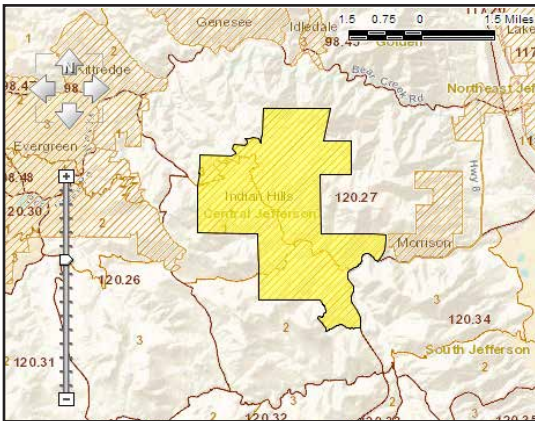




Indian Hills Area Plan



Census Designated Place (CDP)



Indian Hills Plan Area

According to the US Census Bureau, Indian Hills is considered a Census Designated Place (CDP). It is located within US Census Tract 120.27 in the central mountains area of unincorporated Jefferson County. The Indian Hills Plan area looks quite different than the CDP boundary area; however the CDP area does capture almost all of the demographic data for the Indian Hills area.

For the 2013 Indian Hills Area Plan update, the Indian Hills Plan Demographic Profile was derived from using both the 2010 Decennial Census Summary File I and II, and the 2007-2011 American Community Survey (ACS) 5-Year Estimates. The American Community Survey 5-Year Estimates are not as accurate as the Decennial Census data therefore the margin of area was included with the demographic data.

Indian Hills at a Glance

Indian Hills Total Land (acres)	5,882 acres
Indian Hills Total Land (miles)	5 sq. mi.
Total Population	1,280
Total Housing Units	646
Foreign Born Population	18*
School Enrollment	155 population 3 years and over enrolled in school*
Educational Attainment	100% high school graduate or higher*
Median Age	48.0
Median Household Income	\$92,935*
Poverty	5.7% individuals below poverty level
Veterans	125*

Sources: 2010 American Fact Finder, *US Census Community Facts for 2013

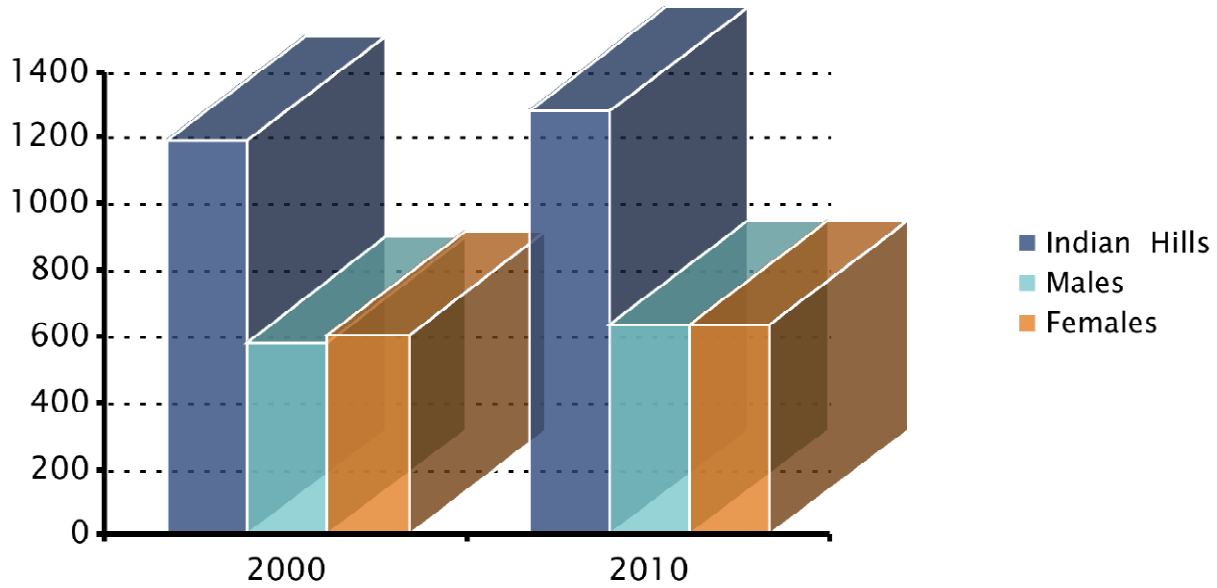
POPULATION

The 2010 US Census reported that Indian Hills had a total population of 1,280 people with 639 males and 641 females.

As of 2010, the Indian Hills households consisted of 573 householders, 333 spouses, and 280 children. There were also 32 other relatives and 62 non relatives living within the Indian Hills community.

Total Population	Indian Hills	Male	Female
2000	1,197	587	610
2010	1,280	639	641
Change in Pop from 2000 to 2010	83	52	31

Indian Hills Area Population

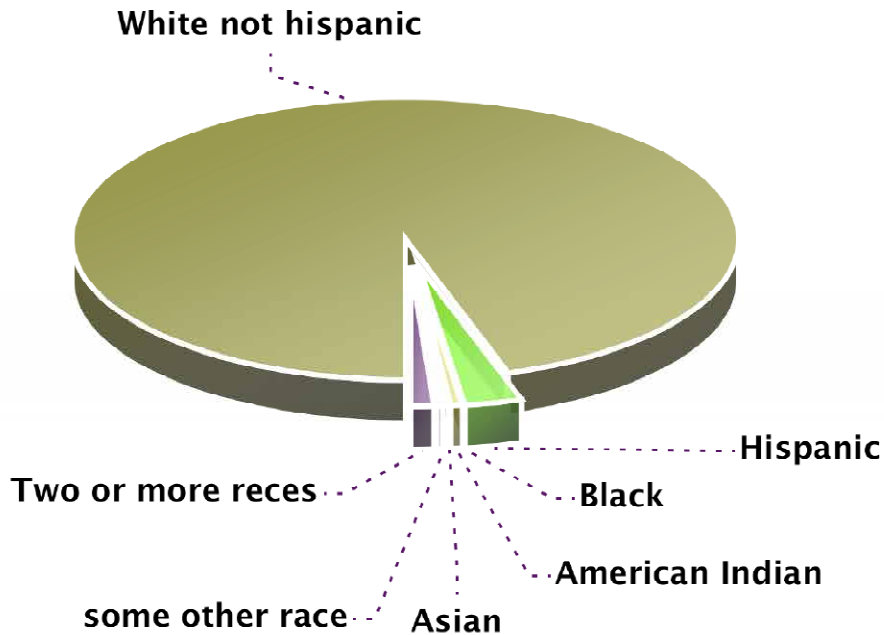


Source: 2010 US Census Summary File 1

From 2000 to 2010, the Indian Hills Plan area grew moderately in population at about 0.69% per year.

RACE

For 2010 the US Census reported that 97.4% of the Indian Hills' population was not Hispanic or Latino and 2.6% were Hispanic or Latino. Out of the 97.4% about 95.1% were White alone, 0.2% was Black, 0.3% American Indian, 0.4% Asian alone, 1.3% were of two or more races, and 0.2% were of some other race.



Source: 2010 US Census Summary File 1

HOUSING

As of April 1st, 2010, the Indian Hills Plan area had a total of 646 housing units. 573 of those units were occupied housing units (households) and 73 housing units were vacant. The vacant units accounted for about 11.2% of the Indian Hills total housing stock. 2% of the vacant units were owned and 9.2% of the vacant housing units were for rent.

368 or 64.2% of the occupied housing units were owned with a mortgage or loan and 117 or 20.4% were owned free and clear. About 84.6% or 485 dwelling units were owner-occupied. The population in owner-occupied housing units was 1,124 people.

88 occupied dwelling units in Indian Hills were renter occupied in 2010. This made up of about 15.4% of the Indian Hills occupied housing stock and added another 156 people to the total Indian Hills population.

Indian Hills Households

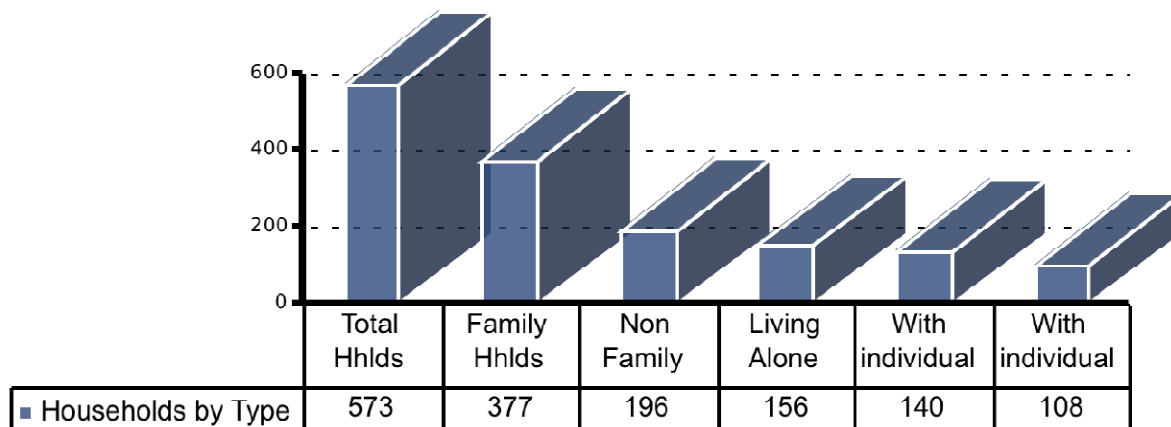
	2000	2010
Total Households	494	573
Family households (families)	339	377
With own children under 18 years	152	135
Householder living alone	108	156
65 and over	18	34
Households with individuals under 18 years	162	140
Households with individuals 65 years and over	65	108
Average Household Size	2.42	2.33
Average Family Size	2.83	2.71
Total Housing Units	531	646
Vacant Housing Units	37 or 7%	73 or 11.2%
Owner-occupied housing units	433 or 87.7%	485 or 84.6%

Households

The Indian Hills area is a relatively stable community. 90% of the household population ages 1 year and over lived in the same house for over the past year. 10% lived in a different house 1 year ago. 1.6% moved within Jeffco and 8.5% from a different county. Out of that 8.5% from a different county, about 46% moved from inside Colorado and 54% moved to Indian Hills from outside Colorado.

Households by Type

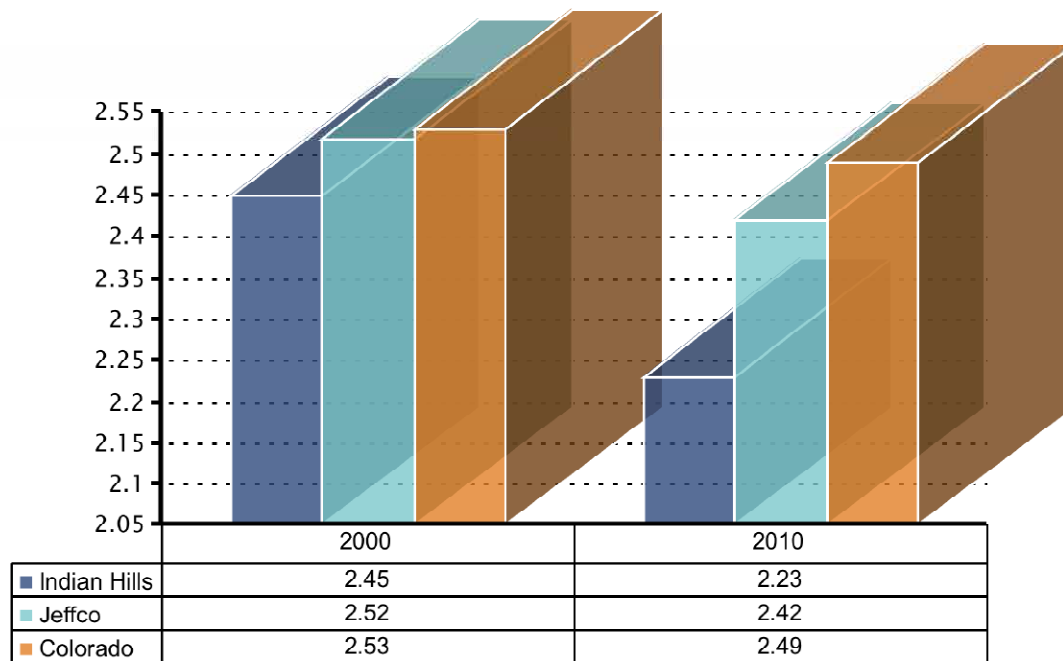
Source: 2010 US Census Summary File 1



Household Size The average household size continued to decline from 2000 to 2010. This seems to be a consistent trend as

the average size of families continues to decline.

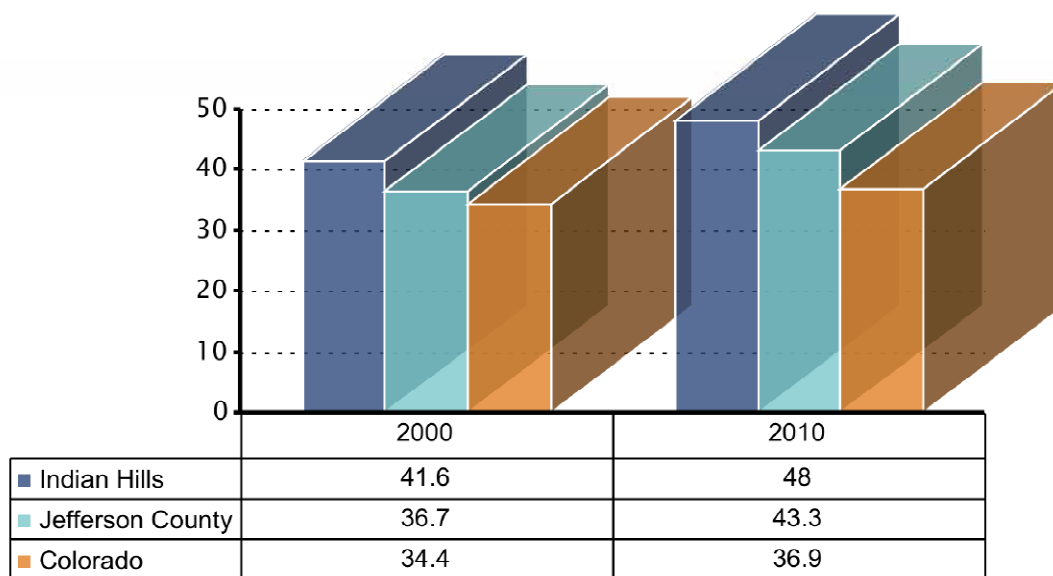
Average Household Size Comparison



Source: 2000 US Census Summary File 1, 2010 US Census Demographic Profile

AGE

Jefferson County has an older population compared to other counties in the State. For 2010, the median age of the typical Indian Hills area resident was at 48.0 years. For the County, the median age of the typical citizen was 43.3 years, and for the State, 36.9 years.



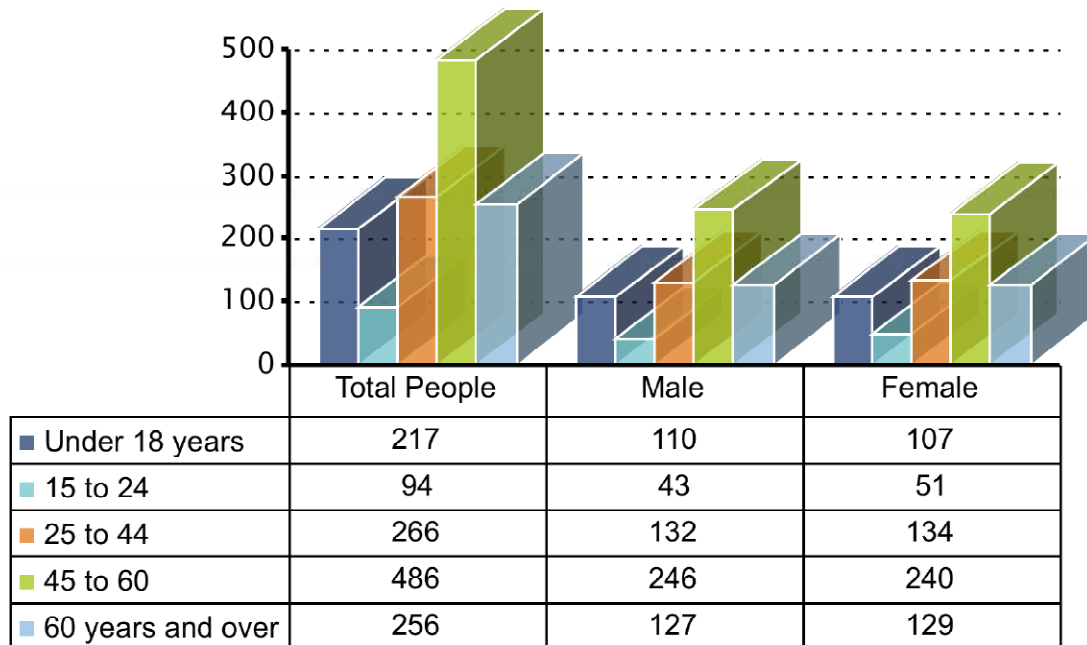
Source: 2000 US Census Summary File 1, 2010 US Census Demographic Profile

For 2010, approximately 83% of the total Indian Hills population was 18 years of age or older (1,063 people). The total

population was evenly distributed between males (41.3%) and females (41.7%).

The 2010 US Census reported that 11.6% of the total Indian Hills population were 65 years of age or older. Out of the 11.6%, 11.1% were male and 12% female.

The percentage of senior citizens will continue to grow well into the future as the area residents choose to age in place within the Indian Hills community.



Source: 2010 US Census Summary File 1

EDUCATION

Indian Hills is an exceptionally well educated community with over 54% of the population 25 years and over attaining a bachelor's degree or higher.

School Enrollment for Indian Hills CDP

Enrollment	Estimate	Margin of Error	Percent	% margin of error
Population 3 years and over enrolled in school	155	+/-65	155	x
Nursery school, preschool	0	+/-92	0	+/-20%
Kindergarten	1	+/-3	0.6%	+/-1.8%
Elementary school (grades 1-8)	61	+/-41	39.4%	+/-23.8%
High school (grades 9-12)	69	+/-46	44.5%	+/-26.1%
College or graduate school	24	+/-37	15.5%	+/-22.4%

Educational Attainment

Educational Attainment	Estimate	Margin of Error	Percent	% margin of error
Population 25 years and over enrolled in school	755	+/-192	755	x
Less than 9 th grade	0	+/-92	0	+/-4.5%
9 th to 12 th grade, no diploma	0	+/-92	0.0%	+/-4.5%
High school graduate (includes equivalency)	82	+/-75	10.9%	+/-9.1%
Some college, no degree	81	+/-51	10.7%	+/-6.7%
Associate's degree	181	+/-99	24.0%	+/-12.0%
Bachelor's degree	214	+/-78	28.3%	+/-9.0%
Graduate school or professional degree	197	+/-135	26.1%	+/-16.3%

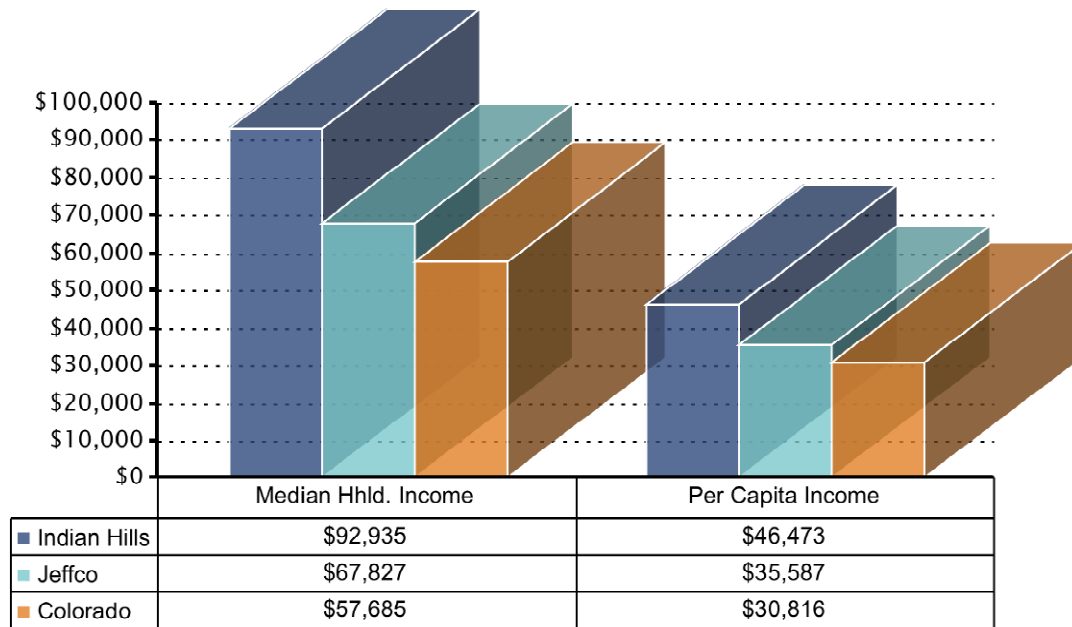
Educational Attainment	Estimate	Margin of Error	Percent	% margin of error
Percent high school graduate or higher	x	x	100.0%	+/-4.5%
Percent bachelor's degree or higher	X	X	54.4%	+/-16.3%

Source: 2007-2011 American Community Survey 5-Year Estimate

INCOME AND POVERTY

(In 2011 inflation-adjusted dollars)

Indicators	Indian Hills		Jefferson County		Colorado	
	2000	2010	2000	2010	2000	2010
Median Household Income	\$59,000	\$92,935	\$57,339	\$67,827	\$47,203	\$57,685
Per capita Income	26,696	\$46,473	\$28,066	\$35,587	\$24,049	\$30,816
% of people with income below poverty level	3.0%	5.7%	5.2%	8.5%	9.3%	12.5%



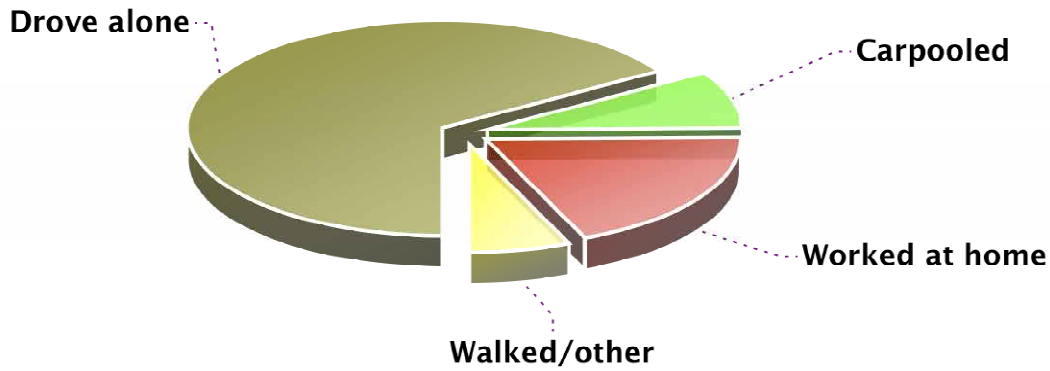
Source: 2007-2011 American Community Survey 5-Year Estimate

LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT

Employment Status	Indian Hills	Jefferson County	Colorado
Population 16 and over	857	428,245	3,888,310
In labor force	626 or 73%	302,967 or 70.7%	2,710,732 or 69.7%
Employed	70.5%	65.5%	63.7%
Unemployed	2.6%	5.1%	5.2%
Not in labor force	27.0%	29.3%	30.3%
Females 16 and over	438	217,637	1,950,133
In labor force	283 or 64.6%	142,777 or 65.6%	1,23,404 or 63.8%
Employed	283 or 64.6%	133,112 or 61.2%	1,149,512 or 58.9%

Commuting to Work

For workers 16 years and over the 2007 – 2011 American Community Survey 5 year Survey estimated that there were 626 Indian Hills' residents in the labor force with 604 people employed. 283 of these workers were female. Out of the workers 16 and over, about 67% drove alone to work, 8% carpoled, and 6% walked or utilized other means of transportation and 19% of the Indian Hills' labor force worked from home. It took the average Indian Hills worker about 28.9 minutes to travel to work.



Source: 2007-2011 American Community Survey 5-Year Estimate