



Evergreen Demographics by Census Tract

The Evergreen planning area is most closely aligned to 2000 Census Tracts 98.46, 98.47, 98.48, 120.26, 120.30 and 120.31. These Census Tracts were used for these tables. At the time of the 1990 Census, the area was defined by Census Tracts 98.09, 120.08, and 120.26.

Population & Housing

Indicators	Evergreen	Source	All Jefferson County	Source	Colorado	Source
Population 1990	16,554	1	438,430	1	3,294,394	1
Population 2000	21,048	1	527,056	1	4,301,261	1
Housing Units 1990	6,893	1	178,611	1	1,477,349	1
Housing Units 2000	8,596	1	212,488	1	1,808,037	1
Households 1990	6,207	1	166,545	1	1,285,119	1
Households 2000	8,044	1	206,067	1	1,658,238	1
Average Household Size 2000	2.59	1	2.52	1	2.53	1
Families 1990	4,754	1	120,476	1	861,828	1
Families 2000	6,112	1	140,439	1	1,084,461	1

Race* & Age

Indicators	Evergreen	Source	All Jefferson County	Source	Colorado	Source
Race 1990						
% White	98.0	1	90.5	1	80.9	1
% Black	0.2	1	0.6	1	3.9	1
% Asian/Pacific	0.5	1	1.7	1	1.7	1
% Native American	0.0	1	0.4	1	0.7	1
% Other	0.0	1	0.1	1	0.1	1
% Hispanic Origin	1.3	1	6.7	1	12.7	1
Race 2000						
% White	95.5	1	84.8	1	74.4	1
% Black	0.2	1	0.8	1	3.7	1
% Asian/Pacific	0.7	1	2.2	1	2.2	1
% Native American	0.3	1	0.5	1	0.7	1
% Other	1.0	1	1.7	1	2.0	1
% Hispanic/Latino	2.3	1	10.0	1	17.0	1
Age						
Median Age 1990	35.5	3	33.6	2	32.4	2
Median Age 2000	41.2	1	36.8	1	34.3	1
% Age Less Than 18	26.2	1	25.3	1	25.6	1
% Age 18 or More	73.8	1	74.7	1	74.4	1

Income

Indicators	Evergreen	Source	All Jefferson County	Source	Colorado	Source
Per Capita Income 1990	22,835	1	11,900	1	14,821	1
Per Capita Income 2000	42,032	1	28,066	1	24,049	1
Median Household Income 1990	50,386	1	39,084	1	30,140	1
Median Household Income 2000	81,386	1	57,339	1	47,203	1

Gross Leaseable Area 2004

Within community plan area boundaries, the Long Range Planning GIS technician took allowable GLA for Planned Development (PD) and applied a formula based on historic patterns for the straight zonings.

Indicators	Evergreen	Source
Existing GLA	1,886,806	4
Zoned GLA	5,089,590	4

Education-2000**

Indicators	Evergreen	Source	All Jefferson County	Source	Colorado	Source
Population 25 Yrs & Over	14,325	1	324,492	1	2,381,655	1
Males:	7,078	1	157,390	1	1,173,214	1
% High School Graduate or GED	11.7	1	20.1	1	21.7	1
% Some College-No Degree	18.5	1	25.1	1	23.6	1
% Associate Degree	4.6	1	6.7	1	6.7	1
% Bachelor's Degree	38.6	1	26.6	1	23.7	1
% Graduate or Professional Degree	23.9	1	14.0	1	13.5	1
Females:	7,247	1	167,102	1	1,208,441	1
% High School Graduate or GED	15.4	1	24.7	1	24.1	1
% Some College-No Degree	22.1	1	26.3	1	25.5	1
% Associate Degree	6.8	1	7.6	1	7.4	1
% Bachelor's Degree	33.5	1	23.5	1	22.6	1
% Graduate or Professional Degree	19.9	1	10.6	1	10.3	1

Notes:

* For purposes of this table, those of more than one race in 2000 were compiled with the "other" category, all others are the race "alone."

** As the largest percentage of population is white; educational attainment shown is from the "white alone" category.

Sources:

1) U.S. Census Bureau 2) Colorado Division of Local Government 3) Mountains Community Profile, Jefferson County, Colorado, 1993, 4) Planning & Zoning Division, Long Range Planning Section, Land Use Inventory (LUI)

Evergreen 2000 Demographics by Census Zip Code

Postal zip codes provide another way to look at a general area. The postal zip code for Evergreen is 80439.

Population & Housing

Indicators	80439
Population	22,556
Households 2000	9,222
# Housing Units	10,007
Average Household Size 2000	2.57
Families 2000	6,961

Race* & Age

Indicators	80439
Race	
% White	95.4
% Black	0.2
% Asian/ Pacific	0.6
% Native American	0.3
% Other	1.1
% Hispanic Origin	2.4
Age	
Median Age	41.2
% Age Less Than 18	24.9
% Age 18 or More	75.1

Income

Indicators	80439
Per Capita Income	42,075
Median Household Income	80,812

Source:

1) U.S. Census Bureau, Census 2000.

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