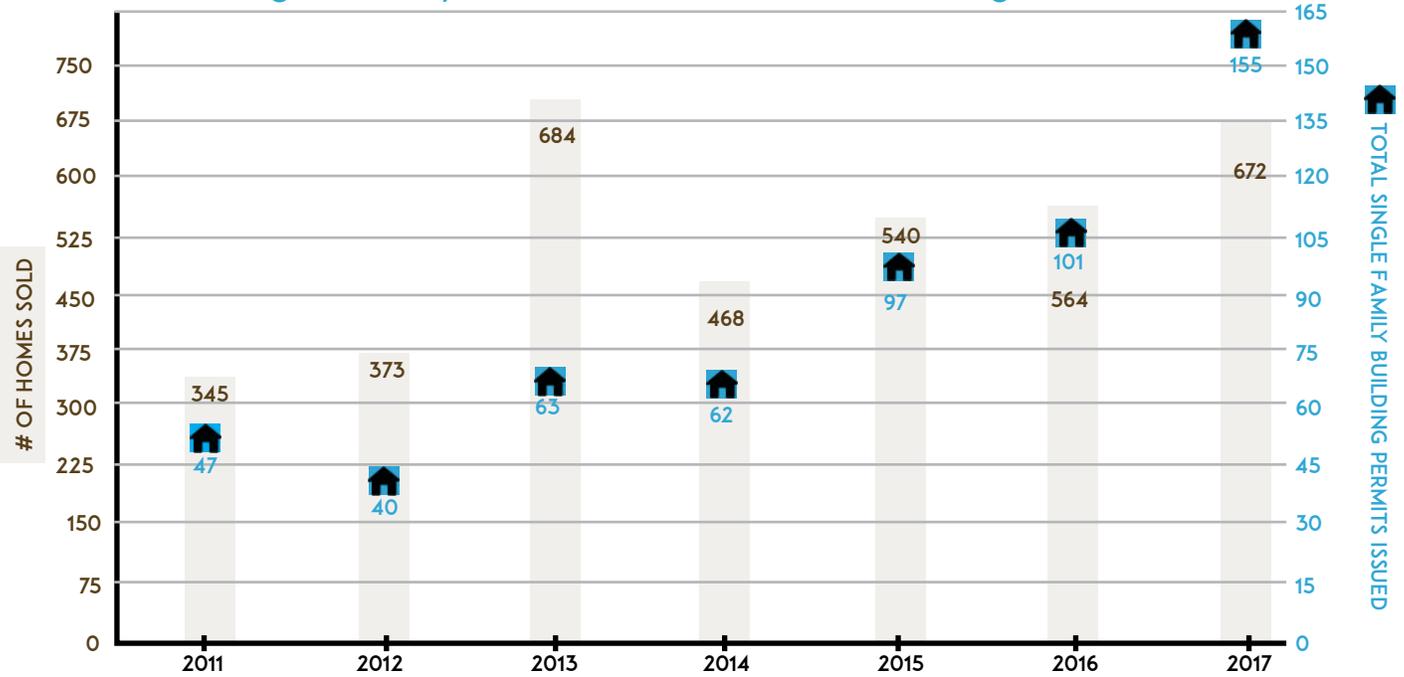


Photo: Cathie Pagano

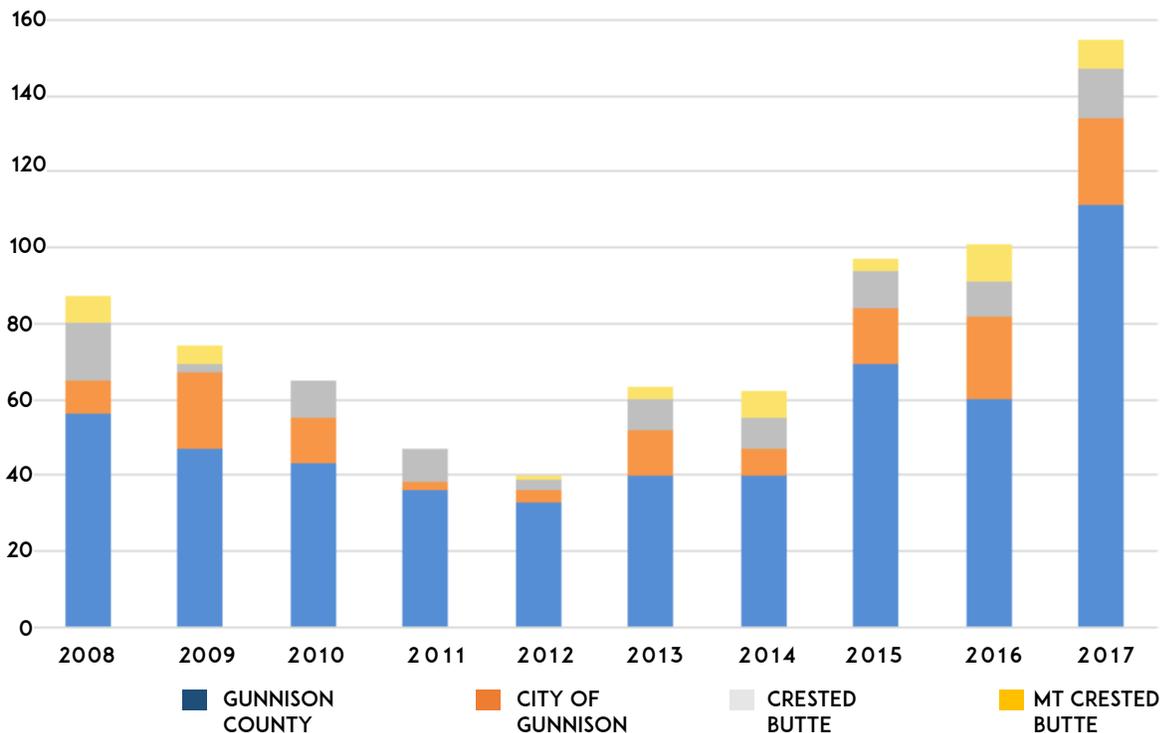
BUILDING PERMITS AND HOME SALES

The number of homes sold and built continues to grow annually. On average, 32 more homes are sold per year than the preceding year, and 10 more building permits are issued per year than the preceding year. Since 2011, an average of 295 homes are sold per year and 73 building permits are issued. *Source: US Census Bureau*

Single Family Residential: Sales & Building Permits



Single Family Residential Building Permits by Jurisdiction



HOUSING + TRANSPORTATION COSTS

The Housing + Transportation (H+T) Index provides a measure of affordability that combines housing and transportation costs. The standard calls for the combined costs of housing and transportation to be less than 45% of gross household income. This metric is particularly useful in mountain resort economies like the Gunnison Valley where much of the workforce needs to commute between areas where resort jobs are located, and areas where housing that is affordable to the workforce is located. *Source: Center for Neighborhood Technology, H+T Index.*

In Gunnison County:

HOUSING + TRANSPORTATION COSTS CAN MAKE UP

47% - 79%

OF HOUSEHOLD EXPENSES

H + T Costs Within Gunnison County:

SOMERSET & CRYSTAL

78%

CITY OF GUNNISON

45%

PARLIN AREA

65%

CRESTED BUTTE

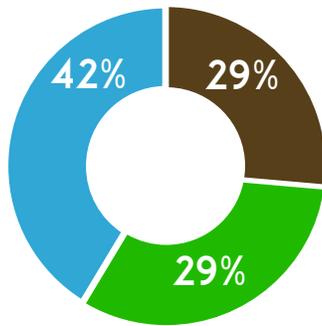
79%

SAPINERO & POWDERHORN

71%

% of overall income

Average H + T Cost in Gunnison County:



■ AVERAGE HOUSING COST ■ REMAINING INCOME

■ AVERAGE TRANSPORTATION COST

People seeking affordable homes are often forced to commute long distances between areas they can afford and higher-cost areas where they work. They spend less on housing but more on transportation, often outstripping the savings.

0% OF GUNNISON COUNTY NEIGHBORHOODS ARE CONSIDERED EFFICIENT



\$13,734

ANNUAL TRANSPORTATION COSTS PER HOUSEHOLD

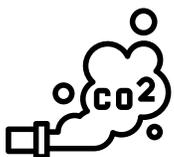


1.94

AUTOS PER HOUSEHOLD

022468

AVERAGE VEHICLE MILES TRAVELED PER HOUSEHOLD



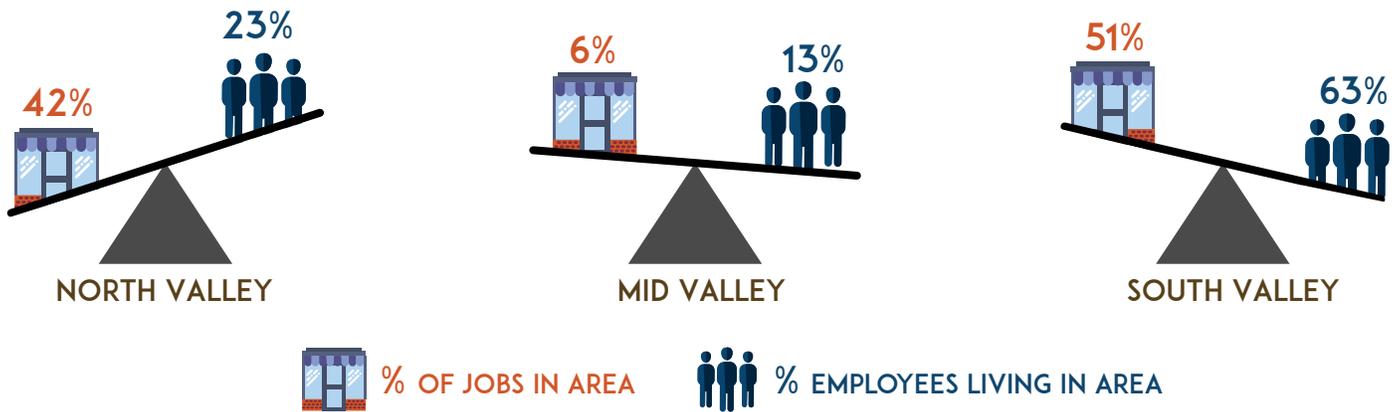
9.28

TONS OF GREENHOUSE GAS EMISSIONS ANNUALLY, PER HOUSEHOLD

JOBS HOUSING BALANCE

Jobs/Housing balance is a way to look at where people work relative to where they live. When jobs and housing are in greater “balance”, people travel less distance to get from home to work. The 2016 Gunnison Housing Needs Assessment evaluated where Gunnison Valley jobs are located compared to where employees live. The Assessment reveals that there are proportionately more jobs in the North Valley than there are people living there, and proportionately fewer jobs in the Mid- and South Valley than there are people living there. This indicates that many working residents from the Mid- and South Valley’s must commute north to their job—a jobs/housing imbalance. *Source: Gunnison Valley Housing Needs Assessment.*

Jobs/Housing Balance in Gunnison County:



Where People Work & Where They Live:

The Housing Needs Assessment incorporated the results of an employer and resident survey conducted in 2016. This survey asked residents where they and members of their family worked. Overall, the survey shows that Mid-Valley residents are more likely to have to travel to work than peers in the North and South Valleys. Totals add to over 100% because many households have more than one employee and some employees work in multiple locations. *Source: Gunnison Valley Housing Needs Assessment.*

		WHERE WE LIVE		
		NORTH VALLEY	MID-VALLEY	SOUTH VALLEY
WHERE WE WORK	NORTH VALLEY	93%	79%	29%
	MID-VALLEY	9%	28%	10%
	SOUTH VALLEY	14%	25%	88%
	OUTSIDE THE COUNTY	13%	19%	12%



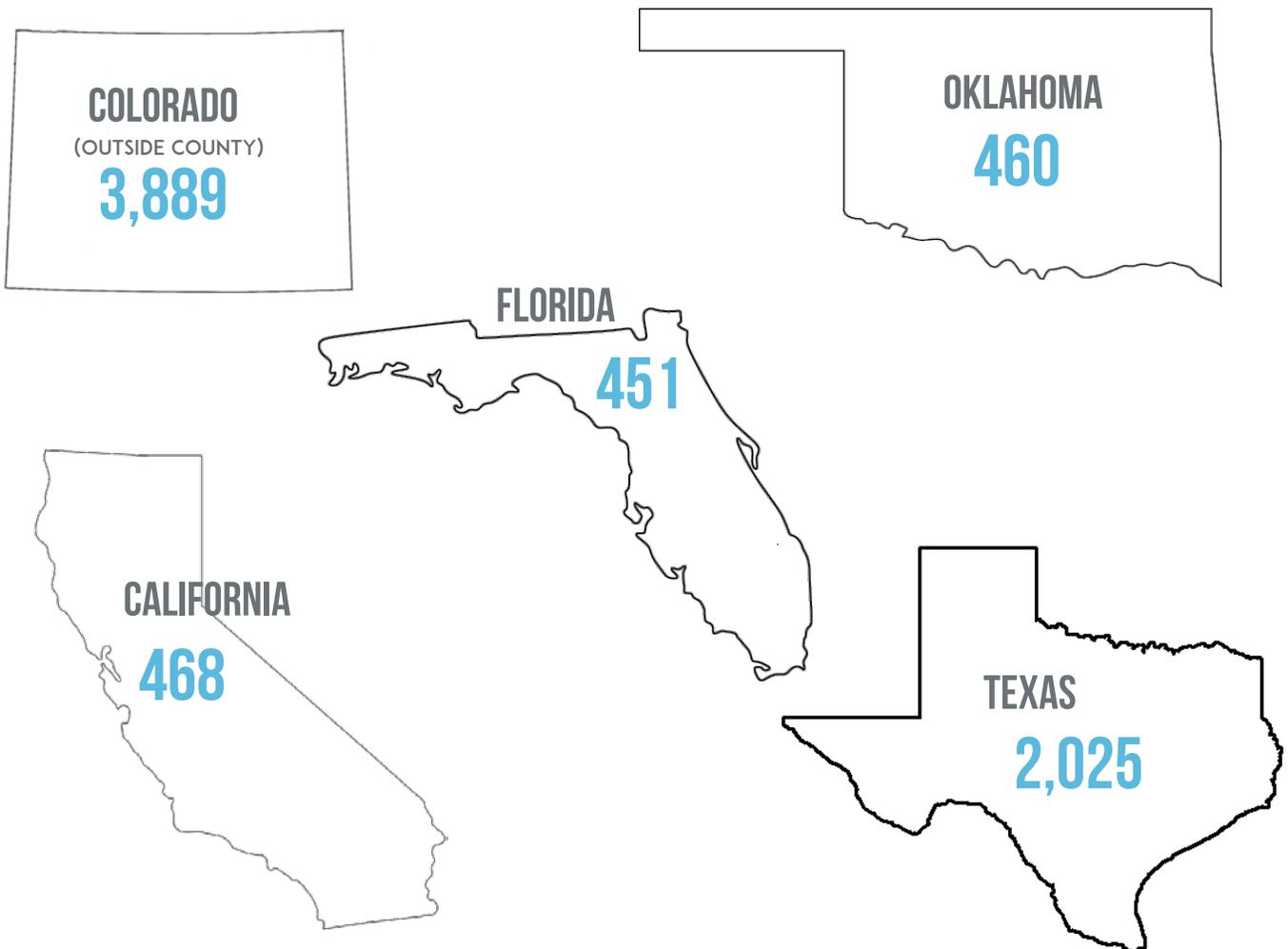
WHERE DO HOMEOWNERS LIVE?

There are over 10,000 properties within the county whose owner receives their tax bill at an out of county address. In other words, the owners of 10,434 properties within Gunnison County have their primary address somewhere other than Gunnison County. Primary place of residence is estimated by where the County Assessors office sends property tax bills. It is important to note that these figures include a wide variety of properties, such as undeveloped parcels, residential properties, and properties used for commercial or industrial purposes. *Source: Gunnison County, GIS Department*

Property Tax Bills Mailed to by Area

	IN COUNTY	OTHER IN STATE	OUT OF STATE
MT CRESTED BUTTE	22%	15%	63%
CRESTED BUTTE	51%	12%	37%
CRESTED BUTTE SOUTH	63%	12%	25%
GUNNISON	81%	9%	10%

Property Tax Bills Mailed to by State



OUR ECONOMY

Our vision is to build a diverse regional economy consistent with our community values that creates quality jobs, builds strong and vibrant local communities, supports and attracts entrepreneurship, and ensures the long-term prosperity of the Gunnison Valley.

- One Valley Prosperity Project – Guiding Principle for Economic Resilience

ECONOMIC RESILIENCY IS A CORNERSTONE OF THE ONE VALLEY PROSPERITY PROJECT. THE GOAL IS MUCH BIGGER THAN BOOSTING LOCAL REVENUE. IT'S ABOUT BUILDING AN ECONOMY THAT IS DIVERSE, SUSTAINABLE AND CAN WEATHER ECONOMIC CYCLES OVER TIME. IT'S ABOUT CREATING GOOD JOBS AND IMPROVING WAGES IN THE VALLEY. IT'S ABOUT EXPANDING OPPORTUNITY FOR THE PEOPLE WHO LIVE HERE.

OUR ECONOMY

Prior to OVPP, economic development efforts had been attempted with limited success.

OVPP represented a new approach based on strengthening and leveraging local assets and building the economy from within – with a focus on supporting entrepreneurs and existing businesses rather than attracting new business from other places.

Since the completion of the OVPP strategy in 2016, several priorities of the Economic Diversity Working Group have been completed or are underway. These range from the opening of ICE Lab, to the completion of the Airport Master Plan, to the completion and ongoing implementation of the Gunnison Vibrancy Initiative, among others.

Building a more sustainable tourism and recreation economy was an OVPP priority as well. Here too,

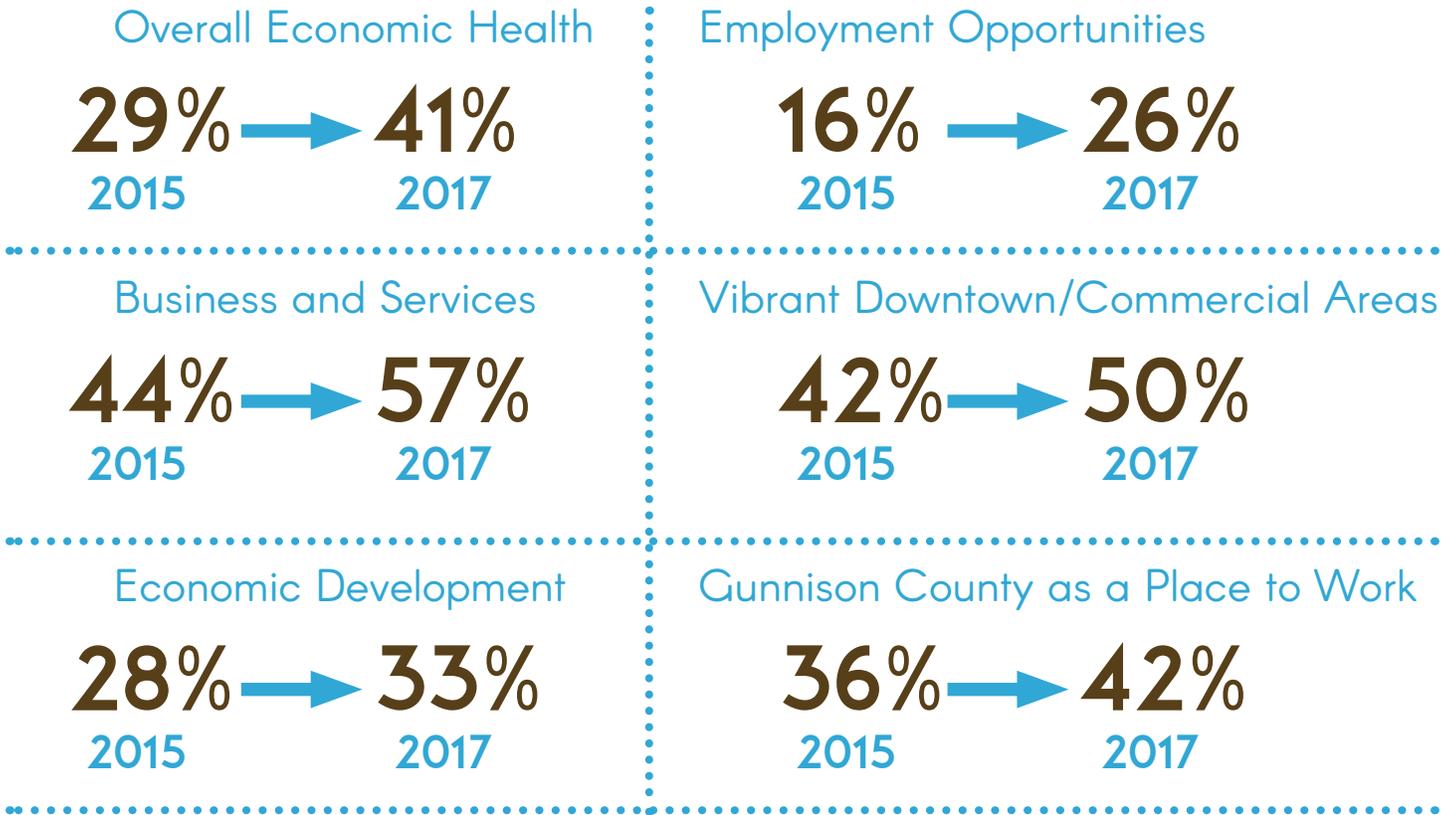
there is significant progress on the priorities and actions identified by the Sustainable Tourism and Recreation Working Group. The BOCC created the Sustainable Tourism and Outdoor Recreation Committee which is was a strategic goal of the original working group. Indeed, the working group is itself a success story, providing a solid platform for effective coordination and collaboration between various agencies and partners working on this issue within the valley.

As the data in this update of the State of the Valley shows, the Valley's economy is improving. The unemployment rate is at 2%, down from 6.4% in 2010. Average earnings per job have increased 5% and the county has added almost 700 new jobs. While it's important not to discount the impact of a strong and growing national economy, it is also good to see that our economy is trending in the right direction.



RESIDENT'S PERCEPTIONS ON ECONOMIC HEALTH

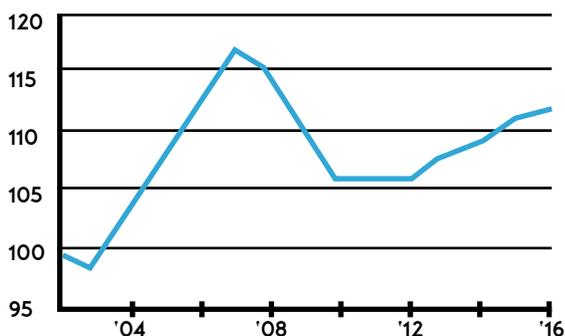
Citizen's attitudes toward the local economy have improved since 2015. In the 2017 National Citizen Survey for Gunnison County, 41% of respondents rated the county's overall economic health as excellent or good, a 12% increase from two years prior. Respondents attitudes toward other economic metrics such as business services and employment opportunities also improved. *Source: 2017 National Citizen Survey*



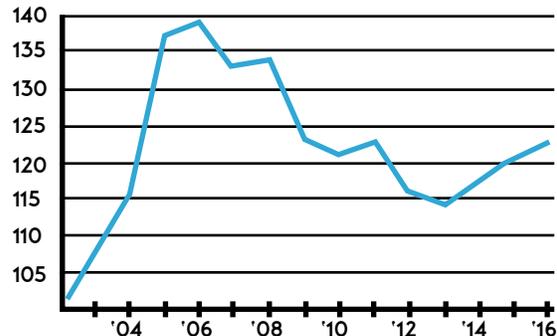
ENCOURAGING ECONOMIC GROWTH

The county's economy is still recovering from the effects of the recession of the late 2000's. Overall, the rate of job growth and economic output, while improving, have yet to rise to their former levels. Economic output refers to the total value of goods and services produced by a county economy, also known as GDP *Source: NACO County Futures Lab*

Jobs Growth Rate



Economic Output Growth Rate



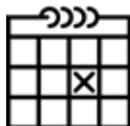
BASIC EMPLOYMENT PICTURE

Several important employment indicators have all seen improvement over the past three years. The unemployment rate continues to drop, down from 6.4% in 2010. Average earnings per job have increased 5.3% to \$36,209, and the number of jobs in the county has grown from 12,381 to 13,014. *Sources: Bureau of Economic Analysis, CA25N Total Full-Time and Part-Time Employment by NAICS Industry; Bureau of Economic Analysis, CA30 Economic Profile; Bureau of Labor Statistics, Quarterly Census of Employment and Wages. NAICS Sectors, One Area; Colorado Housing and Finance Authority*

Unemployment Rate	Average Earnings Per Job	Median Household Income	Number of Local Jobs
2%	\$36,209	\$55,400	13,014

WHAT JOBS ARE WE WORKING?

Employment sectors in Gunnison County have fluctuated over time. Services and retail trade are historically the largest employers in the County. Government—at the local, state and federal level—are also large employers. Construction and retail also make up significant portions of employment in the County. For a detailed look at how employment sectors have changed over time, see the 2015 State of the Valley Report. *Source: Bureau of Economic Analysis, CA25 Total Full-Time and Part-Time Employment by SIC Industry.*

GOVERNMENT  \$55,058 2,168	SERVICE  \$17,541 1,703	RETAIL TRADE  \$24,967 1,263	REAL ESTATE  \$34,446 1,146	CONSTRUCTION  \$39,085 1,137	ARTS & ENTERTAINMENT  \$25,346 1,080
SCIENTIFIC & TECH  \$57,001 793	HEALTH CARE  \$39,611 452	ADMINISTRATIVE  \$35,671 415	FINANCE  \$47,690 366	FARM  UNAVAILABLE 284	MANUFACTURING  \$27,646 204
EDUCATION  \$19,654 164	TRANSPORTATION & WAREHOUSING  \$28,277 150	INFORMATION  \$49,782 138	WHOLESALE TRADE  \$50,414 124	UTILITIES  \$65,300 66	 KEY AVERAGE ANNUAL WAGES NUMBER OF JOBS

CHANGE IN EMPLOYMENT WAGES AND JOBS

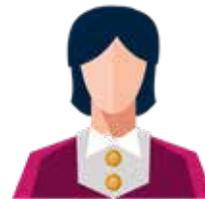
Since the 2015 SoV report, many industries have both increased the number of jobs and the wages paid to employees in those jobs. Science and tech-based jobs have seen the largest growth in overall wages, while the service industry, real estate and government employers have added the greatest number of new jobs into the Valley. *Source: Bureau of Economic Analysis, CA25 Total Full-Time and Part- Time Employment by SIC Industry.*

SECTOR	CHANGE IN WAGE	CHANGE IN JOBS
GOVERNMENT	-\$348	118
SERVICE	\$1,616	142
RETAIL TRADE	\$1,310	109
REAL ESTATE	\$3,317	129
CONSTRUCTION	\$2,185	81
ARTS & ENTERTAINMENT	\$1,146	6
SCIENTIFIC AND TECH	\$3,488	52
HEALTH CARE	\$1,816	47
ADMINISTRATIVE	-\$656	-29
FINANCE	\$3,107	35
FARM	N/A	3
MANUFACTURING	-\$1,416	28
EDUCATION	\$2,302	-15
TRANSPORTATION	\$2,522	10
INFORMATION	\$9,793	1
WHOLESALE TRADE	\$3,294	13
UTILITIES	\$3,305	9

Wage Earners vs. Proprietors

Of the 13,014 jobs in Gunnison County, 68% of the workforce is constituted of employees, while 32% is constituted of proprietors. *Source: Economic Analysis, CA25 Total Full-Time and Part- Time Employment by SIC Industry.*

68%



ARE EMPLOYEES

32%



ARE PROPRIETORS

Household Income Breakdown

There are 6,577 households in Gunnison County. Just over 33% of them make less than \$35,000 annually, and nearly 36% of them make between \$35,000 and \$75,000. Meanwhile, 4% of households bring in over \$150,000. *Source: American Fact Finder.*

INCOME	NUMBER OF HOUSEHOLDS	% OF HOUSEHOLDS
LESS THAN \$15,000	725	11%
\$15,000 - \$35,000	1,452	22%
\$35,000 - \$75,000	2,350	36%
\$75,000 - \$150,000	1,781	27%
\$150,00 OR MORE	269	4%

OUR PEOPLE

We will build and maintain a culture that enables a sustainable healthy community for everyone in the Gunnison Valley. We believe that meeting the basic needs of our community members, encouraging positive youth development and supporting healthcare access for all is critical for the development of a thriving and prosperous community.

- One Valley Prosperity Project – Guiding Principle for Community Health and Equity

SEVERAL ORGANIZATIONS AND INSTITUTIONS WORK TO SERVE THE NEEDS OF GUNNISON'S RESIDENTS. THEY WORK TO REDUCE POVERTY, CARE FOR THE ILL, AND GIVE HELP TO THOSE IN NEED. PEOPLE ARE FEELING THE AFFECT OF THAT WORK AS THEY MOVE INTO GREATER FINANCIAL INDEPENDENCE

OUR PEOPLE

The OVPP process and 2015 SOV report helped to highlight the pervasiveness of families and children living in poverty within the Gunnison Valley.

Even today, in a strong and growing national economy, more than 15% of our population lives in poverty. Striking as that is, it is actually a 13% decrease from three years ago.

The number of recipients receiving SNAP benefits continues to decline from its peak in 2012. Also on the decline are the number of students receiving free or reduced lunches—both signs of improving financial conditions at home. So there is progress.

Yet it's also clear that while the region's economy is improving, challenges remain.

Set against this information comes information from the Colorado Legislative Council, which pegs the RE1 School District—which encompasses all of Gunnison and some of other counties—as the ninth most expensive school district in the state. That's out of 178 districts.

A family's earnings are tied to their ability to move up the economic ladder. As this report notes elsewhere, personal financial conditions appear to have improved compared to the 2015 State of the Valley data. That's not to say these improvements benefited all equally—as the data shows, some sectors have grown more than others. But, by and large, wages are up for most wage earners.



FEDERAL POVERTY LEVEL

\$25,100



FOR A FAMILY OF FOUR

Poverty remains an issue for many people in Gunnison County. However, overall conditions have improved for some. In 2013, 17.7% of Gunnison County's citizens lived in poverty—over 2,500 people. The poverty rate has dropped to 15.4%—a 13% decrease. *Source: US Census Bureau, American Fact Finder.*

IN 2016 THERE WERE 2,319

PEOPLE BELOW POVERTY
IN GUNNISON COUNTY

15.4%

OF OUR POPULATION

THAT'S A 13% DECREASE FROM FIVE YEARS AGO.

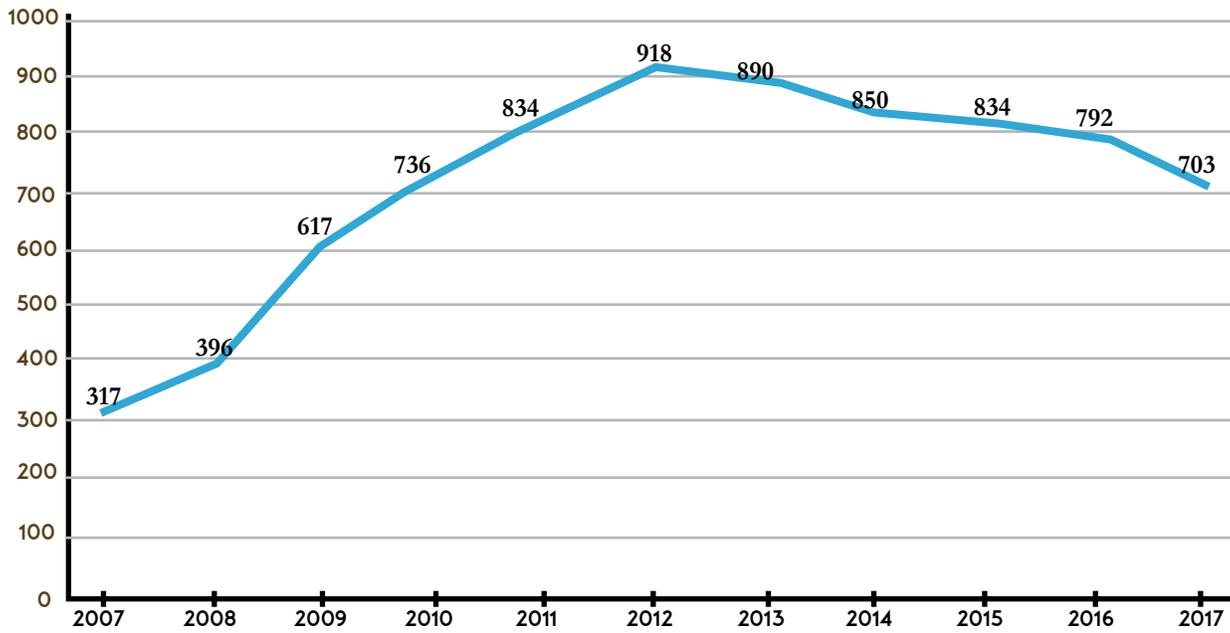
How Poverty Affects Locals

There are 2,319 people living in poverty in Gunnison County, which is over 15% of the entire population. The total number of individuals within various socioeconomic classes are shown below. *Source: US Census Bureau, American Fact Finder.*

	INDIVIDUALS BELOW POVERTY	PERCENT BELOW POVERTY
UNDER 5 YEARS OLD	92	11.7%
5 TO 17 YEARS	266	13%
18 TO 64 YEARS	1,879	17.7%
60 YEARS AND OVER	257	5.9%
MALE	1,055	13%
FEMALE	1,264	18.2%
WHITE	1,923	14.4%
HISPANIC OR LATINO	255	20.5%
OTHER RACES	143	3.7%

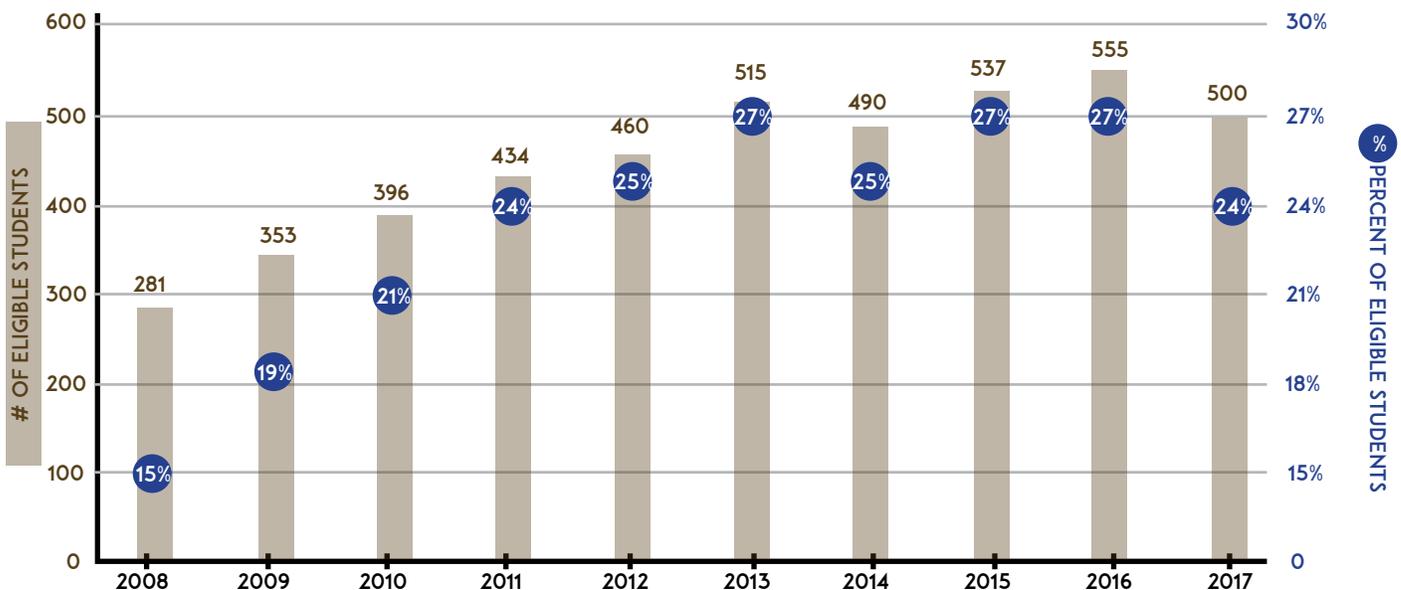
FEWER PEOPLE RELY ON SNAP

The Supplemental Nutrition Assistance Program—SNAP—offers monetary assistance to low-income individuals and families to help them purchase eligible food items. Formerly known as the Food Stamp Program, SNAP helps hundreds of people in Gunnison County. The number of SNAP recipients peaked in 2012 and has been slowly decreasing since then. However, the number of recipients still greatly exceeds the pre-recession low of 317. *Source: USDA Food and Nutrition Service*



LESSENING DEMAND FOR FREE & REDUCED LUNCHES

In 2017, 500 students attending Gunnison County schools were eligible for free or reduced lunches, 24% of the school-going population. The number of eligible students increased sharply following the recession and has not yet gone back down to pre-recession levels. *Source: Colorado Kids Count.*



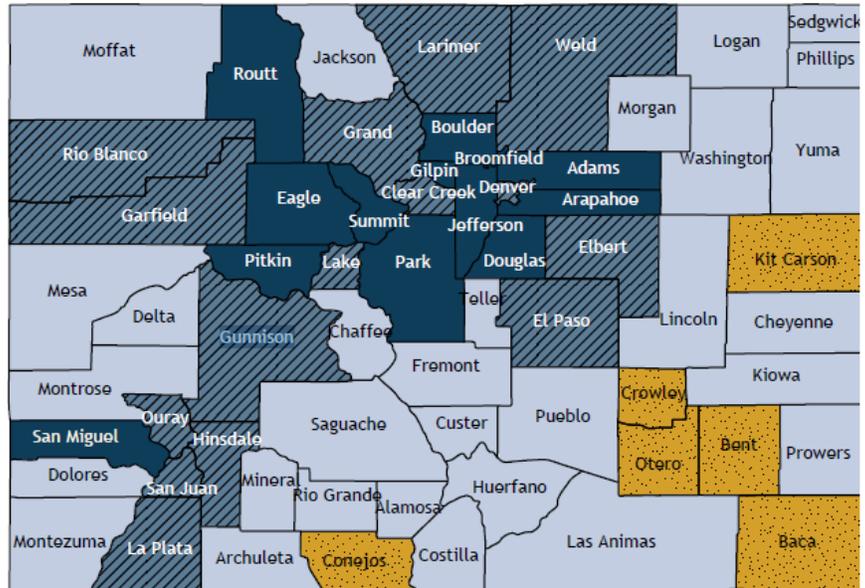
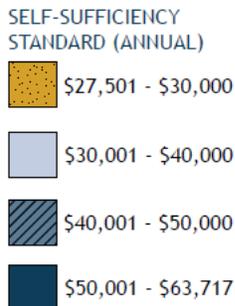
WHAT IT TAKES TO BE SELF SUFFICIENT

Financial self-sufficiency describes how much income families need to make ends meet without public or private assistance (like public housing, Medicaid, or child care assistance). The standard is a measure of economic security that is based on the full costs of the following basic needs:



The measure also includes miscellaneous necessities like clothing, paper products, cleaning products, and personal hygiene products. It demonstrates the amount needed to meet each basic need at a minimally adequate level. The

2015 Federal Poverty Level designates a four person family to be "poor" with an annual income of \$25,100 or less—regardless of where they live, or the age of children. However, the self-sufficiency wage in Gunnison County for the same family is \$71,960.



In Gunnison County, earnings well above the official Federal Poverty Level are nevertheless far below what is needed to meet families' basic needs. *Source: Colorado Center on Law and Poverty*

Gunnison County's minimum annual self-sufficient wage:

\$21,382



Single Adult

\$47,651



Single Adult & Preschooler

\$64,463



Single Adult, Preschooler & Infant

\$71,960



Two Adults, Preschooler & Infant

For those unable to acquire public assistance, making ends meet in Gunnison County is difficult—especially with children. Compared with employment and wages data, per capita income is insufficient to afford the necessities of life. And with job growth expected to be largest in low-paying service sector jobs, this trend will likely continue into the foreseeable future. This creates a pressure to make ends meet through other means, and that may include co-housing or being spare about needs like food and transportation.

ELDER ECONOMIC SECURITY

Elder economic security measures the income and supports needed for older adults to live modestly in the community without public support, such as food assistance, energy assistance, subsidized housing or property tax help. *Source: Colorado Center on Law and Policy*

	ELDER PERSON (AGE 65+)			ELDER COUPLE (BOTH AGE 65+)		
	OWNER W/O MORTGAGE	RENTER	OWNER W/ MORTGAGE	OWNER W/O MORTGAGE	RENTER	OWNER W/ MORTGAGE
HOUSING (INC. UTILITIES, TAXES & INSURANCE)	\$410	\$666	\$1,658	\$410	\$666	\$1,658
FOOD	\$260	\$260	\$260	\$476	\$476	\$476
TRANSPORTATION	\$256	\$256	\$256	\$397	\$397	\$397
HEALTH CARE	\$404	\$404	\$404	\$808	\$808	\$808
MISCELLANEOUS	\$266	\$266	\$266	\$418	\$418	\$418
ELDER INDEX PER MONTH	\$1,596	\$1,852	\$2,844	\$2,509	\$2,765	\$3,757
ELDER INDEX PER YEAR	\$19,152	\$22,224	\$34,128	\$30,108	\$33,180	\$45,084

ANNUAL COMPARISON AMOUNTS	ELDER MAN	ELDER WOMAN
FEDERAL POVERTY LEVEL	\$11,670	\$11,670
AVERAGE SOCIAL SECURITY PAYMENT	\$18,478	\$13,831
MEDIAN RETIREMENT INCOME	\$28,000	\$15,200

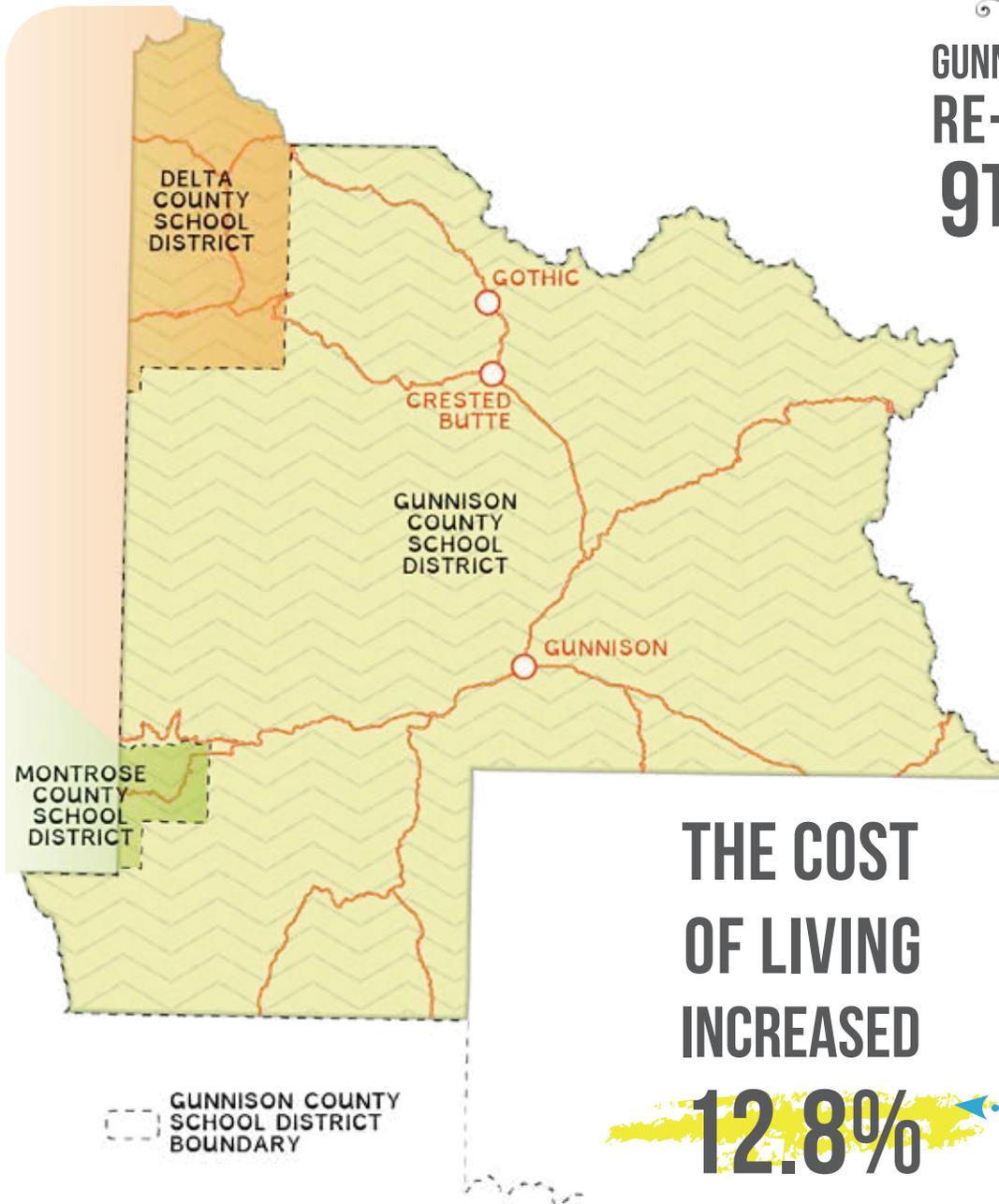
A RISING COST OF LIVING

According to a 2018 report by the Colorado Legislative Council, the Gunnison School District (Gunnison Watershed RE-1J) is the 9th most expensive district to live within in the state of Colorado, out of 178 districts. The school district was listed as the 16th most expensive district in the 2015 State of the Valley report. The cost of living in Gunnison county has increased 12.8% since 2013. *Source: Colorado Legislative Council*

**THERE ARE
178 SCHOOL DISTRICTS
IN THE STATE**



**GUNNISON COUNTY
RE-1J IS THE
9TH MOST EXPENSIVE**



**THE COST
OF LIVING
INCREASED
12.8%
SINCE 2013**

OUR COMMUNITY

WE ARE GROWING AND CHANGING.

EACH YEAR, AROUND 200 NEW PEOPLE ARE ADDED TO THE COMMUNITY. EVEN WITH THIS GROWTH, WE'VE MANAGED TO MAINTAIN HIGH LEVELS OF EDUCATION AND A RELATIVELY YOUNG POPULATION—THOUGH WE ARE AGING.

MANY OF US SPEND TIME IN OUR CARS. AS A COMMUNITY, WE SPEND OVER 80 DAYS A YEAR IN TRANSIT—THAT'S 14 MINUTES A DAY. READ MORE ABOUT YOUR COMMUNITY

WHAT WE CARE ABOUT

During the summer and fall of 2015, people gathered throughout the Gunnison Valley to talk about why they choose to live here, what they love about it, and their hopes for the future. From those conversations emerged seven community values statements. These statements encapsulate what motivate many of us to live here. They are also written to help provide direction to community leaders when they are making decisions for the future.

A HEALTHY AND ACTIVE LIFESTYLE

We value our healthy active lifestyle that enhances our physical and mental wellbeing allowing us to live meaningful lives filled with a sense of adventure and joy.



A SIMPLE LIFE

We value the character of our communities with their slower pace and ease of getting around so we have more time to do the things that matter the most making us happier and healthier.



AN ENGAGED COMMUNITY

We value the openness and human scale of our valley's communities which nurture a creative, civil and engaging environment for personal contribution to the well-being and betterment of the community.



A SAFE & CARING COMMUNITY

We value our safe and caring community where people believe in creating an atmosphere of tolerance and unity which fosters a sense of belonging and a more gratifying life.



CONNECTED TO NATURE

We value our Valley's ranching community and incredible natural setting that contribute to our spiritual wellbeing and promotes a commitment to environmental stewardship.



FAMILY FRIENDLY

We value our community as a great place to raise our kids because it provides a strong educational foundation, authentic relationships, and peace of mind, all of which foster a nurturing family environment.



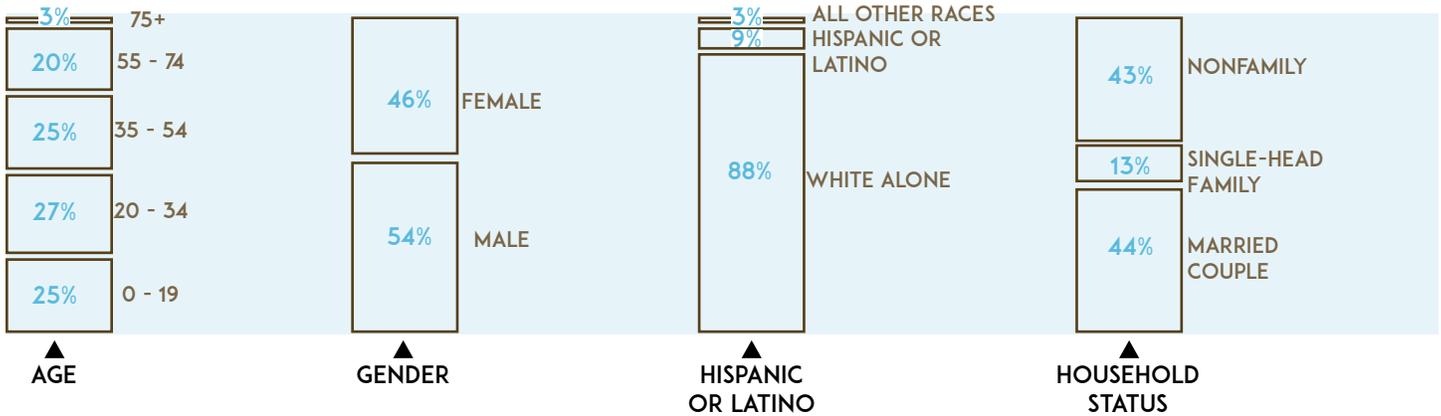
A LEARNING COMMUNITY

We value our exceptional educational opportunities for all ages that provide for an intellectually interesting and stimulating life.



WHO WE ARE: DEMOGRAPHIC PROFILE

The population in Gunnison County is 54 percent male and 46 percent female. The single largest age group in Gunnison County is made up between those of 25 and 34. The county's population is gradually aging—the largest age cohort in the 2015 SoV was between 20 and 24. Additionally, the percent of population 65 years and older continues to grow, with 10.7% of all county residents of that age. However, overall the median age is 34, which remains the same from 2015. The number of Hispanic and Latino continue to increase, rising 1% from 2015 to a high of 9% of the total population today. *Source: US Census Bureau.*



There are 6,577 households in Gunnison County, a growth of 204 households from 2015. Households average 2.4 people per household--a 1/10% increase from 2015. 44% of households are composed of married couples, 13% are a single head of family, whether female or male householder, and 43% are “non-family” householders (i.e. living alone or with roommates). *Source: US Census Bureau.*

% of population 65 years or older is growing:

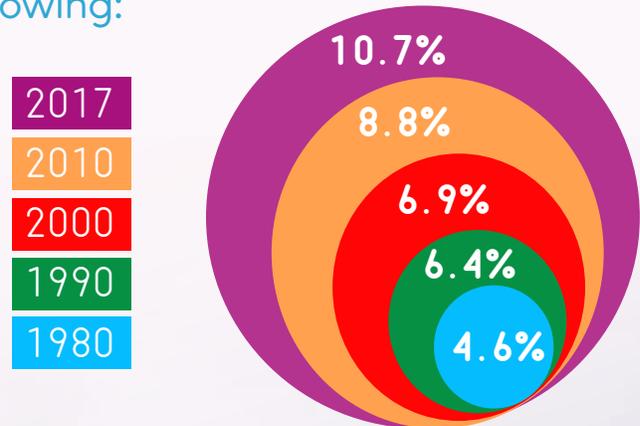


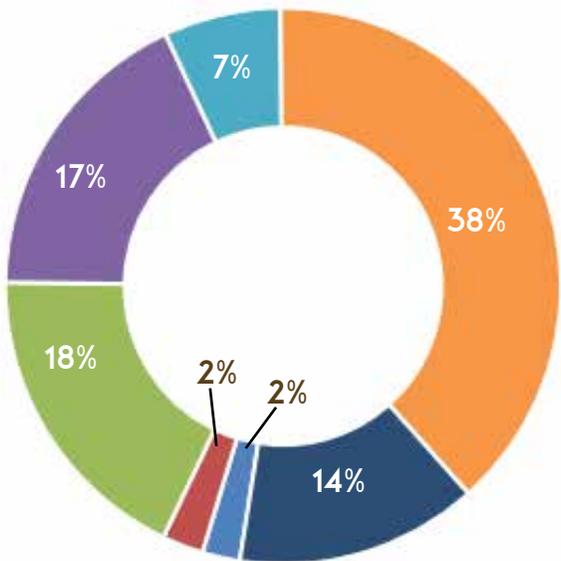
Photo: Cathie Pagano

AN EDUCATED COMMUNITY...

Gunnison County continues to attract and produce well-educated citizens. 52.6% of the adult population (those over 25 years old) have obtained a Bachelor's degree or higher, and just over 14% claim a Graduate degree or higher. However, the share of people with an advanced degree has declined marginally since 2015—seeing a drop of 1.8% from a high of 54.4% then. Of Gunnison's peer county's—Delta, La Plata, Garfield, Routt and San Miguel—only San Miguel claims a higher percentage of people with a Bachelors degree or higher, at 55% of the adult population.

Source: American Fact Finder

Educational Attainment



- High school graduate
- Bachelor's degree
- Less than 9th grade
- Some college, no degree
- Graduate or professional degree
- 9th to 12th grade, no diploma
- Associate's degree

...WITH HEALTH CHALLENGES

Gunnison county residents have improved in some health-related categories, and diminished in others. The number of smokers increased from 14% to 16% of the population. 10% of babies have low birth rates, compared to 9.5% three years ago. On the other hand, obesity and binge drinking are on the decline, dropping 6.25% and 15% respectively. Overall, life expectancies are high in the county—83.4 years for women and 80.6 years for men. Gunnison continues to have a high suicide rate—averaging 3.7 suicides per year, with a high of 10 in 2016. Sources: Robert Wood Johnson Foundation; U.S. Health Map, Institute for Health Metrics and Evaluation; Colorado Department of Public Health and Environment

In Gunnison County:

16% ARE SMOKERS



15% ARE OBESE

12% OF THE POPULATION IS UNINSURED

23% BINGE DRINK



4,500 YEARS OF POTENTIAL LIFE LOST TO PREMATURE DEATH



10% OF BABIES HAVE LOW BIRTH WEIGHT

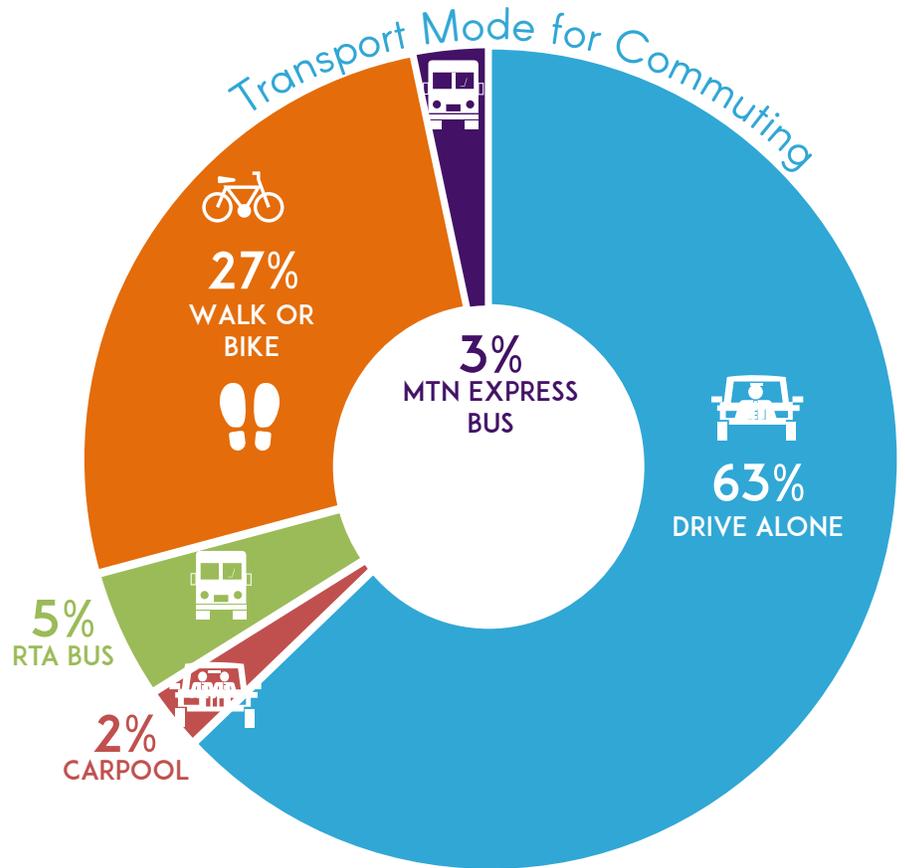
SUICIDES PER YEAR

1 - 5	8 - 10
2010 - 2015	2016 - 2018

TRANSPORTATION BEHAVIORS

Gunnison County travelers use multiple modes of transportation to get around. The 2016 resident survey showed that over 60% of commuters drive to work alone, and that the remainder use a variety of means to get back and forth, including transit and non-motorized transportation. *Source: Gunnison Valley Housing Needs Assessment.*

120,885
 AGGREGATE
 TRAVEL TIME
 TO WORK
 (IN MINUTES)
 ANNUALLY
 THAT'S
 84
 FULL DAYS
 IN TRANSIT



THE MEAN TRAVEL TIME TO WORK: 14.1 MINUTES



Photo: Cathie Pagano

POPULATION PROJECTIONS

If Gunnison County continues to grow at the rate it has been—roughly 183 new residents per year—22,728 people will live in Gunnison by 2050. To accommodate this growing population, roughly 112 new housing units will need to be built per year. This equates to roughly 3,601 new homes being needed over the next 32 years.

IN 2050...

5,916 NEW RESIDENTS

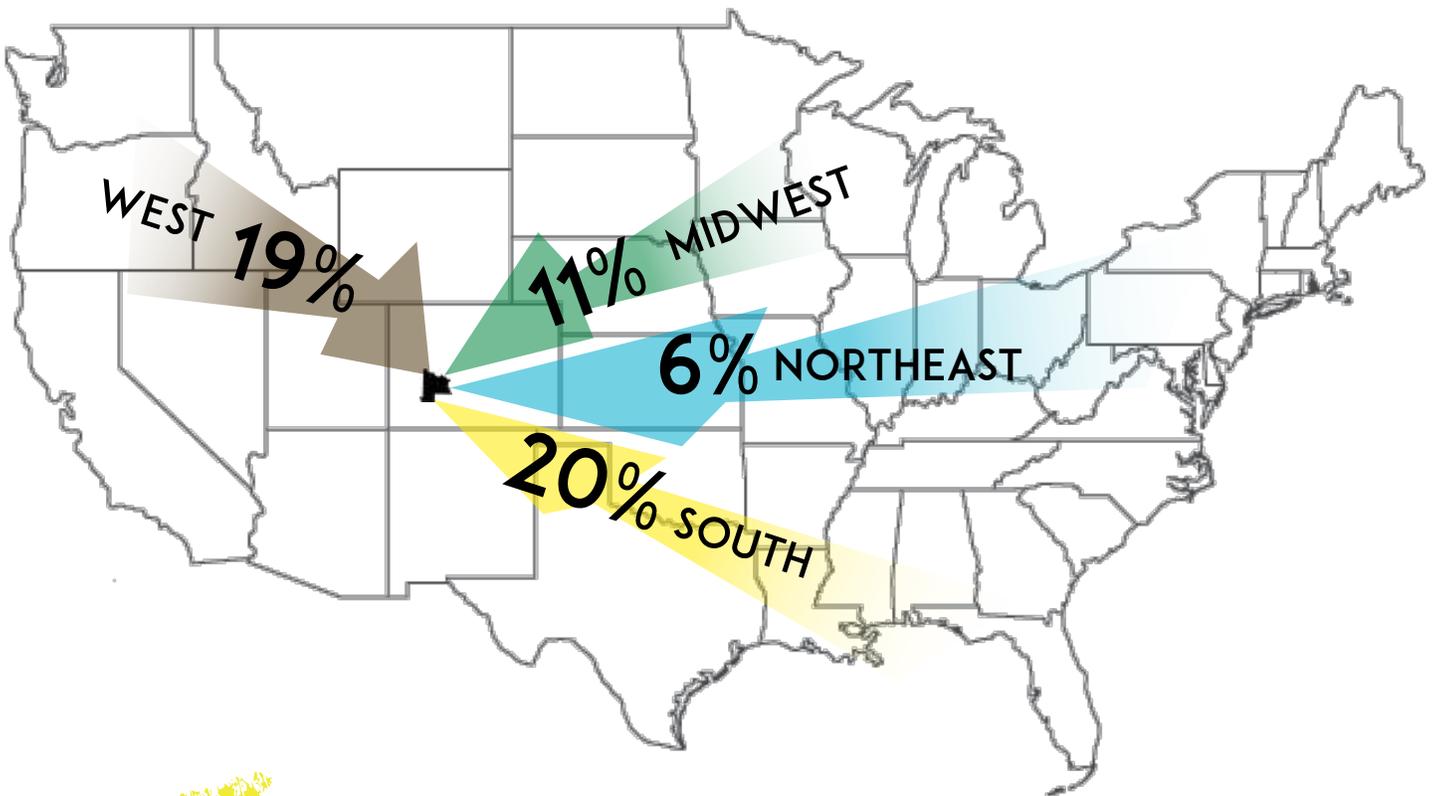
112 NEW HOMES ANNUALLY

22,728 POPULATION

3,601 NEW HOMES NEEDED

Where are people coming from?

In general, where do new residents come from when moving to Gunnison County? According to Internal Revenue Service tax records, Gunnison county attracts people from across the nation. However, the greatest source of new residents is Colorado itself—44% of new residents to Gunnison County already live in Colorado. *Source: Internal Revenue Service*



44% OF NEW RESIDENTS ALREADY LIVE IN COLORADO



2018 GUNNISON COUNTY STATE OF THE VALLEY