



WHO IS AURORA?



2022 SOCIOECONOMIC REPORT
CITY OF AURORA

Acknowledgments

Who Is Aurora would not have been possible without participation from the project team and community stakeholders.

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Introduction

Who is Aurora? The City of Aurora has experienced exponential growth since the last Who Is Aurora report was completed in 2016. There are so many forces that drive demographic and economic change that it can be hard to understand exactly how Aurora became the city it is today. Several master-planned communities have been developed, as well as redevelopment in our established neighborhoods. In addition to our remarkable growth, the city has also published a new Comprehensive Plan (Aurora Places, 2018), a new Unified Development Ordinance and adopted a Housing Strategy. In addition to that the 2020 Decennial Census was completed. Altogether, these changes have made the perfect opportunity to update the Who Is Aurora socioeconomic report to help staff, residents and elected officials identify changes and trends in the city.

Aurora is evolving. This report will showcase that evolution. The document is divided into two chapters and three sections. The first chapter provides an analysis of data at the citywide level and will compare that data to the metro area. The second chapter of this report will cover the same topics but only for the identified key geographic areas across the city. The additional three sections will provide a deep dive into the details that make us Aurora.

Section 1. People

The first section pulls together a wide range of metrics that showcase Aurora's diversity. The People section provides a succinct analysis of what Aurora looks like in terms of demographic groups. Topics covered in this section are: population estimates, race and ethnicity, age, gender and several others.

Section 2. Housing

Aurora is experiencing rapid development. This section will break down not only Census-related housing data regarding housing characteristics, such as household size and type, but also includes internal city data on development activity, building permits and housing distribution.

Section 3. Economics

Central to understanding a community is understanding what people do for work and how they support themselves and their families. This section describes household incomes, unemployment rates, what types of jobs Aurorans hold, and commute patterns.

Data in this document comes from a variety of sources - whether that be from the U.S Census Bureau, the Bureau of Labor and Statistics or internal data from the City of Aurora. Unless stated otherwise, the data source for most topics related to people, housing, and employment comes from the 2016-2020 U. S Census Bureau ACS 5-Year Survey. All other data will be cited in the appendix of the document.

Quick Facts

The map on the right is a reference to show where Aurora is located in relation to the Denver-Aurora-Lakewood Metro Area. It also shows the other municipalities that border Aurora.

Aurora is located in three counties - Adams, Arapahoe, and Douglas. Aurora is surrounded by several municipalities and counties. Denver borders Aurora to the north and west, Parker and Centennial to the south, and Bennett is located just to the east of Aurora.

Denver-Aurora-Lakewood Metropolitan Area

- Population: 2,963,821
- Average Household Size: 2.64
- Median Household Income: \$83,289
- Ethnicity: 23.3% Hispanic or Latino

Denver

- Size: 153.3 Sq Miles
- Population: 715,522
- Average Household Size: 2.44
- Median Household Income: \$72,661
- Ethnicity: 29.5% Hispanic or Latino

Aurora

- Size: 160.9 Sq Miles
- 2020 Population: 386,261
- 2022 Population Estimate (Calculated internally by city of Aurora staff): 398,018
- Average Household Size: 2.83
- Median Household Income: \$67,723
- Ethnicity: 30.3% Hispanic or Latino

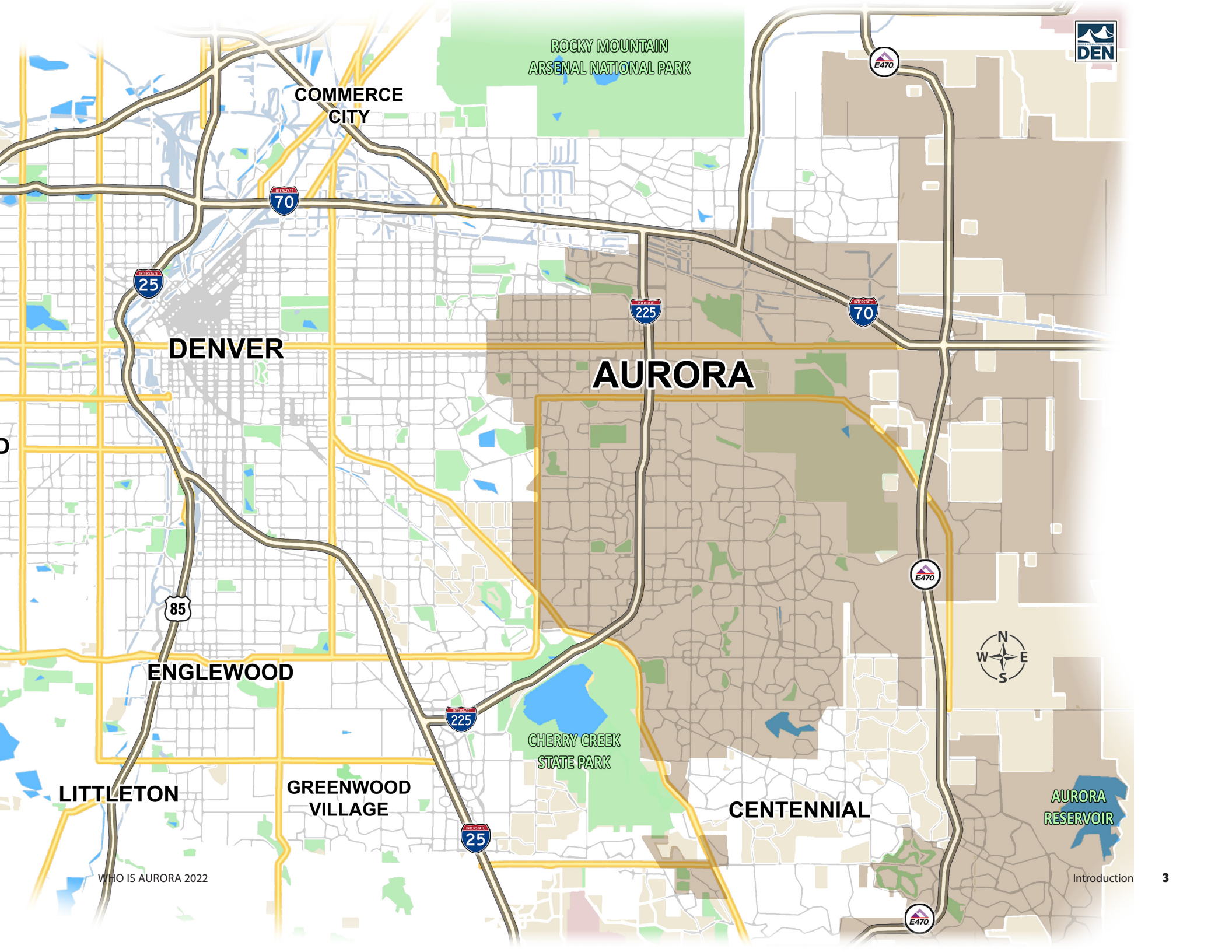
Parker

- Size: 22.2 Sq Miles
- Population: 58,512
- Average Household Size: 2.93
- Median Household Income: \$114,802
- Ethnicity: 11.7% Hispanic or Latino

Centennial

- Size: 29.6 Sq Miles
- Population: 108,418
- Average Household Size: 2.63
- Median Household Income: \$109,767
- Ethnicity: 9.2% Hispanic or Latino





ROCKY MOUNTAIN
ARSENAL NATIONAL PARK

COMMERCE
CITY

DENVER

AURORA

ENGLEWOOD

LITTLETON

GREENWOOD
VILLAGE

CENTENNIAL

CHERRY CREEK
STATE PARK

AURORA
RESERVOIR



People

This section of the Who Is Aurora report pulls together several metrics to showcase our diversity. The charts and maps in this section provide a snapshot of what the City of Aurora looks like in terms of demographics, demographics over time and a comparison of all data points to the metropolitan area.

There are so many forces that drive population change and it can be hard to understand how Aurora became the city it is today. Together these changes—and many yet to come—offer opportunities and challenges as Aurora rapidly evolves from a mid-size, suburban community to a large city. Who Is Aurora provides a summary of key statistics and trends across a wide range of topics. The People section of this document covers the following:

Section 1. Population Estimates

The following pages will display Aurora's current population estimate, its population over time, a comparison to the metro area as a whole and how density across the city has shifted in the last 20 years.

Section 2. Race and Ethnicity

Aurora has historically been known as a minority-majority city. Changes to how the U.S Census Bureau collects its race and ethnicity data will help will prove how diverse our neighborhoods truly are.

Section 3. Foreign Born and Languages Spoken

Aurora is a diverse city with residents from many different race and ethnicities. Following the previous section, Section 3 will dive into where Aurora residents come from and what languages they speak.

Section 4. Age and Gender

Aurora may be a fairly young city but the charts in this section display a generational breakdown across the city with a comparison to the metro area.

Section 5. Educational Attainment

Aurora's educational attainment is one of the many factors that affects employment in the city. This section covers the level of achievement for all Aurorans and compares that to the metro area.

Section 6. Veteran Demographics

Aurora has a sizable veteran population and offers several different types of resources to them. This section will break down the socioeconomic background of our veteran population.

Population Estimates

The increasingly diverse population offers the opportunity for our city to grow its economy by developing a unique identity and culture within the metropolitan area.

While the city has seen a steady increase in population throughout its history, a long period of rapid growth began in the 1950s. Establishment of Aurora’s own water utility in 1949 significantly expanded the water supply available to serve the community, allowing for substantial growth in the following decades. Aurora experienced its most dramatic population growth in the 1970s and 1980s when it added almost 150,000 people—tripling the population of the city.

Although the population growth rate has slowed in recent decades, our city continues to add an average of 5,000 people each year—or roughly 50,000 people per decade—bringing the current population to nearly 400,000. Aurora has become more culturally diverse and is considered a majority-minority community. A fifth of Aurora’s population was born in a foreign country, a number that has grown substantially over the past couple of decades. Being home to a diverse and inclusive community has broadened the city’s cultural understanding, educational offerings and community life.

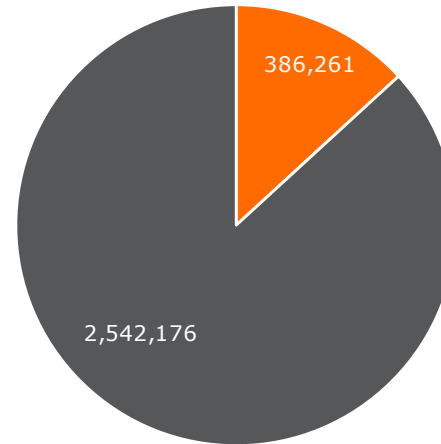
2021 POPULATION ESTIMATE:

386,502

2022 POPULATION ESTIMATE:

398,018

2020 POPULATION ESTIMATE

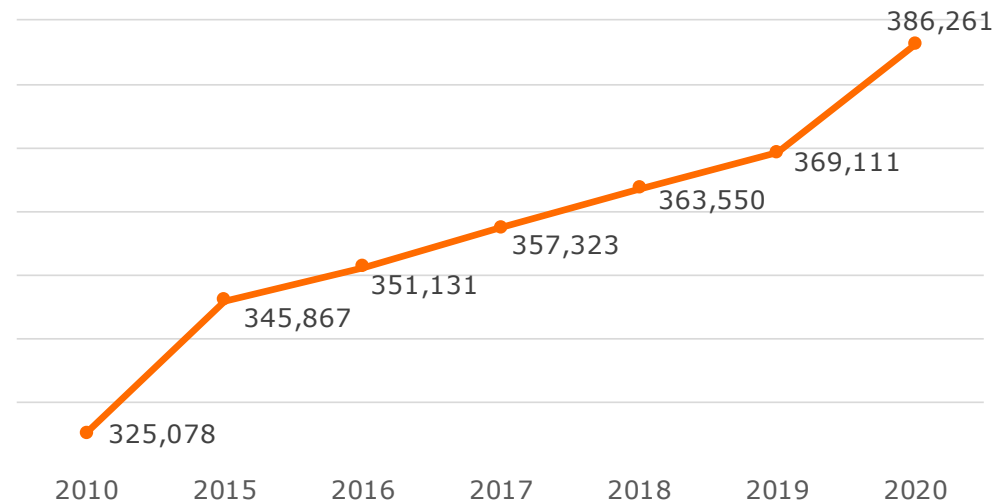


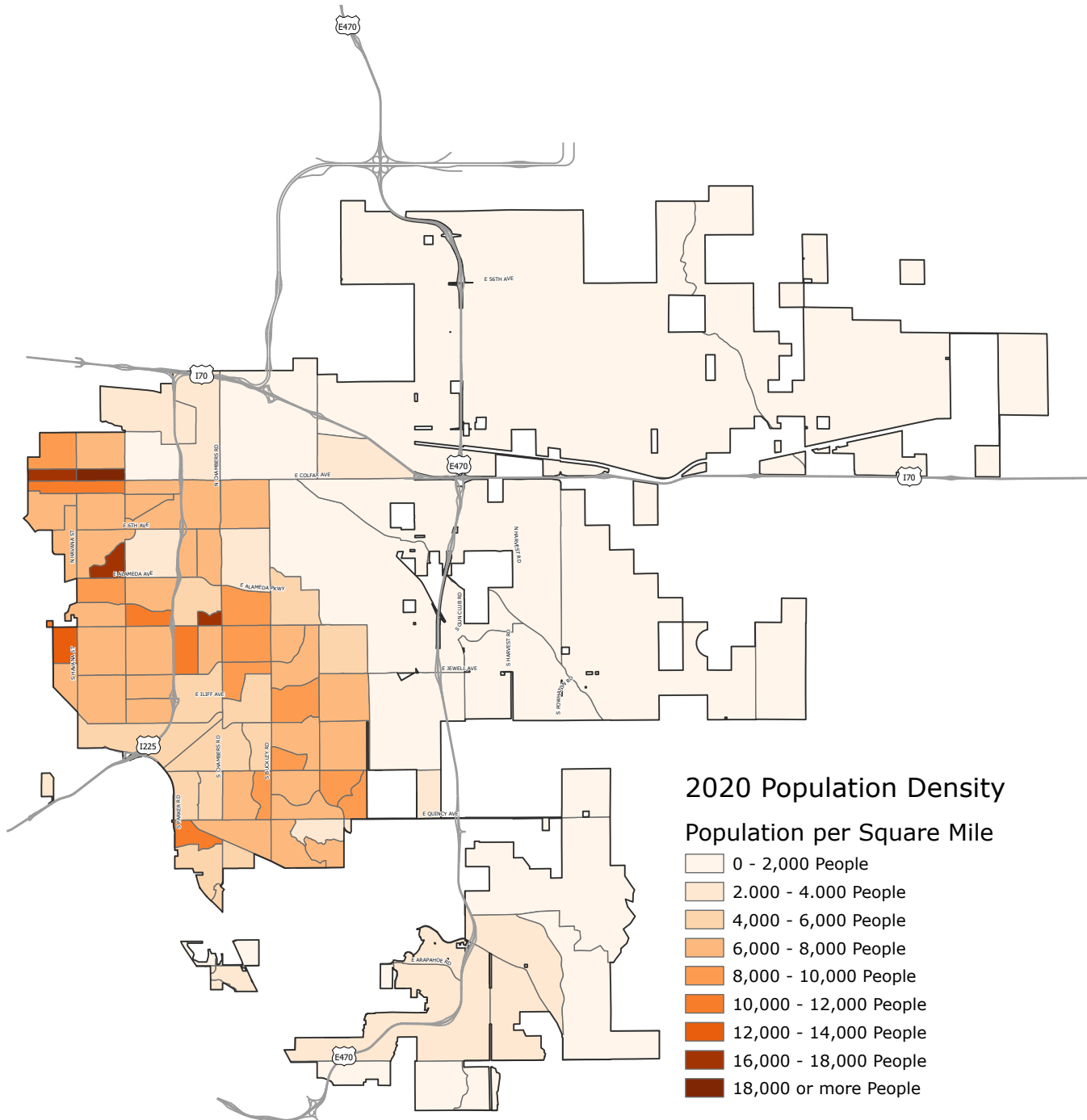
The city of Aurora’s population makes up ~13% of the Denver-Aurora-Lakewood metro area.

The pie chart to the left shows the 2020 Decennial Census population estimates for the city of Aurora and the Denver-Aurora-Lakewood metro area. Aurora’s population is not included in the estimate for the metro area. The total population for Denver-Aurora-Lakewood metro area is 2,963,821.

- Aurora
- Denver-Aurora-Lakewood

POPULATION ESTIMATES OVER TIME





Race and Ethnicity

What is the difference? Race versus Ethnicity

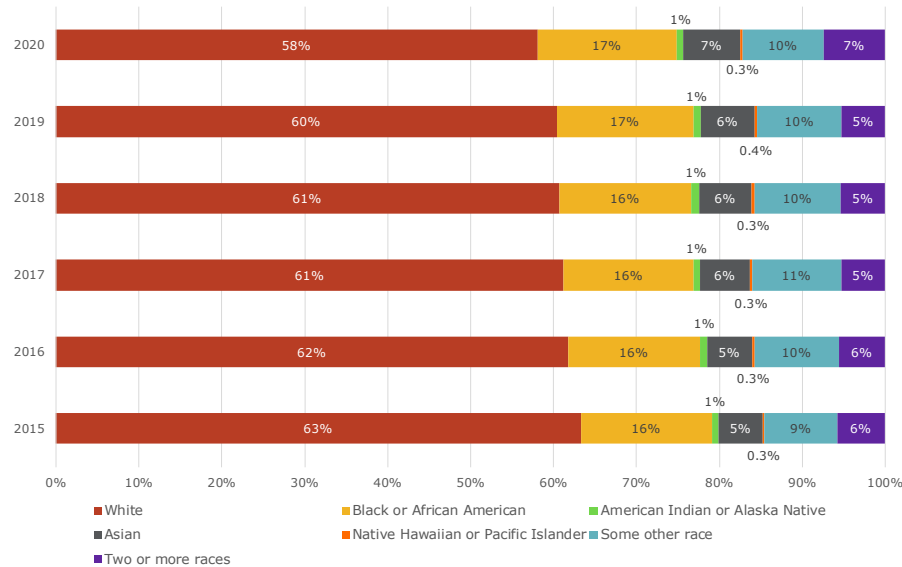
Race and Ethnicity are social constructs used to identify people. The two categories are often used interchangeably and incorrectly. Race refers to a person's physical characteristics. Race is often used to describe someone based on their skin color or other physical attributes. Ethnicity refers to a group of people that identify with one another based on language, culture, nationality or religion.

Aurora takes pride in its diversity and is among the most diverse cities in Colorado.

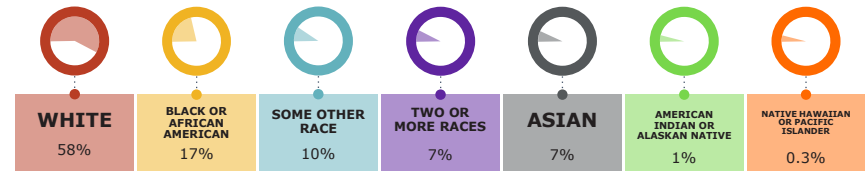
This can be seen in everything from the global choices in local restaurants and a thriving small business community and international connections, through the arts, culture, and events celebrating the community's diversity and the city's Office of International and Immigrant Affairs.

Aurora is more racially diverse than it has ever been. The chart below illustrates how our racial composition has changed over time. In 5 years the White alone (not Hispanic or Latino) population in Aurora has shrunk by 5%.

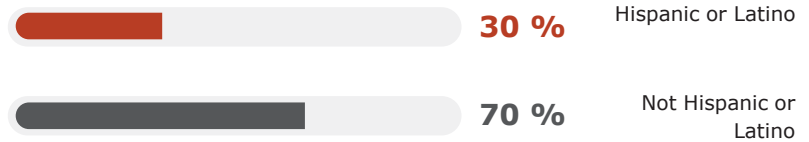
RACIAL DIVERSITY OVER TIME



RACIAL DIVERSITY IN AURORA



ETHNIC DIVERSITY IN AURORA

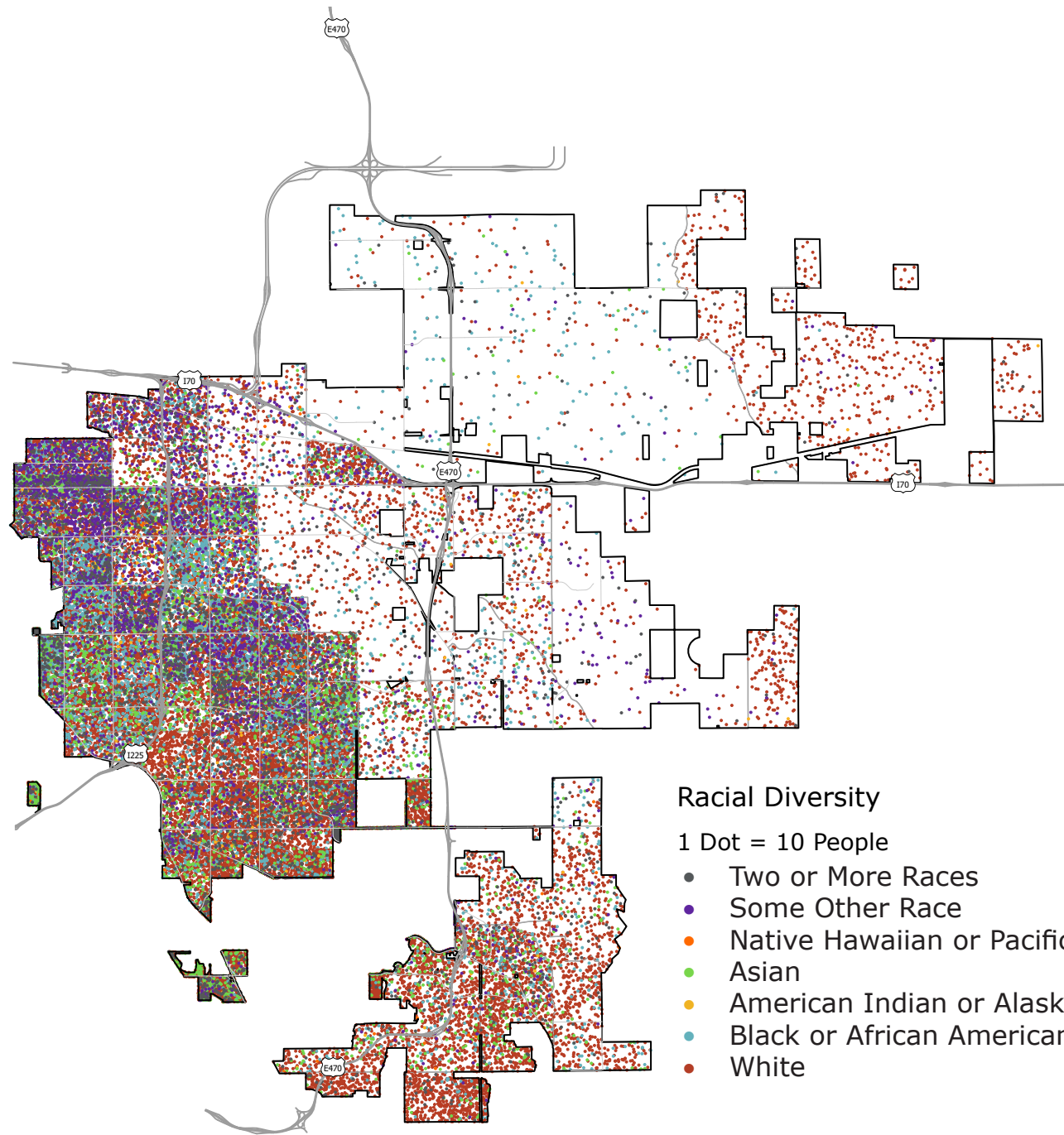


Compared to the Metro Area Aurora is more ethnically diverse, 23% of the Metro Area residents identify as being Hispanic or Latino.



NEIGHBORHOOD DIVERSITY

Aurora is known for how racially integrated its neighborhoods are. The map to the left represents the city's population by placing a random dot for every 10 people in the census tract where those people live. The dots are for illustrative purposes and do not identify specific location for individuals or households. Census tracts where there are a mix of each color are the most diverse areas of the city.

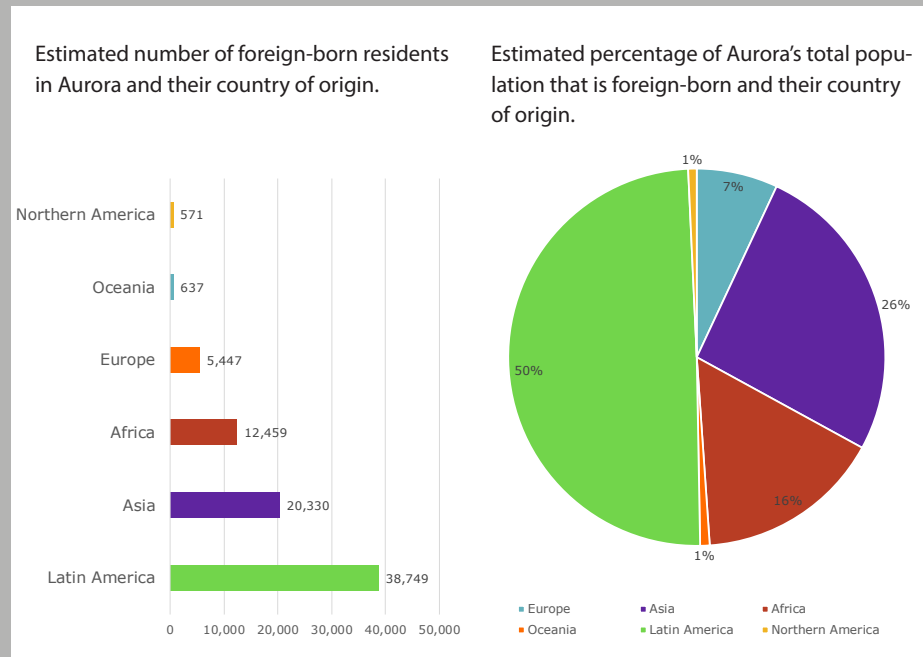


Foreign-Born

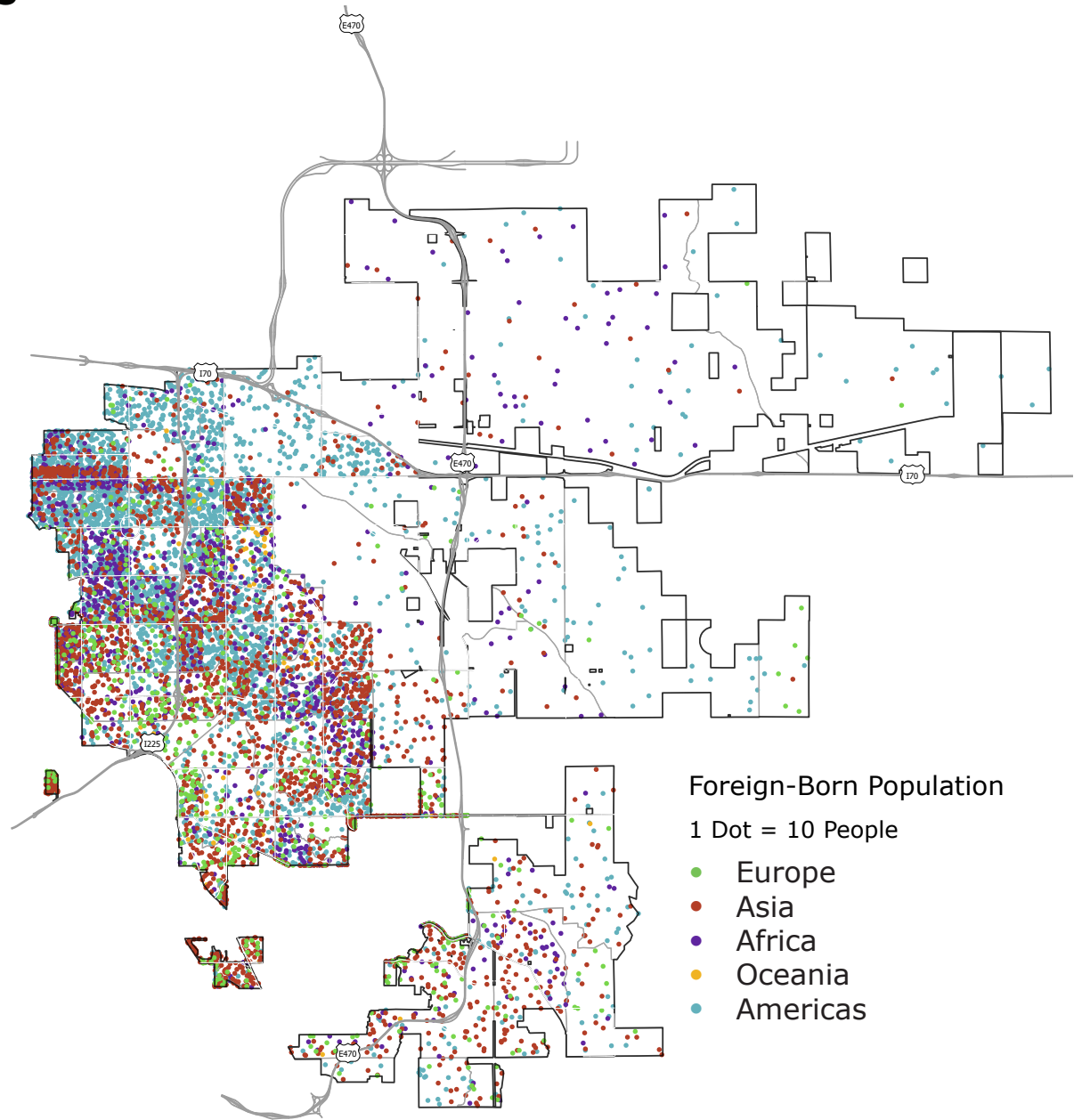
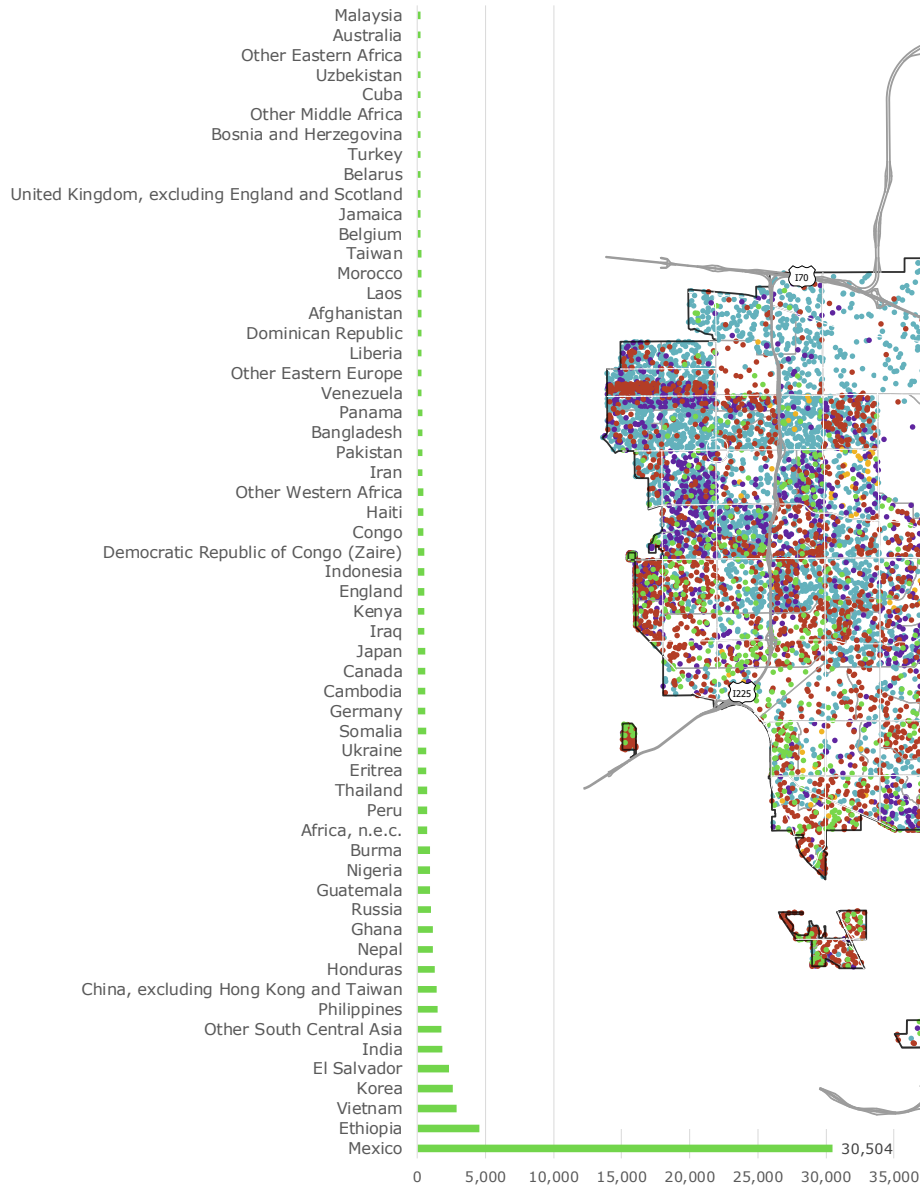
The Census Bureau collects data from all foreign-born individuals who participate in its censuses and surveys, regardless of legal status. The foreign-born population includes anyone who is not a U.S citizen at birth, including those who become U.S citizens through naturalization.

20.6% of Aurora's population is foreign-born. The Aurora foreign-born population is made up of people from many countries around the world, though Mexico is the most common place of birth. Ethiopia, Vietnam, Korea, El Salvador, and India are other common places of birth.

FOREIGN-BORN POPULATION



FOREIGN-BORN RESIDENTS BY COUNTRY OF ORIGIN (OVER 200 RESIDENTS)

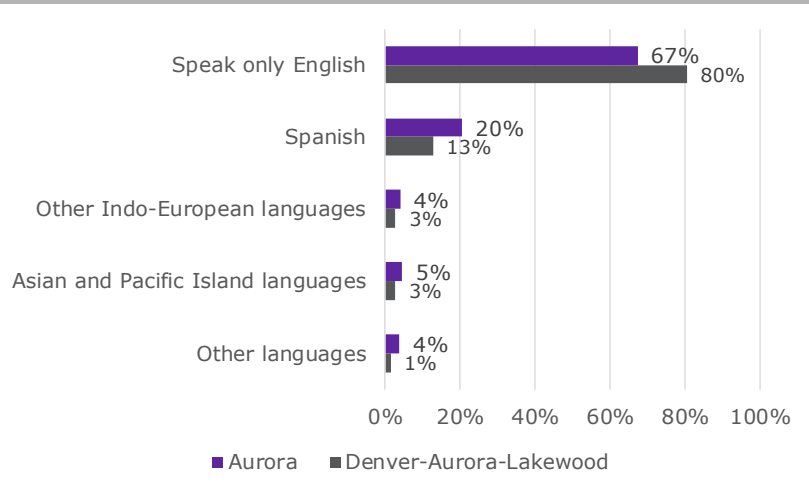


Foreign-Born Population
 1 Dot = 10 People

- Europe
- Asia
- Africa
- Oceania
- Americas

Languages Spoken

LANGUAGES SPOKEN AT HOME



TOP NON-ENGLISH LANGUAGES SPOKEN IN SCHOOLS

Aurora Public Schools:

- Spanish - 15,556 students
- Amharic - 637 students
- Somali - 319 students
- Arabic - 303 students
- Vietnamese - 242 students
- Nepali - 237 students
- Burmese - 232 students
- Oromo - 172 students
- Tigrinya - 156 students
- Karen - 149 students

Cherry Creek Schools:

- Spanish - 5,083 students
- Arabic - 1,032 students
- Russian - 859 students
- Amharic - 838 students
- Korean - 584 students
- Chinese (Mandarin) - 569 students
- Vietnamese - 413 students
- Nepali - 254 students
- Tigrinya - 237 students

The majority of Aurorans speak only English at home, that's roughly 67% of the total population.

Compared to the Denver-Aurora-Lakewood Metro Area, we have a lot fewer English-only speakers. Around 33% of our population speaks a language other than English at home, while roughly 20% of the population speaks Spanish at home.

There are several contributing factors to why Aurora has such a sizable portion of the population that speaks a language other than English.



Age and Gender

Overall Aurora's gender distribution is split evenly with about 50% of the population identifying as male and the other 50% identifying as female. The U.S Census Bureau did not ask sexual orientation and gender identity questions in the 2018-2020 American Community Survey but has plans to include questions in future surveys related to gender assigned at birth and how a person currently identifies themselves.

Aurora's male population is slightly younger than the female population. The median age for the male population is 33.9 while the median age for the female population is 36.7.

Aurora's age dependency ratio is 58. The age dependency ratio expresses the ratio between three age groups in a population: the 0-15, 16-64 and 65-plus age categories. Higher values indicate a greater value of age-related dependency in the population.

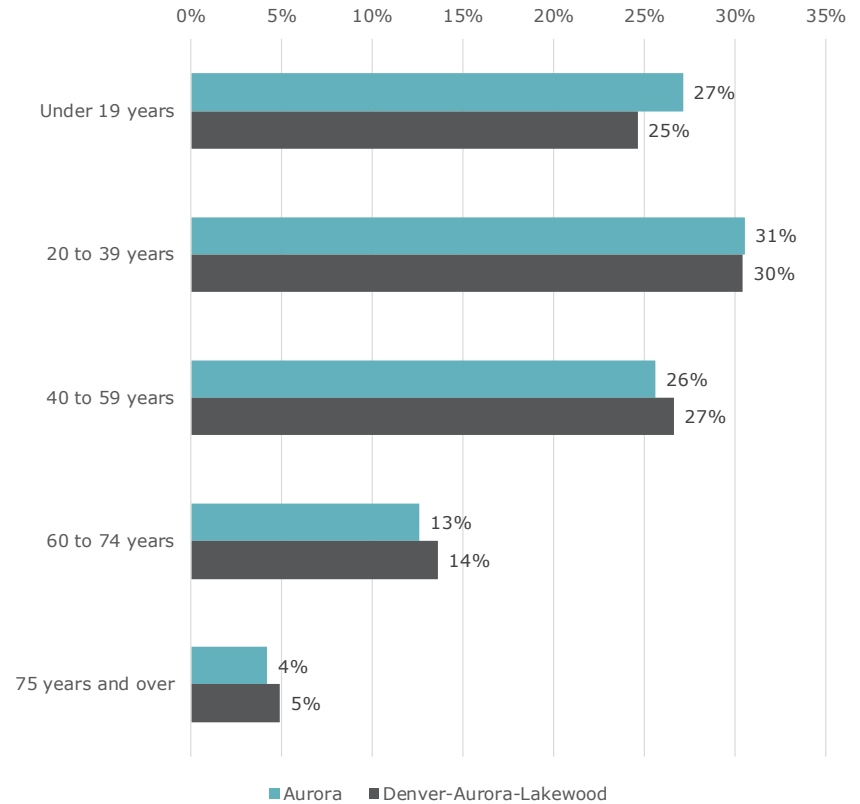
MEDIAN AGE



34.8
AURORA

36.7
METRO AREA

GENERATIONAL AGE BREAKDOWN



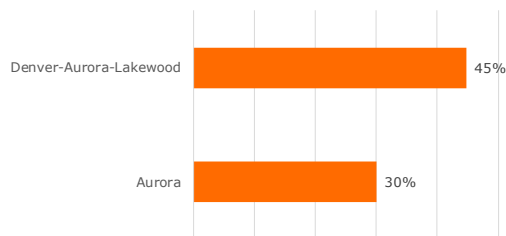
Educational Attainment



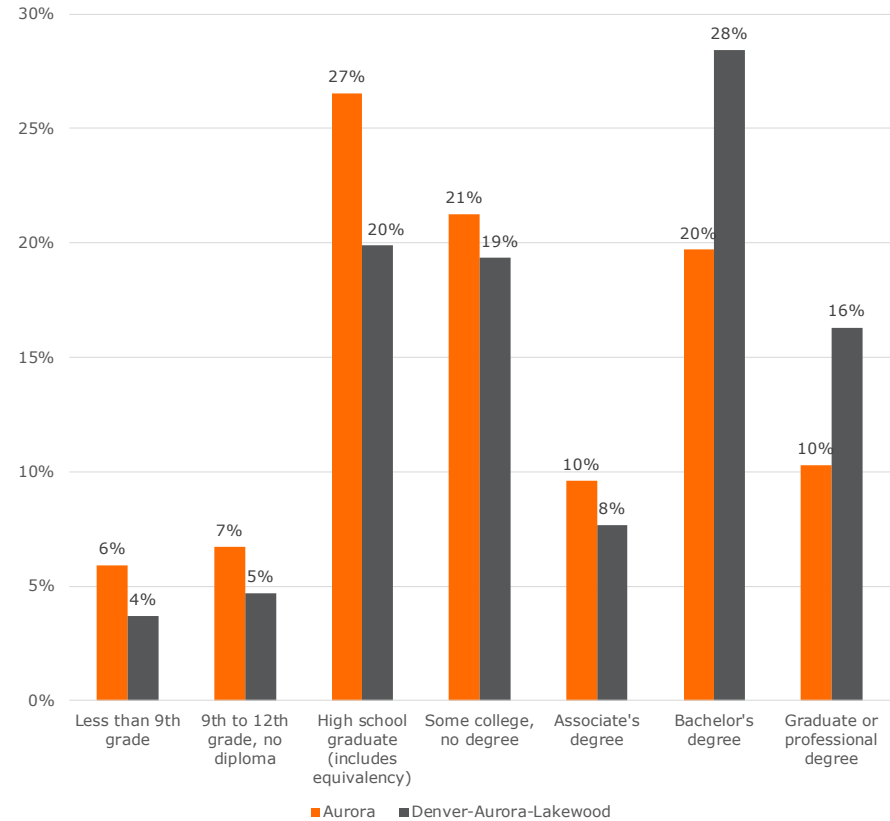
30% of Aurorans have received a Bachelors degree or higher.

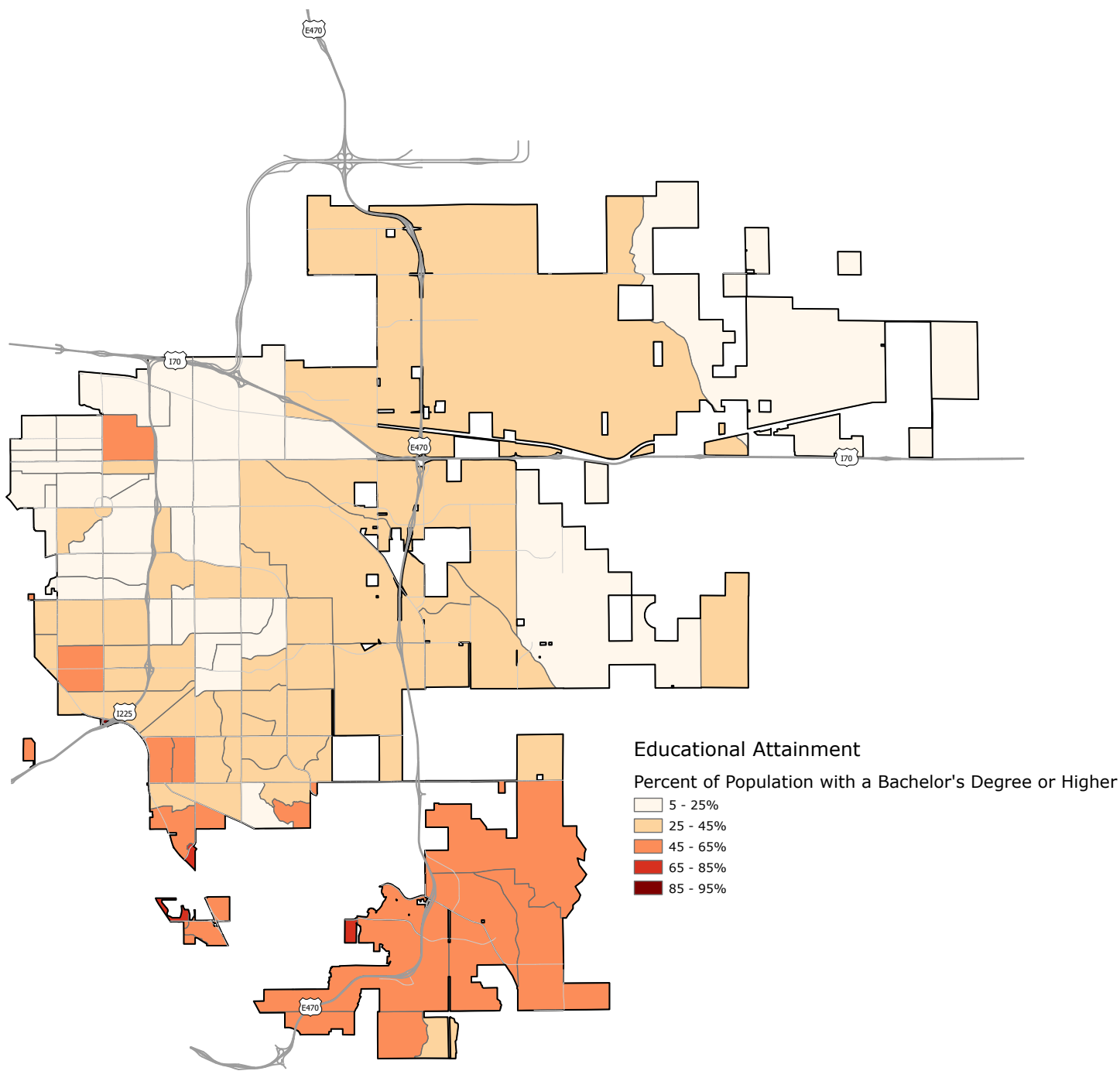
87% of Aurora residents are high school graduates (or equivalent) and above, compared to 20% in the metroarea. Additionally, Aurora lags behind the metroarea in the proportion of residents with a Bachelor's Degree or higher.

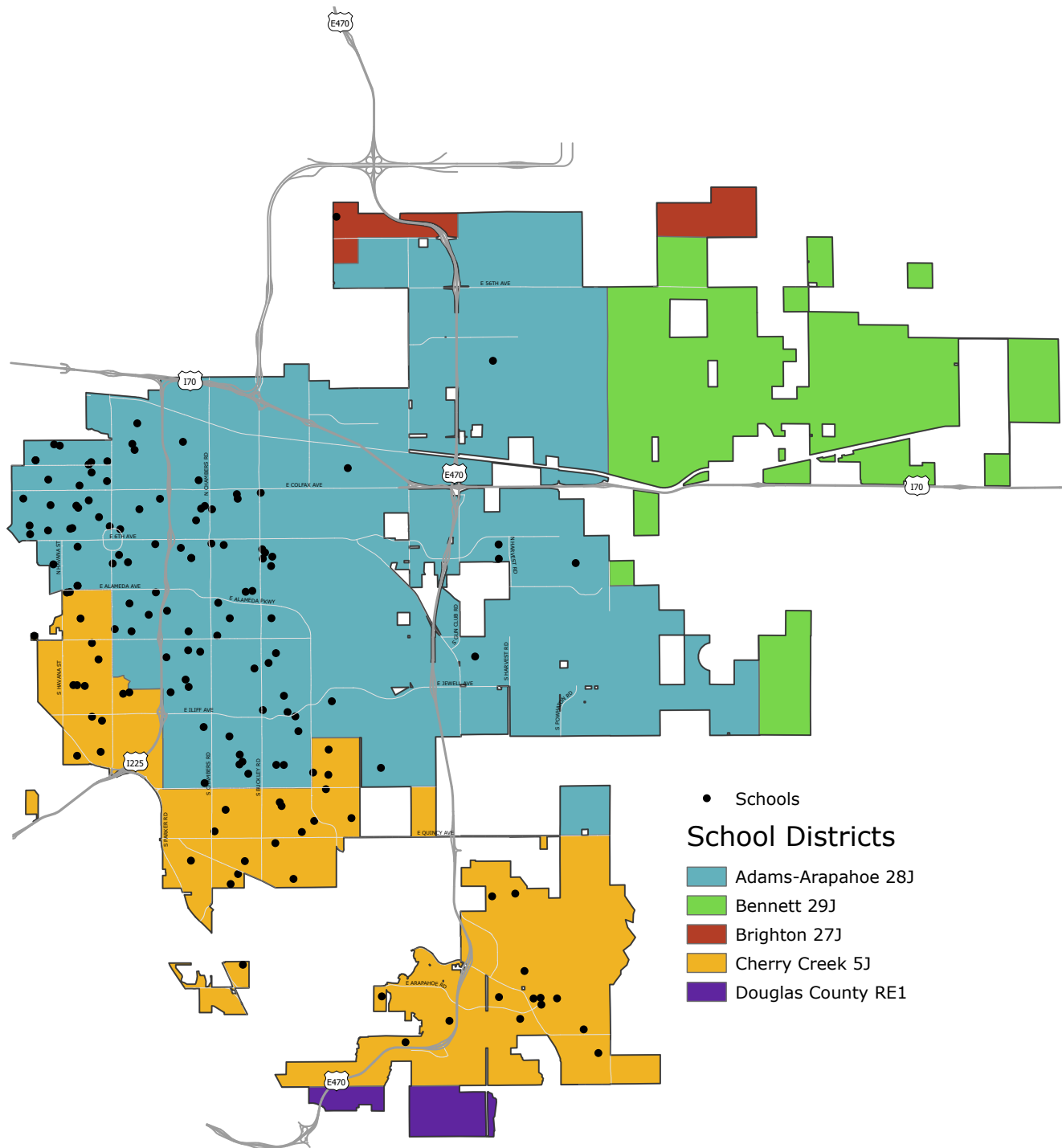
% OF POPULATION WITH BACHELORS DEGREE OR HIGHER



EDUCATIONAL ATTAINMENT







A strong education system, from K-12 through higher education and career training, is essential to creating a steady and continuous pipeline of talent to local employers and providing opportunities for Aurora residents to earn and maintain stable and well-paying jobs.

Aurora is served with a continuum of education and training providers. The majority of Aurora is served by Aurora Public Schools and Cherry Creek School District, while small portions of the city fall within the Brighton, Bennett and Douglas County school districts. Aurora does not currently have students enrolled in the Bennett school district but with rapid development across the city, that is possible to change in the future. The Aurora and Cherry Creek districts operate K-12 schools, as well as preschool, charter, magnet, vocational, gifted and talented schools and other support programs. The districts emphasize career and college readiness through concurrent credit courses with the Community College of Aurora and other local colleges, career and technical education opportunities and college preparation resources.

Aurora is also well-served by a variety of higher education institutions. The University of Colorado Anschutz Medical Campus, Pima Medical Institute and Concorde Career College offer a spectrum of medical education and health care training programs. The Community College of Aurora offers a diversity of degree programs at two campuses and online. Pickens Technical College provides classes in a variety of fields, including engineering and technology, health, transportation, business technologies and human services.



Veteran Demographics

Aurora is home to an estimated 23,527 veterans - which makes up 8.3% of the city's population.

Veterans make up a larger percentage of the population in Aurora than the Denver-Aurora-Lakewood Metro Area (7% of the total population), but fall short of the percentage of veterans in the state of Colorado (8.4%).

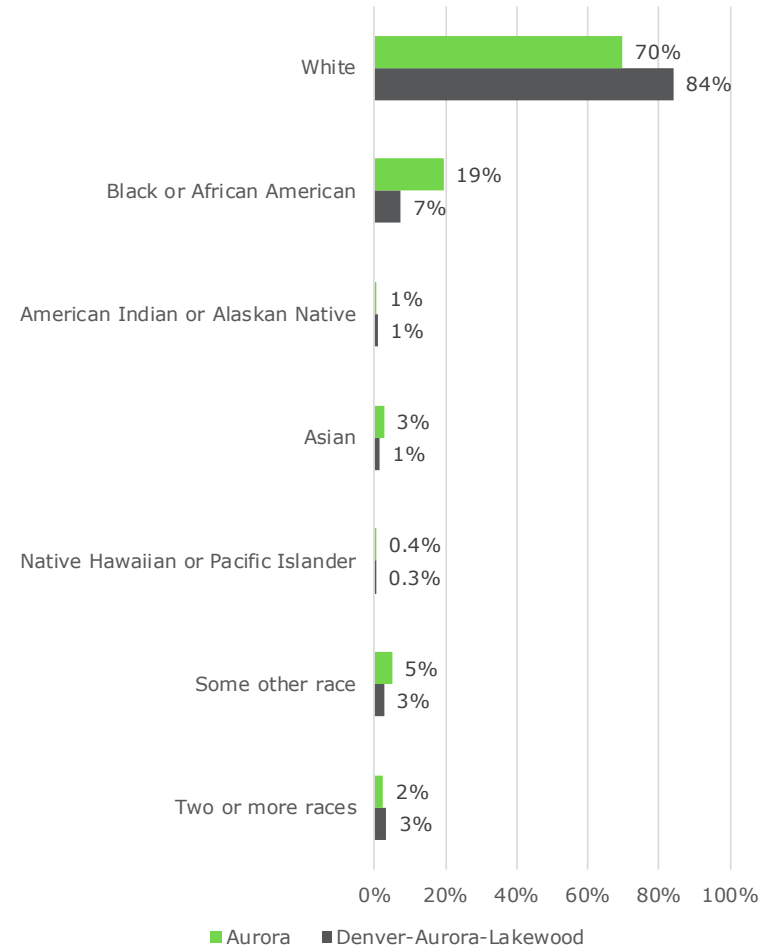
Aurora's veteran population is more diverse compared to the metro area. Aurora has approximately 12% more Black or African American veterans and has a slightly higher percentage of female veterans compared to the metro area; however, has fewer Hispanic and Latino veterans compared to the metro area as a whole.

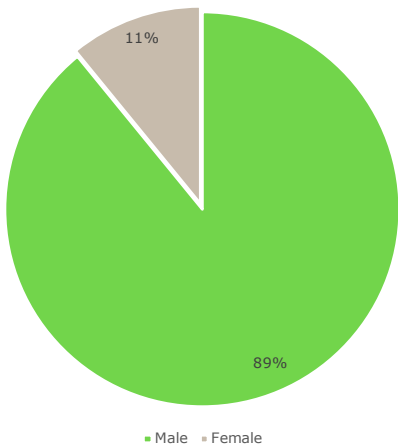
Aurora's veteran population is largely made up of veterans from the Vietnam War and Gulf War eras. Aurora has a larger proportion of veterans from these conflicts compared to the metro area.

The Rocky Mountain Regional Veterans Affairs Medical Center is located in northwest Aurora on the former Fitzsimons Army Base. The new center, which opened in 2018, is composed of 12 buildings on roughly 30 acres of land.



VETERANS BY RACIAL COMPOSITION





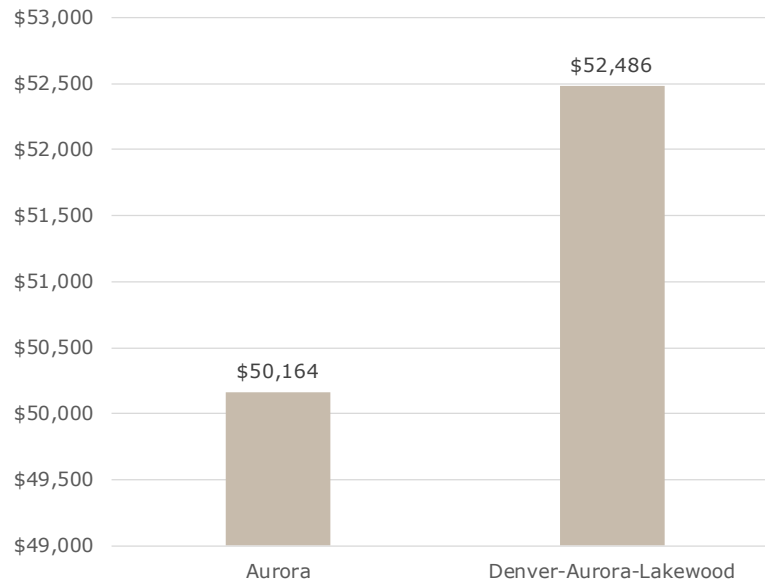
10% of the veteran population in Aurora identifies as Hispanic or Latino

Median income for Aurora's veteran population is \$50,164 which is slightly lower than

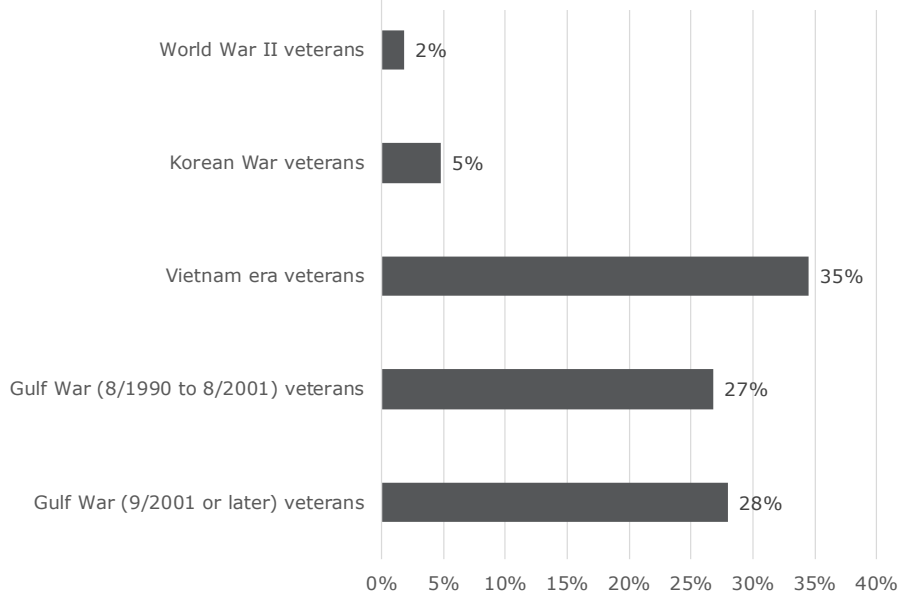
the Denver-Aurora-Lakewood Metro Area's median, which is \$52,486.

Aurora veterans are more likely to have received a Bachelor's Degree or higher (35%) than the citywide average (30%).

VETERANS MEDIAN INCOME



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Housing

Aurora neighborhoods vary in size, character and cultural history. Single family detached homes are the most prevalent residential building type throughout the city. The Aurora Places Comprehensive Plan provides a place based approach for producing unique places with a mix of housing types and land uses. These changes—and many yet to come—offer opportunities and challenges as Aurora rapidly evolves from a mid-size, suburban community to a large city.

The Aurora Housing Strategy was adopted in December of 2020. This strategy addresses Aurora's population increase and its historical success in attracting

residential housing for a variety of incomes and household types. However, with a growing attempt to lure in major employment centers Aurora has been faced with a meeting a new growing demand. The Housing Strategy addresses housing needs for the entire income spectrum by providing policy and strategy to address the following: individuals experiencing homelessness, affordable housing for low income households, and mixed income neighborhoods.

The following section outlines Aurora's housing inventory, the characteristics of that housing and recent residential development activity. In addition to that this section also presents an

inventory Aurora's current housing stock, when and where it was built, and where recent development is happening. Information about the types of housing available and home values is also presented.

Housing Inventory

Aurora's housing has evolved over the years to include many types of homes and neighborhoods. The availability of developable land has contributed to Aurora's housing and population increase.

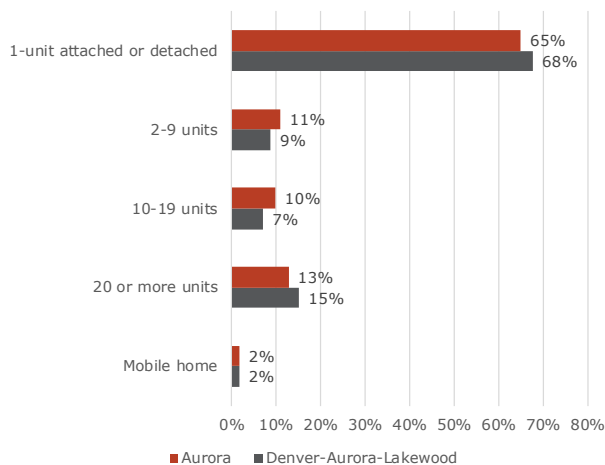
Moderately priced, single-family homes and smaller- or mid-scale apartment buildings have dominated housing construction in Aurora.

However, according to a recent housing study, there is a discrepancy between supply and demand for both permanently

affordable housing and high-end, luxury housing. The city has recently adopted policies to continue to diversify its housing stock to meet the needs of the diversity of household sizes, types, and preferences that exist in the community.

Although Aurora's single-family housing values are increasing at a rate similar to that of the metropolitan area, Aurora remains one of the most affordable communities in the region. According to Zillow, Aurora has one of the lowest median sale prices in the region, even though the median price is higher than the country's median. However, for-sale housing is less affordable than in the past.

HOUSING UNITS BY TYPE



The majority of the housing in Aurora is single-family detached housing. Both Aurora and the Metro Area are comprised of over 60% single-family detached homes. The chart on the right illustrates the distribution of other housing types in both Aurora and the Denver-Aurora-Lakewood Metro Area.

TOTAL HOUSING UNITS

2021 ESTIMATE:

145,189

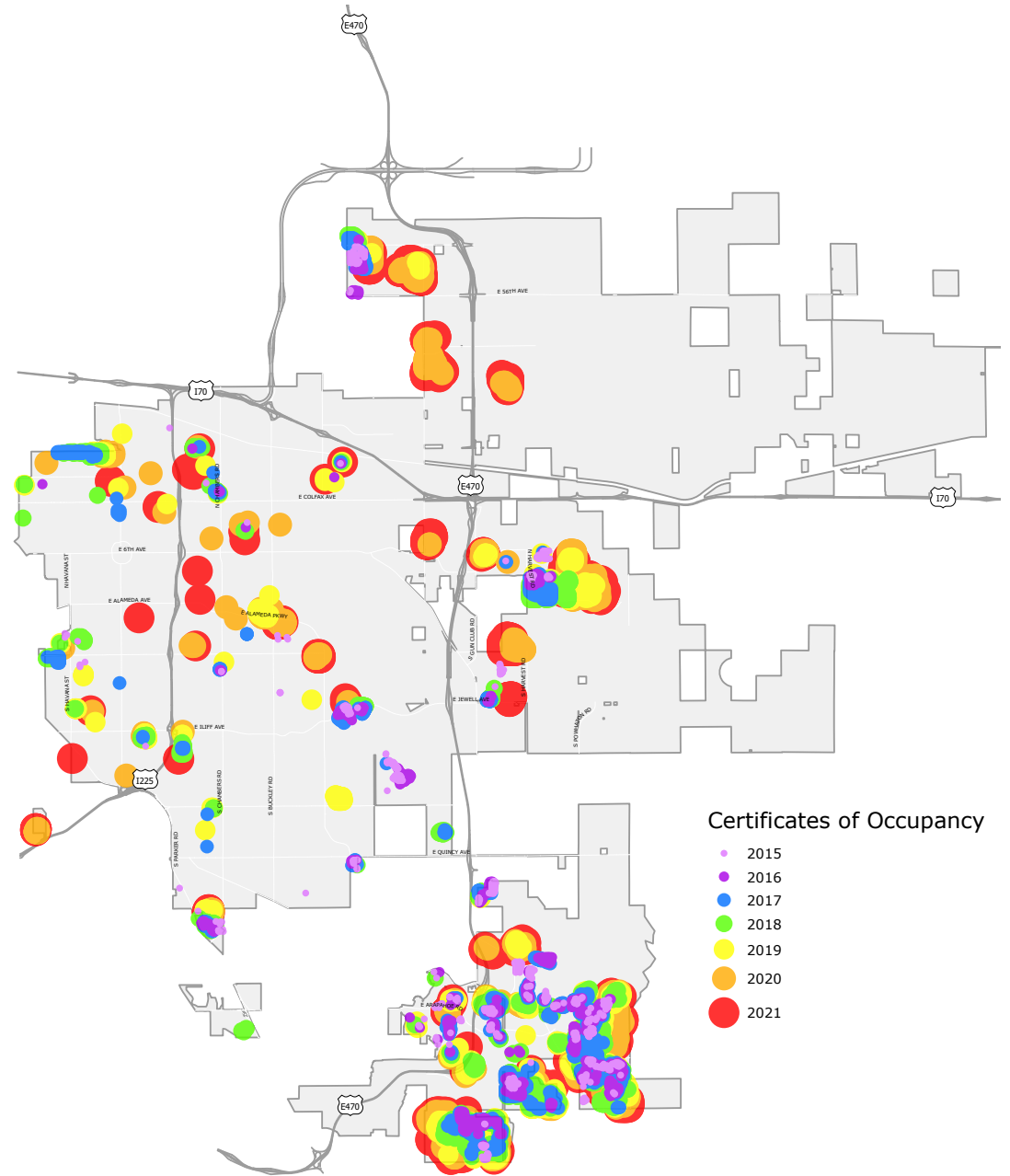
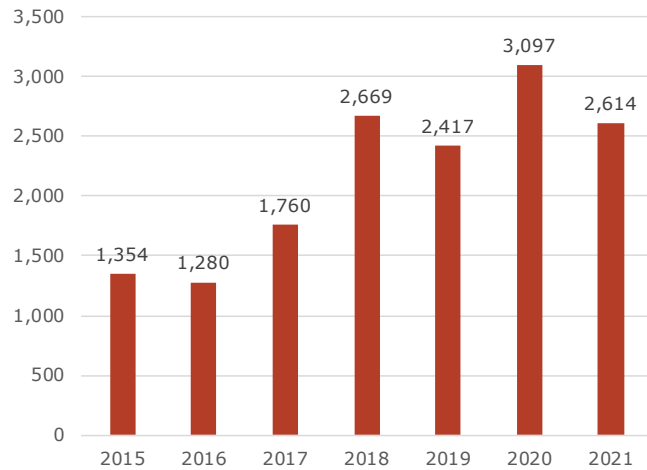


CERTIFICATES OF OCCUPANCY

The City of Aurora has seen a significant amount of growth since the last Who Is Aurora report was published.

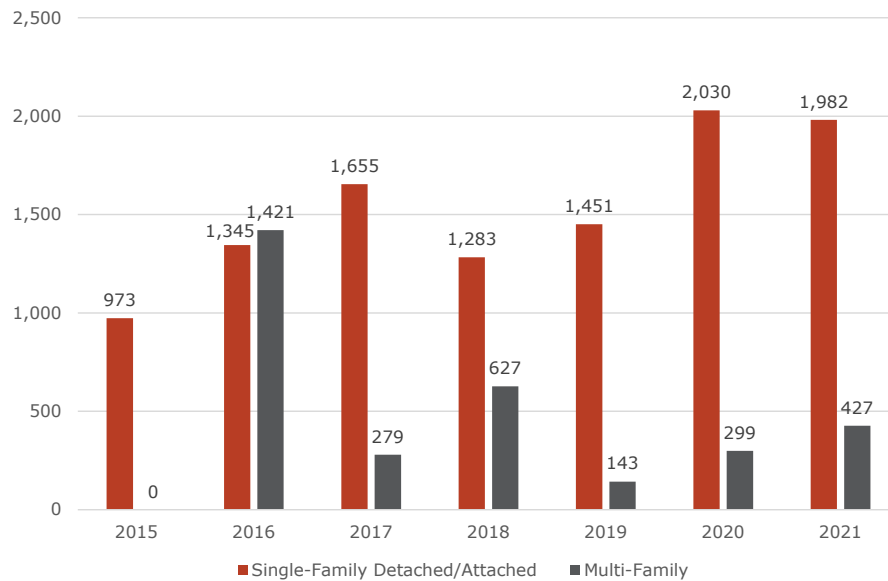
A Certificate of Occupancy (CO), either temporary or final, is issued prior to any occupancy of a building. The following charts and map display the number of approved residential certificates of occupancy over the past five years.

ISSUED CERTIFICATES OF OCCUPANCY IN TOTAL HOUSING UNITS



Development Activity

APPROVED BUILDING PERMITS BY TYPE IN TOTAL HOUSING UNITS



This data represents all residential building permits that were approved, at the city of Aurora, between the years of 2015 and 2021. The majority of the residential building permits issued are for single-family detached housing; however, there is strong growth of other housing types, such as single-family attached and multi-family projects.

In total, from 2015 to 2021, there were 10,719 approved building permits for Single-Family Detached and Attached housing units and 3,196 approved building permits for Multi-Family housing units.

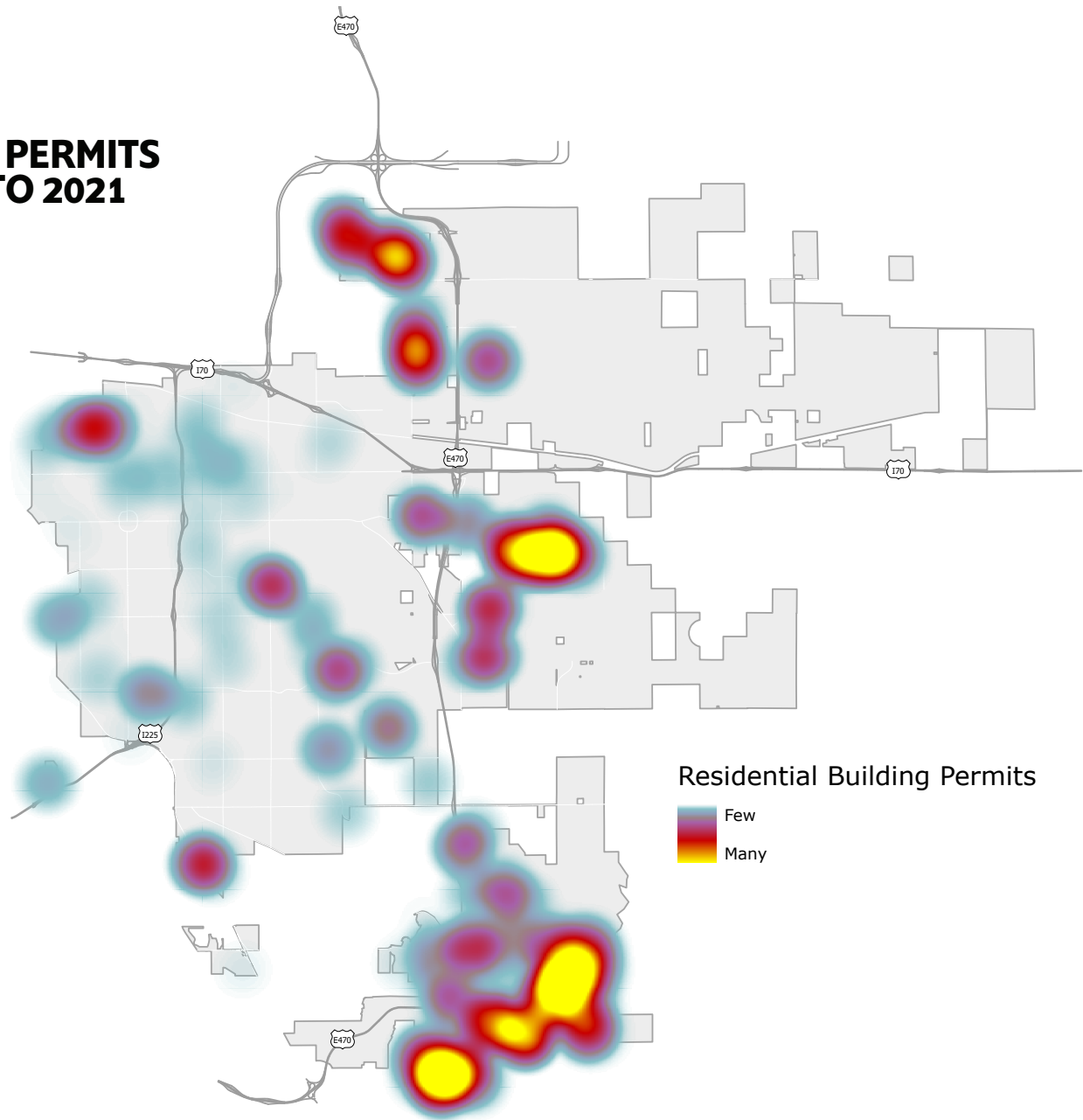


RESIDENTIAL BUILDING PERMITS BY YEAR FROM 2015 TO 2021

Eastern Aurora has experienced the biggest building boom, with major new subdivisions springing up throughout the E-470 corridor and far southeast Aurora. Among these quickly growing neighborhoods are Painted Prairie, Green Valley Ranch East, The Aurora Highlands, Horizon, Harmony, Southshore, Highpoint and Inspiration.

However, new development is not exclusive to these eastern areas - infill and redevelopment projects in the established areas of central and western Aurora are offering new housing choices and neighborhood experiences. New multi-family housing has been built in and around the Anschutz Medical Campus and Westerly Creek area, near Stanley Marketplace, in northwest Aurora.

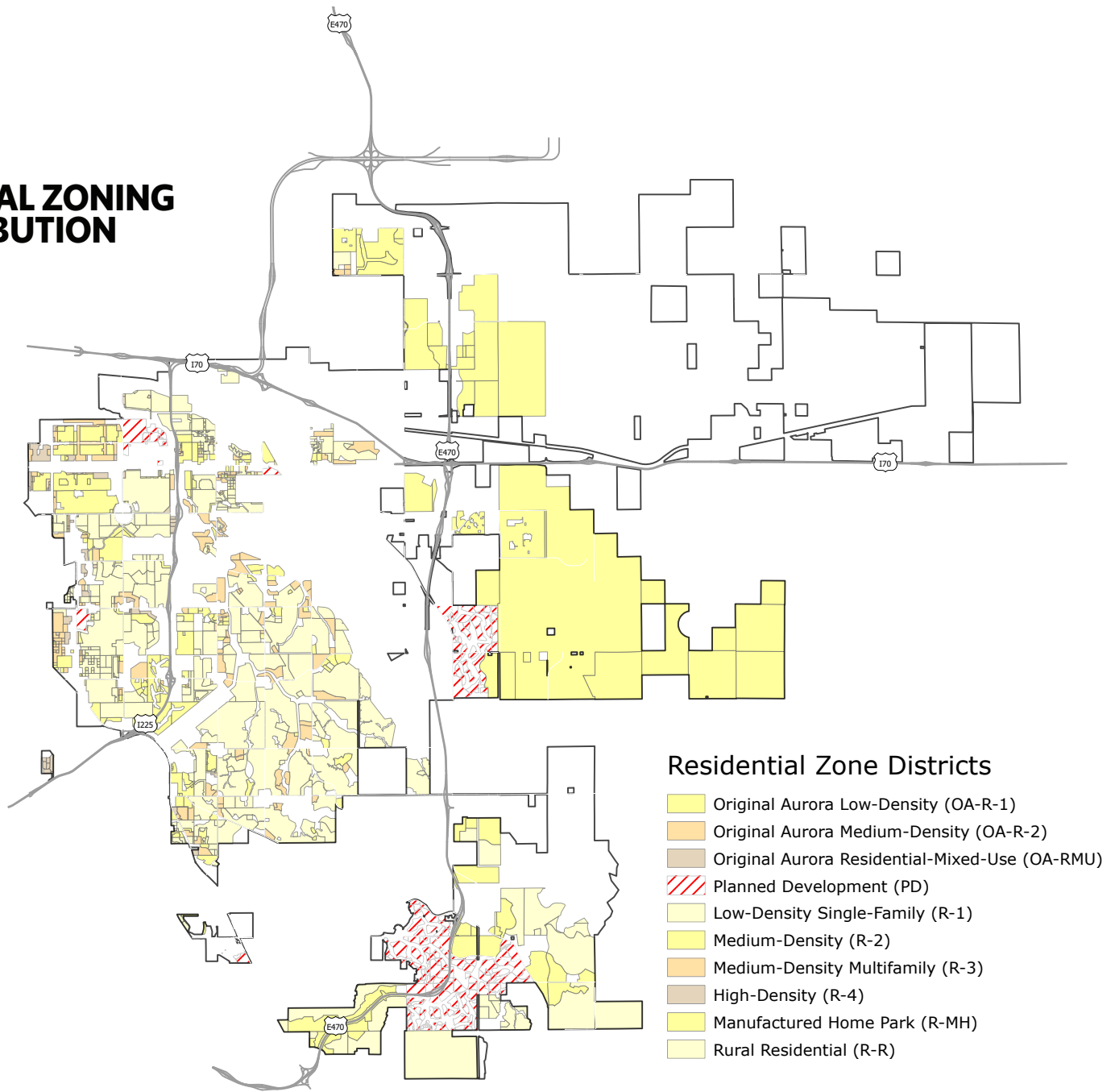
Redevelopment projects at The Point at Nine Mile Station and Argenta, near Havana and Third Avenue, are adding new housing to these areas. New housing is also being built around several of the city's light rail stations, including Aurora Metro Center and Iliff Stations.



RESIDENTIAL ZONING DISTRIBUTION

Aurora neighborhoods vary in size, character and cultural history. Single Family Detached homes are the most prevalent residential building type throughout the city. The Aurora Places Comprehensive Plan provides a place-based approach for producing unique places with a mix of housing types and land uses. Providing a balanced and adequate housing stock that meets the needs of Aurora households is a critical element of realizing the community's vision. Meeting the demands of continued greenfield growth, encouraging and attracting infill development and redevelopment, and investing in existing homes and established neighborhoods are all important components to Aurora's future prosperity.

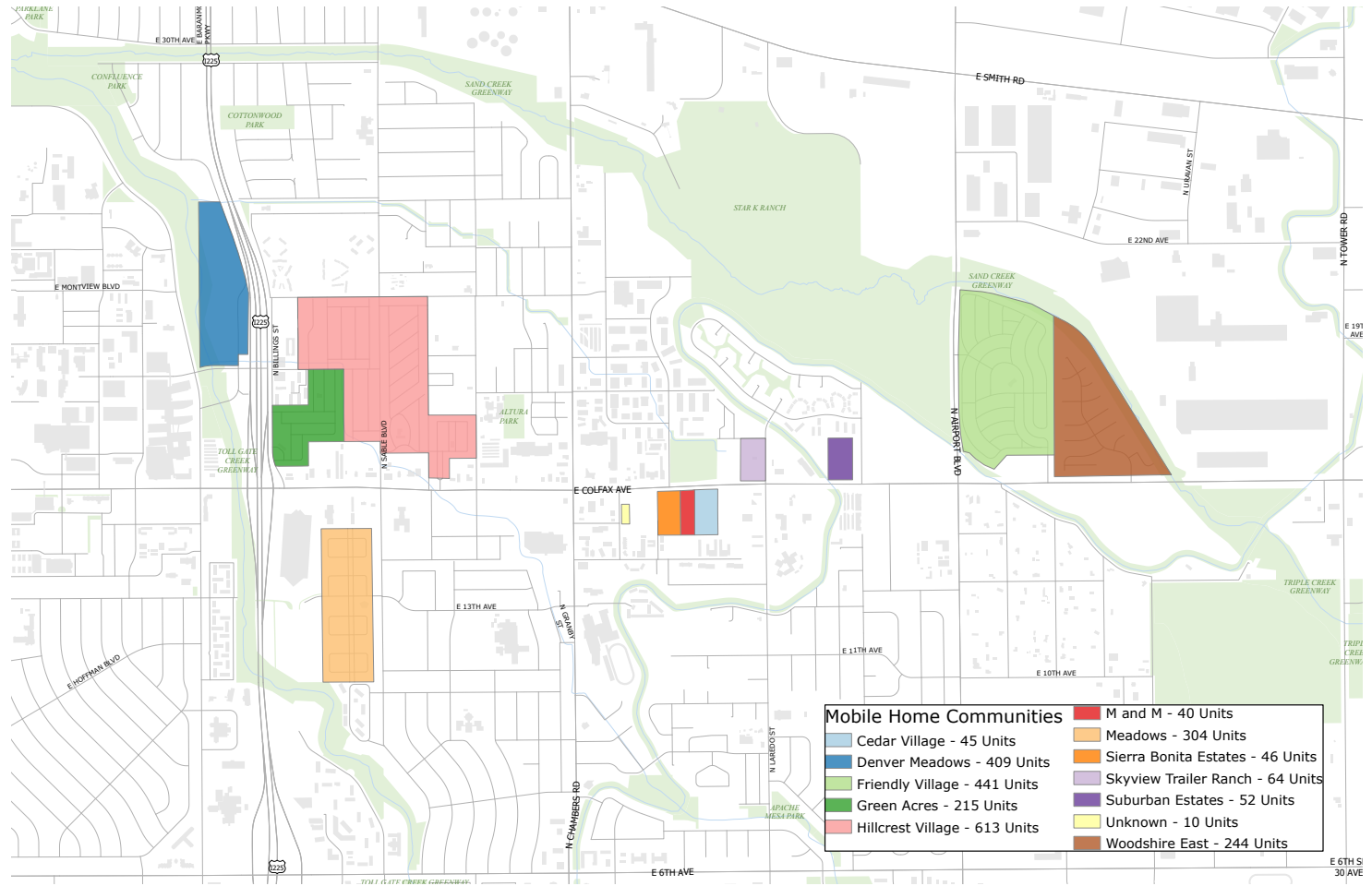
In recent years, the city has rewritten its zoning and development codes to allow more mixed-use districts, which allow for retail, office, commercial, and residential uses in zoning districts beyond those primarily residential districts illustrated in the map to the right. Higher density housing options have been promoted at or near major transit corridors and significant employment centers.



MOBILE HOME COMMUNITIES IN AURORA

Mobile home parks - or manufactured housing communities - provide land for homeowners to rent space in the park for their mobile home. Mobile home parks serve a critical role in providing attainable housing for Aurora residents. The map to the right illustrates the location of each mobile home park in Aurora.

Manufactured homes are located in specific zone districts. In the Unified Development Ordinance (UDO), the purpose of the R-MH zone district is to provide and accommodate for residential communities designed for manufactured home dwelling units, pre-1976 mobile homes, co-housing and cottage housing dwelling developments as well as Tiny Home dwellings.



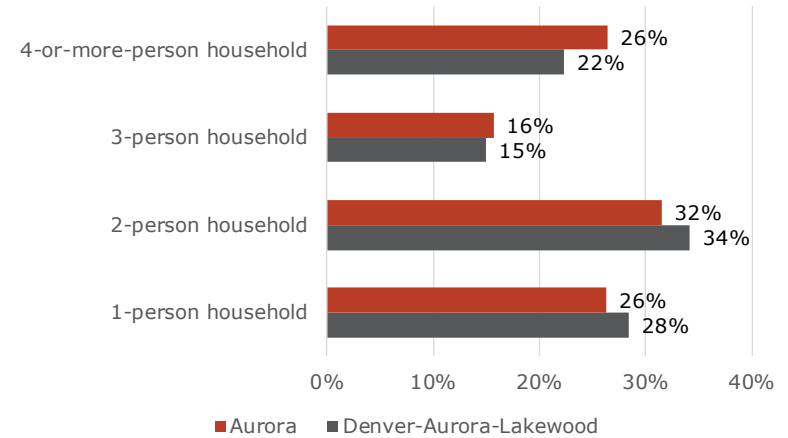
Housing Characteristics



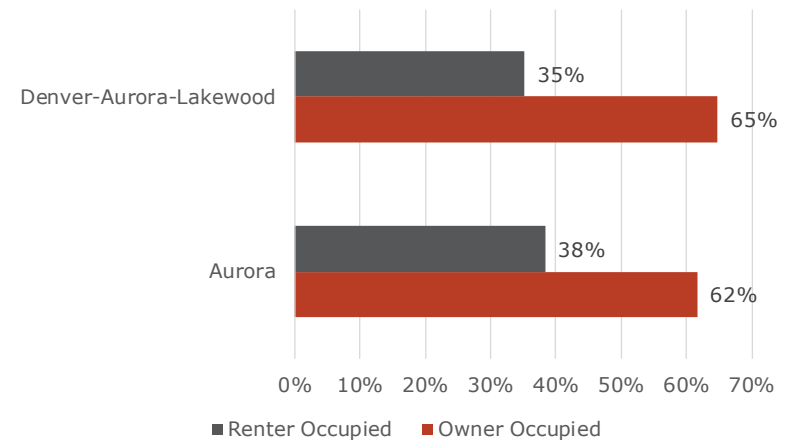
A household is defined by the U.S Census Bureau as all the people who occupy a single housing unit, whether that be an apartment, house, mobile home, etc, regardless of their relationship to one another. Aurora households are generally larger than regional and state averages. This is seen in both the average household size and in the proportion of households composed of 3 or more people.

Most of Aurora's housing stock has been built since 1950, with the largest growth in units coming between 1970 and 1989. Home values in Aurora have traditionally been lower than the regional averages. While prices have increased in recent years, that increase has generally kept pace with regional averages.

HOUSEHOLD TYPES

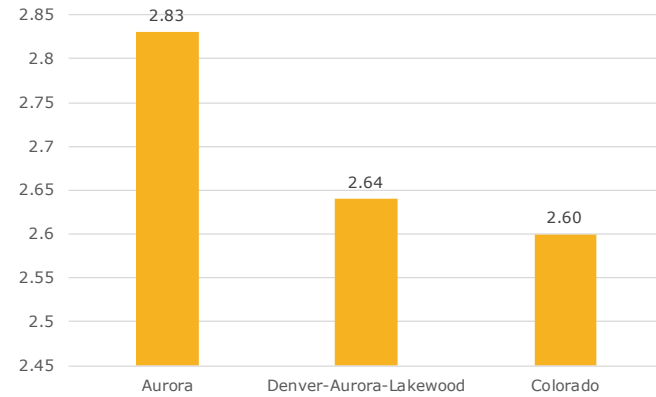


OWNER VS. RENTER-OCCUPIED HOUSING

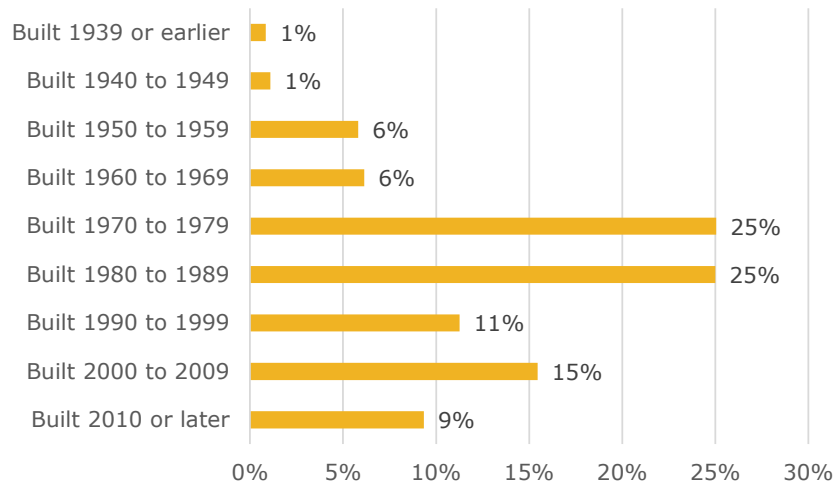




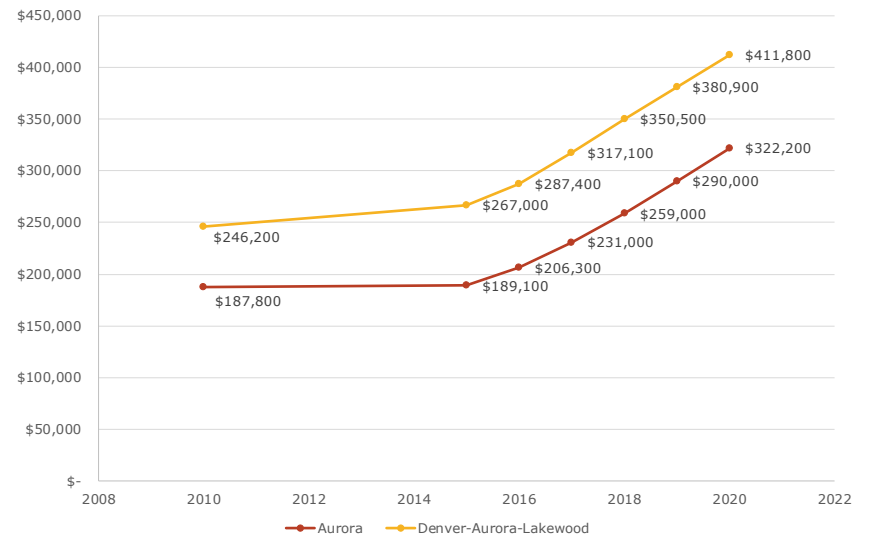
AVERAGE HOUSEHOLD SIZE



HOUSING STOCK, BY YEAR BUILT



MEDIAN HOME VALUES OVER TIME





Economics

This section describes some of the common data points related to the household economic conditions within Aurora, including the types of jobs Aurorans hold, household income trends, and commute patterns. Given the presence of the Anschutz Medical Campus in northwest Aurora, it may not be a surprise that many Aurorans work in the health care and social assistance fields. Education, professional and scientific, and retail trade industries are also major employment categories in Aurora. Many workers commute to and from Aurora and the rest of the metro area. This in- and out-flow of employees is illustrated in this section, as well as some details about how and how long Aurora commuters move

from home to work.

Section 1. Employment

This section describes what types of jobs Aurora residents hold, listed by industry and occupation.

Section 2. Income

A household's income allows for it to meet its needs and can be a driver in economic activity in the community. This section illustrates Aurora's median household income data geographically and its growth in recent years.

Section 2. Jobs in Aurora

This section provides information about jobs located in Aurora, including

the largest local employers. It also describes some basic commute characteristics of Aurora workers.

Employment

Aurora's talented workforce is employed in diverse industries and occupations.

Given the number of major medical facilities located in the city, it is not surprising that many Aurora residents are employed in the health care and social services industry. Together with education services, the healthcare industry employs 19% of Aurora residents. Professional, management and

administrative industry is the second largest category, employing 14% of Aurora residents.

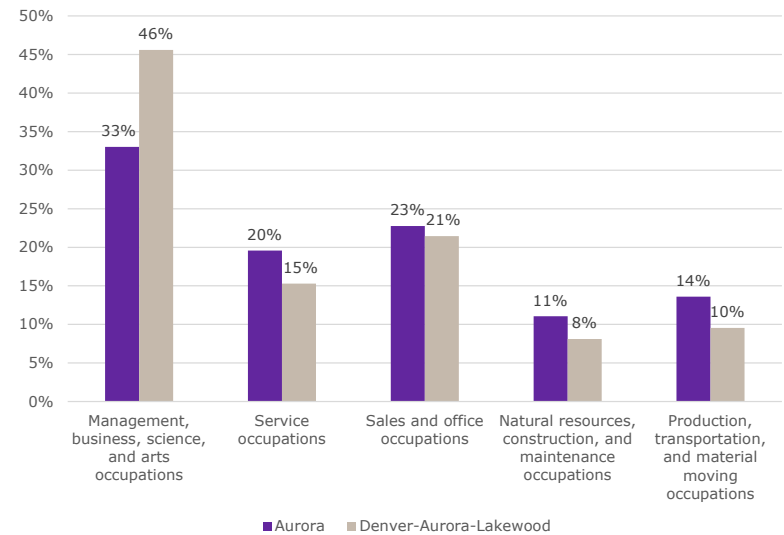
Aurora lags behind the metro area in the proportion of residents working in the management, business, and science occupations. One-third of Aurora residents work in these occupations, compared to 46% of the metro-wide population. Aurora residents are more likely to work in service, sales, and production and transportation occupations than the metro averages.

Industry vs Occupation

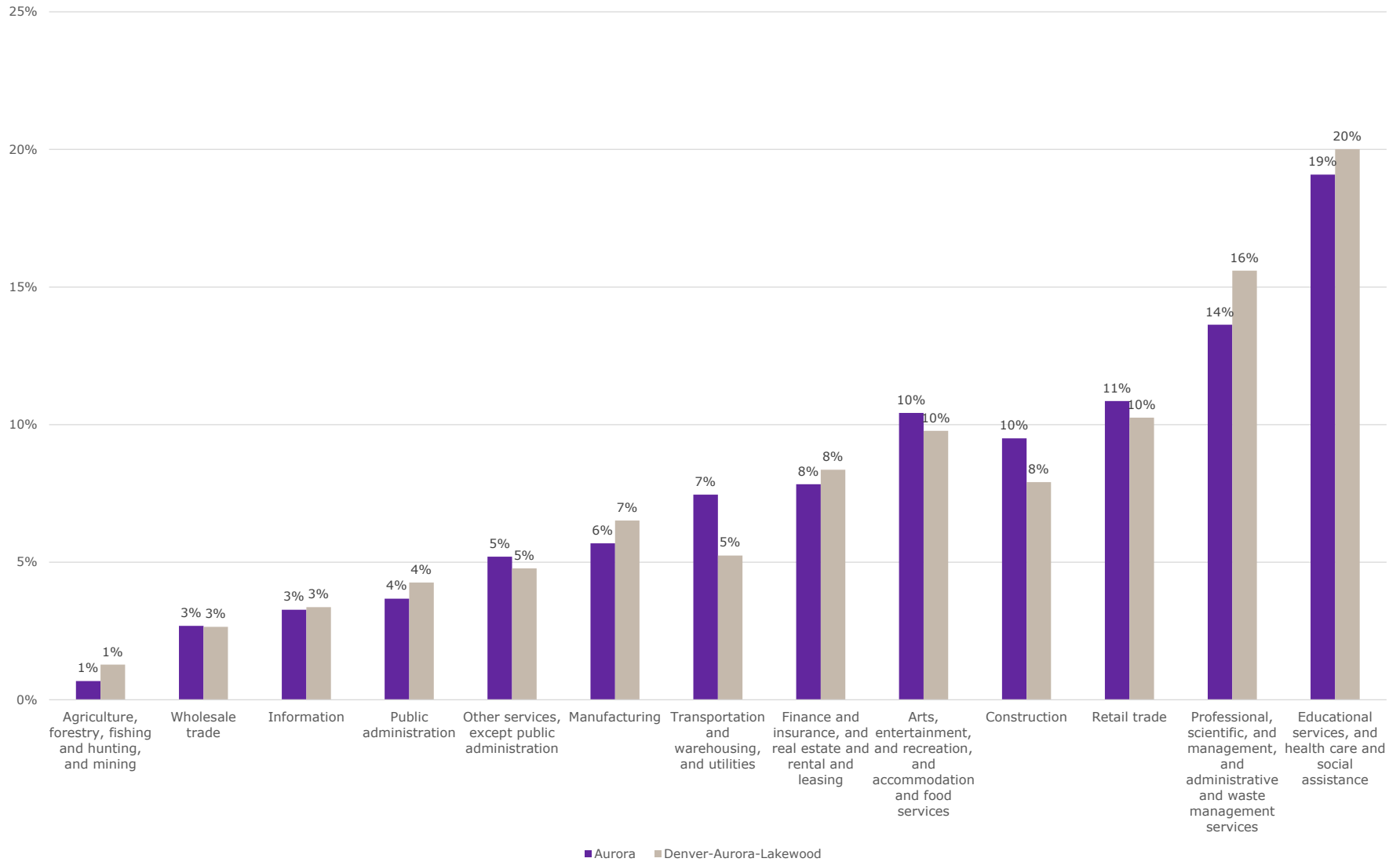
Industry refers to a group of establishments that produce similar products or services. It refers to the type of firm for which a person works. **Occupation** is a set of activities or tasks that employees are paid to perform. Employees who perform essentially the same task are in the same occupation, whether or not they work in the same industry.

The industry and occupation data on this page and throughout this report reflect the employment of Aurora residents, whether they work in or outside of Aurora.

OCCUPATION

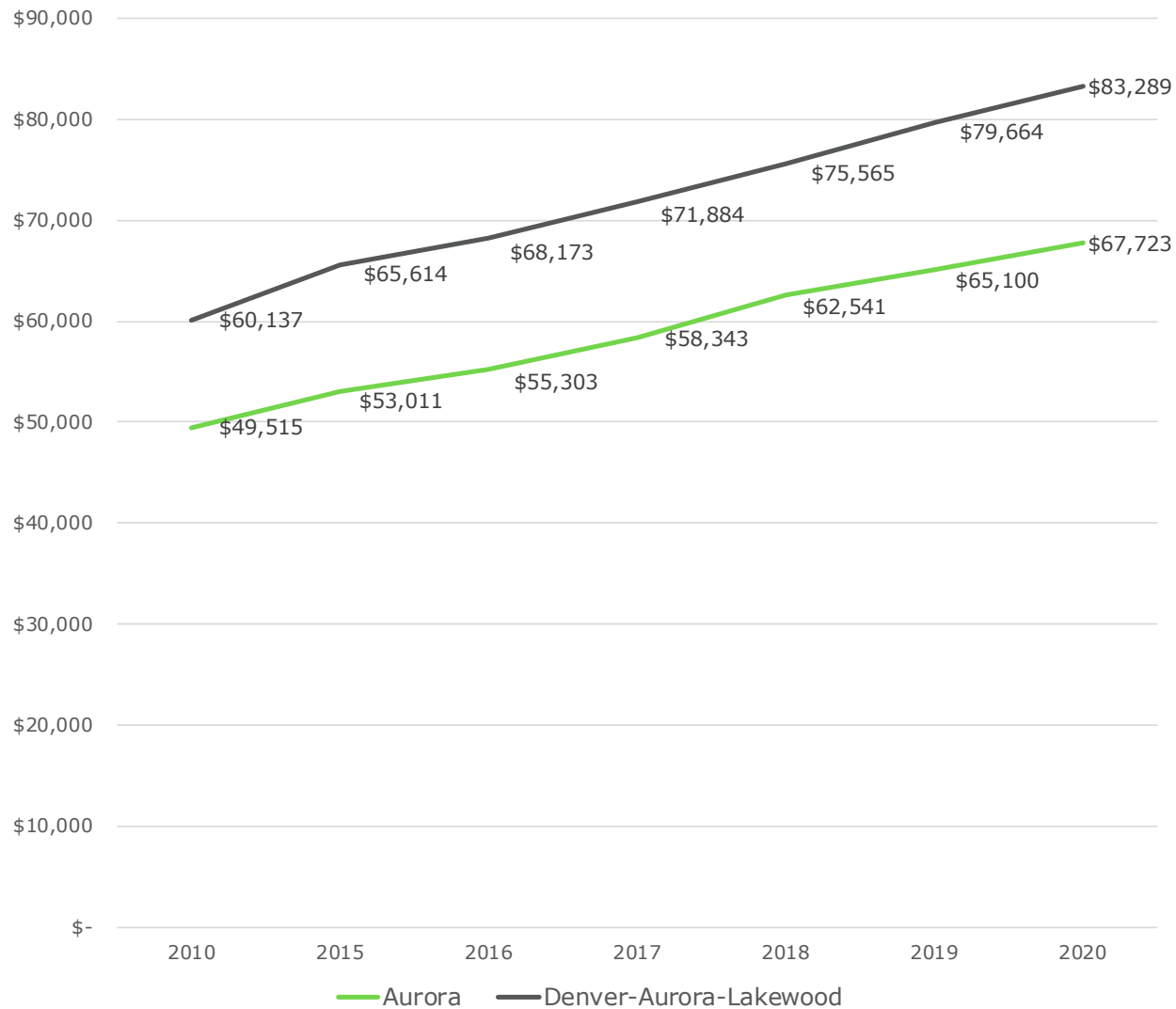


INDUSTRY



Income

MEDIAN HOUSEHOLD INCOME OVER TIME

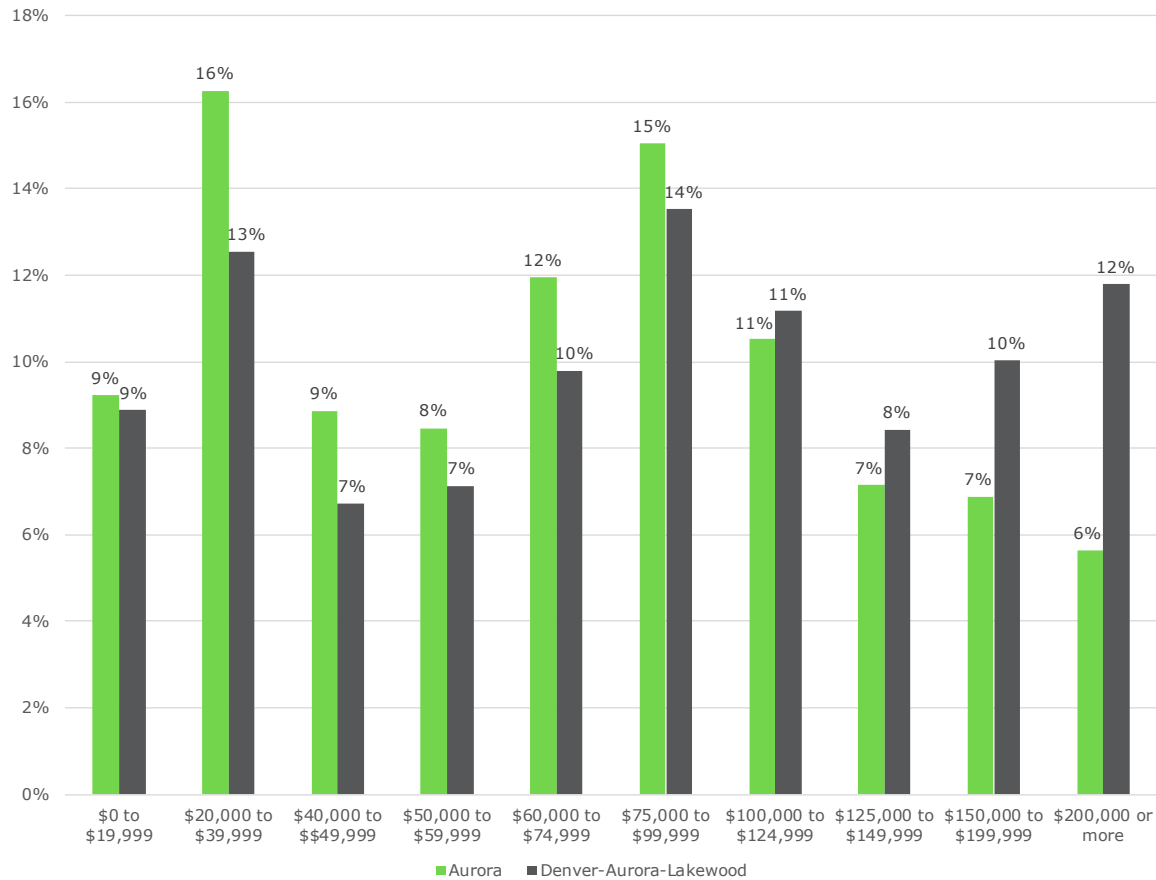


Median household income in Aurora has increased steadily over the last 20 years.

incomes in east and southeast Aurora are notably higher than in other parts of Aurora.

Aurora's annual household income has historically lagged the metro area or surrounding jurisdictions. As the graph on the following page illustrates, Aurora households are more likely to fall into income categories under \$100,000 than households regionally. This discrepancy is especially stark in incomes over \$125,000. However, this metric varies widely geographically, from city to city, as well as throughout Aurora. Median household

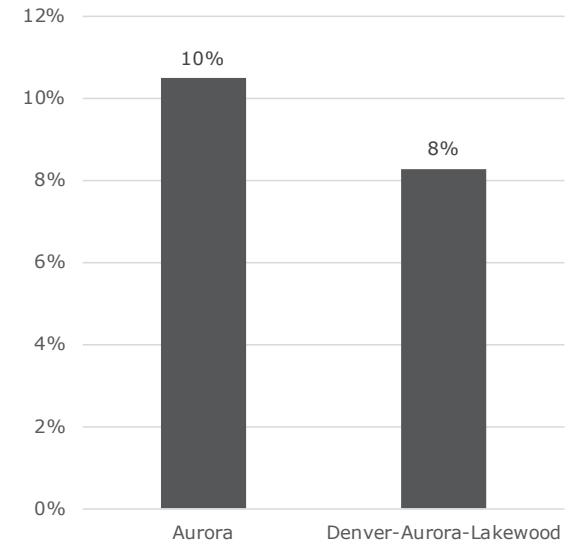
HOUSEHOLD INCOME

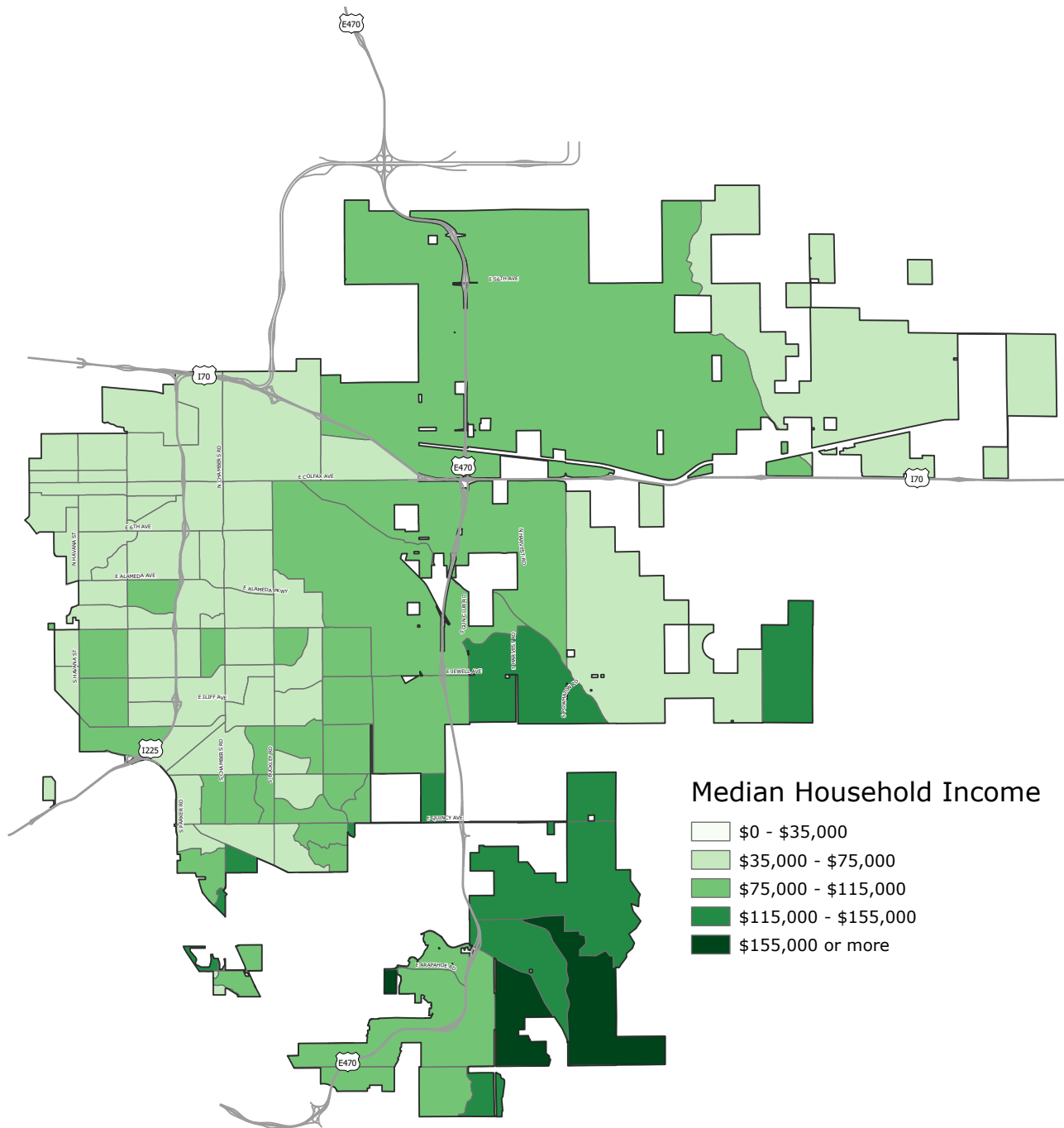


The U.S Census Bureau defines poverty rate as the ratio of the number of people whose income falls below the poverty line; taken as half the median household income of the total population.

Poverty is an important indicator of economic well-being, it can be used as indicators of current economic conditions within communities. Poverty rates are often used to identify communities in need and to estimate the number of families eligible for various grant programs.

POVERTY RATE





Median Household Income

- \$0 - \$35,000
- \$35,000 - \$75,000
- \$75,000 - \$115,000
- \$115,000 - \$155,000
- \$155,000 or more

Jobs in Aurora

	Jobs	Residents	Jobs per 100 Residents	Net Worker Inflow/Outflow
Aurora	153,940	379,289	41	-25,876
Greenwood Village	64,730	15,805	410	56,776
Denver	529,699	727,211	73	176,281
Centennial	70,030	110,937	63	12,827
Lakewood	98,349	157,935	62	16,819
Commerce City	35,181	60,336	58	7,046
Broomfield	35,181	70,465	50	2,747
Westminster	53,122	113,166	47	-8,749
Parker	19,907	57,706	34	-10,763
Arvada	30,859	121,272	25	-31,060
Thornton	29,422	141,464	21	-39,750

RESIDENTS-TO-JOBS RATIO

The residents-to-jobs ratio is derived from the 2019 U.S Census Bureau population estimates and 2019 employment data from the Census On The Map tool. The ratio measures the balance of residents to the number of jobs located in the community.

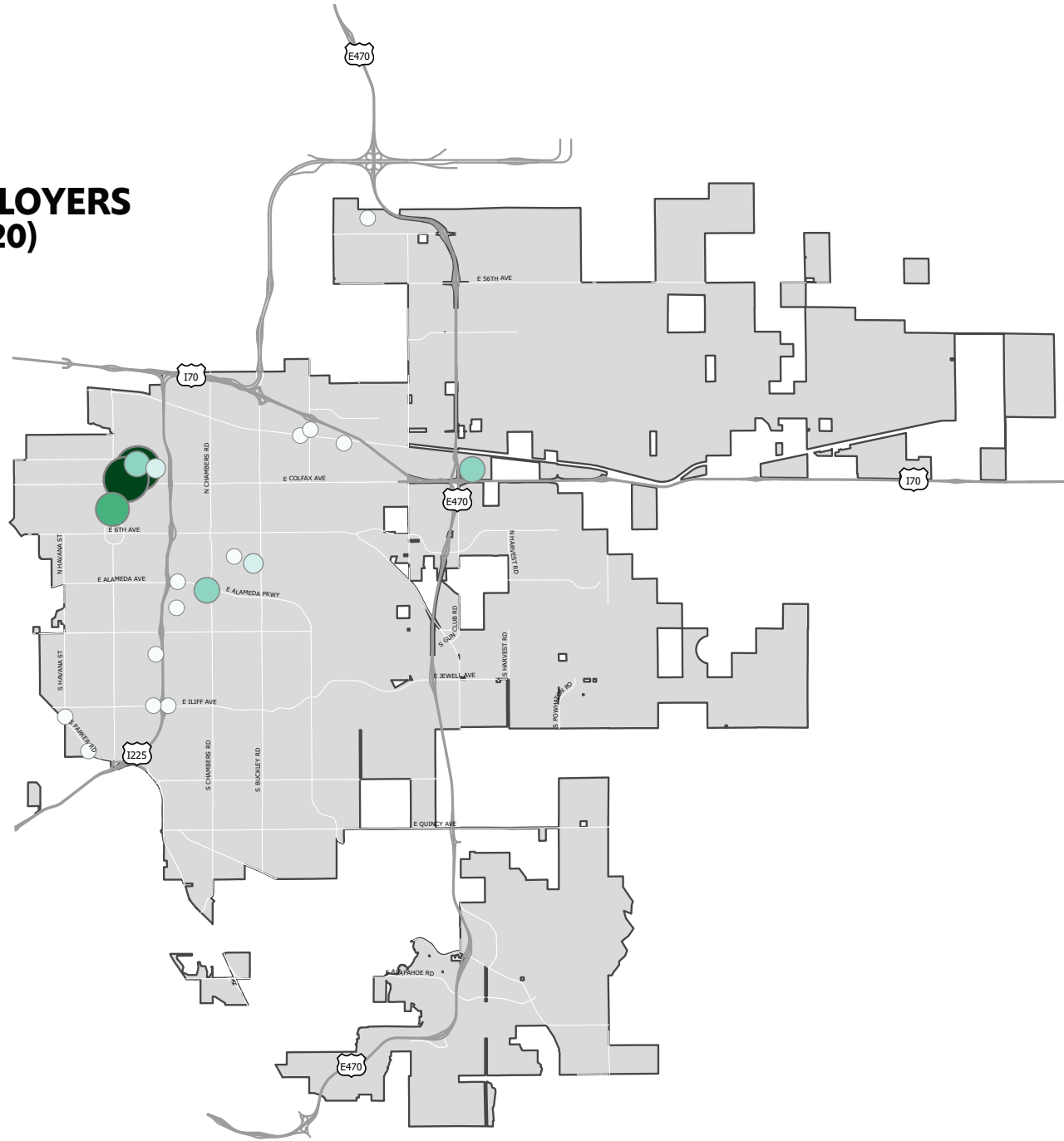
There are a lot of contributing factors to a city's resident-to-job ratio. The ratio measures the balance of residents to the number of jobs located in the community. For example, for every 100 residents in Aurora, there are approximately 41 jobs also located in the city. Greenwood Village, which is home to much of the Denver Tech Center, has an exceptionally high jobs-to-residents ratio. Denver (73 jobs per 100 residents), Centennial (63 jobs per 100 residents), and Lakewood (62 jobs per 100 residents) have relatively higher jobs-to-residents ratios, due to large employment centers in those communities. The chart on the left compares Aurora's jobs-to-residents ratio to our neighboring jurisdictions.



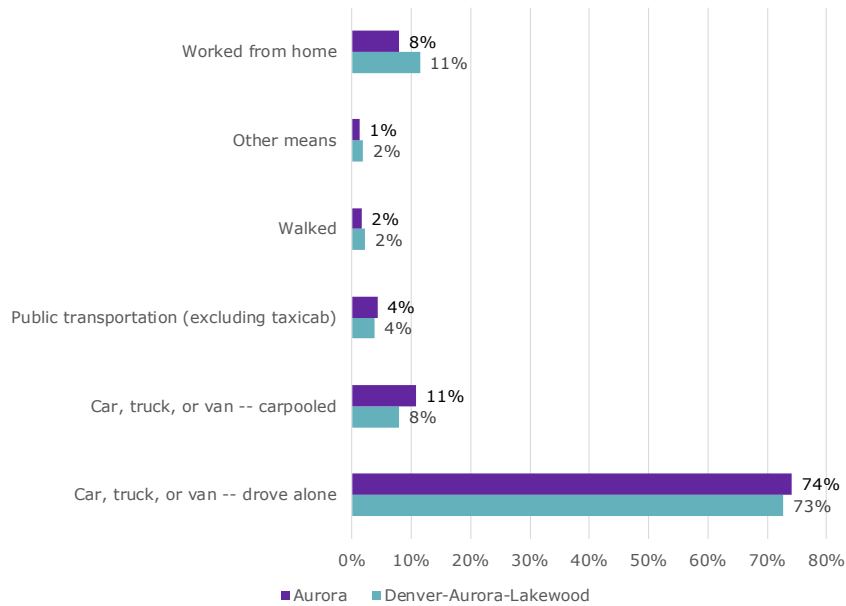
TOP 20 LARGEST EMPLOYERS IN AURORA (2020)

Aurora has worked hard to attract large employment centers across the city. The map on the following page illustrates where the top 20 (both private and public) employers are located. Below is a list of those companies:

- Aurora Public Schools
- Advantage Security Inc
- Amazon
- American Financing Corporation
- Ascenda USA - 24/7 Intouch
- Children's Hospital Colorado
- City of Aurora
- Community College of Aurora
- Department of Veteran Affairs
- G4S Security Solutions USA Inc
- Kaiser Permanente
- Medical Center of Aurora
- Marriott Hotel Services
- Raytheon
- Steven Roberts Originals LLC
- TYCO Intergrate Security LLC
- UPS
- University Hospital Colorado
- University of Colorado School of Medicine
- Wagner Equipment CO



MODE OF TRANSPORTATION TO WORK



MEDIAN TRAVEL TIME TO WORK IN MINUTES



29.8
AURORA

27.8
METRO AREA

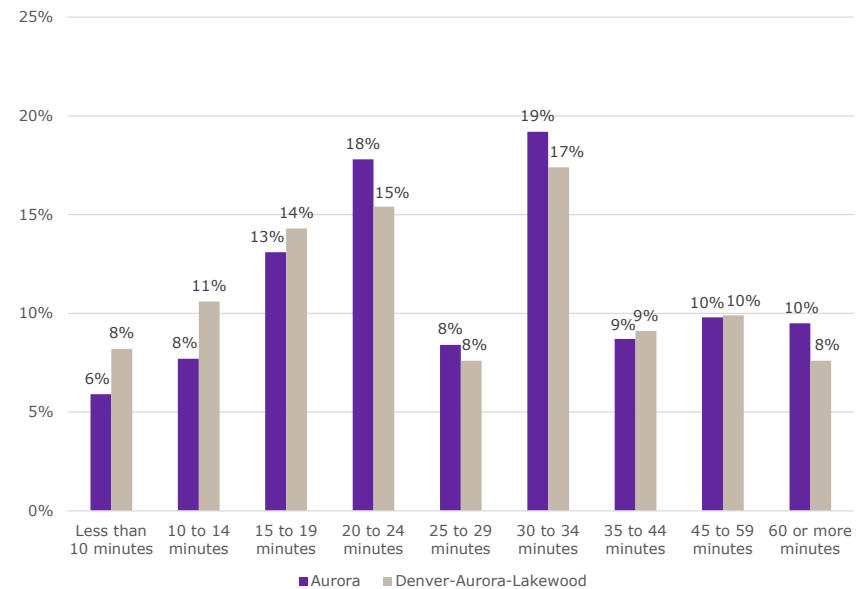
Commuter times tend to be slightly longer for Aurora residents than metro averages.

The proportion of residents commuting more than 20 minutes to work is higher in Aurora than the metro area. In 2019, data shows that 56% of Aurora residents travel less than 10 miles to work, while 34% travel between 10 and 24 miles. Common work destinations for Aurora residents include downtown Denver, the Denver Tech Center, and I-25 corridor, as well as the I-225

corridor, Parker/Havana area, and Anschutz Medical Campus in Aurora.

Aurora residents are as likely as those throughout the metro area to drive to work alone and use public transit. Aurora residents are slightly more likely to carpool (11%) but less likely to work from home (8%); however, changing opportunities and preferences in work and mobility may change these trends in the future.

TRAVEL TIME TO WORK

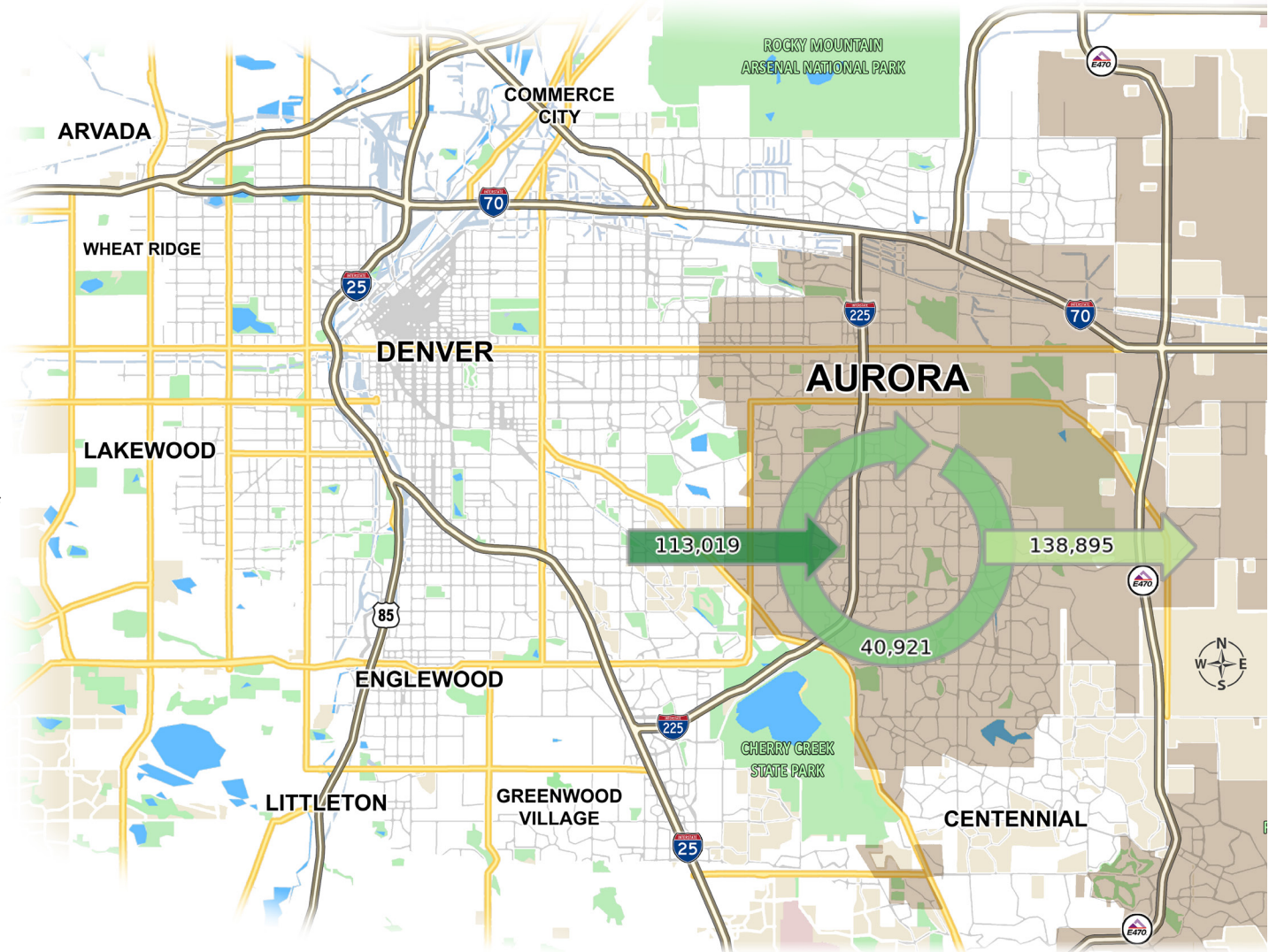


INFLOW AND OUTFLOW OF WORKERS

The On The Map tool from the U.S Census Bureau shows where workers are employed and where they live.

This map illustrates the flow of workers in and out of Aurora in 2019.

Over 113,000 workers are employed in Aurora, but live elsewhere, while over 138,000 live in Aurora and leave the city for work, resulting in a net outflow of over 25,000 employees. Approximately 40,000 workers both live and work in Aurora.





SMALL AREA GEOGRAPHIES



This section takes a closer look at the demographics in different sections in the city.

Each key area section will begin with contextual information and a map. The data and maps in each of these sections will follow in an order similar to the rest of the document. Data related to people will be presented first, followed by housing and economics.

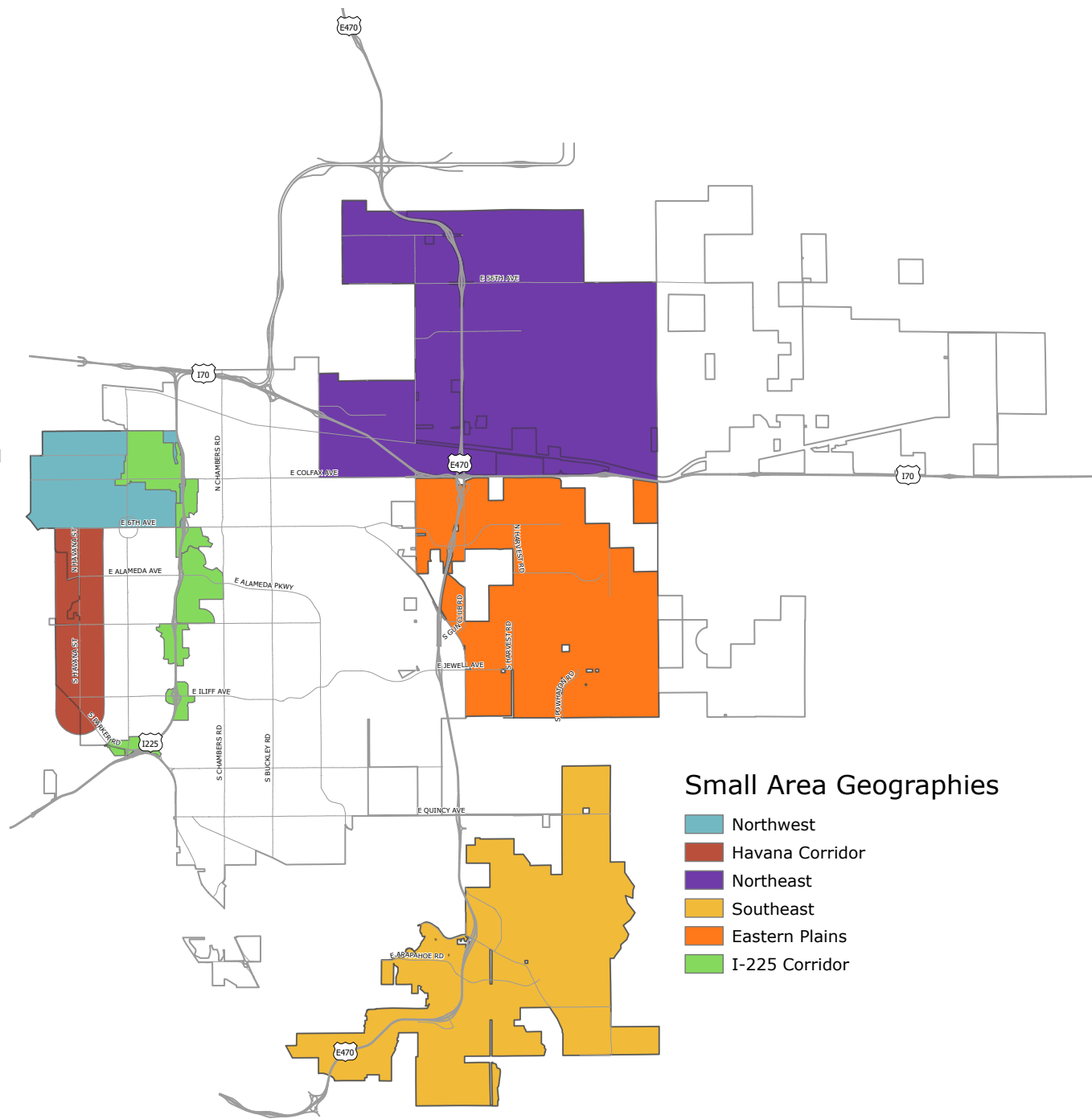


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Small Area Geographies

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Eastern Plains	64

Small Area Geographies

- Northwest
- Havana Corridor
- Northeast
- Southeast
- Eastern Plains
- I-225 Corridor



NORTHWEST

Northwest Aurora, including the neighborhood known as Original Aurora, is the city's historic neighborhood and the oldest part of the city. The newly founded town was approximately four square miles located north of 6th Avenue and east of Yosemite Street. The town was renamed from Fletcher to Aurora in 1907 and continued to grow to the east and south in coming decades.

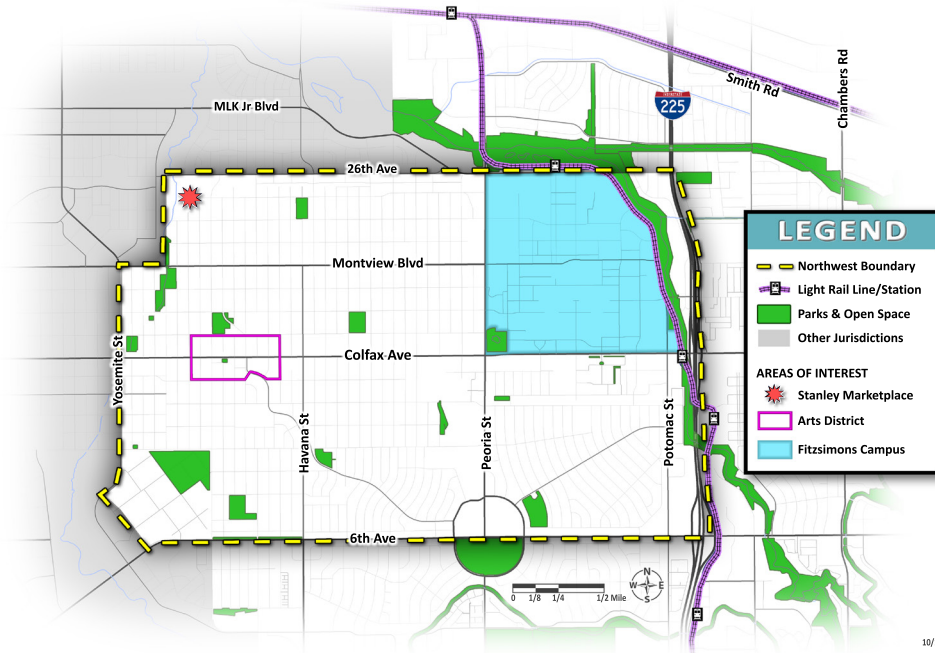
In the 1990s, the Fitzsimons Army Medical Center was closed and the property has transitioned into the Anschutz Medical Campus, one of the largest medical facilities in the west. Several major hospitals operate in the northeast portion of the area and are supported by a growing amount of office, medical research, retail, restaurant, and residential development. Institutions and businesses in the medical district directly employ over 28,000 workers and host thousands of patients from throughout the region and across the country.

Colfax Avenue runs through the heart of the area and has for decades served as one of Aurora's first commercial corridors, with shopping, restaurants, and lodging

options serving Aurora residents and visitors alike. Colfax Avenue connects the Anschutz Medical Campus and Colfax Light Rail Station through the neighborhood and into east Denver.

The Aurora Cultural Arts District is located along Colfax Avenue. The district features theaters, visual arts, and events that celebrate Aurora's diverse and proud community. Fletcher Plaza, the Martin Luther King Jr. Library, The People's Building, and the Aurora Fox Arts Center are well-known public facilities in this area.

Northwest Aurora is one of the most ethnically diverse, historic, and pedestrian-oriented parts of Aurora. Development interest continues to be strong and the area has seen significant investment around Anschutz Medical Campus and near Stanley Marketplace.

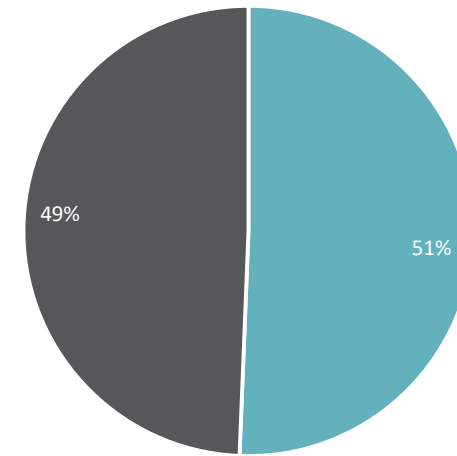


People

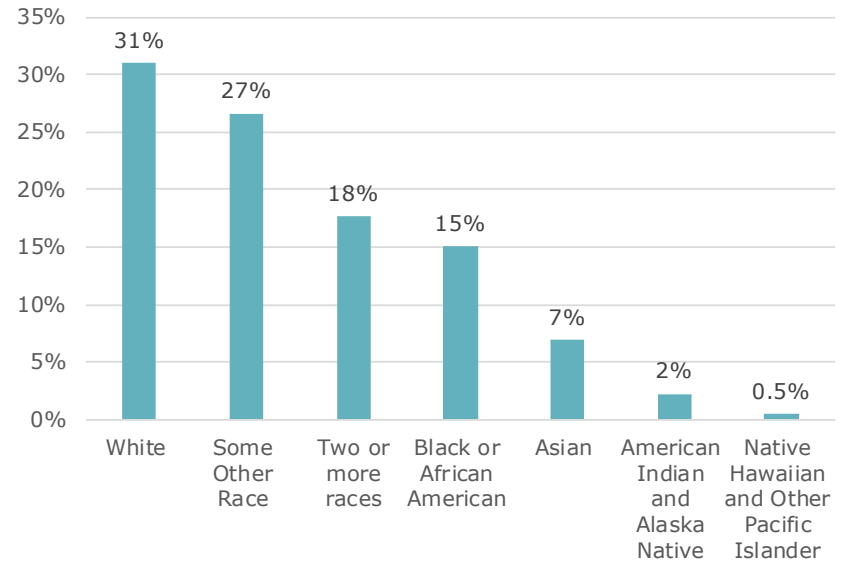
Estimated Total Population: **45,353**

Percent change in population since 2010 Census: **8.6%**

This area is among the most diverse portions of Aurora and is home to residents from a multitude of races, ethnicities, and cultures. Less than one-third of residents identify as White and just over half of residents identify as Hispanic or Latino. Northwest Aurora is also home to a variety of immigrant and refugee communities.



■ Not Hispanic or Latino ■ Hispanic or Latino

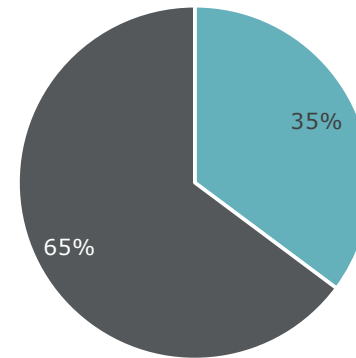


Housing

Estimated Total Housing Units: **15,678**

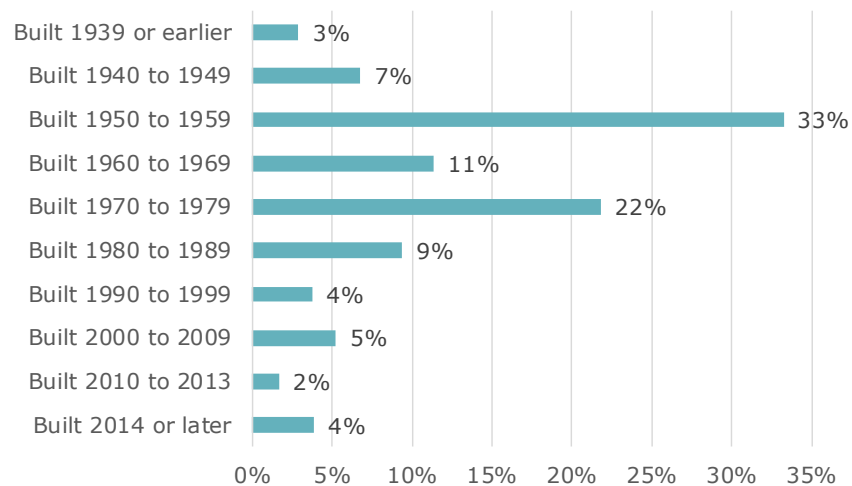
Northwest Aurora includes some of the earliest neighborhoods in Aurora's history. The 1950s saw a housing boom in the area, though units have continued to be built throughout the decades since the community's inception. Renter-occupied housing comprises 65% of the units in the area, compared to just 35% owner-occupied units.

The gridded blocks of the area are largely comprised of single-family detached and attached homes, with small apartment buildings scattered throughout the neighborhoods. Larger new apartment projects in the area are located on the Anschutz Medical Campus, along Colfax Avenue, and in the Stanley Marketplace area.

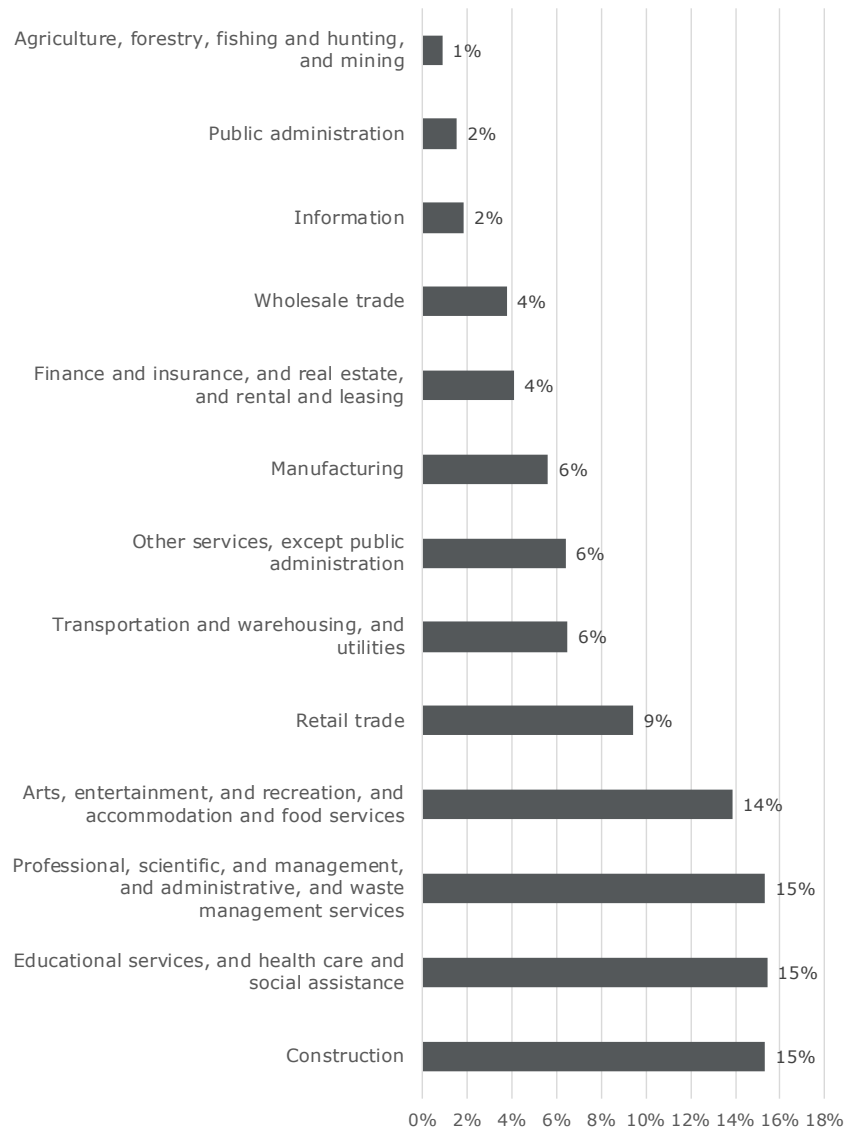


■ Renter-Occupied ■ Owner-Occupied

YEAR HOUSING BUILT



Economics

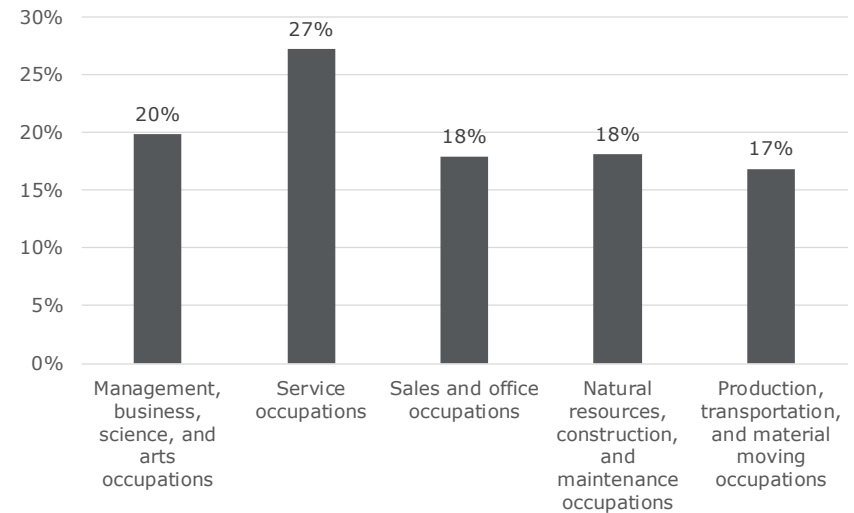


Average Household Income: **\$47,870**

Unemployment Rate: **6%**

Residents of Northeast Aurora work in a variety of industries, including construction (15%); educational services (15%); professional, management, and administrative (15%); and arts, accommodation and food service (14%). Over a quarter of residents (27%) work in service occupations.

A sizable number of Northwest Aurora residents work on the Anschutz Medical Campus, but other employment destinations include downtown Denver, the Denver Tech Center, the Cherry Creek North / Glendale area, the I-70 corridor, and locations throughout Aurora.





I-225 CORRIDOR

The I-225 Corridor, also known as a Transit-Oriented Development area, runs through the heart of Aurora, connecting to the Denver Tech Center to the south and I-70 to the north. Major employment centers are found within the corridor, including the Anschutz Medical Campus, Aurora City Center, Aurora Medical Center, and other industrial and office developments. Many of Aurora's established neighborhoods are within close proximity to the corridor. I-225 sees over 150,000 vehicle trips per day.

The Aurora Line, RTD's R Line, opened service in early 2017, connecting ten stations from Dayton Station in the southwest to Peoria Station in the northwest. Two stations on the A Line are located in Aurora, connecting to Downtown Denver and Denver International Airport. These station areas represent a unique and valuable opportunity for significant growth and investment surrounding transit. Already the city has seen major residential and mixed-use developments locating along the corridor at these stations.

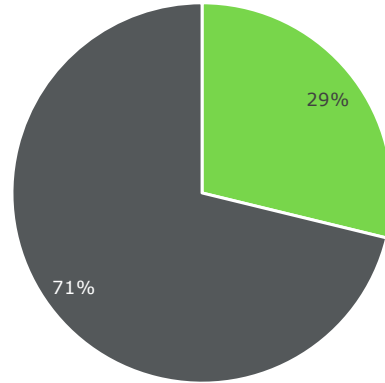


People

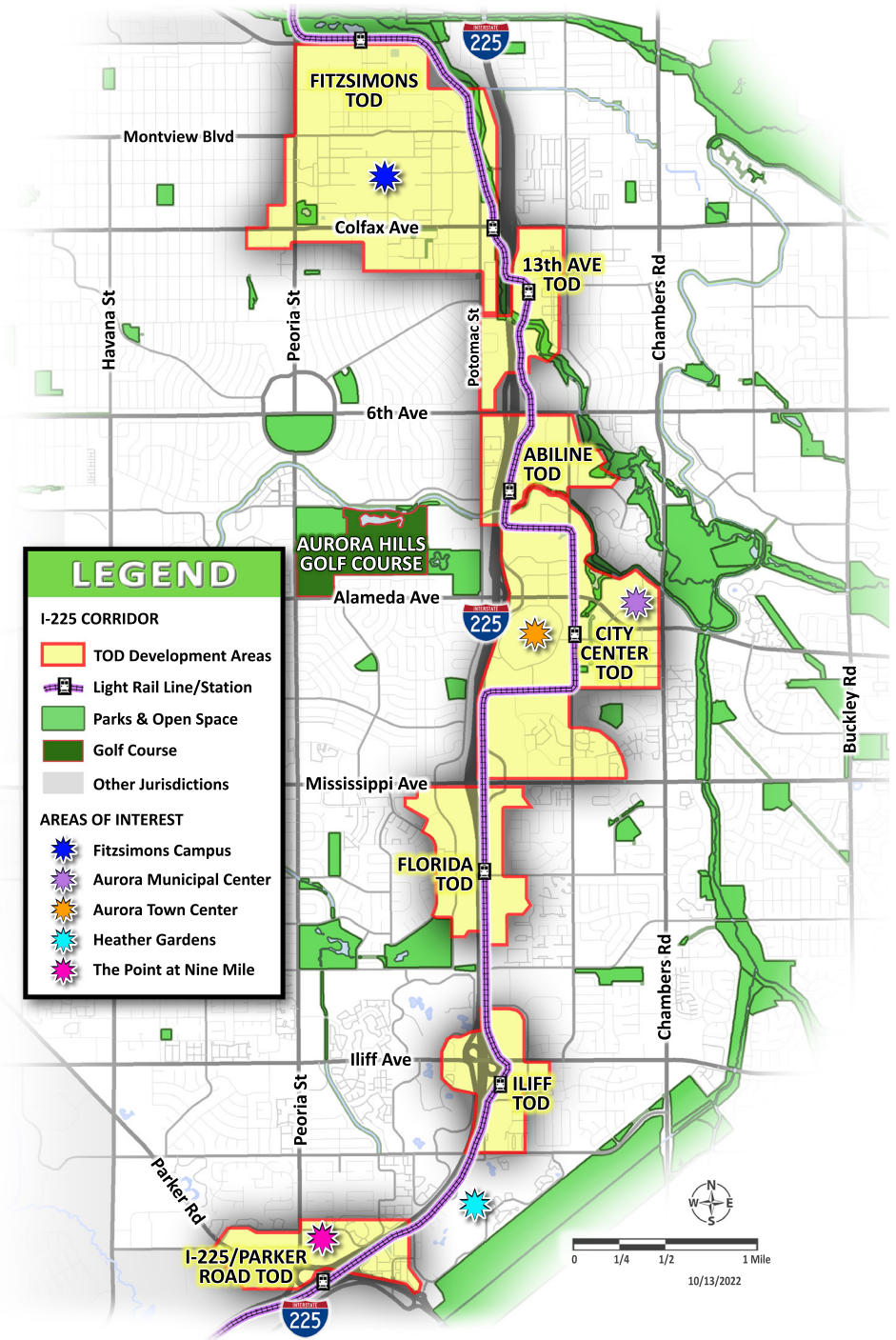
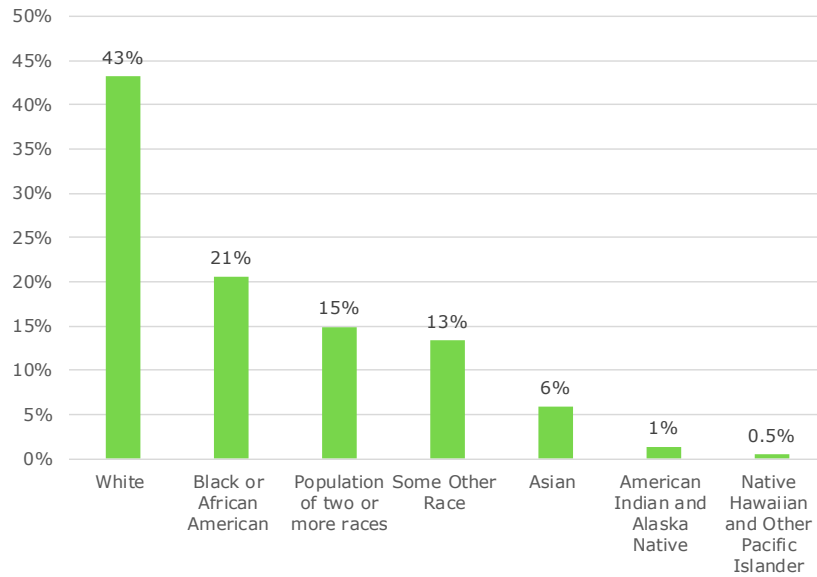
Estimated Total Population: **45,441**

Percent change in population since 2010 Census: **9.8%**

Over 45,000 residents are estimated to live in this important corridor. Approximately 43% of residents identify as White, while 21% identify as Black or African American. The residents in the corridor are 29% Hispanic or Latino, a proportion very similar to the city-wide statistic.



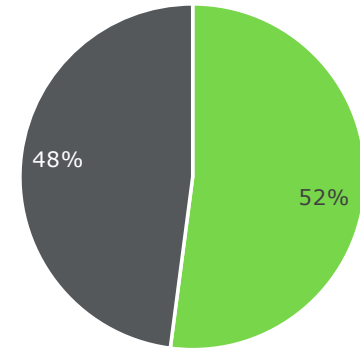
■ Not Hispanic or Latino ■ Hispanic or Latino



Housing

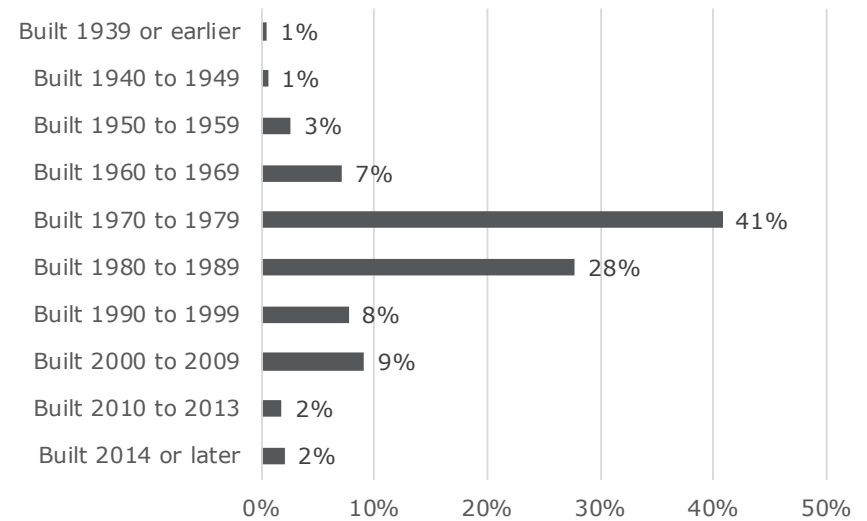
Estimated Total Housing Units: **19,250**

Housing throughout this area is diverse, ranging from established single-family neighborhoods to large suburban apartment communities to a growing number of urban-scaled mixed-use districts. Housing in this area is a fairly even mix of owner-occupied (52%) and renter-occupied (48%). Nearly 70% of the housing units were built between 1970 and 1989. The City of Aurora is promoting urban-scaled housing developments at and around the light-rail station areas and major employment centers.

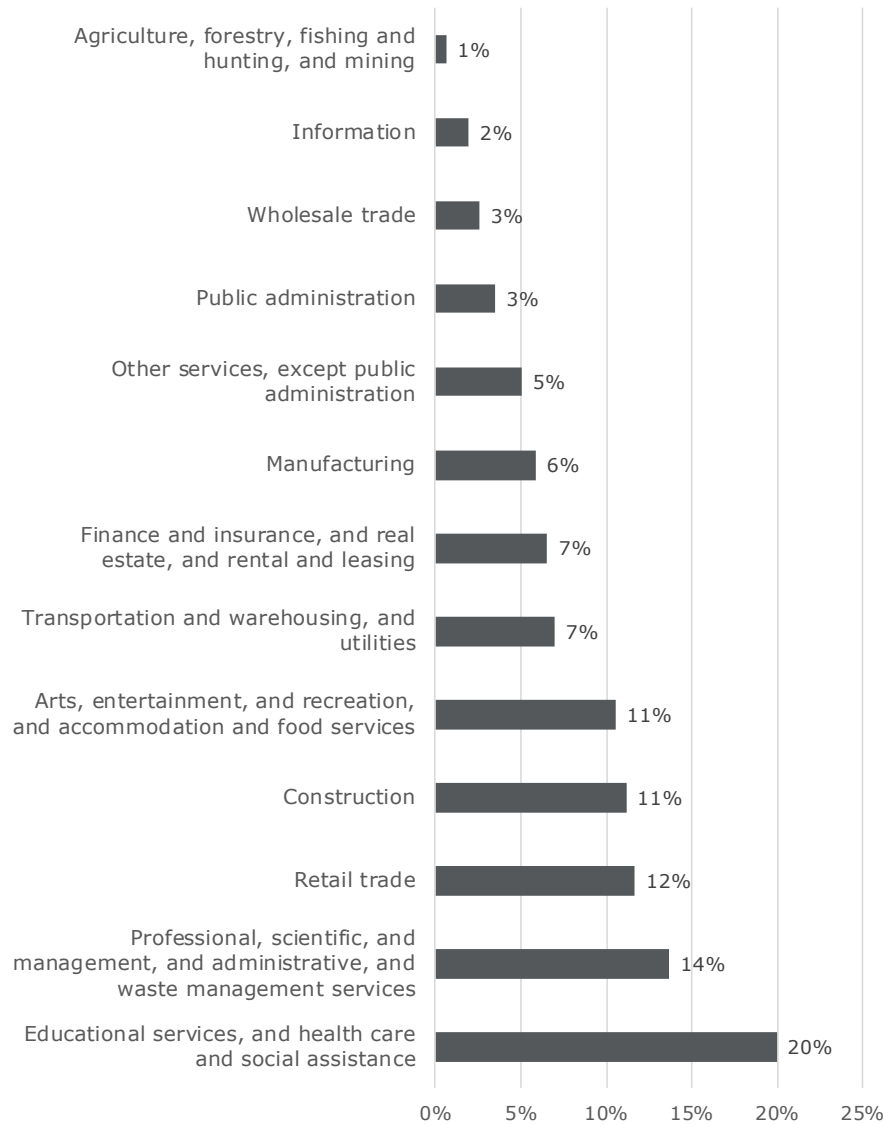


■ Renter-Occupied ■ Owner-Occupied

YEAR HOUSING BUILT



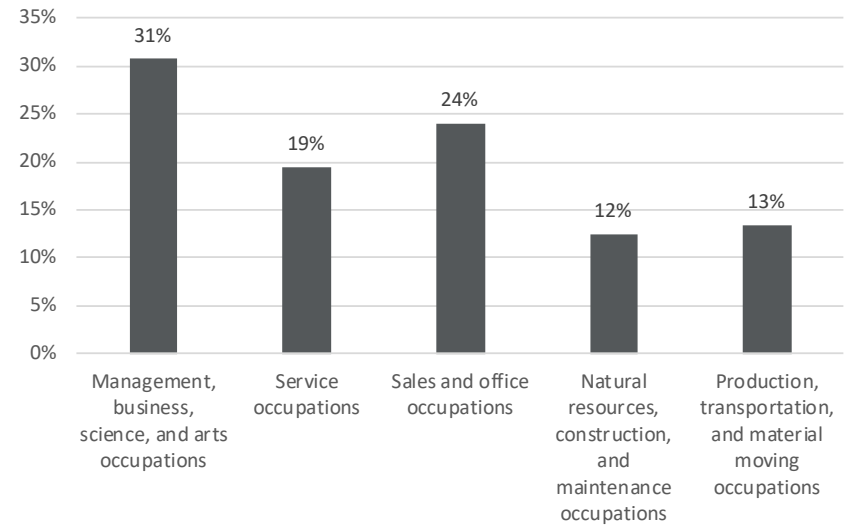
Economics



Average Household Income: **\$54,160**

Unemployment Rate: **2%**

Residents in the I-225 corridor are employed in a variety of industries, with 20% working in education services, followed by 14% in professional, management, and administrative and 12% in retail trade. Almost one-third of residents have occupations in the management, business, and science, with sales and office jobs held by approximately one-quarter of area residents.





HAVANA STREET CORRIDOR

The Havana Corridor runs the length of western Aurora, connecting to Parker Road in the south and Northeast Aurora to the north. The corridor is among the largest shopping centers in the area and is home to a very diverse business community. The area is well-known for its restaurants featuring cuisines from around the world and its thriving small business community.

The Havana Business Improvement District (BID) is a special district created in 2007 by business and neighborhood leaders working together to build a stronger, better community. The BID is a vocal supporter of businesses in the area and works closely with the City of Aurora to keep this important corridor active and successful.

In addition to its important commercial activity, Havana Street is also one of the

most vital roadways in Aurora. Havana Street connects corridor residents to the surrounding community and other major transportation corridors in the city and region.

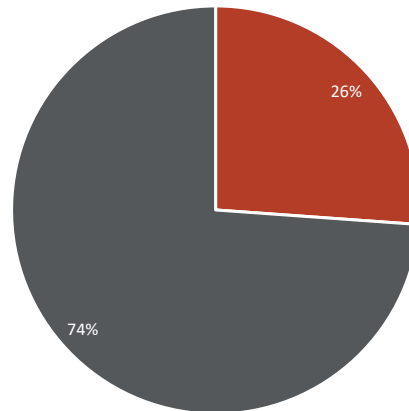


People

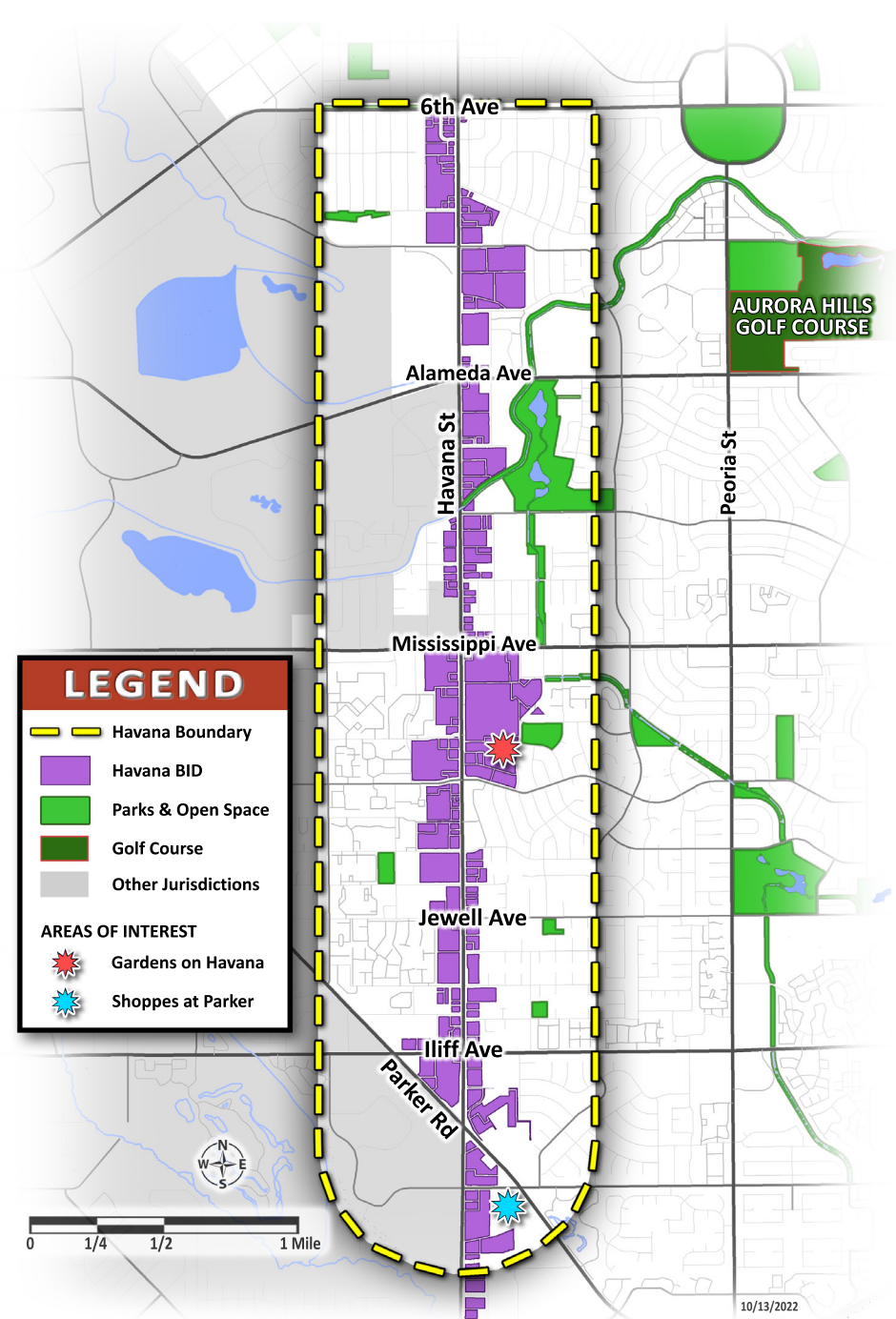
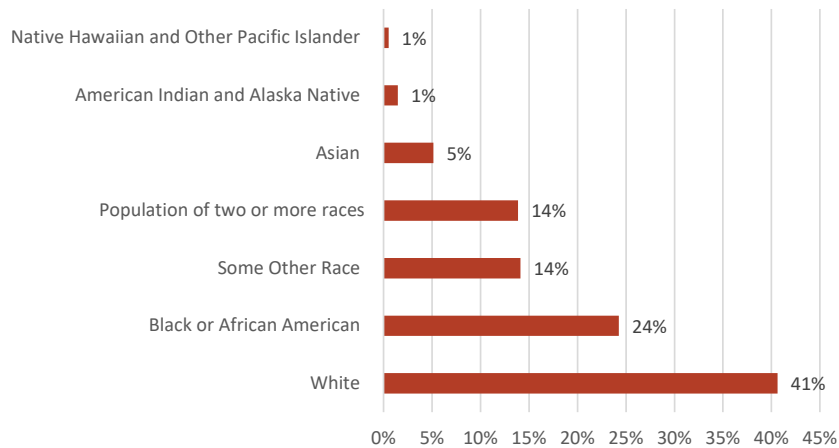
Estimated Total Population: **45,849**

Percent change in population since 2010 Census: **12.2%**

In the corridor, 41% of residents identify as White, followed by 24% identifying as Black or African American. A little over one-quarter of the population identifies as Hispanic or Latino.



■ Not Hispanic or Latino ■ Hispanic or Latino

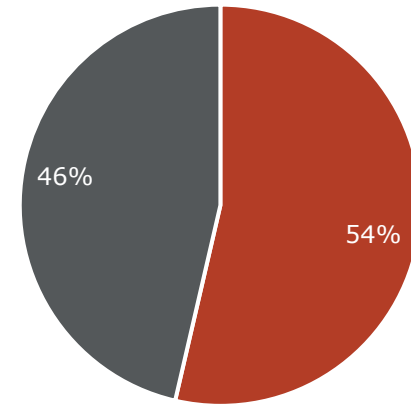


Housing

Estimated Total Housing Units: 19,061

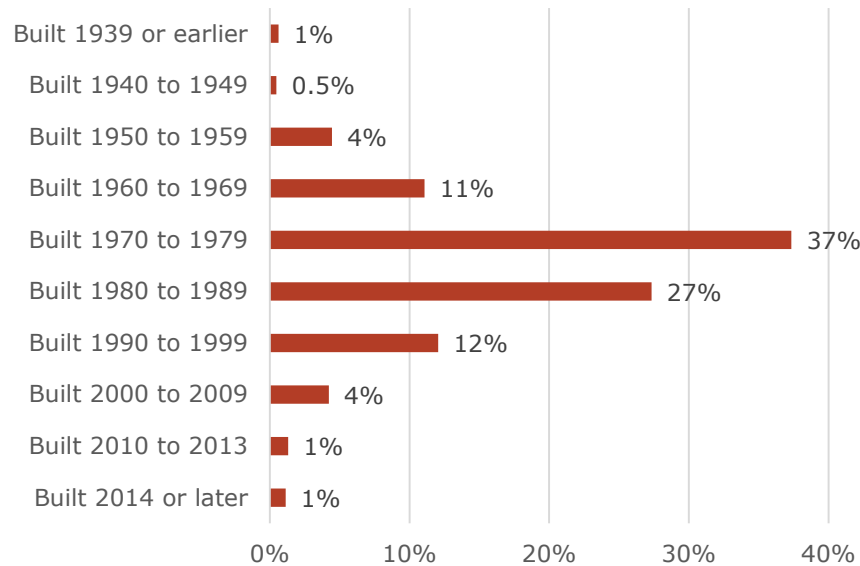
While the corridor is well-known for its shopping and dining options, it is also home to a large number of Aurora residents. Much of the housing to the west of Havana Street is apartments, while housing to the east is more of a mix of single-family and multi-family units. For this reason, renter-occupied units make up a majority (59%) of the housing in the area.

The area has developed over many decades, with over half of the of the residential development happening between 1970 and 1989. New multi-family development in the area includes apartments at the Gardens on Havana, Villages at Westerly Creek, and Argenta, a redevelopment project supported by the Aurora Urban Renewal Authority, located at Havana Street and Third Avenue.

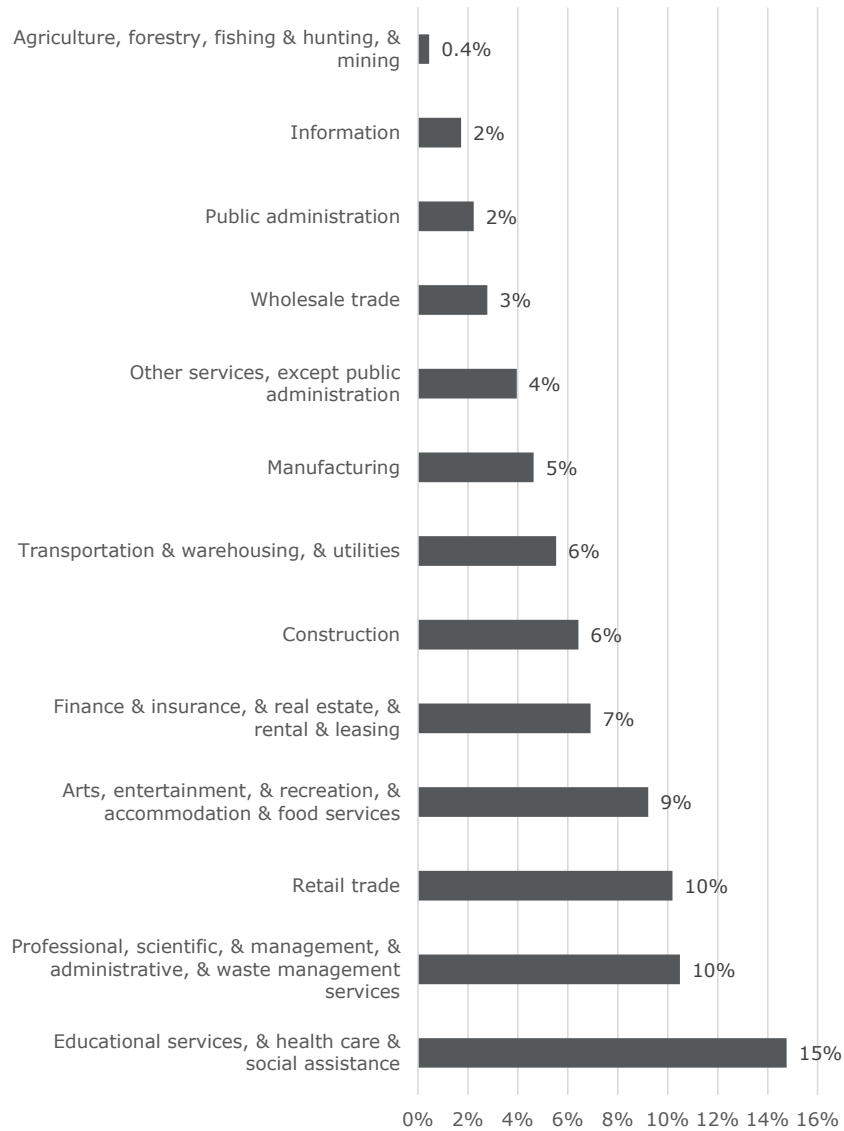


■ Renter-Occupied ■ Owner-Occupied

YEAR HOUSING BUILT



Economics

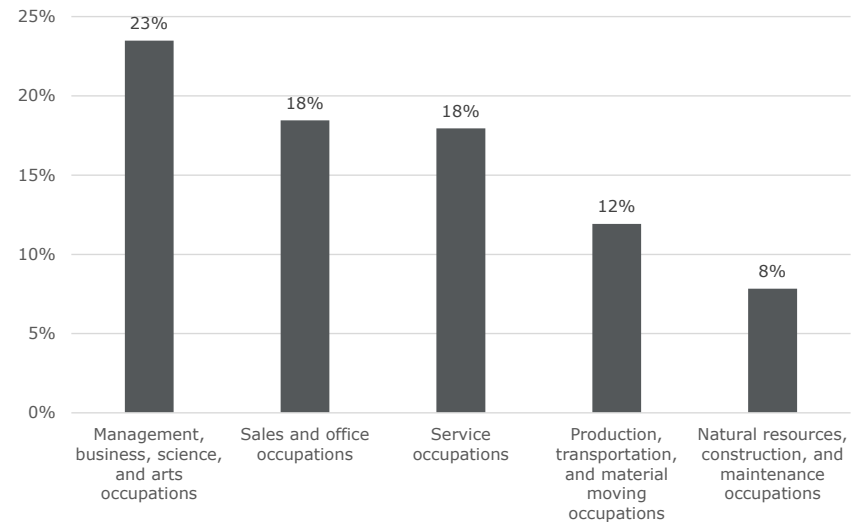


Average Household Income: \$56,296

Unemployment Rate: 5%

Residents in the Havana Corridor work in a variety of industries, including education services (15%); professional, management, and administrative (10%); retail trade (10%); and arts, accommodation, and food services (9%). Residents' occupations are a mix, led by management, business and science (23%), sales and office (18%), and service (18%) occupations.

Given the corridor's location between a number of major employment centers in Denver and Aurora, commute distances are lower than the citywide average. Approximately 70% of residents travel less than 10 miles to work. Roughly 5% of residents also work in the Havana Corridor.





NORTHEAST

Northeast Aurora is one of the fastest-growing and dynamic areas of the city, with major residential, commercial, hospitality, and industrial developments. The area is located generally north of I-70, south of the Denver International Airport, and east of Tower Road and the city and county of Denver.

The Gaylord Resort and Convention Center is located along 64th Avenue, close to E-470, and attracts visitors from across the country. New or planned residential neighborhoods in this area include Green Valley Ranch East, the Aurora Highlands, Windler Homestead, High Point, and others totaling nearly 20,000 homes.

The area's proximity to major highway, rail, and airport access have made it a desirable location for commercial and industrial development, especially warehousing and logistics centers. Major companies like Kroger, Amazon, Costco, and others operate facilities in this area.

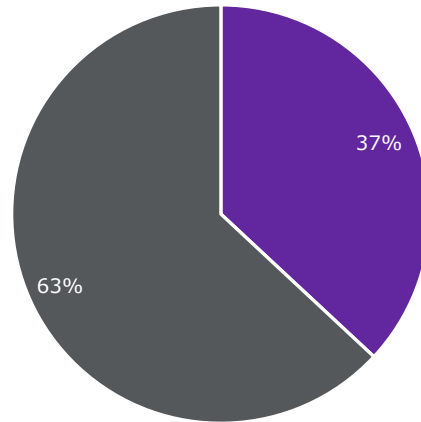


People

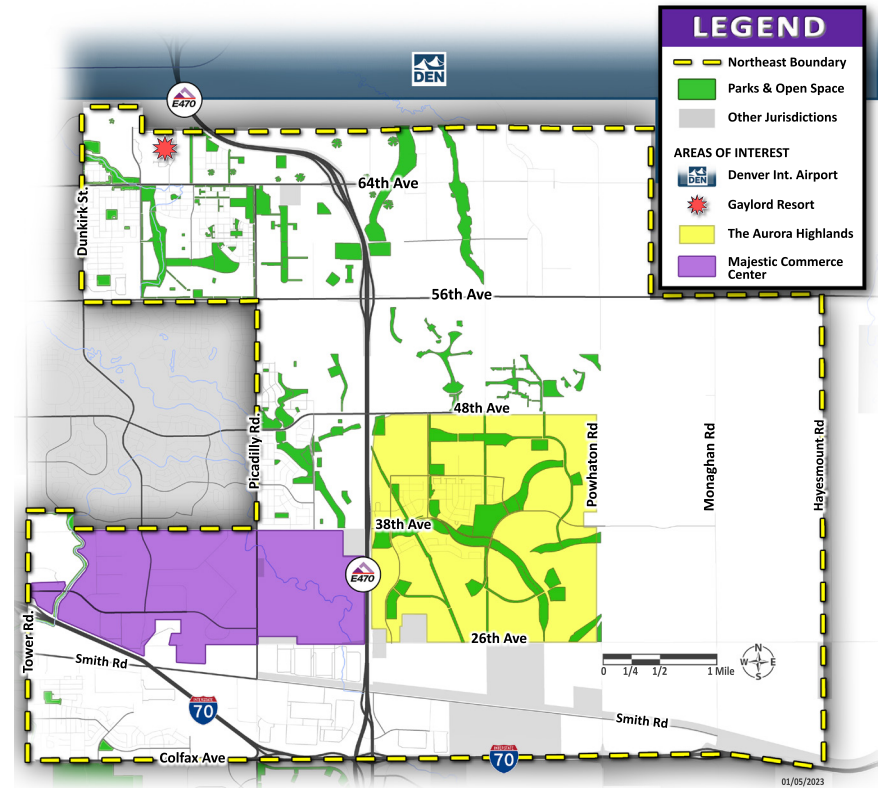
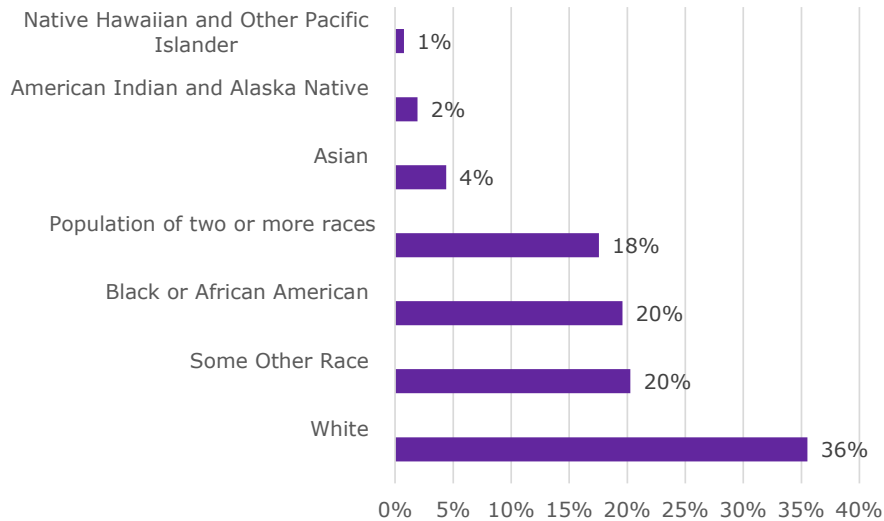
Estimated Total Population: **8,801**

Percent change in population since 2010 Census: **45.6%**

While this area is currently sparsely populated - less than 4,000 residents - it is anticipated to grow quickly as major new subdivisions continue to building get approved. The Aurora Highlands and Green Valley Ranch East are currently under construction and are anticipated to be home to as many as 40,000 residents when completed in the next few years.



■ Not Hispanic or Latino ■ Hispanic or Latino

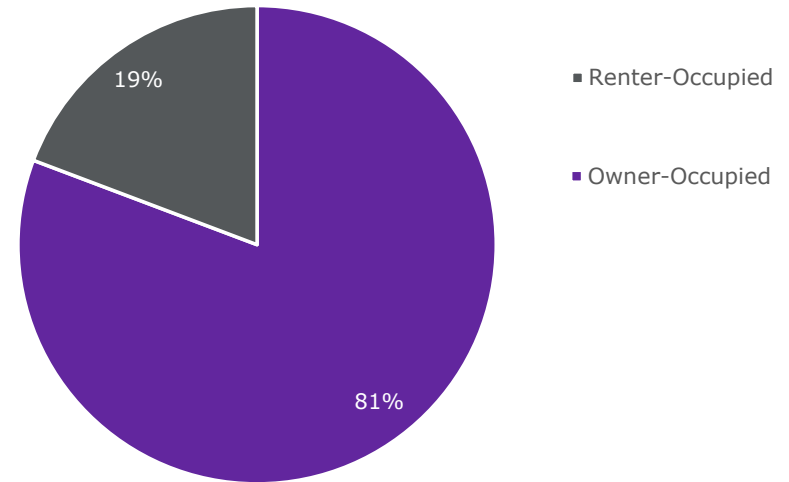


Housing

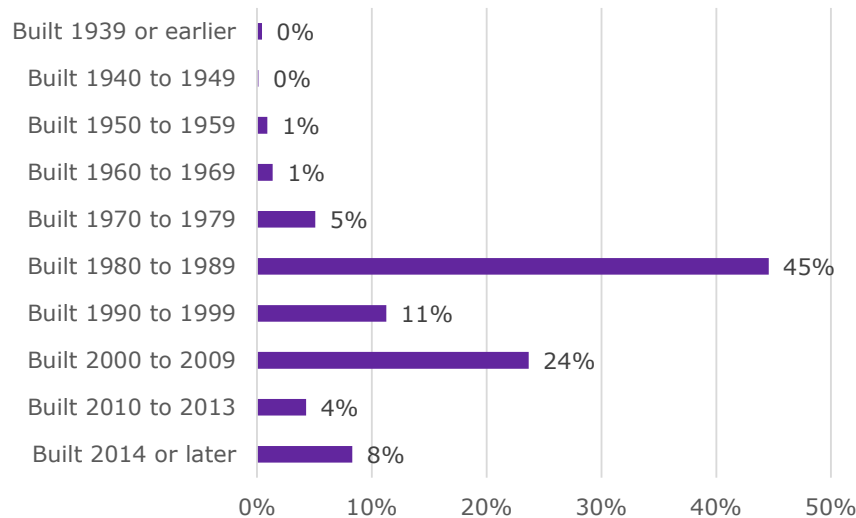
Estimated Total Housing Units: 2,291

Housing in northeast Aurora is predominately owner-occupied single-family homes. Apartment communities in the area are currently very limited; however, new rental options are anticipated as the area continues to grow. Neighborhoods in the area are among the newest in the city, many of which (36%) being built since 2000.

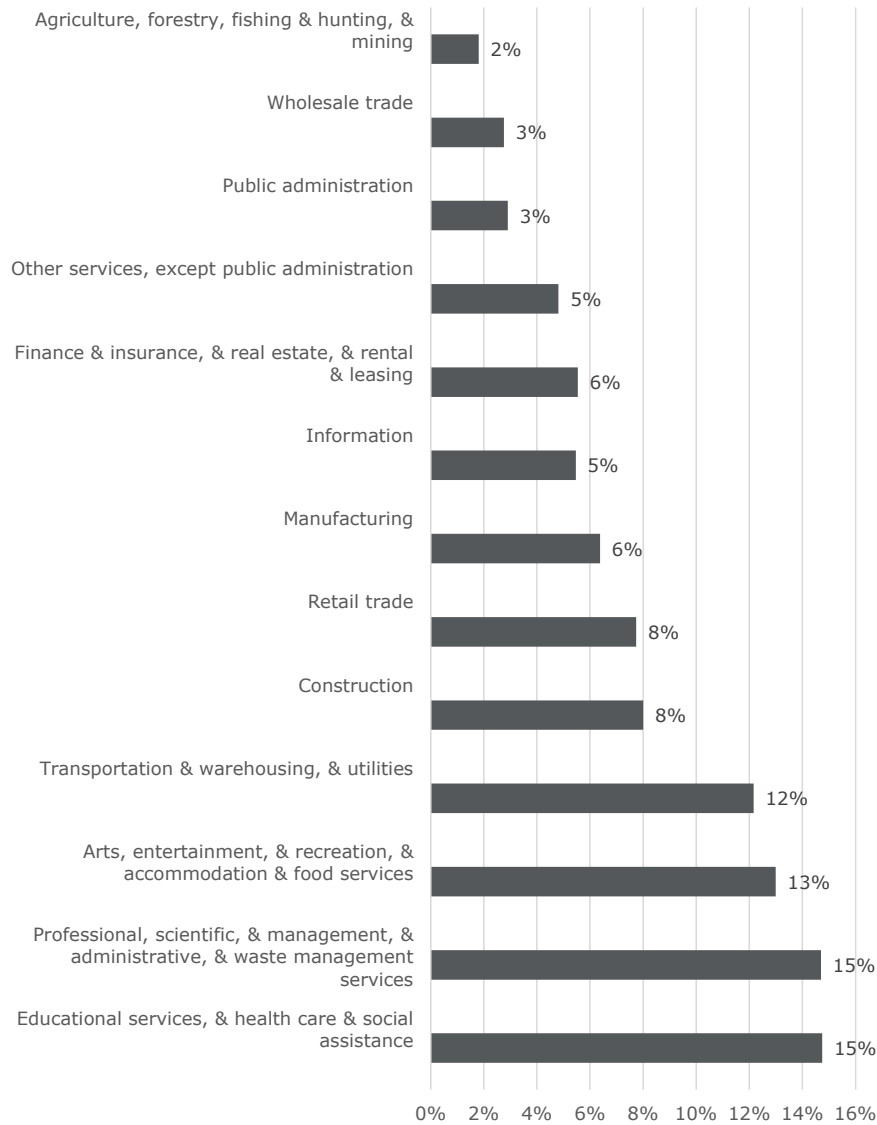
Major new subdivisions will continue to grow the area's housing stock in coming years. Nearly 20,000 homes are planned for the area. The major developments include The Aurora Highlands (12,357 homes planned), Windler Homestead (2,135), Green Valley Ranch East (2,133), Harvest Mile (1,080), and High Point (2,059). While these and other subdivisions will be home to thousands of new Aurora residents over the coming years, land use restrictions related to the Denver International Airport do limit residential development generally east of Powhatan Road.



YEAR HOUSING BUILT



Economics

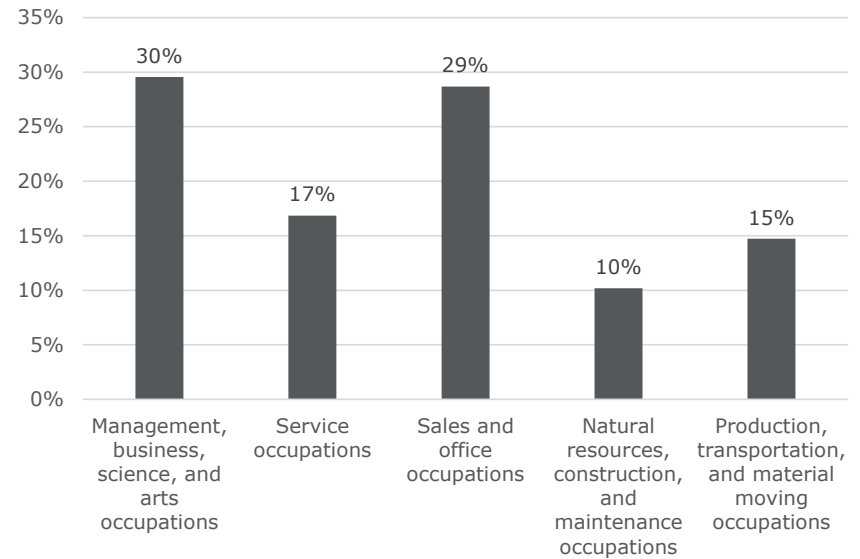


Average Household Income: \$78,008

Unemployment Rate: 2%

Residents in northeast Aurora work in a variety of industries. Education services tops the list at 20%, followed by transportation and warehousing at 15%. Residents work largely in management, business, and science occupations (44%) and sales and office occupations (29%).

Residents of Northeast Aurora travel to work destinations throughout Denver, Aurora, Commerce, City, Denver International Airport, and the Denver Tech Center / I-25 corridor. Given the location of this area, it is not surprising that over half of area residents travel more than 10 miles to work.



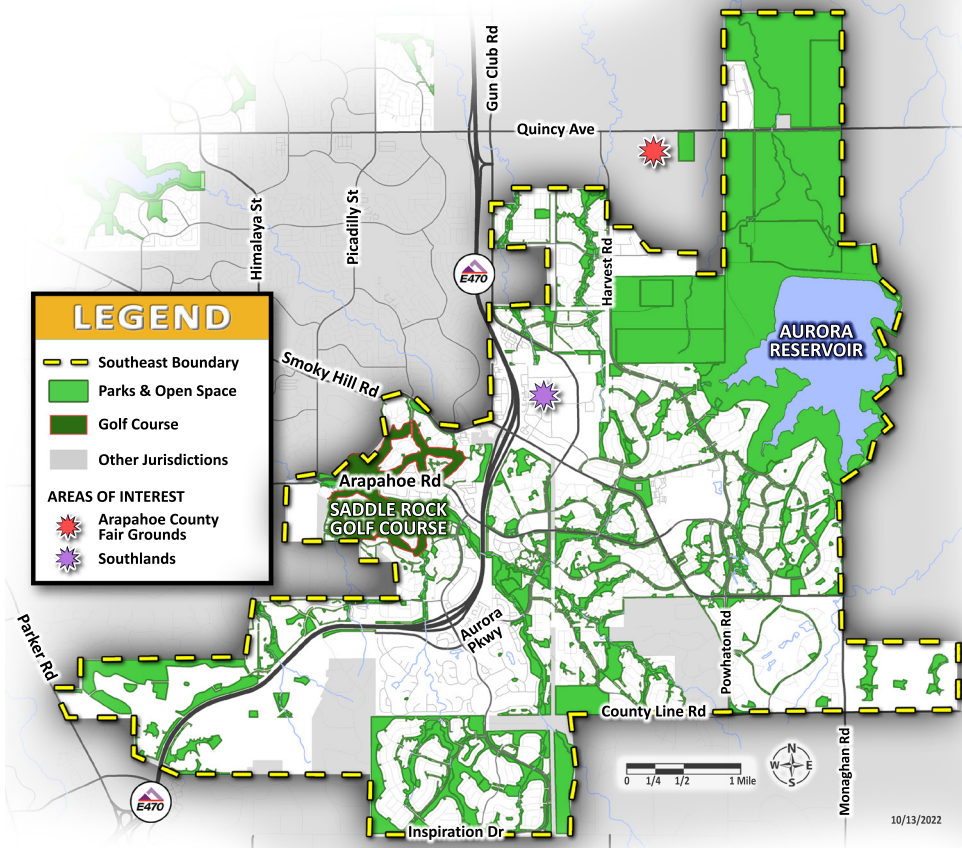
SOUTHEAST

Southeast Aurora is located among rolling hills to the east and south-east of the Aurora Reservoir and the State Land Board property. The highest elevation in Aurora (6,229 feet) is located in the area, close to the intersection of Gartrell Road and Inspiration Lane.

Neighborhoods in southeast Aurora are among the newest in the city and residential development continues. Heritage Eagle Bend, Saddle Rock, and Blackstone are golf course communities and other neighborhoods include Tallyn's Reach, Southshore, Whispering Pines, Wheatlands, Beacon Point, and Inspiration, the only developed Aurora neighborhood located in Douglas County.

E-470 runs through this area, connecting it to the growing areas of Aurora's Eastern Plains and Northeast Aurora, as well as south through Douglas County and the cities of

Parker and Lone Tree. Southlands Town Center is located at Smoky Hill Road and E-470 and serves as the area's largest shopping, dining, and entertainment center.

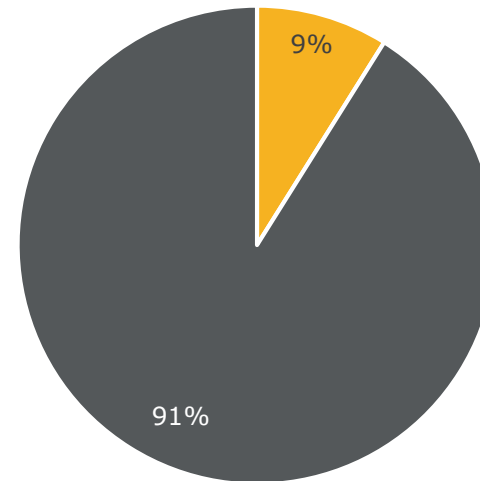
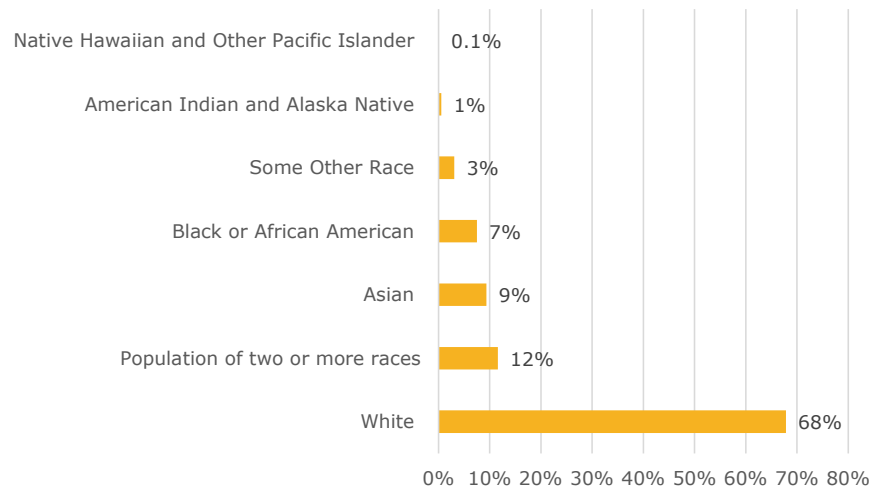


People

Estimated Total Population: **38,943**

Percent change in population since 2010 Census: **66.9%**

Southeast Aurora has seen exponential growth since the last Decennial census. Among the over 38,000 residents in this area, 68% identify as White and only 9% identify as Hispanic or Latino, below the citywide average of 30%.



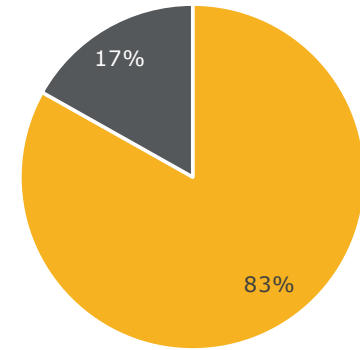
■ Not Hispanic or Latino ■ Hispanic or Latino



Housing

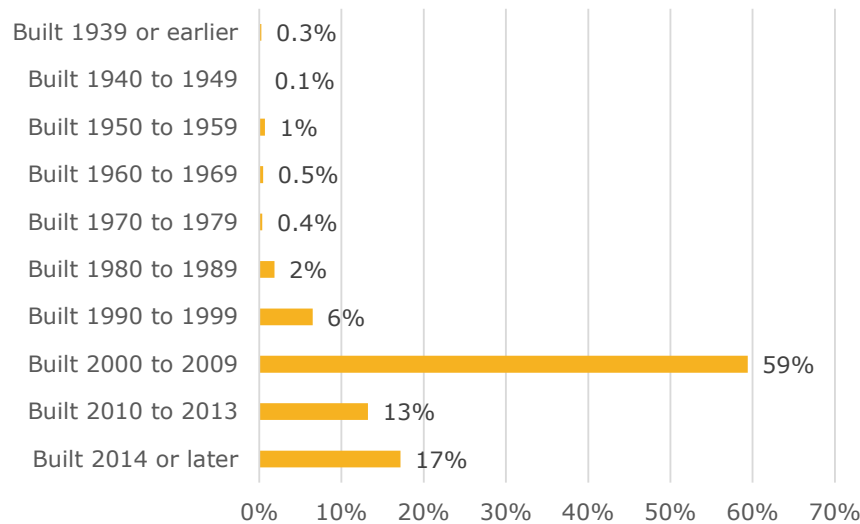
Estimated Total Housing Units: **13,690**

Housing in southeast Aurora is predominately owner-occupied (83%). Much of the housing in the area is relatively large single-family homes, though there are duplexes, townhomes, and apartments in the area, too. Southeast Aurora is among the newest areas of the city. Most of the housing has been built since 2000 and residential development continues in subdivisions such as Inspiration and Southshore, while new units are planned in Kings Point (2,926 units planned) and Trails at Overland Ranch (881 units planned).

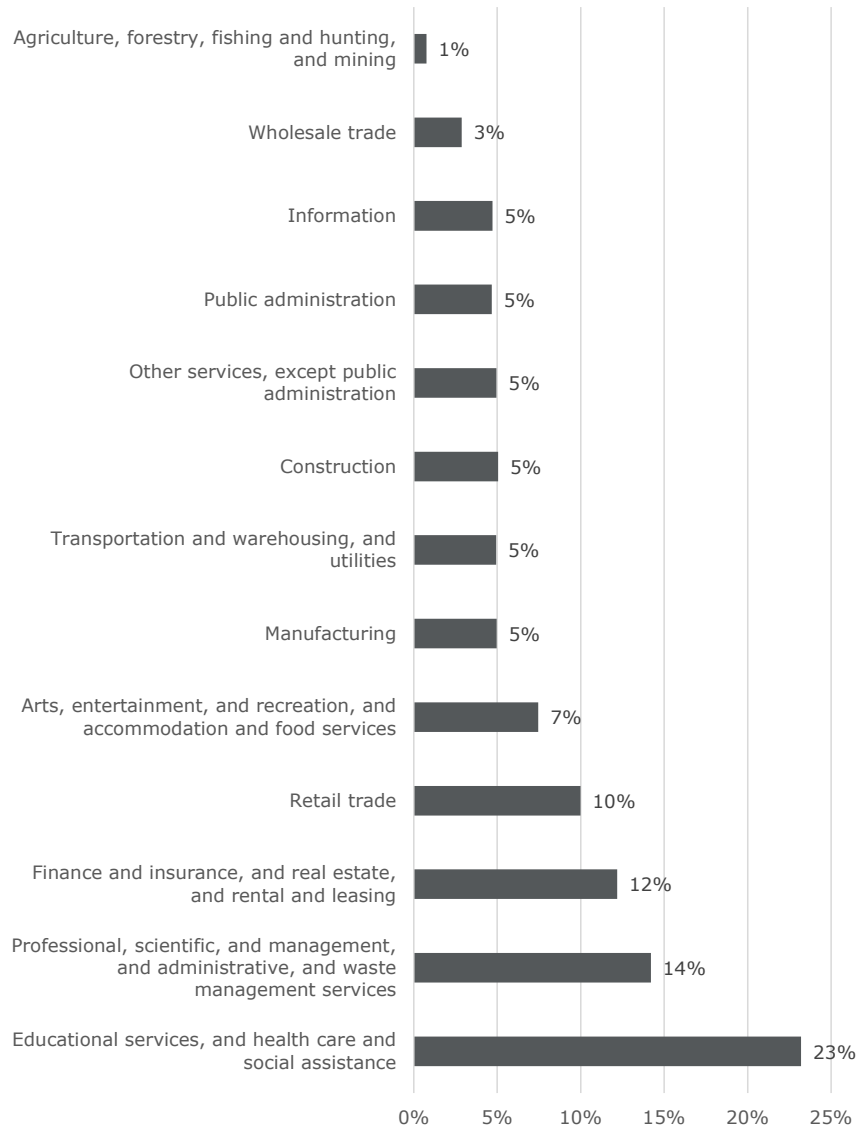


■ Renter-Occupied ■ Owner-Occupied

YEAR HOUSING BUILT



Economics

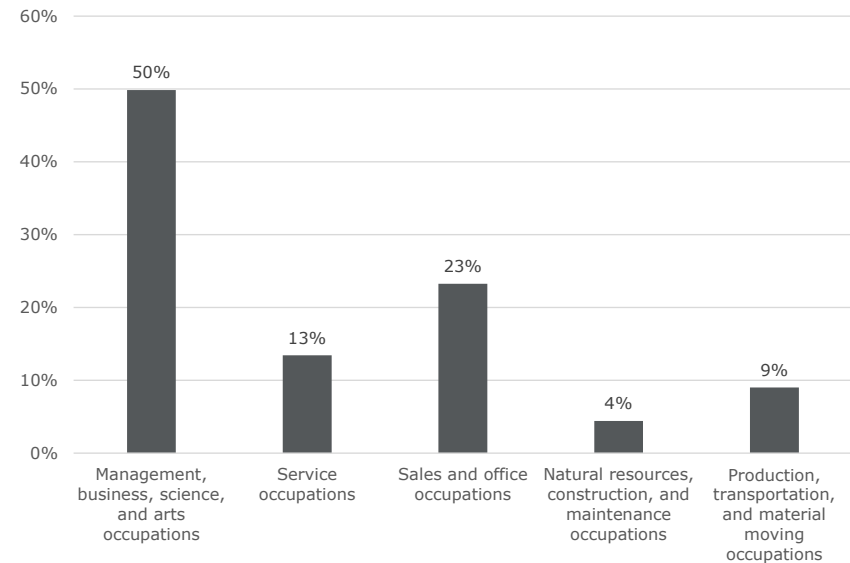


Average Household Income: \$125,309

Unemployment Rate: 3%

Residents of southeast Aurora work in a variety of industries, with education services (23%); professional, management, and administrative (14%); and finance, insurance, and real estate (12%) at the top of that list. Half of area residents have occupations in the management, business, and science realm, while nearly a quarter work in sales and office occupations.

Many residents of southeast Aurora travel to work destinations in the Denver Tech Center / I-25 corridor, as well as locations throughout Aurora, Denver, Parker, and Lone Tree. Given the location and access to highways, it is not surprising that three-quarters of the residents in the southeast area travel more than 10 miles to work.

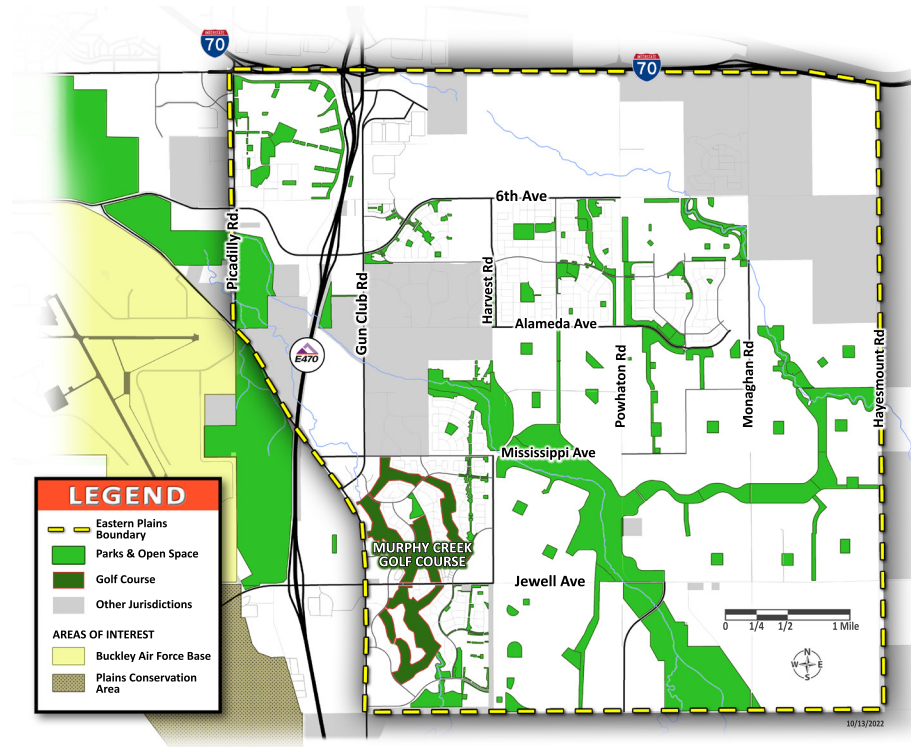




EASTERN PLAINS

Aurora's eastern plains area is located east of E-470, south of I-70, and north of Yale Avenue. While this area had previously been largely undeveloped prairie, in recent decades new subdivisions have been planned and constructed, including Murphy Creek, Waterstone, Horizon Uptown, Adonea, Traditions, and Harmony. Commercial development is anticipated along the E-470 corridor. Development interest in the area remains high and growth is expected to continue. Coal Creek, Murphy Creek,

and First Creek are three of the notable natural corridors in the area. The sprawling State Land Board property is located to the south of this area.

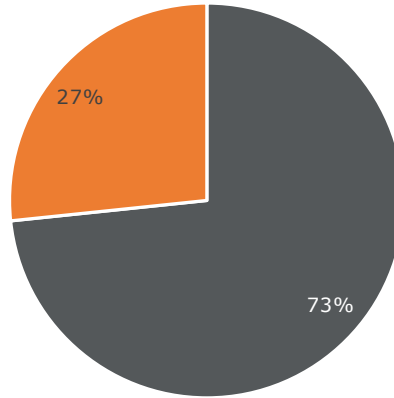


People

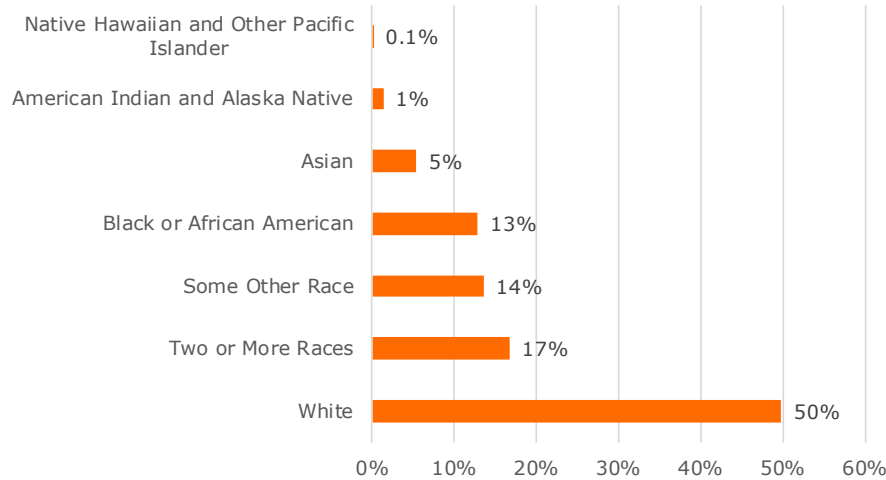
Estimated Total Population: **9,929**

Percent change in population since 2010 Census: **23.1%**

Aurora's eastern plains is another quickly growing area of the city. Currently less than 10,000 residents live in the area; however, new neighborhoods are planned or currently being built. Together, they will swell the area's population in coming years.



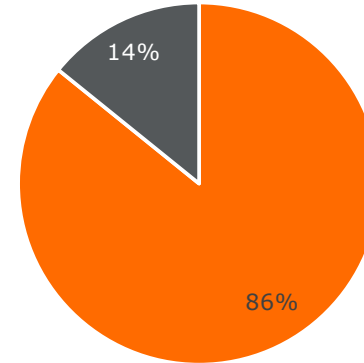
■ Hispanic or Latino ■ Not Hispanic or Latino



Housing

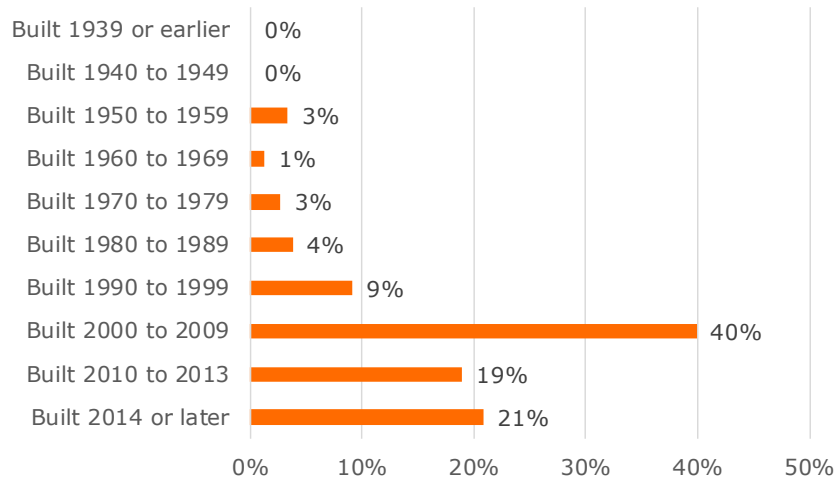
Estimated Total Housing Units: **3,147**

Like other developing areas, such as northeast Aurora and southeast Aurora, housing in the Eastern Plains is overwhelmingly owner-occupied (86%) and largely built since 2000. Apartments are currently rare in the area; most of the homes are single-family detached with some single-family attached options available. Undeveloped land in the area is plentiful and the city has annexed land in the Eastern Plains into the city limits. Large-scale future residential growth is anticipated.

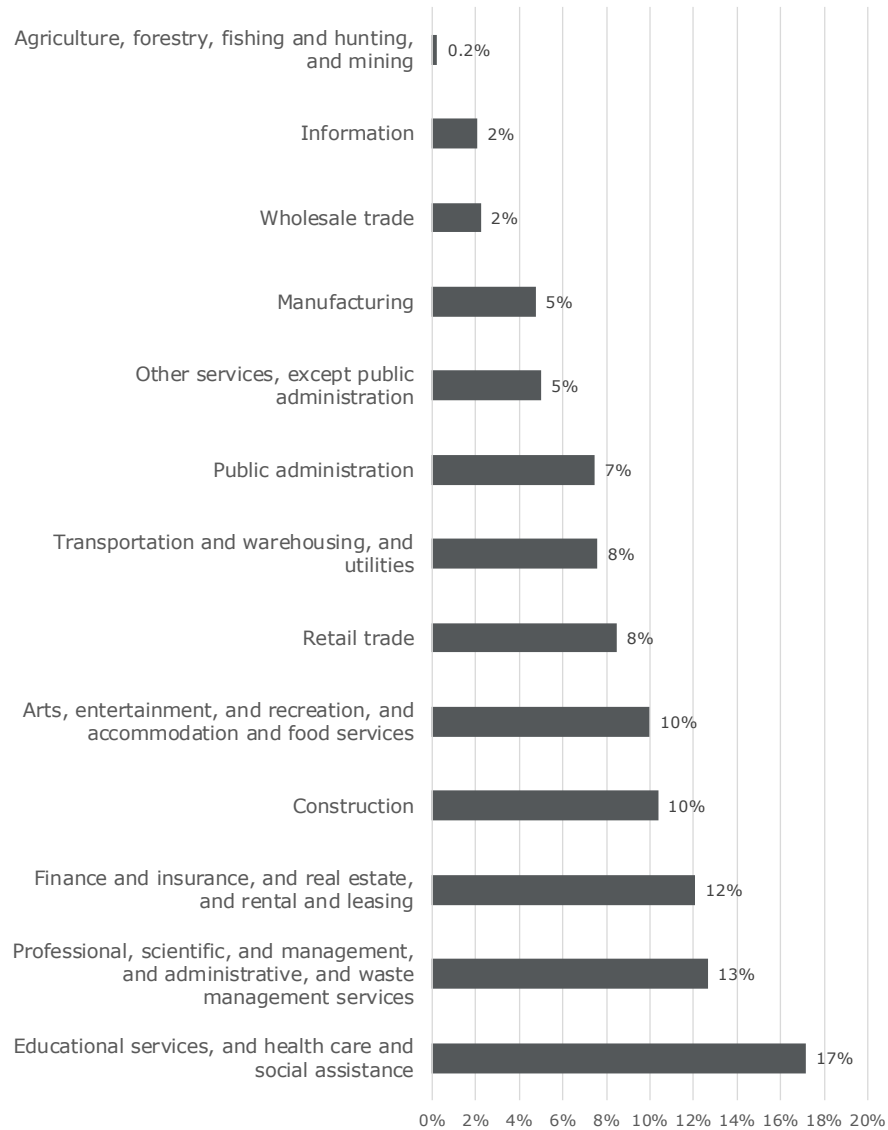


■ Renter-Occupied ■ Owner-Occupied

YEAR HOUSING BUILT



Economics

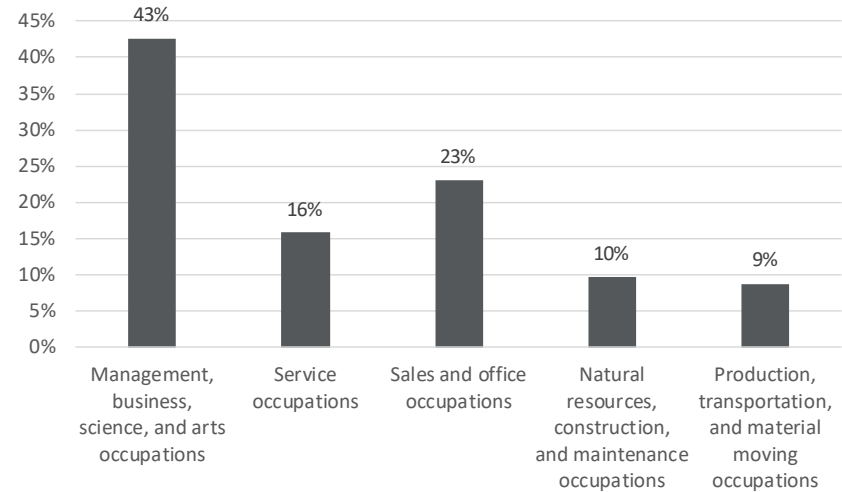


Average Household Income: \$95,869

Unemployment Rate: 2%

Residents on the eastern plains area work in a variety of industries, including education services (17%); professional, management, and administrative (13%); and finance, insurance, and real estate (12%). Management, business, and science occupations account for 43% of area residents' employment, followed by 23% in sales and office occupations.

Residents of the Eastern Plains commute to job destinations throughout Aurora, Denver, Douglas County, and the Denver Tech Center / I-25 corridor.



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Topic	Source
People	
2021/22 City of Aurora population Estimates	City of Aurora Planning and Development Services Department City of Aurora Information Technology Department
2020 Population Estimates	U.S. Census Bureau, 2020 Decennial Census
2020 Population Density Map	U.S. Census Bureau, 2020 Decennial Census
Top Non-English Languages Spoken in Schools	Cherry Creek School District Aurora Public School District
Schools and School District Map	City of Aurora Planning and Development Services Department
Housing	
2021 Housing Unit Estimate	U.S. Census Bureau, 2017-2021 ACS 5 Year Estimates
Certificates of Occupancy Map	City of Aurora Planning and Development Services Department
Issued Certificates of Occupancy in Total Housing Units	City of Aurora Building Department
Approved Building Permits by Type in Total Housing Units	City of Aurora Building Department
Residential Building Permits by Year from 2015 to 2021 Map	City of Aurora Building Department City of Aurora Planning and Development Services Department
Residential Zoning Distribution Map	City of Aurora Planning and Development Services Department
Mobile Home Communities in Aurora	City of Aurora Housing and Community Services Department City of Aurora Planning and Development Services Department

Topic	Source
Housing Stock by Year Built	U.S. Census Bureau, 2017-2021 ACS 5 Year Estimates
Economics	
Jobs in Aurora	U.S. Census Bureau, Census On The Map (2019)
Top 20 Largest Employers in Aurora Map	Bureau of Labor and Statistics Quarterly Census of Employment and Wages (2020)
Inflow and Outflow of Workers	U.S. Census Bureau, Census On The Map (2019)
QuickFacts	
Population, Average Household Size, Median Household Income and Ethnicity	U.S. Census Bureau, 2016-2020 American Community Survey 5 Year Estimates
Aurora 2020 Population Estimate	U.S. Census Bureau, 2020 Decennial Census
Aurora 2021 Population Estimate	City of Aurora Planning and Development Services Department City of Aurora Information Technology Department

Data in this document comes from a variety of sources - whether that be from the U.S. Census Bureau, the Bureau of Labor and Statistics or internal data from the City of Aurora. Unless stated otherwise, the data source for most topics related to people, housing, and employment comes from the 2016-2020 U. S Census Bureau American Community Survey (ACS) 5-Year Survey. All other data is cited above in the appendix of the document.