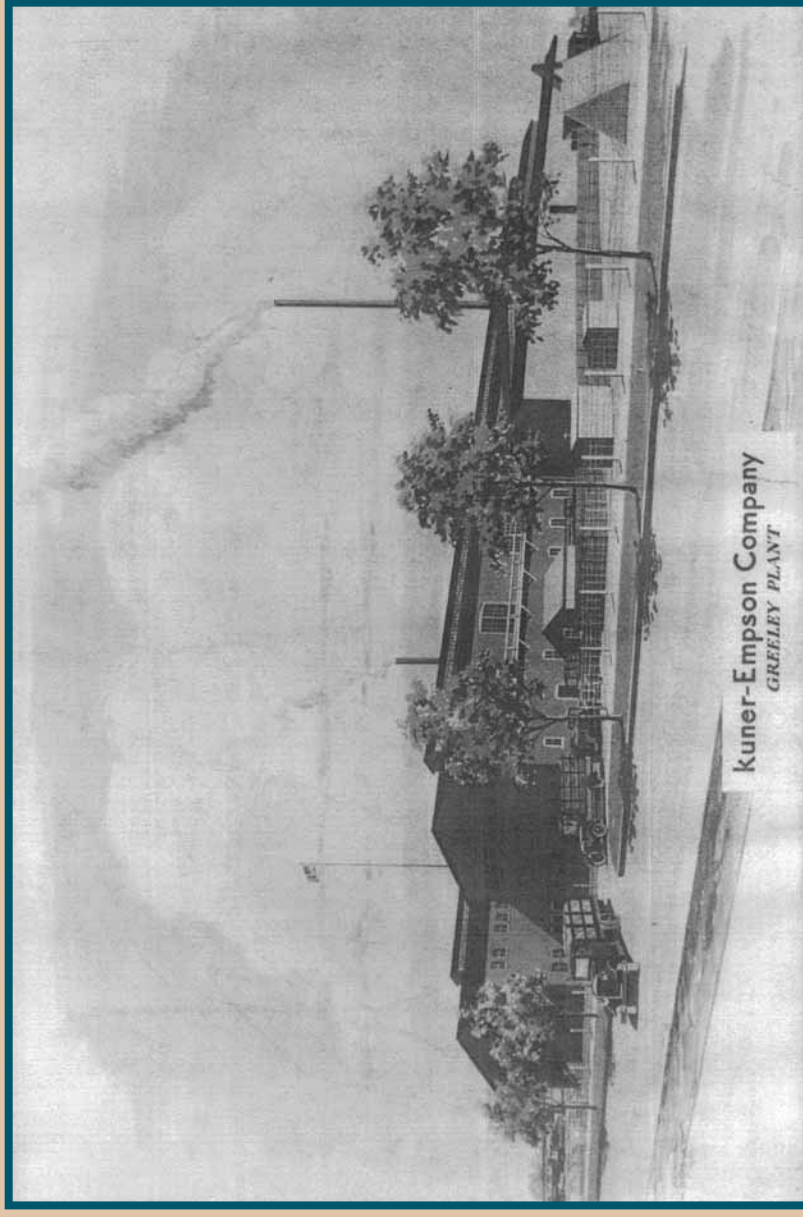


THE EVOLUTION OF  
123 9<sup>TH</sup> AVENUE,  
GREELEY,  
COLORADO.



Kuner-Empson Company  
Cannery Factory



THE PAST

KUNER CANNING FACILITY

1908



THE PRESENT

NORTH WELD PRODUCE COMPANY

2021



THE FUTURE



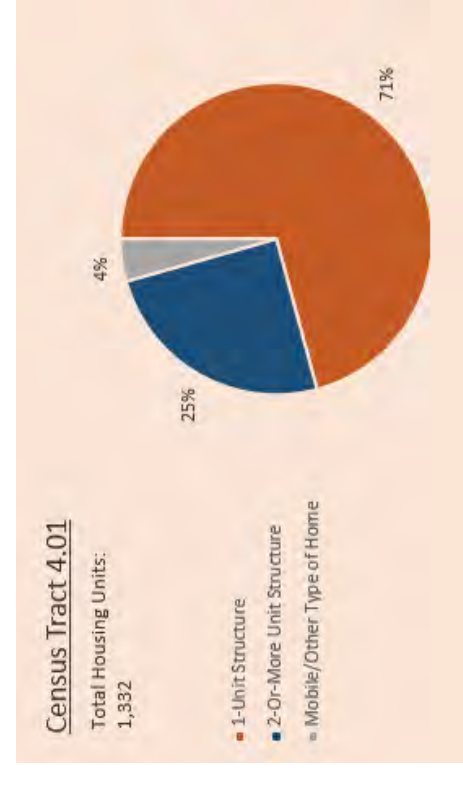
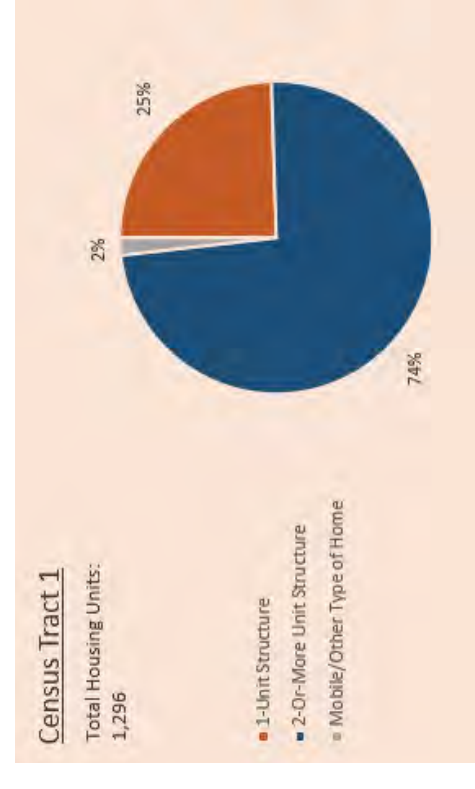
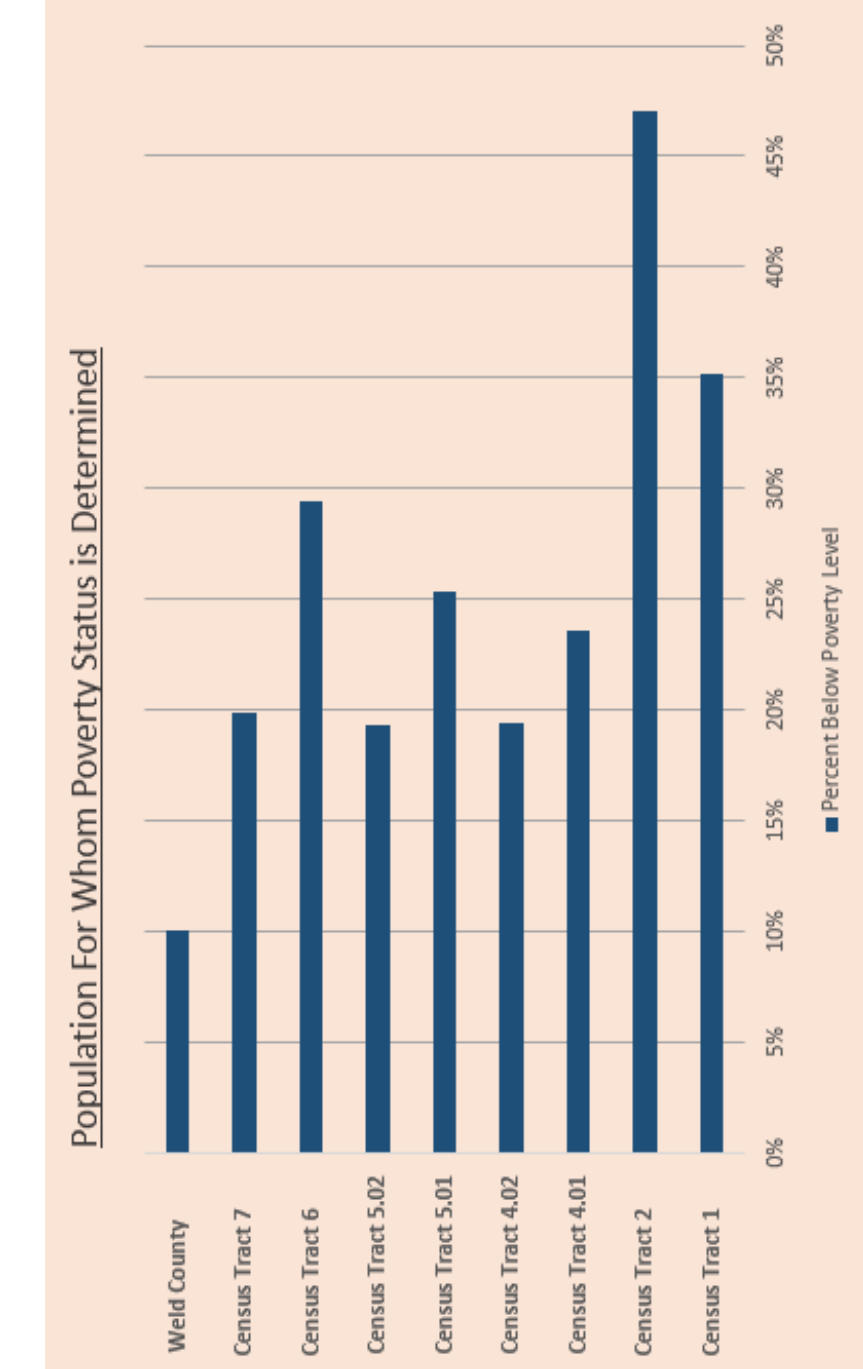
HOSHIKO VILLAGE

Housing Navigation Center Services Summary

	April 2019 - March 2020	April - December 2020
Total number of guests (unduplicated)	1,514	2,321
Number of times HNC services accessed	4,927	6,777
Number of referrals made	177	195
Number of agency meetings at the HNC	1,310	2,025

Population For Whom Poverty Status is Determined

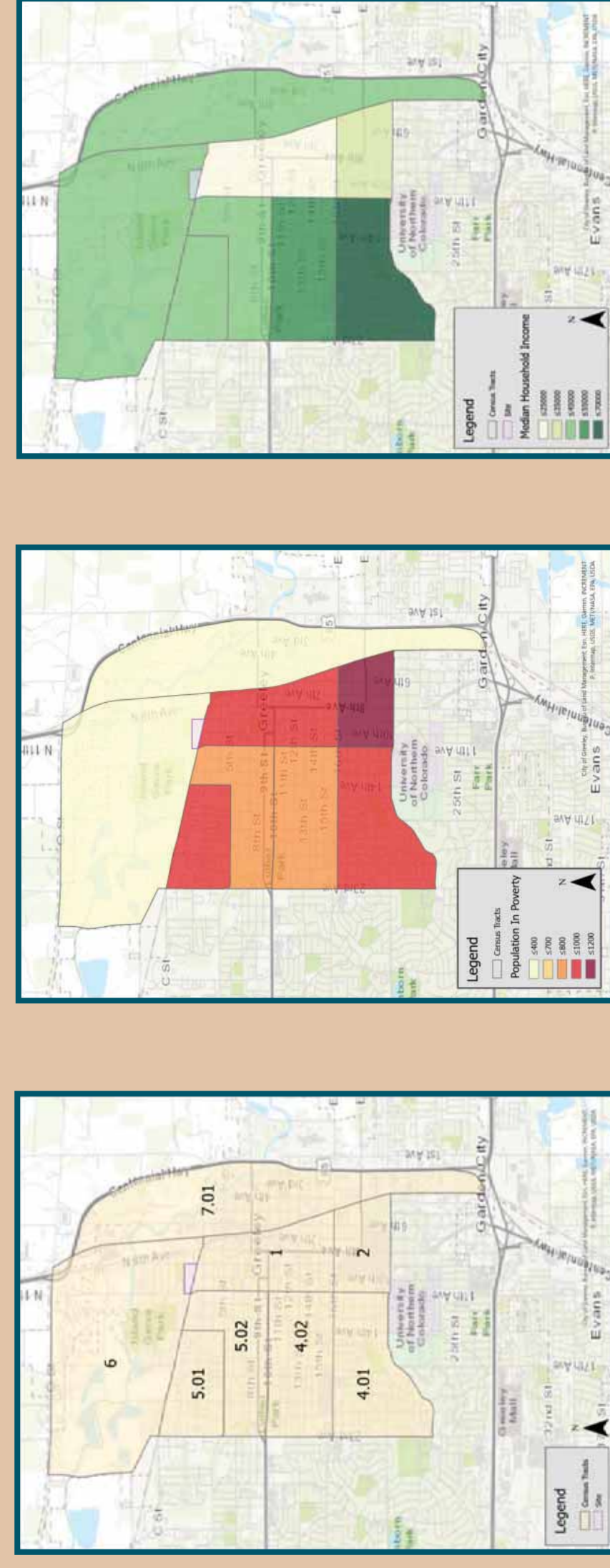
Area	Population	Below Poverty Level	Percent Below Poverty Level
Weld County	2,761	971	35%
Census Tract 2	2,533	1,191	47%
Census Tract 4.01	3,438	811	24%
Census Tract 4.02	3,944	764	19%
Census Tract 5.01	3,534	894	25%
Census Tract 5.02	3,679	711	19%
Census Tract 6	742	218	29%
Census Tract 7	1,641	327	20%
Weld County	298,294	29,866	10%



Rent as Percent of Income

Income Level	Households	Percent
Less than 15.0 percent	1,962	6.7%
15.0 to 19.9 percent	3,842	13.1%
20.0 to 24.9 percent	4,107	14.0%
25.0 to 29.9 percent	3,169	10.8%
30.0 to 34.9 percent	1,973	6.7%
35.0 to 39.9 percent	2,271	7.7%
40.0 to 49.9 percent	2,960	10.1%
50.0 percent or more	7,185	24.4%
<b>Total</b>	<b>29,410</b>	<b>100%</b>

DESCRIPTIVE STATISTICS



STUDY AREA MAPS

HOSHIKO VILLAGE: ADAPTIVE REUSE & AFFORDABLE HOUSING



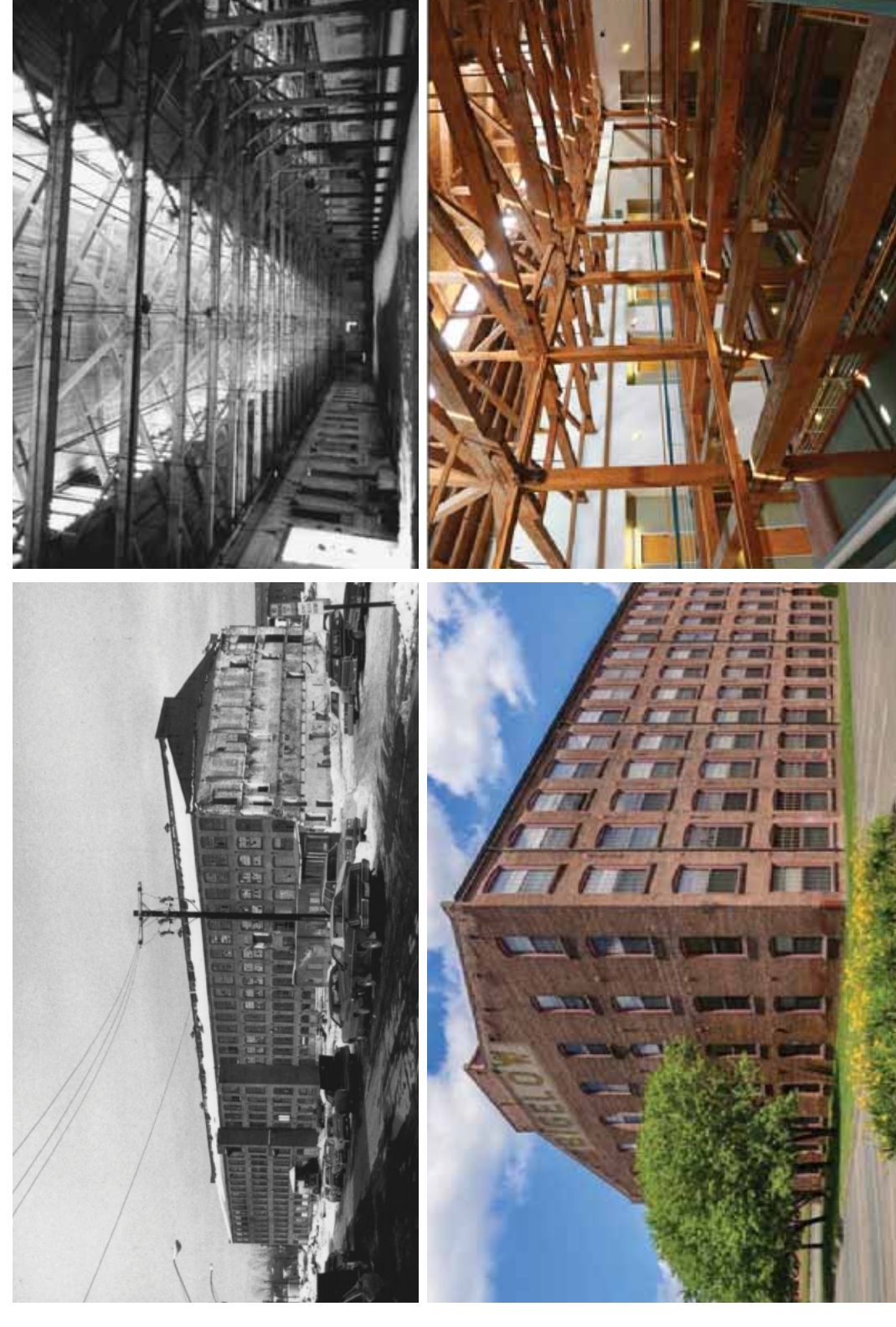
Master of Urban and Regional Planning  
COLLEGE OF ARCHITECTURE AND PLANNING  
UNIVERSITY OF COLORADO DENVER

HIGH PLAINS HOUSING DEVELOPMENT CORP.

JAKE GILCHRIST DUDLEY

MAY 2021

CASE STUDIES



BIGELOW COMMONS



THE CANNERY APARTMENTS



WAREHOUSE OF TIME



BURCKHARDT MACHINE FACTORY