

Gunnison County

Demographic and Economic Profile

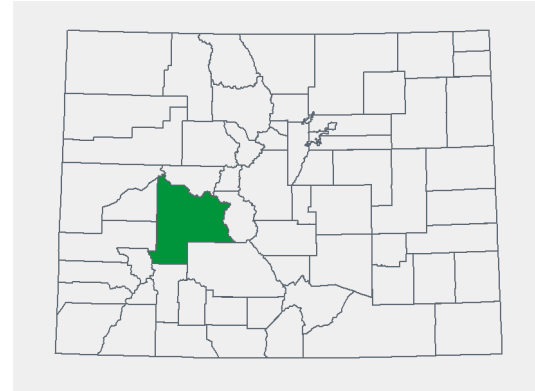


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2014)	15,660
Population Change 2010 to 2014	351
Median HH Income (ACS 10-14)	\$51,371
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	10,741
Cost of Living Index (State=100)	102.55, Mid-range

Source: State Demography Office
U.S. Census Bureau

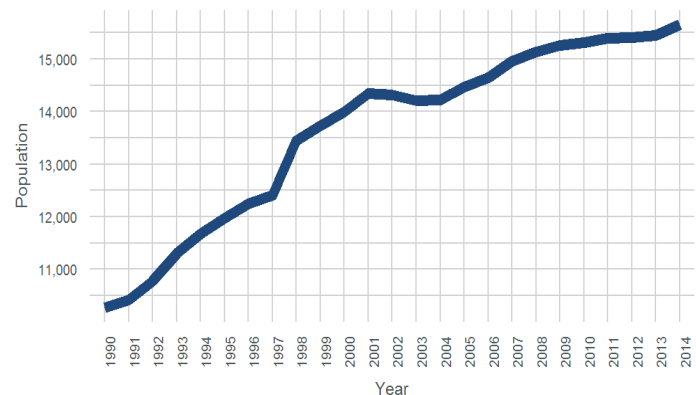


Population

Population Estimates and Forecasts for the resident population are produced by the State Demography Office.

- Gunnison County's population grew rapidly in the 1990s, followed by slight declines from early 2000 through 2004 and has grown steadily since.
- Growth in the 90s was due to both natural increase and net migration, since 2000 natural increase has been a significant factor for growth in the County.

Gunnison County Population, 1990 to 2014

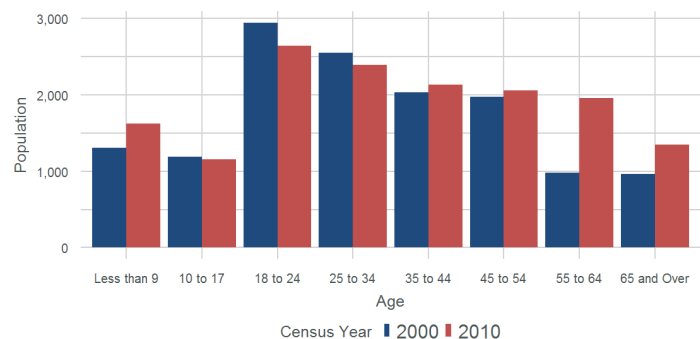


	Population		Annual Average Growth Rate (%)	
	Gunnison	Colorado	Gunnison	Colorado
1990	10,273	3,294,473		
1995	11,974	3,811,074	3.1%	3%
2000	13,989	4,338,801	3.2%	2.6%
2010	15,309	5,050,289	0.9%	1.5%
2014	15,660	5,353,471	0.6%	1.5%

Population By Age

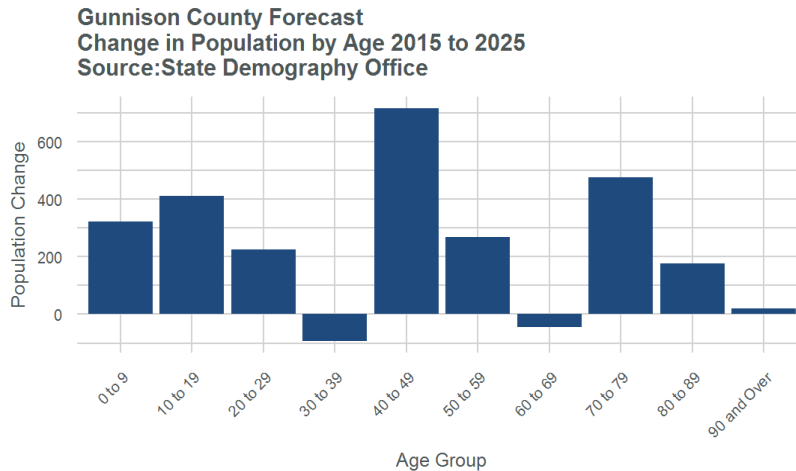
Gunnison County's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The 55 to 64 and 65 and older age groups experienced significant growth last decade, the result of current residents aging in place. Decreases in younger adult age groups are the result of lower levels of net in-migration of persons aged 20-24 than in previous decades. The aging population may put downward pressure on tax revenue due to changes in spending on taxable goods.

Gunnison County Population by Age
Source: U.S. Census Bureau



Population By Age, Continued

Gunnison County is forecast to reach 17,150 by 2020 and 21,860 by 2040. The forecast growth rate is expected to return to an annual average growth rate of 1.4% per year from 2015 to 2030. Most of this growth is forecast for adults (40-49), the result of aging as well as those who move and their children. The number of residents over age 70 will also increase, the result of current older residents aging in place. The forecast growth will be dependent on housing and community services and how well Gunnison attracts and retains its population.

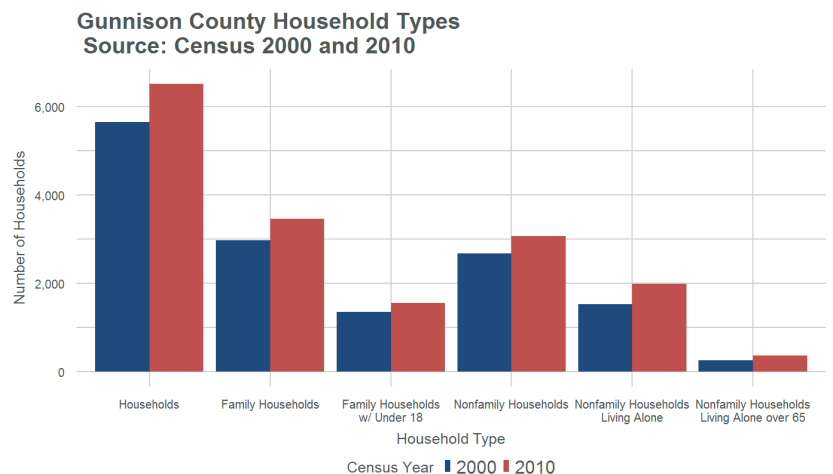


Housing & Households

Gunnison County Housing Units	2000	2010	2010 %
Total Housing Units	9,135	11,412	
Occupied Housing Units	5,649	6,516	57.1%
Owner-Occupied Units	3,296	3,900	59.9%
Renter-Occupied Units	2,353	2,616	40.1%
Vacant Housing Units	3,486	4,896	42.9%
For Seasonal	3,125	4,053	82.8%
All Other Vacant	361	843	17.2%

- The overall vacancy rate was 42.9% in 2010.
- The majority of vacant units are for seasonal use (82.8%).
- A majority of the units are owner occupied (59.9%) but an active rental market exists as well.

- There was an increase in households between 2000 and 2010.
- This increase can be seen across all household types, especially in Nonfamily households including those without children under 18 and non-family households living alone over the age of 65.
- This data is consistent with the aging of Gunnison County residents.



Race & Ethnicity

Gunnison County Population by Race/Ethnicity

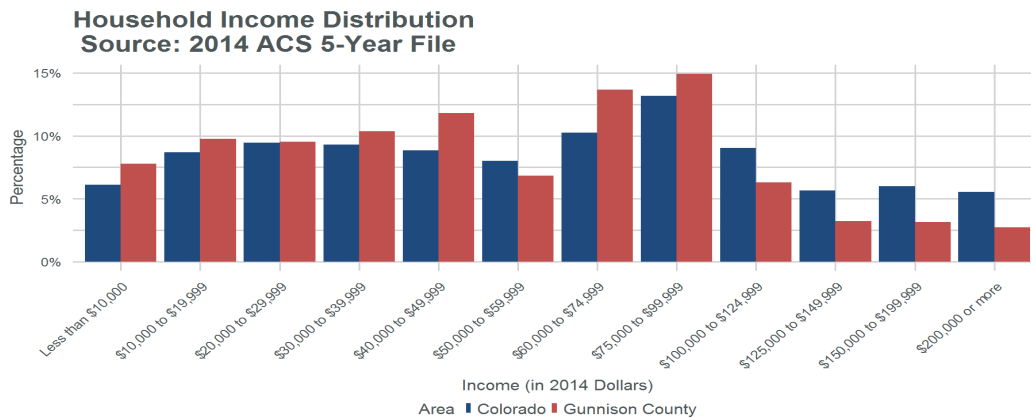
	2000	2010	2010 %	Colorado 2010 %
Total	13,956	15,324		
White	12,886	13,658	89.1%	70.0%
Black or African American	55	45	0.3%	3.8%
American Indian or Alaska Native	78	61	0.4%	0.6%
Asian	71	94	0.6%	2.7%
Native Hawaiian and Other	3	4	0%	0.1%
Some Other Race	13	13	0.1%	0.2%
Two or More	150	194	1.3%	2.0%
Hispanic	700	1,255	8.2%	20.7%

Source: U.S. Census 2010

- Gunnison is less diverse than the state as a whole but is becoming more diverse over time.
- The Hispanic population increased by 79% between 2000 and 2010 while the White population increased by just 6%. The total overall population growth for that period was 10%.

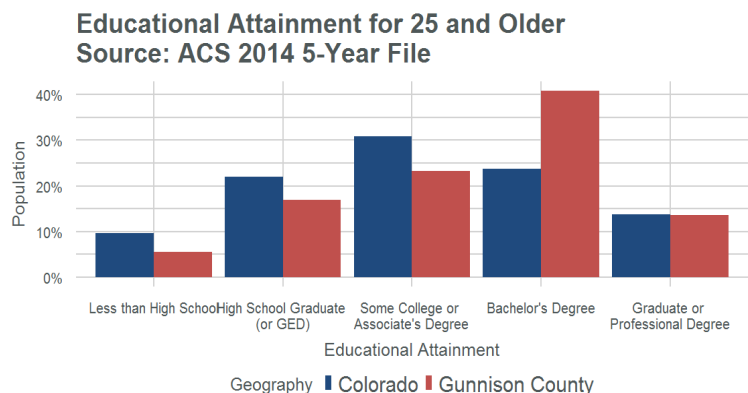
Income

The graph below compares Gunnison's income distribution to the state. Gunnison has a lower median household income than the state, \$51,371 vs. \$59,448. The lower median income is driven by the larger share of tourism related jobs and fewer professional and business service jobs. Although Gunnison has a lower median than the state, the largest income shares are between \$60,000 and \$99,999. This is partially driven by the age distribution in Gunnison and the high share of the population with a Bachelor's degree or higher.



Education

The largest share of the population has a Bachelor's degree or higher, aided by the location of Western State Colorado University. As a result, Gunnison has a lower share of its population not completing high school than the state as a whole.



Commuting

Gunnison County Commuting Patterns, 2014

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure.

Close to 32% of the resident workforce (light green) works outside of Gunnison. Of the jobs in Gunnison (dark green), 63% are filled by residents with 37% being filled by workforce from outside of the county. Delta county accounts for the largest share of in commuters followed by Montrose.



- Jobs in Gunnison County
- Workforce in Gunnison County
- Overlap: Work and Live in Gunnison County

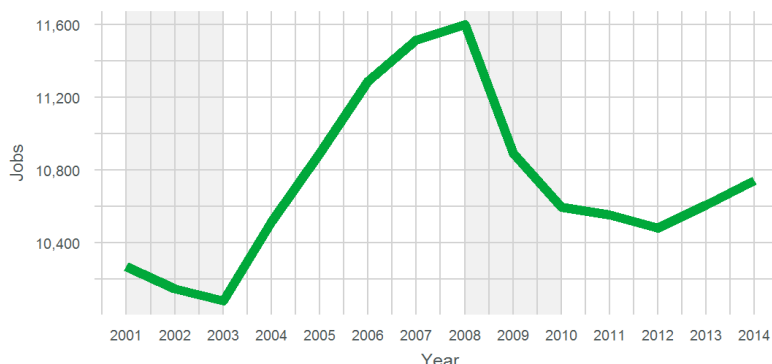
Source: LEHD On the Map, 2016

Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

Jobs & the Economy

Total employment in the county was estimated to be 10,741 in 2014, down 857 jobs from Gunnison's peak employment in 2008 of 11,598. Construction and mining account for nearly all of these job losses; however, many of the mining losses have occurred recently due to the closure of a coal mine near Somerset. Since 2010 the job growth has been concentrated in professional and business services, accommodation and food services, arts, entertainment and recreation, and agriculture.

Gunnison County Total Estimated Jobs, 2001 to 2014
Source: State Demography Office



Note: Grey shading represents beginning to bottom of U.S. recessions.

Economic Industry Mix

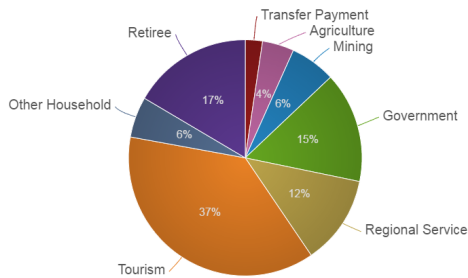
The industrial mix in Gunnison can be seen at left. The largest industries by employment are government, accommodation and food followed by retail trade, arts, entertainment and recreation, and construction.

2015 Share of Jobs by Industry

Sector Name	Gunnison	Colorado
Agriculture	2.8%	1.5%
Mining	3.6%	1.1%
Utilities	0.5%	0.3%
Construction	9.0%	6.5%
Manufacturing	1.2%	4.7%
Wholesale Trade	0.7%	3.5%
Retail Trade	9.8%	9.5%
Transportation & Warehousing	1.0%	2.8%
Information	0.9%	2.4%
Finance and Insurance	1.6%	4.0%
Real Estate and Rental and Leasing	5.5%	3.4%
Professional and Technical Services	6.0%	9.1%
Management of Companies	0.0%	1.2%
Administrative and Waste Services	3.7%	6.0%
Educational Services	1.3%	2.0%
Health Care and Social Assistance	3.4%	9.8%
Arts, Entertainment, and Recreation	8.8%	2.5%
Accommodation and Food Services	13.9%	8.5%
Other Services	7.2%	5.9%
Government	19.0%	15.2%

Source: State Demography Office Total Estimated Jobs

Gunnison Base Industries, 2014



Source: State Demography Office

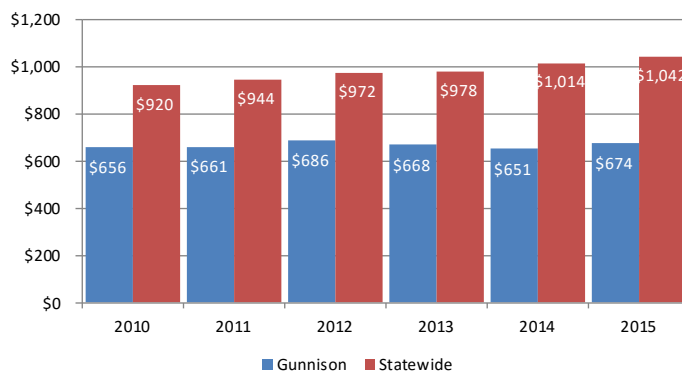
Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Gunnison. The chart shows the important share of economic activity driven by tourism and government. Tourism includes 2nd homes and some transportation, while government is boosted by Western State Colorado University. Retirees and regional services (like health care and construction) are also important economic drivers to the county. Retirees are a driver because they spend their savings or pensions locally. Mining and agriculture are smaller, yet still significant economic drivers.

Average Wage Trends

- Average weekly wages Gunnison increased by 3% between 2010 and 2015 compared to the state which increased by 13%.
- Weekly wages of \$674 in Gunnison in 2015 were 65% of the \$1,042 statewide average.
- Wages in Gunnison declined between 2012 and 2014, as the county lost high paying mining jobs and employment growth occurred in lower paying industries like arts, entertainment and recreation and accommodation and food services.

Average Weekly Wage



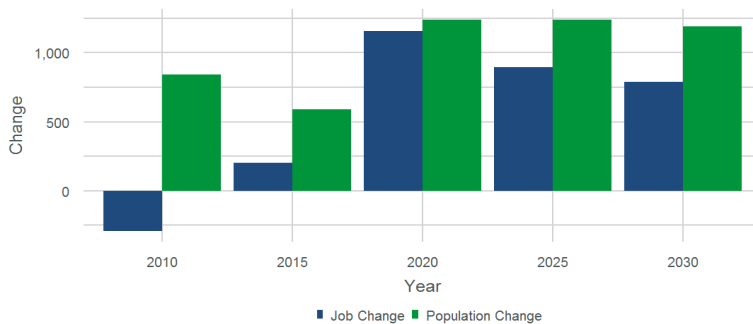
Source: Department of Labor and Employment (QCEW)

Population and Economic Forecast

The rates of growth of both population and jobs can differ somewhat because of changes in the labor market, i.e., labor force participation rates, age, unemployment rates, multiple job holding, and/or commuting. In addition, macroeconomic conditions such as business cycle fluctuations and faster or slower periods of U.S. and Colorado economic growth can affect overall job growth in a region.

- Population growth is forecast to roughly match job growth for the period from 2015 to 2020. After 2020, population growth is expected to exceed job growth.
- Population growth after 2020 in Gunnison County is in part driven by job growth within other counties within the Region.
- Population is forecast to grow within adult age groups as well as significant aging into 70 and older age groups.
- This means that while employment isn't expected to be growing, population will. This may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.

Gunnison County Forecast Change in Population and Jobs 2010 to 2030
Source: State Demography Office



	Total Jobs	Population
2010	10,596	15,314
2015	10,797	15,905
2020	11,952	17,147
2025	12,848	18,385
2030	13,639	19,576