



Planning Commission Remote Meeting Instructions for March 9, 2021 Meeting

In order to comply with all health orders and State guidelines to stop the spread of the COVID-19 Coronavirus, **no physical location, including the City Council Chambers, will be set up for viewing or participating in this meeting.**

Citizen Participation During Hearing

Click the link below to register for the webinar. After registering, you will receive an email with instructions for joining the meeting. During the public hearing portion, use the Q&A or raised hand features at the bottom of the screen and you will be called upon to speak at the appropriate time.

<https://greeleygov.zoom.us/j/88699983488>

Video Replay on YouTube:

Citizens may also view a video replay of the hearing on the City of Greeley's YouTube Channel <https://www.youtube.com/CityofGreeley>.

Other options for sharing public comments:

E-mail – Submit to cd_admin_team@greeleygov.com

All comments submitted by e-mail will be read into the record at the appropriate points during the meeting in real time. Comments can be submitted up to and throughout the meeting.

Traditional Mail – Planning Commission, 1100 10th Street, Greeley, CO 80631

All written comments must be received no later than the day of the meeting. Written comments received by mail will also be read into the record in real time.

Visit the Planning Commission web page at <https://greeleygov.com/government/b-c/boards-and-commissions/planning> to view and download the contents of the agenda packet. You are also welcome to call the Planning office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.



PLANNING COMMISSION

Agenda

March 9, 2021
1:15 p.m.

- I. Call to Order**
- II. Roll Call**
- III. Approval of minutes for meeting held on February 23, 2021**
- IV. Worksession: Recap of Small-Format Housing and Infill Strategy**
Presenter: Carol Kuhn, Chief Planner
- V. Worksession: Household Occupancy Standards**
Presenter: Caleb Jackson, Planner II
- VI. Worksession: Growth & Development Report**
Presenter: Marian Duran, Planner II
- VII. Adjournment**

PLANNING COMMISSION MEETING DATES:

Meetings are held on the 2nd and 4th Tuesdays of the month at 1:15 p.m. Agendas are posted at <http://greeleygov.com/government/b-c/boards-and-commissions/planning>.

March 23, 2021	May 25, 2021
April 13, 2021	June 8, 2021
April 27, 2021	June 22, 2021
May 11, 2021	July 13, 2021
	July 27, 2021

Please visit www.greeleygov.com for more information about the City's response to COVID-19 in order to protect public and employee health & safety



PLANNING COMMISSION

Proceedings

February 23, 2021
1:15 p.m.

(Zoom Webinar and viewable on City of Greeley YouTube)

I. Call to Order

Vice Chair Briscoe called the meeting to order at 1:15 p.m.

II. Roll Call

Vice Chair Briscoe, Commissioners Andersen, Romulo and Schulte were present. (Chair Yeater and Commissioners Franzen and Modlin were absent.)

III. Approval of February 9, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated February 9, 2021. Commissioner Romulo seconded the motion. Motion carried 4-0. (Chair Yeater and Commissioners Franzen and Modlin were absent.)

IV. A public hearing to consider approval of a Final PUD (Planned Unit Development) on approximately 20.662 acres located west of N. 35th Avenue and south of C Street for a mobile home community with 142 home sites

Project Name: Stoneybrook Subdivision Filing No. 1 Block 1 Lot 4 Final PUD
Case No.: PUD2020-0009
Applicant: Robert Eck of Stoneybrook 234, LLC
Location: West of N. 35th Avenue, south of C Street
Presenter: Caleb Jackson, Planner II

Caleb Jackson addressed the Commission and introduced the project by presenting an aerial photograph showing the location of the subject site, describing it as a PUD for 142 manufactured home sites. Mr. Jackson described the surrounding areas and zoning.

Mr. Jackson provided a brief history of the site, including its annexation and zoning in 1985 as well as rezoning to Residential High Density in 1998 and Planned Unit Development in 2020. He also presented several photographs of the site and advised that City Council approved a Preliminary PUD in 2020. Mr. Jackson reported that the site was accessible from C Street and would include trail connections along the southern portion. He presented a proposed site plan showing the layout, amenities and perimeter landscaping.

Notices were mailed to property owners within 500 feet and two signs were posted on the site. Notice to mineral owners were also mailed. No comments were received. Mr. Jackson described the PUD criteria and staff recommended approval.

Bob Eck, 6111 Quartz Loop, Arvada, Colorado, addressed the Commission on behalf of Stoneybrook 234, LLC and introduced other members of the team, including Jeffrey French, Will Wagenlander, Joe Locicero, Donna Barrentine. Mr. Eck explained that when the developer began to review the City's Strategic Housing Plan, this project seemed to coincide with the City's needs for affordable housing.

Referring to the widening of 35th Avenue, Mr. Eck reported that the plat will dedicate additional right-of-way and easements for the widening project. He advised that the developer is under contract with RHP Communities, the third largest manufactured home community operator in the United States, adding that RHP also manages the existing Stoneybrook and Friendly Village communities. Mr. Eck advised that new residents will have access to the existing Stoneybrook community's recreation center and pool. He added that RHP will bring homes to the community, including spec/model homes for viewing by potential future residents.

Mr. Eck described some of the amenities to include grass areas, a picnic pavilion, small sports field, playground, horseshoe pits and bike maintenance station. He noted that a decision was made not to replicate amenities of the existing Stoneybrook community, but rather to compliment those amenities. Mr. Eck added that there will be two dedicated trail connections to the future Broadview Acres Regional Trail and that there will be convenient access to transit stops.

Mr. Eck thanked staff for their work and input on the project, and specifically thanked Caleb Jackson (Planner) and Lauren Hillmer (Engineer) for their assistance.

Noting discussion during a prior hearing, Commissioner Andersen recalled that there were potential issues with maneuvering the homes to the site from C Street and asked whether the issue had been resolved. Mr. Eck reported that the developer had worked with RHP to look at a potential alternative to access the site from F Street through the existing Stoneybrook community. He added that, in coordination with Dave Wells from Public Works, the developer also looked at the island portion of the roundabout being set to accommodate large radius vehicles.

Vice Chair Briscoe opened the public hearing at 1:37 p.m. There being no communication by U.S. mail, email or Zoom Q&A, the public hearing was closed at 1:39 p.m.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Final PUD is in compliance with the Development Code and is consistent with the Stoneybrook Subdivision Filing No. 1, Block 1, Lot 4 Preliminary PUD; and, therefore, approves the Final PUD as presented. Commissioner Schulte seconded. Motion carried 4-0. (Chair Yeater and Commissioners Franzen and Modlin were absent.)

V. Staff Report

Community Development Director, Brad Mueller, introduced Raymond Lee, new Deputy Director of Community Building, replacing Becky Safarik who retired in 2020. Mr. Lee introduced himself to the Commission and briefly described his background in management and executive positions in Dallas and Amarillo. He added that he will provide direct oversight to Public Works, Water & Sewer, Economic Health & Housing, Culture, Parks & Recreation, and Community Development.

Mr. Mueller advised that the Growth and Development Projection discussion that was listed on the agenda would be moved to March. He reported on several upcoming worksessions. Mr. Mueller shared that a virtual open house to provide information about proposed revisions to the Development Code regarding household occupancy limits was scheduled for March 1 at 6:00 p.m. He added that a link to join the open house was on the City website as well as the Community Development web page and invited Commissioners to attend and invite others to join.

Commissioner Andersen mentioned that she had viewed the recent Council worksession where household occupancy limits were discussed and did not feel that the comments from an earlier Planning Commission worksession were accurately relayed by staff to Council. She expressed a hope that future communication can be improved between the two boards.

Vice Chair Briscoe echoed the thanks and positive comments made by Mr. Eck regarding Caleb Jackson and Lauren Hillmer, shared his experiences of customer service provided by City staff and asked Mr. Mueller to thank all staff for their efforts and hard work.

VI. Adjournment

The meeting adjourned at 2:01 p.m.

Erik Briscoe, Vice, Chair

Brad Mueller, Secretary



Planning Commission Memorandum

Date: March 1, 2021
To: City of Greeley Planning Commission
From: Carol Kuhn, AICP, Chief Planner
Through: Mike Garrott, AICP, Planning Manager
RE: Development Code Update – Worksession
– Housing Options Council Recap and Infill
Strategies Discussion

At the December 15, 2020 Planning Commission (PC) worksession, Planning staff and Chris Brewster with Gouldevans presented possible code changes related to Housing and Neighborhoods, including “Missing” Middle Housing Types, Small-Format Housing, and Infill Strategies. The broader topic of “Housing & Neighborhood Policies” has been divided into smaller segments for Council worksessions. Since the December PC worksession, staff has conducted two in-depth discussions with City Council: “Missing” Middle Housing Types (January 12, 2021) and Small-Format Housing (February 23, 2021).

The primary goals of this Development Code Update are to:

1. Modernize and create user-friendly processes and procedures;
2. Target portions of the development code that are problematic, outdated and would, to the greatest extent, simplify and reduce review and approval times for development applications;
3. Establish efficient and flexible review and approval procedures throughout the code;
4. Create development standards that would facilitate and encourage redevelopment and business reinvestment within existing commercial corridors and stimulate infill development;
5. Create procedures for allowing alternative compliance to development standards to accommodate site context;
6. Implement strategic planning documents, such as Council's 3-Year Priorities, the Comprehensive Plan (Imagine Greeley), and the 2019 Housing Strategic Plan. The *Imagine Greeley: Comprehensive Plan* encourages a range of housing options to accommodate the City's diverse and growing population. The *Strategic Housing Plan* outlines key opportunities to provide a mix of single- and multi-family housing options, including these specific strategies from the Housing Plan:
 1. Amend the Development Code to promote housing choice;
 2. Minimize development costs for affordable housing;

3. Engage alternative housing providers to build affordable housing;
4. Improve the housing product mix;
6. Complete subarea and neighborhood plans;
7. Create more ownership, move-up, and executive housing options;
9. Facilitate development of manufactured home communities as an important affordable housing option.

The project has been broken down into three tracks:

- Track I: Non-substantive changes for organization and improved usability.
- Track II: Non-policy technical changes and coordination with other city policies and documents.
- Track III: Substantive changes called for in the Comprehensive Plan, that need broader input and direction.

The Track III changes require input from the Advisory Committee, Planning Commission, and City Council. In addition to the Council and Planning Commission work sessions, staff met with the Advisory Committee on December 14, 2020 and February 24, 2021 and will discuss Infill Strategies with the Advisory Committee on March 10, 2021. On March 9, 2021, staff will be conducting the final in-depth housing discussion on Infill Strategies with Council.

This PC worksession will provide details related to the feedback provided by Council on two of the three-part discussions with Council, “Missing” Middle and Small-Format housing options, as well as discuss how all of these pieces come together on infill projects. These strategies create the criteria that allows an infill project to “fit” into a neighborhood by evaluating it based on:

- **Frontage** – *the relationship of the building and site to the streetscape*
- **Size & Setback** - *the actual relationship of the building to adjacent property.*
- **Scale & Massing** - *the perceived relationship of the building to adjacent property*
- **Design Interest** - *windows, doors, ornamentation, design details*
- **Open Space** - *the relationship of non-building elements to adjacent property*
- **Architecture** - *the quality of design and the compatibility of a particular style*

Topic #1: Frontage Design

- Increase options with more “frontage types”
- Specify eligible types by context
- Increase administrative flexibility to tailor types to a block-specific context

Topic #2: Building Design

- Reduce complexity and use more subjective and basic design elements
- Simplify application to groups of building types
- Focus more objective, style-neutral form and facade standards.

Topic #3: Open Space Design

- Simplify “Neighborhood Identity Feature” menu options
- Refine lot-scale open space to specific building types
- Improve coordination between public, common and lot open space types

The Council summaries from the January 12th, February 23rd, and the March 9th worksessions have been included in the packet.

In addition to the Track III changes, staff has been working with the consultants on Track I and Track II changes as well and will be conducting a PC work session on March 23, 2021 to discuss proposed changes to Chapters 1 & 2 of the Development Code. Chapter 1 is the General Provisions section of the Code and Chapter 2 is the Procedures section of the Code.

Attachments:

- A. Council Summary – January 12, 2021 – “Missing” Middle Types
- B. Council Summary – February 23, 2021 – Small-Format Housing Options
- C. Council Summary – March 9, 2021 – Infill Strategies
- D. Minutes from 1/12/21 Council Work Session

Worksession Agenda Summary

January 12, 2021

Agenda Item Number

Brad Mueller, Community Development Director, 970-350-9786

Mike Garrott, Planning Manager, 970-350-9784

Carol Kuhn, Chief Planner, 970-350-9276

Title:

Development Code Update – Housing Options and “Missing” Middle

Background:

As introduced to Council at its October 27 worksession, the Community Development Department is undertaking an update the Development Code, with the intent for final adoption in September of 2021.

As indicated at that time, there are many goals in updating the Code, which has not been comprehensively reviewed since 1998. Among others, these goals include creating more efficient and flexible procedures throughout the code, setting development standards that will facilitate and encourage redevelopment and business reinvestment, and generally providing better alignment with the *Imagine Greeley Comprehensive Plan*, the *City's Housing Strategy*, and Council's 3-Year goals.

The project is being tackled in three tracks. The first track involves organizational and non-substantive changes designed to improve usability, the second track includes modifications to uses and procedures, and the third track includes more substantive policy changes. The Track III topics include *Housing & Neighborhoods* and *Placemaking & Urban Design*. These larger Track III topics are now being discussed with City Council at worksessions, as well as Planning Commission and the citizen Advisory Committee.

For this Council worksession, staff will review the existing residential zone districts, identify “missing” housing options, present opportunities for filling in the “missing” pieces, discuss the potential outcome of each of the solutions, and request direction from Council regarding these housing options.

Review:

The working team has reformatted the City's existing zone districts into a table format to facilitate the discussions, as follows:

Building / Lot Type	# of Units	Lot Size	Zoning Districts						
			H-A	R-E	R-L	R-M	R-H	C-L	C-H
Agriculture Acreage	1	40 ac.	■						
Detached House – Estate Lot	1	13K+		■	■	■	■	S	S
Detached House – Standard Lot	1	6K – 13K			■	■	■	S	S
Detached House – Neighborhood Lot	1	4.5K – 6K			□	□	□	S	S
Duplex – Standard Lot	2	6K +				■	■	S	S
Duplex – Neighborhood Lot	2	4.5K – 6K				□	□	S	S
Row House – Large Lot	4	2K				■	■	S	S
Apartment (all sizes / scales)	n/a	6K					■	S	S
Secondary Dwelling	1	60% of principle					■	S	S
Manufactured Home	8 du/ac	8 ac.	Requires R-MP zoning base on specific plan.						

- Permitted
- Permitted as Cluster Option with special considerations
- S Permitted as Use by Special Review

The Council Work Session will focus on three main options for discussion. Council is requested to give feedback, and provide direction on a preferred philosophical direction.

Path 1: Promote housing choice (most change) - Add more flexibility, smaller lot sizes, and types in all zone districts – R-L through R-H:

- 1A: Open-up options with fewer restrictions for all residential zone districts, focusing on standards that provide opportunities for a variety of housing types. Examples could include allowing smaller lots in R-L through R-H, and allowing duplexes and triplexes in R-L and R-M; OR
- 1B: Allow options with improved standards to ensure context and compatibility.
- Policy: More proactive in implementing diverse housing options. These zoning allowances would include existing built areas of the city.
- Community acceptance of changes will be important. Some project conflicts from citizens could occur (though more with 1A than 1B).

Path 2: Preserve housing choice (medium change) – Allow new options through special reviews or conditional use approvals.

- Preserves existing zone districts, but allows additional options through additional process.
- Not as predictable for the development community and is resource-intensive for staff and approval bodies.

- Policy: This path is more neutral towards implementing diverse housing. Additional housing options could be allowed, but would require additional reviews and approvals.

Path 3: Protect housing choice (minimal change) – This path would involve minimal changes to existing districts. A new zone district would be added for more housing options. However, this option would limit housing options largely to only new development and with re-zonings.

- Presents little disruption to existing neighborhoods, but does not utilize existing infrastructure or promote infill development. It would not promote many new housing choices in existing parts of the city.
- This path is the most reactive option, as it would not leverage opportunities in existing zoned areas and would rely on developers to bring creative projects for new projects, rather than in existing areas.
- Policy: More reactive to implementing diverse housing. The City would allow housing options, but only through future zoning decisions and by requiring developers to only be able to use this option of rezoning.

On December 14, 2020, staff and the consulting team met with the Advisory Committee to discuss Housing and Neighborhoods during a two-hour meeting. Staff and the consulting team also had a similar in-depth discussion with the Planning Commission during their work session on December 15, 2020. The Committee and the Planning Commission both used the attached Middle Housing Self-Guided Tour to inform their discussion and to refine the options for Council's consideration.

The broader topic of "Housing & Neighborhood Policies" is divided into smaller segments for Council worksessions. This worksession is the first in a three-part discussion on Housing and Neighborhoods:

Worksession	Topic
January 12, 2021	Housing Options/"Missing Middle" Types
February 9, 2021	Small-format Housing
March 9, 2021	Infill Strategies

Decision Options:

Staff is requesting direction regarding the three paths identified above. Which of the three paths seems appropriate for the City of Greeley?

Path 1 – Promote – remove restrictions, in either all or some zone districts, and include standards to regulate compatibility

Path 2 – Preserve - add more criteria and processes within the existing zone districts;

Path 3 – Protect - Add a new residential zone district – protecting existing neighborhoods, but only allowing options for new development or newly-rezoned properties.

Note that while a decision is sought from Council today, Council will not be firmly bound to the decision at this point. Based on Council's further discussion in February and March, staff will modify and refine specific code details. However, your feedback on a preferred philosophical approach will help narrow the decision-making process and allow staff to craft appropriate code language for your future consideration and final adoption prior to September.

Attachments:

PowerPoint Presentation – Housing Options

Middle Housing Self-Guided Tour, Planning Commission & Committee Exercise

Worksession Agenda Summary

March 9, 2021

Agenda Item Number

Brad Mueller, Community Development Director, 970-350-9786

Carol Kuhn, Chief Planner, 970-350-9276

Mike Garrott, Planning Manager, 970-350-9784

Title:

Development Code Update – Infill Strategies - Housing

Background:

This item supports City Council's 3-Year Priorities items, "Your Home Is Here: Evaluate the Strategic Housing Plan and implement it," and "Your Home is Here: Put a plan in place to ensure the future development is built around the village concept."

This worksession topic is **infill strategies**. These strategies create the criteria that allows an infill project to "fit" into a neighborhood by evaluating it based on:

- **Frontage** – *the relationship of the building and site to the streetscape*
- **Size & Setback** - *the actual relationship of the building to adjacent property.*
- **Scale & Massing** - *the perceived relationship of the building to adjacent property*
- **Design Interest** - *windows, doors, ornamentation, design details*
- **Open Space** - *the relationship of non-building elements to adjacent property*
- **Architecture** - *the quality of design and the compatibility of a particular style*

This "kit of parts" are critical elements that support the vision of village-style development, where there is diversity in the type, size, price point, and feel of housing and land uses.

The *Imagine Greeley: Comprehensive Plan* encourages a range of housing options to accommodate the City's diverse and growing population. The *Strategic Housing Plan* outlines key opportunities to provide a mix of single- and multi-family housing options, including these specific strategies:

- #1 Amend the Development Code to promote housing choice
- #2 Minimize development costs for affordable housing
- #3 Engage alternative housing providers to build affordable housing
- #4 Improve the housing product mix
- #6 Complete subarea and neighborhood plans
- #7 Create more ownership, move-up, and executive housing options
- #9 Facilitate development of manufactured home communities as an important affordable housing option

The Code Update team has been working toward meeting these goals through ongoing conversations with City Council, Planning Commission, and the Development Code Update Advisory Committee. On December 14, 2020 and February 24, 2021, staff and the consulting team met with the Code Update Advisory Committee to discuss this specific topic, and with the Planning Commission on December 15, 2020 and March 9, 2021.

The broader topic of "Housing & Neighborhood Policies" is divided into smaller segments for Council worksessions. This worksession is the third in a three-part discussion on Housing and Neighborhoods:

Worksession	Topic
January 12, 2021	Housing Options/"Missing Middle" Types
February 23, 2021	Small-Format Housing
March 9, 2021	Infill Strategies

The City's current code contains criteria related to these key strategies, but some standards are too vague, some are too specific, some are difficult to determine how and where they apply (zoning district; by area/overlay; building type; or a combination of all?), and many of the same standards are listed in multiple places in the Code, but sometimes stated slightly differently.

A major goal of the proposed Code Update is to provide flexible, simply-stated, effective code language, and to provide clarity regarding these issues.

Decision Options:

Staff is requesting direction regarding infill strategies. Staff would specifically like to explore with Council how these key infill strategies would allow a variety of housing options to be incorporated particularly into existing areas throughout the City.

Topic #1: Frontage Design

Recommendations:

- Increase options with more "frontage types"
- Specify eligible types by context
- Increase administrative flexibility to tailor types to a block-specific context

Topic #2: Building Design

Recommendations:

- Reduce complexity and use more subjective and basic design elements
- Simplify application to groups of building types (S, M, L)
- Focus more objective, style-neutral form and facade standards.

Topic #3: Open Space Design

Recommendations:

- Simplify "Neighborhood Identity Feature" menu options
- Refine lot-scale open space to specific building types
- Improve coordination between public, common and lot open space types

Recommendations for each topic are also found at the end of the PowerPoint presentation.

Note that while direction is sought from Council today, Council will not be firmly bound to a decision at this point. However, your feedback on a preferred philosophical approach will help narrow the decision-making process and allow staff to craft appropriate code language for your future consideration and, ultimately, final adoption prior to September.

Attachments:

PowerPoint Presentation – Infill Strategies

Worksession Agenda Summary

February 23, 2021

Agenda Item Number 7

Brad Mueller, Community Development Director, 970-350-9786

Carol Kuhn, Chief Planner, 970-350-9276

Mike Garrott, Planning Manager, 970-350-9784

Title:

Development Code Update – Small-Format Housing Options

Background:

This item supports City Council's 3-Year Priorities items, "Your Home Is Here: Evaluate the Strategic Housing Plan and implement it," and "Your Home is Here: Put a plan in place to ensure the future development is built around the village concept."

This worksession topic of **small-format housing options** includes discussion of **small lots, accessory dwelling units (ADU's), and mobile home/other small format housing**. The *Imagine Greeley: Comprehensive Plan* encourages a range of housing options to accommodate the City's diverse and growing population. The *Strategic Housing Plan* outlines key opportunities to provide a mix of single- and multi-family housing options, including these specific strategies:

- #1 Amend the Development Code to promote housing choice
- #2 Minimize development costs for affordable housing
- #3 Engage alternative housing providers to build affordable housing
- #4 Improve the housing product mix
- #6 Complete subarea and neighborhood plans
- #7 Create more ownership, move-up, and executive housing options
- #9 Facilitate development of manufactured home communities as an important affordable housing option

Planning Staff and the consulting team have been working toward meeting these goals and objectives through our on-going conversations regarding the Update with City Council, Planning Commission, and the Development Code Update Advisory Committee. On December 14, 2020, staff and the consulting team met with the Code Update Advisory Committee to discuss this topic, and with the Planning Commission on December 15, 2020.

The broader topic of "Housing & Neighborhood Policies" is divided into smaller segments for Council worksessions. This worksession is the second in a three-part discussion on Housing and Neighborhoods:

Worksession	Topic
January 12, 2021	Housing Options/"Missing Middle" Types
February 23, 2021	Small-Format Housing
March 9, 2021	Infill Strategies

Decision Options:

Staff is requesting direction regarding small-format housing options. Small-format housing options include:

Topic #1: Small Lots

Topic #2: Accessory Dwelling Units (ADU's)

Topic #3: R-MH (Residential – Mobile Home)& Small Format

Staff would specifically like to explore with Council where and how these small-format housing options fit in the City.

Recommendations for each topic are found at the end of the PowerPoint presentation.

In summary, while 4,500 square foot lots are allowed in the R-L (Residential Low) zone district, they are only allowed in a limited fashion through an obscure clustering option. Staff is recommending the removal of this requirement, allowing lots as small as 4,500 square foot in the R-L zone district, provided specific design criteria can be met. Staff is also recommending provisions to allow for ADU's and other small-format housing options in the R-L, R-M (Residential Medium), and R-H (Residential High) zone districts.

Note that while direction is sought from Council today, Council will not be firmly bound to a decision at this point. Based on Council's additional discussion in March, staff will modify and refine specific code details. However, your feedback on a preferred philosophical approach will help narrow the decision-making process and allow staff to craft appropriate code language for your future consideration and, ultimately, final adoption prior to September.

Attachments:

American Planning Association Planning Magazine (Winter 2021) Article *Here Comes the Neighborhood*, by Robert Liberty

PowerPoint Presentation – Housing Options – Small Format Housing

City of Greeley, Colorado
CITY COUNCIL WORKSESSION REPORT
 January 12, 2021

1. Call to Order

Mayor John Gates called the remote meeting to order at 6:00 p.m. via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. Roll Call

Cheryl Aragon, Deputy City Clerk, called the roll.

PRESENT

Mayor John Gates

Council Member Tommy Butler

Council Member Brett Payton

Council Member Dale Hall

Council Member Michael Fitzsimmons

Council Member Ed Clark

Council Member Kristin Zasada

4. Reports from Mayor and Councilmembers

Council Member Hall reported on a recent meeting with the Towns of Windsor, Severance and Eaton at which O Street and connections from it to I-25 and Highway 85 were discussed. He noted that talks have turned to connecting via Highway 392 and that the conversation will continue with the Colorado Department of Transportation (CDOT).

Council Member Butler reported on the upcoming Virtual Martin Luther King Day Program and March scheduled for January 18th and directed everyone wanting more information to the City's website.

5. COVID-19 Update

Dan Frazen, Emergency Manager, reviewed the most recent statistics; spoke of the COVID-19 variant that has reached a few Colorado Counties, but not Weld; highlighted the 65th Avenue testing site; and reminded everyone that Weld County and Greeley are both operating in the State's Orange level at this point.

Emergency Manager Frazen, along with Anissa Hollingshead, City Clerk, went on to provide an update on the City's Five Star Program. City Clerk Hollingshead made note of a recent Committee Meeting and stated that the City still awaits State approval, but that it is very close. She added that the Town of Windsor may join our program after that recommendation came from the Colorado Department of Public Health and Environment. All requested documentation to affect that partnership has been provided to the State.

City Clerk Hollingshead wrapped up her update by noting that things are moving forward, and everyone involved is happy with the engagement and partnerships thus far.

6. Terry Ranch Water Project Update

Sean Chambers, Water & Sewer Director, reported that this project is really about storage and drought resiliency, and about a way to use ground water conjunctively with senior water rights within the City's infrastructure. He noted that this update will focus on the City's due diligence efforts.

Director Chambers shared that the staff came upon this project through the Federal Permitting process noting that it was quickly identified as an alternative and studied it along with all other alternatives. He stated that it became the City's preferred option, and an aggressive due diligence process began.

Along with Adam Jokerst, Deputy Director of Water Resources, Director Chambers provided detail about this due diligence work, related costs, and responded to various questions that have been raised about this project. They concluded their presentation by stating that staff expects to complete the review of engineering work in the coming weeks, and the project will come back to Council in March.

Harold Evans, Water & Sewer Board Chairman, was present and stated that he has kept a big picture attitude when considering this project such as growth, Greeley's agricultural history and background, climate change and things that could impact the City's water supply given that there is significant regional competition for water supplies.

Chairman Evans concluded by stating that he has full confidence in the City staff and expertise, and he emphasized his support of this project.

Mick Todd, Water & Sewer Board Member, reiterated what Chairman Evans shared and added that this project has had more due diligence than any other project he has seen in his time on the Board. He noted that staff is working hard to address concerns and questions from the community, and as such, expressed support for this project.

In response to a question from Council Member Zasada about long-term drought supply, Deputy Director Jokerst advised that the design of this project is for a six-year drought in which all supplies are running low. He emphasized that this project would get the City through that and it wouldn't be used year in and year out.

Council Member Clark inquired about processing this water during spring runoff, and Deputy Director Jokerst shared that some of it could be treated during the spring, but also at other times of the year.

Deputy Director Jokerst also shared, in response to an additional question from Council Member Clark that all uranium will be removed before the water ever enters our pipeline.

Staff concluded its presentation by noting that permitting Milton Seman is extremely difficult, so this project was found because the Water & Sewer Board directed staff to find other alternatives.

Staff and the Board were thanked for their time and efforts on this project and this update.

7. City of Greeley Natural Areas and Trails Strategic Plan

Andy McRoberts, Culture, Parks & Recreation Director, introduced Justin Scharton, Superintendent of Trails and Natural Areas, who provided a summary of this ten-month effort to prioritize efforts and work with both internal and external partners to develop a strategic plan. He made note of the extensive outreach to develop an inclusive road map moving forward.

Jeremy Call, Consultant, was introduced, and he spoke of the five-year strategic plan for natural areas, trails & open lands and made note of the need for strategy since this is a new Division for the City with no dedicated funding sources. He stated that COVID-19 has underscored the importance of parks, trails and natural spaces.

Mr. Call reviewed the current inventory with the City of parks, trails and open spaces and reviewed the various phases and revisions to this plan. He also reported that there has been extensive outreach and engagement in the community and with the City's Boards and Commissions.

Discussion turned to moving forward with alternative funding mechanisms as a tax may be hard to sell to voters.

Staff was thanked for their work on this.

8. Development Impact Fee Discussion Follow Up

Brad Mueller, Community Development Director, reported that this item is a follow-up from the last time it was discussed with Council. He referenced a chart that provides research requested by the Council at that time.

He also noted, relative to the five-year study, that staff would like to bring forward a formal action which would finalize acceptance of the Study and that the fee recommendations within it are not being adopted, but rather that the City will move forward with existing fees in place.

Council reached general consensus to proceed as outlined to take formal action at a future meeting.

9. Development Code Update – Housing Options and Missing Middle

Director Mueller reported that the Development Code Update has been discussed with Council and that periodically staff will be coming back with individual topics for updates and feedback. He introduced Chris Brewster, Consultant with Ayres and Associates, who reviewed the overall project and its' goal of implementing the Comprehensive Plan, raising expectations, improving regulations, and policy coordination.

Mr. Brewster went on to review various tracks, structure, improvements, and additions in the areas of engagement and updates, as well as key issues for each track. He also reviewed housing types that exist now.

Director Mueller advised that he and staff will continue to solicit feedback and continue with additional presentations going forward. He especially thanked Council Members Butler and Zasada for their work on this project along with the staff.

10. Scheduling of Meetings and Other Events

City Manager Otto noted that there were no additional meetings or events scheduled.

11. Adjournment

There being no further business before the Council, the meeting was adjourned at 8:20 p.m.

John Gates, Mayor

Cheryl Aragon, Deputy City Clerk

PLANNING COMMISSION SUMMARY

ITEM: Household Occupancy Standards Worksession

PLANNER: Caleb Jackson, AICP | Planner II

WORKSESSION DATE: March 9, 2021

PLANNING COMMISSION FUNCTION:

To review the provided materials and provide feedback and guidance.

BACKGROUND

The Strategic Housing Plan tasked the Community Development Department to work to amend household occupancy standards in response to escalating housing costs and a shortage of housing stock. Over the last several months, staff discussed the topic with the Housing Task Force, Code Advisory Committee, and Planning Commission. City Council discussed household occupancy standards at a worksession on February 9, 2021 (see Attachment A). City Council directed staff to work with Planning Commission in exploring the concept of basing the number of unrelated adults allowed to share a single-family dwelling in the lower density residential zones on the number of bedrooms within the dwelling unit (see Attachment B).

At the previous worksession with Planning Commission, staff presented various reasons to reevaluate household occupancy standards including rising housing costs, low housing availability, changing demographics, and practices in other communities. Since that time, Denver increased their allowance from U+1 to U+4, Loveland City Council directed staff to explore options including U+4 and basing the allowance on the number of bedrooms, and Fort Collins (U+2) scheduled final consideration of a Housing Strategic Plan for March 2 that includes removing or revising household occupancy standards as an action item.

DRAFT CODE

Family shall mean any of the following groups living together as a single household:

1. any number of persons who are interrelated by blood, marriage, civil union, adoption or other legal custodial relationship; or
2. not more than one (1) adult, plus one (1) unrelated adult per bedroom in the dwelling unit, up to a maximum of five (5) unrelated adults total, plus any number of persons related to those unrelated adults by blood, adoption, guardianship or other legal custodial relationship in the R-E (Residential Estate), R-L (Residential Low Density), R-M (Residential Medium Density), and R-MH (Residential Mobile Home Community) zoning districts and comparable areas within Planned Unit Developments; or
3. any number of related or unrelated people in all other zoning districts.

The number of household occupants must be compliant with the International Property Maintenance Code. A studio or efficiency dwelling unit is counted as a 1 (one) bedroom unit.

CURRENT CODE

Bedroom shall mean any room intended and used principally for sleeping purposes.

Family shall mean an individual living alone, or any number of persons living together as a single household who are interrelated by blood, marriage, adoption or other legal custodial relationship; or not more than two (2) unrelated adults and any number of persons related to those unrelated adults by blood, adoption, guardianship or other legal custodial relationship. In multi-family units, the number of unrelated adults shall be determined based on the provisions of the City's Housing Code. For purposes of this definition, a bona fide employee of the family who resides in the dwelling unit and whose live-in status is required by the nature of his or her employment shall be considered a member of the family.

PUBLIC INPUT

Two surveys are available on the City of Greeley's website. The surveys are not meant to be scientific or adjusted to reflect a representative sample of the community. Rather, they are intended to provide an avenue for interested community members to provide feedback. The results are provided for reference, but should not be construed as representing the opinions of the community as a whole.

The first survey was published in January to provide the public with an opportunity to provide initial input on the topic and has received over 300 responses. As of February 24, about 62% of respondents were aware that the Municipal Code limits the number of unrelated adults allowed to share a single-family dwelling. Over 59% expressed that the number of unrelated adults allowed to share a home should be increased from the current "You plus one" (U+1) standard.

The second survey was tailored to the concept of using the number of bedrooms in a single-family dwelling to set the number of unrelated adults allowed to share the home. As of February 24, 107 responses were received (see Attachment C). Over 95% of respondents indicated that they live in single-family dwellings despite single-family dwellings making up under 64% of the community's housing stock.

Most respondents (68%) indicated a preference to maintain the current allowance of two unrelated adults in a two-bedroom house. The majority indicated a preference to increase the allowance above two unrelated adults in a three-bedroom (52%) and four-bedroom house (54%).

Common concerns shared from respondents not favoring increasing the allowance were: parking/traffic, property maintenance, overcrowding, density/character, noise, trash, crime, and property values. Common themes shared from respondents in favor of increasing the allowance were: increased flexibility, privacy, unaffordability, changing demographics, housing stability, and economic development.

A virtual public open house was held on March 1, 2021, with 26 attendees from the public. Further information about public input from the open house and ongoing survey responses will be provided at the worksession.

ATTACHMENTS

Attachment A – Draft City Council Worksession Minutes (2.9.2021)

Attachment B – Greeley Tribune Article (2.14.2021)

Attachment C – Second Survey Results (2.24.2021)

City of Greeley, Colorado
CITY COUNCIL WORKSESSION REPORT
February 9, 2021

1. Call to Order

Mayor John Gates called the virtual meeting to order at 6:00 p.m. via the City's Zoom platform.

2. Pledge of Allegiance

Mayor Gates led the Pledge of Allegiance to the American Flag.

3. Roll Call

Cheryl Aragon, Deputy City Clerk, called the roll.

PRESENT

Mayor John Gates

Council Member Tommy Butler

Council Member Brett Payton

Council Member Dale Hall

Council Member Michael Fitzsimmons

Council Member Ed Clark

Council Member Kristin Zasada

4. COVID-19 Update

Dan Frazen, Emergency Manager, reviewed the most current statistics on COVID-19 and referenced the new State dial shared by the Governor. He also shared that staff and residents at long-term care facilities are expected to have the vaccine by February 18th. He reviewed the four metrics and statistics that have put us in yellow on the statewide dial and noted that we have to remain there for 7 days.

With regard to the Five Star Program, Emergency Manager Frazen reported that 70 percent of the age 70+ population needs to be vaccinated before businesses can operate in blue on the statewide dial, which is the next level up from yellow, and that we are at about 57 percent currently.

He went on to highlight the new data links added in his report within the employee dashboard for employees and facility occupancy. He advised that soon, the data will be shared daily with everything in one place, and until that happens, these Tuesday reports to Council will happen.

In response to a question from Council Member Butler, Emergency Manager Frazen advised that for the new metric, the second vaccine is the metric for hitting the 70 percent mark.

Council Member Fitzsimmons reported that he received his second vaccine with no reactions and encouraged everyone to get vaccinated.

Anissa Hollingshead, City Clerk, provided additional information on the Five Star Program and emphasized that this is a valuable program with benefits to businesses for applying and becoming certified.

5. Reports from Mayor and Council Members

Council Member Hall reported that the Colorado School of Mines is undertaking a project gathering ideas for the Poudre River Trail Narrows Project. Ideas from those engineering students will be shared soon.

Council Member Clark asked for more information about the \$93,000 that would be used to increase the ability for folks to get into the Recreation Center and Funplex to work out and use these facilities.

Roy Otto, City Manager, reported that staff will move forward in this regard and monitor how many people are using the facility, as well as monitor the budget for any needed supplemental appropriations. He added that additional hours will begin March 1st at the Recreation Center.

6. 2020 Year-end CIP Report

Joel Hemesath, Public Works Director, reported that staff in the Public Works, Water & Sewer, and Culture, Parks & Recreation Departments (CPRD) work together each month on an internal committee called the Capital Projects Committee (CPD) to coordinate capital improvement projects (CIP). He noted that this work consists of five-year planning, budget status updates, and coordination of projects to minimize disruption to areas, debriefing on projects, and training.

Together with Andy McRoberts, Culture, Parks & Recreation Director, and Adam Pryor, Chief Water & Sewer Engineer, Mr. Hemesath proceeded to review the report and offered a status of all major capital projects within Public Works, CPRD, and Water & Sewer, highlighting that the CIP budget totaled \$161,762,184 for 138 different projects.

7. Household Occupancy Standards

Brad Mueller, Community Development Director, reported that single-family zoning became prominent in the suburban housing boom of the 1950's and 1960's. Greeley first limited the number of unrelated adults allowed to share a single-family dwelling in 1966 and the number of unrelated adults allowed to share housing has been adjusted over time.

He introduced Caleb Jackson, Planner, who shared that the current standard of "you plus one" allows no more than two unrelated adults to share a single-family dwelling in

low-density areas and dates back to 1980. The increasing cost of housing in Greeley is increasing pressures for Greeley fair market rent and median sales prices for housing.

Planner Jackson reviewed standards set by peer communities and considerations. He noted that the Housing Task Force, Code Advisory Committee, the Planning Commission and the public offered feedback through a survey and found that there seems to be a desire to slightly increase the number of unrelated people in a single-family dwelling.

Planner Jackson reviewed options for Council to consider which included everything from maintaining the status quo or increasing the number based on the number of bedrooms, house size, etc.

Director Mueller shared that the goal is to get some consensus or general direction about Council's preference on this which will give staff the benefit of being able to provide Code updates and frame the issues around small lot formatting, accessory dwelling units, etc.

Council Member Clark expressed that he would not be in favor of increasing the "you plus one" designation since it is not enforceable. He added that he would not be supportive of creating those kinds of impacts to neighborhoods.

Council Member Hall shared his concern that there seems to be a disparity between related and unrelated status noting that "you plus one" is too restrictive and any number of unrelated people is too lenient. He did state that tying it to the number of bedrooms is intriguing and that it might be a good compromise.

Council Member Butler expressed agreement with Council Member Hall that tying it to the number of bedrooms does seem like a good compromise and also agreed that "you plus one" is unenforceable.

Council Member Zasada shared that she is on a mission to protect single-family zoning, and the "you plus one" designation. She stated that the issue is packing multiple tenants inside a house. She would support a small movement or an increase in other zoning areas like Residential High Density (R-H) or Residential Medium Density (R-M), but not Residential Low Density (R-L).

Council Member Payton stated that this has been discussed for many years and noted that there is only a problem when neighbors complain. Director Mueller agreed and added that there is not any ability currently to actively enforce in neighborhoods.

Council Member Payton stated that he is in favor of some change, and that this is worth additional investigation.

Council Member Fitzsimmons stated that he would like to know more about other communities that have increased from "you plus one" before a decision is made here. He added that what is really needed is enforcement, so change plus enforcement is needed for it to work.

Conversation ensued about related and unrelated people in neighborhoods and the impacts of each on a neighborhood.

Director Mueller advised that some geographic considerations could also be devised, like other communities have done.

Council consensus was reached on staff recommended option C.

Director Mueller emphasized that this discussion helps staff and noted that this is not a one and done deal. Public hearings and presentation to the Planning Commission may bring forth some new information to consider. There will be more opportunity to tie this together that hopefully meets policy goals when it comes back to Council in September.

Council Member Zasada offered that as staff looks more at the number of bedrooms, to consider both conforming and non-conforming uses.

8. Scheduling of Meetings and Other Events

City Manager Otto noted that there were no additional meetings or events scheduled.

9. Adjournment

There being no further business to come before the Council, the Worksession was adjourned at 7:10 p.m.

John Gates, Mayor

Cheryl Aragon, Deputy City Clerk

LATEST HEADLINES

Greeley council split on household occupancy debate after work session



Construction workers work on the Boone at Maddie apartment complex under construction on 8th Avenue between downtown and the University of Northern Colorado in Greeley Tuesday, Nov. 19, 2019. (Alex McIntyre/amcintyre@greeleytribune.com)

By **CUYLER MEADE** | cmeade@greeleytribune.com | Greeley Tribune
PUBLISHED: February 9, 2021 at 9:08 p.m. | UPDATED: February 14, 2021 at 10:57 a.m.



The city of Greeley hasn't significantly updated its household occupancy standards since 1980, but, after a divided debate at Tuesday night's City Council work session, it's hard to say whether it's any closer to making a substantial change.

Household occupancy standards refer to a zoning standard determining the allowable makeup of occupants in a so-called "single-family" dwelling. Since that 1980 update, the city has allowed what it calls "You Plus One," which is abbreviated in zoning parlance to U+1.

That means the owner of the building, plus one unrelated adult, maximum. While there are numerous areas of the city that don't carry this code, and while this does not apply to adults or children who are related to each other, most of the city's residential property is zoned to limit unrelated adults to a maximum of two total living in a single home.

Tuesday, as part of the ongoing effort by the city to address rising home price-to-income gaps — which is, at large, the city's Strategic Housing Plan — Greeley City Council heard a presentation from community development director Brad Mueller and planner Caleb Jackson. The presentation prompted them to weigh increasing the city's household occupancy standards from U+1 to something potentially less restrictive.

The purpose of the work session was to direct city staff in preparing a proposal upon which official readings, public comment and, eventually, a council vote could be based. But, of four loose groups of optional directives offered to the council, one received just light consensus at best, with four of seven councilmembers indicating approval for the direction, and at least two others voicing fervent disapproval of that direction.

Those two most strongly against the suggestion of diminishing restrictions on residential property not already zoned for unlimited unrelated adults — like, for example, the larger college neighborhoods near the University of Northern Colorado and a few areas of town near downtown — were councilmembers Kristin Zasada and Ed Clark. Both Zasada and Clark represent the city as at-large councilmembers.

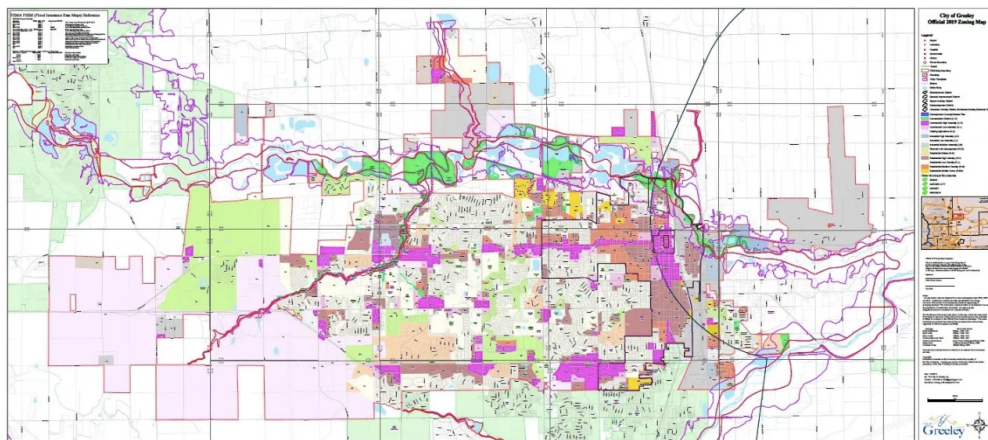


“In a previous life, I worked on neighborhood problems in the Greeley area,” Clark said during the work session, likely referring to his career as a Greeley police officer. “We can’t enforce how many people live in a dwelling anyway, and that’s a frustrating piece. But I’m not in favor of going any higher than U+1, not in favor of spending any time to go higher. I think that when we get U+2, and +3, we’re getting three, four cars on the street, neighborhood gets cluttered, neighbors get mad. I’m a no, and I don’t want to see this go forward.”

Zasada spoke to a similar concern.

“My goal has been to protect the integrity of the (Residential-Low Density, or R-L) zoning,” Zasada said, referring to the city’s zoning code for the least dense neighborhoods, a designation that encompasses the vast majority of central and west Greeley. “Single-family zoning. We live downtown, we’re in R-L, but we butt up against R-M (Residential-Medium Density), and the problem houses are the ones with a lot of people. It’s not families; big families could be lots of kids, elderly parents, generally that’s not the issue. It’s generally packing multiple tenants into the house. There’s a reason we have R-L, R-M and R-H (Residential-High Density, areas currently zoned for unlimited unrelated adults, which are mostly in east Greeley near UNC and downtown). We should protect R-L for those that want that single-family, neighborly experience versus people who want more urbanized.”

Zasada suggested making a change to only R-M and R-H neighborhoods. R-M is, roughly speaking, the smallest geographical zoning designation. It somewhat buffers, broadly speaking, the R-H neighborhoods in east Greeley from the larger R-L swaths that mainly start in central Greeley and expand moving west.



The city of Greeley’s official zoning map. Areas within city limits in white are Residential-Low Density. Areas in salmon are Residential-Medium Density. Areas in maroon are Residential-High Density. Areas in pink are Commercial-High Intensity.



Zasada and Clark ended up being in a slight minority after mayor John Gates concluded the discussion and asked for a general consensus. Four councilmembers, Gates and councilmembers Tommy Butler, Dale Hall and Brett Payton, all demonstrated their support for one of four suggestions by staff, that the restriction be relaxed related to number of bedrooms in a dwelling.

According to the presentation, that direction might be fairly unique among nearby communities. City Council in Denver, which had been one of very few Colorado cities like Greeley operating under U+1 restrictions, voted in the wee hours of Tuesday morning after a Monday night public comment session that lasted for hours to amend its code to allow U+4 restrictions. Fort Collins, Evans, Boulder and Laramie, Wyoming, are among those cited in the presentation under U+2. Windsor, Aurora and Brighton operate with U+3. Longmont, Thornton, Colorado Springs and others use U+4, the group Denver joins. Montrose is U+7. Cheyenne, Wyoming, is among cities that are U+Unlimited.

The reason behind the proposed change is to endeavor to create more options for different demographics of residents so they have a living situation they can afford.

“Greeley has the beginning of a job-to-housing imbalance,” said Mueller in a phone conversation with the Tribune before the council work session. “It’s a good problem, it means we’re having good jobs growth. But housing is not keeping up. That’s a local phenomenon but also a national one; we’re not completely unique. But it doesn’t change the fact that we know there’s not enough housing. There are many different strategies in the Strategic Housing Plan to address that, plans to address executive housing, lower-income housing, building more housing, how to promote that. But another is recognizing that increasing the use of existing housing is one way to address it, as well.”

Mueller’s position in the debate is not to sway one or another perspective, but simply to present facts and allow elected representatives to make a decision on behalf of the people of the city. He pointed out, though, that many variables have changed since the U+1 restriction was put in place 41 years ago.



“Housing affordability is one reason it’s a timely topic, but the other is changing demographics,” he said. “These are not unique to Greeley. They’re reviewing this policy nationwide. But, a couple of generations ago or so, over 50% of households had children in them. That number’s down to less than 25%. People are getting married later in life, they live longer, and it’s only natural then that housing situations are changing. We know there are circumstances where young professionals, for one example, want the opportunity to buy a home together. Currently, the law allows U+1 in R-L and R-M zones. We’ve heard of elder hosting ... a relatively new phenomenon where widows or widowers, as an example, want a companion or two living in the house for financial reasons or other reasons, and being able to do that, rental or co-ownership is becoming more and more in the interest of people.

“It’s a difficult policy, but the city revisits this every 7 to 10 years. It’s not unusual to be talking about this.”

Mueller acknowledged the historical reason for these restrictions, which are largely being relaxed across the country, was as a tool for managing neighborhood makeup.

“It’s a tool in toolbox for managing potential nuisances,” he said, delicately. “Going back to why zoning was invented about 100 years ago, it was to manage offsite impact. ... Limiting occupancy to so many unrelated and families was seen as a tool to manage the stability of neighborhoods and the potential for nuisances. That’s fundamentally why, in the 1960s, places started adopting these regulations.”

Greeley originally implemented a limit on unrelated adults in a single home in 1966. It was then U+2. In 1976 it shrank to U+0, and it increased to its current limit in 1980, with only small tweaks having been made in the time since.

In the heated debate in Denver City Council Monday night, [according to one report from Denver Business Journal](#), the council there received 619 letters in favor of relaxing restrictions and 524 against them. The Denver Post, [in a report ahead of the Tuesday morning vote](#), spoke at length with Denver city staff and many others about the history of the restriction. Among those who spoke to the publication was Laura Swartz, communications director for Denver’s Department of Community Planning and Development, who pointed out a concern often voiced by those opposed to these sorts of zoning restrictions.

“Zoning codes in many ways legalized discrimination as Denver grew, keeping lower-income residents separate from single-family homes,” Swartz is paraphrased as saying in the article.



This subject was not broached directly during Tuesday’s Greeley City Council work session. Zasada mentioned, unrelated to that angle, that Denver’s decision was not at all impactful or persuasive upon her intentions as an elected representative for Greeley.

“Neighboring communities or Denver, they’re not Greeley,” she said. “We have our own unique issues and unique strengths. I’m not swayed because Denver made a change.”



SPONSORED CONTENT

9 Strange Things Millionaires Do With Their Money, But Most of Us Have Never Tried



By The Penny Hoarder



These are simple money moves any normal, non-millionaire person can make today.



Cuyler Meade | Public Money reporter

Cuyler Meade is the public money reporter at the Greeley Tribune. Reach him at 970-392-4487 or cmeade@greeleytribune.com, or follow him on Twitter

[@CuylerMeade](https://twitter.com/CuylerMeade).

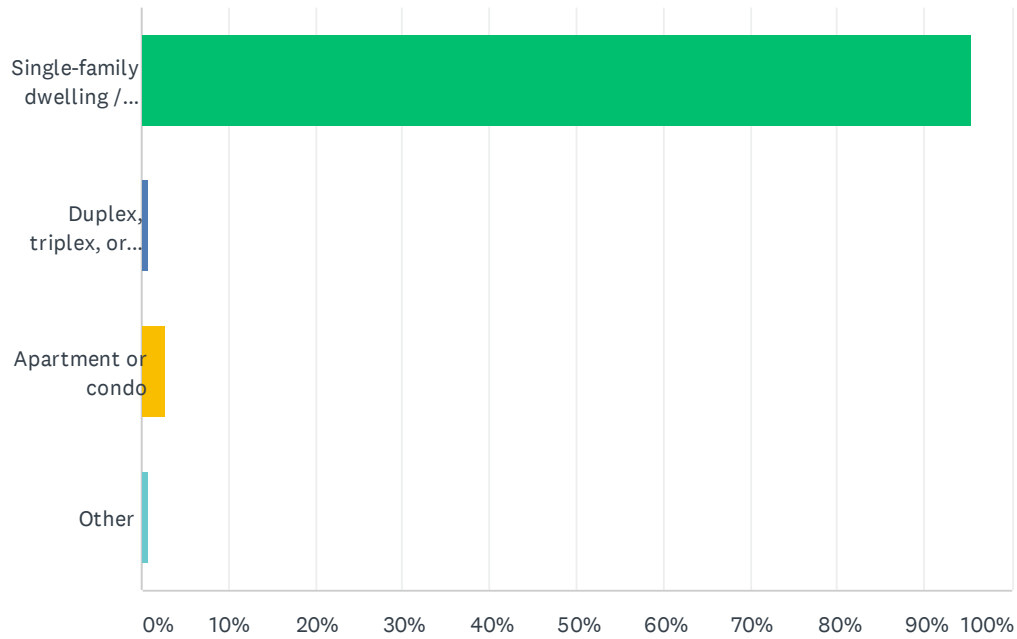
cmeade@greeleytribune.com

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Q1 In what type of housing do you currently reside?

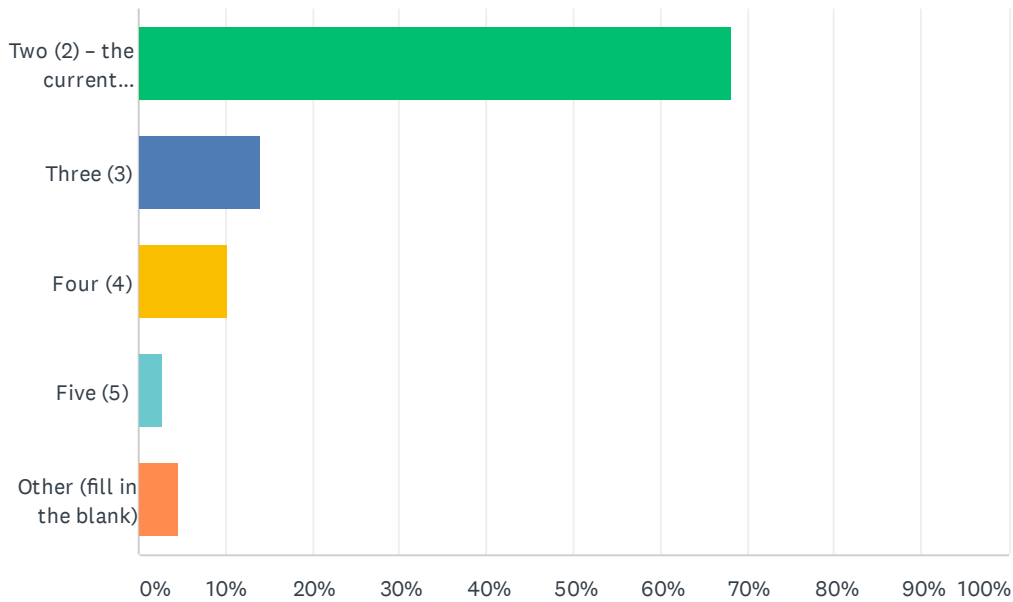
Answered: 107 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-family dwelling / detached house	95.33%	102
Duplex, triplex, or townhome	0.93%	1
Apartment or condo	2.80%	3
Other	0.93%	1
TOTAL		107

Q2 How many unrelated adults do you think should be allowed to share a typical two (2) bedroom house?

Answered: 107 Skipped: 0

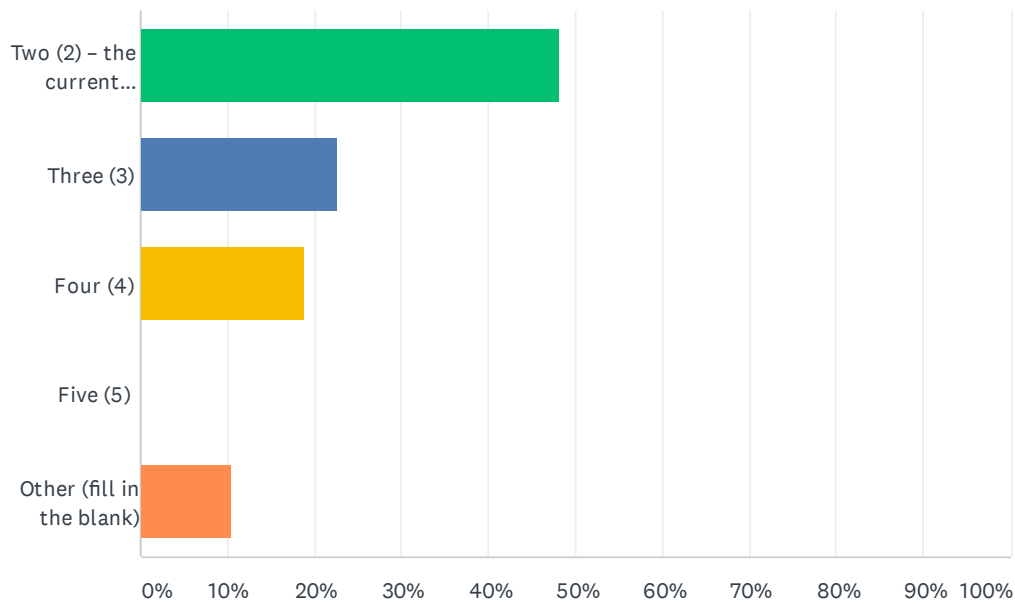


ANSWER CHOICES	RESPONSES	
Two (2) – the current allowance	68.22%	73
Three (3)	14.02%	15
Four (4)	10.28%	11
Five (5)	2.80%	3
Other (fill in the blank)	4.67%	5
TOTAL		107

#	OTHER (FILL IN THE BLANK)	DATE
1	I think it should be up to the people occupying the house based on their unique circumstances	2/23/2021 9:57 AM
2	As many as desired.	2/23/2021 7:26 AM
3	one - exception would be parents	2/23/2021 6:15 AM
4	Unlimited	2/22/2021 5:45 PM
5	As many as the people in the house want	2/20/2021 9:54 AM

Q3 How many unrelated adults do you think should be allowed to share a typical three (3) bedroom house?

Answered: 106 Skipped: 1



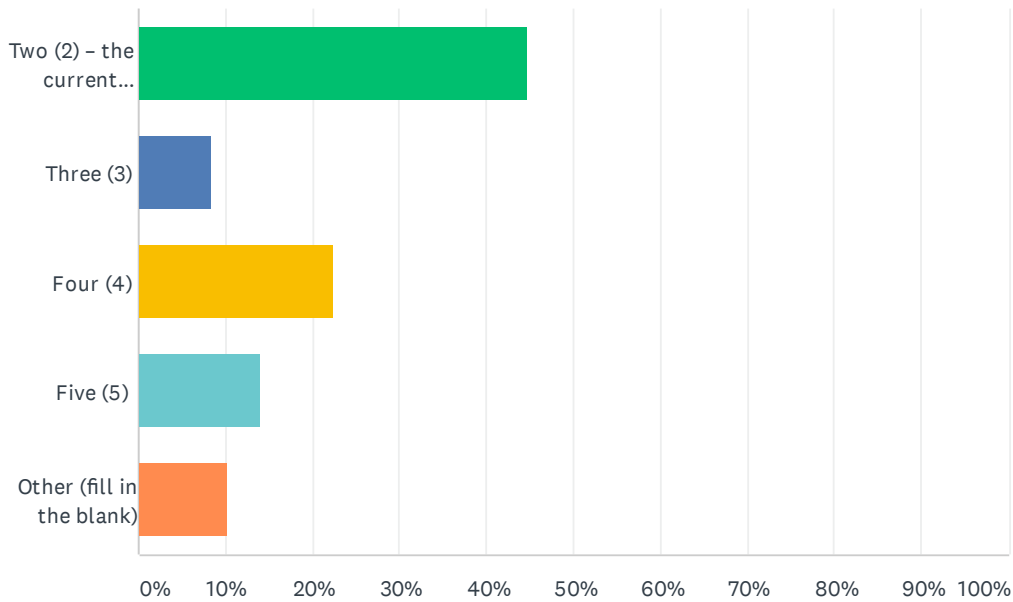
ANSWER CHOICES	RESPONSES	
Two (2) – the current allowance	48.11%	51
Three (3)	22.64%	24
Four (4)	18.87%	20
Five (5)	0.00%	0
Other (fill in the blank)	10.38%	11
TOTAL		106

Household Occupancy Standards Survey #2

#	OTHER (FILL IN THE BLANK)	DATE
1	I think it should be up to the people occupying the house based on their unique circumstances	2/23/2021 9:57 AM
2	As many as desired.	2/23/2021 7:26 AM
3	No more than 6	2/23/2021 7:00 AM
4	one - exception parents	2/23/2021 6:15 AM
5	6	2/22/2021 11:10 PM
6	Unlimited	2/22/2021 5:45 PM
7	However many	2/22/2021 5:28 PM
8	6	2/20/2021 11:07 PM
9	As many as the people in the house want	2/20/2021 9:54 AM
10	6	2/19/2021 6:44 PM
11	6	2/19/2021 5:01 PM

Q4 How many unrelated adults do you think should be allowed to share a typical four (4) bedroom house?

Answered: 107 Skipped: 0



ANSWER CHOICES	RESPONSES	
Two (2) – the current allowance	44.86%	48
Three (3)	8.41%	9
Four (4)	22.43%	24
Five (5)	14.02%	15
Other (fill in the blank)	10.28%	11
TOTAL		107

Household Occupancy Standards Survey #2

#	OTHER (FILL IN THE BLANK)	DATE
1	I think it should be up to the people occupying the house based on their unique circumstances	2/23/2021 9:57 AM
2	As many as desired.	2/23/2021 7:26 AM
3	No more than 8	2/23/2021 7:00 AM
4	one - exception parents	2/23/2021 6:15 AM
5	8	2/22/2021 11:10 PM
6	Unlimited	2/22/2021 5:45 PM
7	Maybe up to 8 if couples	2/22/2021 5:28 PM
8	8	2/20/2021 11:07 PM
9	As many as the people in the house want	2/20/2021 9:54 AM
10	8	2/19/2021 6:44 PM
11	8	2/19/2021 5:01 PM

Q5 Please provide any additional feedback on this topic.

Answered: 62 Skipped: 45

Household Occupancy Standards Survey #2

#	RESPONSES	DATE
1	Related, or unrelated, the adult occupants of a house have considerable impact on parking whether on street or off street. The parking capacity challenges of a neighborhood change quickly when extra adults occupy single residence.	2/24/2021 9:54 AM
2	What about the number of children in the house hold. That makes a difference in the number of bedrooms and adults.	2/24/2021 8:31 AM
3	Is there a problem with current code or just manufacturing a reason to change the code that works.	2/23/2021 8:17 PM
4	Even with current limitations, there are several "houses" on our block in the older part of Greeley which house 3-5 unrelated renters. These temporary residents don't give a [REDACTED] about the property, and each drives a vehicle. The properties and yards are not cared for, and our little street is cluttered with lots of cars. If this new policy goes into effect, I can support it only if it affects ALL houses within Greeley, regardless of HOA rules, etc. I suspect the older sections of town will become trashed out neighborhoods while the newer developments on the west side will keep themselves protected. Our property values will go down and neighborhood will become unlivable, while housing landlords will pocket the profits. You will not make this change, if you truly care about Greeley's welfare and future.	2/23/2021 7:41 PM
5	If you allow too many people in a residence, it will get out of control and people will pile in dozens of people into one house.	2/23/2021 7:24 PM
6	The city cannot fill the current apartment capacities let alone the ridiculous under construction boom in new units so why should "single family" houses be turned into "multi-family" units. We have an abundance of multi family units now.	2/23/2021 7:08 PM
7	Parking Why can't Greeley offer more affordable housing? If we are going to have rules then let's enforce them Like shoveling sidewalks after snow how can you expect people to do it if the city doesn't do theirs	2/23/2021 5:13 PM
8	Additional occupancy allowances will also bring additional cars and traffic which could increase the activity in our neighborhoods tremendously.	2/23/2021 4:45 PM
9	the real problems I see is not so much the number of people but is the congestion of cars and other traffic issues that we are already seeing in certain areas of town. I see increasing the numbers of people that can live in one house does nothing more than add to this problem.	2/23/2021 3:19 PM
10	Allowing multiple adults into a house will just clog up our already packed streets with more cars. My street already has a good park of street filled with cars such that we can't even have our family over due to the multiple cars being parked on the street. This would just further the problem to the point that no one will be allowed to have any family over for a few hours!!	2/23/2021 2:50 PM
11	The more unrelated adults living in one household - the more problems with upkeep, parking, drinking, partying, etc. I only see this as a decline in the standards in Greeley. Why do we need it?	2/23/2021 2:08 PM
12	This is so stupid! Excessive crime in multi family residence, traffic and parking problems, It turns home into rental property. How are you going to manage and administer that? How do you zone? Property values will drop, you will create gettos like LA and Denver and good people will move away. There goes your property tax base. Yes, costs of housing will drop. There are always lower in undesirable places to live like project houses. Greeley is a good place to live. Single family home means just that and that is why many of us bought them. Not wanting to live near apartments. Please reconsider your Plan. It sucks Who wants this anyway? Homeless? Apartment owners?	2/23/2021 1:33 PM
13	One of the biggest impacts for a neighborhood is whether there is sufficient parking to accommodate the potential increase in vehicles.	2/23/2021 11:31 AM
14	Extend the occupancy limits in neighborhoods that are currently being developed. Don't change the code in established single family neighborhoods!	2/23/2021 10:27 AM
15	There are a number of different reasons why unrelated people would live together and can do so in a safe and comfortable manner. I think each household should be able to make those decisions for what works best for them.	2/23/2021 9:57 AM
16	My concern is the infrastructure to accommodate the additional unrelated adults. They often	2/23/2021 8:55 AM

Household Occupancy Standards Survey #2

come with children, multiple vehicles. Many neighborhoods have little room for more vehicles to park. Many have no parks / play areas nearby for children who become crammed into neighborhoods.

17	I would like to keep my current R-L U+1 residential area as it is. I fear that upping the number of unrelated adults per household would make things busier, noisier, and dirtier. One reason I moved into this area was for the peace and quiet. I appreciate how it is and would like it to remain as is.	2/23/2021 8:43 AM
18	This should not be changed, it will totally ruin our city!	2/23/2021 8:01 AM
19	None	2/23/2021 7:56 AM
20	I don't want to see property values drop because of more unrelated adults being allowed in single family houses.	2/23/2021 7:50 AM
21	I live in a nice neighborhood with many 4-5 bedroom houses... it would be disappointing to have it turn into a rental zone. If I wanted that I would live in an apartment complex or around UNC with frat houses packed full of people.	2/23/2021 7:49 AM
22	There are several homes in Highland Park/West area. Trashed yards, parking problems, pot growing in yard. Not good neighbors?	2/23/2021 7:35 AM
23	There are other city ordinances that are enforced for partying or other reasons people say they don't want more people living in a home. Times have changed since 1980 and housing is so expensive. There are reasons ALL the surrounding areas are increasing their housing occupancy standards.	2/23/2021 7:26 AM
24	Don't change the character of Greeley's residential neighborhoods. This change would lead to noise, nuisance, trash, and parking issues of all kinds. Renters do not care for their dwellings in the same way that owners do.	2/23/2021 7:21 AM
25	Children need to enter the equation at some point	2/23/2021 7:00 AM
26	The number of bathrooms holds impact. If the 2 bedroom home also had 2 full bathrooms, I would say 4 people would be comfortable living there over 3 people (2 per bathroom situation)	2/23/2021 6:53 AM
27	The larger issue is the number of vehicles that 3 and 4 adults would bring. If several of those adults have multiple vehicles, then the number of vehicles per house could easily be 6-8. If this concept is going to be adopted, then the parking needs to be provided for. The city's streets were not designed to be parking lots	2/23/2021 6:20 AM
28	single family means single family.	2/23/2021 6:15 AM
29	I think having an extra couple is fine instead of having an extra person. It doesn't change the current rule that much, and could allow couples more opportunities to rent together.	2/23/2021 6:11 AM
30	I can understand restricting occupancy in neighborhoods with current covenants. But in neighborhoods with expired or no covenants, one unrelated adult per bedroom should be acceptable, as long as the owner is currently residing in the house. Appropriate housing in Greeley is scarce and is unaffordable for the average single person.	2/23/2021 2:40 AM
31	3 or More unrelated people are allowed to live in R-M or R-H zoning	2/22/2021 9:00 PM
32	Increasing these limits will have a negative impact on property values. There is absolutely no justifiable reason to consider increasing these limits.	2/22/2021 7:12 PM
33	Changing occupancy zoning will have a negative effect on single family home values	2/22/2021 6:43 PM
34	I don't believe that current code is being enforced. To properly maintain property values i believe we should adhere to what's on the books now, and it should be enforced	2/22/2021 6:05 PM
35	I have several neighbors across the street, one home occupied by two adults that park a diesel in front of their home, another that has 4 adults and two children who have five cars and park a diesel on the street for a couple days at a time and I have a neighbor with five adults and a teenager who have six cars parked in front of their home. The problem with so many adults are the cars and when they have gatherings the street on both sides are full leaving little room for my or other neighbors friends or family members convient parking. The more unrelated people the larger the group of friends they have visiting. I hope this makes sense, I did not move to this neighborhood 40 years ago only to have it turned in to apartments. I hope the council	2/22/2021 5:32 PM

Household Occupancy Standards Survey #2

members do not pick and choose areas where their properties are excluded. This is something that should be presented to the Greeley population and allowed to vote on this matter. This is an investment for me and many others who see their property devalued by allowing landlords the ability to prosper more from their investments. Thank you for your time

36	For being hands off, and small government, I'm not getting that vibe from this topic or the RV situation.	2/22/2021 5:28 PM
37	In addition to the number of people other considerations need to be made such as parking allocation. We see homes in our neighborhood with many people living in homes and additional cars parked on yards, in front of other's homes, etc.	2/22/2021 5:15 PM
38	There is more than enough multi family zoned housing in Greeley. Those who desire this should move to this housing. The over abundance of this muti family housing has already had negative impact.	2/22/2021 5:10 PM
39	They're called single family homes for a reason.	2/22/2021 5:06 PM
40	I think You plus 3 is very fair. With increasing housing prices, demographics changing, and nothing updated since 1980 its what makes sense. Otherwise how every many bedrooms are in the house should be how many unrelated people are allowed to live in the house.	2/22/2021 1:52 PM
41	Trying to make apts out of residential housing. Increased noise, increased parking issues and increased crime. There should be zoned area like you have for the colleges for additional amounts of people sharing a house. Sounds like you are taking lessons from Ca and the other liberal states changing residential areas of single family homes. I vote no	2/22/2021 1:18 PM
42	I am in the residential property management business. Rent prices are extremely high, and I believe expanding the current occupancy limits to U+2 across the board would be a good thing. It would create a true affordable housing, and an alternative to more multi-family apartment developments, with the hope that these tenants will be able to save for the purchase of a home.	2/22/2021 11:53 AM
43	If occupancy changes for "unrelated individuals", I think that if the home is zoned SFR, that one occupant must be the owner of record. I would hate to see 3 unrelated people living in a SFR home without one of those occupants being the owner. It will turn into a crowded rental situation...owner not onsite/tenants will run wild, with owner present, it will reduce some of the "tenant/rental" stigma.	2/22/2021 10:22 AM
44	With the population that resides in Greeley, you may have a couple of families living together to help pay the bills. Greeley is a hard working, many lower paying jobs and to survive in this economy, many need to help each other out with bills.	2/22/2021 9:12 AM
45	Any variance should be handled via zoning or USR. This is the only way that provides neighborhoods with predictability in what to expect and a method for addressing occupancy issues. Just because a house has extra bedrooms does not mean the surrounding environment is suitable for the things that come along with multiple unrelated adults, like extra cars, etc.	2/21/2021 4:34 PM
46	parking,back ground checks noise room rent for landlords. problems that the police will have no answers for , you are changing zoning from residential ti multifamily NOT A GOOD IDEA	2/21/2021 2:28 PM
47	Areas of concern parking, criminal records,noise, upkeep of homes. Residential should remain as is,	2/21/2021 1:25 PM
48	You will just lower housing values and make residential areas into " apartment " living with the noise, increased traffic and crime problems	2/21/2021 7:27 AM
49	Housing is expensive. I live with 3 other working adults and we don't throw crazy parties or park in front of our neighbor's houses. I don't see why more unrelated parties can't live together. It makes sense financially and doesn't have to be a pain to neighbors.	2/21/2021 12:43 AM
50	I would worry that parking could become an issue in neighborhoods if the city allowed more unrelated people to move into a single family home.	2/20/2021 4:00 PM
51	One adult per bedroom is the BEST solution! Thank you! Especially considering when there are larger families who are allowed to occupy lesser bedroom homes, but unrelated adults cant have one per bedroom per current ordinance. This helps a lot and does make sense :)	2/20/2021 11:48 AM
52	Instead of changing some dumb law that's never enforced until it fits your agenda, please be	2/20/2021 9:54 AM

Household Occupancy Standards Survey #2

proactive and ask "why would so many unrelated adults need to live in a house" and then make progressive solutions based on that.

53	What will the determination of a "bedroom" be? How will this be monitored and enforced?	2/20/2021 9:21 AM
54	Are unmarried couples unrelated?? How about step children? This change may be unnecessary simply by clarifying who "unrelated" is.	2/20/2021 8:26 AM
55	With affordability being the primary driver of increasing population density, lowering restrictions on land use is probably the most effective way of lowering costs. Additionally, allowing auxiliary structures on existing properties (micro houses/garage conversions, etc.) Could be another useful mechanism. This potentially would increase values in distressed areas where lot sizes can accommodate secondary structures and additional parking needs. There are building codes in place to help the process be safe. It would be the city's job to keep the PROCESS simple and affordable.	2/20/2021 7:56 AM
56	Once you start adjusting sound policy to compensate a changing market you leave yourself vulnerable to the negativity when the market corrects itself. Someone one that chose to live in a neighborhood that is R-L should not have to deal with the extra traffic, parked cars, noise and the culture change. These policies seem to be a good idea at first but they never get policed. This will be the start of creating blighted neighborhoods. Bad idea.	2/20/2021 6:56 AM
57	One bedroom should be counted as a couple, married or not.	2/20/2021 5:49 AM
58	This would devastate the value of single family homes - just when Greeley is poised to grow and be in the spotlight for doing well, let's please not ruin everything.	2/19/2021 7:16 PM
59	Do not change the current zoning that is in place. If the single family residentially zoned neighborhoods gets changed it will erode all of our values. You cannot enforce the homes that are in violation and don't seem to care. Do not erode or neighborhoods. Do you now remember how bad Farr and Hillside neighborhoods were before the city reinforced the codes.	2/19/2021 7:02 PM
60	Many people are now forced into cohabitation because of the cost associated with local housing prices.	2/19/2021 6:44 PM
61	Greeley is a college town and an oil town. Plus we have several hospitals. Many people stay in Greeley for part of the year or for different times throughout the year as a secondary residence. With the cost of living being so high many would be house poor without the ability to rent out extra rooms while they're away/that are unoccupied.	2/19/2021 6:22 PM
62	Do not raise the unrelated housing allowance.	2/19/2021 5:15 PM

Worksession Agenda Summary

March 9, 2021

Agenda Item Number

Marian Duran, Long Range Planner, 970-350-9824

Title:

2021 Annual Growth & Development Projections Report

Background:

The Community Development Department has historically develops an Annual Growth & Development Projections Report (Report), which reflects prior year development of residential units and forecasting the current year, along with the next 5 years of growth. The report also assist City departments with their development of the City's Capital Improvement Plans (CIP) for large projects and purchases.

The Report includes information on population projections, characteristics, demographics, and employment data obtained from the Census, 2020 building-permit construction activity reports, Department of Local Affairs and the Bureau of Labor Statistics, and other relevant data sources.

The projections provided in the Report are neither targets nor goals, but best estimations of likely trends anticipated in the next five years determined by the most current available and historical trends.

Projections to the report are updated quarterly and provided to various City departments. These updates serve as a tool to adjust the growth and development projections and offer an insight on any adjustments needed as it relates to development impact revenues.

Review:

The primary goals of the 2021 Annual Growth & Development Projections Report are to show the following:

1. Housing Growth - examines historical changes to Greeley's housing stock and residential permit trends.
2. Population Growth - examines historical changes to Greeley's population.
3. Employment Growth - examines historical and current conditions of Greeley's employment industries.
4. Regional Growth - explores regional trends that may affect Greeley's future growth.
5. Growth Scenarios - provides population and housing projections for a 5-year horizon until 2026.

Next Steps:

None

Decision Options:

No decisions are required.

Attachments:

Attachment A - 2021 Annual Growth & Development Projections Report

Growth & Development Projections Report

2021



February 24, 2021

Annual Report

Acknowledgments

Authors

Marian Duran, MUP, Long Range Planner, Planning, Community Development Department

Philip McCready, Ph.D., Economic Development Manager, Economic, Health, and Housing Development

Executive Summary

The City of Greeley is projected to increase in population throughout 2021 by 0.70%, resulting in the total projected population of 109,661 at the end of 2021. The current number of new housing units at the end of 2020 was 272. Community Development staff is projecting that 160 new housing units (total of single-family and multi-family) will be built in 2021, for the projected total of 40,739 units by the end of 2021. The growth rate declined by 0.30% in 2020 from what was projected at the beginning of 2020. This was due to two reasons; the decline of new residential housing units and a reduction in the number of registered students at the University of Northern Colorado, which caused a decline in students living on campus. The number of new residential housing units declined by 71% from the 2020 projections due to tighter mortgage regulations, low inventory levels, rising home prices, and other adverse economic conditions resulting from the pandemic.

Vacancy rates are gradually increasing for multi-family housing, despite an increase in multi-family units. Approximately 76% of the newly-permitted residential housing units were multi-family. The average multi-family vacancy rate was 3.95%, as reported by the Department of Local Affairs. Single-family vacancy rates had a slight decline of 2.1% change from 2019 to 2020, based on the zero consumption billing data that the Water & Sewer Department collects monthly. The average vacancy rate for single-family units is 2.50%.

Greeley's median household income continued to increase by 5.90% (\$61,492) in 2019, a difference of \$3,425 from 2018, notwithstanding the increase in the unemployment rate to 7.4% and loss of jobs by 6.6%. Despite these variable changes, Greeley still leads in employment, on average, by 15% over Boulder, Colorado Springs, Denver-Aurora, Fort Collins-Loveland, Grand Junction, Pueblo, and the State.

The median home-sale price in Greeley is \$332,019, which continues to be lower than other municipalities in the Northern Colorado Region (average \$419,145 of other municipalities, not including Greeley or Evans) in 2020.

On average, Greeley is \$77,446 less or 18.9% less (percent change) than the median home-sale price of other municipalities in the Northern Colorado Region. Greeley also has a higher existing home-sale inventory than, say Berthoud, Severance, or Wellington; this factor skews the median home sale price in Greeley. New homes in Greeley are typically higher in price than the existing stock, starting at around \$400,000. This is mainly due to the increase in land values, construction of materials, water dedication fees increasing, and regional pricing pressures that affect the home's overall sales price. Moreover, because Greeley has had a low number of single-family residential units permitted, the median home sales prices are relatively low. If more and newer residential units are constructed in Greeley, the median home-sales price may also increase in the upcoming year.

Despite the pandemic and struggling economy, Greeley's housing market will continue to grow after 2021, which will provide the necessary housing for the projected population. Additionally, Greeley's housing starts are anticipated to increase on average 47% each year after 2021, after the pandemic has been under control and the economy begins to improve.

About this report

The report presents the results and methodology of the 2021 Annual Growth and Development Projections (GDPR) for Greeley. The analysis generated in this report is used to help City departments develop their Capital Improvement Plan (CIP). The CIP is a tool that helps these departments make sound budgeting decisions for large projects and purchases based on goals and resources, outlining their associated project timelines and funding options.



Photo: Swans at Linn Grove

The GDPR includes historical trends of median home sale prices, housing units, employment, and regional growth in Northern Colorado and the Northern Colorado Metropolitan Statistical Areas (MSA). The information contained herein uses the detailed population characteristics, demographics, and employment data obtained from (2014-2020) vintage intercensal population estimates by the U.S. Census Bureau and American Community Survey (ACS), 2020 building-permit construction-activity reports, 2020 Bureau of Labor Statistics, and JobsEQ, and IRES MLS/Sear Real Estate.

Additionally, the GDPR provides residential growth estimates that start at the beginning of each year using the symptomatic method used in previous years. Other methods used were the exponential-logarithmic model and the arithmetical increase method. The use of exponential functions to model phenomena is used in many contexts. In this instance, however, the model uses an exponential function adjusted by adding and multiplying constants to determine population growth using decennial Census Data from the past five decades (1980-2020). These estimates were tested for accuracy by comparing an arithmetical increase method model using the same five decades to determine the decennial population increase. These two tests' results were promising but not conclusive and were only used to compare the results with the symptomatic method. Past efforts to compute post consensus population estimates with the symptomatic method are limiting because they rely on housing units, vacancy rates, and the University of Northern Colorado on-campus student population. While the models were used to estimate population growth in Greeley, it is to be emphasized that the three models mentioned did not include natural increases such as births, deaths, and school enrollment to obtain analytical regression.

These projections provided by Greeley's Long Range Planning Division are neither targets nor goals. However, they are the best estimations of likely trends in important population and economic variables based on currently available information. These projections' accuracy highly depends on how historical trends guide the future, changing internal conditions, infrastructure capacity, and other supply constraints not incorporated into the data analysis.

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GROWTH SCENARIOS



Photo: Greeley Stampede Carnival, 2015

GREELEY *at a* GLANCE



2,103 new single-family units by 2026



1,889 new multi-family units by 2026

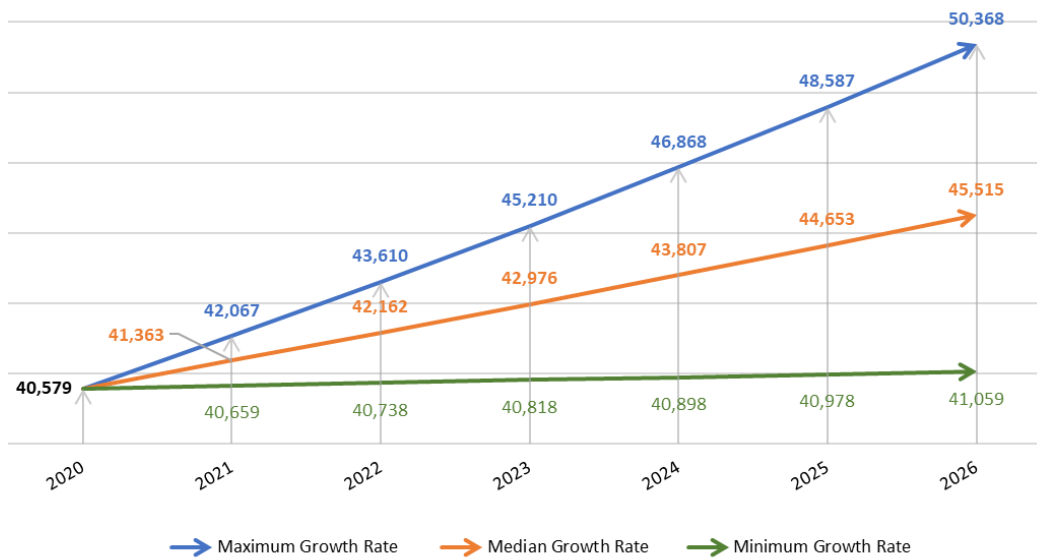


125,974 people living in Greeley by 2026

Growth Scenarios

Forecast Methodology

Figure 1.1: Linear Housing Growth Scenarios, Greeley, CO 2020 - 2026

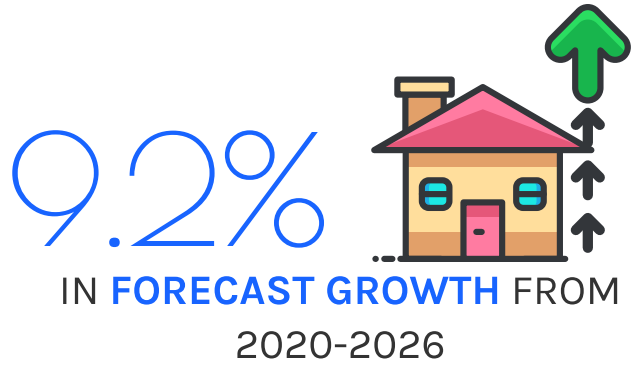


The variable rate of housing growth year-over-year is determined by the number of housing units constructed over the years. In 2020, the number of new housing units declined but assuming that no new significant economic or housing impacts occur, the housing permits issued in the next couple of years are likely to rise as they did in 2019. Acceleration of the new housing construction starts typically lag a bit each year due to the period in which development entitlement is processed. Additionally, as more employees are forced to work from home due to safety protocols, the likelihood that teleworking will continue in the future is apparent. The Census determined that one-quarter of the United States Population teleworked in August 2020.

It is hypothesized that more workers prefer to stay in their current homes as fewer new homes are being constructed and move-up opportunities are limited in the region due to the market prices hitting record highs.

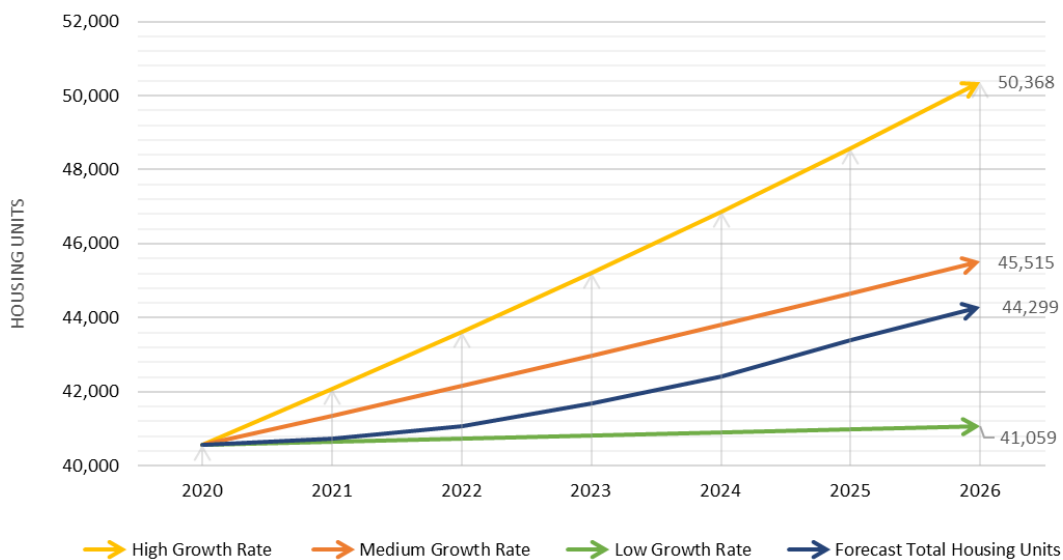
The City's adopted *Strategic Housing Plan* calls for 5,000 plus new housing units between 2019 to 2025. At the current rate, Greeley may not reach this goal. To achieve it, Greeley will need to find creative ways to attract new residents, supporting new housing development, and increasing the availability of jobs.

Growth Scenarios



Forecast Methodology

Figure 1.2: Comparison of Housing Growth Scenarios, Greeley, CO 2020 - 2026



Four outputs on the chart shows high, medium, low, and total housing units forecasted to help inform stakeholders of potential growth scenarios. The figure growth rate trends for various periods have also been averaged with more weight given to permit activity in the last 29 years. For instance, assuming a steady but low growth rate of 0.19%, Greeley's housing stock could have a conservative increase of 480 new housing units or a total of 41,047 housing units by 2026. The medium growth scenario shows that Greeley could have an additional 4,936 units, a total housing stock of 45,515 by 2026. The high growth scenario shows that Greeley could have an additional 9,789 units, a total housing stock of 50,386 by 2026.

The projected increase based on the forecasted number of housing units shown on Figure 1.3, on page 9, between 2020 to 2026, shows that Greeley could have 44,299 units or 3,720 additional units, a 9.2% growth rate. These rates helped inform staff's projections and provide perspective to recent development concerning high and low growth periods during the current volatile market.

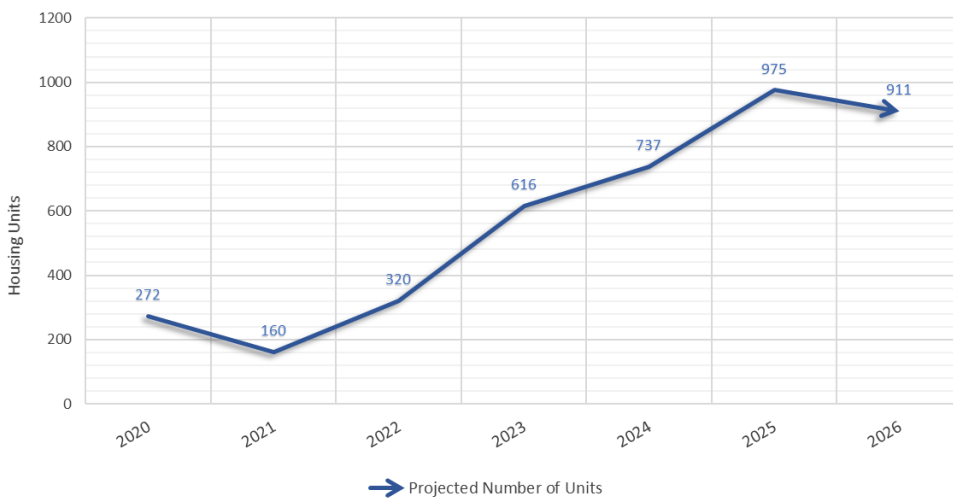
However, since Greeley has a moderate number of manufacturing jobs, health and social assistance, and public administration and educational services, to name a few, these jobs may help Greeley stay on track with the strategic housing goals in future years.

Forecast Scenarios



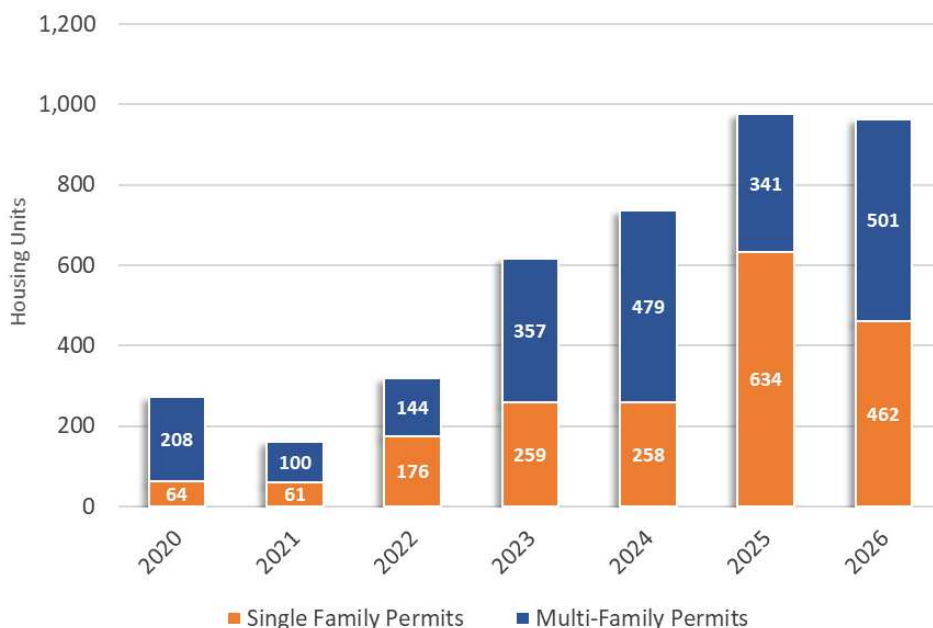
Housing Mix

Figure 1.3: Projected New Residential Permits, Greeley, CO 2020-2026



Due to the pandemic, the number of residential units projected may be significantly lower in 2021. Historically, the number of residential units permitted recorded from 1991 to present illustrate a pattern that for every decrease in units permitted, there was an additional, on average, 70% decrease in residential units permitted the following year. It is therefore anticipated that in 2021 only 160 units may be built. Each year thereafter, Greeley may then have a variable increase of units.

Figure 1.4: Projected Housing Mix, Greeley, CO 2020-2025



Given the recent trend of multi-family units surpassing single-family units constructed, it is safe to assume that multi-family housing construction may continue to rise for the next two years. The projected housing mix may be different from 2023 through 2026. There are a large number of single-family subdivisions in the design and approved stages that would open the doors to new single-family housing construction and continue to support steady growth.

HOUSING GROWTH



Photo: Neighborhoods Are Important

GREELEY *at a* GLANCE



272 new housing units in 2020



40,568 total housing units in 2020



71.3% decline in units permitted from 2019

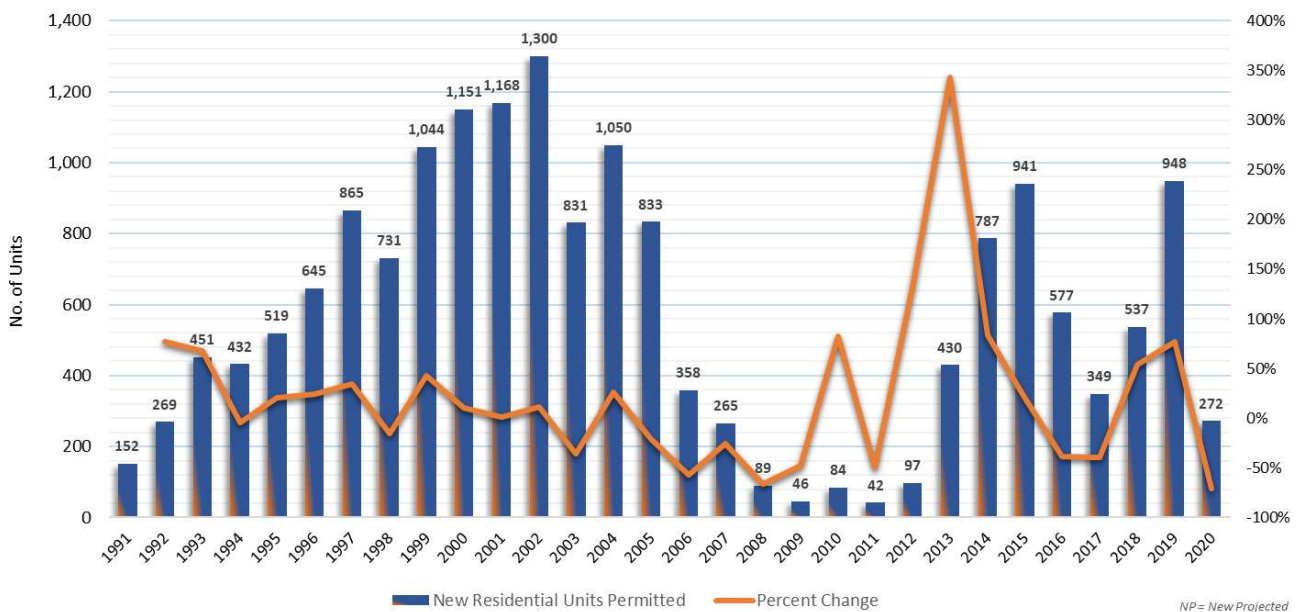
Housing Growth



...housing units dropped...

Historical Growth

Figure 2.1: New Residential Units Permitted, Greeley, CO, 1991-2020



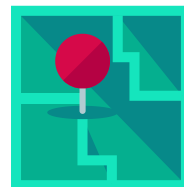
Over two decades, the community has experienced the ebb and flow of housing growth. The scale, timing, and intensity varied each year, throughout the region. The highest number of housing units ever recorded in Greeley was in 2002, when 1,300 new housing units were constructed. Since the Great Recession of 2008, Greeley's housing unit construction was at its highest in 2019, the second-highest in the region at the time, as market conditions continued to flourish.

In looking at the historical trends of the housing unit permitted noted in Figure 2.1 and the subsequent economic pressures due to the COVID-19 pandemic, it is probable that by the end of 2021, there may be fewer housing units permitted in 2021 than there were in 2020 as noted in Figure 1.3, on page 9.

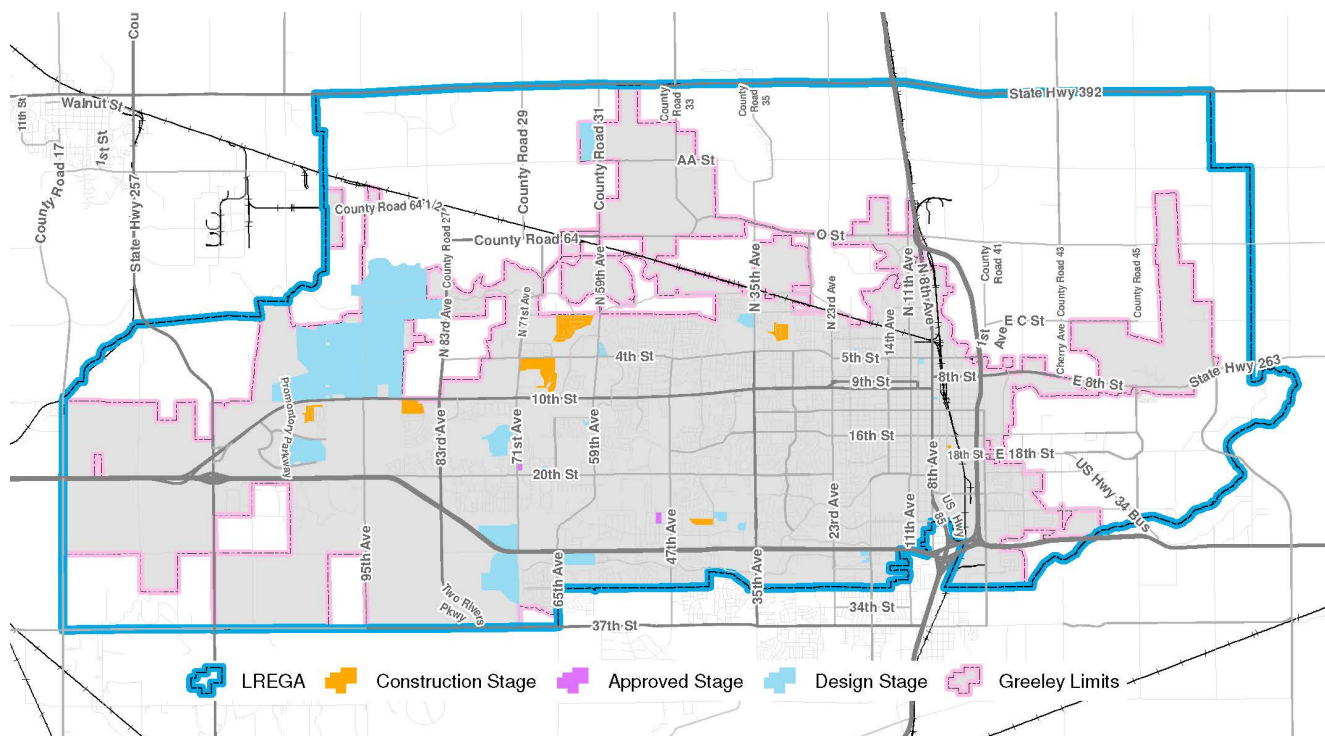
Last year's projections estimated about 1,000 new housing units by the end of 2020, with a gradual decline starting in 2021. Yet, a recession came sooner than was anticipated, and certainly no one anticipated a pandemic. From 2019 to 2020, the new housing units dropped from 948 to 272, a 71.3% change.

Housing Growth

Geographical Areas



Map 2.1: New Development in Three Stages



Map 2.1 shows the areas where new development is found that is currently being reviewed or has been reviewed by the Community Development Department. The three stages of a development process are shown on the map: the design stage in blue, the approved stage in hot pink, and the construction stage in orange.

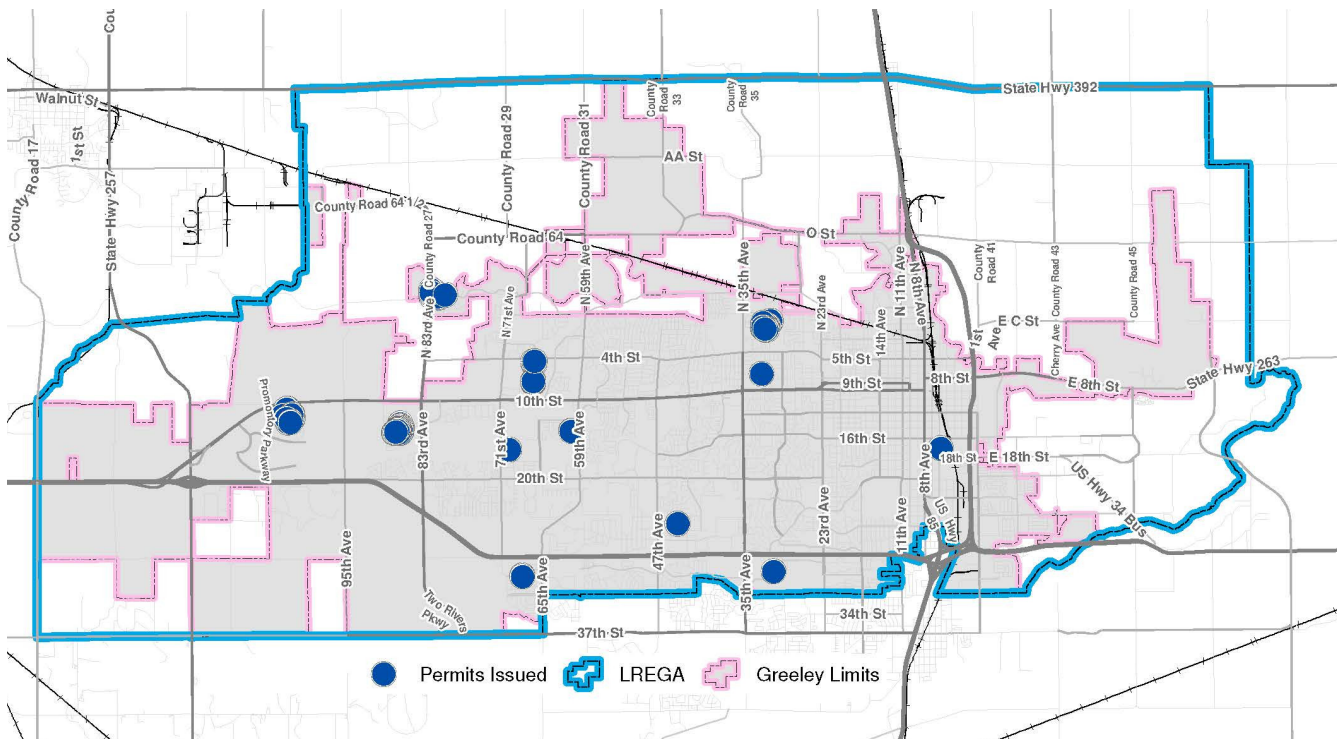
Once the land-use proposals meet the required criteria, they typically move to the approved stage. Generally, developers' may choose to submit grading and building permits for review. Once the permits are approved they can start construction, which then moves the project to the construction stage.

The design stage means that the Community Development Department and all respective and pertinent agencies, for instance the Colorado Department of Transportation (CDOT) or the Colorado Fish and Wildlife Division are currently reviewing a residential subdivision to ensure the land-use proposal meets design and policy criteria.

Housing Growth

Geographical Areas

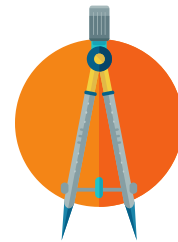
Map 2.2: Building Permits Issued



Map 2.2 shows new residential building permits in blue dots that were issued in 2020. Most of the building permits issued were on the west-side of Greeley, beyond 59th Avenue. However, there were a few north of 4th Street and a few east of 8th Avenue.

These dots do not represent the total 272 units issued, but rather the map references building permits issued. Each building permit may have a different set of units. For instance, an apartment building may have over 20 units, but only one building permit was issued for the permit.

Housing Growth



Geographic Areas - Design Stage

Table 2.1: Projects Currently in the Design Stage

SFR = Single Family Residential; MFR = Multi-Family

Project Name	Type	Units Approved	Units Built YTD
29th Street Multifamily development	MFR	732	0
232 14th Street 6-plex	MFR	6	0
1131 8th Street - 5-plex	MFR	5	0
Cardinal Acres Final Plat	SFR	16	0
Clark Subdivison Filing No. 2 Final Plat	SFR	29	0
Cobblestone	MFR	2	0
Copper Platte Apartment - USR	MFR	240	0
Cottages at Kelly Farm	SFR	31	0
Family of Christ Prebyterian Church, 1st Replat	SFR	3	0
Fox Run Apartments	MFR	118	0
Greeley West Multifamily	MFR	298	0
Westgate Filing No. 1 Final PUD	MFR	303	0
Westgate Filing #2	SFR	191	0
The Cache (Preliminary)	MIX	3,000 (Approximate)	0
Triple Creek	SFR	93	0
Stoneybrook Lot 4 - Final PUD	SFR	142	0
Shreve Subdivision	SFR	3	0
Immaculata II Apartment - USR	MFR	30	0
Promontory Imagine School 4th Filing	SFR	360	0
Rockies Apartments Multifamily Development	MFR	50	0
Total		5,652	0

The Community Development Department is currently reviewing the projects listed in the table above. All of these projects are still under review and have not been approved to date. Although final numbers for some are in flux, these projects could add 5,652 residential units to the existing housing stock. Construction could start within the next 5 to 20 years for smaller projects or up to 30 years for larger, more complex projects such as The Cache.

Housing Growth



Geographic Areas - Approved Stage

Table 2.2: Projects approved

SFR = Single Family Residential; MFR = Multi-Family

Project Name	Type	Units Approved	Units Built YTD
1100 8th Avenue - 55 Resort	SFR	85	0
Grace Point Independent Living	MFR	68	0
Grapevine Final Plat - Townhome	MFR	64	0
Lake Bluff (Preliminary)	MIX	1,200 (Approximate)	0
Svetlov Subdivision, 1st Replat	SFR	5	0
Westpoint , 7th Filing	SFR	31	0
Total		1,415	0

The table above shows a total of 1,415 units from land-use projects that are in the approved stage. Large projects such as these require a series of reviews due to the proposal's complexity and its effects on the surrounding environment. They can take up to 1.5 to 3 years - to date, there have not been any units built or building permits submitted, but construction on many of these could start as early as 2021.

The Community Development Department reviews applications for compliance with Greeley's Development Code Standards, the Imagine Greeley Comprehensive Plan, the 2035 Transportation Plan, Parks, Trails, and Open Space Plan (PTOL). The Department also works alongside other internal and external agencies, such as the City of Greeley Public Works, Greeley's Water and Sewer Department, Colorado Department of Transportation, and adjacent Municipalities – ensuring intergovernmental or extraterritorial policies are met.

However, even after approval, some projects could stagnate until the developer can start the project. Construction does not always happen right away due to funding or other external factors. These numbers could change if a developer decides to pull from a project, expand, or decrease units or lots on a subdivision. In some cases, if the application has expired, such as a Preliminary Planned Unit Development Plan, its time limit for validity is 3-years. This would require a developer or applicant to start the review cycle again to ensure the design meets current Development Code standards and all other internal policies.

Housing Growth



Geographic Areas - Construction Stage

Table 2.3: Projects approved and are currently in the construction stage

SFR = Single Family Residential; MFR = Multi-Family

Project Name	Type	Units Approved	Units Built YTD
Centerplace North, Filing No. 4 - Homestead	MFR	119	20
City Center West Residential, 2nd Filing - Single Family Lots	SFR	130	6
City Center West Residential 2nd Filing - Townhome	MFR	146	6
Clover Meadows, 2nd Replat	SFR	25	17
Northridge Estates	SFR	230	0
Poudre Trails Multi-Family	MFR	296	296
Promontory Residential- Phases 2 & 3	SFR	500	131
Trails at Sheep Draw Multi-family	MFR	546	210
University Flats-Phase II	MFR	42	14
Total		2,034	700

The chart above shows projects currently in the construction stage and the total number of new units (2,034) that could be built and completed. In the next year or so, the number of new housing units could be about 160, but may have an increase by 2022. Some of these projects continued construction during the pandemic, while others have slowed down and are close to being complete. As noted later in this report, housing prices have increased significantly, and the demand for single-family housing has been slower in Greeley. Therefore, more multi-family or apartment rental construction occurred in 2020. Regionally, however, the demand for new single-family housing is high, which has caused the median home sale price in Northern Colorado to spike.

Housing Growth



Housing Mix

Table 2.4: 5-Year Housing Characteristics, Greeley, CO

	2016	2017	2018	2019	2020*	2021**	% Change
Total Housing Units Start	38,351	38,912	39,359	40,307	40,579	40,734	8.5%
Single-Family Units	24,670	24,910	25,021	25,189	25,253	25,318	4.3%
Multi-Family Units	13,681	14,002	14,338	15,118	15,326	15,432	16.2%
% Single-Family Units	64.33%	64.02%	63.57%	62.49%	62.23%	62.14%	-2.51%
% Multi-Family Units	35.67%	35.98%	36.43%	37.51%	37.77%	37.87%	2.51%
Vacancy Rates***							
Occupied Units	37,154	37,981	38,242	39,098	39,362	--	--
Vacancy Units	1,197	931	1,117	1,209	1,217	--	--
Homeowner Rate (SFR)	2.8%	2.5%	2.4%	2.5%	3.0%	--	0.10%
Renter Vacancy Rate (MFR)	3.7%	1.4%	3.6%	3.5%	2.5%	--	-1.15%

* Projected EOY 2021 total, based on beginning of year estimates.

** Total Housing Permits Issued are representing the beginning of year estimates.

***New Vacancy Rates are based on updated American Community Survey (ACS) 5-Year Housing Characteristic Survey Data, combined with updated units permitted.

Table 2.4 shows Greeley's housing characteristics. In 2020, the total housing stock was 40,579, including demolished residential buildings. In 2021, it is projected that 160 new housing units will be constructed. The overall single-family housing stock continues to exceed the number of multi-family units proportionally. However, a noticeable shift in the housing stock where multi-family units increased to 37.87% in 2021, compared to 35.67% in 2016, a 16.2% increase (percent change). Still, the City has experienced a year-over-year trend of multi-family units exceeding the single-family unit construction in large percentages, as shown in Figure 2.2 on page 18.

The overall housing stock is not projected to switch from a majority percentage of single-family to multi-family. Yet, there is a possibility that the housing stock may switch from majority single-family to multi-family if the multi-family trend continues year-over-year over for a period of 20 years.

Despite the impacts from COVID, Greeley experienced small but positive increases in ownership. There was a 0.10% increase in year-in homeowner rates from 2016 and a 0.50% increase from 2019.

Housing Growth

Housing Mix



Figure 2.2: Percent Single and Multi-Family Units Permitted , Greeley, CO 2012-2020

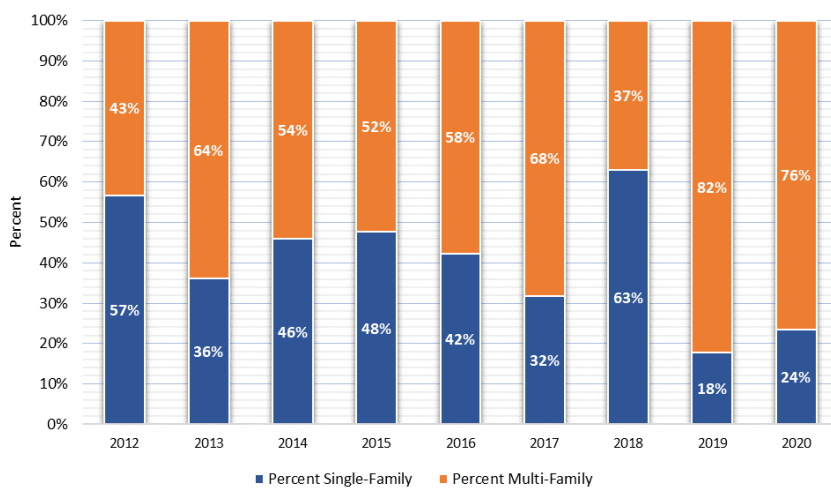


Figure 2.2 shows the percent of housing mix from 2012 to 2020. Greeley has had a large number of new multi-family units permitted, on average greater than 57%, with a couple of years having the majority of new single-family units greater than 50%.

Figure 2.3: Vacancy Rates, Greeley, CO 2010-2020

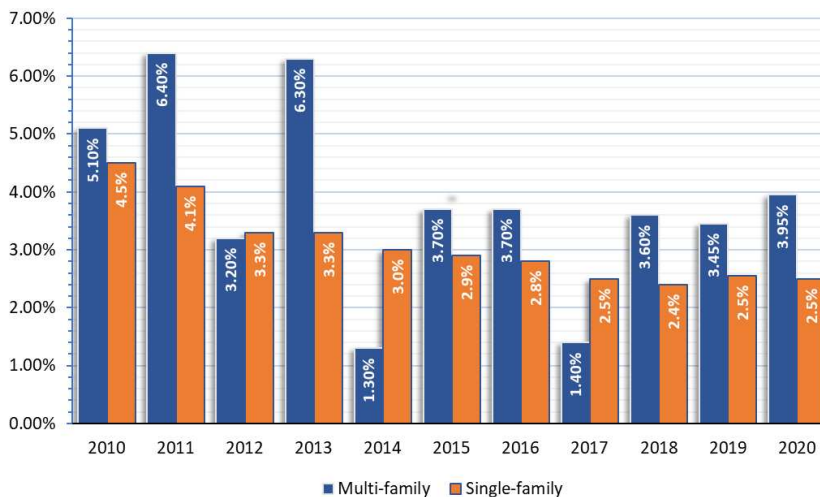


Figure 2.3 references the average vacancy rate for the year. Multi-family averaged 3.8% since 2010, while single-family averaged 3.1% overall. Economists believe that the healthy housing stock for multi-family housing is between 5% and 8%. However, with the current rate, rental units are becoming more expensive than in past years because there are not many available.

Even though Greeley has experienced more demand for multi-family construction over single-family, the supply remains low. The same happens with single-family housing; if the housing stock is low, the market rate increases. Ideally, balancing the housing market would level out some of the price increases. There have only been two incidents in the past decade where multi-family vacancy rates exceeded the 6% rate, which occurred when the nation experienced the Great Recession.

POPULATION GROWTH



Photo: MLK Day March, Greeley, CO, 2016

GREELEY *at a* GLANCE



109,690 estimated population in 2021



\$61,492 average household income



27.20% of the population is between the ages of 15 and 29 year-olds

Population Growth

Historical Growth



Figure 3.1: Census Population Estimates, Greeley, CO, 1960-2020-2030

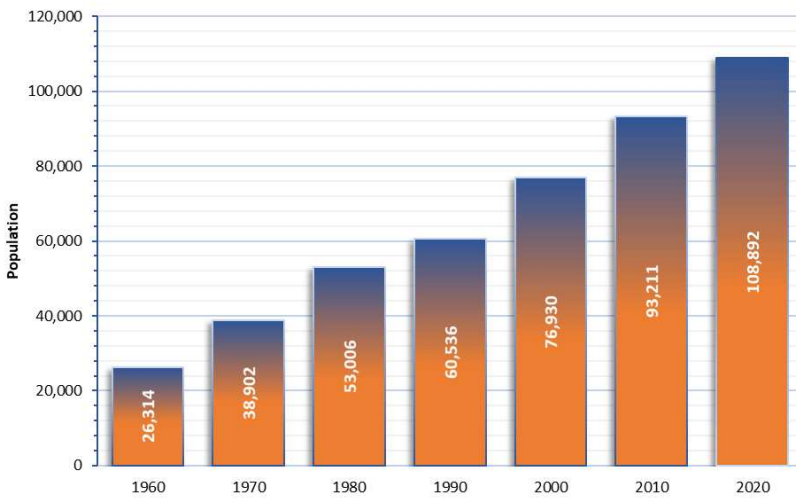
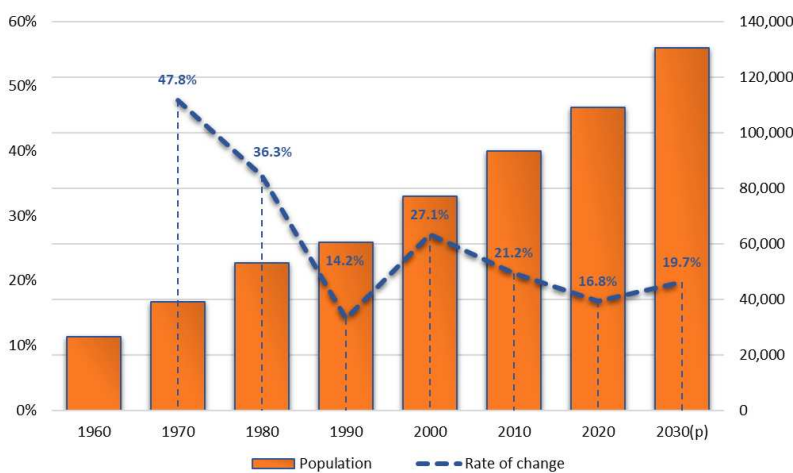


Figure 3.2: Estimated Population and Rate of Change, Greeley, CO 1960-2030



p = projected population

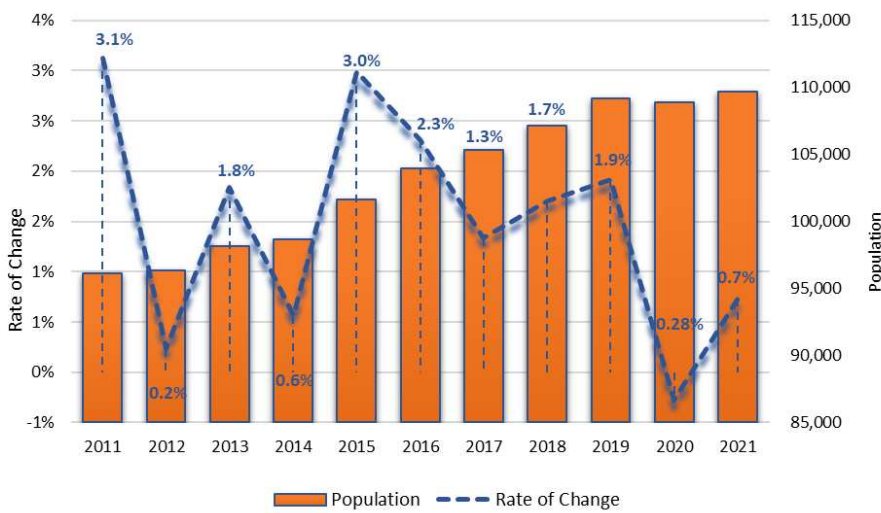
Understanding population's growth, composition, and distribution and how these three factors interrelate with the development of land help the City plan for a better future for the residents by ensuring that the necessary resources are available to the public. Examples of land development or land improvements are schools, fire stations, libraries, and other infrastructure needs such as water and sewer, road extensions, and maintenance.

According to the 2020 Growth and Development Projections Report, Greeley was projected to have approximately 111,748 persons by the end of 2020. However, likely due to the pandemic, the student population and the number of residential housing units permitted declined. Population estimates dropped as a result to 108,892, a 0.28% change from 2020 projections. The highest rate of change in population estimates was from 1960 to 1970, which showed a 47.8% decennial increase. From 1970 to 1990, that average decennial growth rate decreased to 32.8%. From 2000 to 2020, the average decennial growth rate declined even further to 21.7%. Greeley is also forecasted to grow beyond 125,000 people to a growth rate of 19.7% from 2020 to 2030.

Population Growth

Recent Growth

Figure 3.3: Estimated Population and Rate of Change, Greeley, CO, 2011-2021



Figures 3.3 and 3.4 on page 22, show the annual estimated population growth between 2011 and 2020. As noted in the 2020 Growth and Development Projections Report, Greeley's population has grown by 254% between 1960 and 2000, resulting in an average decennial growth rate of 30%.

Population growth from 2019 to 2020 was expected to increase by 2,184 persons, but likely due to the pandemic and other underlying factors, the City experienced a population decline. Figure 3.3 shows that Greeley may have an estimated 397 more persons in 2021, a 0.70% increase.

Population Growth



Recent Growth

Table 3.1: Population Estimates, Greeley, CO 2010-2021

Year	Single Family Units	Single Family Occupancy	Multi Family Units	Multi Family Occupancy	Average Household Size	** Students Living On Campus	Population
2021 (p)	25,318	0.969	15,421	0.961	2.71	3,000	109,661
* 2020	25,253	0.975	15,315	0.961	2.71	2,272	108,861
2019	25,189	0.975	15,118	0.966	2.71	3,122	109,200
2018	25,021	0.976	14,338	0.964	2.71	3,033	107,146
2017	24,910	0.975	14,002	0.978	2.71	3,196	105,353
2016	24,670	0.972	13,681	0.963	2.71	3,347	103,968
2015	24,221	0.971	13,189	0.963	2.71	2,671	101,618
2014	23,976	0.970	12,856	0.987	2.71	3,196	98,672
2013	23,743	0.967	12,581	0.937	2.71	2,900	98,124
2012	23,688	0.967	12,539	0.968	2.71	2,980	96,348
2011	23,646	0.959	12,539	0.936	2.70	3,027	96,127
2010	23,570	0.955	12,539	0.949	2.70	3,090	93,211

* Demolished units were accounted for in 2020.

** Student data is obtained from UNC GIS Department and identified as Fall-Spring 2020 school year.

(P) Preliminary data

Note: The formula used for this model is $((B5 * C5) + (D5 * E5)) * F5 + G5$; population estimates from 2018 and earlier were not adjusted with this formula because the estimates were shown in past reports as presented in Table 3.1

Based on recent data provided by the University of Northern Colorado's GIS Department, it appears that the on-campus student population living in Greeley has declined to 2,272, the lowest since 2010, a 33% change from the previous school year (likely due to the pandemic). This disrupts the population growth in that the model shows a decline rather than an increase in population statistics for 2020.

Population Growth

Population Characteristics

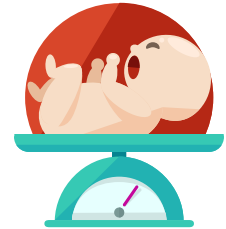
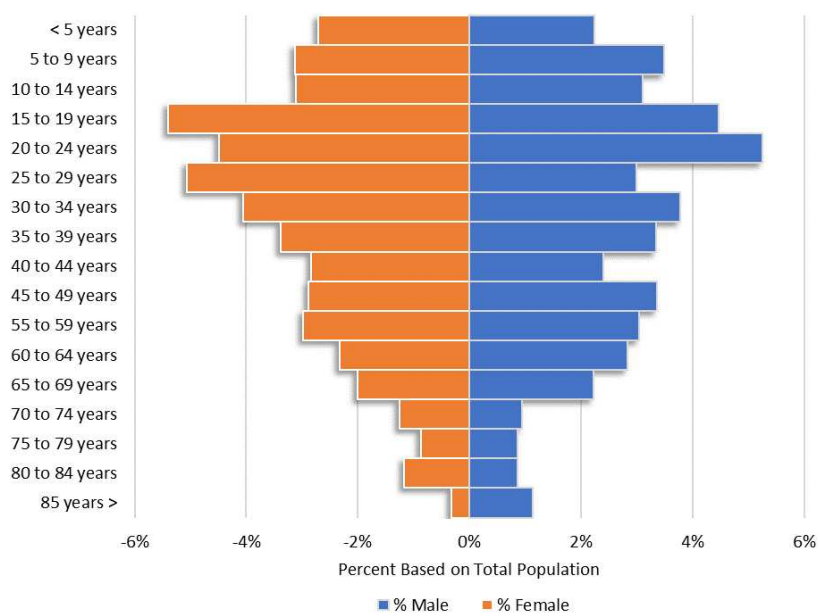


Figure 3.5: Population Pyramid, Greeley, CO, 1991-2020 (5-Year ACS Estimates)

According to American Community Survey (ACS), in 2019, the largest gain in net migration is in the age range of 15 to 29 year old's, with 27.20% increase in population. Although Greeley's population has a moderately high fertility rate, ACS noted that children from birth to 5 years of age had 42.8% (percent change) fewer net migration rates from 2018 to 2019. And on average, children from cohorts birth to 14 years of age also had fewer net migration gains from 2018 to 2019, a percent change of 21.9%.

Not surprisingly, deaths are an important element in shaping the age structure at the bottom of the pyramid, as is noted in the elderly population, where mortality rates are high. Greeley shows a population average of 1.85% for the elderly cohorts from 70 to 85 and greater. However, cohorts greater than 100 plus are lumped with the 85 plus cohort, as it would likely be too small to represent that population on a graph.



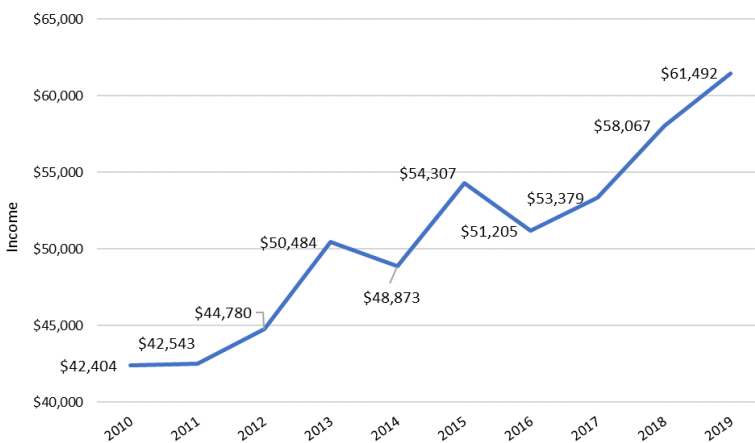
Population Pyramids display the distribution of a population with a back-to-back histogram, as shown in Figure 3.5. They detect fluctuations in population patterns, age groups, and sexes, which in this case, there is a noticeable fluctuation from the previous 5-year estimates provided by the ACS. A pyramid with a wide base (85-year-old and older) and a narrow top (birth to 5-year-old) suggests that the community's population has a high fertility and death rate. In contrast, a pyramid with an extensive base and a narrower top suggests an aging population with low fertility rates, which is not the case for Greeley.

Population Growth

Household Characteristics



Figure 3.6: Median Household Income, Greeley, CO 2010-2019 (ACS 1-Yr Estimates)



Other important data to analyze is the population's economic health and prosperity that compare residents' living conditions in Greeley. Note that both figures represent pre-pandemic era data and do not entirely reflect current conditions. Figure 3.6 shows the median household income in Greeley, showing that it has steadily increased since 2016. The average household income rose to 20% from 2016 to 2019, up to \$61,492. This data suggest that the economy is strong and wages have not declined. The ACS 2020 data is not available for further analysis.

Figure 3.7: Distribution of Family Households and Median Household Income, Greeley, CO 2015-2019 (ACS 5-Yr Estimates)

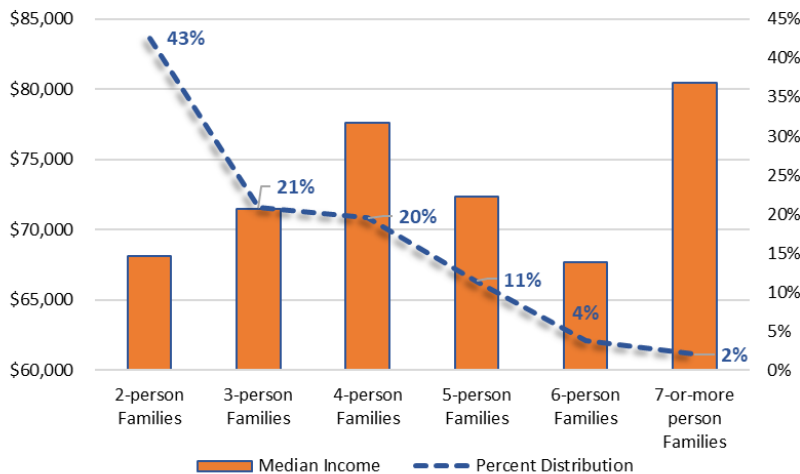


Figure 3.7 shows 2019 Census Data showing two variables starting from 2-person families (according to the Census, one individual is not considered a family): household income and the number of persons living in the household. The rates and numbers have not fluctuated very much, but this data also correlates with the vacancy rates and the notion that family members, friends, and students may be sharing housing. The largest distribution rate is the 2-person household, while the lowest distribution rate is the 7-or-more persons per family. The top household income, also the lowest distribution, is typical of the "economic squeeze," that is, children or other family members living with parents longer than typically is normal in the U.S. society due to the lack of affordable housing.

Population Growth

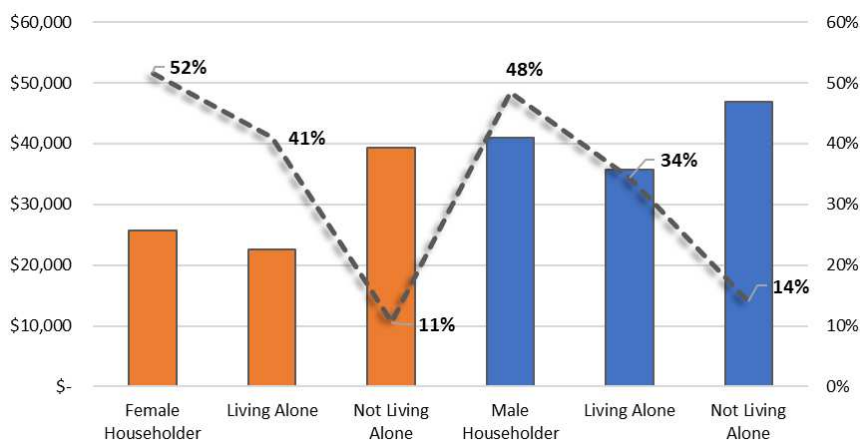


Household Characteristics (cont'd)

Figure 3.8: Distribution of Non-Family Households and Median Household Income Greeley, CO 2015 -2019 (ACS 2019- 5-Yr Estimates)

Living arrangements are always difficult to ascertain in the American Community Survey (ACS) data, but what it does show is the distribution of non-family median household income in Greeley. The orange bars represent the female population, while the blue bars represent the male population.

Wage disparities between men and women are not uncommon throughout the nation. When comparing average incomes of men to those of women, the data indicates that women make only 59% of men’s wages in Greeley, a wage gap that is even larger when accounting for color or race. These disparities heighten financial stress and retirement savings when needed. The unequal pay between men and women is theorized to affect an individual woman's well-being and potentially drag down the economy. Studies indicate that the overall percentage of a woman's wage significantly contributes to the nation's economic health but her own families' economic security.



However, the data clearly suggests a higher distribution rate of female householders and females living alone. Figure 2.5 on page 17 also shows that there are more females in Greeley. Men still earn much more than females do and are often the breadwinners. The male householder earned \$15,190 more per year than their female counterparts and earned \$13,224 more than females when living alone and \$7,581 more when they do not live alone.

REGIONAL GROWTH



Photo: Winter Facing West, 2006

GREELEY *at a* GLANCE



62% of new residential permits are multi-family since 2015



median residential home sale price is **\$332,019**



71.3% decline in new residential permits from 2019

Regional Growth

New Residential Permits

Figure 4.1 New Residential Units Permitted, Regional Northern, CO 2020

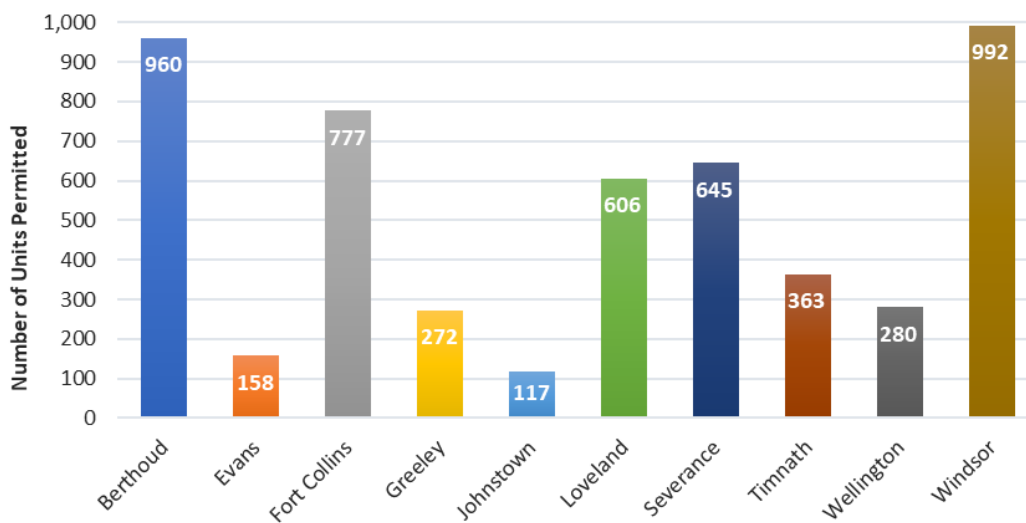


Figure 4.1 gives insight into how our neighboring Cities are doing. This year, Greeley issued 272 residential housing units, falling under the 300 mark, Timnath for example, surpassed Greeley. The highest last year was Fort Collins, but Fort Collins units permitted were down 18% from 2019. At the same time, Greeley had the greatest drop in numbers at 71% from 2019. Other cities that dropped in residential housing units were Johnstown and Evans because they lack available lots.

Timnath only fell by 2 units, which is not significant. At the same time, Loveland and Severance housing number units rose an average of 89%. Windsor, Berthoud, and Fort Collins had the highest growing residential construction than any other Northern Colorado city. The 2020 end-of-year comparisons of residential units permitted now include Berthoud and Wellington, Evans, Fort Collins, Greeley, Johnstown, Loveland, Severance, Timnath, and Windsor.

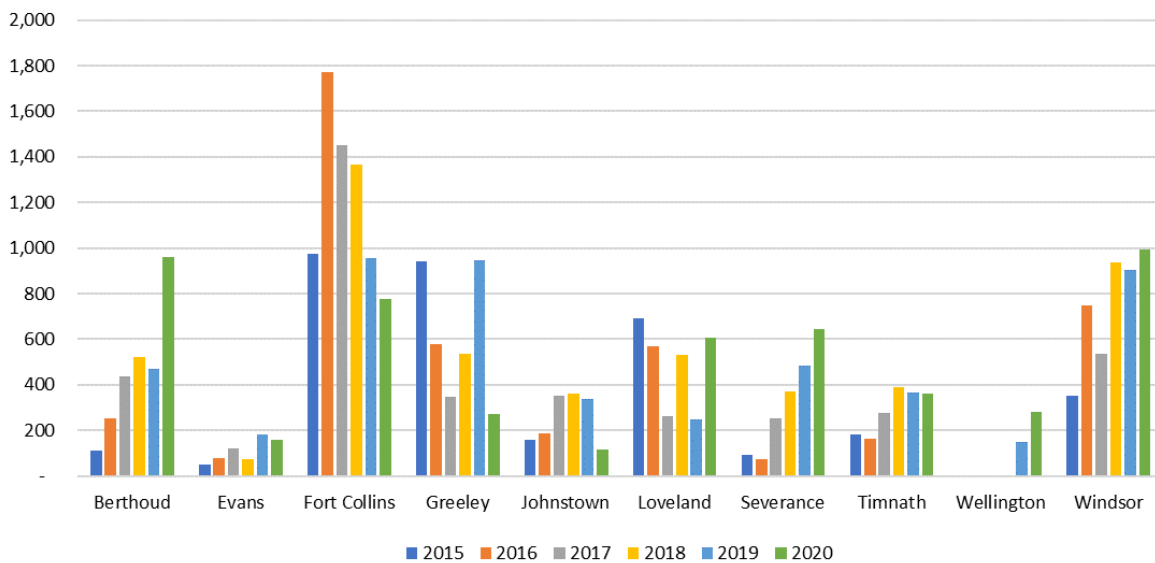
Regional Growth

-71%

Housing Mix

change in permits
from 2019

Figure 4.2 New Residential Units Permitted, Regional Northern, CO 2020



*New City that was added: Wellington missing data from 2015 - 2018.

Figure 4.2 above provides a glimpse of all the housing units approved in the Northern Colorado region between 2015 to 2021. Fort Collins has led in the number of new residential housing units since 2015, but has declined like many larger cities in 2020. Fort Collins had its highest number of new residential units permitted in 2016 at 1,774, compared to 777 new residential units permitted in 2020; their total has dropped 56%. Berthoud and Windsor have had their share of ebb and tides. Still, they came out on top, having over 950 new residential permitted in 2020, which is also the highest number they have had since 2015.

During this period, Greeley had a high number of new residential units permitted in 2015 at 941, following a decline for three years with another high in 2019 at 948.

In 2020, Greeley had among the lowest units permitted, at 272, a 71% change from 2019.

Greeley's new residential housing units are expected to continue growing on the west side of the City, where vacant land is available for residential housing. Also, there are possible future annexation opportunities within the City's Long Range Expected Growth Area (LREGA), approximately 3-miles of the unincorporated area beyond the City's municipal boundary. This area is generally located north of 10th and 4th Street south of Highway 392, east and north near the Greeley Airport (see Map 1.1 for details).

Population Growth

Historical Growth

Figure 4.3: New Residential Permits Percent Housing Mix, Northern CO 2015-2020 (Regional Building Permit Reports)

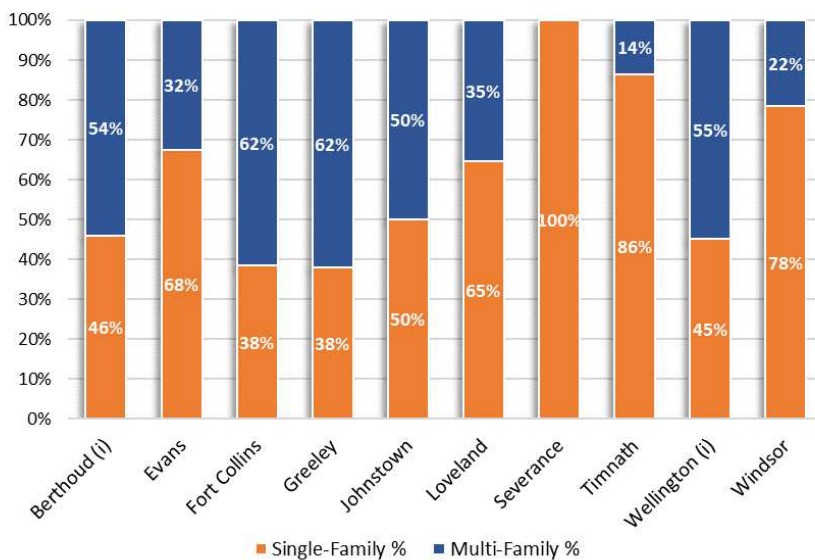


Figure 4.3 shows the housing mix percentage in the region. Berthoud, Fort Collins, Greeley, Johnstown, and Wellington had all greater than 50% in multi-family permits issued, except for Severance.

Developers may not be building many single-family, since amenities are out of reach for many residents, so they construct what may yield a higher return in their investments and what the majority of the population can afford.

Figure 4.4: New Residential Permits Housing Mix, Northern CO 2015-2020

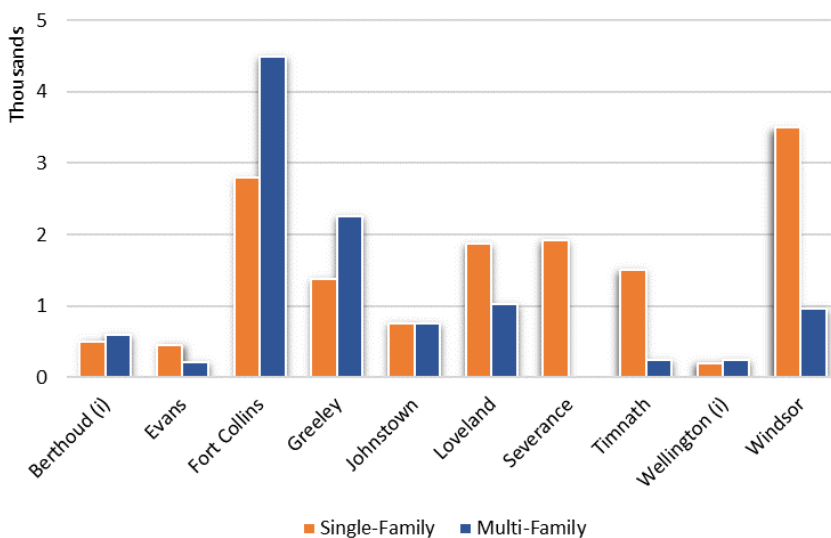


Figure 4.4 shows the housing mix split in the thousands. For the past five years, smaller communities under 80,000 in population, such as Evans, Timnath, and Wellington, have also increased their multi-family housing stock, but not as aggressively as the larger cities, as noted in the chart. The graph also shows that Fort Collins has had the highest multi-family construction followed by Greeley. Windsor had the highest single family construction overall.

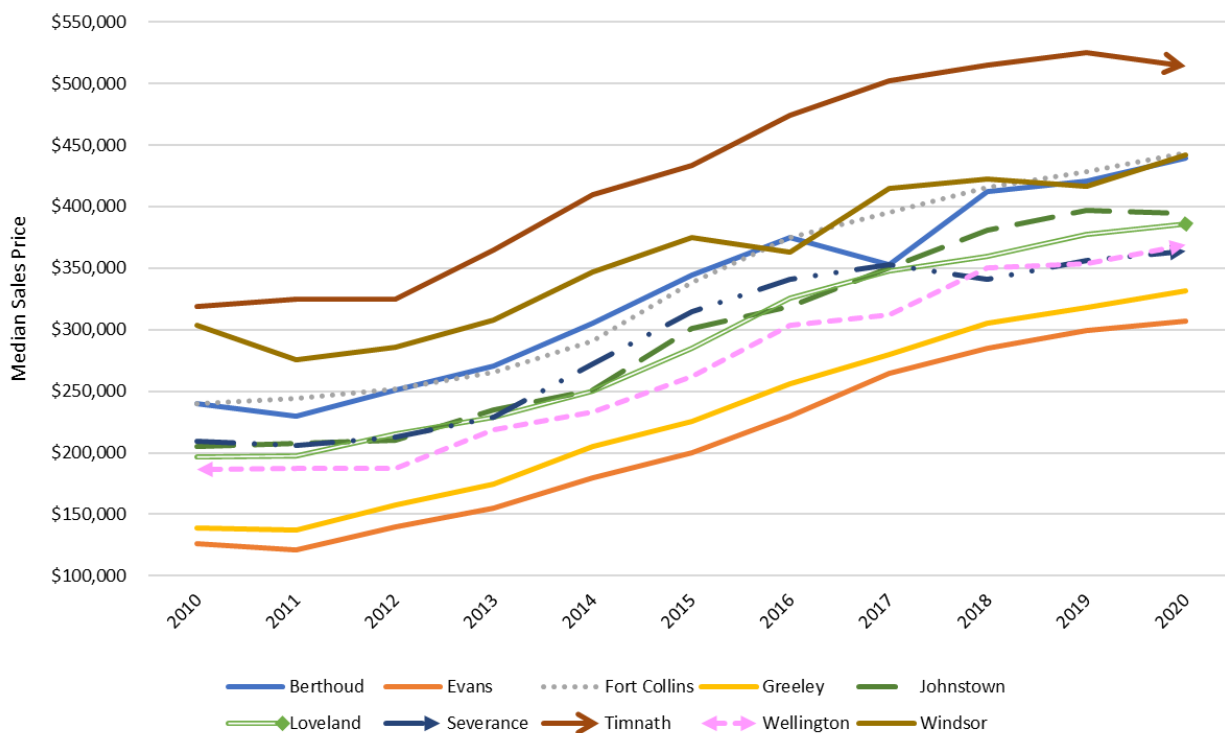
(i) = Incomplete data from Berthoud and Wellington. Data begins in 2019.

Regional Growth



Housing Cost

Figure 4.5: Median Residential Home Sales Price, Northern CO 2010 - 2020 (IRES MLS/Sears Real Estate)



The chart above shows the year-over-year seasonally adjusted median home sale price from 2010 to 2020 in the Northern Colorado Region. Greeley and Evans continue to have the lowest median home sale price and a more affordable price range for some residents. A house worth \$332,019, up 4% from 2019, could potentially be out of reach for families earning below the national median household income. Greeley's current Housing Affordability Index is determined to be 124, still a healthy range. However, it still means that the average spent on the mortgage and basic living essentials at \$8,505, on average 20.6% of income towards the mortgage.

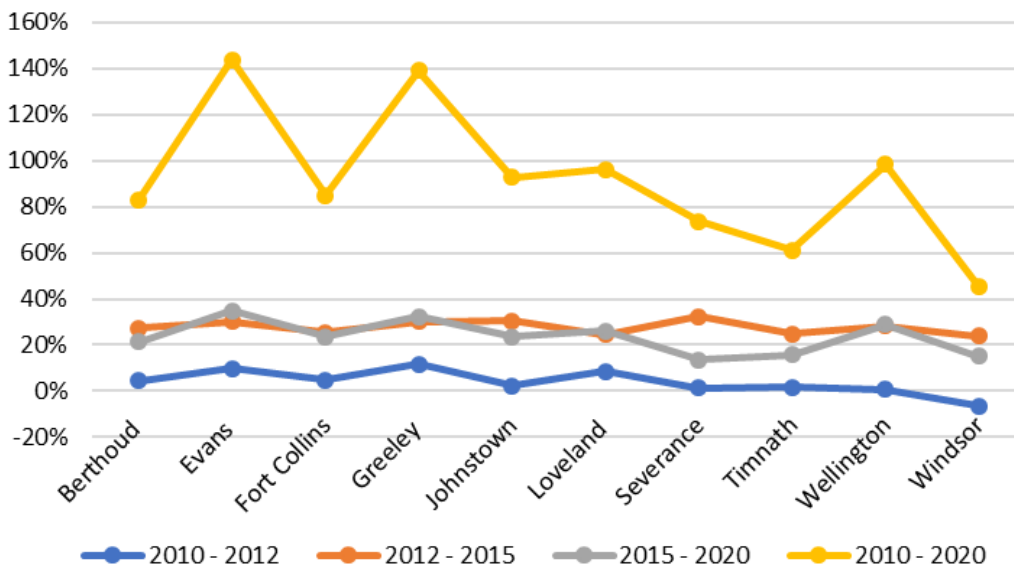
Timnath's median home sale prices hit an all-time high in 2019 at \$525,000, but in 2020, there is a noticeable 2% decrease. Johnstown also shows a decline in median home sale prices. The decrease in median home sale prices is likely due to the pandemic, or due to a decrease in demand for new housing in these municipalities. Regardless, these prices are pushing the limits for the household earning below the median income. Moreover, if residents cannot afford a single-family home, the home may sit vacant for a while, forcing the market sales to continue declining.

Regional Growth



Housing Cost

Figure 4.6: Median Residential Home Sales Rate of Change Patterns, Northern CO 2010 - 2020 (IRES MLS/Sears Real Estate)



The breaks in Figure 4.6 do not follow particular events but patterns of growth after the Great Recession.

The percent change of home sales for Northern Colorado cities did not fluctuate significantly from 2012-2015, an average 28% increase from the previous year groupings. Interestingly, Evans had the highest rate of change from 2010 to 2020 (144%), while Windsor's median home sales prices have the lowest average rate of change since 2010 (20%).

Greeley had moderate changes from 2012 to 2020, but the median home sale priced ballooned to 139% from 2010.

EMPLOYMENT GROWTH



Photo: Greeley Chamber of Commerce, 2016

GREELEY *at a* GLANCE



54,447 total jobs



2,086 jobs lost



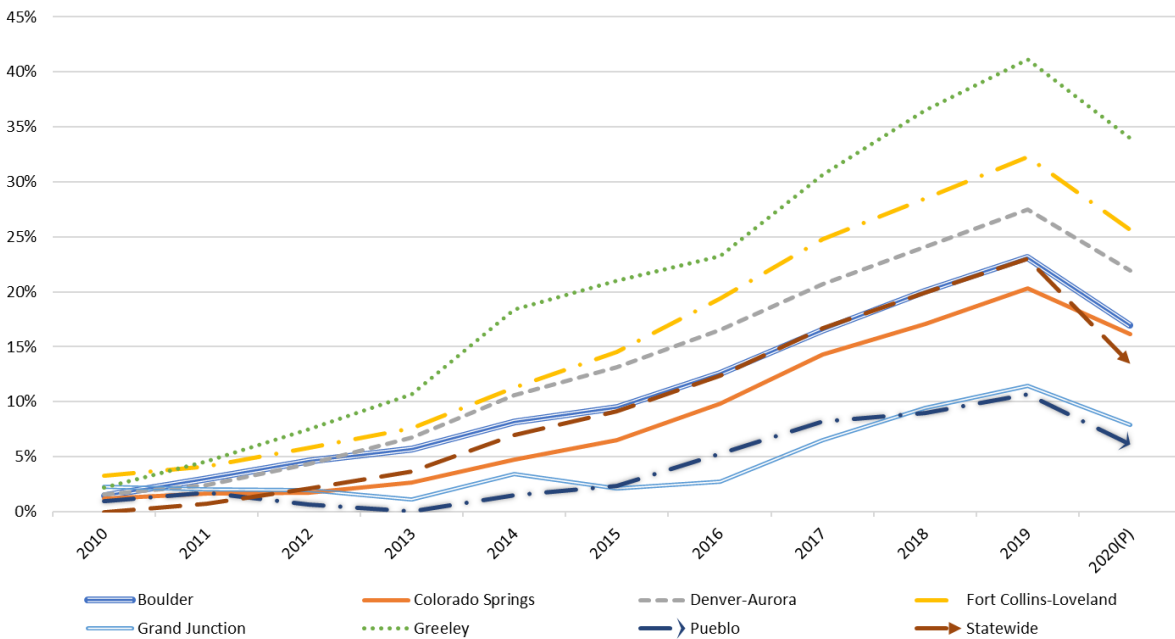
7.4% Unemployment

Employment Growth

Regional Job Growth



Figure 5.1: Employment in Metropolitan Statistical Areas, MSA 2010 -2020, (BLS)



P = Provisional data

Colorado has proven to be a magnet for job opportunities in the last decade, with Northern Colorado cities topping the growth charts statewide (see Figure 3.1). Job growth in Greeley MSA has consistently been ahead of the other Colorado Metropolitan Statistical Areas (MSA).

Year-over-year job growth from 2010 to 2020 (pre-COVID) in Greeley MSA averaged 4.2%, or twice the State average job growth of 2%. In 2020, the COVID-19 pandemic dramatically impacted people’s livelihoods, with job losses and an unprecedented decline in job growth. Greeley MSA averaged a 5.6% decline in year-over-year job growth, compared to 6.1% in Fort Collins and 5.9% in Boulder. By comparison, the State average year-over-year job impact in 2020 was 5.1%.

Employment Growth

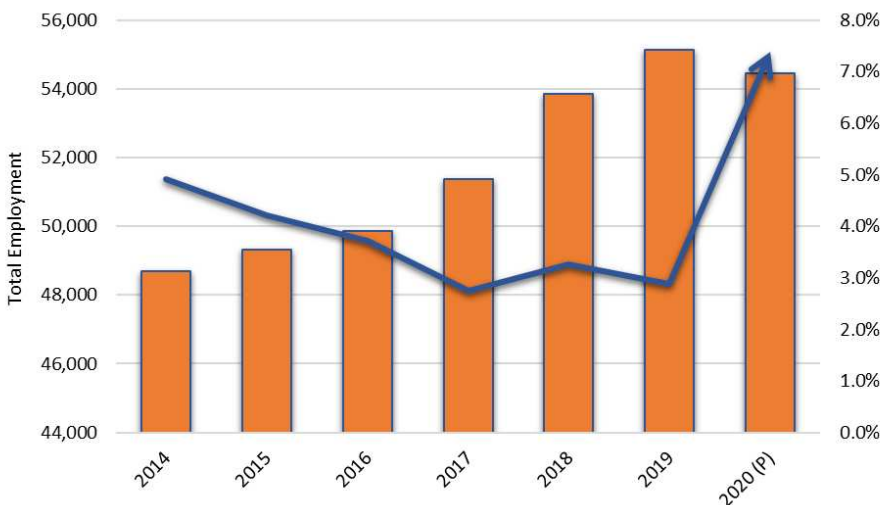
Job Growth

Figure 5.2: Job Growth & Unemployment Rates, Greeley MSA 1990- 2020 (BLS)

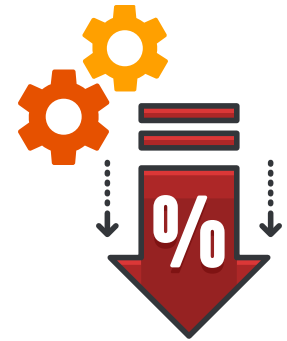


P = Provisional data

Figure 5.3: Annual Employment Total & Unemployment Rate City of Greeley, 2014 - 2020 (BLS)



P = Provisional data



Employment data from 1990 to 2019 in Greeley MSA, which includes Weld County statistical area (Figure 3.2), demonstrates robust consistency in job growth over almost three decades until 2020. Unemployment rates show a general pattern of tighter labor markets of 2-5% unemployment with few peaks of over 6-9%.

Like most parts of the country, Greeley MSA shows an unprecedented drop in job numbers of 5% or 8,355 positions and a sharp rise in unemployment rates linked to the COVID crisis in 2020.

Employment in the City of Greeley (non-MSA) increased by 6,800 jobs or 14.7% from 2014 to 2019 compared to 26,700 jobs or 19.2% in Weld County (MSA area). In 2020, the drop in job numbers was softer in Greeley, with the loss of 2,086 jobs or a 3.9% decline compared to 8,355 jobs lost or 5.0% for Weld County (see Figure 5.3).

Employment Growth



Job Growth (Cont'd)

Table 5.1: Year-over-Year Workforce Comparison, Greeley MSA 2012 - 2020 (BLS)

Year	Civilian Labor Force	% Change	Employment	% Change	Unemployment Rate	% Change
2020	168,315	-1.5%	157,314	-5.7%	6.6%	---
2019	170,950	3.3%	166,800	4.4%	4.2%	57.7%
2018	165,552	3.3%	159,811	2.4%	3.5%	18.9%
2017	160,310	6.3%	156,034	6.3%	2.7%	29.6%
2016	150,860	3.0%	146,822	3.9%	2.7%	0.0%
2015	146,422	-0.3%	141,322	-0.1%	3.5%	-22.9%
2014	146,820	5.5%	141,479	7.4%	3.6%	-2.8%
2013	139,199	1.7%	131,770	3.6%	5.3%	-32.1%
2012	136,937	1.3%	127,186	2.4%	7.1%	-25.4%

From 2019 to 2020, 2,635 workers left jobs and reduced the Greeley MSA labor force (includes Weld County) by 1.5%. Although it is too soon to say, their reasons for optimism that the labor participation rate will probably recover. The 2020 COVID-related recession-hit public-facing retail, food, and consumer service workers the hardest and a vaccine-driven recovery will be critical. However, some older workers that left the labor market may never return to the labor force.

Figure 5.5: Annual Employment, Labor Force & Unemployment, Greeley MSA 1990- 2020 (BLS)

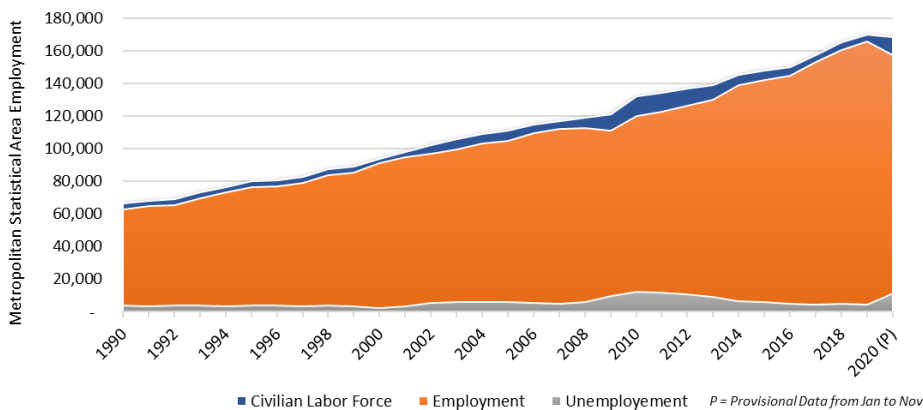


Figure 5.5 shows the relative share of the total civilian labor force compared to employment and unemployment from 1990 to 2020 in Greeley MSA. During the prior 2008-2013 recession, the recovery was relatively slow in absorbing unemployed workers. It will help track trends in the future, supporting a shift towards a broader range of employment sectors in Greeley will underpin the city's economic health and vitality.

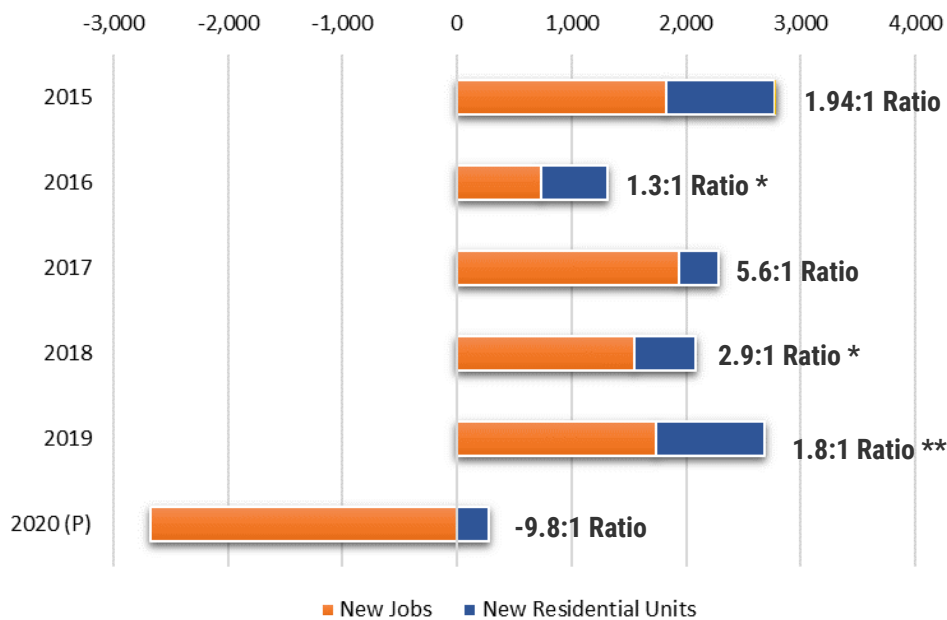
P = Provisional data

Employment Growth



Job Housing Balance

Figure 5.5: Jobs to Housing Balance, Greeley, CO 2014 - 2020 (BLS)



* Ratio was corrected to reflect employment to housing ratio, not labor force.
 ** Preliminary data has been adjusted to include December 2019.
 (P) = Provisional data from Jan to Nov 2020.

The job housing balance is the ratio of a new residential unit built for every new job created. Primary employment centers like Greeley are expected to have a higher ratio of jobs to housing compared to bedroom communities. Figure 5.6 shows that the job housing balance ratio varies considerably by year.

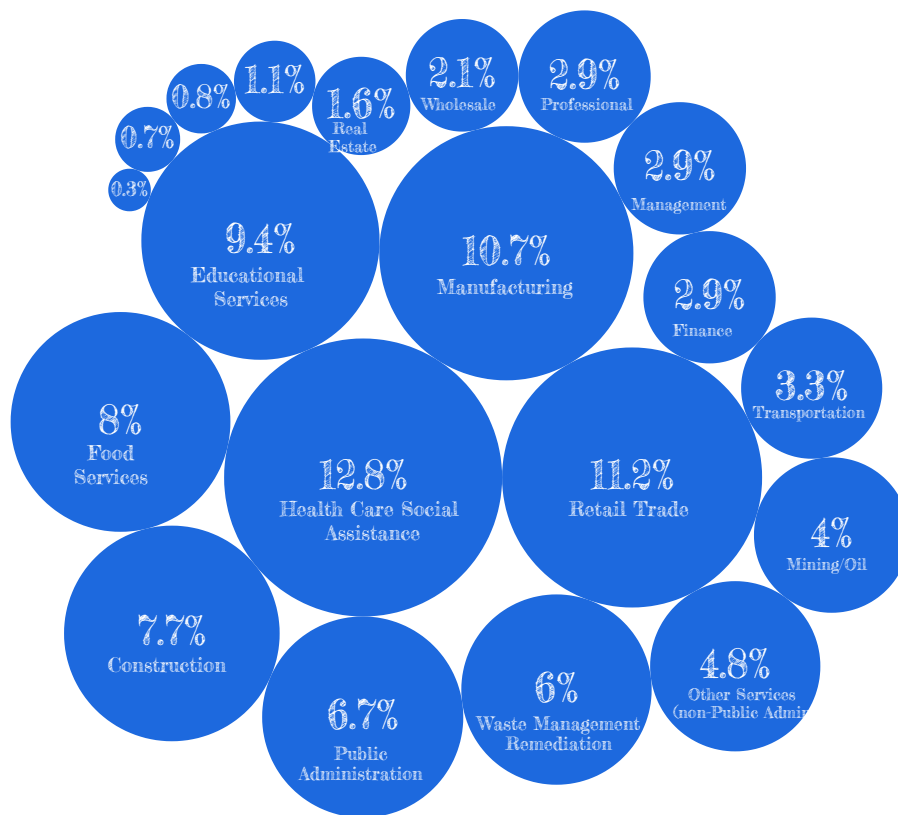
The average job to housing balance ratio in Greeley from 2014 and 2019 was 2.7, meaning that for every new residential unit built, 2.7 new jobs were created in the economy. In 2020 the impact of COVID-19 turned the job housing balance negative as jobs were lost and residential building slowed.

While the job housing balance is a useful indicator, it fails to reflect the quality of jobs created. Economic development typically prioritizes primary sector employment, consisting of high-wage paying jobs, health benefits, educational credentials or technical skills, and longer-lasting careers.

Employment Growth

Employment Industry

Figure 5.6: Employment Industry Distribution, Greeley, CO 2014 - 2019 (LAUS 2019)



Greeley also shows an economy with employment growing fastest in white-collar service sectors such as healthcare and professional services. In contrast, the energy, agriculture, and food sectors grow at a steadier rate. Manufacturing continues to remain strong. Tech jobs in computer and IT occupations are included in the professional services and information sectors.

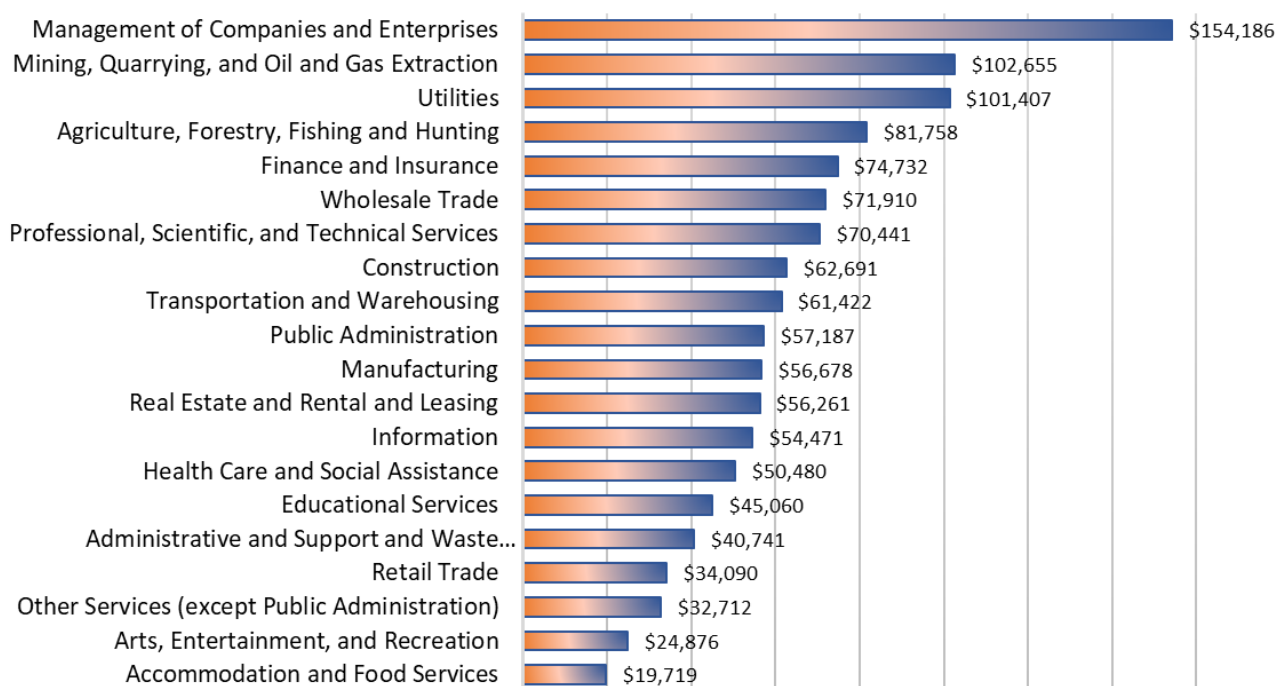
The top three employment sectors in 2020 were Health Care and Social Assistance at 12.8%, with Retail Trade and Manufacturing at around 11%. Industries with under 2% share of jobs include Arts, Entertainment & Recreation (1%), Agriculture, Forestry, Fishing and Hunting (1%), Information (1%), and Utilities (.3%).

Employment Growth

Wage Growth



Figure 5.7: Average Annual Wage by Industry, Greeley, CO 2020 (Jobs EQ and BLS)



Tier 1 industries with the average wages of over \$100,000 are (a) Management of Companies and Enterprises, (b) Mining and Quarrying, and Oil/Gas Extraction, and (c) Utilities. Interestingly, however, these industries have a small employment share in Greeley (see Figure 5.7).

Tier 2 high industries with average wages in the \$70,000 to \$80,000 plus range include (a) Agriculture, Forestry, Fishing and Hunting, (b) Finance and Insurance, (c) Wholesale Trade, and (d) Professional, Scientific and Technical Services.

Greeley's four-quarter average wage declined by \$2,048 from 2019 to 2020. In Q4 2020, the average wage of \$53,113 was down from \$55,162 in Q4 2019, 3.7%.

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GLOSSARY

ArcGIS Community Analyst - is a web-based application located on a cloud-based mapping solution that provides easy-to-use and straightforward GIS capabilities to every user.

Arithmetical Increase Method - a method to calculate population statistics that have constant growth over a period of ten years. Typically they are not used for small cities, because it gives a lower value. Population forecasting is a method to calculate the future population of any city or region at the interval of "n" number of decade years.

Cohort – a group of people with a common characteristic.

Distribution – how something is shared out the amount a group or spread over an area or place. Metropolitan Statistical Area (MSA) - Metropolitan statistical area (MSA) is the formal definition of a region that consists of a city and surrounding communities linked by social and economic factors.

Economic squeeze – older individuals struggling financially and are forced to live with their parents sometimes for long periods.

Exponential function - n exponential function can describe growth or decay. The function $g(x)=(1/2)^x$ is an example of exponential decay. It gets rapidly smaller as x increases, as illustrated by its graph. In the exponential growth of $f(x)$, the function doubles every time you add one to its input x.

Exponential-Logarithmic Model - Exponential and logarithmic functions are used to model population growth, cell growth, and financial growth, as well as depreciation, radioactive decay, and resource consumption, to name only a few applications.

External factors - External factors are elements that influence data results from the outside. These factors are often part of the economic, political, and social environment of the locations where the company operates. Extraterritorial – beyond the limits of a city or country.

Great Recession, the - The Great Recession was a period of marked general decline (recession) observed in national economies globally between 2007 and 2009. The scale and timing of the recession varied from country to country.

Housing stock – the total number of houses, apartments, duplex, townhomes, etc., in an area.

Intercensal - In demographics, an means an of the population between official census dates with both of the census counts being known. Some nations produce regular intercensal estimates while others do not.

Job to housing balance ratio - refers to the distribution of employment relative to workers' distribution within a given geographic area. A community is considered balanced when these distributions are approximately equal or close to equal, but no greater than 2.7; when available, housing choices complement the available jobs' earning potential.

Projection - an estimate or forecast of a future situation or trend based on a study of present ones.

GLOSSARY

Recession - A recession is when a country's economy is doing poorly, for example, because the industry is producing less and more people are becoming unemployed.

Symptomatic Method - A method for combining sample survey data and symptomatic indicators to obtain population estimates for local areas such as building permits, deaths, births, or migration patterns.

Telecommute or telecommuting - work from home, using the Internet, email, and the telephone.

Vintage data - Each new series of data (called vintages) incorporates the latest administrative record data, geographic boundaries, and methodology. Therefore, the entire time series of estimates beginning with the most recent decennial census is revised annually, and estimates from different vintages of data may not be consistent across geography and characteristics detail. When multiple vintages of data are available, the most recent vintage is the preferred data. The vintage year (e.g., V2019) refers to the final year of the time series. The reference date for all estimates is July 1, unless otherwise specified.