

Greeley Rising™

Monthly News and Insights from Greeley's Department of Economic Health & Housing

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3 New Housing Projects Set to Launch in 2022



As we enter the New Year, we are excited about the prospects of three new housing projects planned for Greeley, two of them designed to serve the needs of lower income households and one that contemplates a reimagining and rebranding of an existing property. All three of these projects are located on important infill sites, with anticipated groundbreakings this year!



Immaculata Plaza II

Location: NEC 10th Avenue/6th Street
 Target Market: 30% AMI for Seniors
 Total Number of Units: 54
 Owner/Developer: Archdiocese of Denver



Copper Platte

Location: SWC 17th Avenue/Hwy 34
 Target Market: 60% AMI for Families
 Total Number of Units: 224
 Owner/Developer: Inland Group



Bonell Campus Reimagined

Location: SEC 8th Avenue/22nd Street
 Target Market: "Missing Middle" Workforce
 Total Number of Units: 350
 Owner/Developer: Warm Springs Holdings

Taking a Closer LOOK.....

Each month, we will dive a little deeper into some numbers about the Greeley or Regional economy, showcase Greeley's ranking on a state or national list, or provide deeper insight into key growth trends.



Where People in Denver MSA are Moving To

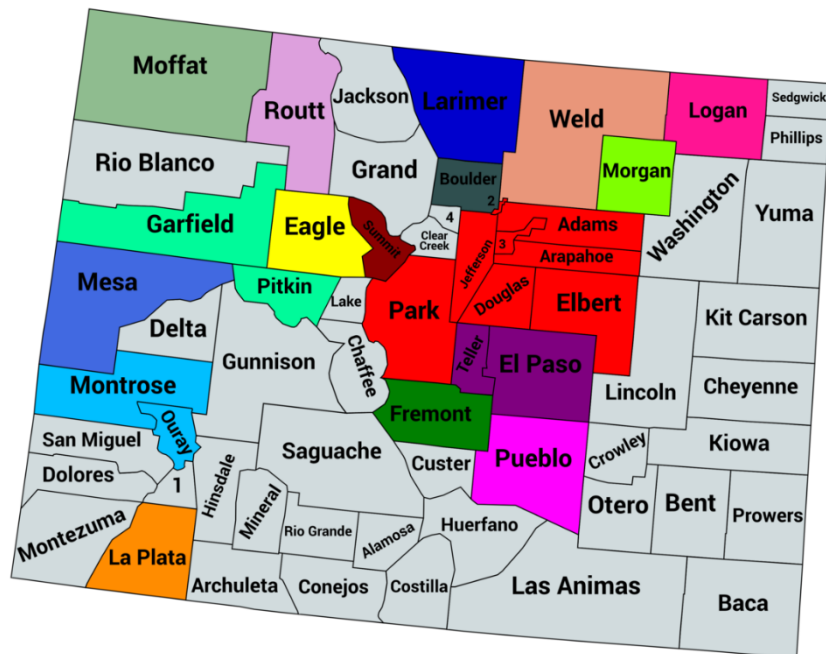


Stacker compiled a list of where people in Denver-Aurora-Lakewood, CO Metro Area are moving to using data from the [U.S. Census Bureau](#). Metros are ranked by the estimated number of people who moved into their metro from Denver Metro between 2015 and 2019. Not surprisingly, the top 4 metros are all located in Colorado. The Greeley MSA (Weld County) came in at number 4, underscoring our relative cost and proximity advantages, as compared to the Denver Metro.

More information about Stacker can be found at <https://stacker.com/>

Rank	Destination MSA	Migration from Denver to Ranked City	Migration from Ranked City to Denver	Net Migration from Denver to Ranked City	How Denver Ranks as Destination from Ranked City
1	Colorado Springs, CO Metro Area	12,631	6,798	5,833	1
2	Boulder, CO Metro Area	10,661	11,312	(651)	1
3	Fort Collins, CO Metro Area	7,872	4,338	3,534	2
4	Greeley, CO Metro Area	7,538	3,619	3,919	2
5	Phoenix-Mesa-Chandler, AZ Metro Area	4,052	2,890	1,162	10
6	Seattle-Tacoma-Bellevue, WA Metro Area	3,280	1,438	1,842	24
7	Los Angeles-Long Beach-Anaheim, CA Metro Area	2,875	4,347	(1,472)	18
8	Houston-The Woodlands-Sugar Land, TX Metro Area	2,644	3,201	(557)	6
9	Dallas-Fort Worth-Arlington, TX Metro Area	2,485	3,204	(719)	12
10	Las Vegas-Henderson-Paradise, NV Metro Area	2,081	1,414	667	9
11	Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	1,870	3,826	(1,956)	13
12	Chicago-Naperville-Elgin, IL-IN-WI Metro Area	1,852	4,555	(2,703)	12
13	Pueblo, CO Metro Area	1,562	1,090	472	2
14	Grand Junction, CO Metro Area	1,520	1,171	349	1
15	New York-Newark-Jersey City, NY-NJ-PA Metro Area	1,345	3,786	(2,441)	31

- Boulder, CO MSA
- Breckenridge, CO μSA
- Cañon City, CO μSA
- Colorado Springs, CO MSA
- Craig, CO μSA
- Denver-Aurora-Lakewood, CO MSA
- Durango, CO μSA
- Edwards, CO μSA
- Fort Collins, CO MSA
- Fort Morgan, CO μSA
- Glenwood Springs, CO μSA
- Grand Junction, CO MSA
- Greeley, CO MSA
- Montrose, CO μSA
- Pueblo, CO MSA
- Steamboat Springs, CO μSA
- Sterling, CO μSA



- 1 San Juan
- 2 Broomfield
- 3 Denver
- 4 Gilpin

2022: Year of Strategic Planning



Downtown Master Plan Update: The current Downtown Investment Strategy/Master Plan was adopted in 2011. A decade later and many public and private improvements later, it is time to embark on an update and new strategy to reflect and take advantage of the redevelopment momentum. To that end, staff worked with Downtown Greeley to prepare a Scope of Work, issued a Request for Proposal to hire a consultant to do the update, and assembled a team of Downtown and City representatives to interview and select a firm. That work concluded this month and the contract is being prepared for execution. The work is expected to commence by the end of January and take 6 - 8 months to complete. Extensive communication and public engagement is planned.



The **City Transportation Master Plan**, titled *Greeley on the Go*, is currently underway and will be completed by the summer of this year. It is a comprehensive planning effort that emphasizes the critical links between all modes of transportation. The plan will provide a framework for transportation investments in Greeley over the next 20 years to enrich lives and promote economic vitality and seamless mobility.

A new **Greeley Economic Development Strategic Plan** is in the works for 2022. The EHH Department will be leading an effort to build on past economic successes in Greeley and identify the best opportunities for future economic growth. This process will include several city departments as well as outreach with the larger business community in order to assess and develop the best plans of action going forward. More details will be forthcoming.



Continual Business Outreach During Pandemic

How's Your Business Doing? Please take a moment to complete the latest COVID-19 Business Survey

2021 had its ups and downs. Throughout the year, we and our partners across Northern Colorado have been learning about business challenges and informing local and regional decision makers to help guide the development and implementation of assistance programs, policy changes and advocacy actions that help businesses survive, pivot and recover from the pandemic.

As we start 2022 we hope you will take 10 minutes to tell us how your business is doing, what the near future holds, and what help you need to keep your business going strong.

Please tell us how you are doing and how we can help! All survey responses are confidential, and [aggregate public reports](#) from previous surveys are online at <https://choosenortherncolorado.com/>.

Greeley is an active member of the Northern Colorado Regional Economic Development Initiative (NoCo REDI), the coalition behind this latest survey.



Please take and share this survey with other business in our community so we can gather as much information as possible. As with past surveys, Greeley economic Development Team will receive the responses that come from businesses in our community.

Here is the survey link: <https://form.jotform.com/213397544640964>

Construction & Development



Activity December YTD

Now that we have year-end numbers for 2021, we thought it would be valuable to compare last year with the previous 4 years. 2021 was an incredible 'bounce-back' year for Greeley's permit activity, as show in the chart below.

		YTD 2021	YTD 2020	YTD 2019	YTD 2018	YTD 2017
Single Family	Permits	303	66	170	338	111
	Units	303	66	170	338	111
	Valuation	\$91,785,966	\$16,953,102	\$42,927,644	\$79,816,404	\$27,142,816
Multi-Family	Permits	252	47	47	73	72
	Units	612	206	697	199	238
	Valuation	\$104,820,118	\$22,901,751	\$90,911,971	\$33,169,389	\$42,009,358
Commercial	Permits	26	17	52	25	26
	Valuation	\$149,587,534	\$10,467,742	\$49,477,556	\$50,891,824	\$136,394,237

Looking for deeper insight? The City's Community Development Department maintains current and historical construction and planning reports online.

Find them here:

Monthly Construction Reports: greeleygov.com/services/building-inspection

Monthly Planning Reports: greeleygov.com/services/cd



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We are proud to represent one of the fastest growing and forward-thinking communities in northern Colorado. With a population approaching 115,000, our community in 2018 was ranked #1 by Wallethub, for 'Jobs and the Economy' among 515 cities nationally, and the Greeley Metropolitan Statistical Area (MSA) was ranked by Forbes Magazine as the #6 fastest 'Job Growth' market in the country. In 2019, the Greeley MSA was ranked as the 8th Most Dynamic Economy in the country by the Walton Family Foundation.

We have matched this recent growth and energy with a high-performing Economic Health and Housing team to continue to move Greeley's economy forward. With creativity, critical thinking and open communication, we have a passion for promoting growth and development in a public service setting. Our department consists of qualified specialists in two divisions: Economic Development and Urban Renewal.

Whether your business is already located here in Greeley and looking to expand, or you're considering a move to our community, we are here to provide the resources and support to ensure your success.

Contact Us! We're ready to serve!



Find us online @ GreeleyGov.com/EHH

