



2011
Multi-Family Housing
Vacancy Survey



Community Development
URBAN RENEWAL

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EXECUTIVE SUMMARY

The attached report, entitled *The 2011 Greeley Multi-family Housing Vacancy Survey*, produced annually by the Greeley Urban Renewal Authority (GURA), provides comprehensive information regarding the status of multi-family housing throughout the city. The most significant item of information is the overall vacancy rate for Greeley, defined as the percent of multifamily units available for rent, but not currently rented. For 2011, the vacancy rate decreased to 5.6% from its 2010 rate of 8.6%. This calculation has a high degree of accuracy because of the substantial number of units surveyed (6,230 out of a total of approximately 10,054 multi-family units available in the city) and because all census tracts in Greeley are sampled. It should be emphasized, however, that the vacancy rate reflects those complexes with 5 or more units. No vacancy rate has been estimated for rentals of single family homes, duplexes, triplexes, or four-plexes. Anecdotally, landlords of such property indicate a much higher vacancy rate. In addition to the overall vacancy rate, detailed statistics are provided for the following:

1. Vacancy rates by apartment type and location,
2. Range of rental costs by apartment size and by census tract,
3. Effect of students on the rental market,
4. Role of utilities in the rental market,
5. Evaluation of historical and current trends and future implications for multi-family housing.

This report is used by a variety of City and County offices, as well as by property managers, potential developers, and other interested citizens. The report is available online at www.greeleygov.com and in hard copy by request from the Greeley Urban Renewal Authority.

1.0 INTRODUCTION

A study of multi-family housing units in Greeley was conducted in the winter and early spring of 2011. Complexes with five or more attached units within the confines of Greeley census tracts were queried to determine the structure of the overall rental market as measured by the number of available units, the rental rates, the rate of occupancy, utilities paid by the owner, the role of students, and the areas of Greeley most directly affected by student demand.

Information contained in this report is useful to developers contemplating investment and to businesses considering locating in Greeley. Businesses, for example, look at the cost of locating in cities. Since housing is typically an employee's largest monthly and annual expenditure, rent and the prices of housing are important considerations. Also, real-estate agents, property owners/managers, the Department of Housing and Urban Development, and city departments use this housing information to understand population growth and trends, monitor and set fair-market rents, analyze poverty pockets, and make future community planning decisions.

COOPERATION OF SURVEY PARTICIPANTS

Because of the generally high level of cooperation by survey respondents, the *Multi-Family Housing Vacancy Survey* reports information from more than 6,200 units from all census tracts in the City of Greeley. This year, all major property management companies contributed information, making the current report substantially complete and comprehensive.

2.0 SURVEY PROCEDURES

Multi-family housing is defined in this project as those structures with five or more attached living units. A list of structures meeting these requirements was obtained from the City of Greeley Community Development Department in January 2011.

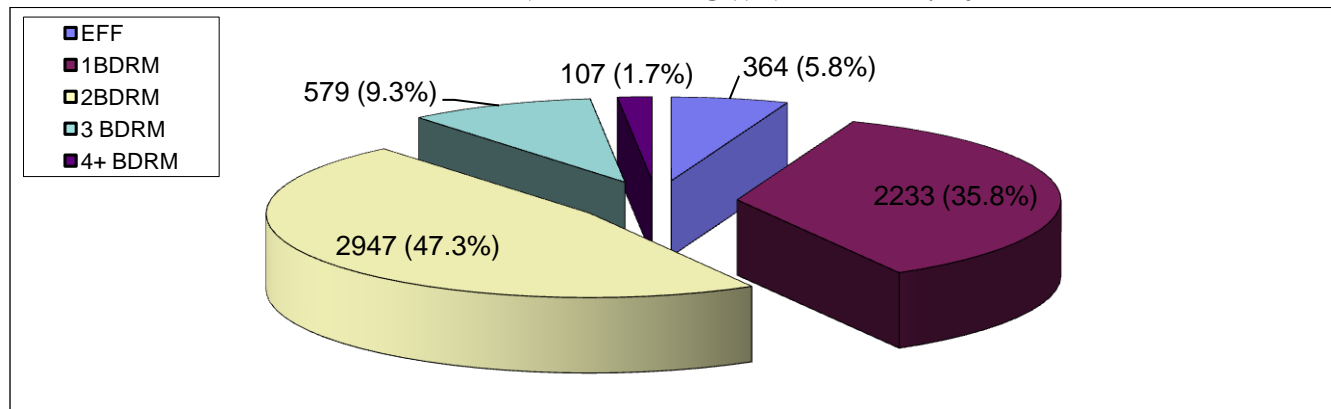
A written survey¹ was then mailed to each known manager/owner asking for verification of information on efficiency apartments, one-bedroom apartments, two-bedroom apartments, three-bedroom apartments, and four-or-more-bedroom apartments. Information was requested regarding the total number of units, the number of current vacancies (thereby allowing for a calculation of the occupancy rate), the monthly rent, the number of units rented to students, and the proportion of utilities paid by the owner. In addition, personal visits were made to the major property management groups in order to obtain information. After three weeks, follow-up phone calls and/or visits were made to properties which did not initially respond. Information requested was current for 2011, not reflecting any changes over a period of time. The study **did not** include information on rental deposits of any kind, square footage, handicap accessibility, furnishings, or acceptance of children or pets.²

A total of 195 complexes, not including the University of Northern Colorado residence halls, were contacted in 2011. Of these properties, 108 (55.4%) returned survey information, which was used to calculate the statistics found in this report.

3.0 SURVEY RESULTS

Of the 6,230 units verified in 2011, 5.8 percent (364 units) were efficiency apartments, 35.8 percent (2,233 units) were one bedroom apartments, 47.3 percent (2,947 units) were two bedroom apartments, 9.3 percent (579 units) were three bedroom apartments, and 1.7 percent (107 units) were four or more bedroom apartments. Figure 1 shows the number of units of each apartment type (efficiency through 4+ bedroom) surveyed in 2011.

FIGURE 1
APARTMENT BREAKDOWN BY TYPE: 2011



¹ See Attachment 1.

² This survey contains information from 6,230 rental units; nonetheless, there are limitations to this study. For example, the sample size varies for each census tract; while the study attempts to gather as much data as possible throughout all parts of the city, in census tracts where there are few apartments or where the survey return rate is low, the findings are less certain. The location of these low-response census tracts varies from year to year.

3.1 RENTAL RATES

Table 1 compares the 2010 and 2011 rental costs of apartments of each type (efficiency through 4+ bedrooms).

**TABLE 1
RENTAL COSTS: 2011 vs 2010**

TYPE	MINIMUM		MAXIMUM		AVERAGE	
	2010	2011	2010	2011	2010	2011
EFFICIENCY	\$275	\$275	\$525	\$525	\$409	\$410
1BDRM	\$325	\$330	\$835*	\$1004*	\$541	\$540
2BDRM	\$410	\$401	\$996*	\$1165*	\$647	\$648
3BDRM	\$600	\$550	\$1039	\$1018	\$787	\$778
4+BDRM	\$695	\$695	\$1726	\$1800	\$1028	\$1058

3.1.1 RENTAL RATE COMPARISON: 5 YEAR COMPARISON

Table 2 compares current (2011) rental costs to costs during the previous four years (2007-2010), as well as the average percent change.

**TABLE 2
RENTAL COST COMPARISON: OVERALL MARKET**

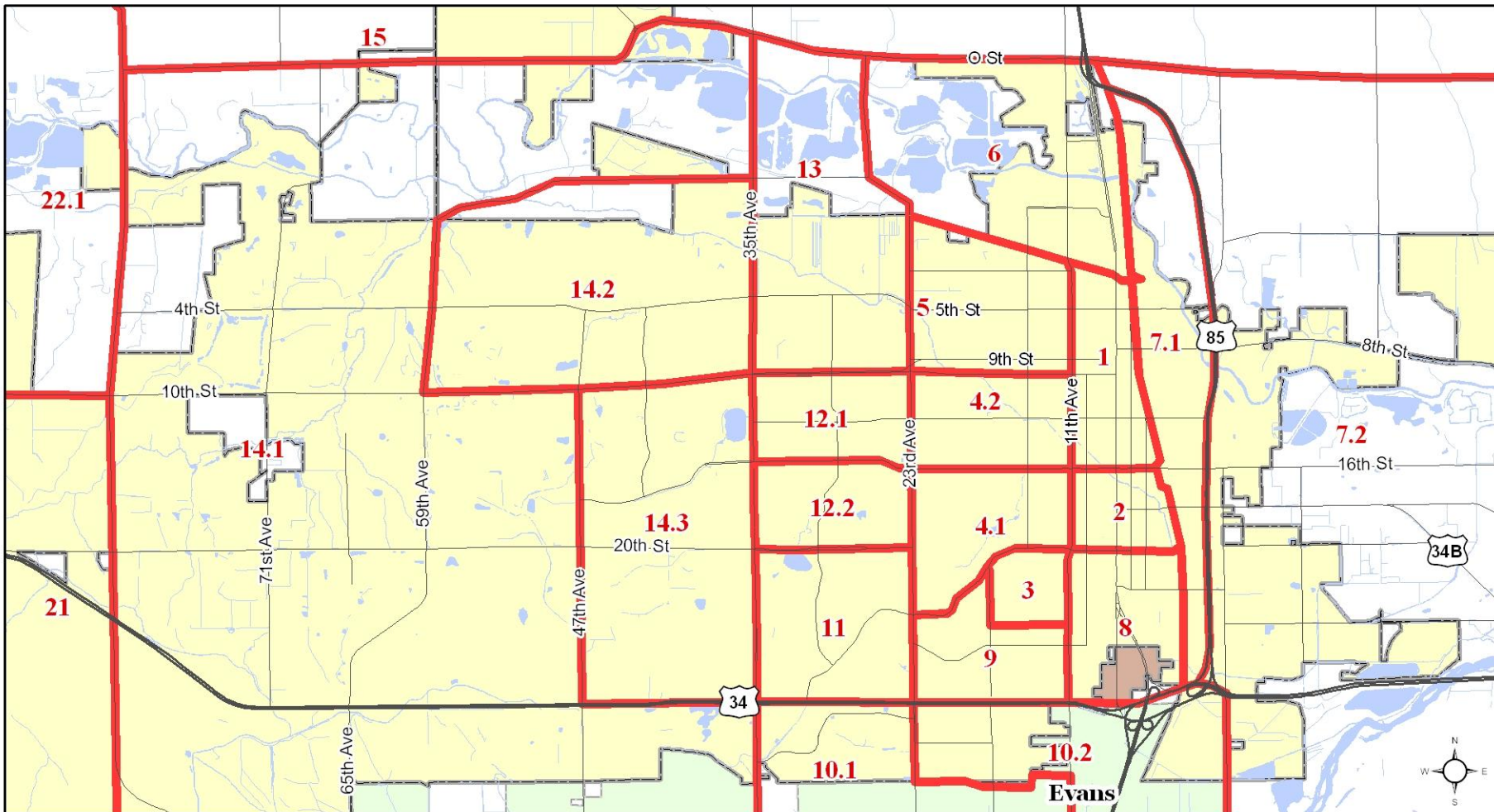
TYPE	Minimum					Maximum					Average					Avg % Change
	2007	2008	2009	2010	2011	2007	2008	2009	2010	2011	2007	2008	2009	2010	2011	11/10
EFF	\$275	\$265	\$299	\$275	\$275	\$638	\$638	\$700	\$525	\$525	\$391	\$397	\$399	\$409	\$410	.24%
1BDRM	\$313	\$311	\$325	\$325	\$330	\$1045*	\$1675*	\$1343*	\$835*	\$1004*	\$513	\$538	\$565	\$541	\$540	-.19%
2BDRM	\$300	\$375	\$312	\$410	\$401	\$1553*	\$1782*	\$1838*	\$996*	\$1165*	\$602	\$629	\$635	\$647	\$648	.15%
3BDRM	\$519	\$450	\$425	\$600	\$550	\$1152	\$1000	\$983	\$1039	\$1018	\$755	\$751	\$775	\$787	\$778	-1.16%
4+BDRM	\$723	\$695	\$595	\$695	\$695	\$1700	\$1700	\$1700	\$1726	\$1800	\$1039	\$1050	\$1025	\$1028	\$1058	2.8%

*Independent retirement apartments, which include extra services (meals, transportation, additional staff etc.) as part of the rent, account, in part, for these atypically high costs. Beginning in 2010, a new calculation was used to more accurately distinguish rental costs from the costs of additional services.

3.1.2 CITY OF GREELEY CENSUS TRACTS

A map showing the location of Greeley's census tracts appears below (Figure 2). Since the cost and availability of housing varies throughout the city, this study specifies the rental costs and vacancy rates for each census tract in Greeley. Census Tract 3 is the West Campus of UNC and is not included in the vacancy study analysis.

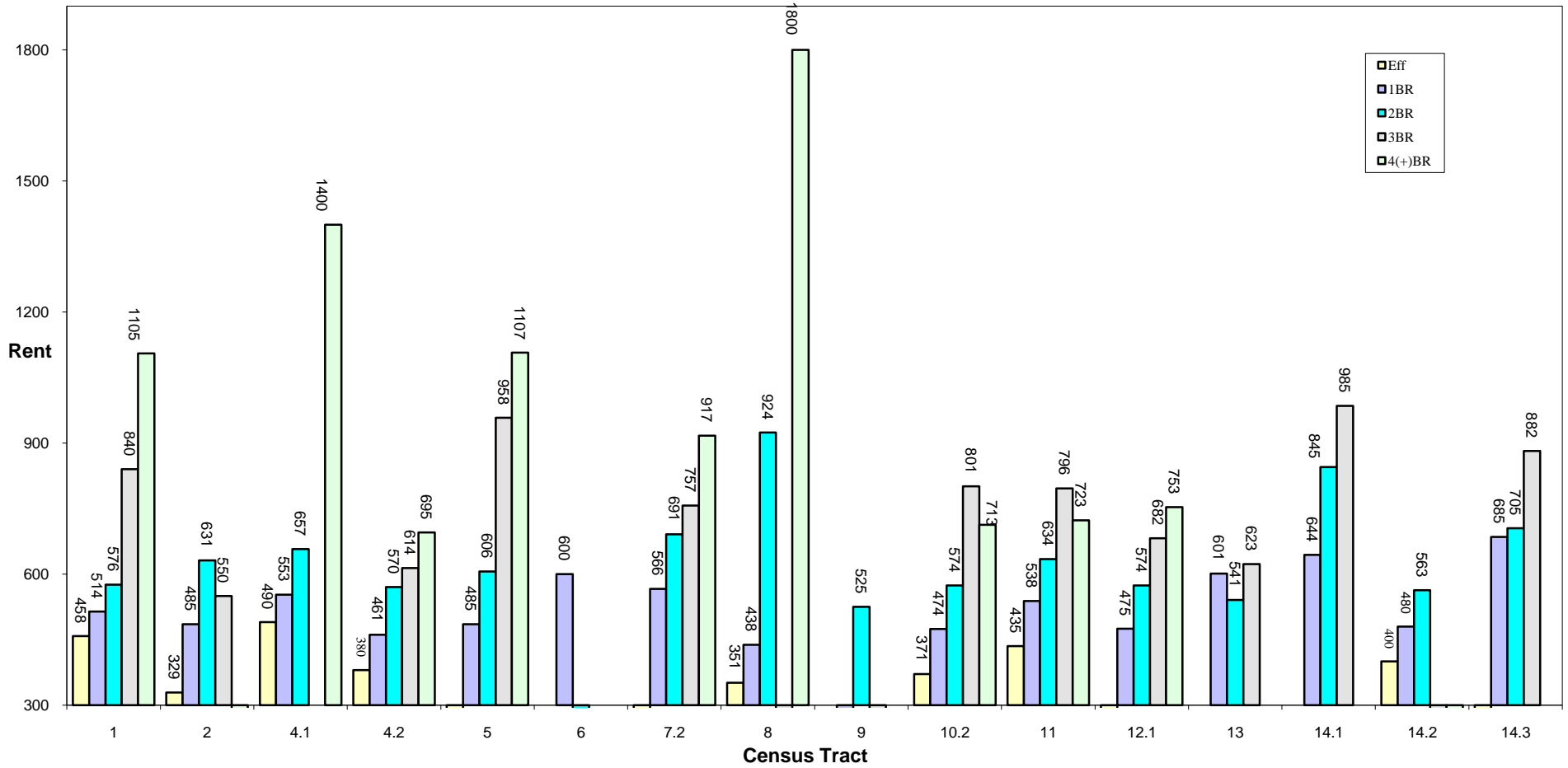
**FIGURE 2
CITY OF GREELEY CENSUS TRACT MAP**



3.1.3 RENTAL RATES BY CENSUS TRACTS

Figure 3 shows the average rent charged for apartments of each type (efficiency through 4+ bedrooms) within each census tract in Greeley. This comparison of rental rates by census tracts continues last year's trend when the most expensive rental areas were located in West Greeley (CT 14.1 and 14.3). As Greeley expands, newer residential areas and retail centers make these neighborhoods attractive. In addition, these complexes are relatively new with multiple amenities. The areas surrounding UNC (CT 1, 4.1, 8) also charge high rents, a situation that may represent more of a "captive" market because the occupants are frequently students who must live close to UNC or older citizens who rely on mass transit to be close to grocery stores and other resources such as medical offices and retail available in the town centers. In contrast, rents are low in Census Tracts 4.2, 10.2, and 13. These areas are located in older parts of town and/or contain fewer multi-family rental units.

**FIGURE 3
AVERAGE RENTS BY CENSUS TRACT: 2011**

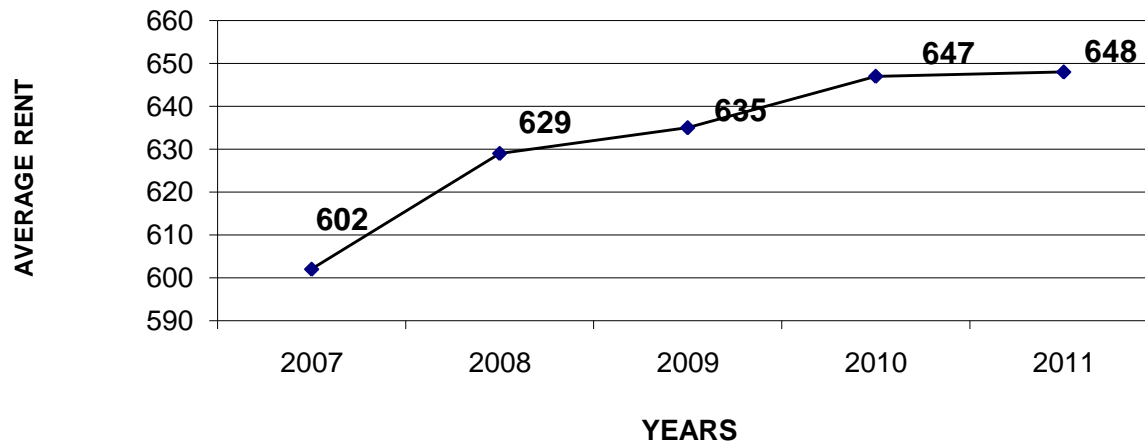


3.1.4 FIVE YEAR TRENDS IN AVERAGE RENT

Since the two bedroom apartment is the most common rental configuration in Greeley, representing 47.3% of all apartments surveyed, it is useful to examine the longer-term trends in average rents for this apartment size (Figure 4). In 2007, when the vacancy rate was 9%, rents for two bedroom apartments averaged \$602. Since 2008, the trend has been very slightly upward, increasing \$19 in the past three years. This year, the average rent remained flat.

FIGURE 4

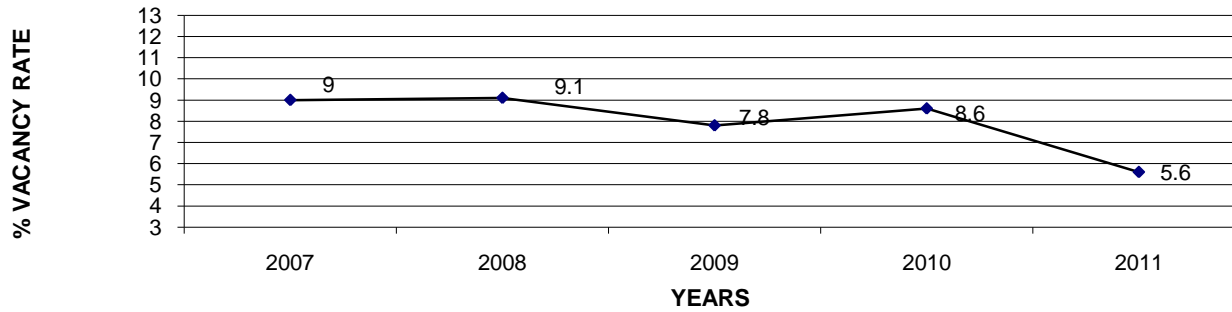
AVERAGE RENT FOR TWO BEDROOM APARTMENTS: 2007-2011



3.2 VACANCY RATES

During the past five years, Greeley's vacancy rate decreased from 9% to 5.6% (Figure 5), with the greatest decline occurring in 2011. In 2007 and 2008, Greeley had almost doubled a healthy vacancy rate (9%), due to low interest rates which enabled renters to purchase homes and the construction of multi-family rental units in adjacent communities. The rate fell to 7.8% in 2009, but rose to 8.6% in 2010, perhaps the result of continuing economic volatility and out-migration in search of employment. The current rate has dropped sharply, to 5.6%. The high rate of foreclosures, which forced former homeowners into the rental market may be a factor, along with a tightened lending environment for construction and home loans.

FIGURE 5
VACANCY RATES: 2007-2011 FIVE-YEAR TRENDS



3.2.1 VACANCY RATE BY TYPE

The current vacancy rate for 2011 stands at 5.6%, a decrease of 3% from last year. At present, twenty-four efficiency apartments are vacant (0.4 % of the market, 6.6 % of type); 98 one bedroom apartments are vacant (1.6% of the market, 4.4% of type); 169 two bedroom apartments are available (2.7 % of the market, 4.7 % of type); and 39 three bedroom apartments are available (0.63 % of market 6.7 % of type). Sixteen four+ bedroom apartments are vacant (0.26 % of market, 14.9 % of type). Table 3 provides the five-year vacancies for each type of apartment (efficiency through 4+ bedroom) as a percent of type and of the market.

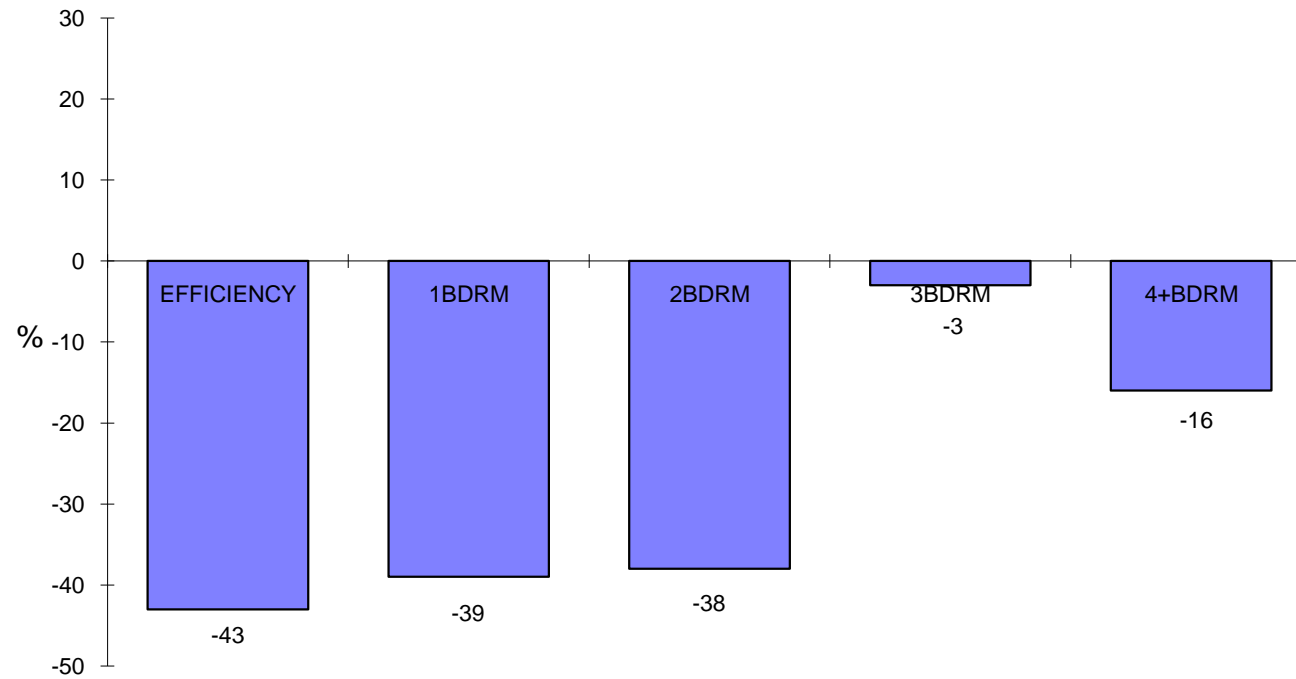
**TABLE 3
FIVE YEAR VACANCY RATE BY TYPE**

TYPE	2007			2008			2009			2010			2011		
	TOTAL	% OF MARKET	% OF TYPE	TOTAL	% OF MARKET	% OF TYPE	TOTAL	% OF MARKET	% OF TYPE	TOTAL	% OF MARKET	% OF TYPE	TOTAL	% OF MARKET	% OF TYPE
EFF	20	0.34%	5.8%	50	0.84%	15.1%	40	0.7%	12.2 %	42	0.7%	12.5 %	24	0.4%	6.6 %
1BR	189	3.3%	9.0%	134	2.24%	6.2%	129	2.2%	6.0%	160	2.6%	7.0%	98	1.6%	4.4%
2BR	257	4.43%	9.3%	300	5.01%	10.6%	230	3.8%	8.2%	271	4.4%	9.4%	169	2.7%	5.7%
3BR	53	0.91%	10.2%	44	0.74%	7.9%	46	0.8%	8.5%	40	0.6%	7.1%	39	0.63%	6.7%
4+BR	1	0.02%	1.3%	14	0.23%	13.2%	18	0.3%	16.7%	19	0.3%	18.3%	16	0.26%	14.9%
	520	9.0%		542	9.1%		467	7.8%		532	8.6%		346	5.6%	

Figure 6 shows the percent change in vacancies from 2010 to 2011. Currently, there are fewer vacancies in every apartment type, but the decline is especially strong in efficiency, one-bedroom and two-bedroom units.

vacancies in every apartment type, but

FIGURE 6
PERCENT CHANGE IN VACANCIES: 2010 TO 2011



3.2.2 VACANCY RATES BY CENSUS TRACT

Figure 7 indicates the current number of vacant units in each Census Tract.

FIGURE 7
NUMBER OF VACANT UNITS BY CENSUS TRACT: 2011

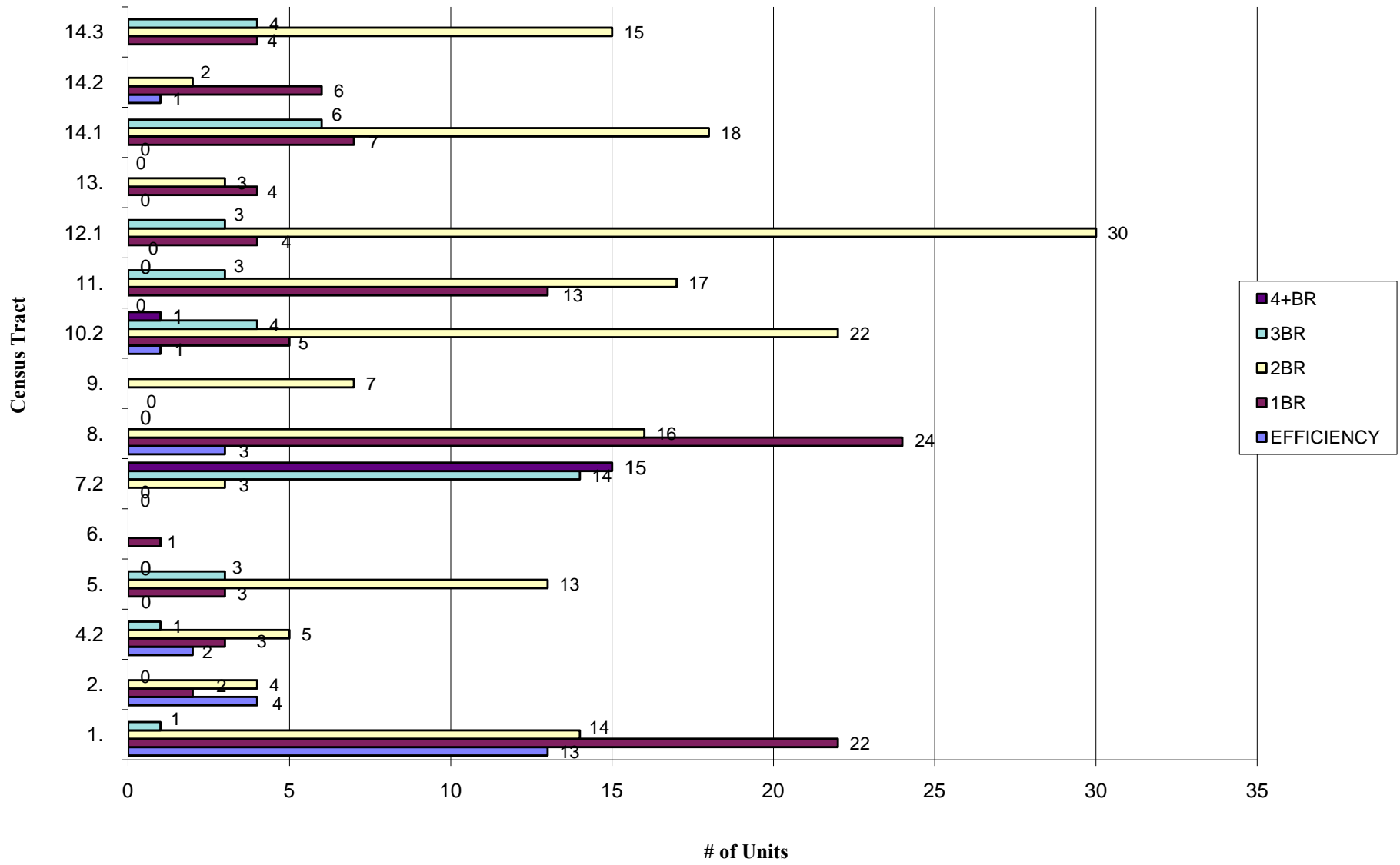


Table 4 provides the annual and five-year average vacancy rate for each census tract and for the city as a whole. Between 2007 and 2011, the highest average vacancy rates occurred in CT 12.1(10.9%), CT 14.2 (11.8%), and CT 9 (12.9%). The lowest average vacancy rates occurred in CT 4.1(4.0%) and CT 6 (4.3%). The tracts with average vacancy rates that most closely approximate the current citywide average rate of 5.6 % are CT 2 (5.2%), CT 11 (5.7%), CT 5 (6%), and CT 14.1 (6%).

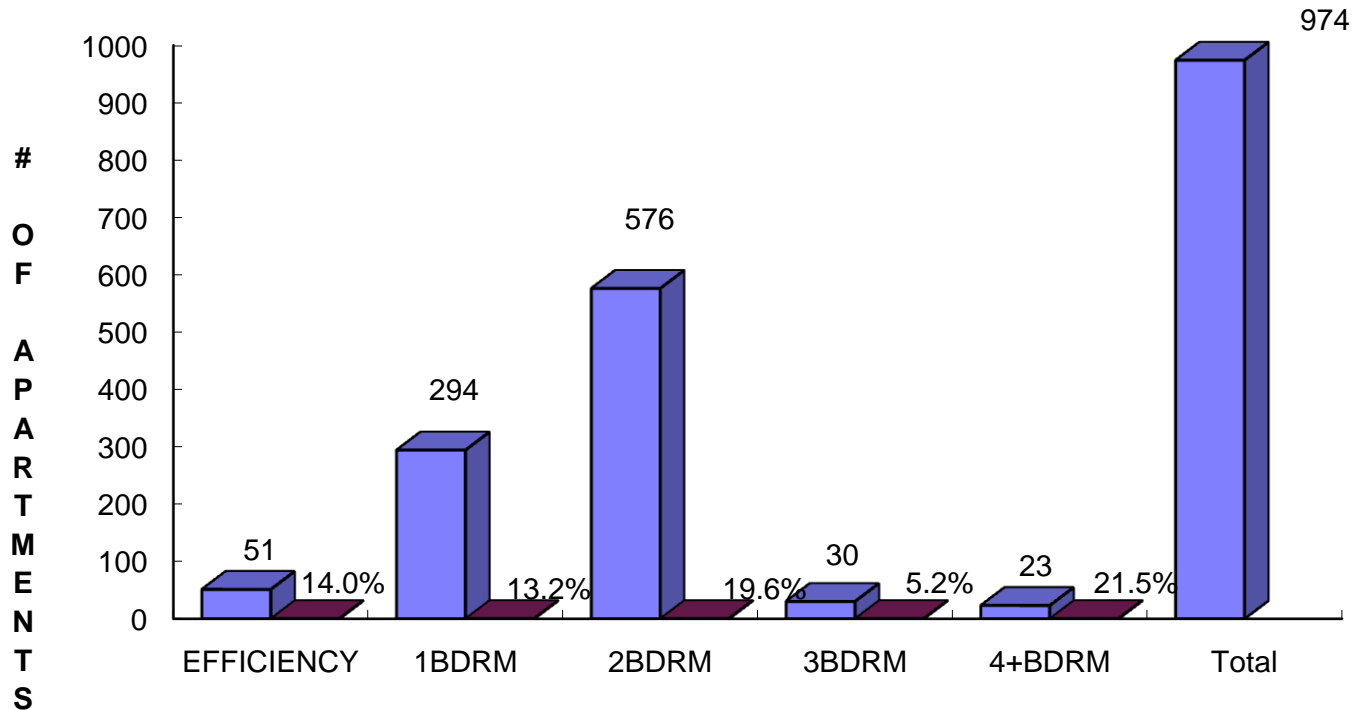
TABLE 4
% VACANCY BY CENSUS TRACT: FIVE-YEAR TRENDS

CT	2007	2008	2009	2010	2011	AVG
14.3	3.9	13.0	7.8	7.0	3.7	7.1
14.2	12.5	4.2	18.8	11.1	12.5	11.8
14.1	7.0	6.9	5.2	5.8	5.3	6.0
13	11.8	7.1	7.1	8.6	2.4	7.4
12.1	12.6	9.9	9.5	16.3	6.0	10.9
11	4.2	4.6	6.2	8.6	4.8	5.7
10.2	16.5	9.3	8.4	5.7	3.6	8.7
9	7.1	15.0	14.3	14.3	14.0	12.9
8	5.1	18.1	9.9	8.9	10.4	10.5
7.2	4.4	4.2	6.7	9.2	11.2	7.1
6	7.1	0.0	7.1	0.0	7.1	4.3
5	7.1	3.3	5.4	9.0	5.1	6.0
4.2	6.7	11.4	15.9	10.4	6.3	10.1
4.1	9.2	2.1	6.0	2.1	0.0	4.0
2	5.3	7.3	5.4	4.1	4.0	5.2
1	11.1	12.3	8.5	10.9	6.6	10.0
City Wide	9.0	9.1	7.8	8.6	5.6	8.0

3.3 STUDENTS IN THE RENTAL MARKET

In 2011, 58 (54%) of the 108 apartment complexes which were surveyed reported information regarding student residents. However, many properties do not monitor student resident rates and therefore provide only estimates of students in their complexes or do not report student information at all. Of the 6,230 apartment units reported in this study, 974 were reported as occupied by students; thus, students occupied 15.6% of the verified market. Figure 8 shows the number and percent of each type apartment occupied by students.

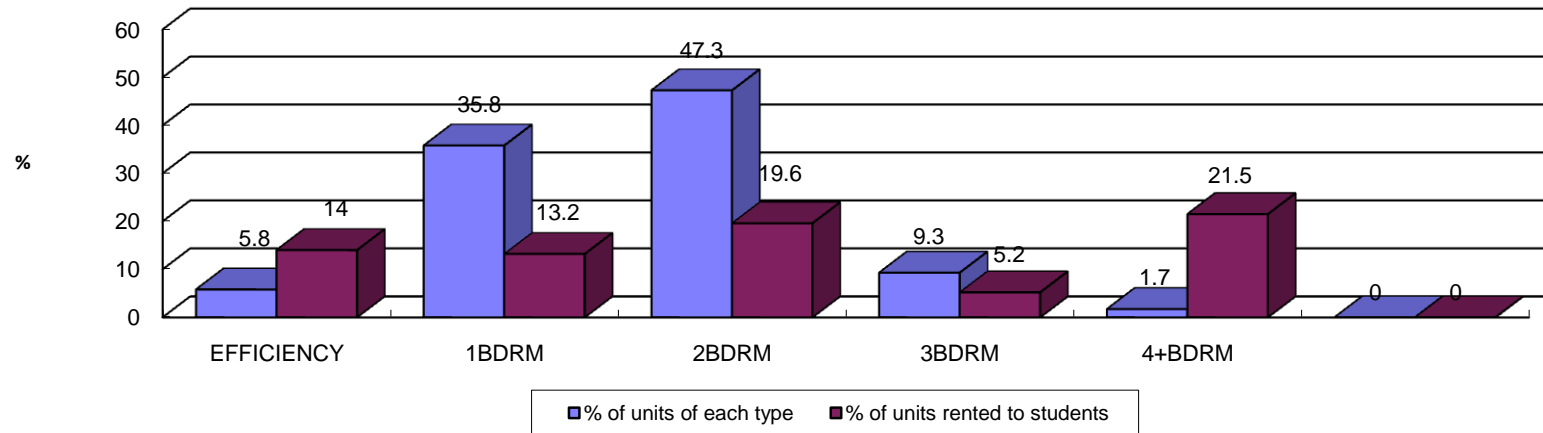
FIGURE 8
STUDENT OCCUPANCY BY APARTMENT TYPE



3.3.1 PERCENT OF STUDENT USE BY TYPE

The highest rate of student occupancy (83.1%) occurred in the one and two bedroom categories (Figure 9).

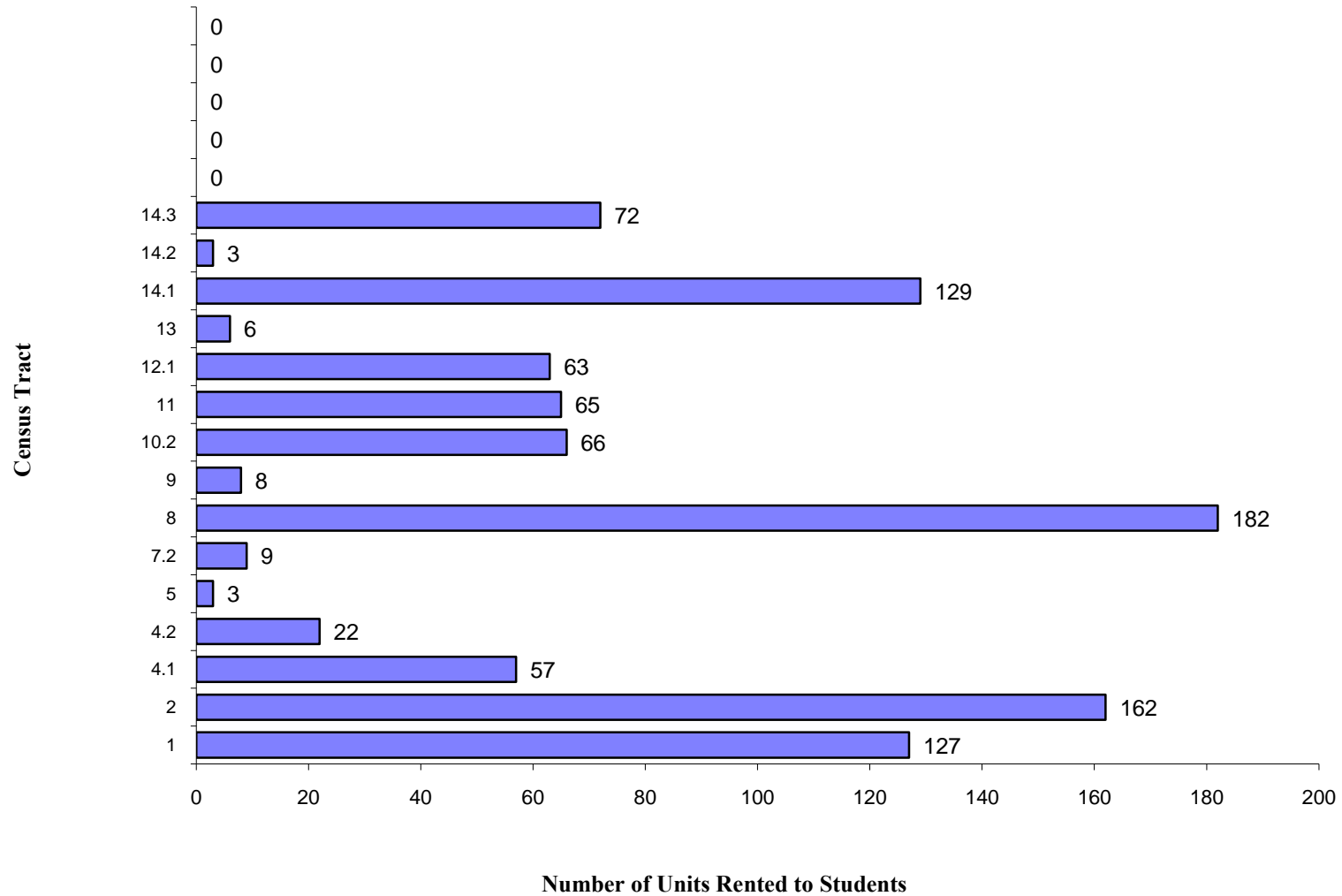
FIGURE 9
PERCENT OF STUDENT USE BY TYPE: 2011



3.3.2 STUDENT DISTRIBUTION BY CENSUS TRACT

Currently, students reside in 15 of Greeley's census tracts with the greatest number of units rented to students located in CT 1, 2, 8, and 14.1.

FIGURE 10
STUDENT DISTRIBUTION BY CENSUS TRACT: 2011



3.3.3 RENTAL RATES FOR STUDENTS

Student rents are similar to city-wide rents for efficiency and one-bedroom units. For two, three, and 4+ bedroom apartments, students pay considerably more.

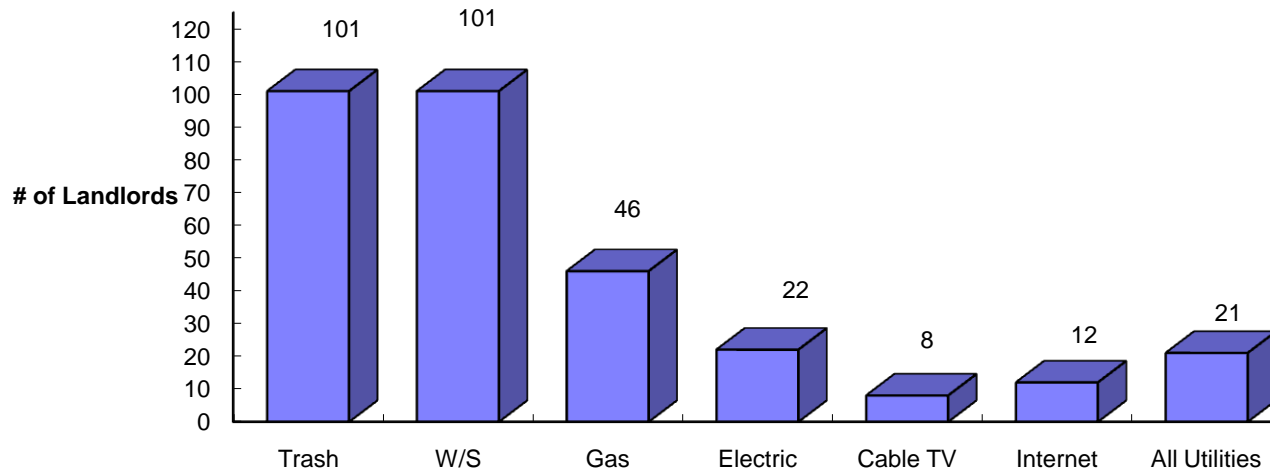
TABLE 5
STUDENT RENTS VS CITY-WIDE RENTS: 2011

TYPE	STUDENT			CITY-WIDE		
	MIN	MAX	AVG	MIN	MAX	AVG
EFF	\$300	\$425	\$405	\$275	\$525	\$410
1BR	\$340	\$735	\$545	\$330	\$1004	\$540
2BR	\$450	\$940	\$740	\$401	\$1165	\$648
3BR	\$600	\$1005	\$916	\$550	\$1018	\$778
4+BR	\$695	\$1800	\$1666	\$695	\$1800	\$1058

3.4 THE ROLE OF UTILITIES IN THE RENTAL MARKET

Gross rent may be defined as that sum of money paid for housing which includes the cost of water/sewer, gas, trash, and electricity. Nearly all of the multi-family housing market includes some kind of utilities as part of the rental amount. Of the 108 verified contacts, 108 supplied utilities information, and of these, 101 landlords paid for water/sewer and for trash for the tenants, 22 landlords paid for electricity for the tenants, and 46 paid for gas for the tenants. These figures represent a combination payment of utilities. Of the 108 landlords reporting utilities data, 21 paid for all utilities (Figure 11). Eight of the landlords paid for cable television and 12 paid for internet service. Seven landlords pay for no utilities.

FIGURE 11
UTILITY COSTS PAID BY LANDLORD: 2011



Statistics indicate that the most common utilities paid for by the landlord are for water/sewer and trash. Nearly all landlords paid for these utilities. The next most common utility payment by landlord was for gas. The relative age of the complex is a factor in this allocation. Many apartment complexes surveyed were built prior to 1970 and do not have separate gas and water supply lines to each apartment. This obstacle requires that gas and water be included in the rental amount. Most newer complexes have individual gas lines into each unit. In such cases, gas is a separate payment outside of the rental amount. Of the complexes surveyed, most did not advertise a more competitive rent when utilities were included in the rent. In these instances, gross rent represented a reaction to the structural reality of the building.

4.0 TRENDS AND CONCLUSIONS

4.1 AVAILABILITY

A study of the Greeley rental market indicates that the wide availability of multi-family housing units during the past five years is starting to decline. The overall multi-family housing market is at 94.4% percent of total occupancy, compared to 91.4 percent last year although rents have shown little increase since 2006. Other than the one new start in multi-family construction in 2008, a 22-unit apartment complex to serve disabled tenants, there has been no new multi-family construction. In addition, the University of Northern Colorado completed a second, new, very attractive dormitory on its west campus which added 140 new beds to UNC's total residence-hall capacity. This type of competitive and convenient facility may keep students closer to essential university services.

4.2 CURRENT RENTAL SITUATION

The most commonly available apartments in Greeley are one and two bedroom units. These two sizes, in fact, account for 83.1% of apartments surveyed. Although the availability of these apartments is less than in 2010, consumers still have a good range of choices since 4.4% of one-bedroom and 5.7% of two-bedroom units are vacant; moreover, rent for these apartments has remained essentially unchanged since last year.

While rental units have been and continue to be built, the most critical issue is affordability. While some consumers are able to pay the higher rents charged in central and west Greeley, many consumers with inadequate earning power must opt for unsatisfactory solutions (see also sections 5.3 and 5.4). As a result, these workers may live in smaller towns with lower rents outside Greeley and commute to work, although this option has become less feasible as gas prices rise; they may also substitute smaller apartment sizes or dwelling types to satisfy their need for affordable housing. Thus, a family who may need a three bedroom apartment may choose a smaller, less expensive unit. Another less attractive alternative is sharing a living unit, such as a single-family home, with another family. In addition to crowding, this arrangement may also pose zoning and building code conflicts.

4.3 EFFECT OF STUDENT OCCUPANCY ON THE MARKET

Because of the presence of Aims Community College and the University of Northern Colorado, students exert a significant impact on the rental market in Greeley. For example, the higher rent rates in CT 8 and 4.1 may reflect the "premium" students may be willing to pay to be closer to campus.

Students with less disposable income may compete against low-income families for inexpensive rental units. Students can generally pay a slightly higher rental amount than a low-income family; this places additional strain on the rental market for lower income tenants. Because the demand for housing is strong near the university, owners/managers have less incentive to delay price increases than is the case in other parts of the city.

5.0 TRENDS AND RESOURCES

5.1 POPULATION INCREASE IN GREELEY

During the 1990s and early 2000s, Greeley grew rapidly due to strong in-migration. In fact, the growth rate ranged between 2% and 3% each year between 1995 and 2003. Growth slowed beginning in 2003, reaching a sixteen-year low of 1.14% in 2007. Population increase in the near future is predicted to be slower yet (0.4% in 2008 and 0.3% in 2009 and 2010). An upturn is expected from 2011 to 2015 when the population increase should range between 0.24% and 1.5%.

This combination of slow growth and an adequate number of residential units on the market are factors depressing residential development in the community. A high foreclosure rate and tighter mortgage-lending products also add to this dynamic. Furthermore, sluggish growth throughout the entire northern Front Range means that Greeley is not absorbing population surplus from nearby built-out and managed-growth cities as it has in the past.

5.2 JOB CREATION AND WAGES IN GREELEY

A city's ability to create jobs directly affects the housing market. In recent years, Greeley and Weld County have seen a volatile economy, accompanied by reductions in governmental services, the closure of public schools, and the downsizing or elimination of businesses. These economic factors, which are mostly outside the City's control, negatively affected the ratio of job growth to population. However, future prospects are much more favorable. According to the U.S. Board of Labor Statistics, Weld County led the State of Colorado in new job growth by percentage in 2010. Especially encouraging are corporate additions and relocations, including three Vestas factories (one in Greeley), announced new factory openings by Leprino Foods (Greeley), Hexel, Bach Composites, and Abound Solar. Moreover, the Niobrara shale formation is driving corporate expansion in the energy industries with two new expansions in Greeley in 2010 (Schneider Oil and Noble). This growth appears sustainable going forward due to the area's qualified workforce, low property taxes, natural resources, and strategic location.³

In addition to the number of jobs available, average wages paid are strongly correlated with the ability to afford housing. When inflation outpaces wage growth, residents' standard of living decreases. Weld County, along with surrounding counties, was negatively affected by the post-2007 recession with job losses concentrated in the construction, banking, and mortgage finance industries. Since that time, Greeley has successfully attracted new businesses and currently leads the state in new job growth. Nevertheless, average wages in Weld County have lagged behind the adjacent counties. This situation underscores Greeley's need to continue to seek new business investment that will employ local residents in higher-paying jobs.

³ Upstate Colorado Economic Development News Release, Feb. 2011

5.3 AFFORDABLE RENTS

Because housing is a fundamental need, it is important that renters be able to secure adequate housing without spending an excessive portion of their monthly income. In fact, federal government standards state that no more than 30% of a family's gross income should be spent on rent. (Some guidelines expand that estimate to include no more than 30% for housing costs, which includes utilities.) Once this threshold is exceeded, the ability to purchase other necessities, such as food and medical care, is diminished.

The Department of Housing and Urban Development set the 2010 Area Median Income (AMI) for the Greeley Metropolitan Statistical Area at \$65,000 (\$31.25 /hour). Once income declines to 80% of AMI, wage earners are considered "low-income." For renters earning 80% of AMI and above, finding an "affordable" rental unit in Greeley should not be a problem. At 80% of AMI, which for 2010 was \$52,000 for a family of 4 (\$25.00/hour), rent of up to \$1,300 would be considered affordable. Many of Greeley's multi-family units and single-family houses could be rented at that rate.

However, as renter incomes decrease below 80% of AMI, finding an affordable unit becomes more challenging, as noted below:

- At 50% AMI (for a family of 4 that is \$32,500; \$15.63/hour), the affordable rent/housing costs should not exceed \$813;
- At 30% AMI (\$19,500; \$9.38/hour), rental/housing costs should not exceed \$488;
- And at minimum wage (\$7.28/hour; \$15,142 annually), affordable housing should not exceed \$379.

When basic housing costs become a financial burden to families, other issues can result. These may include a wage earner who must work long hours or hold more than one job (which could impact child care arrangements and costs), the need for more than one wage-earner in the household, and/or the necessity to crowd more people into a unit than it was built to accommodate. Excessive housing costs leave less money for other basic necessities, such as food, clothing, and medical expenses, and can lead to other serious financial woes.

5.4 THE GROWTH OF MULTI-FAMILY RESIDENCES FOR THE ELDERLY

Greeley has become home to a number of retired individuals, and for the past several years, a greater proportion of rental housing has been devoted to a variety of retirement housing types. The retirement apartment, for example, is an independent living unit within a retirement community. These units are typically efficiency, one, or two bedroom apartments. However, additional services such as transportation, some or all meals, and social/health activities are provided to meet the needs of elderly, but generally healthy residents. Six independent retirement apartments are included in the Greeley Multi-Family Housing Survey, but the demand for this type of residence is growing as the population ages.

Assisted living quarters have also grown recently, with six facilities currently in operation. They are not, however, included in this report because they are considered group quarters. Generally, assisted living complexes accommodate residents who need moderate health care services (help with medications, for example) and assistance with daily activities. Usually, assisted living quarters include a private room and bath for each resident with common areas for dining and social activities.

6.0 CONCLUSIONS

The decrease of 3% in the vacancy rate from last year suggests a healthy change in rental conditions over this period. The vacancy rate, while substantially lower, still offers ample choice to potential renters while costs for all types of apartments remain stable. Still significant, however, are impacts from the stressed housing market and foreclosure activity, which will be important trends to track as they affect the local market. One program that may divert foreclosed homes from the rental market is GURA's current work with the federal Neighborhood Stabilization Program (NSP). Under this program GURA has purchased 24 foreclosed residential properties to rehabilitate or clear and replace with new single-family housing. This effort is intended to facilitate affordable single-family ownership and to limit the negative impacts from foreclosures.

6.1 THE NEED FOR AFFORDABLE RENTAL HOUSING

Both short- and long-term, affordable housing is an important issue facing Greeley. Because growth is predicted to slow considerably over the next 4-5 years along the entire Front Range, Greeley's growth will slow also. Nevertheless, current residents include many families and individual who do not earn sufficient income to rent appropriate housing. While there is sufficient multi-family housing to accommodate Greeley's population in the near-term, those family incomes which are derived from the retail or service sectors of the economy will have difficulty maintaining adequate housing given the steadily increasing costs of living. A wide range of incentives and partnerships may need to be explored to address this growing need.

6.2 THE NEED FOR HIGHER-PAYING JOBS

The community needs not just more jobs, but higher paying jobs. Unless wages go up, the gap between what workers pay for rent and what they earn will continue to grow. Moreover, the current situation precludes renters from achieving home ownership. Because workers in the service and retail industries currently may pay more than 30% of their wages for rent, they are unable to amass sufficient savings for the down payment on a home. As a result, they are caught in a high-rent cycle from which it is difficult to escape.

ATTACHMENT 1

Dear Owner/Property Manager:

At the beginning of each year, the City of Greeley contacts rental property owners and requests specific information regarding the rental-housing environment in Greeley. This information allows us to publish Greeley's annual *Multi-Family Housing Vacancy Survey* each spring.

This year we are again asking for your help to complete this project. Please fill out the enclosed survey completely and return it to our office in the postage-paid envelope provided. If we do not hear from you in two weeks, you will be contacted by phone for information.

Although you may receive other requests for similar information, this survey is the official City of Greeley Housing Vacancy Study which provides you and other interested citizens with important information.

For example, the information provided to us last year included **the number of units available for rent by size, the amount of rent charged for each size unit, the number of units vacant by size, and the number of units rented to students by size.**

Many business people need this survey to assist in their planning and decision-making process. Builders and contractors are interested in property vacancy rates when making important decisions regarding housing development. City officials are concerned with providing proper zoning for the growth Greeley faces. Real estate agents endeavor to determine accurate property values. Recently the Department of Housing and Urban Development used this type of information to determine a new "fair market rent" which affects every person receiving a housing subsidy. As you can see, your participation in the housing study last year was used constructively and to the benefit of Greeley. A copy of last year's 2009 *Multi-Family Vacancy Housing Survey* is available for your review at the City offices.

Thank you again for being an integral part of the growth and development of Greeley. If you have any questions or if I can be of service to you, please do not hesitate to contact me at 970-301-0633.

Sincerely,

Sharon McMorrow, Consultant
City of Greeley

ATTACHMENT 2
2011 Multi-family Vacancy Housing Survey
City of Greeley

Name of apartment complex: _____

Address of apartment complex: _____

Phone number of apartment complex: _____

Primary Contact Person for this complex (manager/owner): _____

Mailing Address of Primary Contact Person: _____

Phone Number of Primary Contact Person: _____

Please complete the following table. Use a separate form for each apartment complex:

Unit Type	Number of Units	Number of Vacancies	Monthly Rent*	Number of Units Rented to Students
Studio				
1 Bedroom				
2 Bedroom / 1 Bath				
2 Bedroom / 2 Bath				
3 Bedroom				
4+ Bedroom				

If the rent includes utilities, what does the rent pay for (check all that apply)?

Gas electricity water/sewer trash other _____ (please specify)

*If you own/manage a retirement community or a Section 8 facility, please provide the contract rent only. For: Section 8 apartments, do not list the subsidized rent. Retirement homes, do not include charges for meals/transportation, etc.

Thank you for your cooperation!

**ATTACHMENT 3
SAMPLE SIZE BY CENSUS TRACT - 2011**

Census Tract #	Rate of Vacancy	# of Total Units
1	6.6%	753
2	4.0%	248
4.1	0%	133
4.2	6.3%	174
5	5.1%	374
6	7.1%	14
7.2	11.2%	285
8	10.4%	413
9	14.0%	50
10.1	3.6%	915
11	4.8%	687
12.1	6.0%	614
13	2.4%	293
14.1	5.3%	583
14.2	12.5%	72
14.3	3.7%	622