

**Agenda**  
**City Council and Planning Commission Joint Work Session**

**May 05, 2020**

**5:30 PM**

**Virtual Meeting**

**(Meeting will not be held at City Hall)**

**Conferencing Access Information:** <https://us02web.zoom.us/j/81851715822>

**Join via phone at:** 1-669-900-9128

**Meeting ID:** 818 5171 5822

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**CITY OF EVANS – MISSION STATEMENT**

**“To deliver sustainable, citizen-driven services for the health, safety, and welfare of the community.”**

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**1. [Evans](#) Demographic Profile and Master Plan Overview (45 minutes)**

James L. Becklenberg, City Manager

Randy Ready, Assistant City Manager

Anne Best-Johnson, Community Development Director

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# JOINT CITY COUNCIL AND PLANNING COMMISSION WORK SESSION REPORT

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**DATE:** May 5, 2020  
**AGENDA ITEM:** Work Session Item #1  
**SUBJECT:** Evans Demographic Profile and Master Plan Overview  
**NAME & TITLE:** James L. Becklenberg, City Manager  
Randy Ready, Assistant City Manager  
Anne Best-Johnson, Community Development Director

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## ISSUE DESCRIPTION:

The update to the City of Evans' 2010 Master Plan will officially start with the May 5, 2020 joint work session between the City Council and the Planning Commission. One of the first steps in the Master Plan kick-off process is a presentation and discussion of the most recent Evans Community Profile by Department of Local Affairs (DOLA) State Demographer Cindy DeGroen.

Due to Colorado's "Safer at Home" Guidelines, the City will be performing the early steps of the Master Plan update in small groups or virtually. These first steps will be initiated in May after their initial presentation to you at the May 5 Work Session. This work includes gathering important resources for the Current State of the Community Analysis component of the Master Plan program and the following work program items:

1. Community Engagement via physical and electronic opportunities
2. Current State of the Community Analysis kick-off with DOLA State Demographer
3. Water Conservation Chapter Research and Alternatives Analysis
4. Environmental Considerations Chapter Research
5. Transportation/Trails Master Plan (Summer kick-off)
6. Building the structure for the virtual Community Plan Dashboard and the "living" plan

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## FINANCIAL SUMMARY:

There are no financial implications for the City regarding this presentation. Work product for the Master Plan, Transportation Master Plan and the Water Conservation Chapter have been previously discussed. There is \$150,000 in the 2020 Budget for completion of the Master Plan. That amount will be partially offset and complemented by the \$150,000 awarded to the City from the State Multimodal Transportation Options Fund (MMOF) for a Transportation/Trails Master Plan, and by an in-kind contribution grant from the Sonoran Institute for assistance with the Water Conservation chapter. In addition, the City has applied for a planning assistance grant from DOLA to go toward the Master Plan that may be awarded this summer.

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**REQUESTING FROM CITY COUNCIL AND PLANNING COMMISSION:**

Staff is looking forward to comments and questions from City Council and Planning Commission members about the Evans Community Profile and demographic information that will be presented. City Staff is also seeking guidance on proceeding with the proposed Master Plan methodology that will be discussed.

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**ATTACHMENTS:**

- Master Plan Methodology
- Evans Community Profile

# Comprehensive Plan

The strategic community plan for Evans will provide a method to gather input from the community regarding their vision for the future of their hometown. The input gathered will be used to guide the development of goals, policies and actions for implementation.

The strategic community plan will address the current state and forecast the future state of Evans. This will be accomplished by documenting a vision of the future based on the facts of the present. Values and goals collected during the strategic planning process will formulate the action plan.

The most successful strategic plans contain actionable and measurable outcomes. The updated Evans comprehensive plan will be developed utilizing methods for meaningful input. The updated plan will be presented in a GIS-supported format so that this plan becomes a “living” document.

The updated comprehensive plan will be organized based on the statutory requirements for community strategic plans as well as the following City of Evans Key Performance Areas from the 2020 strategic planning framework:

- Well-maintained infrastructure with the capacity to grow
- Safe and desirable neighborhoods with engaged residents
- Family-friendly, attractive amenities
- Fiscally responsible governance
- Resilient local economy
- Responsive city services

## Vision

The Comprehensive Plan for the City of Evans is a strategic document used to guide future land use decisions. The Comprehensive Plan has been developed to serve as a baseline to guide future capital improvements, infrastructure investments, policy changes and land development actions.

The focus of the strategic planning process is on the Steering Committee and developing a meaningful yet brisk schedule. Diverse staff will be needed to ensure project success.

## Information/Data Collection

To understand opportunities for Evans’ future, the strategic planning process must include a present-state and future-state analysis. This methodology will include the involvement of a Steering Committee, involvement of citizens and document review by staff and consultants.

The Steering Committee will be involved in the review of gathered information and data, proposed language by staff and consultants, and the overall integration into a draft plan to be presented to Planning Commission and City Council. The composition of the Steering Committee is proposed as follows:

- Planning Commission members (2)
- City Council members (2)
- Citizens (5) including members from the business community and other City boards

Steering Committee solicitation is proposed through the City’s social media outlets as well as direct solicitation of citizens who have expressed an interest in getting involved. Staff will accept applications and make a recommendation for appointment to City Council. An alternative approach will be more reliance on Planning Commission and City Council should stakeholder solicitation not yield fruitful results. Solicitation will begin on March 18 pending City Council approval of the methodology.

The Steering Committee is proposed to meet twice a month for 12-15 months starting in Spring, 2020. This group will be the core group of citizens to be involved. Different local and regional ‘experts’ will be called upon to provide input regarding issues such as Housing, Economic Development, as well as Retail, Commercial and Industrial development, for example.

Upon approval of the agreed-upon process and schedule, solicitation for Steering Committee membership should start by recruiting the different board/commission members and obtaining commitment from a citizen at large as well as a business community leader. The attached schedule details content discussion and anticipated outcomes.

## Information Gathering, Analysis and Communication

Information and data to be used for the present state analysis will be gathered, analyzed and communicated as outlined in the proposed schedule. The following subject matter is required by Colorado Revised Statutes for municipal strategic plans. The subject matter in italic font are those identified to be a value-add for the City of Evans recommended by DOLA. In each focus area, sustainability and resiliency shall be included.

Focus Area	Details
<i>Spring - Summer, 2020</i>	
<ul style="list-style-type: none"><li>• Current State/Community Profile - Demographics and mapping to convey the following:<ul style="list-style-type: none"><li>▪ Demographics to include aging population, young population, commuters, etc.</li><li>▪ Opportunities for regional collaboration</li><li>▪ Existing land use patterns in and surrounding Evans</li><li>▪ Size and capacity of existing and planned infrastructure/amenities<ul style="list-style-type: none"><li>• water, sewer, non-potable water and stormwater</li><li>• dry utilities</li><li>• roads, trails and transit service</li><li>• existing parks and open space</li><li>• police, fire, library, recreation services, etc.</li></ul></li><li>▪ Economic Health, sustainable business mix, existing and planned developments</li><li>▪ Development &amp; zoning - what is platted, developed and vacant<ul style="list-style-type: none"><li>• Housing and Residential development</li><li>• Commercial and Industrial development</li></ul></li><li>▪ What is important to preserve – historic preservation for structures; watersheds; floodplain; habitat, etc.</li><li>▪ Recognized “neighborhoods” or “sub-areas” in Evans</li></ul></li><li>• Physical Attributes</li></ul>	Environmental areas such as wetlands and habitat areas; natural hazards including fire and flood, habitat [DOLA requires a HIRA to perform/support this section]; soil characteristics; geological hazard areas; historical, cultural, natural and archaeological areas for preservation; waterways; existing development patterns; location of existing infrastructure; how to address needs of population identified in the Current State Analysis; 3-Mile Plan; current land use, densities, etc.
<i>Summer - Fall, 2020</i>	
<ul style="list-style-type: none"><li>• Public/Private Infrastructure</li><li>• Transportation</li></ul>	Wet and dry utilities, non-potable system, facilities, fire, police, school, library, recreation facilities, water conservation, water supply planning <i>and watershed protection if applicable</i> ; 3-Mile Plan  Vehicular circulation, multi-modal and transit options; highways and rail; infrastructure condition and future expansion needs; access control; trails and sidewalks; accidents and incidents

*Fall - Winter, 2020*

- Economic/Community Health Commercial, industrial and residential development; recreation and tourism; housing needs and characterization; community centers; economic development; access to facilities and community amenities

*Winter – Spring, 2020-2021*

- Land Use Development Current and future land use; zoning; density; regional influences; alternative energy; extraction of commercial mineral deposits; Intergovernmental Agreements and Urban Growth Boundaries; water conservation; Prepare Land Use Code update suggestions and strategies

**Proposed Comprehensive Plan Outline**

The following outline is a suggested outline for the final product. This outline is based on the existing arrangement of the Comprehensive Plan, the contents required by Colorado Revised Statute, and review of the recently updated Comprehensive Plans from the Town of Frisco, City of Greeley and the Town of Windsor as well as best management practices.

Proposed Outline

1. Overview
  - a. Vision Statement, City-wide priorities
  - b. Plan Overview
    - i. Overview of Evans
    - ii. Purpose of the Comprehensive Plan
    - iii. Authorization by Colorado Revised Statute
    - iv. Planning Process
    - v. Organization of the Comprehensive Plan
    - vi. Recognition of other current planning efforts and incorporation into the Comp Plan
2. Present State: See previous page regarding “Current State” for contents to be included
3. Community Outreach: Issues, concerns, opportunities
4. Vision for the Future of Evans
5. Goals, Policies, Strategies and Action Plan for the Future State (short term and long term recommendations)
  - a. Recognize importance of regional collaboration
  - b. Land use patterns, resilient Evans and environmental inputs
  - c. Infrastructure and amenities
  - d. Recreation and tourism
  - e. Economic and community health
  - f. Housing and residential development
  - g. Commercial and industrial development
  - h. Water conservation
  - i. Sub-area opportunities
  - j. Image, identity and community character
  - k. Other, TBD
6. Future Land Use Plan(s) and Map(s)

## Community Engagement Campaign

The main method for obtaining input from the community at planned events will be one-on-one questions. Personal interaction normally yields more meaningful results and content than extensive surveys. City staff is collaborating to ensure a successful community engagement campaign at the following planned events. At these events, quick engagement is planned through maps, asking pointed questions (see “Fabulous Five” below), and by listening. Thus far, the following planned events will have a Comprehensive Plan presence:

- May – Launch e-campaign via social media and website
- May 2020-completion – e-campaign, Static input opportunities at City Hall, Media outreach
  - Connection at congregation centers (churches, social clubs, etc.)
  - Information and input collection stations at the Recreation Center and the Customer Service Center. A friendly competition between customer service representatives from each station will be had during the information gathering period.
- June – Bike to Work morning, if held
- August – National Night Out
- September – Heritage Days and Fall Clean-Up

A “Fabulous Five” concept is under review and development. This “Fabulous Five” will ask residents to list their top five responses to monthly questions such as, “what are your top five destinations in Evans,” or “what are your 5 wishes for Evans’ City parks,” for example. The “Fabulous Five” will offer a quick personal touch with citizens to engage them on their terms while being respectful of their time.

Solicitation of community input will be made through existing media outlets. A specialized message will be sent on a monthly basis. The following information was obtained through City staff and will be used to request information from each target audience. Based on the information below, Facebook, Next Door, Evans Express, Utility Bill Inserts, and the Business Blast will be the main outlets to utilize.

Table 1: City of Evans Media Outlets

Media Outlet	Staff Champion	Circulation	Target Audience	Publication Dates/Deadlines	Capability to link a survey
Facebook	Lance	5,000+	54% female/46% male; aged 25 – 60 years	Unlimited posts	Yes
Twitter	Lance	202	Media: not a good source of communication nation-wide		
Instagram	Lance	800	60% female; aged 18 - 45	Unlimited posts	Yes
YouTube	Lance	145	Aged 16 – 30	1-2 / week	Yes
Next Door	Lance	3,000+	Aged 35 – 70; mostly Caucasian	Unlimited posts	Yes
Evans Express	Lance	3,000+	Evans residents	1 <sup>st</sup> of every month/deadline is week before publication	Yes for the electronic versions
Business Blast	Anne/Allison	300 +	Evans businesses	Every other month on the 1 <sup>st</sup>	Yes
Utility Bill Insert	Andrew	6K+	Utility bill customers	25 <sup>th</sup> of each month/ 20 <sup>th</sup> of each month	No

Static engagement at City Hall, and engagement at congregation centers in Evans (Moose Lodge, VFW Meeting Hall, and churches, for example) will also be explored to ensure successful participation and a fruitful gathering of input.

Staff and consultants will present data and findings regarding demographics, housing, environmental and physical constraints and opportunities, city services and infrastructure to the Steering Committee. Specialized guests will be involved with the Steering Committee as appropriate including police, fire and the school districts. There may be a need for Saturday work sessions depending on the outcome of the Steering Committee solicitation process.

## **Results, Implementation and a Continuous Improvement Strategy**

### Planning Commission and City Council touch points

Staff will bring updates to the City Council and Planning Commission at regular intervals during the Comprehensive Plan process. Updates will include monthly results of the “Fabulous Five” questionnaire, results of engagement activities, findings from the consultants, and upcoming events.

### Final Presentation

It is anticipated that the final Comprehensive Plan will be a traditional document. City staff will utilize the Comprehensive Plan to create a living document that will be continuously monitored and updated so that in fact, the City of Evans’ Comprehensive Plan is a living document. Utilizing GIS as the tool to create an innovative living Comprehensive Plan will enable staff and the Planning Commission to update the Comprehensive Plan on an annual basis vs. a major undertaking every five to ten years.

It is recognized that community engagement is important for a plan update and this will not be overlooked with the living document.

### A Living Document

An intended component of the comprehensive plan will include how the comprehensive plan will be shared with the community; the goals will be communicated, measured and updated; the action plan implemented; successes communicated; and funding streams for implementation of specific goals identified.

Key performance indicators with measurement benchmarks will be developed for continuous improvement activities. In addition, measurement of goal accomplishments will be communicated by establishing a “living comprehensive plan” utilizing Esri products such as Story Maps.

See links below for a few formatting ideas for the “Evans Living Comp Plan”:

- <https://pdskc.maps.arcgis.com/apps/MapSeries/index.html?appid=ee92537c50e74e98a364a96bf61f2b0e>
- <https://undesamaps.maps.arcgis.com/apps/MapSeries/index.html?appid=48248a6f94604ab98f6ad29fa182efbd>
- For the Demographics Section:  
<https://storymaps.arcgis.com/stories/7e0f91754dcf4c8ab08000f3404a0818> with  
this: <https://story.maps.arcgis.com/apps/Cascade/index.html?appid=fa3d49d41d654ab89d7b08852ec99f4a>

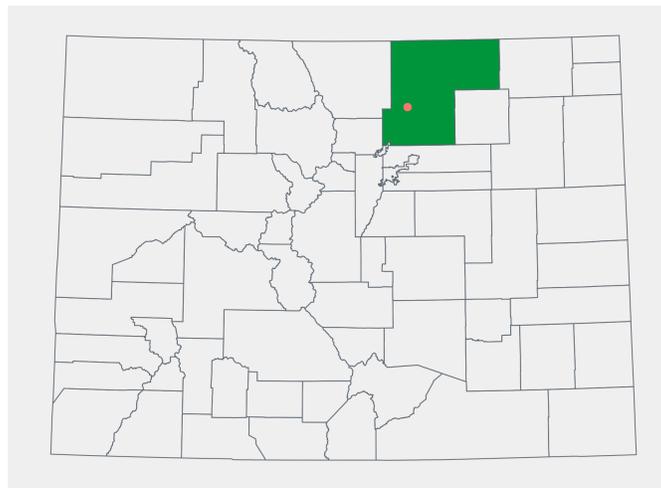


## State Demography Office Colorado Demographic Profile

Print Date: 03/18/2020

### Community Profile for Evans

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

	Evans	Weld County	Colorado
Population (2018)+	20,972	314,250	5,694,311
Population Change (2010 to 2018)+	2,345	60,020	643,979
Total Employment (2018)+	4,232	142,067	3,389,198
Median Household Income <sup>^</sup>	\$58,405	\$70,908	\$68,811
Median House Value <sup>^</sup>	\$196,900	\$269,400	\$313,600
Percentage of Population with Incomes lower than the Poverty Line <sup>^</sup>	12.7%	10.6%	10.9%
Percentage of Population Born in Colorado <sup>^</sup>	55.9%	53.2%	42.5%

+Source: State Demography Office  
<sup>^</sup>Source: U.S. Census Bureau, 2014-2018  
 American Community Survey, Print Date: 03/18/2020

### Population Trends

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

Table 2: Population Growth Rate

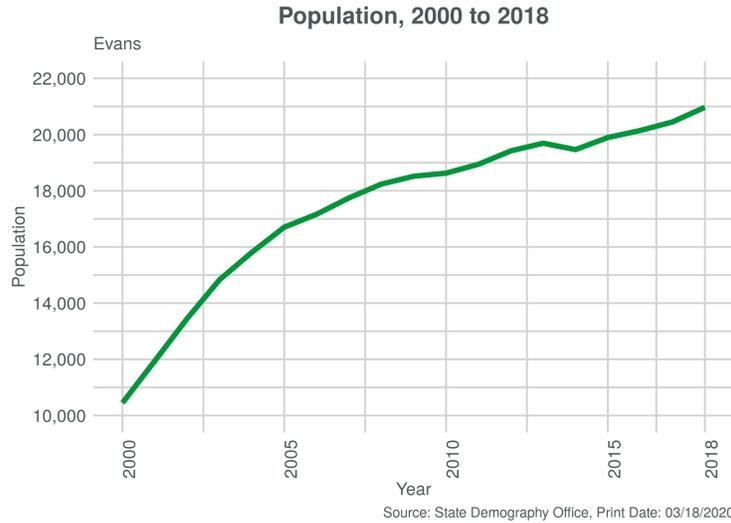
Year	Evans		Weld County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	5,876		131,821		3,294,473	
1995	7,178	4.1%	157,173	3.6%	3,811,074	3.0%
2000	10,448	7.8%	183,076	3.1%	4,338,801	2.6%
2005	16,703	9.8%	223,432	4.1%	4,662,534	1.4%
2010	18,627	2.2%	254,230	2.6%	5,050,332	1.6%
2015	19,896	1.3%	285,109	2.3%	5,454,707	1.6%
2018	20,972	1.8%	314,250	3.3%	5,694,311	1.4%

*Note:*

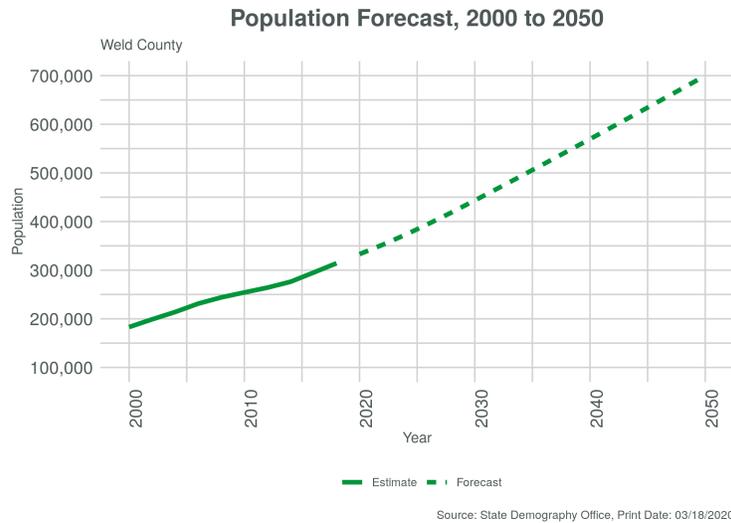
Source: State Demography Office, Print Date: 03/18/2020

At the end of 2018 the estimated population of Evans was 20,972, an increase of

1,076 over the population in 2015. The growth rate for Evans between 2015 and 2018 was 1.8 percent compared to 3.3 percent for Weld County and 1.4 percent for the State of Colorado.

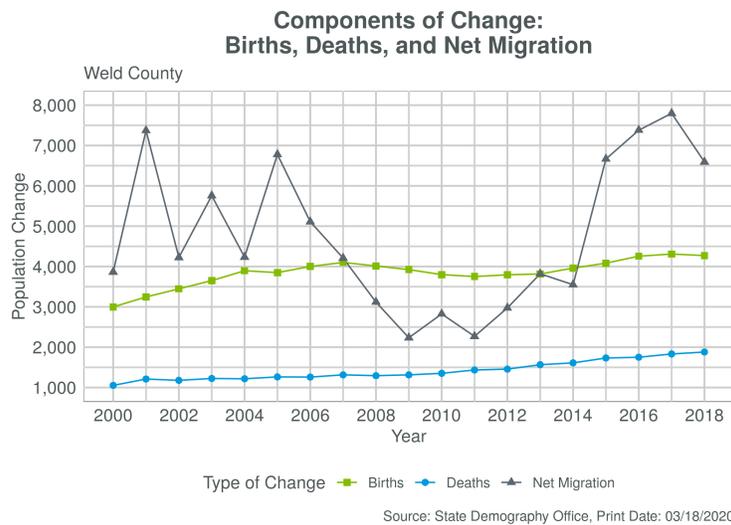


The population of Weld County is forecast to reach 333,006 by 2020 and 569,558 by 2040. Overall, the growth rate for Weld County is expected to decrease between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 2.7 percent, between 2020 and 2030 the forecast growth rate is 2.9 percent, while the forecast growth rate between 2030 and 2040 is 2.5 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.



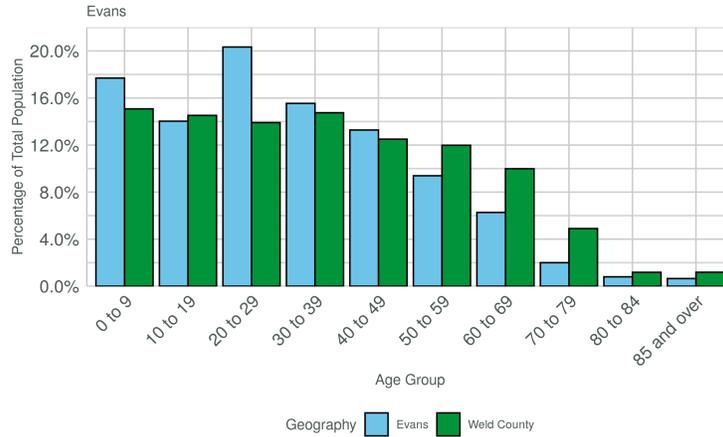
Over the past five years, between 2014 and 2018, the population of Weld County has increased by 44,055 people. The total natural increase (births - deaths) over this period was 14,323 and the total net migration (new residents who moved in minus those who moved out) was 35,800. Note: Components of Change 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.

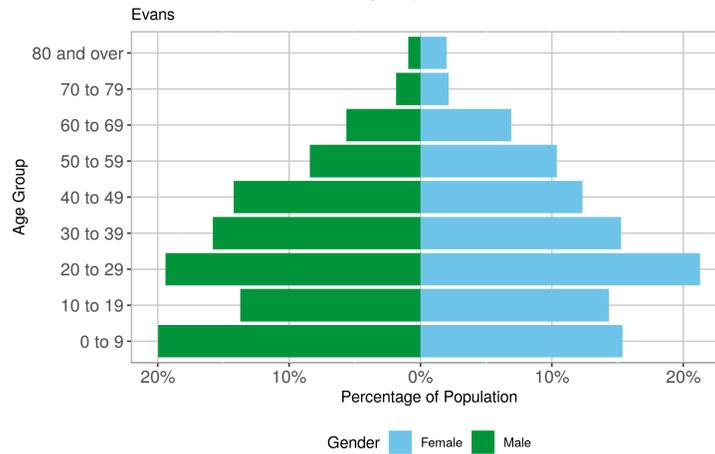
The age distribution of the population of Evans and Weld County are shown here.

### Population Distribution by Age for 2018



Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

### Age by Gender



Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

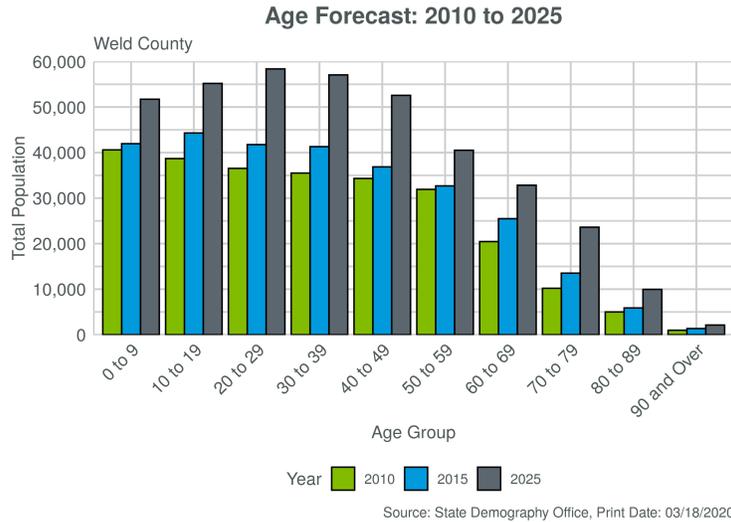
Table 3: Median Age by Gender Comparison

Gender	Evans		Weld County		Significant	Direction
	Median Age	MOE	Median Age	MOE		
Total	28.9	1.1	34.3	0.1	Yes	Younger
Male	28.5	1.5	33.9	0.2	Yes	Younger
Female	29.3	1.6	34.8	0.2	Yes	Younger

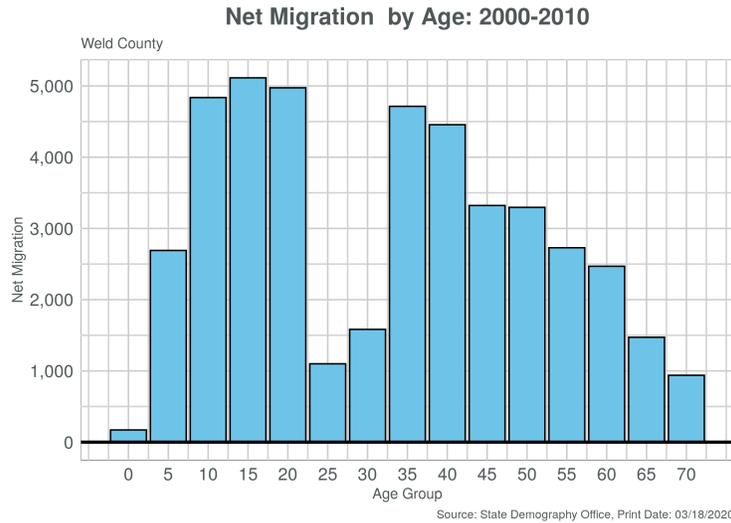
*Note:*

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

The median age of Evans is 5.5 years younger than Weld County. Women in Evans are significantly younger than women in Weld County and men in Evans are significantly younger than men in Weld County.



The changing age distribution of the population of Weld 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 Weld County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a

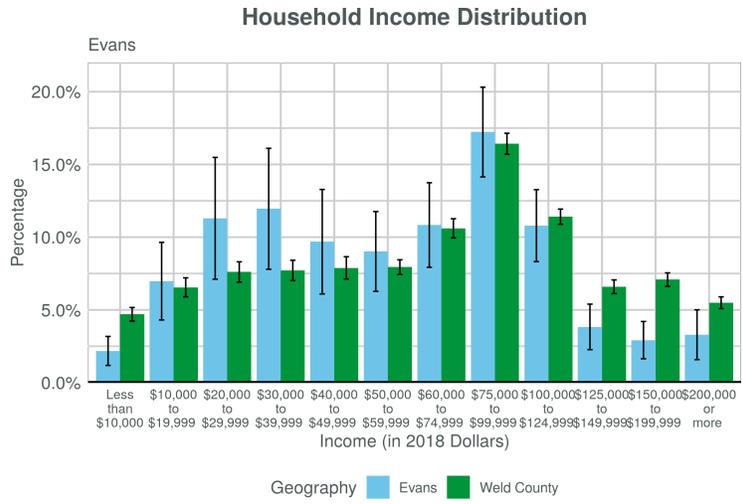
number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

**Population Characteristics: Income, Education and Race**

The plots and tables in this section describe the general population characteristics of Evans. 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 Evans to household incomes for Weld County. 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, 2014-2018 American Community Survey, Print Date: 03/18/2020

The Household Income Source(s) Table shows household income sources and amounts for households in Weld 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)

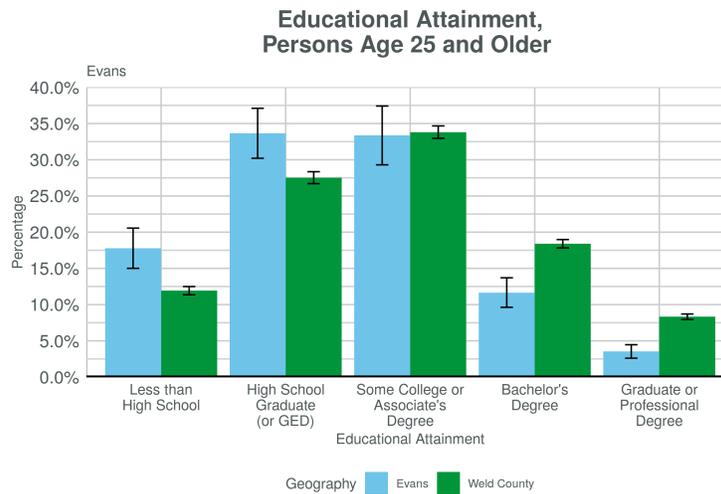
Weld County				
Income Source	Total Households		Mean Income	
	Estimate	MOE	Estimate	MOE
All Households	102,101	520	\$73,415	\$1,223
With earnings	84.2%	0.8%	\$84,619	\$1,527
With interest, dividends or net rental income	20.4%	0.7%	\$21,007	\$2,588
With Social Security income	24.6%	0.5%	\$18,696	\$ 514
With Supplemental Security Income (SSI)	3.4%	0.3%	\$10,130	\$1,119
With cash public assistance income	2.4%	0.3%	\$ 2,922	\$ 732
With retirement income	15.0%	0.6%	\$26,824	\$1,614

*Note:*

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

### Educational Attainment

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



### Race and Ethnicity

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

Table 5: Race Trend

Race	Evans			Weld County		
	2000	2010	2018	2000	2010	2018
Hispanic	40.1%	43.1%	44.1%	27.0%	28.4%	29.2%
Non-Hispanic	59.9%	56.9%	55.9%	73.0%	71.6%	70.8%
Non-Hispanic White	56.6%	53.4%	48.8%	70.0%	67.6%	66.0%
Non-Hispanic Black	0.6%	0.7%	1.0%	0.5%	0.8%	1.1%
Non-Hispanic Native American/Alaska Native	0.5%	0.5%	0.6%	0.4%	0.6%	0.3%
Non-Hispanic Asian	0.6%	0.8%	3.2%	0.8%	1.1%	1.4%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.0%	0.2%	0.1%	0.1%	0.1%
Non-Hispanic Other	0.1%	0.3%	0.0%	0.1%	0.1%	0.1%
Non-Hispanic, Two Races	1.5%	1.2%	2.2%	1.1%	1.4%	1.7%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

*Note:*

Sources

<sup>1</sup> 2000: 2000 Census

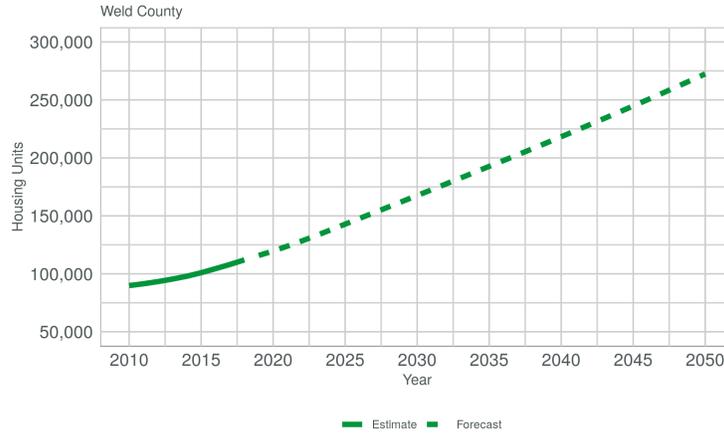
<sup>2</sup> 2010: 2010 Census

<sup>3</sup> 2018: Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

## 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: 03/18/2020

The Household Estimates plot shows the current and projected number of households in Weld 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: Evans, 2018

Evans	
Housing Type	Value
Total Housing Units	7,188.0
Occupied Housing Units	7,121.0
Vacant Housing Units	67.0
Vacancy Rate	0.9%
Total Population	20,972.0
Household Population	20,968.0
Group Quarters Population	4.0
Persons per Household	2.94

*Note:*

Source: State Demography Office, Print Date: 03/18/2020

Table 7: Characteristics of Housing Units

Housing Unit Type	Evans				
	Owner-Occupied Units		Rental Units		All Units
	Units	Percent	Units	Percent	Units
All Housing Units	4,158	62.0%	2,552	38.0%	6,710
Single Unit Buildings	3,626	81.7%	814	18.3%	4,440
Buildings with 2 to 4 Units	33	6.4%	485	93.6%	518
Buildings with 5 or More Units	106	8.7%	1,109	91.3%	1,215
Mobile Homes	393	73.2%	144	26.8%	537
RVs, Boats, Vans, Etc.	0		0		0
Median Year of Construction	2001		1996		2000
Average Number of Persons Per Household	3.20		2.78		3.04

*Note:*

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

Table 8: Comparative Housing Values

Variable	Evans Value	Weld County Value
Median Value of Owner-Occupied Households (Current Dollars)	\$196,900	\$269,400
Percentage of Owner-Occupied Households paying 30% or more of income on housing	28.8%	23.5%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	16.5%	14.7%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	12.3%	8.8%
Median Gross Rent of Rental Households (Current Dollars)	\$1,103	\$1,014
Percentage of Rental Households paying 30% or more of income on housing	43.1%	43.9%
Percentage of Rental Households paying 30-49% of income on housing	25.8%	23.2%
Percentage of Rental Households paying 50% or more of income on housing	17.3%	20.7%

*Note:*

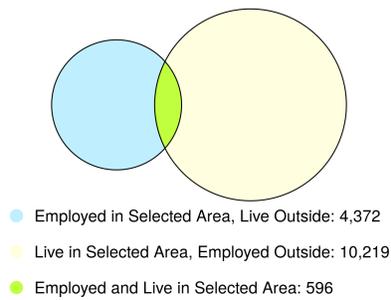
Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 03/18/2020

## 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 Evans, but live elsewhere.
- People who live in Evans, but work elsewhere.
- People who live and work in Evans.

Evans: All Jobs, 2017



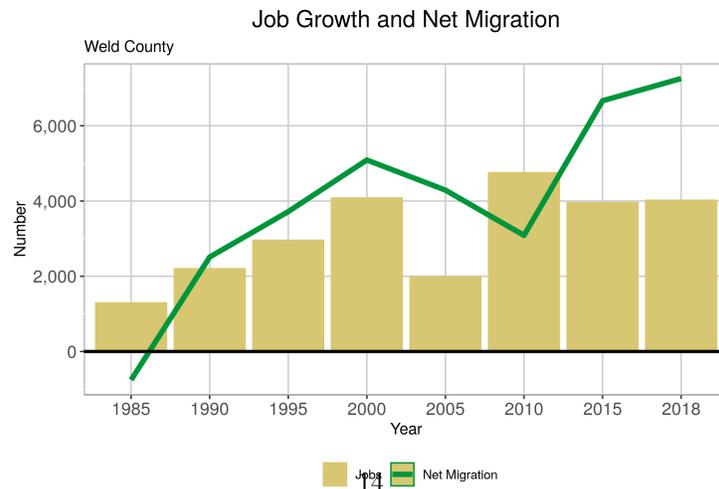
Source: U.S. Census Bureau On the Map, Print Date: 03/18/2020

Table 9: Commuting Patterns for Evans

Location	Count	Percent
<b>Employees in Evans living elsewhere</b>		
Greeley city CO	1,748	40.0%
Fort Collins city CO	197	4.5%
Loveland city CO	181	4.1%
Denver city CO	164	3.8%
Greeley CCD (Weld CO)	158	3.6%
Windsor town CO	86	2.0%
Aurora city CO	77	1.8%
Eaton town CO	67	1.5%
Milliken town CO	67	1.5%
Thornton city CO	63	1.4%
Other Municipalities/Places	1,564	35.8%
Total	4,372	100.0%
<b>Residents of Evans working elsewhere</b>		
Greeley city CO	3,549	34.7%
Denver city CO	800	7.8%
Fort Collins city CO	555	5.4%
Loveland city CO	514	5.0%
Aurora city CO	307	3.0%
Windsor town CO	287	2.8%
Greeley CCD (Weld CO)	254	2.5%
Lakewood city CO	179	1.8%
Colorado Springs city CO	162	1.6%
Longmont city CO	160	1.6%
Other Municipalities/Places	3,452	33.8%
Total	10,219	100.0%

Note:

Source: U.S. Census Bureau On the Map, Print Date: 03/18/2020

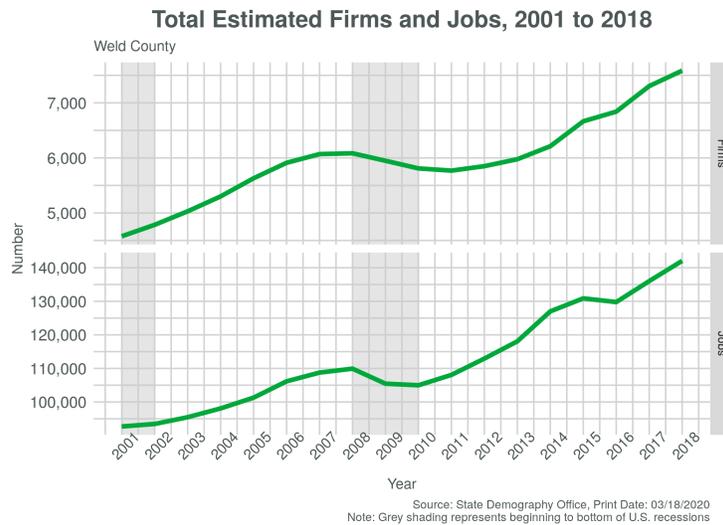


Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 03/18/2020

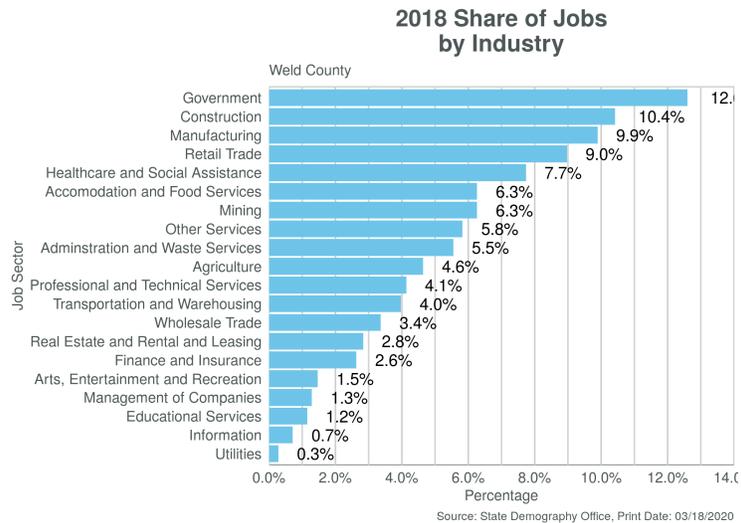
The Job Growth and Net Migration plot shows the relationship between job growth and migration in Weld County. Generally, migration patterns follow changes in job growth demand.

### 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 Weld 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 Weld 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.

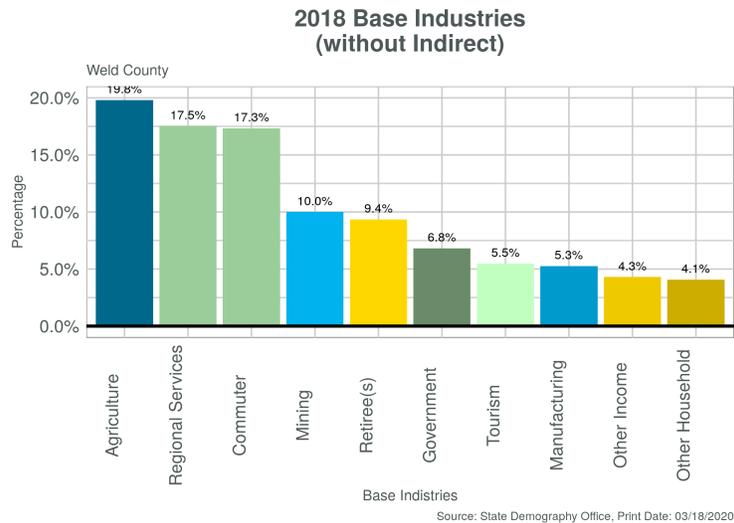


Table 10: Jobs by Sector: Weld County, 2018

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	90,026	63.4%
Indirect Basic Employment	12,771	9.0%
Local Services Employment	39,271	27.6%
Total Employment	142,067	100.0%
Total Population, 16+	241,029	

*Note:*

Source: State Demography Office, Print Date: 03/18/2020

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

Weld County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Population
2010	Estimate	104,982		254,230	
2015	Estimate	130,880	3.1%	285,113	3.3%
2020	Forecast	152,812	3.2%	333,006	2.9%
2025	Forecast	170,768	2.0%	383,961	2.9%
2030	Forecast	188,948	2.1%	443,424	2.8%
2035	Forecast	206,787	1.8%	505,830	2.6%
2040	Forecast	225,349	1.6%	569,558	2.3%

*Note:*

Source: State Demography Office, Print Date: 03/18/2020

The total jobs forecast and population forecast are for Weld 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.

### Average Weekly Wage, in Real (2017) Dollars



Source: Department of Labor and Employment (QCEW), Print Date: 03/18/2020

The inflation adjusted (real) average weekly wages for Weld County and Colorado are shown here. In 2016 dollars, wages in Colorado have been essentially unchanged since 2010. 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 Weld County.

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

Weld County					
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	132,996		190,698	
2015	Estimate	149,286	1.7%	216,432	3.5%
2020	Forecast	173,500	2.9%	257,177	3.3%
2025	Forecast	202,949	3.1%	305,738	3.4%
2030	Forecast	236,842	3.0%	355,605	2.9%
2035	Forecast	270,818	2.5%	406,454	2.5%
2040	Forecast	304,282	2.2%	457,751	2.3%

Note:

Source: State Demography Office, Print Date: 03/18/2020

### Labor Force Participation and Unemployment Rate 2000 to 2018



Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 03/19/2020  
 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 Weld 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.