



2024

CRA PUBLIC FILE

COMMUNITY REINVESTMENT ACT

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Community Reinvestment Act Notice

Under the Federal Community Reinvestment Act (CRA), the Federal Reserve Board (Board) evaluates our record of helping to meet the credit needs of this community consistent with safe and sound operations. The Board also takes this record into account when deciding on certain applications submitted by us.

Your involvement is encouraged.

You are entitled to certain information about our operations and our performance under the CRA, including, for example, information about our branches, such as their location and services provided at them; the public section of our most recent CRA Performance Evaluation, prepared by the Federal Reserve Bank of Kansas City; and comments received from the public relating to our performance in helping to meet community credit needs, as well as our responses to those comments. You may review this information today.

At least 30 days before the beginning of each quarter, the Federal Reserve System publishes a list of the banks that are scheduled for CRA examination by the Reserve Bank in that quarter. This list is available from the Assistant Vice President Consumer Affairs, Federal Reserve Bank of Kansas City, 1 Memorial Drive, Kansas City, MO 64198. You may send written comments about our performance in helping to meet community credit needs to Haley Elzinga, CRA Officer, High Country Bank, PO Box 309 Salida CO 81201 and to the Assistant Vice President Consumer Affairs, Federal Reserve Bank of Kansas City, 1 Memorial Drive, Kansas City MO 64198. Your letter, together with any response by us, will be considered by the Federal Reserve System in evaluating our CRA performance and may be made public.

You may ask to look at any comments received by the Reserve Bank. You may also request from the Reserve Bank an announcement of our applications covered by the CRA filed with the Reserve Bank. We are an affiliate of High Country Bancorp, Inc, a bank holding company. You may request from the Assistant Vice President Consumer Affairs, Federal Reserve Bank of Kansas City, 1 Memorial Drive, Kansas City MO 64198 an announcement of applications covered by the CRA filed by bank holding companies.

PUBLIC COMMENTS

All written comments from the public relating to High Country Bank's CRA performance and responses to them for the current and preceding two calendar years.

No complaints follow. There have been no public complaints submitted relating to High Country Bank's CRA performance.

CRA PUBLIC PERFORMANCE EVALUATION

**Community Reinvestment Act Performance Evaluation for High
Country Bank RSSD# 479370, performed by the Federal Reserve
Bank of Kansas City July 10, 2023**



PUBLIC DISCLOSURE

July 10, 2023

COMMUNITY REINVESTMENT ACT PERFORMANCE EVALUATION

High Country Bank
RSSD# 479370

7360 West US Highway 50
Salida, Colorado 81201

Federal Reserve Bank of Kansas City
1 Memorial Drive
Kansas City, Missouri 64198

NOTE: This document is an evaluation of this bank's record of meeting the credit needs of its entire community, including low- and moderate-income neighborhoods, consistent with safe and sound operation of the bank. This evaluation is not, nor should it be construed as, an assessment of the financial condition of this bank. The rating assigned to this bank does not represent an analysis, conclusion or opinion of the federal financial supervisory agency concerning the safety and soundness of this financial bank.

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INSTITUTION'S COMMUNITY REINVESTMENT ACT RATING

This institution is rated: **Satisfactory.**
The Lending Test is rated: **Satisfactory.**
The Community Development Test is rated: **Satisfactory.**

High Country Bank (the bank) is rated **Satisfactory**. This rating is based on the following conclusions with respect to the performance criteria under the Lending and Community Development Tests:

- The bank's net loan-to-deposit ratio (NLTD) is reasonable given the bank's size, financial condition, and assessment areas (AAs) credit needs.
- A majority of the bank's loans are originated inside the AAs.
- A reasonable distribution of loans occurs throughout the bank's AAs.
- Lending reflects a reasonable distribution among individuals of different income levels, including low- and moderate-income (LMI), and businesses of different sizes.
- Neither the bank nor the Federal Reserve Bank of Kansas City (Reserve Bank) received any Community Reinvestment Act (CRA)-related complaints since the previous evaluation.
- Community development (CD) activity reflects adequate responsiveness to CD needs of its AAs.

SCOPE OF EXAMINATION

Examiners utilized the Federal Financial Institutions Examination Council's (FFIEC's) *Interagency Examination Procedures for Intermediate Small Institutions* to evaluate the bank's CRA performance. The evaluation considered CRA performance context, including the bank's asset size, financial condition, business strategy, and market competition, as well as the AA's demographic and economic characteristics, and credit needs. Additionally, for home mortgage lending, emphasis was placed on the bank's performance in comparison to aggregate lending data for the most recent three years (2019, 2020, and 2021), as aggregate lending is considered representative of credit demand. Aggregate data is not available for 2022 so demographic data was used for both home mortgage lending and small business lending for 2022. Performance was assessed within the bank's two AAs. The Central Colorado AA was assessed using a full scope review. The Boulder Metropolitan Statistical Area (MSA) AA was assessed using a limited scope review. More weight was given to home mortgage lending, given the higher loan volume. Examiners reviewed the following data:

- The bank's 18-quarter average NLTD ratio.
- The universe of 1,013 Home Mortgage Disclosure Act (HMDA) loans reported from January 1, 2021 to December 31, 2022.

- A statistical sample of 73 small business loans selected from a universe of 115 loans originated from January 1, 2022 through December 31, 2022.
- CD loans, qualified investments, and CD services from January 29, 2019 through June 30, 2023.

DESCRIPTION OF INSTITUTION

The bank is a community bank headquartered in Salida, Colorado. The bank’s characteristics include:

- The bank is a wholly owned subsidiary of High Country Bancorp, Inc.
- The bank has total assets of \$440.1 million as of December 31, 2022.
- In addition to its main office in Salida, the bank has four additional branches located in Salida, Buena Vista, Canon City, and Longmont, Colorado.
- The bank operates five ATMs, with one at each branch location.
- As shown in the table below, the bank’s primary business focus is commercial and residential real estate. Please note that secondary market loans are not captured in the table below.

Table 1

Composition of Loan Portfolio as of December 31, 2022		
Loan Type	\$(000)	%
Construction and Land Development	70,419	21.8
Farmland	903	0.3
1-4 Family Residential Real Estate	122,703	38.0
Multifamily Residential Real Estate	0	0.0
Non-Farm Non-Residential Real Estate	106,165	32.9
Agricultural	0	0.0
Commercial and Industrial	20,234	6.3
Consumer	2,472	0.8
Other	41	0.0
Gross Loans	322,937	100.0
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>		

The bank was rated Satisfactory under the CRA at its January 28, 2019 performance evaluation. There are no known legal, financial, or other factors impeding the bank’s ability to help meet the credit needs in its communities.

CONCLUSIONS WITH RESPECT TO PERFORMANCE CRITERIA¹

LENDING TEST

This performance evaluation first discusses the bank's overall performance, followed by an in-depth evaluation of performance in the Central Colorado AA which received a full scope review, and a brief discussion of performance in the Boulder MSA AA which received a limited scope review.

The bank's overall lending test performance is satisfactory based on a reasonable NLTD ratio, a majority of loans originated within the bank's AAs, an overall reasonable geographic distribution and a reasonable borrower distribution of loans. The bank's performance in the Boulder MSA AA is consistent with performance in the Central Colorado AA.

Net Loan-to-Deposit Ratio

This performance criterion evaluates the bank's average NLTD ratio to determine the reasonableness of lending in light of performance context, such as the bank's capacity to lend, the availability of lending opportunities, the demographic and economic factors present in the AAs, and in comparison, to similarly situated FDIC-insured institutions. The similarly situated institutions were selected based on asset size, product offering, market share and geographic similarity to the bank's branch locations.

The bank's NLTD ratio is reasonable. The bank's NLTD ratio averaged 81.7 percent over the most recent 18-quarters ending December 31, 2022, and was between the ratios of five similarly situated financial institutions, with ratios ranging from 51.0 percent to 86.3 percent.

¹ The net loan-to-deposit ratio and percentage of loans and other lending-related activity in the assessment area only apply to the institution overall. No discussion of these performance criteria applies to sections of the performance evaluation related to assessment areas.

Table 2

Comparative NLTD Ratios September 30, 2018 – December 31, 2022			
Institution	Location	Asset Size \$(000)	NLTD Ratio (%)
			18 Quarter Average
High Country Bank	Salida, CO	440,094	81.7
Similarly Situated Institutions			
High Plains Bank	Flagler, CO	365,190	86.3
Rocky Mountain Bank and Trust Company	Florence, CO	110,521	59.5
RNB State Bank	Rawlins, WY	244,784	61.1
Bank of Estes Park	Estes Park, CO	155,646	51.0
Flatirons Bank	Boulder, CO	323,727	79.6

Assessment Area Concentration

This performance criterion evaluates the percentage of lending extended inside and outside of the AAs. The bank originated a majority of loans, by number and dollar, inside the AAs.

Table 3

Lending Inside and Outside the Assessment Areas								
Loan Type	Inside				Outside			
	#	%	\$(000)	%	#	%	\$(000)	%
Home Purchase Conventional	297	82.5	107,815	84.3	63	17.5	20,099	15.7
Other Purpose Closed-End	6	100.0	441	100.0	0	0.0	0	0.0
Refinancing	531	82.6	163,570	83.6	112	17.4	32,199	16.4
Home Improvement	1	50.0	285	68.8	1	50.0	129	31.2
Multi-Family Housing	0	0.0	0	0.0	2	100.0	1,259	100.0
Total HMDA related	835	82.4	272,111	83.5	178	17.6	53,686	16.5
Small Business	60	82.2	10,760	68.4	13	17.8	4,971	31.6
TOTAL LOANS	895	82.4	282,871	82.8	191	17.6	58,657	17.2

Note: Percentages may not total 100.0 percent due to rounding.

Geographic Distribution of Loans

This performance criterion evaluates the bank’s distribution of lending within its AAs by income level of census tracts, with consideration given to the dispersion of loans throughout the AAs. The bank’s overall geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AAs. Performance context was considered for products or years where loans originated to the moderate-income census tracts were below demographic or aggregate data.

Lending to Borrowers of Different Income Levels and to Businesses of Different Sizes

This performance criterion evaluates the bank's lending to borrowers of different income levels and businesses of different revenue sizes. The bank's lending has an overall reasonable distribution among individuals of different income levels and businesses of different sizes.

COMMUNITY DEVELOPMENT TEST

The CD test evaluates the bank's responsiveness to CD needs of its AAs through CD loans, qualified investments, and CD services, considering the bank's capacity and the need and availability of such opportunities in the bank's AAs.

The bank's overall CD test performance is Satisfactory and demonstrates adequate responsiveness. Of the bank's overall CD lending activity, 464 were Small Business Administration Paycheck Protection Program (PPP) loans, totaling \$18.7MM, helping to revitalize or stabilize LMI geographies and distressed/underserved middle-income tracts or to support small businesses and LMI jobs.

Additionally, consideration was given to the following CD activities that took place outside of the bank's AAs, but within the broader regional area:

- The bank originated 19 loans through the PPP, totaling \$674,716, helping to revitalize or stabilize LMI geographies and to support small businesses and LMI jobs.
- The bank also originated 20 residential real estate loans to low- to moderate-income families.

Table 4

Community Development Activity All Assessment Areas									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
			Investments		Donations		Total Investments		
	#	\$(000)	#	\$(000)	#	\$(000)	#	\$(000)	#
Affordable Housing	163	32,375	0	0	7	5	7	5	4
Community Services	7	1,629	0	0	42	38	42	38	0
Economic Development	0	0	0	0	0		0		0
Revitalization and Stabilization	464	18,717	0	0	0		0		0
Totals	634	52,721	0	0	49	42	49	42	4

FAIR LENDING OR OTHER ILLEGAL CREDIT PRACTICES REVIEW

Compliance with the substantive provisions of antidiscrimination and other consumer protection laws and regulations, including the Equal Credit Opportunity Act and the Fair Housing Act, was considered as part of this CRA evaluation. No evidence of a pattern or practice of discrimination on a prohibited basis or of other illegal credit practices inconsistent with helping to meet community credit needs was identified.

**CENTRAL COLORADO ASSESSMENT AREA
NONMETROPOLITAN AREA
(Full-Scope Review)**

**DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN CENTRAL COLORADO
AA**

The bank's Central Colorado AA consists of Chaffee and Fremont Counties in their entirety.

- The AA delineation remains unchanged since the prior CRA evaluation. Due to the release of 2020 Decennial Census data, the bank's AA is comprised of 21 census tracts, including 4 moderate-, 12 middle-, 2 upper-, and 3 unknown-income census tracts. The AA contains no low-income census tracts. Additionally, 5 of the 6 census tracts in Chaffee County are considered underserved.
- Prior to the Census data update, the bank's 2021 AA was comprised of 19 census tracts, including 6 moderate-, 10 middle-, and 3 unknown-income census tracts.
- According to the June 30, 2022, FDIC Market Share Report, the bank ranked 2nd of 12 FDIC-insured depository institutions operating from 21 locations in the AA, with a total deposit market share of 23.0 percent.
- The bank operates three branches in Chaffee County and one branch in Fremont County. The bank has a larger presence in Chaffee County, where the majority of loans are originated. According to the FDIC Market Share report for Chaffee County, the bank's deposit market share is 42.1 percent, which ranked 1st out of 7 FDIC-insured institutions. However, in Fremont County, the bank is ranked 6th out of 9 banks with a deposit market share of 5.7 percent.
- An interview with a community member was conducted as part of the CRA evaluation for this AA to ascertain the credit needs of area communities, the responsiveness of area banks in meeting those credit needs, and for perspectives on local economic conditions. The community member represented a real estate agency serving the Central Colorado AA.

Table 5

Population Change			
Assessment Area: Central Colorado			
Area	2015 Population	2020 Population	Percent Change
Central Colorado AA	65,118	68,415	5.1
Chaffee County, Colorado	18,309	19,476	6.4
Fremont County, Colorado	46,809	48,939	4.6
NonMSA Colorado	688,010	712,118	3.5
Colorado	5,278,906	5,773,714	9.4

*Source: 2020 U.S. Census Bureau Decennial Census
2011-2015 U.S. Census Bureau: American Community Survey*

- Based on 2020 Census data, the two-county AA contained 1.2 percent of the Colorado population and was below the population growth of the State of Colorado but exceeded the growth rate of other non-metropolitan areas of Colorado.
- Fremont County comprises the majority of the AA's population at 71.5 percent and contains one of the bank's five branches.

Table 6

Median Family Income Change			
Assessment Area: Central Colorado			
Area	2015 Median Family Income	2020 Median Family Income	Percent Change
Central Colorado	57,628	66,730	15.8
Chaffee County, Colorado	68,107	70,603	3.7
Fremont County, Colorado	53,506	67,029	25.3
NonMSA Colorado	66,320	72,390	9.2
Colorado	81,753	92,752	13.5

*Source: 2011-2015 U.S. Census Bureau: American Community Survey
2016-2020 U.S. Census Bureau: American Community Survey*

Note: Median family incomes have been inflation-adjusted and are expressed in 2020 dollars.

- Income growth in Chaffee County was below other non-metropolitan areas of Colorado and was well below Fremont County, which experienced significant growth that was well above income growth in other non-metropolitan areas and the State of Colorado.
- The portion of AA families living below the poverty level in 2020, at 8.9 percent is comparable to the other non-metropolitan areas at 8.0 percent but above the State of Colorado figure of 6.1 percent.

Table 7

Housing Cost Burden						
Assessment Area: Central Colorado						
Area	Cost Burden – Renters			Cost Burden – Owners		
	Low Income	Moderate Income	All Renters	Low Income	Moderate Income	All Owners
Central Colorado	71.2	31.5	43.1	53.2	28.6	21.4
Chaffee County, CO	69.1	40.0	42.7	53.2	43.8	26.4
Fremont County, CO	71.9	27.2	43.3	53.1	22.3	19.0
NonMSA Colorado	69.3	35.7	41.0	55.5	30.2	22.6
Colorado	79.1	46.6	46.3	62.5	37.5	21.2

Cost Burden is housing cost that equals 30 percent or more of household income.
Source: U.S. Department of Housing and Urban Development (HUD), 2015-2019 Comprehensive Housing Affordability Strategy

- A community member stated that housing availability is limited and has driven prices very high, causing shortages in affordable housing. Additionally, the AA has experienced an influx of people moving to the area as well as second home purchasers, which has resulted in a lack of housing availability.

Table 8

Unemployment Rates					
Assessment Area: Central Colorado					
Area	2017	2018	2019	2020	2021
Central Colorado	3.3	3.9	3.5	6.8	5.8
Chaffee County, CO	2.2	2.5	2.3	6.0	4.0
Fremont County, CO	4.0	4.8	4.3	7.4	6.9
NonMSA Colorado	2.6	3.1	2.7	6.7	4.8
Colorado	2.6	3.0	2.6	6.9	5.4

Source: Bureau of Labor Statistics: Local Area Unemployment Statistics

- Unemployment rates in 2021 have decreased from the levels in 2020 but remain higher than rates noted prior to the onset of the COVID-19 pandemic.
- Tourism is the primary economic driver for the AA, particularly in Chaffee County, which results in strong employment in the leisure and hospitality industry. Other major employers in the AA include several state and federal correctional facilities, health care and social assistance facilities, mining, retail, and education.

**CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN COLORADO
CENTRAL AA**

LENDING TEST

The bank's performance in the Colorado Central AA is reasonable, with more weight placed on home mortgage lending based on higher loan volume, as previously noted. The bank's geographic distribution of loans is considered reasonable. The distribution of lending amongst borrowers of different income levels and businesses of different sizes is also considered reasonable.

Geographic Distribution of Loans

The bank's geographic distribution of loans reflects reasonable distribution among the different census tracts and dispersion throughout the AA. As previously noted, the AA contains no low-income census tracts. Therefore, emphasis was placed on lending in the AA's moderate-income census tracts in assessing the bank's performance. For home mortgage lending, home improvement loans were not evaluated at the product level due to insufficient volume to conduct a meaningful analysis. The geographic distribution of home mortgage lending is reasonable; however, the distribution of small business loans is considered poor.

Home Mortgage Lending

The geographic distribution of home mortgage lending is reasonable. The bank's 2022 lending in the AA's moderate-income census tracts was below aggregate lending data but was comparable to the demographic figure.

The bank's 2021 lending was below both aggregate lending data and the demographic figure. Additional performance context was considered in assessing the bank's 2021 performance. After considering this context, the bank's 2021 performance did not impact the overall rating for home mortgage lending.

Several performance context factors contributed to the difference in home mortgage lending performance between 2021 and 2022. First, the bank has a larger presence in Chaffee County, which presents less opportunity to lend in moderate-income census tracts as it contains only one of the AA's six moderate-income census tracts in 2021. The bank operates three branches and ranks 1st of 7 banks in deposit market share in this county as of June 30, 2022. This is compared to Fremont County, where the bank operates only one branch and ranks 6th of 9 banks in deposit market share. Further, 84.0percent of all home mortgage loans in 2021 were originated in Chaffee County. A community contact in Fremont County described a competitive banking environment with competition being further affected by increased interest rates which have caused some decrease in loan demand.

Another factor contributing to the difference in the bank's performance between 2021 and 2022 were changes in the income level designations for many census tracts in the AA. The number of moderate-income census tracts went from four in 2021 to six in 2022, with several tracts that were previously middle-income changing to moderate-income and several moderate tracts changing to middle-income tracts. This resulted in a significant change in the demographic figure (percentage of owner-occupied units) that is used to compare to the bank's lending performance. In 2021 moderate-income census tracts contained 37.7 percent of owner-occupied units, which is significantly higher than the 2022 figure of 16.5 percent. Despite a higher level of lending by number and dollar to low- and moderate-income tracts in 2021, these changes in demographic figures made the bank's performance appear worse than the performance in 2022. These changes in demographic figures impacted the bank's performance between 2021 and 2022 for all home mortgage products and is considered in assessing the performance of each product below.

A review of the dispersion of total home mortgage lending did not reveal a conspicuous gap or lapse in lending.

Home Purchase Loans

The geographic distribution of home purchase lending is reasonable. The bank's home purchase lending in the AA's moderate-income census tracts was below aggregate lending data but was comparable to the demographic figure in 2022.

The bank's 2021 home purchase lending in moderate-income census tracts exceeded 2022 lending by number and dollar but was below the demographic figure.

A review of the dispersion for home purchase lending revealed no significant gaps or lapses in lending.

Home Refinance Loans

The geographic distribution of home refinance loans is reasonable. The bank's 2022 home refinance lending in the AA's moderate-income census tracts was below aggregate lending data but was comparable to demographic lending data by number and by dollar volume.

The bank's 2021 home refinance lending in moderate-income census tracts exceeded 2022 lending by number and dollar but was below the demographic figure.

A review of loan dispersion for home refinance lending revealed no conspicuous gaps and lapses in lending.

Table 9

Distribution of 2022 Home Mortgage Lending By Income Level of Geography Assessment Area: Central Colorado					
Geographic Income Level	Bank Loans*				Owner Occupied Units
	#	#%	\$(000)	%	
Home Purchase Loans					
Low	0	0.0	0	0.0	0.0
Moderate	14	12.6	4,261	10.6	16.5
Middle	95	85.6	35,327	87.9	72.9
Upper	2	1.8	588	1.5	10.5
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	111	100.0	40,176	100.0	100.0
Refinance Loans					
Low	0	0.0	0	0.0	0.0
Moderate	17	12.2	3,649	8.6	16.5
Middle	116	83.5	37,446	88.4	72.9
Upper	6	4.3	1,278	3.0	10.5
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	139	100.0	42,373	100.0	100.0
Home Improvement Loans					
Low	0	0.0	0	0.0	0.0
Moderate	0	0.0	0	0.0	16.5
Middle	1	100.0	285	100.0	72.9
Upper	0	0.0	0	0.0	10.5
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	1	100.0	285	100.0	100.0
Total Home Mortgage Loans					Owner Occupied Units %
Low	0	0.0	0	0.0	0.0
Moderate	31	12.3	7,910	9.5	16.5
Middle	213	84.5	73,136	88.2	72.9
Upper	8	3.2	1,866	2.3	10.5
Unknown	0	0.0	0	0.0	0.0
Tract-Unk	0	0.0	0	0.0	
Total	252	100.0	82,912	100.0	100.0
<p><i>Source: 2022 FFIEC Census Data 2016-2020 U.S. Census Bureau: American Community Survey</i></p> <p><i>Note: Percentages may not total 100.0 percent due to rounding. *Aggregate data is not currently available. Due to limited volume in the Other Purpose LOC, Other Purpose Closed/Exempt, and Purpose Not Applicable product categories, these categories are not displayed individually but are included in the total HMDA section of the table.</i></p>					

Small Business Lending

The geographic distribution of small business lending is poor. The bank’s distribution of small business loans to moderate-income census tracts was below the percentage of businesses located in these tracts.

A review of loan dispersion for small business lending revealed conspicuous gaps and lapses, although the overall conclusion was not impacted.

Table 10

Distribution of 2022 Small Business Lending By Income Level of Geography					
Assessment Area: Central Colorado					
Geographic Income Level	Bank Loans				Total Businesses %
	#	#%	\$(000)	\$%	
Low	0	0.0	0	0.0	0.0
Moderate	5	9.1	499	5.4	17.7
Middle	48	87.3	8,469	90.9	73.9
Upper	2	3.6	349	3.7	8.3
Unknown	0	0.0	0	0.0	0.1
Tract-Unk	0	0.0	0	0.0	
Total	55	100.0	9,317	100.0	100.0

Source: 2022 FFIEC Census Data
2022 Dun & Bradstreet Data
2016-2020 U.S. Census Bureau: American Community Survey

Note: Percentages may not total 100.0 percent due to rounding.

Lending to Borrowers of Different Income Levels and to Businesses of Different Sizes

The bank’s lending has a reasonable distribution among individuals of different income levels and businesses of different sizes. For home mortgage lending, home improvement loans were not evaluated at the product level due to insufficient volume to conduct a meaningful analysis. The distribution of home mortgage and small business lending was reasonable.

Home Mortgage Lending

The borrower distribution of home mortgage lending is reasonable. The bank’s 2022 lending to low-income borrowers was comparable to aggregate lending data by number and dollar volume and below the demographic figure. Lending to moderate-income borrowers in 2022 was comparable to aggregate lending data by number and dollar volume and comparable to the demographic figure.

The bank's 2021 borrower distribution of home mortgage lending was consistent with 2022 performance.

Home Purchase Loans

The borrower distribution of home purchase lending is reasonable. The bank's lending to low-income borrowers in 2022 was above the aggregate lending data by number and by dollar volume, but below the demographic figure. Lending to moderate-income borrowers was above the aggregate lending data by number and dollar volume but was comparable to the demographic figure in 2022.

The bank's 2021 borrower distribution of home purchase lending was below 2022 performance with lending penetration to low- and moderate-income borrowers below aggregate lending data and the demographic figures.

Home Refinance Loans

The borrower distribution of home refinance lending is reasonable. The bank's lending to low-income borrowers in 2022 was comparable to aggregate lending data by number, below by dollar volume, and below the demographic figure. Lending to moderate-income borrowers in 2022 was comparable to aggregate lending data by number, below by dollar volume, and comparable to the demographic figure.

The bank's 2021 borrower distribution of home refinance lending exceeded 2022 performance with lending to low- and moderate-income borrowers that was comparable to aggregate data by number and dollar volume but was below the demographic figures.

Table 11

Distribution of 2022 Home Mortgage Lending By Borrower Income Level Assessment Area: Central Colorado					
Borrower Income Level	Bank Loans*				Families by Family
	#	##%	\$(000)	%	Income %
Home Purchase Loans					
Low	11	9.9	1,774	4.4	22.4
Moderate	23	20.7	5,446	13.6	20.5
Middle	12	10.8	4,317	10.7	19.4
Upper	58	52.3	25,147	62.6	37.7
Unknown	7	6.3	3,492	8.7	0.0
Total	111	100.0	40,176	100.0	100.0
Refinance Loans					
Low	15	10.8	2,045	4.8	22.4
Moderate	24	17.3	3,869	9.1	20.5
Middle	25	18.0	8,146	19.2	19.4
Upper	72	51.8	27,455	64.8	37.7
Unknown	3	2.2	858	2.0	0.0
Total	139	100.0	42,373	100.0	100.0
Home Improvement Loans					
Low	0	0.0	0	0.0	22.4
Moderate	1	100.0	285	100.0	20.5
Middle	0	0.0	0	0.0	19.4
Upper	0	0.0	0	0.0	37.7
Unknown	0	0.0	0	0.0	0.0
Total	1	100.0	285	100.0	100.0
Total Home Mortgage Loans					
Low	26	10.3	3,819	4.6	22.4
Moderate	49	19.4	9,678	11.7	20.5
Middle	37	14.7	12,463	15.0	19.4
Upper	130	51.6	52,602	63.4	37.7
Unknown	10	4.0	4,350	5.2	0.0
Total	252	100.0	82,912	100.0	100.0
<i>Source: 2022 FFIEC Census Data 2016-2020 U.S. Census Bureau: American Community Survey</i>					
<i>Note: Percentages may not total 100.0 percent due to rounding. *Aggregate data is not currently available. Multifamily loans are not included in the borrower distribution analysis.</i>					
<i>Due to limited volume in the Other Purpose LOC, Other Purpose Closed/Exempt, and Purpose Not Applicable product categories, these categories are not displayed individually but are included in the total HMDA section of the table.</i>					

Small Business Lending

The borrower distribution of small business lending is reasonable. The bank’s lending to businesses with revenues of \$1MM or less was comparable to the demographic figure. Additionally, approximately 85.4 percent of originated loans were under \$250,000, indicating the bank is able to meet the needs of small businesses who typically have limited repayment capacity and require smaller amounts of credit.

Table 12

Distribution of 2022 Small Business Lending By Revenue Size of Businesses					
Assessment Area: Central Colorado					
	Bank Loans				Total Businesses %
	#	#%	\$(000)	%	
By Revenue					
\$1 Million or Less	42	76.4	6,425	69.0	94.2
Over \$1 Million	13	23.6	2,892	31.0	4.7
Revenue Unknown	0	0.0	0	0.0	1.1
Total	55	100.0	9,317	100.0	100.0
By Loan Size					
\$100,000 or Less	34	61.8	1,782	19.1	
\$100,001 - \$250,000	13	23.6	2,294	24.6	
\$250,001 - \$1 Million	8	14.5	5,241	56.3	
Total	55	100.0	9,317	100.0	
By Loan Size and Revenues \$1 Million or Less					
\$100,000 or Less	27	64.3	1,179	18.4	
\$100,001 - \$250,000	9	21.4	1,565	24.4	
\$250,001 - \$1 Million	6	14.3	3,681	57.3	
Total	42	100.0	6,425	100.0	
<i>Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey</i>					
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>					

COMMUNITY DEVELOPMENT TEST

The bank’s CD performance demonstrates adequate responsiveness. The CD test evaluates the bank’s responsiveness to CD needs of its AAs through CD loans, qualified investments, and CD services, considering the bank’s capacity and the need and availability of such opportunities in the bank’s AAs.

The bank’s CD test performance in the Central Colorado AA is satisfactory and demonstrates adequate responsiveness. Of the bank’s overall CD lending activity, 463 were Small Business Administration Paycheck Protection Program (PPP) loans totaling \$18.7MM helping to revitalize or stabilize LMI geographies and distressed/underserved middle-income tracts or to support small businesses and LMI jobs.

Additionally, based on the bank meeting the CD needs of its AAs, consideration was given to the following CD activities that took place outside of the bank’s AAs, but within the broader regional area that included:

- The bank originated 19 loans through the PPP totaling \$674,716 helping to revitalize or stabilize LMI geographies and to support small businesses and LMI jobs.
- The bank also originated 20 residential real estate loans to low-and moderate-income families.

Table 13

Community Development Activity Central Colorado									
Community Development Purpose	Community Development Loans		Qualified Investments						Community Development Services
	#	\$(000)	Investments		Donations		Total Investments		#
			#	\$(000)	#	\$(000)	#	\$(000)	
Affordable Housing	163	32,375	0	0	7	5	7	5	4
Community Services	7	1,629	0	0	42	38	42	38	0
Economic Development	0	0	0	0	0		0		0
Revitalization and Stabilization	463	18,697	0	0	0		0		0
Totals	633	52,701	0	0	49	42	49	42	4

**BOULDER MSA ASSESSMENT AREA
METROPOLITAN AREA
(Limited-Scope Review)**

DESCRIPTION OF THE INSTITUTION'S OPERATIONS IN BOULDER MSA AA

The bank's delineated AA is comprised of Boulder County in its entirety, which makes up the Boulder MSA AA.

- This AA is new since the prior examination, as the bank opened a new branch in November of 2020. The 2022 AA is comprised of 78 tracts, including, 4 low-, 13 moderate-, 32 middle-, 26 upper-, and 3 unknown-income census tracts.
- The AA is home to 14,995 families, 20.5 percent of which are low-, 17.8 percent are moderate, 21.3 percent are middle-, and 40.5 percent are upper-income.
- According to the June 30, 2022 FDIC Summary of Deposits Market Share Report, the bank ranked 32nd of 32 FDIC-insured depository institutions operating from 95 locations in the AA, with a total deposit market share of .03 percent.
- While the bank maintains the same overall strategic focus, the Boulder market has presented challenges in maintaining consistent staffing and generating productive loan volume.

CONCLUSIONS WITH RESPECT TO PERFORMANCE TESTS IN BOULDER MSA AA

The institution's lending performance in the area is consistent with the institution's overall lending performance.

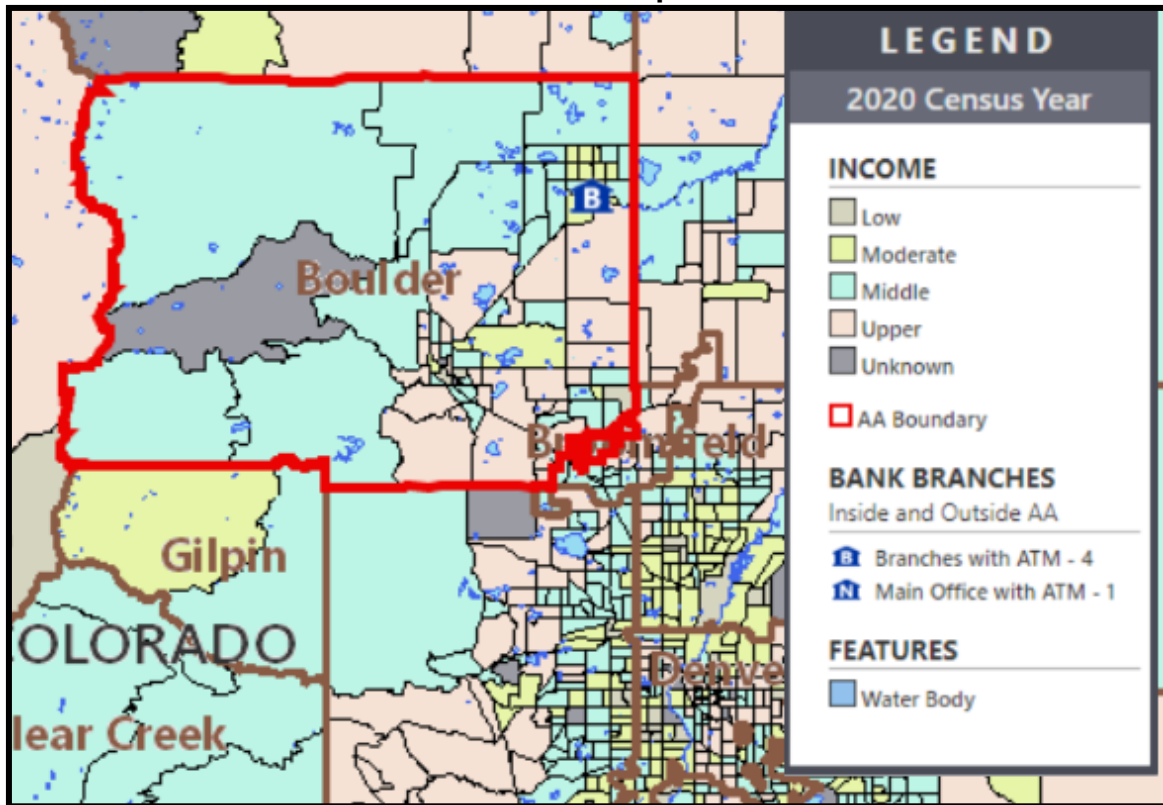
The institution's community development performance in the area is below the institution's community development performance for the institution; however, it does not change the rating for the institution.

APPENDIX A – MAP OF THE ASSESSMENT AREA

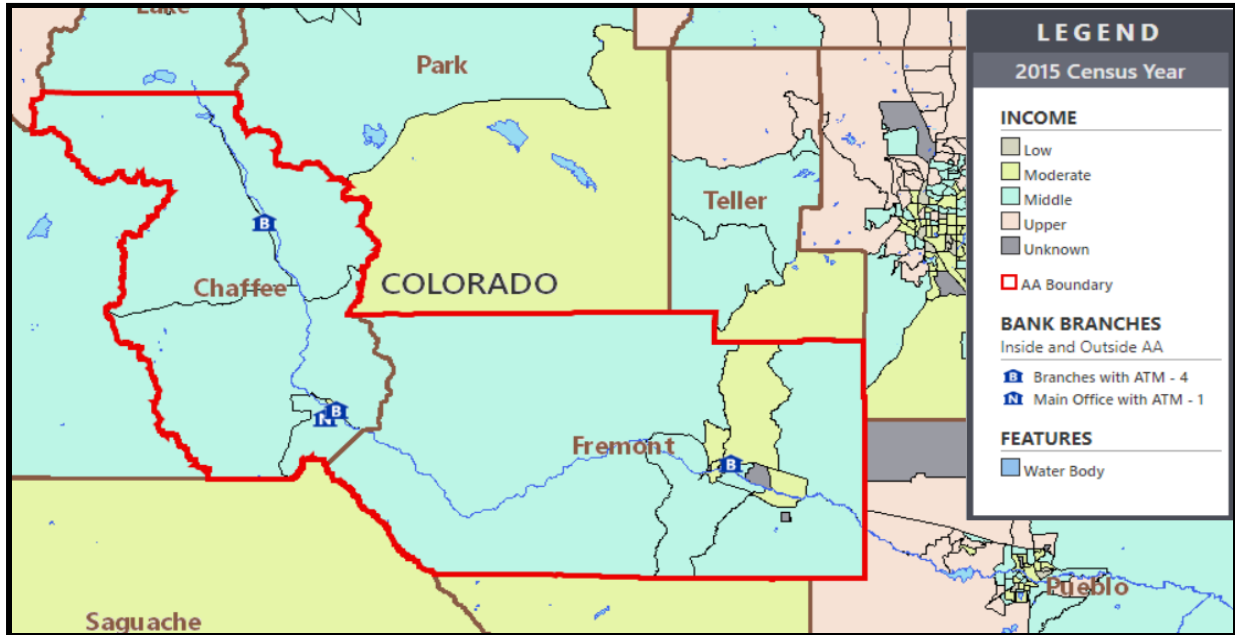
Map A-1
2022 Central Colorado AA



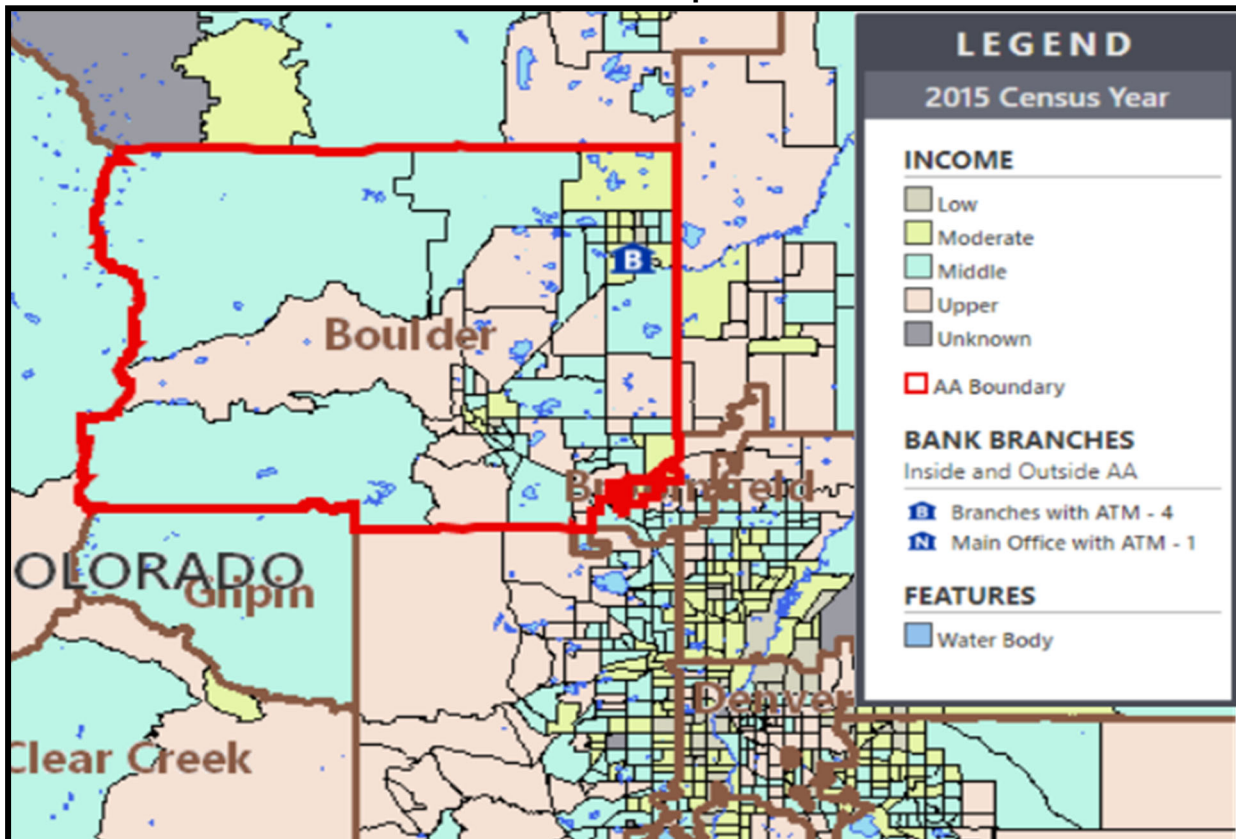
Map A-2
2022 Boulder Metropolitan AA



Map A-3
2021 Central Colorado AA



Map A-4
2021 Boulder Metropolitan AA



APPENDIX B – DEMOGRAPHIC INFORMATION

Table B-1

2022 Central Colorado AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	3,830	22.4
Moderate	4	19.0	3,441	20.2	351	10.2	3,492	20.5
Middle	12	57.1	11,887	69.6	1,091	9.2	3,309	19.4
Upper	2	9.5	1,745	10.2	72	4.1	6,442	37.7
Unknown	3	14.3	0	0.0	0	0.0	0	0.0
Total AA	21	100.0	17,073	100.0	1,514	8.9	17,073	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	6,210	3,199	16.5	51.5	2,008	32.3	1,003	16.2
Middle	22,079	14,124	72.9	64.0	4,527	20.5	3,428	15.5
Upper	2,662	2,042	10.5	76.7	199	7.5	421	15.8
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	30,951	19,365	100.0	62.6	6,734	21.8	4,852	15.7
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	587	17.7	553	17.7	25	16.2	9	23.7
Middle	2,444	73.9	2,298	73.7	120	77.9	26	68.4
Upper	273	8.3	261	8.4	9	5.8	3	7.9
Unknown	4	0.1	4	0.1	0	0.0	0	0.0
Total AA	3,308	100.0	3,116	100.0	154	100.0	38	100.0
Percentage of Total Businesses:			94.2		4.7		1.1	
	Total Farms by Tract	Farms by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	12	9.8	12	9.8	0	0.0	0	0.0
Middle	89	72.4	89	72.4	0	0.0	0	0.0
Upper	22	17.9	22	17.9	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	123	100.0	123	100.0	0	0.0	0	0.0
Percentage of Total Farms:			100.0		0.0		0.0	

Source: 2022 FFIEC Census Data
 2022 Dun & Bradstreet Data
 2016-2020 U.S. Census Bureau: American Community Survey
 Note: Percentages may not total 100.0 percent due to rounding.

Table B-2

2022 Boulder MSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	4	5.1	1,452	2.0	98	6.7	14,995	20.5
Moderate	13	16.7	11,513	15.7	804	7.0	13,023	17.8
Middle	32	41.0	32,959	45.0	1,361	4.1	15,578	21.3
Upper	26	33.3	26,585	36.3	673	2.5	29,648	40.5
Unknown	3	3.8	735	1.0	143	19.5	0	0.0
Total AA	78	100.0	73,244	100.0	3,079	4.2	73,244	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	4,335	1,370	1.7	31.6	2,702	62.3	263	6.1
Moderate	22,404	11,509	14.2	51.4	9,815	43.8	1,080	4.8
Middle	60,609	35,820	44.2	59.1	20,532	33.9	4,257	7.0
Upper	42,756	31,308	38.6	73.2	9,743	22.8	1,705	4.0
Unknown	5,305	1,054	1.3	19.9	3,512	66.2	739	13.9
Total AA	135,409	81,061	100.0	59.9	46,304	34.2	8,044	5.9
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	548	2.1	499	2.1	43	2.8	6	2.1
Moderate	5,234	20.1	4,737	19.5	444	29.4	53	18.5
Middle	10,202	39.2	9,539	39.3	559	37.0	104	36.4
Upper	9,588	36.8	9,026	37.2	443	29.3	119	41.6
Unknown	474	1.8	447	1.8	23	1.5	4	1.4
Total AA	26,046	100.0	24,248	100.0	1,512	100.0	286	100.0
Percentage of Total Businesses:				93.1		5.8		1.1
	Total Farms by Tract	Farms by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	4	1.0	3	0.8	1	16.7	0	0.0
Moderate	63	15.6	62	15.7	1	16.7	0	0.0
Middle	182	45.2	178	44.9	3	50.0	1	100.0
Upper	151	37.5	150	37.9	1	16.7	0	0.0
Unknown	3	0.7	3	0.8	0	0.0	0	0.0
Total AA	403	100.0	396	100.0	6	100.0	1	100.0
Percentage of Total Farms:				98.3		1.5		0.2
Source: 2022 FFIEC Census Data 2022 Dun & Bradstreet Data 2016-2020 U.S. Census Bureau: American Community Survey Note: Percentages may not total 100.0 percent due to rounding.								

Table B-3

2021 Central Colorado AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	0	0.0	0	0.0	0	0.0	3,756	23.7
Moderate	6	31.6	6,067	38.3	1,030	17.0	3,457	21.8
Middle	10	52.6	9,770	61.7	777	8.0	3,496	22.1
Upper	0	0.0	0	0.0	0	0.0	5,128	32.4
Unknown	3	15.8	0	0.0	0	0.0	0	0.0
Total AA	19	100.0	15,837	100.0	1,807	11.4	15,837	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	0	0	0.0	0.0	0	0.0	0	0.0
Moderate	11,532	6,583	37.7	57.1	3,660	31.7	1,289	11.2
Middle	17,968	10,860	62.3	60.4	2,995	16.7	4,113	22.9
Upper	0	0	0.0	0.0	0	0.0	0	0.0
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	29,500	17,443	100.0	59.1	6,655	22.6	5,402	18.3
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	1,377	42.2	1,296	42.2	69	43.7	12	36.4
Middle	1,884	57.7	1,774	57.7	89	56.3	21	63.6
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	4	0.1	4	0.1	0	0.0	0	0.0
Total AA	3,265	100.0	3,074	100.0	158	100.0	33	100.0
Percentage of Total Businesses:				94.2		4.8		1.0
	Total Farms by Tract	Farms by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	0	0.0	0	0.0	0	0.0	0	0.0
Moderate	35	28.2	35	28.2	0	0.0	0	0.0
Middle	89	71.8	89	71.8	0	0.0	0	0.0
Upper	0	0.0	0	0.0	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	124	100.0	124	100.0	0	0.0	0	0.0
Percentage of Total Farms:				100.0		0.0		0.0
<i>Source: 2021 FFIEC Census Data 2021 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</i>								
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>								

Table B-4

2021 Boulder MSA AA Demographics								
Income Categories	Tract Distribution		Families by Tract Income		Families < Poverty Level as % of Families by Tract		Families by Family Income	
	#	%	#	%	#	%	#	%
Low	5	7.4	3,847	5.3	958	24.9	16,135	22.3
Moderate	14	20.6	13,721	18.9	1,392	10.1	12,332	17.0
Middle	30	44.1	32,808	45.3	1,705	5.2	14,393	19.9
Upper	19	27.9	22,042	30.4	566	2.6	29,558	40.8
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	68	100.0	72,418	100.0	4,621	6.4	72,418	100.0
	Housing Units by Tract	Housing Type by Tract						
		Owner-occupied			Rental		Vacant	
		#	% by tract	% by unit	#	% by unit	#	% by unit
Low	9,149	2,293	3.0	25.1	6,432	70.3	424	4.6
Moderate	29,026	13,742	18.0	47.3	13,853	47.7	1,431	4.9
Middle	56,892	34,740	45.6	61.1	18,405	32.4	3,747	6.6
Upper	34,672	25,388	33.3	73.2	7,663	22.1	1,621	4.7
Unknown	0	0	0.0	0.0	0	0.0	0	0.0
Total AA	129,739	76,163	100.0	58.7	46,353	35.7	7,223	5.6
	Total Businesses by Tract	Businesses by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	1,068	4.1	1,000	4.1	59	3.9	9	3.8
Moderate	7,711	29.8	6,996	29.0	658	43.6	57	24.1
Middle	9,805	37.9	9,266	38.4	452	29.9	87	36.7
Upper	7,262	28.1	6,837	28.4	341	22.6	84	35.4
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	25,846	100.0	24,099	100.0	1,510	100.0	237	100.0
Percentage of Total Businesses:				93.2	5.8		0.9	
	Total Farms by Tract	Farms by Tract & Revenue Size						
		Less Than or = \$1 Million		Over \$1 Million		Revenue Not Reported		
		#	%	#	%	#	%	
Low	10	2.5	10	2.6	0	0.0	0	0.0
Moderate	72	18.0	67	17.1	5	71.4	0	0.0
Middle	170	42.6	167	42.7	2	28.6	1	100.0
Upper	147	36.8	147	37.6	0	0.0	0	0.0
Unknown	0	0.0	0	0.0	0	0.0	0	0.0
Total AA	399	100.0	391	100.0	7	100.0	1	100.0
Percentage of Total Farms:				98.0	1.8		0.3	
<i>Source: 2021 FFIEC Census Data 2021 Dun & Bradstreet Data 2011-2015 U.S. Census Bureau: American Community Survey</i>								
<i>Note: Percentages may not total 100.0 percent due to rounding.</i>								

APPENDIX C – ADDITIONAL ASSESSMENT AREA TABLES

Table C-1

Distribution of 2021 Home Mortgage Lending By Income Level of Geography Assessment Area: Central Colorado							
Geographic Income Level	Bank And Aggregate Loans						Owner Occupied Units %
	Bank		Agg	Bank		Agg	
	#	%	%	\$(000)	%	%	
Home Purchase Loans							
Low	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	33	17.7	38.5	8,917	13.2	29.9	37.7
Middle	153	82.3	61.5	58,722	86.8	70.1	62.3
Upper	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	
Total	186	100.0	100.0	67,639	100.0	100.0	100.0
Refinance Loans							
Low	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	66	17.1	35.8	18,540	15.6	28.9	37.7
Middle	319	82.9	64.1	99,969	84.4	71.1	62.3
Upper	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	
Total	385	100.0	100.0	118,509	100.0	100.0	100.0
Home Improvement Loans							
Low	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	39.3	0	0.0	32.5	37.7
Middle	0	0.0	60.7	0	0.0	67.5	62.3
Upper	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	100.0
Multifamily Loans							Multi-family Units %
Low	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	0	0.0	33.3	0	0.0	7.0	79.1
Middle	0	0.0	66.7	0	0.0	93.0	20.9
Upper	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	
Total	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans							Owner Occupied Units %
Low	0	0.0	0.0	0	0.0	0.0	0.0
Moderate	100	17.4	36.8	27,513	14.8	29.1	37.7
Middle	476	82.6	63.2	158,998	85.2	70.9	62.3
Upper	0	0.0	0.0	0	0.0	0.0	0.0
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	
Total	576	100.0	100.0	186,511	100.0	100.0	100.0
<i>Source: 2021 FFIEC Census Data 2011-2015 U.S. Census Bureau: American Community Survey</i>							
<i>Note: Percentages may not total 100.0 percent due to rounding. Due to limited volume in the Other Purpose LOC, Other Purpose Closed/Exempt, and Purpose Not Applicable product categories, these categories are not displayed individually but are included in the total HMDA section of the table.</i>							

Table C-2

Distribution of 2021 Home Mortgage Lending By Borrower Income Level Assessment Area: Central Colorado							
Borrower Income Level	Bank And Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	%	%	\$(000)	%	%	
Home Purchase Loans							
Low	3	1.6	4.6	570	0.8	2.1	23.7
Moderate	16	8.6	17.3	3,961	5.9	11.6	21.8
Middle	29	15.6	22.6	10,460	15.5	19.3	22.1
Upper	132	71.0	40.6	49,791	73.6	51.8	32.4
Unknown	6	3.2	14.9	2,857	4.2	15.3	0.0
Total	186	100.0	100.0	67,639	100.0	100.0	100.0
Refinance Loans							
Low	27	7.0	8.3	6,050	5.1	5.2	23.7
Moderate	56	14.5	17.3	11,977	10.1	13.5	21.8
Middle	105	27.3	22.5	30,525	25.8	21.8	22.1
Upper	186	48.3	31.4	66,689	56.3	39.2	32.4
Unknown	11	2.9	20.4	3,268	2.8	20.4	0.0
Total	385	100.0	100.0	118,509	100.0	100.0	100.0
Home Improvement Loans							
Low	0	0.0	9.8	0	0.0	7.5	23.7
Moderate	0	0.0	11.5	0	0.0	13.0	21.8
Middle	0	0.0	23.8	0	0.0	20.3	22.1
Upper	0	0.0	50.8	0	0.0	54.5	32.4
Unknown	0	0.0	4.1	0	0.0	4.7	0.0
Total	0	0.0	100.0	0	0.0	100.0	100.0
Total Home Mortgage Loans							
Low	30	5.2	6.9	6,620	3.5	3.8	23.7
Moderate	72	12.5	17.2	15,938	8.5	12.6	21.8
Middle	134	23.3	22.3	40,985	22.0	20.4	22.1
Upper	323	56.1	35.9	116,843	62.6	45.3	32.4
Unknown	17	3.0	17.7	6,125	3.3	18.0	0.0
Total	576	100.0	100.0	186,511	100.0	100.0	100.0
<p>Source: 2021 FFIEC Census Data 2011-2015 U.S. Census Bureau: American Community Survey</p> <p>Note: Percentages may not total 100.0 percent due to rounding. Multifamily loans are not included in the borrower distribution analysis. Due to limited volume in the Other Purpose LOC, Other Purpose Closed/Exempt, and Purpose Not Applicable product categories, these categories are not displayed individually but are included in the total HMDA section of the table.</p>							

APPENDIX D – LIMITED SCOPE REVIEW ASSESSMENT AREA TABLES

Table D-1

Distribution of 2021 Home Mortgage Lending By Income Level of Geography Assessment Area: Boulder MSA							
Geographic Income Level	Bank And Aggregate Loans						Owner Occupied Units %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	%	%	
Low	0	0.0	3.4	0	0.0	2.5	3.0
Moderate	1	16.7	16.8	504	20.5	13.2	18.0
Middle	3	50.0	47.1	994	40.5	44.6	45.6
Upper	2	33.3	32.7	955	38.9	39.8	33.3
Unknown	0	0.0	0.0	0	0.0	0.0	0.0
Tract-Unk	0	0.0	0.0	0	0.0	0.0	
Total	6	100.0	100.0	2,453	100.0	100.0	100.0

Source: 2021 FFIEC Census Data
2011-2015 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.

Table D-2

Distribution of 2021 Home Mortgage Lending By Borrower Income Level Assessment Area: Boulder MSA							
Borrower Income Level	Bank And Aggregate Loans						Families by Family Income %
	Bank		Agg	Bank		Agg	
	#	#%	#%	\$(000)	%	%	
Low	0	0.0	7.9	0	0.0	4.2	22.3
Moderate	1	16.7	16.9	415	16.9	11.8	17.0
Middle	3	50.0	21.1	1,111	45.3	18.3	19.9
Upper	2	33.3	41.1	927	37.8	51.1	40.8
Unknown	0	0.0	13.0	0	0.0	14.6	0.0
Total	6	100.0	100.0	2,453	100.0	100.0	100.0

Source: 2021 FFIEC Census Data
2011-2015 U.S. Census Bureau: American Community Survey
Note: Percentages may not total 100.0 percent due to rounding.
Multifamily loans are not included in the borrower distribution analysis.

APPENDIX E – GLOSSARY

Aggregate lending: The number of loans originated and purchased by all reporting lenders in specified income categories as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Census tract: A small subdivision of metropolitan and other densely populated counties. Census tract boundaries do not cross county lines; however, they may cross the boundaries of metropolitan statistical areas. Census tracts usually have between 2,500 and 8,000 persons, and their physical size varies widely depending upon population density. Census tracts are designed to be homogeneous with respect to population characteristics, economic status, and living conditions to allow for statistical comparisons.

Community development: Affordable housing (including multifamily rental housing) for low- or moderate-income individuals; community services targeted to low- or moderate-income individuals; activities that promote economic development by financing businesses or farms that meet the size eligibility standards of the Small Business Administration's Development Company or Small Business Investment Company programs (13 CFR 121.301) or have gross annual revenues of \$1 million or less; or, activities that revitalize or stabilize low- or moderate-income geographies, designated disaster areas; or designated distressed or underserved nonmetropolitan middle-income geographies.

Consumer loan(s): A loan(s) to one or more individuals for household, family, or other personal expenditures. A consumer loan does not include a home mortgage, small business, or small farm loan. This definition includes the following categories: motor vehicle loans, credit card loans, other secured consumer loans, and other unsecured consumer loans.

Family: Includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include nonrelatives living with the family. Families are classified by type as either a married-couple family or other family, which is further classified into 'male householder' (a family with a male householder and no wife present) or 'female householder' (a family with a female householder and no husband present).

Full-scope review: Performance is analyzed considering performance context, quantitative factors (for example, geographic distribution, borrower distribution, and total number and dollar amount of investments), and qualitative factors (for example, innovativeness, complexity, and responsiveness).

Geography: A census tract delineated by the United States Bureau of the Census in the most recent decennial census.

Home Mortgage Disclosure Act (HMDA): The statute that requires certain mortgage lenders that do business or have banking offices in a metropolitan statistical area to file annual summary reports of their mortgage lending activity. The reports include such data as the race, gender, and the income of applications, the amount of loan requested, and the disposition of the application (for example, approved, denied, and withdrawn).

Home mortgage loans: Includes home purchase and home improvement loans as defined in the HMDA regulation. This definition also includes multifamily (five or more families) dwelling loans, loans for the purchase of manufactured homes and refinancings of home improvement and home purchase loans.

Household: Includes all persons occupying a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

Limited-scope review: Performance is analyzed using only quantitative factors (for example, geographic distribution, borrower distribution, total number and dollar amount of investments, and branch distribution).

Low-income: Individual income that is less than 50 percent of the area median income, or a median family income that is less than 50 percent, in the case of a geography.

Market share: The number of loans originated and purchased by the institution as a percentage of the aggregate number of loans originated and purchased by all reporting lenders in the metropolitan area/assessment area.

Metropolitan area (MA): A metropolitan statistical area (MSA) or a metropolitan division (MD) as defined by the Office of Management and Budget. A MSA is a core area containing at least one urbanized area of 50,000 or more inhabitants, together with adjacent communities having a high degree of economic and social integration with that core. A MD is a division of a MSA based on specific criteria including commuting patterns. Only a MSA that has a population of at least 2.5 million may be divided into MDs.

Middle-income: Individual income that is at least 80 percent and less than 120 percent of the area median income, or a median family income that is at least 80 percent and less than 120 percent, in the case of a geography.

Moderate-income: Individual income that is at least 50 percent and less than 80 percent of the area median income, or a median family income that is at least 50 percent and less than 80 percent, in the case of a geography.

Multifamily: Refers to a residential structure that contains five or more units.

Nonmetropolitan area (NonMSA): Any area that is not located within an MSA.

Other products: Includes any unreported optional category of loans for which the institution collects and maintains data for consideration during a CRA examination. Examples of such activity include consumer loans and other loan data an institution may provide concerning its lending performance.

Owner-occupied units: Includes units occupied by the owner or co-owner, even if the unit has not been fully paid for or is mortgaged.

Qualified investment: A qualified investment is defined as any lawful investment, deposit, membership share, or grant that has as its primary purpose community development.

Rated area: A rated area is a state or multistate metropolitan area. For an institution with domestic branches in only one state, the institution's CRA rating would be the state rating. If an institution maintains domestic branches in more than one state, the institution will receive a rating for each state in which those branches are located. If an institution maintains domestic branches in two or more states within a multistate metropolitan area, the institution will receive a rating for the multistate metropolitan area. For these institutions, no state ratings will be received unless the bank also maintains deposit facilities outside of the multistate metropolitan area. CRA activity is captured in either a state rating or a multistate metropolitan area rating, but not both.

Small loan(s) to business(es): A loan included in 'loans to small businesses' as defined in the Consolidated Report of Condition and Income (Call Report) instructions. These loans have original amounts of \$1 million or less and typically are either secured by nonfarm or nonresidential real estate or are classified as commercial and industrial loans. However, thrift institutions may also exercise the option to report loans secured by nonfarm residential real estate as 'small business loans' if the loans are reported on the TFR as nonmortgage, commercial loans.

Small loan(s) to farm(s): A loan included in 'loans to small farms' as defined in the Consolidated Reports of Condition and Income (Call Report) instructions. These loans have original amounts of \$500,000 or less and are either secured by farmland or are classified as loans to finance agricultural production and other loans to farmers.

Upper-income: Individual income that is more than 120 percent of the area median income, or a median family income that is more than 120 percent, in the case of a geography.

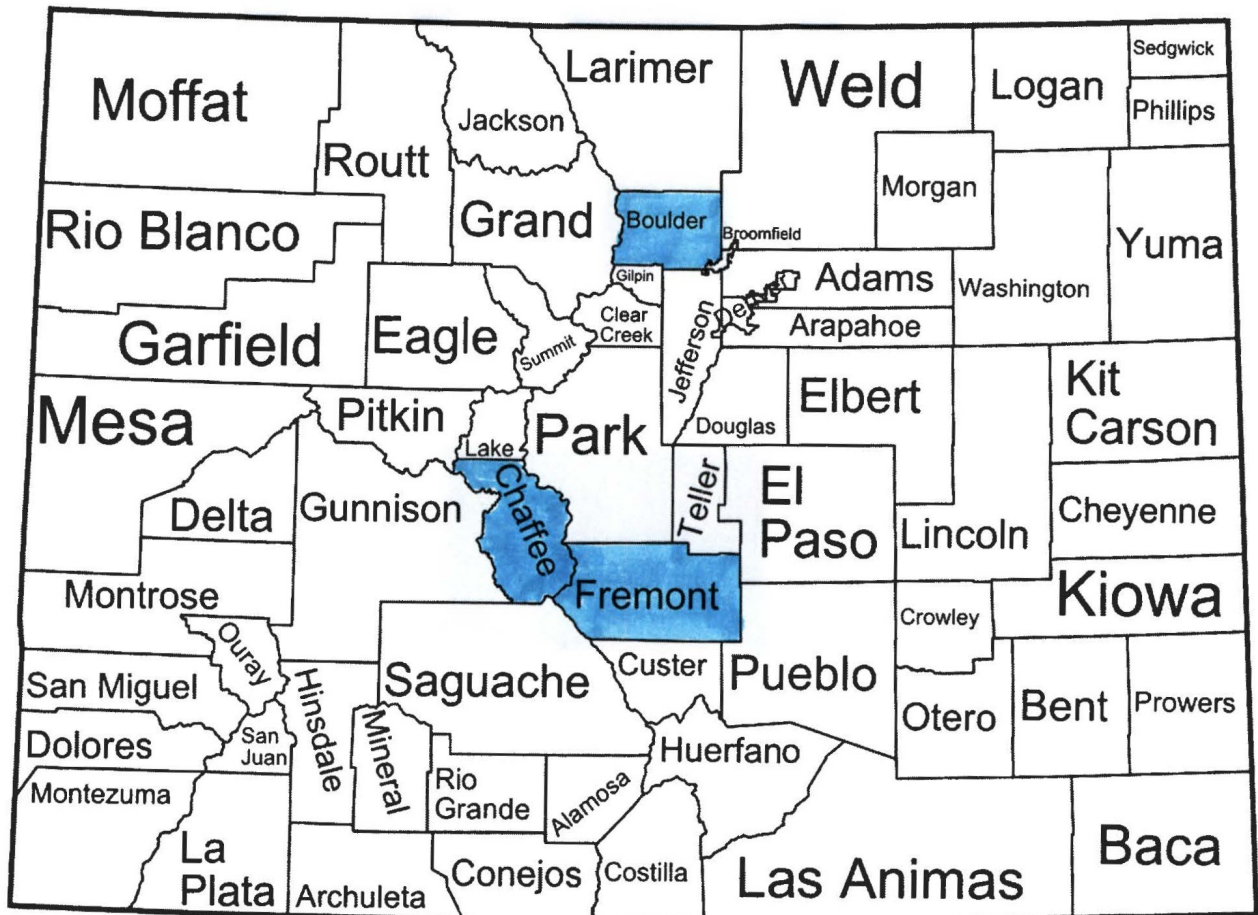
ASSESSMENT AREA

A map of each assessment area showing its boundaries and, on the map or in a separate list, the geographies contained within the assessment area.

Assessment Area

Chaffee County, Fremont County, and Boulder County

High Country Bank has designated its Assessment Area (AA) as all tracts located in Chaffee, Fremont, and Boulder Counties in Colorado. Chaffee and Fremont Counties are located in Central Colorado and are rural, sparsely populated, and generally mountainous. Both counties are inside the state of Colorado's Upper Arkansas River Enterprise Zone. Boulder County is located approximately 53 miles north of Denver Colorado and is a Metropolitan Statistical Area.



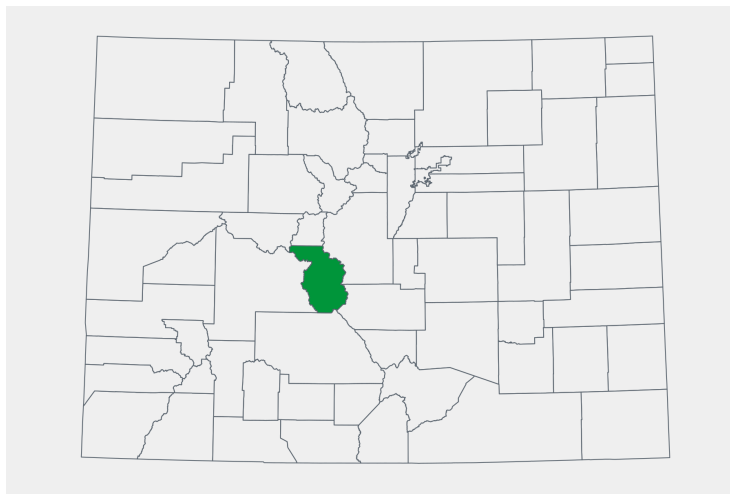


State Demography Office Colorado Demographic Profile

Print Date: 03/15/2024

Community Profile for Chaffee County

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.



Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Chaffee County	Colorado
Population (2022)+	20,261	5,838,736
Population Change (2010 to 2022)+	2,464	788,404
Total Employment (2022)+	12,079	3,583,259
Median Household Income [^]	\$65,703	\$87,598
Median House Value [^]	\$514,900	\$465,900
Percentage of Population with Incomes lower than the Poverty Line [^]	11.8%	9.6%
Percentage of Population Born in Colorado [^]	38.7%	41.8%

+Source: State Demography Office
[^]Source: U.S. Census Bureau, 2018-2022
 American Community Survey, Print Date: 03/15/2024

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Chaffee County. The table shows the overall population growth rate for Chaffee County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Chaffee County.

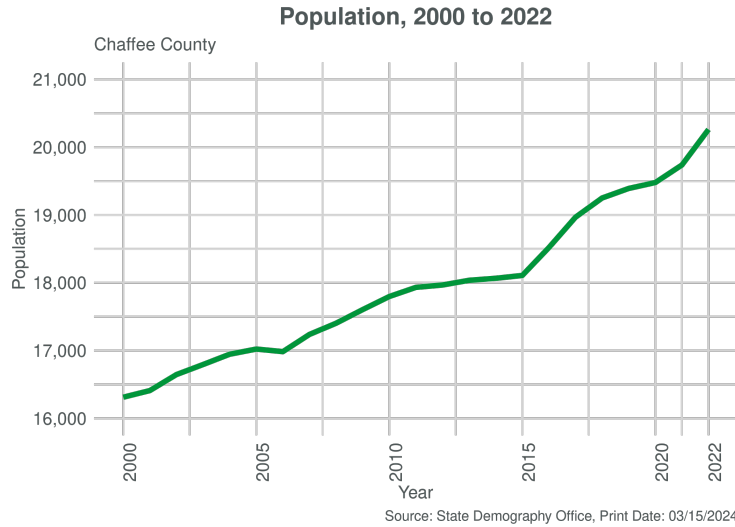
Table 2: Population Growth Rate

Year	Chaffee County		Colorado	
	Population	Growth Rate	Population	Growth Rate
1990	12,684		3,294,473	
1995	14,656	2.9%	3,811,074	3.0%
2000	16,312	2.2%	4,338,801	2.6%
2005	17,022	0.9%	4,662,534	1.4%
2010	17,797	0.9%	5,050,332	1.6%
2015	18,108	0.3%	5,446,594	1.5%
2020	19,478	1.5%	5,784,584	1.2%
2022	20,261	2.0%	5,838,736	0.5%

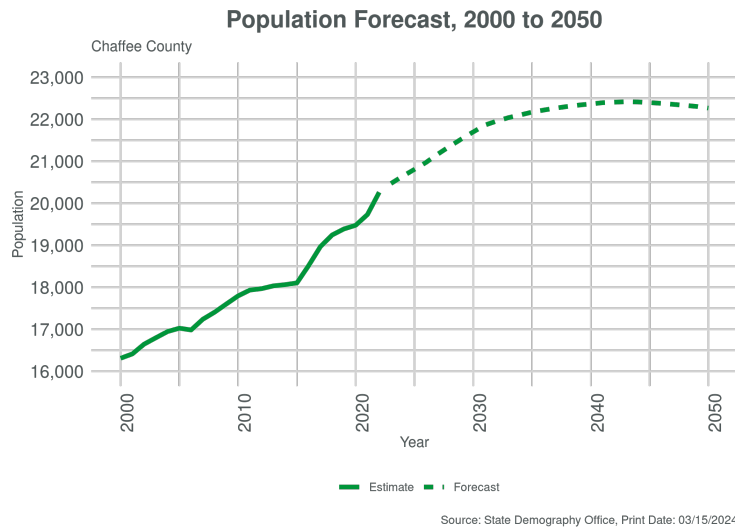
Note:

Source: State Demography Office, Print Date: 03/15/2024

At the end of 2022 the estimated population of Chaffee County was 20,261, an increase of 783 over the population in 2020. The growth rate for Chaffee County between 2020 and 2022 was 2.0 percent compared to 0.5 percent for the State of Colorado.

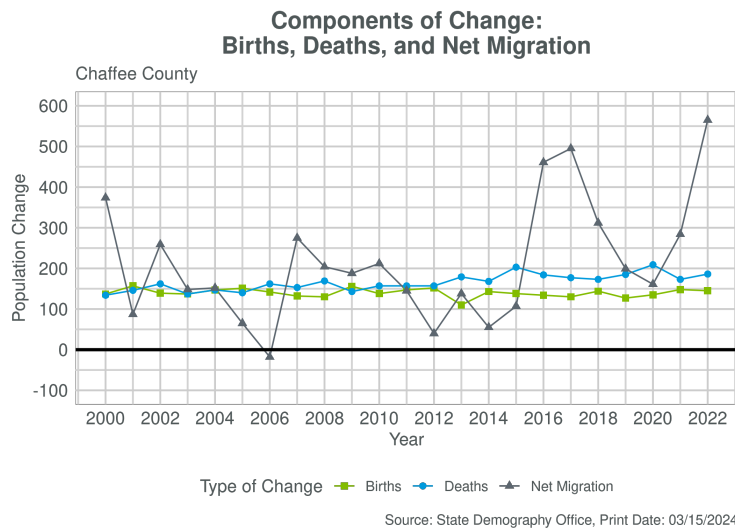


The population of Chaffee County is forecast to reach 19,478 by 2020 and 22,366 by 2040. Overall, the growth rate for Chaffee County is expected to decrease between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 0.9 percent, between 2020 and 2030 the forecast growth rate is 1.1 percent, while the forecast growth rate between 2030 and 2040 is 0.3 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.



Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

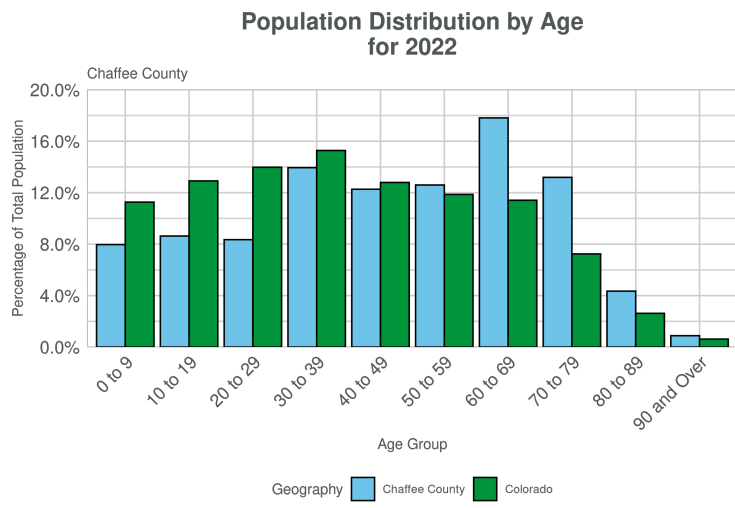


Over the past five years, between 2018 and 2022, the population of Chaffee County has increased by 1,294 people. The total natural increase (births - deaths) over this period was -274 and the total net migration (new residents who moved in minus those who moved out) was 2,016. Note: Components of Change data are only available for Colorado counties.

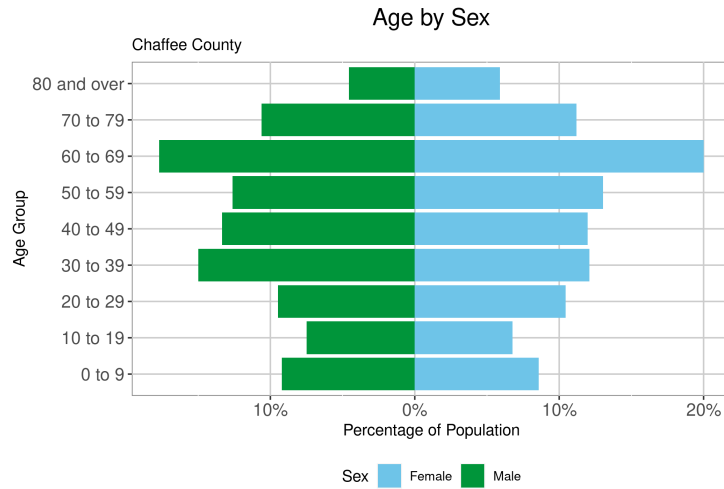
Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

The age distribution of the population of Chaffee County and Colorado are shown here.



Source: State Demography Office, Print Date: 03/15/2024



Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Table 3: Median Age by Sex Comparison

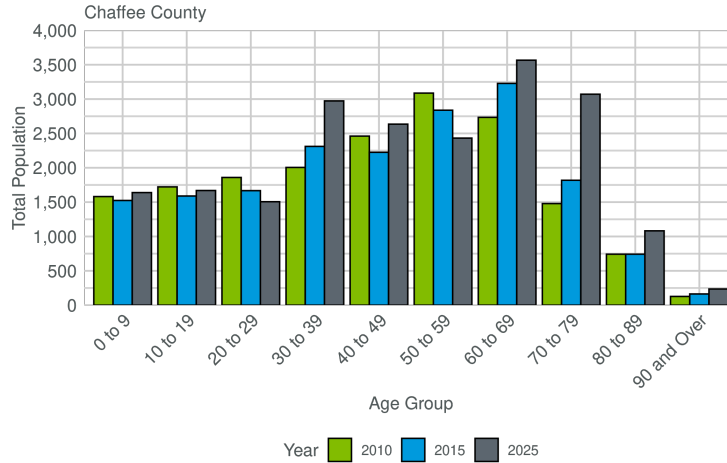
Sex	Chaffee County		Colorado		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	47.8	1.3	37.3	0.1	Yes	Older
Male	46.2	1.0	36.5	0.1	Yes	Older
Female	50.1	1.3	38.1	0.1	Yes	Older

Note:

Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

The median age of Chaffee County is 12 years older than the state. Women in Chaffee County are significantly older than women in the state and men in Chaffee County are significantly older than men in the state.

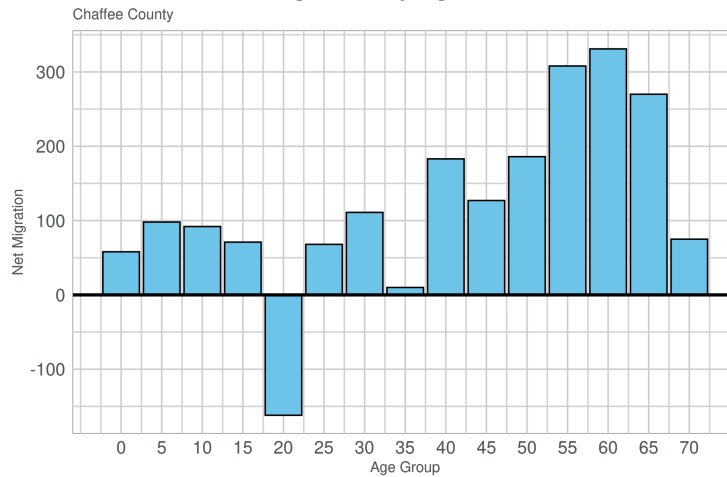
Age Forecast: 2010 to 2025



Source: State Demography Office, Print Date: 03/15/2024

The changing age distribution of the population of Chaffee County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.

Net Migration by Age: 2000-2010



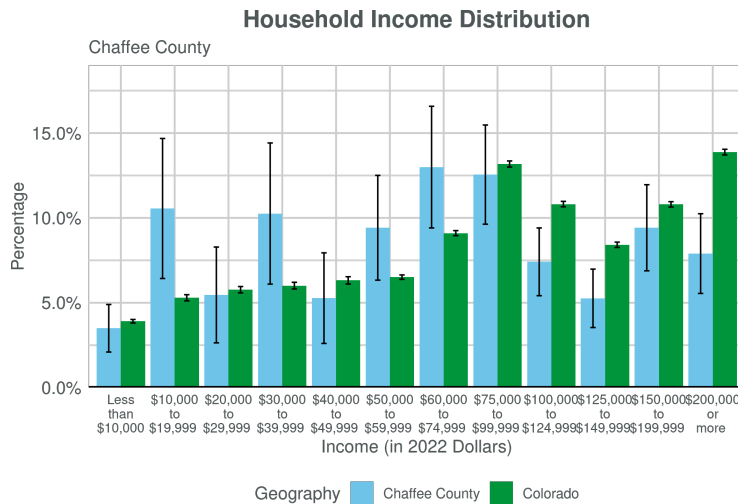
Source: State Demography Office, Print Date: 03/15/2024

This plot shows the net migration by age in Chaffee County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Chaffee County. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income The household income distribution plot compares Chaffee County to the statewide household incomes. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

The Household Income Source(s) Table shows household income sources and amounts for households in Chaffee County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

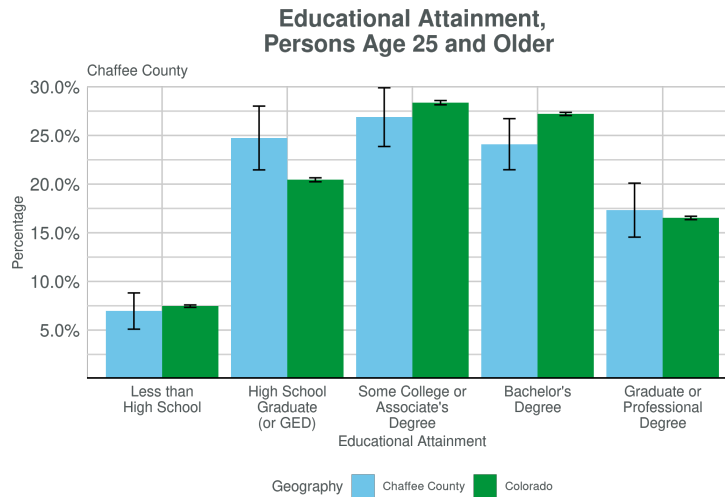
Table 4: Household Income Source(s)

Chaffee County				
Income Source	Total Households		Mean Income	
	Estimate	MOE	Estimate	MOE
All Households	9,066	368	\$51,435	\$5,075
With earnings	68.1%	4.3%	\$82,703	\$9,177
With interest, dividends or net rental income	26.2%	3.4%	\$27,083	\$6,310
With Social Security income	40.2%	3.1%	\$23,725	\$2,205
With Supplemental Security Income (SSI)	4.8%	1.3%	\$13,146	\$4,709
With cash public assistance income	3.6%	2.4%	\$ 3,534	\$2,503
With retirement income	25.5%	2.6%	\$41,638	\$8,137

Note:

Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Educational Attainment The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.



Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Race and Ethnicity The Race Trend table shows the changing racial and ethnic composition of Chaffee County beginning in 2000 and continuing to the present.

Table 5: Race Trend

Race	Chaffee County			Colorado		
	2000	2010	2022	2000	2010	2022
Hispanic	8.6%	9.4%	10.1%	17.1%	20.7%	22.1%
Non-Hispanic	91.4%	90.6%	89.9%	82.9%	79.3%	77.9%
Non-Hispanic White	87.3%	86.6%	84.6%	74.5%	70.0%	66.2%
Non-Hispanic Black	1.6%	1.5%	1.1%	3.7%	3.8%	3.8%
Non-Hispanic Native American/Alaska Native	0.9%	0.8%	0.1%	0.7%	0.6%	0.4%
Non-Hispanic Asian	0.4%	0.6%	1.0%	2.2%	2.7%	3.1%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.4%	0.1%	0.1%	0.1%
Non-Hispanic Other	0.1%	0.1%	0.3%	0.1%	0.2%	0.4%
Non-Hispanic, Two Races	1.1%	1.0%	2.5%	1.7%	2.0%	3.8%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

¹ 2000: 2000 Census

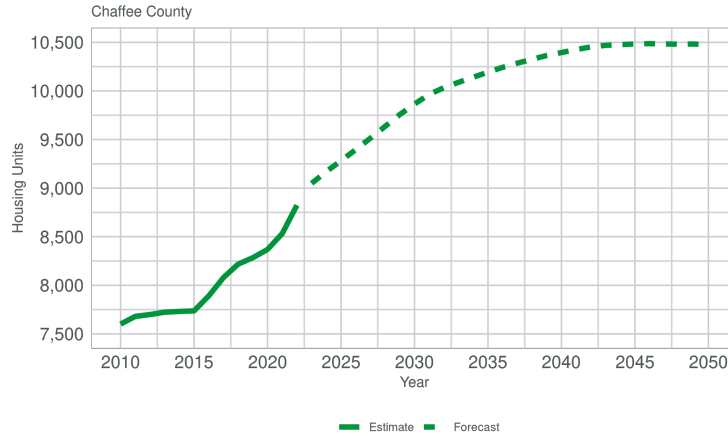
² 2010: 2010 Census

³ 2022: Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?

Total Household Projection: 2010-2050



Source: State Demography Office, Print Date: 03/15/2024

The Household Estimates plot shows the current and projected number of households in Chaffee County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households. Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Chaffee County, 2022

Chaffee County	
Housing Type	Value
Total Housing Units	11,903
Occupied Housing Units	11,903
Vacant Housing Units	0
Vacancy Rate	0.0%
Total Population	20,261
Household Population	19,071
Group Quarters Population	1,190
Persons per Household	NA

Note:

Source: State Demography Office, Print Date: 03/15/2024

Table 7: Characteristics of Housing Units

Housing Unit Type	Chaffee County				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	6,309	69.6%	2,757	30.4%	9,066
Single Unit Buildings	5,887	77.9%	1,672	22.1%	7,559
Buildings with 2 to 4 Units	78	21.7%	281	78.3%	359
Buildings with 5 or More Units	8	2.8%	273	97.2%	281
Mobile Homes	326	38.3%	525	61.7%	851
RVs, Boats, Vans, Etc.	10	62.5%	6	37.5%	16
Median Year of Construction	1995		1983		1992
Average Number of Persons Per Household	2.00		1.99		2.00

Note:

Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Table 8: Comparative Housing Values

Variable	Chaffee County	Colorado
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	\$514,900	\$465,900
Percentage of Owner-Occupied Households paying 30% or more of income on housing	27.0%	23.3%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	14.1%	14.2%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	12.9%	9.1%
Median Gross Rent of Rental Households (Current Dollars)	\$1,330	\$1,594
Percentage of Rental Households paying 30% or more of income on housing	50.0%	49.5%
Percentage of Rental Households paying 30-49% of income on housing	23.6%	25.4%
Percentage of Rental Households paying 50% or more of income on housing	26.3%	24.1%

Note:

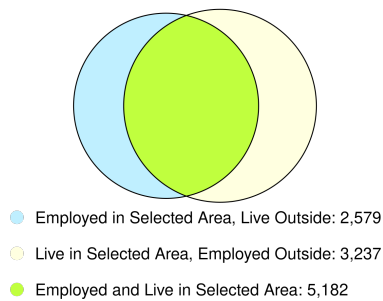
Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Commuting

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

- People who work in Chaffee County, but live elsewhere.
- People who live in Chaffee County, but work elsewhere.
- People who live and work in Chaffee County.

Chaffee County: All Jobs, 2019



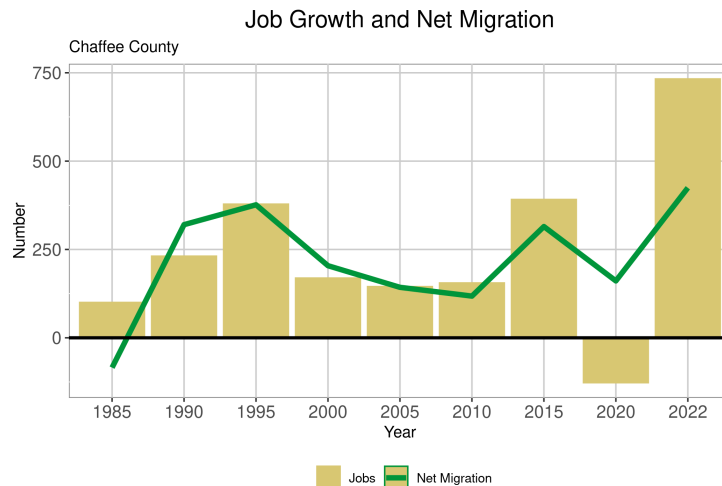
Source: U.S. Census Bureau On the Map, Print Date: 03/15/2024

Table 9: Commuting Patterns for Chaffee County

Location	Count	Percent
Residents of Chaffee County working elsewhere		
El Paso County, CO	468	14.5%
Denver County, CO	437	13.5%
Jefferson County, CO	266	8.2%
Arapahoe County, CO	244	7.5%
Pueblo County, CO	183	5.7%
Fremont County, CO	176	5.4%
Summit County, CO	160	4.9%
Adams County, CO	152	4.7%
Douglas County, CO	147	4.5%
Lake County, CO	116	3.6%
Other Counties	888	27.4%
Total	3,237	100.0%
Employees in Chaffee County living elsewhere		
Fremont County, CO	437	16.9%
El Paso County, CO	194	7.5%
Pueblo County, CO	118	4.6%
Park County, CO	116	4.5%
Saguache County, CO	105	4.1%
Jefferson County, CO	94	3.6%
Eagle County, CO	85	3.3%
Lake County, CO	83	3.2%
Arapahoe County, CO	78	3.0%
Denver County, CO	75	2.9%
Other Counties	1,194	46.3%
Total	2,579	100.0%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 03/15/2024

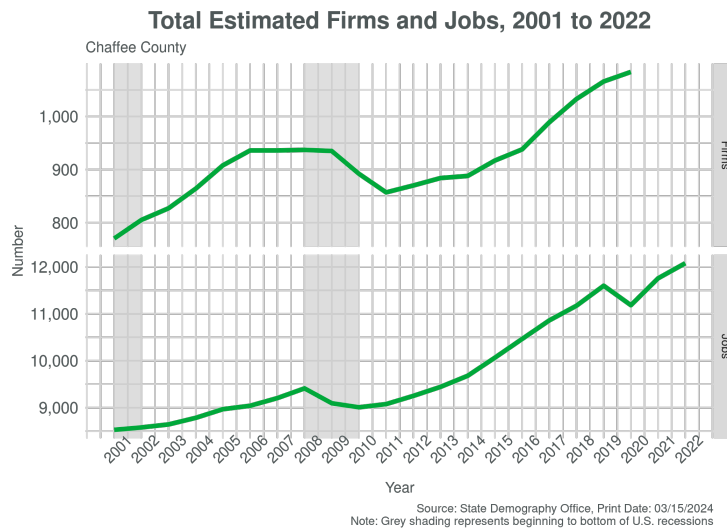


Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 03/15/2024

The Job Growth and Net Migration plot shows the relationship between job growth and migration in Chaffee County. Generally, migration patterns follow changes in job growth demand.

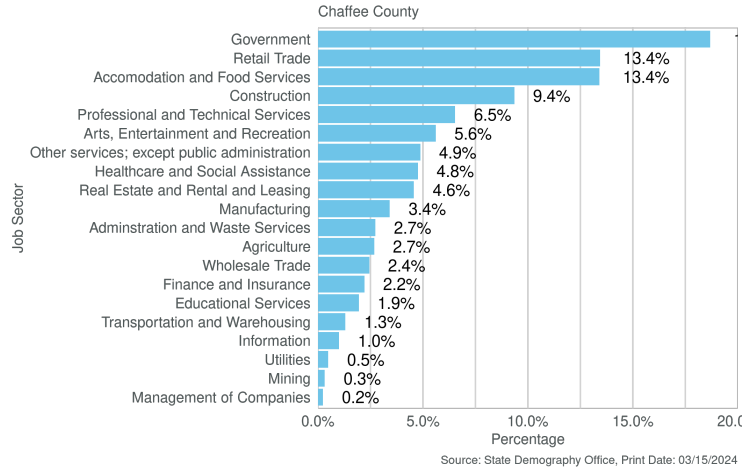
Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.



The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within Chaffee County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.

2022 Share of Jobs by Industry

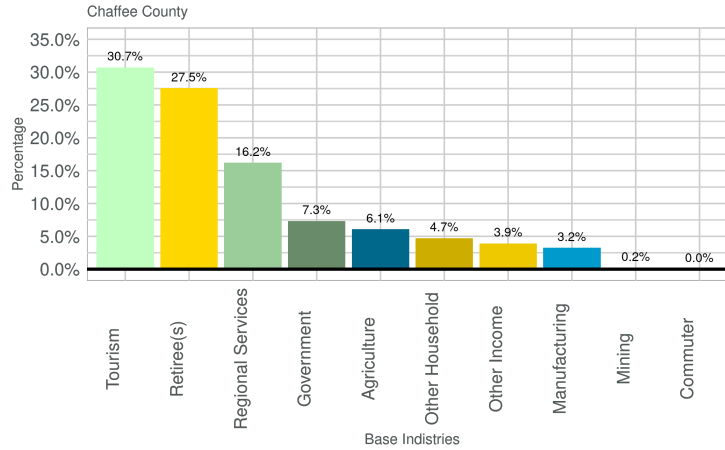


The total estimated jobs are subdivided into 3 categories:

- *Direct Basic*: jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,
- *Indirect Basic*: jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
- *Local (Resident) Services*: jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for Chaffee County. The relative rank of high-paying sectors, such as mining, information and financial and insurance services versus mid-range jobs (e.g., construction, health care and government) and lower-paying industries such as retail trade and accommodation and food services, will have an impact on a county's overall economic health.

2022 Base Industries (without Indirect)



Source: State Demography Office, Print Date: 03/15/2024

Table 10: Jobs by Sector: Chaffee County, 2022

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	8,901	73.7%
Indirect Basic Employment	1,179	9.8%
Local Services Employment	1,997	16.5%
Total Employment	12,078	100.0%
Total Population, 16+	0	

Note:

Source: State Demography Office, Print Date: 03/15/2024

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

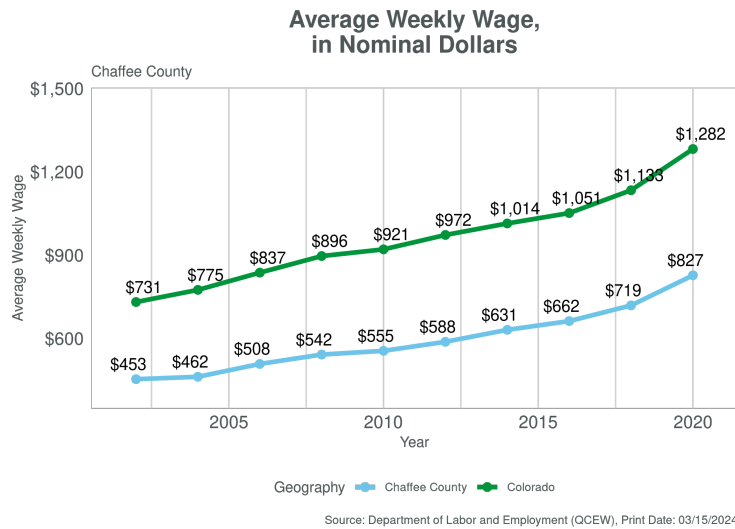
Table 11: Jobs and Population Forecast

Chaffee County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Population
2010	Estimate	9,008		17,797	
2015	Estimate	10,066	4.0%	18,105	0.2%
2020	Estimate	11,184	-3.6%	19,478	0.5%
2025	Forecast	12,452	0.5%	20,808	0.8%
2030	Forecast	12,940	0.6%	21,700	0.8%
2035	Forecast	13,309	0.5%	22,171	0.3%
2040	Forecast	13,549	0.3%	22,366	0.1%

Note:

Source: State Demography Office, Print Date: 03/15/2024

The total jobs forecast and population forecast are for Chaffee County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.



The unadjusted (nominal) average weekly wages for Chaffee County and Colorado are shown here. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county’s average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

This table compares the forecast residential labor force to the forecast population of person age 16 and older for Chaffee County.

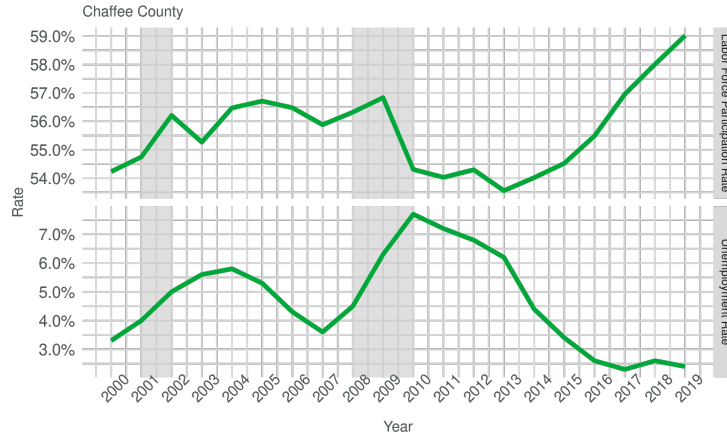
Table 12: Forecast Resident Labor Force and Population, Age 16 +

Chaffee County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	8,433		14,274	
2015	Estimate	8,722	1.5%	14,804	0.6%
2025	Forecast	10,099	0.7%	17,050	1.1%

Note:

Source: State Demography Office, Print Date: 03/15/2024

Labor Force Participation and Unemployment Rate 2000 to 2022



Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 03/15/2024
 Note: Grey shading represents beginning to bottom of U.S. recessions

The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force participation and unemployment in Chaffee County are closely related. The downward trend in labor force participation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.

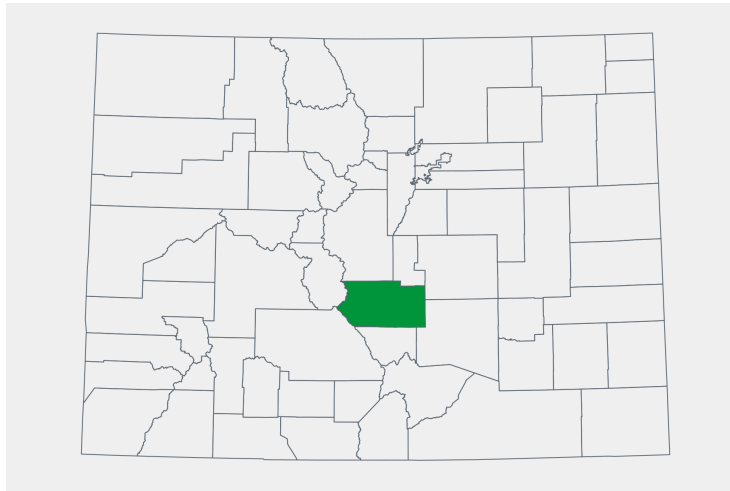


State Demography Office Colorado Demographic Profile

Print Date: 03/15/2024

Community Profile for Fremont County

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.



Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Fremont County	Colorado
Population (2022)+	49,570	5,838,736
Population Change (2010 to 2022)+	2,716	788,404
Total Employment (2022)+	18,279	3,583,259
Median Household Income [^]	\$56,165	\$87,598
Median House Value [^]	\$264,300	\$465,900
Percentage of Population with Incomes lower than the Poverty Line [^]	15.0%	9.6%
Percentage of Population Born in Colorado [^]	45.2%	41.8%

+Source: State Demography Office
[^]Source: U.S. Census Bureau, 2018-2022
 American Community Survey, Print Date: 03/15/2024

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Fremont County. The table shows the overall population growth rate for Fremont County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Fremont County.

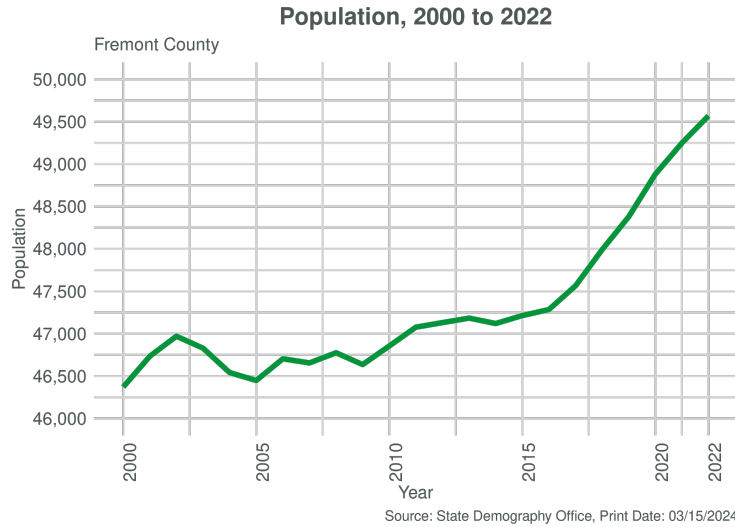
Table 2: Population Growth Rate

Year	Fremont County		Colorado	
	Population	Growth Rate	Population	Growth Rate
1990	32,273		3,294,473	
1995	40,522	4.7%	3,811,074	3.0%
2000	46,370	2.7%	4,338,801	2.6%
2005	46,447	0.0%	4,662,534	1.4%
2010	46,854	0.2%	5,050,332	1.6%
2015	47,213	0.2%	5,446,594	1.5%
2020	48,881	0.7%	5,784,584	1.2%
2022	49,570	0.7%	5,838,736	0.5%

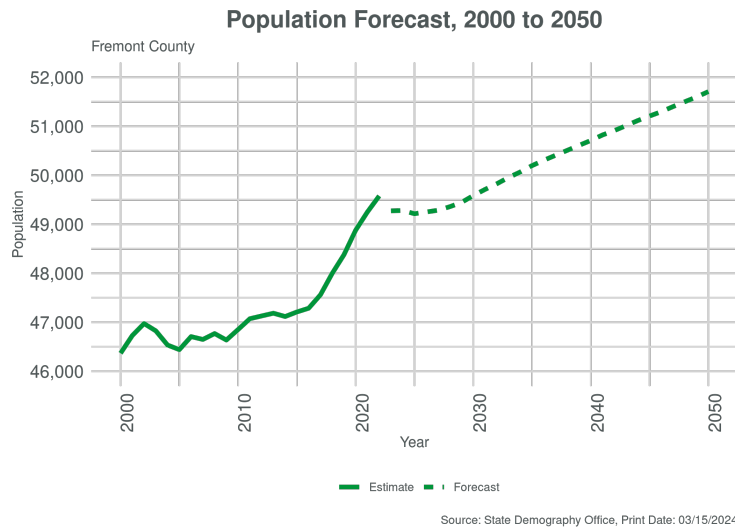
Note:

Source: State Demography Office, Print Date: 03/15/2024

At the end of 2022 the estimated population of Fremont County was 49,570, an increase of 689 over the population in 2020. The growth rate for Fremont County between 2020 and 2022 was 0.7 percent compared to 0.5 percent for the State of Colorado.

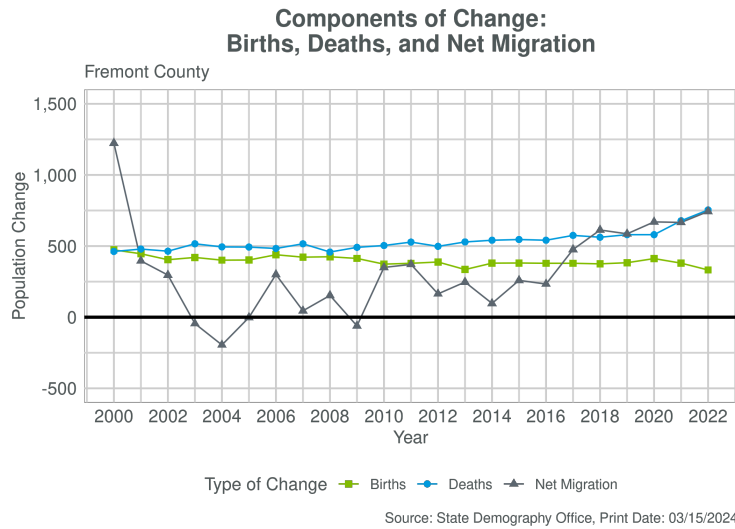


The population of Fremont County is forecast to reach 48,881 by 2020 and 50,711 by 2040. Overall, the growth rate for Fremont County is expected to decrease between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 0.4 percent, between 2020 and 2030 the forecast growth rate is 0.1 percent, while the forecast growth rate between 2030 and 2040 is 0.2 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.



Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

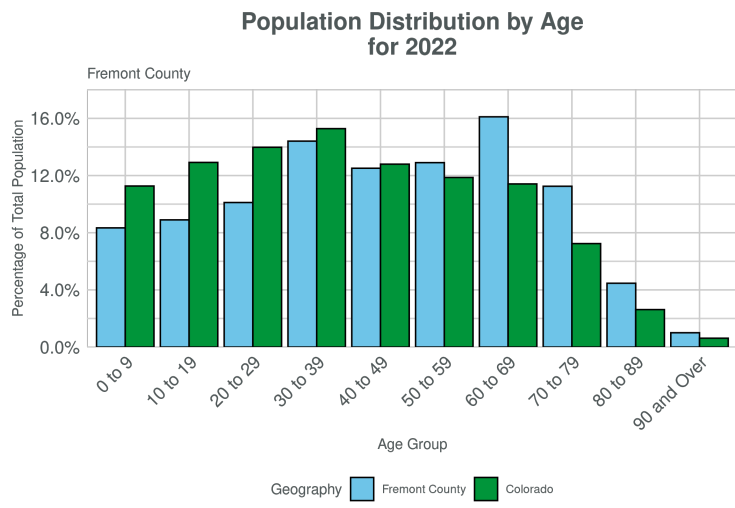


Over the past five years, between 2018 and 2022, the population of Fremont County has increased by 2,006 people. The total natural increase (births - deaths) over this period was -1,468 and the total net migration (new residents who moved in minus those who moved out) was 3,754. Note: Components of Change data are only available for Colorado counties.

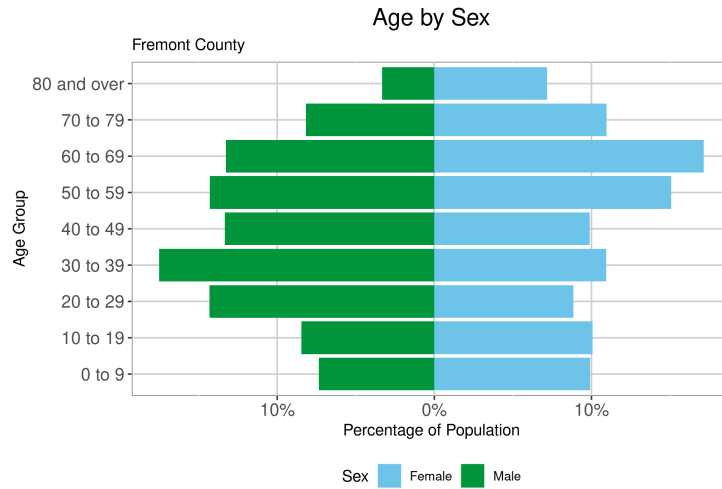
Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

The age distribution of the population of Fremont County and Colorado are shown here.



Source: State Demography Office, Print Date: 03/15/2024



Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

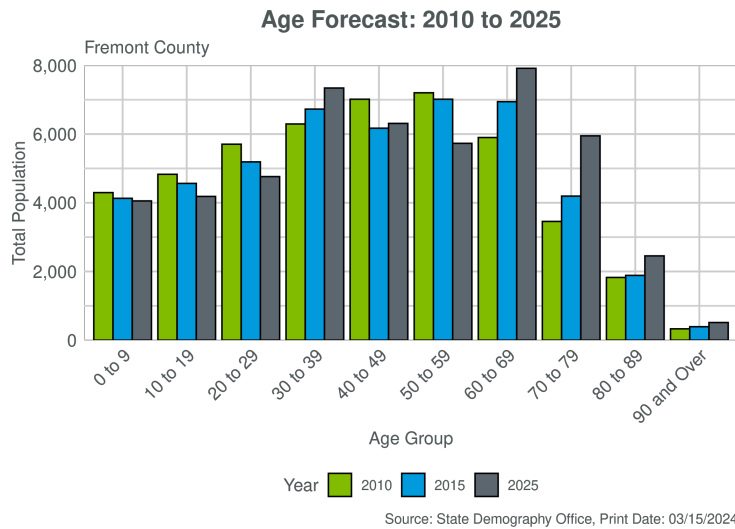
Table 3: Median Age by Sex Comparison

Sex	Fremont County		Colorado		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	44.9	0.5	37.3	0.1	Yes	Older
Male	41.8	0.9	36.5	0.1	Yes	Older
Female	50.3	0.5	38.1	0.1	Yes	Older

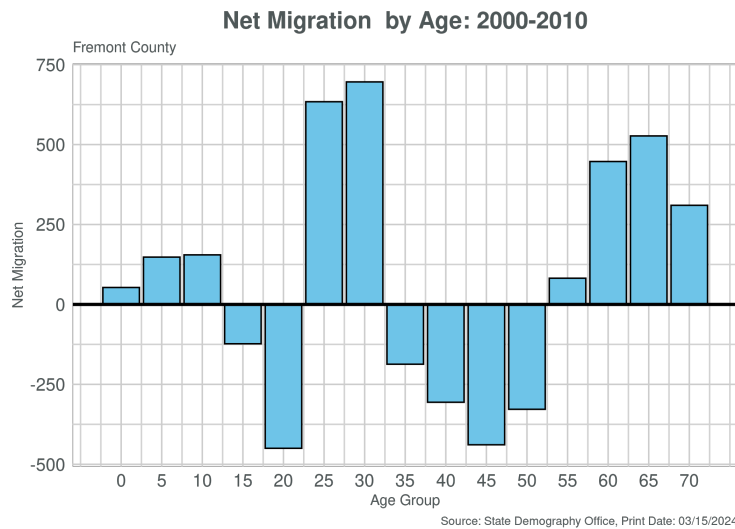
Note:

Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

The median age of Fremont County is 12.2 years older than the state. Women in Fremont County are significantly older than women in the state and men in Fremont County are significantly older than men in the state.



The changing age distribution of the population of Fremont County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.

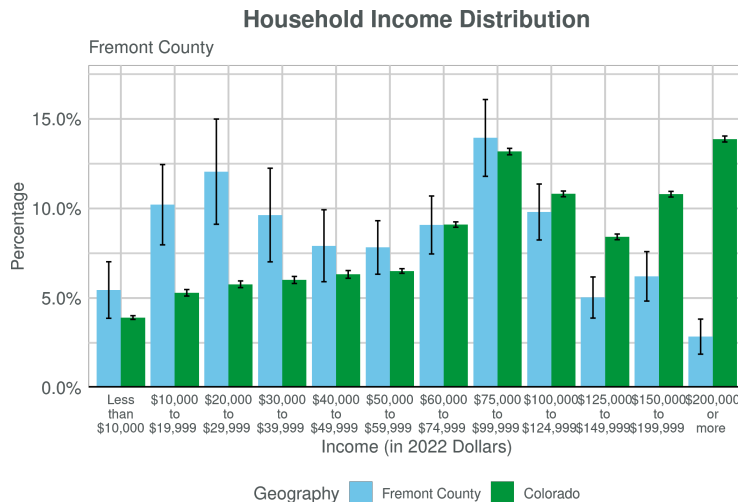


This plot shows the net migration by age in Fremont County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Fremont County. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income The household income distribution plot compares Fremont County to the statewide household incomes. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

The Household Income Source(s) Table shows household income sources and amounts for households in Fremont County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

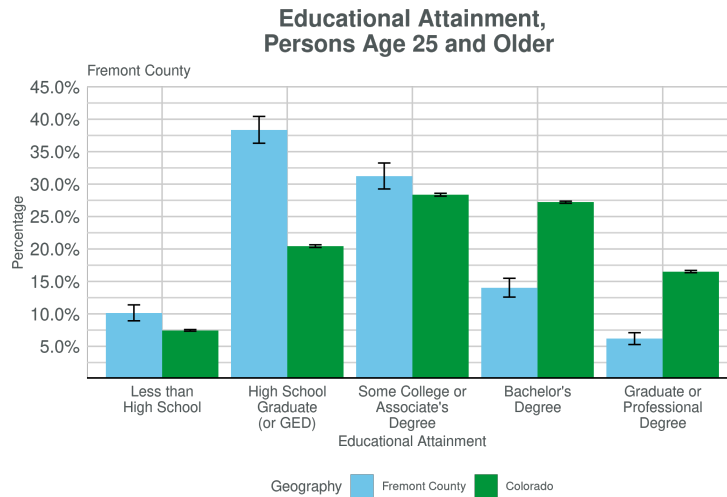
Table 4: Household Income Source(s)

Fremont County					
Income Source	Total Households		Mean Income		
	Estimate	MOE	Estimate	MOE	
All Households	17,677	406	\$54,064	\$6,438	
With earnings	63.2%	2.9%	\$82,229	\$9,799	
With interest, dividends or net rental income	18.3%	1.7%	\$15,644	\$3,081	
With Social Security income	42.3%	2.2%	\$21,477	\$1,320	
With Supplemental Security Income (SSI)	7.9%	1.5%	\$14,138	\$3,135	
With cash public assistance income	3.3%	1.2%	\$ 2,389	\$1,100	
With retirement income	27.4%	2.3%	\$32,385	\$4,106	

Note:

Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Educational Attainment The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.



Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Race and Ethnicity The Race Trend table shows the changing racial and ethnic composition of Fremont County beginning in 2000 and continuing to the present.

Table 5: Race Trend

Race	Fremont County			Colorado		
	2000	2010	2022	2000	2010	2022
Hispanic	10.3%	12.3%	13.7%	17.1%	20.7%	22.1%
Non-Hispanic	89.7%	87.7%	86.3%	82.9%	79.3%	77.9%
Non-Hispanic White	81.1%	80.4%	78.2%	74.5%	70.0%	66.2%
Non-Hispanic Black	5.3%	3.9%	3.6%	3.7%	3.8%	3.8%
Non-Hispanic Native American/Alaska Native	1.3%	1.5%	1.0%	0.7%	0.6%	0.4%
Non-Hispanic Asian	0.5%	0.6%	0.6%	2.2%	2.7%	3.1%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.1%	0.1%	0.1%
Non-Hispanic Other	0.0%	0.0%	0.3%	0.1%	0.2%	0.4%
Non-Hispanic, Two Races	1.4%	1.3%	2.5%	1.7%	2.0%	3.8%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

¹ 2000: 2000 Census

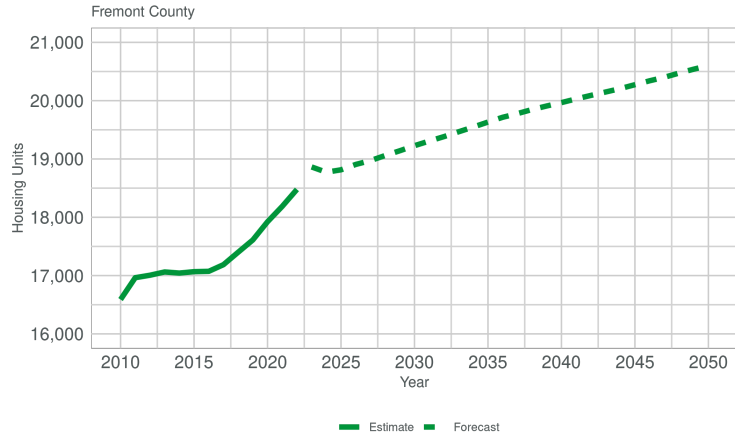
² 2010: 2010 Census

³ 2022: Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?

**Total Household Projection:
2010-2050**



The Household Estimates plot shows the current and projected number of households in Fremont County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households. Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Fremont County, 2022

Fremont County	
Housing Type	Value
Total Housing Units	20,610
Occupied Housing Units	20,610
Vacant Housing Units	0
Vacancy Rate	0.0%
Total Population	49,570
Household Population	41,601
Group Quarters Population	7,969
Persons per Household	NA

Note:

Source: State Demography Office, Print Date: 03/15/2024

Table 7: Characteristics of Housing Units

Housing Unit Type	Fremont County				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	13,326	75.4%	4,351	24.6%	17,677
Single Unit Buildings	11,525	87.0%	1,720	13.0%	13,245
Buildings with 2 to 4 Units	91	13.7%	571	86.3%	662
Buildings with 5 or More Units	19	1.3%	1,450	98.7%	1,469
Mobile Homes	1,657	73.1%	610	26.9%	2,267
RVs, Boats, Vans, Etc.	34	100.0%	0	0.0%	34
Median Year of Construction	1982		1975		1979
Average Number of Persons Per Household	2.38		2.04		2.30

Note:

Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Table 8: Comparative Housing Values

Variable	Fremont County	Colorado
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	\$264,300	\$465,900
Percentage of Owner-Occupied Households paying 30% or more of income on housing	22.6%	23.3%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	13.4%	14.2%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	9.2%	9.1%
Median Gross Rent of Rental Households (Current Dollars)	\$959	\$1,594
Percentage of Rental Households paying 30% or more of income on housing	48.6%	49.5%
Percentage of Rental Households paying 30-49% of income on housing	25.7%	25.4%
Percentage of Rental Households paying 50% or more of income on housing	22.9%	24.1%

Note:

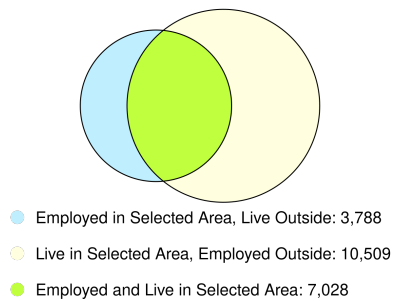
Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Commuting

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

- People who work in Fremont County, but live elsewhere.
- People who live in Fremont County, but work elsewhere.
- People who live and work in Fremont County.

Fremont County: All Jobs, 2019



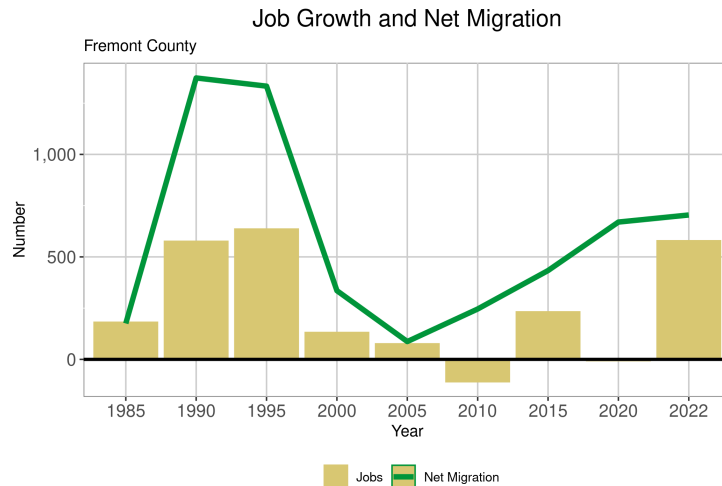
Source: U.S. Census Bureau On the Map, Print Date: 03/15/2024

Table 9: Commuting Patterns for Fremont County

Location	Count	Percent
Residents of Fremont County working elsewhere		
El Paso County, CO	2,691	25.6%
Pueblo County, CO	1,717	16.3%
Denver County, CO	1,078	10.3%
Arapahoe County, CO	736	7.0%
Jefferson County, CO	697	6.6%
Chaffee County, CO	437	4.2%
Douglas County, CO	433	4.1%
Adams County, CO	417	4.0%
Teller County, CO	339	3.2%
Boulder County, CO	195	1.9%
Other Counties	1,769	16.8%
Total	10,509	100.0%
Employees in Fremont County living elsewhere		
Pueblo County, CO	1,173	31.0%
El Paso County, CO	724	19.1%
Chaffee County, CO	176	4.6%
Jefferson County, CO	124	3.3%
Otero County, CO	103	2.7%
Adams County, CO	100	2.6%
Arapahoe County, CO	97	2.6%
Denver County, CO	92	2.4%
Boulder County, CO	73	1.9%
Custer County, CO	69	1.8%
Other Counties	1,057	27.9%
Total	3,788	100.0%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 03/15/2024

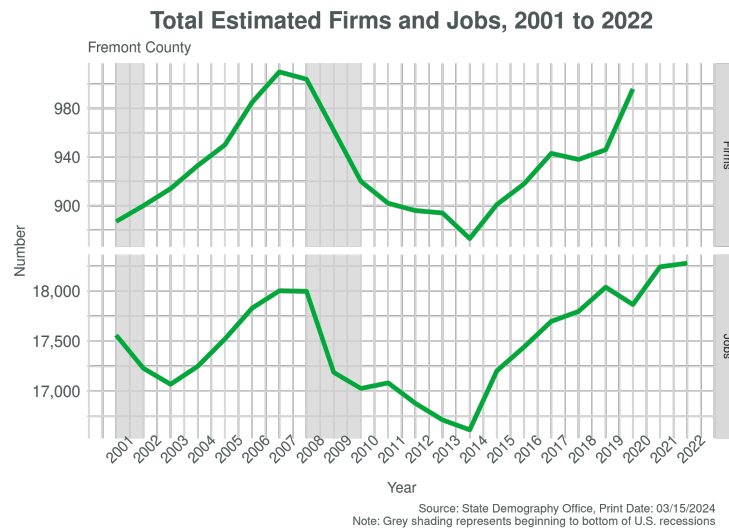


Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 03/15/2024

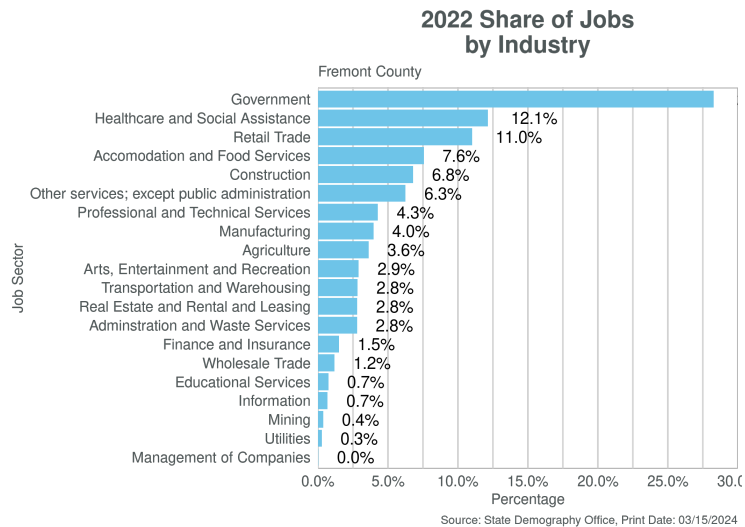
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- *Indirect Basic*: jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
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2022 Base Industries (without Indirect)

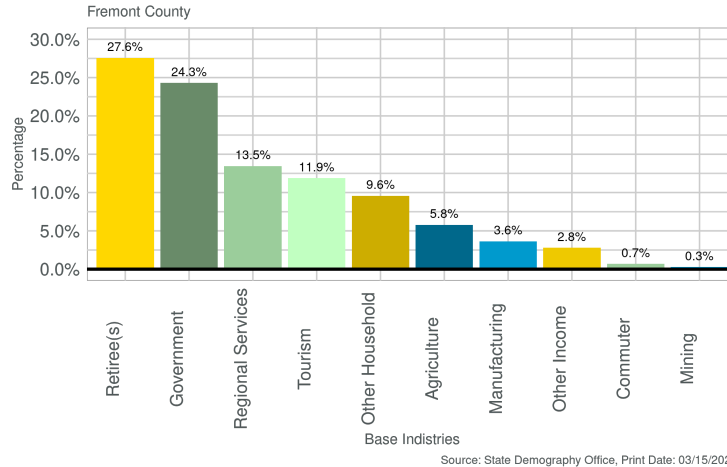


Table 10: Jobs by Sector: Fremont County, 2022

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	13,944	76.3%
Indirect Basic Employment	1,979	10.8%
Local Services Employment	2,355	12.9%
Total Employment	18,278	100.0%
Total Population, 16+	0	

Note:

Source: State Demography Office, Print Date: 03/15/2024

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

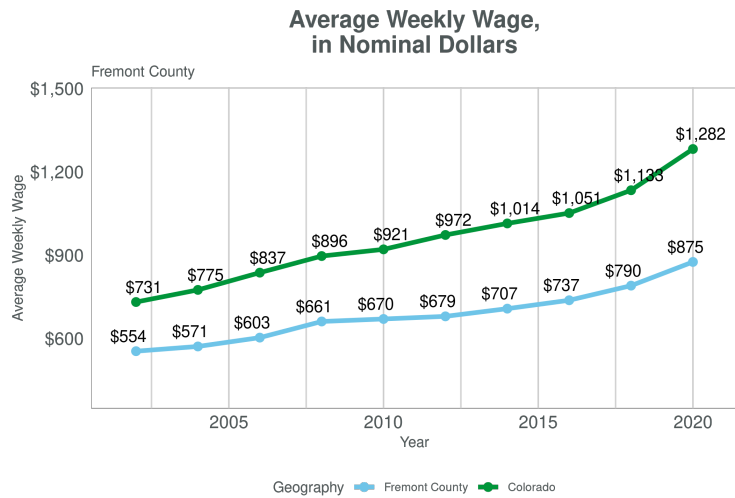
Table 11: Jobs and Population Forecast

Fremont County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Population
2010	Estimate	17,027		46,854	
2015	Estimate	17,204	3.6%	47,212	0.2%
2020	Estimate	17,866	-1.0%	48,881	1.0%
2025	Forecast	18,433	-0.2%	49,216	-0.1%
2030	Forecast	18,840	0.5%	49,586	0.3%
2035	Forecast	18,993	0.2%	50,198	0.3%
2040	Forecast	19,082	0.2%	50,711	0.2%

Note:

Source: State Demography Office, Print Date: 03/15/2024

The total jobs forecast and population forecast are for Fremont County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.



The unadjusted (nominal) average weekly wages for Fremont County and Colorado are shown here. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county's average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

This table compares the forecast residential labor force to the forecast population of person age 16 and older for Fremont County.

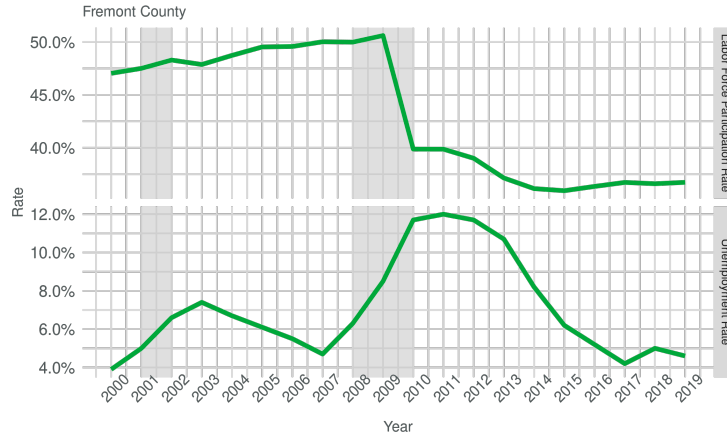
Table 12: Forecast Resident Labor Force and Population, Age 16 +

Fremont County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	16,266		34,197	
2015	Estimate	15,020	0.0%	33,917	0.4%
2025	Forecast	15,220	-0.3%	35,137	0.2%

Note:

Source: State Demography Office, Print Date: 03/15/2024

Labor Force Participation and Unemployment Rate 2000 to 2022



Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 03/15/2024
 Note: Grey shading represents beginning to bottom of U.S. recessions

The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force participation and unemployment in Fremont County are closely related. The downward trend in labor force participation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.

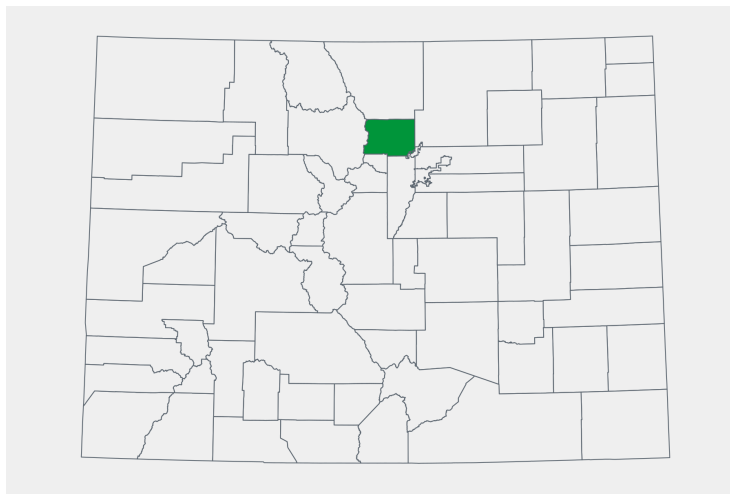


State Demography Office Colorado Demographic Profile

Print Date: 03/15/2024

Community Profile for Boulder County

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.



Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Boulder County	Colorado
Population (2022)+	327,424	5,838,736
Population Change (2010 to 2022)+	31,819	788,404
Total Employment (2022)+	253,510	3,583,259
Median Household Income [^]	\$99,770	\$87,598
Median House Value [^]	\$671,100	\$465,900
Percentage of Population with Incomes lower than the Poverty Line [^]	11.3%	9.6%
Percentage of Population Born in Colorado [^]	32.5%	41.8%

+Source: State Demography Office
[^]Source: U.S. Census Bureau, 2018-2022
 American Community Survey, Print Date: 03/15/2024

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population in Boulder County. The table shows the overall population growth rate for Boulder County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Boulder County.

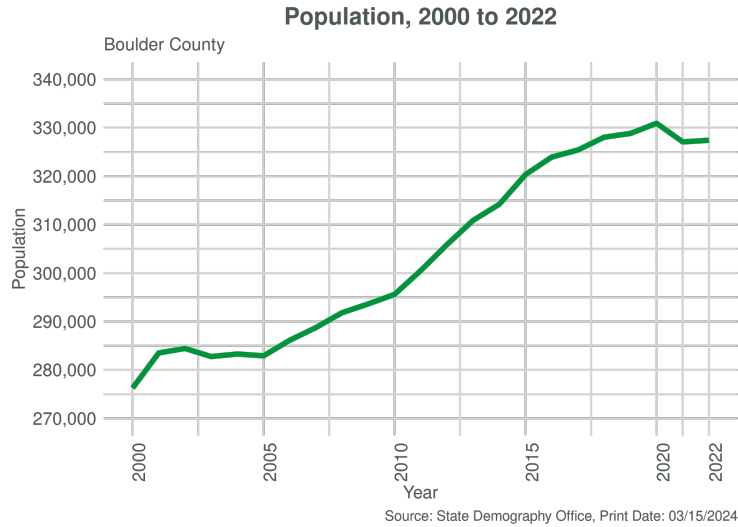
Table 2: Population Growth Rate

Year	Boulder County		Colorado	
	Population	Growth Rate	Population	Growth Rate
1990	225,339		3,294,473	
1995	257,500	2.7%	3,811,074	3.0%
2000	276,255	1.4%	4,338,801	2.6%
2005	282,910	0.5%	4,662,534	1.4%
2010	295,605	0.9%	5,050,332	1.6%
2015	320,352	1.6%	5,446,594	1.5%
2020	330,923	0.7%	5,784,584	1.2%
2022	327,424	-0.5%	5,838,736	0.5%

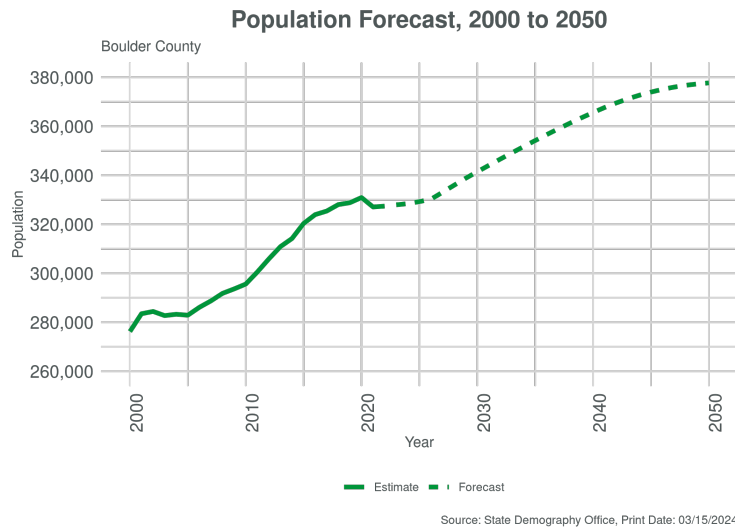
Note:

Source: State Demography Office, Print Date: 03/15/2024

At the end of 2022 the estimated population of Boulder County was 327,424, a decrease of -3,499 over the population in 2020. The growth rate for Boulder County between 2020 and 2022 was -0.5 percent compared to 0.5 percent for the State of Colorado.

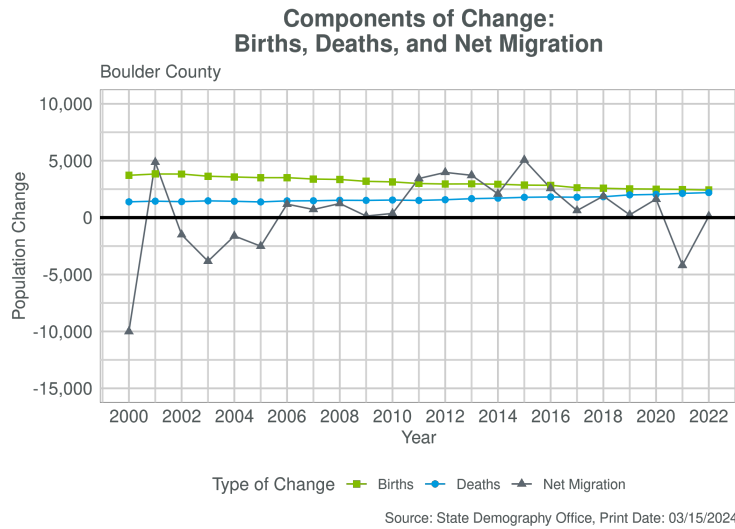


The population of Boulder County is forecast to reach 330,923 by 2020 and 365,619 by 2040. Overall, the growth rate for Boulder County is expected to decrease between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 1.1 percent, between 2020 and 2030 the forecast growth rate is 0.3 percent, while the forecast growth rate between 2030 and 2040 is 0.7 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.



Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

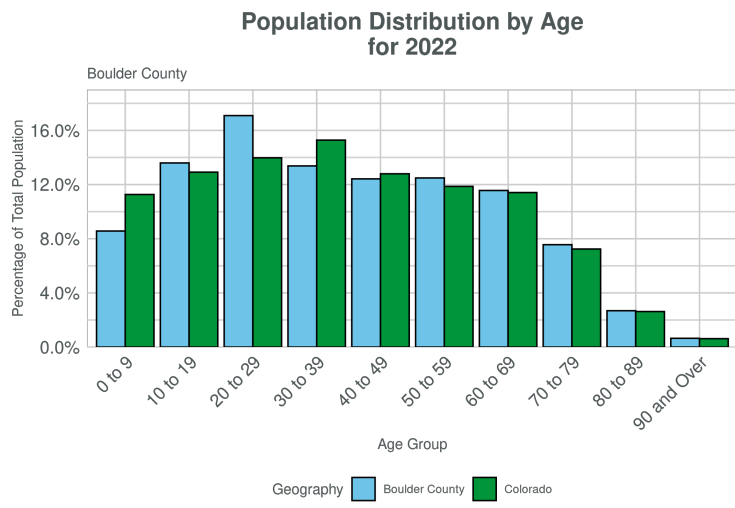


Over the past five years, between 2018 and 2022, the population of Boulder County has increased by 2,010 people. The total natural increase (births - deaths) over this period was 3,143 and the total net migration (new residents who moved in minus those who moved out) was 324. Note: Components of Change data are only available for Colorado counties.

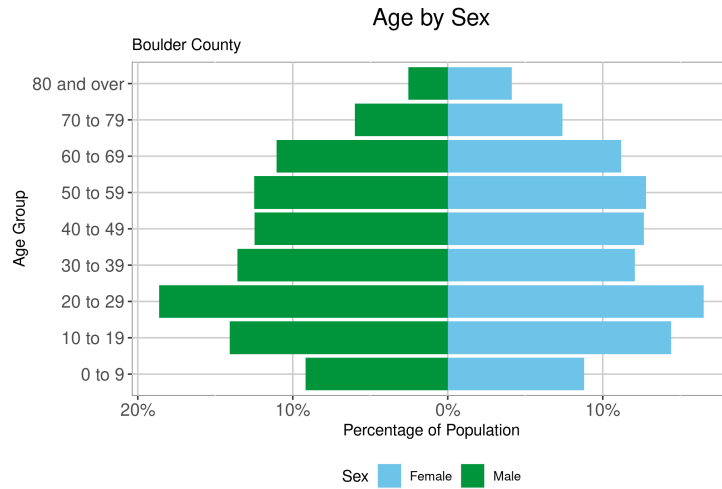
Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.

The age distribution of the population of Boulder County and Colorado are shown here.



Source: State Demography Office, Print Date: 03/15/2024



Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

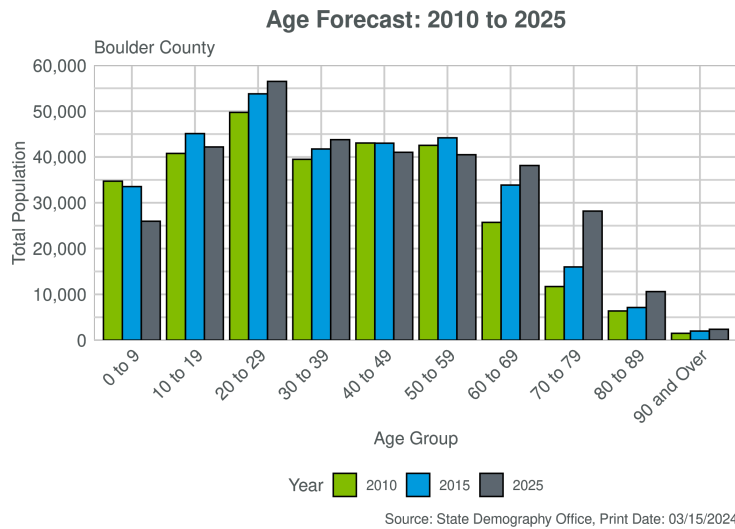
Table 3: Median Age by Sex Comparison

Sex	Boulder County		Colorado		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	37.0	0.2	37.3	0.1	Yes	Younger
Male	35.9	0.2	36.5	0.1	Yes	Younger
Female	38.4	0.3	38.1	0.1	No	

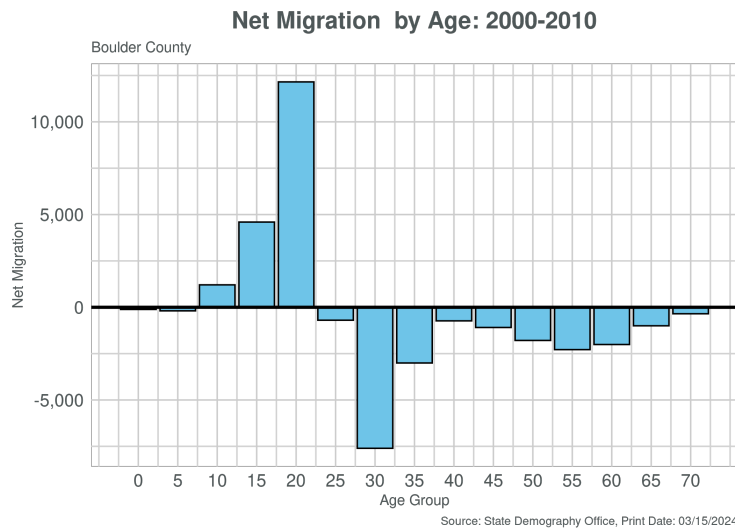
Note:

Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

The median age of Boulder County is 0.3 years younger than the state. Women are not significantly older or younger than women in the state but men in Boulder County are significantly younger than men in the state.



The changing age distribution of the population of Boulder County for the period from 2010 through 2025 is shown here. The changes in proportion of different groups can highlight the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.

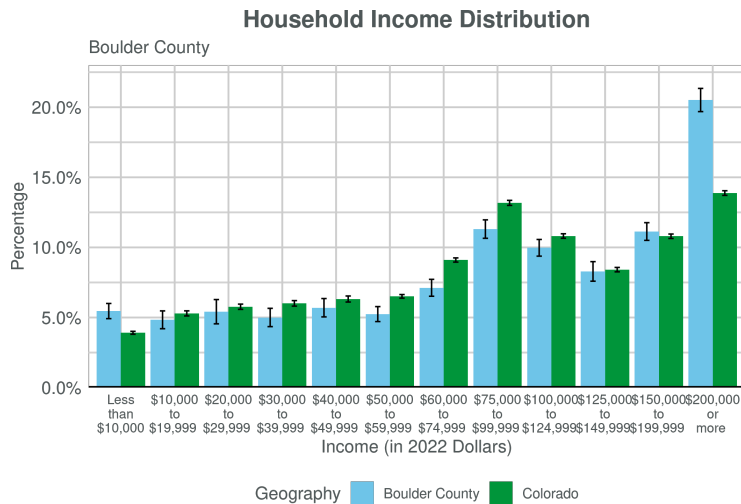


This plot shows the net migration by age in Boulder County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Boulder County. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income The household income distribution plot compares Boulder County to the statewide household incomes. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.



Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

The Household Income Source(s) Table shows household income sources and amounts for households in Boulder County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

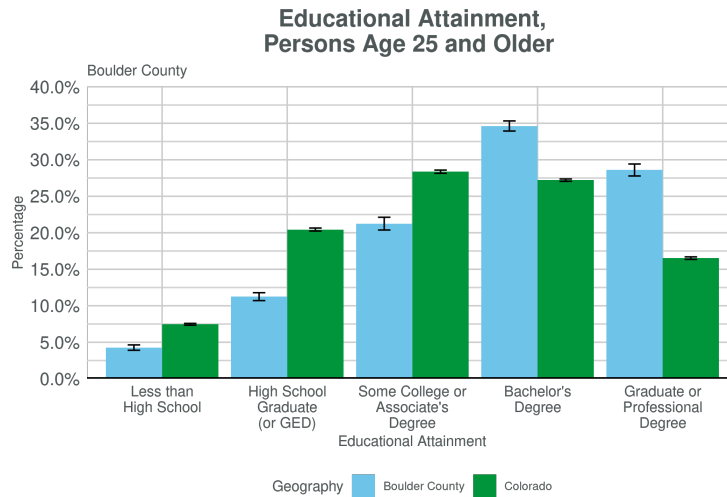
Table 4: Household Income Source(s)

Boulder County					
Income Source	Total Households		Mean Income		
	Estimate	MOE	Estimate	MOE	
All Households	133,390	672	\$110,290	\$3,153	
With earnings	82.0%	0.8%	\$132,368	\$3,641	
With interest, dividends or net rental income	33.9%	0.9%	\$ 39,640	\$3,673	
With Social Security income	24.2%	0.6%	\$ 23,760	\$ 821	
With Supplemental Security Income (SSI)	2.3%	0.2%	\$ 11,684	\$1,504	
With cash public assistance income	2.6%	0.3%	\$ 4,658	\$ 924	
With retirement income	21.4%	0.7%	\$ 44,898	\$4,277	

Note:

Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Educational Attainment The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.



Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Race and Ethnicity The Race Trend table shows the changing racial and ethnic composition of Boulder County beginning in 2000 and continuing to the present.

Table 5: Race Trend

Race	Boulder County			Colorado		
	2000	2010	2022	2000	2010	2022
Hispanic	10.5%	13.3%	13.9%	17.1%	20.7%	22.1%
Non-Hispanic	89.5%	86.7%	86.1%	82.9%	79.3%	77.9%
Non-Hispanic White	83.6%	79.4%	76.2%	74.5%	70.0%	66.2%
Non-Hispanic Black	0.8%	0.8%	0.8%	3.7%	3.8%	3.8%
Non-Hispanic Native American/Alaska Native	0.4%	0.4%	0.3%	0.7%	0.6%	0.4%
Non-Hispanic Asian	3.0%	4.1%	4.6%	2.2%	2.7%	3.1%
Non-Hispanic Native Hawaiian/Pacific Islander	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Non-Hispanic Other	0.2%	0.2%	0.3%	0.1%	0.2%	0.4%
Non-Hispanic, Two Races	1.5%	1.9%	3.9%	1.7%	2.0%	3.8%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

¹ 2000: 2000 Census

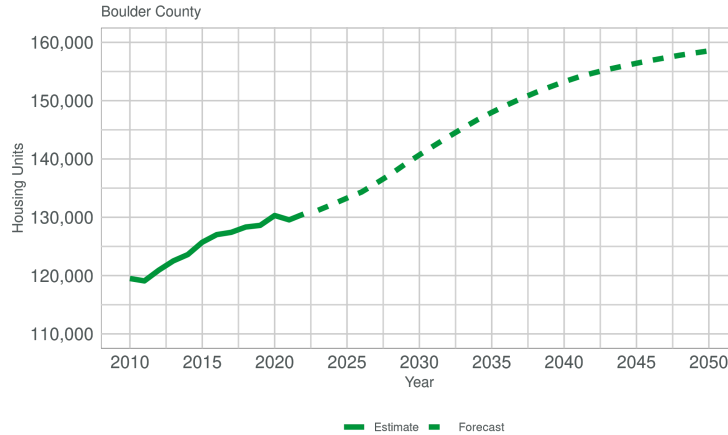
² 2010: 2010 Census

³ 2022: Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?

Total Household Projection: 2010-2050



The Household Estimates plot shows the current and projected number of households in Boulder County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households. Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Boulder County, 2022

Boulder County	
Housing Type	Value
Total Housing Units	144,094
Occupied Housing Units	144,094
Vacant Housing Units	0
Vacancy Rate	0.0%
Total Population	327,424
Household Population	313,031
Group Quarters Population	14,393
Persons per Household	NA

Note:

Source: State Demography Office, Print Date: 03/15/2024

Table 7: Characteristics of Housing Units

Housing Unit Type	Boulder County				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	83,066	62.3%	50,324	37.7%	133,390
Single Unit Buildings	73,882	81.9%	16,364	18.1%	90,246
Buildings with 2 to 4 Units	1,167	15.9%	6,153	84.1%	7,320
Buildings with 5 or More Units	5,512	16.9%	27,115	83.1%	32,627
Mobile Homes	2,493	80.3%	610	19.7%	3,103
RVs, Boats, Vans, Etc.	12	12.8%	82	87.2%	94
Median Year of Construction	1986		1985		1985
Average Number of Persons Per Household	2.47		2.20		2.37

Note:

Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Table 8: Comparative Housing Values

Variable	Boulder County	Colorado
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	\$671,100	\$465,900
Percentage of Owner-Occupied Households paying 30% or more of income on housing	22.0%	23.3%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	12.4%	14.2%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	9.6%	9.1%
Median Gross Rent of Rental Households (Current Dollars)	\$1,828	\$1,594
Percentage of Rental Households paying 30% or more of income on housing	56.3%	49.5%
Percentage of Rental Households paying 30-49% of income on housing	24.3%	25.4%
Percentage of Rental Households paying 50% or more of income on housing	32.0%	24.1%

Note:

Source: U.S. Census Bureau, 2018-2022 American Community Survey, Print Date: 03/15/2024

Commuting

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

- People who work in Boulder County, but live elsewhere.
- People who live in Boulder County, but work elsewhere.
- People who live and work in Boulder County.

Boulder County: All Jobs, 2019



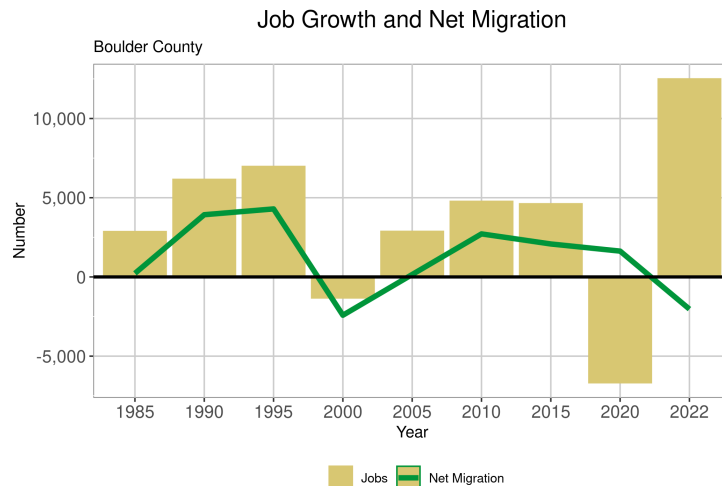
Source: U.S. Census Bureau On the Map, Print Date: 03/15/2024

Table 9: Commuting Patterns for Boulder County

Location	Count	Percent
Residents of Boulder County working elsewhere		
Denver County, CO	13,439	21.9%
Jefferson County, CO	8,375	13.6%
Adams County, CO	7,748	12.6%
Arapahoe County, CO	5,982	9.7%
Weld County, CO	5,382	8.8%
Broomfield County, CO	4,866	7.9%
Larimer County, CO	4,832	7.9%
El Paso County, CO	2,382	3.9%
Douglas County, CO	2,312	3.8%
Summit County, CO	572	0.9%
Other Counties	5,572	9.1%
Total	61,462	100.0%
Employees in Boulder County living elsewhere		
Weld County, CO	17,090	17.2%
Adams County, CO	17,042	17.1%
Jefferson County, CO	15,526	15.6%
Denver County, CO	10,665	10.7%
Larimer County, CO	10,641	10.7%
Broomfield County, CO	8,876	8.9%
Arapahoe County, CO	5,919	5.9%
Douglas County, CO	3,478	3.5%
El Paso County, CO	2,959	3.0%
Gilpin County, CO	536	0.5%
Other Counties	6,817	6.8%
Total	99,549	100.0%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 03/15/2024

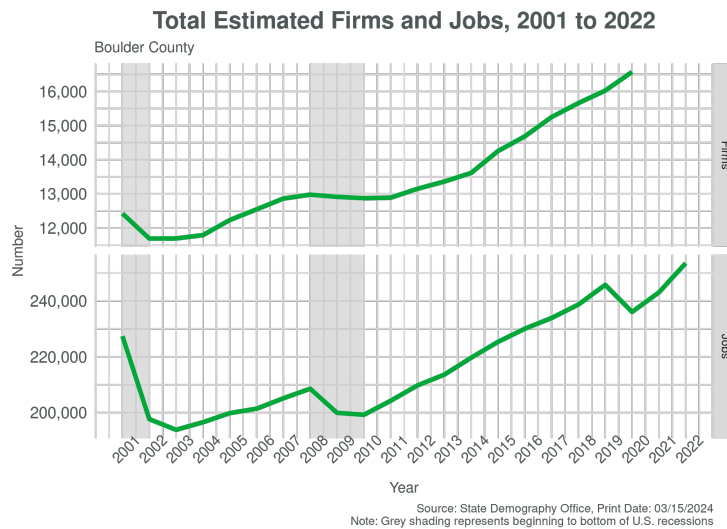


Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 03/15/2024

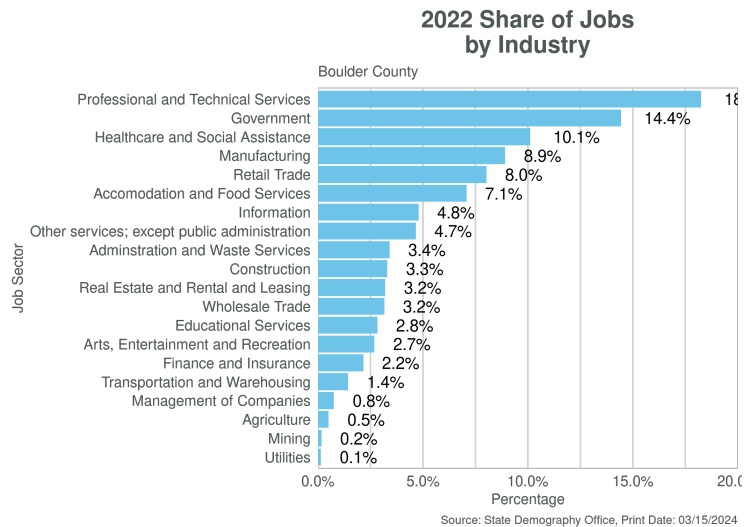
The Job Growth and Net Migration plot shows the relationship between job growth and migration in Boulder County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.



The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within Boulder County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.



The total estimated jobs are subdivided into 3 categories:

- *Direct Basic*: jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,
- *Indirect Basic*: jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and
- *Local (Resident) Services*: jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for Boulder County. The relative rank of high-paying sectors, such as mining, information and financial and insurance services versus mid-range jobs (e.g., construction, health care and government) and lower-paying industries such as retail trade and accommodation and food services, will have an impact on a county's overall economic health.

2022 Base Industries (without Indirect)

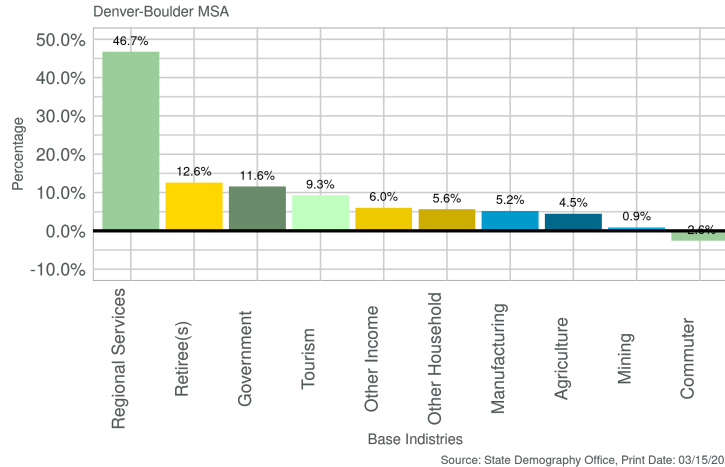


Table 10: Jobs by Sector: Denver-Boulder MSA, 2022

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	1,122,018	51.2%
Indirect Basic Employment	237,609	10.9%
Local Services Employment	829,868	37.9%
Total Employment	2,189,495	100.0%
Total Population, 16+	0	

Note:

Source: State Demography Office, Print Date: 03/15/2024

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

Table 11: Jobs and Population Forecast

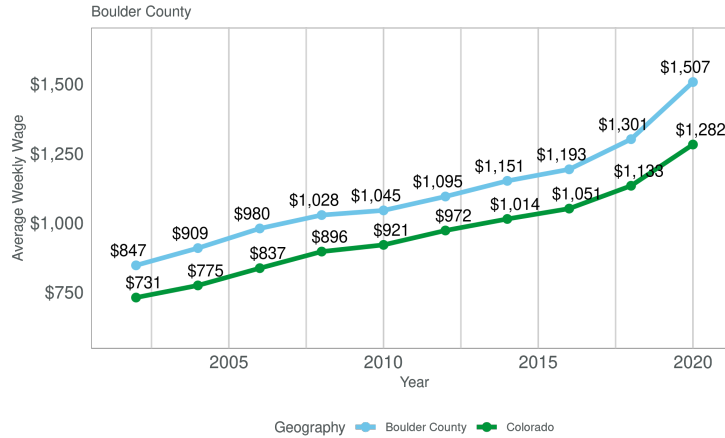
Denver-Boulder MSA					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Population
2010	Estimate	1,639,956		2,797,896	
2015	Estimate	1,909,711	3.8%	3,069,273	2.1%
2020	Estimate	2,040,570	-4.1%	3,241,942	0.8%
2025	Forecast	2,251,125	1.0%	3,339,406	1.0%
2030	Forecast	2,362,132	1.0%	3,528,589	1.1%
2035	Forecast	2,473,252	0.9%	3,703,960	0.9%
2040	Forecast	2,563,249	0.6%	3,854,568	0.7%

Note:

Source: State Demography Office, Print Date: 03/15/2024

The total jobs forecast and population forecast are for Denver-Boulder MSA shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security. Note: Statistics for the counties in the Denver Metropolitan Statistical Area (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson) are combined in this section.

Average Weekly Wage, in Nominal Dollars



Source: Department of Labor and Employment (QCEW), Print Date: 03/15/2024

The unadjusted (nominal) average weekly wages for Boulder County and Colorado are shown here. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county’s average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.

This table compares the forecast residential labor force to the forecast population of person age 16 and older for Boulder County.

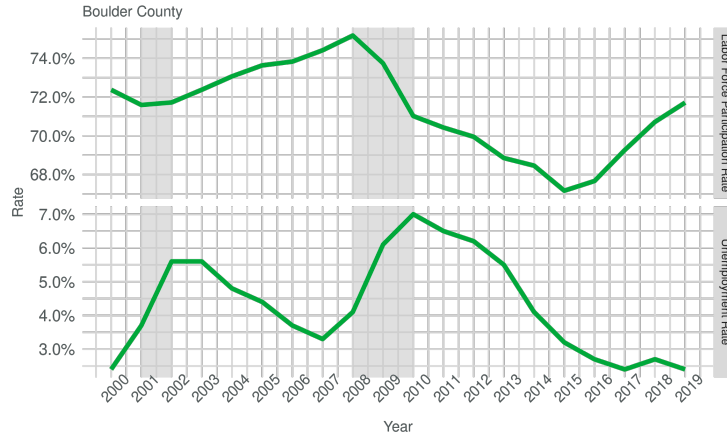
Table 12: Forecast Resident Labor Force and Population, Age 16 +

Boulder County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	171,711		238,922	
2015	Estimate	178,630	0.4%	260,814	2.1%
2025	Forecast	198,566	0.6%	297,616	1.4%

Note:

Source: State Demography Office, Print Date: 03/15/2024

Labor Force Participation and Unemployment Rate 2000 to 2022



Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 03/15/2024
 Note: Grey shading represents beginning to bottom of U.S. recessions

The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force participation and unemployment in Boulder County are closely related. The downward trend in labor force participation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.

2022 FFIEC CENSUS REPORT

The Demographic, Income, Population, and Housing Census
Information provided by the FFIEC.

2023 FFIEC Census Report – Summary Census **Demographic** Information

CHAFFEE COUNTY

Tract Code	Tract Income Level	Distressed or Under-served Tract	Tract Median Family Income %	2023 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
0001.00	Middle	Yes*	93.61	\$90,900	\$85,091	\$67,768	2555	19.88	508	751	1243
0002.00	Middle	Yes*	99.11	\$90,900	\$90,091	\$71,750	4854	14.48	703	1280	2185
0003.00	Middle	Yes*	115.53	\$90,900	\$105,017	\$83,634	3341	12.21	408	1541	2244
0004.02	Moderate	No	74.25	\$90,900	\$67,493	\$53,750	3771	28.27	1066	785	1859
0004.03	Middle	Yes*	97.59	\$90,900	\$88,709	\$70,650	1674	9.86	165	804	1434
0004.04	Middle	Yes*	112.84	\$90,900	\$102,572	\$81,691	3281	13.14	431	993	1450
9999.99	Middle	No	97.53	\$90,900	\$88,655	\$70,603	19476	16.85	3281	6154	104

FREMONT COUNTY

Tract Code	Tract Income Level	Distressed or Under-served Tract	Tract Median Family Income %	2023 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
9781.00	Upper	No	124.97	\$90,900	\$113,598	\$90,469	4436	15.69	696	1293	1751
9782.00	Middle	No	80.39	\$90,900	\$73,075	\$58,201	3922	25.42	997	1281	1822
9783.00	Middle	No	81.92	\$90,900	\$74,465	\$59,306	5994	17.75	1064	1941	2679
9784.00	Middle	No	112.73	\$90,900	\$102,472	\$81,607	2221	16.03	356	706	1002
9785.00	Middle	No	106.57	\$90,900	\$96,872	\$77,152	6443	17.07	1100	1761	2162
9786.00	Moderate	No	65.31	\$90,900	\$59,367	\$47,283	3594	22.26	800	876	1578
9788.00	Middle	No	94.25	\$90,900	\$85,673	\$68,233	2557	15.53	397	848	1217
9790.01	Middle	No	97.18	\$90,900	\$88,337	\$70,352	2675	11.78	315	1029	1876
9790.02	Moderate	No	51.96	\$90,900	\$47,232	\$37,617	1687	11.14	188	647	1143
9791.00	Middle	No	102.29	\$90,900	\$92,982	\$74,048	3661	15.00	549	1189	1561
9792.00	Upper	No	130.96	\$90,900	\$119,043	\$94,808	1880	13.03	245	749	911
9794.00	Moderate	No	75.19	\$90,900	\$68,348	\$54,436	2772	16.56	459	891	1198
9801.00	Unknown	No	0.00	\$90,900	\$0	\$0	564	46.10	260	0	0
9802.00	Unknown	No	0.00	\$90,900	\$0	\$0	2532	65.76	1665	0	0
9803.00	Unknown	No	0.00	\$90,900	\$0	\$0	4001	53.36	2135	0	0

2023 FFIEC Census Report – Summary Census Demographic Information

MSA/MD Boulder

Tract Code	Tract Income Level	Distressed or Under-served Tract	Tract Median Family Income %	2023 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Family Income	Tract Population	Tract Minority %	Minority Population	Owner Occupied Units	1- to 4-Family Units
0121.01	Upper	No	170.07	\$144,100	\$245,071	\$201,216	4793	12.06	578	1813	2246
0121.03	Upper	No	122.13	\$144,100	\$175,989	\$144,500	3810	20.16	768	1228	1215
0121.04	Upper	No	122.75	\$144,100	\$176,883	\$145,227	2666	17.14	457	844	1039
0121.05	Middle	No	91.86	\$144,100	\$132,370	\$108,684	6635	39.34	2610	1657	1945
0121.06	Upper	No	122.06	\$144,100	\$175,888	\$144,408	2800	19.71	552	847	975
0121.07	Middle	No	90.12	\$144,100	\$129,863	\$106,622	4200	23.38	982	1159	1464
0122.01	Upper	No	146.58	\$144,100	\$211,222	\$173,424	3482	13.30	463	642	1208
0122.04	Moderate	No	74.60	\$144,100	\$107,499	\$88,261	3462	16.29	564	345	638
0122.05	Unknown	No	0.00	\$144,100	\$0	\$0	2938	18.55	545	470	647
0122.06	Upper	No	124.24	\$144,100	\$179,030	\$146,985	3319	26.91	893	255	628
0122.07	Moderate	No	64.17	\$144,100	\$92,469	\$75,924	5467	40.83	2232	1444	1400
0122.08	Middle	No	109.25	\$144,100	\$157,429	\$129,261	2501	22.15	554	473	236
0123.00	Low	No	38.13	\$144,100	\$54,945	\$45,119	7059	30.97	2186	19	102
0124.01	Middle	No	108.65	\$144,100	\$156,565	\$128,542	5878	17.37	1021	334	1356
0125.01	Upper	No	133.64	\$144,100	\$192,575	\$158,116	2472	22.53	557	697	657
0125.05	Upper	No	161.65	\$144,100	\$232,938	\$191,250	4251	17.83	758	1109	1491
0125.07	Middle	No	95.99	\$144,100	\$138,322	\$113,571	4404	22.00	969	794	1215
0125.08	Middle	No	90.51	\$144,100	\$130,425	\$107,083	2952	20.70	611	539	767
0125.09	Upper	No	126.74	\$144,100	\$182,632	\$149,948	3322	19.15	636	1073	1258
0125.10	Upper	No	143.69	\$144,100	\$207,057	\$170,000	4318	14.94	645	1454	1706
0125.11	Middle	No	103.46	\$144,100	\$149,086	\$122,409	6805	27.32	1859	901	697
0126.03	Upper	No	132.52	\$144,100	\$190,961	\$156,786	3399	18.24	620	1049	1177
0126.05	Low	No	38.81	\$144,100	\$55,925	\$45,924	1681	32.90	553	87	179
0126.08	Middle	No	85.79	\$144,100	\$123,623	\$101,500	2247	25.14	565	546	863
0126.09	Low	No	37.93	\$144,100	\$54,657	\$44,879	1404	26.71	375	66	130
0126.10	Unknown	No	0.00	\$144,100	\$0	\$0	5042	31.06	1566	123	35
0127.01	Upper	No	140.48	\$144,100	\$202,432	\$166,199	6449	16.53	1066	2055	2135
0127.05	Middle	No	88.98	\$144,100	\$128,220	\$105,278	4508	20.32	916	1069	880
0127.07	Moderate	No	54.94	\$144,100	\$79,169	\$65,000	2070	32.27	668	576	729
0127.08	Upper	No	142.10	\$144,100	\$204,766	\$168,125	5101	14.74	752	1500	1804
0127.09	Middle	No	106.50	\$144,100	\$153,467	\$126,000	1823	15.03	274	667	728
0127.10	Upper	No	135.91	\$144,100	\$195,846	\$160,801	3752	17.91	672	1242	1423
0128.01	Upper	No	129.41	\$144,100	\$186,480	\$153,110	8718	23.37	2037	2312	2607
0128.02	Upper	No	132.22	\$144,100	\$190,529	\$156,437	6432	17.97	1156	1801	2152
0129.03	Upper	No	125.73	\$144,100	\$181,177	\$148,750	2304	17.75	409	831	989
0129.04	Middle	No	111.00	\$144,100	\$159,951	\$131,328	5864	17.41	1021	Page 905	2109

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0129.05	Moderate	No	68.52	\$144,100	\$98,737	\$81,071	2632	28.31	745	647	1222
0129.07	Middle	No	87.24	\$144,100	\$125,713	\$103,214	3594	23.59	848	952	1320
0130.03	Upper	No	129.68	\$144,100	\$186,869	\$153,424	7724	16.91	1306	2165	2437
0130.04	Upper	No	149.10	\$144,100	\$214,853	\$176,397	3463	23.79	824	970	1005
0130.05	Upper	No	127.95	\$144,100	\$184,376	\$151,375	3538	18.88	668	745	873
0130.06	Middle	No	107.69	\$144,100	\$155,181	\$127,411	5515	16.26	897	1541	1875
0132.01	Middle	No	94.03	\$144,100	\$135,497	\$111,250	2428	29.28	711	620	678
0132.02	Middle	No	103.54	\$144,100	\$149,201	\$122,500	1379	11.46	158	524	610
0132.05	Upper	No	145.14	\$144,100	\$209,147	\$171,719	5331	14.71	784	1788	1827
0132.07	Middle	No	96.74	\$144,100	\$139,402	\$114,457	4565	19.43	887	1165	1334
0132.08	Middle	No	89.79	\$144,100	\$129,387	\$106,233	5832	21.16	1234	1763	2074
0132.10	Moderate	No	54.94	\$144,100	\$79,169	\$65,000	5605	44.39	2488	1181	1871
0132.11	Upper	No	125.48	\$144,100	\$180,817	\$148,462	7042	33.81	2381	1812	2222
0132.12	Middle	No	96.40	\$144,100	\$138,912	\$114,054	4615	22.38	1033	1275	1608
0132.14	Middle	No	116.68	\$144,100	\$168,136	\$138,041	5508	26.62	1466	1266	1565
0132.15	Middle	No	99.20	\$144,100	\$142,947	\$117,368	5788	34.61	2003	972	1107
0133.02	Middle	No	86.93	\$144,100	\$125,266	\$102,852	5166	20.75	1072	1414	2289
0133.05	Moderate	No	75.35	\$144,100	\$108,579	\$89,152	5045	31.14	1571	1324	1540
0133.06	Moderate	No	62.50	\$144,100	\$90,063	\$73,949	4580	41.18	1886	1021	1500
0133.07	Moderate	No	67.05	\$144,100	\$96,619	\$79,333	3803	34.63	1317	953	1344
0133.08	Moderate	No	69.65	\$144,100	\$100,366	\$82,401	3535	29.45	1041	1003	1559
0134.01	Moderate	No	55.53	\$144,100	\$80,019	\$65,703	3791	44.29	1679	459	946
0134.02	Middle	No	86.42	\$144,100	\$124,531	\$102,250	8046	41.26	3320	2446	2669
0135.03	Moderate	No	62.54	\$144,100	\$90,120	\$73,990	5432	54.73	2973	878	1382
0135.05	Moderate	No	60.22	\$144,100	\$86,777	\$71,250	3950	53.04	2095	704	1313
0135.06	Middle	No	92.30	\$144,100	\$133,004	\$109,201	4885	28.31	1383	1534	1657
0135.07	Moderate	No	71.28	\$144,100	\$102,714	\$84,336	3684	38.74	1427	974	1232
0135.08	Middle	No	90.90	\$144,100	\$130,987	\$107,551	7976	26.74	2133	2020	2414
0136.01	Middle	No	102.19	\$144,100	\$147,256	\$120,906	3925	11.67	458	1293	1584
0136.02	Middle	No	102.91	\$144,100	\$148,293	\$121,750	968	9.61	93	405	1440
0137.03	Unknown	No	0.00	\$144,100	\$0	\$0	1213	11.95	145	461	761
0137.04	Middle	No	111.20	\$144,100	\$160,239	\$131,558	5222	13.92	727	1928	2027
0137.05	Middle	No	86.14	\$144,100	\$124,128	\$101,910	1923	10.82	208	488	1252
0137.06	Middle	No	110.03	\$144,100	\$158,553	\$130,179	3863	11.49	444	1444	2052
0606.01	Middle	No	99.13	\$144,100	\$142,846	\$117,285	4571	31.55	1442	589	856
0606.02	Upper	No	130.66	\$144,100	\$188,281	\$154,583	1320	23.71	313	255	460
0607.00	Upper	No	138.05	\$144,100	\$198,930	\$163,333	3055	19.38	592	869	923
0608.01	Middle	No	81.95	\$144,100	\$118,090	\$96,964	3905	40.15	1568	567	815
0608.02	Low	No	46.98	\$144,100	\$67,698	\$55,588	5100	52.61	2683	1198	1681
0609.00	Middle	No	90.75	\$144,100	\$130,771	\$107,364	5441	24.79	1349	1480	1669
0613.00	Upper	No	152.49	\$144,100	\$219,738	\$180,417	3341	25.77	861	904	954
0614.00	Upper	No	137.06	\$144,100	\$197,503	\$162,153	4131	30.31	1252	1048	1223

2023 FFIEC Census Report – Summary Census **Income** Information

CHAFFEE COUNTY

Tract Code	Tract Income Level	2020 MSA/MD Statewide non-MSA/MD Median Family Income	2023 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	% Below Poverty Line	Tract Median Family Income %	2020 Tract Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Household Income
0001.00	Middle	\$72,390	\$90,900	11.00	93.61	\$67,768	\$85,091	\$42,188
0002.00	Middle	\$72,390	\$90,900	15.60	99.11	\$71,750	\$90,091	\$61,431
0003.00	Middle	\$72,390	\$90,900	10.33	115.53	\$83,634	\$105,017	\$61,820
0004.02	Moderate	\$72,390	\$90,900	8.34	74.25	\$53,750	\$67,493	\$52,415
0004.03	Middle	\$72,390	\$90,900	15.83	97.59	\$70,650	\$88,709	\$55,824
0004.04	Middle	\$72,390	\$90,900	7.98	112.84	\$81,691	\$102,572	\$39,293
9999.99	Middle	\$72,390	\$90,900	11.59	97.53	\$70,603	\$88,655	\$55,176

FREMONT COUNTY

Tract Code	Tract Income Level	2020 MSA/MD Statewide non-MSA/MD Median Family Income	2023 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	% Below Poverty Line	Tract Median Family Income %	2020 Tract Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Household Income
9781.00	Upper	\$72,390	\$90,900	5.58	124.97	\$90,469	\$113,598	\$82,313
9782.00	Middle	\$72,390	\$90,900	14.61	80.39	\$58,201	\$73,075	\$46,750
9783.00	Middle	\$72,390	\$90,900	13.06	81.92	\$59,306	\$74,465	\$51,395
9784.00	Middle	\$72,390	\$90,900	12.82	112.73	\$81,607	\$102,472	\$47,721
9785.00	Middle	\$72,390	\$90,900	11.04	106.57	\$77,152	\$96,872	\$61,627
9786.00	Moderate	\$72,390	\$90,900	23.75	65.31	\$47,283	\$59,367	\$40,743
9788.00	Middle	\$72,390	\$90,900	15.47	94.25	\$68,233	\$85,673	\$58,548
9790.01	Middle	\$72,390	\$90,900	20.20	97.18	\$70,352	\$88,337	\$46,731
9790.02	Moderate	\$72,390	\$90,900	11.40	51.96	\$37,617	\$47,232	\$37,950
9791.00	Middle	\$72,390	\$90,900	11.16	102.29	\$74,048	\$92,982	\$67,879
9792.00	Upper	\$72,390	\$90,900	5.34	130.96	\$94,808	\$119,043	\$83,438
9794.00	Moderate	\$72,390	\$90,900	12.39	75.19	\$54,436	\$68,348	\$53,194
9801.00	Unknown	\$72,390	\$90,900	0.00	0.00	\$0	\$0	\$0
9802.00	Unknown	\$72,390	\$90,900	0.00	0.00	\$0	\$0	\$0
9803.00	Unknown	\$72,390	\$90,900	0.00	0.00	\$0	\$0	\$0

2023 FFIEC Census Report – Summary Census **Income** Information

MSA/MD Boulder

Tract Code	Tract Income Level	2020 MSA/MD Statewide non-MSA/MD Median Family Income	2023 FFIEC Est. MSA/MD non-MSA/MD Median Family Income	% Below Poverty Line	Tract Median Family Income %	2020 Tract Median Family Income	2023 Est. Tract Median Family Income	2020 Tract Median Household Income
0121.01	Upper	\$118,307	\$144,100	1.77	170.07	\$201,216	\$245,071	\$183,966
0121.03	Upper	\$118,307	\$144,100	9.08	122.13	\$144,500	\$175,989	\$94,722
0121.04	Upper	\$118,307	\$144,100	8.70	122.75	\$145,227	\$176,883	\$124,647
0121.05	Middle	\$118,307	\$144,100	4.49	91.86	\$108,684	\$132,370	\$87,298
0121.06	Upper	\$118,307	\$144,100	9.91	122.06	\$144,408	\$175,888	\$66,065
0121.07	Middle	\$118,307	\$144,100	6.08	90.12	\$106,622	\$129,863	\$85,861
0122.01	Upper	\$118,307	\$144,100	26.20	146.58	\$173,424	\$211,222	\$76,333
0122.04	Moderate	\$118,307	\$144,100	39.41	74.60	\$88,261	\$107,499	\$43,469
0122.05	Unknown	\$118,307	\$144,100	28.46	0.00	\$0	\$0	\$50,790
0122.06	Upper	\$118,307	\$144,100	50.34	124.24	\$146,985	\$179,030	\$27,932
0122.07	Moderate	\$118,307	\$144,100	19.14	64.17	\$75,924	\$92,469	\$62,693
0122.08	Middle	\$118,307	\$144,100	14.25	109.25	\$129,261	\$157,429	\$87,292
0123.00	Low	\$118,307	\$144,100	25.75	38.13	\$45,119	\$54,945	\$43,466
0124.01	Middle	\$118,307	\$144,100	61.60	108.65	\$128,542	\$156,565	\$23,417
0125.01	Upper	\$118,307	\$144,100	5.73	133.64	\$158,116	\$192,575	\$91,972
0125.05	Upper	\$118,307	\$144,100	7.81	161.65	\$191,250	\$232,938	\$168,844
0125.07	Middle	\$118,307	\$144,100	23.79	95.99	\$113,571	\$138,322	\$58,113
0125.08	Middle	\$118,307	\$144,100	15.73	90.51	\$107,083	\$130,425	\$80,743
0125.09	Upper	\$118,307	\$144,100	5.89	126.74	\$149,948	\$182,632	\$135,742
0125.10	Upper	\$118,307	\$144,100	5.33	143.69	\$170,000	\$207,057	\$101,752
0125.11	Middle	\$118,307	\$144,100	15.60	103.46	\$122,409	\$149,086	\$64,563
0126.03	Upper	\$118,307	\$144,100	4.52	132.52	\$156,786	\$190,961	\$124,875
0126.05	Low	\$118,307	\$144,100	47.90	38.81	\$45,924	\$55,925	\$31,335
0126.08	Middle	\$118,307	\$144,100	12.60	85.79	\$101,500	\$123,623	\$76,439
0126.09	Low	\$118,307	\$144,100	45.92	37.93	\$44,879	\$54,657	\$26,774
0126.10	Unknown	\$118,307	\$144,100	62.84	0.00	\$0	\$0	\$18,430
0127.01	Upper	\$118,307	\$144,100	1.44	140.48	\$166,199	\$202,432	\$134,655
0127.05	Middle	\$118,307	\$144,100	10.98	88.98	\$105,278	\$128,220	\$76,976
0127.07	Moderate	\$118,307	\$144,100	19.17	54.94	\$65,000	\$79,169	\$63,413
0127.08	Upper	\$118,307	\$144,100	4.42	142.10	\$168,125	\$204,766	\$122,288
0127.09	Middle	\$118,307	\$144,100	16.63	106.50	\$126,000	\$153,467	\$109,728
0127.10	Upper	\$118,307	\$144,100	5.22	135.91	\$160,801	\$195,846	\$124,286
0128.01	Upper	\$118,307	\$144,100	4.27	129.41	\$153,110	\$186,480	\$138,125
0128.02	Upper	\$118,307	\$144,100	5.29	132.22	\$156,437	\$190,529	\$124,773
0129.03	Upper	\$118,307	\$144,100	3.18	125.73	\$148,750	\$181,177	\$110,357
0129.04	Middle	\$118,307	\$144,100	2.75	111.00	\$131,328	\$159,951	Page 10801,294

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0129.05	Moderate	\$118,307	\$144,100	5.75	68.52	\$81,071	\$98,737	\$63,323
0129.07	Middle	\$118,307	\$144,100	6.40	87.24	\$103,214	\$125,713	\$93,259
0130.03	Upper	\$118,307	\$144,100	4.32	129.68	\$153,424	\$186,869	\$117,712
0130.04	Upper	\$118,307	\$144,100	2.80	149.10	\$176,397	\$214,853	\$161,888
0130.05	Upper	\$118,307	\$144,100	5.68	127.95	\$151,375	\$184,376	\$109,150
0130.06	Middle	\$118,307	\$144,100	7.14	107.69	\$127,411	\$155,181	\$112,472
0132.01	Middle	\$118,307	\$144,100	8.88	94.03	\$111,250	\$135,497	\$104,219
0132.02	Middle	\$118,307	\$144,100	2.65	103.54	\$122,500	\$149,201	\$110,000
0132.05	Upper	\$118,307	\$144,100	6.27	145.14	\$171,719	\$209,147	\$121,925
0132.07	Middle	\$118,307	\$144,100	7.43	96.74	\$114,457	\$139,402	\$95,694
0132.08	Middle	\$118,307	\$144,100	1.53	89.79	\$106,233	\$129,387	\$79,886
0132.10	Moderate	\$118,307	\$144,100	9.80	54.94	\$65,000	\$79,169	\$67,361
0132.11	Upper	\$118,307	\$144,100	5.66	125.48	\$148,462	\$180,817	\$138,288
0132.12	Middle	\$118,307	\$144,100	4.78	96.40	\$114,054	\$138,912	\$89,360
0132.14	Middle	\$118,307	\$144,100	2.44	116.68	\$138,041	\$168,136	\$130,057
0132.15	Middle	\$118,307	\$144,100	16.11	99.20	\$117,368	\$142,947	\$92,855
0133.02	Middle	\$118,307	\$144,100	13.19	86.93	\$102,852	\$125,266	\$71,218
0133.05	Moderate	\$118,307	\$144,100	13.19	75.35	\$89,152	\$108,579	\$75,121
0133.06	Moderate	\$118,307	\$144,100	11.17	62.50	\$73,949	\$90,063	\$69,202
0133.07	Moderate	\$118,307	\$144,100	6.10	67.05	\$79,333	\$96,619	\$75,132
0133.08	Moderate	\$118,307	\$144,100	15.57	69.65	\$82,401	\$100,366	\$45,000
0134.01	Moderate	\$118,307	\$144,100	13.25	55.53	\$65,703	\$80,019	\$49,125
0134.02	Middle	\$118,307	\$144,100	7.75	86.42	\$102,250	\$124,531	\$82,216
0135.03	Moderate	\$118,307	\$144,100	11.04	62.54	\$73,990	\$90,120	\$60,878
0135.05	Moderate	\$118,307	\$144,100	4.29	60.22	\$71,250	\$86,777	\$56,453
0135.06	Middle	\$118,307	\$144,100	4.25	92.30	\$109,201	\$133,004	\$97,832
0135.07	Moderate	\$118,307	\$144,100	6.08	71.28	\$84,336	\$102,714	\$83,615
0135.08	Middle	\$118,307	\$144,100	4.32	90.90	\$107,551	\$130,987	\$91,804
0136.01	Middle	\$118,307	\$144,100	4.04	102.19	\$120,906	\$147,256	\$111,779
0136.02	Middle	\$118,307	\$144,100	5.73	102.91	\$121,750	\$148,293	\$113,750
0137.03	Unknown	\$118,307	\$144,100	7.89	0.00	\$0	\$0	\$70,536
0137.04	Middle	\$118,307	\$144,100	17.72	111.20	\$131,558	\$160,239	\$124,773
0137.05	Middle	\$118,307	\$144,100	18.95	86.14	\$101,910	\$124,128	\$70,333
0137.06	Middle	\$118,307	\$144,100	5.41	110.03	\$130,179	\$158,553	\$114,609
0606.01	Middle	\$118,307	\$144,100	5.82	99.13	\$117,285	\$142,846	\$111,351
0606.02	Upper	\$118,307	\$144,100	10.24	130.66	\$154,583	\$188,281	\$0
0607.00	Upper	\$118,307	\$144,100	4.53	138.05	\$163,333	\$198,930	\$111,779
0608.01	Middle	\$118,307	\$144,100	6.36	81.95	\$96,964	\$118,090	\$76,174
0608.02	Low	\$118,307	\$144,100	7.40	46.98	\$55,588	\$67,698	\$55,707
0609.00	Middle	\$118,307	\$144,100	8.09	90.75	\$107,364	\$130,771	\$88,646
0613.00	Upper	\$118,307	\$144,100	1.45	152.49	\$180,417	\$219,738	\$175,093
0614.00	Upper	\$118,307	\$144,100	3.05	137.06	\$162,153	\$197,503	\$151,700

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Summary Census Population Information

CHAFFEE COUNTY

Tract Code	Tract Population	Tract Minority %	Number of Families	# of Households	Non-Hisp White Population	Tract Minority Population	American Indian Population	Asian/Hawaiian/Pacific Islander Population	Black Population	Hispanic Population	Other Population/Two or More Races
0001.00	2555	19.88	613	1172	2047	508	12	17	13	308	158
0002.00	4854	14.48	1347	1863	4151	703	11	29	13	436	214
0003.00	3341	12.21	1079	1753	2933	408	16	30	6	223	133
0004.02	3771	28.27	1149	1647	2705	1066	69	32	254	569	142
0004.03	1674	9.86	757	1038	1509	165	6	5	2	88	64
0004.04	3281	13.14	639	1177	2850	431	18	31	7	217	158
9999.99	19476	16.85	5584	8650	16195	3281	132	144	295	1841	869

FREMONT COUNTY

Tract Code	Tract Population	Tract Minority %	Number of Families	# of Households	Non-Hisp White Population	Tract Minority Population	American Indian Population	Asian/Hawaiian/Pacific Islander Population	Black Population	Hispanic Population	Other Population/Two or More Races
9781.00	4436	15.69	1153	1458	3740	696	37	38	17	399	205
9782.00	3922	25.42	1171	1798	2925	997	38	15	21	541	382
9783.00	5994	17.75	1811	2567	4930	1064	42	47	19	643	313
9784.00	2221	16.03	581	1058	1865	356	23	16	16	212	89
9785.00	6443	17.07	1592	2464	5343	1100	37	32	25	683	323
9786.00	3594	22.26	970	1776	2794	397	18	7	13	238	121
9788.00	2557	15.53	610	1114	2160	397	18	7	13	238	121
9790.01	2675	11.78	715	1146	2360	315	13	10	8	139	145
9790.02	1687	11.14	549	726	1499	188	29	4	4	78	73
9791.00	3661	15.00	972	1501	3112	549	21	14	14	280	220
9792.00	1880	13.03	592	783	1635	245	11	23	11	122	78
9794.00	2772	16.56	773	1055	2313	459	24	26	16	237	156
9801.00	564	46.10	0	0	304	260	22	7	115	116	0
9802.00	2532	65.76	0	0	867	1665	186	50	766	663	0
9803.00	4001	53.36	0	0	1866	2135	150	47	675	1263	0

2023 FFIEC Census Report – Summary Census Population Information

MSA/MD Boulder

Tract Code	Tract Population	Tract Minority %	Number of Families	# of Households	Non-Hisp White Population	Tract Minority Population	American Indian Population	Asian/Hawaiian/Pacific Islander Population	Black Population	Hispanic Population	Other Population/Two or More Races
0121.01	4793	12.06	1167	2122	4215	578	8	97	19	219	235
0121.03	3810	20.16	900	1644	3042	768	7	124	31	384	222
0121.04	2666	17.14	688	999	2209	457	2	75	21	216	143
0121.05	6635	39.34	1480	2546	4025	2610	12	339	56	1896	307
0121.06	2800	19.71	543	1251	2248	552	11	71	27	289	154
0121.07	4200	23.38	879	1885	3218	982	2	134	42	568	236
0122.01	3482	13.30	575	1564	3019	463	12	100	23	155	173
0122.04	3462	16.29	340	1884	2898	564	11	88	33	268	164
0122.05	2938	18.55	222	1905	2393	545	5	153	30	212	145
0122.06	3319	26.91	139	1620	2426	893	18	288	69	306	212
0122.07	5467	40.83	715	2493	3235	2232	9	354	57	1548	264
0122.08	2501	22.15	391	1402	1947	554	10	155	21	230	138
0123.00	7059	30.97	276	675	4873	2186	95	1193	189	675	34
0124.01	5878	17.37	359	1819	4857	1021	3	157	67	533	261
0125.01	2472	22.53	632	1174	1915	557	6	148	25	238	140
0125.05	4251	17.83	1092	1577	3493	758	5	245	18	209	281
0125.07	4404	22.00	550	1798	3435	969	18	260	51	397	243
0125.08	2952	20.70	532	1202	2341	611	8	117	31	283	172
0125.09	3322	19.15	983	1337	2686	636	3	222	22	166	223
0125.10	4318	14.94	978	1817	3673	645	10	214	18	186	217
0125.11	6805	27.32	707	1927	4946	1859	64	652	202	757	184
0126.03	3399	18.24	838	1379	2779	620	6	178	26	186	224
0126.05	1681	32.90	135	739	1128	553	12	352	20	100	69
0126.08	2247	25.14	484	1026	1682	565	10	126	15	289	125
0126.09	1404	26.71	59	733	1029	375	2	135	15	131	92
0126.10	5042	31.06	210	2070	3476	1566	33	706	65	480	282
0127.01	6449	16.53	1676	2479	5383	1066	10	274	47	381	354
0127.05	4508	20.32	1126	2751	3592	916	10	266	46	324	270
0127.07	2070	32.27	478	667	1402	668	3	41	24	540	60
0127.08	5101	14.74	1128	1971	4349	752	12	128	45	271	296
0127.09	1823	15.03	510	723	1549	274	0	33	21	115	105
0127.10	3752	17.91	1027	1532	3080	672	16	147	27	286	196
0128.01	8718	23.37	2052	2514	6681	2037	9	681	94	750	503
0128.02	6432	17.97	1729	2152	5276	1156	6	220	43	577	310
0129.03	2304	17.75	751	990	1895	409	2	107	14	153	133

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0129.04	5864	17.41	1707	2557	4843	1021	12	234	57	439	279
0129.05	2632	28.31	568	1341	1887	745	11	38	47	505	144
0129.07	3594	23.59	830	1347	2746	848	13	151	27	482	175
0130.03	7724	16.91	1906	2711	6418	1306	22	305	48	501	430
0130.04	3463	23.79	799	1005	2639	824	6	136	26	457	199
0130.05	3538	18.88	665	1087	2870	668	14	90	24	330	210
0130.06	5515	16.26	1481	2029	4618	897	12	239	36	353	257
0132.01	2428	29.28	538	736	1717	711	11	35	32	504	129
0132.02	1379	11.46	402	568	1221	158	0	14	14	60	70
0132.05	5331	14.71	1482	2029	4547	784	12	207	36	272	257
0132.07	4565	19.43	1138	1669	3678	887	27	87	26	485	262
0132.08	5832	21.16	1560	2603	4598	1234	26	99	38	815	256
0132.10	5605	44.39	1510	1972	3117	2488	17	176	81	1972	242
0132.11	7042	33.81	1732	2230	4661	2381	17	289	33	1751	291
0132.12	4615	22.38	1266	2032	3582	1033	21	331	42	426	213
0132.14	5508	26.62	1404	1877	4042	1466	14	679	50	435	288
0132.15	5788	34.61	1308	1929	3785	2003	39	448	85	1100	331
0133.02	5166	20.75	1129	2379	4094	1072	21	56	23	704	268
0133.05	5045	31.14	1338	1911	3474	1571	25	100	45	1114	287
0133.06	4580	41.18	1156	1744	2694	1886	16	79	18	1602	171
0133.07	3803	34.63	1056	1490	2486	1317	24	64	50	1008	171
0133.08	3535	29.45	695	1714	2494	1041	18	62	28	720	213
0134.01	3791	44.29	734	1394	2112	1679	29	59	44	1381	166
0134.02	8046	41.26	2144	3171	4726	3320	38	226	79	2683	294
0135.03	5432	54.73	991	1749	2459	2973	23	78	62	2615	195
0135.05	3950	53.04	1025	1689	1855	2095	17	57	37	1824	160
0135.06	4885	28.31	1321	1679	3502	1383	21	176	37	929	220
0135.07	3684	38.74	907	1276	2257	1427	24	80	33	1072	218
0135.08	7976	26.74	2072	2751	5843	2133	21	394	53	1293	372
0136.01	3925	11.67	1075	1547	3467	458	9	44	9	223	173
0136.02	968	9.61	269	451	875	93	7	8	0	29	49
0137.03	1213	11.95	303	591	1068	145	5	7	4	32	97
0137.04	5222	13.92	1536	2172	4495	727	6	134	40	246	301
0137.05	1923	10.82	497	944	1715	208	4	21	2	76	105
0137.06	3863	11.49	1106	1670	3419	444	13	37	7	179	208
0606.01	4571	31.55	1179	1850	3129	1442	3	642	64	426	307
0606.02	1320	23.71	302	463	1007	313	9	127	11	110	56
0607.00	3055	19.38	820	1200	2463	592	2	206	20	193	171
0608.01	3905	40.15	723	1365	2337	1568	16	221	61	1057	213
0608.02	5100	52.61	982	1925	2417	2683	30	100	54	2309	190
0609.00	5441	24.79	1256	1947	4092	1349	4	393	60	597	295
0613.00	3341	25.77	868	954	2480	861	1	404	21	242	193
0614.00	4131	30.31	1113	1250	2879	1252	2	619	31	299	301

2023 FFIEC Census Report – Summary Census Housing Information

CHAFFEE COUNTY

Tract Code	Total Housing Units	1- to 4- Family Units	Median House Age (Years)	Inside Principal City?	Owner Occupied Units	Vacant Units	Owner Occupied 1- to 4- Family Units	Renter Occupied Units
0001.00	1368	1243	0	No	751	196	751	421
0002.00	2208	2185	30	No	1280	345	1280	583
0003.00	2293	2244	23	No	1541	540	1541	212
0004.02	2049	1859	29	No	785	402	785	862
0004.03	1507	1434	27	No	804	469	804	234
0004.04	1491	1450	39	No	993	314	993	184
9999.99	10916	10415	30	No	6154	2266	6154	2496

FREMONT COUNTY

Tract Code	Total Housing Units	1- to 4- Family Units	Median House Age (Years)	Inside Principal City?	Owner Occupied Units	Vacant Units	Owner Occupied 1- to 4- Family Units	Renter Occupied Units
9781.00	1751	1751	39	No	1293	293	1293	165
9782.00	1961	1822	57	No	1281	163	1281	517
9783.00	2899	2679	36	No	1941	332	1941	626
9784.00	1120	1002	29	No	706	62	706	352
9785.00	2539	2162	40	No	1761	75	1754	703
9786.00	1820	1578	76	No	876	44	871	900
9788.00	1247	1217	66	No	848	133	848	266
9790.01	1885	1876	30	No	1029	739	1020	117
9790.02	1143	1143	20	No	647	414	647	82
9791.00	1561	1561	47	No	1189	60	1189	312
9792.00	911	911	18	No	749	128	749	34
9794.00	1198	1198	26	No	891	143	891	164
9801.00	0	0	0	No	0	0	0	0
9802.00	0	0	0	No	0	0	0	0
9803.00	0	0	0	No	0	0	0	0

2023 FFIEC Census Report – Summary Census Housing Information

MSA/MD Boulder

Tract Code	Total Housing Units	1- to 4- Family Units	Median House Age (Years)	Inside Principal City?	Owner Occupied Units	Vacant Units	Owner Occupied 1- to 4- Family Units	Renter Occupied Units
0121.01	2359	2246	68	Yes	1813	237	1770	309
0121.03	1694	1215	37	Yes	1228	50	997	416
0121.04	1072	1039	35	Yes	844	73	844	155
0121.05	2594	1945	32	Yes	1657	48	1409	889
0121.06	1266	975	52	Yes	847	15	797	404
0121.07	1977	1464	48	Yes	1159	92	1026	726
0122.01	1709	1208	52	Yes	642	145	552	922
0122.04	2039	638	52	Yes	345	155	179	1539
0122.05	2122	647	46	Yes	470	217	257	1435
0122.06	1696	628	42	Yes	255	76	113	1365
0122.07	2627	1400	40	Yes	1444	134	1047	1049
0122.08	1608	236	14	Yes	473	206	97	929
0123.00	732	102	43	Yes	19	57	7	656
0124.01	2118	1356	59	Yes	334	299	333	1485
0125.01	1208	657	42	Yes	697	34	507	477
0125.05	1729	1491	53	Yes	1109	152	1109	468
0125.07	1834	1215	58	Yes	794	36	781	1004
0125.08	1221	767	47	Yes	539	19	498	663
0125.09	1350	1258	54	Yes	1073	13	1073	264
0125.10	1940	1706	0	Yes	1454	123	1280	363
0125.11	2034	697	46	Yes	901	107	530	1026
0126.03	1488	1177	44	Yes	1049	109	1049	330
0126.05	799	179	42	Yes	87	60	14	652
0126.08	1090	863	49	Yes	546	64	522	480
0126.09	742	130	50	Yes	66	9	27	667
0126.10	2416	35	35	Yes	123	346	13	1947
0127.01	2584	2135	34	Yes	2055	105	1919	424
0127.05	2844	880	33	Yes	1069	93	660	1682
0127.07	729	729	41	Yes	576	62	576	91
0127.08	1971	1804	35	Yes	1500	0	1453	471
0127.09	728	728	47	Yes	667	5	667	56
0127.10	1585	1423	40	Yes	1242	53	1190	290
0128.01	2607	2607	17	No	2312	93	2312	202
0128.02	2152	2152	23	No	1801	0	1801	351
0129.03	1006	989	24	No	831	16	831	159
0129.04	2585	2109	29	No	1995	28	1852	562
0129.05	1405	1222	41	No	647	64	647	694

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0129.07	1404	1320	33	No	952	57	945	395
0130.03	2945	2437	28	No	2165	234	2132	546
0130.04	1005	1005	31	No	970	0	970	35
0130.05	1131	873	44	No	745	44	685	342
0130.06	2029	1875	33	No	1541	0	1528	488
0132.01	742	678	40	No	620	6	620	116
0132.02	610	610	40	No	524	42	524	44
0132.05	2029	1827	40	Yes	1788	0	1745	241
0132.07	1775	1334	33	No	1165	106	1165	504
0132.08	2689	2074	39	No	1763	86	1763	840
0132.10	2054	1871	45	No	1181	82	1177	791
0132.11	2319	2222	22	No	1812	89	1812	418
0132.12	2192	1608	25	No	1275	160	1271	757
0132.14	2009	1565	13	No	1266	132	1219	611
0132.15	2035	1107	17	No	972	106	900	957
0133.02	2682	2289	66	No	1414	303	1414	965
0133.05	1968	1540	33	No	1324	57	1324	587
0133.06	1764	1500	41	No	1021	20	1000	723
0133.07	1571	1344	49	No	953	81	935	537
0133.08	1791	1559	48	No	1003	77	1003	711
0134.01	1532	946	0	No	459	138	451	935
0134.02	3212	2669	27	No	2446	41	2156	725
0135.03	1854	1382	47	No	878	105	878	871
0135.05	1794	1313	44	No	704	105	639	985
0135.06	1720	1657	18	No	1534	41	1507	145
0135.07	1276	1232	43	No	974	0	974	302
0135.08	2788	2414	18	No	2020	37	1906	731
0136.01	1651	1584	29	No	1293	104	1270	254
0136.02	1443	1440	62	No	405	992	405	46
0137.03	767	761	48	No	461	176	458	130
0137.04	2330	2027	38	Yes	1928	158	1733	244
0137.05	1293	1252	66	No	488	349	488	456
0137.06	2052	2052	40	No	1444	382	1444	226
0606.01	1903	856	25	No	589	53	489	1261
0606.02	479	460	26	No	255	16	255	208
0607.00	1200	923	27	No	869	0	828	331
0608.01	1447	815	8	No	567	82	567	798
0608.02	2062	1681	38	No	1198	137	1198	727
0609.00	1970	1669	30	No	1480	23	1345	467
0613.00	954	954	0	No	904	0	904	50
0614.00	1278	1223	20	No	1048	28	1016	202

HIGH COUNTRY BANK BRANCHES

List of the institutions' branches, their street addresses, geographies, and hours of operation.

The Bank is headquartered in Salida, Colorado, and is owned by High Country Bancorp, Inc., which is a single, noncomplex bank holding company also located in Salida. The Bank was originally established in 1886 as a building and loan association and became a state member bank effective April 1, 2009. The Federal Reserve of Kansas City is the Bank's primary regulator. In addition to the main location, the Bank operates branches in Salida, Buena Vista, Canon City and Longmont. The Bank owns and operates five automated teller machines (ATMs), one at each location. Drive up facilities are located at all of our current bank locations except Longmont. In addition to the physical locations, the Bank offers telephone, internet and mobile banking services.

www.highcountrybank.net

Gold Phone: 719.530.8888; 800.201.0557

Chaffe County - Salida



MSA/MD Code NA
State Code 08
County Code 015
Tract Code 0002.00

Salida Home Office

7360 West Highway 50 PO Box 309,
Salida CO 81201 Phone: 719.539.2516
Fax: 719.530.8881

Hours of Operation:

Lobby Hours:

9:00am - 4:00pm Monday through Friday

Drive Up:

8:00am - 5:30pm Monday through Friday

9:00am - 12:00pm Saturday

ATM: 24 hours/7 days a week



MSA/MD Code NA
State Code 08
County Code 015
Tract Code 0001.00

Salida Downtown Branch

130 West 2nd Street PO Box 309,
Salida CO 81201 Phone: 719.539.2516
Fax: 719.539.9422

Hours of Operation:

Drive Up:

9:00am - 5:30pm Monday through Friday

ATM: 24 hours/7 days a week

Chaffee County - Buena Vista



Buena Vista Branch

516 US Highway 24 North PO Box 1882,
Buena Vista CO 81211
Phone: 719.395.2113 Fax: 719.395.9089

Hours of Operation:

Lobby Hours:
9:00am - 4:00pm Monday through Friday

Drive Up:
8:00am - 5:30pm Monday through Friday
9:00am - 12:00pm Saturday

ATM: 24 hours/7 days a week

MSA/MD Code	NA
State Code	08
County Code	015
Tract Code	0004.04

Fremont County - Canon City



Canon City Branch

150 North Reynolds Avenue Canon City

CO 81212 PO Box 1570

Phone: 719.276.2007

Fax: 719.276.2017

Hours of Operation:

Lobby Hours:

9:00am - 4:00pm Monday through Friday

Drive Up:

8:00am - 5:30pm Monday through Friday

9:00am - 12:00pm Saturday

ATM: 24 hours/7 days a week

MSA/MD Code	NA
State Code	08
County Code	043
Tract Code	9784.00

Boulder County - Longmont



Longmont Branch

110 Main Steet, Suite #102 PO Box 1437,
Longmont CO 80501
Phone: 970.703.6940
Fax: 970.703.6951

Hours of Operation:

Lobby Hours:
9:00am - 5:00pm Monday through Friday

ATM: 24 hours/7 days a week

MSA/MA Code 14500
State Code 08
County Code 013
Tract Code 0134.01

OPENED AND CLOSED BRANCHES

A list of branches that have been opened and closed during the current year and each of the prior two years.

Opened Branches

2023

None

2022

None

2021

None

Closed Branches

2023

None

2022

None

2021

None

FINANCING TRANSACTIONS

Information from Chaffee County Deed of Trust filings by local lenders.

Chaffee County Real Estate

Financing Transactions by Local Lenders

Information from Chaffee County Deed of Trust filings								
Updated with Calendar Year 2023								
Bank Name	2019 # of Loans							
High Country Bank	500	815	696	381	287	68.17%	\$ 136,371,822	67.51%
Bank of the San Juans	7	2	0	3	1	0.24%	\$ 248,566	0.12%
Bank of the West	22	15	12	9	3	0.71%	\$ 1,577,000	0.78%
Cherry Creek Mortgage	4	9	6	4	0	0.00%	\$ 0	0.00%
Collegiate Peaks Bank	70	66	51	90	40	9.50%	\$ 29,553,897	14.63%
Colorado East Bank & Trust nka TBK Bank	10	6	0	7	7	1.66%	\$ 5,253,800	2.60%
Community Banks of Colorado	8	4	5	5	3	0.71%	\$ 550,800	0.27%
Fairway Independent Mortgage	57	83	84	31	23	5.46%	\$ 11,918,276	5.90%
Mountain River Credit Union	4	5	15	8	16	3.80%	\$ 1,581,000	0.78%
Pueblo Bank & Trust	7	10	13	18	10	2.38%	\$ 3,641,895	1.80%
Legacy Bank	0	8	33	17	0	0.00%	\$ 0	0.00%
VIP Mortgage	5	15	5	0	2	0.48%	\$ 815,550	0.40%
In Bank	-	-	-	-	13	3.09%	\$ 7,195,250	3.56%

LOAN TO DEPOSIT RATIO

The institution's loan to deposit ratio for each quarter of the prior calendar year

Loan To Deposit Ratio for each quarter of the prior calendar year

Quarter	Net Loans & Leases to Deposits
Dec-23	96.30%
Sep-23	91.20%
Jun-23	92.58%
Mar-23	86.94%

Historical Data

Year	Net Loans & Leases to Deposits
Dec-22	79.90%
Dec-21	74.18%
Dec-20	79.46%
Dec-19	96.27%
Dec-18	87.77%
Dec-17	83.38%
Dec-16	80.24%

HOME MORTGAGE DISCLOSURE ACT (HMDA) NOTICE

The HMDA data about our residential mortgage lending are available online for review. The data show geographic distribution of loans and applications; ethnicity, race, sex, age, and income of applicants and borrowers; and information about loan approvals and denials. HMDA data for many other financial institutions are also available online. For more information visit the Consumer Financial Protection Bureau's Web site (ffiec.cfpb.gov/data-publication/disclosure-reports).

SERVICES

A list of services (deposit and loan products and transaction fees generally offered).

Deposit Products

Checking Products

- Basic Checking
- E-Checking
- Nifty 50 Checking
- Longs Peak Checking

CDs & IRAs

- Certificates of Deposit (CDs)
6 months to 5 years
- Jumbo Certificate of Deposits
- Individual Retirement Accounts (IRAs)
Traditional, Roth, Simple, and SEP

Savings Products

- Statement Savings
- Club Savings
- Premier Money Market – new money only
- Save As You Spend Savings
- Vacation Club Savings
- Special Premier Money Market – new money only or roll from existing CD
- E-Savings
- Money Market

Business Products

- Basic Commercial Checking
- Commercial Money Market
- Special Premier Business Checking
- Online Banking
- ACH Batch Payroll & Collections
- Commercial Checking
- Commercial Savings
- Non-Profit Business Checking
- Merchant Card Processing
- Positive Pay
- Small Business Checking
- Premier Business Checking
- Business MasterCard Debit Card
- Business Master Credit Card
- Remote Deposit Capture

General Services

- ATM Services
- MasterCard Debit Card
- Account Balancing Assistance
- Locked & Zippered Money Bags
- Foreign Currency Purchase
- E-Statements
- Merchant Capture
- Online ACH & External Transfers
- Person 2 Person (P2P)
- Greenlight
- Quicken & Quickbooks Download Capability
- Bank Checks
- MasterCard Credit Card
- Domestic & Foreign Wires
- Night Depository
- Gold Phone
- Online Wires
- Same Day ACH
- Mobile Banking
- Internal 2 Internal (I2I)
- Insured Cash Sweeps (Intrafi)
- Money Desktop MX Personal Financial Management Tool
- Money Orders
- Research & Reconciliation
- Stop Payments
- Cash Advance Services
- Online Banking
- Online Transfers
- Electronic Bill Pay
- Android and IOS Apps
- Mobile Deposit
- Safe Deposit Boxes
(Not available at our Salida Downtown or our Longmont Branches)

Loan Products

Mortgage Loan Products

Residential Lending

- Home Purchase Money Loan
- Variable Terms for Mortgage Loan
- Fixed Rate Mortgage
- Home Improvement
- Freddie Mac
- Home Mortgage Refinance Loan
- Loan Terms Refinance
- 2nd Mortgage Loan
- Land Loans
- USDA
- Cash Out Refinance Loan
- Adjustable Rate Mortgage
- Home Equity Line of Credit
- Home Possible

Construction Lending

- Construction Loan
- Home Improvement Loan
- Convert to Permanent Finance
- Short Term Fixed Rate Loan

Consumer Lending

Consumer Lending

- Overdraft Line of Protection
- Recreation Loan
- CD & Savings Secured Loan
- Automobile Loan: New, Used, & Motorcycle

Commercial Lending

Business Development Lending

- Business Purchase Loan
- Equipment Loan
- Commercial Real Estate Loan
- Working Capital Loan
- Commercial Construction Loan
- Commercial Lines of Credit

Construction Lending

- Construction Loan
- Short Term Fixed Rate Loan
- Convert to Permanent Finance

SCHEDULE OF FEES SERVICE CHARGES (EFFECTIVE JANUARY 1, 2023)

Safe Deposit Box Rentals (subject to availability)

Small 3X5	\$20.00 per year
Square 5x5	\$25.00 per year
Medium 3x10	\$35.00 per year
Large 5X10	\$60.00 per year
X Large 10X10	\$80.00 per year
SDB Lost Key Fee	\$25.00 per key

Other Fees and Charges

Safe Deposit Box Drill Fee	\$200.00
Temporary Checks	3 checks for \$2.00
MasterCard Debit Card Annual Fee (Business)	\$15.00 per account
MasterCard Debit Card Annual Fee (Personal)	no fee
Mascot Debit Card Annual Fee (to benefit local schools)	\$5.00
ATM/MasterCard User Fee if used at non HCB ATM (per transaction)	\$2.00
MoneyPass ATM Network Surcharge Fee	no fee
Replacement Fee of lost or damaged MasterCard Debit Card	\$20.00
Replacement Fee for Pin Number	\$5.00
Stop Payment Order	\$30.00
Bill Pay Stop Payment Order	\$30.00
Overdraft fee* per presentment	\$35.00
Returned Item fee* per presentment	\$30.00
Commercial Accounts Negative Balance fee*	20% Annual Percentage Rate
Returned Deposit Item	\$8.00
Phone Transfer between Deposit Accounts	no fee
Cash Advance	no fee
Returned Mail Fee	\$5.00 per month
Collection Items, Foreign or Domestic, Incoming or Outgoing	\$5,000 or less, \$25.00; over \$5,000, \$70
Garnishment or Tax Levy Fee	\$150.00
Money Order	\$3.00 each
Bank Check	\$5.00 each
Wire Transfers - Outgoing Domestic	\$20.00
Wire Transfers - Outgoing International	\$60.00
Wire Transfers - Incoming	\$10.00
Foreign Currency Exchange	\$50 per request
Special Statements (Loans or Deposits) or Check Copies	\$5.00 each
Research and Reconciliation (Account Balancing Assistance)	\$50.00 per hour
Early closing Fee (within 90 days of opening date)	\$25.00
IRA Transfer Fee	\$25.00
Dormant Account Fee	\$10.00 per month
Person 2 Person Pay (P2P)	\$.50 per transaction
Same Day ACH	\$.25 per payee
Internal 2 Internal Pay (I2I)	no fee
Online Banking with Bill Pay	no fee
Mobile Deposit	no fee
E Statements	no fee
Locked Money Bags	3 free with agreement, then \$25.00 each
Zipper Money Bags	3 free with agreement, then \$10.00 each
Incoming Fax Fee	\$1.00 per fax
Outgoing Fax Fee	\$2.00 per fax
Photo Copies	\$0.10 per page

**This fee applies to overdrafts created by check, in person withdrawal, ATM withdrawal, or other electronic means.*

Deposit Accounts

Deposit Accounts may be closed after there have been five (5) returned items for insufficient funds within a statement cycle.



Also Available



Online Banking: 24 hours/7 days a week
at www.highcountrybank.net



Mobile apps for Android and IOS



GoldPhone: 24 hours/7 days a week at
719-530-8888 or 1-800-201-0557



ATM: 24 hours/7 days a week