

Chapter

# 2

## Section 1

# Socioeconomic Trends

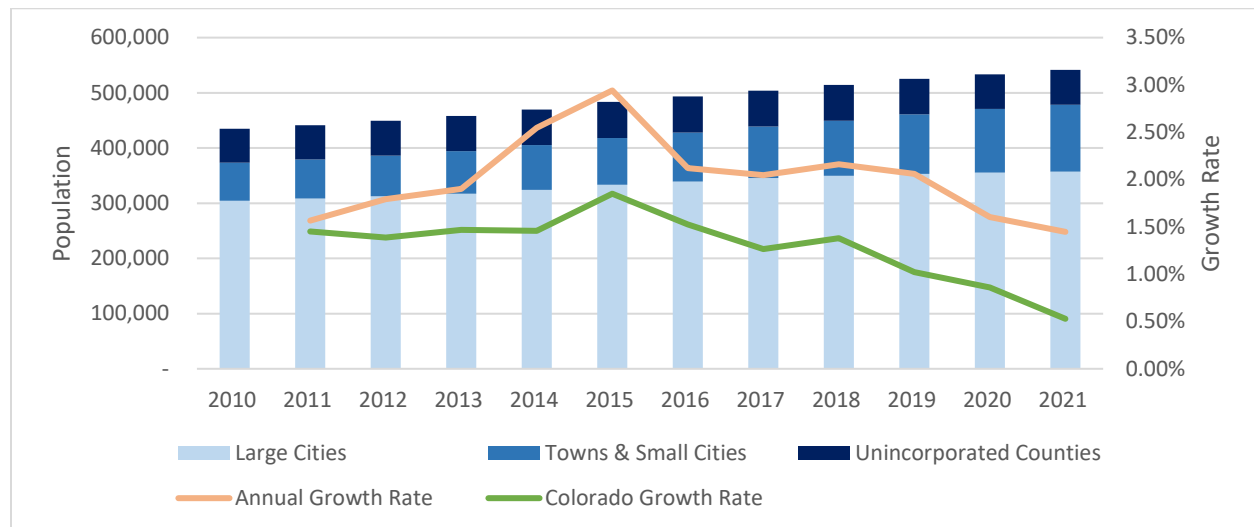


## NFRMPO Region Today

Northern Colorado has seen consistent growth in the previous decades. **Figure 2-** shows the NFRMPO's regional population, broken up into three categories: large cities, which includes Fort Collins, Loveland, and Greeley; towns and small cities, which includes Berthoud, Eaton, Evans, Garden City, Johnstown, LaSalle, Milliken, Severance, Timnath, and Windsor; and the unincorporated portions of Larimer and Weld counties. The proportion of the population living in the towns and small cities has steadily increased as unincorporated portions of the counties have been annexed. Overall, the NFRMPO region had an estimated 525,000 residents in 2019.

The region's annual growth rate has remained above the State's since at least 2011. In the latter half of the 2010s and into the early 2020s, the region and state have both seen a gradual slowing in growth rate. That is to say, the region and State are continuing to grow, but at a slower rate.

**Figure 2-1: Population by Community Type and Growth Rates, 2010-2021**



**Table 2-1** shows population analyzed by individual community, County, and the State, organized by average annual growth rate. Severance was the fastest growing community in the region, growing by an average rate of 11.5 percent between 1980 and 2020. Besides LaSalle, all communities in the NFRMPO region grew at a faster rate than Colorado. The fastest growing communities are located along major roadways, including State Highways, major County Roads, and near the larger communities. Weld County overall has grown faster than Larimer County.

**Table 2-1: Historical Population Trends by Annual Growth Rate 1980-2020**

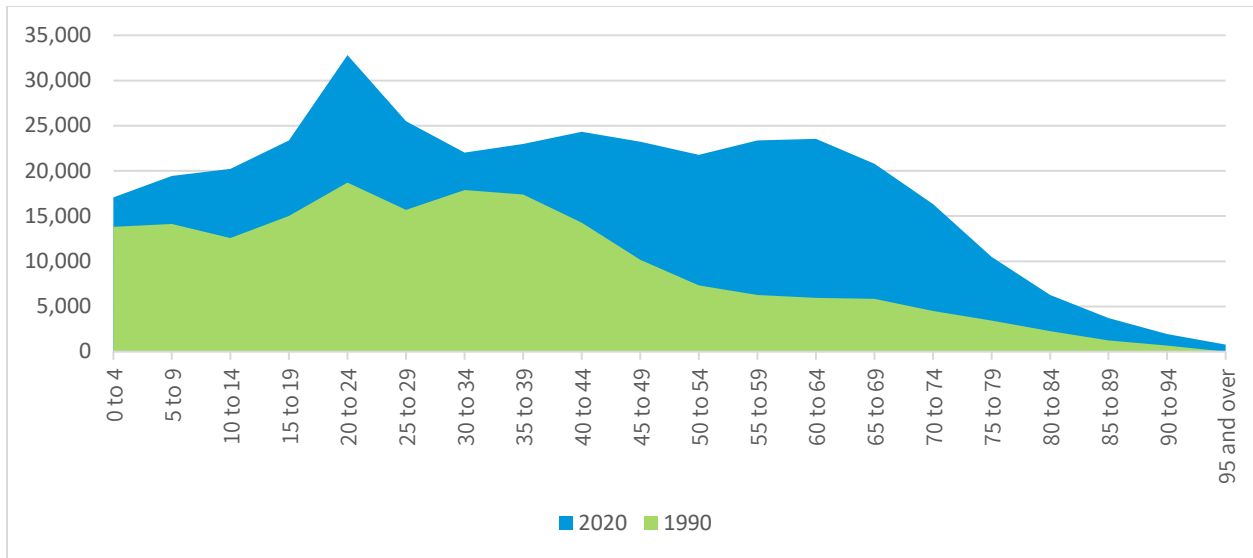
	1980	1990	2000	2010	2020	Average Annual Growth Rate
<b>Severance</b>	102	106	672	3,204	8,032	11.5%
<b>Timnath</b>	185	190	286	629	6,745	9.4%
<b>Johnstown</b>	1,535	1,579	4,459	9,987	17,335	6.2%
<b>Windsor</b>	4,277	5,062	10,256	18,768	33,320	5.3%
<b>Milliken</b>	1,506	1,605	3,040	5,634	8,455	4.4%
<b>Berthoud</b>	2,362	2,990	5,005	5,127	10,509	3.8%
<b>Evans</b>	5,063	5,876	10,448	18,651	22,216	3.8%
<b>Eaton</b>	1,932	1,959	2,783	4,384	5,848	2.8%
<b>Fort Collins</b>	65,092	87,491	120,236	144,888	170,058	2.4%
<b>Loveland</b>	30,215	37,357	51,893	67,033	76,341	2.3%
<b>Garden City</b>	123	199	346	235	254	1.8%
<b>Greeley</b>	53,006	60,454	78,559	93,262	109,141	1.8%
<b>LaSalle</b>	1,929	1,803	1,852	1,967	2,357	0.5%
<b>Weld County</b>	123,438	131,821	183,076	254,230	331,282	2.5%
<b>Larimer County</b>	149,184	186,136	253,088	300,532	359,815	2.2%
<b>Colorado</b>	2,889,964	3,294,394	4,301,261	5,029,316	5,784,156	1.7%

## Aging Population

As the region has grown, the population has also aged as shown in **Figure 2-** and **Figure 2-**. Between 1990 and 2020, the fastest growing age cohort in Larimer County was the 60 to 80 age group, with a large decrease in the proportion of 20- to 40-year-olds. In Weld County, the fastest growing age cohort was the 40-60 group, with a decrease in the proportion of 20- to 40-year-olds. Additionally, there were no persons counted over the age of 95 in either County, which was no longer the case by 2020. Aging populations require different needs in the realm of transportation, housing, medical, and human services.

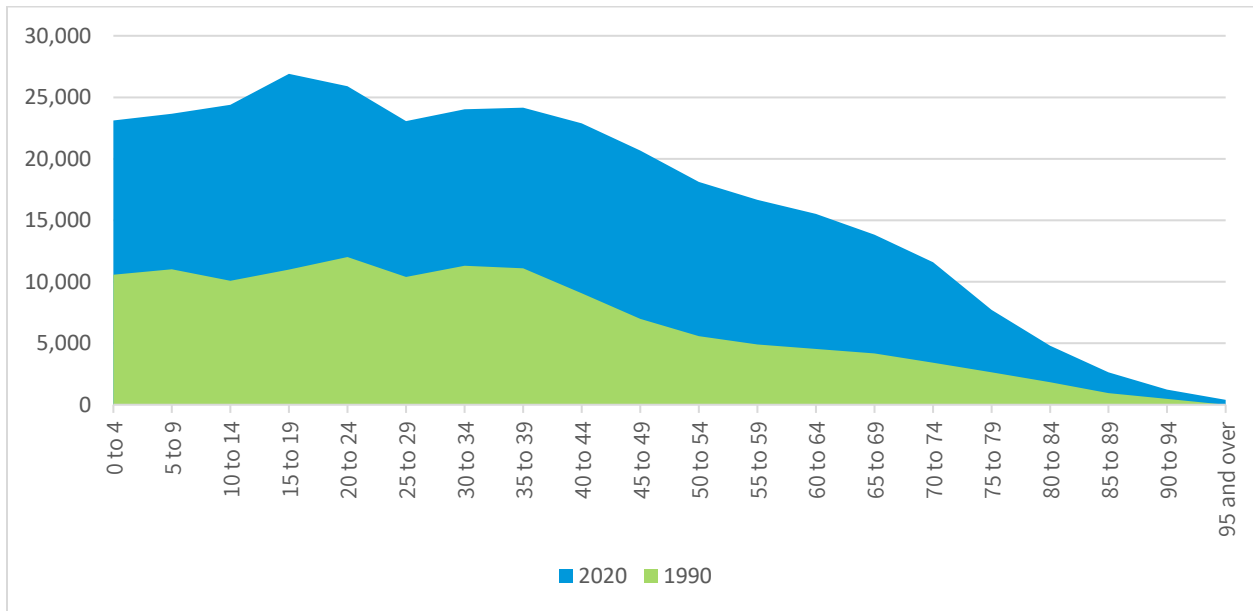
The largest age cohort in Larimer County is the 20 to 24 age group, representing college-age students at Colorado State University and several community and technical colleges in the County. In Weld County, the largest age cohort is 15 to 19, representing more families who may have chosen Weld County for its cheaper homes and cost of living. Weld County was the fastest growing county in Colorado between 2010 and 2020 for the population under 18.

**Figure 2-2: Larimer County Age Distribution by Age Cohort, 1990 and 2020**



Source: Department of Local Affairs, 2023

**Figure 2-3: Weld County Age Distribution by Age Cohort, 1990 and 2020**



Source: Department of Local Affairs, 2023



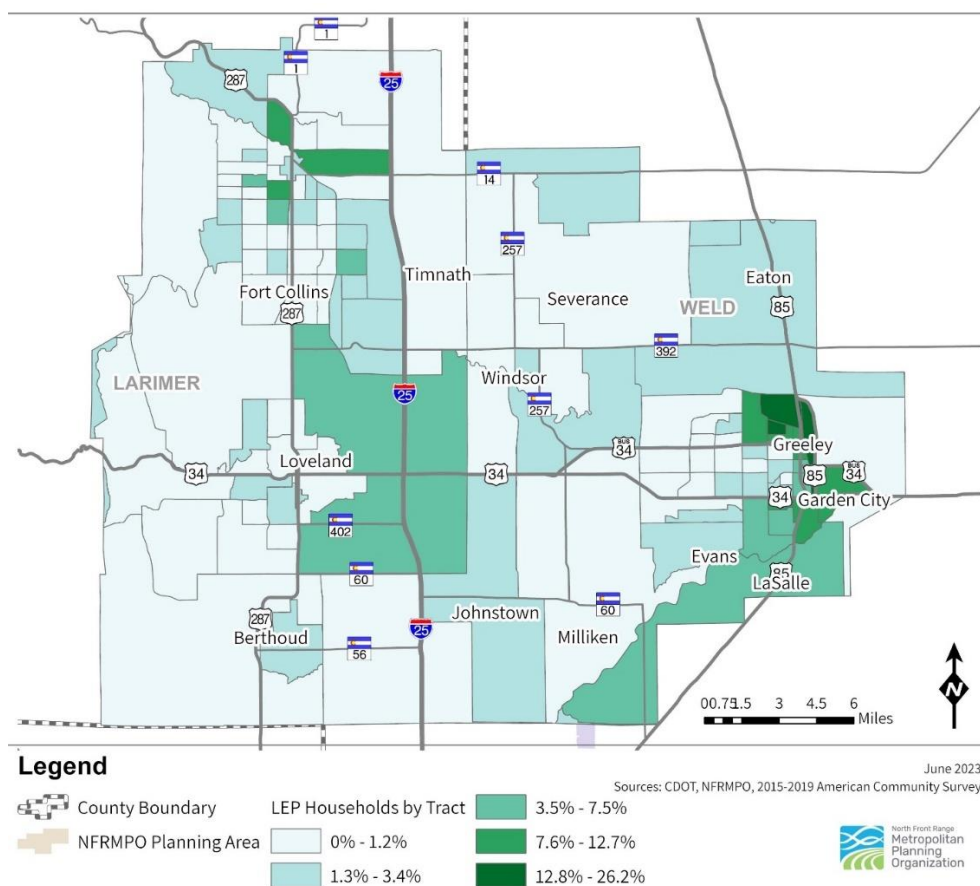
## Vulnerable Populations

The Equity Areas defined in **Chapter 1** are key to the NFRMPO's planning and are based on specific datasets available at the regional, State, and federal levels. In addition to these key data, the NFRMPO also tracks specific populations to ensure equity in its planning and programming. These areas have been called Communities of Concern in previous NFRMPO documents: Limited English Proficiency, Older Adults, Zero Car Households, and the Population with Disabilities. The following sections explore the areas of the region where the block group or census tract has a higher occurrence than the regional average.

### Limited English Proficiency

People who do not speak English very well may face challenges that fluent English speakers do not. According to the 2015-2019 American Community Survey (ACS), 4.4 percent of residents within the NFRMPO boundary indicated they spoke English “less than very well”. This equates to approximately 22,500 residents. Overall, approximately 13.4 percent of residents speak a language other than English. The most common language in the region other than English is Spanish. In total, 95.6 percent of residents speak English very well. **Figure 2-** maps LEP Census Tracts in the region with a higher percentage than the regional average.

**Figure 2-4: Limited English Proficiency Tracts, 2019**

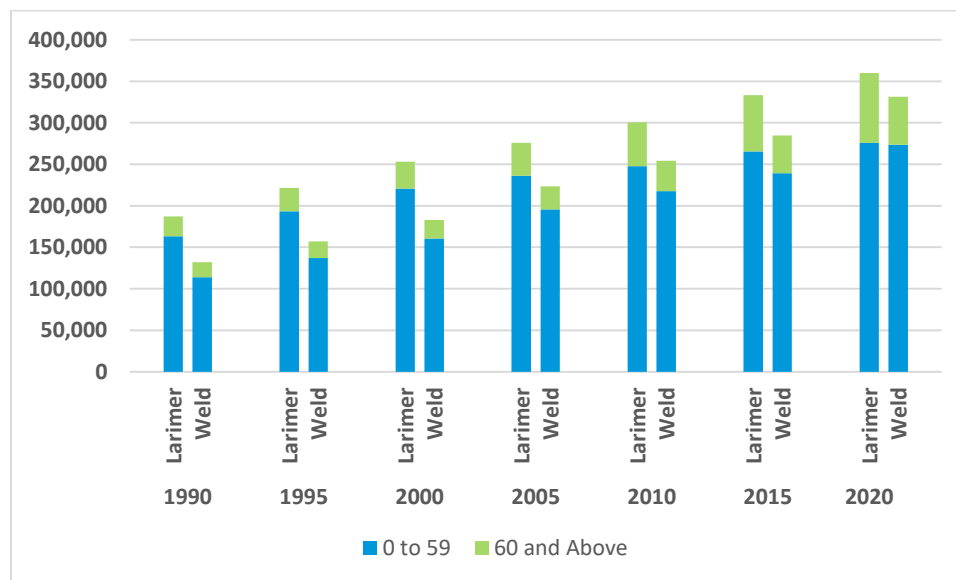


## Older Adult Population

As stated previously, the region is seeing a growing aging population. As shown in **Figure 2-**, older adult populations are more highly represented in the unincorporated and less populated areas, which may highlight the more affordable housing in those areas. As more people in the region age, the region will need to adapt to the changing population: “baby boomer” population (individuals born between 1946 and 1964) hitting retirement age, migration, medical breakthroughs allowing people to live longer, and the desire to “age in place.”

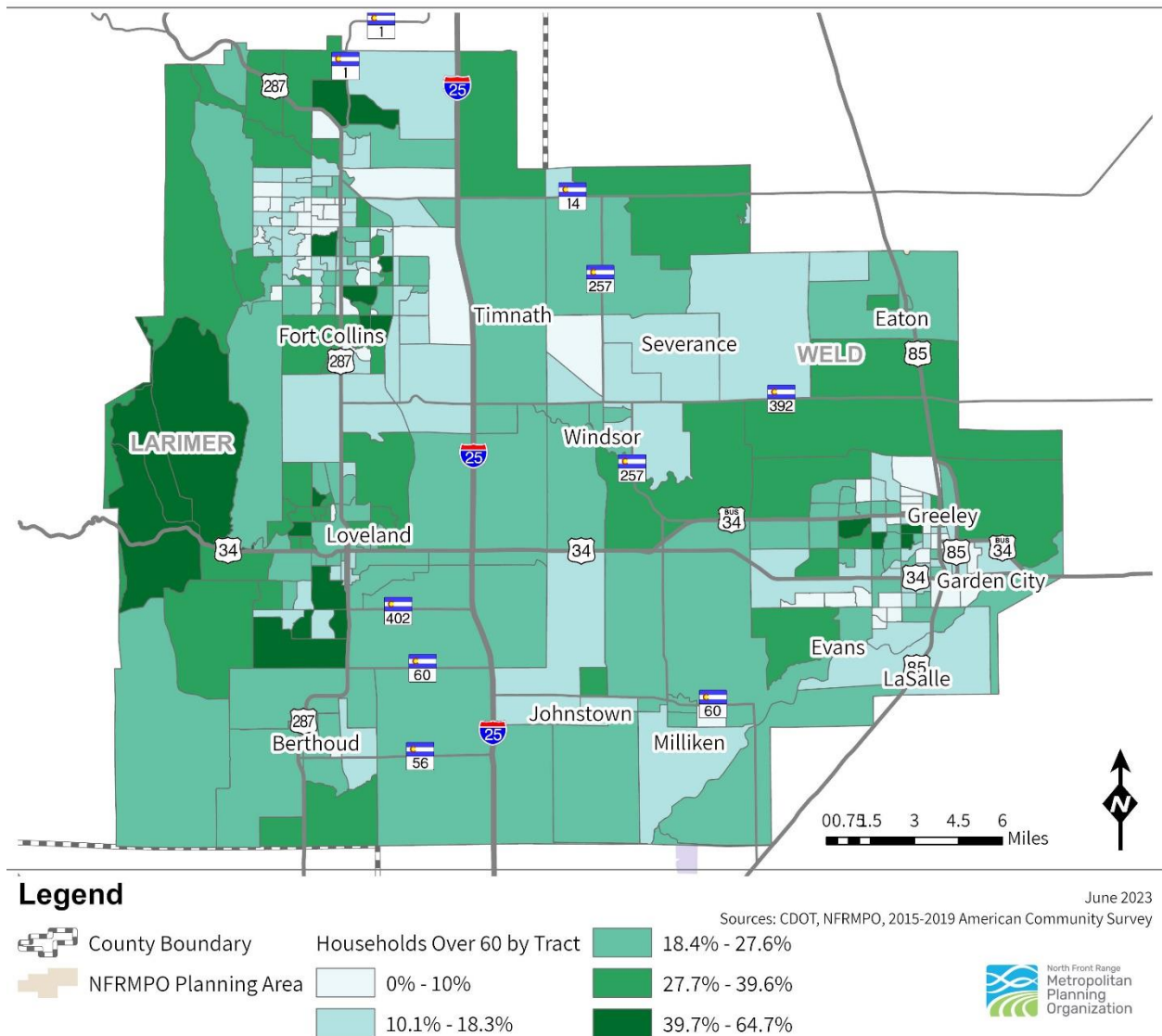
**Figure 2-** shows the gradual growth of the proportion of older adults to the total population between 1990 and 2020. Larimer County residents aged 60 and above grew by 250.8 percent between 1990 and 2020. The 80 and above age group grew by 203.5 percent and the 75-79 age group also grew by 205.7 percent. The 60-64 and 65-69 age categories grew at 295.6 percent and 255.8 percent, respectively. Weld County residents over the age of 60 more than doubled between 1990 and 2015, growing by 220.9 percent. Like Larimer County, Weld County residents aged 60-64 grew at the highest rate, increasing by 242.4 percent. Residents aged 65-69 grew by 232.2 percent and those aged 70-74 increased by 239.7 percent. Residents aged 75-79 and 80+ grew by 192.7 and 179.4 percent, respectively.

**Figure 2-5: Age Distribution by County, 1990-2020**



**Figure 2-** shows the distribution of older adults in tracts with higher than the regional average of older adults. Older adult tracts are distributed throughout the region, including in both unincorporated areas where land and housing may be cheaper, to established neighborhoods in Loveland and Greeley. New older adult-focused housing is being built throughout the region, including in south Fort Collins and south Windsor. In some cases, older adults may own property around destinations, like Horsetooth Reservoir.

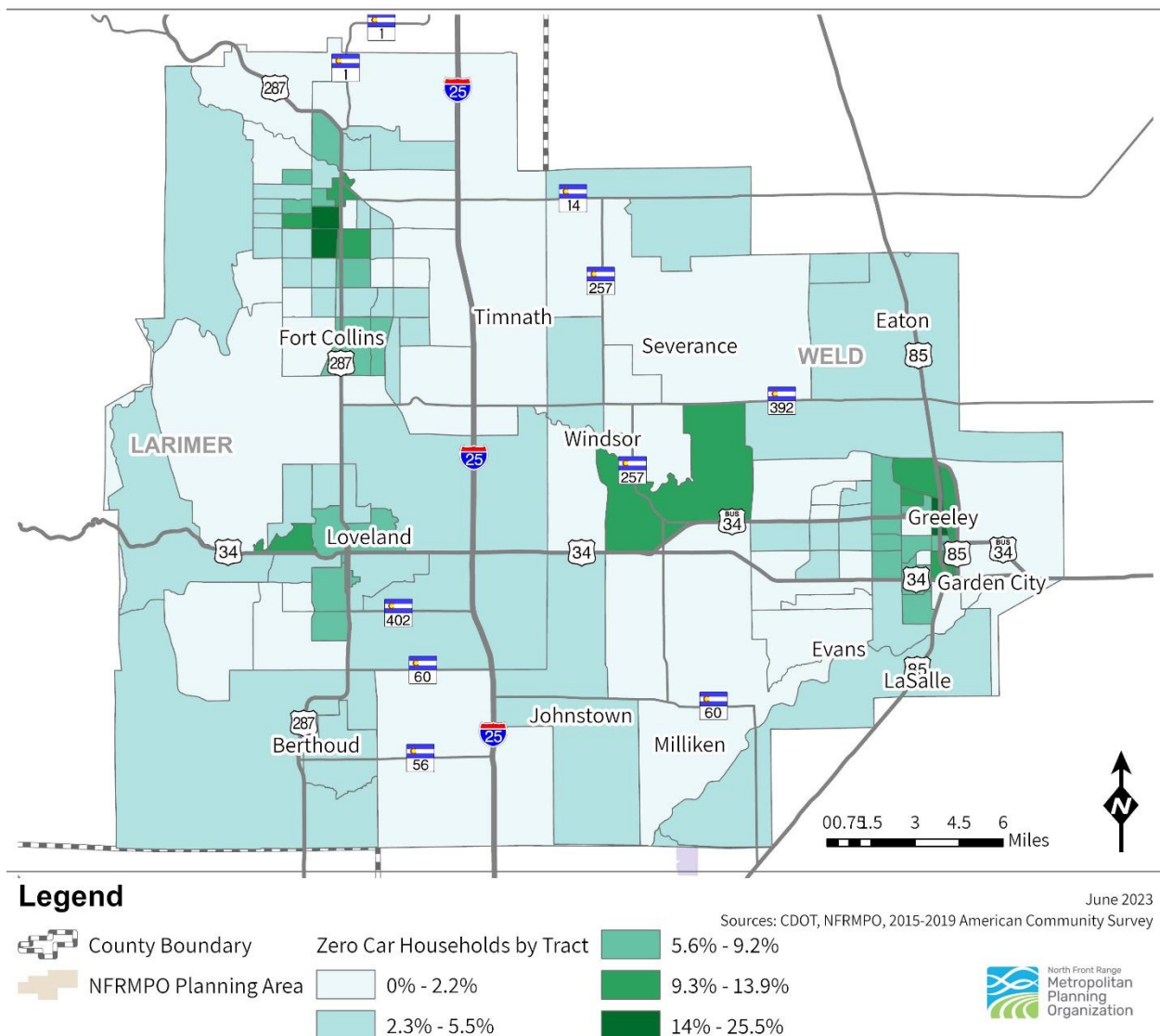
**Figure 2-6: Older Adult Tracts, 2019**



## Zero Car Households

As with many communities across the US, the NFRMPO region is built around the car; however, many households across the region do not have access to a vehicle as shown in **Figure 2-7**. Zero-car households are self-reported households which do not currently have a vehicle. It does not acknowledge access to bicycles, work vehicles, or other autos. Not having access to a vehicle can reduce economic, social, and healthcare options due to limited alternative options. Many zero car households are located within the three largest cities, where transit services, sidewalks, and social services are located.

**Figure 2-7: Zero Car Households by Census Tract, 2019**





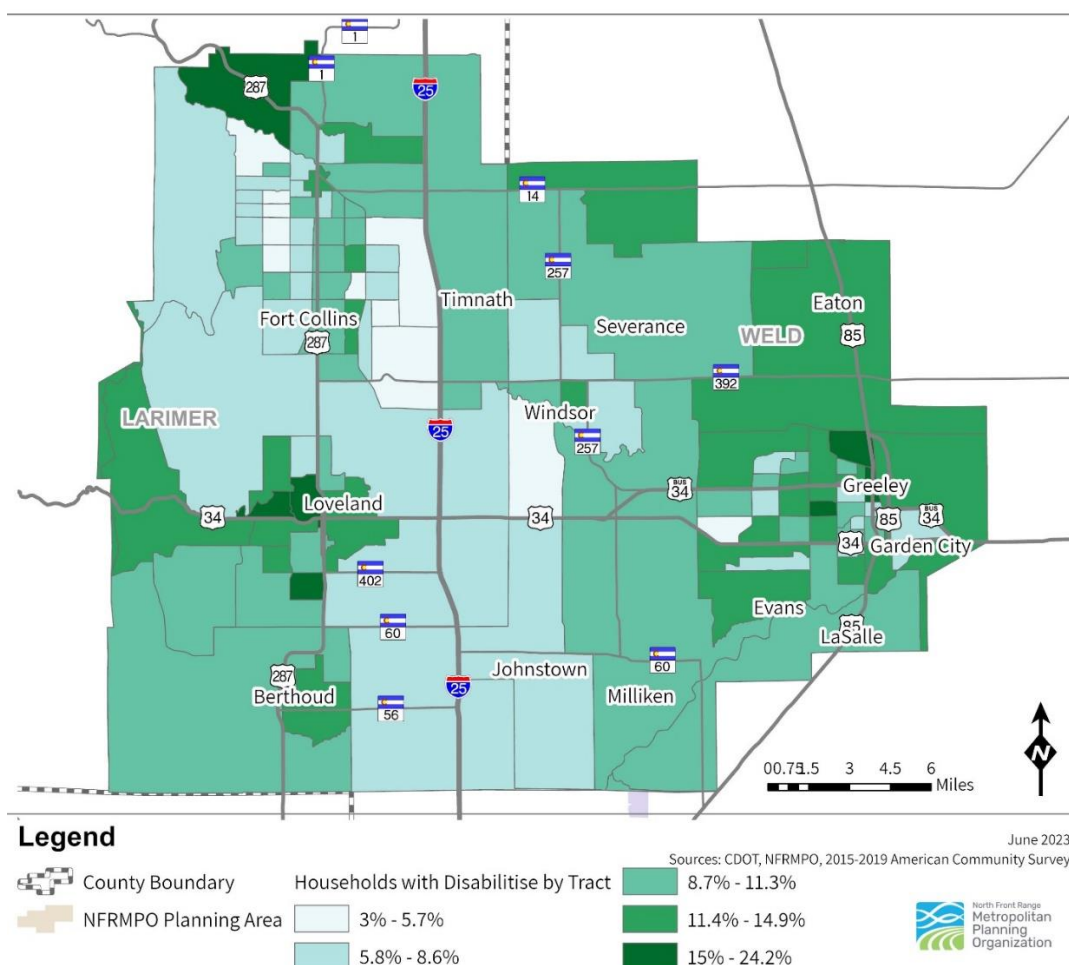
## Population with Disabilities

The ACS collects data about persons with disabilities based on pre-defined categories:

- Hearing difficulty: defined as deafness or serious difficulty hearing;
- Vision difficulty: defined as blind or serious difficulty seeing;
- Cognitive difficulty: defined as having difficulty remembering, concentrating, or making decisions due to a physical, mental, or emotional problem;
- Ambulatory difficulty: defined as difficulty walking or climbing stairs;
- Self-care difficulty: defined as difficulty bathing or dressing; and
- Independent living difficulty: defined as difficulty doing errands alone due to a physical, mental, or emotional problem.

Persons with disabilities may face a range of issues using the transportation system, ranging from reliance on transit or paratransit; difficulty using trails, sidewalks, or other bicycle and pedestrian infrastructure; and lack of access to economic, social, and healthcare options. As shown in **Figure 2-**. People with disabilities are concentrated in areas with access to social and transportation services, as well as other parts of the region that may be more affordable.

**Figure 2-8: Households with Individuals with Disabilities, 2019**

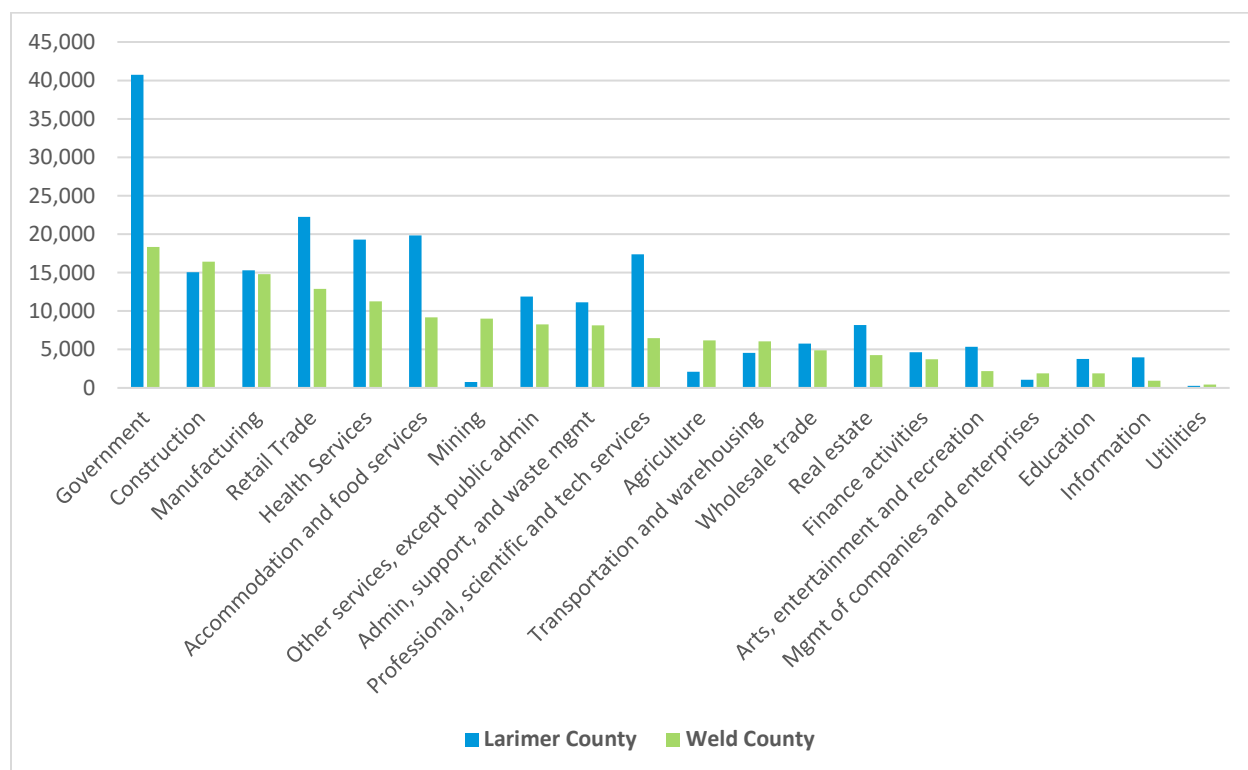


## Employment

The State Demography Office (SDO) publishes data exploring employment by North American Industry Classification System (NAICS) code at the County level. **Figure 2-** shows the fifteen key sectors divided by County. Government services, retail trades, and accommodation and food services are the top sectors in Larimer County, while Weld County is dominated by government, construction, and manufacturing.

While the counties share several similarities, there are many economic differences. Larimer County has a large portion of professional, scientific, and technical services, while some of Weld County's top sectors include mining and agriculture. Even some of the counties' shared sectors, such as manufacturing, break down into much different subsectors. While most manufacturing jobs in Larimer County are computers and electrical equipment, most manufacturing jobs in Weld County are related to food and beverage products.

**Figure 2-9: County Employment by Sector, 2019**

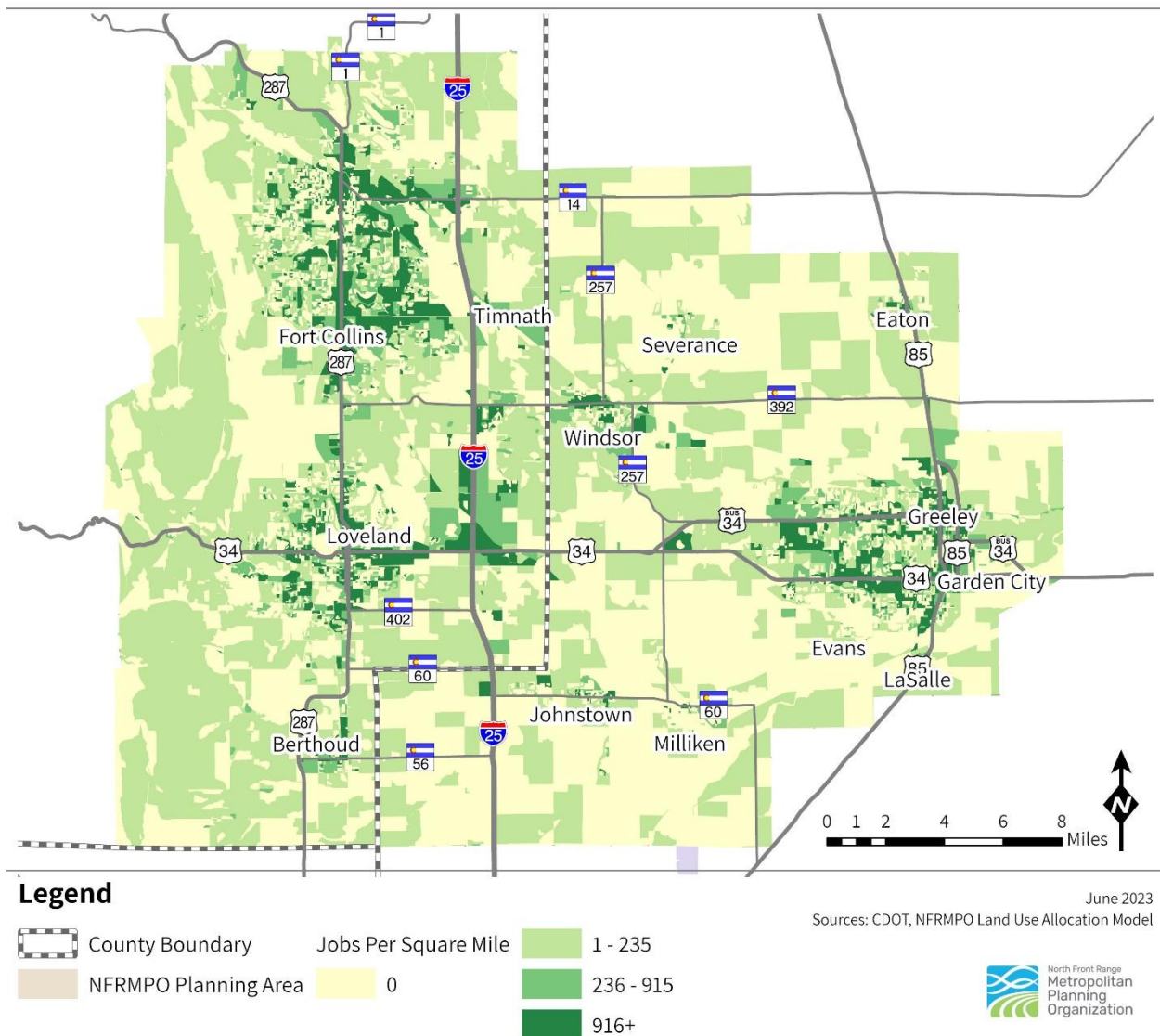


Identifying where these industries are located, **Figure 2-** shows the employment density within the NFRMPO in jobs per square mile. Major job centers are located along interstate, US, and State highways, specifically I-25, US287, US34, US85, and SH14. Outside of downtown areas, the Centerra area, Harmony corridor, and the Windsor Industrial Park are also key employment areas.

The largest employers in Larimer County include Colorado State University, University of Colorado Health system, Hewlett Packard, and Banner Health McKee Medical Center. The largest employers in

Weld County include JBS Swift & Company, Banner Health North Colorado Medical Center, Vestas, and State Farm Insurance.

**Figure 2-10: Jobs per Square Mile, 2019**

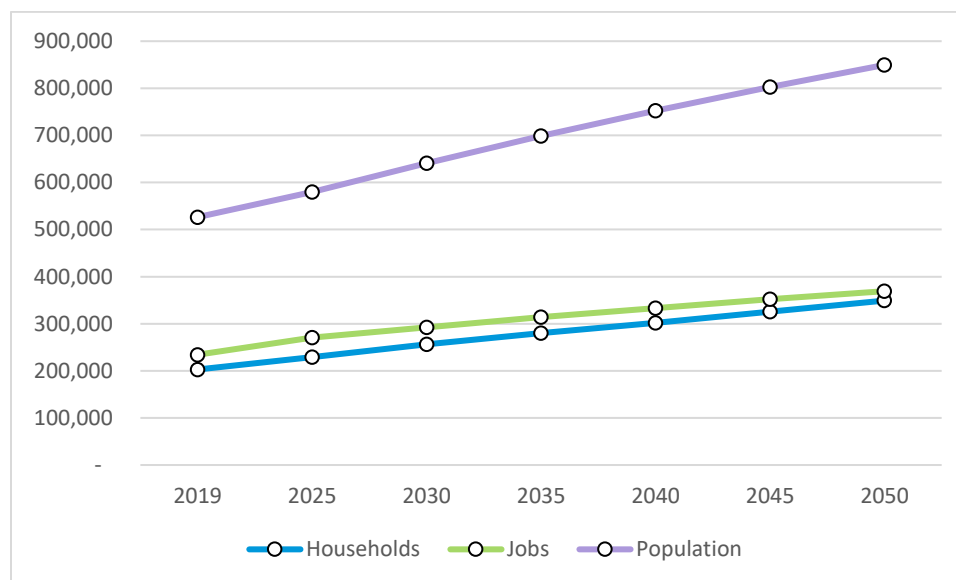


## NFRMPO Region in the Future

The NFRMPO Land Use Allocation Model (LUAM) allocates household and employment growth through the UrbanCanvas Block Model. UrbanCanvas is a data-driven, location-choice model designed to reflect the interdependencies of the real-estate market and the transportation system. More information about the NFRMPO's LUAM is available on the NFRMPO website.

The region is forecasted to grow rapidly as shown in **Figure 2-**. By 2050, it is expected the population will increase 61.4 percent to 849,000, the number of households will increase by 72.1 percent to 349,000, and the number of jobs will increase by 57.6 percent to 369,000. On an annual scale, population growth is 1.66 percent per year, household growth is 1.8 percent per year, and job growth is 1.5 percent per year from 2019 to 2050.

**Figure 2-11: Forecasted Household and Job Growth in the North Front Range Region, 2019-2050**



Using the NFRMPO's Land Use Allocation Model and data from the State Demography Office, household and job growth can be estimated for the future. The information is projected at the block-level but aggregated to the Growth Management Area (GMA) for analysis. **Table 2-** shows the expected population and job changes by GMA based on the LUAM. Population growth is expected throughout the region, with the highest growth rates in Berthoud, Johnstown, and Timnath. Job growth is expected to increase significantly, especially in Severance, Milliken, and Johnstown.

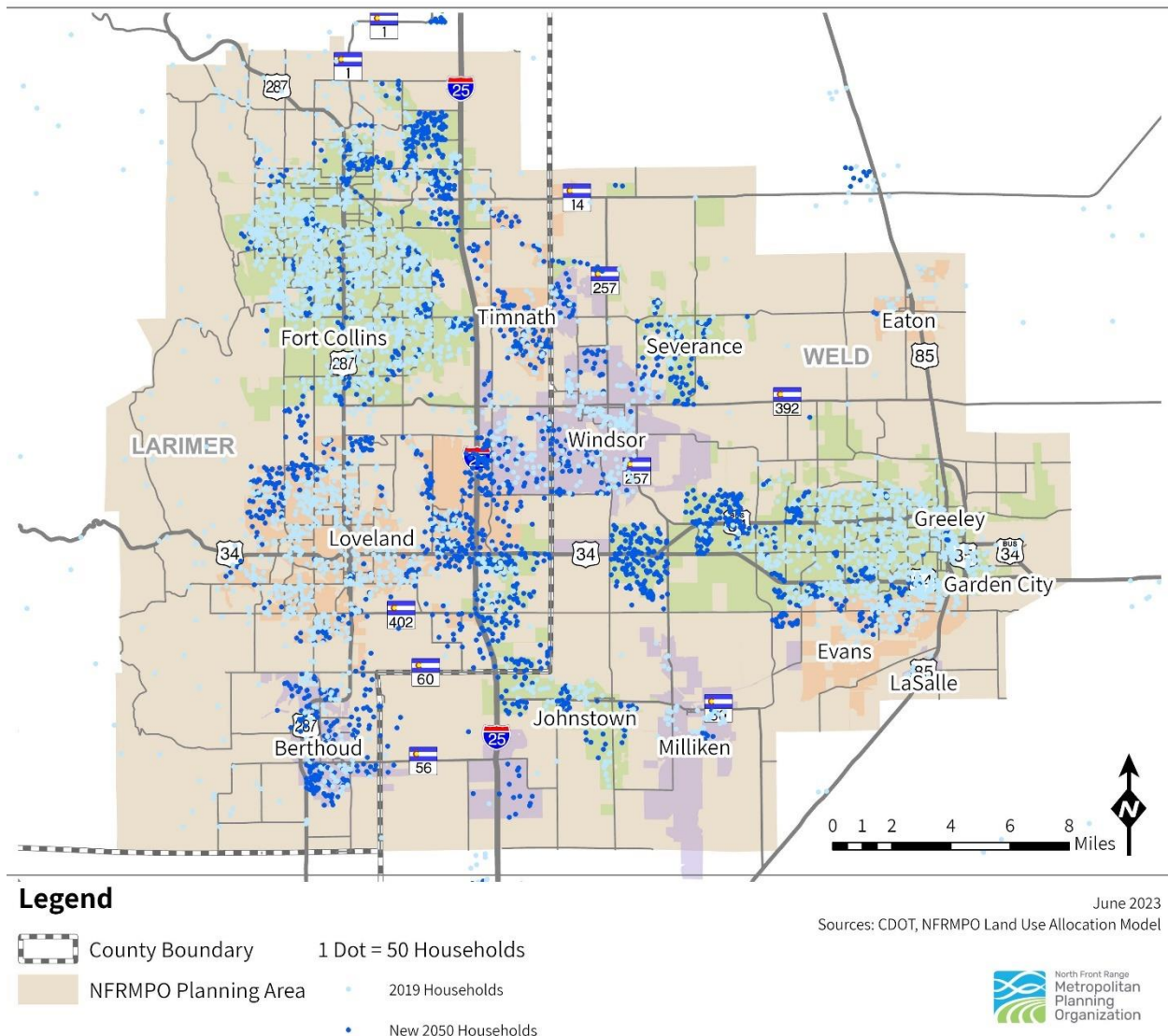
**Table 2-2: 2019-2050 Population and Jobs by Growth Management Area (GMA)**

	<b>2019 Population</b>	<b>2050 Population</b>	<b>Change (2019 - 2050)</b>	<b>2019 Jobs</b>	<b>2050 Jobs</b>	<b>Change (2019- 2050)</b>
<b>Berthoud</b>	13,758	42,267	207.2%	3,074	3,887	26.4%
<b>Eaton</b>	6,077	7,101	16.9%	1,598	2,164	35.4%
<b>Evans</b>	29,143	46,527	59.7%	4,974	7,972	60.3%
<b>Fort Collins</b>	185,243	252,981	36.6%	103,985	139,789	34.4%
<b>Greeley</b>	107,154	177,815	65.9%	52,123	86,987	66.9%
<b>Johnstown</b>	19,663	73,192	272.2%	8,356	26,421	216.2%
<b>LaSalle</b>	2,901	3,045	5.0%	895	1,873	109.3%
<b>Loveland</b>	91,979	159,967	73.9%	47,370	73,406	55.0%
<b>Milliken</b>	9,002	17,756	97.2%	726	2,436	235.5%
<b>Non-GMA Larimer</b>	37,632	68,005	80.7%	10,926	22,567	106.5%
<b>Non-GMA Weld</b>	32,204	64,096	99.0%	9,610	25,920	169.7%
<b>Severance</b>	9,498	25,335	166.7%	534	2,886	440.4%
<b>Timnath</b>	9,106	28,371	211.6%	2,720	7,181	164.0%
<b>Windsor</b>	35,999	85,473	137.4%	15,180	27,573	81.6%

The baseline land use scenario provides the expected growth in the region out to 2050. The location of households in 2019 and the location of new household growth out to 2050 is illustrated in **Figure 2-**. The LUAM forecasts much of the household growth will occur in the center of the region along I-25 as the region grows together, especially along the I-25 and US34 corridors. Periodic redevelopment of areas like downtown Greeley and Fort Collins also contributes to growth in the region.



**Figure 2-12: Anticipated Household Growth, 2019 to 2050**



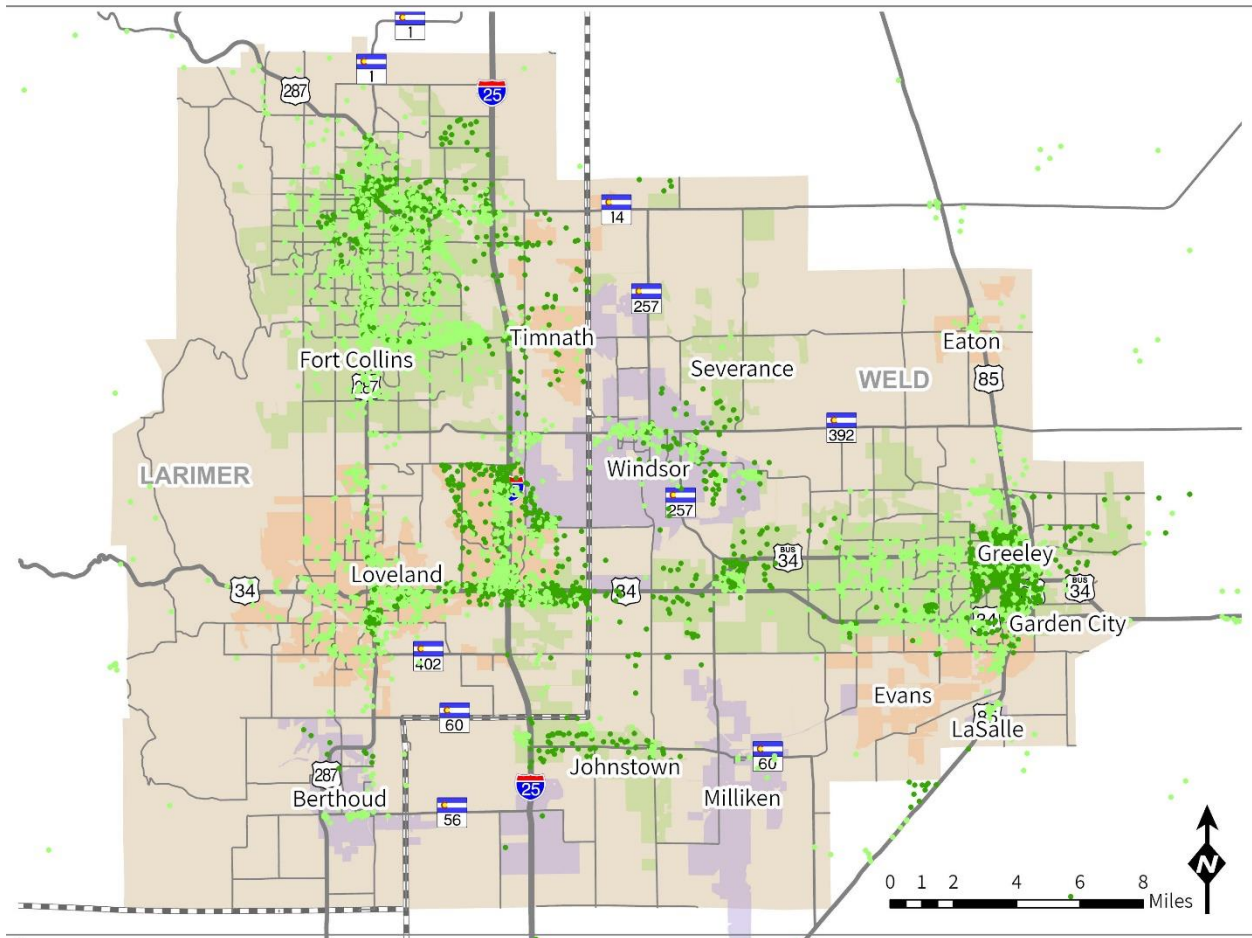
The LUAM uses North American Industry Classification System (NAICS) to track jobs in the region. Based on employment data, control totals from the SDO, and general growth, **Table 2-** shows the number of jobs by NAICS code in 2019 and 2050, as well as the overall growth rate. Exact numbers may not match, but overall growth shows a major increase in job distribution in the region.

The location of jobs in 2019 and the location of new job growth out to 2050 is illustrated in **Figure 2-**. The baseline scenario forecasts much of the employment growth out to 2050 will occur along I-25 near US34 and Crossroads Boulevard, with additional growth scattered throughout the rest of the region. Periodic redevelopment of areas like downtown Greeley and Fort Collins also contributes to growth in the region.






**Table 2-3: Jobs by NAICS Code, 2019 and 2050**

<b>NAICS Code</b>	<b>Sector</b>	<b>2019</b>	<b>2050</b>	<b>Growth</b>
<b>11</b>	Agriculture, Forestry, Fishing and Hunting	1,607	2,827	75.9%
<b>21</b>	Mining	710	1,181	66.3%
<b>22</b>	Utilities	943	1,499	59.0%
<b>23</b>	Construction	14,338	23,018	60.5%
<b>31-33</b>	Manufacturing	17,301	27,157	57.0%
<b>42</b>	Wholesale Trade	8,102	12,624	55.8%
<b>44-45</b>	Retail Trade	32,416	51,378	58.5%
<b>48-49</b>	Transportation and Warehousing	2,503	4,039	61.4%
<b>51</b>	Information	5,039	7,738	53.6%
<b>52</b>	Finance and Insurance	6,671	10,359	55.3%
<b>53</b>	Real Estate Rental and Leasing	5,917	9,341	57.9%
<b>54</b>	Professional, Scientific, and Technical Services	16,553	25,497	54.0%
<b>55</b>	Management of Companies and Enterprises	1,008	1,432	42.1%
<b>56</b>	Administrative and Support and Waste... Services	4,667	7,327	57.0%
<b>61</b>	Educational Services	17,682	27,656	56.4%
<b>62</b>	Health Care and Social Assistance	42,598	66,489	56.1%
<b>71</b>	Arts, Entertainment, and Recreation	5,811	9,154	57.5%
<b>72</b>	Accommodation and Food Services	23,318	37,619	61.3%
<b>81</b>	Other Services (except Public Administration)	12,406	19,401	56.4%
<b>92</b>	Public Administration	14,597	23,365	60.1%

**Figure 2-13: Anticipated Job Growth, 2019 to 2050**



**Legend**

- |   |                      |   |                 |
|---|----------------------|---|-----------------|
|  | County Boundary      |  | 1 Dot = 50 Jobs |
|  | NFRMPO Planning Area |  | 2019 Jobs       |
|   |                      |  | New 2050 Jobs   |

June 2023  
Sources: CDOT, NFRMPO Land Use Allocation Model

