AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item:

Action Requested: Discussion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Update on State of the Valley Report and Next Steps

Fiscal Impact:

Submitted by: Russell Forrest **Submitter's Email Address:** rforrest@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ○ Required ◉ Not Required

Comments:

Reveiwed by: Discharge Date: Certificate of Insurance Required

Yes ○ No ○

County Manager Review:

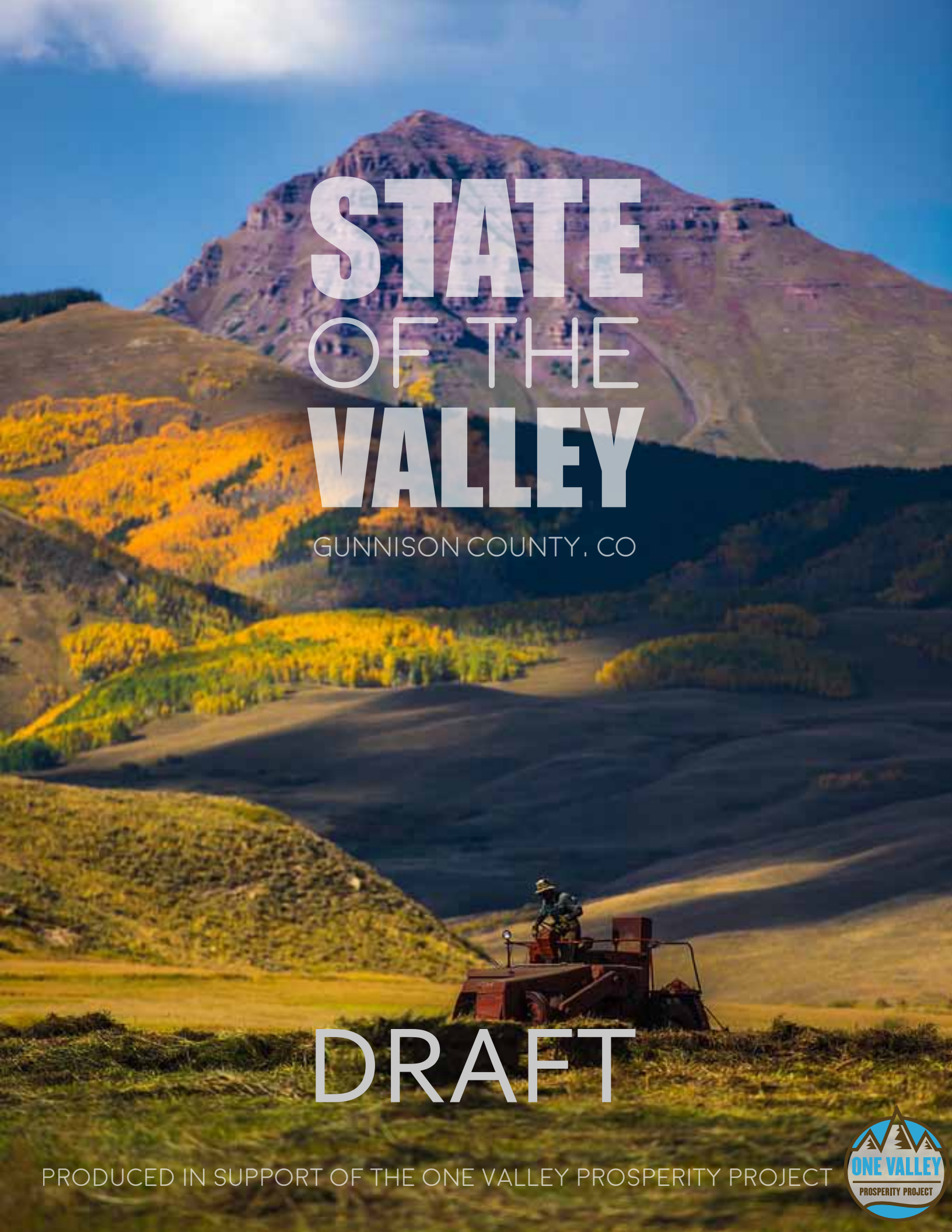
Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 6/16/2015

○ Consent Agenda ○ Regular Agenda ◉ Worksession Time Allotted: 10 Minutes

Agenda Date: 6/23/2015

Revised April 2015



STATE OF THE VALLEY

GUNNISON COUNTY, CO

DRAFT

PRODUCED IN SUPPORT OF THE ONE VALLEY PROSPERITY PROJECT

ONE VALLEY PROSPERITY PROJECT

STATE OF THE VALLEY, GUNNISON COUNTY, COLORADO

A COMPREHENSIVE OVERVIEW OF GUNNISON COUNTY, COLORADO, FACTS, FIGURES, TRENDS AND VALUES

ONE VALLEY PROSPERITY PROJECT

Gunnison County COLORADO

Report prepared by Sonoran Institute

25 SONORAN INSTITUTE

Cover photo, this page & last page photo: Dave Kozlowski

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"I see prosperity as a combination of health and opportunity. Be that physical, mental, social, spiritual, cultural, educational, economic, environmental. If we can further provide opportunities for all those types of health in our community and see the ways that they're linked, the excitement and the inspiration of our community will just explode."

Brooke Moran

"The sense of community in the valley is know you're supported in everything you want to do here...There are so many opportunities here that you wouldn't think to try anywhere else...everybody is really supportive of everybody trying everything."

Colleen Hegeman

"More than anything that keeps me here is probably the community, probably the people that are involved. It's hard to put a value on it, but the people that live in Gunnison are happy people. They want to be here. They want to work hard to be here...so you have this sense of community."

Eric McPhail

"Really prosperity is founded on, grounded in, a network of relationships. A prosperous community must have places and ways to build a meaningful network of relationships. One of the key ways we do that...is through volunteering. It's understood that volunteerism is what makes this place work, and it bonds you with people. I can't be prosperous if we aren't all prosperous; my well-being is completely tied to the community's well-being."

Arvin Ramgoolam

DRAFT

STATE OF THE VALLEY
GUNNISON COUNTY, CO

In the rearview mirror, it's relatively straightforward to review the events and information that shaped today's conditions. There are piles of data and research for any given community that the curious citizen can wade through to assess past conditions. The Gunnison Valley is no different. Already within reach are scores of reports, data, analyses and research documents that draw from dozens of sources and address any number of topics. The economy. The environment. Social issues and conditions. Educational attainment and impact. And more.

But for that curious citizen, sifting through these sources is a monumental task.

The One Valley Prosperity Project (OVPP) has prepared this State of the Valley document to consolidate and make accessible the findings from these many sources, and present them in an accessible way. Our intent is that this document helps the Gunnison Valley community grasp the changes the valley has experienced—to look in the rearview mirror—to better understand the possibilities it faces going forward.

At the same time, looking at the data and conditions these sources contain can reveal something more than just objective analysis. In a sense, it can help us hold up a mirror to who we are as a community: Do our actions, as borne out by the data, support the kind of community we think we are? Are the choices we've made consistent with the values we share as a community? To explore these questions, this report not only presents information, but discusses the implications of that information for the Valley's future.

This document is prepared with the hope that it will provide all who care about the Gunnison Valley a fresh perspective on our community—not just an easy to use compilation of facts and figures for the major social, economic, demographic and environmental trends shaping the Valley, but a presentation of what those trends might mean for the future.

ABOUT

The One Valley Prosperity Project—OVPP—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 first initiative of the OVPP is to develop the One Valley Prosperity Strategy, a regional plan that will guide economic development policy and investments in Gunnison County, Gunnison, Mt. Crested Butte, and Crested Butte.

The Community Builders Task Force—CBTF—began with receipt of a grant to attend the Community Builders Leadership Institute presented by the Sonoran Institute in February 2014. Gunnison County convened a group of partners to attend the Institute, including: City of Gunnison, Western State Colorado University, Town of Crested Butte, Crested Butte Mountain Resort, and the Town of Mt. Crested Butte. This group was expanded after the workshop and has been working together since last February to foster relationships and develop the OVPP. The CBTF will meet monthly to advise the One Valley Prosperity Strategy process and plan development. The CBTF provides direction and oversight in the One Valley Prosperity Project.

Juliet Serrato

THIS REPORT

This report will often compare information about Gunnison County to other Colorado counties, to a Colorado state average, and to a U.S. average. Comparison data is a useful way to contrast local conditions with competitive counties—those that are similar in some way to Gunnison County, whether through population, economic characteristics, or physical attributes. Comparison counties used in this report include Grand, Eagle, Montrose, La Plata, Routt and Moffat. Introducing state and national averages provides benchmarks to see how Gunnison compares at larger scales.

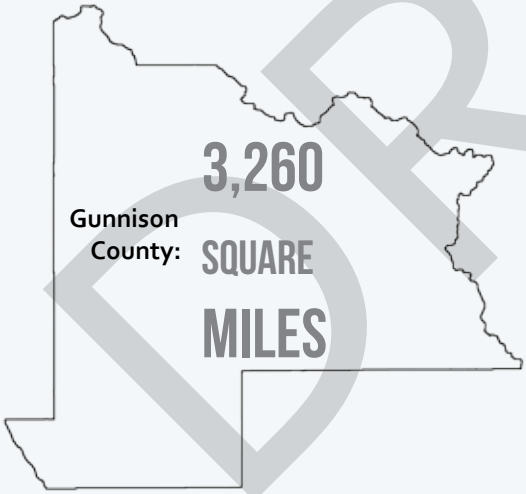
The data in this document come from a variety of sources and span a range of time frames. We used the most up to date information available to us. Principal information sources include the U.S. Census Bureau, the Bureau of Economic Analysis, Headwaters Economics, Colorado Department of Local Affairs, Colorado Department of Labor Market Information, 2013 Gunnison County Community Survey and a variety of independent research associations and foundations, including previous research conducted by Gunnison County staff and hired consultants. This report also utilizes information from Better City, a consulting firm, working on behalf of Region 10 and Gunnison County to identify economic trends, market opportunities, and identify specific strategies to enhance economic prosperity in Gunnison County. Sources are noted throughout the report.

[Getting to Know Gunnison]

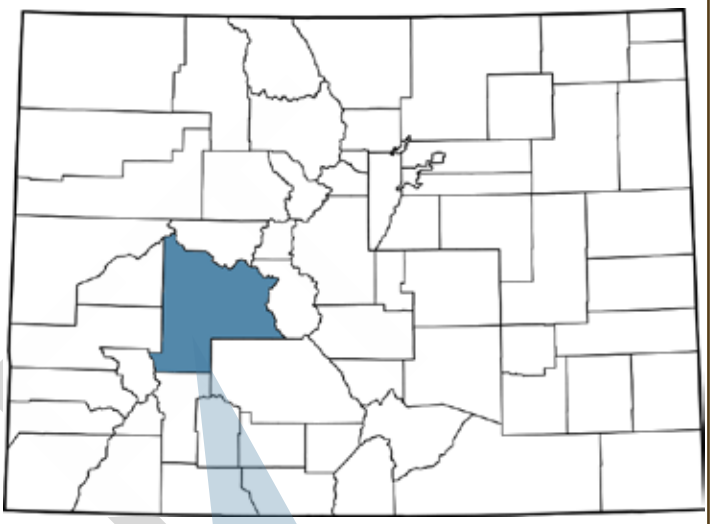
Gunnison County is the fifth largest County in the state, at 3,260 square miles or 2,086,400 acres.

County	Square Miles	Acres
Las Animas	*4,771*	*3,053,440*
Moffat	*4,732*	*3,028,480*
Weld	*3,990*	*2,553,600*
Mesa	*3,309*	*2,117,760*
Gunnison	**3,260**	**2,086,400**
Rio Blanco	*3,222*	*2,062,080*
Saguache	*3,167*	*2,026,880*

For comparisons sake, Gunnison is just about the size of Puerto Rico.



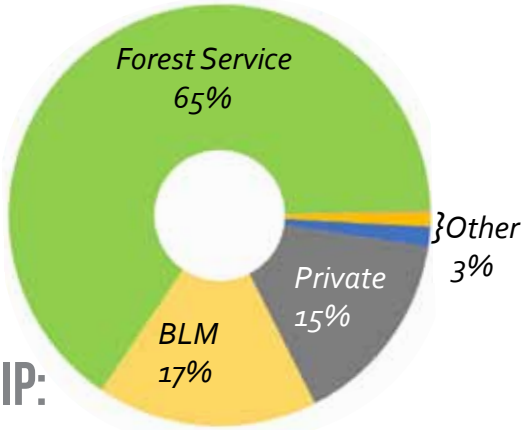
COLORADO



GUNNISON COUNTY

Of the land in the County, 1,742,406 acres are owned by the Federal Government. The biggest public land owner is the U.S. Forest Service: 1,357,501 acres of the Gunnison National Forest's 1,672,320 acres lie within Gunnison County—65% of the total land area in the County. The Bureau of Land Management (BLM) holds an additional 353,454 acres of land—nearly 17% of the County total—and the National Park Service holds over 32 thousand acres of land.

LAND OWNERSHIP:



15% of the County's area—316,228 acres—are privately owned. Combined, the municipal jurisdictions within Gunnison County—the City of Gunnison, Crested Butte, Mt Crested Butte and Pitkin Town—comprise 1,394 acres, or just under 1 percent of the entire County.

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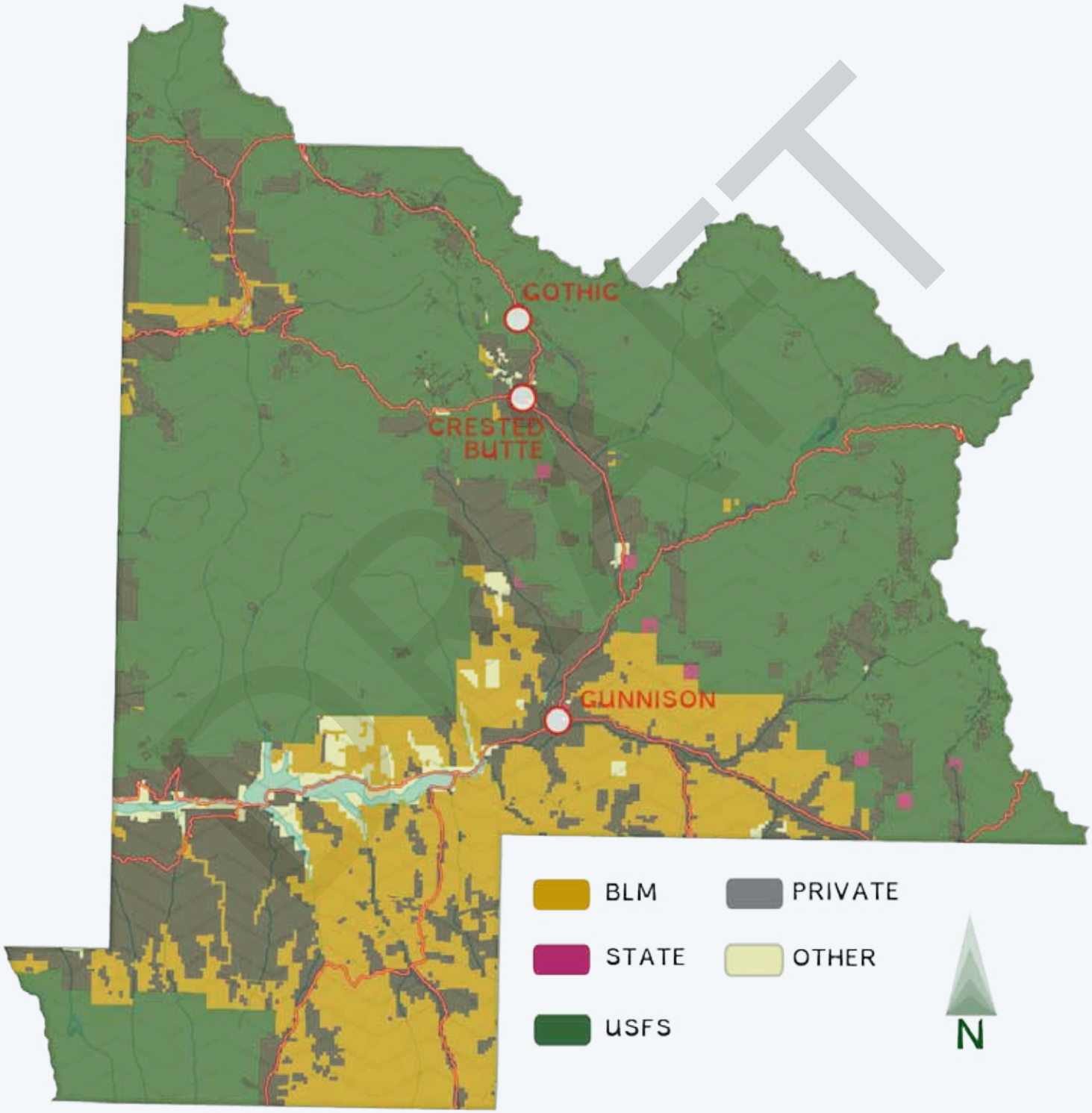
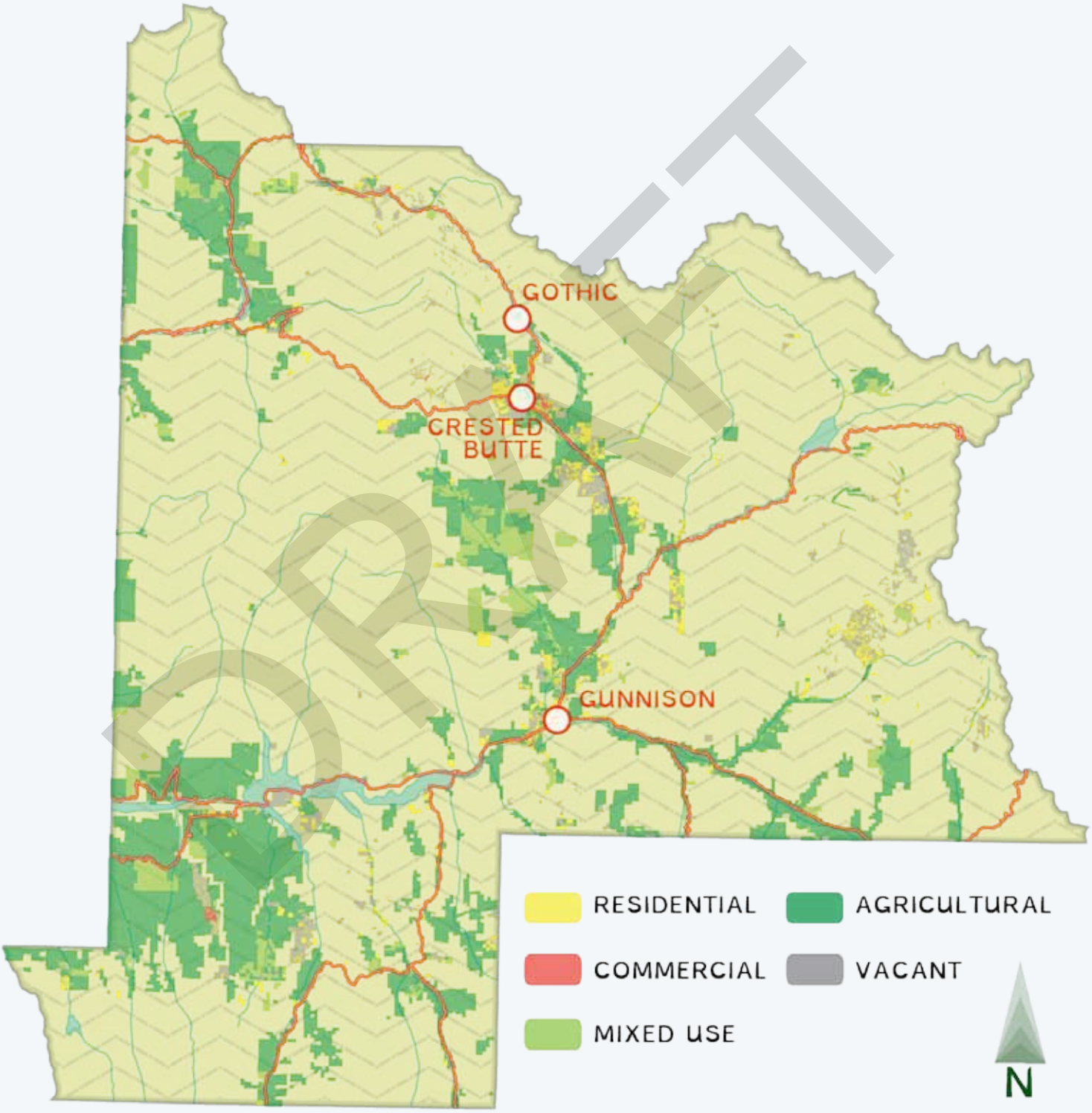
LAND OWNERSHIP



***Land Ownership**: This map shows an aerial view of the data provided in the Land Ownership pie chart, preceding page. Source: Gunnison County GIS*

LAND USES

There are 20,219 total individual parcels of land in Gunnison County. Of that total, 9,725—or approximately 48%—parcels are used as residential, occupying 32,461 acres for an average residential lot size of 3.34 acres.



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Land Uses: *Most of Gunnison County is public land in the form of forested and wilderness areas. Agriculture and mixed use lands occupy a significant amount of private lands. Residential and commercial areas make up only 1.6% of the County's total land area. Land uses as designated for property tax assessment. Source: Gunnison County GIS and Assessors Office*

Nearly half of all developed parcels are located within the three main municipalities; 65% are located within sewer districts, and the percentage rises to 74% for all population centers. The three main municipalities and the Dos Rios Sewer District are all approximately 90% developed, while the Crested Butte South Metropolitan and the East River Sewer Districts are 61% and 48% developed respectively.

Thirty-five percent of parcels in the County are vacant (undeveloped). That number decreases to 22% within population centers, and to 11% for the three main municipalities. The vacant percentage rises to nearly half of all parcels outside the three main municipalities. The vacant percentage is also roughly half of all parcels in the East River Sewer District and about 39% in Crested Butte South Metropolitan District. The Three Mile Area around Gunnison has a lower vacant percentage of 10% overall, with a 33% rate in the North Gunnison Sewer District. *Source: 2012 Gunnison County Land Use Analysis*

RESIDENTIAL PARCEL ANALYSIS - PERCENT DEVELOPED & VACANT

Areas	Developed Parcels	% of Total Developed Parcels	Vacant Parcels	%of Total Vacant Parcels	Total Parcels	% Developed of Total Parcels	%Vacant of Total Parcels
Gunnison County	10,414	100%	5,684	100%	16,098	65%	35%
Within 3 Largest Municipalities	4,598	44%	542	10%	5,140	89%	11%
Within Sewer Districts	6,756	65%	1,721	30%	8,477	80%	20%
Outside 3 Largest Municipalities	5,269	51%	5,142	90%	10,411	51%	49%
Seasonal Access Parcels	1,128	11%	1,757	31%	2,885	39%	61%
Population Centers	7,570	73%	2,151	38%	9,721	78%	22%
3 Mile - Gunnison	2,859	27%	331	6%	3,190	90%	10%
Gunnison Urban Growth Boundary	2,123	20%	269	5%	2,392	89%	11%
City of Gunnison	1,567	15%	165	3%	1,732	90%	10%
Dos Rios Sewer District	656	6%	78	1%	734	89%	11%
North Sewer District	333	3%	167	3%	500	67%	33%
City Service Extension Area	58	1%	5	0%	63	92%	8%
3 Mile - Crested Butte	1,625	16%	821	14%	2,446	66%	34%
Crested Butte	898	9%	93	2%	991	91%	9%
CB Sewer District	909	9%	96	2%	1,005	90%	10%
Crested Butte 201 Boundary	924	9%	100	2%	1,024	90%	10%
3 Mile Mt. Crested Butte	2,850	27%	955	17%	3,805	75%	25%
Mt Crested Butte	2,137	21%	284	5%	2,421	88%	12%
Mt CB Sewer District	2,247	22%	362	6%	2,609	86%	14%
Mt Crested Butte 201 Boundary	2,249	22%	387	7%	2,636	85%	15%
CB South	491	5%	305	5%	796	62%	38%
CB South Sewer District	497	5%	312	5%	809	61%	39%
CB South 201 Boundary	612	6%	389	7%	1,001	61%	39%
East River Sewer District	489	5%	536	9%	1,025	48%	52%
East River 201 Boundary	470	5%	492	9%	962	49%	51%

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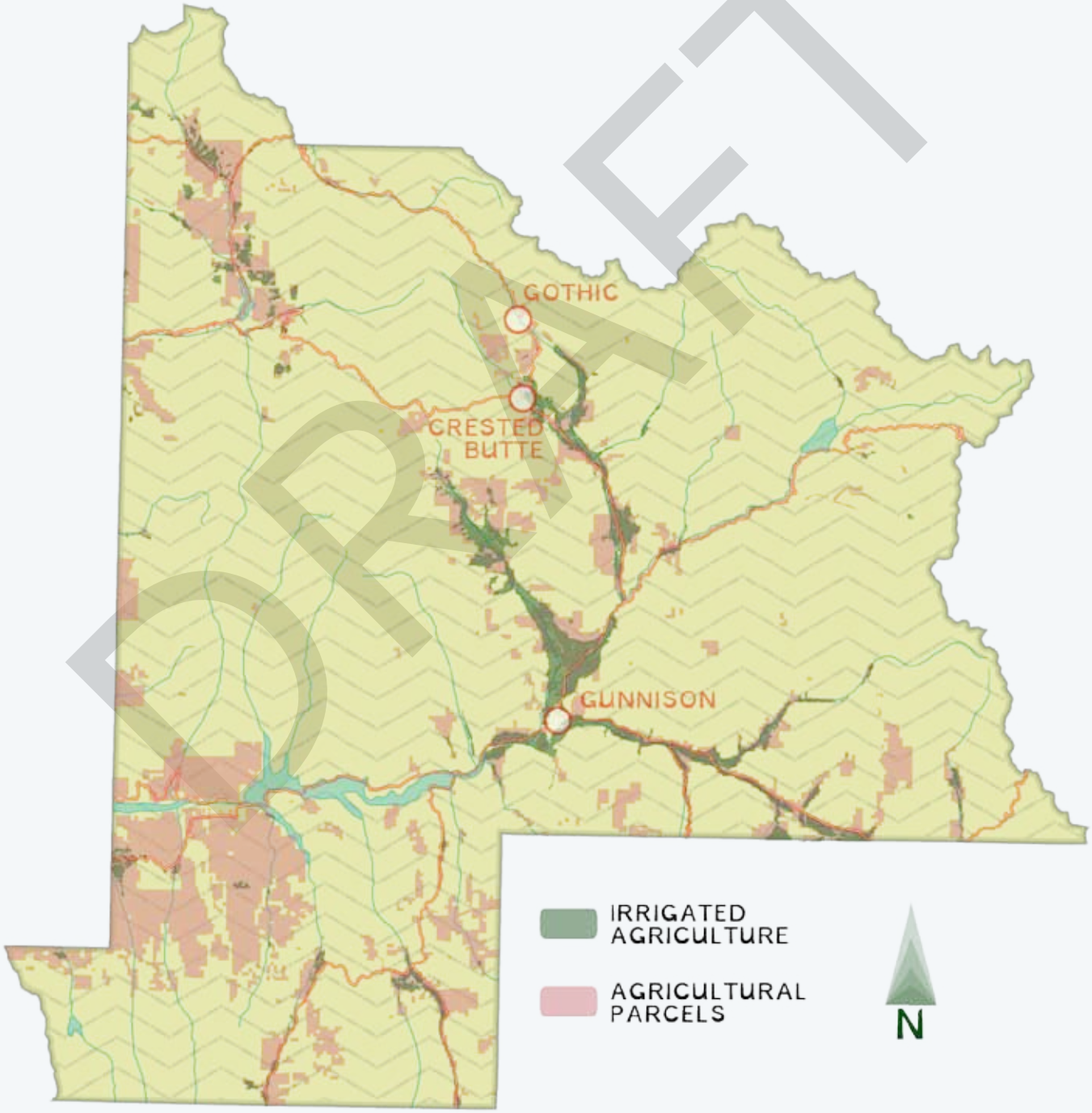
AGRICULTURE

Agriculture and agricultural lands make up a significant portion of the private lands in Gunnison County. There are 277,845 acres of privately held agricultural land in the County, making up nearly 88% of all private lands. A further 43,956 acres of land are designated 'mixed use' by the County Assessor's office, which means the property is either agricultural in nature with a residence not integral to the ag operation, a mix of commercial and residential uses, or a some combination of agriculture, residential and commercial. 55,460 acres of agriculture land are conserved by conservation easement. Forest Service and BLM lands are also essential for grazing operations. See map on page 7 for location of these lands.



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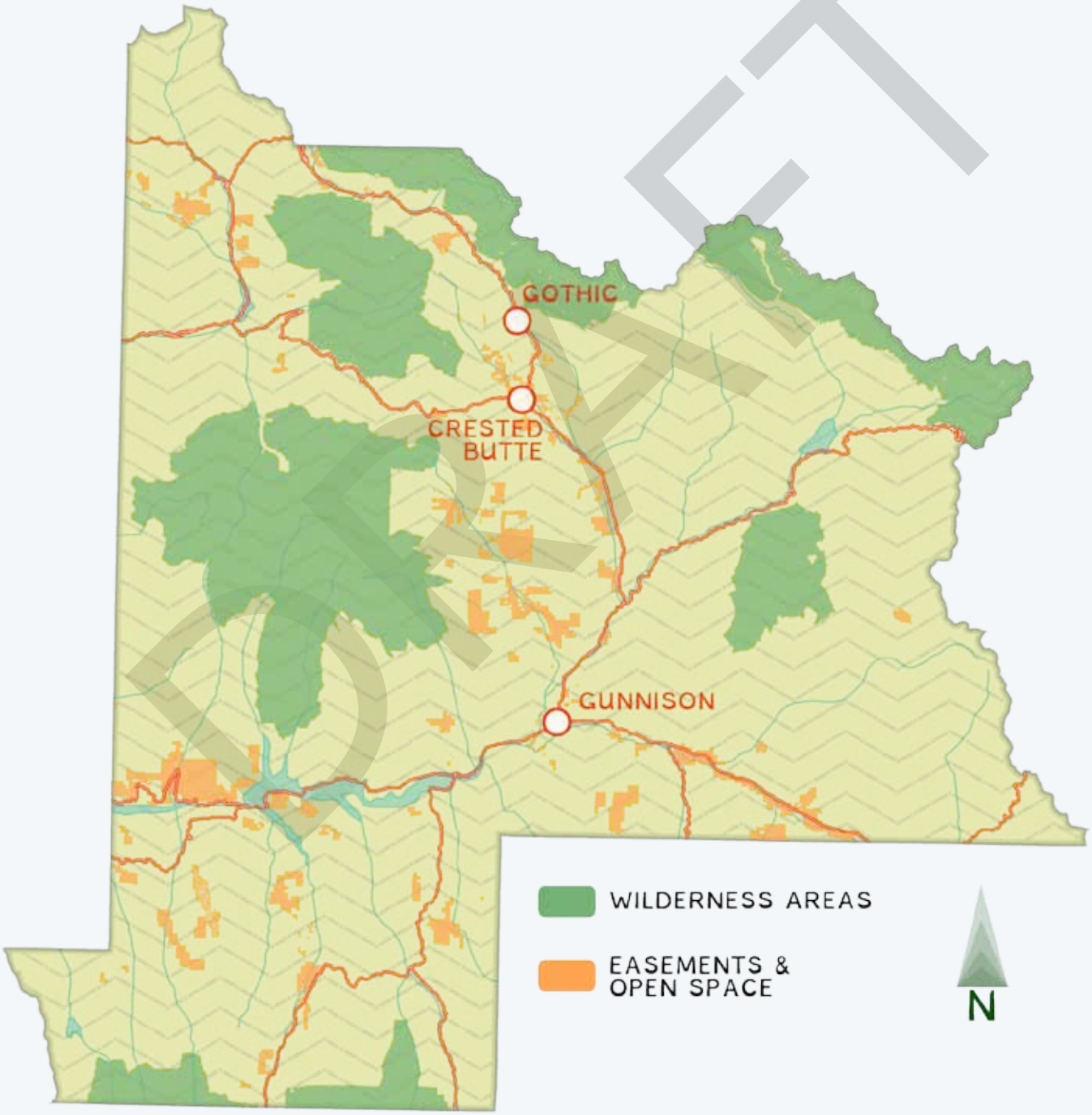
Agricultural Lands: *This map depicts the location and type of agricultural lands in Gunnison County. 143,208 acres of agricultural land are in the Gunnison Valley—51% of the total ag lands in the County—and 29,994 of these acres are conserved through conservation easement. Source: Gunnison County GIS*

CONSERVED LANDS

87,391 acres of land in Gunnison County are conserved in one way or another—whether through conservation easement, parkland dedication, subdivision common areas or another channel. The vast majority of conserved land—both by parcel count and by acreage under protection—is dedicated through a conservation easement. 205 parcels totaling 76,900 acres are conserved in Gunnison County, making up 88% of all conserved lands.



Conserved Lands: *This map depicts the location of conserved lands, in orange, in Gunnison County. Nearly 90% of conserved lands are subject to a conservation easement. Wilderness areas are not calculated as a part of this total. At the time of publication, there is a large conservation negotiation taking place regarding Mr. Trampes ranch land. Source: Russ Forrest, Gunnison County GIS*

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CLIMATE

WARMEST MONTH:
JULY
77.9° F

COOLEST MONTH:
JANUARY
-3.3° F

106" SNOW *Per year*

16" RAINFALL *Per year*

The coldest month of the year is January, with an average low of -3.3° F, and the warmest month of the year is July with and average high of 77.9° F. Just about 106 inches of snow falls per year (which of course varies by location), and annual rainfall is about 16 inches. The County gets around 270 sunny days a year. Source: Sperlings

POPULATION

From a historical perspective, Gunnison County's population growth is a tale of two eras. The first spans from the turn of the 20th century to 1960. During these 60 years, the County's population hovered right around 6,000 people. But beginning in the sixties, with one modest exception, the County saw sustained growth. In the 50 years between the 1960 and 2010 census, about 10,000 people moved to Gunnison County—a 183% increase. Today, 15,507 people live in Gunnison County.

Year	Population
1900	5897
1910	5331
1920	5590
1930	5527
1940	6192
1950	5716
1960	5477
1970	7578
1980	10689
1990	10273
2000	14006
2010	15507

John Lavey

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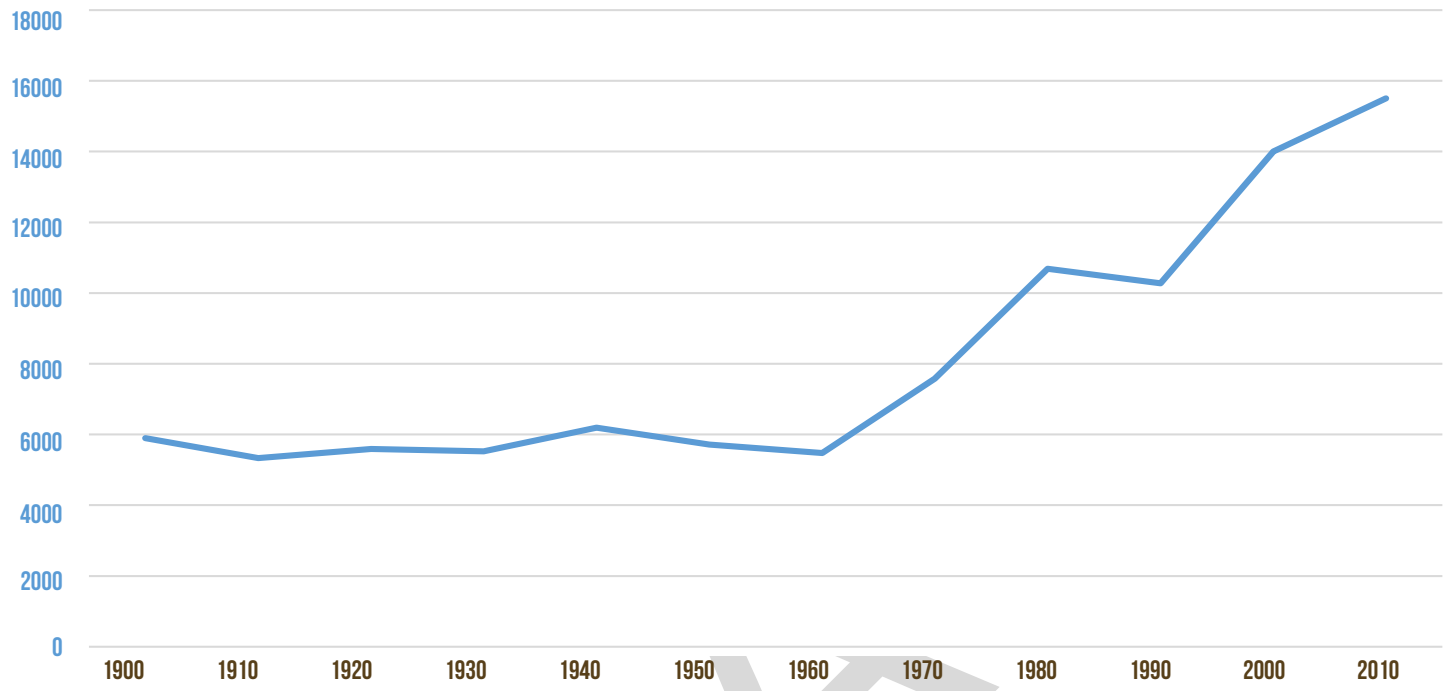
POPULATION GROWTH: 1900 - 2010

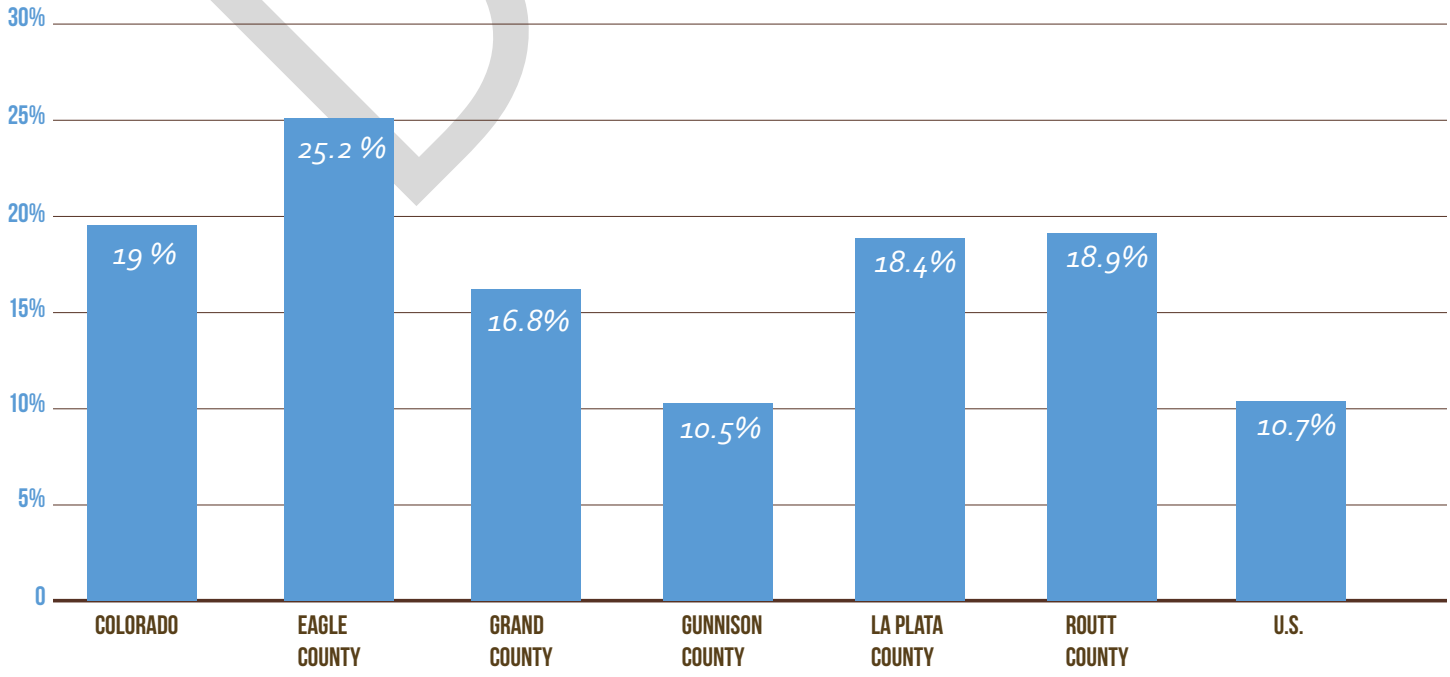
The County's population has been steadily increasing since the 1960's. *Source: U.S. Census*



The County will continue to grow. Projections show an increase to 17,190 people in 2020; 19,241 people in 2030; and 21,051 people in 2040. *Source: Department of Local Affairs*

PERCENT CHANGE IN POPULATION: 2000 - 2013

Since 2000, Gunnison County population growth has been similar to national levels but slower than the state of Colorado. It is also generally smaller and slower growing compared to other similar counties in the state. *Source: Headwaters Economics*



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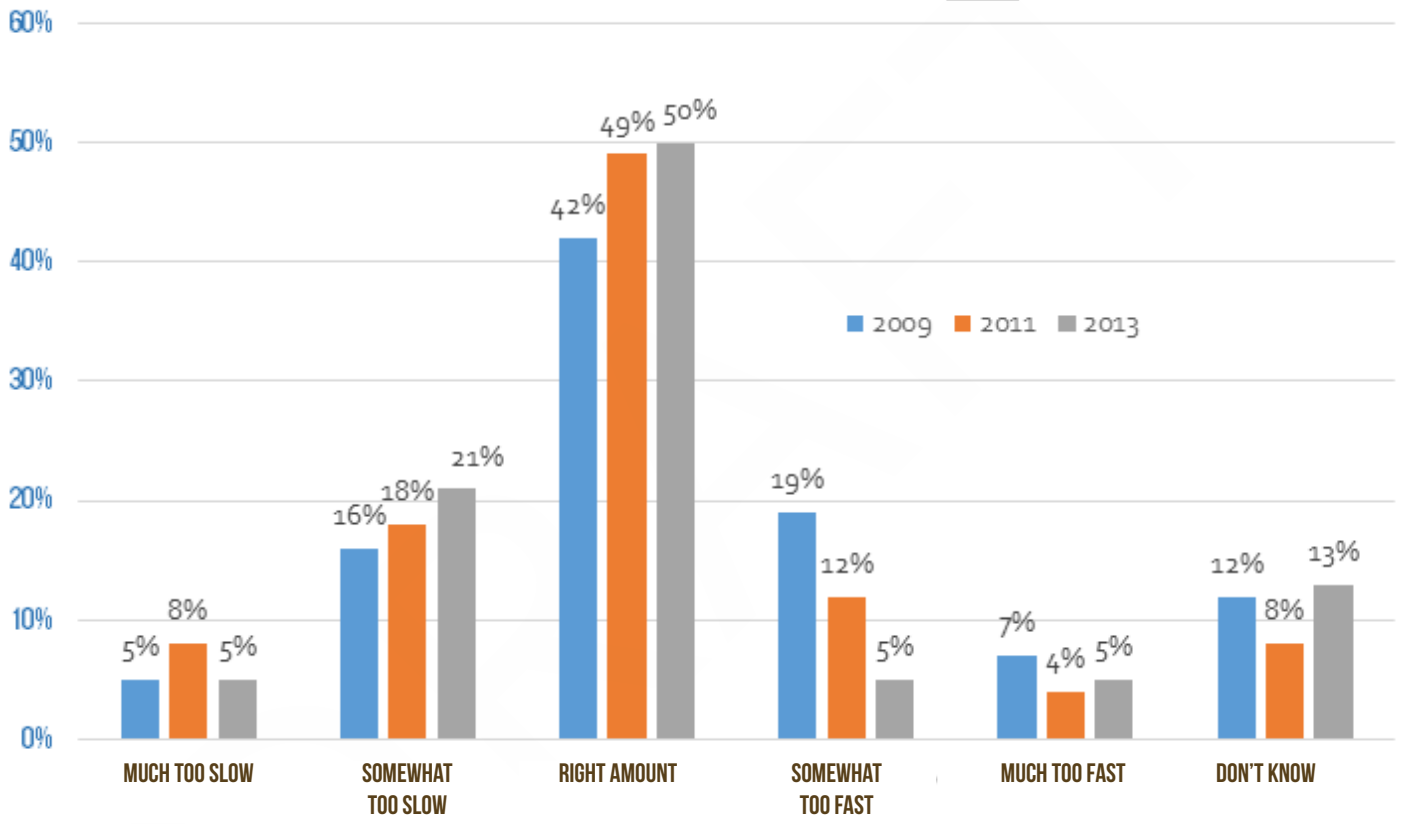
Relative to the pace of growth, most residents do not feel that Gunnison County is growing too fast. In the 2013 Gunnison County Biennial Citizen Survey, only 10 percent of respondents felt the population was growing too quickly. This is down from 29 percent in 2009. In comparison to national and regional surveys, fewer people in Gunnison County feel the population is growing too fast.

RATE THE SPEED OF POPULATION GROWTH IN GUNNISON COUNTY OVER THE PAST 2 YEARS:



FAMILIES

There are 6,293 households in Gunnison County, averaging 2.3 people per household. 56% of households are composed of married couples, 10% are a single female householder, 4% are a single male householder, and 30% are "non-family" householders (i.e. living alone or with roomates).

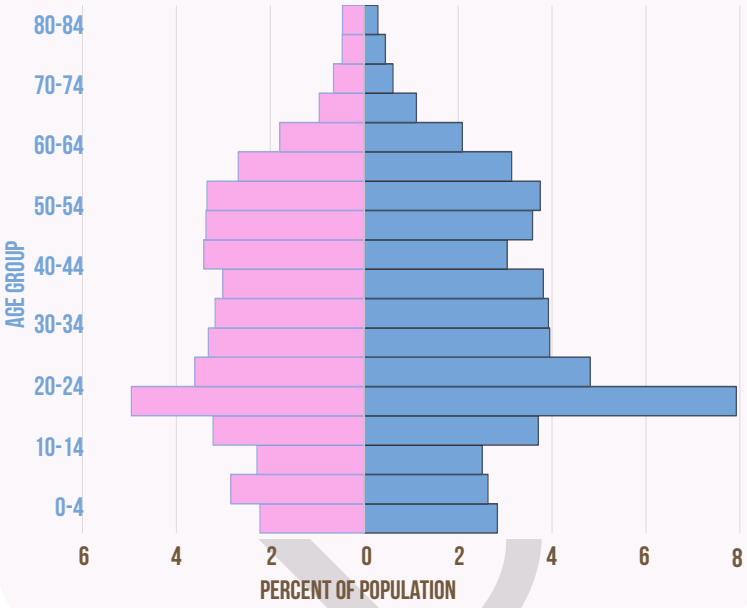
46% of the population is married, which is lower than the state and national averages. 7% of the male population and 8% of the female population are single and divorced, both of which are lower than state and national averages. However, 26% of children in Gunnison County live with a single parent. *Sources: Robert Wood Johnson Foundation, U.S. Census*

2.3 PEOPLE
PER HOUSEHOLD

AGE & GENDER

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 20 and 24, and of that males make up 62% of this group. This age group encompasses 13% of the total County population, suggesting a couple of things: the presence of Western State Colorado University and in-migration to take advantage of the area's recreation assets. Smaller populations are found at the younger (0-10) and older (70+) age ranges. Smaller populations at the young end of the spectrum indicate an overall aging of the population, notwithstanding in-migration.

AGE & GENDER IN GUNNISON COUNTY, 2010

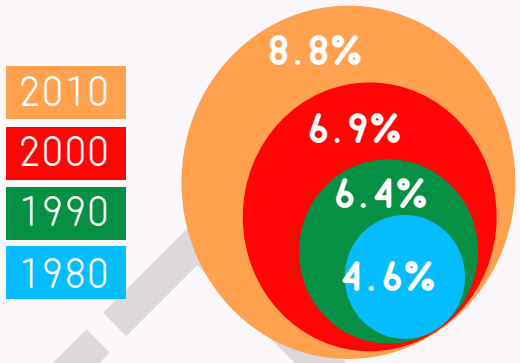


This is borne out by looking at the median age of the area, which is increasing over the years. The typical Gunnison County resident—both male and female—is about 34 years old, making him younger than the typical Coloradan or American.

MEDIAN AGE:

	1980	1990	2000	2010
Gunnison County	24	28	30	34
Colorado	28	32	34	36
United States	30	32	35	37

% OF THE POPULATION 65 YEARS OR OLDER:



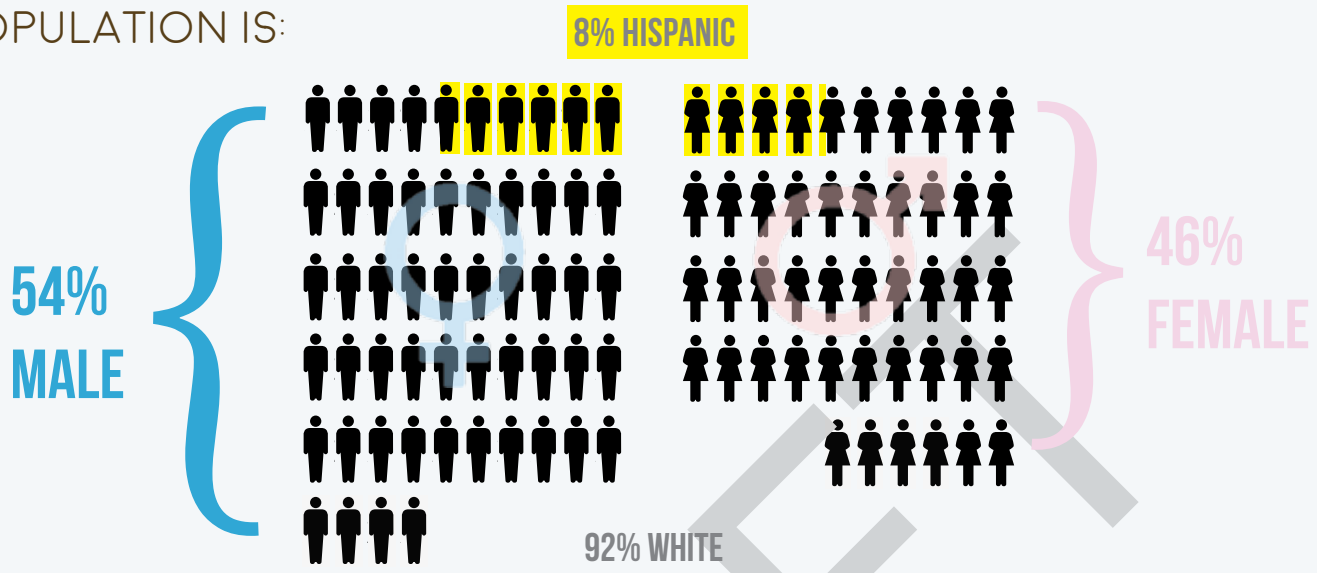
ETHNICITY

As the County has grown, it has also become more ethnically diverse. In 1970, nearly the entire County population was non-Hispanic whites. In 1990, 3.5% of the population was Hispanic. In 2000 that number rose to 5% and Hispanics make up over 8% of the population today.

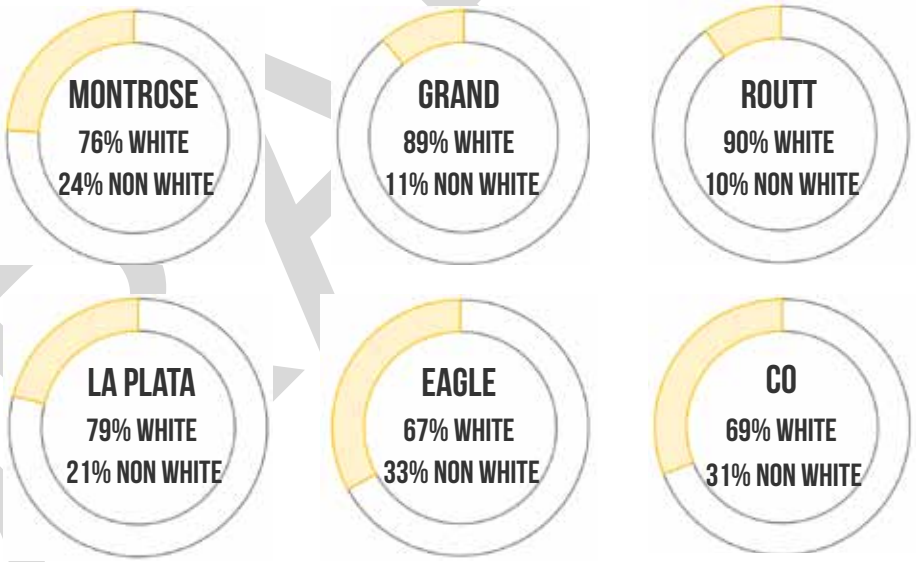
Dave Kozlowski

9.2% of the total population speaks a language other than English at home, mostly Spanish although several others as well. Interestingly 8% of children under 17 speak Spanish at home, while just 5% of adults 18+ speak Spanish at home. This points to the fact that non-native English speakers are working to develop English as a second language.

GUNNISON COUNTY' S POPULATION IS:



COMPARABLE COUNTIES:



Dave Kozlowski

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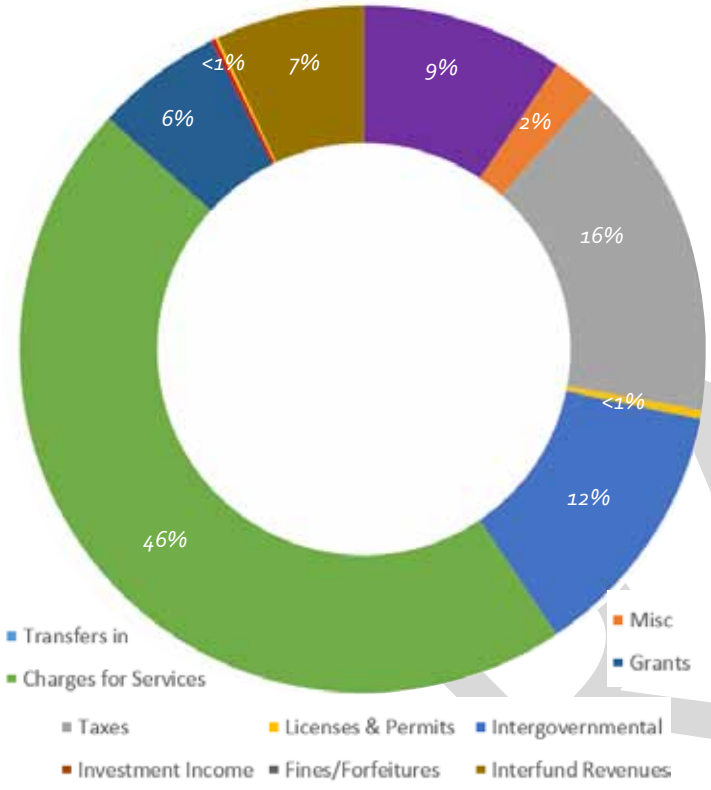
COUNTY BUDGET

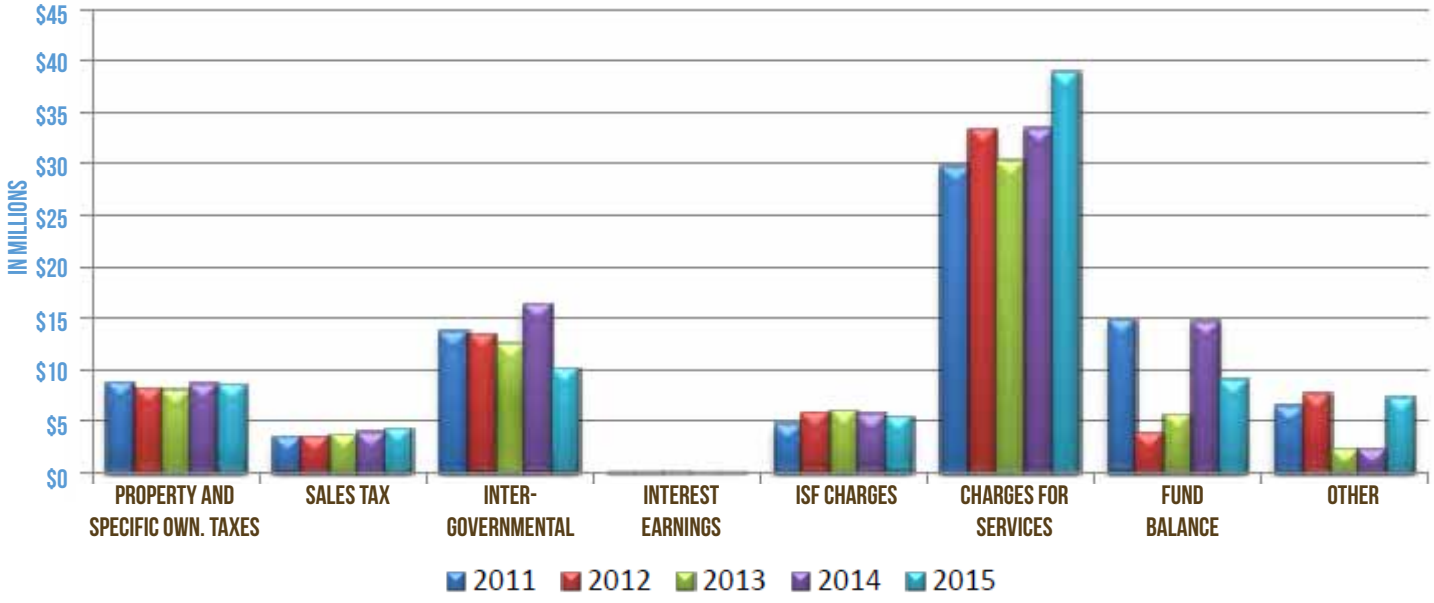
The County's 2015 budget totals just over $90 million. The largest revenue generator is non-tax revenue—things like fees, grants, charges for services and intergovernmental sources.

WHERE THE MONEY COMES FROM



The County's budget includes 27 separate and distinct funds, each with revenues to support anticipated expenditures. Funds fit into two broad categories, governmental and proprietary. Governmental funds include the General Fund, Special Revenue Funds, and Capital Projects Funds. Proprietary Funds include Enterprise and Internal Service Funds. Revenue sources for the various services Gunnison County provides determine where those services reside in this budget. For example, the Sales Tax fund is supported by a 1% County Sales Tax authorized by voters in 1978 and is restricted to capital costs. Revenues and expenses are reported in the special revenue fund category, Sales Tax Fund. Enterprise funds are supported by fees charged to users such as Sewer, Water, Solid Waste and the Hospital. Each is a separate fund with its own set of self-balancing general ledger accounts. For the purposes of this section, major revenue sources are those revenues that represent at least 15% of the overall budget. *Source: Gunnison County*

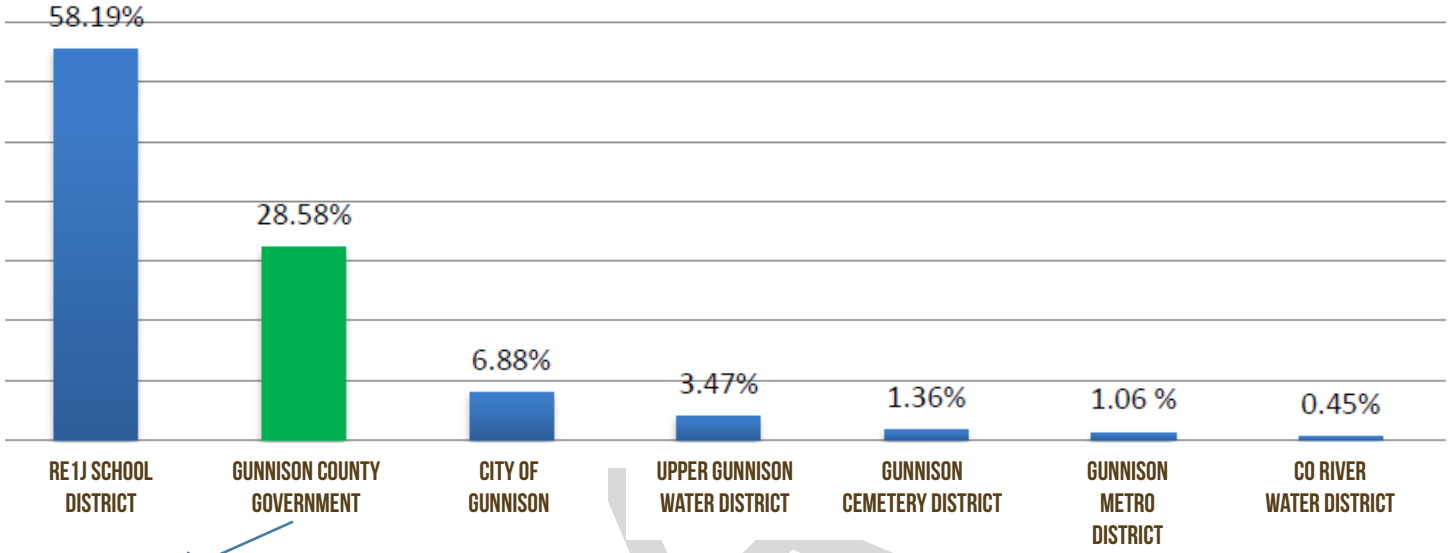
REVENUE SOURCES



DRAFT

Although the Gunnison County Treasurer collects all property taxes, the property tax levied by Gunnison County represents only 25.95% of the total average tax bill. The following graphics depict the property taxes billed for a residential property located within the City of Gunnison, the County seat of Gunnison County, as well as an example in Crested Butte. The graphics also illustrate how Gunnison County uses the property taxes. *Source: Gunnison County*

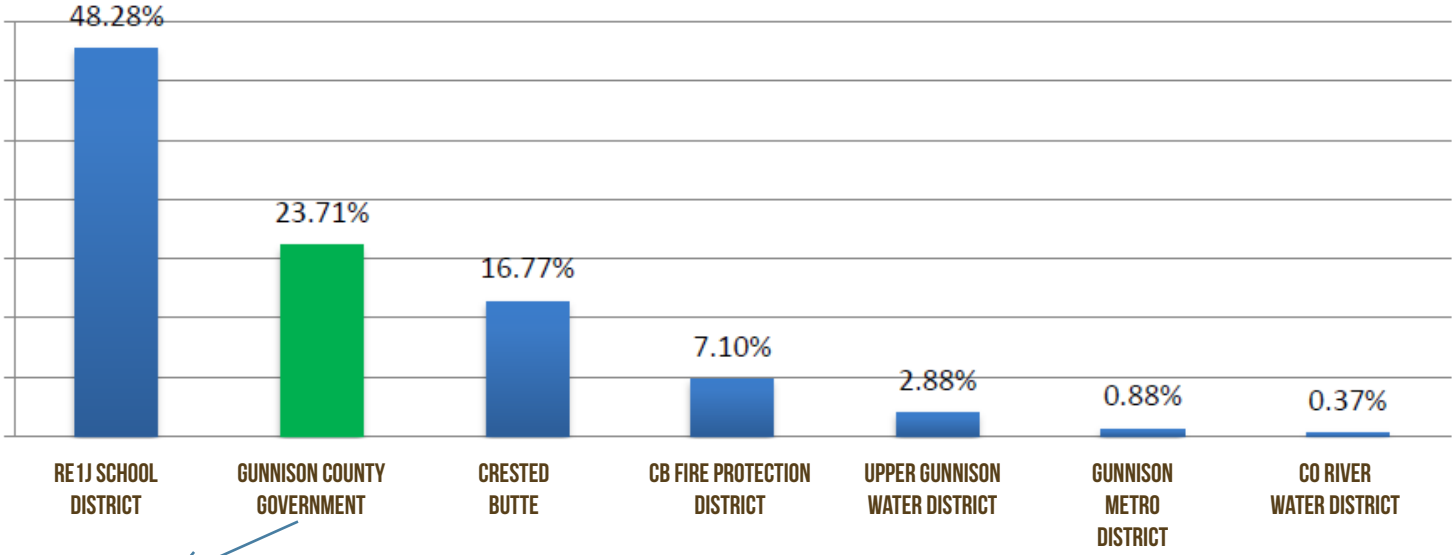
WHERE DO MY PROPERTY TAXES GO - CITY OF GUNNISON



PERCENT OF TAXES THAT GO TO:

- **80.3%** GENERAL FUND
- **9.2%** LIBRARY
- **7.3%** HEALTH CARE CENTER
- **3.3%** HUMAN SERVICES

WHERE DO MY PROPERTY TAXES GO - CRESTED BUTTE



PERCENT OF TAXES THAT GO TO:

- **80.1%** GENERAL FUND
- **9.2%** LIBRARY
- **7.3%** HEALTH CARE CENTER
- **3.5%** HUMAN SERVICES

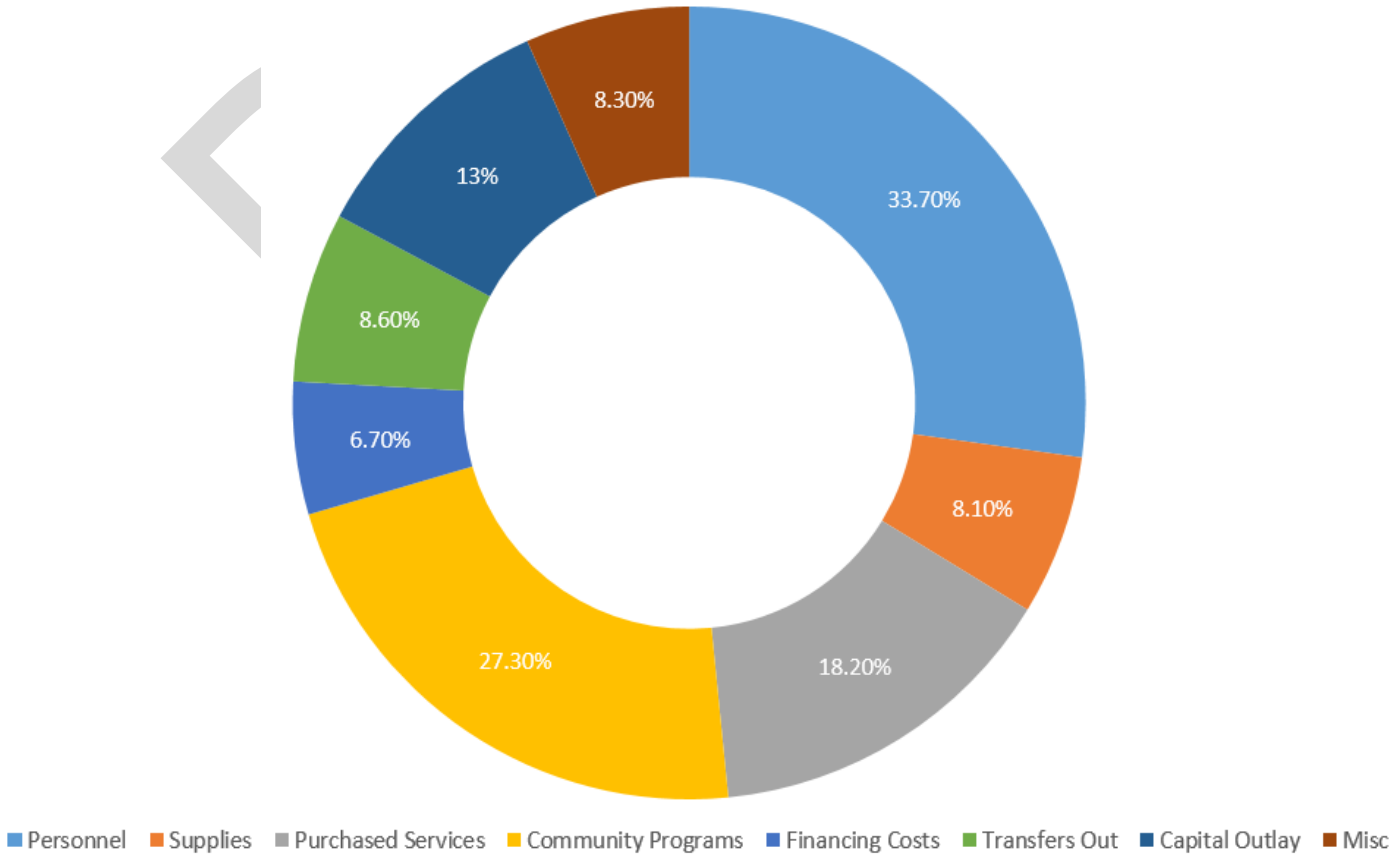
The 2015 total appropriations are summarized below by service category. *Source: Gunnison County*

2015 APPROPRIATIONS SUMMARY

Service Category	2014	2015	% Change
General Government	14,099,117	15,612,659	10.74%
Judicial	13,427,243	6,145,782	-54.23%
Public Safety	3,118,451	3,210,643	2.96%
Health & Welfare	5,213,189	5,607,204	7.56%
Auxiliary Services	286,445	272,502	-4.87%
Culture & Recreation	1,033,037	1,966,205	90.33%
Public Works	13,106,370	10,063,607	-23.22%
Debt Service	2,261,059	2,579,727	14.09%
Business-Type Activities	43,461,772	46,019,833	5.89%
Totals	**96,006,683**	**91,478,162**	**-4.72%**

The following chart shows where the money goes in broad categories.

WHERE THE MONEY GOES (BY TYPE)



[Values in the Valley]

Why do we identify community values? What do we mean by "shared community values" and why do we care about them?

Values are what people care most about in their community—the customs, characteristics and places that, together, create a community's unique sense of place. They define who we are as a community and by identifying them, provides a foundation for acting in a way consistent with those beliefs. The end result is one in which individuals, organizations, and local government can work coherently to maintain what makes a community special and to develop in a way that is consistent with community values.

Values provide an important lens to view and consider actions that may have a significant impact on the community. Planning decisions, whether for infrastructure, community development, land use, conservation, or something else tend to be very focused on the physical realm. But communities are complex and there are a variety of other factors that require attention.

Values based planning addresses the less tangible aspects of a community's social fabric—like culture, social norms, trust, and principles—that create a sense of community, social cohesiveness, collaboration, and much more. Once community values are identified and understood, they can then provide useful criteria for decision making.

From March to May 2015, OVPP team members held eight different types of events at 20 different locations throughout the valley to talk with citizens about their values. What came from that are the seven draft value statements that follow. As of the date of this writing, the value statements are still in draft form, so future revisions to the following list are expected.

OUR VALUES

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

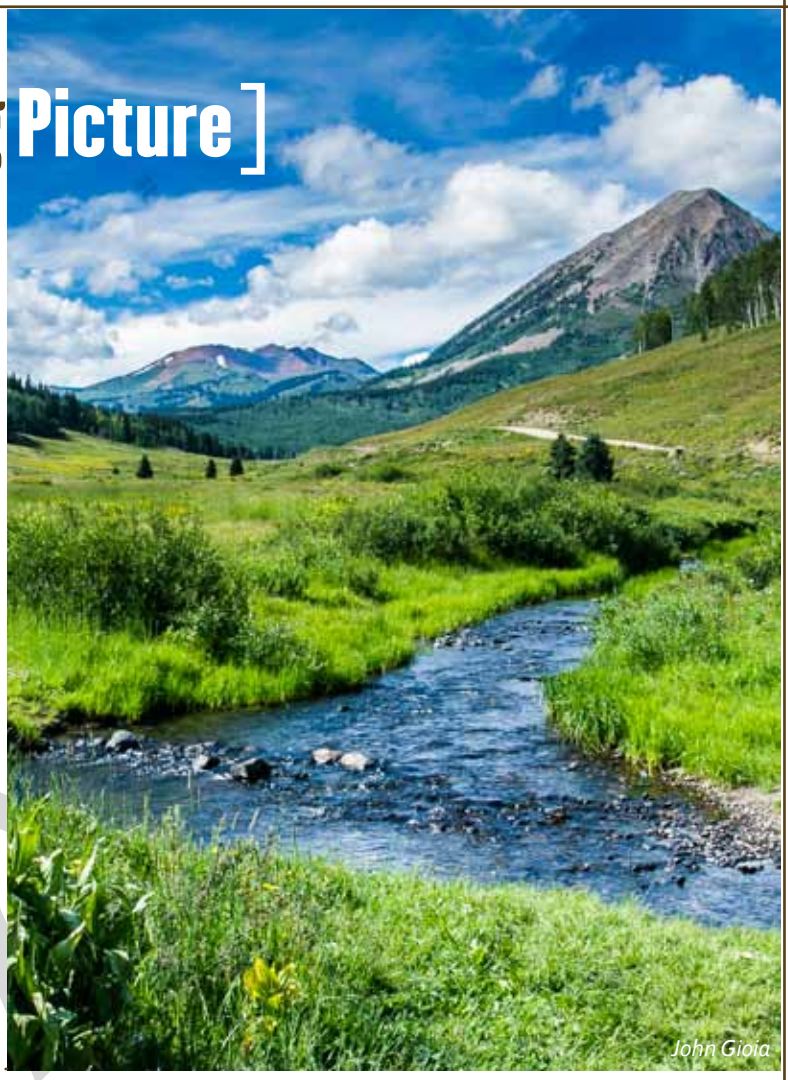
We value our community as a great place to raise our kids because it provides a strong educational foundation, authentic relationships, and peace of mind, all of which foster a nurturing family environment.

A LEARNING COMMUNITY

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

DRAFT

[The Big Picture]


John Gioia

Like the City of Gunnison is situated in the Gunnison Valley, we cannot ignore the fact that the Gunnison Valley is situated in a County, situated in a state, situated in a nation engaging with the world. The relationships and dependencies exerted at each of these levels on each other are real, and to the extent that changes happens at one level, there may be consequences felt at another. The closer we are to home, the better able we are to steer the course of that change—by establishing local policies, and influencing local decisions, for example. But our local arms can extend only so far, and activities that happen farther from home may impact us whether we want them or not.

The truth is, Gunnison County is a part of the regional, national, and global economy, and is impacted by the broad trends that shape today's economic landscape. What are some of the big picture trends and issues that may affect Gunnison County?

A CHANGING CLIMATE

On the large scale, the planet is experiencing climatic changes worldwide, which can be expected to affect local conditions, possibly resulting in increased occurrence of wildfires, flooding or drought. The average annual temperature of the Upper Gunnison Basin is projected to increase by approximately 5 degrees from the late 20th century to the middle of the 21st century. Precipitation projections are less clear, but most models point towards a decrease in annual run off, more precipitation falling as rain rather than snow, earlier snowmelt, and changes in the seasonality of flooding. Changes in precipitation patterns have potential impacts to the local winter tourism industry, as well as to local ecosystems, agriculture and municipal and residential water supplies. *Source: Gunnison Basin Vulnerability Assessment*

ENERGY COSTS

The volatile price of oil affects transportation and commuting patterns. With fluctuating gas prices, people tend to seek alternative modes of commuting, including carpooling, transit, walking and biking. For those with the option, telecommuting is increasingly attractive as energy costs go up. In addition, rising transportation costs result in reduced travel miles, as people cluster errands and choose closer locations for recreation and vacations. In order to be resilient in the face of changing energy prices, Gunnison County should offer a range of transportation options for residents and visitors, as well as neighborhoods that are within walking distance of schools, businesses, shops and services.

DRAFT

CHANGING PREFERENCES

Consumer preferences in the United States appear to be changing, led by the largest generational cohorts; baby boomers and millennials. Retirement for baby boomers is expected to be different than for previous generations, with many people working later into their lives, and maintaining more active lifestyles. Likewise, young adulthood is evolving as millennials increasingly wait longer to get married, have kids or purchase a home. These two cohorts are driving national and regional changes in preferences for housing towards more urban lifestyles, and walkable neighborhoods. Gunnison County should work to provide a range of housing options in order to meet changing demands in the marketplace. *Source: National Association of Realtors*

COMPETITION

In a global economy, each community competes on a local, regional, national and world-wide level to attract businesses, residents, and visitors. As a relatively small market in a relatively remote location, Gunnison County has certain limitations, but it also has several advantages. The County is home to natural attractions including beautiful mountains and wilderness areas, rivers and trails. It has a world-class ski resort, a well-educated work force, and it is home to Western State Colorado University.

In order to stay competitive in bringing people and investment to Gunnison County, the community should work to protect and enhance their unique assets, while providing support to residents and businesses. Recent research shows that both business owners and community members are looking, first and foremost, for attractive communities that offer a high quality of life. *Source: Sonoran Institute*

TECHNOLOGY

Recent technological advances have revolutionized the way people work, with significant repercussions on national, regional, and local economies. Reliable internet connections coupled with the rise of location-neutral businesses and knowledge-based industries mean that people have increasing flexibility when choosing where to live. In Gunnison County, the high quality of life and abundance of recreational opportunities are likely to attract workers who are not tied to any particular location for their job. Location-neutral workers need good broadband connectivity, but they are also looking for great communities with amenities, recreational opportunities, services, and a variety of housing options.

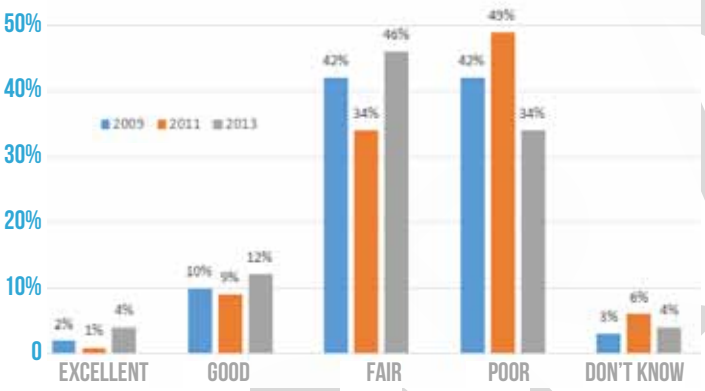
The rise of online shopping means that consumers are not bound to local options for their purchases, and increasingly play a role in the global economy from remote or rural locations. Local businesses must offer something unique to locals and visitors, or become competitive on a larger scale in order to thrive in today's economy. *Source: Sonoran Institute*

DRAFT

[Our Economy]

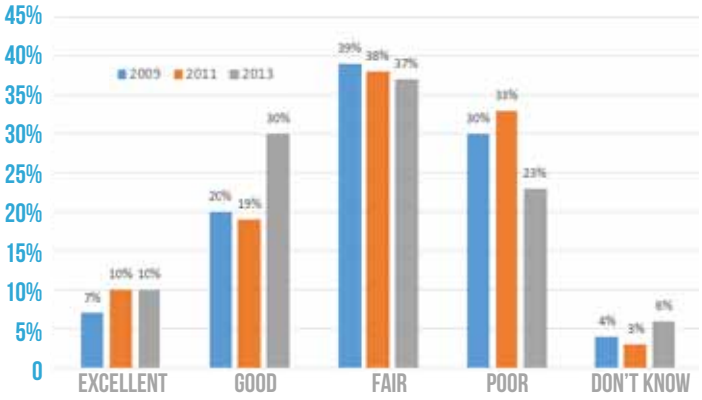
Gunnison County residents are not overwhelmingly positive about employment opportunities in the County, however opinions appear to be on the upswing. In 2011, nearly half of Gunnison County residents responding to the Citizen Survey felt that employment opportunities were poor. That number shrank to 34 percent in 2013. Still, few residents rank employment opportunities as "good" or "excellent," and the Gunnison County rating on this factor is consistently below nationwide scores.

HOW ARE EMPLOYMENT OPPORTUNITIES IN GUNNISON COUNTY ?



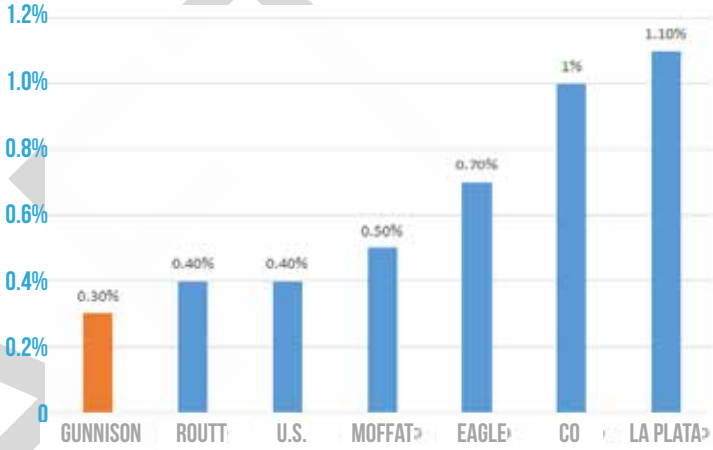
Residents are more upbeat about Gunnison County as a place to work, with 40 percent of respondents to the 2013 Citizen Survey ranking the County "good" or "excellent." *Source: Gunnison County Citizen Survey.*

HOW IS GUNNISON COUNTY AS A PLACE TO WORK?



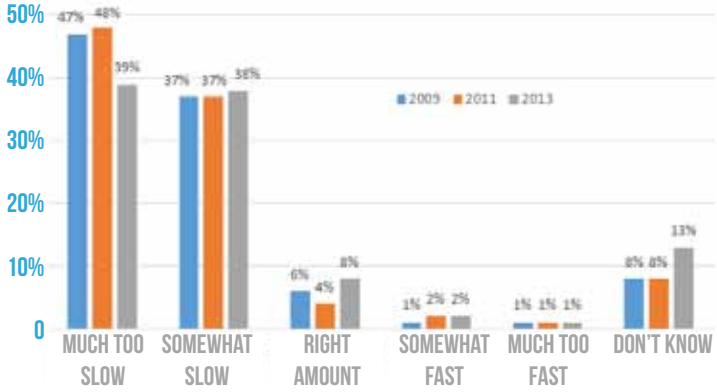
Over the past decade, the number of jobs in Gunnison County have grown at a compound annual rate of 0.3 percent, which is much slower than the state rate of 1 percent. *Source: U.S. Bureau of Economic Analysis.*

JOB GROWTH, 2003 - 2013



In the 2013 Gunnison County Citizen Survey, 77 percent of respondents felt that job growth was too slow in the County. "Job growth seen as too slow" scored an average rating of 88 out of 100 in Gunnison County, much more than national or regional ratings. *Source: Gunnison County Citizen Survey.*

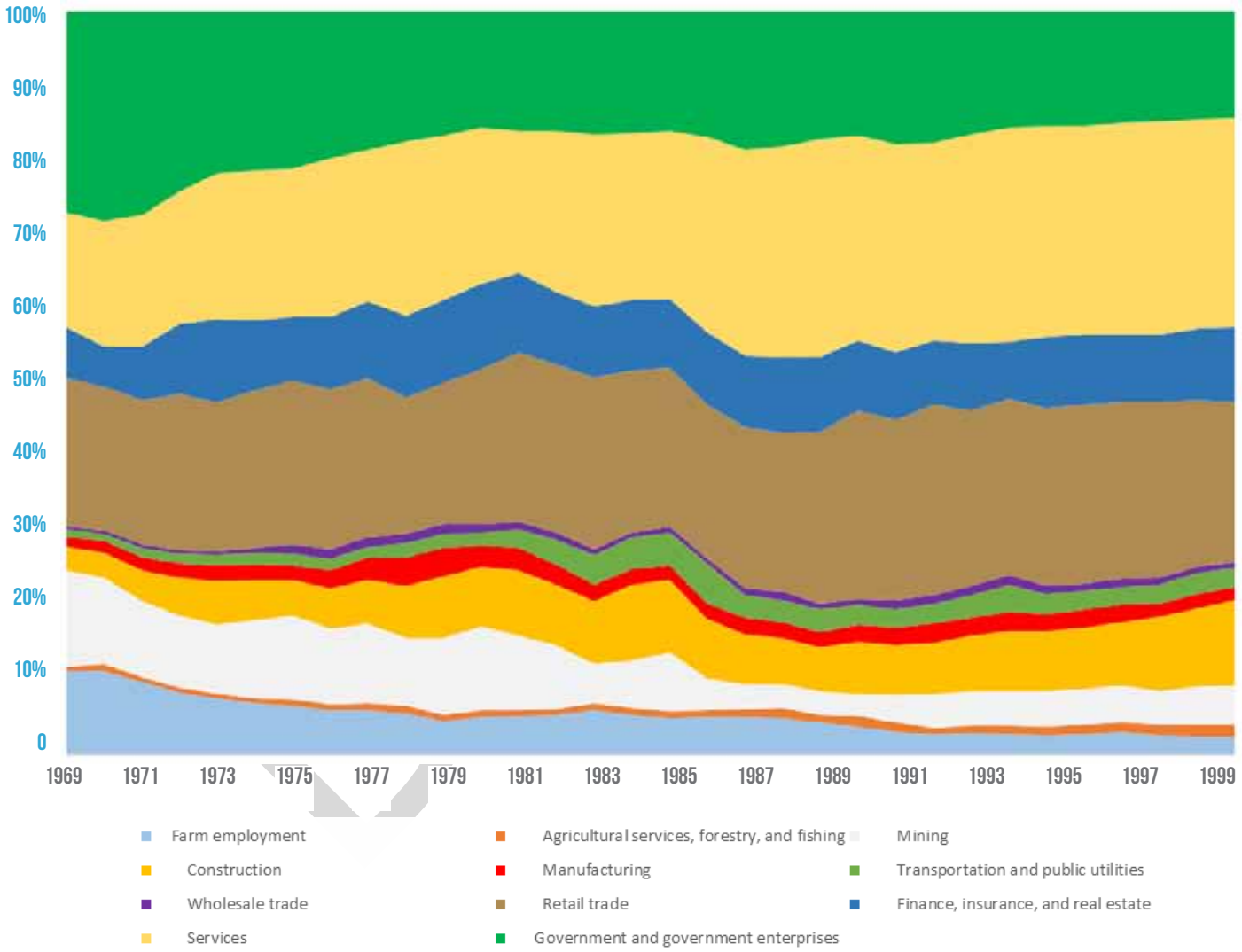
RATE SPEED OF GROWTH OVER PAST TWO YEARS



HISTORICAL EMPLOYMENT DATA

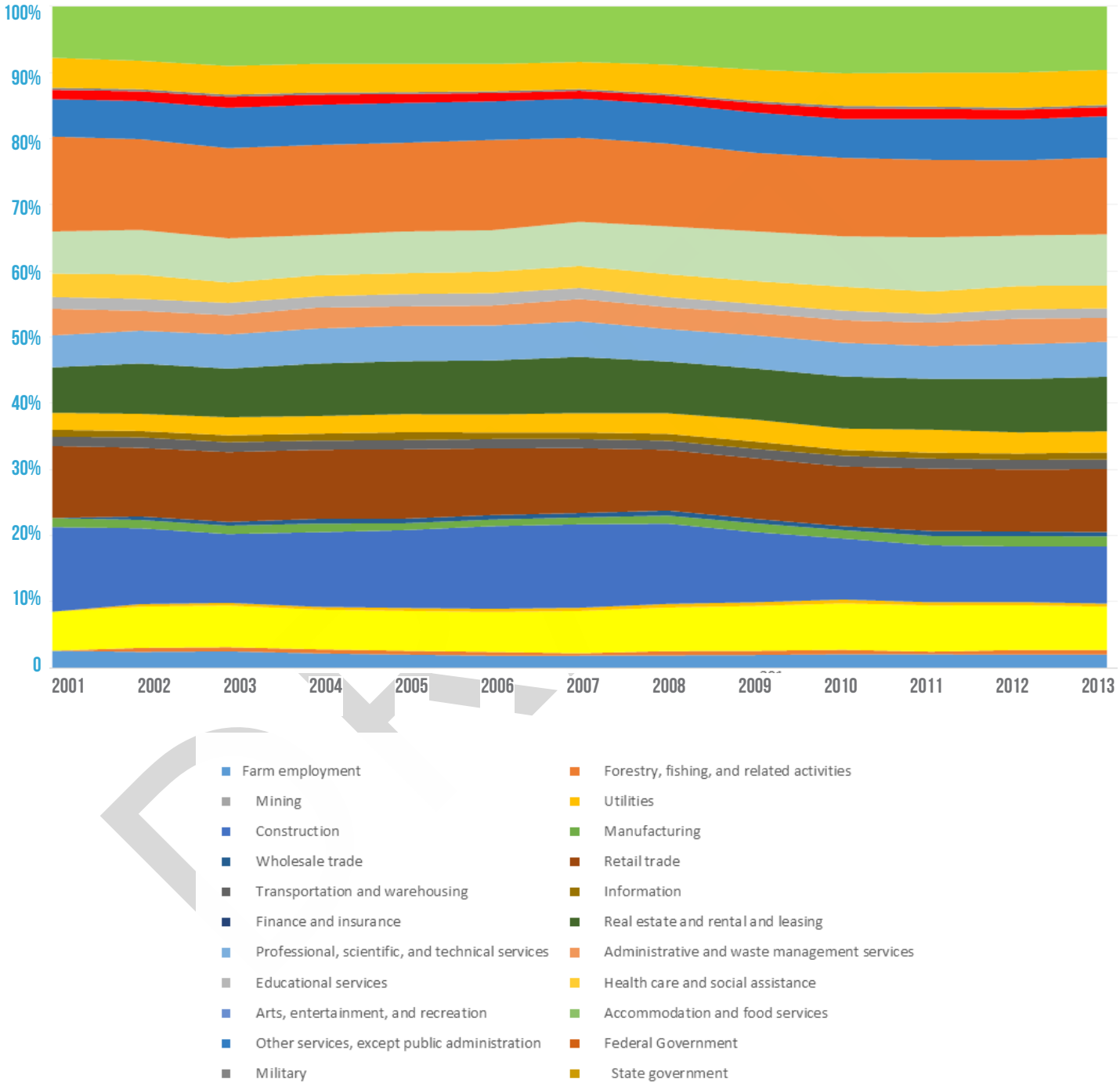
Employment sectors in Gunnison County have fluctuated over time. Services and retail trade are historically the largest employers in the County, even as they have varied over time. Government—at the local, state and federal level—are also large employers. Government was once the largest employer in the area, during the late sixties, but contracted by about half in the early 2000's. Construction and retail also make up significant portions of employment in the County. *Source: Bureau of Economic Analysis, CA25 Total Full-Time and Part-Time Employment by SIC Industry.*

EMPLOYMENT BY SECTOR, 1969 - 2000



Note: The above chart uses the "Standard Industrial Classification" (SIC) system, which classifies industries into large sectors. In 2000, the federal government changed to the North American Industry Classification System (NAICS), which classifies industries into smaller sectors. While some of the classification names are the same (e.g. Construction), SIC data should not be shown in the same chart as NAICS data. Thus, Gunnison's historical employment information is displayed in two different images.

EMPLOYMENT BY SECTOR, 2001 - 2013



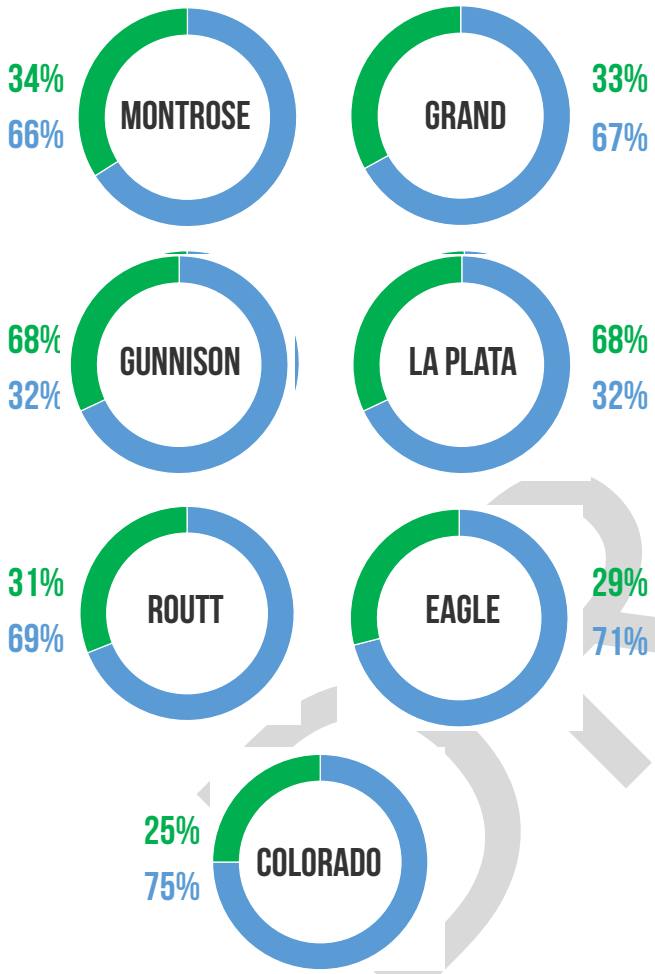
Note: The above chart uses the North American Industry Classification System (NAICS), which classifies industries into smaller sectors. Prior to 2000, the federal government used the, "Standard Industrial Classification" (SIC) system, which classifies industries into large sectors. While some of the classification names are the same (e.g. Construction), SIC data should not be shown in the same chart as NAICS data. Thus, Gunnison's historical employment information is displayed in two different images.

BASIC EMPLOYMENT PICTURE

In 2013, the total number of jobs in Gunnison County was 12,182. Of these, 68 percent represent employees and 32 percent represent proprietors.

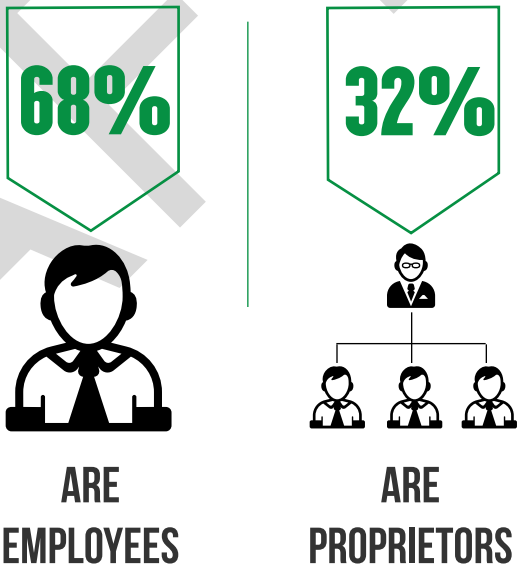
WAGE EARNERS & PROPRIETORS

KEY: % WAGE EARNERS % PROPRIETORS



IN 2013 THERE WERE 12,182

JOBS IN GUNNISON COUNTY



Dave Kozlowski

DRAFT

ANTICIPATED JOB GROWTH

Job growth in the Western Colorado region, which includes Gunnison, Delta, Montrose and several other counties, is projected to consist mainly of service-sector jobs like wait staff, retail salespeople, and food service. These are not typically high paying jobs. On average, service sector workers earn just over $17,000 per year. If projections are accurate, this will mean that many workers will likely continue to earn significantly less than the federal poverty level. *Source: Colorado Labor Market Information, Occupational Employment Projections Unit.*

ESTIMATED ANNUAL OPENINGS

WAIT STAFF
250+

SALESPEOPLE
200+

FAST FOOD
200

CASHIERS
200

HOUSEKEEPING
150+

COOKS
100+

LANDSCAPING
100+

INCOME

Incomes vary widely in Gunnison County, depending on the nature of work. In Gunnison County, per capita income rose by 29 percent between 2003 and 2013. During the same time period, inflation rose by 27%. So, although incomes are rising in Gunnison County, they are just barely outpacing the rising costs of goods and services. In other words, a growing income doesn't necessarily translate into greater spending power.

INCOME GROWTH, 2012 - 2013:

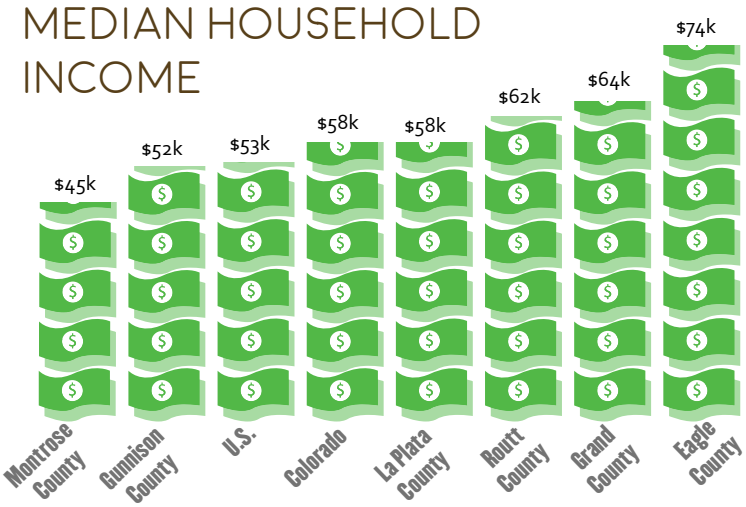
1.1% → Gunnison County
1.3% → Colorado Average
2.9% → Moffat County
4.2% → Grand County

AVERAGE EARNINGS PER JOB:

$35,000 → Gunnison County
$56,000 → Colorado Average

The median household income in Gunnison County is $52, 332—similar to the median household income in the nation as whole. However, income is growing more slowly in Gunnison County, on average than in the rest of the state or country. Income is also lower in Gunnison County than in most comparable counties in the state. *Source: U.S. Census*

MEDIAN HOUSEHOLD INCOME



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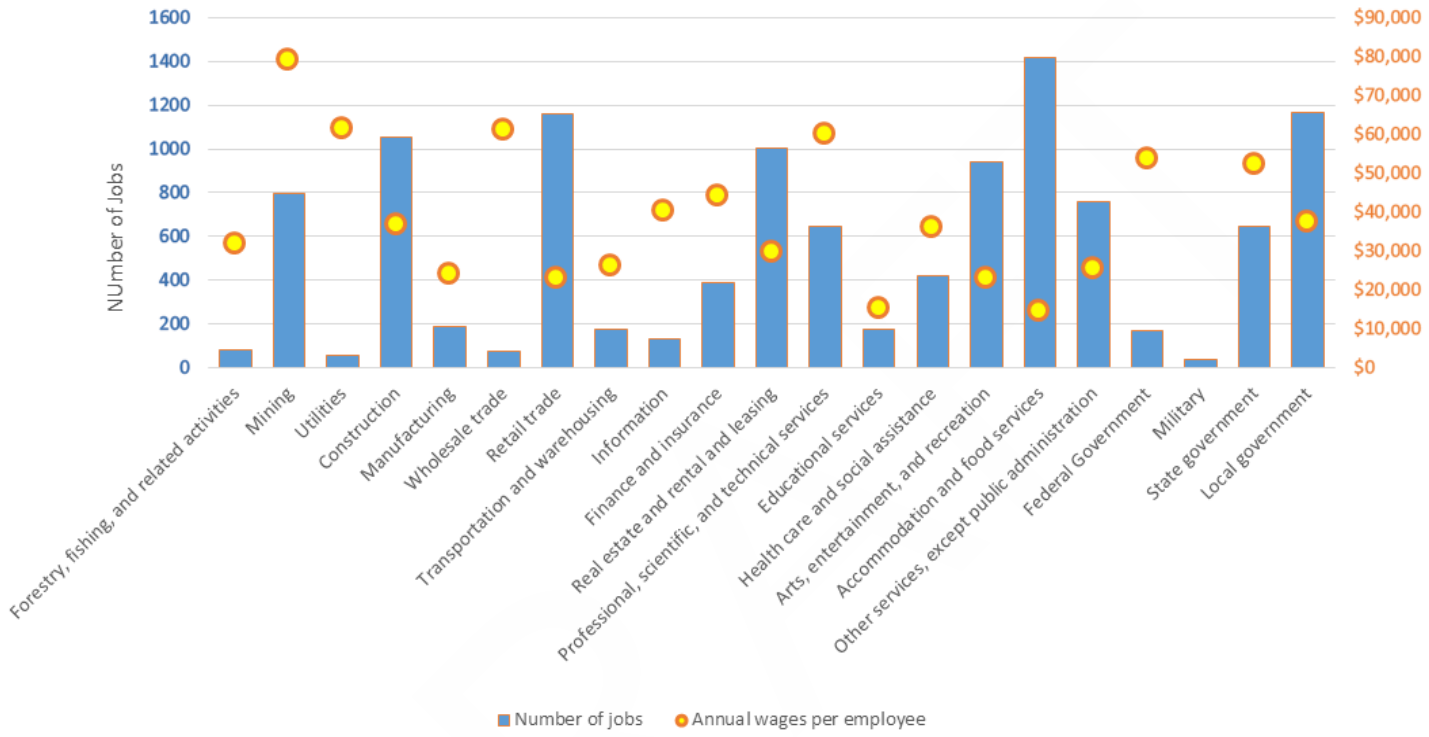
EMPLOYMENT EARNINGS

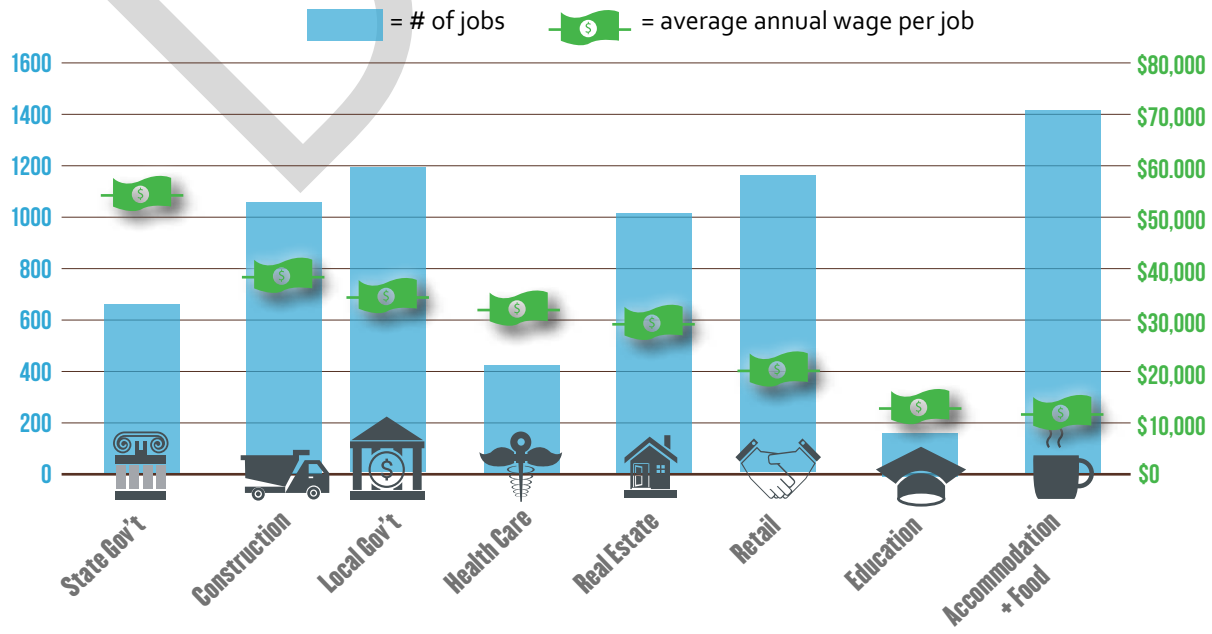
Many of the jobs in Gunnison County are low paying, while higher paying jobs are generally more scarce.
Source: Bureau of Labor and Statistics

AVERAGE ANNUAL WAGES & JOBS PER EMPLOYMENT SECTOR



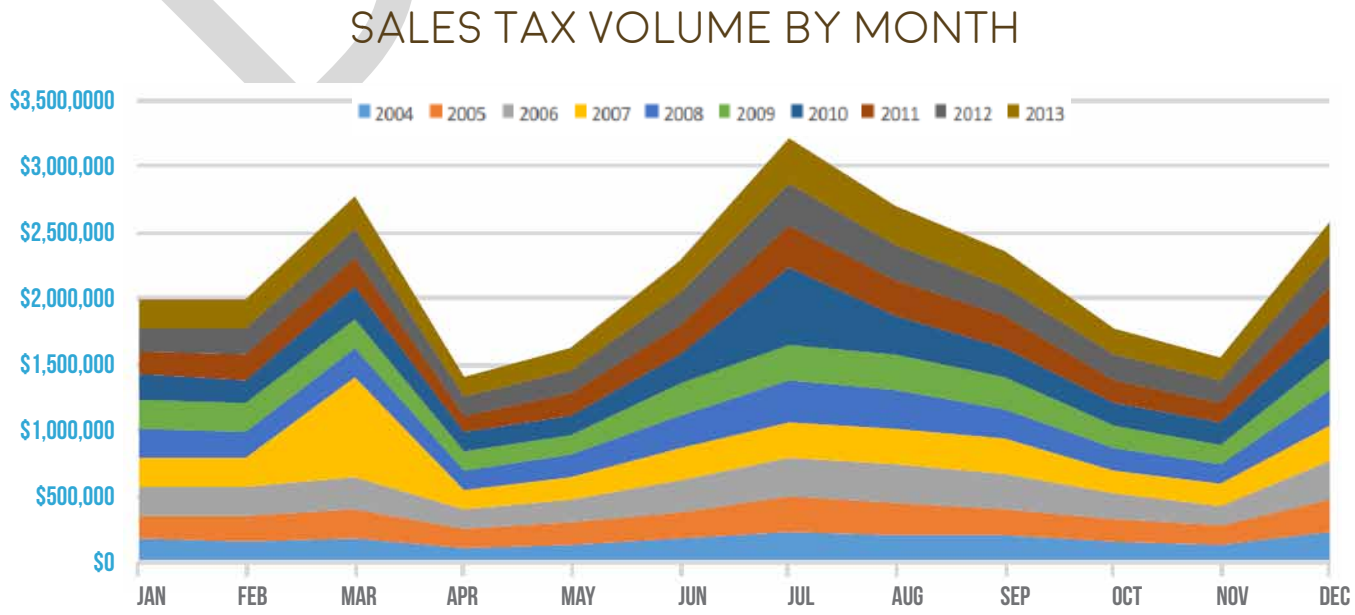
AVERAGE ANNUAL WAGES & JOBS PER EMPLOYMENT SECTOR

Note: Information in chart below is same as in chart above, visualized differently.

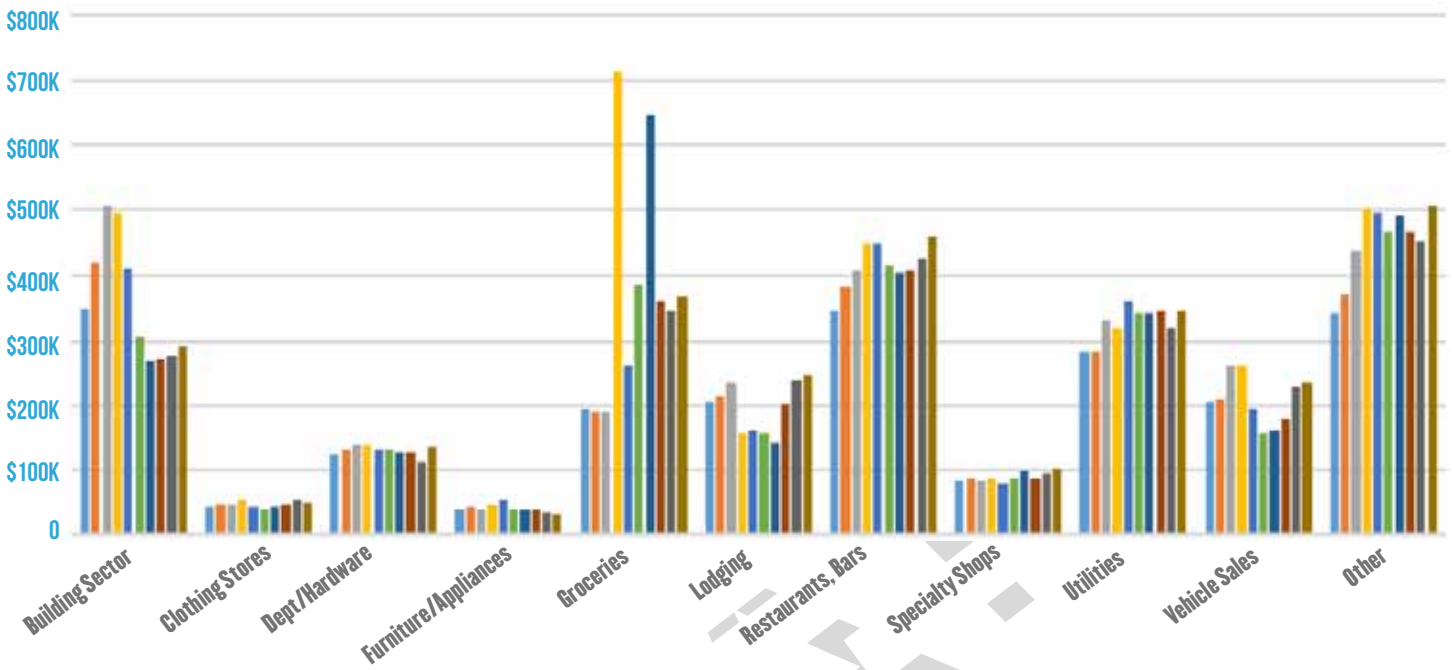


SALES TAXES

Gunnison County sales tax collection has been increasing slowly since 2011. Sales tax spikes in 2007 and 2010 in the grocery sector were due to audits that resulted in back payment of sales taxes. Sales tax revenues have remained somewhat flat, with exceptions in 2007 and 2010 due to audits of the grocery sector. "Sales Tax Volume by Month" below shows some artificial peaks in March and July which are a result of the grocery audits. When those audits are averaged, July still remains the highest volume month, followed by December and then March. Restaurants, bars and liquor sales are among the highest sales tax generators in the past three years. The "other" category includes businesses such as manufacturing, ranching and agriculture, and amusement and entertainment (a category that fluctuates seasonally).It is noteworthy that July is the highest sales volume month but lodging occupancy rates are highest in March. This may suggest that there are more second homeowners and/or campers here in July, impacting sales tax, but not necessarily staying in hotels.
Source: Gunnison County Finance Department

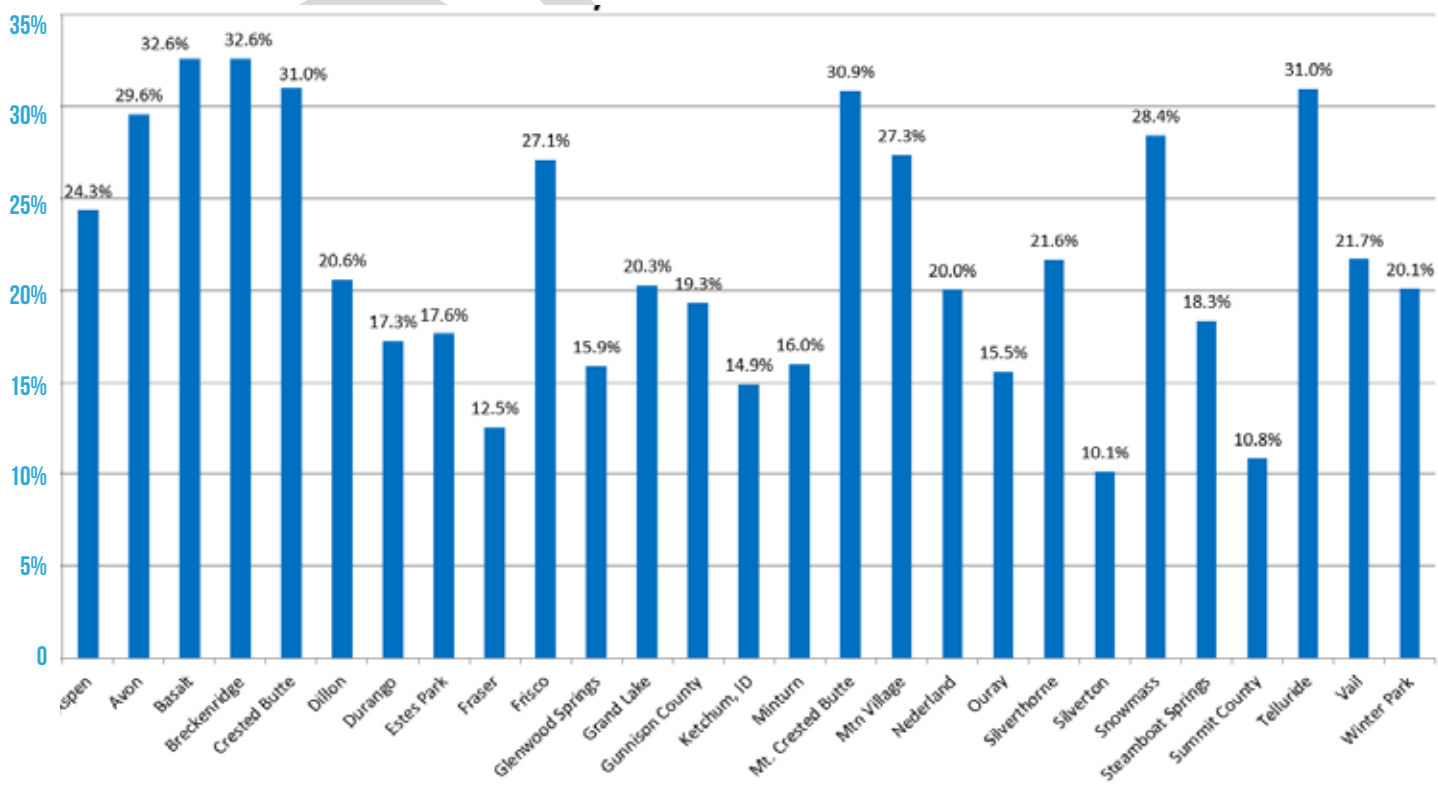


SALES TAX BY SELECT BUSINESS SECTOR



Sales tax comparison is useful in understanding how our County and municipalities compare with other communities in Colorado. Crested Butte had a 31% increase from 2011 to 2014, Mt. Crested Butte a 30.9% increase and Gunnison had a 19.3% in-crease. *Source: Colorado Association of Ski Towns*

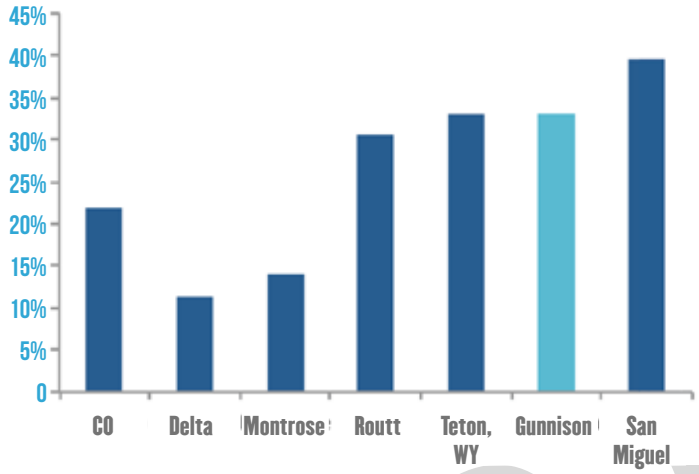
SALES TAX COMPARISON (CHANGE FROM 2014 TO 2011)



ECONOMIC ASSETS & CHALLENGES

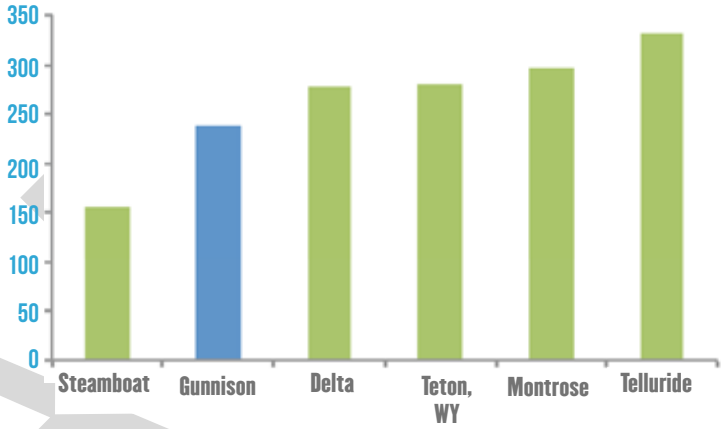
EDUCATED WORKFORCE

Gunnison County has a well-educated work force. Thirty-three percent of the population over the age of 18 has a bachelor's degree, a higher proportion than seen in the state of Colorado or many comparable counties:



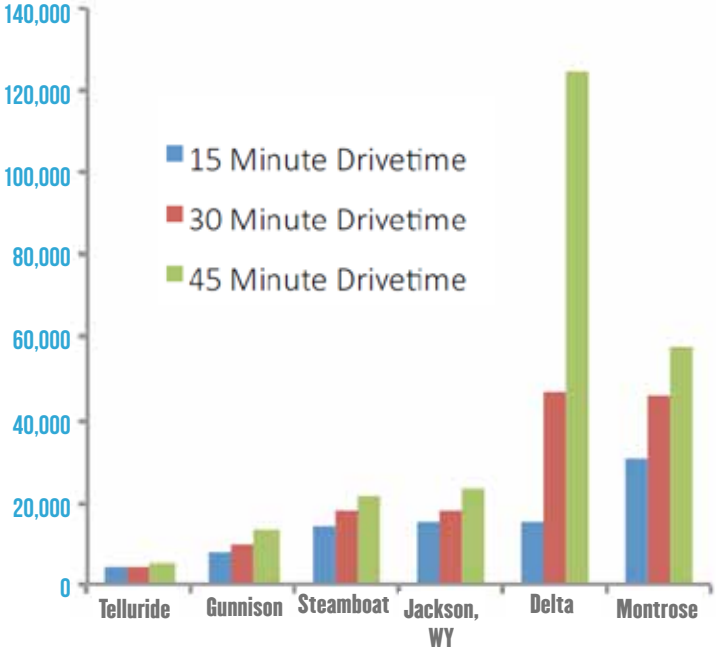
LIMITED ACCESS TO MAJOR MARKETS

Gunnison is nearly 250 miles from a major metropolitan area (Denver).



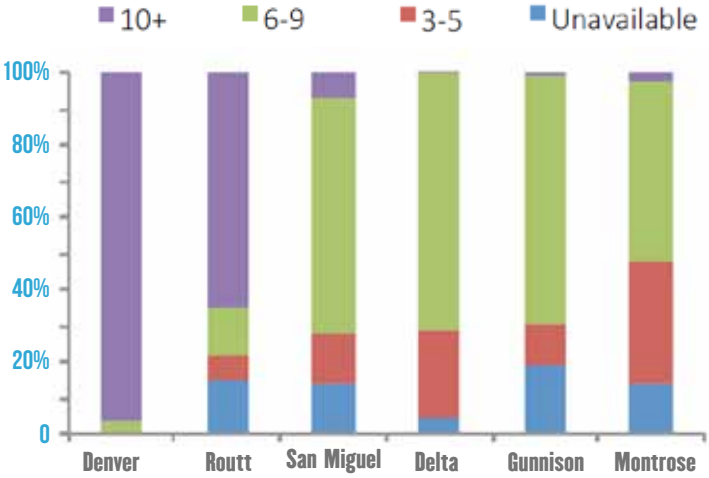
SMALL MARKET

Gunnison County is a relatively small market. There are 8,000 people within a 15-minute drive from the County seat, 10,000 people within a 30-minute drive, and 13,000 people within a 45-minute drive.



LIMITED BROADBAND ACCESS

Access to broadband in Gunnison County is limited. Access to broadband by download speed is shown here:



Source: Better City (all page)

[Our Housing]

In 2013, there were 11, 498 housing units in Gunnison County. 58% of these units are single family residences, and 29% are multifamily. However, only 6% of multifamily homes are rowhouses, townhomes, duplexes and the like. *Source: U.S. Census*

Gunnison County has one of the lowest homeownership rates in the state: 59% of housing units are owner occupied and 41% are renter occupied. The homeownership rate in CO is 65% and nationally is 64%.

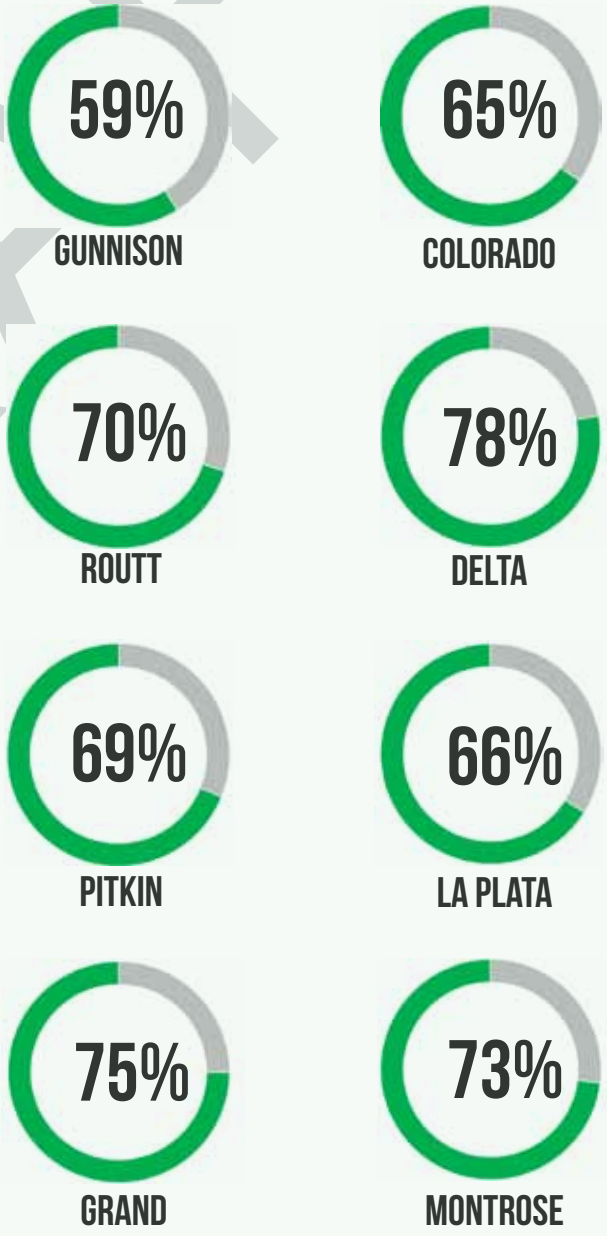
THERE ARE
11,498
HOUSING UNITS
IN GUNNISON COUNTY

29% ARE MULTI FAMILY HOMES

58% ARE SINGLE FAMILY HOMES

Of these units, 45% (5,174) 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 HOMEOWNERSHIP RATES:



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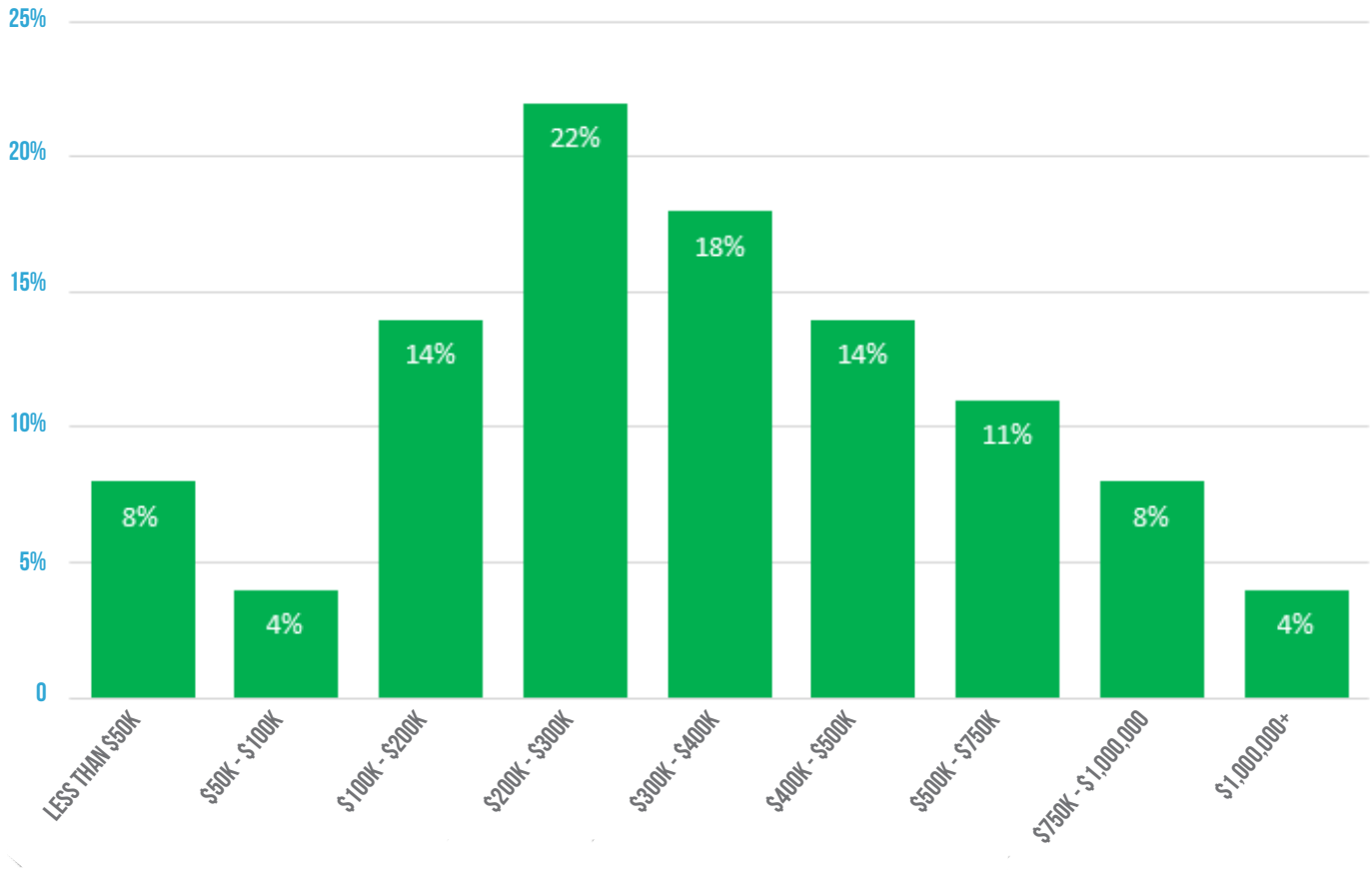
GUNNISON COUNTY HOME VALUE DISTRIBUTION:



MEDIAN HOME VALUE: $327,000

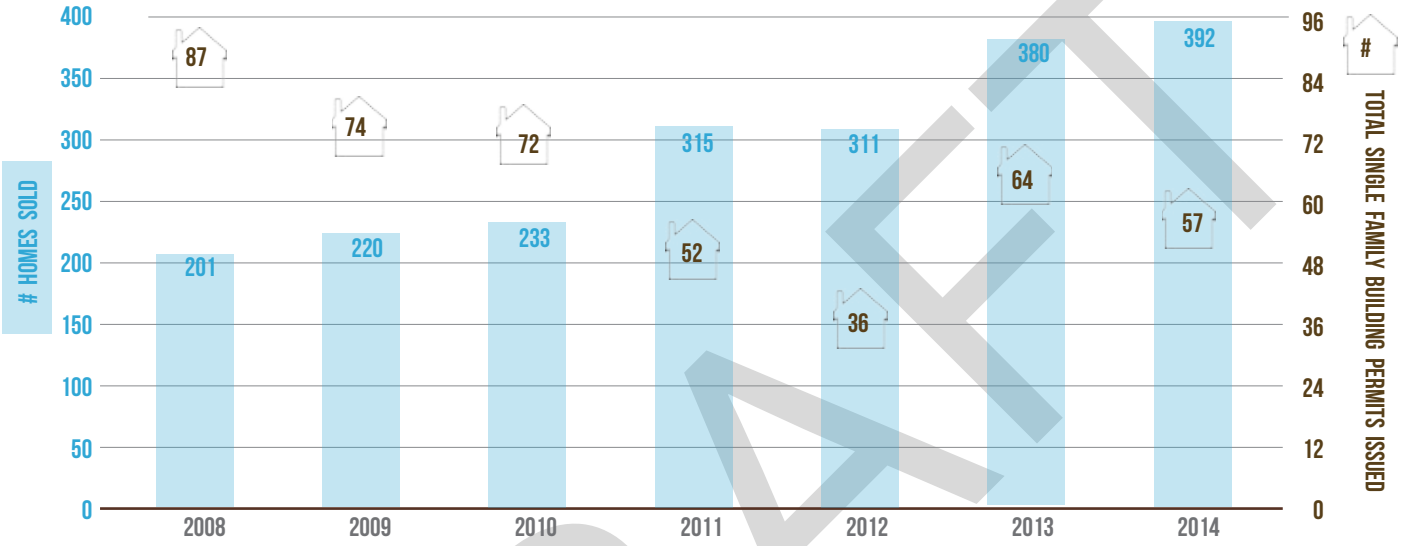
THAT'S **28%** HIGHER THAN THE STATE AVERAGE

cc via Baron Brian

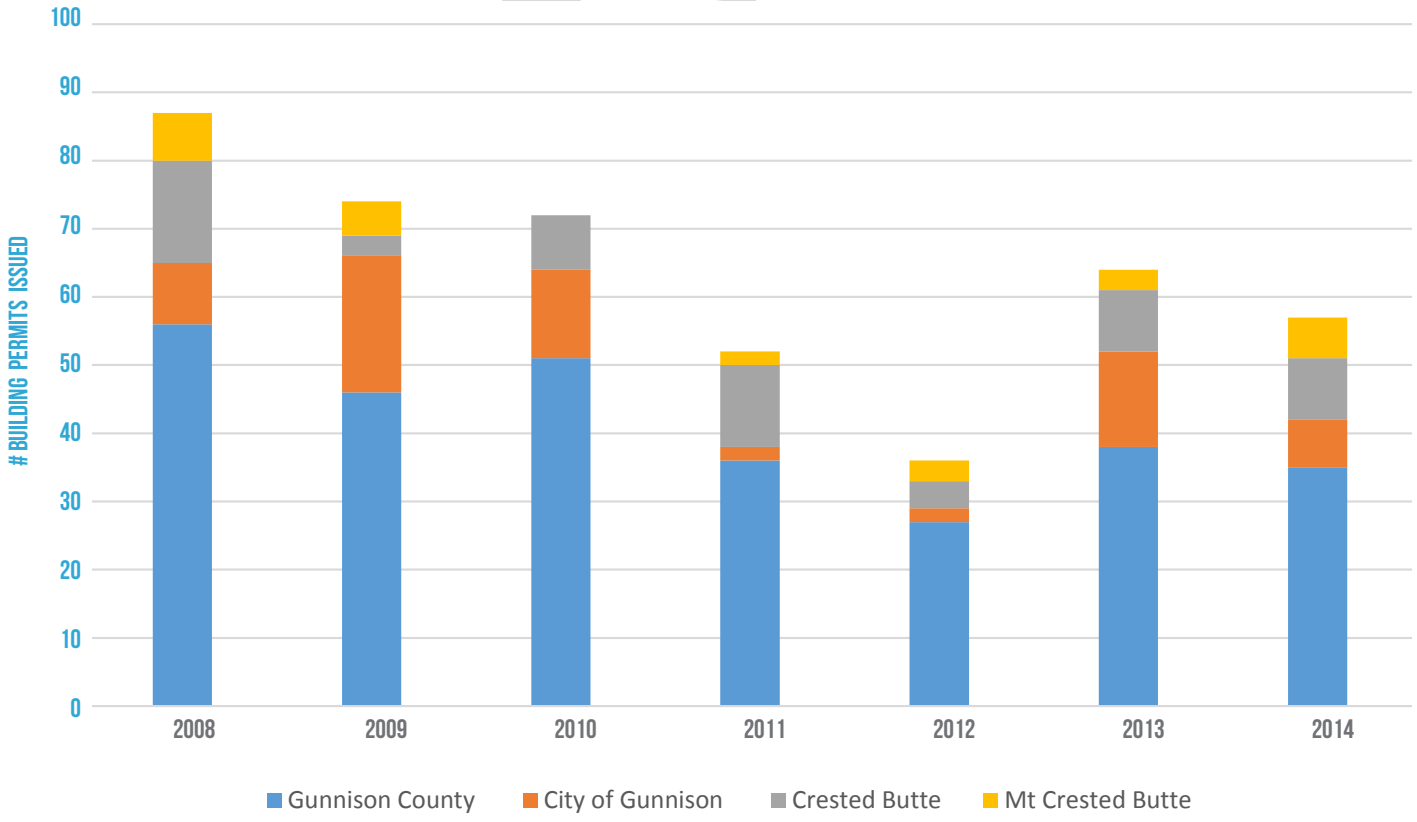
BUILDING PERMITS & HOME SALES

On average, there are 302 single family homes sold in Gunnison County every year. However, the trend is increasing, with both 2013 and 2014 outpacing pre-recession sales. There have been 89 homes sales through April 15 of 2015. During this same time, the number of building permits was decreasing. *Source: Chris Kopf, Coldwell Banker Bighorn Realty; Gunnison County, City of Gunnison, Crested Butte, Mt Crested Butte.*

SINGLE FAMILY RESIDENTIAL: SALES & BUILDING PERMITS



SINGLE FAMILY RESIDENTIAL BUILDING PERMITS BY JURISDICTION



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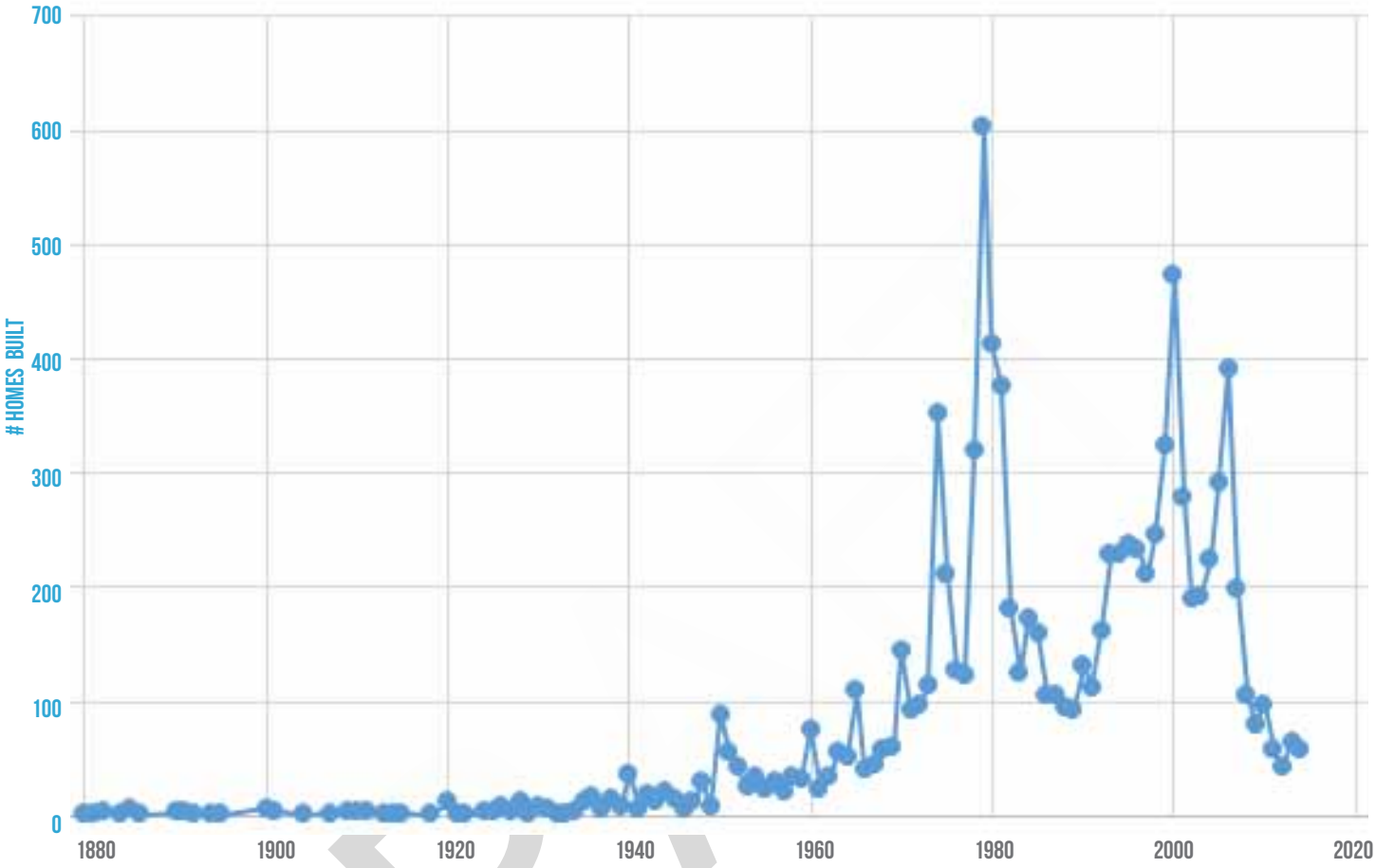
HOMES BUILT PER YEAR

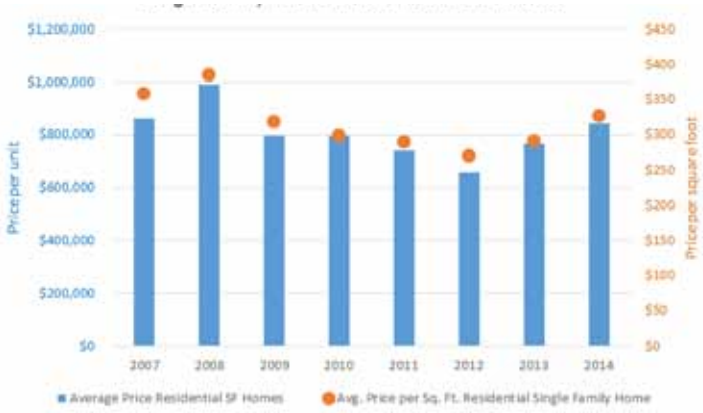


The number of houses built per year fluctuates greatly in Gunnison County. The largest spike occurred in the late 1970's and early 1980's. The last spike occurred in the late 1990's and early 2000's, dropping greatly since the great recession. *Source: Gunnison County GIS*

HOUSING PRICES

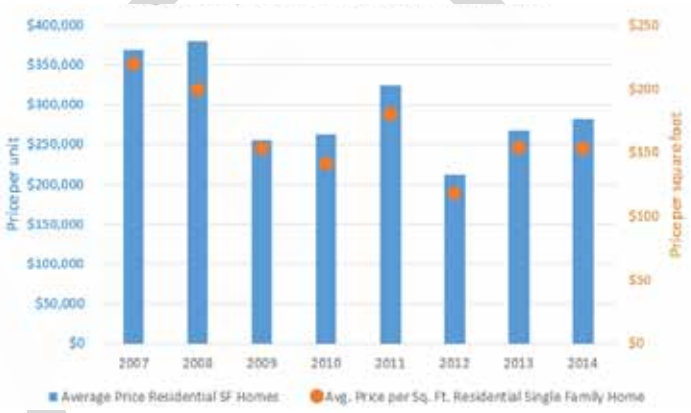
An examination of housing prices reveals that Gunnison County was not immune from the effects of the great recession. Condos/townhomes and single family homes both experienced significant price drops from a low of a 33% decrease in single family homes north of Almont to a high of a 67% decrease in condos/townhomes north of Almont. Prices today are anywhere from 15% to 57% below their pre-recession peak, depending on location and product type. Though all product types in all locations are selling below their pre-recession peak, both the average sale price and average price per square foot have been increasing since 2012. *Source: Chris Kopf, Coldwell Banker Bighorn Realty*

SINGLE FAMILY HOME PRICES NORTH OF ALMONT



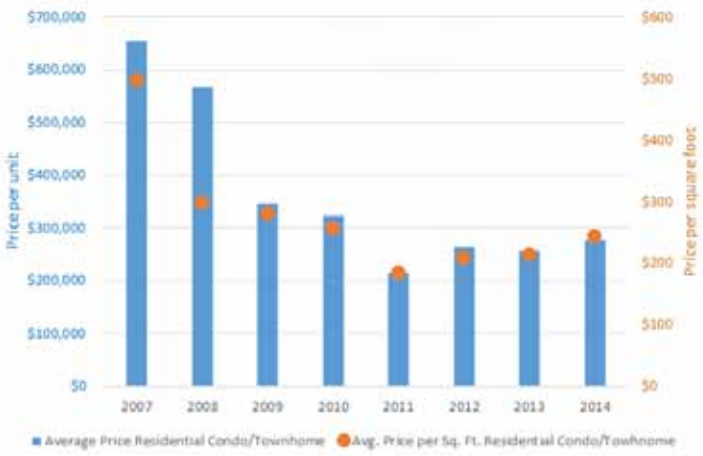
Single family homes north of Almont are currently selling for 15% below their pre-recession peak.

SINGLE FAMILY HOME PRICES SOUTH OF ALMONT



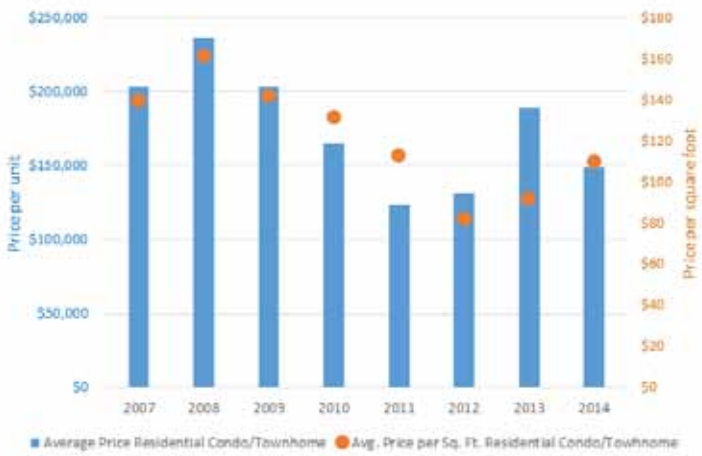
Single family homes south of Almont are currently selling for 25% below their pre-recession peak.

CONDO/TOWNHOME PRICES NORTH OF ALMONT



Condos and townhomes north of Almont are currently selling for 57% below their pre-recession peak.

CONDO/TOWNHOME PRICES SOUTH OF ALMONT



Condos and townhomes south of Almont are currently selling for 37% below their pre-recession peak.

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ATTAINABILITY

Many single family housing units are unattainable to purchase for the average resident. In many areas of the County, a family making the median income of $52,332 cannot afford a home. The disparity is especially striking in Crested Butte, where home prices centered around $683,000 in April of 2015 for a 1,500 square foot house, or $427 per square foot. But a family making the median income in Crested Butte can only afford a home smaller than 640 square feet. Between March 2013 and April 2015 there were three homes sold under 640 square feet. Further, only 9% of the Crested Butte population has an income of $130,000 or more, which is the income benchmark where housing costs are 30% or less of total monthly expenditures. *Source: Gunnison County Assessors Office.*

GUNNISON AFFORDABILITY INDEX

	CRESTED BUTTE	UPPER VALLEY	CRESTED BUTTE SOUTH	OTHER GUNNISON COUNTY
MEDIAN HOME PRICE	$683,750	$565,000	$325,000	$237,500
MEDIAN SQUARE FEET	1,491	1,972	1,549	1,295
MEDIAN PRICE PER SQUARE FEET	$427	$274	$230	$162
SQUARE FEET MEDIAN INCOME AFFORDS	641	1,002	1,193	1,687
INCOME WHERE HOUSING COSTS = 30%	$130,573	$107,896	$62,064	$45,354
% OF POPULATION ABOVE INCOME REQUIREMENT	9%	13%	41%	56%

The "Affordability Index" chart, above, captures various housing indicators throughout the County. It provides the median home price in each market area. The median is not the average, but is the price of the home in the middle of all homes sold—an equal number of homes have been sold for higher prices as have been sold for lesser prices. The chart also shows the median square footage of these same homes. From the median price and median square feet, we are then able to determine the median price per square foot of homes, which is useful for comparing homes in different markets.

The median income for a four person family in Gunnison County is just over $50,000. Using this figure as a baseline for comparison reveals the size of a home, in square feet, that a family could afford in each market area. For example, a four-person family could afford a 1,600+ square foot home in Gunnison County, where they could only afford a 1,000+ square foot home in the upper valley.

The chart also contains the income required to purchase a median-priced home where the monthly mortgage costs do not exceed 30% of monthly income. In the previous example, a family would need to make $130,000+ dollars per year to meet this requirement in Crested Butte. That same family needs to make over $100,000 to meet this requirement in the upper valley, and $45,000+ to meet this requirement elsewhere in Gunnison County. *Source: Better City*

Finally, the chart depicts the percentage of current residents in each of these market areas who currently meet the 30% income requirement.

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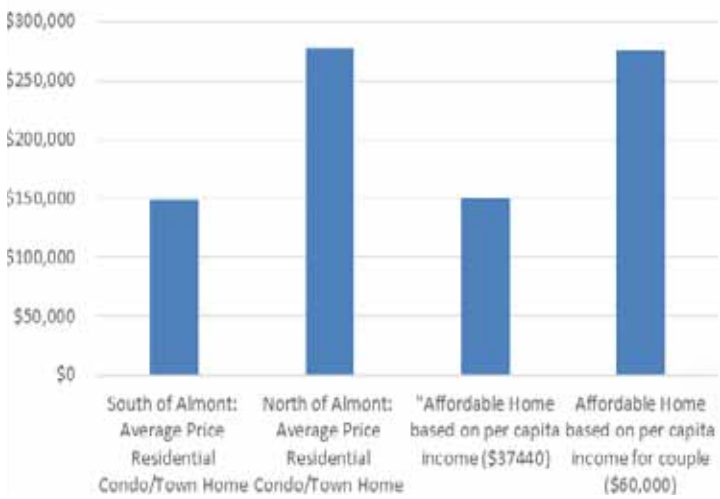
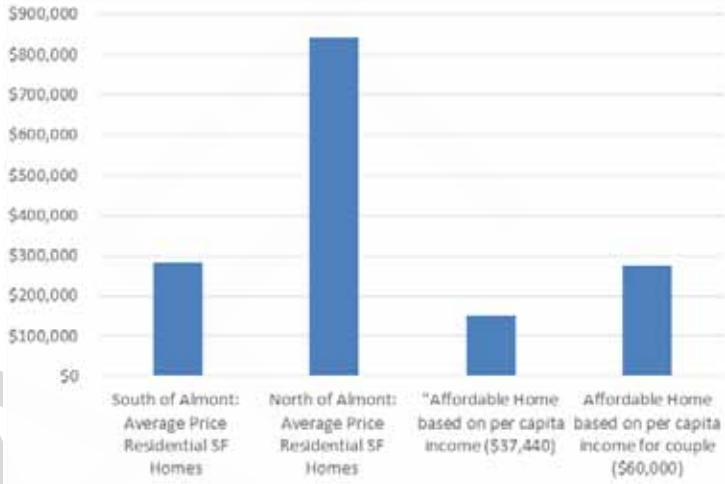
Another way to view housing attainability in Gunnison County is through the lens of per capita income—the average amount of money a Gunnison County makes per year. Gunnison County's per capita income is just over $37,000 per year.

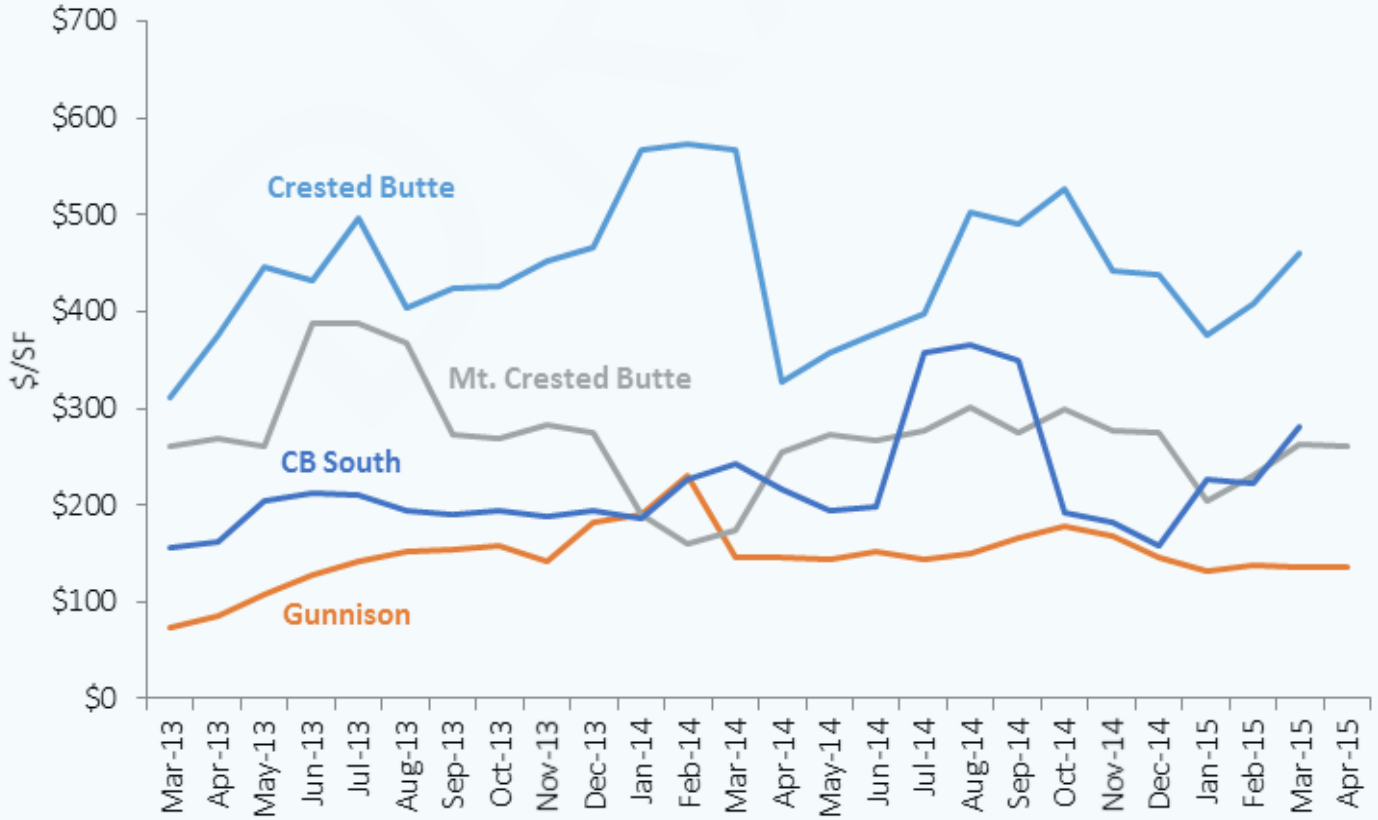
COST OF CONDO/TOWNHOME VS. WHAT PER CAPITA INCOME CAN AFFORD



COST OF SINGLE FAMILY HOME VS. WHAT PER CAPITA INCOME CAN AFFORD



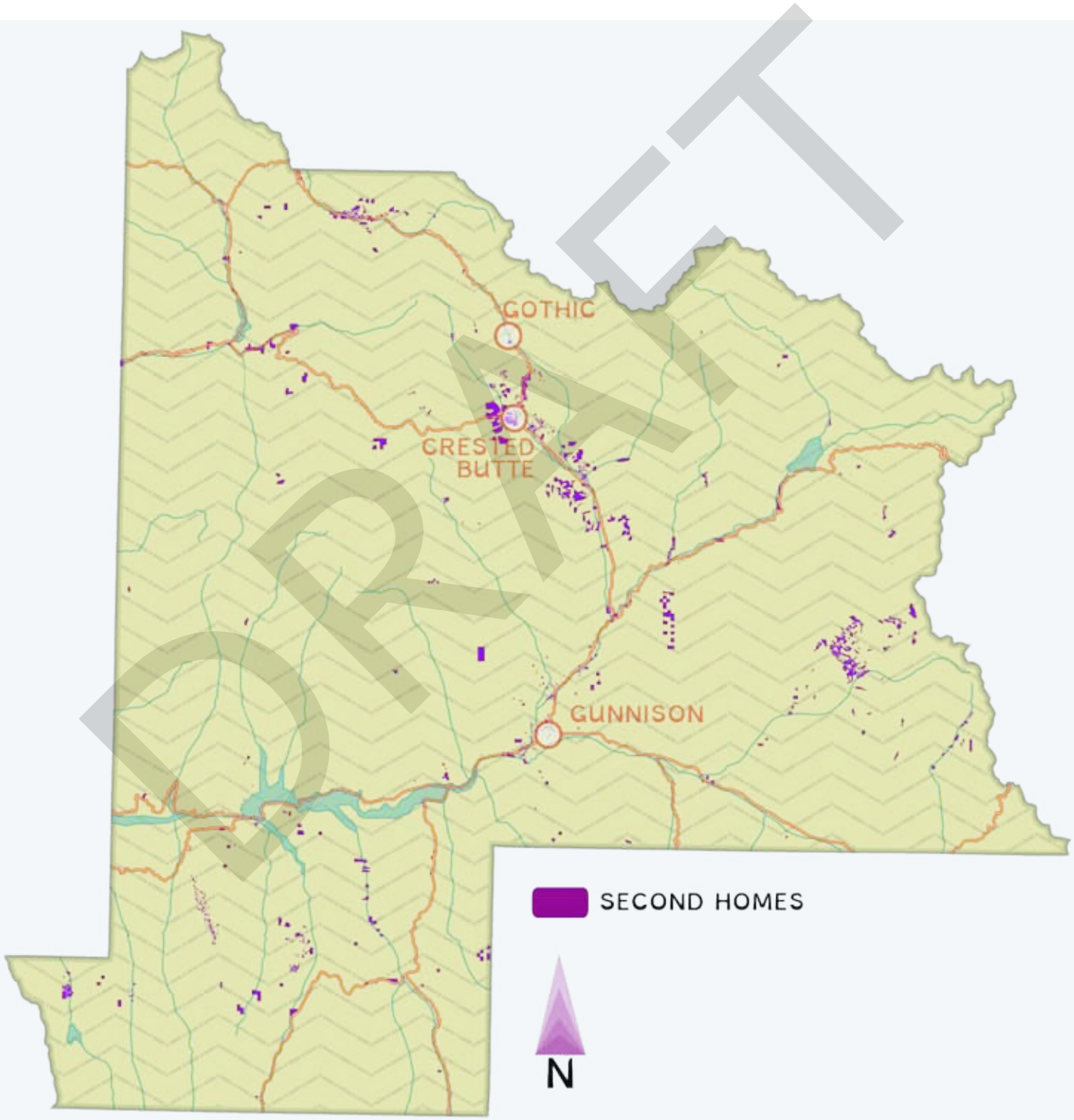
PRICE PER SQUARE FOOT, MARCH 2013 - APRIL 2015



Per square foot prices do vary between location, and also over time. This is a rolling average of all housing types. *Source: Better City*

SECOND HOMES

There are 5,149 second homes located in Gunnison County—99% of the number of "Vacant" homes noted above. While it's important to note that the U.S. Census Bureau, which determines home vacancies, factors in other information like interviews with homeowners when calculating housing vacancies, it is striking to see the number of second homes compared to those considered vacant. *Source: Gunnison County*



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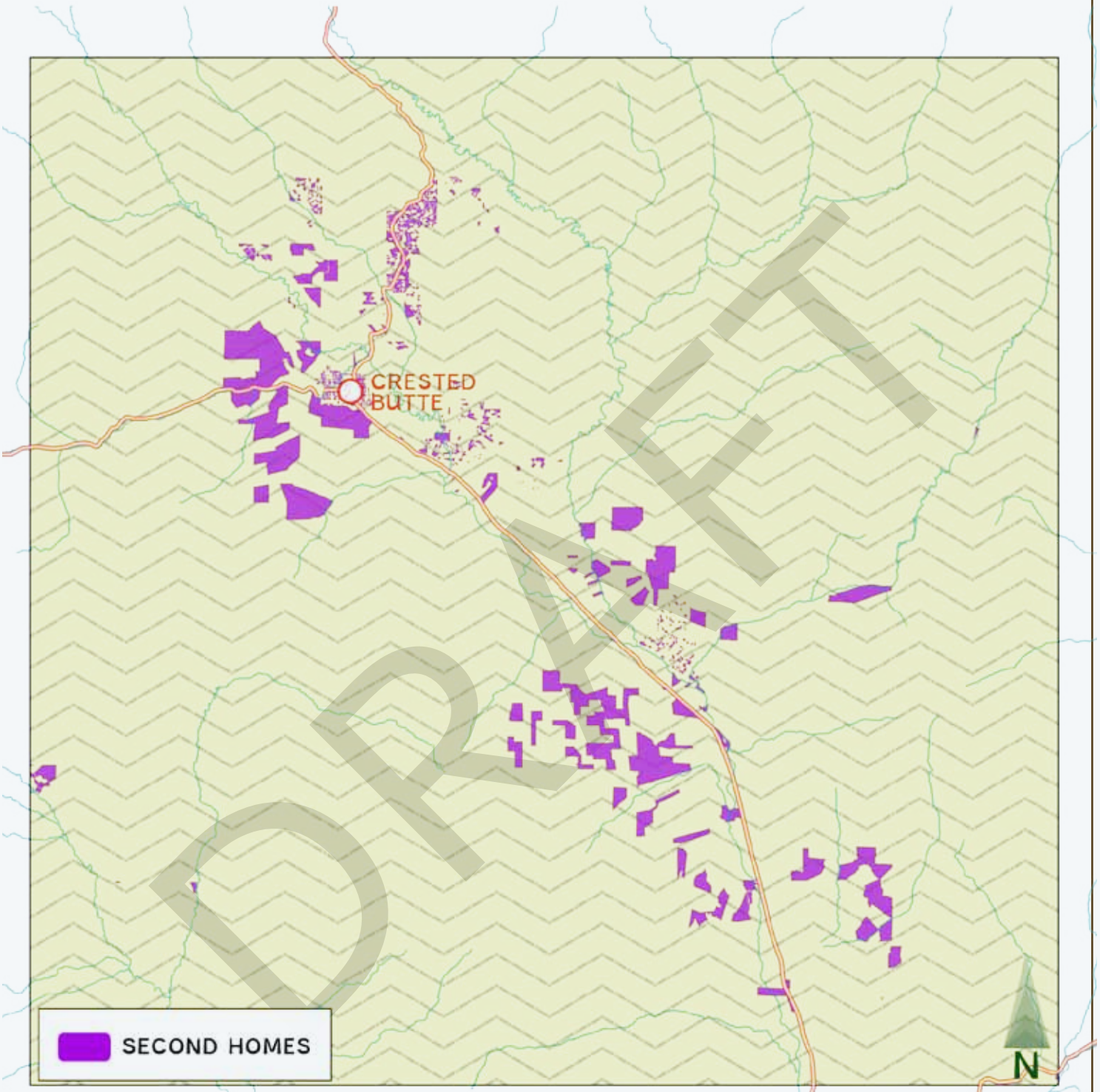
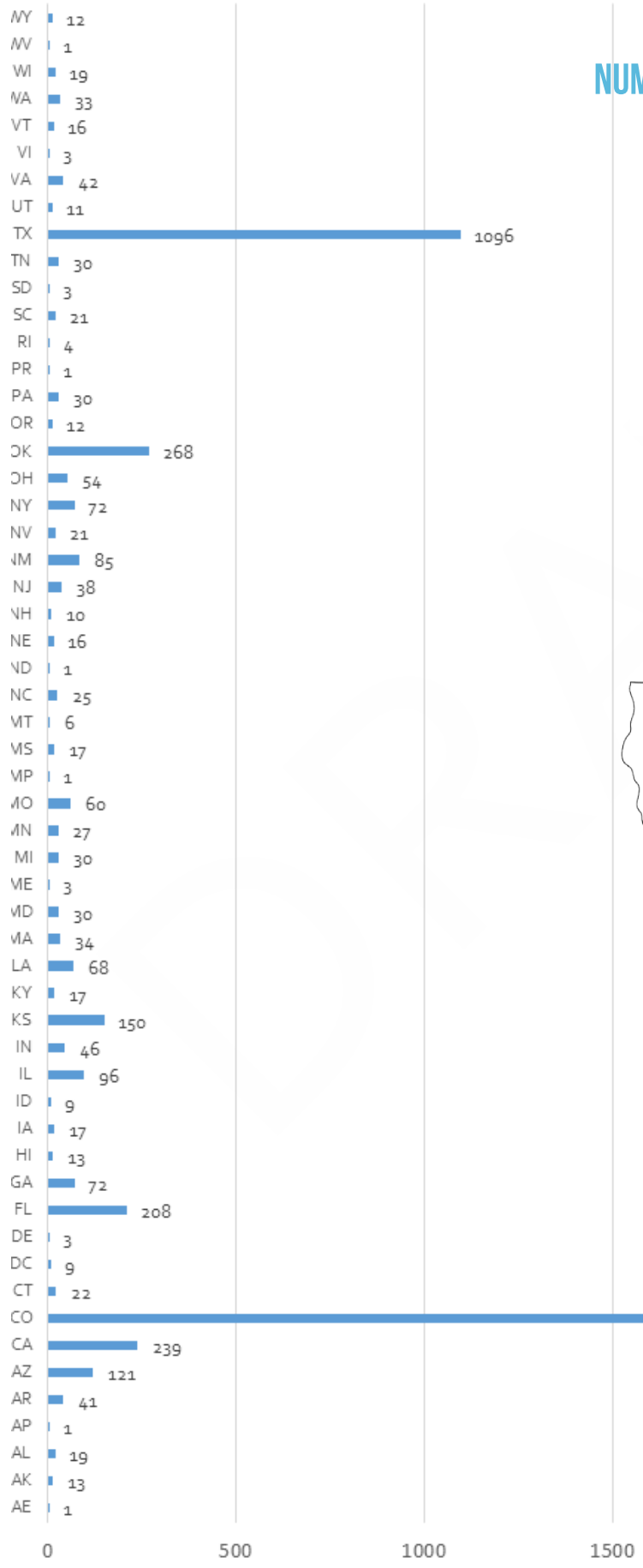
Second homes are located throughout the County.



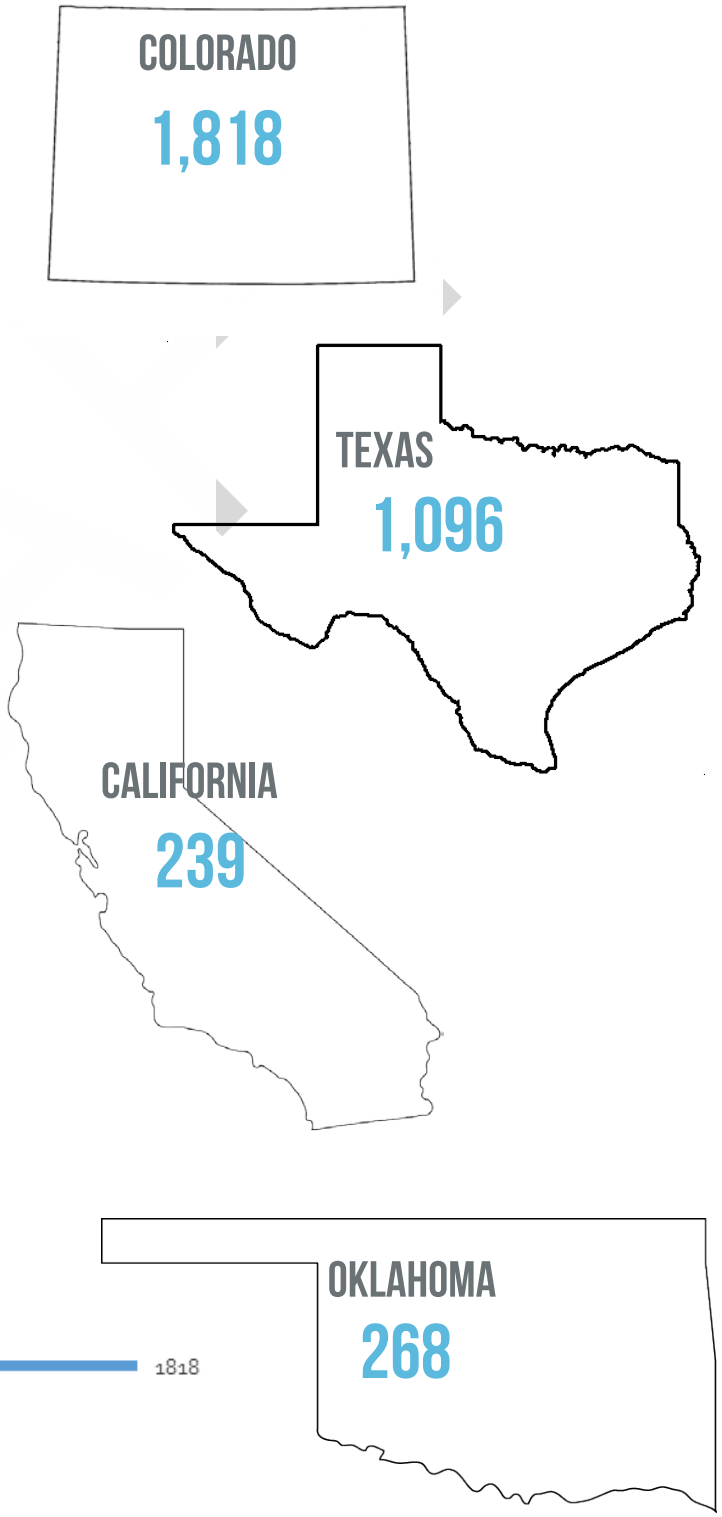
Second homes around the Crested Butte area. This map shows the footprint of properties owned by second homeowners.

Dave Kozlowski

NUMBER OF SECOND HOMEOWNERS, BY STATE OF RESIDENCY



NUMBER OF OUT OF COUNTY HOMEOWNERS FROM:

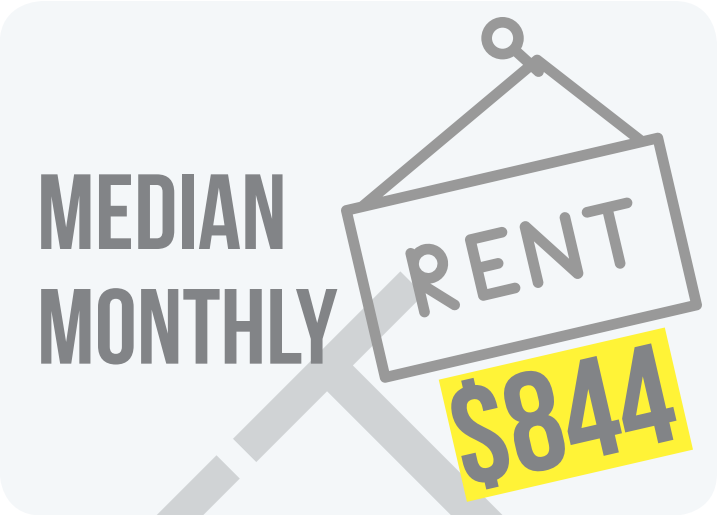


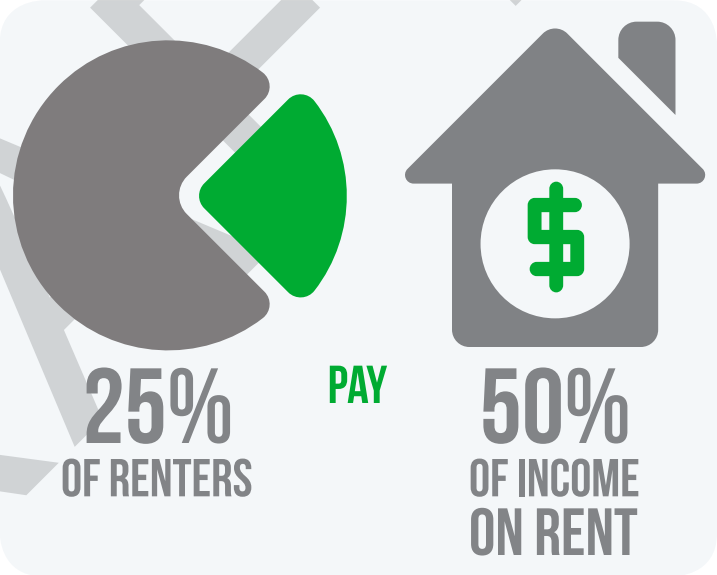
RENTING

The median monthly rent in Gunnison County is $844. 54% of renters pay over 30% of their household income to rent each month. Additionally, 27% of Gunnison County renters pay over 50% of their household income on rent—the highest in the state. At the same time, Gunnison County has one of the largest proportions of rentals in the $500 - $700/ month range in the entire state. *Source: American Community Survey.*

A report from February 2014, prepared by Rees Consulting, notes average rents in the Crested Butte area are $836 per month for one bedroom units and about $1,112 for two-bedroom units, not including utilities. Rees' report also noted that property managers described the rental market in late 2013/ early 2014 as very strong, with only five vacant properties (of 169 total).

In a more recent phone survey of five rental management companies (3 in CB/Mt. CB & 2 in Gunnison), they reported that this is the tightest rental market in the last seven to 10 years. Rental rates are returning to pre-recession 2008 values and occupancy rates at near 95% to 100%; it now takes a day or less today to rent vs. 30 days a year ago. Given present anecdotal information, it is also quite likely that rental numbers have increased over the past year.





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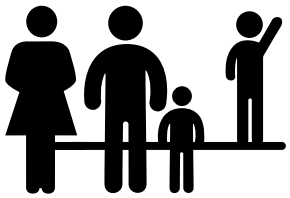
[Our Poverty]

Poverty in Gunnison County is real. The traditional measure of poverty is based on income, but the conditions associated with poverty are much more complex and interrelated. Understanding these conditions and their relationships help us better understand our social and economic health. The Federal Poverty level for a family of four, regardless their location, is $24,250. *Source: US Census Bureau.*

Federal Poverty Level: **$24,250**

For a family of four



IN 2013
THERE WERE
2,545
PEOPLE BELOW POVERTY IN GUNNISON COUNTY
THAT'S
17.7%
OF OUR POPULATION
NEARLY 2 IN 10:

There are 2,545 people living in poverty in Gunnison County, which is over 17% of the entire population. Populations in poverty at smaller scales are shown here:

	POPULATION	NUMBER BELOW POVERTY	PERCENT BELOW POVERTY
CRESTED BUTTE	1,581	194	12%
GUNNISON	5,890	1,582	32%
MARBLE	147	49	33%
MT CRESTED BUTTE	759	68	9%
PITKIN	40	13	32%
REMAINDER OF COUNTY (ELSEWHERE)	7,004	639	9%

Julie Serrato

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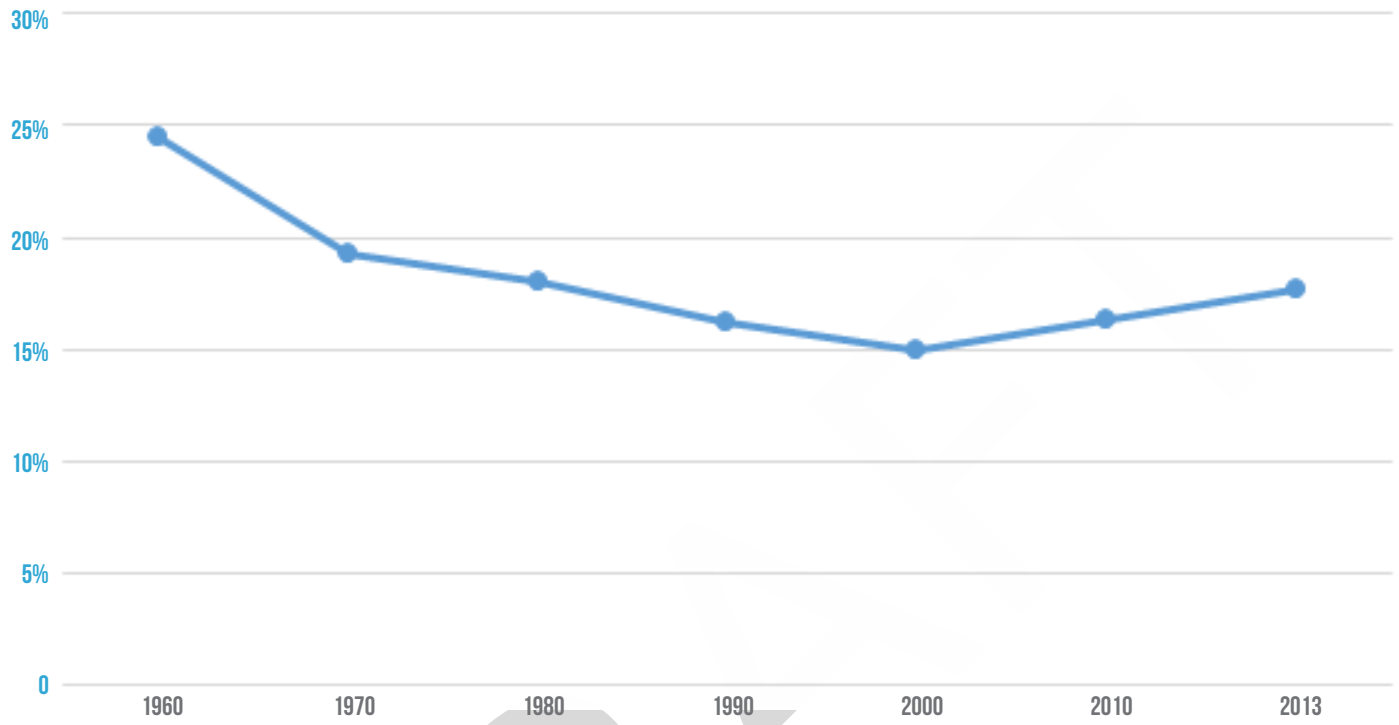
PERCENT OF POPULATION IN POVERTY, 1960 - 2013

Poverty rates were steadily decreasing in the four decades between 1960 and 2000. Since then, rates have begun to climb.

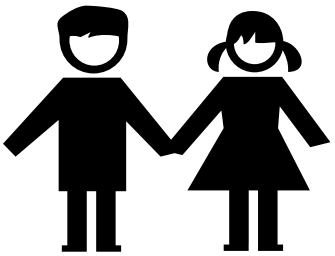


17.7% of all Gunnison County residents fall below the Federal Poverty Level, proving that poverty is not just an "urban" issue. Though Gunnison County has pockets of urbanization—City of Gunnison and Crested Butte, for instance—it is by-and-large a mixed urban/rural place. Of those in poverty, 25% of children under the age of 18 fall below the poverty level, which is about 25% higher than the state average of 17%. Moreover, 11% of seniors (65 or older) also fall below the poverty level, which is about 1.4 times the rate in Colorado (8%) and about 20% higher than the U.S. average of 9%. *Source: Census Reporter, 2015 Kids Count*

25%
OF CHILDREN
18 AND UNDER

FALL BELOW POVERTY

11%
OF SENIORS



25%
HIGHER THAN THE STATE AVERAGE

11%
HIGHER THAN THE NATIONAL AVERAGE

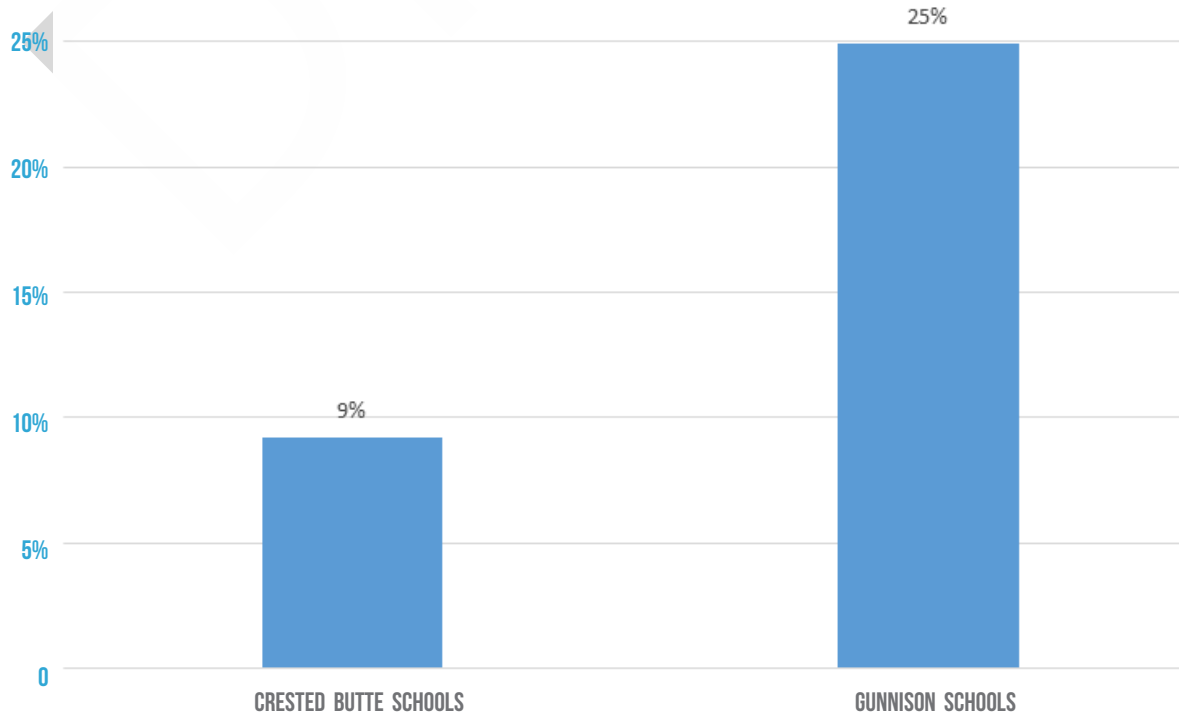
SNAP

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 has been steadily and swiftly increasing since the great recession—more than doubling since 2008. *Source: SNAP Benefits Recipients*

FREE & REDUCED LUNCHES

Overall, 25% of students qualify for free or reduced price lunches, a number that has been increasing steadily since 2008. A higher percentage of students in Gunnison schools qualify for free or reduced price lunches than in Crested Butte Schools. In 2014, 44 students in Crested Butte schools qualified for free or reduced lunches, compared to 410 students in Gunnison schools. *Source: Colorado Department of Health*

PERCENT OF STUDENTS QUALIFYING FOR FREE OR REDUCED LUNCHES



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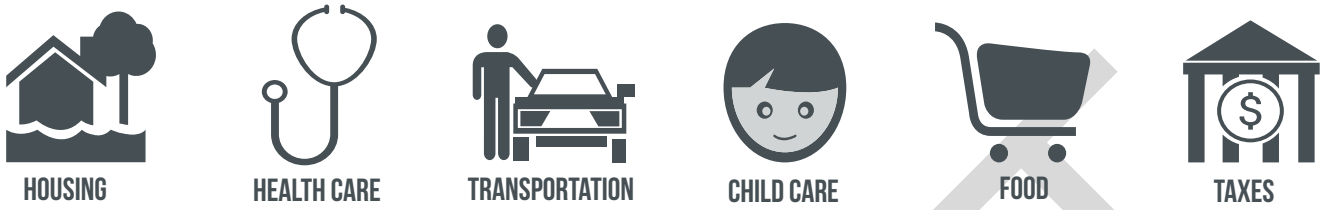
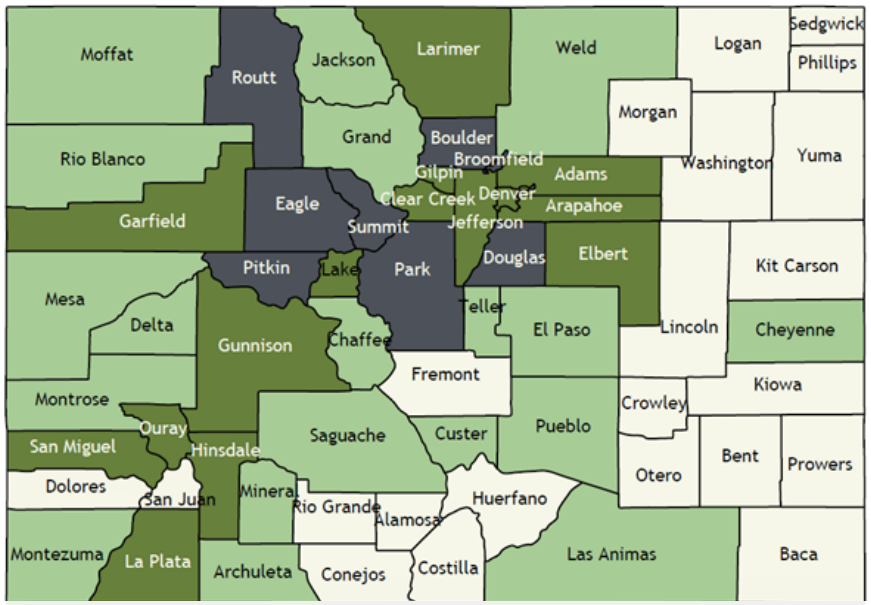
SELF SUFFICIENCY

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:



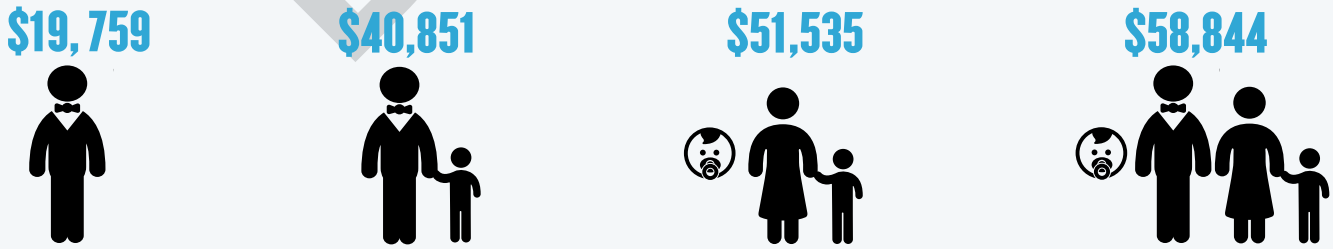
The measure also includes miscellaneous necessities like clothing, paper products, cleaning products, and personal hygiene products. It demonstrates the amount needed to meet each basic need at a minimally adequate level. The 2015 Federal Poverty Level designates a four person family to be "poor" with an annual income of $24,250 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 $58,844.

In Gunnison County, earnings well above the official Federal Poverty Level are nevertheless far below what is needed to meet families' basic needs.
Source: University of Washington



Wage needed for basic self-sufficiency, one adult and one preschooler, by County

Gunnison County's minimum annual self-sufficient wage:



Single Adult | *Single Adult & Preschooler* | *Single Adult, Preschooler & Infant* | *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.

	ELDER PERSON (AGE 65+)			ELDER COUPLE (BOTH AGE 65+)		
EXPENSES/MONTHLY & YEARLY TOTALS	OWNER W/O MORTGAGE	RENTER, ONE BEDROOM	OWNER W/ MORTGAGE	OWNER W/O MORTGAGE	RENTER, ONE BEDROOM	OWNER W/ MORTGAGE
HOUSING (INC. UTILITIES, TAXES & INSURANCE)	$493	$603	$2,171	$493	$603	$2,171
FOOD	$242	$242	$242	$447	$447	$447
TRANSPORTATION	$228	$228	$228	$356	$356	$356
HEALTH CARE	$434	$434	$434	$868	$868	$868
MISCELLANEOUS	$279	$279	$279	$433	$433	$433
ELDER INDEX PER MONTH	$1,676	$1,786	$3,354	$2,597	$2,707	$4,275
ELDER INDEX PER YEAR	$20,112	$21,432	$40,248	$31,164	$32,484	$51,300

ANNUAL COMPARISON AMOUNTS	ELDER PERSON	ELDER COUPLE
FEDERAL POVERTY GUIDELINES	$10,890	$14,710
SOCIAL SECURITY PAYMENT	$8,088	$12,132
AVERAGE COUNTY SOCIAL SECURITY BENEFIT	$12,816	$19,136

In 2011, an elderly couple who make mortgage payments would find it hard to get by if their income consists of the average County social security benefit. *Source: Colorado Center on Law and Policy*

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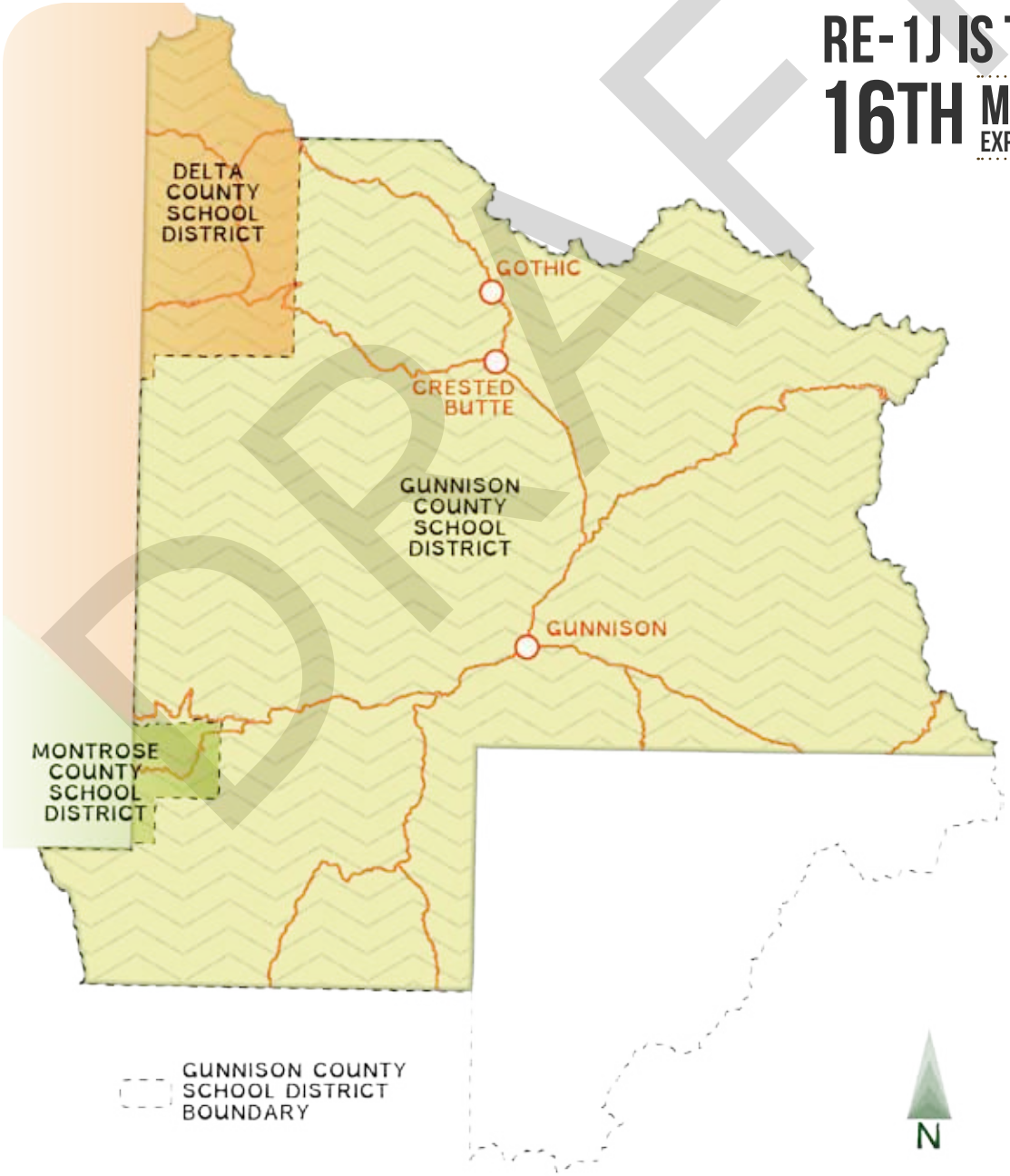
COST OF LIVING

According to a DOLA and CSU report from 2007, Gunnison County has the 17th highest cost of living in the state, out of 63 counties; it's in the top 1/3 of Colorado counties relative to cost of living. *Source: Cost of Living Differentials.* A more recent report, issued in 2011 by the Colorado Legislative Council, notes that the Gunnison School District (Gunnison Watershed RE-1J) is the 16th most expensive district to live within in the state of Colorado, out of 178 districts. However, the district does not perfectly follow County boundaries and encompasses parts of Saguache County. *Source: Colorado Legislative Council*

THERE ARE 178 SCHOOL DISTRICTS IN THE STATE

GUNNISON COUNTY RE-1J IS THE 16TH MOST EXPENSIVE



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[Our Education]

Gunnison County has a highly educated population, outperforming Colorado in high school graduation rates and percent of people who receive a bachelors degree or higher, 93.3% to 90.2% and 54.5% to 37% respectively. Additionally, higher education attainment rates appear to be increasing: only 46% of residents held a bachelors or higher in 2010, compared to today's rate of 54% . In fact, Gunnison has one of the highest levels of bachelors degree (or higher) attainment in the state.

Only 5.7% of the population does not have a high school degree. *Source: U.S. Census*; *Federal Reserve Economic Research.*

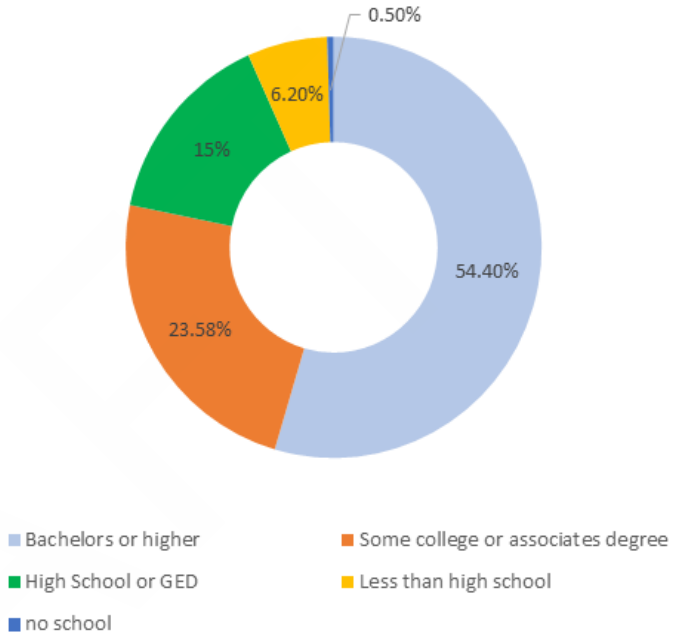
In the 2013 Biennial Survey, 76% of respondents felt that educational opportunities in Gunnison County were "good" or "excellent," which is much above the national and comparable communities average.

Student-to-teacher ratios are relatively low in the County. Student-to-teacher ratios are an indicator of how much attention students are able to receive from their teachers. Lower numbers are better because it means there are fewer students vying for a teachers time, increasing the overall amount of time a teacher can spend with individual students. Student-to-teacher ratios in some Gunnison County schools are:

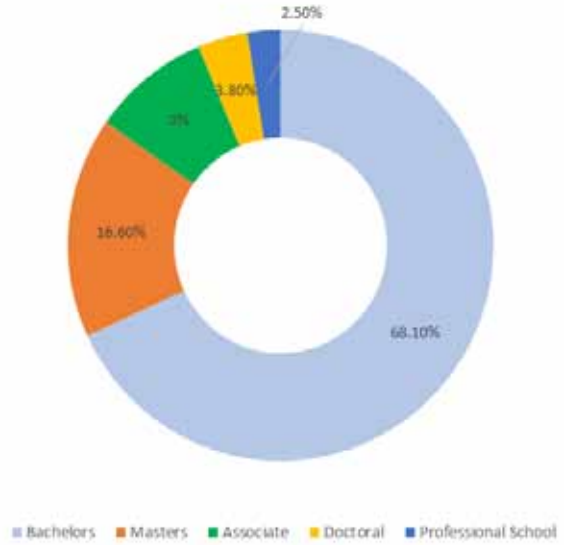
Gunnison Elementary School: 13.4
Gunnison High School: 13.7
Crested Butte Community School: 14.1
Gunnison Middle School: 14.2

Source: American Community Survey.

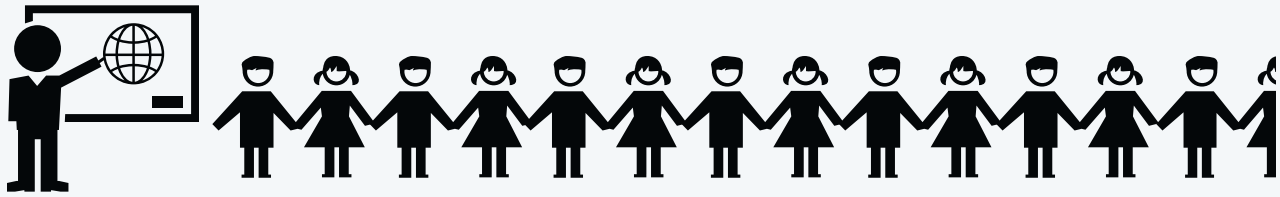
EDUCATION ATTAINMENT



HIGHER EDUCATION ATTAINMENT



GUNNISON ELEMENTARY SCHOOL: STUDENT TO TEACHER RATIO



ONE TEACHER

13.4 STUDENTS

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K - 12 EDUCATION

Despite the graduation rates, funding for K-12 education in Colorado is near the bottom in the nation, 42nd out of the 50 states. *Source: Colorado Finance Project, Quality Counts 2014 (2011 data) Doug Tredway, Gunnison School Superintendent.*

Under the state school funding formula, funding for Gunnison schools (2014-15 $6,989 per student per year) ranks close to the bottom in the State, almost $2,000.00 dollars below even Colorado's low state average.

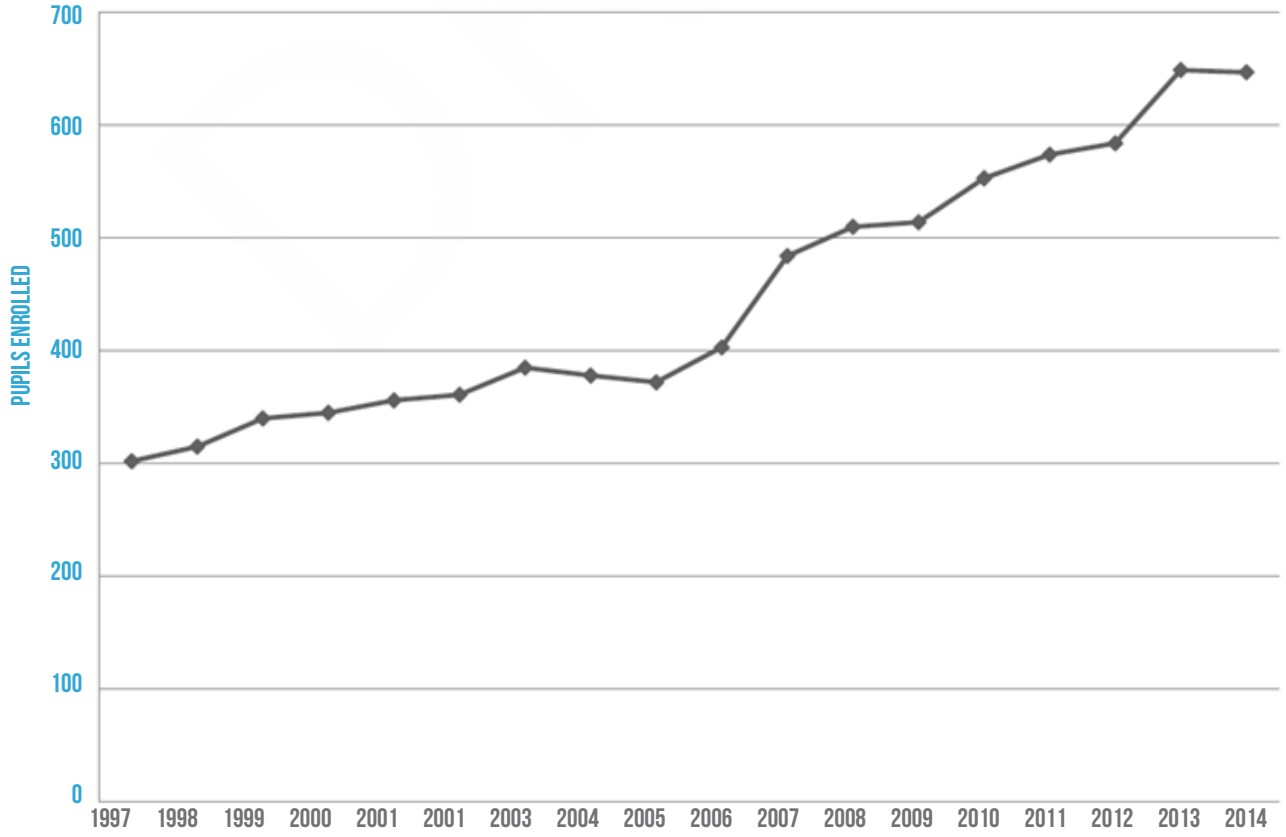
Fall 2014 PK-12 Pupil Enrollment: 1,929
Fall 2014 Kindergartners in a Full-Day Program: 82.1% (However, starting 2014 all students are entitled to free Kindergarten because of a Mill Levy Override)
Fall 2014 English Language Learners: 8.8%

In the 2013 Biennial Survey 83% of respondents rate Gunnison County as a "good" or "excellent" place to raise children.

According to school Superintendent, Doug Tredway, enrollment in the RE1-J School District is the largest since district creation in 1965.

The Crested Butte Community School (CBCS) Site Accountability Committee (SAC)is very concerned about limited capacity in the CB schools. They believe that with another 30-40 kids that they will be out of space in the Crested Butte Community School. *Source: SAC RE1-J School District.*

CBCS K-12 STUDENT ENROLLMENT



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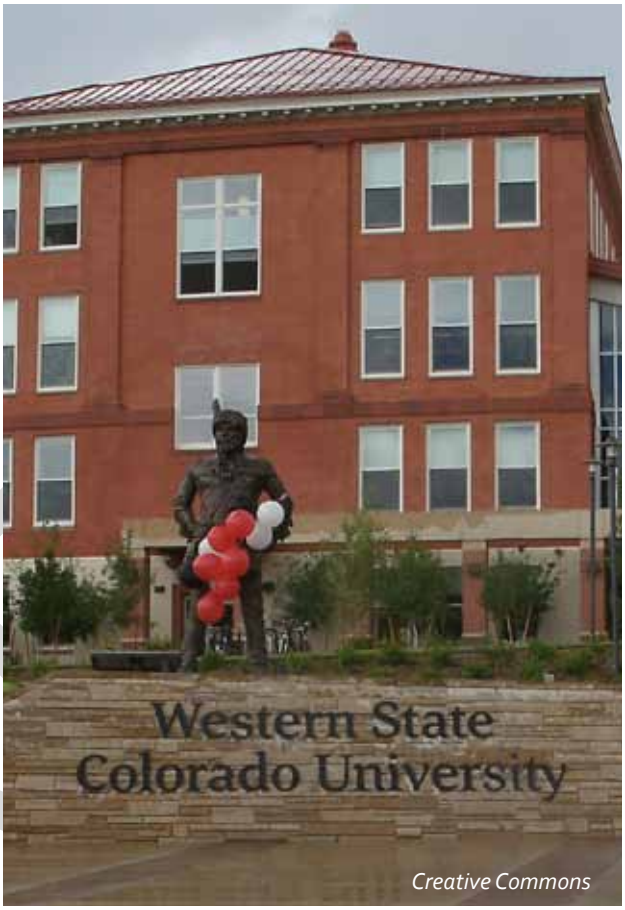
WESTERN STATE COLORADO UNIVERSITY

Enrollment at WSCU was at 2,404 students in 2013-2014, which marked an increase over each of the previous five years. However, this is a 9% decrease from 1999-2000 enrollment.

WSCU competes for students with many other universities—universities on the western slope of Colorado are a useful comparison for enrollment numbers. WSCU has the lowest enrollment numbers compared to Adams State College, Colorado Mesa University and Ft. Lewis College. Ft. Lewis College had a high of 4,065 students enrolled in 2013-2014 up 4% from 2012 and a low of 3,685 students in 2004. Colorado Mesa University in Grand Junction had 9,369 students in 2013, a 3.6% increase over 2012. Adams State enrollment has been increasing each year since 2008. WSCU enrollment has hovered around 2,000 students for the past six years down from a high of 2,410 students in 2003. *Source: Gunnison Economic Indicators Report.*



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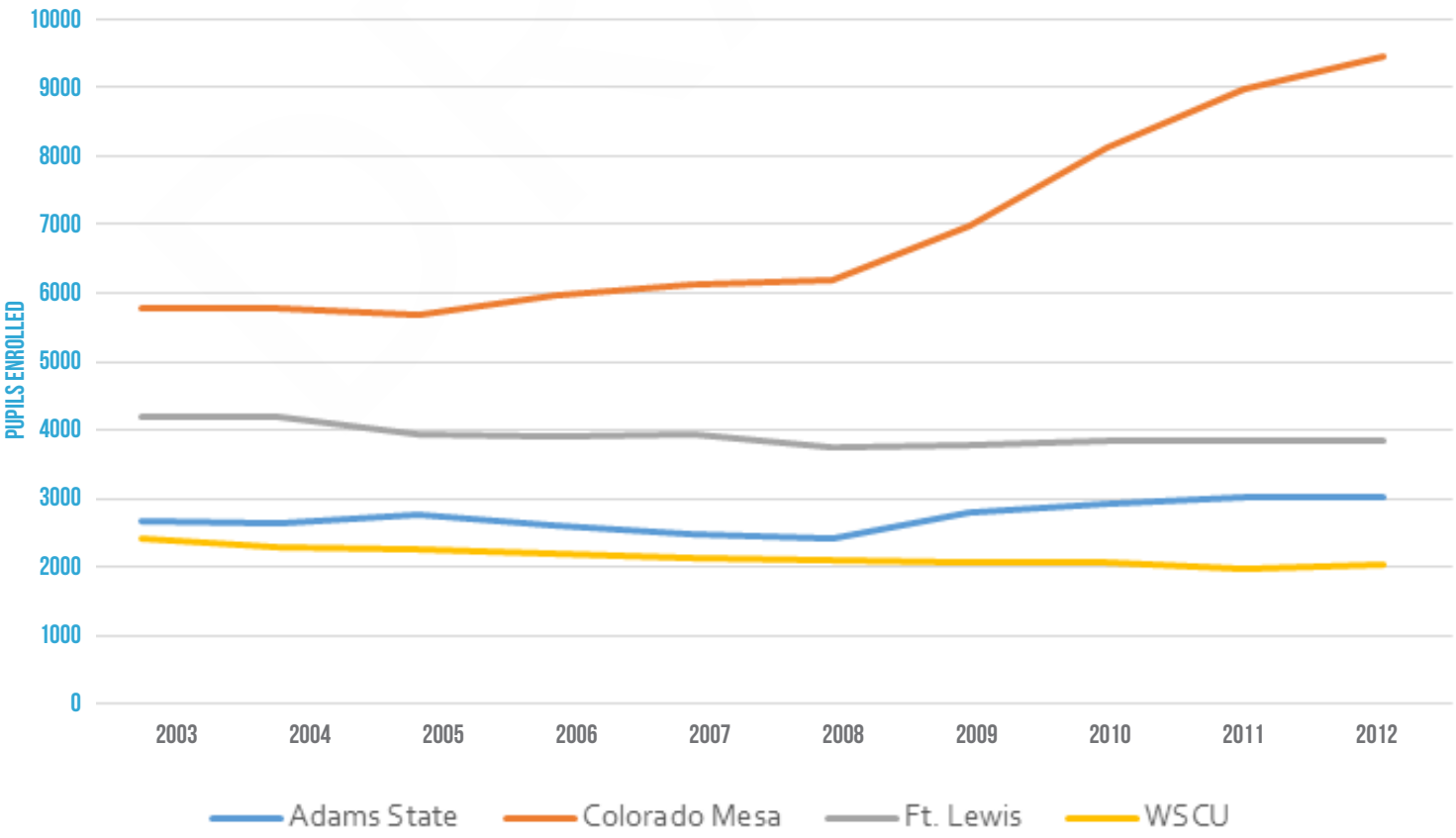


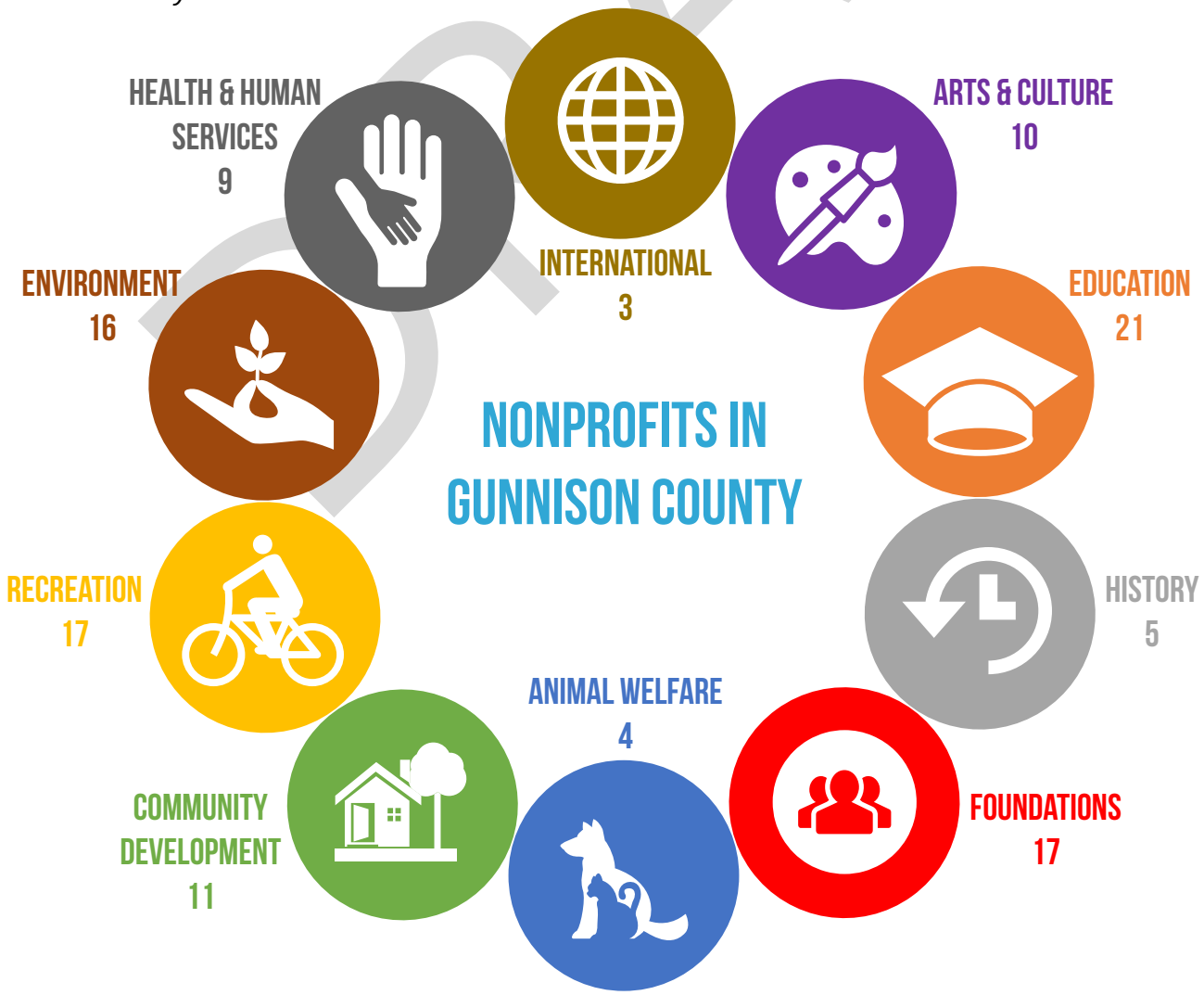
[Our Nonprofits]

Nonprofits work to serve a community in ways that governments and private enterprise cannot or will not. On top of that, nonprofits are an important part of the economy, employing many and contributing energy into the economy. According to the Community Foundation of the Gunnison Valley, there are anywhere from 110 to 115 active nonprofits in the valley at any given time. As of the publication of this report, there were 113 active non-profits in the Valley.

However, in Gunnison County there are a number of programs that are County-run that would likely be standalone nonprofits in a larger region. All of these are health and human service programs that serve in the way nonprofits might, and are not included in this 501(c)(3) count. These include Nurturing Parenting Program, Multicultural Resource Center, Gunnison County Substance Abuse Prevention Project and some juvenile service programs.

The Community Foundation estimates that it puts back about $700,000 into the local community each year. However, they do not have a way to track the total volume of dollars coming into all the nonprofits and going back into the community.

The Community Foundation's best estimate is that at least 10% of the population (about 1,500 people) volunteer; though they caution that it is only an estimate. *Source: Lauren Holbrook, Community Foundation of the Gunnison Valley*



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[Our Health]

Gunnison County ranks high nationally for longest life expectancy for men (79.5 years) and for women (82.9 years)—ranking in the top quarter of each category. Two other Colorado counties—Eagle and Douglas—both rank higher than Gunnison. The average life expectancy of men in the U.S. is 76.5 and it's 81.2 for women. *Source: U.S. Health Map, Institute for Health Metrics and Evaluation and Business Insider.*

Contributing to the health and wellness of residents is Gunnison Valley Hospital (GVH). GVH employs 215 people in the Gunnison Valley and are one of the largest employers in the County. A hospital is an important economic driver in any community—it is an important employer and is a resource for residents and visitors but can also draw new residents that are looking to live in a resort-type community but also want excellent health care and the amenities that a hospital can provide.

Gunnison Valley Hospital, CEO, Rob Santilli provided the following information on the hospital based on a patient satisfaction survey:

Metric	GVH	National Average
Overall Rating	81.21%	70%
Communications with nurses	82.96%	79%
Communications with doctors	91.62%	82%
Responsiveness of hospital staff	82.45%	67%
Discharge information	94.46%	85%

Source: Gunnison Economic Indicators Report

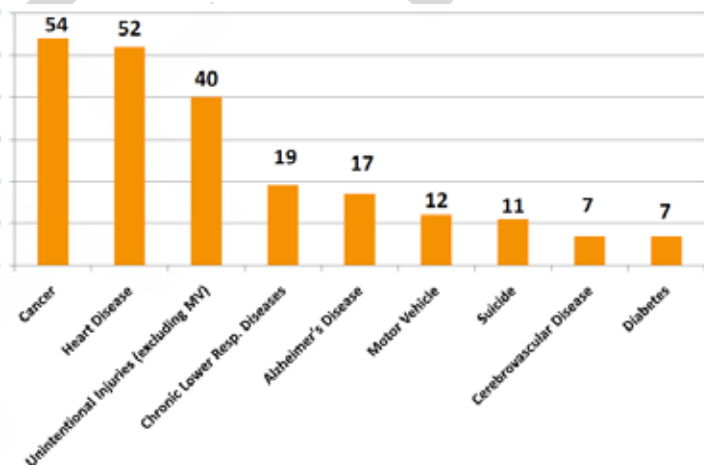
Severe Housing Problems:

Affect 22% of population

Those with a "severe" housing problem face a combination of overcrowding, high housing costs, and lack of kitchen or plumbing facilities.

The leading cause of death in Gunnison County is cancer, followed closely by Heart Disease. The latter is significantly tied to personal choices (i.e. exercise and diet) and can be improved by adjustments in lifestyle. Access to healthy activities and diet, and promoting such could lead to improvements in this area. *Source: WCPHP Regional Health Assessment.*

LEADING CAUSES OF DEATH



In Gunnison County:

14% are smokers (CO: 17%)

16% are obese (CO: 20%)

27% binge drink (CO: 18%)

9.5% of babies have low birth weight

Source: Robert Wood Johnson Foundation

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HEALTH INDICATORS

INDICATOR	GUNNISON COUNTY	COLORADO	WHAT DOES THIS TELL US?
Low Birthweights (less than 5.5 lbs)	9.4%	8.8%	We have a higher percentage of low birthweights than the state. Low birthweights are often associated with premature deliveries. Could also be genetics. Could be other risk factors like high blood pressure, health conditions, or smoking/drinking during pregnancy.
Infant Mortality Rate	8.95/1,000	6.65/1,000	Infant mortality is death that occurs within the first year of life and is considered a standard indicator of child and maternal health care status. Gunnison has one of the highest infant mortality rates in the state. A variety of factors can lead to infant mortality—pre and post partum.
Adult Smoking	14%	17%	Though small, the number of people who smoke is still noticeable. Smoking can lead to a number of health issues, including death. Smoking needs to be addressed, through prevention and recovery services.
Adult Obesity	16%	20%	Obesity is increasing in Gunnison County—see chart below. Obesity can lead to numerous health impacts like heart disease and diabetes. In concert with the activity indicators (next row), some residents of Gunnison County may not be exercising regularly to prevent obesity.
Physical Inactivity	12%	15%	12 out of every 100 people in the County get no physical exercise. This can lead to obesity and health issues. However, residents have exceptional access to exercise opportunities (see below). Those who choose not or are unable to exercise are generally doing it for other reasons (stress, availability, physical limitations)
Access to Exercise Opportunities	95%	92%	Lack of exercise is probably not due to lack of places to exercise.
Excessive Drinking	27%	18%	Gunnison County may have a drinking problem. It is leading to driving deaths, and can lead to many other issues. Drinking problems need to be addressed, through prevention and recovery services.
Alcohol Impaired Driving Deaths	20%	34%	Though less than the state, even one is too much. Drinking problems need to be addressed, through prevention and recovery services.
Uninsured	21%	17%	The uninsured rate is high, though slowly dropping.
Mammography Screening	62.2%	60.5%	Access to (and deciding to get) mammograms is high for the state, but low by national standards, which are closer to 70%. Mammography care needs to increase.
Hypertension	29.4% M 32.1% F	33% M 31% F	Gunnison County has one of the lowest levels of hypertension—high blood pressure—in America, for both men and women.

Source: Robert Wood Johnson Foundation

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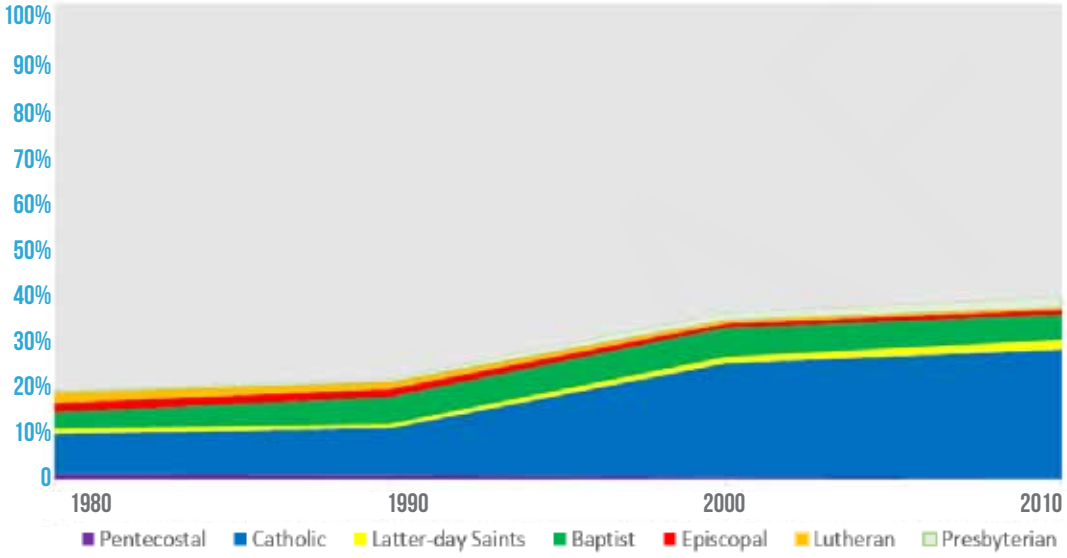
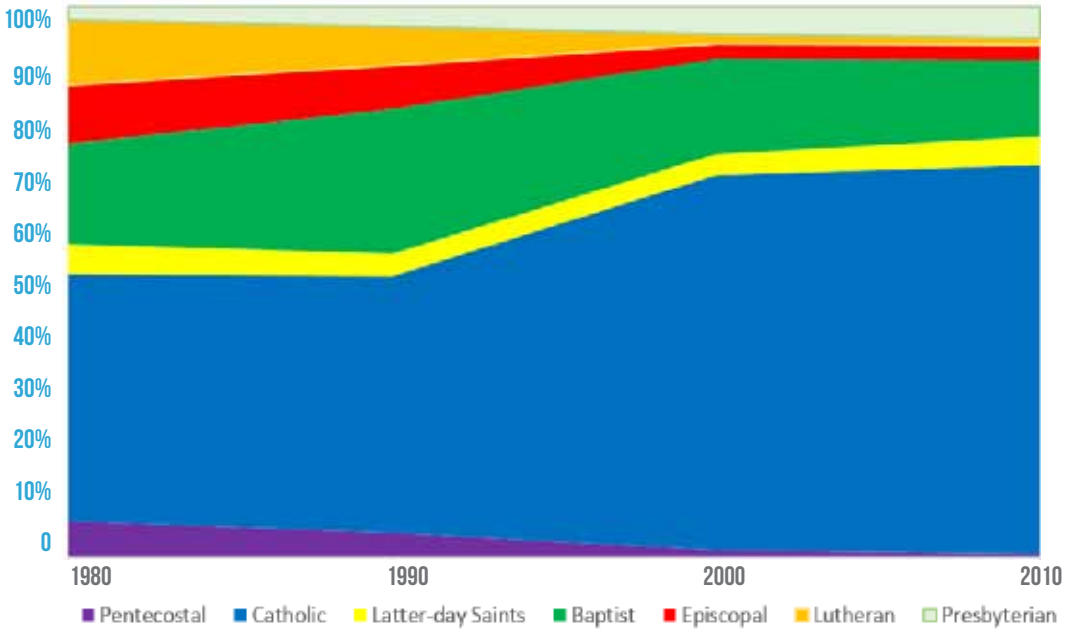
[Our Religion]

Those who adhere to a religious faith are gradually making up more and more of Gunnison County's total population. In 1980, just 20% of the population adhered to a religious faith. Yet today nearly 40% do—a 100% increase. Most of this increase belongs to those of the Catholic faith, a trend that mirrors the population gains of the Hispanic community. Lutherans, Pentecostals and Episcopalians have seen their numbers decrease as Catholics and Presbyterians have seen theirs increase. The proportion of Baptists and Latter-day Saints have stayed roughly the same in this 30 year period. *Source: Association of Religious Data Archives*

PERCENT AFFILIATION OF TOTAL POPULATION

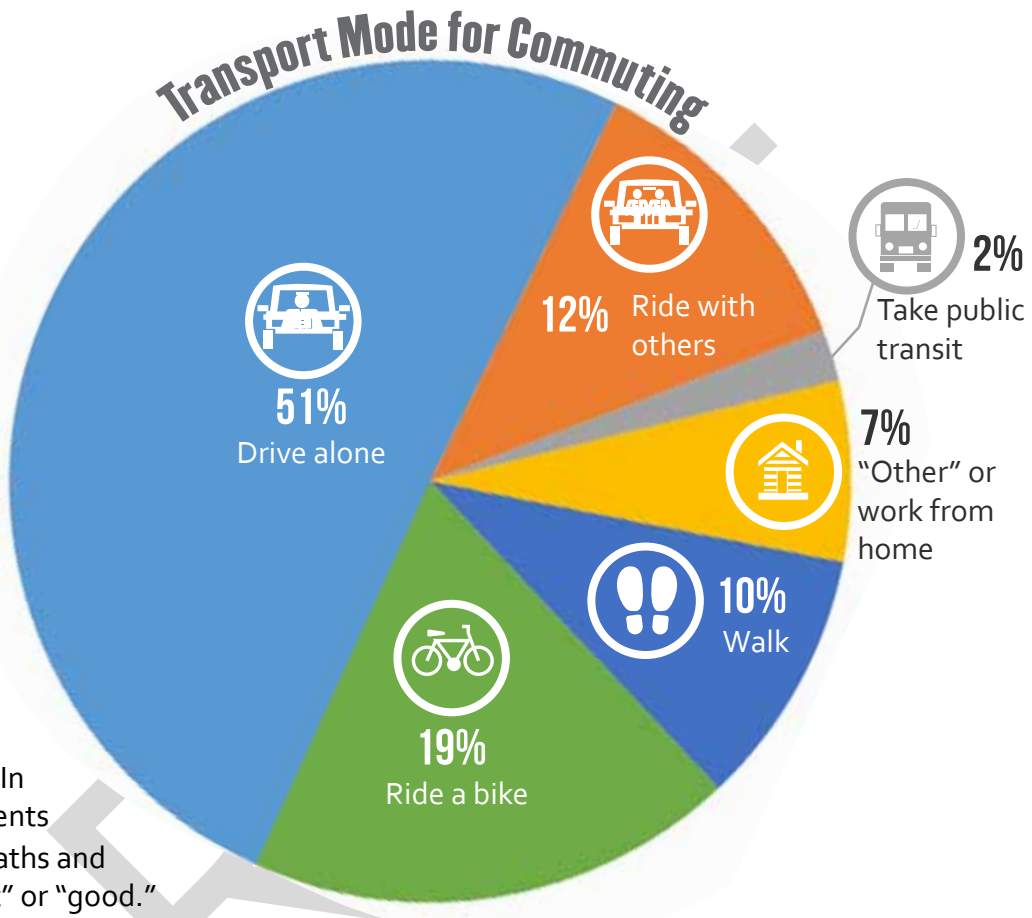


PERCENT AFFILIATION OF RELIGIOUS

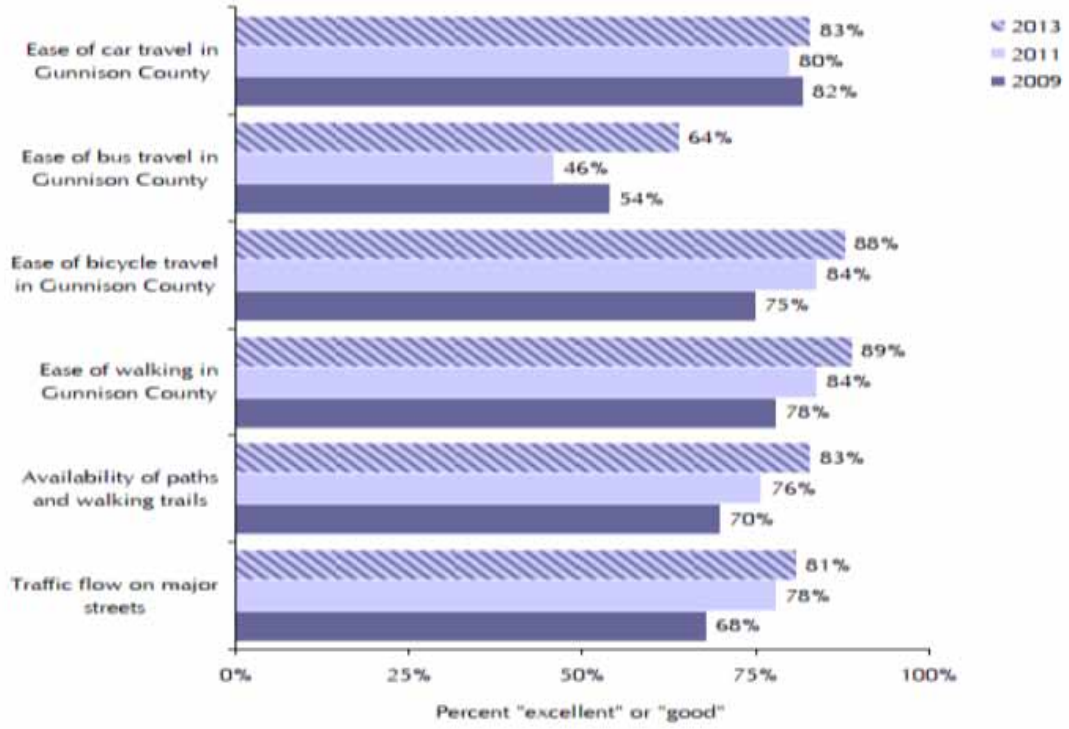


[Our Transportation]

Gunnison County travellers use multiple modes of transportation to get around. The 2013 citizen survey showed that just about 50% of commuters drive to work alone, and that the remaining 50% use a variety of means to get back and forth.



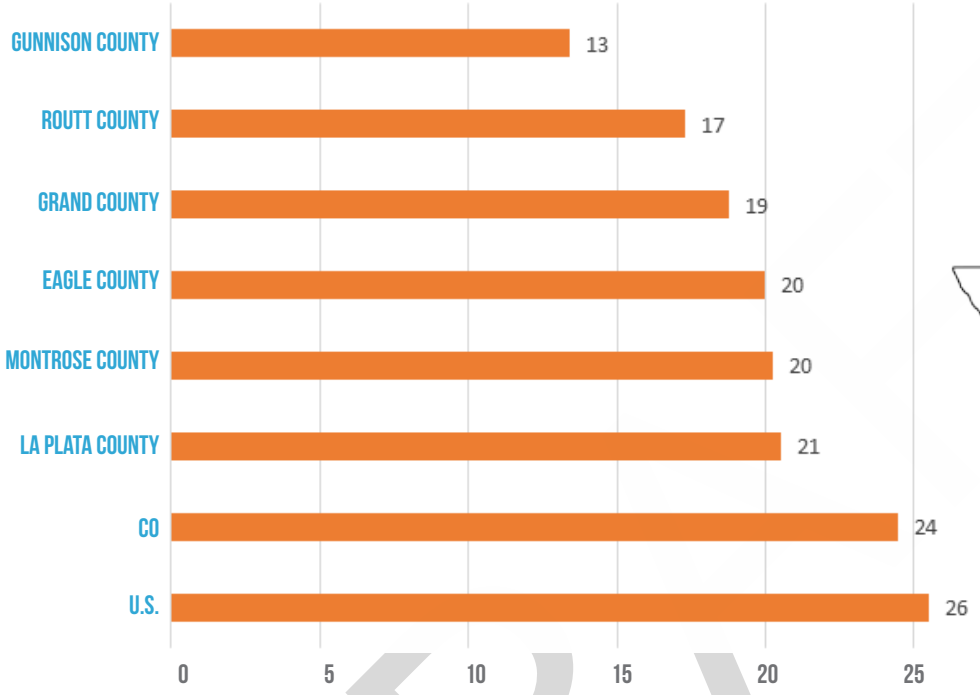
Survey results also indicate that residents of Gunnison County are generally satisfied with transportation options. Most people feel that it is easy to get around by car, bus, bike, or on foot. In 2013, 83 percent of respondents felt that the availability of paths and walking trails was "excellent" or "good." Eighty-one percent felt the traffic flow on major streets was "excellent" or "good." Gunnison County generally scores much higher on these transportation-related factors than other similar counties in the West or than the nation as a whole.



COMMUTING BEHAVIORS

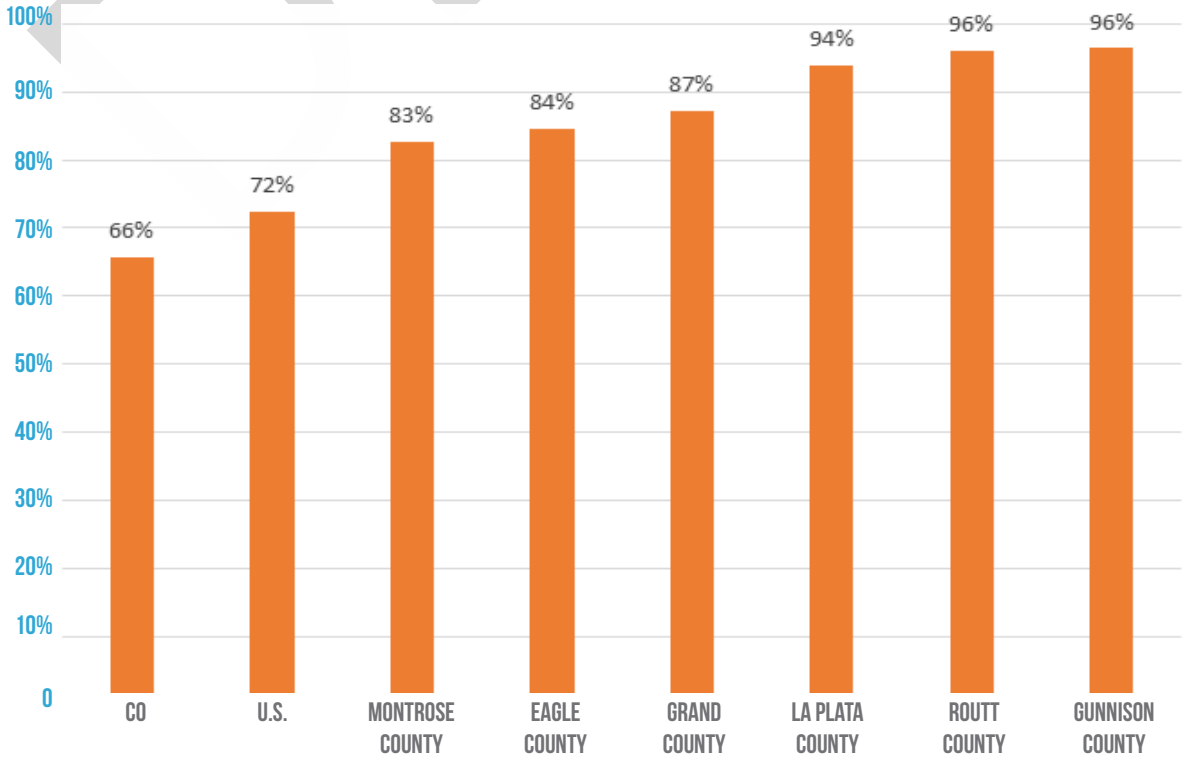
Commute times in Gunnison County are relatively short when compared to the country, the state, or other similar counties. The mean travel time to work for residents of Gunnison County is only 13 minutes. *Source: U.S. Census*

AVERAGE COMMUTE TIMES



Less than 4 percent of Gunnison County workers commute outside of the County for work. In contrast, 34 percent of Colorado workers commute to another County for their job. *Source: Headwaters Economics*

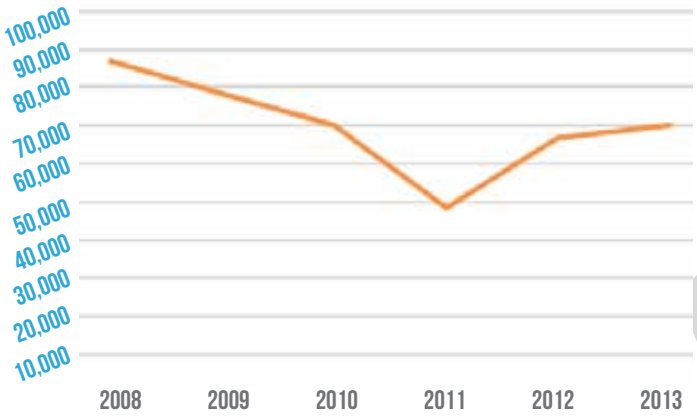
PERCENT WORKING IN COUNTY OF RESIDENCE



TRANSIT

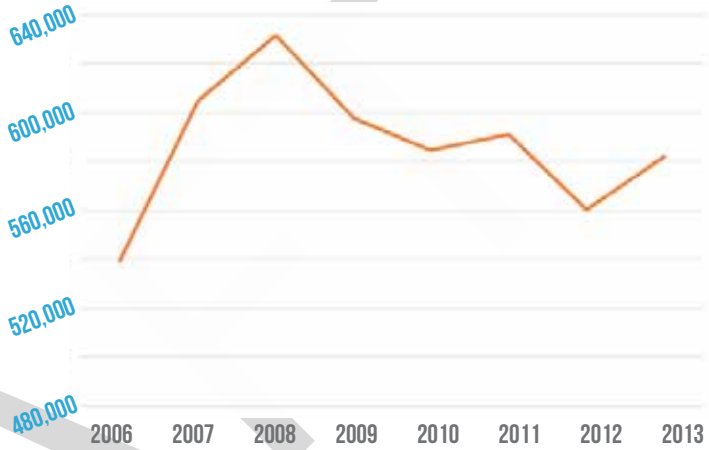
The Gunnison Valley Rural Transportation Authority (RTA) provides free bus service between Gunnison and Mt. Crested Butte. The RTA is at capacity during peak hours in the winter, sometimes leaving people behind. *Source: Gunnison Economic Indicators Report; Scott Truex*

RTA RIDERSHIP



The Mountain Express bus saw a 15% increase in riders noted through April 14, 2014 compared to the previous year.

MOUNTAIN EXPRESS RIDERSHIP



VEHICLE MILES TRAVELLED

Daily Vehicle Miles Travelled—DVMT—is a measure of how far a population of motorists travel in one day. On average, Gunnison County residents travel a cumulative 450,000 miles per day, which seems like a lot, but is comparatively small when looking at other Colorado counties. Relatively short commute times, which are indicative of distance in rural areas, are a significant factor contributing to these low DVMT counts. *Source: Colorado Department of Transportation*

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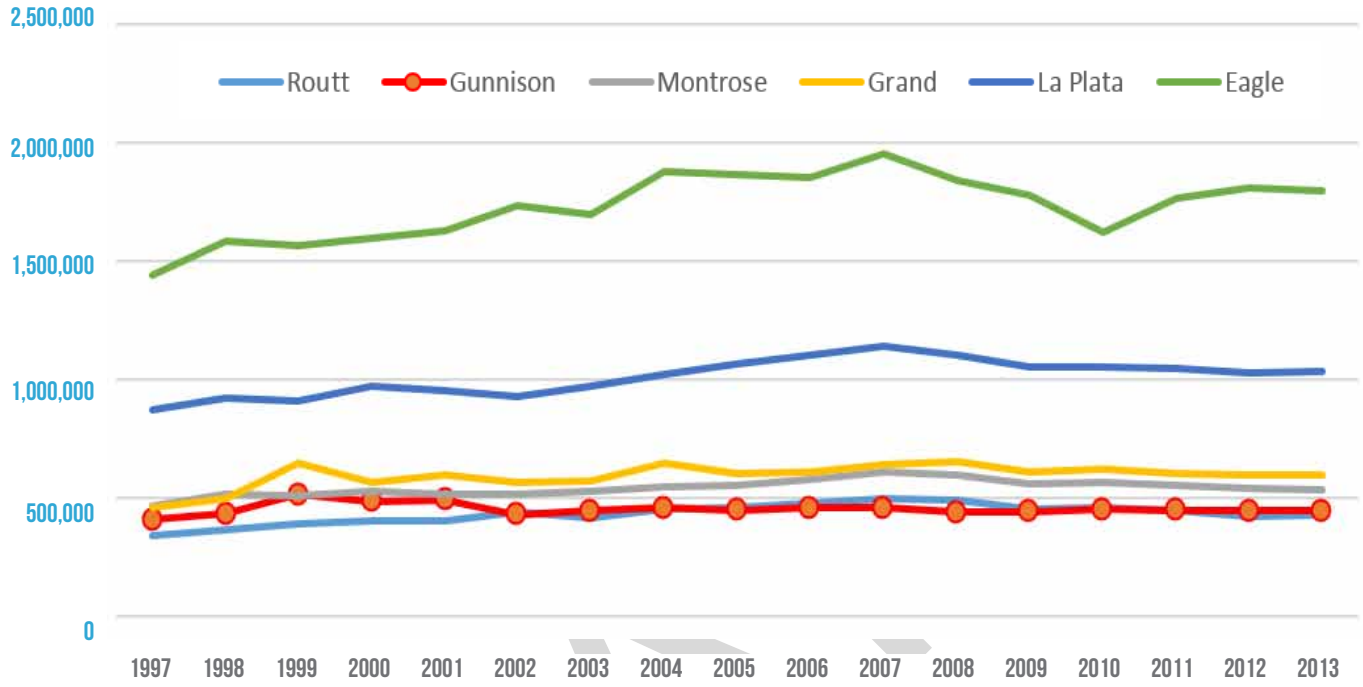
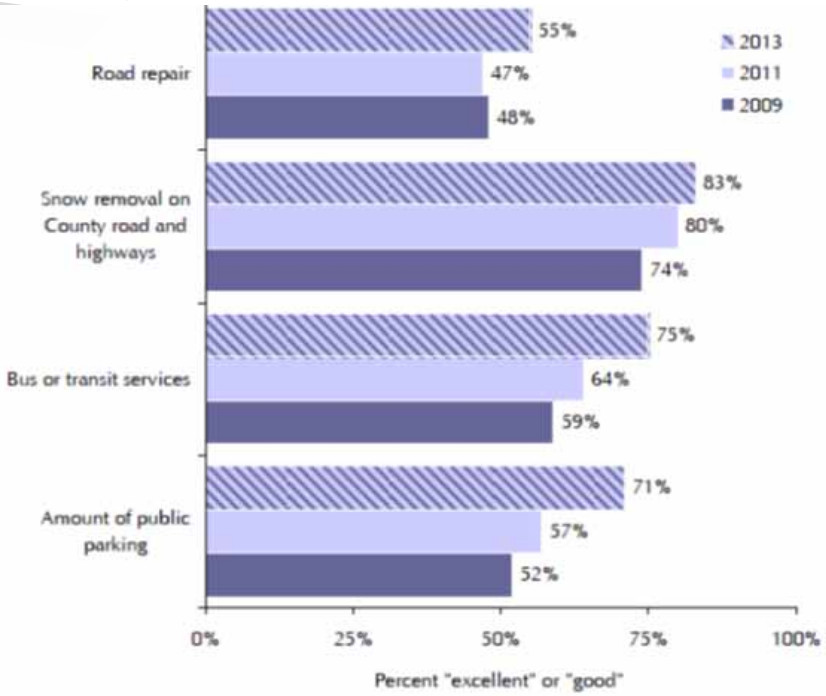
TOTAL DAILY VEHICLE MILES TRAVELLED



Residents are generally satisfied with transportation and parking services, as well, and sentiments appear to be on the upswing. Road repair is the lowest scoring factor in this category, but still, more than half of respondents to the 2013 survey felt that Gunnison County performs "excellent" or "good" with respect to road repair. The County scored positive feedback with respect to snow removal, bus services, and the amount of public parking.



Residents of Gunnison County generally travel to work in a single-occupancy vehicle, but the number of bike and pedestrian commuters increased dramatically in recent years. Most residents are generally satisfied with transportation options and transportation services in the County. Gunnison County tends to outperform other areas of the country with respect to transportation options and transportation services, and Gunnison County residents are increasingly positive about these factors over the past few years.

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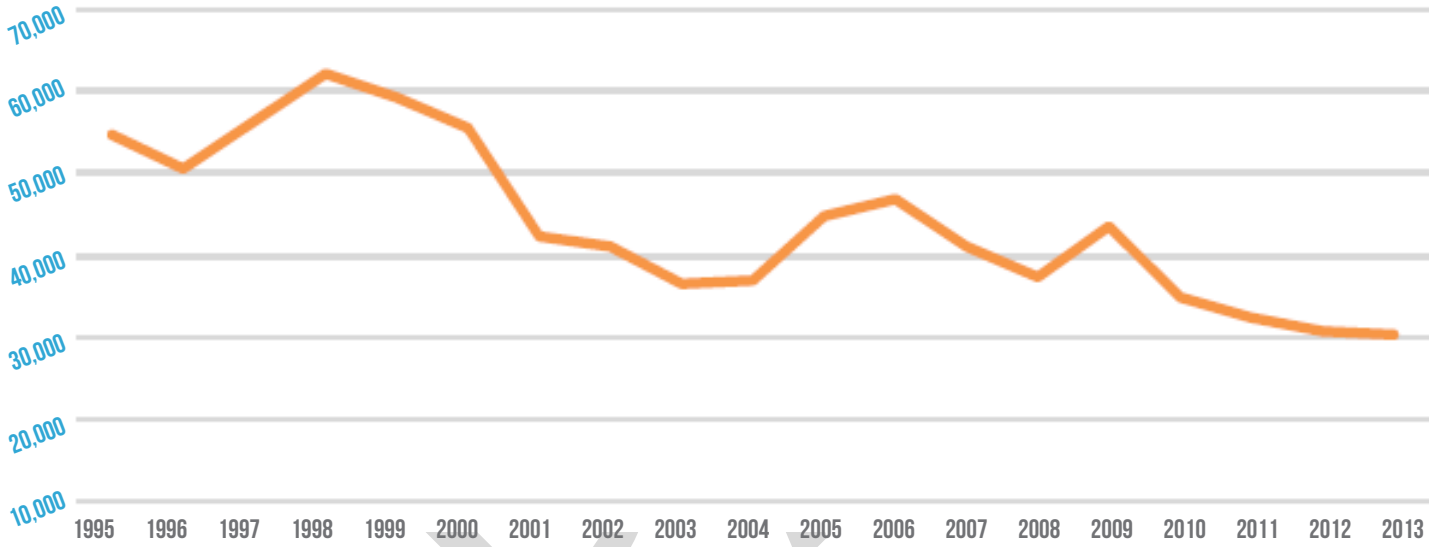
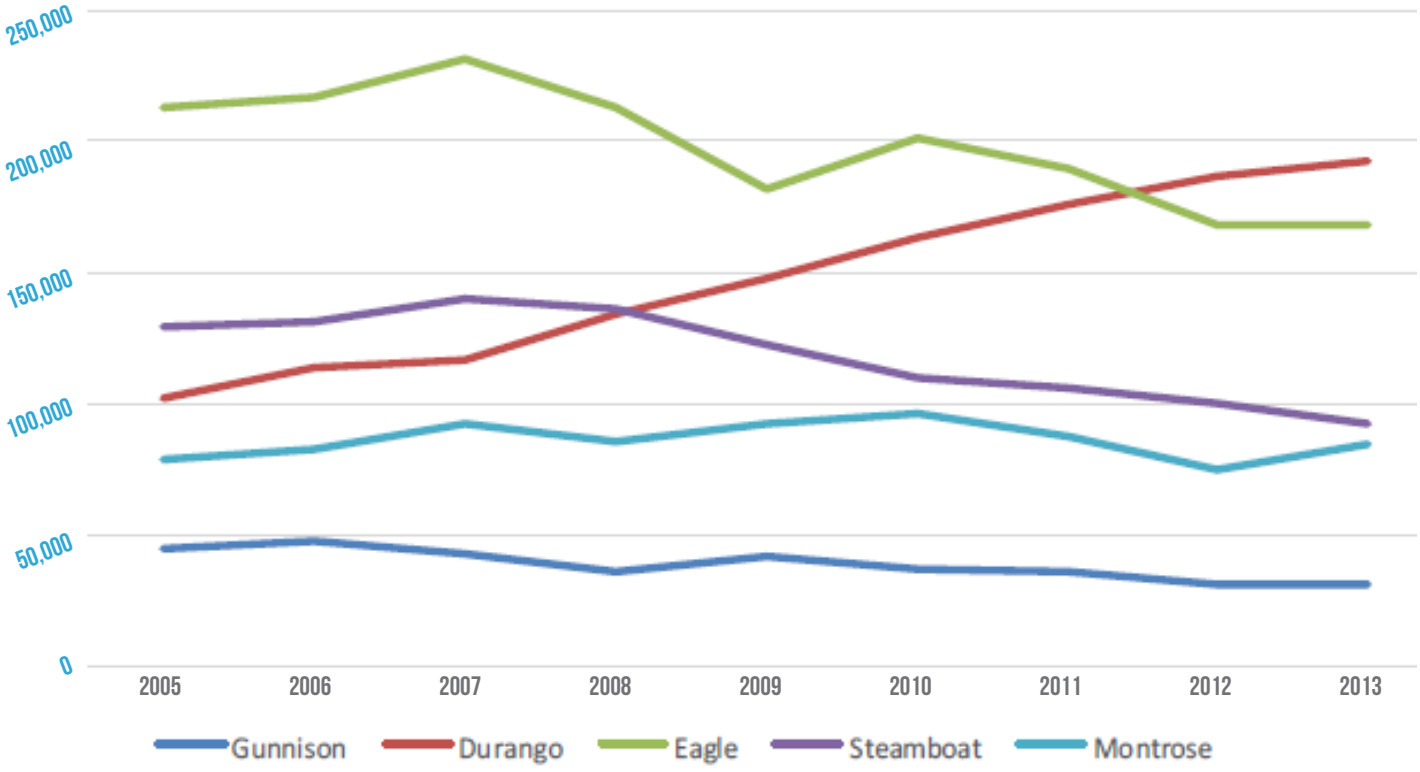
AIRPORT

Total deplanements (planes leaving) at the Gunnison-Crested Butte Airport have declined since 1995. Enplanements (planes arriving) have also been slowly decreasing. Nationally, airlines have cut capacity significantly. Load factors (percentage of seats sold) has increased which has the effect of increased prices and larger planes to serve customers. Since airlines now generally use fewer, larger planes there is less frequency and fewer flight connections making it difficult to get passengers to smaller destinations. *Source: Gunnison Economic Indicators Report.*

GUNNISON CRESTED BUTTE TOTAL DEPLANEMENTS PER YEAR



ENPLANEMENTS AT COMPARABLE AIRPORTS



MOTORIST SAFETY

In Colorado, Gunnison County is among the counties with the lowest probability for traffic crashes. *Source: Colorado Department of Transportation.*

GREATEST CRASH PROBABILITY	TOP 10	LOWEST CRASH PROBABILITY
ELBERT	1	HINSDALE
ADAMS	2	SEDGWICK
PUEBLO	3	BACA
BROOMFIELD	4	KIOWA
DOUGLAS	5	MINERAL
JEFFERSON	6	SAN JUAN
MOFFAT	7	DOLORES
PARK	8	GUNNISON
ARAPAHOE	9	SUMMIT
WELD	10	EAGLE

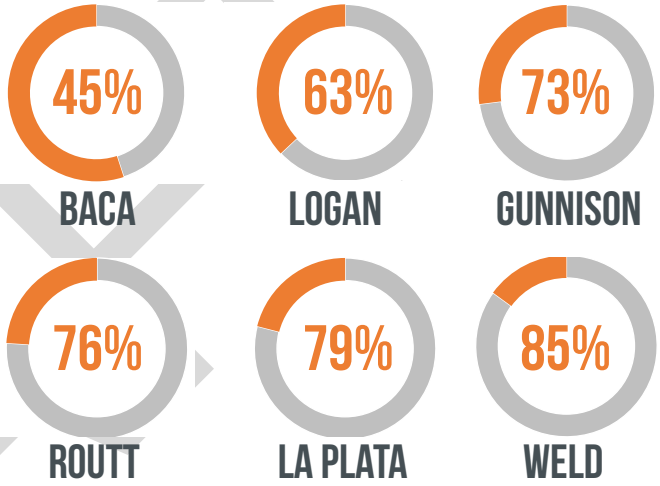
NUMBER OF FATAL CRASHES PER YEAR

Between 2005 and 2015, the number of fatal crashes per year in Gunnison County ranged from 1 (in 2008) to 6 (in 2009 and 2012).

Source: Fatal Crashes by City and County

In a 2009 survey of seatbelt usage, observations in Gunnison County revealed seatbelt usage 73 percent of the time, compared to a low of 45 percent in Baca County and a high of 85 percent in Weld County. *Source: Revised 2009 Regional Emergency and Trauma Advisory Councils Seat Belt Survey.*

SEATBELT USAGE



In a 2014 survey of seat belt usage among teenagers, Gunnison County teens had the lowest observed rate of seatbelt usage in the state (48 percent). Gunnison County consistently scores low on this factor, and does not appear to be improving over time:

TEEN SEATBELT USAGE

Source: Colorado State University College of Business Institute of Transportation Management.

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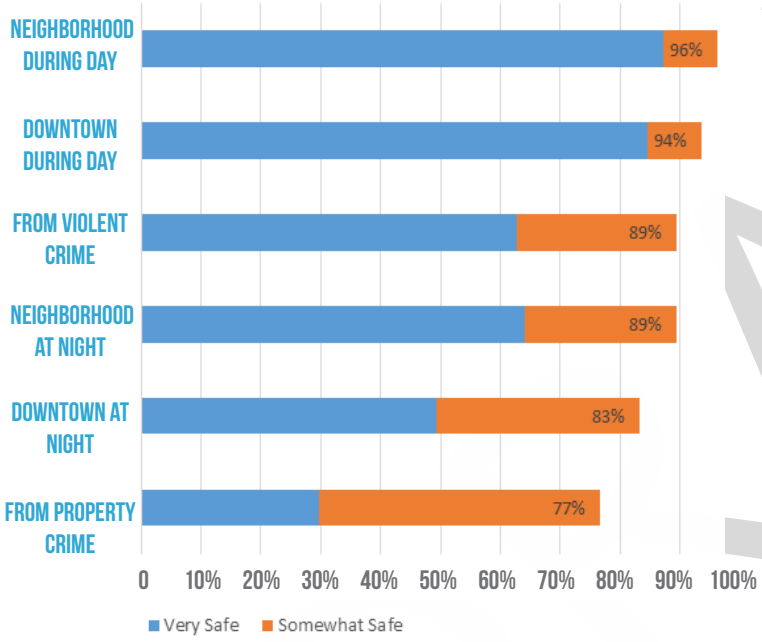
[Our Crime]

An overwhelming majority of residents in Gunnison County feel somewhat or very safe in their neighborhoods and in city centers, especially during the day. Most people also feel safe from violent crimes and property crimes.

PERCENT OF RESIDENTS THAT FEEL SAFE

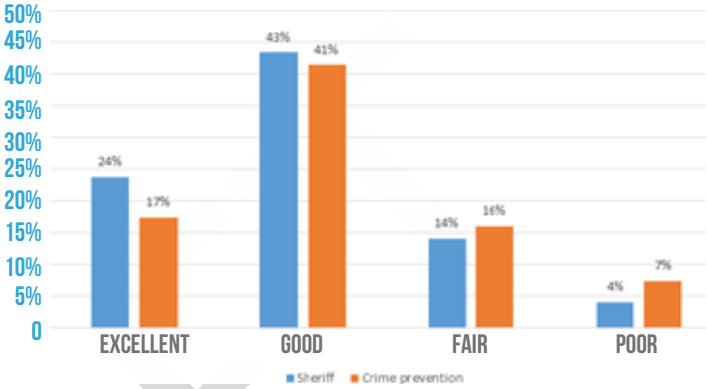


The sense of safety in Gunnison County is much higher than the national average, and also higher than in similar counties in the region.

Each year, about 15 percent of respondents to the Gunnison County Citizens survey report that someone in their household was a victim of a crime during the past 12 months. This rate is similar to what is seen in the region and around the country.

Most people are also relatively satisfied with the quality of crime prevention and sheriff department services. *Source: Averages from 2009, 2011, and 2013 Gunnison County Citizen Surveys.*

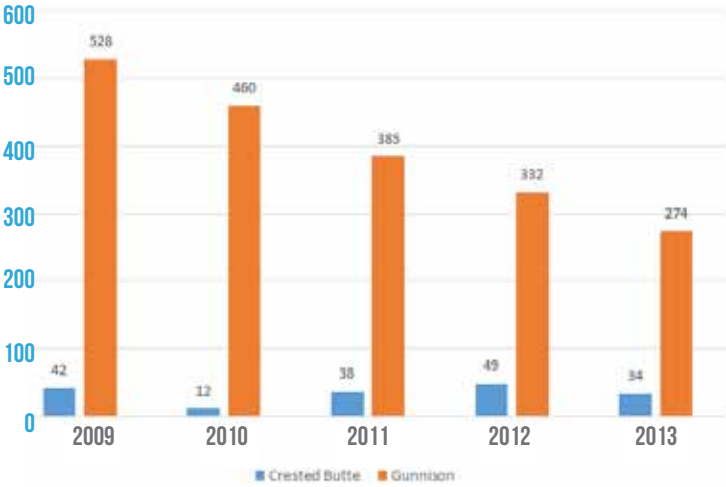
QUALITY OF SERVICES IN GUNNISON COUNTY



Dave Kozlowski

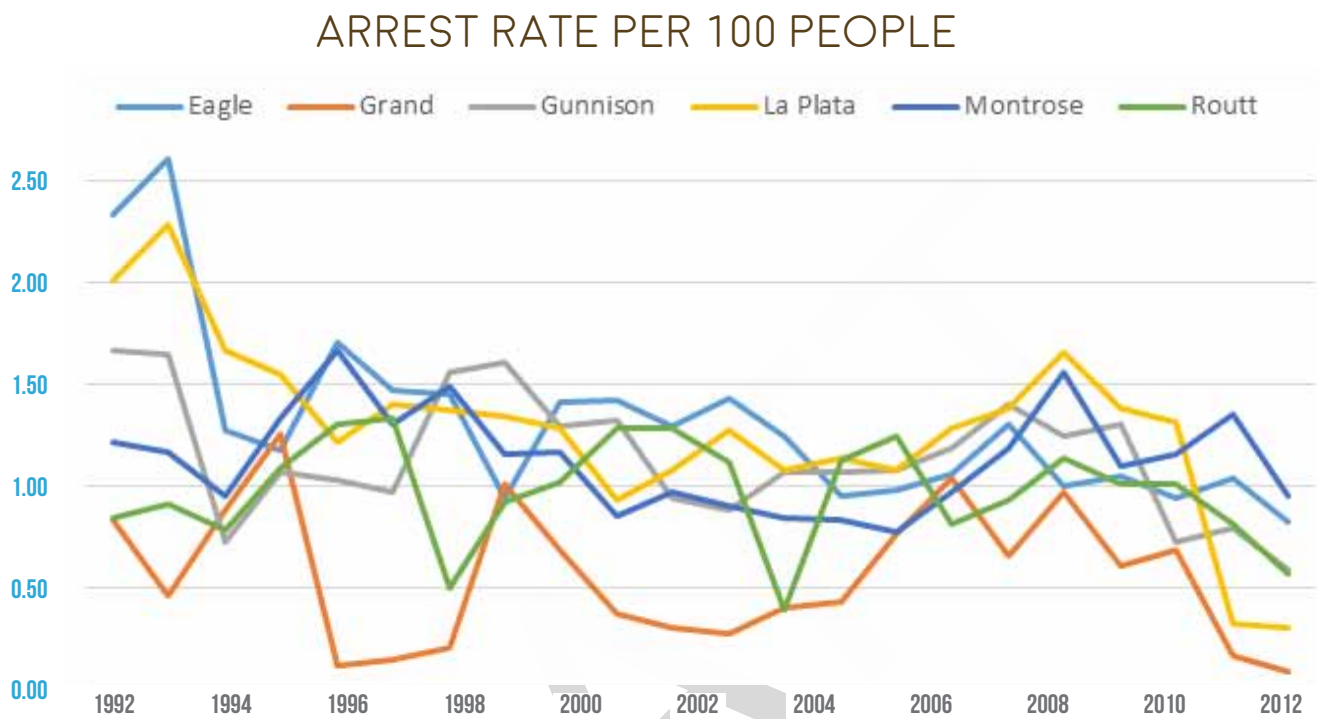
The number of crimes reported in the City of Gunnison has been steadily declining since 2009.

REPORTED OFFENSES



Source: http://crimeinco.cbi.state.co.us/cic2k13/agencylist.php

Crime seems to be trending downward in most comparable counties in Colorado, as well, and Gunnison tends to fall in the mid-range for these counties with respect to arrest rate per 100 residents:



Dave Kozlowski

[Our Water]

The Gunnison River Basin supplies one sixth of the Colorado River's water. The Upper Gunnison River Basin supplies water to Mt. Crested Butte, Crested Butte, Gunnison, and unincorporated Gunnison County within the Gunnison Valley. Given the projected growth in population in the Gunnison Valley, the Gunnison Basin Roundtable projects an increased demand of 1,200 acre-feet from Municipal and Industrial increased demand in Gunnison by 2030. An acre-foot (AF) is the volume of water it would take to cover one acre—about the size of a football field—under one foot of water.

AVERAGE ANNUAL STREAM FLOWS OF MAJOR GUNNISON RIVER TRIBUTARIES

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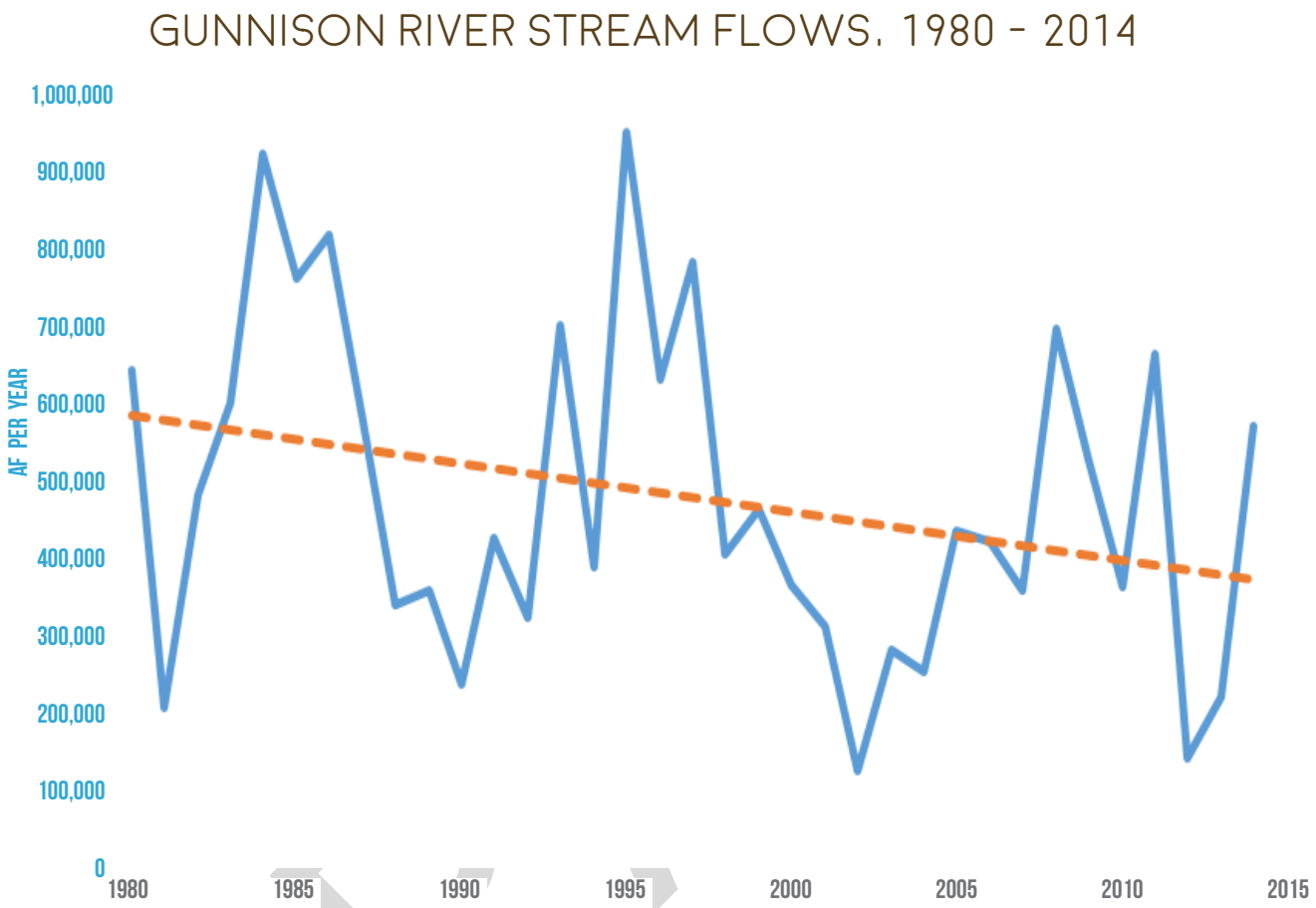
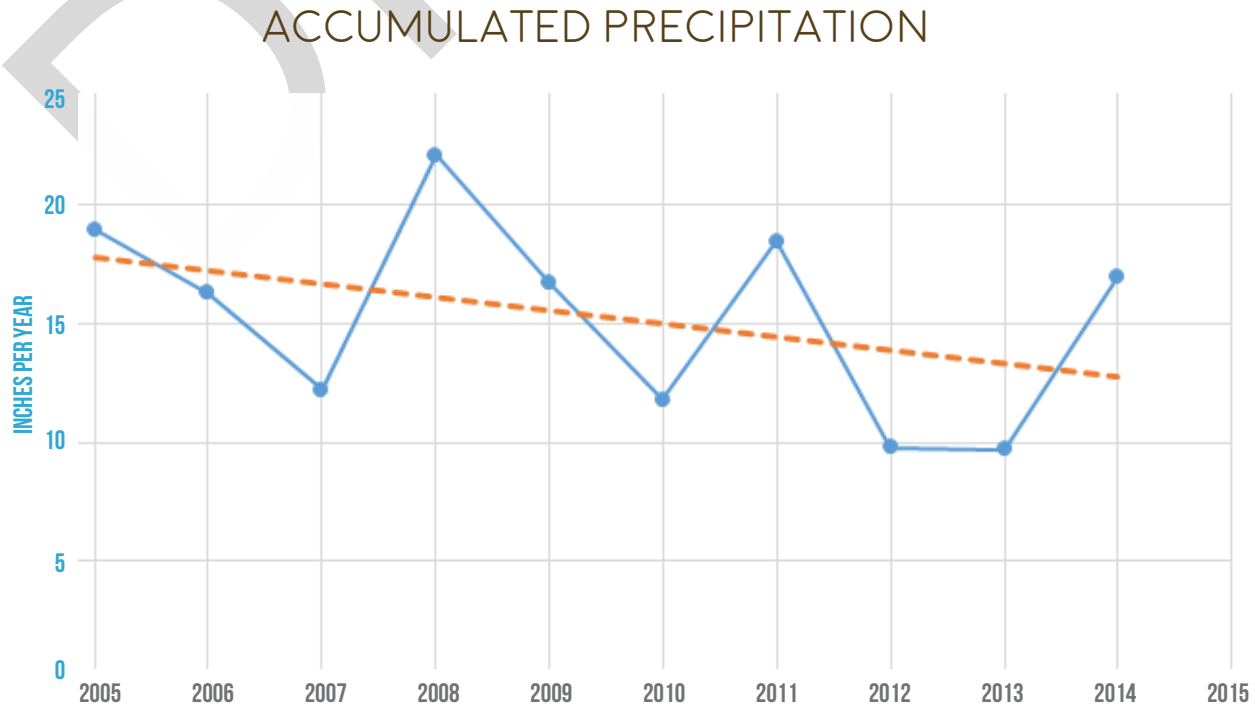
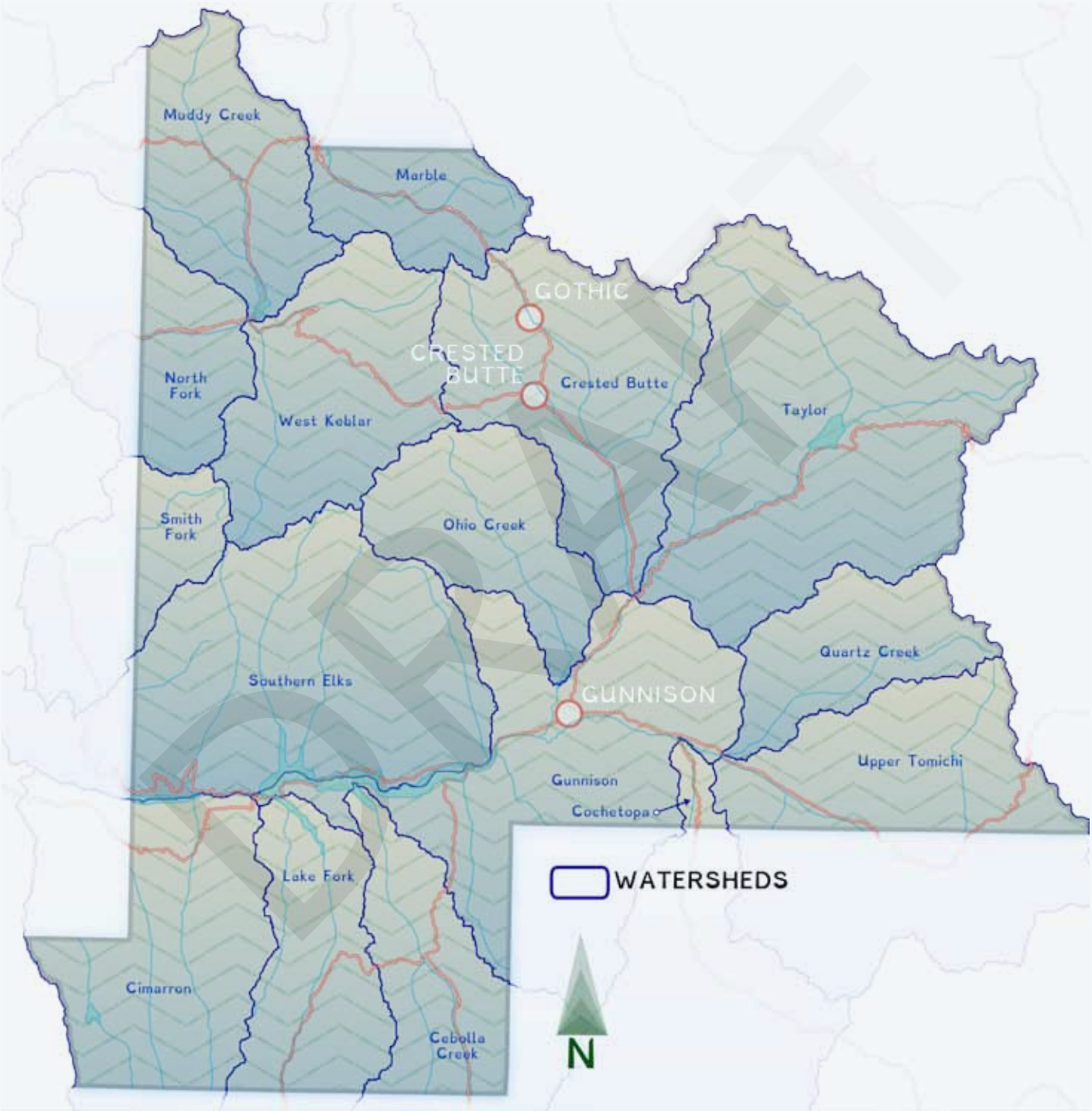
Annual stream flows in the Gunnison River are gradually declining. *Source: USGS Surface Water Annual Statistics for Colorado*



Information for the amount of annual precipitation also shows a gradual decline. *Source: Snotel*



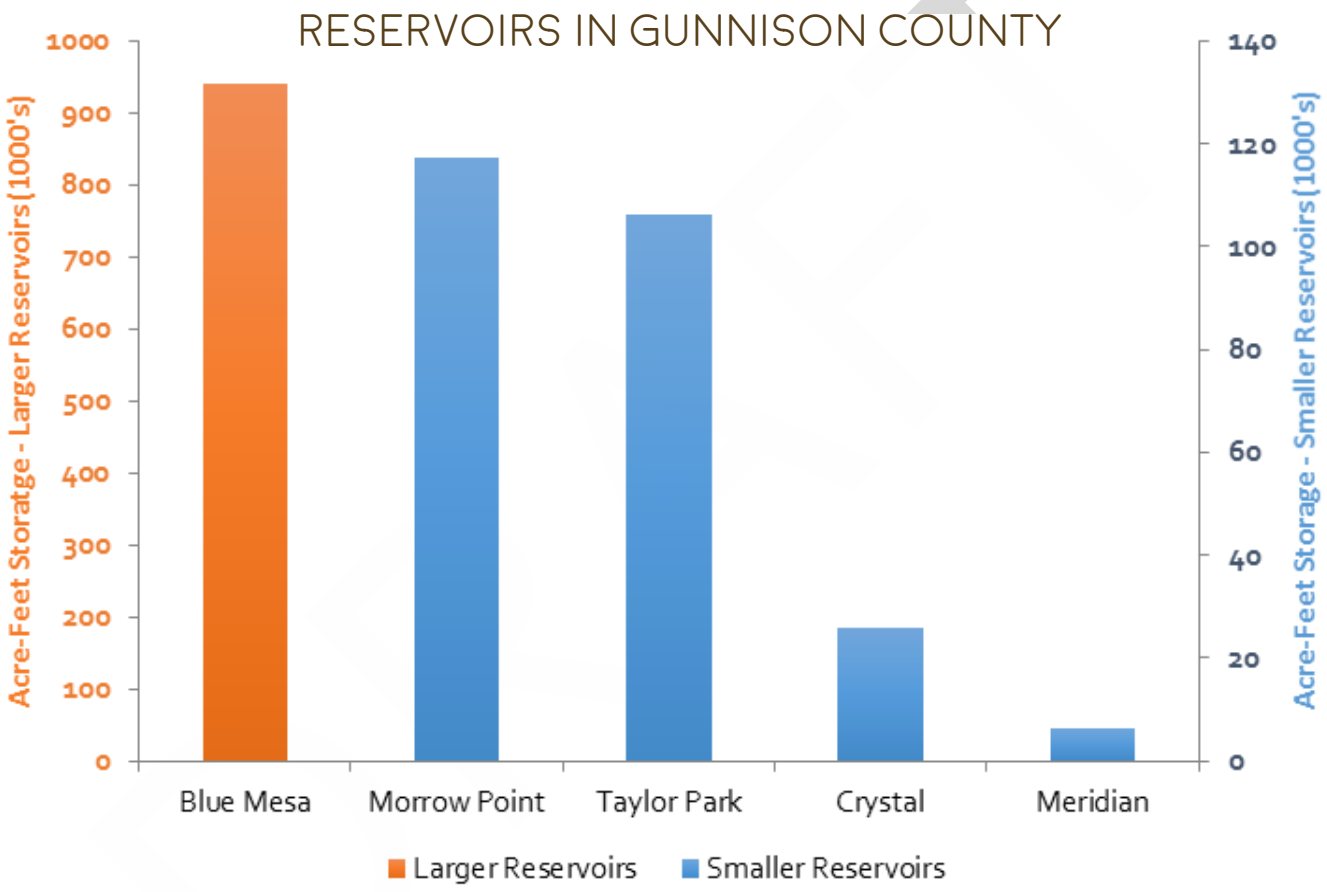
WATERSHEDS

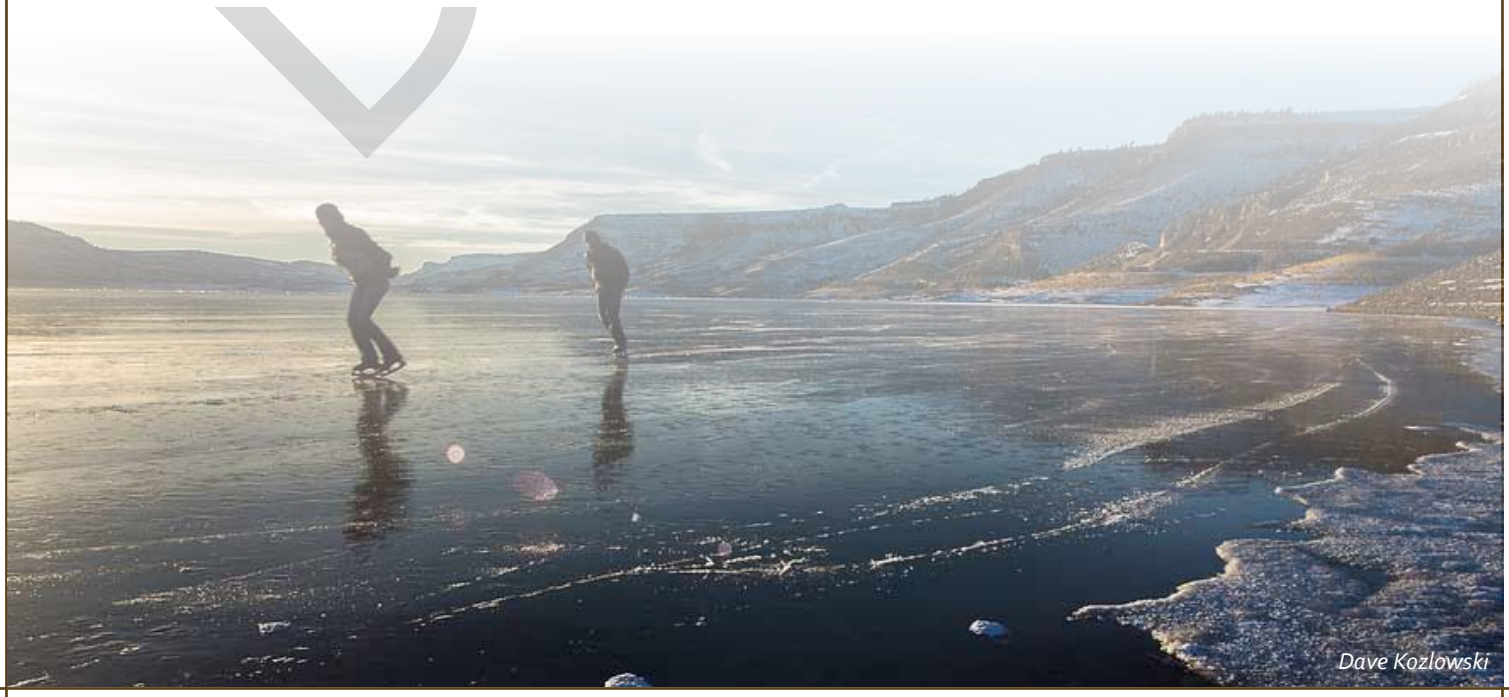


This map depicts the location of watersheds in Gunnison County. All land everywhere is in a watershed.

RESERVOIRS

The Gunnison River and the major tributaries of the Gunnison River in the Gunnison Valley fill several reservoirs in the Valley. Despite the storage in the Gunnison Valley, the Gunnison Basin Roundtable projects that Gunnison County's population will grow to nearly 20,000 in 2030, thus placing increased demands on Municipal and Industrial water needs in the Gunnison Valley. The Roundtable suggests that although the majority of the increased demand can be met through the implementation of various projects and processes, there are still some anticipated shortfalls expected, particularly in Gunnison County.




Dave Kozlowski

[Our Energy]

Electricity in the Gunnison Valley is supplied by Western Area Power Administration (WAPA) and Municipal Energy Agency of Nebraska (MEAN) for the City of Gunnison and the Gunnison County Electric Association (GCEA) for unincorporated Gunnison County and the towns of Crested Butte and Mt. Crested Butte. GCEA maintains a Power Purchas Agreement (PPA) with Tri-State, a Colorado-based energy provider for Colorado, New Mexico, Wyoming, and Nebraska. Owned and contracted portfolios of electric energy for Tri-State, WAPA, and MEAN are derived from (in no particular order):

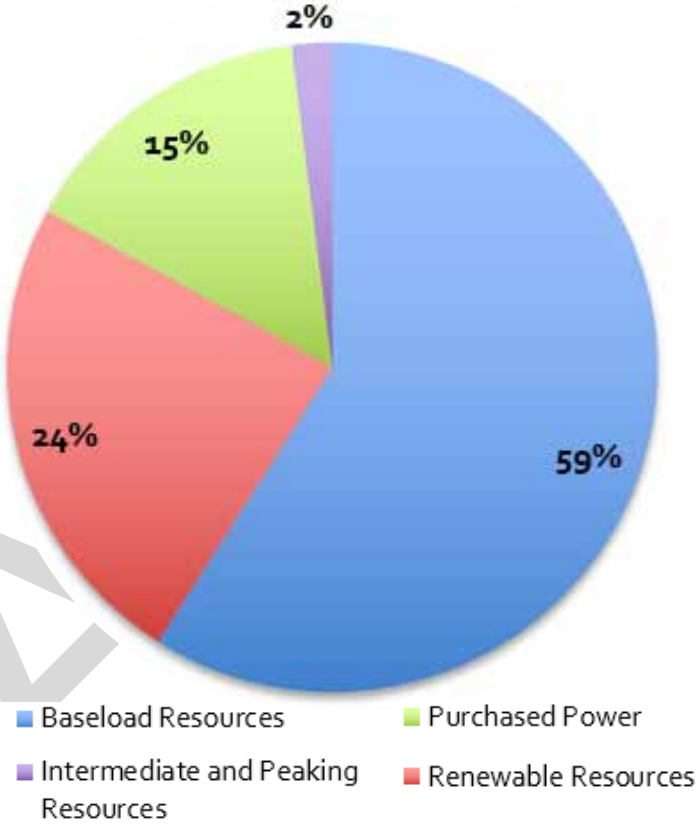
- Coal (Tri-State, MEAN)
- Natural gas (Tri-State, MEAN)
- Oil-fired turbine generation (Tri-State)
- Combustion turbine generation (Tri-State)
- Solar (Tri-State)
- Wind (Tri-State, MEAN)
- Hydro (Tri-State, WAPA)
- Biomass (Tri-State)
- Landfill Gas Generation (MEAN)
- Nuclear (MEAN)

While the majority of GCEA's locally consumed energy comes from Blue Mesa, there are several generators that are combined that place power on the grid. Tri-State purchases federal hydropower from the Western Area Power Administration and wind, small hydropower, solar, and biomass energy from other renewable energy sources, including:

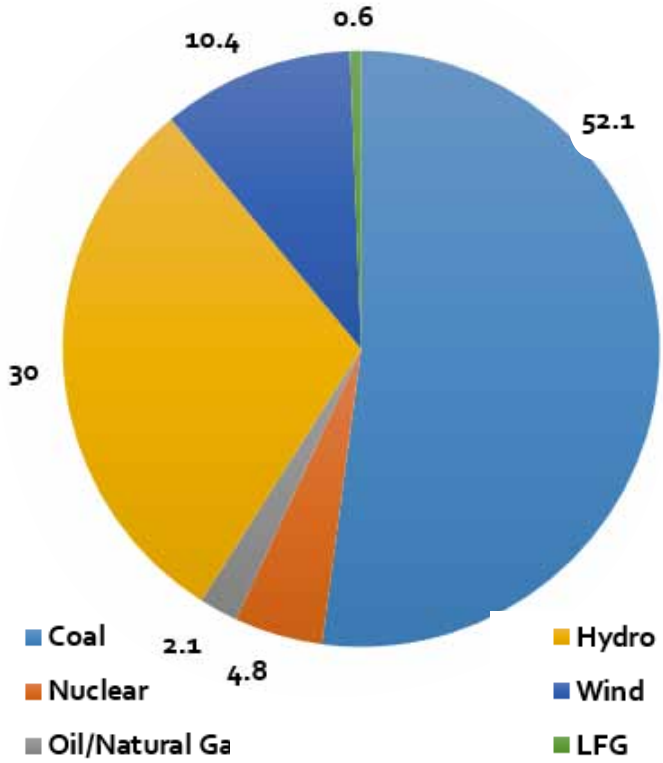
- The Cimarron Solar Facility (Northeast New Mexico)
- The Kit Carson Windpower Project (Kit Carson County, Colorado)
- The Colorado Highlands Wind Project (Northeast Colorado)
- Carousel Wind Farm (Forthcoming, Eastern Colorado)
- Vallecity Hydro (Southwest Colorado)
- Jackson Gulch Hydro (Southwest Colorado)
- Hog methane biomass (Southeast Colorado)
- Williams Fork Hydro (North-central Colorado)
- PRPA Wind Turbines (Southeast Wyoming)
- Hog methane biomass (Southeast Wyoming)

Source: www.tristategt.org

TRI STATE' S ENERGY PORTFOLIO:



WAPA & MEAN ENERGY PORTFOLIO:



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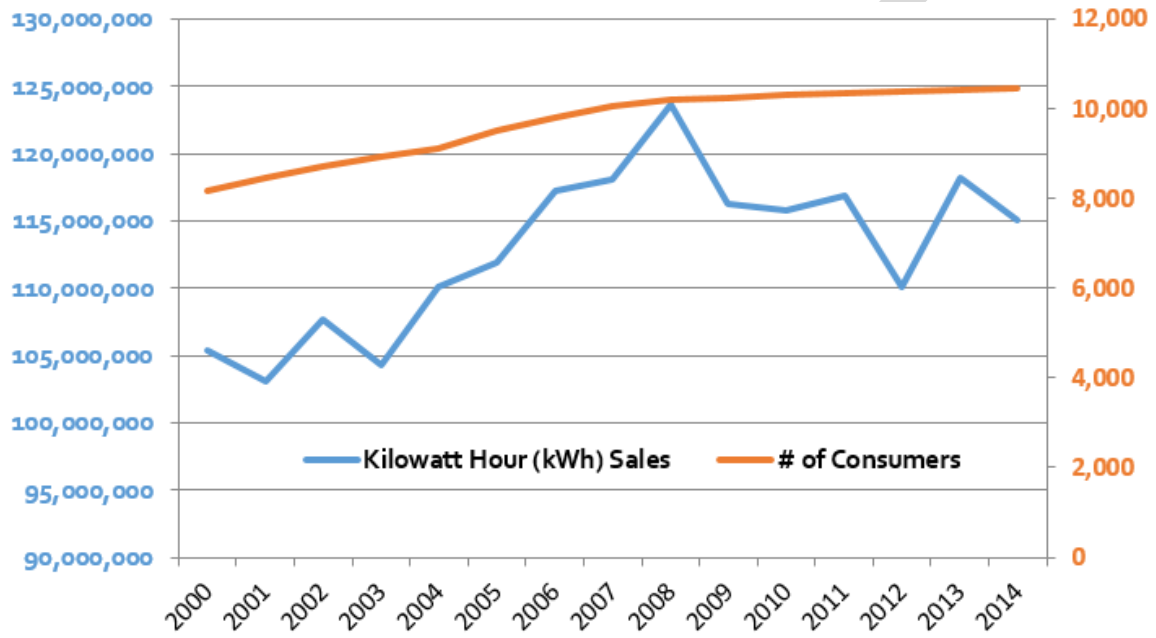
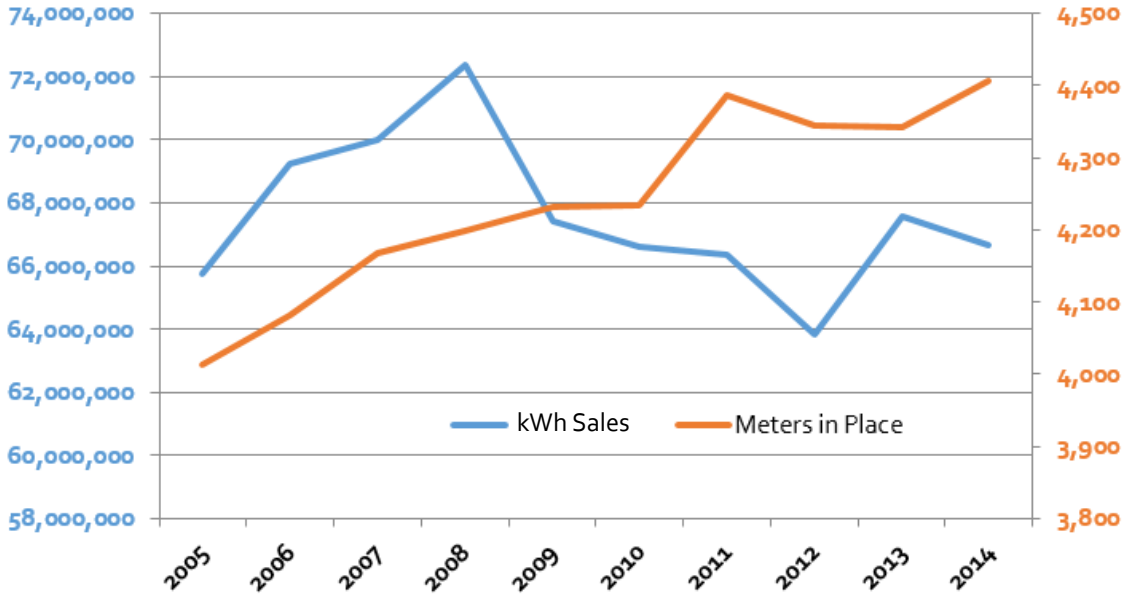
Over the past 15 years, GCEA has seen varying levels of increased demand, with rates of increasing demand peaking just before 2008 and the economic recession. However, GCEA's kilowatt-hour (kWh) sales and total number of customers has grown by roughly 10% and 20%, respectively, since 2000. *Source: Gunnison County Electric Association*

GCEA KILOWATT HOUR SALES. NUMBER OF CONSUMERS



In comparison, energy provided by WAPA and MEAN to the City of Gunnison has varied dramatically since 2005, peaking in 2008 at approximately 72 million Kwh and returning to 66.6 million Kwh in 2014, less than 1 million Kwh more than in 2005. However, the number of meters in place (or customers) has risen fairly steadily, from just over 4,000 in 2005 to just over 4,400 in 2014, an increase of ~10%. *Source: City of Gunnison Dept. of Public Works and Utilities*

WAPA & MEAN KILOWATT HOUR SALES. NUMBER OF CONSUMERS



CONSERVATION & EFFICIENCY

Gunnison County Electric Association has a strong energy efficiency program that provides Building Performance Institute (BPI) energy audits, rebates Energy Star appliances – refrigerators, freezers, dishwashers, clothes washers, water heaters and heat pump water heaters, and electric thermal storage units, LEDs 300 lumens and greater, and central ground or water source electric ground source heat pumps. GCEA also provides rebates for commercial businesses that upgrade their old and inefficient lighting like T12s to more efficient fixtures such as T8s or new fixtures with LEDs. *Source: GCEA*.

GCEA also maintains a net metering program that pays members back for any electricity they produce in excess of what they use annually. A 5 kW community solar garden and a small wind generator, as well as other projects in development contribute to local renewable energy efforts. Finally, over the past 6 years, GCEA has secured several grants for energy efficiency projects, including energy efficient building projects to commercial energy audits to feasibility studies.

The Office for Resource Efficiency (ORE) is a Gunnison-based non-profit organization "Developing a self-sufficient Gunnison Valley for generations to come." One of ORE's offerings is the Energy Smart program, a tri-County Colorado-based program offering expertise and services in improving homes for comfort, safety, energy efficiency, and financial savings. Participants in the Energy Smart program receive comprehensive assessments of home energy use and are guided through a process through which improvements in home energy systems can be subsidized through rebates and tax credits.

DRAFT

Dave Kozlowski

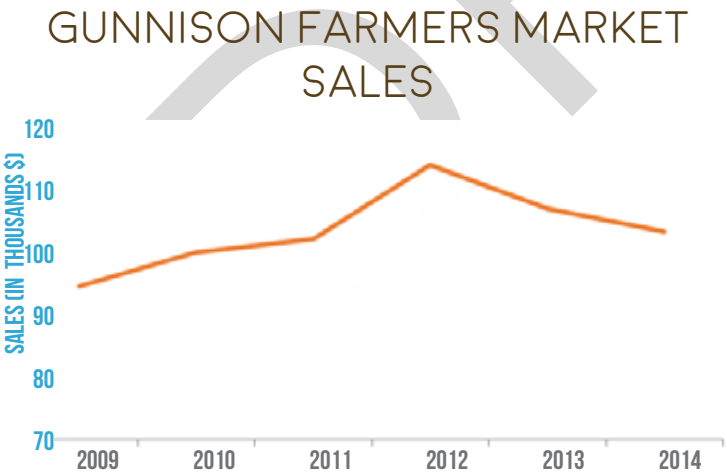
[Our Food]

Local food in the Gunnison Valley was historically confined to the production of hay, potatoes, and livestock. While beef cattle ranches maintain a strong economic and cultural presence in the area, crop production has gained popularity over the past several years, both from a backyard and production perspective.

The backyard farming community in the Gunnison Valley is growing and thanks to a 2012 Colorado state law (Senate Bill 12-048, the Cottage Food Act), interested individuals can now sell certain types of "cottage foods" at farmers markets that have been produced in unlicensed home kitchens.

Gunnison Farmers Market

Operates on a weekly basis from late spring to late fall in downtown Gunnison, allowing opportunities for Gunnison Valley producers and artisans as well as more regional vendors to sell their goods. Sales since 2009 have increased, although peaked in 2012. *Source: Gunnison Farmers Market*



These local businesses and educational organizations collaborate to bring local food opportunities, learning experiences, and other services to the Gunnison Valley:

- Crested Butte Farmers Market
- Crested Butte Land Trust
- CSU Extension
- Gunnison Country Food Pantry
- Gunnison County Stockgrowers Association
- Gunnison Farmers Market
- Gunnison Gardens
- Gunnison Ranchland Conservation Legacy
- Gunnison Valley Ranching
- Gunnison Vitamin and Health
- Headwaters Farm
- Mountain Roots Food Project
- Office for Resource Efficiency
- Spruce & Ruby Organics
- The Local Market
- Tomichi Creek Natural Beef
- WSCU Organics Guild

Ranching

Gunnison cattle ranches produce approximately 3 million pounds of beef annually, though the vast majority of that is exported out of Gunnison County. Local ranches produce approximately $13 million annually in sales and Gunnison Valley Ranching reports that this and other ranching activities in the cattle sector equate to a local economic impact of roughly $46 million. *Source: Gunnison Valley Ranching dot org; Colorado State University*

THREE MILLION
POUNDS OF BEEF
PRODUCED ANNUALLY

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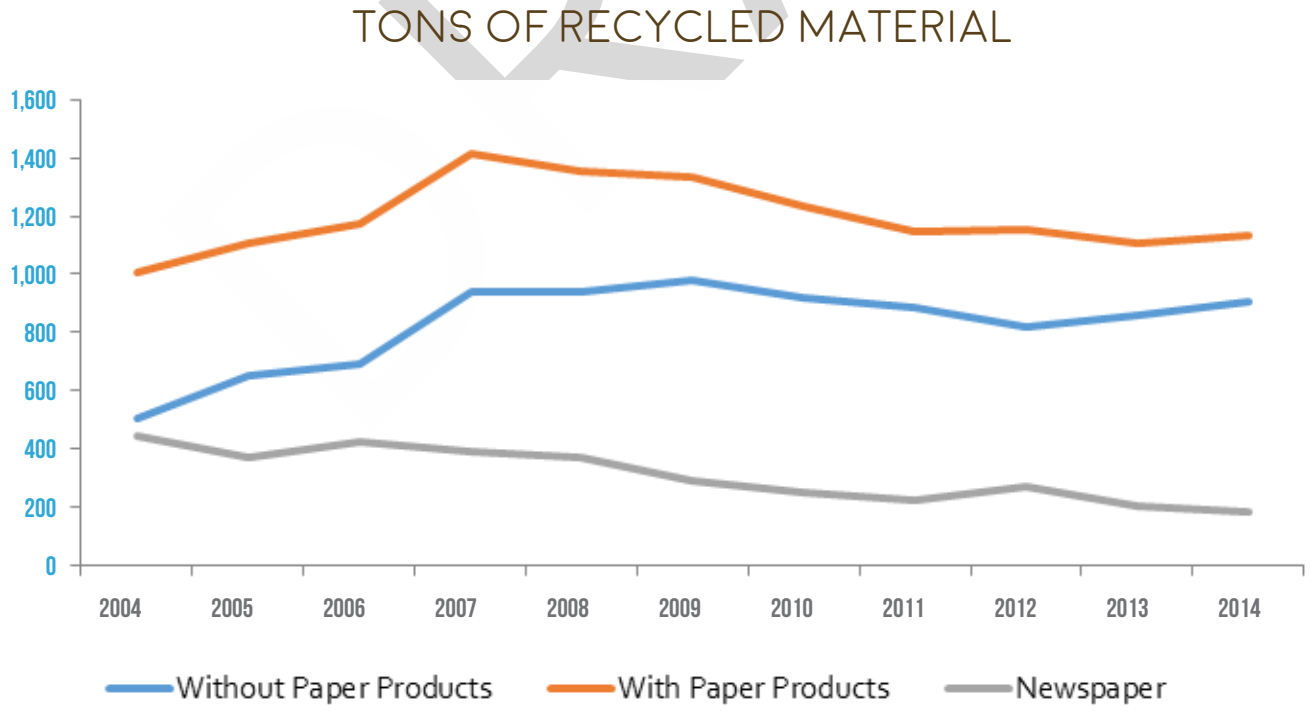
[Our Recycling]

The Gunnison County Recycling Center is located in the City of Gunnison and collects the majority of recycled material from the Gunnison Valley. The breakdown of materials recycled at the center is as follows:

524 TONS	291 TONS	45 TONS	180 TONS	44 TONS	20 TONS
CARDBOARD	GLASS	OFFICE PACK	NEWSPAPER	PLASTIC	ALUMINUM, TIN, STEEL

Recycling in the Gunnison Valley from 2004-2014 has increased with yearly positive and negative fluctuations. Paper products, particularly newspaper, have seen significant reductions since 2004 (from 445 tons in 2004 to 180 tons in 2014) while the cumulative volume of other materials recycled have increased by over 55%. Not factored into either of these figures is the cardboard collected by Waste Management and recycled in Grand Junction.



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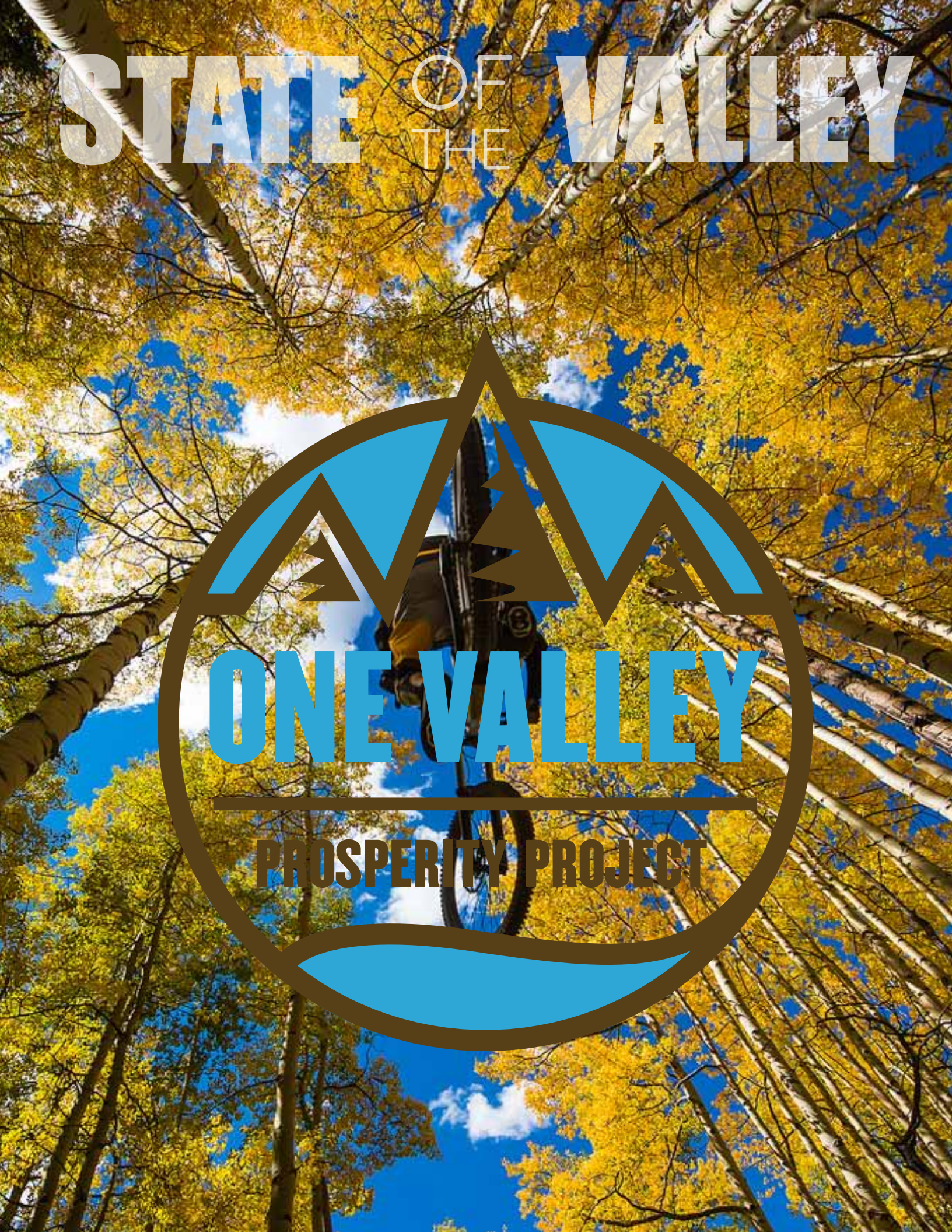
STATE OF THE VALLEY



ONE VALLEY

PROSPERITY PROJECT