

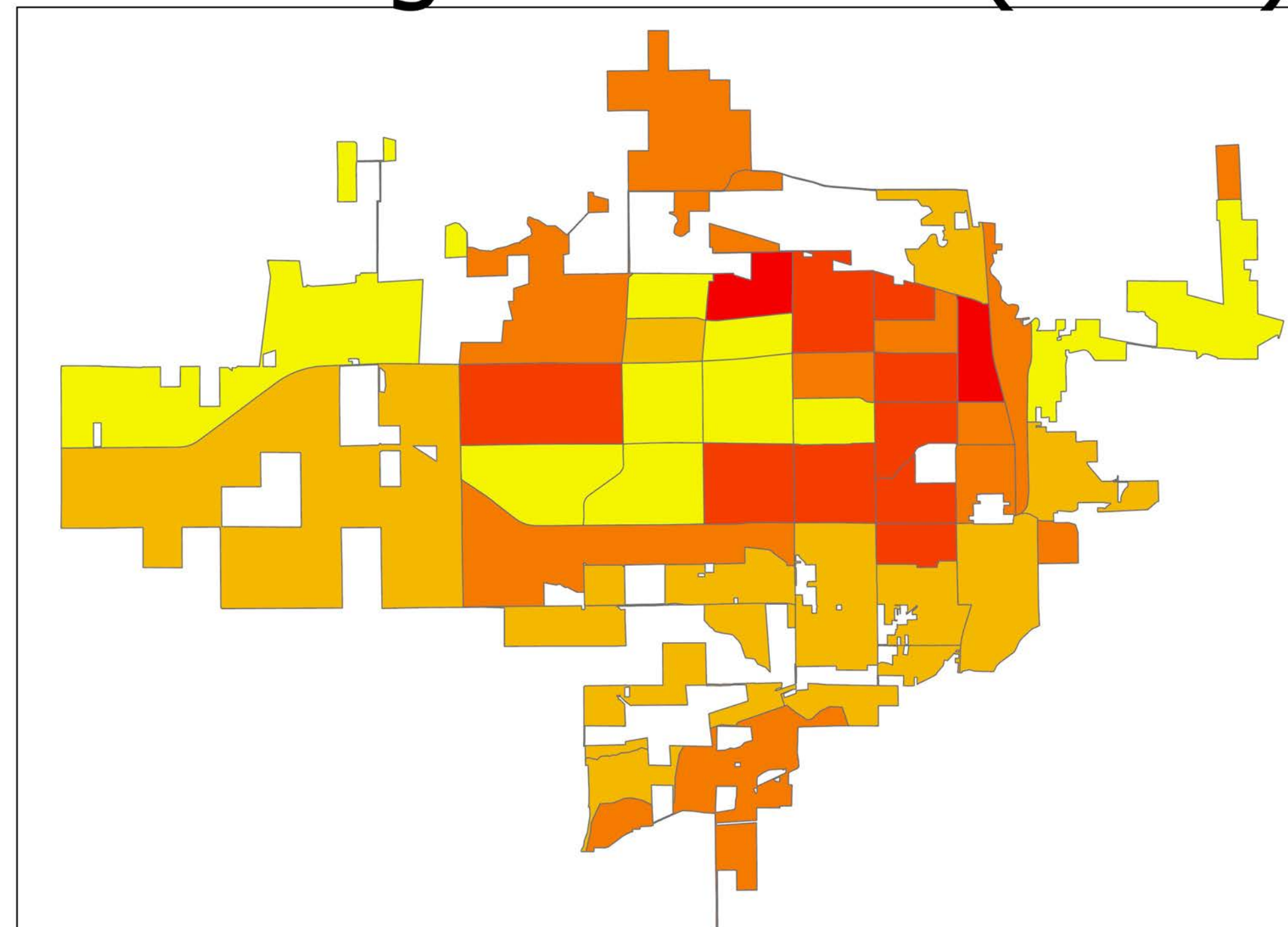


Greeley Housing Affordability

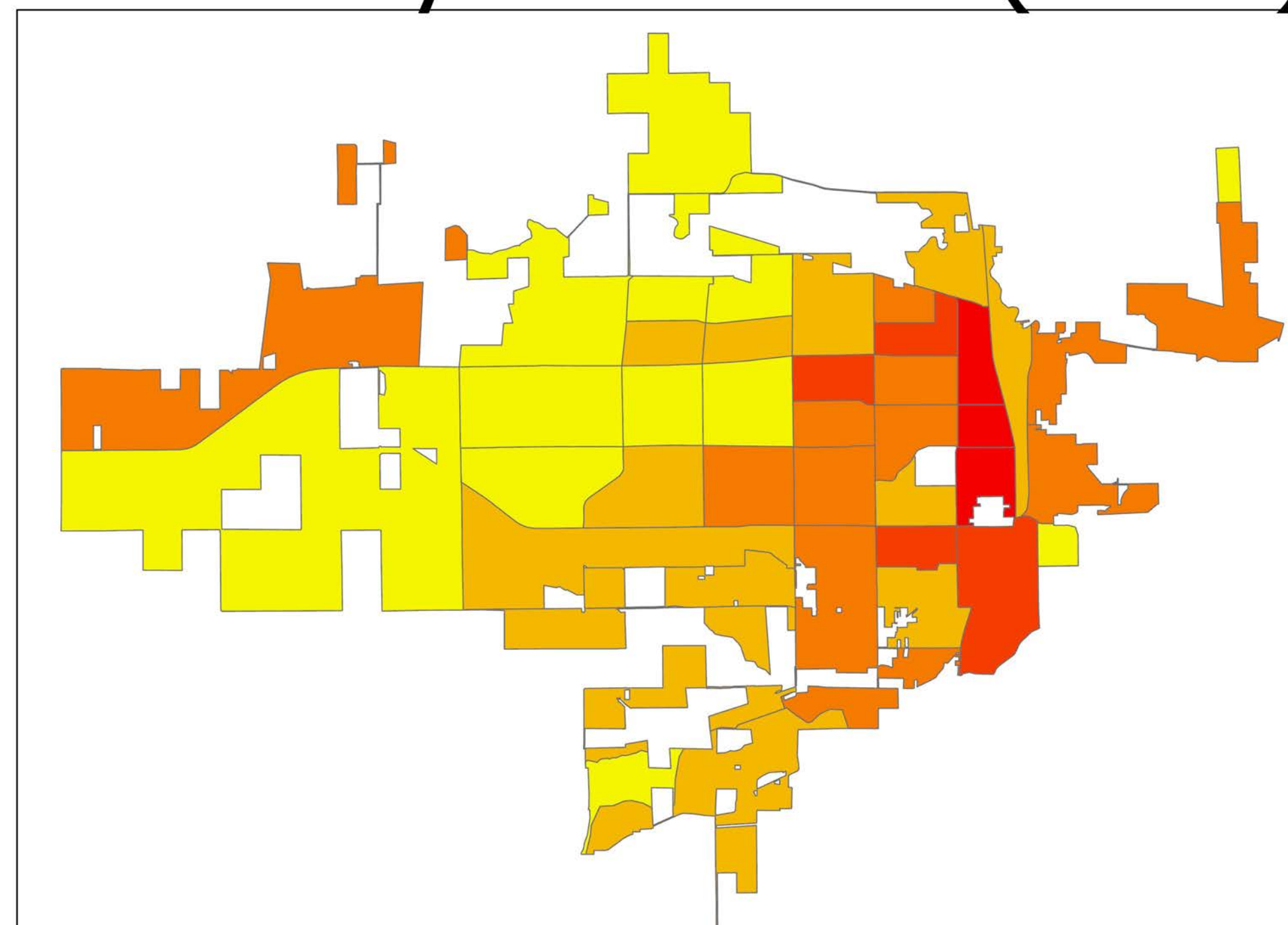
Abstract

In Fall 2020, the City of Greeley began exploring an update to city's nearly four-decade old single-family housing zoning ordinance. The current ordinance limits the number of residents in a single-family zoned housing unit to two unrelated individuals ("U+1). The main impetus for the proposed changes (increasing the number of unrelated individuals allowed to occupy a housing unit) is the increasing housing costs and low housing unit stock found throughout the Front Range communities which has led to increased housing burdens. The purpose of this project is to examine housing affordability at the census tract level by identifying tracts where overcrowding and cost-burdens exist in the Greeley community and where changes have occurred over time (2013-2019). Additionally, tracts within current single-family zoned areas will be identified, in hopes of providing additional feedback to City of Greeley elected officials making the final decisions regarding the proposed changes.

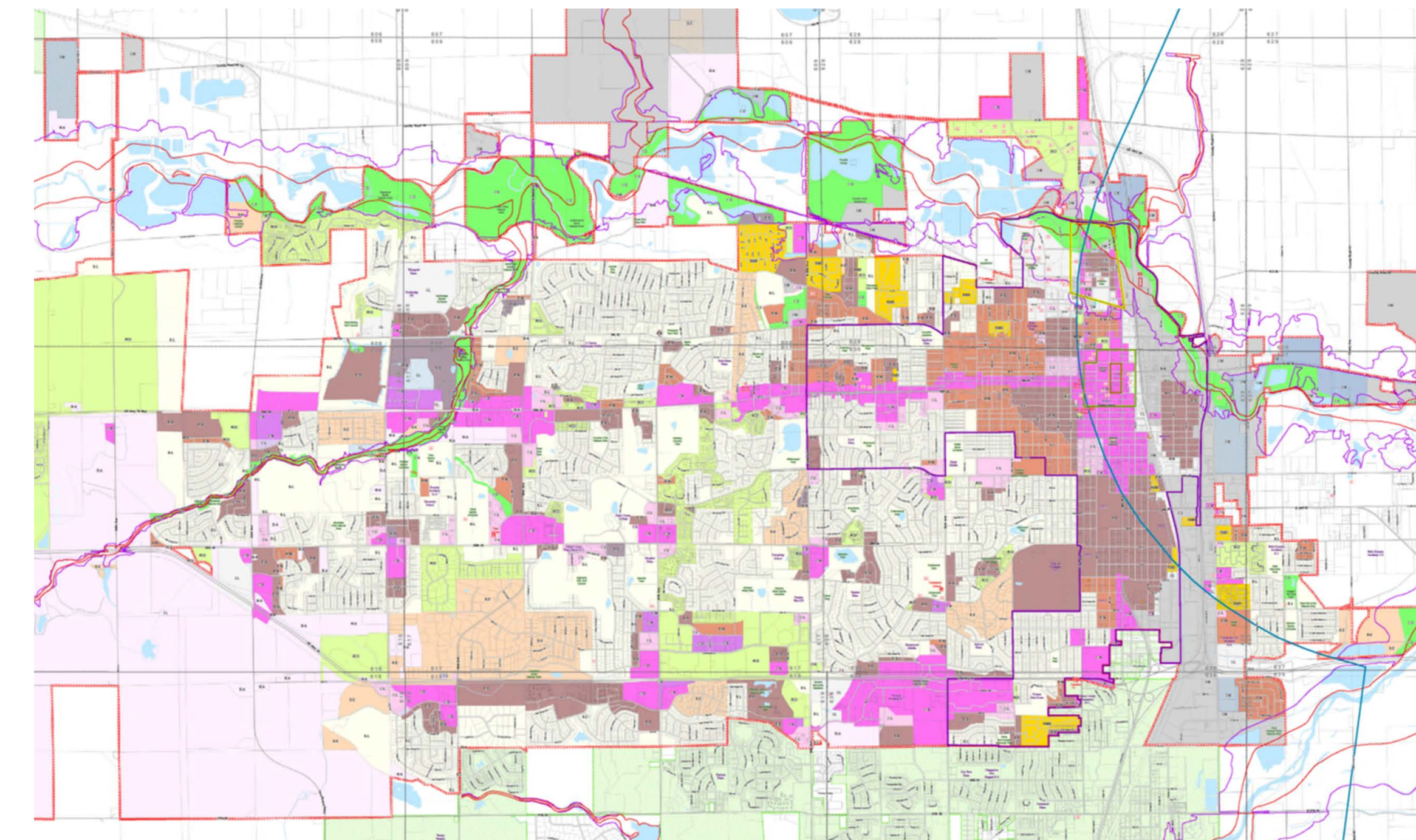
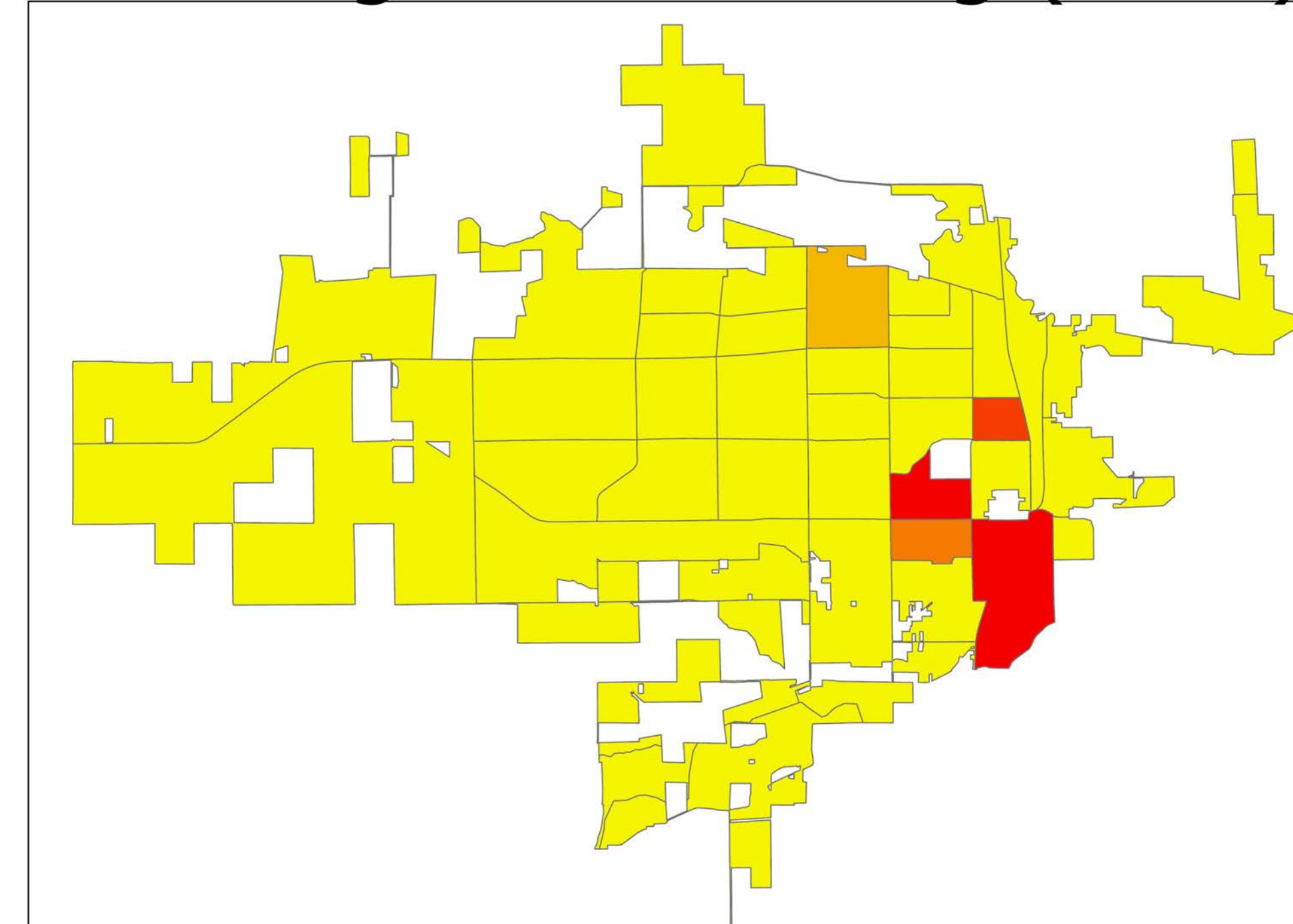
Housing Burdened (2013)



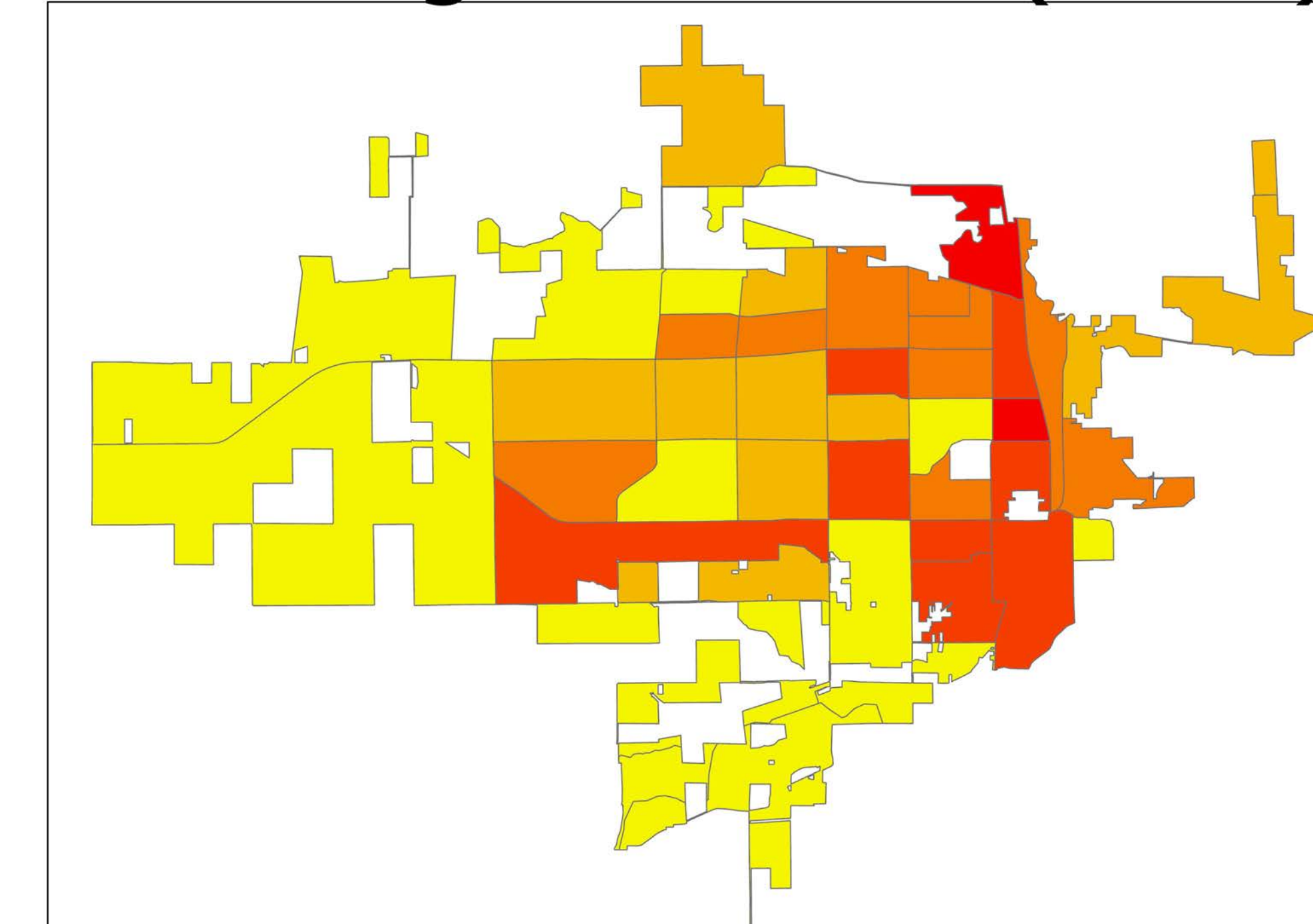
Severely Burdened (2013)



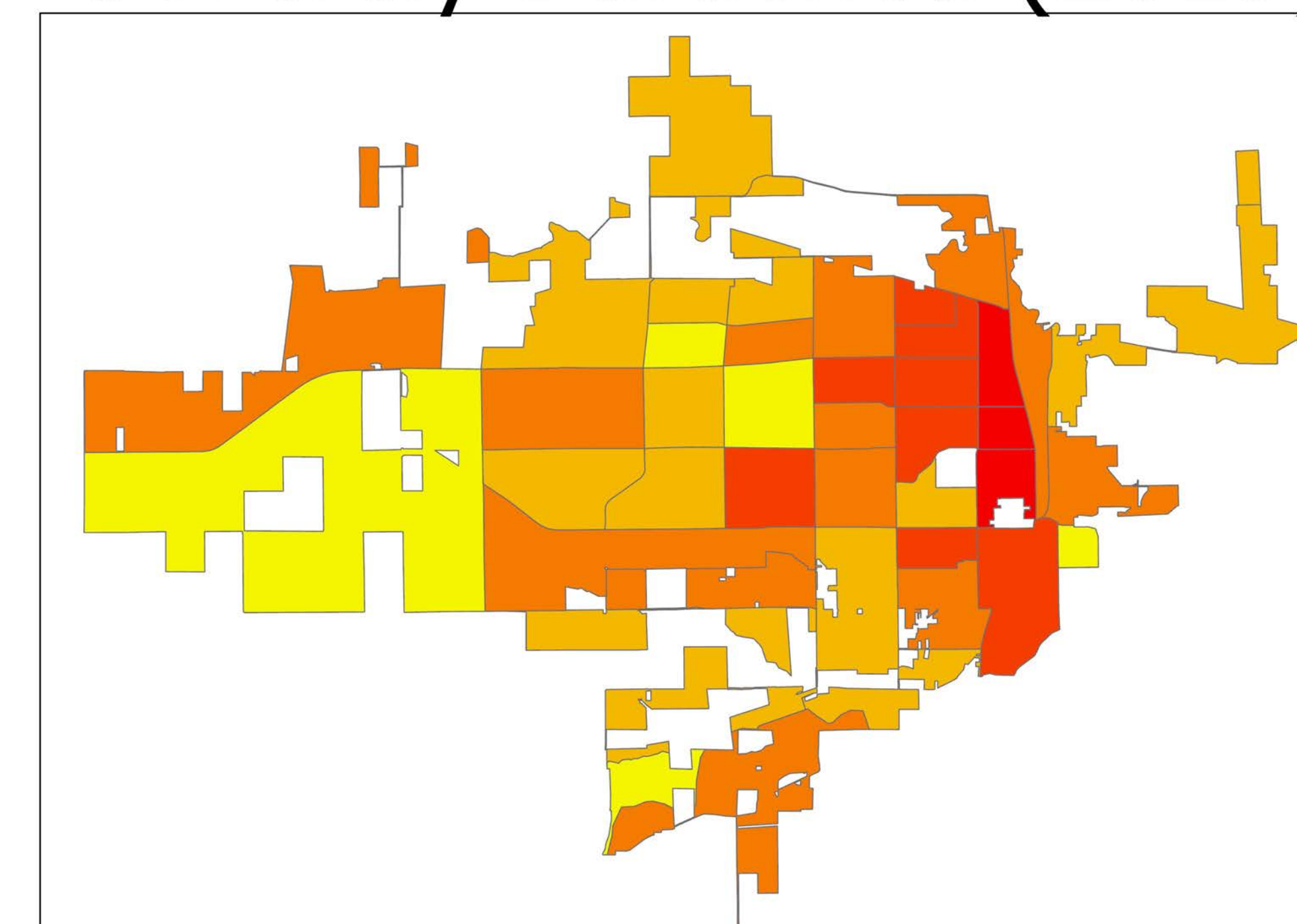
Housing Overcrowding (2013)



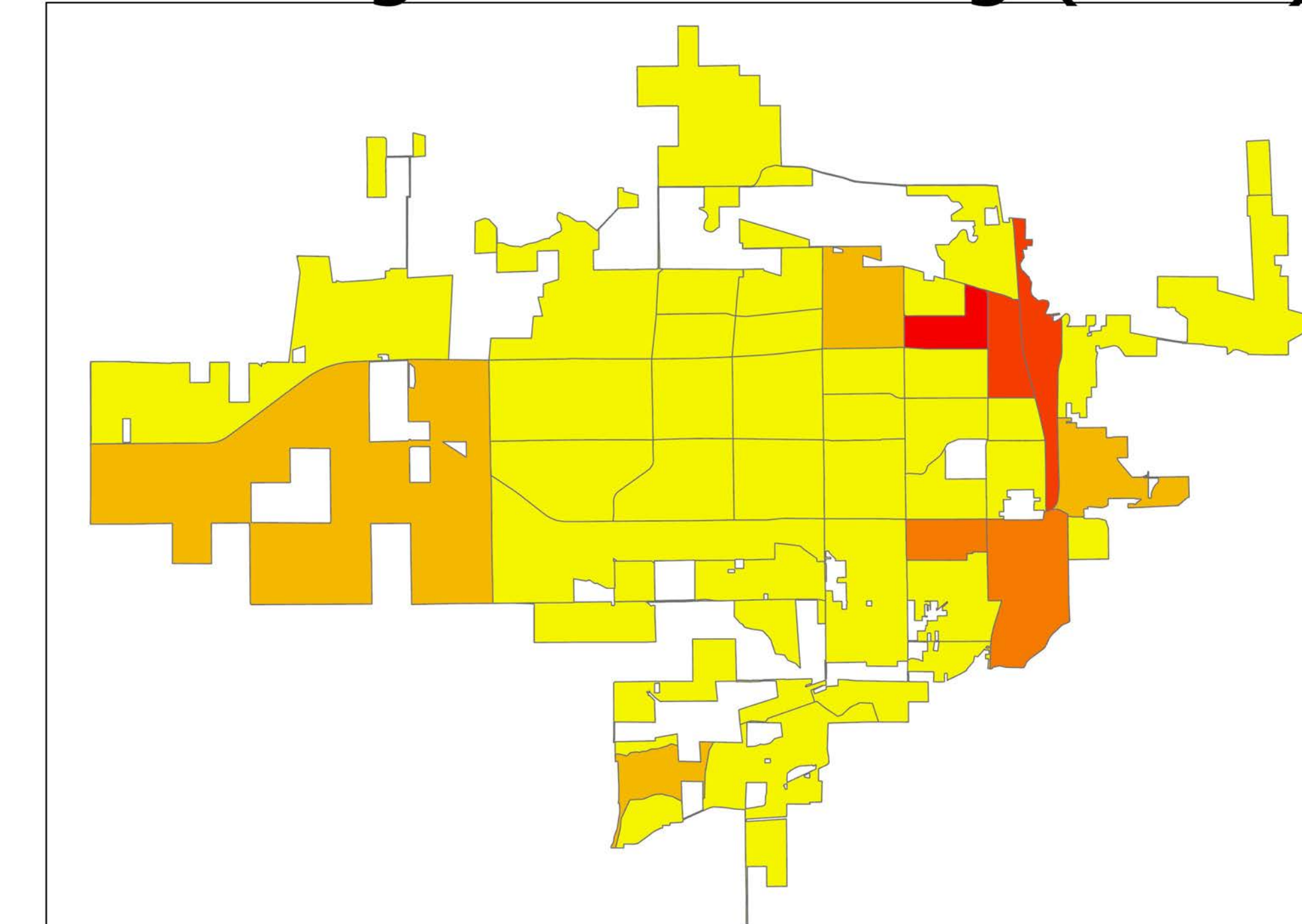
Housing Burdened (2019)



Severely Burdened (2019)



Housing Overcrowding (2019)



Results/ Findings

Increases in housing burdens in northeastern Greeley, but decreases toward the west. Overcrowding slight increases during time span.

Conclusion

The City of Greeley should examine job growth in addition to housing affordability in rezoning.

References

American Community Survey (U.S. Census Bureau)