THIS IS ARVADA

2019 Demographic Supplement

January 6, 2020
Introduction to the 2019 Demographic Supplement

This City of Arvada report is the 2019 Demographic Supplement to the “This is Arvada” report which was prepared in December 2018 and presented to City Council. The “This is Arvada” report can be considered the baseline document that examined in detail the key topic areas of People, Housing, Employment, Transportation and also identified current challenges and opportunities.

This supplement report provides the most recent American Community Survey (ACS) estimates that were released in December 2019 and the 2018 population estimates from the annual Population Estimates Program. This supplement examines current trends from the major topic areas of population, age, race, ethnicity, households and families, income and employment, housing, and transportation. The 2014-2018 ACS data is summarized and comparisons are made with Arvada’s peer cities, providing a snapshot of how the city is doing today. Certain information has been selected for representation with charts and maps. Where trends are identified as important, data for previous years or decades is provided.

A note about the Data

Data in this report is from the U.S. Census Bureau, including the decennial census, the American Community Survey (ACS), the Population Estimates Program, Community Analyst (ESRI), and other data. The five-year data in this report is from the 2014-2018 ACS. This estimate was used since it provides data with less margin of error than the one-year ACS estimates. The median income percentage data in this report is from the 2018 one-year ACS that is reported in 2017 inflation-adjusted dollars.

Strong Growth

Arvada is the seventh largest city in Colorado and the fifth largest in the metropolitan region, following Thornton but with a larger population than Westminster and Centennial. Arvada’s population in 2018 was estimated at 120,492, representing an increasing of approximately 14,059 residents since the 2010 Census. This translates into an increase of 13.2 percent since the start of the decade. The charts opposite illustrate the actual numbers and the percentage increase for our peer cities so as to provide a more comprehensive picture of rates of growth. While the Denver Metro region has experienced growth driven by an increase in employment and resultant migration to the state, the region also continues to be a destination for families and young adults who are attracted to the outdoor-oriented lifestyle and the amenities that the mountains offer.

Since 2000, the cities that have experienced that highest rate of growth are Thornton (69.3 percent), Aurora (35.4 percent) and Denver (29.2 percent). Arvada had a population increase of 18 percent for this time period, slightly more than Boulder and Westminster, and significantly more than Lakewood.

Arvada is a desired destination for families and an increasing number of young professionals. Arvada has experienced strong growth in the past, sometimes in dramatic growth spurts. In the 1960s, 30,642 new residents moved to Arvada and in the following decade, 34,692 new residents were added. This housing boom was followed by a period of slow growth. Since then, growth has been variable, with the 1980s and
### POPULATION

#### POPULATION FOR CITIES IN THE METRO REGION (2018 EST.)

<table>
<thead>
<tr>
<th>City</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Denver</td>
<td>716,492</td>
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<tr>
<td>Aurora</td>
<td>374,114</td>
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<td>Lakewood</td>
<td>156,798</td>
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<td>Thornton</td>
<td>139,436</td>
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<tr>
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<td>120,492</td>
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<td>Westminster</td>
<td>113,479</td>
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<td>110,831</td>
</tr>
<tr>
<td>Boulder</td>
<td>107,353</td>
</tr>
</tbody>
</table>

(Note: Highlands Ranch is considered a peer city for the purposes of this report, but the Census Bureau does not include it in the Annual Population Estimate Program because it is a Census Designated Place and not a city.)

#### POPULATION ADDED BETWEEN 2010 AND 2018

<table>
<thead>
<tr>
<th>City</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Denver</td>
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<td>41,545</td>
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<td>18,206</td>
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<td>14,059</td>
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<td>Lakewood</td>
<td>13,818</td>
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<tr>
<td>Centennial</td>
<td>10,454</td>
</tr>
<tr>
<td>Boulder</td>
<td>9,968</td>
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<tr>
<td>Westminster</td>
<td>7,365</td>
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</table>

#### PERCENT POPULATION CHANGE BETWEEN 2000 AND 2018

<table>
<thead>
<tr>
<th>City</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thornton</td>
<td>69.3%</td>
</tr>
<tr>
<td>Aurora</td>
<td>35.4%</td>
</tr>
<tr>
<td>Denver</td>
<td>29.2%</td>
</tr>
<tr>
<td>Arvada</td>
<td>18.0%</td>
</tr>
<tr>
<td>Boulder</td>
<td>13.4%</td>
</tr>
<tr>
<td>Westminster</td>
<td>12.4%</td>
</tr>
<tr>
<td>Lakewood</td>
<td>8.8%</td>
</tr>
</tbody>
</table>
2000s adding fewer than 5,000 new residents for each decade. This current period of growth is somewhat more moderate than previous decades.

The map opposite illustrates the annual growth rate for the various Census block groups in Arvada between 2010 and 2018. The northwest area of Arvada has experienced growth in excess of 12.5 percent since 2010 while growth in the central and eastern parts of the city has been quite low.

The chart below shows the actual population growth from 2000 as well as the population projections that were prepared as part of the 2014 Arvada Comprehensive Plan. It is projected that Arvada will have a population of approximately 141,187 by 2035. This would be an increase of approximately 17 percent from the current population.
ARVADA 2010-2018 POPULATION ANNUAL GROWTH RATE BY CENSUS BLOCK GROUPS (ESRI)
**Arvada’s age profile**

Arvada’s median age was higher than the median age of most of our peer cities, Colorado and the nation. The median age was 41.8 years in 2014-2018, which has increased from 37.2 years in 2000. The median age has continued to increase for Arvada and moved to the highest median age in the Denver Metropolitan area.

The largest age groups in Arvada is the 30 to 34 years old and 50 to 54 years old, which each make up approximately 7.6 percent of the population. The 25 to 39 year old and 50 years and older age groups of the population continue to increase since 2010. In the chart “Arvada Age Distribution” on the opposite page, the wave of Baby Boomers is clearly shown over time. Thirty-eight percent of the population is 50 years and over, and this proportion will continue to increase as the Baby Boomers age.

On the other hand, there has been a decrease in the percent of the total population of children 19 years of age and under. In 2014-2019, 23 percent of the population was 19 years or younger, which is a reduction from 28.7 percent in 2000.

**Senior residents**

The number of senior residents 65 years of age and older in Arvada has been increasing, from 10.7 percent of the population in 2000 to 16.9 percent in 2014-2018. Compared to our peer cities, Arvada ranks as the city with the largest proportion of senior residents.
Race
Arvada’s racial composition has remained relatively unchanged since the 2000 Census. Arvada has a relatively homogeneous population with a predominantly White population. The city’s White population in 2000 was 91 percent and in the 2014-2018 ACS estimates, it was 91.5 percent. The proportions of Asian and people of other races also remained relatively unchanged since 2000.

Arvada is the most homogeneous city in the region while Denver and Aurora have more racial diversity.

Ethnicity
The proportion of the population that identifies as Hispanic or Latino increased from 9.8 percent in 2000 to 14.4 percent in 2014-2018. This number is much lower than for Colorado and the nation. Although Arvada is becoming more diverse, as is also occurring in the peer cities, the proportion of Hispanic or Latino residents is significantly less than in the larger cities of Denver, Aurora and Lakewood.

Place of birth
Arvada had the smallest number of foreign born residents compared with the peer cities, with just 5.4 percent of the population. As a result, English is the primary language spoken at home for approximately 91 percent of residents, followed by Spanish (5.6 percent), and other European languages (2.4 percent). Approximately 62 percent of Arvada’s foreign born residents are from Europe and Asia and about 24 percent are from Latin America.
### Race and Ethnicity

#### Percentage of Different Races in Arvada

- **American Indian/Alaska Native:** 0.9%
- **Asian:** 2.1%
- **Black/African American:** 1.3%
- **Other Race:** 1.6%
- **Two or more races:** 2.6%

#### Hispanic Population

- **Hispanic/Latino:** 7.4%
- **Not Hispanic:** 92.6%

#### Foreign Born Population

- **Europe:** 34%
- **Asia:** 28%
- **Latin America:** 24%
- **Africa:** 7%
- **North America:** 6%
- **Oceania:** 1%

### Languages Spoken at Home by Arvada Residents

- **Speak only English:** 90.6%
- **Spanish:** 5.6%
- **Other European languages:** 2.4%
- **Asian languages:** 1.2%
- **Other languages:** 3%

### Arvada's Hispanic Population

- **United States:** 18.3%
- **Colorado:** 21.7%
- **Arvada:** 9.1%
- **Highlands Ranch:** 8.1%
- **Lakewood:** 9.8%
- **Westminster:** 14.4%
- **Boulder:** 22.6%
- **Thornton:** 23.1%
- **Denver:** 28.4%
- **Aurora:** 30.3%
- **United States:** 33.9%

### 1990-2018

- **Hispanic/Latino:**
  - **1990:** 7.4%
  - **2000:** 9.4%
  - **2010:** 11.4%
  - **2014-2018:** 13.5%

- **Not Hispanic:**
  - **1990:** 92.6%
  - **2000:** 90.2%
  - **2010:** 86.3%
  - **2014-2018:** 85.6%
Households
In 2014-2018, Arvada’s average household had 2.48 members, slightly less than Colorado (2.56) and the U.S. (2.63). The average family size was 3.02 members, amongst the lowest of the peer cities (only Lakewood and Boulder had a smaller average family size). The average family size of 3.02 members has remained fairly constant since 2000, but there has been a slight decrease of about six percent in the proportion of family households in Arvada since 2000. The chart “Changes in Arvada Household Size Since 1970” illustrates that there has been a trend for decreasing household size since 1980.

Families
While average household size has been decreasing, the more significant change is the proportion of family to non-family households. Since 2000, there has been a 17 percent increase in the number of one-person households in Arvada.

Of all Arvada households:
- 65.5 percent were family households;
- 34.5 percent were non-family households;
- 25.5 percent has a householder living alone;
- 36.9 percent of all households had two persons; and
- 28.7 percent had school-aged children under 18 years of age.

### NUMBER OF HOUSEHOLDS

<table>
<thead>
<tr>
<th>City</th>
<th>Number</th>
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<tbody>
<tr>
<td>Denver</td>
<td>294,356</td>
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<tr>
<td>Aurora</td>
<td>128,182</td>
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<tr>
<td>Lakewood</td>
<td>65,737</td>
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<tr>
<td>Arvada</td>
<td>47,632</td>
</tr>
<tr>
<td>Thornton</td>
<td>44,775</td>
</tr>
<tr>
<td>Westminster</td>
<td>43,828</td>
</tr>
<tr>
<td>Boulder</td>
<td>42,643</td>
</tr>
<tr>
<td>Centennial</td>
<td>39,701</td>
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<tr>
<td>Highlands Ranch</td>
<td>37,340</td>
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</table>

### FAMILY AND NON-FAMILY HOUSEHOLDS IN THE REGION

<table>
<thead>
<tr>
<th>City</th>
<th>Family Household</th>
<th>Nonfamily Household</th>
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</thead>
<tbody>
<tr>
<td>Highlands Ranch</td>
<td>79.0%</td>
<td>21.0%</td>
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<tr>
<td>Centennial</td>
<td>75.6%</td>
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<tr>
<td>Thornton</td>
<td>72.8%</td>
<td>27.2%</td>
</tr>
<tr>
<td>Aurora</td>
<td>66.3%</td>
<td>33.7%</td>
</tr>
<tr>
<td>Arvada</td>
<td>65.5%</td>
<td>34.5%</td>
</tr>
<tr>
<td>Westminster</td>
<td>65.4%</td>
<td>34.6%</td>
</tr>
<tr>
<td>Lakewood</td>
<td>56.6%</td>
<td>43.4%</td>
</tr>
<tr>
<td>Denver</td>
<td>48.6%</td>
<td>51.4%</td>
</tr>
<tr>
<td>Boulder</td>
<td>42.6%</td>
<td>57.4%</td>
</tr>
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</table>
**HOUSEHOLDS AND FAMILIES**

**AVERAGE HOUSEHOLD SIZE**

<table>
<thead>
<tr>
<th>Location</th>
<th>Average Size</th>
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<td>3.00</td>
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<tr>
<td>Highlands Ranch</td>
<td>2.62</td>
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<td>Aurora</td>
<td>2.62</td>
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<td>Centennial</td>
<td>2.71</td>
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<td>Westminster</td>
<td>2.56</td>
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<td>Arvada</td>
<td>2.48</td>
</tr>
<tr>
<td>Lakewood</td>
<td>2.30</td>
</tr>
<tr>
<td>Denver</td>
<td>2.31</td>
</tr>
<tr>
<td>Boulder</td>
<td>2.28</td>
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<tr>
<td>Colorado</td>
<td>2.56</td>
</tr>
<tr>
<td>United States</td>
<td>2.63</td>
</tr>
</tbody>
</table>

**AVERAGE FAMILY SIZE**

<table>
<thead>
<tr>
<th>Location</th>
<th>Average Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thornton</td>
<td>3.48</td>
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<td>Aurora</td>
<td>3.45</td>
</tr>
<tr>
<td>Denver</td>
<td>3.19</td>
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<tr>
<td>Highlands Ranch</td>
<td>3.19</td>
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<td>3.13</td>
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<td>Boulder</td>
<td>2.85</td>
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<tr>
<td>Colorado</td>
<td>3.14</td>
</tr>
<tr>
<td>United States</td>
<td>3.23</td>
</tr>
</tbody>
</table>

**CHANGES IN ARVADA HOUSEHOLD SIZE SINCE 1970**

- 1970: 2.77
- 1980: 2.98
- 1990: 2.71
- 2000: 2.6
- 2010: 2.48
- 2014-2018: 2.48

**HOUSEHOLDS WITH RELATED CHILDREN UNDER 18 YEARS OF AGE**

- Highlands Ranch: 44.0%
- Thornton: 41.7%
- Aurora: 36.6%
- Centennial: 35.8%
- Westminster: 31.1%
- Arvada: 28.7%
- Lakewood: 25.1%
- Denver: 25.1%
- Thornton: 19.2%

**ARVADA HOUSEHOLDS ACCORDING TO NUMBER OF PEOPLE**

- 1-Person Household: 22.0%
- 2-Person Household: 25.5%
- 3-Person Household: 36.9%
- 4-Or-More-Person Household: 15.6%
Most households in Arvada are small households of just one or two people. These households now make up 62.4 percent of the total households in the city.

The average household size by Census block groups is illustrated on the map opposite. The areas that light brown and dark brown are those with the average household size less than 2.5, which is the average household size in Arvada. These areas are concentrated along Wadsworth Boulevard and some central areas of the city. Larger households are concentrated in east and northwest Arvada.

**Seniors and Households**

Arvada has the highest proportion of households with a senior resident compared to the peer cities. Approximately 29.6 percent of all Arvada households have one or more persons 65 years of age or older that has increased nearly one percent from last year.

Many senior households are a one-person household and of these, 73 percent are comprised of a female householder living alone. The apparent trend arising from this is the rise in numbers of the single-person senior household and the continued growing need for housing for this group.
ARVADA AVERAGE HOUSEHOLD SIZE BY CENSUS BLOCK GROUPS (2018 ESRI)
Income
Arvada’s median household income for the period 2014-2018 was $80,055 (ranked third behind Highlands Ranch and Centennial) and was significantly above the median household income for the state. When considering just families, Arvada’s median family household income of $99,993 for the same time period was substantially higher than previous years, and ranked fourth behind Highlands Ranch, Centennial and Boulder.

While Arvada’s ranking for median household and median family income compared favorably to the peer cities, the median non-family income of $49,471 places Arvada fifth compared to the peer cities.

Education
For Arvada residents, approximately 38.7 percent have a Bachelor’s, graduate or professional degree. When education levels are compared with the median annual earnings, there is the expected correlation with higher levels of education and higher median earnings.

The median income for Arvada residents with a Bachelor’s degree was $57,749 and for residents with a graduate or professional degree, the median income was $72,029.
### Income and Employment

#### Median Household Income

<table>
<thead>
<tr>
<th>Location</th>
<th>Income</th>
</tr>
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<tbody>
<tr>
<td>Highlands Ranch</td>
<td>$120,404</td>
</tr>
<tr>
<td>Centennial</td>
<td>$105,974</td>
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<tr>
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<td>$88,055</td>
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<td>Boulder</td>
<td>$66,417</td>
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<td>Lakewood</td>
<td>$64,100</td>
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<td>$63,793</td>
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<td>Aurora</td>
<td>$62,541</td>
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<td>Colorado</td>
<td>$68,811</td>
</tr>
<tr>
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<td>$60,293</td>
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#### Median Family Income

<table>
<thead>
<tr>
<th>Location</th>
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</thead>
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<td>Thornton</td>
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<td>Westminster</td>
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<td>Denver</td>
<td>$81,452</td>
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<td>Aurora</td>
<td>$72,572</td>
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<tr>
<td>Colorado</td>
<td>$84,540</td>
</tr>
<tr>
<td>United States</td>
<td>$73,965</td>
</tr>
</tbody>
</table>

#### Median Nonfamily Income

<table>
<thead>
<tr>
<th>Location</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Highlands Ranch</td>
<td>$64,433</td>
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<td>Thornton</td>
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<td>Denver</td>
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</tbody>
</table>

#### Bachelor's Degree or Higher

<table>
<thead>
<tr>
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<th>Percentage</th>
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</thead>
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<tr>
<td>Boulder</td>
<td>73.8%</td>
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<tr>
<td>Highlands Ranch</td>
<td>64.1%</td>
</tr>
<tr>
<td>Centennial</td>
<td>56.9%</td>
</tr>
<tr>
<td>Denver</td>
<td>46.5%</td>
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<td>Arvada</td>
<td>38.7%</td>
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<tr>
<td>Westminster</td>
<td>37.7%</td>
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<tr>
<td>Lakewood</td>
<td>36.4%</td>
</tr>
<tr>
<td>Aurora</td>
<td>28.5%</td>
</tr>
<tr>
<td>Thornton</td>
<td>27.4%</td>
</tr>
</tbody>
</table>

#### Arvada Median Income For All Household Types

- **All Households**: $80,055
- **Family Households**: $99,993
- **Married-couple Family Households**: $110,506
- **Nonfamily Households**: $49,471

#### Arvada Median Income By Education

- **Less than high school graduate**: $30,088
- **High school graduate/GED**: $39,866
- **Some college or Associate's degree**: $42,215
- **Bachelor's degree**: $57,749
- **Graduate or professional degree**: $72,029

**THIS IS ARVADA | 2019 Demographic Supplement**
**Income increasing**

In the “This is Arvada” report, the rise of the high income earners was described in some detail. The new 2018 ACS one year estimates confirm that incomes have risen significantly and in 2018, approximately 40 percent of Arvada households have a median annual income greater than $100,000. This is a slight increase from the 2017 median household income where 39.8 percent of households had an income over $100,000.

The map opposite illustrates the distribution of median household income by Census block group, with the dark green color representing areas with median household incomes over $137,000.

**Poverty**

The proportion of the Arvada population below the poverty level was a concern following the recession, and the trends have since reversed and Arvada has one of the lowest proportions of families, people and children below the poverty level compared to the peer cities. Approximately 3.6 percent of families are below the poverty level, about 6.2 percent of children, and 5.2 percent of persons older than 65 are below the poverty level.
Employment

Arvada residents continue to work in a variety of professions, but the continued trend is apparent with an increasing proportion of the residents working in management, business, science, and arts occupations. Approximately 46 percent of Arvada residents work in this management category.

As noted in the chart “Occupation Categories for Arvada Residents”, there has been a decline in proportion of people working in sales and office jobs between 2000 and 2014-2018 from 31 percent to 22 percent. The construction and maintenance, and the production and transportation categories have also had a decrease in the proportion of residents in these job categories.

Median annual earnings for residents in the management job category were $63,145 and was the highest of the income categories identified in the chart to the right.

The map on the following page shows the distribution of business by Census block groups. The highest concentration of businesses is clustered along the southern boundary of the city and the I-70 corridor. Other business clusters are centered along parts of Wadsworth Boulevard and areas east and west of Indiana Street.
TOTAL BUSINESSES (NAICS) BY CENSUS BLOCK GROUPS (2018 ESRI)
Housing Types
As stated in the “This is Arvada” report, the typical housing unit in Arvada is an owner-occupied, single-family detached home. Of all the housing units in Arvada, 71.1 percent is single-family detached housing. Compared to the peer cities, Arvada continues to rank third in the proportion of single-family homes, following Highlands Ranch (77.6 percent) and Centennial (77.4 percent).

In contrast to the single-family detached housing, Arvada has one of the lowest proportions of multifamily housing units compared to the peer cities. Approximately 21 percent of all residential units are in multifamily housing. The cities with large populations of young professionals and students, Denver and Boulder, have the highest proportion of renters and multifamily housing.

Housing Tenure
As shown in the Housing Tenure chart to the right, Arvada continues to rank third highest with home ownership amongst the peer cities (73.8 percent). Only Centennial and Highlands Ranch have higher rates of home ownership. It is interesting to continue to monitor the housing tenure by age group. The “Tenure of Arvada Housing by Age Group” chart shows that the under 35 year old age group has the highest rate of renters (34 percent). Home ownership remains high for the residents 65 years and over (29 percent) but it is interesting to note that this group has the second highest proportion of renters (20 percent), which has increased one percent from the data in “This is Arvada”.

The household size of owner-occupied housing has decreased since 2000, declining from 2.7 to 2.57 persons in a housing unit. In addition, the average household size of a renter-occupied unit has remained fairly constant, hovering around 2.3 to 2.24 persons for the same time period.

The cost of housing is an important issue in Arvada and the region, and the percentage of income spent on housing has increased, particularly for renters. Approximately 51 percent of renters pay more than 30 percent of their income on housing, which has decreased 11 percent from the data in “This is Arvada” and consistent with 53 percent in 2016. The 2017 data (62 percent) may be an anomaly and should be reevaluated in future analysis. In contrast, the proportion of income spent on housing by the owner households remained basically the same.
Commuting to work
People living in Arvada depend mostly on their cars to move about, especially for commuting to work. As identified in “This is Arvada”, Arvada residents work at locations dispersed throughout the region, with the result that public transit may not offer efficient or even practical options. Alternatives to driving, such as bicycling, walking, ridesharing and public transportation together make up about 11 percent of work trips, and working at home accounts for 7.7 percent. Most Arvada workers commute approximately 28 minutes each way to work. Commute time has increased throughout the region.

In comparison to the peer cities, Arvada residents head up the list in choosing to drive alone for their commute to work (81.6 percent). All the other communities, except for Denver and Boulder, have about 75 percent of their residents commuting alone to work. This is primarily due to the expansive nature of the region and the commuting preferences and patterns since public transit may provide limited opportunities.

Working from home
There has been a significant increase in all cities in the proportion of residents who work from home.

For Arvada, this has increased from 7 percent to 7.7 percent of workers, and nearly all the other cities in the region had similar increases in the proportion of people working from home.

Transit
The commuting pattern for Arvada residents has not changed significantly, and the use of transit is similar for what was reported previously. However, some of the other cities have had an increase their transit utilization, and the result is that Arvada now has one of the smallest proportion of residents using transit to commute to work with 2.8 percent choosing this travel mode. Travel modes choices may change with the opening of the G Line, given that approximately 25 percent of Arvada workers commute to Denver for work.
## TRANSPORTATION

### ARVADA RESIDENTS' MEANS OF COMMUTING TO WORK

<table>
<thead>
<tr>
<th>Mode</th>
<th>Arvada</th>
<th>Thornton</th>
<th>Westminster</th>
<th>Centennial</th>
<th>Lakewood</th>
<th>Highlands Ranch</th>
<th>Aurora</th>
<th>Denver</th>
<th>Boulder</th>
<th>Colorado</th>
<th>United States</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive Alone</td>
<td>81.6%</td>
<td>80.2%</td>
<td>79.6%</td>
<td>78.6%</td>
<td>77.2%</td>
<td>77.1%</td>
<td>76.7%</td>
<td>69.6%</td>
<td>51.3%</td>
<td>75.3%</td>
<td>76.4%</td>
</tr>
<tr>
<td>Carpool</td>
<td>6.0%</td>
<td>4.0%</td>
<td>2.6%</td>
<td>4.9%</td>
<td>6.4%</td>
<td>6.5%</td>
<td>6.4%</td>
<td>8.0%</td>
<td>10.3%</td>
<td>3.1%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Worked at home</td>
<td>6.0%</td>
<td>11.9%</td>
<td>10.4%</td>
<td>8.0%</td>
<td>7.7%</td>
<td>13.3%</td>
<td>15.8%</td>
<td>10.4%</td>
<td>3.1%</td>
<td>7.7%</td>
<td>4.9%</td>
</tr>
</tbody>
</table>

### DRIVING ALONE TO WORK

- Arvada: 81.6%
- Thornton: 80.2%
- Westminster: 79.6%
- Centennial: 78.6%
- Lakewood: 77.2%
- Highlands Ranch: 77.1%
- Aurora: 76.7%
- Denver: 69.6%
- Boulder: 51.3%
- Colorado: 75.3%
- United States: 76.4%

### WORKING FROM HOME

- Boulder: 13.3%
- Highlands Ranch: 11.9%
- Centennial: 10.4%
- Denver: 8.0%
- Arvada: 7.7%
- Lakewood: 6.4%
- Thornton: 6.4%
- Westminster: 5.8%
- Aurora: 5.5%
- Colorado: 7.7%
- United States: 4.9%

### USING TRANSIT TO WORK

- Boulder: 7.4%
- Denver: 6.5%
- Lakewood: 5.4%
- Aurora: 4.9%
- Westminster: 4.0%
- Thornton: 3.1%
- Centennial: 3.0%
- Arvada: 2.8%
- Highlands Ranch: 2.6%
- Colorado: 3.1%
- United States: 5.0%
Vehicles and ownership

There are approximately 2.08 vehicles per household in Arvada, placing Arvada in the upper third of the ranking compared to the peer cities, with Thornton, Centennial and Highlands Ranch having a higher number. The Census Bureau estimates that there were approximately 1.80 vehicles per U.S. household for the 2014-2018 period. Colorado had slightly more with 1.96 vehicles per household.

As shown in the chart on this page, the number of vehicles per household has remained relatively the same since 2000. Approximately 33 percent of all households have one vehicle, 37 percent of households have two vehicles, and about 21 percent have three or more vehicles.

However, it is interesting to see the variations based on housing tenure. The first chart of interest illustrates the number of vehicles available by tenure. Of the total vehicles in Arvada, approximately 26 percent are associated with renters, and 74 percent are utilized by homeowners.

The three charts at the bottom of the opposite page illustrate the allocation of vehicles by tenure. In Arvada, approximately 3.6 percent of all households don’t have a vehicle, 25.9 percent have one vehicle and 70.6 percent have two or more vehicles. For owner-occupied households, one percent of households don’t have a vehicle, 20 percent have one vehicle and 79 percent have two or more vehicles. This situation changes with the renter-occupied households which typically have a smaller household size, or even a one person household. In the case of the renter-occupied households, 10 percent don’t have a vehicle, 43 percent have one vehicle, and 47 percent have two or more vehicles.

<table>
<thead>
<tr>
<th>Year</th>
<th>No Vehicle</th>
<th>One Vehicle</th>
<th>Two Vehicles</th>
<th>Three or More Vehicles</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>5.3%</td>
<td>26.8%</td>
<td>33.0%</td>
<td>43.0%</td>
</tr>
<tr>
<td>2014-2018</td>
<td>8.7%</td>
<td>24.9%</td>
<td>37.3%</td>
<td>21.0%</td>
</tr>
</tbody>
</table>
TRANSPORTATION

VEHICLES PER HOUSEHOLD

ALL ARVADA HOUSEHOLDS WITH VEHICLES

OWNER-OCUPIED HOUSEHOLDS WITH VEHICLES

RENTER-OCUPIED HOUSEHOLDS WITH VEHICLES

NUMBER OF VEHICLES AVAILABLE BY TENURE IN ARVADA

- Percent of Vehicles in Owner-Occupied Housing Unit
- Percent of Vehicles in Renter-Occupied Housing Unit
Challenges and opportunities
Since the recession, Arvada has been experiencing significant growth. Recent population growth and building of new master planned neighborhoods have resulted in an expanding population. At the same time, the growth in Arvada and the region has increased housing sales costs and put pressure on the cost and supply of rental housing.

Growth within the region has affected the broader demographic shifts in Arvada, and there has been an increase in the number of family households in the city, particularly in the new neighborhoods in the northwest. In contrast to cities such as Arvada, Thornton and Denver which have opportunities for new master-planned communities, Arvada no longer has a significant amount of land readily available for large greenfield development. It is expected that as the city becomes more of an infill and redevelopment city, the rate of population growth will start to level off.

The good news that is shown through this updated American Community Survey (ACS) data is that the median incomes across all categories in Arvada have been increasing. The poverty levels, which were flagged as important indicators to watch in previous iterations of this report, have decreased at this point in time after the recession, and that reduces previous levels of concern.

Several of the other demographic and economic indicators are fairly constant, and our rankings relative to the peer cities has also remained quite constant. However, the State Department of Local Affairs has indicated the economic growth for Colorado and region is slowing and is near-term in 2020. The forecasted growth is anticipated to slow and worth watching in future analysis.

The proportion of seniors in Arvada is a factor of interest and with time, the Baby Boomers may choose different housing options rather than choosing to age in place. There may also be a need for more transit options and support services for this growing segment of the Arvada population.

Overall, Arvada’s demographic profile shows the city to have some strong demographic indicators that show there is increasing household vibrancy and economic wealth. This report paints a picture of where the city has been in recent years and identifies some of the key indicators to watch in the near-term and the future. While some trends are outside our control, such as the population growth in the region and housing costs in general, others, such as the needs of an increasing senior population can be addressed.