

Greeley Rising™

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

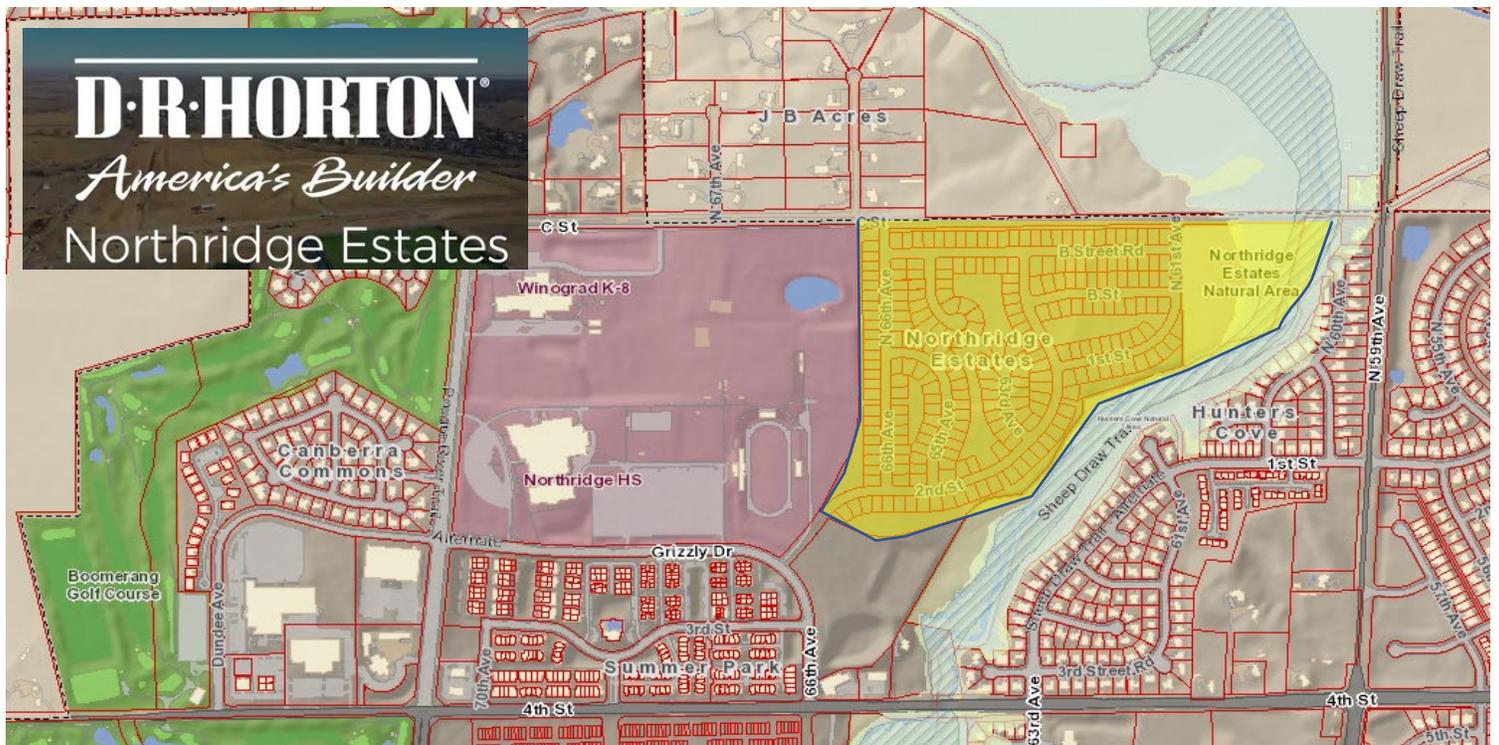
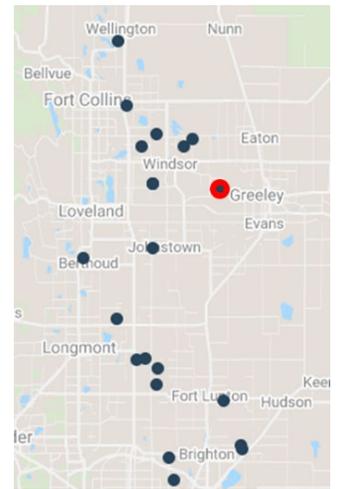
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America's Largest Homebuilder Returns to Greeley



With the now under construction Northridge Estates subdivision located off of C Street and 71st Avenue, east of Northridge High School in northwest Greeley, DR Horton has returned to Greeley after over a decade of having no activity here. With 240 homes that will be developed in 2-3 phases, Northridge Estates will help create much needed inventory in our current supply-constrained Northern Colorado housing market. For more information, please visit www.drhorton.com/northridge-estates.



Urban Renewal



Federal funds helping neighborhoods

It's spring, right? The Greeley Urban Renewal Authority (GURA) would like you to know that this spring you will start to see federal dollars that come to the City via the Community Development Block Grant (CDBG) being put to use. How?



1. In support of the annual Clean-up Weekend (April 23rd and 24th).
2. In support of tree plantings in the parkways of the Redevelopment District.
3. With infrastructure improvements continuing in the Maplewood Neighborhood, including sidewalks, ramps, curb and gutter, etc.
4. With alley reconstruction (gravel to asphalt) in Maplewood and in north Greeley.

Additionally, GURA continues to look for housing developers with which it can partner in affordable housing developments.

For more information, or to learn more about how the Community Development Block Grant program assists low- moderate-income residents and neighborhoods, call GURA – 970-350-9380. Have a wonderful spring!



Business Retention & Expansion

10th Street TIF District Façade & Building Improvement Grant Program Extension

During the past 15 months, our department has conducted outreach to businesses located within the 10th St. TIF District to promote our Façade & Building Improvement grants. These matching grants are available to businesses located within each of Greeley's five TIF districts and are to be utilized for façade and/or building improvement projects. In September of last year, our office launched a Façade & Building Improvement pilot program with an increased dollar amount for businesses located within our 10th St. TIF district. The pilot was scheduled to end on 4/30/21, but with increased program interest due to warmer weather, EHH has decided to extend this opportunity to 10/31/2021. Eligible businesses should have already received an email or letter from us outlining this extension. For additional information, please reach out to our Economic Development Coordinator, Bryan Pederson, at bryan.pederson@greeleyov.com.



Taking A Closer LOOK.....



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

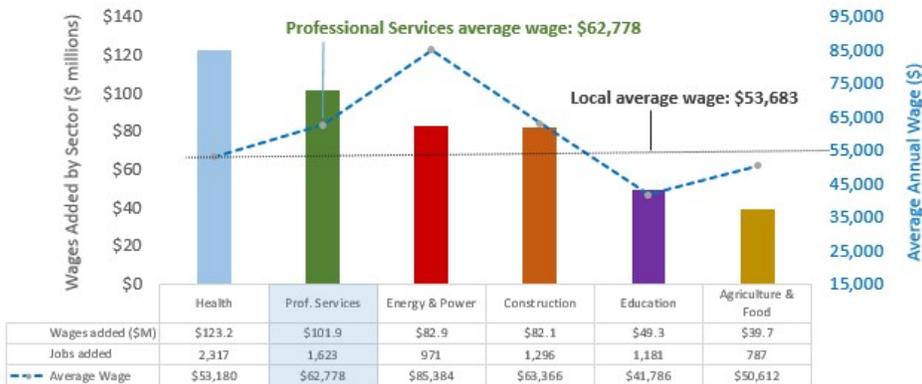


Growth Impact of Greeley's Top Industries: Professional Services

In parallel to the work of [NoCo REDI](#) (Northern Colorado Regional Economic Development Initiative) to identify targeted industry clusters for the region combining Larimer and Weld counties ([Greeley Rising, July Issue](#)), the City of Greeley's Economic Development team has been exploring the growth potential of Greeley's top industry sectors.

This work seeks to better understand the various ways our top industries contribute to the economy, including direct jobs as well as indirect jobs across the supply chain. Aside from employment impacts linked to the average wages paid in different industries, we can calculate total compensation, which feeds directly into local consumer spending power. Additionally, the projected impacts of business sales and output growth is a measure that feeds into business profits and tax generation. It is important to take a 360-degree view when forecasting future industry impacts to ensure that economic development is targeting industries that create strong returns for the community.

Sectors adding the highest wages & new jobs to the economy by 2030



Direct Impact Forecast

Professional Services is projected to contribute an additional **1,623 direct local jobs** contributing **\$101.9 million in direct wages** annually by 2030, the 2nd highest for direct impact. The average wage in Construction of \$62,778 is around 17% higher than the local average wage of \$53,683.

HIGHER PAYING INDUSTRIES

Avg Ann % Change in Employment, Last 10 Years

7.4 % ↑



Corporate, Subsidiary, and Regional Managing Offices

4.6 % ↑



Computer Systems Design Services



MID TO LOWER PAYING INDUSTRIES

Avg Ann % Change in Employment, Last 10 Years

10.5 % ↑



Temporary Help Services

10.8 % ↑



Janitorial Services

-8.5 % ↓



Telemarketing Bureaus and Other Contact Centers

Construction & Development

Building the Future of Aims

A new Welcome Center is under construction at Aims Community College. This iconic facility at the Greeley Campus will reshape the student experience at Aims while ushering in both cultural and economic opportunities for Northern Colorado. Expected to open in December 2021, it will house student services, an auditorium and spaces for community events, including conferences. For more information visit <https://www.aims.edu/welcome-center/>



Activity April YTD

| | | YTD 2021 | YTD 2020 |
|---------------|-----------|--------------|--------------|
| Single Family | Permits | 28 | 44 |
| | Units | 28 | 44 |
| | Valuation | \$7,942,986 | \$11,263,455 |
| Multi-Family | Permits | 79 | 25 |
| | Units | 163 | 61 |
| | Valuation | \$31,038,854 | \$10,542,353 |
| Commercial | Permits | 5 | 8 |
| | Valuation | \$86,480,230 | \$3,365,835 |

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

