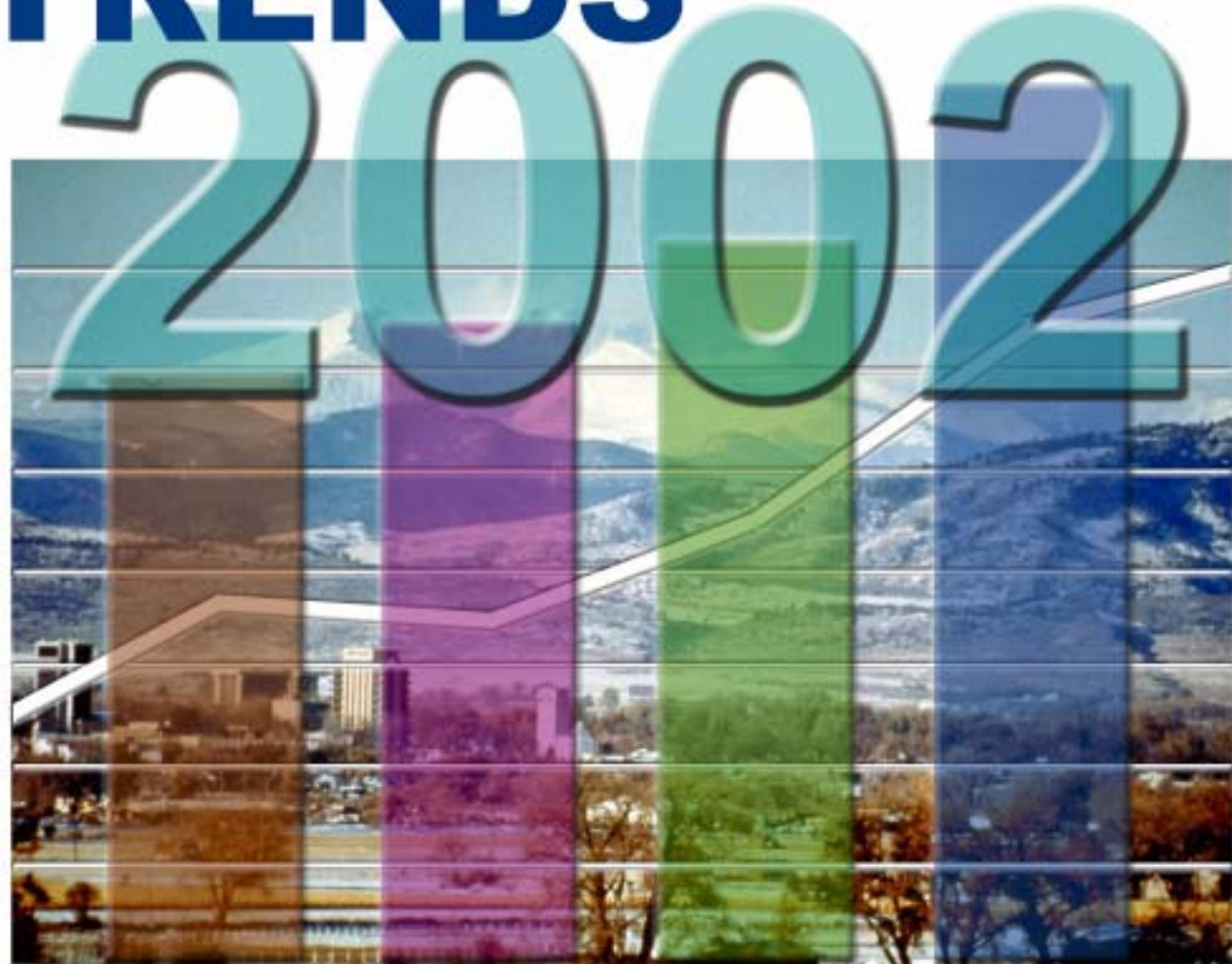


TRENDS



Year 2002 Data

Trends is Fort Collins' compilation of pertinent economic and social data. It is divided into four sections: business, labor and income, development trends, and demographics.



Trends 2002

2001-2002 Annual Data

March 2004

Prepared by:



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Summary

Introduction

Community planning requires a realistic assessment of local social and economic conditions. When planning for the future, it is important these assessments are the product of an accurate perspective of past trends and current conditions. *Trends 2002* is produced with this in mind.

The section titled **Business Indicators** contains data useful in determining the relative health of the local economy by tracking indicators such as retail sales, business licenses, electrical consumption and real estate activity.

The section titled **Labor and Income** contains data useful in depicting a general profile of labor and local income generated by tracking labor force, employment, and wage and salary statistics.

The section titled **Development Trends** contains data useful in detailing community growth and fiscal health by tracking annexation, construction activity, real property valuation and capital improvements.

The final section, titled **Demographics**, contains information useful in describing a general profile of the community by providing population, education, housing and residential occupancy data.

We hope the data and information contained in *Trends 2002* will be used to develop a knowledge and understanding of existing conditions and resources within our community. We have supplied “source” information to be used for more in-depth data.

The degree to which we succeed in employing community resources to address community needs, will determine the quality of life that we create in Fort Collins.

Fort Collins Profile

Fort Collins is located along the banks of the Cache La Poudre River, at the foothills of the Rockies on the Eastern Plains at an elevation of 4,979 feet above sea level. The climate is semi-arid with approximately 300 days of sunshine and an average annual precipitation of 14.5 inches. Winters are moderately cold and dry with an average January temperature of 27°F and 30% humidity. The average July temperature is 71°F with 43% humidity.

Fort Collins is at the northern edge of the rapidly growing Colorado Front Range of the Rocky Mountains, just 65 miles north of Denver. Today, Fort Collins covers 50.51 square miles, has a total of 463 street miles, and an estimated 2003 population of 130,566. While it is doubtful the rapid growth rate experienced during the late 1970s and early 1980s will continue, steady and well-planned growth should remain constant. This growth rate is indicative of the current economic well-being of the community.

Fort Collins is home to Colorado State University, founded in 1870 as a land grant college, six years before the Colorado Territory achieved statehood. Approximately 24,000 students, from every state and 95 foreign countries, attend CSU. Graduate and undergraduate degrees are offered in nine colleges. In addition to providing an excellent academic environment, CSU is known for major research advances in agriculture, engineering and veterinary sciences.

Fort Collins is a home rule city with a Council/Manager form of government providing quality government services using innovative and nationally-recognized programs. As a result of these programs, the City of Fort Collins is capable of maintaining a very sound local capital infrastructure and providing efficient utility services.

Resources

Resources available locally and regionally are very important factors in the growth and development of a community. Land, labor and capital are the resources traditionally considered in economic analysis. In today's economy, transportation, telecommunications, technology, government and quality of life also play important roles.

A 1988 study of Fort Collins, conducted by Hammer-Siler-George, indicated an abundant supply of vacant land, development sites and leasable tenant space in existing structures to serve expanding, new and relocating businesses.

Fort Collins provides an excellent and well-educated labor pool. The educational opportunities, provided by the Poudre R-1 School District, Front Range Community College and Colorado State University, offer a continual source of skilled employees, and an opportunity for training to meet future business and industry needs. In addition, new and expanding businesses can be linked to the labor and training resources of Larimer County Employment and Training Services, and the Private Industry Council.

Assessment of the availability of capital resources varies. Generally, banking firms believe there is adequate capital to serve the operation and expansion plans of small- to medium-sized businesses. The business community does not share the same perception about the availability and access to capital. Venture capital was perceived to be more difficult to secure, although Colorado ranks quite high nationally in the investment of venture capital. The State of Colorado is actively developing seed and venture capital support programs.

The transportation network supporting the northern Front Range adequately serves business and industry in the Fort Collins area. Businesses active in regional and national markets are well-served by I-25, I-70 and I-80. The construction of Denver's new international airport, DIA, has improved passenger and freight travel to the area.

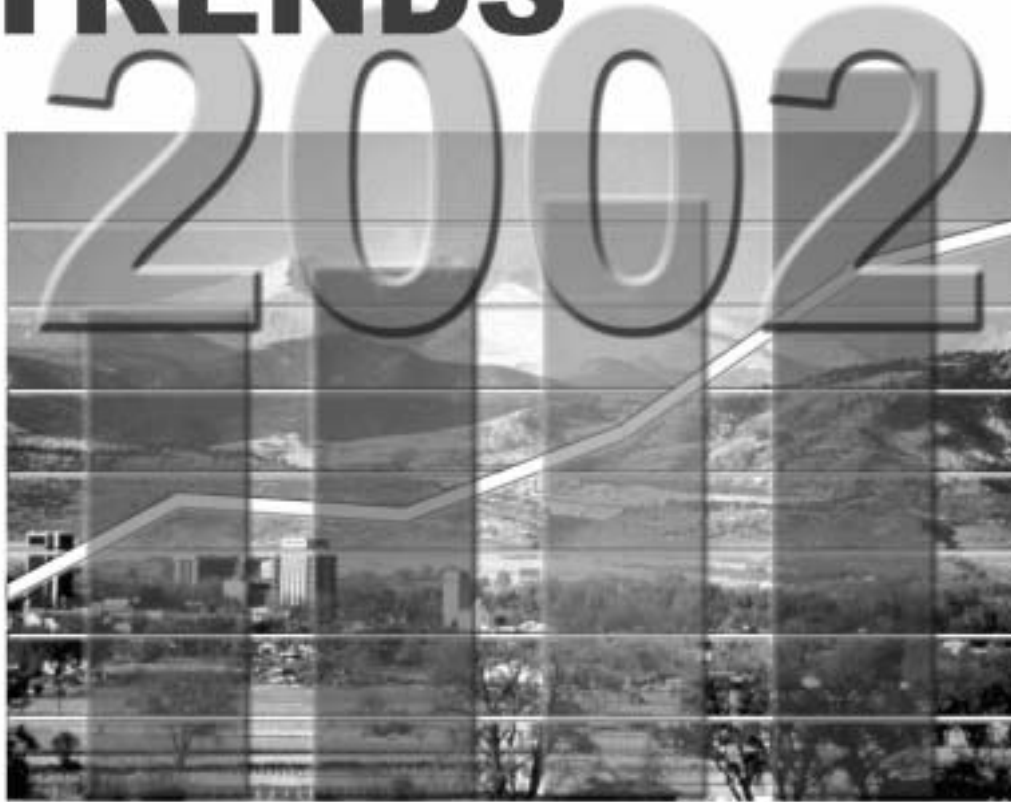
The community's telecommunication needs are served by Qwest Communications and AT&T, using the latest in state-of-the-art technology. An expanded local calling area, fiber-optic cable and uninterrupted service features provide an excellent communication network nationally and internationally.

Colorado State University and the CSU Research Foundation (CSURF) play major roles in attracting and supporting high technology business and industry. Through education and research, they provide a highly-educated supply of graduates and research faculty prepared to develop solutions to today's high technology problems. CSU and CSURF play visible and vital roles in local economic development.

Fort Collins city government is dedicated to and vitally interested in community development. A commitment to quality government services and innovative nationally-recognized programs spells success in providing a sound infrastructure, inexpensive utility services, excellent public education, a lower cost of living, and unsurpassed cultural and recreational opportunities.

One of Fort Collins' greatest assets is its quality of life. Community involvement, concern for the environment, and a genuine interest on the part of city government to preserve this quality environment has resulted in national recognition and a decided location advantage.

TRENDS



Business *Indicators*

Table 1 Reported Net Taxable Retail Sales

| Sales/Use Tax Group | 1993 | 1994 | 1995 | 1996 | 1997 |
|---------------------------------|-------------|-------------|-------------|-------------|-------------|
| Miscellaneous Retail | 122,438,997 | 138,755,300 | 156,515,573 | 172,600,489 | 189,204,870 |
| General Merchandise Stores | 159,821,135 | 182,114,246 | 193,990,184 | 205,632,907 | 206,360,951 |
| Apparel/Accessory Stores | 66,528,170 | 65,159,799 | 62,668,095 | 65,709,027 | 67,499,399 |
| Food Stores | 139,914,467 | 147,798,856 | 156,150,169 | 167,079,842 | 176,884,347 |
| Eating/Drinking Places | 114,953,654 | 128,449,607 | 139,231,828 | 148,632,032 | 156,451,948 |
| Hotel/Other Lodging Places | 13,686,595 | 15,395,419 | 15,332,939 | 18,437,380 | 20,204,947 |
| Furniture/Home Furnishings | 50,377,265 | 58,267,538 | 59,460,724 | 57,432,748 | 61,160,508 |
| Building & Construction | 49,713,496 | 59,725,075 | 61,145,880 | 71,159,408 | 77,837,333 |
| Auto Dealers/Service Stations | 66,817,947 | 71,542,651 | 74,783,343 | 80,381,591 | 91,967,070 |
| Garages/Misc. Repairs | 21,190,623 | 25,200,768 | 27,951,741 | 30,530,722 | 35,761,713 |
| Transportation/Public Utilities | 96,976,371 | 102,471,997 | 108,589,746 | 115,244,224 | 131,563,583 |
| Manufacturing/Wholesale Trade | 45,002,033 | 43,035,635 | 52,674,126 | 52,460,486 | 53,738,600 |
| Business Services | 34,571,437 | 38,024,157 | 41,989,981 | 43,872,464 | 46,281,850 |
| Personal Services | 11,963,068 | 14,036,141 | 15,741,399 | 17,356,653 | 20,897,603 |
| Services Industries | 17,478,684 | 20,433,246 | 23,073,762 | 23,500,751 | 23,761,377 |
| Amusement/Rec. Services | 2,422,141 | 2,672,394 | 3,091,663 | 3,293,471 | 3,519,122 |

Source: City of Fort Collins Sales Tax Office (970) 221-6780

Table 1 Reported Net Taxable Retail Sales

| Sales/Use Tax Group | 1998 | 1999 | 2000 | 2001 | 2002 |
|---------------------------------|-------------|-------------|-------------|-------------|-------------|
| Miscellaneous Retail | 201,283,182 | 213,022,603 | 227,760,368 | 229,868,073 | 223,346,586 |
| General Merchandise Stores | 216,168,319 | 231,597,517 | 258,344,725 | 271,604,338 | 323,486,112 |
| Apparel/Accessory Stores | 78,270,065 | 89,734,366 | 98,044,676 | 83,690,028 | 84,280,457 |
| Food Stores | 185,586,809 | 203,234,257 | 216,476,368 | 300,240,659 | 264,516,485 |
| Eating/Drinking Places | 169,335,618 | 181,606,452 | 199,016,079 | 214,197,516 | 221,738,147 |
| Hotel/Other Lodging Places | 22,573,738 | 22,848,319 | 24,838,011 | 23,472,939 | 23,599,370 |
| Furniture/Home Furnishings | 79,813,554 | 82,194,444 | 89,371,647 | 114,954,902 | 120,328,879 |
| Building & Construction | 88,924,748 | 121,114,106 | 127,689,685 | 125,829,836 | 119,727,198 |
| Auto Dealers/Service Stations | 101,391,519 | 115,161,632 | 135,046,243 | 151,297,960 | 160,089,118 |
| Garages/Misc. Repairs | 37,322,361 | 40,431,779 | 42,813,561 | 17,042,415 | 17,229,754 |
| Transportation/Public Utilities | 139,966,555 | 153,307,337 | 166,947,311 | 192,492,455 | 185,595,526 |
| Manufacturing/Wholesale Trade | 75,668,099 | 73,720,947 | 88,046,267 | 80,469,893 | 67,721,252 |
| Business Services | 56,820,125 | 62,933,259 | 62,028,444 | 116,166,402 | 103,257,716 |
| Personal Services | 24,396,939 | 25,864,013 | 2,620,345 | 18,796,008 | 20,614,956 |
| Services Industries | 25,679,731 | 27,648,647 | 31,237,759 | 36,629,257 | 28,027,125 |
| Amusement/Rec. Services | 3,422,879 | 3,275,546 | 3,749,361 | 2,269,740 | 2,240,323 |

Source: City of Fort Collins Sales Tax Office (970) 221-6780

Table 2 Reported Gross and Net Taxable Sales Within the DDA*

| Year | DDA | Rest of City | Total |
|---|-------------|---------------|---------------|
| Gross Sales**: Businesses that sell in and outside City limits | | | |
| 1993 | 324,562,838 | 2,458,421,496 | 2,782,984,334 |
| 1994 | 383,521,820 | 2,756,823,659 | 3,140,345,478 |
| 1995 | 470,909,612 | 3,052,562,081 | 3,523,471,694 |
| 1996 | 490,743,978 | 3,287,483,170 | 378,227,148 |
| 1997 | 517,939,626 | 3,697,080,496 | 4,215,020,122 |
| 1998 | 552,975,159 | 4,424,157,946 | 4,977,133,105 |
| 1999 | 566,632,750 | 5,238,714,667 | 5,805,347,418 |
| 2000 | 519,887,421 | 5,415,870,183 | 5,935,757,604 |
| 2001 | 0 | 0 | 1,979,022,422 |
| 2002 | 0 | 0 | 1,965,799,003 |
| Net Taxable Sales: Businesses that sell only in City limits | | | |
| 1993 | 107,193,847 | 906,662,237 | 1,013,856,083 |
| 1994 | 119,561,896 | 993,520,933 | 1,113,082,829 |
| 1995 | 126,524,639 | 1,065,866,513 | 1,192,391,152 |
| 1996 | 127,550,582 | 1,145,773,613 | 1,273,324,195 |
| 1997 | 133,749,574 | 1,229,345,646 | 1,360,781,642 |
| 1998 | 141,044,331 | 1,365,579,911 | 1,506,624,242 |
| 1999 | 147,544,698 | 1,500,150,526 | 1,647,695,224 |
| 2000 | 154,597,575 | 1,643,083,275 | 1,797,680,851 |
| 2001 | 161,857,248 | 1,817,165,174 | 1,979,022,422 |
| 2002 | 241,313,873 | 1,724,485,130 | 1,965,799,003 |

Source: City of Fort Collins Sales Tax Office (970) 221-6780

*Beginning in 1991, the geographic boundary used to calculate Downtown Gross and Net Taxable Sales was redrawn to coincide with the DDA (Downtown Development Authority) boundary resulting in a modified geographic area.

**Beginning in 2001, the City is no longer using Gross Sales for tracking purposes as they do not accurately reflect sales made in Fort Collins.

Table 3 Sales Tax Licenses and City Lodging Tax Collections

| Category | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Sales and Use Tax | 4,891 | 5,349 | 5,846 | 6,311 | 6,643 | 6,708 | 7,007 | 7,409 | 7,892 | 8,274 |
| City Lodging Tax Collections | 312,163 | 354,798 | 379,148 | 428,077 | 488,626 | 529,530 | 555,385 | 608,290 | 565,324 | 574,134 |

Source: City of Fort Collins Sales Tax Office (970) 221-6780

Sales Tax License Includes new business and change of ownership of existing business. City Lodging Tax Collections began May of 1984.

Table 4 History of Sales and Use Tax Rates

| Year | Sales and Use Tax | Capital/Street Maintenance** | EPIC Choices 95*** | City Sales and Use Tax^ | State Tax^^ | Larimer County | Total |
|------|-------------------|------------------------------|--------------------|-------------------------|-------------|----------------|-------|
| 1991 | 2.25 | 0.25 | 0.250 | 2.75 | 3.00 | | 5.75 |
| 1992 | 2.25 | 0.25 | 0.250 | 2.75 | 3.00 | | 5.75 |
| 1993 | 2.25 | 0.25 | 0.250 | 3.00 | 3.00 | | 6.00 |
| 1994 | 2.25 | 0.25 | 0.250 | 3.00 | 3.00 | | 6.00 |
| 1995 | 2.25 | 0.25 | 0.250 | 3.00 | 3.00 | | 6.00 |
| 1996 | 2.25 | 0.25 | 0.250 | 3.00 | 3.00 | 0.25 | 6.25 |
| 1997 | 2.25 | 0.25 | 0.250 | 3.00 | 3.00 | 0.25 | 6.25 |
| 1998 | 2.25 | 0.25 | 0.250 | 3.00 | 3.00 | 0.65 | 6.65 |
| 1999 | 2.25 | 0.25 | 0.250 | 3.00 | 3.00 | 0.75 | 6.75 |
| 2000 | 2.25 | 0.25 | 0.250 | 3.00 | 3.00 | 0.80 | 6.80 |
| 2001 | 2.25 | 0.25 | 0.025 | 3.00 | 2.90 | 0.80 | 6.70 |
| 2002 | 2.25 | 0.25 | 0.025 | 3.00 | 2.90 | 0.80 | 6.70 |

Source: City of Fort Collins Sales Tax Office (970) 221-6780

* Ordinance No. 58, 1967, authorized the initial 1% sales and use tax. Ordinance No. 140, 1979, authorized another 1% beginning April 1980 and another .25% was authorized beginning in January 1982 by Ordinance No. 149, 1981.

** Ordinance No. 63, 1984, authorized a .25% tax for necessary capital improvements beginning in July 1984 and ending in June 1989. Ordinance No. 8, 1989 authorized a .25% tax for street capital maintenance beginning July 1, 1989, expiring December 31, 1997.

*** Ordinance No. 173, 1984, authorized a .25% tax to finance the construction of the Edora Pool and Ice Center beginning in January 1985 and ending in December 1989. Ordinance No. 9, 1989 authorized a .25% tax for Choices 95 capital improvements beginning January 1, 1990 and ending December 31, 1997, extended for 1998.

^ Ordinance No. 125, 1993 authorized a .25% tax to finance the acquisition of available and suitable land for public trails, wildlife habitat and natural areas beginning January 1, 1993 and ending December 31, 1997, extended for 1998.

^^ Beginning July 1, 1987 a state tax of two-tenths of one percent was applied to industries associated with tourism and was discontinued as of June 30, 1993.

Table 5 Electrical Consumption

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|--------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Residential | | | | | | | | | | |
| Customers | 35,249 | 36,617 | 37,833 | 38,638 | 40,408 | 41,753 | 43,439 | 45,475 | 48,334 | 50,402 |
| KWH x 1000 | 281,043 | 282,350 | 294,739 | 311,748 | 329,821 | 338,434 | 355,594 | 389,705 | 402,468 | 422,426 |
| Small Commercial | | | | | | | | | | |
| Customers | 4,674 | 5,021 | 5,482 | 5,443 | 5,103 | 4,988 | 5,106 | 5,334 | 5,520 | 5,762 |
| KWH x 1000 | 117,967 | 127,981 | 190,079 | 135,742 | 135,908 | 138,344 | 144,757 | 159,677 | 170,463 | 171,357 |
| Medium Commercial | | | | | | | | | | |
| Customers | 264 | 294 | 328 | 343 | 362 | 379 | 399 | 405 | 412 | 423 |
| KWH x 1000 | 187,374 | 195,428 | 204,087 | 230,855 | 240,697 | 252,978 | 269,678 | 278,741 | 283,161 | 286,657 |
| Large Commercial | | | | | | | | | | |
| Customers | 11 | 11 | 11 | 11 | 11 | 12 | 13 | 14 | 16 | 16 |
| KWH x 1000 | 284,967 | 300,907 | 310,773 | 327,895 | 333,759 | 343,411 | 361,611 | 380,087 | 402,036 | 421,419 |

Source: City of Fort Collins Utilities (970) 221-6700

Table 6 Natural Gas Consumption (Cubic Feet)*

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|----------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| Natural Gas | | | | | | | | | | |
| Customers | 28,791 | 30,174 | 31,401 | 33,340 | 34,523 | 36,120 | 37,879 | 39,321 | 40,586 | 41,827 |
| Total Consumption (therms) | 64,504,808 | 60,774,875 | 64,729,821 | 68,724,501 | 70,828,023 | 68,663,266 | 63,792,830 | 55,150,973 | 83,087,750 | 77,244,058 |

Source: Xcel Energy (970) 225-7840

*2000 Figures only include January through November.

Table 7 Water and Sewer Account Summaries

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|----------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| Residential | | | | | | | | | | |
| Unmetered Water | 16,510 | 15,036 | 13,491 | 12,798 | 11,759 | 10,613 | 9,342 | 7,542 | 5,601 | 2,982 |
| Metered Water | 5,410 | 7,004 | 8,755 | 10,941 | 12,213 | 15,616 | 17,606 | 20,006 | 23,365 | 26,327 |
| Commercial and Industrial | | | | | | | | | | |
| Water | 2,909 | 3,074 | 3,186 | 3,349 | 3,539 | 1,814 | 1,874 | 1,942 | 2,017 | 2,069 |
| Inside City Total | | | | | | | | | | |
| Water | 24,769 | 24,824 | 25,432 | 26,728 | 27,511 | 28,043 | 28,943 | 29,642 | 30,983 | 31,378 |
| Total Billed | | | | | | | | | | |
| Water | 26,211 | 26,181 | 26,688 | 28,025 | 28,836 | 29,499 | 60,514 | 61,922 | 32,301 | 32,786 |
| Sewer | 26,115 | 26,184 | 26,819 | 32,655 | 28,879 | 30,070 | 30,774 | 31,591 | 31,388 | 31,527 |

Source: City of Fort Collins Utilities (970) 221-6700

Figures on based on the number of accounts inside the city actually billed during the month of July.

Table 8 ACCRA Cost of Living Index for Denver, Boulder, and Fort Collins

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|--------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Fort Collins | 102.0 | 107.1 | 109.2 | 104.6 | 104.9 | 103.7 | 103.4 | 103.7 | 108.1 | 101.7 |
| Denver | 105.9 | 107.0 | 104.9 | 104.4 | 105.9 | 106.9 | 110.3 | 107.1 | 108.6 | 105.7 |
| Boulder* | 117.3 | 112.3 | 112.4 | 111.7 | 115.6 | 119.3 | 121.4 | | | |

Source: Fort Collins Area Chamber of Commerce (970) 482-3746

The ACCRA (American Chamber of Commerce Researchers Association) Cost of Living Index measures relative price levels for consumer goods and services in participating areas. The average for all participating areas equals 100, and each participant's index is read as a percentage of the average for all places.

*ACCRA data for Boulder 1997 and 1999 are for the third quarter. Boulder did not participate again in ACCRA until third quarter 2003. ACCRA data for 2000-2002 are not available.

Table 9 Consumer Price Index for all Urban Consumers

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|---------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| United States | 144.5 | 148.2 | 152.4 | 156.9 | 160.5 | 163.0 | 166.6 | 172.2 | 177.1 | 179.9 |

Source: United States, Department of Labor, Bureau of Labor Statistics (BLS) For more information see www.bls.gov

*Beginning in 1991, the geographic boundary used to calculate Downtown Gross and Net Taxable Sales was redrawn to coincide with the DDA (Downtown Development Authority) boundary resulting in a modified geographic area.

**Beginning in 2001, the City is no longer using Gross Sales for tracking purposes as they do not accurately reflect sales made in Fort Collins.

Table 10 Derived Fort Collins Consumer Price Index

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|--------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Fort Collins | 147.4 | 155.5 | 166.0 | 164.1 | 168.4 | 169.0 | 172.3 | 178.6 | 191.4 | 183.0 |

Source: City of Fort Collins Advance Planning Department (970) 221-6376

Table 11 Residential Real Estate Activity, through the Multiple Listing Service

| Year | Average Days on the Market | Average Sales Price | Total Transactions |
|------|----------------------------|---------------------|--------------------|
| 1993 | 44 | 115,523 | 2,404 |
| 1994 | 43 | 138,563 | 2,687 |
| 1995 | 71 | 149,806 | 3,545 |
| 1996 | 66 | 149,825 | 2,942 |
| 1997 | 78 | 156,588 | 2,938 |
| 1998 | 71 | 161,942 | 3,604 |
| 1999 | 60 | 175,776 | 3,415 |
| 2000 | 50 | 193,907 | 3,304 |
| 2001 | 87 | 185,500 | 3,556 |
| 2002 | 90 | 190,000 | 3,724 |

Source: The Fort Collins Board of Realtors/The Multiple Listing Service

The Fort Collins Board of Realtors provided data until 1995. Figures from 1996 on are from the Multiple Listing Service and were obtained by contacting a local real estate office.

Table 12 Motor Vehicle Registration, Larimer County

| | 1993 | 1994 | 1995 | 1996 | 1997 |
|----------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Passenger | 140,354 | 155,418 | 218,025 | 183,264 | 181,734 |
| Motorcycles | 7,691 | 8,185 | 7,918 | 8,158 | 8,129 |
| Light and Recreational | 41,670 | 47,174 | 66,496 | 55,589 | 54,195 |
| Farm Trucks/Tractors | 5,740 | 6,564 | 6,609 | 7,375 | 7,176 |
| City/County | 1,688 | 2,112 | 2,710 | 2,404 | 2,840 |
| Other* | 5,841 | 6,649 | 32,687 | 73,530 | 76,345 |
| Total Registered | 230,647 | 257,023 | 339,488 | 330,320 | 330,419 |
| Total License Fees | 5,400,081 | 5,985,050 | 6,150,214 | 5,576,034 | 5,786,420 |
| Total Ownership Tax | 11,266,466 | 12,906,379 | 13,990,054 | 15,621,443 | 16,882,972 |
| | 1998 | 1999 | 2000 | 2001 | 2002 |
| Passenger | 172,805 | 186,552 | 191,088 | 198,260 | 186,204 |
| Motorcycles | 8,147 | 8,069 | 8,493 | 9,396 | 9,652 |
| Light and Recreational | 51,948 | 55,614 | 57,442 | 58,245 | 55,557 |
| Farm Trucks/Tractors | 7,171 | 7,298 | 7,194 | 12,120 | 6,401 |
| City/County | 2,450 | 2,992 | 2,909 | 3,450 | 3,020 |
| Other* | 77,124 | 83,828 | 93,033 | 93,018 | 99,825 |
| Total Registered | 319,645 | 345,141 | 361,037 | 373,456 | 360,659 |
| Total License Fees | 6,338,333 | 6,597,321 | 7,035,893 | 6,389,890 | 6,165,102 |
| Total Ownership Tax | 18,522,754 | 21,237,986 | 23,399,590 | 25,495,487 | 24,324,505 |

Source: Larimer County Clerk & Recorder (970) 498-7895

*Includes handicap and any other special plates for all vehicles.

TRENDS



Labor & Income

Table 13 Labor Force Averages For Colorado, Larimer County, and Fort Collins

| | 1993 | 1994 | 1995 | 1996 | 1997 |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|
| Total Labor Force | | | | | |
| Colorado | 1,904,000 | 2,001,741 | 2,087,518 | 2,093,184 | 2,150,160 |
| Larimer County | 106,651 | 123,961 | 127,256 | 131,018 | 133,508 |
| Fort Collins | 51,873 | 59,764 | 61,295 | 63,103 | 64,273 |
| Employed | | | | | |
| Colorado | 1,805,000 | 1,908,617 | 2,000,022 | 2,004,741 | 2,080,012 |
| Larimer County | 102,093 | 118,717 | 122,249 | 126,000 | 129,259 |
| Fort Collins | 49,419 | 57,059 | 58,718 | 60,520 | 62,086 |
| Unemployed | | | | | |
| Colorado | 99,000 | 93,458 | 87,496 | 88,443 | 70,148 |
| Larimer County | 4,558 | 5,261 | 5,007 | 5,018 | 4,249 |
| Fort Collins | 2,236 | 2,704 | 2,577 | 2,583 | 2,187 |
| Unemployed Rate (%)* | | | | | |
| Colorado | 5.2% | 4.9% | 4.2% | 4.2% | 3.3% |
| Larimer County | 4.2% | 4.4% | 3.9% | 3.8% | 3.2% |
| Fort Collins | 4.4% | 4.7% | 4.2% | 4.1% | 3.4% |
| United States | | | | 5.4% | 4.9% |

Source: Larimer County Workforce Center (970) 498-6600

* For comparison purposes, the national annual average unemployment rate was included.

Table 13 Labor Force Averages For Colorado, Larimer County, and Fort Collins

| | 1998 | 1999 | 2000 | 2001 | 2002 |
|-----------------------------|-----------|-----------|-----------|-----------|-----------|
| Total Labor Force | | | | | |
| Colorado | 2,241,094 | 2,264,105 | 2,275,545 | 2,379,092 | 2,437,413 |
| Larimer County | 140,254 | 140,955 | 143,008 | 150,998 | 156,630 |
| Fort Collins | 67,551 | 67,852 | 68,835 | 72,710 | 75,509 |
| Employed | | | | | |
| Colorado | 2,155,024 | 2,198,147 | 2,213,044 | 2,290,554 | 2,297,565 |
| Larimer County | 134,899 | 136,619 | 138,768 | 145,667 | 148,558 |
| Fort Collins | 64,795 | 65,621 | 66,653 | 69,966 | 71,355 |
| Unemployed | | | | | |
| Colorado | 86,070 | 65,958 | 62,501 | 88,538 | 139,848 |
| Larimer County | 5,355 | 4,336 | 4,240 | 5,331 | 8,072 |
| Fort Collins | 2,756 | 2,231 | 2,182 | 2,744 | 4,154 |
| Unemployed Rate (%)* | | | | | |
| Colorado | 3.8% | 2.9% | 2.7% | 3.7% | 5.7% |
| Larimer County | 3.8% | 3.1% | 3% | 3.5% | 5.2% |
| Fort Collins | 4.1% | 3.3% | 3.2% | 3.8% | 5.5% |
| United States | 4.5% | 4.2% | 4% | 4.7% | 5.8% |

Source: Larimer County Workforce Center (970) 498-6600

* For comparison purposes, the national annual average unemployment rate was included.

Table 14 Larimer County Covered Employment by Standard Industrial Classification

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 |
|------------------------------------|---------------|---------------|---------------|----------------|----------------|----------------|----------------|----------------|
| Private Employment | | | | | | | | |
| Agr., Forestry, Fisheries | 1,493 | 1,579 | 1,643 | 1,666 | 1,760 | 1,842 | 2,069 | 2,143 |
| Mining | 224 | 252 | 257 | 245 | 256 | 252 | 263 | 289 |
| Construction | 4,955 | 6,047 | 6,226 | 6,889 | 7,379 | 8,159 | 8,791 | 9,648 |
| Manufacturing | 15,342 | 15,947 | 16,797 | 18,337 | 18,542 | 19,747 | 18,181 | 19,167 |
| Trans., Comm., Utilities | 2,187 | 2,239 | 2,304 | 2,412 | 2,489 | 2,597 | 2,633 | 2,757 |
| Wholesale Trade | 2,039 | 2,214 | 2,439 | 2,498 | 2,614 | 2,733 | 2,924 | 3,150 |
| Retail Trade | 19,467 | 21,351 | 23,287 | 23,947 | 24,271 | 25,138 | 26,205 | 27,299 |
| Finance, Insurance, Real Estate | 3,243 | 3,351 | 3,360 | 3,526 | 3,739 | 3,991 | 4,155 | 4,141 |
| Services* | 17,758 | 19,473 | 21,321 | 24,083 | 25,344 | 26,772 | 28,256 | 30,115 |
| Total | 66,729 | 72,474 | 77,642 | 83,607 | 86,398 | 91,233 | 93,479 | 98,710 |
| Government Employment | | | | | | | | |
| State and Local | 16,551 | 15,732 | 15,615 | 16,210 | 16,680 | 17,131 | 17,749 | 18,240 |
| Federal | 2,143 | 2,170 | 2,055 | 1,978 | 2,001 | 2,083 | 2,127 | 2,207 |
| Total | 18,694 | 17,902 | 17,670 | 18,188 | 18,681 | 19,214 | 19,876 | 20,447 |
| Total All Industries | | | | | | | | |
| Total | 85,423 | 90,376 | 95,312 | 101,795 | 105,079 | 110,447 | 113,355 | 119,157 |

Source: Colorado Department of Labor and Employment, Labor Market Information (303) 620-4856. For further information see the Colorado Department of Labor and Employment website at www.cdle.state.co.us

* Includes Non-Classified.

Table 15 Larimer County Covered Employment by North American Industrial Classification System*

| | 2001 | 2002 |
|--|--------|--------|
| Private Employment | | |
| Agriculture, Forestry, Fishing and Hunting | 809 | 804 |
| Mining | 313 | 341 |
| Utilities** | 220 | N/A |
| Construction | 9,961 | 9,982 |
| Manufacturing | 17,751 | 15,953 |
| Wholesale Trade | 2,919 | 2,902 |
| Retail Trade | 15,674 | 15,924 |
| Transportation and Warehousing | 2,255 | 2,229 |
| Information | 2,777 | 2,432 |
| Finance and Insurance | 2,804 | 3,003 |
| Real Estate Rental and Leasing | 1,972 | 1,974 |
| Professional and Technical Services | 6,898 | 6,596 |
| Management of Companies and Enterprises | 194 | 191 |
| Administrative and Waste Services | 7,504 | 6,955 |
| Education Services | 945 | 972 |
| Health Care and Social Assistance | 10,432 | 11,350 |
| Arts, Entertainment and Recreation | 1,485 | 1,506 |
| Accommodation and Food Services | 12,900 | 13,402 |
| Other Services | 2,982 | 3,023 |

Table 15 Larimer County Covered Employment by North American Industrial Classification System*

| | 2001 | 2002 |
|------------------------------|----------------|----------------|
| Private Employment | | |
| Non-Classified** | 3 | N/A |
| Total | 100,796 | 99,765 |
| Government Employment | | |
| State and Local | 18,793 | 19,240 |
| Federal | 2,292 | 2,432 |
| Total | 21,084 | 21,672 |
| Total All Industries | | |
| Total | 121,880 | 121,437 |

Source: Colorado Department of Labor and Employment, Labor Market Information (303) 620-4856. For further information see the Colorado Department of Labor and Employment website at www.cdle.state.co.us

*The North American Industrial Classification System (NAICS) formally replaced the Standard Industrial Classification System in January 2001. NAICS was adopted to better reflect the dynamic nature of U.S. and world economies. For more information see www.coworkforce.com/LMI/CES/NAICS.pdf or call (303) 318-8852.

**The Colorado Department of Labor and Employment is unable to disclose utilities and non-classified categories for 2002 due to state law that prohibits a company from making up more than 80% of a given category. These two categories were not provided to avoid disclosure and comply with state law.

Table 16 Larimer County Covered Total Annual Wages by Standard Industrial Classification

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 |
|------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Private Wage and Salary | | | | | | | | |
| Agr., Forestry, Fisheries | 23,074,861 | 25,730,110 | 27,832,290 | 29,262,296 | 31,369,333 | 35,371,791 | 41,185,624 | 46,051,336 |
| Mining | 6,635,023 | 7,244,748 | 7,308,753 | 7,431,406 | 8,169,645 | 8,243,012 | 8,632,300 | 9,709,408 |
| Construction | 128,772,103 | 162,648,735 | 169,498,436 | 198,443,642 | 216,567,709 | 257,459,105 | 285,183,983 | 326,667,751 |
| Manufacturing | 549,525,203 | 596,538,138 | 675,674,939 | 773,602,410 | 856,246,512 | 970,574,810 | 956,413,045 | 1,137,557,959 |
| Trans., Comm., Utilities | 53,115,687 | 57,375,708 | 59,143,756 | 63,769,533 | 66,661,893 | 74,754,043 | 80,487,646 | 89,277,836 |
| Wholesale Trade | 54,088,976 | 60,154,935 | 68,787,274 | 73,692,522 | 81,513,870 | 91,638,609 | 101,444,395 | 113,637,297 |
| Retail Trade | 246,802,108 | 282,102,572 | 309,951,896 | 331,072,262 | 35,120,215 | 383,430,574 | 423,007,398 | 462,714,497 |
| Finance, Insurance, Real Estate | 75,532,204 | 79,208,421 | 85,008,163 | 94,855,571 | 101,803,749 | 121,858,811 | 134,312,483 | 146,631,922 |
| Services* | 339,295,554 | 398,573,113 | 448,277,339 | 528,259,191 | 571,734,045 | 644,501,216 | 702,348,555 | 810,997,228 |
| Total | 1,476,841,719 | 1,669,923,484 | 1,851,716,233 | 2,100,490,641 | 2,285,348,893 | 2,587,881,934 | 2,733,048,983 | 3,143,305,853 |
| Government Wage and Salary | | | | | | | | |
| State and Local | | 436,032,130 | 447,489,616 | 478,285,099 | 505,183,443 | 540,690,487 | 572,108,243 | 611,959,141 |
| Federal | | 82,933,434 | 81,939,506 | 84,638,738 | 88,836,087 | 93,975,560 | 97,689,778 | 104,604,105 |
| Total | 523,779,607 | 518,965,564 | 529,429,122 | 562,923,837 | 594,019,530 | 634,666,047 | 669,798,021 | 716,563,246 |
| Total All Industries | | | | | | | | |
| Total | 2,000,933,058 | 2,188,889,048 | 2,381,145,355 | 2,663,414,478 | 2,879,368,423 | 3,222,547,981 | 3,402,847,004 | 3,859,869,099 |

Source: Colorado Department of Labor and Employment, Labor Market Information (303) 620-4856. For further information see the Colorado Department of Labor and Employment website at www.cdle.state.co.us

* Includes Non-Classified.

Table 17 Larimer County Covered Total Annual Wages by North American Industrial Classification System*

| | 2001 | 2002 |
|--|---------------|-------------|
| Private Wage and Salary | | |
| Agriculture, Forestry, Fishing and Hunting | 17,704,238 | 17,657,478 |
| Mining | 10,969,396 | 12,004,470 |
| Utilities** | 10,256,831 | N/A |
| Construction | 358,485,570 | 367,870,738 |
| Manufacturing | 1,031,863,395 | 987,480,103 |
| Wholesale Trade | 112,681,471 | 116,223,545 |
| Retail Trade | 335,846,139 | 347,537,304 |
| Transportation and Warehousing | 62,831,030 | 65,464,693 |
| Information | 109,850,945 | 95,056,719 |
| Finance and Insurance | 116,013,332 | 125,065,361 |
| Real Estate Rental and Leasing | 49,912,785 | 51,636,120 |
| Professional and Technical Services | 293,172,384 | 289,811,950 |
| Management of Companies and Enterprises | 8,592,598 | 7,872,990 |
| Administrative and Waste Services | 170,685,601 | 164,200,351 |
| Education Services | 19,594,372 | 21,564,963 |
| Health Care and Social Assistance | 338,973,291 | 381,284,152 |
| Arts, Entertainment and Recreation | 18,978,954 | 19,526,080 |
| Accommodation and Food Services | 146,307,204 | 152,406,349 |
| Other Services | 63,960,977 | 70,272,284 |

Table 17 Larimer County Covered Total Annual Wages by North American Industrial Classification System*

| | 2001 | 2002 |
|-----------------------------------|----------------------|----------------------|
| Private Wage and Salary | | |
| Non-Classified** | 54,955 | N/A |
| Total | 3,276,735,468 | 3,303,610,488 |
| Government Wage and Salary | | |
| State and Local | 660,726,618 | 727,703,418 |
| Federal | 114,763,076 | 123,594,937 |
| Total | 775,489,694 | 851,298,355 |
| Total All Industries | | |
| Total | 4,052,225,162 | 4,154,908,843 |

Source: Colorado Department of Labor and Employment, Labor Market Information (303) 620-4856. For further information see the Colorado Department of Labor and Employment website at www.cdle.state.co.us

*The North American Industrial Classification System (NAICS) formally replaced the Standard Industrial Classification System in January 2001. NAICS was adopted to better reflect the dynamic nature of U.S. and world economies. For more information see www.coworkforce.com/LMI/CES/NAICS.pdf or call (303) 318-8852.

**The Colorado Department of Labor and Employment is unable to disclose utilities and non-classified categories for 2002 due to state law that prohibits a company from making up more than 80% of a given category. These two categories were not provided to avoid disclosure and comply with state law.

Table 18 Larimer County Covered Employers by Standard Industrial Classification

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Private Employers | | | | | | | | |
| Agr., Forestry, Fisheries | 156 | 163 | 173 | 193 | 206 | 220 | 244 | 269 |
| Mining | 28 | 29 | 29 | 29 | 28 | 29 | 24 | 26 |
| Construction | 578 | 749 | 825 | 925 | 1,017 | 1,037 | 1,177 | 1,243 |
| Manufacturing | 343 | 371 | 378 | 397 | 412 | 416 | 439 | 446 |
| Trans., Comm., Utilities | 198 | 221 | 235 | 246 | 259 | 270 | 282 | 291 |
| Wholesale Trade | 341 | 369 | 402 | 422 | 449 | 461 | 486 | 527 |
| Retail Trade | 1,232 | 1,403 | 1,498 | 1,534 | 1,568 | 1,585 | 1,648 | 1,679 |
| Finance, Insurance, Real Estate | 465 | 532 | 554 | 581 | 631 | 663 | 709 | 726 |
| Services* | 2,106 | 2,236 | 2,361 | 2,461 | 2,606 | 2,680 | 2,832 | 2,981 |
| Total | 5,317 | 6,089 | 6,464 | 6,794 | 7,181 | 7,364 | 7,843 | 8,190 |
| Government Employers | | | | | | | | |
| State and Local | 93 | 48 | 51 | 51 | 51 | 50 | 54 | 54 |
| Federal | 34 | 33 | 32 | 31 | 35 | 25 | 28 | 28 |
| Total | 126 | 81 | 83 | 82 | | 75 | 82 | 82 |
| Total All Industries | | | | | | | | |
| Total | 5,785 | 6,170 | 6,547 | 6,876 | 7,267 | 7,439 | 7,925 | 8,272 |

Source: Colorado Department of Labor and Employment, Labor Market Information (303) 620-4856. For further information see the Colorado Department of Labor and Employment website at www.cdle.state.co.us

* Includes Non-Classified.

Table 19 Larimer County Covered Employers by North American Industrial Classification System*

| | 2001 | 2002 |
|--|-------|-------|
| Private Employers | | |
| Agriculture, Forestry, Fishing and Hunting | 61 | 64 |
| Mining | 26 | 25 |
| Utilities** | 12 | N/A |
| Construction | 1,300 | 1,336 |
| Manufacturing | 447 | 447 |
| Wholesale Trade | 503 | 523 |
| Retail Trade | 1,169 | 1,183 |
| Transportation and Warehousing | 174 | 178 |
| Information | 179 | 179 |
| Finance and Insurance | 418 | 450 |
| Real Estate Rental and Leasing | 420 | 420 |
| Professional and Technical Services | 1,052 | 1,090 |
| Management of Companies and Enterprises | 34 | 34 |
| Administrative and Waste Services | 483 | 504 |
| Education Services | 96 | 102 |
| Health Care and Social Assistance | 655 | 677 |
| Arts, Entertainment and Recreation | 140 | 139 |
| Accommodation and Food Services | 692 | 723 |
| Other Services | 617 | 622 |

Table 19 Larimer County Covered Employers by North American Industrial Classification System*

| | 2001 | 2002 |
|-----------------------------|--------------|--------------|
| Private Employers | | |
| Non-Classified** | 4 | N/A |
| Total | 8,479 | 8,711 |
| Government Employers | | |
| State and Local | 57 | 60 |
| Federal | 29 | 31 |
| Total | 86 | 91 |
| Total All Industries | | |
| Total | 8,565 | 8,802 |

Source: Colorado Department of Labor and Employment, Labor Market Information (303) 620-4856. For further information see the Colorado Department of Labor and Employment website at www.cdle.state.co.us

*The North American Industrial Classification System (NAICS) formally replaced the Standard Industrial Classification System in January 2001. NAICS was adopted to better reflect the dynamic nature of U.S. and world economies. For more information see www.coworkforce.com/LMI/CES/NAICS.pdf or call (303) 318-8852.

**The Colorado Department of Labor and Employment is unable to disclose utilities and non-classified categories for 2002 due to state law that prohibits a company from making up more than 80% of a given category. These two categories were not provided to avoid disclosure and comply with state law.

Table 20 Major Employers in the Fort Collins Area

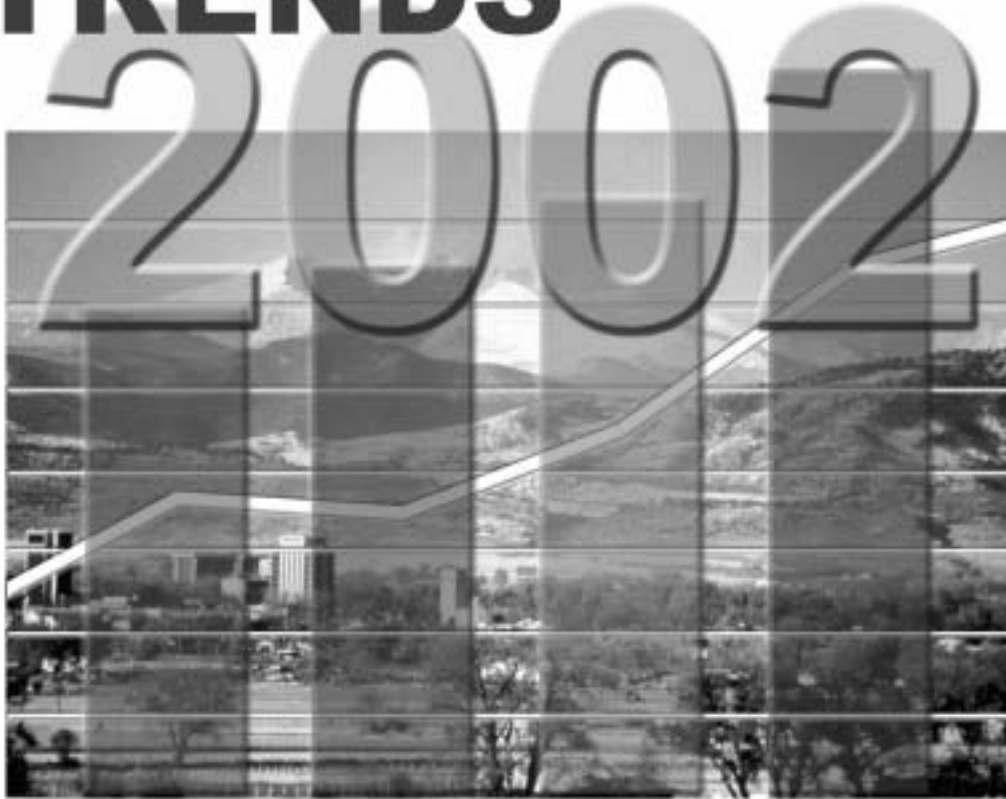
| Name | Address | City, State and Zip | Phone | Webpage | Employees | Products/Services |
|-------------------------------|---------------------------|------------------------|--|------------------------|-----------|--|
| Colorado State University | | Fort Collins, CO 80523 | (970) 491-6487 | www.colostate.edu | 6,950 | Under-Graduate and Post-Graduate University |
| Poudre R-1 School District | 2407 Laporte Avenue | Fort Collins, CO 80521 | (970) 482-7420 | www.psd.k12.co.us | 3,014 | Public Education |
| Hewlett-Packard | 3404 East Harmony Road | Fort Collins, CO 80528 | (970) 898-3800 Contact: Palo Alto (650) 857-1501 | www.hp.com | 3,000 | Electronic Data Processing Equipment |
| Poudre Valley Health System | 1024 Lemay Avenue | Fort Collins, CO 80524 | (970) 495-7300 | www.pvhs.org | 2,610 | Full Range Health Services |
| Agilent Technologies | 3404 East Harmony Road | Fort Collins, CO 80528 | (970) 288-3800 | www.agilent.com | 1,850 | Test & Measurement, Semiconductor Products, Health Care Solutions, Chemical Analysis |
| Kodak Colorado | | Windsor, CO 80551 | (970) 686-7611 | www.kodak.com | 1,750 | Photographic Materials |
| Larimer County | 200 West Oak Street | Fort Collins, CO 80521 | (970) 498-7370 | www.larimer.org | 1,700 | County Government |
| City of Fort Collins | 300 West Laporte Avenue | Fort Collins, CO 80521 | (970) 221-6535 | www.fcgov.com | 1,400 | City Government |
| Advanced Energy | 1625 Sharp Point Drive | Fort Collins, CO 80525 | (970) 221-4670 | www.advancedenergy.org | 775 | Semiconductor Power Sources |
| Anheuser-Busch | 2351 Busch Drive | Fort Collins, CO 80524 | (970) 490-4500 | www.anheuser-busch.com | 740 | Brewer of Malt Beverages |
| Wal-Mart SuperCenter | 1250 East Magnolia | Fort Collins, CO 80524 | (970) 493-3048 | www.walmart.com | 600 | Retail Department Store |
| Front Range Community College | 4616 South Shields Street | Fort Collins, CO 80522 | (970) 226-2500 | www.frontrange.edu | 595 | Postsecondary, Continuing, Vocational Education |
| Woodward Governor | 1000 East Drake Road | Fort Collins, CO 80525 | (970) 482-5811 | www.woodward.com | 575 | Speed Controls |
| Waterpik Technologies | 1730 East Prospect | Fort Collins, CO 80525 | (970) 484-1352 | www.waterpik.com | 550 | Dental Hygiene Appliances |
| Celestica | 4701 Technology Parkway | Fort Collins, CO 80528 | (970) 207-5000 | www.celestica.com | 500 | Loading communications and computer circuit boards |

Table 20 Major Employers in the Fort Collins Area

| Name | Address | City, State and Zip | Phone | Webpage | Employees | Products/Services |
|---------------------------------|---------------------------|------------------------|----------------------------|--|-----------|---------------------------------|
| First National Bank | 205 West Oak Street | Fort Collins, CO 80521 | (970) 482-4861, ext 325 | firstnationalbank.com | 356 | Banking |
| LSI Logic | 2950 East Harmony Road | Fort Collins, CO 80528 | (970) 223-5100 | www.lsilogic.com | 283 | Microelectronic Parts |
| Coloradoan | 1212 Riverside Avenue | Fort Collins, CO 80524 | (970) 493-6397 | www.coloradoan.com | 237 | Daily Newspaper |
| Platte River Power Authority | 2000 East Horsetooth Road | Fort Collins, CO 80525 | (970) 226-4000 | www.prpa.org | 197 | Supplier-Owned Electric Utility |
| Wal-Mart | 4625 South Mason Street | Fort Collins, CO 80526 | (970) 223-0791 | www.walmart.com | 170 | Retail Department Store |
| Forney Industries | 1830 Laporte Avenue | Fort Collins, CO 80521 | (970) 482-7271 | forneyind.com | 150 | Generators, Welding Supplies |
| Spring Creek Health Care Center | 1000 East Stuart Street | Fort Collins, CO 80525 | (970) 482-5712 | | 143 | Health Services for Seniors |
| University Park Holiday Inn | 425 West Prospect Road | Fort Collins, CO 80526 | (970) 482-2626 | www.holidayinnco.com/regions/fort_collins.html | 130 | Hotel |
| Wells Fargo Banks | 401 South College Avenue | Fort Collins, CO 80524 | (970) 482-1100 | www.wellsfargo.com | 127 | Banking |
| Xcel Energy | 1901 East Horsetooth Road | Fort Collins, CO 80525 | (800) 328-8226 | www.xcelenergy.com | 51 | Gas Utility |

Source: City of Fort Collins Advance Planning Department (970) 221-6376

TRENDS



Development Trends

Table 21 Annexation Trends

| Year | City Size Square Miles | Acres Annexed | Percentage of Increase | Total Street Miles |
|------|------------------------|---------------|------------------------|--------------------|
| 1978 | 18.97 | 1,288 | 10.54 | 199 |
| 1979 | 20.98 | 322 | 2.38 | 219 |
| 1980 | 21.48 | 2,298 | 16.71 | 229 |
| 1981 | 25.07 | 1,344 | 8.38 | 245 |
| 1982 | 27.17 | 163 | 0.96 | 251 |
| 1983 | 27.43 | 1,176 | 6.71 | 254 |
| 1984 | 29.27 | 1,824 | 9.74 | 260 |
| 1985 | 32.12 | 114 | 0.56 | 276 |
| 1986 | 32.30 | 1,594 | 7.71 | 284 |
| 1987 | 34.79 | 1,022 | 4.57 | 294 |
| 1988 | 36.38 | 1,606 | 6.90 | 308 |
| 1989 | 38.89 | 1,125 | 4.63 | 317 |
| 1990 | 40.65 | 283 | 1.08 | 327 |
| 1991 | 41.09 | 490 | 1.87 | 338 |
| 1992 | 41.86 | 166 | 0.62 | 343 |
| 1993 | 42.10 | 89 | 1.26 | 352 |
| 1994 | 42.67 | 857 | 3.21 | 362 |
| 1995 | 44.02 | 102 | 0.36 | 373 |
| 1996 | 44.18 | 0 | 0.00 | 385 |
| 1997 | 44.18 | 506 | 0.02 | 394 |

Table 21 Annexation Trends

| Year | City Size Square Miles | Acres Annexed | Percentage of Increase | Total Street Miles |
|------|------------------------|---------------|------------------------|--------------------|
| 1998 | 44.97 | 454 | 0.12 | 403 |
| 1999 | 45.68 | 491 | 0.02 | 415 |
| 2000 | 46.45 | 342 | 0.01 | 421 |
| 2001 | 46.98 | 1,566 | 0.05 | 437 |
| 2002 | 49.43 | 689 | 0.02 | 463 |

Source: City of Fort Collins Engineering Department (970) 221-6605

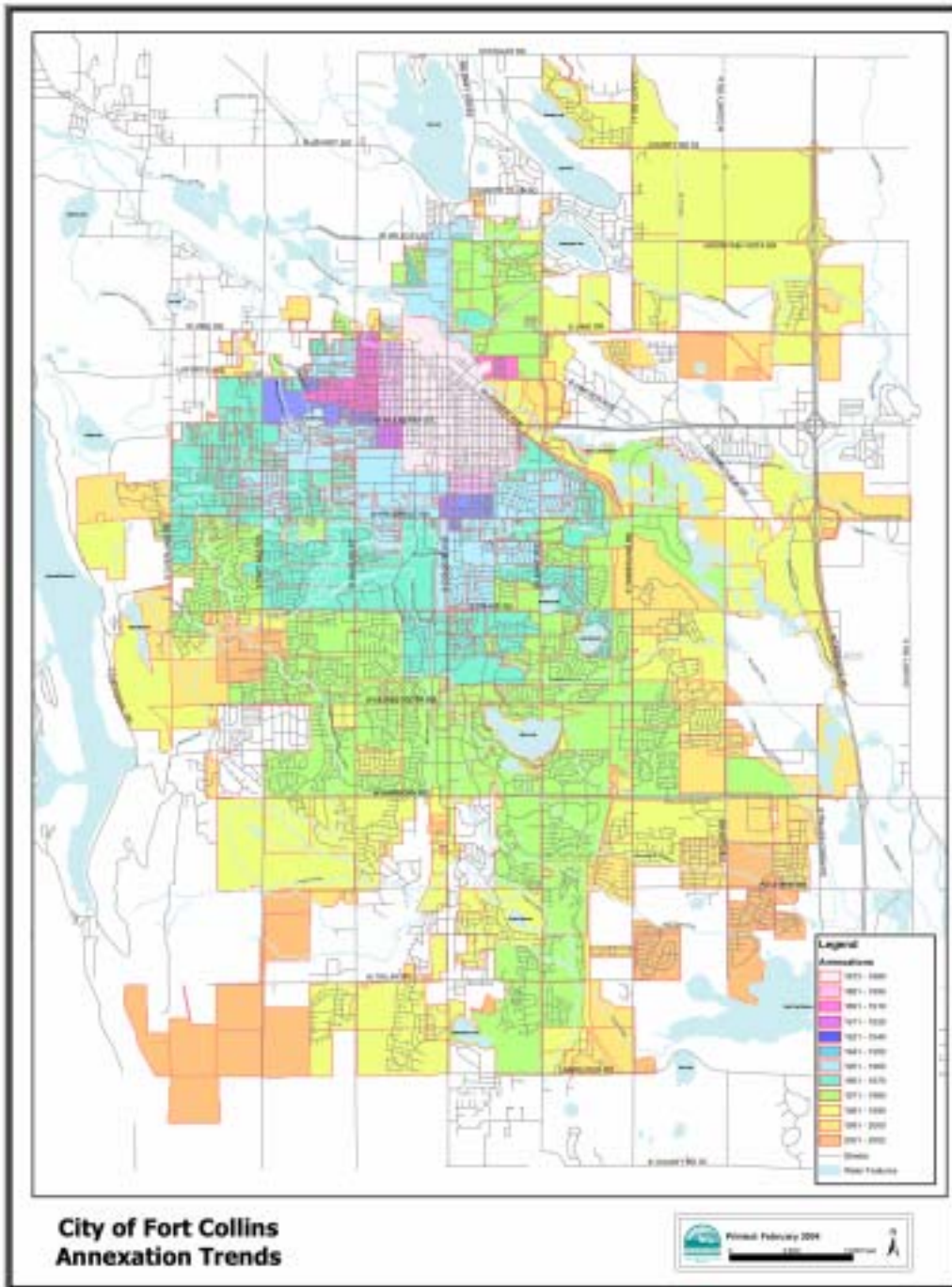


Table 22 Approved Lots - Square Footage

| | 1998 | 1999 | 2000 | 2001 | 2002 |
|-----------------------|---------|---------|---------|-----------|-----------|
| Lots | | | | | |
| Single Family | 235 | 401 | 1,584 | 861 | 264 |
| Multi-Family | 373 | 1,006 | 600 | 896 | 671 |
| Square Footage | | | | | |
| Commercial | 508,469 | 823,245 | 895,594 | 567,014 | 288,600 |
| Industrial/Misc. | 682,512 | 746,204 | 172,147 | 1,685,165 | 1,037,137 |

Source: City of Fort Collins Current Planning Department (970) 221-6750

Table 23 Commercial Construction Activity*

| Year | New Construction | | Additions and Remodels | |
|------|------------------|---------------|------------------------|---------------|
| | Permits | Valuation(\$) | Permits | Valuation(\$) |
| 1983 | 34 | 9,873,900 | 322 | 4,882,953 |
| 1984 | 72 | 332,846,812 | 481 | 10,952,587 |
| 1985 | 61 | 20,115,849 | 327 | 10,600,629 |
| 1986 | 30 | 9,167,750 | 263 | 6,830,072 |
| 1987 | 41 | 16,675,617 | 308 | 8,596,106 |
| 1988 | 27 | 10,473,396 | 280 | 9,461,056 |
| 1989 | 44 | 28,389,220 | 309 | 11,276,736 |
| 1990 | 45 | 8,931,219 | 278 | 28,232,398 |
| 1991 | 47 | 10,131,844 | 272 | 10,664,953 |
| 1992 | 52 | 11,061,529 | 267 | 21,891,505 |
| 1993 | 89 | 21,223,378 | 307 | 16,010,038 |
| 1994 | 98 | 17,670,766 | 226 | 16,677,711 |
| 1995 | 124 | 33,907,524 | 248 | 14,741,330 |
| 1996 | 91 | 18,904,150 | 313 | 22,124,793 |
| 1997 | 49 | 41,860,344 | 336 | 27,532,503 |
| 1998 | 66 | 83,101,876 | 335 | 29,775,697 |
| 1999 | 47 | 149,099,072 | 334 | 46,794,188 |
| 2000 | 46 | 49,457,365 | 300 | 56,844,527 |
| 2001 | 65 | 43,968,581 | 272 | 70,008,619 |
| 2002 | 38 | 29,813,712 | 227 | 25,895,674 |

Source: City of Fort Collins Building and Zoning (970) 221-6760

*New construction, additions and remodels only. Does not include signs and miscellaneous permits.

Table 24 Major Property Tax Districts

| | 1998 | 1999 | 2000 | 2001 | 2002 |
|---|---------------|---------------|---------------|---------------|---------------|
| City of Fort Collins | | | | | |
| Value (\$) | 915,159,310 | 1,075,170,720 | 1,109,001,980 | 1,248,635,570 | 1,292,139,290 |
| Revenue (\$) | 8,965,816 | 10,533,448 | 10,864,892 | 12,232,883 | 12,659,089 |
| Mill Levy | 9.797 | 9.797 | 9.797 | 9.797 | 9.797 |
| Larimer County | | | | | |
| Value (\$) | 1,990,724,890 | 2,324,765,650 | 2,429,998,740 | 2,849,323,820 | 2,959,482,560 |
| Revenue (\$) | 42,388,506 | 50,345,125 | 52,521,992 | 63,998,662 | 66,354,558 |
| Mill Levy | 21.293 | 21.656 | 21.614 | 22.461 | 22.421 |
| Poudre Valley Health Services District | | | | | |
| Value (\$) | 1,259,228,000 | 1,468,337,800 | 1,525,944,170 | 1,756,905,160 | 1,819,881,980 |
| Revenue (\$) | 2,728,747 | 2,914,651 | 3,306,721 | 3,807,213 | 3,943,684 |
| Mill Levy | 2.167 | 1.985 | 2.167 | 2.167 | 2.167 |
| Poudre R-1 School District | | | | | |
| Value (\$) | 1,249,307,620 | 1,454,439,790 | 1,509,561,900 | 1,733,816,490 | 1,789,165,150 |
| Revenue (\$) | 66,927,907 | 70,166,539 | 81,893,733 | 89,678,190 | 92,540,989 |
| Mill Levy | 53.572 | 48.243 | 54.250 | 51.723 | 51.723 |
| Northern Colorado Water Conservancy | | | | | |
| Value (\$) | 1,871,996,160 | 2,186,739,760 | 2,288,815,160 | 2,670,822,880 | 2,780,631,940 |
| Revenue (\$) | 1,871,996 | 2,186,740 | 2,288,815 | 2,670,823 | 2,780,632 |
| Mill Levy | 1.000 | 1.000 | 1.000 | 1.000 | 1.000 |

Source: Larimer County Assessor's Office (970) 498-7050

Table 25 Assessed Real Property Value*

| | 1993 | 1994 | 1995 | 1996 | 1997 |
|---------------------|---------------|-------------|---------------|-------------|---------------|
| Residential | | | | | |
| City (\$) | 318,008,070 | 329,610,480 | 381,496,120 | N/A | N/A |
| County (\$) | 737,784,160 | 504,378,480 | 866,898,950 | 942,120,870 | 1,012,451,560 |
| Assessed % | 13% | N/A | 10% | 10.36% | 9.74% |
| Commercial | | | | | |
| City (\$) | 170,262,790 | 178,605,660 | 166,705,250 | N/A | N/A |
| County (\$) | 327,866,050 | 277,042,240 | 324,117,780 | 497,132,470 | 568,146,410 |
| Assessed % | 29% | 29% | 29% | 29% | 29% |
| Industrial | | | | | |
| City (\$) | 128,715,990 | 130,038,740 | 41,037,860 | N/A | N/A |
| County (\$) | 189,829,570 | 168,932,960 | 73,923,980 | 205,778,810 | 230,639,010 |
| Assessed % | 29% | 29% | 29% | 29% | 29% |
| Agricultural | | | | | |
| City (\$) | 885,520 | 842,050 | 980,380 | N/A | N/A |
| County (\$) | 16,310,220 | 1,208,930 | 35,761,460 | 37,476,460 | 39,391,050 |
| Assessed % | 29% | 29% | 29% | 29% | 29% |
| Vacant | | | | | |
| City (\$) | 26,659,000 | 27,211,040 | 31,659,520 | N/A | N/A |
| County (\$) | 90,314,560 | 42,489,310 | 100,615,200 | N/A | N/A |
| Assessed % | 29% | 29% | 29% | 29% | 29% |
| Total | | | | | |
| City (\$) | 644,531,370 | 666,307,970 | 621,879,130 | 805,857,160 | 882,869,420 |
| County (\$) | 1,362,104,560 | 994,051,920 | 1,401,317,370 | 938,703,230 | 1,093,549,540 |

Source: Larimer County Assessor's Office (970) 498-7050

*Includes no personal property; figures are from reports created in December for Printed Abstract.

As of 1999, farm and ranch residences are reported in Residential and not Agricultural.

Table 25 Assessed Real Property Value*

| | 1998 | 1999 | 2000 | 2001 | 2002 |
|---------------------|---------------|---------------|---------------|---------------|---------------|
| Residential | | | | | |
| City (\$) | N/A | N/A | N/A | 622,969,507 | 649,837,290 |
| County (\$) | 1,052,377,710 | 1,270,162,970 | 4,340,867,210 | 1,541,333,856 | 1,590,925,360 |
| Assessed % | 9.74% | 9.74% | 9.15% | 9.15% | 9.15% |
| Commercial | | | | | |
| City (\$) | N/A | N/A | N/A | 302,338,400 | 317,532,750 |
| County (\$) | 595,857,720 | 513,509,350 | 535,810,970 | 619,429,710 | 648,291,160 |
| Assessed % | 29% | 29% | 29% | 29% | 29% |
| Industrial | | | | | |
| City (\$) | N/A | N/A | N/A | 60,827,450 | 62,337,000 |
| County (\$) | 233,467,060 | 81,611,600 | 96,749,730 | 105,173,350 | 109,967,760 |
| Assessed % | 29% | 29% | 29% | 29% | 29% |
| Agricultural | | | | | |
| City (\$) | N/A | N/A | N/A | 901,540 | 881,130 |
| County (\$) | 41,028,630 | 19,665,180 | 19,555,940 | 55,031,944 | 56,842,920 |
| Assessed % | 29% | 29% | 29% | 29% | 29% |
| Vacant | | | | | |
| City (\$) | N/A | N/A | N/A | 48,546,690 | 48,160,100 |
| County (\$) | N/A | 62,362,040 | 62,271,860 | 183,725,356 | 178,416,425 |
| Assessed % | 29% | 29% | 29% | 29% | 29% |
| Total | | | | | |
| City (\$) | 915,159,31 | 854,058,080 | 891,867,831 | 1,035,583,587 | 1,078,748,270 |
| County (\$) | 1,074,775,46 | 1,966,551,032 | 2,063,771,611 | 2,477,694,216 | 2,584,443,625 |

Source: Larimer County Assessor's Office (970) 498-7050

*Includes no personal property; figures are from reports created in December for Printed Abstract.
As of 1999, farm and ranch residences are reported in Residential and not Agricultural.

Table 26 City of Fort Collins Property Tax Levies and Collections

| Year | Total Tax Levy* | Total Tax Collections** | Tax Collections % Growth | Collections as a % of Tax Levy |
|------|-----------------|-------------------------|--------------------------|--------------------------------|
| 1983 | 2,892,670 | 2,835,761 | 4.20% | 93.03% |
| 1984 | 3,537,586 | 3,445,956 | 21.52% | 97.41% |
| 1985 | 3,724,497 | 3,646,275 | 5.81% | 97.90% |
| 1986 | 4,010,393 | 3,924,225 | 7.62% | 97.85% |
| 1987 | 4,269,684 | 4,172,789 | 6.33% | 97.73% |
| 1988 | 4,692,310 | 4,512,306 | 8.14% | 96.16% |
| 1989 | 5,297,938 | 5,062,226 | 12.19% | 95.55% |
| 1990 | 5,446,507 | 5,238,494 | 3.48% | 96.18% |
| 1991 | 5,591,444 | 5,431,404 | 3.68% | 97.14% |
| 1992 | 6,323,951 | 6,021,665 | 10.87% | 95.21% |
| 1993 | 6,294,795 | 6,073,582 | 0.86% | 96.49% |
| 1994 | 6,369,831 | 6,206,307 | 2.19% | 97.43% |
| 1995 | 6,601,227 | 6,434,441 | 3.68% | 97.47% |
| 1996 | 7,425,016 | 7,230,849 | 12.38% | 97.39% |
| 1997 | 7,766,667 | 7,578,215 | 4.80% | 97.57% |
| 1998 | 8,485,942 | 8,287,162 | 9.36% | 97.66% |
| 1999 | 8,788,552 | 8,579,040 | 3.52% | 97.62% |
| 2000 | 10,325,033 | 10,172,098 | 18.57% | 98.52% |
| 2001 | 10,661,031 | 10,354,190 | 1.79% | 97.12% |
| 2002 | 12,004,184 | 11,943,303 | 15.35% | 99.49% |

Source: City of Fort Collins Finance Department (970) 221-6788

*Collection year follows levy year. Levies are net of tax increment levy for the DDA. **Collections are net fees charged by Larimer County.

Table 27 General* Revenues by Source

| Year | Taxes | Licenses and Permits | InterGovernmental | Fees and Charges for Services | Fines and Forfeits | Miscellaneous Other | Total |
|------|------------|----------------------|-------------------|-------------------------------|--------------------|---------------------|-------------|
| 1988 | 33,859,439 | 570,472 | 5,118,798 | 9,441,235 | 393,036 | 4,430,801 | 53,813,781 |
| 1989 | 36,651,095 | 647,366 | 5,309,045 | 10,791,849 | 423,326 | 5,115,237 | 58,937,918 |
| 1990 | 37,941,498 | 599,602 | 6,061,175 | 10,849,871 | 471,429 | 4,846,191 | 60,769,766 |
| 1991 | 39,319,068 | 608,268 | 6,238,960 | 11,619,001 | 518,258 | 3,972,891 | 62,276,446 |
| 1992 | 43,650,072 | 801,704 | 6,980,064 | 13,037,968 | 600,931 | 4,056,230 | 69,126,969 |
| 1993 | 48,190,589 | 1,023,661 | 8,206,742 | 15,206,893 | 531,545 | 4,155,483 | 77,314,913 |
| 1994 | 53,190,160 | 1,120,317 | 8,946,963 | 17,487,905 | 572,867 | 4,801,769 | 86,119,981 |
| 1995 | 55,777,281 | 1,172,188 | 9,643,184 | 19,284,445 | 731,957 | 5,281,368 | 91,890,423 |
| 1996 | 60,416,747 | 1,295,515 | 12,258,285 | 22,294,554 | 913,659 | 5,869,383 | 103,048,143 |
| 1997 | 63,493,890 | 1,308,629 | 14,217,909 | 23,826,346 | 1,006,442 | 6,034,838 | 109,888,054 |
| 1998 | 70,332,797 | 1,773,395 | 17,496,787 | 28,395,005 | 1,180,399 | 7,460,322 | 126,638,705 |
| 1999 | 78,381,837 | 1,788,824 | 19,713,474 | 29,109,221 | 1,125,615 | 10,194,853 | 140,313,824 |
| 2000 | 80,502,964 | 1,696,722 | 17,756,464 | 28,958,451 | 1,196,768 | 16,301,719 | 146,413,088 |
| 2001 | 84,401,996 | 1,843,234 | 20,971,337 | 31,440,846 | 1,224,963 | 17,122,383 | 157,004,759 |
| 2002 | 84,888,283 | 1,683,920 | 21,239,044 | 28,893,284 | 1,306,502 | 15,855,356 | 153,866,389 |

Source: City of Fort Collins Finance Department (970) 221-6788

*Includes General, Special Revenue and Debt Service Funds.

Table 28 General Government* Expenditures by Function

| Year | General Government | Culture, Library and Recreation | Development | Public Safety | Transportation | Other | Debt Service | Capital Outlay | Total |
|------|--------------------|---------------------------------|-------------|---------------|----------------|-----------|--------------|----------------|-------------|
| 1988 | 6,642,543 | 6,964,847 | 2,525,025 | 11,404,850 | 4,751,089 | 2,107,670 | 10,137,940 | 2,113,973 | 46,647,937 |
| 1989 | 6,914,081 | 7,407,523 | 2,681,312 | 12,502,257 | 5,543,772 | 4,693,848 | 9,954,070 | 2,061,888 | 51,758,751 |
| 1990 | 8,175,466 | 8,391,433 | 2,978,527 | 14,600,353 | 6,007,386 | 4,704,044 | 19,182,742 | 2,219,708 | 66,259,659 |
| 1991 | 8,125,772 | 10,511,158 | 3,433,398 | 15,554,604 | 6,589,689 | 5,221,417 | 11,473,536 | 1,308,611 | 58,920,008 |
| 1992 | 8,545,328 | 9,752,386 | 3,538,678 | 17,146,819 | 8,199,707 | 4,444,742 | 10,345,126 | 2,773,904 | 64,746,690 |
| 1993 | 8,753,520 | 10,382,926 | 3,790,173 | 17,783,753 | 10,514,811 | 2,853,058 | 7,973,030 | 2,497,976 | 64,549,247 |
| 1994 | 9,164,768 | 11,731,434 | 4,328,227 | 18,926,217 | 10,347,906 | 5,472,952 | 7,394,923 | 3,021,342 | 70,387,769 |
| 1995 | 10,274,942 | 13,657,460 | 3,754,628 | 20,520,306 | 14,645,125 | 3,047,328 | 7,544,495 | 6,532,056 | 79,976,340 |
| 1996 | 11,752,632 | 14,897,212 | 3,650,214 | 22,236,721 | 15,626,385 | 3,944,218 | 5,625,787 | 5,383,119 | 83,116,288 |
| 1997 | 11,102,561 | 16,791,718 | 3,763,156 | 23,615,304 | 17,503,531 | 5,774,694 | 5,805,370 | 6,591,387 | 90,947,721 |
| 1998 | 11,919,042 | 17,266,033 | 3,728,713 | 24,489,643 | 18,054,662 | 9,617,963 | 6,019,304 | 8,822,721 | 99,918,081 |
| 1999 | 13,614,314 | 18,115,248 | 4,204,878 | 26,479,993 | 18,893,093 | 9,689,720 | 7,239,034 | 6,430,858 | 104,667,138 |
| 2000 | 13,618,114 | 19,569,509 | 4,534,122 | 30,249,128 | 25,193,213 | 4,192,037 | 6,983,332 | 9,520,196 | 113,859,651 |
| 2001 | 14,909,956 | 20,679,743 | 5,068,231 | 32,070,894 | 29,130,620 | 2,883,175 | 6,243,719 | 12,282,659 | 123,268,997 |
| 2002 | 16,549,974 | 20,743,938 | 7,586,270 | 35,669,309 | 26,212,368 | 7,005,539 | 6,143,735 | 13,882,951 | 133,794,084 |

Source: City of Fort Collins Finance Department (970) 221-6788

*Includes General, Special Revenue and Debt Service Funds.

Table 29 Funds Budgeted for Capital Improvements

| Year | Light and Power | Water | Wastewater | Storm Drainage | Parks and Recreation | Streets and Traffic | Major Bldg Maintenance | Other (\$) | Total (\$) |
|------|-----------------|------------|------------|----------------|----------------------|---------------------|------------------------|------------|------------|
| 1988 | 6,294,690 | 7,300,000 | 2,405,000 | 3,490,000 | 1,235,308 | 2,614,586 | | | 23,339,584 |
| 1989 | 8,181,599 | 5,460,000 | 4,155,000 | 1,761,000 | 1,296,890 | 2,140,000 | 560,000 | 63,289 | 23,617,778 |
| 1990 | 7,119,576 | 1,993,000 | 4,515,000 | 2,027,000 | 1,233,256 | 3,971,771 | 1,094,028 | 233,607 | 22,187,238 |
| 1991 | 7,386,927 | 3,364,000 | 512,000 | 1,921,000 | 1,313,162 | 5,741,368 | 2,987,635 | 462,028 | 23,688,120 |
| 1992 | 6,275,992 | 1,465,000 | 21,720,000 | 2,843,000 | 1,758,277 | 5,088,821 | 1,496,525 | 728,631 | 41,376,246 |
| 1993 | 6,627,710 | 1,590,000 | 1,230,000 | 2,775,300 | 8,038,852 | 4,975,355 | 1,129,000 | 173,655 | 26,539,872 |
| 1994 | 6,654,339 | 1,925,000 | 1,460,000 | 882,200 | 4,661,896 | 6,779,287 | 900,000 | 186,273 | 23,448,995 |
| 1995 | 7,597,729 | 5,000,000 | 3,410,000 | 3,099,000 | 4,958,019 | 5,618,092 | 753,000 | 579,405 | 31,015,245 |
| 1996 | 7,965,550 | 5,395,000 | 1,484,000 | 1,857,000 | 7,003,459 | 10,219,089 | 664,500 | 807,286 | 37,395,884 |
| 1997 | 13,083,811 | 9,015,000 | 7,140,000 | 1,337,806 | 6,976,569 | 9,728,516 | 864,240 | 1,073,658 | 49,219,600 |
| 1998 | 12,252,896 | 9,522,000 | 4,040,000 | 2,900,731 | 5,775,207 | 6,852,968 | 1,003,456 | 2,045,251 | 44,392,509 |
| 1999 | 9,482,637 | 21,825,000 | 3,835,000 | 2,245,597 | 6,642,798 | 7,737,591 | 1,174,354 | 2,506,255 | 55,449,232 |
| 2000 | 10,270,070 | 5,060,000 | 4,510,000 | 970,000 | 7,995,616 | 11,404,697 | 1,307,731 | 1,747,743 | 43,265,857 |
| 2001 | 10,491,234 | 13,306,776 | 5,230,000 | 4,180,000 | 7,244,382 | 10,994,903 | 1,419,731 | 2,204,343 | 55,071,369 |
| 2002 | 14,901,001 | 6,990,000 | 2,094,000 | 905,000 | 8,955,480 | 9,670,393 | 1,985,181 | 3,424,659 | 48,925,714 |

Source: City of Fort Collins Budget Department (970) 221-6530

Table 30 Parks, Recreation and Open Space Trends

| Year | City Size (acres) | Developed Parks and Recreation (acres)* | Natural Areas (acres)** | Trails (miles) |
|------|-------------------|---|-------------------------|----------------|
| 1993 | 27,467 | 1,136 | 1,951 | 19 |
| 1994 | 28,349 | 1,261 | 2,553 | 21 |
| 1995 | 28,275 | 1,263 | 3,507 | 22 |
| 1996 | 28,288 | 1,263 | 3,877 | 22 |
| 1997 | 28,288 | 1,263 | 5,911 | 23 |
| 1998 | 28,736 | 1,299 | 6,479 | 24 |
| 1999 | 29,235 | 1,321 | 6,276 | 25 |
| 2000 | 29,722 | 1,331 | 6,524 | 25 |
| 2001 | 31,635 | 1,294 | 7,377 | 25 |
| 2002 | 32,326 | 1,304 | 7,688 | 26 |

Source: Parks and Recreation: Management of Parks (970) 221-6301; Natural Areas, Trails: City of Fort Collins Natural Resources Department (970) 221-6600; City Size: City of Fort Collins Advance Planning Department (970) 221-6376

*Includes cemetery, golf courses, parks and all developed facilities. Due to changes in acreage measurement, the 2001 total reflects a slight decrease from 2000. **Includes open space.

Table 31 Air Quality Monitoring

| 8-HR CO Concentration | | |
|-----------------------|--------------------|----------------------------|
| Year | Days of Exceedance | 2nd Highest Reading in PPM |
| 1988 | 3 | 11.3 |
| 1989 | 1 | 8.3 |
| 1990 | 0 | 7.0 |
| 1991 | 3 | 9.8 |
| 1992 | 0 | 6.9 |
| 1993 | 0 | 6.6 |
| 1994 | 0 | 6.0 |
| 1995 | 0 | 5.2 |
| 1996 | 0 | 5.1 |
| 1997 | 0 | 5.2 |
| 1998 | 0 | 4.1 |
| 1999 | 0 | 5.1 |
| 2000 | 0 | 3.8 |
| 2001 | 0 | 3.0 |
| 2002 | 0 | 2.9 |

Source: City of Fort Collins Natural Resources Department (970) 221-6600

Fort Collins is designated as a carbon monoxide (CO) non-attainment area by the U.S. Environmental Protection Agency (USEPA), because air quality readings were, until 1992, worse than the National Ambient Air Quality Standard a few days each winter. The CO standard is 9 parts per million (ppm), 9-hour average, not to be exceeded more than once per year. Because one exceedance is allowed, the second-highest reading is shown in the table and graph.

There is an improving trend in both the 2nd highest reading and the number of exceedance days, suggesting the control programs are working to reduce CO emissions into the air. Normal year-to-year variations in the weather, however, also influence CO readings.

Ninety percent of local CO emissions are from motor vehicles, and the balance is mostly from wood stoves and fireplaces. Emissions from motor vehicles and wood burning are controlled through programs of the US EPA, Colorado Air Quality Commission, and the City of Fort Collins.

Table 32 Community Development Block Grant Program Funding

| Year | Total Distribution |
|------|--------------------|
| 1988 | \$653,000 |
| 1989 | \$679,000 |
| 1990 | \$652,000 |
| 1991 | \$728,000 |
| 1992 | \$795,000 |
| 1993 | \$1,091,000 |
| 1994 | \$1,187,000 |
| 1995 | \$1,231,000 |
| 1996 | \$1,202,000 |
| 1997 | \$1,188,000 |
| 1998 | \$1,162,000 |
| 1999 | \$1,169,000 |
| 2000 | \$1,175,000 |
| 2001 | \$1,227,000 |
| 2002 | \$1,209,000 |

Source: U.S. Department of Housing and Urban Development; City of Fort Collins Community Development Block Grant Program (970) 221-6758

Table 33 HOME Program Funding Distribution

| | 1997-1998 | 1998-1999 | 1999-2000 | 2001-2002 | 2002-2003 |
|--|-----------|-----------|-----------|-----------|-----------|
| Funding Distribution | | | | | |
| Homebuyers Assistance | 319,800 | 319,750 | 211,250 | 200,000 | 723,174 |
| Multi-Family Housing Projects | 100,000 | 52,250 | 250,000 | 312,250 | 64,077 |
| Community Housing Development | 59,900 | 140,100 | 92,250 | 102,450 | 102,600 |
| Administration | 53,300 | 56,900 | 61,500 | 68,300 | 68,400 |
| Totals | 533,000 | 569,000 | 614,000 | 683,000 | 958,251 |
| Participants | | | | | |
| Multi-Family | 1 | 2 | 1 | 2 | 8 |
| Substantial Rehabilitation | 0 | 1 | 0 | 0 | 8 |
| Home Buyer Assistance | 125 | 134 | 60 | 79 | 92 |
| Ethnic Origin | | | | | |
| Asian | 1 | 4 | 1 | 0 | 0 |
| Black | 0 | 0 | 1 | 0 | 1 |
| Hispanic | 17 | 30 | 9 | 8 | 18 |
| Native American | 1 | 0 | 0 | 0 | 1 |
| White | 105 | 100 | 49 | 71 | 80 |
| Household's Average Median Income | | | | | |
| 61-80% | 93 | 106 | 44 | 69 | 74 |

Table 33 HOME Program Funding Distribution

| | 1997-1998 | 1998-1999 | 1999-2000 | 2001-2002 | 2002-2003 |
|--|-----------|-----------|-----------|-----------|-----------|
| Household's Average Median Income | | | | | |
| 51-60% | 18 | 20 | 11 | 7 | 12 |
| 31-50% | 9 | 5 | 5 | 2 | 4 |
| 0-30% | 5 | 3 | 0 | 1 | 2 |

Source: City of Fort Collins HOME Program (970) 221-6595

The intent of the HOME Investment Partnership Program is to expand the supply of decent, safe, sanitary, and affordable housing; strengthen the ability of local government to provide housing; and assist nonprofit community-based housing organizations develop affordable housing. Funding is dependent on annual allocations by Congress.

Table 34 Affordable Housing Trust Fund

| | 1998 | 1999 | 2000 | 2001 | 2002 |
|--|-----------|-----------|-----------|-----------|-----------|
| Budget Allocations | | | | | |
| Total | \$208,000 | \$283,000 | \$443,036 | \$671,915 | \$893,962 |
| Expenditures | | | | | |
| Larimer County Home Improvement Program | \$22,500 | \$0 | \$0 | \$0 | \$0 |
| Affordable Housing Projects Fee Rebate Program | \$181,126 | \$67,160 | \$207,450 | \$334,770 | \$0 |

Source: City of Fort Collins Advance Planning Department (970) 221-6376

TRENDS



Demo*graphics*

Table 35 City of Fort Collins Population Estimates and Housing Unit Statistics

| Year | US Census Population (April) | US Census Housing (April) | City Population Estimates* (August) | City Housing Estimate (August) | City Housing Unit Permits** | Housing Annual Growth Rate | Estimated Population Increase Per Year |
|------|------------------------------|---------------------------|-------------------------------------|--------------------------------|-----------------------------|----------------------------|--|
| 1980 | 65,092 | 25,382 | 65,092 | 25,382 | 991 | 3.9% | 2,354 |
| 1981 | | | 67,446 | 26,373 | 608 | 2.3% | 1,444 |
| 1982 | | | 68,890 | 26,981 | 532 | 2.0% | 1,264 |
| 1983 | | | 70,153 | 27,513 | 1,329 | 4.8% | 3,156 |
| 1984 | 70,721 | | 73,310 | 28,842 | 1,615 | 5.6% | 3,836 |
| 1985 | | | 77,145 | 30,457 | 1,493 | 4.9% | 3,546 |
| 1986 | | | 80,691 | 31,950 | 901 | 2.8% | 2,140 |
| 1987 | | | 82,831 | 32,851 | 879 | 2.7% | 2,088 |
| 1988 | | | 84,919 | 33,730 | 774 | 2.3% | 1,838 |
| 1989 | | | 86,757 | 34,504 | 572 | 1.7% | 1,001 |
| 1990 | 87,758 | 35,357 | 87,758 | 35,357 | 728 | 2.1% | 1,681 |
| 1991 | | | 89,439 | 36,085 | 666 | 1.8% | 1,678 |
| 1992 | | | 91,117 | 36,751 | 894 | 2.4% | 2,064 |
| 1993 | | | 93,181 | 37,645 | 1,173 | 3.1% | 2,708 |
| 1994 | | | 95,889 | 38,818 | 1,462 | 3.8% | 3,837 |
| 1995 | | | 99,726 | 40,480 | 1,232 | 3.0% | 2,844 |
| 1996 | 104,196 | | 102,571 | 41,712 | 1,762 | 4.2% | 3,652 |
| 1997 | | | 106,223 | 43,294 | 1,315 | 3.0% | 2,758 |

Table 35 City of Fort Collins Population Estimates and Housing Unit Statistics

| Year | US Census Population (April) | US Census Housing (April) | City Population Estimates* (August) | City Housing Estimate (August) | City Housing Unit Permits** | Housing Annual Growth Rate | Estimated Population Increase Per Year |
|------|------------------------------|---------------------------|-------------------------------------|--------------------------------|-----------------------------|----------------------------|--|
| 1998 | | | 108,981 | 44,489 | 1,703 | 3.8% | 3,931 |
| 1999 | 113,432 | | 112,912 | 46,192 | 1,892 | 4.1% | 5,740 |
| 2000 | 118,652 | 47,755 | 118,652 | 47,755 | 1,582 | 3.3% | 3,725 |
| 2001 | | | 122,377 | 49,337 | 1,899 | 3.8% | 4,471 |
| 2002 | | | 126,848 | 51,236 | 1,579 | 3.1% | 3,718 |

Source: City of Fort Collins Advance Planning Department (970) 221-6376
 *Adjusted in Census years based on Census population estimates. **Year-end Figure.

Table 36 Larimer County Population Estimates

| | 1998 | 1999 | 2000 | 2001 | 2002 |
|----------------------|---------|---------|---------|---------|---------|
| Larimer County Total | 234,077 | 242,783 | 251,494 | 258,985 | 268,740 |
| Unincorporated | 65,142 | 66,029 | 68,819 | 69,845 | 71,203 |
| Berthoud Town | 4,228 | 4,407 | 4,839 | 5,081 | 5,117 |
| Estes Park Town | 4,550 | 4,821 | 5,413 | 5,578 | 5,728 |
| Fort Collins City | 110,465 | 115,630 | 118,652 | 122,521 | 126,114 |
| Loveland City | 47,618 | 49,331 | 50,608 | 53,345 | 55,974 |
| Timnath Town | 229 | 231 | 223 | 230 | 223 |
| Wellington Town | 1,841 | 2,151 | 2,672 | 2,723 | 3,263 |

Source: Larimer County Planning Department (970) 498-7683
 For more information, see the Larimer County Vital Statistics and Demographics web page at ww.co.larimer.co.us/about/vitals.htm.

Table 37 Larimer County Vital Statistics

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|-------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Births** | | | | | | | | | | |
| Total | 2,715 | 2,780 | 2,831 | 2,761 | 2,807 | 2,907 | 3,131 | 3,251 | 3,281 | 2,440 |
| Deaths | | | | | | | | | | |
| Total | 1,139 | 1,228 | 1,206 | 1,307 | 1,302 | 1,377 | 1,418 | 1,496 | 1,531 | 1,554 |
| Cause of Death | | | | | | | | | | |
| AIDS | 4 | 8 | 9 | 6 | * | * | * | 3 | 0 | * |
| Cancer | 241 | 281 | 293 | 286 | 311 | 313 | 335 | 332 | 348 | 356 |
| Chronic Liver Disease and Cirrhosis | 15 | 10 | 6 | 9 | 12 | 9 | 23 | 24 | 22 | 15 |
| Diabetes | 18 | 15 | 24 | 23 | 15 | 26 | 36 | 27 | 31 | 30 |
| Heart Disease | 326 | 369 | 328 | 339 | 344 | 384 | 356 | 364 | 349 | 379 |
| Influenza/Pneumonia | 61 | 49 | 44 | 49 | 37 | 54 | 50 | 47 | 47 | 46 |
| Injury Intentional -Homicide | 2 | 4 | 6 | 9 | 4 | 2 | 8 | 1 | 3 | 3 |
| Injury Intentional - Suicide | 36 | 23 | 26 | 38 | 34 | 33 | 28 | 37 | 44 | 31 |
| Injury Unintentional - Accidents | 60 | 76 | 59 | 56 | 66 | 65 | 75 | 88 | 69 | 88 |
| Marriages | | | | | | | | | | |
| Total | 2,080 | 2,078 | 2,092 | 2,157 | 2,117 | 2,025 | 2,273 | 2,276 | 2,430 | 2,411 |
| Divorces Filed*** | | | | | | | | | | |
| Total | 1,606 | 1,565 | 1,556 | 1,324 | 1,286 | 1,359 | 1,327 | 1,367 | 1,322 | 1,435 |
| Adoptions | | | | | | | | | | |
| Total | 102 | 85 | 102 | 104 | 122 | 142 | 184 | 217 | 191 | 223 |

Source: Births and Deaths: CO State Dept of Public Health and Environment (303) 692-2200 or www.cdph.state.co.us/hs; Marriages: Larimer County Clerk (970) 498-7855; Divorces and Adoptions: State Court Administrator's Office (800) 888-0001

The ICD-9 Codes used in classifying Cause of Death were changed starting with 1999 death data.

*Fewer than 3 cases **Birth figures are for birth certificates issued from Poudre Valley Hospital - some may be residents outside Larimer County. ***Some divorces filed for in the County may be residents outside Larimer County. Figures include custody cases.

Table 38 Public School and University Enrollment

| Year | Elementary | Junior High | Senior High | Total | CSU | Front Range (FT) | Front Range (PT) |
|------|------------|-------------|-------------|--------|--------|------------------|------------------|
| 1983 | 8,031 | 3,855 | 3,572 | 15,458 | 18,295 | | |
| 1984 | 8,146 | 4,006 | 3,594 | 15,746 | 18,094 | | |
| 1985 | 8,456 | 3,855 | 3,725 | 16,136 | 18,084 | | |
| 1986 | 8,942 | 3,846 | 3,805 | 16,593 | 18,381 | | |
| 1987 | 9,230 | 3,796 | 3,902 | 16,928 | 19,192 | | |
| 1988 | 9,776 | 3,713 | 3,910 | 17,399 | 19,885 | 269 | 1,073 |
| 1989 | 10,184 | 3,674 | 3,647 | 17,505 | 20,149 | 416 | 1,547 |
| 1990 | 10,961 | 4,036 | 3,637 | 18,634 | 20,795 | 633 | 2,004 |
| 1991 | 11,418 | 4,276 | 3,742 | 19,436 | 20,967 | 786 | 2,035 |
| 1992 | 11,636 | 4,531 | 3,775 | 19,942 | 19,931 | 927 | 2,533 |
| 1993 | 11,822 | 4,784 | 4,062 | 20,668 | 21,100 | 1,000 | 2,600 |
| 1994 | 11,775 | 4,872 | 4,292 | 20,939 | 21,410 | 991 | 2,113 |
| 1995 | 4,492 | 4,876 | 3,995 | 13,363 | 21,914 | 842 | 2,150 |
| 1996 | 11,931 | 4,951 | 4,164 | 21,046 | 21,970 | 826 | 2,224 |
| 1997 | 12,096 | 5,220 | 4,361 | 21,677 | 22,344 | 828 | 2,303 |
| 1998 | 12,608 | 5,474 | 4,891 | 22,973 | 22,523 | 914 | 2,095 |
| 1999 | 12,539 | 5,508 | 4,975 | 22,988 | 22,723 | 1,029 | 2,448 |
| 2000 | 12,606 | 5,928 | 5,177 | 23,711 | 23,098 | 1,394 | 2,468 |
| 2001 | 12,000 | 5,726 | 5,355 | 23,081 | 23,934 | 1,533 | 2,608 |
| 2002 | 11,772 | 5,749 | 5,508 | 23,029 | 24,735 | 1,865 | 4,250 |

Source: PR-1 School District (970) 490-3565, www.psd.k12.co.us; CSU Office of Budgets and Institutional Analysis (970) 491-5939; Front Range Community College (970) 226-2500, www.frcc.cc.co.us or www.colostate.edu/Depts/OBIA/obia.html

Table 39 Education* Profile of Residents

| Educational Attainment | 1970 | | 1980 | | 1990 | | 2000 | |
|--------------------------------|--------|--------|--------|--------|--------|--------|--------|--------|
| | Number | % | Number | % | Number | % | Number | % |
| Elementary (K-8)** | 3,669 | 17.0% | 2,509 | 8.0% | 1,762 | 4.0% | 1,367 | 2.0% |
| High School (9-12) No Diploma | 2,794 | 13.0% | 2,078 | 7.0% | 2,418 | 5.0% | 2,666 | 4.0% |
| High School Graduate (12) | 6,825 | 32.0% | 7,875 | 25.0% | 9,374 | 19.0% | 10,996 | 16.0% |
| Some College Study | 3,509 | 17.0% | 7,179 | 22.0% | 11,322 | 23.0% | 15,253 | 23.0% |
| Associate Degree | 4,109 | 20.0% | 12,289 | 39.0% | 3,146 | 6.0% | 4,369 | 7.0% |
| Bachelor's Degree | | | | | 13,059 | 27.0% | 20,117 | 30.0% |
| Graduate Degree | | | | | 7,831 | 16.0% | 12,323 | 18.0% |
| Total Residents Over 25 Years | 21,072 | 100.0% | 31,930 | 100.0% | 48,912 | 100.0% | 67,091 | 100.0% |
| High School Grad or Higher - % | | | | 86.0% | | 91.5% | | 94.0% |
| BA Degree or Higher - % | | | | | | 42.7% | | 48.4% |

Source: Births and Deaths: CO State Dept of Public Health and Environment (303) 692-2200 or www.cdphe.state.co.us/hs; Marriages: Larimer County Clerk (970) 498-7855; Divorces and Adoptions: State Court Administrator's Office (800) 888-0001

*This table refers only to Fort Collins residents age 25 years and older. **Includes those with no schooling.

Table 40 Income Profile

| | 1970 | 1980 | 1990 | 2000 |
|--------------------------------|-------|--------|--------|--------|
| Per Capita Income | | | | |
| City | | 7,130 | 13,439 | 22,133 |
| County | 2,865 | 7,458 | 13,968 | 23,689 |
| Median Household Income | | | | |
| City | | 15,773 | 26,826 | 44,459 |
| County | 8,976 | 17,169 | 29,686 | 48,655 |

Source: US Census of Population and Housing, 1970, 1980, 1990 and 2000

Table 41 Existing Housing Profile

| Year | Single Family Units | SF % of Total | Multi-Family Units | MF % of Total | Total Housing Units |
|------|---------------------|---------------|--------------------|---------------|---------------------|
| 1991 | 21,368 | 59% | 14,717 | 41% | 36,085 |
| 1992 | 21,913 | 60% | 14,838 | 40% | 36,751 |
| 1993 | 22,660 | 60% | 14,985 | 40% | 37,645 |
| 1994 | 23,552 | 61% | 15,266 | 39% | 38,818 |
| 1995 | 24,488 | 61% | 15,992 | 39% | 40,480 |
| 1996 | 25,355 | 61% | 16,357 | 39% | 41,712 |
| 1997 | 26,435 | 61% | 16,859 | 39% | 43,294 |
| 1998 | 27,365 | 62% | 17,124 | 39% | 44,489 |
| 1999 | 28,527 | 62% | 17,665 | 38% | 46,192 |
| 2000 | 30,319 | 63% | 17,436 | 37% | 47,755 |
| 2001 | 31,480 | 63% | 18,174 | 37% | 49,654 |
| 2002 | 32,704 | 64% | 18,486 | 36% | 51,190 |

Source: City of Fort Collins Advance Planning Department (970) 221-6376

Table 42 Fort Collins Distribution Dwelling Units*

| % of Total Units | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|------------------|------|------|------|------|------|------|------|------|------|
| Northeast | 7.0 | 9.8 | 5.8 | 1.4 | 2.5 | 5.9 | 17.7 | 17.3 | 17.5 |
| Northwest | 3.7 | 4.0 | 4.4 | 21.8 | 9.6 | 12.4 | 11.8 | 11.1 | 8.1 |
| Southeast | 48.5 | 60.9 | 55.5 | 48.7 | 45.9 | 31.8 | 38.6 | 38.9 | 49.8 |
| Southwest | 40.7 | 25.1 | 34.2 | 28.0 | 42.0 | 49.9 | 31.8 | 32.6 | 24.6 |

Source: 1980, 1990, 2000 statistics from US Census of Population and Housing, other years are based on Advance Planning Department's Existing Land Use Inventory data file. Updates will be done when census data becomes available. (970) 221-6376

*College Avenue is the north/south axis and Prospect Road is the east/west axis.

Table 43 Historic Comparison of Owner Occupied vs Renter Occupied Housing Units

| Year | Owner Occupied Units | % of Total | Renter Occupied Units | % of Total | Vacant Units | % of Total |
|------|----------------------|------------|-----------------------|------------|--------------|------------|
| 1940 | 1,773 | 47% | 2,019 | 53% | | |
| 1950 | 2,035 | 54% | 1,752 | 46% | | |
| 1960 | 4,692 | 62% | 2,915 | 38% | | |
| 1970 | 6,791 | 52% | 6,315 | 48% | | |
| 1980 | 12,849 | 54% | 10,874 | 46% | 1,847 | 7% |
| 1990 | 17,746 | 53% | 15,943 | 47% | 2,082 | 5% |
| 2000 | 26,152 | 57% | 19,676 | 43% | 1,938 | 4% |

Source: US Census of Population and Housing, provided by the City of Fort Collins Advance Planning Department (970) 221-6376

Table 44 Residence in 1985 for 1990 Census and in 1995 for 2000 Census (Persons 5 years and older)

| | 1990 | | 2000 | |
|-------------------------------------|--------|-------|---------|-------|
| | Number | % | Number | % |
| Resided in Same House | | | | |
| Same house | 26,380 | 32.3% | 37,272 | 33.5% |
| Resided in Different House | | | | |
| Fort Collins | 17,934 | 22% | 251 | 22.6% |
| Larimer County | 3,526 | 4.3% | 4,179 | 3.8% |
| Colorado | 13,830 | 16.9% | 16,994 | 15.3% |
| Resided in a Different State | | | | |
| Northeast | 1,566 | 1.9% | 2,486 | 2.2% |
| Midwest | 6,628 | 8.1% | 7,075 | 6.4% |
| South | 3,071 | 3.8% | 5,313 | 4.8% |
| West | 6,489 | 7.9% | 9,958 | 8.9% |
| Resided Abroad | | | | |
| Abroad | 2,266 | 2.8% | 2,932 | 2.6% |
| Residence Total | | | | |
| Total | 81,690 | 100% | 111,340 | 100% |

Source: US Census of Population and Housing, provided by the City of Fort Collins Advance Planning Department (970) 221-6376

Table 45 Household Relationship and Group Quarters Population*

| | 1990 | | 2000 | |
|---|--------|-------|---------|-------|
| | Number | % | Number | % |
| Total Occupied Households | | | | |
| Persons living in Households | 52,193 | | 112,597 | |
| Persons per Household | 2.44 | | 2.45 | |
| Total | 33,689 | | 45,882 | |
| Persons living in Group Quarters | | | | |
| Institutionalized | 832 | | 903 | |
| Other persons in group quarters | 4,733 | | 5,152 | |
| Total | 5,565 | | 6,055 | |
| Family Households | | | | |
| Married Couple | 16,179 | 48% | 21,033 | 46% |
| Male Head of Household | 836 | 2.5% | 1,573 | 3.4% |
| Female Head of Household | 2,575 | 7.7% | 3,319 | 7.3% |
| Total | 19,590 | 58% | 25,925 | 57% |
| Non-Family Households | | | | |
| Householder living in common | 5,247 | 15.6% | 7,863 | 17.2% |
| Householder living alone | 8,821 | 26.2% | 11,981 | 26.2% |
| Lone Householder 65 years or older | 2,037 | 6.05% | 2,932 | 6.4% |
| Total | 14,099 | 43% | 19,844 | 43% |

Source: US Census of Population and Housing, provided by the City of Fort Collins Advance Planning Department (970) 221-6376

*N/A for Total Occupied Households and Group Quarters.

Table 46 Population and Households by Race and Hispanic Origin

| | 1990 | | 2000 | |
|---------------------------------------|--------|-------|---------|-------|
| | Number | % | Number | % |
| Race and Origin of Householder | | | | |
| White | 31,805 | 94.4% | 42,029 | 91.6% |
| Black | 264 | 0.79% | 416 | 0.9% |
| American Indian, Eskimo, Aleut | 159 | 1.47% | 266 | 0.6% |
| Asian or Pacific Islander | 706 | 2.1% | 1,035 | 2.3% |
| Other | 755 | 2.24% | 1,285 | 2.8% |
| Total Households | 33,689 | 100% | 45,882 | 100% |
| Hispanic Origin (of any race) | 874 | 5.6% | 3,000 | 6.7% |
| Population by Race | | | | |
| White | 81,877 | 93.3% | 106,347 | 89.6% |
| One Race | | | 115,647 | 97.5% |
| Black or African American | 856 | 1% | 1,213 | 1% |
| American Indian/Alaska Native | 459 | 0.5% | 715 | 0.6% |
| Asian | 2,098 | 2.4% | 2,948 | 2.5% |
| Hawaiian/Pacific Islander* | | | 143 | 0.1% |
| Some Other Race | 2,468 | 2.8% | 4,281 | 3.6% |
| Two or More Races** | | | 3,005 | 2.5% |
| Total Population | 87,758 | 100% | 118,652 | 100% |
| Hispanic/Latino (of any Race) | 6,197 | 7.1% | 10,402 | 8.8% |

Source: US Census of Population and Housing, provided by the City of Fort Collins Advance Planning Department (970) 221-6376

* Previous to 2000, Hawaiian/Pacific Islander was included in Asian. **Previous to 2000, not reported.

Table 47 Place of Work

| | 1990 | | 2000 | |
|------------------------|--------|-------|--------|-------|
| | Number | % | Number | % |
| Work Locally | | | | |
| Fort Collins | 36,630 | 82.2% | 47,355 | 73.4% |
| Work Elsewhere | | | | |
| Larimer County | 4,311 | 9.7% | 10,800 | 16.7% |
| Outside Larimer County | 3,045 | 6.8% | 5,696 | 8.8% |
| Outside Colorado | 570 | 1.3% | 680 | 1.1% |
| Work Total | | | | |
| Total | 44,556 | 100% | 64,531 | 100% |

Source: US Census of Population and Housing, provided by the City of Fort Collins Advance Planning Department (970) 221-6376

Table 48 Means of Transportation to Work

| | 1990 | | 2000 | |
|--------------------------------|--------|-------|--------|-------|
| | Number | % | Number | % |
| Means of Transportation | | | | |
| Total | 44,556 | 100% | 64,531 | 100% |
| Drove Alone | 32,770 | 73.5% | 48,609 | 75.3% |
| Carpooled | 4,505 | 10.1% | 6,575 | 10.2% |
| Public Transportation | 571 | 1.3% | 994 | 1.5% |
| Motorcycle | 208 | 0.5% | 126 | 0.2% |
| Bicycle | 2,074 | 5.5% | 2,836 | 4.4% |
| Walked | 2,470 | 5.5% | 2,353 | 3.6% |
| Other Means | 144 | 0.3% | 237 | 0.4% |
| Worked at Home | 1,814 | 4.1% | 2,801 | 4.3% |

Source: US Census of Population and Housing, provided by the City of Fort Collins Advance Planning Department (970) 221-6376

Table 49 Travel Time to Work

| | 1990 | | 2000 | |
|---------------------|--------|-------|--------|-------|
| | Number | % | Number | % |
| Travel Time | | | | |
| Total | 44,556 | 100% | 64,531 | 100% |
| Worked at Home | 1,814 | 4.1% | 2,801 | 4.3% |
| Less than 5 minutes | 1,628 | 3.7% | 2,348 | 3.6% |
| 5 to 9 minutes | 8,270 | 18.6% | 9,882 | 15.3% |
| 10 to 14 minutes | 12,437 | 27.9% | 15,939 | 24.7% |
| 15 to 19 minutes | 9,797 | 22% | 13,815 | 21.4% |
| 20 to 24 minutes | 4,026 | 9% | 8,065 | 12.5% |
| 25 to 29 minutes | 1,144 | 2.6% | 2,146 | 3.3% |
| 30 to 34 minutes | 1,998 | 4.5% | 3,559 | 5.5% |
| 35 to 39 minutes | 260 | 0.6% | 515 | 0.8% |
| 40 to 44 minutes | 396 | 0.9% | 711 | 1.1% |
| 45 to 49 minutes | 926 | 2.1% | 1,741 | 2.7% |
| 60 to 89 minutes | 1,255 | 2.8% | 2,031 | 3.1% |

Source: US Census of Population and Housing, provided by the City of Fort Collins Advance Planning Department (970) 221-6376

Table 50 Fire Activity and Losses

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Type | | | | | | | | | | |
| Total Calls | 6,464 | 7,260 | 7,808 | 8,087 | 8,175 | 8,663 | 9,294 | 9,988 | 10,752 | 11,603 |
| False Alarms | 680 | 733 | 735 | 808 | 889 | 970 | 921 | 866 | 1,199 | 1,130 |
| Structure Fires | 145 | 162 | 140 | 132 | 145 | | 137 | 136 | 155 | 163 |
| Fires | 490 | 609 | 563 | 701 | 535 | 608 | 508 | 591 | 557 | 631 |
| Arson Fires | 113 | 142 | 120 | 126 | 115 | | 92 | 116 | 76 | 48 |
| Dollar Loss (All Fires) | 1,202,903 | 1,601,203 | 1,883,303 | 1,361,795 | 2,723,641 | 1,171,817 | 2,147,816 | 1,075,344 | 1,244,955 | 2,259,177 |
| Dollar Loss (Arson) | 96,074 | 90,650 | 53,284 | 178,210 | 34,397 | | 340,410 | 116,626 | 3,950 | 387,654 |
| % of Dollar Loss (Arson) | 8.0% | 6.0% | 3.0% | 13.0% | 1.2% | | 15.0% | 12.0% | 3.0% | 17.0% |

Source: Poudre Fire Authority (970) 221-6581 or www.poudre-fire.org/about/reports.html

Table 51 Police Crime Statistics

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|-----------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Type | | | | | | | | | | |
| Robberies | 27 | 42 | 30 | 47 | 31 | 31 | 35 | 37 | 22 | 18 |
| Larceny Offenses | 3,506 | 3,911 | 4,138 | 4,098 | 4,221 | 3,579 | 3,504 | 3,619 | 2,240 | 1,949 |
| Homicides | 1 | 2 | 3 | 3 | 1 | 3 | 3 | 0 | 0 | 0 |
| Arson Offenses | 32 | 28 | 45 | 42 | 29 | 37 | 22 | 24 | 21 | 21 |
| Auto Thefts | 195 | 237 | 196 | 180 | 213 | 180 | 222 | 211 | 153 | 96 |
| Aggravated Assaults | 298 | 373 | 389 | 306 | 283 | 180 | 222 | 211 | 153 | 96 |
| Rapes | 64 | 53 | 69 | 80 | 53 | 55 | 72 | 67 | 67 | 48 |
| Burglaries Total | 664 | 875 | 792 | 831 | 752 | 741 | 738 | 679 | 423 | 358 |
| Burglaries: Residential | 508 | 719 | 575 | 601 | 521 | 574 | 542 | 485 | 284 | 211 |
| Burglaries: Non-Residential | 251 | 156 | 217 | 230 | 231 | 167 | 196 | 194 | 139 | 147 |
| Total | 4,787 | 5,521 | 6,454 | 5,587 | 5,583 | 4,933 | 4,875 | 4,900 | 3,082 | 2,647 |

Source: City of Fort Collins Police Services, Records (970) 221-6540 or www.fcgov.com/police/crime-stats.php

Table 52 Transit Ridership*

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|------------------------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Quarterly Total | | | | | | | | | | |
| 1st Quarter | 261,537 | 278,354 | 344,139 | 363,843 | 356,099 | 360,470 | 379,239 | 421,061 | 455,919 | 407,176 |
| 2nd Quarter | 220,911 | 218,220 | 265,904 | 271,764 | 299,588 | 308,908 | 314,887 | 340,819 | 349,068 | 317,267 |
| 3rd Quarter | 209,164 | 243,999 | 260,313 | 264,041 | 283,435 | 301,406 | 338,631 | 361,716 | 371,044 | 327,852 |
| 4th Quarter | 252,134 | 315,589 | 327,484 | 332,005 | 358,637 | 377,757 | 399,022 | 422,076 | 440,297 | 419,616 |
| Ridership Total | 948,735 | 1,056,162 | 1,197,840 | 1,231,653 | 1,297,759 | 1,348,541 | 1,431,779 | 1,545,672 | 1,616,328 | 1,471,911 |
| Average Daily | | | | | | | | | | |
| 1st Quarter | 3,441 | 3,675 | 4,412 | 4,725 | 4,686 | 4,681 | 5,524 | 5,970 | 6,563 | 5,979 |
| 2nd Quarter | 2,873 | 2,830 | 3,453 | 3,529 | 3,891 | 4,012 | 4,482 | 4,838 | 5,765 | 5,243 |
| 3rd Quarter | 3,655 | 3,139 | 3,337 | 3,385 | 3,588 | 3,588 | 4,769 | 5,130 | 5,612 | 5,051 |
| 4th Quarter | 3,278 | 4,057 | 4,309 | 4,312 | 4,658 | 4,393 | 5,675 | 6,169 | 5,801 | 5,240 |
| Average of Total | 13,247 | 13,701 | 15,511 | 3,986 | 4,269 | 4,175 | 5,112 | 5,526 | 5,935 | 5,378 |

Source: City of Fort Collins Transfort (970) 221-6620

*The figures for 1999 and 2000 are weekday averages.

Table 53 Cultural Activity

| | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 |
|----------------------------|-----------|---------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Fort Collins Museum | | | | | | | | | | |
| Total Visitation | 20,846 | 23,260 | 25,000 | 24,280 | 23,467 | 22,649 | 25,851 | 24,579 | 25,934 | 19,860 |
| Special Exhibits | 10 | 10 | 8 | 7 | 9 | 8 | 7 | 6 | 6 | 6 |
| Special Events | 15 | 24 | 38 | 20 | 13 | 10 | 22 | 23 | 18 | 19 |
| Volunteer Hours | 5,491 | 5,193 | 4,863 | 4,629 | 5,026 | 4,117 | 4,355 | 4,021 | 4,126 | 4,490 |
| Public Library | | | | | | | | | | |
| Circulation | 1,040,205 | 96,726 | 1,088,372 | 1,214,254 | 1,290,245 | 1,397,125 | 1,514,048 | 1,612,400 | 1,725,633 | 1,840,530 |
| Collection Strength | 214,894 | 225,829 | 246,846 | 267,068 | 286,945 | 317,906 | 338,100 | 346,000 | 358,517 | 384,229 |
| Building Traffic | 487,856 | 462,774 | 526,288 | 614,986 | 645,366 | 695,646 | 704,489 | 740,000 | 740,222 | 754,228 |
| Registered Borrowers | 56,342 | 56,342 | 67,104 | 76,185 | 81,620 | 90,892 | 86,715 | 89,500 | 92,542 | 102,348 |
| Lincoln Center | | | | | | | | | | |
| Attendance | 225,383 | 242,654 | 204,986 | 237,737 | 259,768 | 278,407 | 284,755 | 323,212 | 327,876 | 302,266 |
| Program and Events | 1,641 | 1,814 | 1,712 | 1,511 | 1,526 | 1,646 | 1,723 | 1,591 | 1,715 | 1,488 |
| Senior Center | | | | | | | | | | |
| All Programs | 64,100 | 41,501 | 76,250 | 106,788 | 120,523 | 200,253 | 244,494 | 227,925 | 304,690 | 305,126 |

Source: City of Fort Collins Cultural, Library, and Recreational Services: Fort Collins Museum (970) 221-6738; Public Library (970) 221-6526; Lincoln Center (970) 221-6735; Senior Center (970) 221-6644