

Greeley Indicators 2016

**Community Development Department
City of Greeley**

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Summary

Over the past ten years, the City of Greeley has gone from the top of the national charts in foreclosure rates to one of the top-ranked cities in the country for economic growth, a distinction that also pushed the city's population above 100,000 for the first time. Over the same period, the city expanded its investment in the type of things that make this a good place to live, including new parks, bicycle lanes, and protected open space, along with major reinvestments in the city's roads and streets and historic downtown. These investments were reflected in a national survey by the Gallup organization last year, which ranked Greeley fifth in the nation in terms of "community well-being."

The same period, however, has also produced more troubling indicators, including a noticeable uptick in the poverty rate and continued deterioration the quality of region's water and air. Ozone levels increased sharply through 2013. Although the city's own water system remains among the best in Colorado, recent improvements in monitoring techniques indicate that our rivers and streams are more seriously impaired than previously thought. Although the number of people with health insurance has significantly increased, housing costs are rising again. The city also faces new economic uncertainty with the downturn in the production of oil and natural gas, which accounts for some 13% of the region's total payroll, up from 6% in 2007.

Note on Data Sources

This report follows the format of the previous report in 2007: indicators are arranged by general category, with each consolidated on a single page. The choice of which locations to compare with Greeley are based on relevance and available data. For the Economic, Transportation, and Health indicators, the primary comparisons are the county-level. For the Land Use, Education, Crime, and Housing indicators, the primary comparisons are with other cities. The aim of these comparisons is to show how Greeley fits into the larger urbanizing region of which it is a part.

Acknowledgements

I would like to thank Laya Buchanan and John Barnett for their help with this report.

ECONOMIC VITALITY

Sectorial Diversity

Description: This indicator assesses the diversity of private sector employment as measured by the distribution of jobs across major industrial sectors. Although the business cycle generally affects the entire economy, many sectors exhibit their own patterns of growth and decline. A diversified economy is often able to ride out the business cycle better than one that is concentrated in just a few sectors. **Desired Trend: UP.**

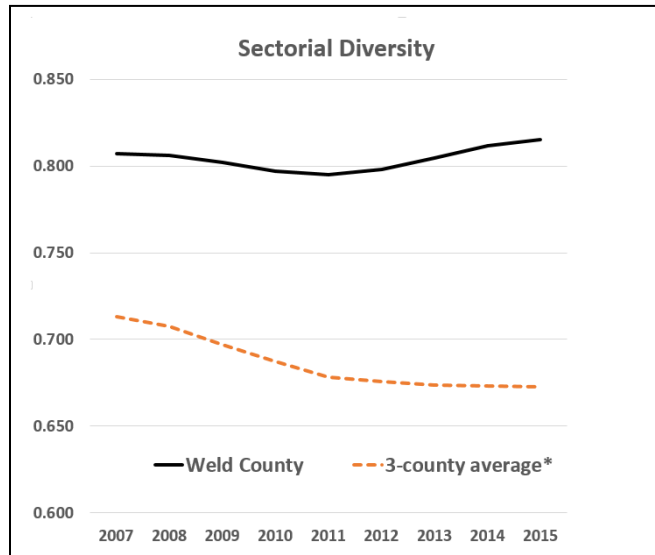
Analysis

The increase in sectorial diversity in Weld County since 2011 is primarily due to the large employment increases in the oil and gas and related heavy construction industries. Though these jobs are generally high paying, they are also vulnerable to global commodity markets, as indicated by the sharp drop in oil prices over the past two years. The most recent data on job growth and permits for new drilling rigs indicates that the industry has made a strategic decision to ride out the price collapse.

The greater sectorial diversity in Weld County generally as compared with other counties is explained by continued strength-in traditional industries like agriculture, food processing, and mining.

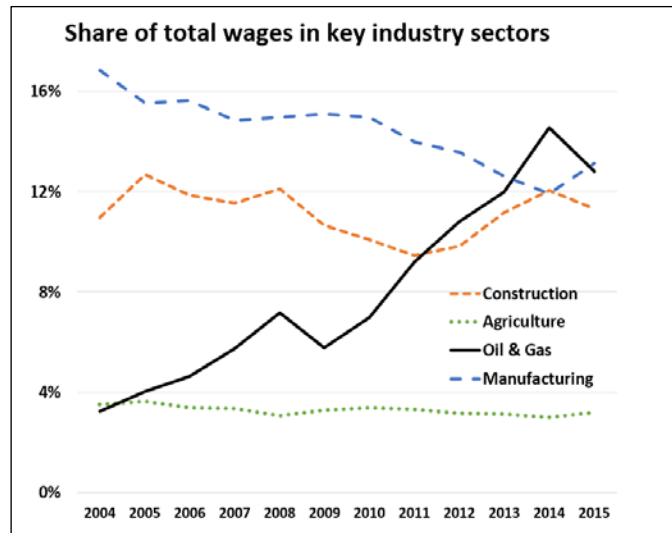
Method: Calculate percentage distribution of employment across 10 sectors. This indicator provides a useful measure of the distribution of employment across industrial sectors. An even distribution (each sector has a 10 % share of employment) would have an index converging on one. To calculate, use the formula below, assuming x is the total employment in each sector.

$$GMI = 1 - \frac{\sum x^2}{(\sum x)^2}$$



* Boulder, Larimer, Adams

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Weld County	0.807	0.806	0.802	0.797	0.795	0.798	0.805	0.812	0.815
3-county average	0.713	0.708	0.697	0.687	0.678	0.676	0.674	0.673	0.673



Data Source: Colorado Department of Labor and Employment. See appendix for breakdown by county.

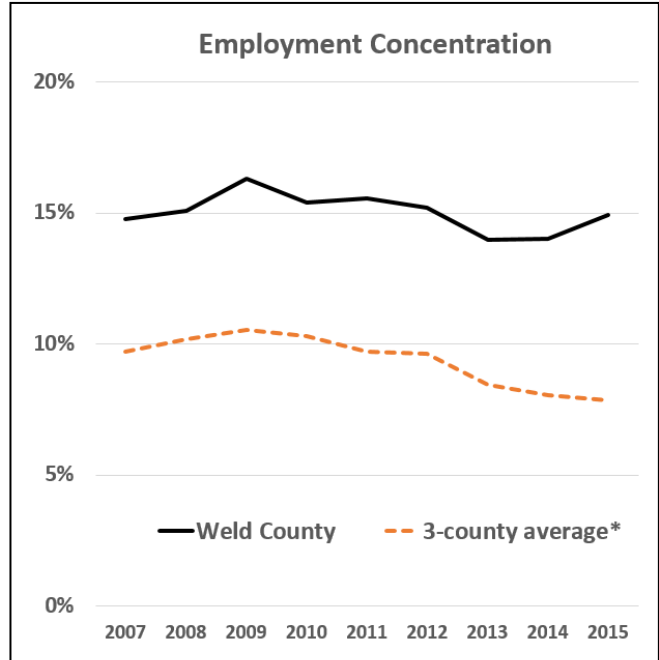
ECONOMIC VITALITY

Employment Concentration

Description: This indicator measures the share of private sector jobs provided by the ten largest private employers in the county. The higher the concentration of employment, the greater the impact on the region’s economy should any one of these employers leave. **Desired Trend: DOWN.**

Analysis

Large corporations make up a larger percentage of jobs in Weld County than adjacent counties. The jobs lost with the departure of Eastman Kodak in 2008 (#3) were not completely replaced by the Danish wind turbine manufacturer, Vestas Corporation (currently #3). The recent upturn in this indicator is explained by the strong growth the oil and gas industry (currently #s 5, 7, and 10). There are also fewer small startup companies in Weld County as compared with its neighbors to the west, which is possibly due to the lower concentration of jobs in high tech industries. Of the top 10 private employers in Weld County in 2015, 62% were headquartered in Greeley.



* Boulder, Larimer, Adams

Top 10 Private Employers in Weld County 2015

Name	Business
JBS USA & Affiliates	Meatpacking
Banner Health	North CO Medical Center
Vestas	Wind blade manufacture
State Farm Insurance	Insurance
Halliburton Energy Services	Energy
Walmart	Retail
Elkhorn Construction	Construction
King Soopers	Retail
TeleTech	Telemarketing
Select Energy Services	Energy

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Weld County	15%	15%	16%	15%	16%	15%	14%	14%	15%
3-county average*	10%	10%	11%	10%	10%	10%	8%	8%	8%

Method: Calculate the percentage of employees in Weld County working for the five largest private firms. The goal is a lower percentage of workers concentrated with the top five employers. Government employers were not used because they are less likely to be affected by the changing economy. This is especially true for institutions like the University of Northern Colorado and other K-12 schools.

Data Source: Colorado Department of Labor. List of largest employers in 2015 from Upstate

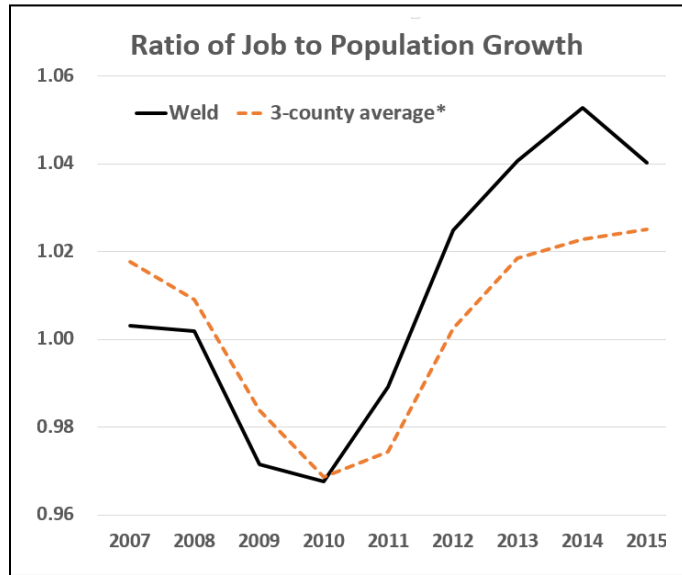
ECONOMIC VITALITY

Job Growth

Description: This indicator measures the creation of new job relative to population growth. If the ratio is high it indicates that the region is producing more jobs. **Desired Trend:** **BALANCED**

Analysis

This indicator has risen strongly in all counties since 2010 reflecting the strong recovery from the Housing Crisis of 2008-2009. On average jobs have grown almost three times faster than population over the last four years. The unusually strong performance of Weld County can be explained by the strong growth of jobs in the oil and gas and related heavy construction industries. As noted above, the most recent data on jobs growth and permits for new drilling rigs in the region indicates that the industry has made a strategic decision to ride out the recent downturn in oil prices.



* Boulder, Larimer, Adams

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Weld County	1.00	1.00	0.97	0.97	0.99	1.02	1.04	1.05	1.04
3-county average	1.02	1.01	0.98	0.97	0.97	1.00	1.02	1.02	1.03

Method: Take a ratio of employment growth to the growth in working age population (18-55). To reduce annual variability and to obtain a truer sense of the trend in this indicator, the value calculated for each year shown in the report card is based on an average of that year and the two preceding years. Note that this ratio tends to be positive because the data does not distinguish between full and part-time jobs and informal surveys indicate that many people hold down more than one job.

Data Source: Colorado Department of Labor.

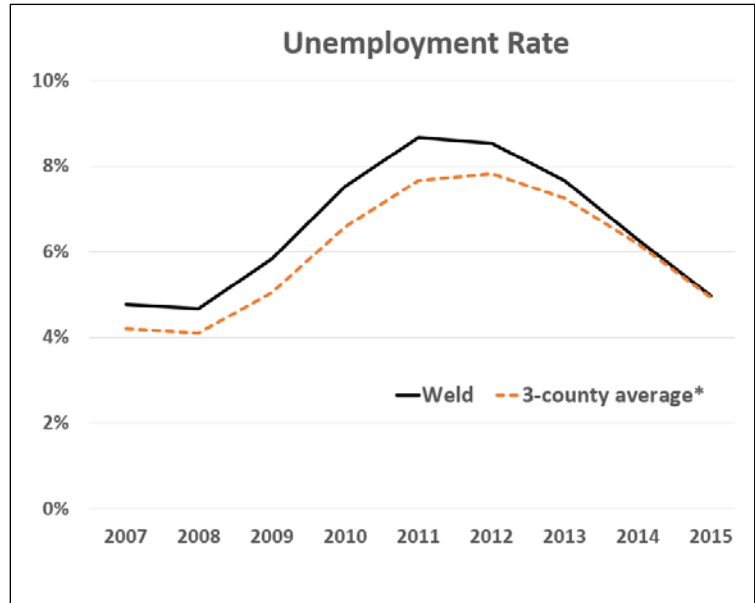
ECONOMIC VITALITY

Unemployment

Description: The unemployment rate measures how many people are unemployed but actively looking for work. Many social problems are linked to high unemployment including crime and alcohol abuse. **Desired Trend: DOWN.**

Analysis

After increasing sharply in the wake of the 2009-2010 recession, the unemployment rate dropped across the Northern Front Range. As noted above, the trend was amplified in Weld County by the strong growth in the oil and gas sector and heavy construction industries.



* Boulder, Larimer, Adams

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Weld County	4.8%	4.7%	5.8%	7.5%	8.7%	8.5%	7.7%	6.3%	5.0%
3-county average	4.2%	4.1%	5.1%	6.6%	7.7%	7.8%	7.3%	6.2%	4.9%

Method: The unemployment rate is the percentage people 16 years and older who are actively looking for work. It is based on extensive surveys conducted by the Bureau of Labor Statistics and is published monthly. To reduce annual variability and obtain a better sense of the trend, the indicator above is based on an average of that year and the two preceding years.

Data Source: U.S. Bureau of Labor Statistics.

ECONOMIC VITALITY

Average and Median Wages

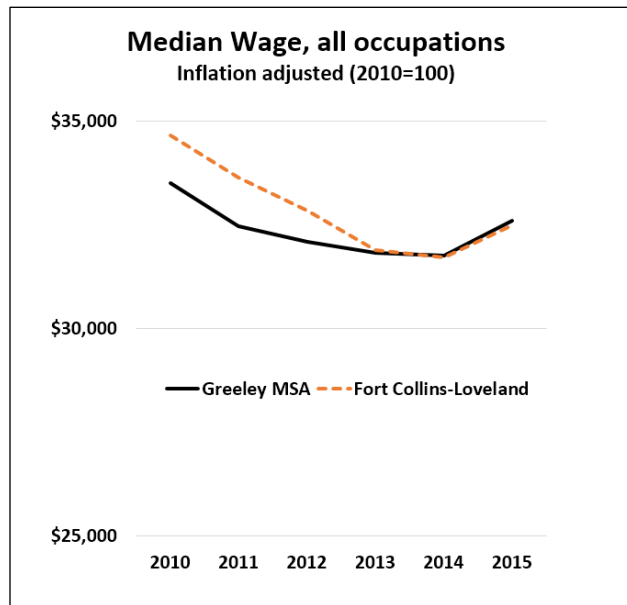
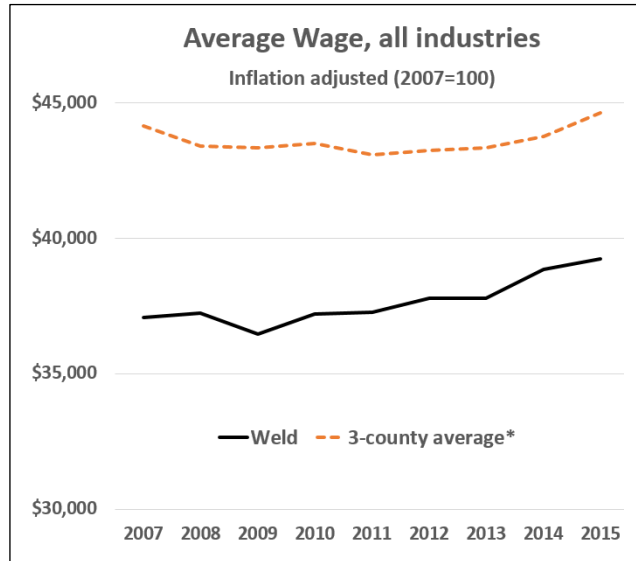
Description: These indicators measure the average wage across all industries and the median wage across all occupations, both corrected by Denver area Consumer Price Index (CPI). The CPI measures the real purchasing power of wages. If wages do not keep up with inflation, the economic standard of living decreases. **Desired Trend: UP.**

Analysis: Wages in Weld County have recovered since the 2009-2010 recession due primarily to the strong growth in relatively high paying jobs in the oil and gas and related heavy construction industries. The gap with surrounding counties is largely explained by the higher concentration of jobs in lower wage sectors such as agriculture and retail as well as the sharp differential in wages for manufacturing jobs (about \$500 per week lower on average).

A somewhat different picture emerges from the data on median wages, which the Bureau of Labor Statistics recently began estimating by occupation. This indicator shows a continued downward trend since the 2009-2010 recession adjusted for inflation.

Method: Take the average wage and the estimated median wage across and adjust both for inflation using Consumer Price Index. The CPI is calculated for the entire Denver Consolidated Metropolitan Statistical Area, of which Greeley is a part.

Data Sources: Colorado Department of Labor and Employment; US Bureau of Labor Statistics. Quarterly Census of Employment and Wages for Multiple Industries (county level data); Occupational Employment and Wages for Multiple Occupations (Metropolitan Statistical Areas only)



		2010	2011	2012	2013	2014	2015
Median wage, all occupations	Greeley	33,503	32,473	32,089	31,823	31,752	32,600
	Fort Collins	34,654	33,649	32,837	31,890	31,712	32,491
Average wage, all industries	Greeley	40,925	39,863	39,456	39,171	38,329	39,581
	3-county avg	44,978	43,851	43,535	42,918	42,617	43,527

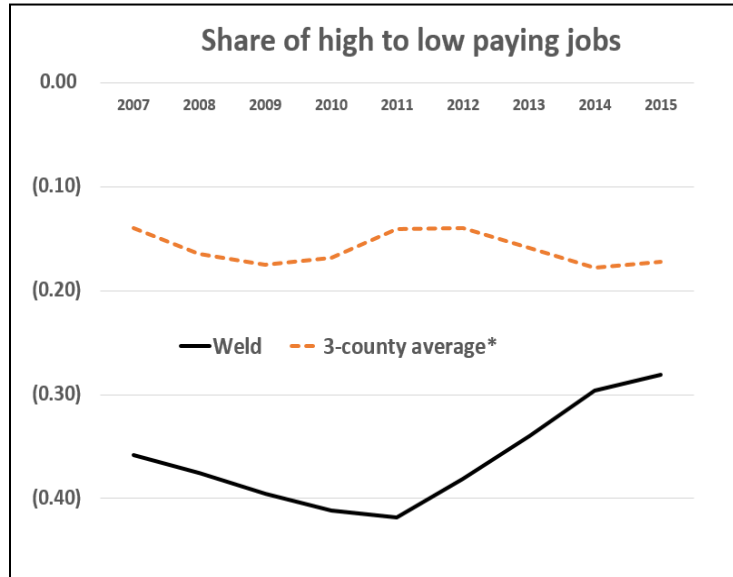
ECONOMIC VITALITY

Job Quality

Description: This indicator assesses the overall quality of jobs by comparing wage levels across major sectors of the economy. If most new jobs are in lower paying sectors, such as retail or low-paying service jobs, the average wage will decline over time pulling down the overall standard of living. Growth in higher paying jobs has the opposite effect. **Desired Trend: UP.**

Analysis

The recession of 2009-2010 dampened wage growth across the region. The unusually strong rebound in this indicator for Weld County is explained by the strong job growth in the oil and gas and related heavy construction industries, which tend to pay higher wages.



* Boulder, Larimer, Adams counties

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Weld County	(0.36)	(0.38)	(0.40)	(0.41)	(0.42)	(0.38)	(0.34)	(0.30)	(0.28)
3-county average	(0.14)	(0.16)	(0.18)	(0.17)	(0.14)	(0.14)	(0.16)	(0.18)	(0.17)

Method: Compare average wages and employment levels across ten sectors of the economy. Calculate the relative employment level for each sector then redo as an average of the previous two years (this reduces annual variability). Rank both sets of data from highest to lowest and then calculate a Spearman Rank Correlation Coefficient for each year (this procedure found in most spreadsheet and statistical packages). This statistic ranges from negative one to positive one and indicates the correspondence in the rank order of wages and employment levels in any given year. If the coefficient is negative it means that more employment is in lower paying sectors. If it is positive, more jobs are in higher paying sectors. A value around zero indicates no clear relationship between wage and employment levels.

Data Source: Colorado Department of Labor.

ECONOMIC VITALITY

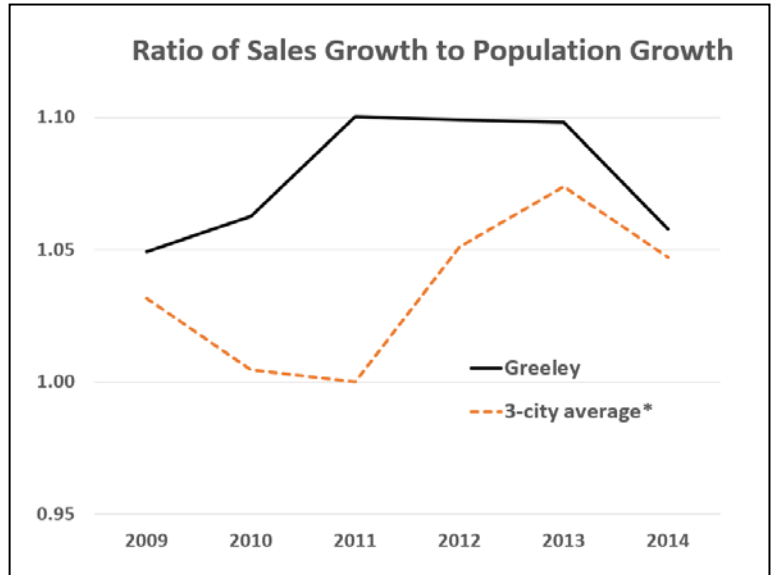
Consumer Spending

Description: This indicator measures the fiscal capacity of the region’s municipalities. If the index is increasing, consumer spending is rising faster than population. Because a large share of municipal revenues comes from the sales tax, many jurisdictions believe that it is important for residents to patronize local businesses. **Desired Trend: UP**

Analysis

This indicator rose strongly after the 2009-2010 recession due to a combination of slow population growth and the opening of a large new shopping complex in west Greeley (Center Place).

The sales tax is more vulnerable to economic swings than the property tax. It also suffers from potential “leakage” when residents cross municipal boundaries to shop. The high dependence of Colorado municipalities on the sales tax also fosters competition between municipalities for new retail outlets and unincorporated land along major arterials, which is generally thought to be unsustainable in the long run.



* Fort Collins, Loveland, Boulder

Method: Calculate a ratio of the growth in retail sales adjusted for inflation to population growth. To reduce annual variability, take the average of each year and the two preceding years.

Data Source: Colorado Department of Revenue.

ECONOMIC VITALITY

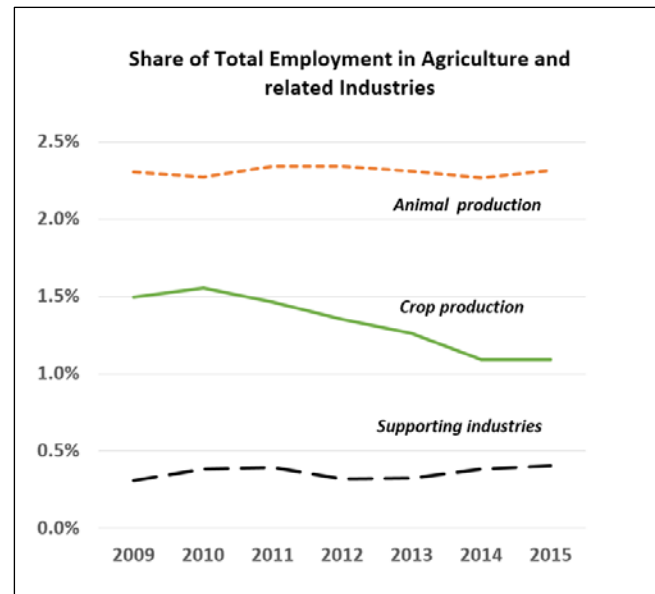
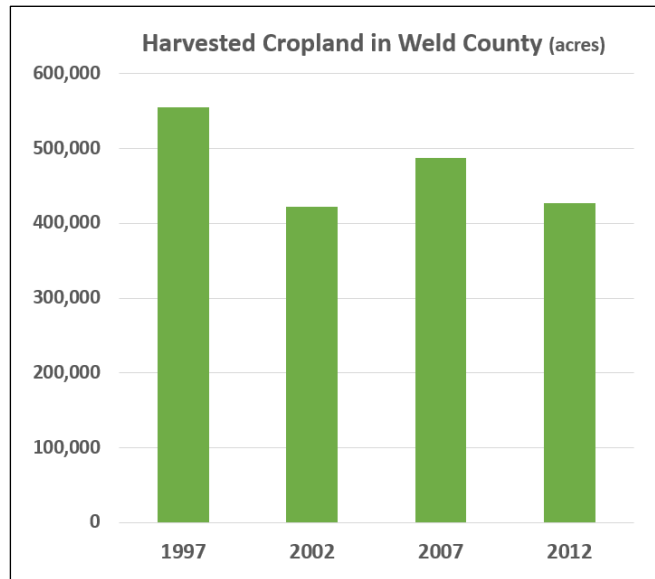
Agriculture

Description: These indicators measure the share of the region’s land and labor force in agriculture. As the founding industry in Northern Colorado, agriculture provides a critical base for other industries that anchor the region’s economy, including food processing, equipment manufacture and a growing cluster of high tech firms specializing in agriculture-related research.
Desired trend: STEADY.

Analysis

The primary non-climate challenge to agriculture in this region is urban growth. Municipalities can often outbid farms for both land and water rights in the private market when their own supplies fall short. Though the data is sketchy, the most recent USDA Census of Agriculture suggests that both markets were at work between 2007 and 2012, which saw a 13% drop in the amount of harvested cropland despite otherwise favorable climate conditions.

Although Greeley has historically contributed to the process by annexing agricultural land, its current and projected water supplies are more than sufficient for future population growth. The same cannot be said for other fast-growing municipalities in the region, which are backing plans for a large new reservoir system partially in order to mitigate future conflicts between agricultural and municipal use. This project, which is in the final stages of federal review, is opposed by environmental groups. Most of the participating municipalities are bedroom communities dominated by single family homes, which use up to 40% more water on average than multi-family units.



Sources: US Department of Agriculture, Census of Agriculture; Northern Colorado Water Conservancy District, Northern Integrated Supply Project.

HOUSING

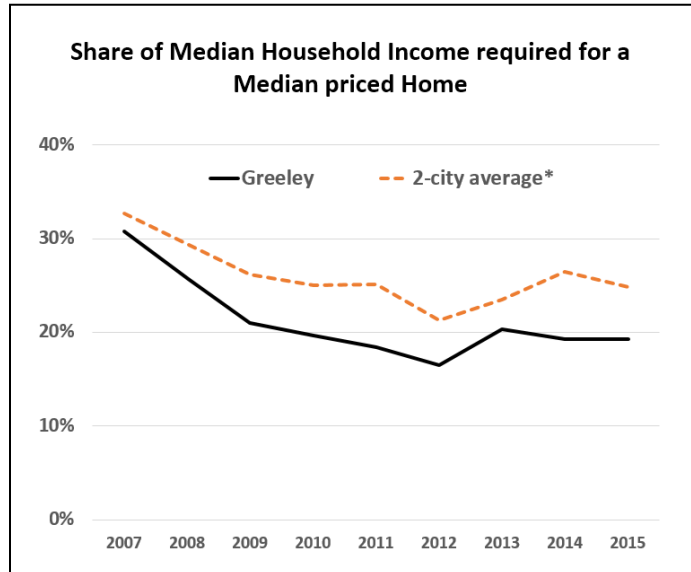
Housing Affordability: Owning

Description: This indicator measures the affordability of owner-occupied housing by comparing the mortgage payment for a median priced home to median household income. Owning a home provides significant tax benefits and has traditionally been associated with neighborhood stability. As with rent, however, federal standards suggest that households should spend no more than 30% of their income on mortgage payments. **Desired Trend: DOWN.**

Analysis

The decline in this indicator through 2012 is explained by the decline in housing prices and record low interest rates in the wake of the housing crisis of 2008-2009. Conventional mortgage rates dropped from 6.7 to 4.0 percent between 2007 and 2015, decreasing the cost of a mortgage by thousands of dollars per year. The rise since 2012 can be attributed to the strong economic recovery, especially in the oil and gas and related heavy construction industries.

According to the 2016 report of the Federal Housing Finance Agency, the price of an average home in Greeley has risen 45% since 2011. The city currently ranks 10th among 263 metropolitan areas in home price appreciation. This is also explained by strong jobs growth above as well as the relatively lower price of land as compared with surrounding counties.



*Fort Collins, Loveland

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Greeley	31%	26%	21%	20%	18%	17%	20%	19%	19%
2-city average*	33%	29%	26%	25%	25%	21%	23%	26%	25%

Method: Calculate the monthly mortgage payment required for the median home value by applying the conventional 30-year mortgage (discounted by 3% to reflect minimum down payment requirement) and dividing by the median monthly household income. If the rate is increasing, the market is becoming less affordable. (Note that this indicator does not include insurance or property taxes, which can add significantly to the cost of a home).

Data Sources: Zillow (home prices), Federal Housing Finance Agency, Colorado Department of Labor, Federal Reserve Board (conventional mortgage rates)

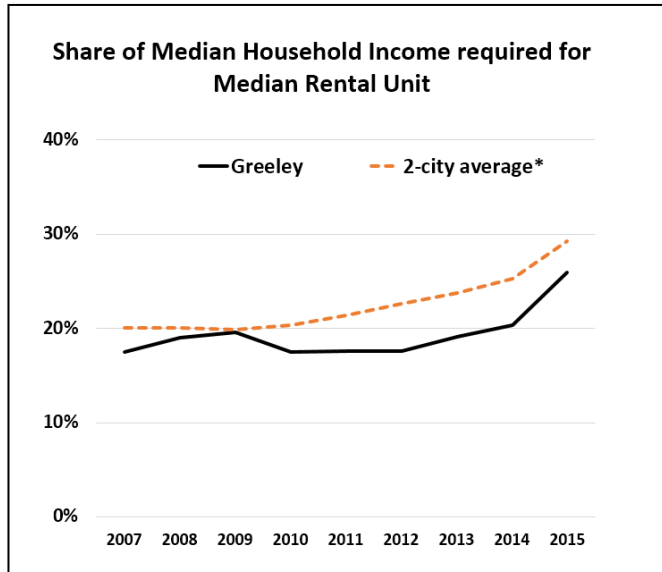
HOUSING

Housing Affordability: Renting

Description: This indicator measures the affordability of rental housing by comparing the median rent for all housing types to median household income. Federal standards suggest that households should spend no more than 30% of their income on housing; anything over this amount begins to cut into income required for other basic needs, like food, medical care, and transportation. Affordable rents are especially important for people in lower income brackets who cannot afford to buy a house. **Desired Trend: DOWN.**

Analysis

The cost of renting in Greeley has risen sharply over the past few years. As a share of median household income, the monthly rent for a median priced rental is currently about 5% greater than the monthly mortgage payment for a median priced home (see previous indicator). The difference is explained by the record low interest rates for a conventional mortgage, which has compensated for the general rise in housing prices for families that choose to own rather than rent.



*Fort Collins, Loveland

	2007	2008	2009	2010	2011	2012	2013	2014	2015
Greeley	18%	19%	20%	17%	18%	18%	19%	20%	26%
2-city average	20%	20%	20%	20%	21%	23%	24%	25%	29%

Method: Divide median household income by the median rent for all housing types. If the percentage is going up, rental housing is becoming less affordable.

Data Sources: Colorado Division of Local Government: Multi-Family Housing Vacancy and Rental Survey; Colorado Department of Labor.

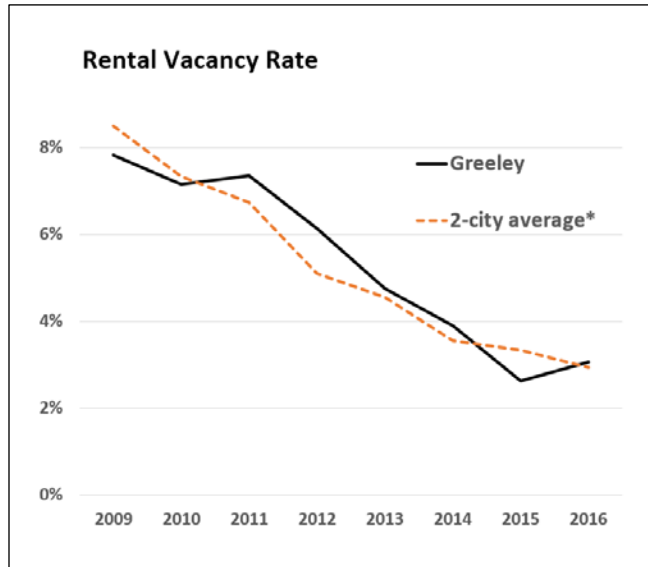
HOUSING

Rental Vacancy Rates

Description: This indicator tracks the availability of multi-family units. The seasonal variability of employment combined with the greater vulnerability of low income households to economic cycles make this indicator especially volatile. Low vacancy rates for rental housing generally push up the price, adding to the economic burdens faced by lower-income families. .
Desired Trend: stable at around 4%.

Analysis

Vacancy rates for rental housing have fallen sharply since 2009. This is explained by the lack of new construction in the wake of the housing crisis combined with the strong jobs growth. Housing starts picked up sharply in 2014, with the share of multi-family units approaching the record of 580 units set in 2002 (see next indicator).



*Fort Collins, Loveland

	2009	2010	2011	2012	2013	2014	2015	2016
Greeley	7.8%	7.2%	7.4%	6.1%	4.8%	3.9%	2.6%	3.1%
2-city average	8.5%	7.4%	6.8%	5.1%	4.6%	3.6%	3.3%	2.9%

Method: Take the number of units available and divide by the total number of units. This statistic is tracked by local agencies on a monthly basis.

Data Source: Colorado Department of Local Affairs Multi-Family Housing Vacancy and Rental Survey.

HOUSING

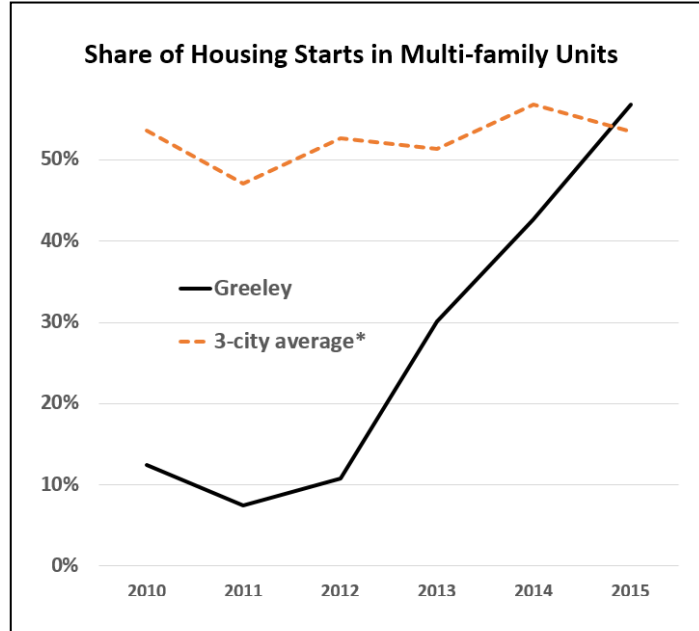
Distribution of Housing Types

Description: This indicator measures the share of new housing units in multi-family buildings. This type of housing uses land, water, and public services more efficiently than single family detached homes. Because building costs are also lower per unit, it is also generally more affordable. **Desired Trend: UP.**

Analysis

The share of multi-family units in new housing construction is now considerably above the rate achieved before the housing crisis of 2008-2009. As noted in the previous indicator, this can be explained as a market response to the strong labor market and a recovering housing market.

Multi-family housing advances several goals identified in Greeley’s Comprehensive Plan including diversifying the city’s housing stock and living opportunities, and achieving a target density of six dwelling units per acre.



*Fort Collins, Loveland, Boulder

	2010	2011	2012	2013	2014	2015
Greeley	12%	8%	11%	30%	43%	57%
3-city average	54%	47%	53%	51%	57%	53%

Method: Divide the number of new multifamily units by all new residential units permitted in a given year. To obtain a truer sense of the trend, take an average of each year and the two preceding.

Data Source: US Census Bureau.

LAND USE

Zoning

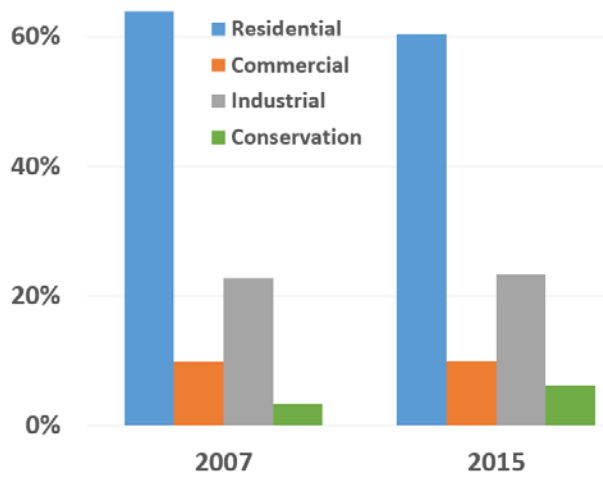
Description: This indicator measures the change in each of the four major categories of land use in the city’s zoning code.

Analysis

The only notable change in the distribution of land uses in the city since the mid-2000s has been a doubling of land zoned for conservation. The increase in protected open space has been incorporated into the city’s long range plans for parks, trails and more efficient use of land in the northern parts of the city.

Municipal annexations dropped sharply after the Housing Crisis of 2008-2009.

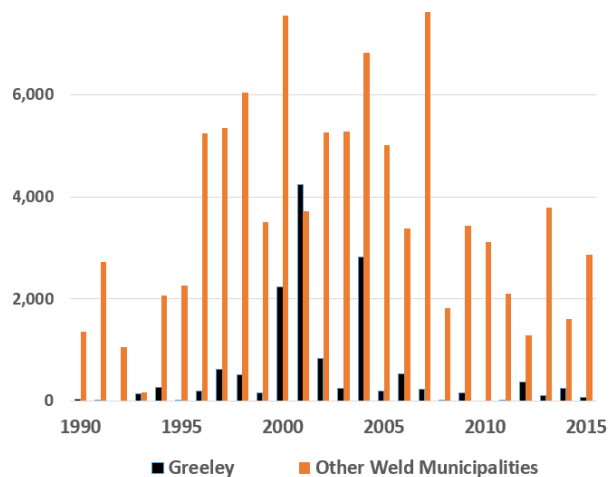
Distribution of Land Uses



Zoning type	Acres		Share	
	2007	2015	2007	2015
Residential	12,151	12,397	64%	60%
Commercial	1,871	2,050	10%	10%
Industrial	4,335	4,796	23%	23%
Conservation	649	1,274	3%	6%

Annexations	Total acres	Annual average
2000-07	11,336	1,417
2008-15	1,417	120

Municipal Annexations in Weld County (acres)



Data Sources: City of Greeley Community Development Department; Weld County Geographic Information Systems.

LAND USE

Parks and Open Space

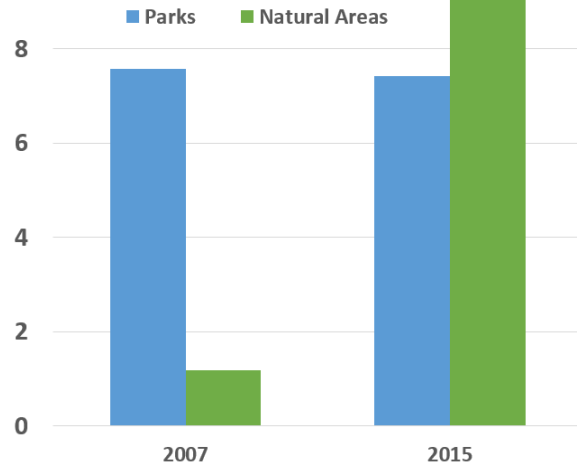
Description: This indicator measures the amount of land zoned for parks and protected open space. These types of land uses enhance the quality of life by providing opportunities for recreation, social gatherings, and relief from the street. They also provide scenic vistas that contribute to a distinctive sense of place. **Desired Trend: UP.**

Analysis

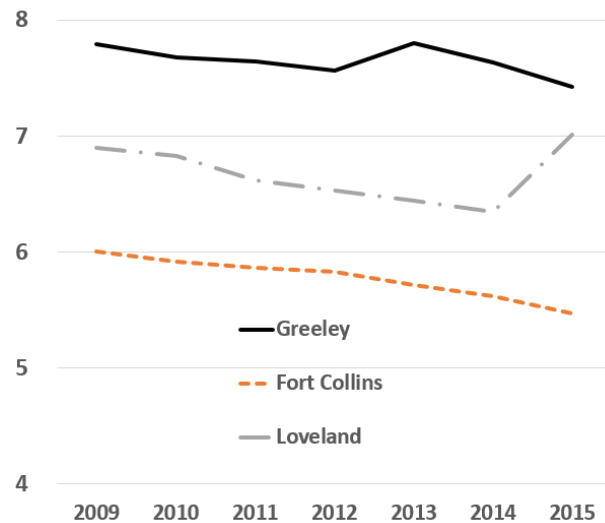
The City of Greeley has significantly expanded the amount of land designated as protected open space in recent years. It has also opened three new city parks, maintaining the per capita acreage of parkland even as the city's population has grown.

Greeley's parks system is about third larger than the parks systems of Loveland and Fort Collins on a per capita basis, though it remains significantly behind these cities in trails and open space. Fort Collins manages almost 40,000 acres of open space in the foothills.

Acres of parkland and open space per 1000 residents



Acres of Neighborhood and Community Parks per 1000 residents



Type	Total Acres	
	2007	2015
Neighborhood	279	306
Community & Regional	290	290
Sports complexes	139	154
Natural areas	110	941

Method: Divide total acreage of city parks and protected open space by population and multiply by 1,000. Indicator does not include golf courses or private owned facilities open to the public.

Source: Parks Departments, Cities of Greeley Fort Collins, and Loveland.

LAND USE

Walkability

Description: This indicator measure how friendly the city is to pedestrians. As with dedicated bicycle lanes and trails, pedestrian access provides significant benefits in terms of public health, safety and urban design.

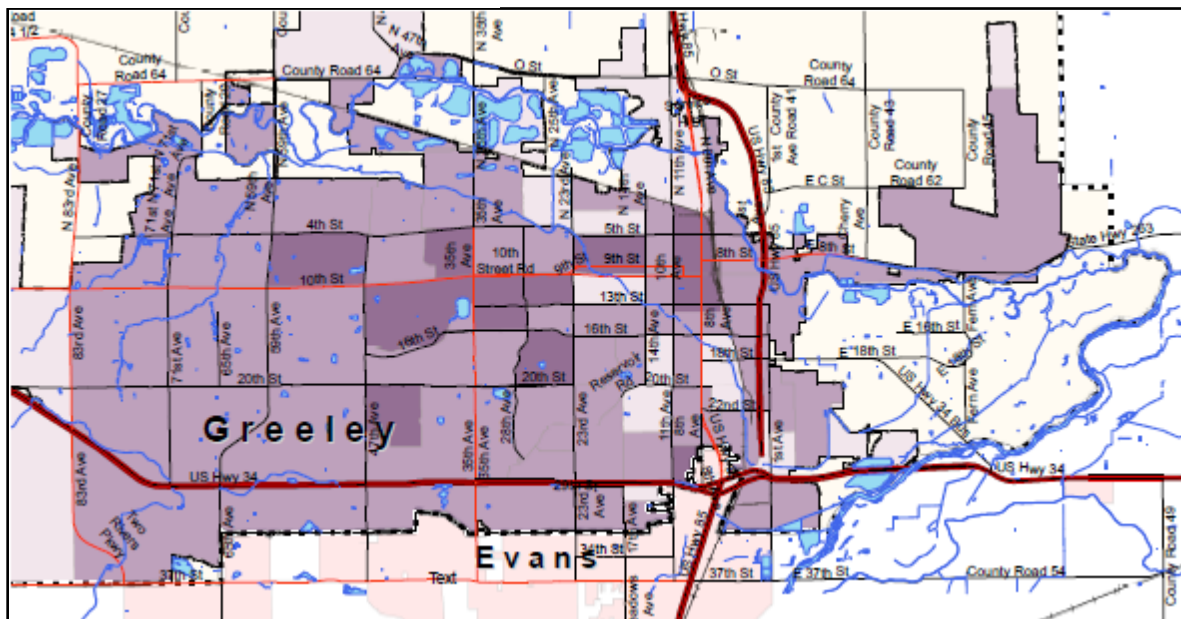
Analysis

Though care has been taken throughout the city's history to build sidewalks and other pedestrian facilities, the expanded spatial footprint of post-World War II commercial and residential development significantly diminished the accessibility of shops, schools, parks and other public places by foot. Over the past decade, however, renewed attention has been paid to this aspect of urban design for new residential and commercial development, as reflected particularly in the recently adopted plan for Parks, Trails and Open Lands (adopted August 2013).

Source: US Department of Environmental Protection Smart Location Database; Community Development Department, City of Greeley

Walkable areas of Greeley Based on EPA Average Rankings

Least Walkable Below Average Above Average



Greeley Indicators 2016

LAND USE

Downtown Redevelopment

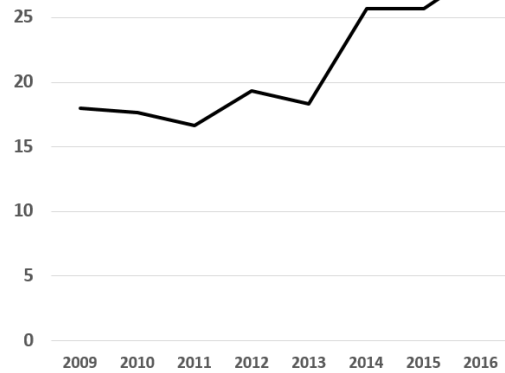
Description: This indicator measure the share of all new construction activity located in the older parts of the city. Directing more investment towards downtown can help mitigate the social, economic and environmental costs of urban sprawl. **Desired Trend: UP.**

Analysis

Although the focus of most new construction continues to be in the western parts of town, there are several major projects in and around the old city center, including a new hotel and Convention Center on Lincoln Park scheduled to open next year, a new municipal complex and fire station, and a retrofit of an old industrial building into condo lofts. The city also just completed a major renovation of the 8th Avenue corridor between the University and Downtown.

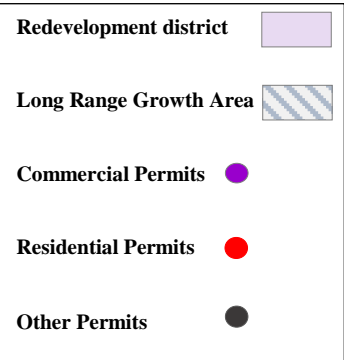
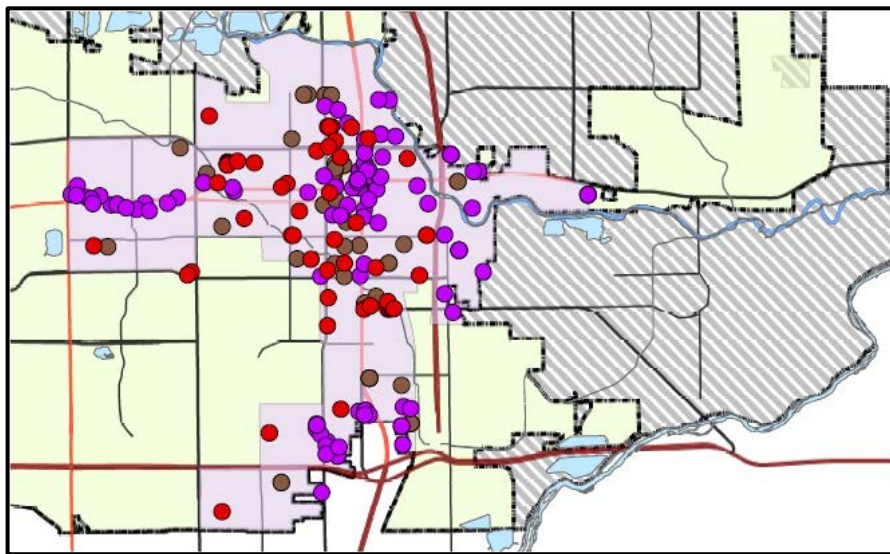
Method: Determine the share of all new building activity located in the designated area. To obtain a truer sense of the trend, take an average of each year and the two preceding years.

Permits for new building activity in downtown Greeley



Data source: Community Development Department, City of Greeley

New Construction Permits in Downtown Greeley, 2007-2016



LAND USE

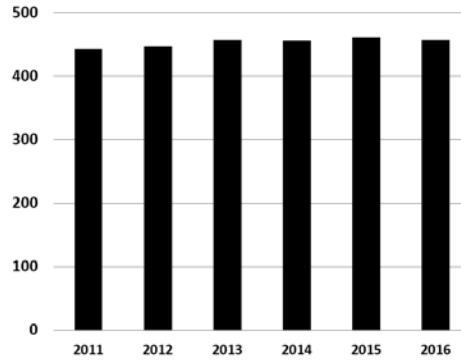
Oil & Gas

Description: This indicator measures the number of oil and gas wells within the city’s boundaries. New technologies of directional drilling and hydraulic fracturing that increase production also require larger production complexes, creating the potential for conflict with other land uses, public safety and health. **Desired Trend: DOWN.**

Analysis

Despite their growing size and complexity, production facilities for the extraction of oil and gas continue to benefit from significant exemptions from municipal regulation under Colorado law. Although Greeley negotiated a Memorandum of Understanding with the State in April 2013 which deferred to the city in matters under its traditional jurisdiction such as traffic, noise, and landscaping, legal and political challenges persist. Controversy is currently focused on two large multiple well facilities: one in west Greeley directly adjacent to a residential area (Triple Creek); and one proposed just outside the city’s boundaries in the east directly adjacent to a K-8 school (Bella Romero Academy). These facilities represent the type of high intensity industrial use for which home rule charters and zoning codes were established a century ago.

Active Oil and Gas Wells in the City of Greeley

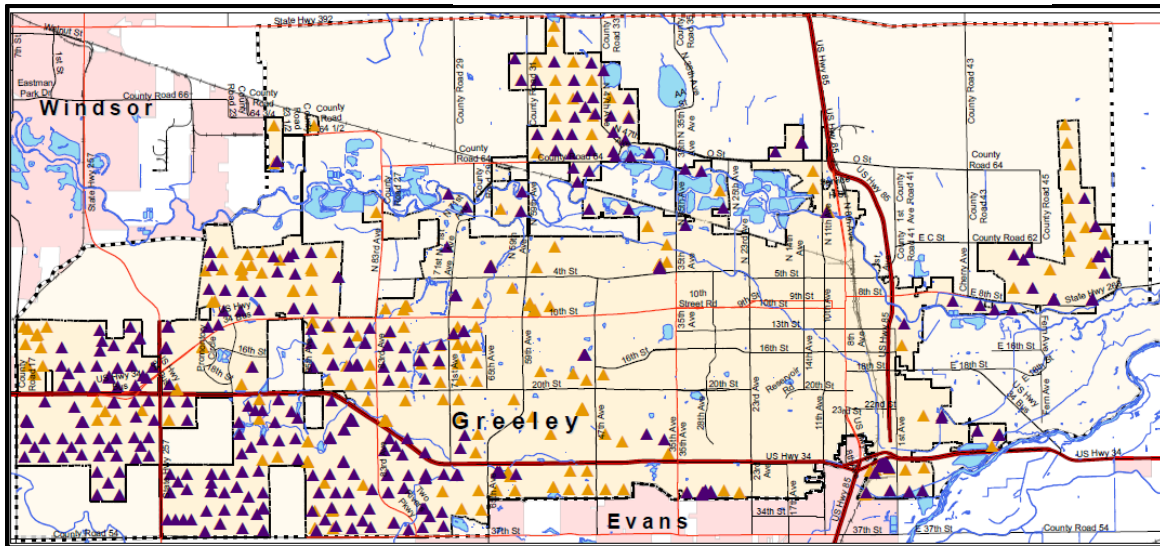


Data source: Community Development Department, City of Greeley

Active Wells in Greeley, 2016

Active ▲

Inactive ▲



Greeley Indicators 2016

TRANSPORTATION

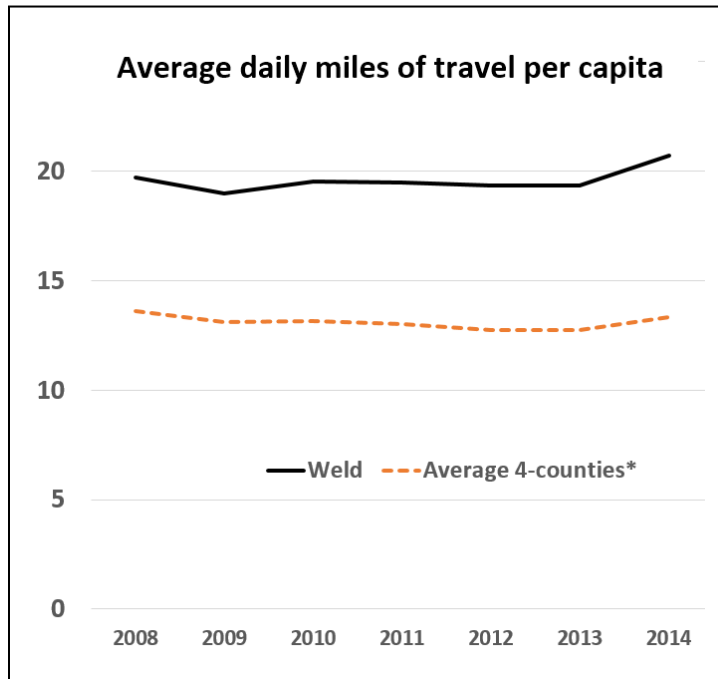
Traffic Congestion

Description: This indicator measures per capita vehicle use on area highways. Though rising vehicle mileage is a sign of economic growth, it also produces congestion, air pollution, rising accident rates and maintenance costs. If unaddressed, these by-products of automobile dependence will limit economic growth and reduce the quality of life. **Desired Trend: DOWN.**

Analysis

Private vehicle use in Weld County dipped slightly after the 2008 recession but remains almost 50% greater per capita than other counties along the Front Range. Though some of the extra vehicle miles of travel (VMT) is explained by the large share of county residents living in small towns and unincorporated areas to the east (about 15%), it is also a symptom of the low density pattern of development in the urbanized parts of Weld County.

This low density pattern is also correlated with rising air pollution, accident rates, and out-of-county commutes (see indicators below).



* Boulder, Larimer, Pueblo, Adams

	2008	2009	2010	2011	2012	2013	2014
Weld County	19.7	19.0	19.5	19.5	19.4	19.3	20.7
Average 4-counties	13.6	13.1	13.1	13.0	12.8	12.7	13.3

Method: Divide the total daily vehicle miles in each county by population. A higher number means that residents are using their cars more.

Data Source: Colorado Department of Transportation

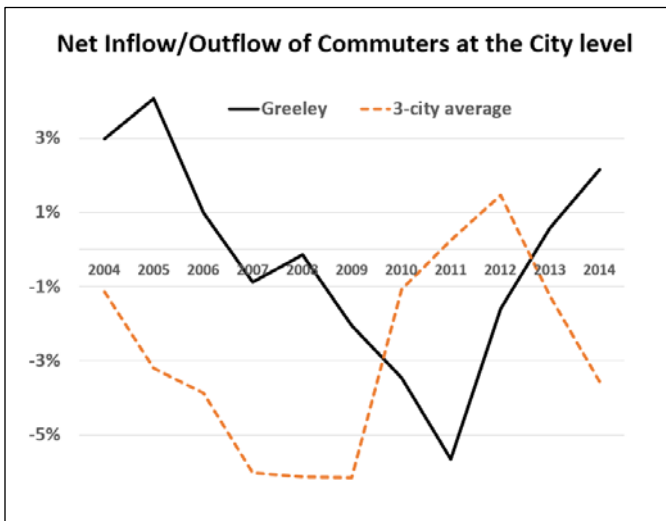
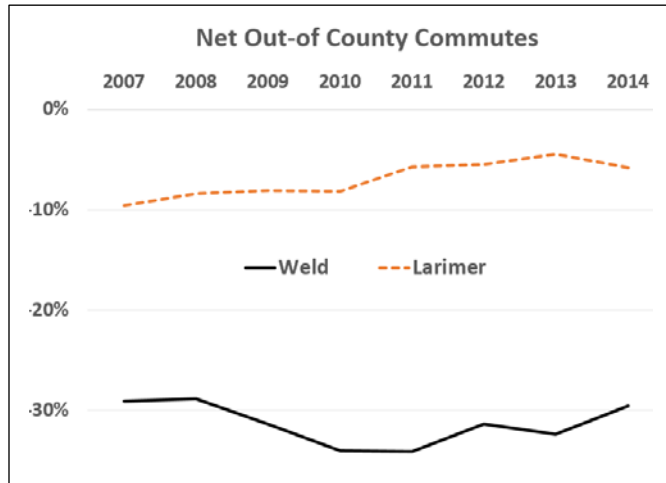
TRANSPORTATION

Commuting

Description: This indicator measure the net inflow and/or outflow of workers during the morning commute. Living close to where you work means fewer hours behind the wheel, less wear and tear on motor vehicles, and more sales tax revenue for the city. **Desired Trend: UP.**

Analysis

Weld County has played a disproportionate role as bedroom community for other parts of the Front Range, with upwards of 30% of residents commuting out of the county each day for work. Although Greeley as a regional jobs center has traditionally been an exception to that rule, the housing boom of the mid-2000s saw an increasing number of city residents joining the daily exodus. The strong job growth of the past few years, however, appears to have reversed that trend.



	2007	2008	2009	2010	2011	2012	2013	2014
Weld	-29%	-29%	-31%	-34%	-34%	-31%	-32%	-30%
Larimer	-10%	-8%	-8%	-8%	-6%	-5%	-4%	-6%

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Greeley	3.0%	4.1%	1.0%	-0.9%	-0.1%	-2.1%	-3.5%	-5.6%	-1.6%	0.6%	2.2%
3-city average	-1.1%	-3.2%	-3.9%	-6.0%	-6.1%	-6.1%	-1.1%	0.3%	1.5%	-1.2%	-3.6%

Source: US Census Longitudinal Employer-Household Dynamics

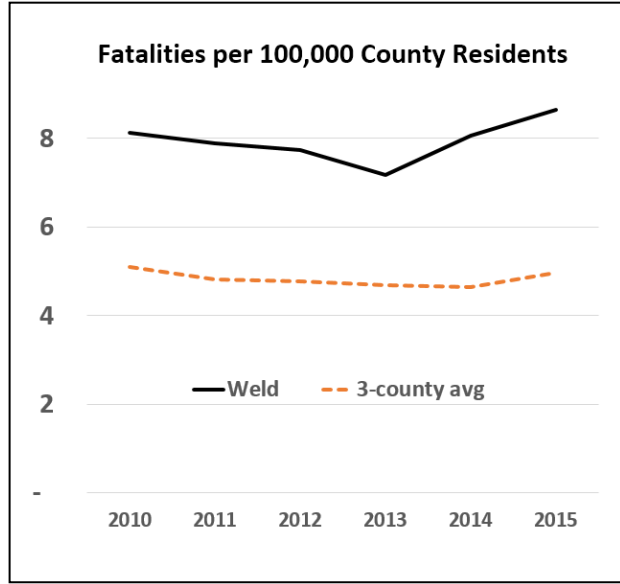
TRANSPORTATION

Accident Rates

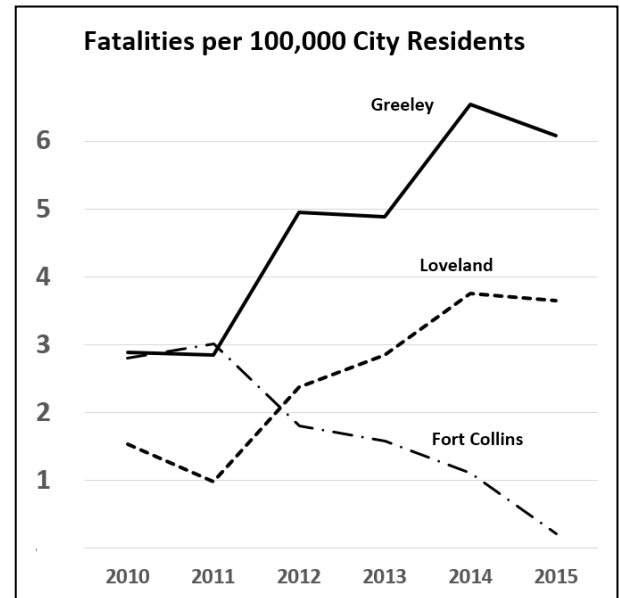
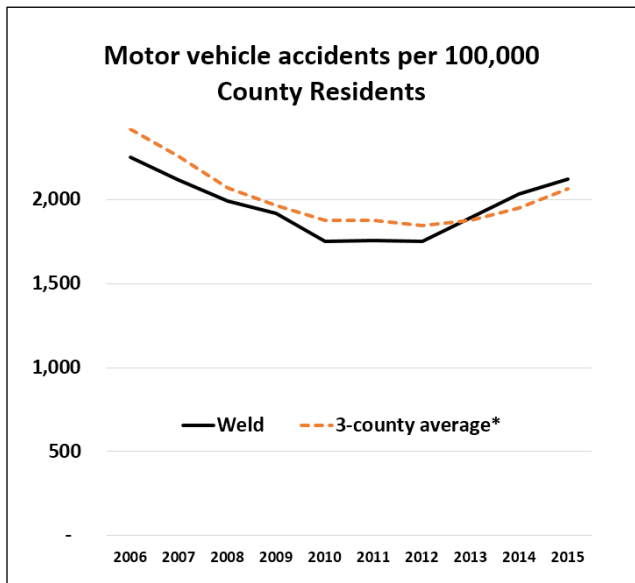
Description: These indicators measure accident rates on area roads. As population increases, so does traffic congestion and accidents. Accidents impose not only personal but social costs in the form of higher insurance premiums, emergency services, and road maintenance costs. **Desired Trend: DOWN**

Analysis: Accident rates remain substantially higher in Weld County than other counties along the Front Range, including El Paso, Douglas, Arapahoe, Jefferson, Adams, Boulder, Broomfield, and Larimer. Fatality rates are also more than twice the rate of surrounding counties, while injury rates remain about 30% more. A major contributor to this is the widely dispersed pattern of urban growth in the southwest portion of the county, which has significantly increased traffic volume on roads designed for rural use.

	2010	2011	2012	2013	2014	2015
Greeley	2.9	2.8	4.9	4.9	6.5	6.1
Loveland	1.5	1.0	2.4	2.9	3.8	3.6
Fort Collins	2.8	3.0	1.8	1.6	1.1	0.2
Weld County	8.1	7.9	7.7	7.2	8.1	8.7
3-county average*	5.1	4.8	4.8	4.7	4.6	5.0



* Boulder, Larimer, Adams



Method: Divide the number of accidents by population and multiply by 1000.

Data Source: Colorado Department of Transportation

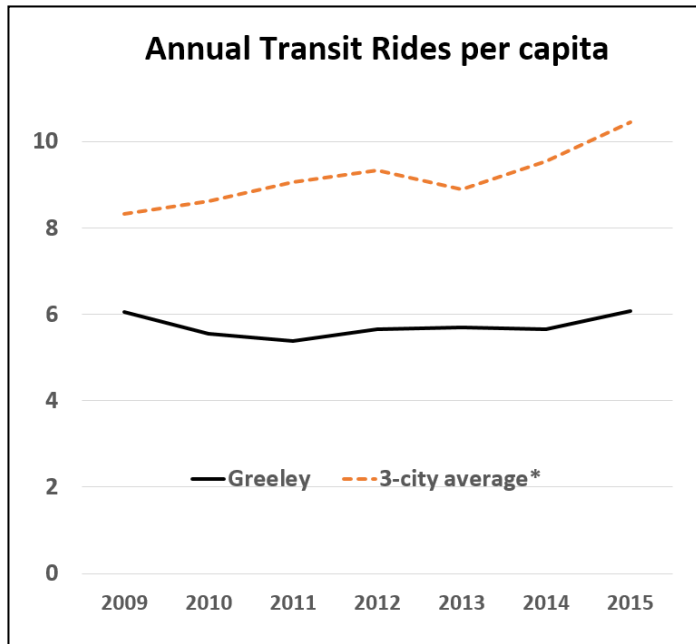
TRANSPORTATION

Mass Transit

Description: This indicator measures ridership on local transit systems. Transit is a critical service for people who cannot drive or have no ready access to a car. At the regional level, a good transit system can help mitigate traffic congestion, especially during peak travel times. Over the long term, it can also help to shape the pattern of urban growth in more efficient and environmentally sensitive manner. **Desired Trend: UP.**

Analysis

Although ridership on Greeley’s federally-supported transit system (GET) has increased since 2011, it continues to lag behind other transit systems in the region in both regular (fixed route) and on-demand service. A primary reason for this is the lower density of residential development along its primary service routes. The operating performance of GET is otherwise comparable to other transit systems in terms of fares, number of vehicles and annual revenue miles traveled. Low ridership was also a factor in the cancellation of an hourly bus line between Greeley and Loveland that operated between August 2008 and August 2010 (34 Xpress), leaving Greeley with no public transit service to other parts of the Front Range.



*Fort Collins (Transfort); Loveland (COLT); Pueblo (PT)

	2009	2010	2011	2012	2013	2014	2015
Greeley	6.0	5.6	5.4	5.7	5.7	5.6	6.1
3-city average*	8.3	8.6	9.1	9.3	8.9	9.6	10.4

Method: Divide annual number of unlinked passenger trips on all services and divide by population. Primary services are regular bus operations and on-demand service..

Data Sources: Federal Transit Administration (National Transit Database), North Front Range Metropolitan Planning Organization.

TRANSPORTATION

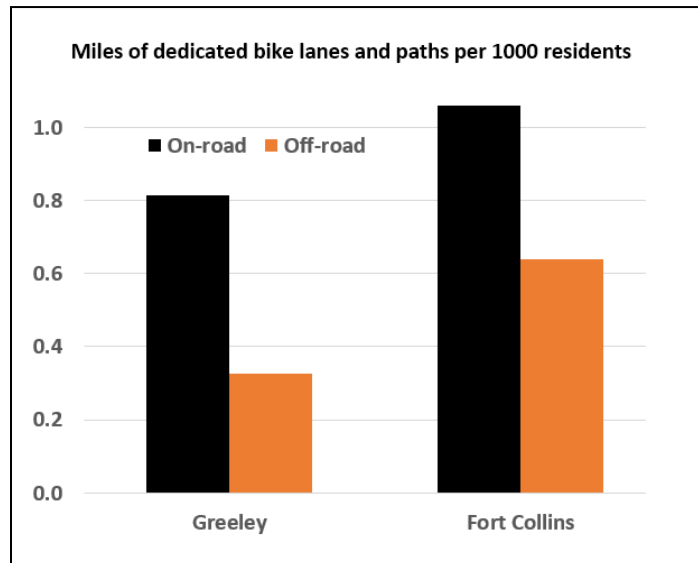
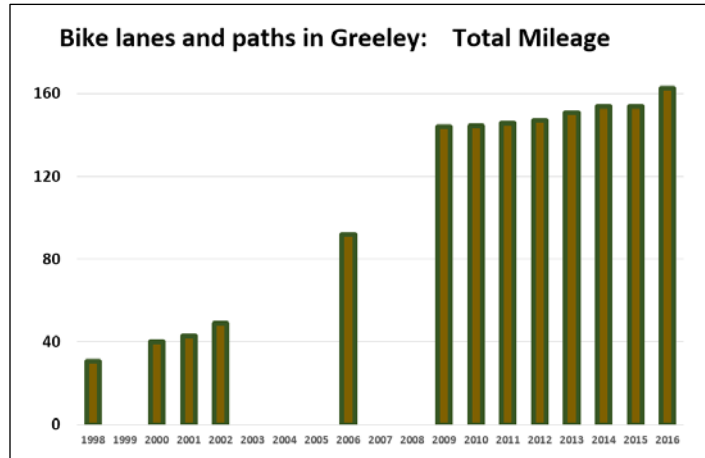
Bicycle Routes

Description: This indicator measures the mileage of designated bicycle routes in the city. In addition to providing alternatives to the automobile, dedicated bicycle lanes and other facilities provide significant benefits in terms of public health, safety and urban design. **Desired Trend: UP.**

Analysis

Greeley has made a significant commitment to the bicycle in recent years, as indicated by the extensive retrofitting of city's street network with bike lanes and the growing network of off-road mixed use trails connecting the city's open space and parks. This commitment was acknowledged by the League of American Bicyclists, which awarded the city a "bronze" rating for bicycle friendliness in 2013.

In May 2016, the City Council approved a Bicycle Master Plan, which calls for another 63 miles of on-street improvements and another 13 miles of off- street trails, improvements that could increase the share of people commuting to work by bicycle to 5%. Achieving this benchmarks should enable Greeley to achieve a "Gold" rating, bringing it closer to Fort Collins, which currently has a "Platinum" rating from the Bicycle League.



Method: Divide the total miles of bicycle lanes and paths in the city by population and multiply by 1000.

Data Sources: City of Greeley, Bicycle Master Plan (2015); City of Fort Collins Bicycle Plan (2014).

ENVIRONMENTAL QUALITY

Air Pollution

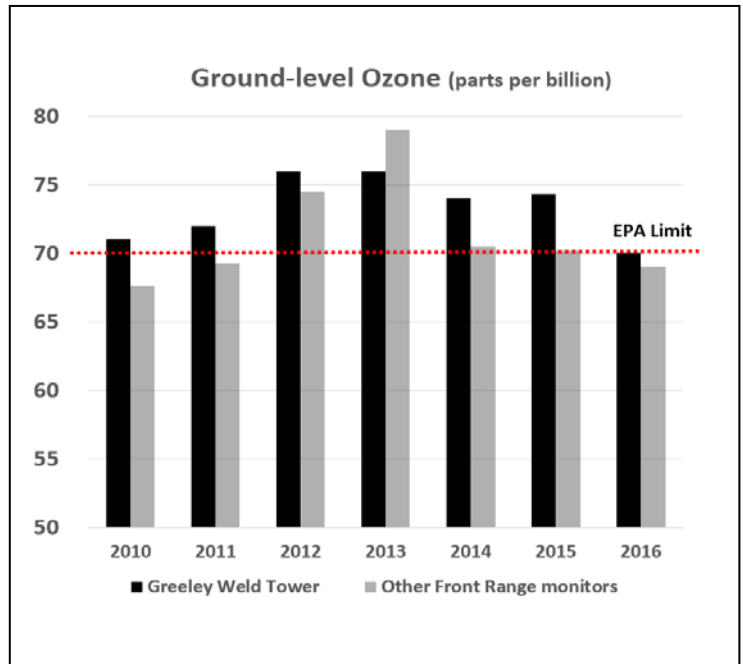
Description: This indicator measures ozone, the most intractable type of air pollution along the Front Range. Ground level ozone is formed when sunlight reacts with volatile organic compounds (VOCs) and nitrous oxides (NOx). **Desired Trend: DOWN.**

Analysis

For the past ten years the Front Range has been out of compliance with the federal standard for ozone, a primary cause of ground-level smog and lung damage.

Although the primary source of ozone is the automobile, the increase over the past five years is correlated to the increased production of oil and gas, another major source of the volatile organic compounds (VOCs) that contribute to ozone formation. A recent study published in the *Journal of Geophysical Research* estimated that oil and gas production currently contributes about 20% of ground-level ozone formation along the Northern Front range, enough to have pushed the region into non-compliance.

According to the Colorado Air Pollution Control Division (March 2016), although the monitoring of ozone has increased, there is no formal mitigation plan to achieve compliance with federal standards.



Source: Colorado Department of Public Health and Environment. Air Pollution Control Division; Drilling Edge.com. The ozone monitor for Weld County is located at 3101 35th Avenue in Greeley.

ENVIRONMENTAL QUALITY

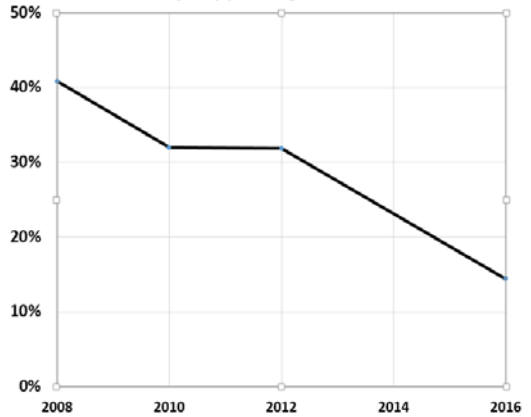
Water Pollution

Description: These indicators track the share of rivers and streams in the South Platte River Basin that are fully supporting of all uses as reported by the Colorado Water Quality Control Division and the number of spills reported by Oil and Gas companies under new state notification requirements (Rule 906). **Desired Trend: DOWN.**

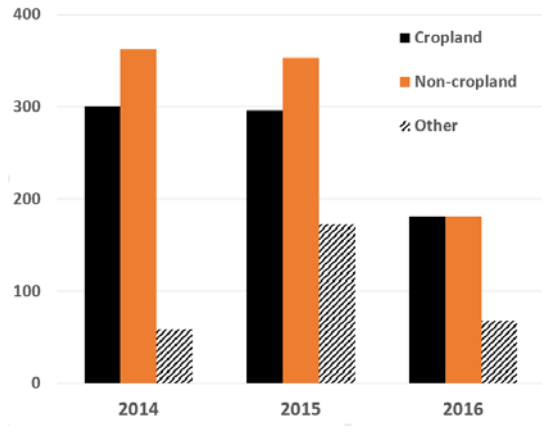
Analysis

Although significant improvements were made to the region's water quality between 1970 and 1990, as with air quality above, progress has slowed in recent decades as more intractable "non-point" sources of water pollution increased, in this case the expanded run-off from an expanding urbanized area. Since 2007, new monitoring techniques along with more stringent standards for arsenic pollution have revealed a significant decline in the mileage of rivers and streams in the South Platte River Basin designated as fully supporting of all uses ("supported uses" include agriculture, municipal water supply, aquatic life and recreation). New technologies of directional drilling and hydraulic fracturing have also raised new concerns in this regard due to their disruption of underground geological formations and use of chemicals listed as hazardous under federal law. Unlike the precursors to ozone formation above, there has been no formal finding of significant impact for these impairments under federal law, hence no formal requirement for mitigation.

Portion of the South Platte River Basin designated as "Fully Supporting" of all uses



Spills in Weld County reported to the Colorado Oil & Gas Conservation Commission



Data sources: Colorado Water Quality Control Division, biennial reports Pursuant to Sections 303(d) and 305(b) of the Clean Water Act; Colorado Oil & Gas Conservation Commission Inspection/Incident Inquiry database.

ENVIRONMENTAL QUALITY

Water Usage

Description: Per capita water use provides a rough indicator of efforts to conserve this finite resource. **Desired Trend: DOWN.**

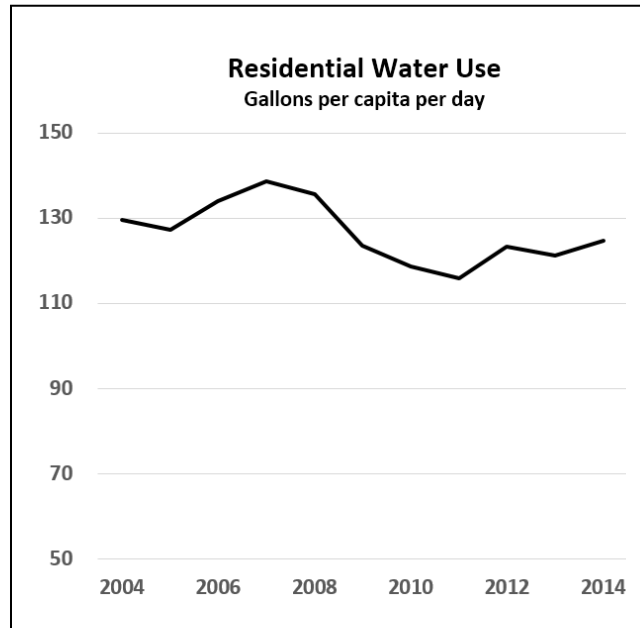
Analysis

Residential demand, which currently accounts for about 65% of all water usage in Greeley, has remained constant over the past ten years despite strong population growth. This record is comparable to Loveland and Fort Collins and should continue to improve as the city's new "Water Budget" program goes into effect. Scheduled for implementation this year, this program rewards households that conserve and penalizes those that do not.

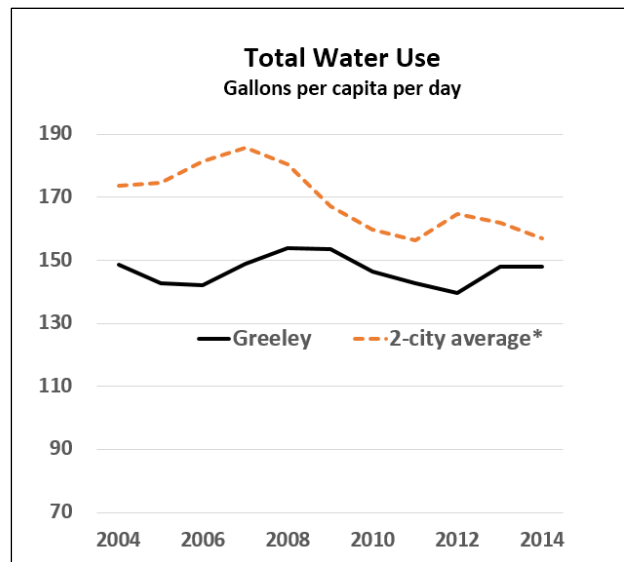
Because multi-family housing uses significantly less water than single-family homes on average, even further improvement can be expected should the current trend towards multi-family housing persists.

Method: Take the annual metered consumption and divide by population. To reduce annual variability and obtain a truer sense of the trend, take an average of the value shown in each year and the two preceding years.

Data Sources: City of Greeley Water Conservation Plan (2015); City of Fort Collins Water Efficiency Plan (2015); City of Loveland report on Long Term Water Usage



2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
130	127	134	139	136	124	119	116	123	121	125



* Fort Collins and Loveland

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Greeley	149	143	142	149	154	154	146	143	140	148	148
2-city average	174	175	182	186	181	167	160	156	165	162	157

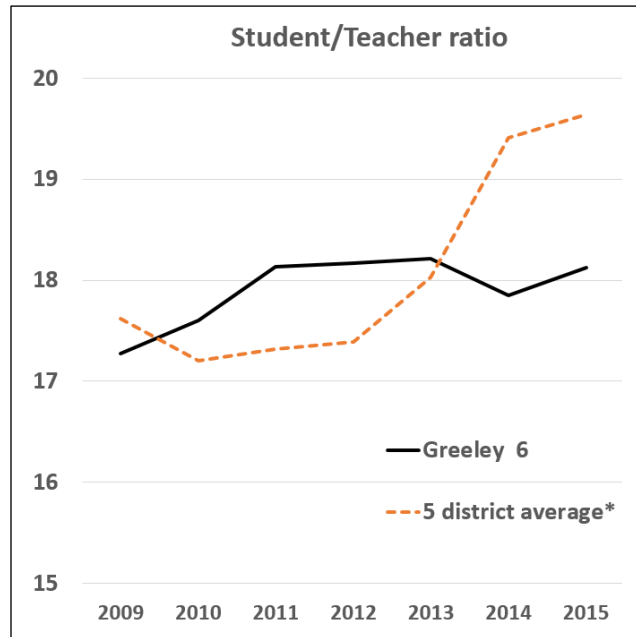
EDUCATION

Student/Teacher Ratio

Description: The number of students per teacher is an important indicator of educational quality. Though many other factors contribute to academic achievement, the time a teacher spends with each student can be crucial, especially for children with learning difficulties. It is also an important indicator of how well a school district is keeping up with population. **Desired Trend: DOWN**

Analysis

In contrast with other school districts in Colorado, the ratio of students to teachers has not changed appreciably in Greeley-Evans District 6 since 2010 despite continued growth in enrollment, indicating continued commitment to the district's lower income students.



* Boulder Valley, St. Vrain Valley, Poudre R-1, Pueblo City 60, and Mesa County Valley

	2010	2011	2012	2013	2014	2015
Greeley 6	17.6	18.1	18.2	18.2	17.9	18.1
5 district average*	17.2	17.3	17.4	18.0	19.4	19.6

Method: Divide the total number of students by the number of fulltime equivalent faculty (FTE) engaged in classroom teaching. To reduce annual variability and obtain a truer sense of the trend, take an average of the value shown in each year and the two preceding years.

Data Source: Data is compiled by the State Department of Education for all Colorado school districts.

EDUCATION

Test Performance

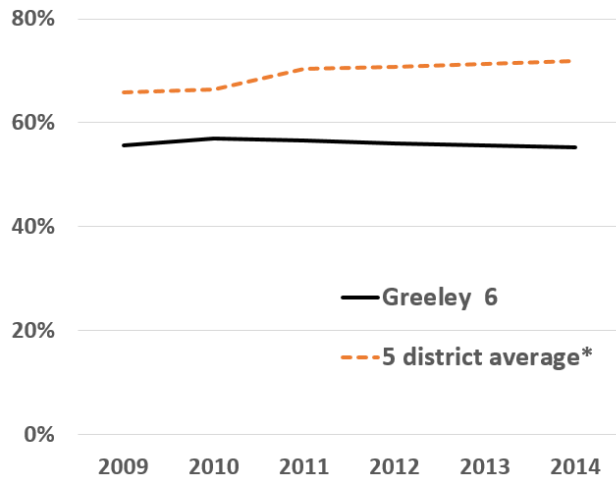
Description: This indicator measures the percentage of students scoring at or above the state standard for reading proficiency. Test scores are increasingly used to evaluate educational quality. Sub-par scores can indicate that a district is not preparing students adequately for today’s competitive work environment. Poor scores can also adversely influence the location choices of potential homebuyers and businesses. **Desired Trend: UP.**

Analysis

Results of the Model Content Standards Test for 4th grade reading (CSAP) have flattened out over the past five years and remain below the level of other school districts, including Pueblo and Grand Junction, whose student share a similar ethnic and income profile.

This result is mitigated by the next indicator, which suggests a wide variation in test scores among the schools within Greeley District 6.

Share of 4th Graders Reading at or Above Proficiency



* Boulder Valley, St. Vrain Valley, Poudre R-1, Pueblo City 60, Mesa County Valley.

	2009	2010	2011	2012	2013	2014
Greeley 6	56%	57%	57%	56%	56%	55%
5 district average*	66%	66%	70%	71%	71%	72%

Data source: Colorado State Department of Education. A proficient score on the standardized CSAP test for 4th grade reading indicates that a student uses a variety of reading strategies to comprehend and interpret a text.

EDUCATION

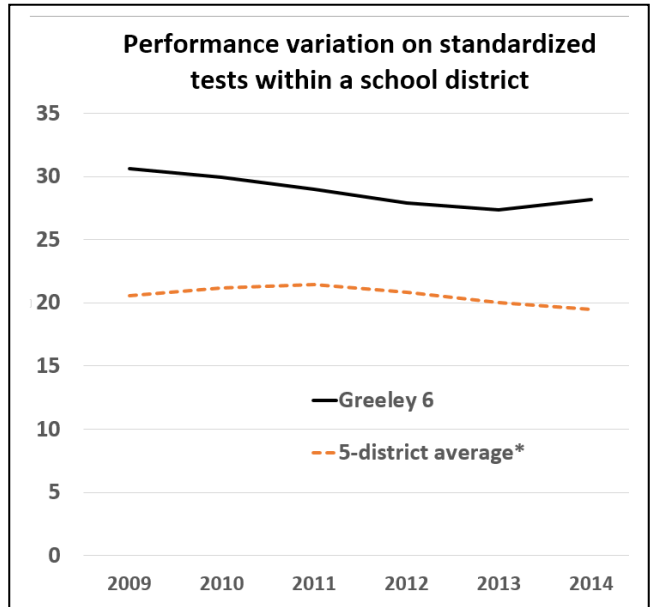
Performance Variation

Description: This indicator measures the variation in test scores among schools within a district. A few poorly performing schools can have a disproportionate impact on how the district as a whole is viewed. **Desired Trend: DOWN**

Analysis

Although overall test scores for Greeley 6 are below other school districts, there is much higher variability between schools in the district, with many significantly outperforming the state average. High performing schools include two charter schools (Frontier Academy and University) and several traditional schools (McAuliffe, Chappelow, Winograd and Monfort). Though still below the state average, Bella Romero Academy, a magnet school in east Greeley, has seen notable improvement over the past few years.

Wide variability in school performance is also an indicator of the relatively wide disparities in income in the city as compared with other school districts. Boulder Valley and Poudre (Fort Collins) have the least variation among schools while St. Vrain and Pueblo come closer to Greeley 6.



* Boulder Valley, St. Vrain Valley, Poudre R-1, Pueblo City 60, Mesa County Valley.

<i>coefficient of variation</i>	2009	2010	2011	2012	2013	2014
Greeley 6	30.6	29.9	29.0	27.9	27.4	28.2
5-district average*	20.6	21.1	21.5	20.8	20.0	19.4

Method: Calculate a coefficient of variation on test scores for all schools within a school district. A large coefficient indicates high variability within the district whereas a low coefficient indicates greater homogeneity across schools. A good test for this indicator is once again fourth grade scores for reading on the Colorado Student Assessment Program (CSAP) because there are more elementary than middle or high schools within a school district. To reduce annual variability and obtain a truer sense of the trend, take an average of the value shown in each year and the two preceding years.

Data Source: Colorado State Department of Education.

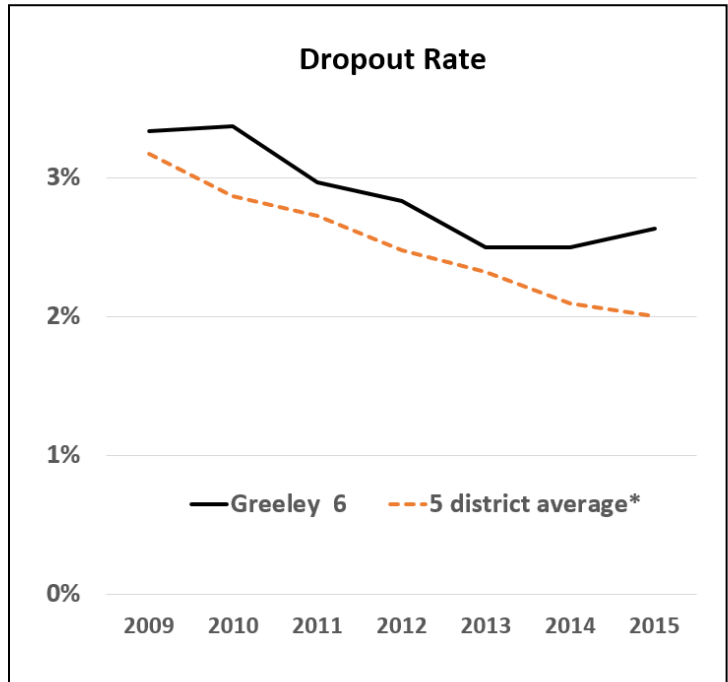
EDUCATION

Dropout Rate

Description: This indicator measures the share of students who drop out before completing their high school degree. Because they are unlikely to acquire the basic skills needed for today’s work environment, these students will have a more difficult time holding onto jobs that pay a good wage. **Desired Trend: DOWN.**

Analysis

The dropout rate in Greeley 6 is comparable to school districts in Pueblo and Grand Junction, which have a similar ethnic and income profile. A high proportion of Hispanic students, in particular, has been correlated with language barriers and poverty conditions that can hinder educational progress.



* Boulder Valley, St. Vrain Valley, Poudre R-1, Pueblo City 60, Mesa County Valley

	2009	2010	2011	2012	2013	2014	2015
Greeley 6	3.3%	3.4%	3.0%	2.8%	2.5%	2.5%	2.6%
5 district average*	3.2%	2.9%	2.7%	2.5%	2.3%	2.1%	2.0%

Data Source: Dropout and graduation statistics are compiled by the State Department of Education for all school districts. These totals include dropout rates for alternative schools.

EDUCATION

Higher Education

Description: This indicator measures the performance of Greeley’s institutions of higher learning. These institutions produce not just well-educated citizens but jobs, sporting events and cultural amenities for area residents. **Desired Trend: UP.**

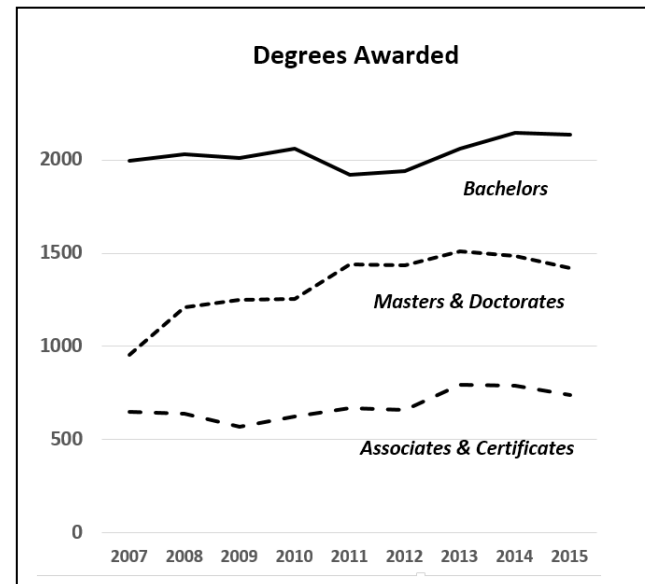
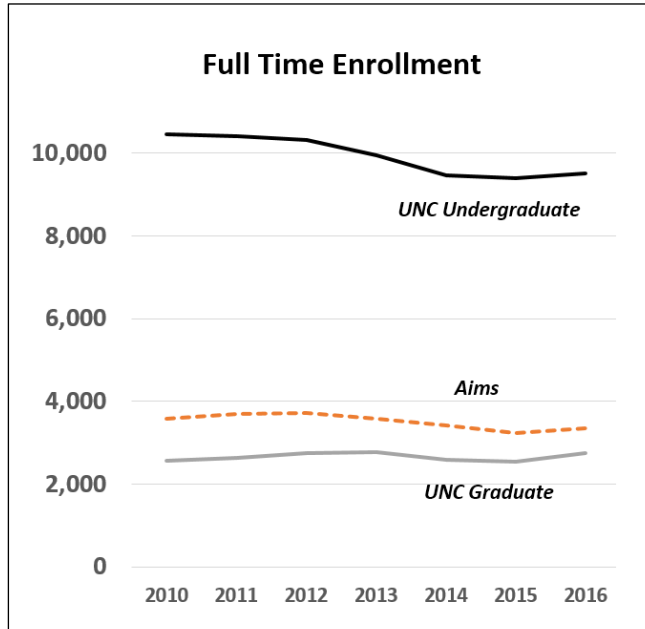
Analysis

Greeley has two public institutions of higher education: Aims Community College, which trains students applied fields such as health care, computer science, mechanical engineering and agriculture; and the University of Northern Colorado (UNC), which offers undergraduate and advanced degrees in a wide range of fields.

The combined total of 3000 employees makes higher education the second largest employer in Weld County after JBS, the meat packing giant. Both schools are also extensively engaged with the surrounding community through internships, service learning, and community-based research. UNC was designated an “Engaged Campus” by the Carnegie Foundation in 2015 based on a formal review that found that some 15% of all courses offered fell into these categories.

Although graduation rates are up, enrollment has declined about 6% at both institutions since the 2009 recession, though the latest enrollment numbers appear to reverse that trend.

Data Sources: Colorado Department of Higher Education; UNC Office of Honors Scholarship & Leadership



	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Bachelors	1,997	2,033	2,012	2,059	1,919	1,938	2,060	2,148	2,134	1,945
Masters & Doctorates	650	638	569	624	671	657	795	787	737	822
Associates & Certificates	957	1,212	1,252	1,256	1,442	1,433	1,509	1,487	1,419	1,412

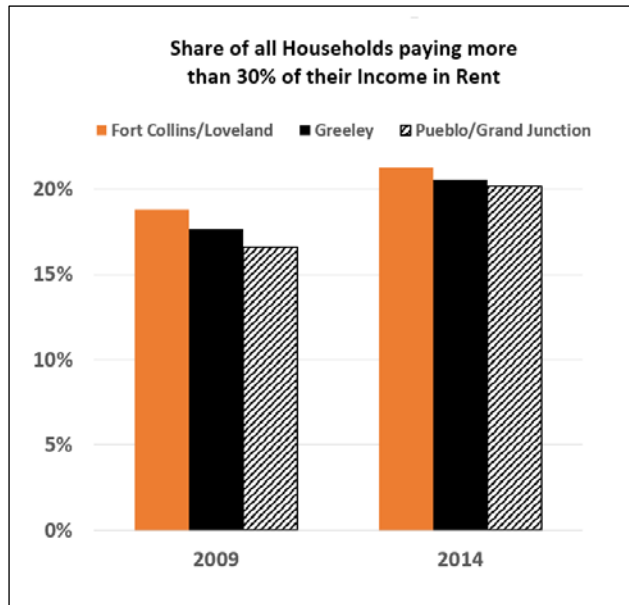
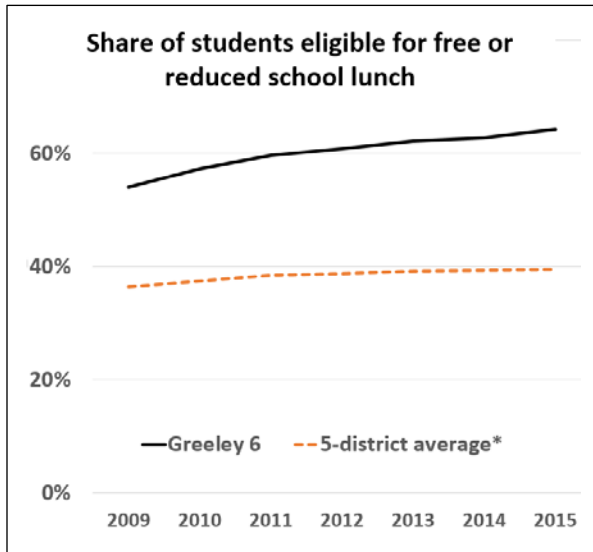
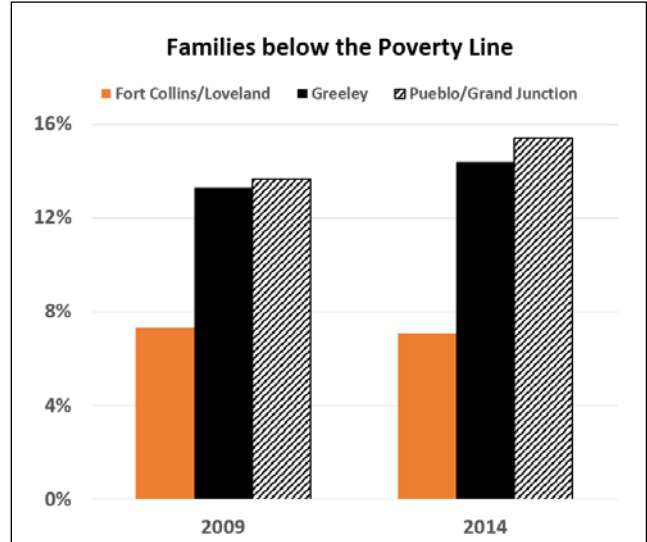
COMMUNITY HEALTH

Poverty

Description: These indicators measure the share of households suffering more extreme forms of economic hardship. **Desired Trend: DOWN**

Analysis

Despite the economic recovery since 2010, poverty rates in Greeley have continued to inch up. A major contributor to this is the rising cost of rental housing. According to the National Low Income Housing Coalition almost 50% of renters in the Greeley metropolitan area cannot afford the federally established Fair Market Rent (FMR) for a 2 bedroom unit



Data Sources: American Community Survey, 5-year estimates, 2005-2009 and 2010-2014; Colorado Department of Education.

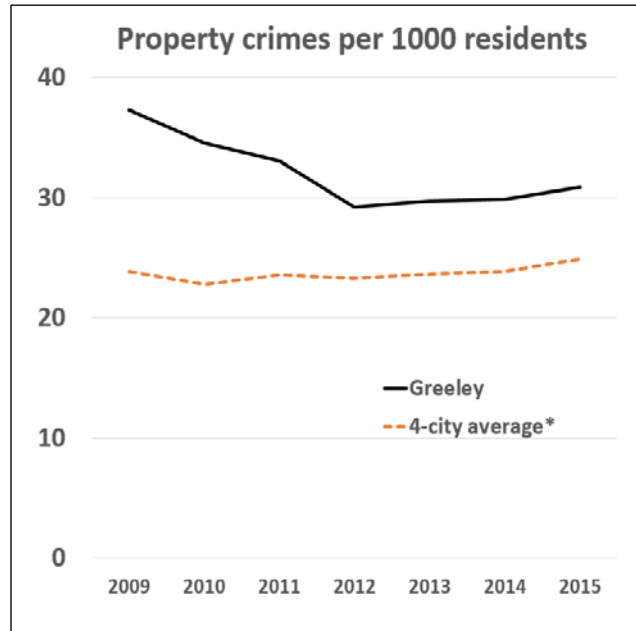
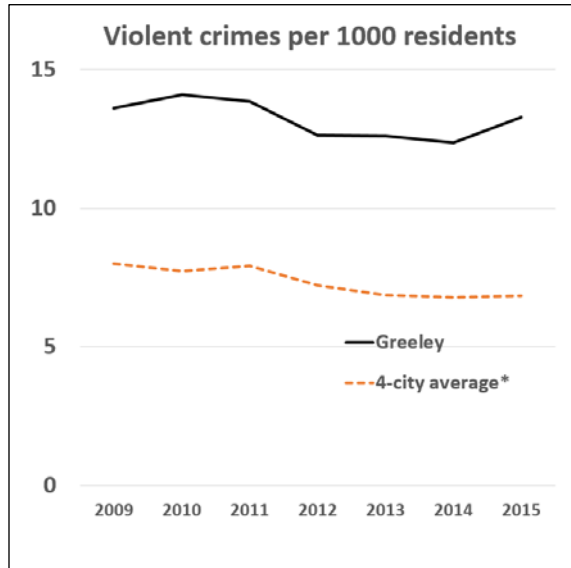
COMMUNITY HEALTH

Crime

Description: This indicator measures the number of property crimes reported to local police departments per 1,000 residents. A high or rising crime rate is a sign of significant social distress. Losses can extend beyond individuals and families, generating a pervasive sense of fear. **Desired Trend: DOWN.**

Analysis

Property crime (theft, burglary, auto theft) declined sharply through 2012 before leveling off. Violent crime also declined but remains substantially higher than neighboring cities.



*Boulder, Fort Collins, Loveland, Pueblo.

	2009	2010	2011	2012	2013	2014	2015
Greeley	37.3	34.6	33.0	29.3	29.8	29.9	30.9
4-city average	23.9	22.8	23.6	23.3	23.6	23.9	24.9

Method: Divide total crimes by total residents and multiply by 1,000. To reduce annual variability and to obtain a truer sense of the trend in this indicator, the value calculated for each year is based on an average of that year and the two preceding years

Data Source: FBI Crime Data

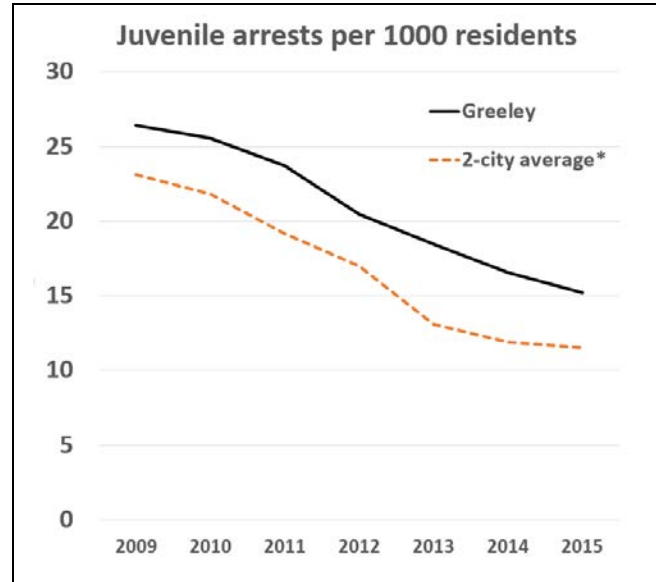
COMMUNITY HEALTH

Juvenile Delinquency

Description: These indicators measure the rate at which young people commit crimes or otherwise violate social norms. **Desired Trend: DOWN.**

Analysis

As with other measures of criminal activity, the rate of juvenile arrests has dropped significantly over the past ten years, indicating improved methods of policing, locating and intercepting crime. The lack of any change in the rate of school suspensions, however, indicates that many of the conditions contributing to crime remain widespread. Without effective intervention and reform, juvenile delinquents can easily become adult criminals.



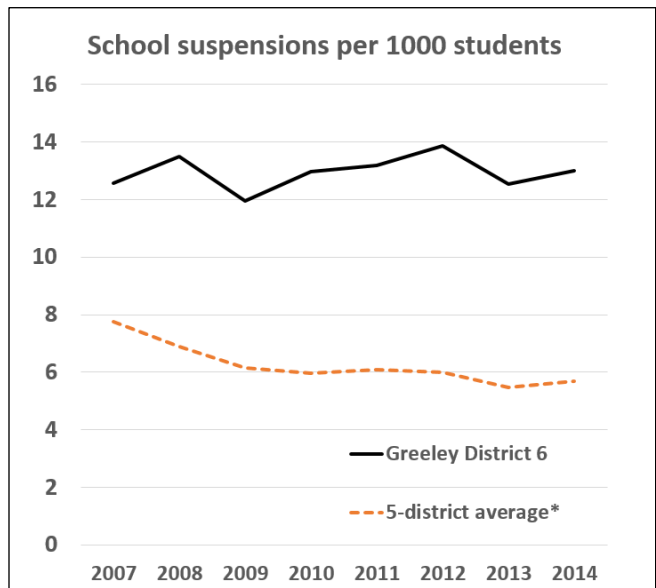
*Fort Collins, Loveland

	2009	2010	2011	2012	2013	2014	2015
Greeley	26.4	25.6	23.7	20.5	18.4	16.6	15.2
4-city average	23.1	21.8	19.1	17.0	13.1	11.9	11.5

Method:

For juvenile arrests: Divide total arrests for juveniles under 18 years of age by population and multiply by 1000.

For school suspensions: Divide total school suspensions by total enrollment and multiply by 1000. To get a better sense of the trend in both cases, take the average of each year and the two preceding it.



Sources: FBI Crime Data, Colorado Department of Education

Greeley Indicators 2016

COMMUNITY HEALTH

Healthcare

Description: These indicators measure the effectiveness of the healthcare system for people on the lower end of the socio-economic spectrum. Adequate insurance coverage can significantly reduce trips to the emergency room and increase access to preventative measures that can reduce the need for high cost medical intervention. **Desired Trend: UP**

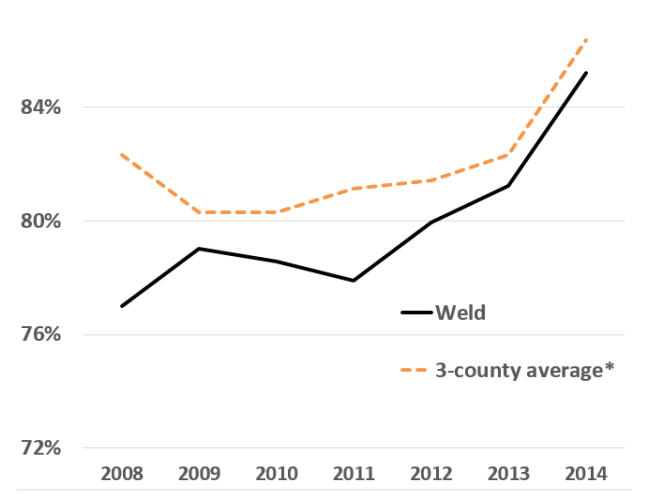
Analysis

Weld County has benefitted considerably from the Affordable Care Act of 2010, as indicated by the sharp increase in the number of residents with insurance coverage (up 14,000 since the law went into effect) and the expanded caseload under Medicaid, the federally-subsidized program for low income families.

Method: Take the number of insured residents and Medicaid caseloads and divide by population.

Data source: Colorado Department of Health Care Policy and Financing.

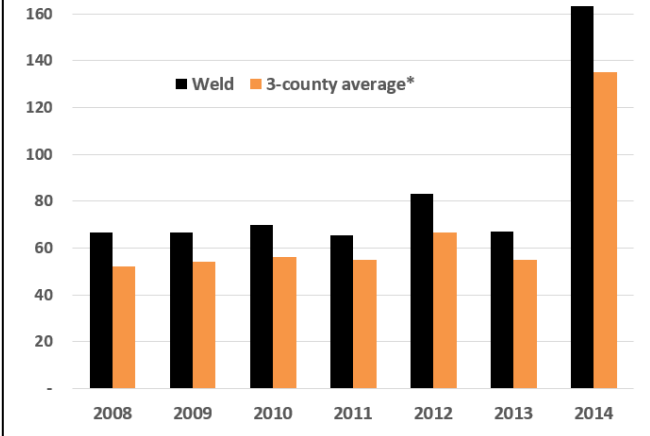
Residents with Health Insurance, Ages 19-65



Insurance rate

	2008	2009	2010	2011	2012	2013	2014
Weld	77%	79%	79%	78%	80%	81%	85%
3-county average*	82%	80%	80%	81%	81%	82%	86%

Medicaid caseload per 1000 residents



* Larimer, Boulder, and Adams counties

	2008	2009	2010	2011	2012	2013	2014
Weld	66.5	66.5	69.7	65.3	83.0	67.1	164.9
3-county average*	52.0	54.0	56.2	54.9	66.5	55.1	135.0

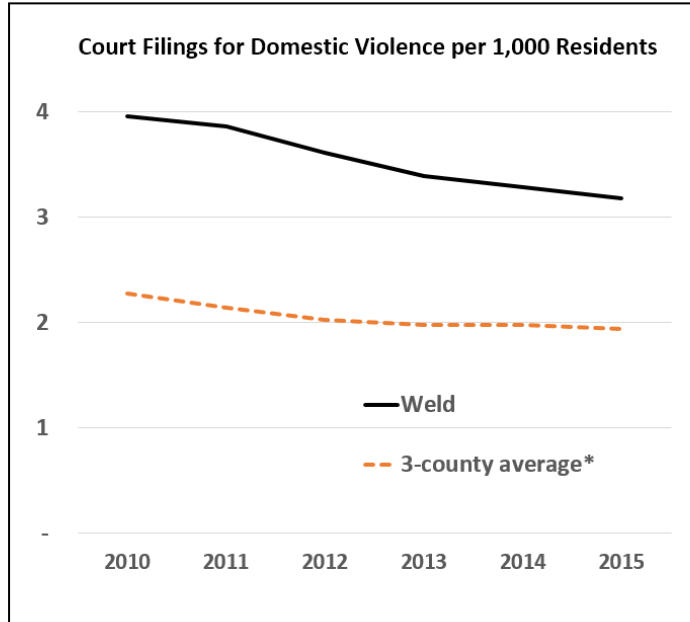
COMMUNITY HEALTH

Domestic Violence

Description: This indicator tracks the number of prosecutions for domestic violence. Spousal abuse is not just a personal tragedy; it can have wide ranging social effects, including increased rates of juvenile delinquency and protracted dependence on public assistance. **Desired Trend: DOWN.**

Analysis

Filings for domestic violence with the Weld County Court have dropped by 20% since 2000. The rate remains almost 70% higher than surrounding counties, however, when adjusted for population.



*Boulder, Larimer, Pueblo

	2010	2011	2012	2013	2014	2015
Weld	4.0	3.9	3.6	3.4	3.3	3.2
3-county average	2.3	2.1	2.0	2.0	2.0	1.9

Method: Divide total domestic violence filings with County Courts by county population and multiply by 1,000. To reduce annual variability and to obtain a truer sense of the trend, the indicator for each year is based on an average of that year and the two preceding years.

Source: Colorado Judicial Branch Annual Statistical Reports, 2008-

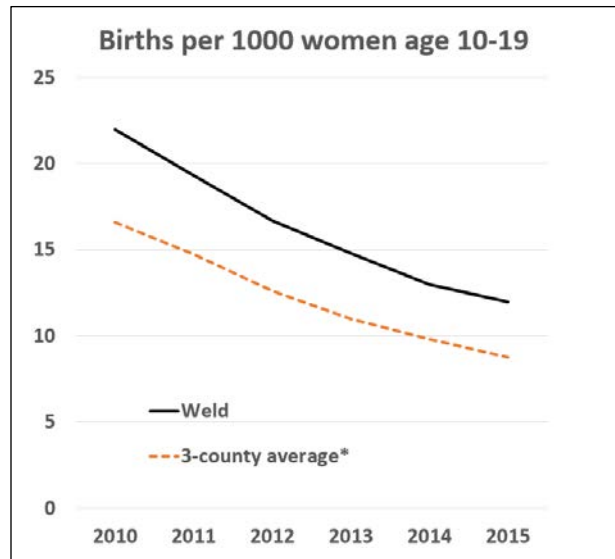
COMMUNITY HEALTH

Teenage Pregnancy

Description: This indicator measures the number of children born to women aged 10-17. Teenage mothers are more likely to drop out of school than their peers, compromising future job prospects. Their children also run a higher risk of low birth weight, which has been correlated with developmental problems. **Desired Trend: DOWN.**

Analysis

The rate of teenage pregnancies in Weld County has declined steadily over the past few years. Though it remains high relative to Boulder and Larimer counties, it has dropped below that of Adams and Mesa counties.



* Boulder, Larimer, Pueblo

	2010	2011	2012	2013	2014	2015
Weld	22.0	19.3	16.7	14.8	13.0	12.0
3-county average	16.6	14.7	12.6	11.0	9.8	8.8

Method: Divide the number of births for the age group 10-19 by the total population in that age group and multiply by 1000. To reduce annual variability and to obtain a truer sense of the trend, the indicator for each year is based on an average of that year and the two preceding years.

Data Source: Colorado Health Information Dataset.

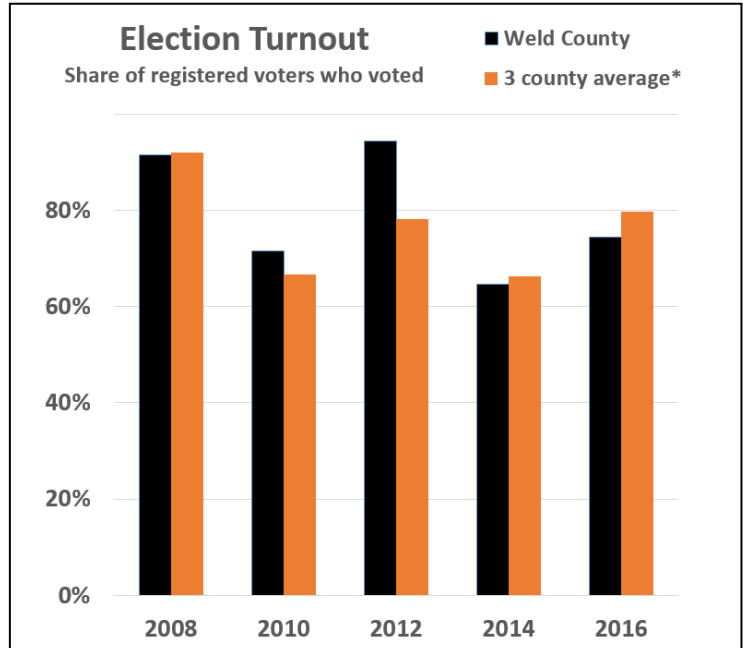
COMMUNITY LIFE

Voter Turnout

Description: This indicator measures the percentage of registered voters who voted in general elections. As a basic civic duty, voter turnout is a good measure of political awareness and partisan affiliation. **Desired Trend: UP.**

Analysis

In the last two general elections, Weld County residents have voted at a lower rate than residents of surrounding counties, reversing a historical trend. .



* Adams, Boulder, Larimer

	2008	2010	2012	2014	2016
Weld County	91.6%	71.5%	94.4%	64.6%	74.5%
3 county average	91.9%	66.6%	78.1%	66.3%	79.8%

Method: Divide the number of votes by the total number of registered voters for each election.

Data Source: County Clerks, Weld, Larimer, Adams, and Boulder counties.

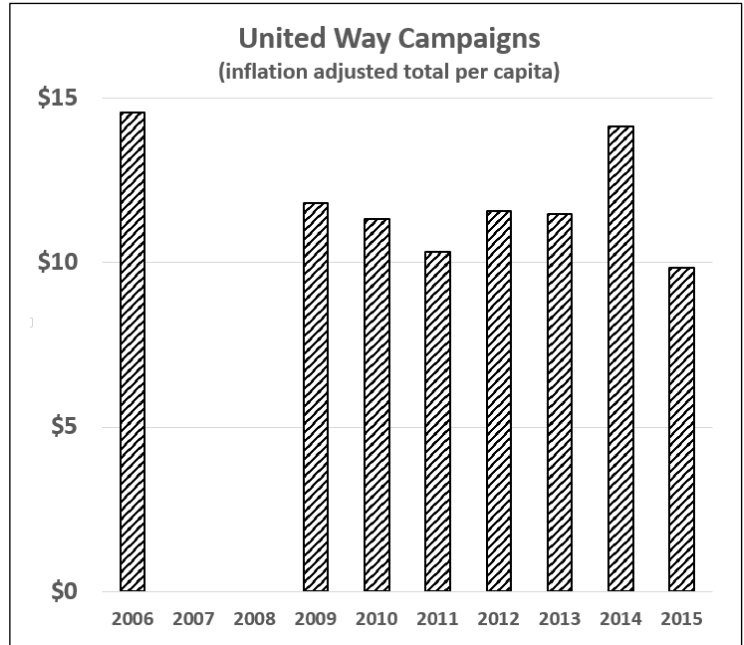
COMMUNITY LIFE

Charitable Giving

Description:* This indicator measures the per capita donations to the United Way, the primary fund raising organization for local charities. **Desired Trend: UP.**

Analysis

Contributions to the annual United Way campaign have not returned to their pre-recession level, though there was a significant spike in 2013-2014 in response to the September 2013 floods. Contributions to the Weld Food Bank also increased sharply in response to this event.



Method: Divide the total contributions to the annual campaign by total population and adjust for inflation.

Data Source: United Way of Weld County

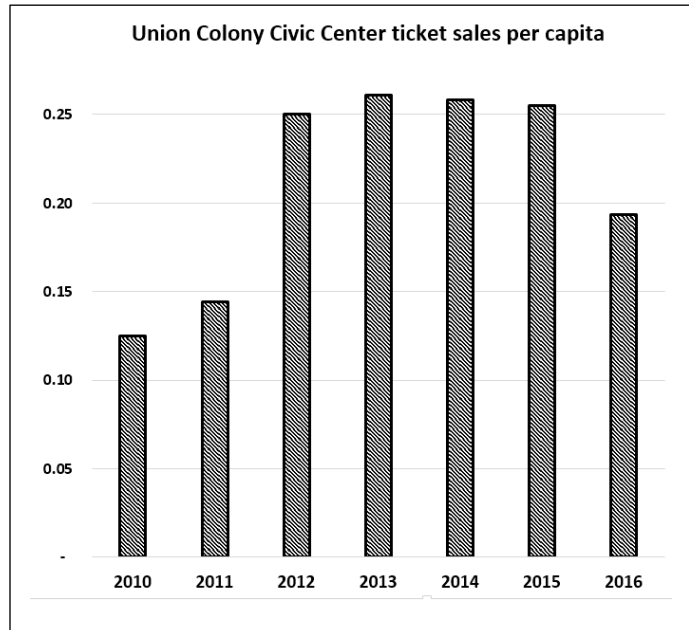
COMMUNITY LIFE

Cultural Events

Description: This indicator uses per capita ticket sales at Union Colony Civic Center as an general indicator of participation in cultural events. **Desired Trend: UP.**

Analysis

Although ticket sales rose as the recession eased, they have remained constant since 2012.



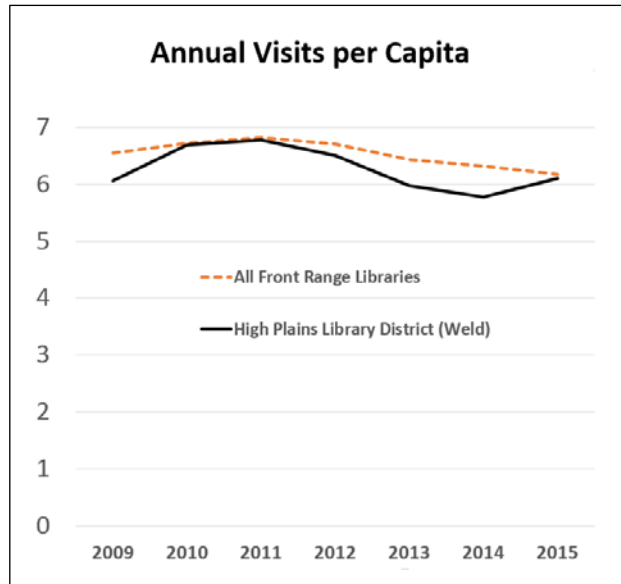
COMMUNITY LIFE

Library Visits

Description: This indicator measures per capita visits and circulation at local libraries. Libraries have been a focus of civic life in the United States since the first public systems were established in the 19th century. They provide a vital public service in an increasingly information-intensive world. **Desired Trend: UP**

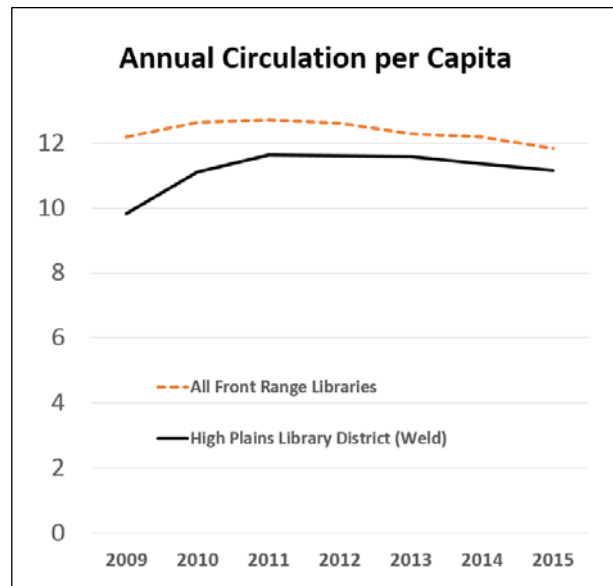
Analysis

Annual visits to the High Plains Library District increased after the Recession of 2008-2009 and declined as the economy recovered. Circulation also rose but has remained steady.



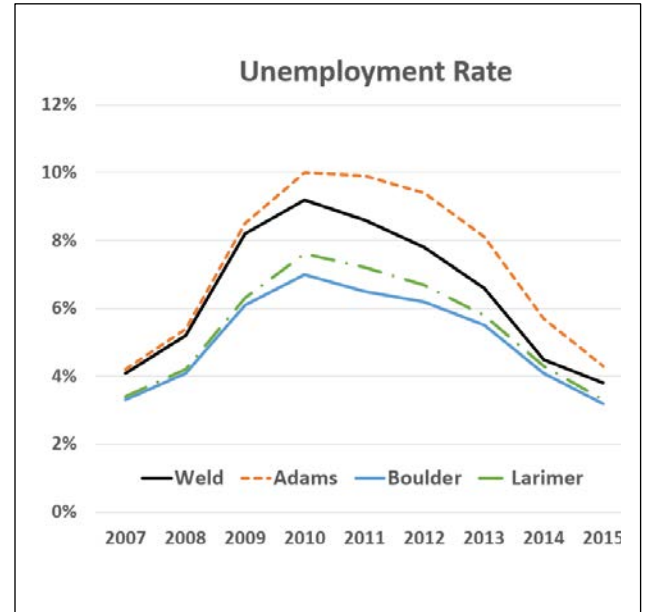
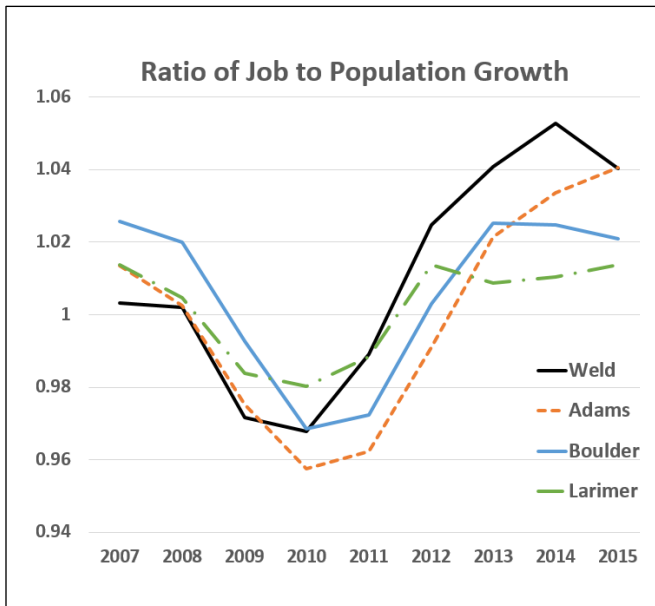
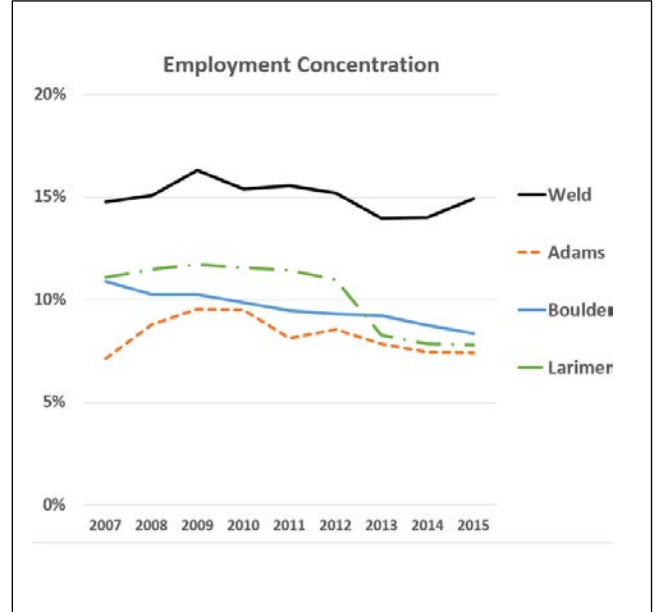
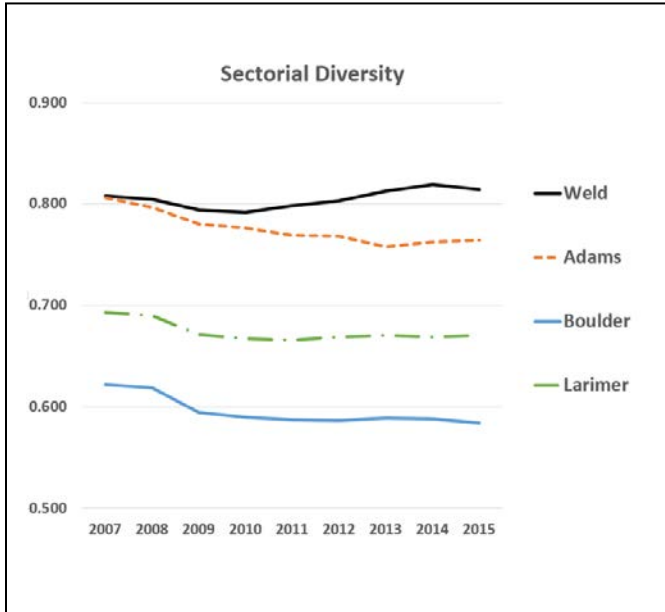
Method: Take the total to each library and divide by population. To reduce annual variability and to obtain a truer sense of the trend in this indicator, the value calculated for each year shown in the report card is based on an average of that year and the two preceding years.

Data Source: Colorado Public Library Statistics.



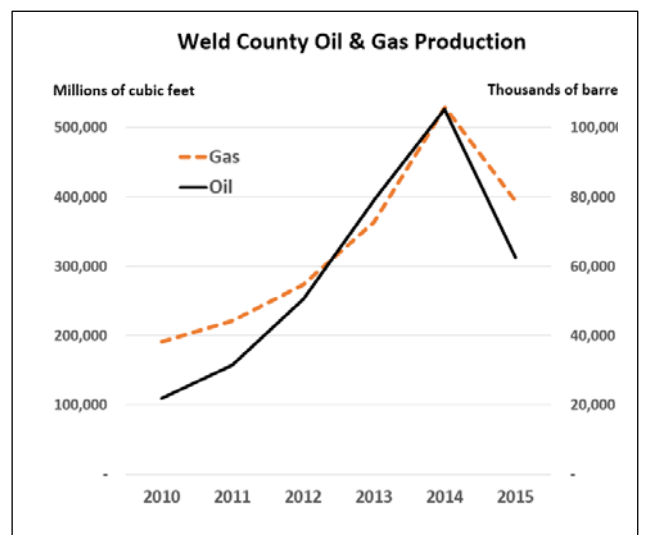
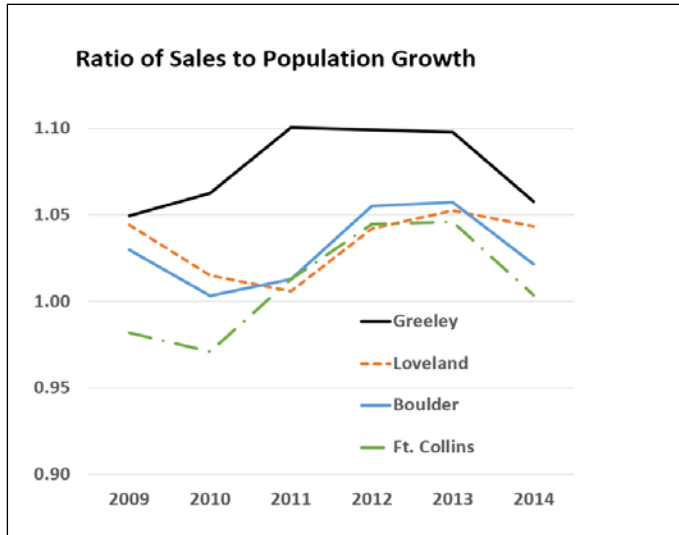
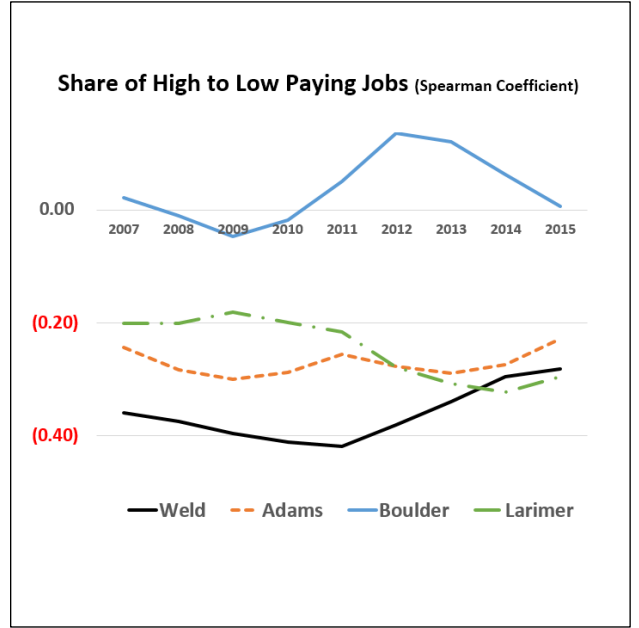
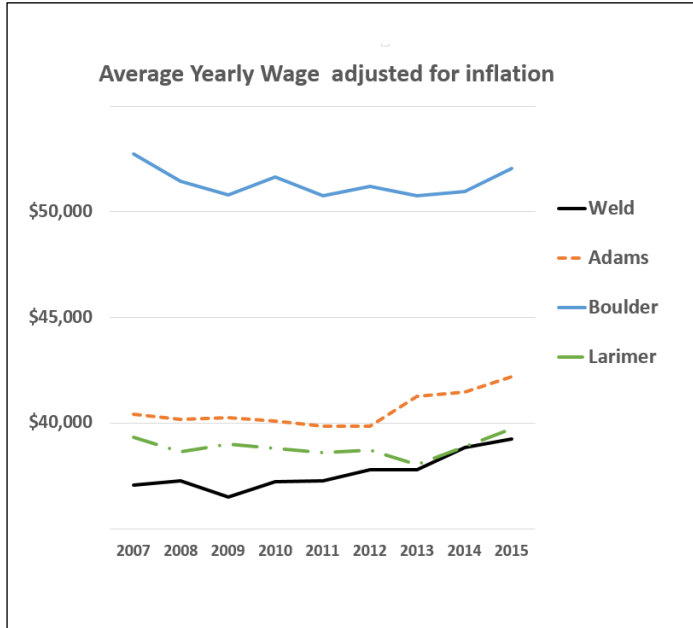
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Economic Vitality



-Appendix-

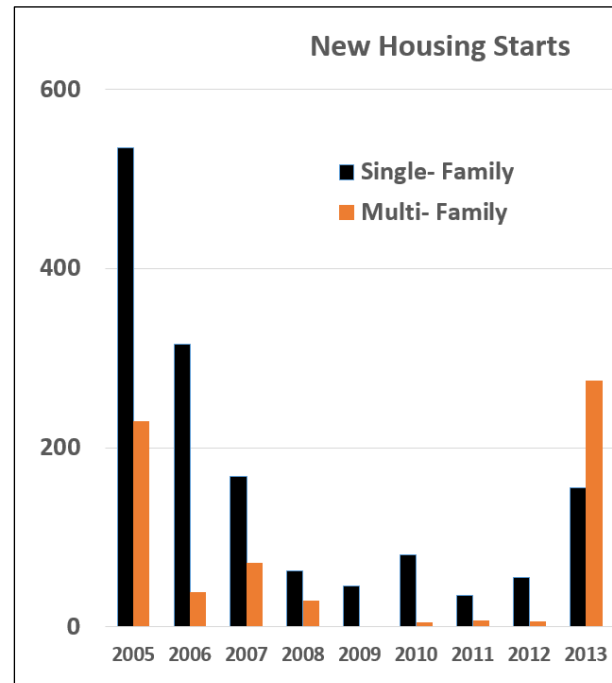
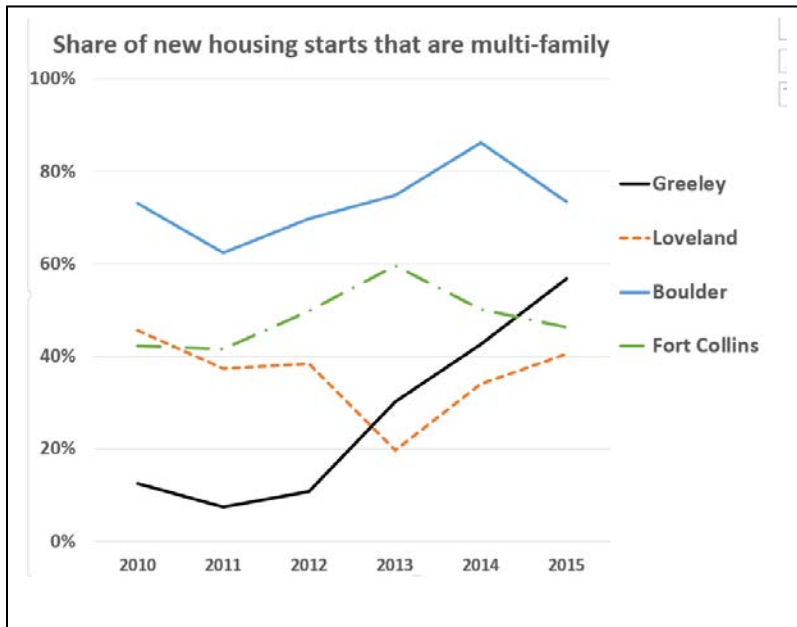
Economic Vitality



Greeley Indicators 2016

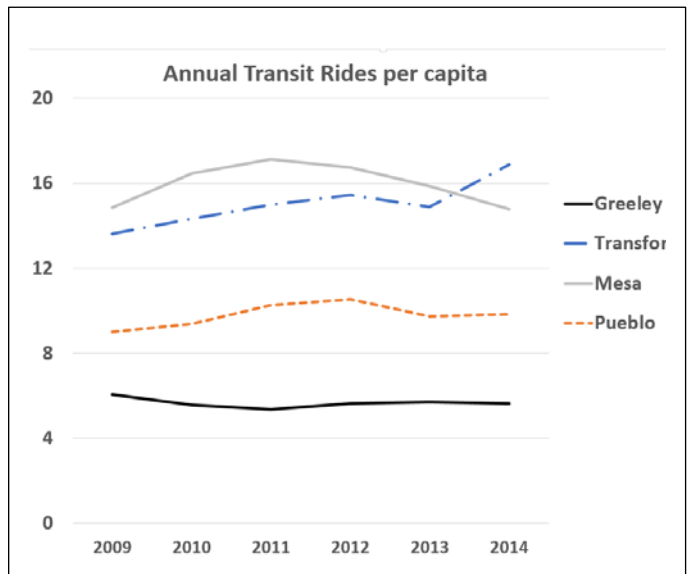
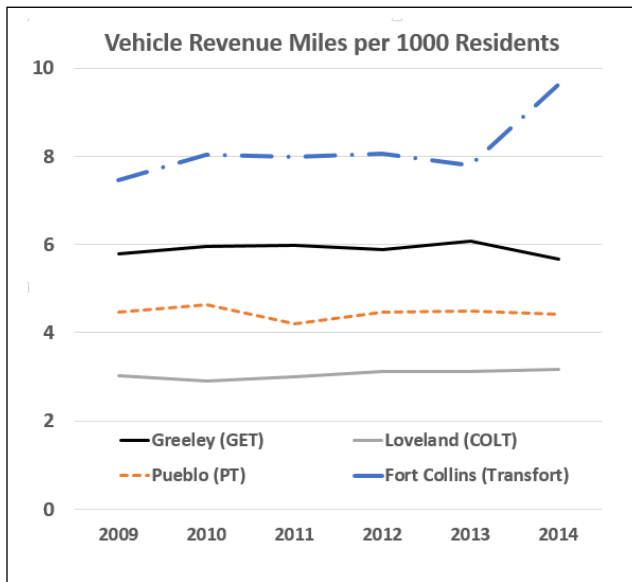
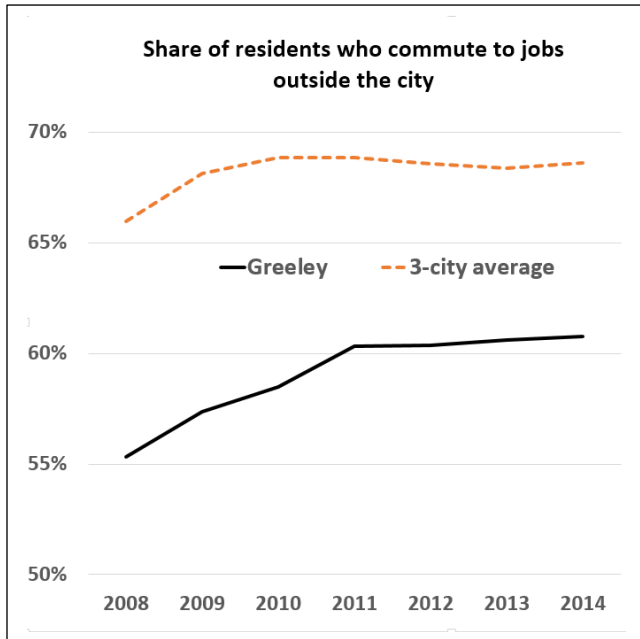
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Housing



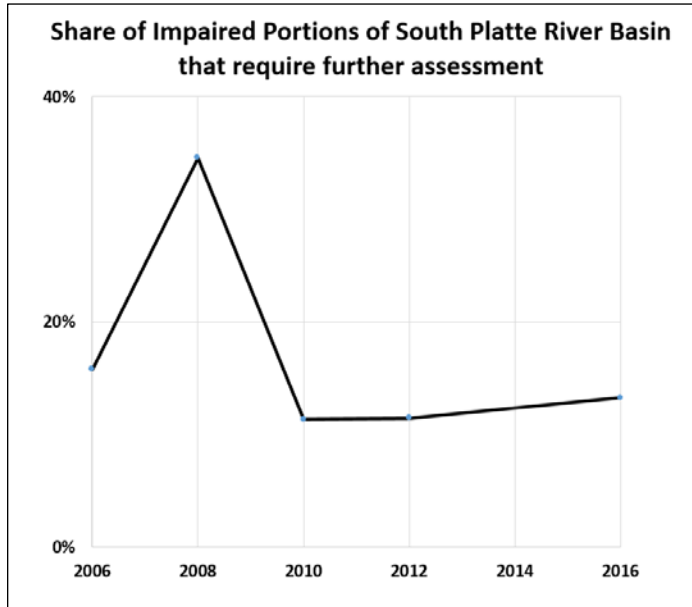
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Transportation



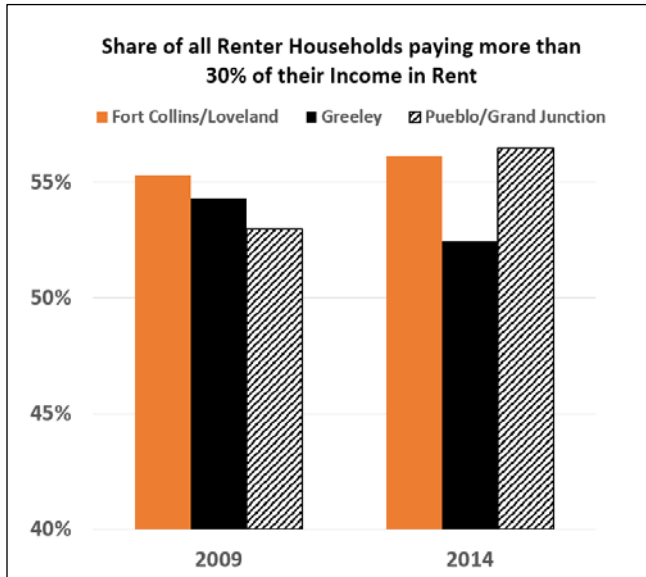
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Environmental Quality



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Community Health



- Data Sources and References -

Colorado Department of Higher Education

Graduation rates: <http://highered.colorado.gov/Data/Reports.aspx>

Colorado Department of Education

School performance statistics: <https://www.cde.state.co.us/cdereval>

Colorado Department of Labor

General economic data:

<https://www.colmigateway.com/vosnet/lmi/default.aspx?pu=1&plang=E>

Colorado Department of Local Affairs

Rental vacancy survey: <https://www.colorado.gov/pacific/dola/vacancy-rent-surveys>

Demographic data: <https://demography.dola.colorado.gov/>

Colorado Department of Public Health and the Environment

Health Insurance: <http://coloradohealthinstitute.org/data-repository/results>

Teenage pregnancy: <http://www.chd.dphe.state.co.us/cohid/Default.aspx>

Air pollution: <http://www.colorado.gov/airquality/>

Water pollution: <https://www.colorado.gov/pacific/cdphe/wqcc-reports-and-plans>

Colorado Department of Revenue

Sales tax: <https://www.colorado.gov/pacific/revenue/retail-sales-report>

Colorado Department of Transportation

Crash data: <https://www.codot.gov/library/traffic/safety-crash-data>

Colorado Judicial branch

Domestic violence: <https://www.courts.state.co.us/Administration/Unit.cfm?Unit=annrep>

Colorado Public Library Statistics: <https://www.lrs.org/public/data/>

Colorado Oil & Gas Commission

Spill data: <http://cogcc.state.co.us/data.html>

Federal Bureau of Investigation

Crime statistics: <https://ucr.fbi.gov/>

Federal Housing Finance Agency

House price index: <https://www.fhfa.gov/DataTools/Downloads/pages/house-price-index.aspx>

Federal Reserve Board

Conventional mortgage rates: <https://fred.stlouisfed.org/series/WRMORTG>

Federal Transit Administration

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Public transit use: <https://www.transit.dot.gov/ntd>

McDuffe, et al, (2016) “Influence of oil and gas emissions on summertime ozone in Northern Colorado,” *Journal of Geophysical Research: Atmospheres*, Vol 121, Issue 14, pp. 8712-8279.

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Income statistics: <https://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

Building permits: <https://www.census.gov/construction/bps/>

US Department of Agriculture

Census of Agriculture: <https://www.agcensus.usda.gov/>

Zillow

Home prices: <http://www.zillow.com/research/data/#median-home-value>