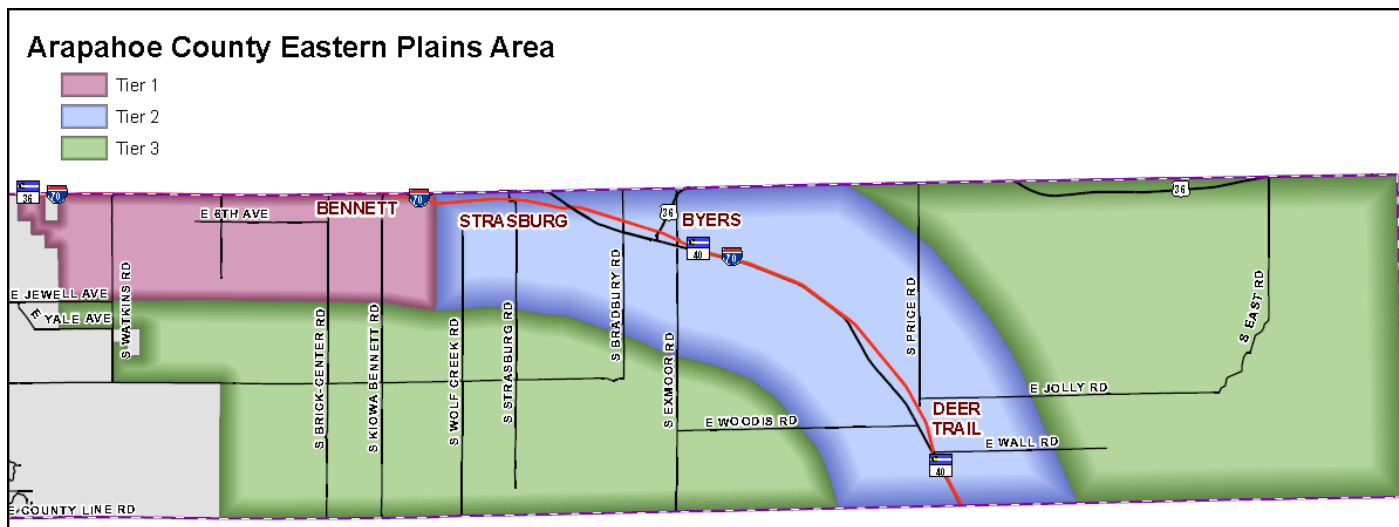




Eastern Plains Characteristics

The Eastern Plains subarea of Arapahoe County is the primary focus of the county’s growth and development planning. It contains the largest portion of the unincorporated area of the county and, while much of the land is in agricultural uses, it represents the portion of the county available for future development.

This summary of demographic and economic data uses information from the U.S. Census Bureau’s 2010 Census, 2011-2015 American Community Survey, and the Local Employment Dynamics series. The report re-tabulates much of the data in order to match the geographies used by Arapahoe County for the Eastern Plains. These include the three tiers used for planning purposes, as shown on Figure 1. Most of the tables separate tier 3 into east and west portions, with the east portion labeled Tier 3e.



It should be noted that the American Community Survey (ACS) is a sample survey of households across the country, taken every year. As a sample, the data are subject to sampling error. The Census Bureau reports the margin of error for every data item in the ACS reports. For this report, these margins of error have not been described but the user should be aware that the smaller the reported number in any table the more likely it has a larger margin of error. However, these data are the best information available for understanding the characteristics of the residents of this area.

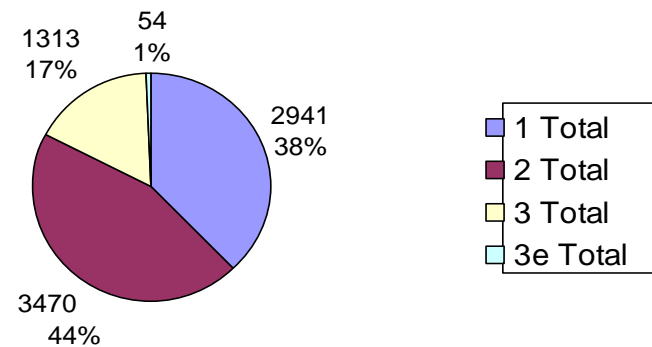


Population

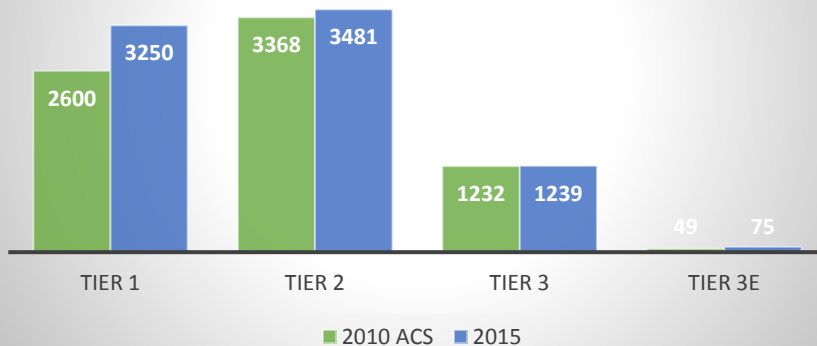
The 2010 Census reported that there were 7,778 people living in the Eastern Plains. While 2000 data are not available for the same geography, the two census tracts (71.01 and 71.02) that cover the area grew by 48 percent during that decade. However, most of that growth occurred in 71.02, much of which is now within the city limits of Aurora. Tract 71.01 added less than 100 people during the 2000's.

Tier 2 had the most population in 2010 with nearly 44 percent of the total. Almost 3,000 persons lived in Tier 1, while 1,300 lived in the western portion of Tier 3. Only 73 persons lived in the far east portion of the county, shown in this report as Tier 3e.

2010 Population by Tier, East Planning Area



Population by Tier 2010 and 2015 ACS Estimates

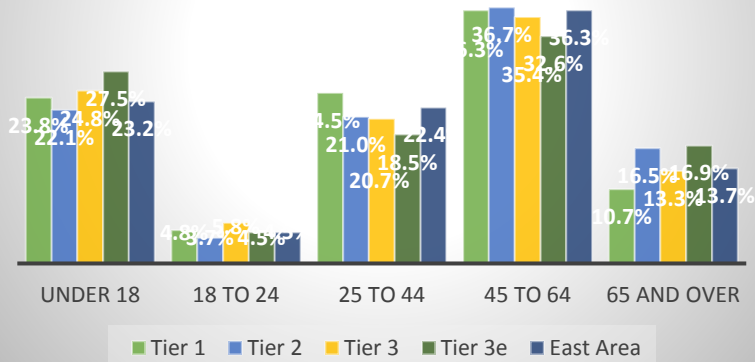


The American Community Survey released new information in December 2016 for small geographic areas. While based on a sample of the population, the ACS does provide details about the characteristics of an area. This report uses the five-year sample collected from 2011-2015 and reported as 2015 information. Since it combines data from those five years, the totals do not directly match the 2010 Census results.

We can compare the 2015 ACS data with the 2010 ACS report (that contained data from 2006 to 2010). All of the four tiers had grown between the two reports as shown in the figure below. Tier 3 had the smallest growth, going from 1,232 to 1,239 persons. Overall the eastern plains grew by 800 people in the five years to reach a total of 8,046.



Age Distribution 2015 Eastern Plains

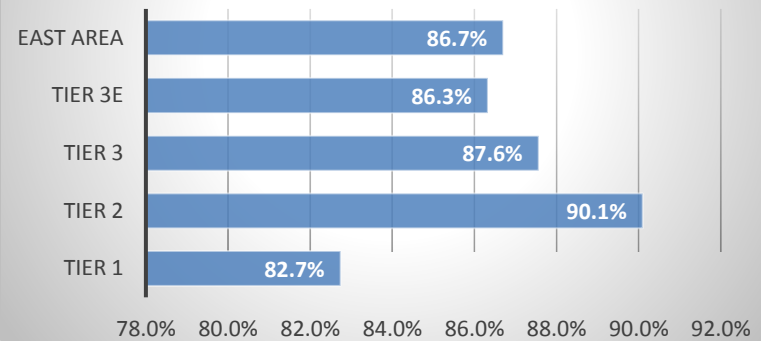


The age distribution of the eastern plains is much older than the rest of the County. The median age in the eastern plains is 45.0 compared to the County median of 36.4 years. The chart below shows the age distribution for the eastern plains and the four tier areas. Tier 2 has the highest percentage of persons in the 45 to 64 year old group, while Tier 3e has the highest percentage of persons 65 years old and older (almost 1 in 5 persons).

Geographic Mobility

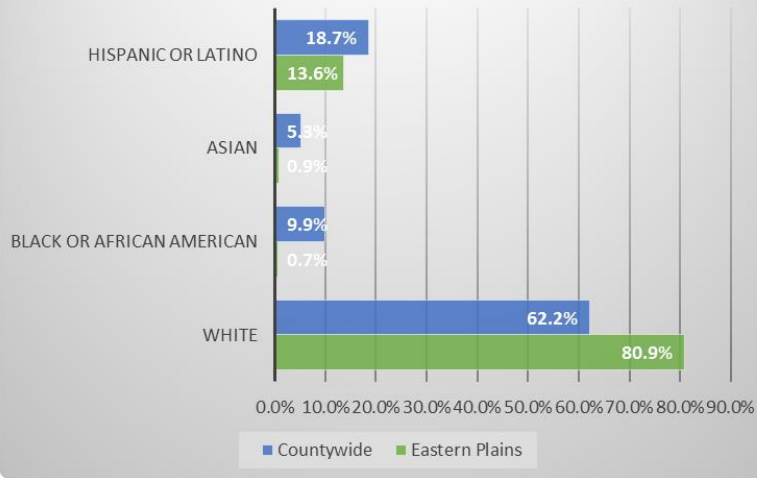
The American Community Survey asks where the respondent was living one year ago, providing some indication of the mobility of the population. For the eastern part of the County 87 percent had not moved in the year before the survey, compared to 80 percent in the entire County. Tier 1 was more consistent with the rest of the County, having 83 percent non-movers. The other three subareas were near 90 percent. Almost all of the movers came from somewhere else in the Denver metro area (75 percent of movers).

Lived in Same House 1 Year Ago, 2015 Eastern Plains





Race and Ethnicity 2015 East Plains



Race and Ethnicity

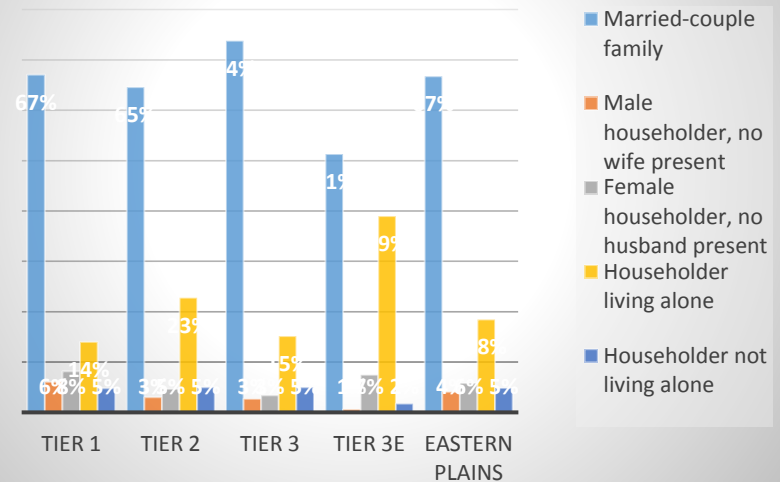
In 2014, the Eastern Plains had a much higher proportion of white, non-Hispanic residents and a much lower proportion of all other groups than the County as a whole. In fact, only the Hispanic group registered at above the 1 percent level in 2015.

Households and Families

The American Community Survey also provides details about the households within the Eastern Plains.

Of the 2,900 households in the Eastern Plains in 2015, 77 percent were families. This compares to only 66 percent in the entire county. Tier 3 had an even higher proportion of family households at 80 percent and 74 percent of the households were married couple families. Tier 3e had the highest

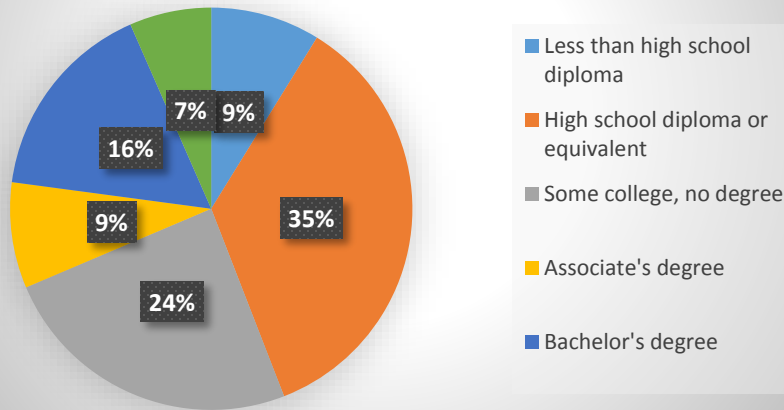
Household Type, 2015 Eastern Plains





percentage of householders who live alone, 39 percent. Tier 1 contained 14 percent female-headed families somewhat above the countywide figure of 12 percent.

Educational Attainment 2015 Eastern Plains



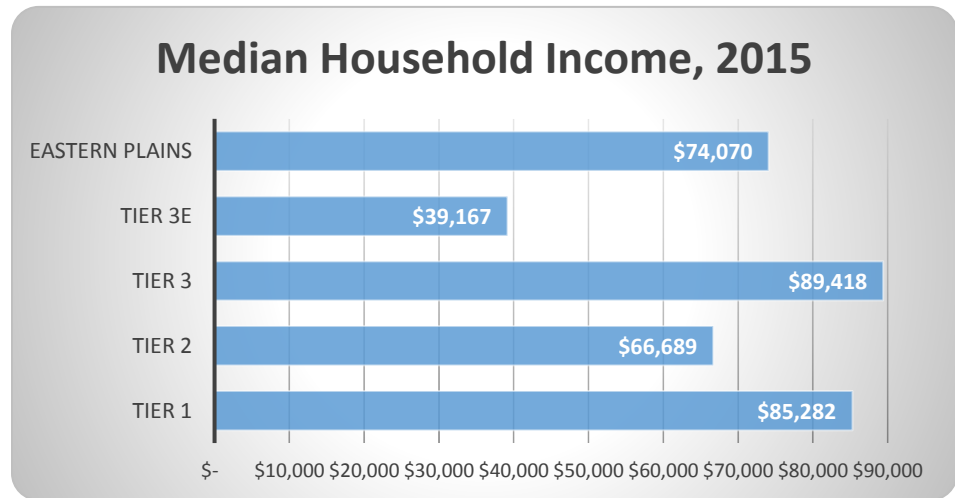
Education

In 2014, 35 percent of people 25 years and over living in the eastern plains had a high school diploma or equivalency and 23 percent had a bachelor's degree or higher. These figures differ significantly from the County figures where 20 percent were high school graduates and 40 percent had a bachelor's degree or higher. Nine percent of eastern plains residents were dropouts; they were not enrolled in school and had not graduated from high school, similar to the County figure of 8 percent. Tier 1 had the most persons with at least a bachelor's degree (590), while Tier 2 had the largest number of high school graduates (1,038).



Income

The ACS reports that the annual income of households for the 2011-2015 period was \$74,100. This is \$10,800 above the county median of \$63,300. Tier 3 has the highest median income at \$89,400 and Tier 3e has the lowest at \$39,200, the only tier below the county figure.

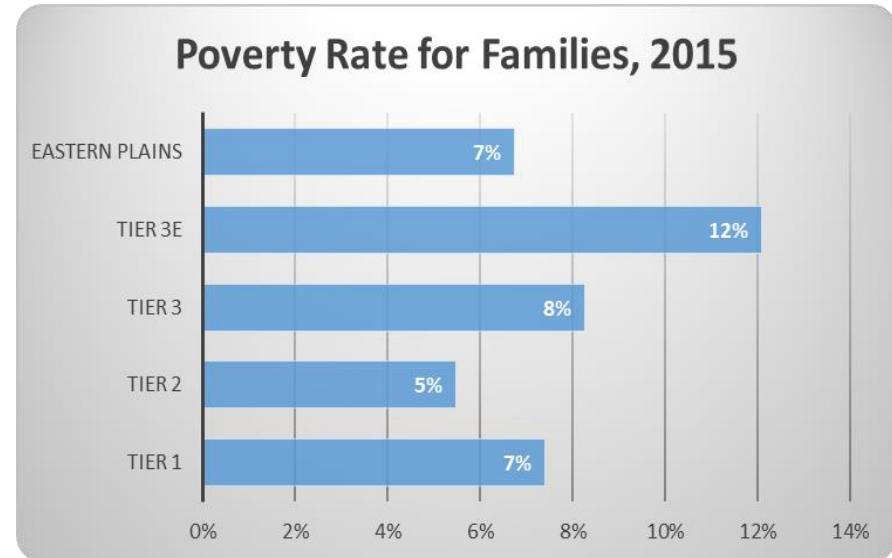




Poverty

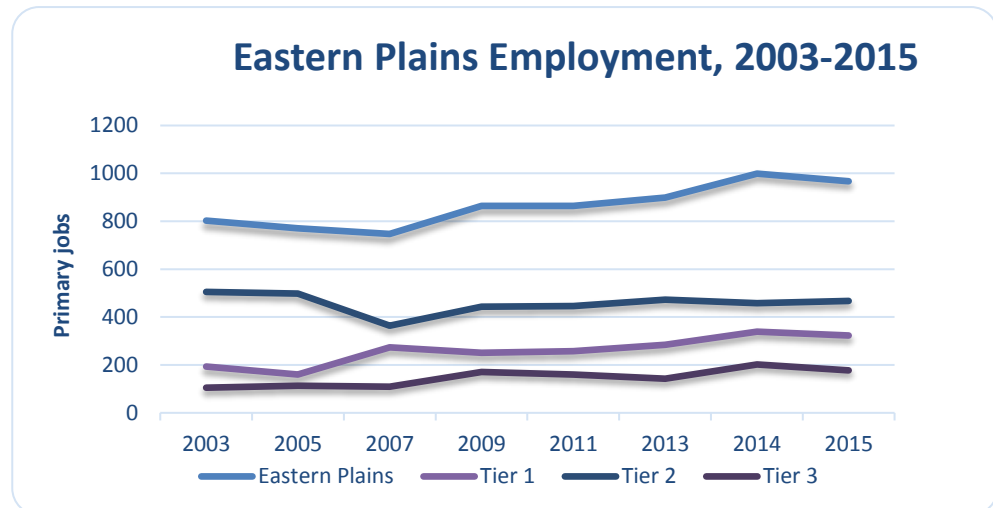
The Census Bureau estimates the number of families with incomes in the previous 12 months that fell below the poverty level. The actual level is linked to family size. Of the 12,300 families that had incomes below the poverty level in the 2011-2015 ACS, only 148 live in the Eastern Plains portions of the county. The 148 families make up 7 percent of the 2,200 families in the Eastern Plains in 2010. The countywide poverty rate is 8 percent.

With a number as low as 148, the margin of error is quite high but the chart shows the percentages for each tier. Only Tier 3e had a rate equal to the county figure, with 12 percent of families with incomes below the poverty level.



Employment

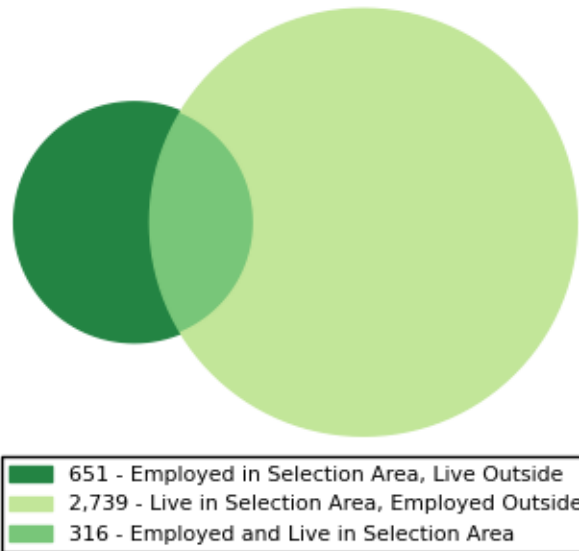
The Local Employment Dynamics series of data jointly sponsored by the Census Bureau and the Bureau of Labor Statistics provides data down to the block level for employment covered by the unemployment insurance program. Therefore, it is possible to tabulate the number of workers in the Eastern Plains portion of the county. As of 2015 (the latest data available at this level), only 967 jobs were reported in the Eastern Plains. This would not include any self-employed persons such as farmers. While the number has fluctuated some during the past decade, the total employed in the area has started to increase from the 800 jobs reported up until 2011.





Arapahoe County Colorado Demographics

Inflow/Outflow Job Counts in 2015



Tier 2 has had the most employment in the area for the past 10 years but has dropped about 38 jobs since 2003. Tier 1 has been steadily growing since 2007, with a 2014 total of 339 but a drop to 323 in 2015. Tier 3, as expected for the most rural tier, had stayed at about 100 jobs until 2009 and had 177 jobs in 2015.

It is interesting that only 316 of the 967 jobs are filled by persons who live in the Eastern Plains. With another 132 workers coming from elsewhere in Arapahoe County, almost half of the jobs are filled by county residents. Adams County residents make up another 20 percent. Eight percent commute from Denver County with smaller amounts from other neighboring counties.

Meanwhile, over 2,700 residents of the Eastern Plains were traveling to jobs outside the area. Thirty-one percent worked somewhere in Arapahoe County; 23 percent worked in Denver County; 22 percent in Adams County; and the rest scattered throughout the metro area. The major destinations in Denver were downtown (105 jobs) and DIA (81 jobs). The major locations in Adams County were the census tract just north of the Eastern Plains with 122 jobs and the tract along I70 from Chambers to Tower with 76 jobs.

Occupations

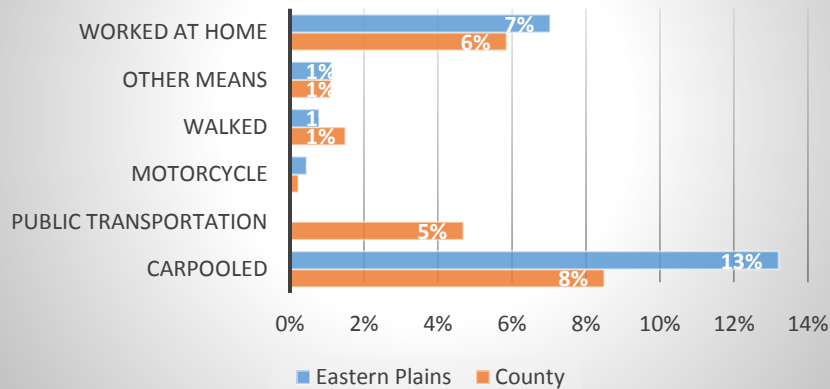
Occupations for the civilian employed population 16 years and over living in the eastern plains compared to the County, for 2014:

The eastern plains had much lower proportions of workers in management and service occupations but significantly higher proportions in natural resources and transportation occupations. This would be typical for more rural parts of the state.

Civilian employed population 16 years and over	Eastern plains number	Eastern plains percent	County percent
Management, business, science, and arts	1,355	33.9	41.2
Service	510	12.8	16.5
Sales and office	965	24.2	26.1
Natural resources, construction, and maintenance	613	15.4	7.8
Production, transportation, and material moving	549	13.8	8.5



Commuting by Mode, 2015 Eastern Plains



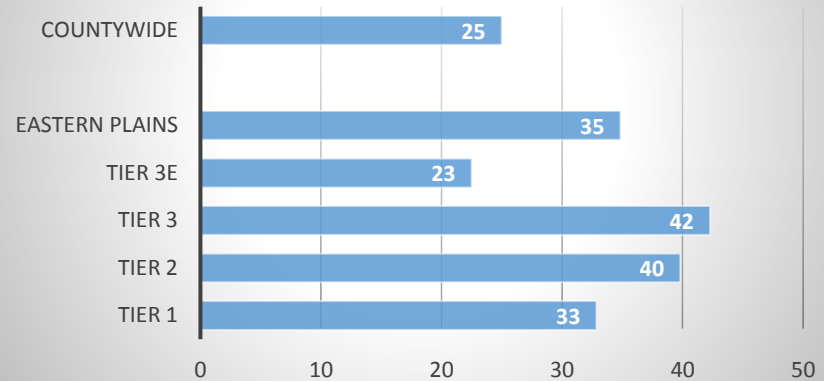
Travel Time to Work

With the larger distances to places of employment, the Eastern Plains had a 2015 median travel time to work of 35 minutes, 10 minutes longer than the County median. Tier 3 had the highest median at 42 minutes. Only the few workers in Tier 3e had a travel time less than the County median, likely farmers who work at home.

Commuting to Work

Of the 4,000¹ persons 16 years and older who commuted to work in 2015 in the eastern plains, 78 percent drove alone. This is consistent with the County figure. However, no one used public transportation in the eastern plains, since this was not available. Instead, the carpool figure of 13 percent equals the total of carpoolers and public transportation countywide. It is interesting that almost all (26 of 31) of the persons who walked to work lived in Tiers 1 and 2, most likely in the three communities of Byers, Deer Trail, and Strasburg. The higher proportion of those who worked at home likely includes the farmers and ranchers in the eastern plains.

Median Travel Time to Work, 2015



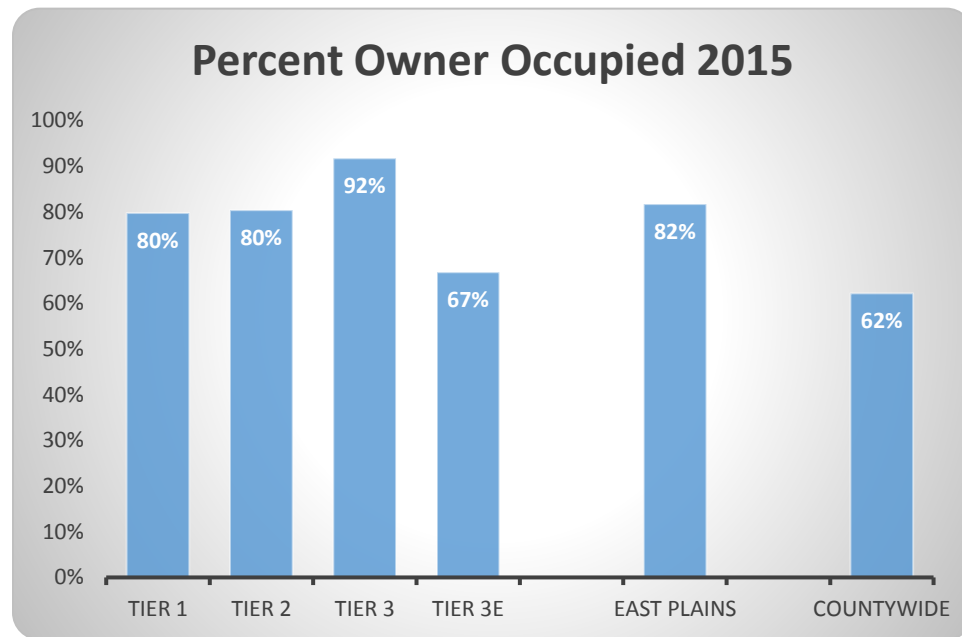
¹ This number is higher than the count from the Local Employment Dynamics due to self-employed.



Housing Characteristics

In 2015, the ACS found 226 of the 3,082 housing units in the Eastern Plains vacant, or 7.3 percent. This was somewhat higher than the 4.9 percent vacancy rate for the entire County. Tier 3, west of I-70, had almost no vacant units, while Tier 3e, east of I-70 had one in five units vacant.

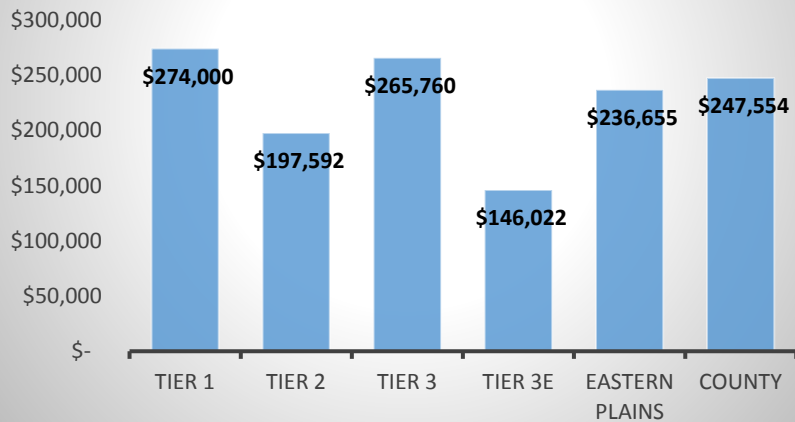
Area	Total Units	Occupied	Vacant	Vacancy Rate
Tier 1	1,144	1,088	56	4.9%
Tier 2	1,456	1,312	144	9.9%
Tier 3	443	425	18	4.2%
Tier 3e	40	32	8	20.1%
Eastern Plains	3,082	2,856	226	7.3%



As might be expected for a rural area, the Eastern Plains area had higher percentages of owner-occupied units than the entire County (82 percent compared to 62 percent). Only Tier3e had close to the percent of renter-occupied units as the County. However, this tier only had 32 housing units counted in the ACS so the change of a single unit from owner to renter could shift the percentage dramatically.



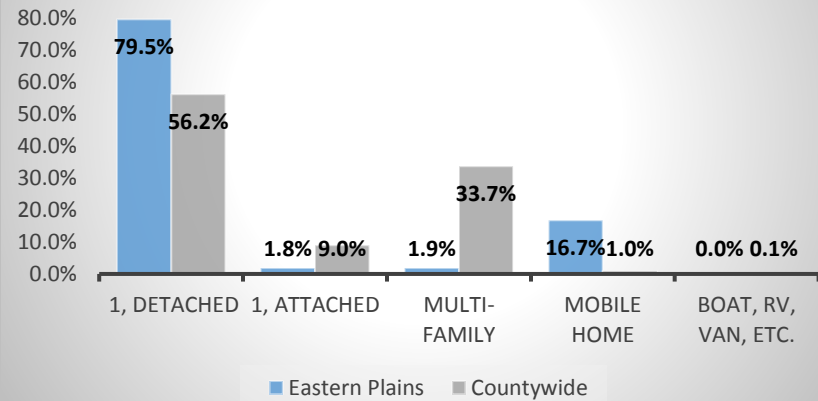
Median Housing Value, 2015 Owner Occupied Units



The median housing value for owner-occupied units in 2015 was \$236,700 for the Eastern Plains and \$247,600 for the entire county. Tiers 1 and 3 were slightly higher than the County. Tier 2 was about \$50,000 lower and Tier 3e (with only 17 units) was over \$100,000 below the County median.

Again consistent with the rural nature of the Eastern Plains, there are very few multi-family structures. Eighty percent are single family detached units compared with 56 percent countywide. The area where the Eastern Plains stands out is in the percentage of mobile homes, 17 percent compared to 1 percent. These mobile home units are spread across the tiers: Tier 1, 265 units; Tier 2, 209 units; Tier 3, 31 units; and Tier 3e, 11 units.

Units in Structure, 2015



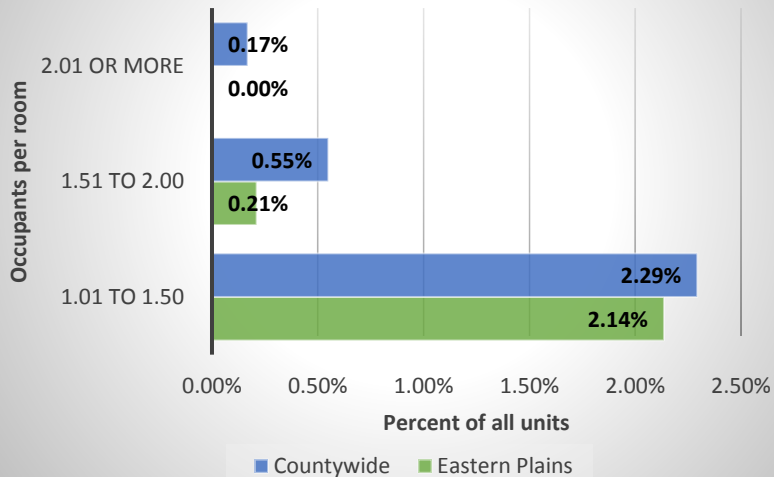


Arapahoe County Colorado Demographics

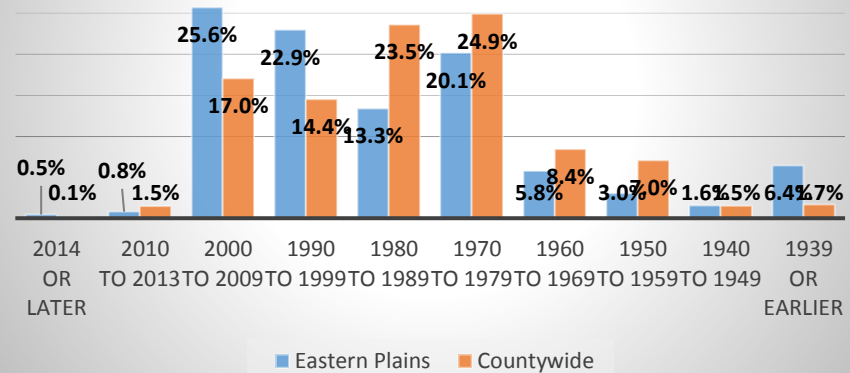
The Eastern Plains has seen recent housing construction, with half of all units built since 1990. The median year built is 1990 compared to 1983 for the County. Tier 3e has the oldest housing stock with a median year of 1974 while Tier 3 has the youngest at a median year built of 2000.

The ACS asked about overcrowding and housing quality. Of the 2,155 occupied housing units, 67 would be considered overcrowded in 2015 (more than 1 person per room). These were 2.35 percent of the units, compared to a County value of 3.01 percent.

Overcrowded Units, 2015



Year Structure Built, 2014



Lack of complete plumbing facilities is one measure of housing quality. The ACS estimated 56 of the total 3,082 housing units in the Eastern Plains lacked one or more plumbing facilities. At the County level, 0.4 percent of units lacked complete plumbing facilities compared to 1.8 percent for the Eastern Plains. Tier 2 accounted for 33 of the units. (Complete plumbing facilities are considered hot and cold running water, a shower or tub, and a sink with a faucet.)