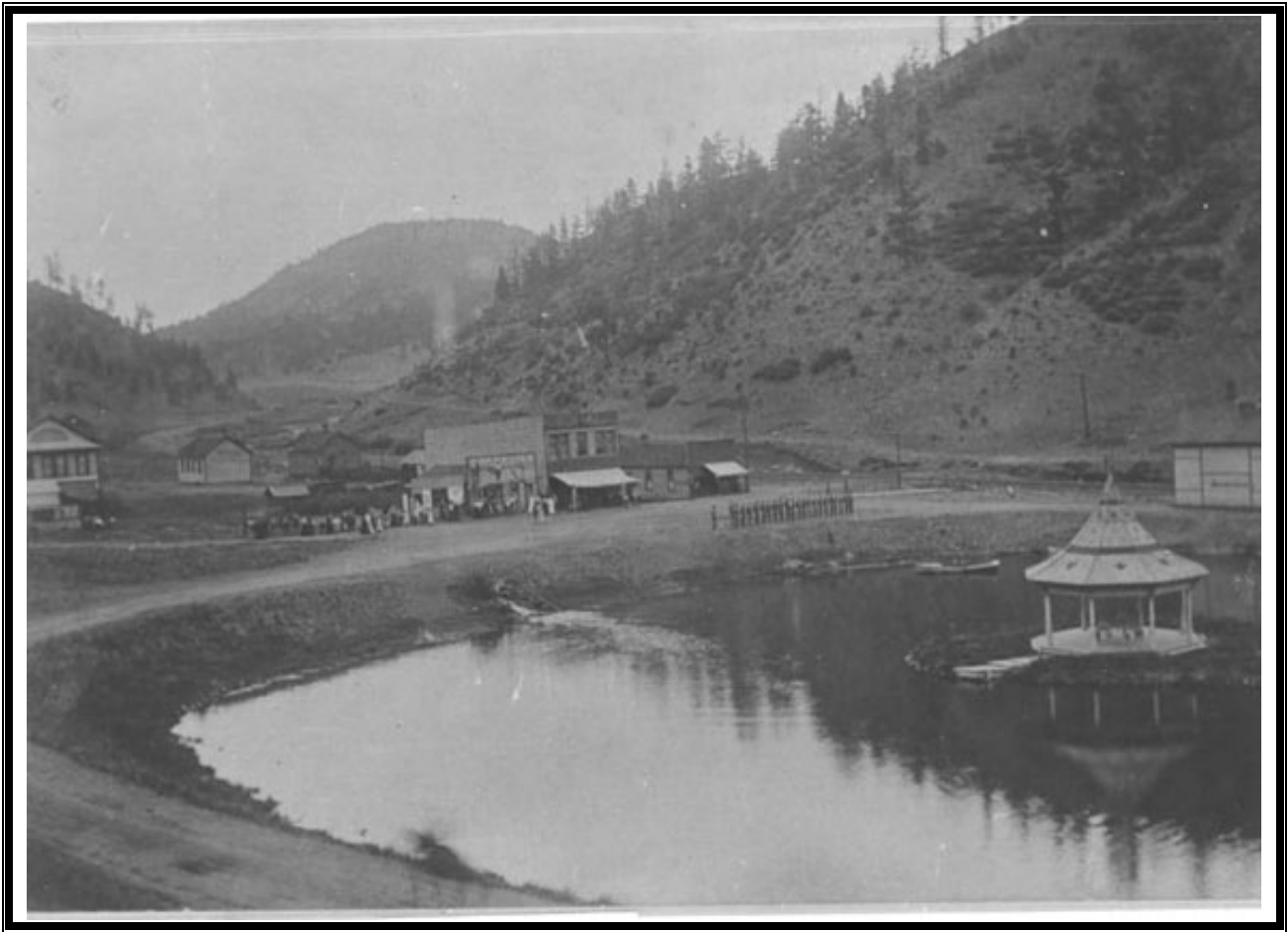


CHAPTER IV

FACTS & FIGURES



1900 Photo. Business district with boarding house, dining hall, 2 grocery stores. UPHS-Wellington



4.1 The People of Green Mountain Falls

The population of Green Mountain Falls is comprised of full time residents and summer residents and visitors. The majority of Green Mountain Falls' residents commute. Continued growth in the Colorado Springs area and along US 24 impacts the Town.

While characterizing the demographic characteristics of the Town's population is difficult due to the influx of summer residents, there are a number of ways to estimate the presence of the summer residents and the sense of tradition these families bring to the community.

4.2 Population Characteristics

Census figures only account for full time residents and are often disputed by smaller Colorado towns. In the case of Green Mountain Falls, the Town Clerk and residents assisted with the census by providing office space, administrative support, access to Town records, recruitment of field workers and provided needed data such as building permit reports.

TABLE 4.1

POPULATION 1990-2005 FOR SELECTED LOCAL AREAS							
	CENSUS Apr-80	CENSUS Apr-90	Annual % Increase	CENSUS Apr-00	Annual % Increase	DOLA Estimate Jul-05	Annual % Increase
Green Mountain Falls							
El Paso County		634				866	
Teller County		29				49	
Total	607	663	0.92%	773	1.66%	915	3.67%
Manitou Springs	4,475	4,535	0.13%	4,980	0.98%	5,225	0.98%
Woodland Park	2,634	4,610	7.50%	6,515	4.13%	7,081	1.74%
Teller County	8,155	12,468	5.29%	21,145	6.96%	22,119	0.92%
El Paso County	311,995	397,014	2.73%	520,572	3.11%	554,585	1.31%
State of Colorado	2,889,733	3,294,394	1.40%	4,301,261	3.06%	4,722,460	1.96%
Source: Colorado Demographic and Information Service, U.S. Bureau of Census 1990 U.S. Census of Population, Colorado Dept of Local Affairs – Populations Est., July 2005.							

The above population table demonstrates that the Town of Green Mountain Falls has doubled its annual population percent increase during the last 5 years, since 2000. The population percentage also has increased more than neighboring communities, El Paso and Teller counties, and the State of Colorado.



TABLE 4.2
SEX, AGE COMPOSITIONS, FOR SELECTED AREAS

	1990			2000			
	GREEN MOUNTAIN FALLS	MANITOU SPRINGS	WOODLAND PARK	GREEN MOUNTAIN FALLS	MANITOU SPRINGS	WOODLAND PARK	EL PASO COUNTY
SEX							
Male	325	2,207	2,527	394	2,425	3,264	259,598
Female	338	2,328	2,352	379	2,555	3,251	257,331
Percent Female	50.98%	51.33%	48.21%	49.03%	51.31%	49.90%	49.78%
AGE COMPOSITION							
Median Age	36.5	37	32.6	40.9	41.2	37.5	33
AGE GROUP							
17 years and under	154	934	1,424	148	927	1,857	142,480
% of total	23%	21%	31%	19%	21%	31%	28%
18-64	455	3,042	2,930	564	3,538	4,236	329,662
% of total	69%	67%	64%	73%	67%	64%	64%
65 years or over	54	559	256	61	515	422	44,787
% of total	8%	12%	6%	8%	12%	6%	9%
Source: 1990 U.S. Census of Population 2000 U.S. Census of Population							

In 1990, Green Mountain Falls, along with Manitou Springs had a population that was slightly more female than male. In the year 2000, Green Mountain Falls had more males than females. There is insufficient data to determine why.

From April, 1990 to the April, 2000, the median age of Green Mountain Falls residents increased by 4.4 years to 40.9 years of age. A large portion of this increase is reflected in the smaller percentage of people under the age of 17 years and a corresponding increase in the adults between the ages of 18-64. Manitou Springs and Woodland Park remained the same. El Paso County had a median age almost 8 years younger than Green Mountain Falls and a 5% greater percentage of residents under the age of 17. El Paso County did have a 1% greater number of people over the age of 65 as well. These numbers indicate that Green Mountain Falls has a smaller percentage of families than the rest of El Paso County.



	GREEN MOUNTAIN FALLS			EL PASO COUNTY		WOODLAND PARK		MANITOU SPRINGS	
	1990	2000	Annual percent change		2000		2000		2000
High School Graduate or Higher	93.9%	97.10%	0.32%		91.3%		97.0%		96.6%
Bachelors Degree or Higher	31.7%	42.0%	1.03%		31.8%		36.3%		44.2%

SOURCE: 1990 U.S. Census of Population ; 2000 U.S. Census of Population, Colorado Demographers Office

The population of Green Mountain Falls has become much more educated between 1990 and 2000. Over 97% of the population, over 25 years of age, has a high school diploma. This is similar to Woodland Park and Manitou Springs, but is 6% greater than El Paso County as a whole. There has also been a significant increase in the number of the population with bachelor degrees or higher.

4.3 Assessed Valuation & Town Revenue

Assessed value's percent of actual value of all residential property is determined by the state Legislature. For 2002, it was set at 9.15%. For 2003, 2004 and 2005, the percent was set at 7.96%. Commercial, Industrial, and Personal Property are valued at 29% of the actual value of the property. Agricultural land is valued at 29% of the lands' productivity value. Therefore, because there has been a change in the residential percent, but no change in the commercial, it is impossible to compare the valuation. Trends are all that can be determined. Mill Levy has been consistently at 14.5880 mills.

Affecting the value of the real property is building construction. Town and county records do not provide easily available construction value. Since 1996, there have been 14 new residences built, 27 additions to existing houses, and 9 interior remodels.

	Green Mountain Falls Assessed Valuation	El Paso County Assessed Valuation	Teller County Assessed Valuation
1996	4,833,980		
2000	6,385,240		
2001	6,373,370		
2002	7,408,430	5,064,749,140	339,296,270
2003	7,406,998	4,905,766,170	368,093,830
Annual percent change	-2%	-3%	8.48%
2004	7,007,042	5,015,973,940	388,894,420
Annual percent change	-5%	2%	5.65%
2005	6,972,860	5,523,826,270	422,685,250
Annual percent change	7%	10%	
2006	7,905,674		

Source: Green Mountain Falls Financial Statements, 1995, 2000, 2001, 2002, 2003, 2004, 2005, 2006



4.4 Labor Force, Employment Base and Commuting Characteristics

Approximately 80% of the residents of Green Mountain Falls are in the labor force. The 2000 Census indicates that the number of females in the labor force has increased by 5% since the 1990 Census. The percentage of unemployed in the civilian labor force has decreased to 4.52%. This unemployment rate is slightly greater than El Paso County's 3.1% unemployment rate. In addition, a significant statistic is the increase in the number of both males and females in the labor force by approximately 5%.

TABLE 4.5
LABOR FORCE CHARACTERISTICS,

	1990		2000	
	PERSONS	PERCENT	PERSONS	PERCENT
Persons 16 years and over	530		641	
Persons 16 + in labor force	394	74.34%	511	79.72%
Employed in civilian labor force	366	69.06%	480	74.90%
Unemployed in civilian labor force	28	5.28%	29	4.52%
Not in labor force	136	25.66%	130	20.28%
Males 16 years and over	273	51.51%	311	48.52%
Males 16 + in labor force	222	81.32%	270	86.82%
Employed	205	75.09%	243	78.14%
Unemployed	17	6.23%	27	8.68%
Not in labor force	51	18.68%	41	13.18%
Females 16 years and over	257	48.49%	330	51.48%
Females 16 + in labor force	172	66.93%	241	73.03%
*Employed	161	62.65%	239	72.42%
Unemployed	11	4.28%	2	0.61%
With own children under 6 years	40	15.56%	25	7.58%
Not in labor force	85	33.07%	89	26.97%

Source: 1990 U.S. Census of Population, 2000 U.S. Census of Population



Most of the residents in Green Mountain Falls work outside of Town, as evidence by the percentage of residents that commute. Most residents drive alone to work.

	1990		2000	
	PERSONS	PERCENT	PERSONS	PERCENT
Drove Alone	260	73.00%	373	77.9%
Carpooled	74	20.80%	54	11.3%
Walked	10	2.80%	16	3.3%
Worked at Home	12	3.40%	34	7.1%
Mean travel time to work in minutes			29	

Source: 1990 U.S. Census of Population, 2000 U.S. Census of Population

According to the 2000 Census, there has been a significant decrease in the number of carpooling from 20% to 11%. The mean travel time to work for Green Mountain Falls residents is in excess of the El Paso County mean travel time of 22.3 minutes.

4.5 Employment and Income Characteristics

Green Mountain Falls residents are primarily in the management, professional and related occupations. This has increased by 62.4% from 1990 to 2000.

	1990		2000	
	NUMBER	PERCENT	NUMBER	PERCENT
Management, Professional & Related Occupations	125	34.1%	203	42.3%
Service Occupations	56	15.3%	99	20.6%
Sales and Office occupations	101	27.6%	113	23.5%
Farming, Fishing and Forestry Occupations	4	1.1%		
Construction, Extractions and Maintenance	23	6.3%	41	8.5%
Production, Transportation and Material Moving	57	15.6%	25	5.0%

Source: 1990 U.S. Census of Population, 2000 U.S. Census of Population

Income, especially in relation to the cost of housing, indicates the economic health of the residents. Green Mountain Falls residents' per capita income for 1999 was \$24,892, up from the 1989 amount of \$13,477. The Household income, which includes families and non-families, rose from the 1989 amount of \$28,854 to the 1999 amount of \$43,866. This is slightly less than El Paso County's median income for 1999 of \$46,844. Manitou Springs' median income was \$40,514 while Woodland Parks' was \$54,279. The increase in income is



also related to the increase in educational attainment and the willingness to travel to employment.

The percent of households with 1999 income less than \$14,999 is 12.3% while the percent of households in excess of \$100,000 was 7.8%. There were 9 families, which included 57 individuals, under the poverty level in 1999.

Table 4.8				
Household Income				
	1990		2000	
	NUMBER	PERCENT	NUMBER	PERCENT
Total number of households	288	100.00%	358	100.0%
Less than \$10,000	38	13.10%	16	4.50%
\$10,000 to \$14,999	16	5.50%	28	7.80%
\$15,000 to \$24,999	63	21.90%	51	14.20%
\$25,000 to \$34,999	70	24.30%	53	14.80%
\$35,000 to \$49,999	47	16.30%	68	19.00%
\$50,000 to \$74,999	44	15.30%	74	20.70%
\$75,000 to \$99,999	10	3.50%	38	10.60%
\$100,000 TO \$149,999	0		21	5.30%
\$150,000 TO \$199,999	0		5	1.40%
\$200, 000 or more	0		4	1.10%
Median household income	\$28,854		\$43,816	
Number of family households	190		207	
Median family income	\$32,083		\$55,268	
Number of nonfamily households	98		151	

Source: 1990 U.S. Census of Population, 2000 U.S. Census of Population

