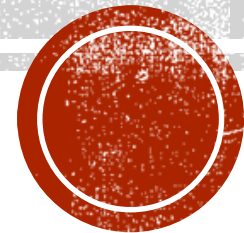


GUNNISON COUNTY SOCIO- ECONOMIC INDICATORS

Reflection on 2020 and updates on 2021 status



SALES TAX: THE GOOD, THE BAD, THE UGLY

- Overall countywide sales tax up 9.38%
 - Mt. CB (-11.93%), Pitkin (-13.95%) had bad years
 - Unincorporated Gunnison County had the largest percent increase in sales tax (+42.60%)
- Through December 2020, City of Gunnison Sales tax up 2.46%
 - City of Gunnison Central Business District -12.63%
- 2020 County sales tax up approximately 26% over the five year average (2016-2020)
- Three defined countywide sales tax sectors saw declines in 2020
 - **Restaurants/Bars: -16.4% in 2020**
 - **Liquor Stores: +14%**
 - Vehicle Sales/Parts/Services
 - Utilities – this reflects household socio-economic challenges
- Grocery stores, lodging, and building materials had strong years.
- Online sales tax collection in Gunnison County was unprecedented in 2020
 - Over \$300,000 collected
 - Online sales tax collections outpaced clothing stores, department stores, specialty shops, furniture/appliances, and marijuana as sales tax revenue categories
 - 6th highest category of sales tax collection in 2020
- December 2020 countywide sales tax saw robust growth
 - Up 13.5% from 2019

Sales tax is a correlate of revenue, but has challenges for analyzing impact at the business level.

Also starting to see restaurants and bars sales tax increasing for the City of Gunnison in January '21



BUSINESS CLIMATE

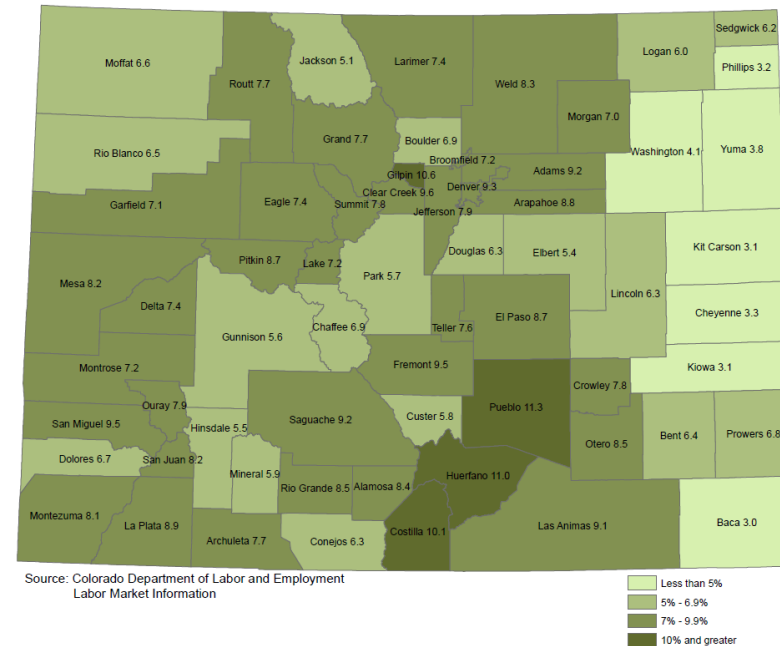
- Business creation and loss is fluid in Gunnison County
- We have lost businesses throughout the pandemic
 - Some of the losses may be attributed to the pandemic and resulting measures
 - But many others appear to have multiple variables
- New businesses started while others have moved or expanded operations
 - Some retailers and establishments had banner years
- Concerns about supply chains and macroeconomic forces (recession) remain real
- Consumer confidence remains a question
- Uncertainty and lack of clarity for future decision-making are also challenges
- Employee/Employer morale consistently reported as low



UNEMPLOYMENT RAISES QUESTIONS

- Bureau of Labor Statistics projects 5.6% unemployment in Gunnison County in December 2020 (1.9% in December 2019)
 - Unemployment peaked in Gunnison County at 16.3% in May
 - Unemployment at 3.9% in September
 - Unemployment claims began to rise again in November and December (5.6%)
 - Claims in December 2020 roughly 2.5x in October 2020
- Nationwide and in Colorado, there are a significant amount of fraudulent unemployment claims coming in
 - CPR reporting over 1,000,000 in Colorado
 - Uncertainty about the amount of valid claims
- This must also be considered in the light of continued workforce shortages for many industries

NOT SEASONALLY ADJUSTED
Unemployment Rates
December 2020



IF YOU BUILD IT, THEY WILL COME

- New residential building largely held pace throughout 2020
- In 2019, 81 new residential units built in Gunnison County (jurisdictions excluded)
 - \$24,811,354 total valuation of construction
- In 2020, 78 new residential units built in Gunnison County (jurisdictions excluded)
 - \$23,613,178 total valuation of construction
- Residential permits down relative to 2019 in City of Gunnison but total valuation up
 - 2019 an outlier year in permits for the City



HOUSING MARKET

Gunnison – 81230

- Zillow Home Value Index
 - \$374,144
 - 5.8% increase in 2020
- MLS Data
 - Median List Price \$424,308
 - Median Sold Price \$368,625
 - Avg. Price/SqFT \$383
 - Avg. Days on market 138

Crested Butte – 81224

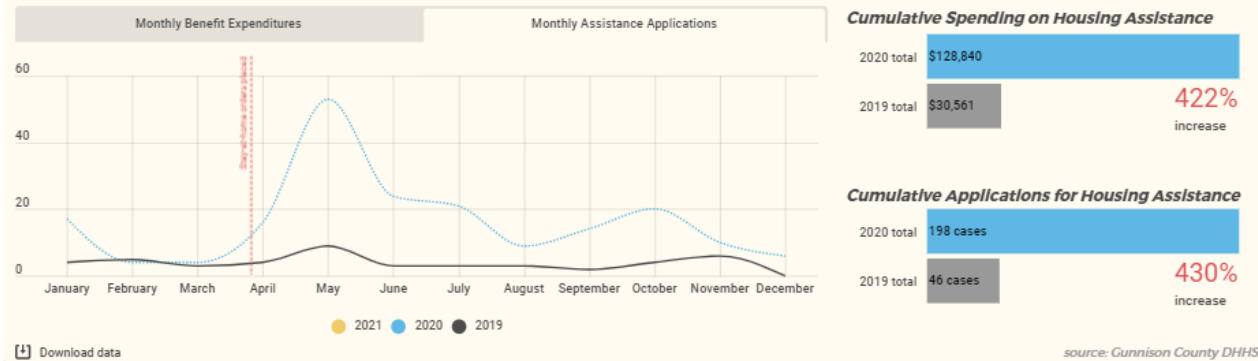
- Zillow Home Value Index
 - \$803,524
 - 6% increase in 2020
- MLS Data
 - Median List Price \$996,755
 - Median Sold Price \$750,000
 - Avg. Price/SqFT \$557
 - Avg. Days on market 189

In 2020, the average property in GC sold at 1.79x the most recent valuation

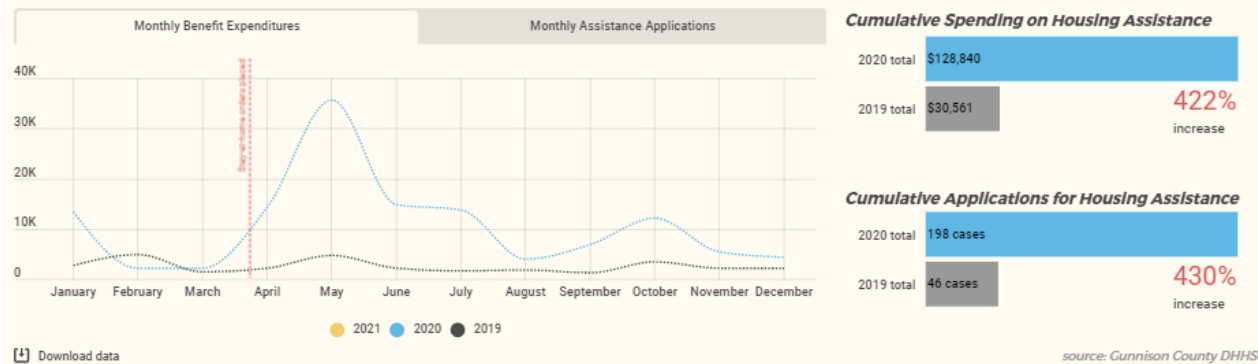


SECURITY IN HOUSING

Applications for Housing Assistance



Applications for Housing Assistance



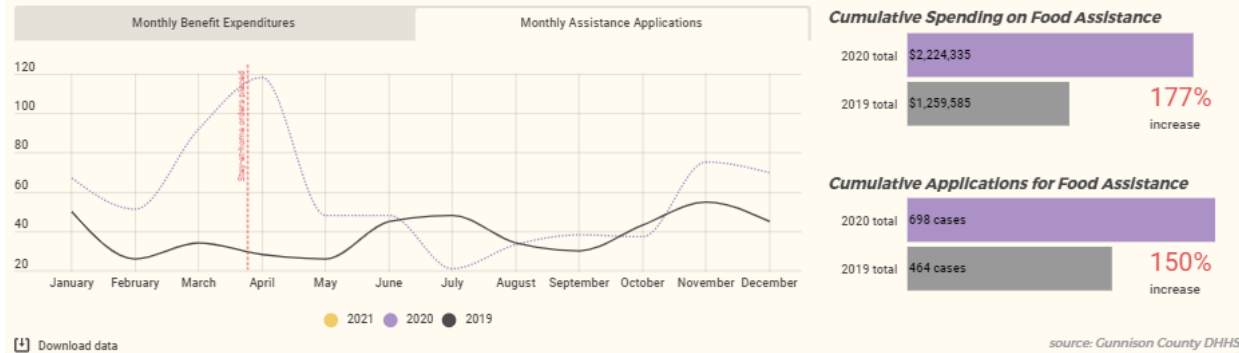
January 2021 Update

- Both the number of applicants and benefit expenditures seem to be normalizing
- 9 applications
- \$6,018 in benefits

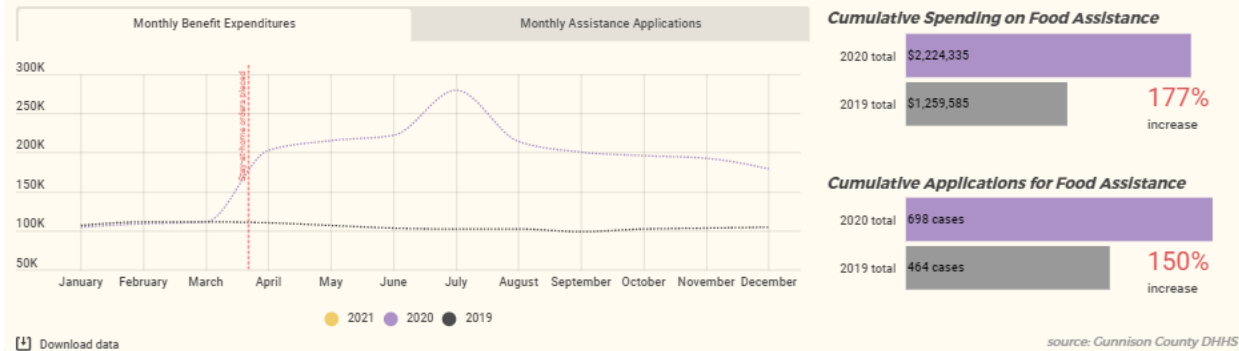


FOOD SECURITY

Applications for Food Assistance (SNAP)



Applications for Food Assistance (SNAP)



- Benefit expenditures maintain a high plateau relative to applicants.
- This is partially due to increased benefit allocations at the Federal level for SNAP (More \$ per household)

January 2021 Update

- Food assistance continues to trend upward
 - 80 applications
 - \$204,495 in benefits



ADDITIONAL ACCESS TO FOOD ASSISTANCE

- Gunnison Country Food Pantry served 1,460 households in 2020
 - This includes 3,606 individuals
- Distributions peaked in April before declining through summer
 - Like unemployment claims, December saw a rise in distributions
- Vast majority of recipients in City limits
 - Followed by unincorporated Gunnison County and Somerset
- Primary mode of service continues to be at the door in GCFP (64%)
- January 2021 distribution levels similar to June
 - Have already served 262 households



COST OF LIVING AND ENERGY BURDEN

- Childcare continues to prove a costly expenditure particularly in the pandemic
 - Many rely on the Colorado Child Care Assistance Program to cover costs for childcare.
 - The waitlist for CCCAP has 34 – this is higher than recent years
 - Those beyond CCCAP qualification are also cost-constrained by childcare
- Average energy burden in Gunnison County
 - 4% of income
 - \$2,774 annually
- Energy burden lower in Crested Butte (3%) than in Gunnison (4%) and western unincorporated Gunnison County (8%)
- Energy burden varies significantly by AMI bracket
 - 3% at 100%+ AMI
 - 10% under 80% AMI
 - 23% under 30% AMI
- GCEA reports late bills and collections at near normal
- **City reports that past due accounts were up 225% in 2020**



HOUSEHOLD SPENDING

- Consumers have consistently reported a bimodal response on spending habits
 - Routinely, more than 30% report having ‘already returned to normal spending’ or that they will ‘immediately’
 - More than 50% report they will return to normal spending ‘after there is a vaccine available’
 - As of January 2021, these numbers are the closest they have been at 41% & 49%
- Since December, community members continually report uncertainty about participating in the following economic sectors:
 - Bars/Restaurants (63%)
 - Community Events (54%)
 - Group Sports (46%)



HEALTH AND WELLBEING

- Survey respondents indicate coping with pandemic related stress through largely healthy mechanisms
 - Increased time outdoors
 - Increased exercise
 - Increased connections to family
- A majority of survey respondents indicate their consumption of alcohol has not changed
 - However, 20-28% report increased levels of consumption
- Over the last two years, the ER visits for behavioral health related issues have increased
 - In 2020, 114 visits
 - Two months into 2021, 66 visits



THE BIG PICTURE

Social Vulnerability Index

- Uses census variables to determine how external stressors impact human health. 0-1 Scale. Lower is better.
- Gunnison County 0.3 Overall
 - (San Miguel and Routt 0.1)
 - (Chaffee 0.4, Montrose 0.8)
- Gunnison County continues to struggle relative to the Self Sufficiency Standard
 - Sufficient Income =
 - \$56,336 - Two adults & preschooler
 - \$64,722 – Two adults & preschooler & school age
 - Median Household Income City of Gunnison = \$40,893
 - Median Household Income – Gunnison County = \$56,577
- 11.6-13.8% of Gunnison County residents in poverty
- 10.8% of Gunnison County residents have no health insurance

CDC Social Vulnerability Indices by County

