

# 2021 Mid-year Growth & Development Projections Report



# 2021- Mid-year Growth & Development Projections Report

## About this Report

The City Community Development Department provides quarterly updates on the projected number of new residential units it expects to be under construction by the end of the year. This estimate is derived from new housing starts, socio-economic and demographic trends, market conditions, and surveys of large, influential projects such as new metropolitan districts. Each quarter represents a snapshot in time, but staff periodically monitors new trends to provide more probable end-of-year projections. These projections help City departments budget Greeley's Capital Improvement Plan (CIP) programs to ensure adequate funding sources are allocated for operations and infrastructure to serve added population and neighborhood areas.

## Executive Summary

The 2021 Yearly Growth & Development Projections Report estimated 160 new residential units and a total population of 109,661 by the end of 2021. However, the number of residential building permits issued as of June 30, 2021, was 343. Based on this new data, the city anticipates the number of new residential units for 2021 to be 843 units.

This estimate is based on an evaluation of recent trends in the Northern Colorado Region (NCR), recent and anticipated residential plans, as well as conversations with residential builders in the Greeley area (see Figure 1.0).

With the newly projected residential units and the average household size of 2.71 persons per household, Greeley could experience an increase of 2,285 persons, which would increase the total population to 111,146 by the end of 2021.<sup>1</sup>

Although the cost of housing continues to rise, with newly constructed home prices ranging from \$350,000 to \$480,000 and lumber prices increasing by as much as 500% (National Association of Home Builders – April 2020 to May 2021 report), builders across Northern Colorado have continued to meet the demand for housing.<sup>2</sup> With record-low mortgage rates continuing and demand for housing remaining strong, builders still remain optimistic.

Figure 1.0 - 2020-2026

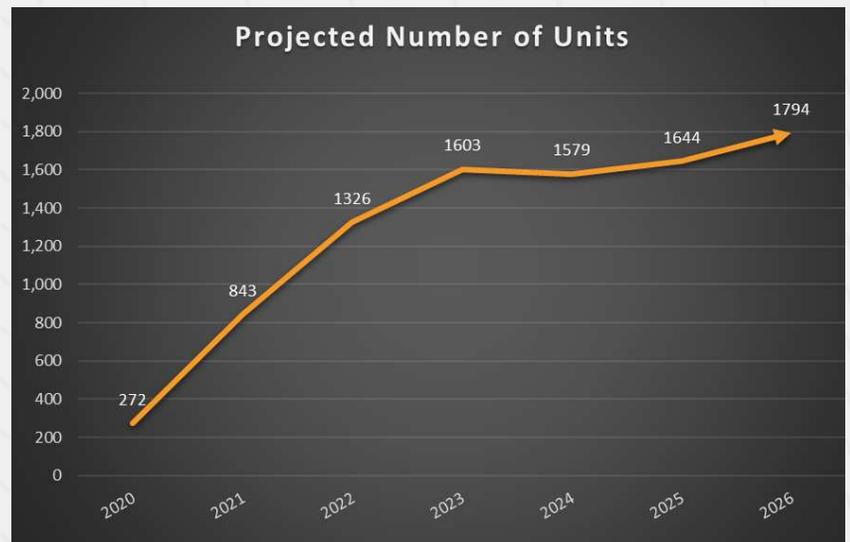
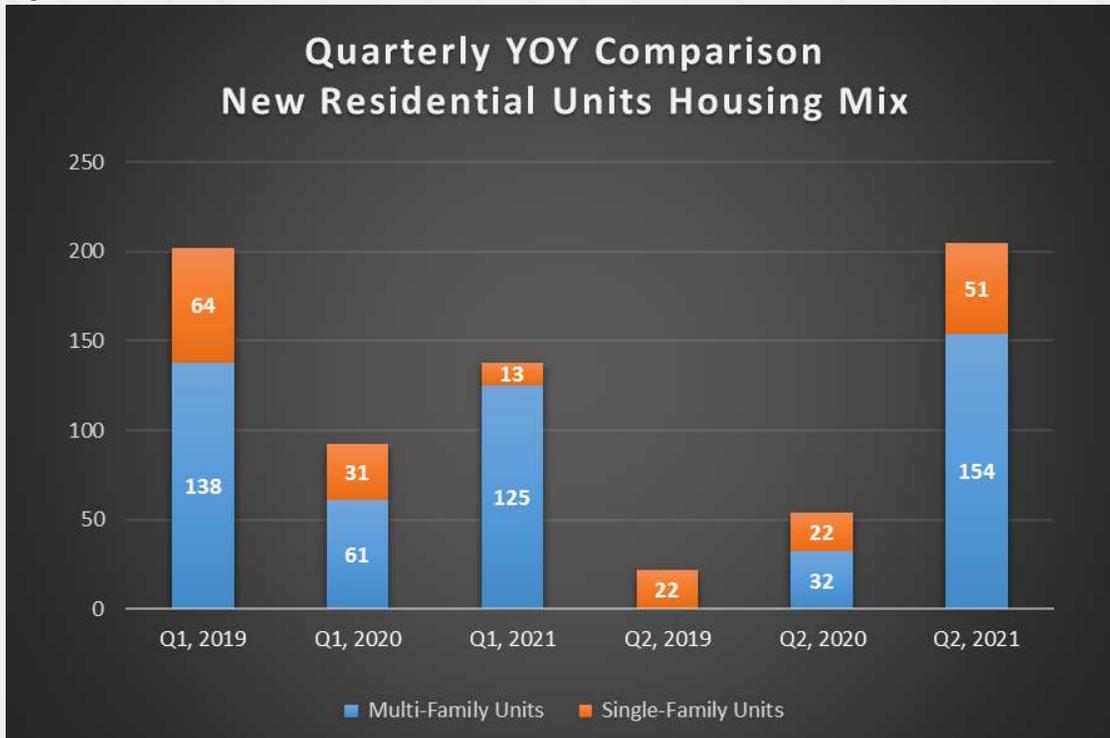


Figure 2.0



The total number of housing units shown in Figure 2.0 is non-cumulative. Each bar shows the total number of units permitted for that particular quarter. The total number of residential housing units permitted from for the first half of 2021 is 343. The data Q2 2021 shows that out of the 205 units permitted, 75% were multi-family and 25% single-family.

Figure 3.0

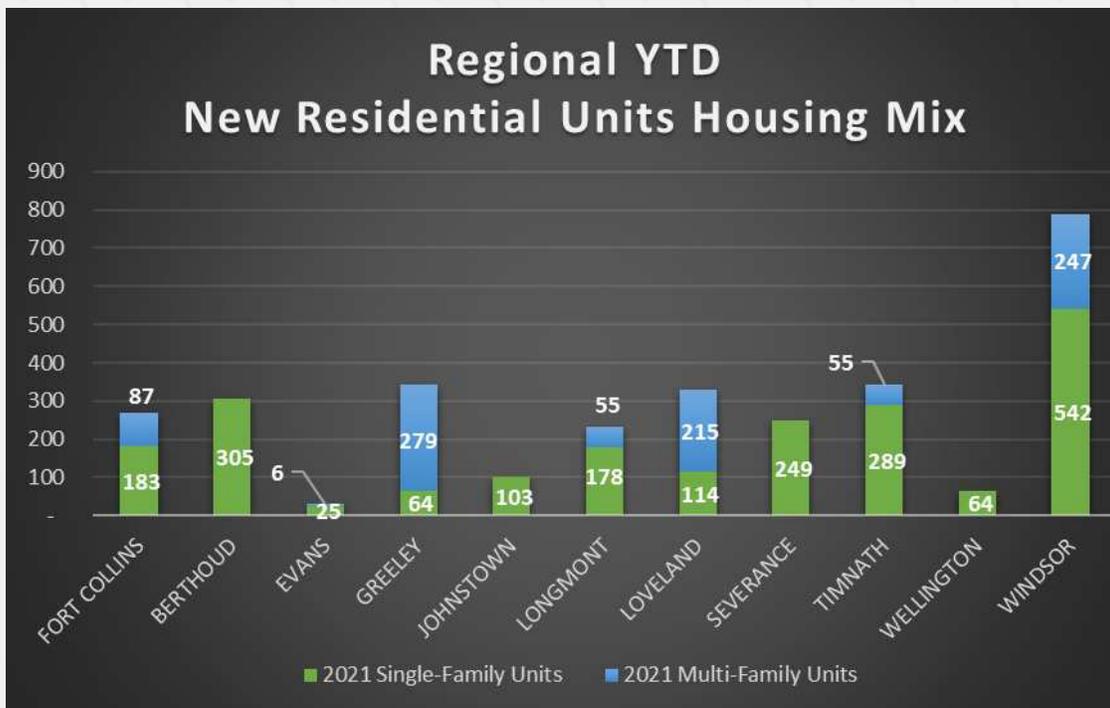


Figure 3.0 shows the total housing that was permitted in the NRC. Windsor permitted more units than other municipalities. Evans had the least number of units permitted.

1 Current Greeley average household size is 2.71, which will be updated when the Census 2020 provides new data.

2 NAHB. (2021, July 15). OSB Prices Have Skyrocketed More than 500% Since January 2020. National Association of Home Builders. <https://nahbnow.com/2021/07/osb-prices-have-skyrocketed-more-than-500-since-january-2020/>