NOTICE AND AGENDA
SOUTH OGDEN CITY COUNCIL AND PLANNING COMMISSION COMBINED WORK SESSION
TUESDAY, NOVEMBER 15, 2022, 4PM

Notice is hereby given that the South Ogden City Council and Planning Commission will hold a combined work session at 4 pm on Tuesday, November 15, 2022. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the EOC. The meeting is open to the public; anyone interested is welcome to attend. No action will be taken on any items discussed during the work session.

WORK SESSION AGENDA

I. CALL TO ORDER – Mayor Russell Porter

II. PRESENTATION-4:00-4:20 pm

Demonstration of Wasatch Front Regional Council's Housing Location Explorer by Mikala Jordan, CED Transportation Planner

III. MODERATE INCOME HOUSING PLAN- 4:20- 6:00 pm

A. Review of State Suggested Moderate Income Housing Plan Strategies

B. Review Evaluation Criteria

C. Prioritization of Strategies

IV. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on November 10, 2022. Copies were also delivered to each member of the governing body.

Leesa Kapetanov
Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 24 hours in advance.

WEBER COUNTY | WASATCH FRONT REGIONAL COUNCIL | TRANSPORTATION AND LAND USE CONNECTION | Department of CITY & METROPOLITAN PLANNING, THE UNIVERSITY OF UTAH

WEBER COUNTY HOUSING AFFORDABILITY & ACCESS STUDY

Wasatch Front Regional Council | University of Utah | Weber County, Utah | October 2022

ACKNOWLEDGEMENTS

WEBER COUNTY

Scott Jenkins, Weber County Commission
Jim Harvey, Weber County Commission
Gage Froerer, Weber County Commission
Charlie Ewert, Planning Division
Scott Perkes, Planning Division
Melissa Freigang, Prosperity Center for Excellence
Unincorporated Weber County

THE 15 CITIES AND TOWNS OF WEBER COUNTY

Farr West
Harrisville
Huntsville
Hooper
Marriott-Slaterville
North Ogden
Ogden
Plain City
Pleasant View
Riverdale
Roy
South Ogden
Uintah
Washington Terrace
West Haven

WEBER AREA COUNCIL OF GOVERNMENTS (WACOG)

WACOG AFFORDABLE HOUSING PANEL

WASATCH FRONT REGIONAL COUNCIL (WFRC)

Megan Townsend
Mikala Jordan
Christy Dahlberg
Marcia White
Ted Knowlton
Andrew Gruber
Bill Hereth

UNIVERSITY OF UTAH

Madison Merrill
Anders Hart

Weber County applied to, and received planning assistance in the form of WFRC staff support from, the Transportation and Land Use Connection Program, a collaborative partnership between WFRC, Salt Lake County, Utah Transit Authority, and Utah Department of Transportation.

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CHAPTER 1

INTRODUCTION

Affordable housing is critical to a strong economy and healthy society. Yet across the Wasatch Front, affordable housing is dwindling and homelessness is rising at alarming rates. While Weber County has been known for lower housing prices than the other counties along the Wasatch Front, its lower household incomes and rising housing costs have resulted in a housing crisis.

This effort, executed by Weber County and Wasatch Front Regional Council (WFRC), aims to help address Weber County's affordability crisis while supporting economic and social opportunities for residents. This document is split into three major sections: existing conditions, community feedback, and best practices for housing affordability. Socioeconomic and demographic conditions are assessed for both Weber County as a whole and the individual communities within the county.

Existing Conditions

Our main findings related to existing conditions are:

Weber County is Seeing Booming Population Growth and Changing Population Characteristics

Weber County's population grew 13 percent between 2010 and 2020 and is expected to grow by 70 percent in the next 40 years, resulting in a substantial increase in housing demand.

Weber County's average household size is increasing despite its median age increasing and the percent of households with children under 18 decreasing. This suggests that the increasing household size is due to more intergenerational households and cohabitation than increased children in the home. This is a sign that living alone may be becoming prohibitively expensive for Weber County residents.

Weber County is becoming more diverse, with a significant increase in minority households over the past decade. Communities with the most diversity also tend to have lower median household incomes.

Renter Households are Significantly Cost-Burdened

Weber's renter households are significantly more cost-burdened by housing than those in Davis County, and only slightly less cost-burdened than Salt Lake County and the state of Utah, despite having substantially lower rents (due to its lower median household income). While Weber County became less cost-burdened from 2010 to 2019, rising housing and rental prices between 2019 and 2022 indicate that the share of cost-burdened households in Weber County can be expected to rise, and homeownership rates decline.

More Affordable Housing Units Are Needed

As of 2019, the county was short over 1,300 units for low and very low-income households. This deficit is likely much larger in 2022.

Fifty-five percent of Weber County's rental units are affordable for households below 80 percent of the area median household income (AMHI). While Weber County has a surplus of moderate-income units (50 to 80 percent AMHI), it lacks 1,322 low-income and very low-income units for those below 50 percent AMHI (likely more with rising housing costs from 2019 to 2022).

Moderate-Income Housing (MIH) is Not Equally Distributed Across the County

Ogden provides 68 percent of the county's moderate-income housing (MIH). Ogden, Riverdale, and Washington Terrace are the only municipalities that offer more than their share of MIH relative to their population. Many of the county's greatest contributors to MIH are also nearing build-out, meaning they have limited land available to construct new housing. Unless other, still developing communities start providing more affordable housing, the county deficit in affordable units will likely grow as the county's population increases.

Developable Land is Located in Higher-Cost Areas

Most of the county's remaining developable land is located in areas with high median housing costs. The majority of growth is anticipated to occur in these areas.

Specifically, much of the remaining developable land lies in unincorporated western Weber County and the more rural and suburban municipalities in that area. At 44,000 potentially developable acres, Weber County has room for continuing its trend of strong population growth. However, current zoning in many of these areas limits residential density, potentially hindering housing affordability and leading to long commutes as outlying areas develop.

West Haven, North Ogden, and Hooper are projected to account for most population growth in the county through 2060. However, all are among the highest median rents. In fact, North Ogden has the second-highest rent, and Hooper has the fourth. All three communities have high percentages of cost-burdened households and contribute substantially less to the county MIH supply relative to their population.

Data Lags Behind

At the time of this analysis, the most recent available data for most variables came from the U.S. Census Bureau's 2015 to 2019 American Community Survey Five-Year Estimates. Yet, affordability and the housing market changed drastically between 2019 and 2022, so having a picture of 2022 conditions is important. Various projections were calculated based on 2019 American Community Survey data as well as using Wasatch Front Regional Council's Real Estate Market Model.

Some 2022 data were available from national resources. For example, home sale prices in Weber County have increased by over 73 percent between January 2019 and February 2022 (Redfin Data Center). The existence of some 2022 data allowed us to calculate rates of change and approximate figures for variables without 2022 data, painting a broader picture of 2022 conditions.

Best Practices

We discuss the strengths and weaknesses of the following practices for housing affordability:

Zoning Reform

Legalizing higher densities and mixed uses in residential areas in zoning ordinances.

Regional Housing Coordination

Policies to encourage or require increased housing development (including affordable housing) across the region. These may be adopted at the regional or state level.

Community Land Trusts

A non-profit leases land on which residents can buy homes, making homeownership more affordable by eliminating the cost of land from home prices. Resale prices are capped to maintain affordability.

Workforce Housing

Housing provided by employers for their employees or other employer-based housing initiatives.

Figure 1.1 - Project Methodology

Transit-Oriented Development (TOD) and Form-Based Code

Form-based codes regulate building form instead of land use and can allow for higher densities than traditional zoning. TODs promote affordability by allowing for higher densities.

Preservation

Using deed restrictions and subsidies to keep affordable units available for low-income households.

Housing Trust Funds

Government or non-profit funds used to finance or assist in the preservation or construction of affordable housing.

Tax Increment Financing

Leveraging increased tax revenue in specific districts to finance affordable housing projects.

Regulatory Incentives

Encouraging affordable housing development through density bonuses, reduced parking or aesthetic requirements, or streamlined approval processes.

Tools for Implementation

This effort also produced an interactive, web-based mapping tool for communities to use. This tool, the **Housing Location Explorer** can assist housing and land use planning efforts throughout Weber County. Users choose what factors are important to their community and prioritize them. The tool then produces a heat map of locations from most to least suitable based on the user's prioritization.

Methodology

Except where noted otherwise, the data source for this project is the U.S. Census American Community Survey (ACS) 5-year estimates for 2015 to 2019. This data source was the most accurate and up-to-date at the time of writing. Total population data for 2000 to 2020 are from the respective decennial Censuses. The Wasatch Front Regional Council (WFRC) provided data for housing types for Weber County communities, except for Wolf Creek, Huntsville, Liberty, Eden, and Western Weber County. We used ACS data (Table DP04) on housing type for those communities.

The map of developable land is based on a WFRC dataset of parcels in Weber County (excluding Ogden Valley). We defined "developable land" as WFRC-categorized vacant or agricultural. We excluded parcels that were within 100 meters of environmentally hazardous sites obtained from the Utah Geospatial Resource Center. Those sites were:

- Hazardous waste and used oil facilities
- Solid waste facilities
- Solid waste facilities (open sites only)
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, or "Superfund") sites
- Utah Division of Air Quality air emissions inventory sites

We also excluded riparian areas, but not areas listed as wetlands using the U.S. Fish and Wildlife Service's National Wetlands Inventory (NWI) categorization scheme. The developable land map is an approximation because the WFRC parcel data are from 2019. Additionally, that dataset may contain errors, and development may occur closer or farther from the hazards identified above. Much of the developable land would also require a zoning change for development to occur on it. The map is meant to serve as a rough depiction of where future development is likely to occur in the coming years in Weber County.

CHAPTER 2

EXISTING CONDITIONS

WEBER COUNTY

POPULATION

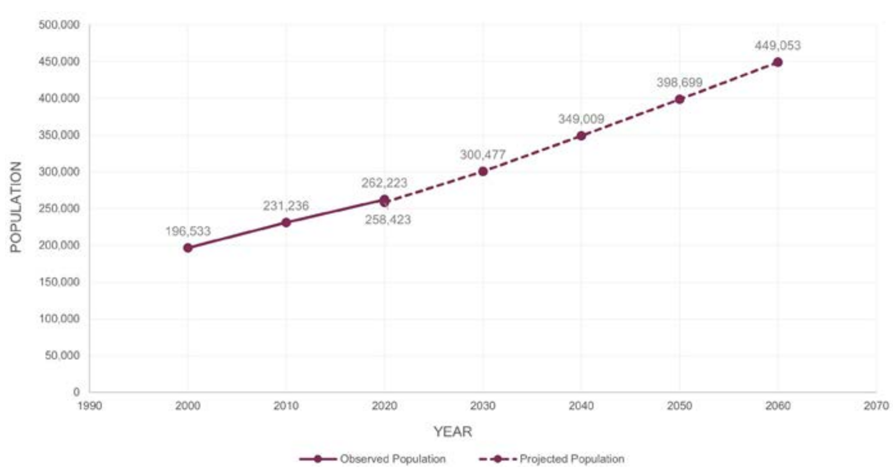
As of the 2020 Census, Weber County's population was 262,223. Over the past two decades, the county's rate of growth has remained fairly consistent with 18 percent growth between 2000 and 2010 and 13 percent growth from 2010 to 2020. According to the Utah Governor's Office, the population is expected to continue growing at a similar rate, reaching a population of 449,052 by 2060 using a "middle of the road" growth projection. Figure 2.1 illustrates the county's past and projected population growth.

As illustrated in Figure 2.2, Weber County's growth rate of 13 percent from 2010 to 2020 was slower than its neighboring counties and the state of Utah. However, the Governor's Office anticipates the county to grow significantly faster than its neighboring counties in the coming decades, with its population increasing by over 70 percent from 2020 to 2060.

Community Comparison: Population

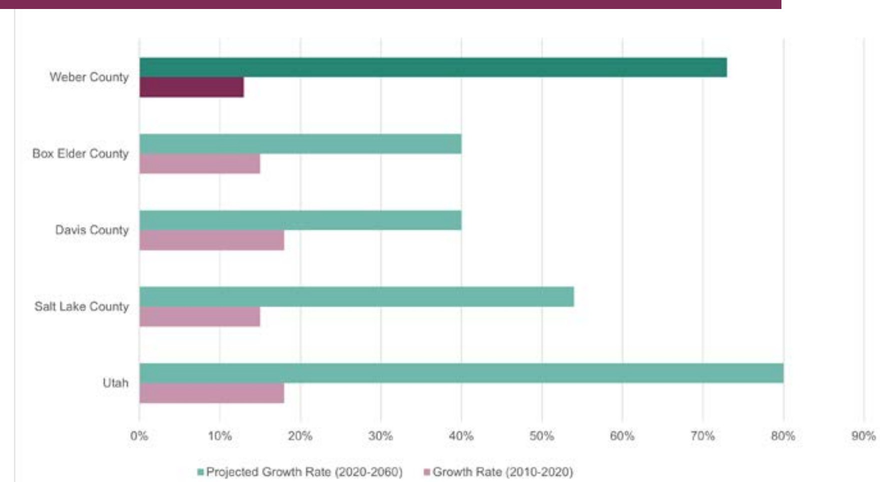
Not all areas of the county are growing at similar rates. Growth in older, more built-out areas is slowing to a crawl, while newer, more rural areas are growing exponentially. Tables 2.1 and 2.2, (as well as Map 2.1, see page 6) show the growth rates from 2010 to 2020 and anticipated growth rates from 2020 to 2060 of Weber County's various communities.

Figure 2.1 - Weber County Past and Projected



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Management & Budget

Figure 2.2 - County/State Comparison: Population Growth Rate



Source: U.S. Census Bureau: DEC 2010, 2020, Table P1; 2012 Baseline Projections - Utah Governor's Office of Management & Budget

Table 2.1 - Community Comparison: Population Growth Rate

Community	Growth Rate (2010 to 2020)	Projected Growth Rate (2020 to 2060)	Percent Built-Out	Percent of County Population	Percent of County Growth (2020 to 2060)
Weber County	13%	73%	90%	100.0%	100.0%
West Haven	63%	249%	64%	6.4%	22.3%
Plain City	43%	112%	29%	3.0%	4.7%
Pleasant View	39%	102%	57%	4.2%	6.0%
West-Central Area	39%	63%	70%	1.5%	No Data
Farr West	30%	51%	59%	2.9%	2.1%
Marriott-Slaterville	26%	230%	38%	0.8%	2.6%
Hooper	26%	303%	93%	3.5%	14.7%
Harrisville	26%	39%	76%	2.7%	1.5%
Wolf Creek	23%	No Data	No Data	0.6%	No Data
North Ogden	21%	144%	71%	8.0%	16.2%
Liberty	21%	No Data	No Data	0.6%	No Data
Eden	15%	No Data	No Data	0.3%	No Data
Riverdale	11%	1%	85%	3.6%	0.0%
Uintah	10%	66%	73%	0.6%	0.6%
Roy	7%	14%	94%	15.0%	2.8%
South Ogden	6%	11%	88%	6.7%	1.1%
Ogden	5%	23%	94%	33.3%	10.5%
Washington Terrace	2%	44%	76%	3.5%	2.2%
Huntsville	-6%	No Data	No Data	0.2%	No Data
Uintah Highlands	No Data	37%	No Data	0.7%	No Data

Source: U.S. Census Bureau: DEC 2010, 2020, Table P1; 2012 Baseline Projections - Utah Governor's Office of Management & Budget; Built-Out Data: Wasatch Front Regional Council (2018), AGRC 2021 (See Map 2.3), and WFRC's Real Estate Market Model.

Table 2.2 - Community Comparison: Population Growth Projections

Community	2019 Population	Estimated 2022 Population	Projected 2025 Population	Projected 2032 Population
Weber County	260,213	274,460	288,706	307,702
West Haven	10,286	12,207	14,128	16,689
Plain City	7,669	8,311	8,953	9,809
Pleasant View	10,839	11,664	12,489	13,589
West-Central Area	3,944	4,188	4,599	5,395
Farr West	7,385	7,666	7,947	8,321
Marriott-Slaterville	1,443	1,692	1,942	2,274
Hooper	9,152	11,229	13,306	16,075
Harrisville	6,872	7,073	7,274	7,542
Wolf Creek	1,391	1,467	1,543	1,645
North Ogden	20,582	22,809	25,037	28,007
Liberty	929	980	1,031	1,099
Eden	794	837	881	939
Riverdale	8,838	8,843	8,847	8,853
Uintah	1,439	1,510	1,582	1,677
Roy	39,613	40,014	40,415	40,950
South Ogden	17,199	17,340	17,480	17,668
Ogden	87,773	89,261	90,749	92,732
Washington Terrace	9,022	9,320	9,619	10,017
Huntsville	628	662	697	743
Uintah Highlands	1,832	1,896	1,944	2,074

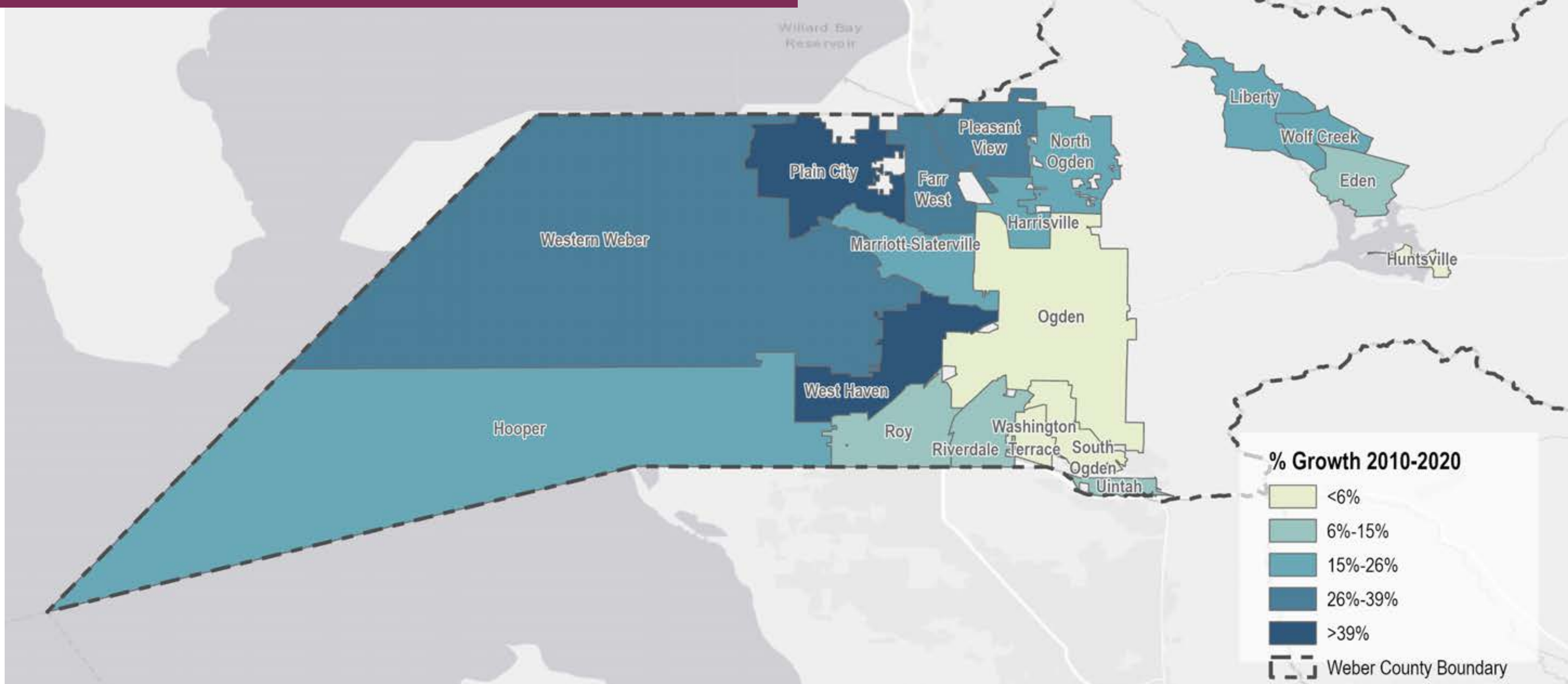
Source: U.S. Census Bureau, Baseline Projections - Utah Governor's Office of Management & Budget. For the West-Central Area and Uintah Highlands, the Wasatch Front Regional Council Real Estate Market Model was Used to calculate growth projections. ForWolf Creek, Liberty, Eden, and Huntsville, the county's projected growth rate was Used to estimate their projected populations.

West Haven was the fastest-growing community in the county, with a growth rate of 63 percent in the past decade. Other communities that have seen significantly higher growth rates in the past decade include Plain City (43 percent), Pleasant View (39 percent), and Farr West (30 percent).

On the other hand, more built-out Weber communities are seeing significantly slower growth, including Huntsville (six percent decline), Washington Terrace (two percent), Ogden (five percent), South Ogden (six percen), and Roy (seven percent). All these areas are expected to continue to grow at similarly low rates through 2060. However, these areas should not be overlooked as they currently account for nearly 60 percent of the county's population.

Many of the communities currently experiencing the most significant growth are expected to continue to grow at fast rates through the coming decades. West Haven, the county's fastest-growing community from 2010 to 2020, is expected to nearly quadruple its population from 2020 to 2060. Hooper is projected to grow even faster, with a growth rate of over 300 percent. Four other communities are expected to at least double their population by 2060, including Plain City, Pleasant View, Marriott-Slaterville, and North Ogden. It should be noted that many of the fastest-growing communities account for very small portions of the county's total population. However, with rapid growth, communities such as West Haven, Hooper, and North Ogden will soon become major population centers. As a whole, Weber County communities can expect to see significant growth as soon as the next three to ten years (Table 2.2, see page 5).

Map 2.1 - Community Comparison: Population Growth Rate (2010 to 2020)



POPULATION CHARACTERISTICS

The following section summarizes key population and household characteristics related to housing affordability.

Race and Ethnicity

As illustrated in Figure 2.3, three-quarters of Weber County is white and non-Hispanic or Latino, 14 percent is white and Hispanic or Latino, four percent is Pacific Islander, and less than four percent is black, Asian, American Indian, or two or more races (2019 ACS 5-Year Estimates). Weber County has 18.9 percent minority-headed households, which is more than Box Elder County, Davis County, and the state of Utah but less than Salt Lake County (Table 2.5). The share of minority households increased from 12.5 percent in 2010 to 18.9 percent in 2019, indicating that Weber County may be becoming more diverse.

Figure 2.3 - Weber County Race and Ethnicity (2019)

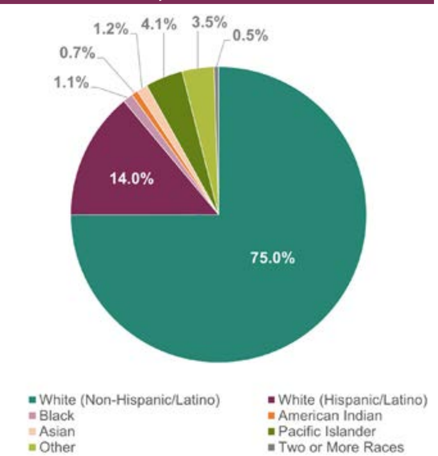


Table 2.5 - Percent Minority Householders (2019)

	Percent Minority Households
Weber County	18.9%
Box Elder County	10.5%
Davis County	13.3%
Salt Lake County	23.7%
State of Utah	17.0%

Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05, S2502

Ogden is the most diverse community in Weber County, with nearly a third of its households minority-headed, followed by Roy (19.7 percent) (Table 2.6). The least diverse areas include Huntsville (2.7 percent), Hooper (4.5 percent), Plain City (6.4 percent), and North Ogden (7.1 percent). American Community Survey data estimate that 100 percent of Eden's residents identify as white with only five percent also identifying as Hispanic/Latino. The high percentage of minority-headed households may be due to the community's small size or sampling error.

Table 2.6 - Percent Minority-Headed Householders (2019)

Community	Percent Minority-Headed Households
Weber County	18.9%
Ogden	29.6%
Roy	19.7%
Riverdale	17.0%
Eden	15.2%
Pleasant View	14.9%
Washington Terrace	14.8%
South Ogden	13.9%
Harrisville	12.9%
Wolf Creek	11.2%
West Haven	10.3%
Marriott-Slaterville	9.3%
Liberty	8.5%
Farr West	8.1%
West-central Weber	7.5%
Uintah	7.3%
North Ogden	7.1%
Plain City	6.4%
Hooper	4.5%
Huntsville	2.7%

Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Other Key Characteristics

Median Age

Weber County has a median age of 32.7 years, similar to Box Elder and Salt Lake counties and slightly older than Davis County and the state of Utah. Weber County's median age has increased significantly from 30.6 in 2010, signaling that the county is aging. Weber's youngest communities include Harrisville (28.2), West Haven (29.2), and Plan City (30.5) (2019 ACS 5-Year Estimates). An aging median age can indicate the need for increased services for older adults.

Household Size

Weber County has a household size of 2.97 persons. This is lower than Davis, Box Elder, Salt Lake counties and the state of Utah. The average household size has increased from 2.84 in 2010 to 2.97 in 2019, despite the county median age increasing and the percent of households with children under 18 decreasing. This suggests that the increasing household size may be due to more intergenerational households, young adults living with parents, or cohabitation amongst adults, rather than more children in the community. More intergenerational living can indicate limited housing, childcare, or older adult care options.

Age Dependency

The age dependency ratio compares the amount of traditionally dependent age groups (infant to fourteen years and older than 65 years) to age groups that are traditionally in the workforce (15 to 65 years). Weber County has an age dependency ratio of 66.4, meaning that 66.4 percent of its population is likely not in the workforce (2019 ACS 5-Year Estimates). As shown in Table 2.7, Weber's ratio lies in the middle of its neighboring counties and is similar to the state average (2019 ACS 5-Year Estimates). However, 66.4 indicates a high age dependency, meaning people aged 15 to 65 years likely face higher tax burdens to support the larger amount of dependent older and younger people.

Children Under 18 Households

In 2019, 40 percent of Weber County households had children under 18 years old – a decrease from 41.3 percent in 2010. The state of Utah and Davis County also have a similar rate, while Salt Lake County has less. Communities that have the largest percentage of households with children under 18 were Plain City (55 percent), West Haven (52.5 percent), and Harrisville (50.1 percent). Where populations of children are increasing and decreasing should be analyzed against school locations to ensure sufficient and accessible educational opportunities.

Single-Parent Households

Weber County has a higher single-parent household rate than does its surrounding counties or the state, with nearly seven percent of households headed by single parents in 2019. However, this rate has decreased over the past decade, with 9.4 percent of households headed by single-parents in 2010. Seventy-four percent of single-parent households in 2019 were headed by single mothers and 26 percent by single fathers. Weber communities with the highest percentage of single-parent households were Harrisville (10.4 percent), Ogden (8.7 percent), and Washington Terrace (8.6 percent)

65+ Living Alone Households

Over eight percent of Weber County households are residents 65 or older living alone – significantly higher than Davis (4.5 percent) and Salt Lake (5.3 percent) counties and slightly higher than the state average (7.3 percent). Communities that have the greatest proportion of 65 years and older householders living alone are Liberty (16.6 percent), Washington Terrace (14.6 percent), and Riverdale (12.5 percent).

Table 2.7 - County/State Comparison: Other Key Population Characteristics (2019)

County	Median Age	Average Household Size	Age Dependency Ratio	Percent Households with Children Under 18	Percent Single-Parent Households Households	Percent 65+ Living Alone Households
Weber	32.7	2.97	66.4	40%	6.9%	8.4%
Box Elder	32.6	3.1	80.3	-	-	-
Davis	31.1	3.3	73.1	42%	5.5%	4.5%
Salt Lake	32.6	3.0	61.4	35%	5.2%	5.3%
State of Utah	30.8	3.1	68.4	41%	5.4%	7.3%

Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S0101, S1101, DP02

HOUSING CHARACTERISTICS

Tenure

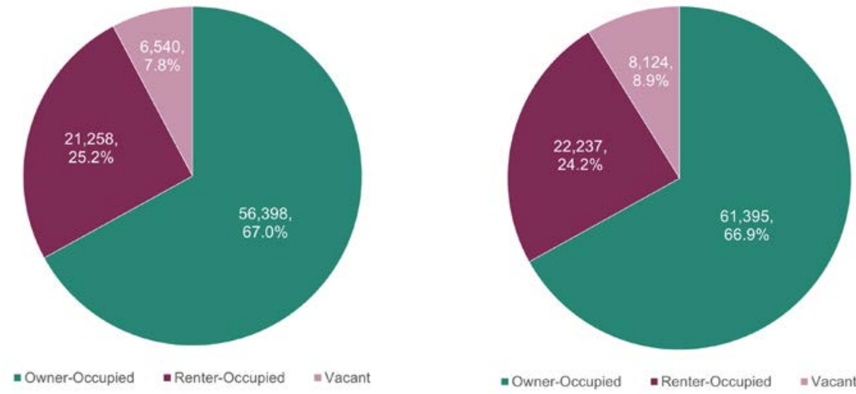
In 2019, there were 91,756 housing units in Weber County. As indicated in Figure 2.4, 66.9 percent of those were owner-occupied, 24.2 percent renter-occupied, and 8.9 percent vacant. Tenure in 2010 had a similar distribution. Since the population is growing yet housing tenure is remaining proportionately consistent, there is an increasing amount of total renter and homeowner households. Table 2.8 compares Weber's household tenure to adjoining counties and the state of Utah. At 26 percent, Weber County has a greater portion of renter-occupied housing units than Davis (23.0 percent) and Box Elder (22.2 percent) counties but a lower portion than Salt Lake County (32.9 percent) and the state (29.8 percent).

Table 2.8 also compares the change in homeownership rates over time across counties. Weber County is the only county out of Box Elder, Davis, and Salt Lake to have an increase in homeownership over the past decade. Utah as a whole saw a decrease of one percent in homeownership, while Weber saw an increase of nearly a percent; this is a positive sign for home-ownership attainability in Weber County. With that being said, minorities are not equally represented in Weber's homeownership rates. About 15 percent of Weber's owner-occupied units are owned by minorities, compared to 19 percent of households headed by minorities.

Housing Types

Table 2.9 compares housing types to neighboring counties and the State. Weber County has a similar distribution as the state overall, with 71.6 percent single-family detached, 5.3 percent single-family attached, 19.8 percent multi-family, and 3.5 percent mobile homes. Weber County has more multi-family than Box Elder (12.9 percent) and Davis (16.9 percent) counties but less than Salt Lake County (21.9 percent) (WFRC & County Assessor's Parcel Data). Weber has a higher percentage of mobile homes than all three other counties.

Figure 2.4 - Weber County Housing Unit Tenure (Left: 2010, Right: 2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table B25003

Table 2.8 - Household Tenure & Homeownership Rates (2019)

	Percent Owner Occupied	Percent Renter Occupied	Percent Change in Homeownership Rates (2010-2019)
Weber County	73.4%	26.6%	0.8%
Box Elder County	77.8%	22.2%	-1.3%
Davis County	77.0%	23.0%	-3.7%
Salt Lake County	67.1%	32.9%	-1.4%
State of Utah	70.2%	29.8%	-1.0%

Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Table 2.9 - Housing Units by Type (2019)

	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes
Weber County	71.6%	5.3%	19.6%	3.5%
Box Elder County	81.2%	2.8%	12.9%	3.1%
Davis County	75.3%	5.1%	16.9%	2.7%
Salt Lake County	62.6%	7.2%	28.3%	1.9%
State of Utah	68.3%	6.4%	21.9%	3.4%

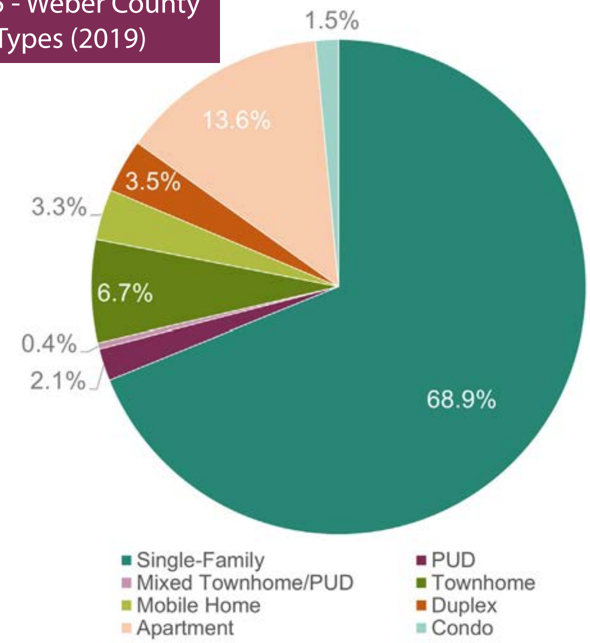
Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table DP04

Map 2.2 shows the geographic breakdown of built housing units throughout Weber County as of January 2020 (see page 11). West of I-15 predominantly consists of detached single-family units. Even when including areas east of I-15, Weber County's housing stock is primarily single-family by several measures. 72 percent of the units are single-family detached units, and single-family units take up about 96 million square feet compared to multi-family units at 18 million square feet (WFRC Housing Inventory Explorer, 2020). Additionally, single-family parcels take up 62 thousand acres while multi-family parcels take up only 2.7 thousand acres.

Multi-family housing is not evenly distributed across the county. Much of the western half of Weber County is overwhelmingly single-family housing units. When compared to the total housing stock of an individual community, some communities have a much higher share of multi-family housing while others have none. Wolf Creek (39.2 percent), Ogden (36.8 percent), and South Ogden (36.8 percent) have the highest composition of multi-family housing relative to their total stock; the multi-family housing in Wolf Creek, however, is predominantly second homes (WFRC & County Assessor's Parcel Data). Multi-family housing makes up less than one percent of these communities' housing stock: Liberty, Eden, Hooper, Farr West, and Plain City (WFRC & County Assessor's Parcel Data).

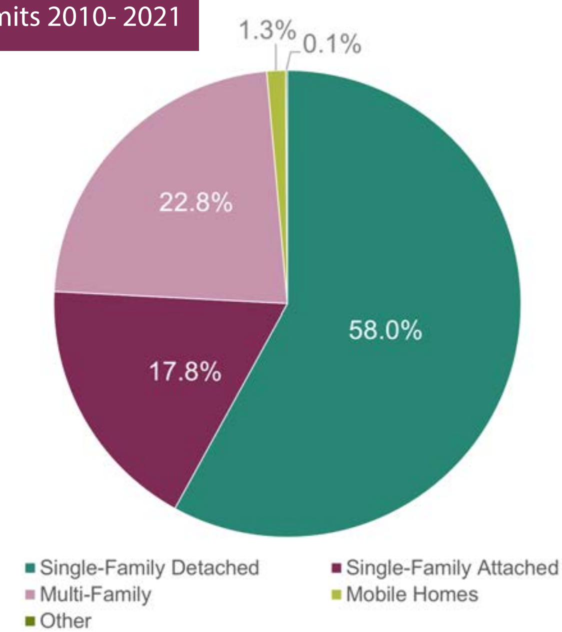
Figure 2.5 breaks down the housing stock further, showing the supply is predominantly single-family detached homes (68.9 percent), followed by 13.6 percent apartments, 6.7 percent townhomes, 3.5 percent duplexes, 3.3 percent mobile homes, and less than three percent each of planned unit developments (PUDs), condominiums, and mixed townhome/PUDs (WFRC & County Assessor's Parcel Data). Additionally, the housing stock has shifted over the past decade. Figure 2.6 illustrates the share of housing permits approved by housing type from January 2010 to August 2021. When comparing Figure 2.5 to Figure 2.6, new housing is proportionally less single-family detached, less mobile homes, and more single-family attached and multi-family.

Figure 2.5 - Weber County Housing Types (2019)



Source: WFRC Database, December 2019

Figure 2.6 - Weber County Housing Permits 2010- 2021



Source: Ivory Boyer Database: Jan. 2010 - Aug. 2021

Map 2.2 - Housing Unit Types in 2020

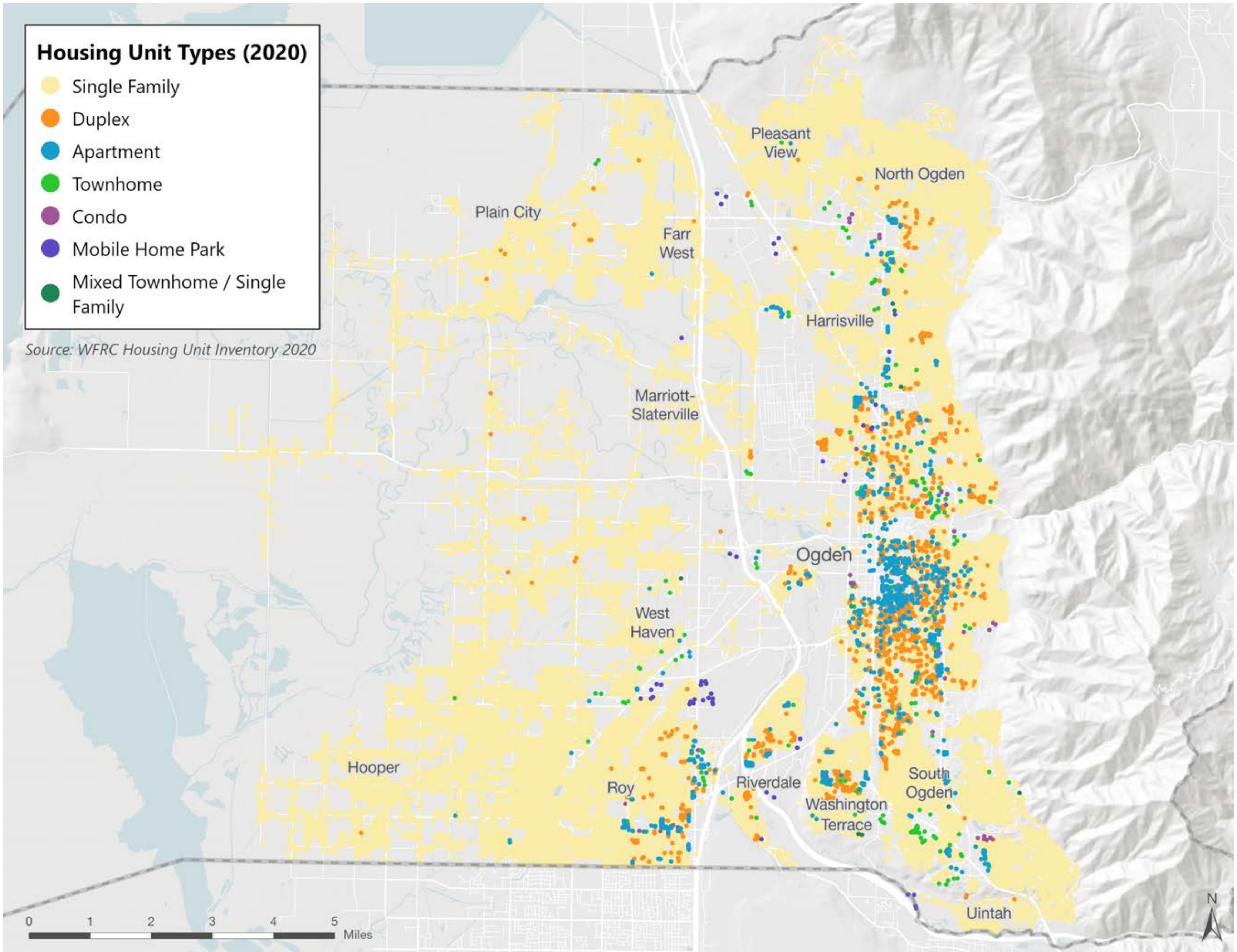


Table 2.10 breaks down housing permits from January 2010 to August 2021 by county and the state of Utah, and Table 2.11 does so by Weber County community. By far, the majority (26 percent) of housing permits issued were in West Haven, followed by Ogden at 16 percent and North Ogden at 10 percent. West Haven, Ogden, and South Ogden had the most multi-family housing units constructed. Multi-family units made up 72 percent of all units permitted in South Ogden, compared to 53 percent in Ogden, and 25 percent in West Haven. Only a relatively small number of mobile homes were permitted in most communities; however, Ogden (40 permits), Pleasant View (34 permits), Farr West (29 permits), and Uintah (25 permits) permitted the most. Several communities permitted almost exclusively single-family detached homes, including Plain City, Farr West, Riverdale, and Huntsville.

Table 2.10 - County Comparison: Housing Permits

	Single-Family Detached	Single-Family Attached	Multi-Family	Mobile Homes
Weber County	71.6%	5.3%	19.6%	3.5%
Box Elder County	81.2%	2.8%	12.9%	3.1%
Davis County	75.3%	5.1%	16.9%	2.7%
Salt Lake County	62.6%	7.2%	28.3%	1.9%
State of Utah	68.3%	6.4%	21.9%	3.4%

Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table DP04

Table 2.11 - Community Comparison: Housing Permits (January 2010 to August 2021)

Community	Percent of County Permitted Units	Total Permitted Units	Percent Single-Family Detached	# Single-Family Detached	Percent Single-Family Attached	# Single-Family Attached	Percent Multi-Family	# Multi-Family	Percent Mobile Homes	# Mobile Homes
Weber County	100%	11,290	58.0%	6,548	17.8%	2,012	22.8%	2,570	1.3%	146
West Haven	26%	2,953	53%	1563	22%	657	25%	732	0%	0
Ogden	16%	1,768	23%	411	22%	386	53%	931	2%	40
North Ogden	10%	1,137	77%	878	19%	217	3%	38	0%	0
Pleasant View	8%	897	53%	479	39%	349	4%	35	4%	34
Plain City	8%	868	96%	830	4%	32	1%	6	0%	0
South Ogden	7%	776	13%	97	16%	123	72%	556	0%	0
Roy	7%	735	54%	399	11%	80	33%	245	1%	11
Farr West	6%	669	96%	640	0%	0	0%	0	4%	29
Harrisville	2%	199	50%	99	49%	97	2%	3	0%	0
Riverdale	1%	119	91%	108	0%	0	3%	4	6%	7
Huntsville	1%	110	95%	104	0%	0	4%	4	0%	0
Washington Terrace	1%	99	62%	61	19%	19	10%	10	9%	9
Uintah	0%	51	51%	26	0%	0	0%	0	49%	25

Source: WFRC Database, December 2019

Household Income and Cost Burden

Table 2.12 shows Weber's 2019 median household income compared to its neighboring counties and the state of Utah (See page 14). Weber County had a lower median household income ($67,244) than Davis County ($83,310), Salt Lake County ($74,865), and the state of Utah ($71,621), and a higher income than Box Elder County ($62,233) (2019 ACS 5-Year Estimates). Accounting for inflation, median household income has increased from 2010 ($63,412) to 2019 ($67,224) by nearly $4,000 (2019 ACS 5-Year Estimates). For Weber County's renters, median household income was only 39,620 dollars.

Housing Costs – County-Wide

The median homeowner in Weber County spent $1,378 per month on housing costs in 2019 (Figure 2.7). That is less than the median for the state of Utah ($1,551), Davis County ($1,600), and Salt Lake County ($1,645) but more than Box Elder County ($1,298) (2019 ACS 5-Year Estimates). Median renters paid $891 each month – less than the State ($1,037), Davis County ($1,105), and Salt Lake County ($1,118) but more than Box Elder County ($747) (2019 ACS 5-Year Estimates).

Rent and owner costs vary across Weber County (Table 2.13, see page 14). Unsurprisingly, the unincorporated resort community of Wolf Creek had the highest median rent ($2,642) and owner costs ($2,542). Other high-rent communities included Huntsville, Hooper, and West Haven. This is particularly significant considering West Haven and Hooper are some of the fastest-growing communities. Over the past decade, many of the high-rent communities, such as Huntsville, Harrisville, Uintah, and Pleasant View permitted almost exclusively single-family homes.

The most affordable rent was in Plain City ($736), Washington Terrace ($820), and Riverdale ($854). West Haven, North Ogden, and Hooper are projected to have the most relative growth in Weber County through 2060. However, as of 2019, all but North Ogden have relatively higher median rent and owner costs, which may have housing affordability implications in the future, particularly if those areas do not permit a variety of housing choices (see Zoning and Land Use on page 22).

Housing and Transportation Cost-Burden

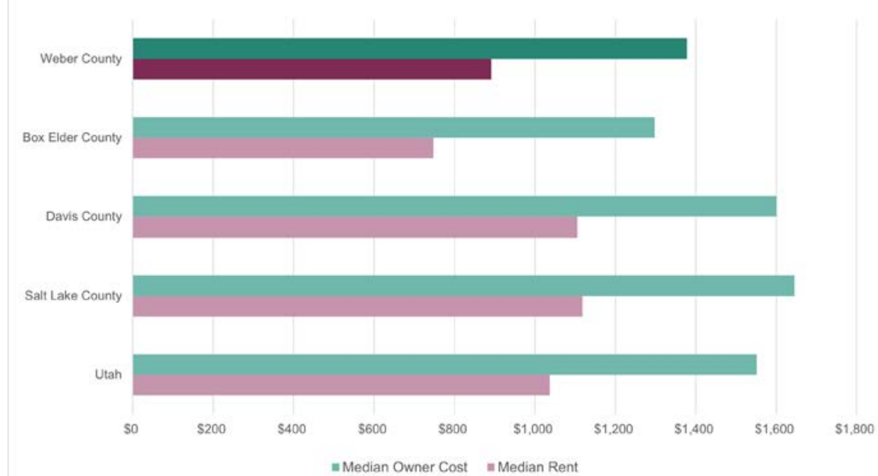
Table 2.12 also shows the percent of households (overall, homeowner, and renter-only) cost-burdened by housing. Despite having lower housing costs than the state overall and most of its comparable counties, a significant portion of Weber's households is cost-burdened. A household is considered cost-burdened when it spends more than 30 percent of its gross income on housing. As of 2019, 23.8 percent of all households and 39.2 percent of renter households were cost-burdened in Weber County, which is lower than the state (25.8 percent) and Salt Lake County (27.4 percent) but higher than Box Elder (20.2 percent) and Davis County (21.4 percent) (2019 ACS 5-Year Estimates).

Table 2.12 - County/State Comparison: Median Household Income, Percent Cost-Burdened Households (2019)

	Median Household Income	Percent Cost-Burdened Households	Percent Cost-Burdened Renter Households	Percent Cost-Burdened Homeowner Households with a Mortgage
Weber County	$67,244	23.8%	39.2%	22.2%
Box Elder County	$62,233	20.2%	32.9%	22.0%
Davis County	$83,310	21.4%	32.2%	19.6%
Salt Lake County	$74,865	27.4%	42.7%	24.0%
State of Utah	$71,621	25.8%	41.9%	23.6%

Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2503

Figure 2.7 - County/State Comparison: Housing Costs (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table DP04

Weber's renter households are significantly more cost-burdened than Davis households and only slightly less cost-burdened than Salt Lake households despite having substantially lower rents, likely because of Weber's lower median household income. Overall, Weber County has seen a decrease in cost burden since 2010. This might be due to increased median income and decreased median owner costs. However, the percentage of cost-burdened renting households has increased from 2010 to 2019 to 42.2 percent, potentially due to rising rent or increasing disparities in wages among income groups.

Additionally, rates vary significantly among communities within Weber County (Table 2.14, see page 15). In fact, 35.5 percent of households in Liberty were cost-burdened, while only 10.6 percent of households in Eden were (2019 ACS 5-Year Estimates). Liberty, Ogden, Wolf Creek, and Washington Terrace are the most cost-burdened communities. Ogden and Washington Terrace have some of the cheapest housing, but they also have some of the lowest household incomes, the highest percentage of renter-occupied housing, and a high percentage of single-parent households. Liberty and Wolf Creek, however, have some of the highest income and the lowest percent of renter-occupied units, but they also have very high housing costs. This indicates that both low incomes and high housing costs are significant factors in housing affordability in Weber County.

Transportation costs depend in part on housing location and accessibility and are an essential factor in overall affordability. A household is cost-burdened when their housing and transportation costs exceed 45 percent of their gross income. In 2015, housing and transportation costs consumed 46 percent (23 percent for housing, 23 percent for transportation) of the median household income ($56,581), indicating that many Weber County households are cost-burdened by combined housing and transportation costs. For households at the moderate-income threshold, combined housing and transportation costs consume 53 percent of income on average (28 percent for housing and 25 percent for transportation). These figures are based on the most recent version of the H+T index, which uses data from the 2015 American Community Survey, and does not consider the alarming recent housing cost rates depicted on page 16.

Table 2.13 - Community Comparison: Housing Costs (2019)

Community	Median Monthly Rent	Median Monthly Owner Costs
Weber County	$891	$1,378
Wolf Creek	$2,642	$2,542
North Ogden	$1,503	$1,503
Huntsville	$1,250	$1,607
Hooper	$1,216	$1,774
Ogden	$1,185	$1,185
West Haven	$1,161	$1,567
Harrisville	$1,131	$1,357
Uintah	$1,125	$1,602
Pleasant View	$1,104	$1,896
Roy	$1,061	$1,317
Marriott-Slaterville	$972	$1,525
South Ogden	$961	$1,270
Farr West	$950	$1,757
Riverdale	$854	$1,291
Washington Terrace	$820	$1,215
Plain City	$736	$1,712
West-central Weber	$923	$1,687
Eden	No data	$2,142
Liberty	No data	$1,621
Uintah Highlands	No data	No data

Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2506 and B25070, and WFRC's Real Estate Market Model. For the West-Central Area and Uintah Highlands, the projected growth rate in median household income was calculated Using the WFRC's Real Estate Market Model. All other communities Used U.S. Census Bureau ACS Data. West-central Weber and Uintah Highlands data for percent cost-burdened households are estimates based on available data for similar but not exact geographies.

Table 2.14 - Community Comparison: Cost-Burdened Households (2019)

Community	Median Household Income	Percent Cost-Burdened Households	#Cost-Burdened Renter Households	Percent Cost-Burdened Renter Households	#Cost-Burdened Homeowner Households with a Mortgage	Percent Cost-Burdened Homeowner Households with a Mortgage
Weber County	$67,244	23.8%	8,723	39.2%	9,660	22.2%
Liberty	$93,583	35.5%	0	0.0%	94	19.9%
Ogden	$50,061	28.9%	5,417	41.9%	2,869	11.8%
Wolf Creek	$114,306	28.1%	60	69.8%	90	13.1%
Washington Terrace	$63,503	27.9%	535	51.6%	298	10.7%
Harrisville	$74,342	24.3%	94	41.2%	386	12.5%
Marriott-Slaterville	$75,317	23.4%	49	40.2%	110	14.2%
West Haven	$77,733	22.8%	419	42.3%	478	8.9%
Plain City	$74,714	21.5%	0	0.0%	403	15.8%
Hooper	$96,688	20.7%	36	36.0%	471	12.4%
Roy	$70,032	20.4%	752	36.4%	1,682	10.6%
Riverdale	$56,000	19.9%	228	25.8%	235	8.2%
South Ogden	$68,585	19.8%	479	27.7%	689	11.6%
North Ogden	$81,198	19.3%	334	37.8%	716	9.6%
Uintah	$90,208	19.0%	6	10.7%	60	12.4%
Pleasant View	$98,765	17.6%	179	41.6%	323	9.3%
Huntsville	$69,861	17.3%	3	12.0%	36	16.1%
Farr West	$90,917	14.7%	29	18.3%	248	9.6%
Eden	$118,558	10.6%	0	0.0%	27	8.5%
West-central Weber	$77,463	21%	49	23%	No data	No data
Uintah Highlands	$74,331	21%	25	23%	No data	No data

Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2506 and B25070, and WFRC's Real Estate Market Model. For the West-Central Area and Uintah Highlands, the projected growth rate in median household income was calculated Using the WFRC's Real Estate Market Model. All other communities Used U.S. Census Bureau ACS Data. West-central Weber and Uintah Highlands data for percent cost-burdened households are estimates based on available data for similar but not exact geographies.

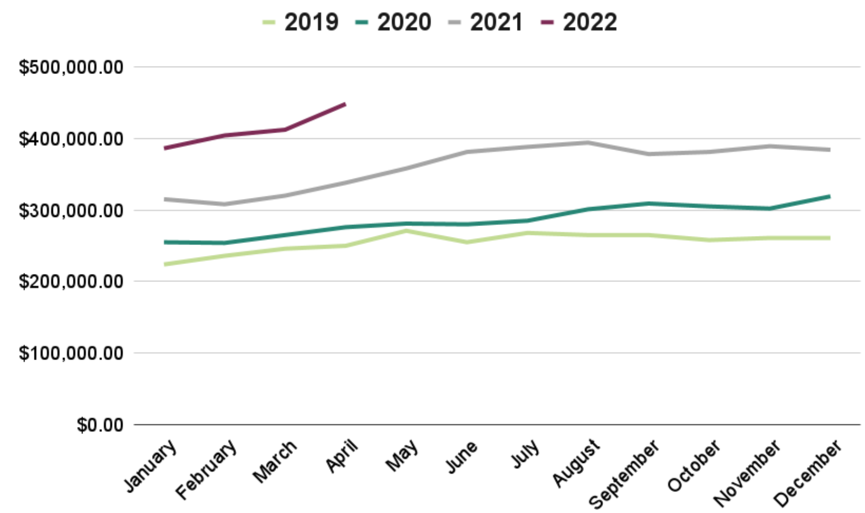
Monthly Housing Costs

Housing prices have grown since 2013 and skyrocketed since 2019 (Figure 2.8). Median rent in Weber County rose from $891 to $1,084 in the past three years (2019 to 2022), which is a 22 percent increase (CoStar Group via Washington Post "Rising Rent Prices," 2022). In that same time frame, median household sale price increased by 73 percent (Figures 2.9 and 2.10) (Redfin National Real Estate Brokerage). In 2019, the median residential sale price was $250,000; in 2022, the number jumped to $433,000 (Redfin National Real Estate Brokerage). Assuming a 30-year fixed mortgage at 6 percent interest, those sale prices indicate a jump in monthly mortgage payments from $1,499 to $2,596. During this three year period, housing inflation rose by 9.7 percent too (CPI Inflation Calculator).

Figure 2.8 - Weber County Median Residential Sales Price 2013 to 2022

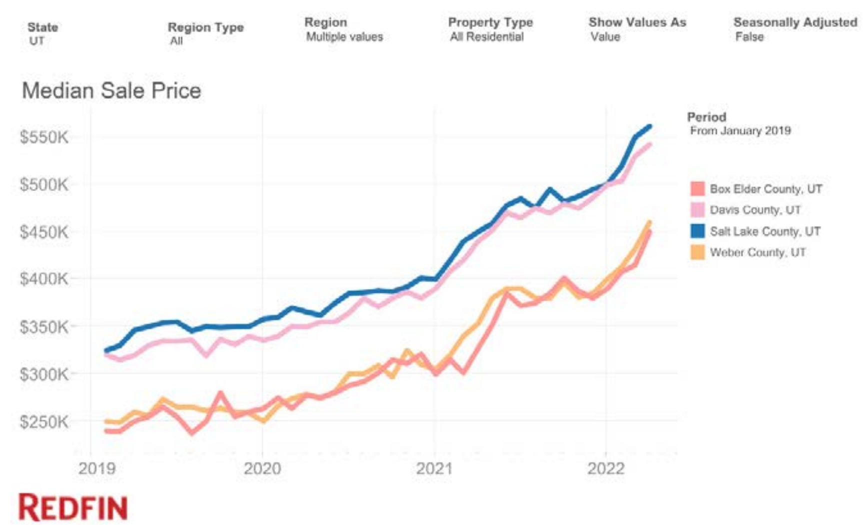
Source: Redfin National Real Estate Brokerage

Figure 2.9 - Weber County Median Residential Sales Price 2019 to 2022



Source: Redfin National Real Estate Brokerage

Figure 2.10 - County Comparison: Median Residential Sales Price



Source: Redfin National Real Estate Brokerage

Affordable Housing

A rental housing affordability gap analysis for Weber County is shown in Table 2.15. Income ranges are based on area median household income (AMHI) for renter households. Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available for each income bracket. Column five is the difference between the number of households and the number of units available, indicating the surplus or deficit of housing units for each income range.

The lowest income brackets (30 to 50 percent AMHI and less than 30 percent AMHI) have large deficits of 336 and 986 units, respectively, indicating that the county is short 1,322 units below 50 percent AMHI. Households in these brackets do not have enough housing available within their affordability range and are being forced to pay more than they can afford. There is a deficit of 6,185 units in the highest income bracket (greater than 125 percent AMHI), meaning that 6,185 households must rent at a lower price despite being able to afford more. This results in the highest income bracket consuming most of the surplus units in the 50 to 125 percent AMHI income brackets.

Table 2.16 compares the number of moderate, low, and very low-income households (below 80 percent AMI) in Weber and its neighboring counties between 2010 and 2019. The number of households below 80 percent AMI has actually decreased, where an increase was seen in the other counties.

But, as shown in Figures 2.9 to 2.11, home sale prices have increased rapidly since 2019, meaning the true affordable-housing deficit is likely larger than this analysis indicates. Projections of housing affordability, discussed in the "Affordability Gap Looking Ahead" section, indicate a growing deficit in affordable units.

Table 2.15 - Weber County Rental Affordable Gap Analysis (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	3,037	2,051	-986
30 to 50 percent AMHI ($11,886-$19,810)	$495	2,285	1,949	-336
50 to 80 percent AMHI ($19,810-$31,696)	$792	3,439	8,278	4,839
80 to 100 percent AMHI ($31,696-$39,620)	$991	2,246	4,829	2,583
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	2,649	2,735	86
> 125 percent AMHI (> $49,525)	> $1,238	8,581	2,396	-6,185

Source: U.S. Census Bureau: ACS 2019, 2015, 2010 5-Year Estimates, Tables B25118, B25119

Table 2.16 - County Comparison: MIH Households Over Time

County	2010 <80% AMI Households	% Change 2010-2015	2015 <80% AMI Households	%Change 2015-2019	2019 <80% AMI Households
Weber	8,827	1.3%	8,946	-2.1%	8,761
Box Elder	926	27.7%	1,281	10.8%	1,435
Davis	5,851	15.6%	6,931	-6.3%	6,522
Salt Lake	37,804	3.4%	39,136	-2.2%	38,303

Source: Source: U.S. Census Bureau: ACS 2019, 2015, 2010 5-Year Estimates, Tables B25118, B25119

Distribution of Moderate-Income Housing Options

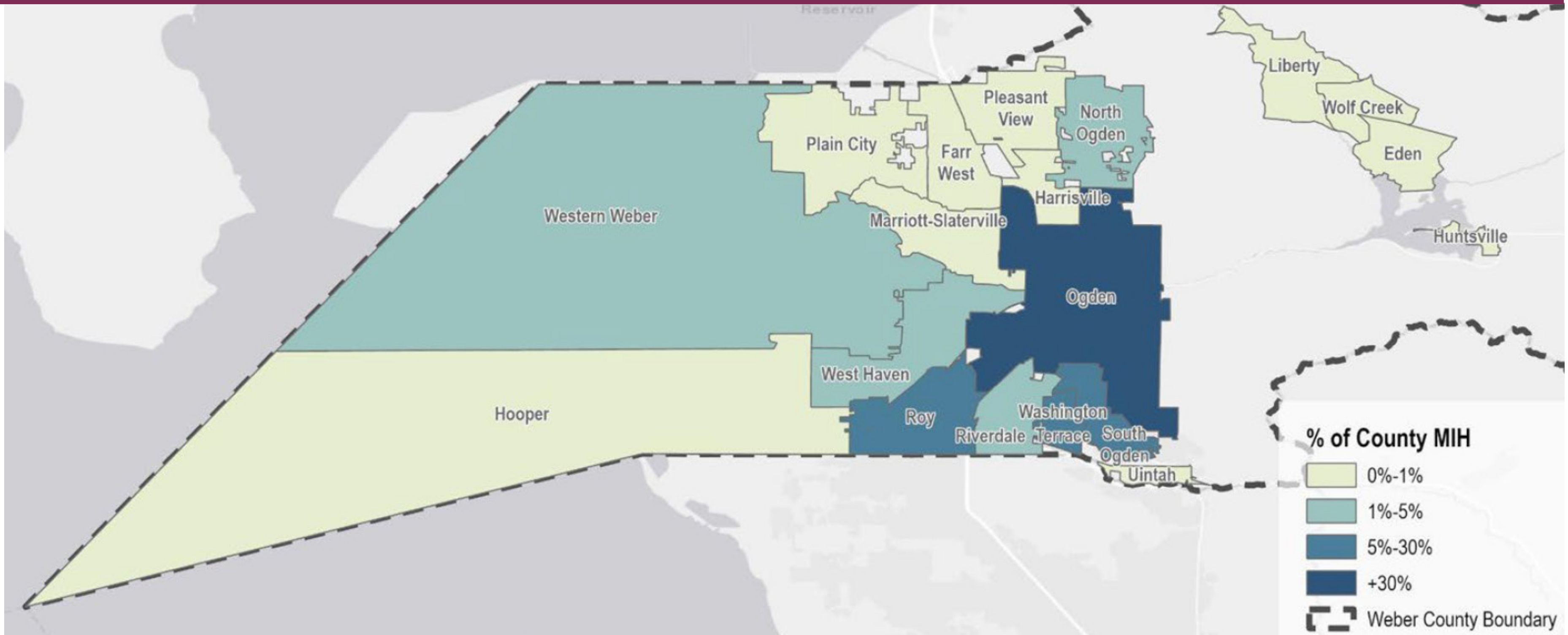
The communities in Weber County do not contribute equally to the county's moderate-income housing (MIH) supply, as indicated in Table 2.17 and Map 2.3 (see page 19). In fact, Ogden provides over 68.6 percent of the county's MIH supply while only accounting for 33 percent of the population. Ogden, Riverdale, and Washington Terrace are the only municipalities that provide more than their share of MIH relative to their population. Many of Weber County's greatest contributors to MIH are also nearing build-out, meaning they have limited land available to construct new housing. Unless other, still-developing communities start providing more affordable housing, the deficit of affordable units will likely grow as the county's population increases. Communities with the biggest gaps between share of MIH and population include North Ogden (2.6 percent of MIH, 8.0 percent of population), West Haven (1.1 percent of MIH, 6.4 percent of population), Pleasant View (0.8 percent of MIH, 4.2 percent of population), and Hooper (0.2 percent of MIH, 3.5 percent of population). All of these communities are some of the fastest-growing communities and are expected to account for nearly 60 percent of Weber County's growth through 2060. Thus, it will be vital that these communities start providing affordable housing relative to their population.

Table 2.17 - Affordable Housing & Land Availability Community Comparison (2019)

Community	%County MIH Supply	%County Population	%Developable	Estimated Developable Acres
Ogden	68.6%	33.3%	6.5%	1,150
Roy	6.5%	15.0%	6.1%	317
South Ogden	6.4%	6.7%	11.7%	294
Washington Terrace	5.2%	3.5%	24.0%	309
Riverdale	4.2%	3.6%	15.1%	446
North Ogden	2.6%	8.0%	29.3%	1,415
West Haven	1.1%	6.4%	36.0%	2,483
Plain City	0.8%	3.0%	70.7%	5,503
Pleasant View	0.8%	4.2%	43.5%	1,952
Farr West	0.6%	2.9%	41.3%	1,559
Harrisville	0.6%	2.7%	27.3%	453
Marriott-Slaterville	0.4%	0.8%	62.0%	2,928
Hooper	0.2%	3.5%	6.6%	3,706
Uintah	0.2%	0.6%	27.2%	218
Huntsville	0.1%	0.2%	No data	No data
Wolf Creek	0.1%	0.6%	No data	No data
Eden	0.0%	0.3%	No data	No data
Liberty	0.0%	0.6%	No data	No data
Uintah Highlands	No data	0.7%	No data	No data
West -Central Area	No data	1.5%	No data	No data

Source: Source: U.S. Census Bureau: DEC 2020, Table P1; Wasatch Front Regional Council, 2018, Utah Geospatial Resource Center

Map 2.3 - Distribution of Moderate-Income Housing



Affordability Gap Looking Ahead

If current housing trends continue, housing will become increasingly expensive. Based on rates of change between 2019 and 2022, median monthly rent could increase to $1,319 in 2025, which is a 48 percent increase in costs from 2019 (Table 2.18). Using 2019 to 2022 trends, median residential sale price is also likely to increase sharply. The median residential sale price may rise to $749,956 in 2025, which is almost three times the median residential sale price of $250,000 in 2019 (Redfin).

Table 2.18 - Recent Changes in Housing Costs

Weber County	Median Monthly Rent	Housing Inflation by 2019 Dollars	Median Residential Sale Price	Monthly Mortgage Payment for 30-year fixed 6% interest rate at the Median Residential Sale Price
2019	$891	$1.00	$250,000	$1,499
2022	$1,084	$1.10	$433,000	$2,596
Rate of Increase:	21.7%	9.7%	73.2%	73.2%
2025 Projection	$1,319	$1.21	$749,956	$4,496

Source & Methodology: 2022 Median Monthly Rent - According to a national study by the firm Costar, rent increased by 21.7 percent in Weber County between 2019 and 2022. That rate of 21.7 percent was Used with the baseline 2019 ACS data to estimate the costs for 2022. https//www.washingtonpost.com/bUsiness/interactive/2022/rising-rent-prices/; Median Residential Sale Price - Redfin National Real Estate Brokerage; Inflation - https://www.in2013dollars.com/Us/inflation/2019/

Because of these large increases in cost over the past three years, the percentage of cost-burdened households has likely increased. Using a predicted growth rate for median household income, Weber County's median rent increase of 22 percent, and Weber County's anticipated annual growth rate of 4.38 percent, it is possible to estimate the percentage of cost-burdened renter households in 2022 and onward. These estimates paint a bleak picture of housing affordability within Weber County, as only seven communities would have less than 99 percent of their renter households be cost-burdened with housing by 2022 if trends continue (Appendix A, Table 1). At minimum these projections show that, if the current ratio of housing cost increases to median household income increases continues, then housing will be increasingly unaffordable to most residents.

In addition to increased housing costs, insufficient wage increases are also responsible for the predicted increase in cost-burdened households. Wages and income are not keeping pace with housing costs. Using the 4.2 percent annual growth rate in median household income between 2017 and 2019 as an estimate for the rate of change between 2019 and 2022, median household income has lagged far behind inflation, rent increases, residential sale price increases, and mortgage payment increases. The median household could not afford the monthly mortgage for new units at the median sales price in any community in Weber County except Wolf Creek and Eden in 2022 (Table 2.21, see page 21). This means that single-family homes available on the market will continue to be largely unaffordable to the majority of the population. Median households are predicted to be able to afford the median monthly rent; however, cost is not the only factor in housing affordability.

Indeed, when taking projected housing availability into account, renting as an affordable housing option is not predicted to be sufficient. The gap between the number of units and number of households will likely increase, creating a larger deficit of available housing units across income brackets (Table 2.19). While Weber County lacked 7,508 units in 2019, the county may lack as many as 25,158 units by 2032.

In 2025, households at 80 to 100 percent, 100 to 125 percent, and over 125 percent of the area median household income will have the largest deficits in available units (Table 2.20). In 2032, those income brackets, as well as the 50 to 80 percent area median household income bracket, will face large deficits.

Table 2.19 - Projected Unit Deficits

Year	Deficit of Units Available across Income Brackets
2019	-7,508
2022	-8,805
2025	-11,071
2032	-25,158

Source: U.S. Census Bureau: ACS 5-Year Estimates, Table B25118, B25119, B25056 projected to 2022, 2025, 2032

Table 2.20 - Projected Rental Affordability Gap in 2019 Dollars

2022

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/Deficit of Units Available
Less than 30% AMHI ($11886)	$367	2,824	2,423	-401
30%-50% AMHI ($11886-$19810)	$612	2,193	4,096	1,904
50%-80% AMHI ($19810-$31696)	$980	3,901	9,855	5,953
80%-100% AMHI ($31696-$39620)	$1,225	2,967	2,739	-228
100%-125% AMHI ($39620-$49525)	$1,531	2,619	281	-2,338
> 125% AMHI (> $49525)	> $ 1531	8,017	2,179	-5,838

2025

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/Deficit of Units Available
Less than 30% AMHI ($11886)	$438	2,720	2,910	190
30%-50% AMHI ($11886-$19810)	$729	2,114	6,753	4,638
50%-80% AMHI ($19810-$31696)	$1,167	5,235	8,297	3,063
80%-100% AMHI ($31696-$39620)	$1,459	3,092	2,055	-1,037
100%-125% AMHI ($39620-$49525)	$1,824	3,414	533	-2,881
> 125% AMHI (> $49525)	> $ 1824	7,540	387	-7,153

2032

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/Deficit of Units Available
Less than 30% AMHI ($11886)	$531	2,122	4,190	2,068
30%-50% AMHI ($11886-$19810)	$886	1,755	8,848	7,093
50%-80% AMHI ($19810-$31696)	$1,417	8,789	5,387	-3,402
80%-100% AMHI ($31696-$39620)	$1,771	4,474	681	-3,793
100%-125% AMHI ($39620-$49525)	$2,214	5,010	246	-4,765
> 125% AMHI (> $49525)	> $ 2214	13,360	162	-13,198

Source: U.S. Census Bureau: ACS 5-Year Estimates, Table B25118, B25119, B25056, projected to 2022, 2025, 2032

Table 2.21 - Can the median household afford mortgage and rent in 2022 and 2025?

	2022				2025			
Median Monthly Rent:	$1,084				$1,319			
Monthly Mortgage for New Units at Median Sales Price:	$2,596				$4,496			
	2022 Median Household Income Estimate	**Maximum Monthly Costs for Mortgage or Rent, without utilities**	**Able to afford mortgage?**	**Able to afford rent?**	**2025 Median Household Income Estimate**	**Maximum Monthly Costs for Mortgage or Rent, without utilities**	**Able to afford mortgage?**	**Able to afford rent?**
Weber County	**$75,717**	**$1,693**	**No**	**Yes**	**$85,257**	**$1,931**	**No**	**Yes**
Liberty	$105,374	$2,434	No	Yes	$118,652	$2,766	No	Yes
Ogden	$56,369	$1,209	No	Yes	$63,471	$1,387	No	Yes
Wolf Creek	$128,709	$3,018	Yes	Yes	$144,926	$3,423	No	Yes
Washington Terrace	$71,504	$1,588	No	Yes	$80,514	$1,813	No	Yes
Harrisville	$83,709	$1,893	No	Yes	$94,256	$2,156	No	Yes
Marriott-Slaterville	$83,709	$1,893	No	Yes	$94,256	$2,156	No	Yes
West Haven	$87,527	$1,988	No	Yes	$98,556	$2,264	No	Yes
Plain City	$84,128	$1,903	No	Yes	$94,728	$2,168	No	Yes
Hooper	$108,871	$2,522	No	Yes	$122,588	$2,865	No	Yes
Roy	$78,856	$1,771	No	Yes	$88,792	$2,020	No	Yes
Riverdale	$63,056	$1,376	No	Yes	$71,001	$1,575	No	Yes
South Ogden	$77,227	$1,731	No	Yes	$86,957	$1,974	No	Yes
North Ogden	$91,429	$2,086	No	Yes	$102,949	$2,374	No	Yes
Uintah	$101,574	$2,339	No	Yes	$114,373	$2,659	No	Yes
Pleasant View	$111,209	$2,580	No	Yes	$125,222	$2,931	No	Yes
Huntsville	$78,663	$1,767	No	Yes	$88,575	$2,014	No	Yes
Farr West	$102,373	$2,359	No	Yes	$115,271	$2,682	No	Yes
Eden	$133,496	$3,137	Yes	Yes	$150,317	$3,558	No	Yes
West-Central Weber	$78,793	$1,770	No	Yes	$80,005	$1,800	No	Yes
Uintah Highlands	$75,766	$1,694	No	Yes	$76,515	$1,713	No	Yes

Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, projected to 2022, 2025, and WFRC's Real Estate Market Model for West-Central Area and Uintah Highlands.

ZONING & LAND USE

Zoning

Weber County municipalities have established several zoning districts for mixed and multi-family land uses. Table 2.22 and the text below summarize how Weber communities define and plan for these land uses.

Multi-Family Zoning

Huntsville, Farr West, Marriott-Slaterville, Plain City, and Washington Terrace do not allow multi-family residential development. Uintah allows duplexes conditionally in its residential zoning districts. Hooper allows up to ten percent of lots in most residential districts to have duplexes or twin homes. Hooper also allows townhouses in all its residential zones.

The other communities in Weber County only allow multi-family housing to varying degrees in their residential districts. Most communities restrict this housing type to higher-density residential and mixed-use districts. Density limits vary, with some (like Ogden and Riverdale) allowing densities of up to 49 units in a building. South Ogden limits multi-family to 12 units in building or lot, while North Ogden lists multi-family dwellings as conditional uses in its R-4 district. Weber County municipalities allocate a much smaller percentage of their residential land to districts that allow multi-family housing than single-family housing. Additionally, these districts are usually situated where multi-family housing already exists. South Ogden is an exception, as it allows multi-family housing in a larger percentage of its area in zones interspersed throughout its jurisdiction.

Mixed-Use Zoning

Most Weber County municipalities include some form of mixed-use zoning – though the specifics of each district vary widely. Ogden has the most sophisticated mixed-use zoning district near the Ogden River and downtown, which specifies which uses may be mixed vertically or horizontally, sets a maximum lot size of 3,000 square feet, creates maximum setbacks and parking requirements, and requires a master plan for mixed-use developments. Farr West has a mixed-use zone, but it requires developments to be at least 40 acres in size, and the city's zoning map indicates that this zone is not established anywhere in the city as of 2021. Riverdale's mixed-use zone allows for commercial and residential uses, with residential densities of up to 13 units per acre. This zone covers an undeveloped area adjacent to FrontRunner tracks.

Roy has mixed-use downtown and FrontRunner station districts, and these generally allow commercial, residential, and office uses. These districts are limited to Roy's downtown area near 5600 South on the city's east side. South Ogden has form-based zoning districts that allow mixed uses around its envisioned downtown. Weber County's Ogden Valley Destination and Recreation Resort Zone (DDR-1) allows mixed commercial uses, and its commercial CV-2 zone allows residential uses if they are stipulated in a development agreement. The DDR-1 zone is found around Snowbasin Resort and Trapper's Loop above Ogden Valley, while CV-2 is clustered around Eden in Ogden Valley. West Haven's mixed-use zone, which is interspersed throughout the city, allows commercial and residential

Table 2.22 - Community Comparison: Multi-Family Zoning in the County's Fastest Growing Communities

Community	Growth Rate (2010 to 2020)	Multi-Family Permitted	Details
West Haven	63%	Yes	Allowed in all R3 and Mixed Use Zones
Plain City	43%	No	
Pleasant View	39%	Limited	
Farr West	30%	No	
Marriott-Slaterville	26%	No	
Hooper	26%	Limited	Allows twin homes and Duplexes in up to 10 percent of lots in new subdivisions provided they meet minimum lot requirements
Harrisville	26%	Limited	Very limited areas. Mixed-Use zone allows clusters of up to 5 attached units, possibly more
Wolf Creek	23%	Yes	Some MF zoning in FR-3 district (up to four-plex) (Weber Co zoning code)
North Ogden	21%	Limited	
Liberty	21%	No	Allowed in CV-2 zone if in development agreement (Weber Co zoning code)
Eden	15%	No	Allowed in CV-2 zone if in development agreement (Weber Co zoning code)

Source: U.S. Census Bureau: DEC 2010, 2020, Table P1; Various applicable zoning codes uses, with densities up to 30 units per acre. Harrisville's mixed-use zones are divided into commercial and residential sub-districts and require development agreements to specify land-use details; the commercial sub-district must include at least 51 percent commercial uses. Pleasant View has a mixed-use zone, but it is unclear which uses are permitted.

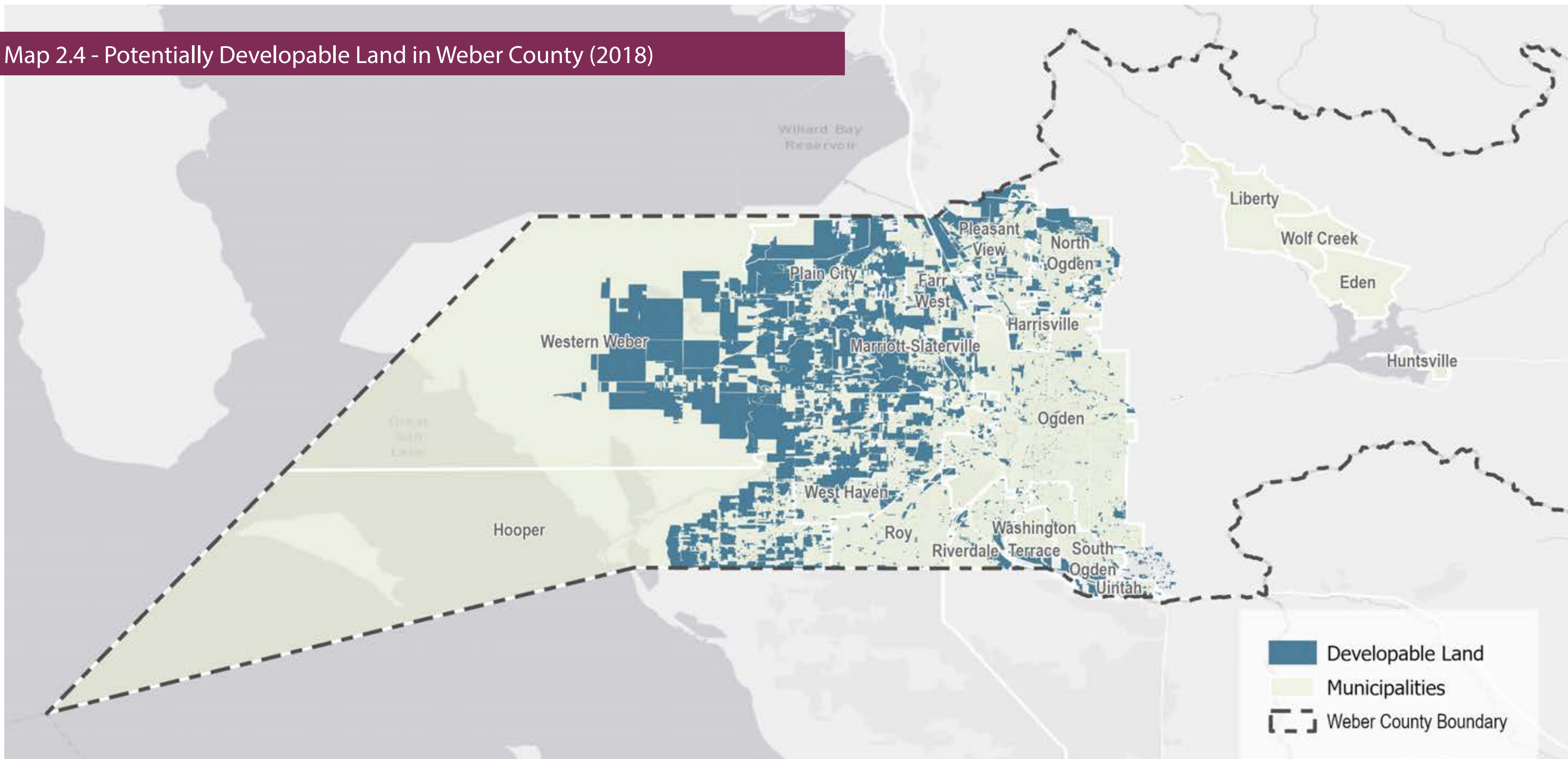
Several communities have zoning districts that potentially allow mixed uses. North Ogden has a master planned community zone that could allow mixed uses dependent on development agreements. Uintah includes residential uses as conditional uses in its commercial C-1 zone.

Hooper, Plain City, Huntsville, Marriott-Slaterville, and Washington Terrace do not have mixed-use zoning. This means that in western Weber County, only West Haven has mixed-use zoning, and in southern Weber County, only Washington Terrace does not offer mixed-use zoning.

Land Use and Developable Land

Map 2.4 shows the potentially developable land in Weber County (data was unavailble for Ogden Valley). In this context, "potentially developable" is any vacant or agricultural parcel farther than 100 meters from environmentally contaminated sites. This map intends to show general locations of developable land and does not indicate the developability of a specific parcel, as considerations such as slope are not included. The parcel data used for this analysis are from 2018, so some of the developable land shown here could have been developed since.

Map 2.4 - Potentially Developable Land in Weber County (2018)



Farr West has the highest percentage, while unincorporated western Weber County has the largest developable acreage. Using this analysis, there are 22,734 developable acres in western Weber County municipalities and 21,010 developable acres in unincorporated western Weber County, for a total of 43,743 developable acres. The bulk of developable land is in the western regions of the county, especially in unincorporated areas. Established communities like Ogden and Roy are mostly built-out and have little room for further development absent zoning changes. As indicated above, most of the municipalities in western Weber County have limited zoning for denser, multi-family development, meaning that without zoning changes, future housing on much of the remaining developable land will occur at lower densities and predominantly consist of detached single-family homes.

KEY TRENDS & TAKE-AWAYS

Increasing Household Size but Fewer Children

Weber County's average household size is increasing despite its median age increasing and the percent of households with children under 18 decreasing. This suggests that the increasing household size is due to more intergenerational households and cohabitation rather than increased children in the home. This is a sign that living alone may be becoming prohibitively expensive for Weber County residents.

Increasing Diversity

Weber County is becoming more diverse, with a significant increase in minority households over the past decade. Communities with the most diversity also tend to have lower median household incomes.

High Cost-Burden

Weber's renter households are significantly more cost-burdened by housing than Davis County, and only slightly less cost-burdened than Salt Lake County and the state of Utah, despite having substantially lower rents (due to its lower median household income). Weber County has become less cost-burdened from 2010 to 2019. However, housing prices and cost-burden are likely significantly higher than indicated in this report due to increased home prices in the past three years. If housing prices continue to climb at similar rates, the share of cost-burdened households in Weber County can be expected to rise, and homeownership rates decline.

Growing Deficit in Affordable Units

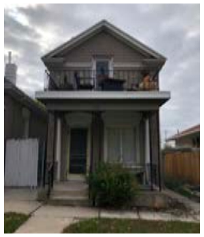
Fifty-five percent of Weber County's rental units are affordable for households making 80 percent of the AMHI. While Weber County has a surplus of moderate-income units (50 to 80 percent AMHI), it lacks 1,322 low-income and very low-income units for those below 50 percent AMHI (likely more with rising housing costs from 2019 to 2021). Ogden provides over 68 percent of Weber County's moderate-income housing. Ogden, Riverdale, and Washington Terrace are the only municipalities that offer more than their share of MIH relative to their population. Many of the county's greatest contributors to MIH are also nearing build-out, meaning they have limited land available to construct new housing. Unless other, still developing communities start providing more affordable housing, the county deficit in affordable units will likely grow as the county's population increases.

Communities with Greatest Projected Growth are also the Least Affordable

West Haven, North Ogden, and Hopper are projected to account for the most population growth in the county through 2060. However, all are among the highest median rents in the county. In fact, North Ogden has the second-highest rent, and Hooper has the fourth. All three communities have high percentages of cost-burdened households and contribute substantially less to the county MIH supply relative to their population.

Most Developable Land is in Western Weber County

Much of the remaining developable land lies in unincorporated western Weber County and the more rural and suburban municipalities in that area. At almost 44,000 potentially developable acres, Weber County has room for continuing its trend of strong population growth. However, current zoning in many of these areas limits residential density, potentially hindering housing affordability and leading to long commutes as outlying areas develop. It also prompts the question of how best to accommodate inevitable growth.



CHAPTER 3

EXISTING CONDITIONS

INDIVIDUAL COMMUNITIES

EDEN

Population Characteristics

Eden's population grew from 600 to 690 between 2010 and 2019, a 15 percent increase (compared to a 13 percent increase in the county-wide population). This growth rate ranked 11 out of 18 of the Weber County communities. Unfortunately, the Utah State Governor's Office does not have population projections for Eden at this time.

One-hundred percent of Eden's residents are white, with 4.9 percent identifying as Hispanic or Latino in 2019. However, 15.2 percent of Eden households were headed by racial minorities in 2019, the fourth highest in the county. This discrepancy with the population-level racial breakdown may be due to the community's small size and sampling error in American Community Survey data.

Eden had the second-highest median age in the county as of 2019 at 47.9 years. It also had the lowest percentage of single-parent households and percentage of people 65 years or older living alone. Eden had the lowest percentage of cost-burdened households in the county at 10.6 percent, likely due to its extremely high median household income of $118,558. Cost burden in Eden appears to be declining as the percentage of cost-burdened households fell from 21.2 percent in 2010 to 10.6 percent in 2019.

Table 3.1 - Eden: Other Key Population Characteristics (2019)

Characteristic	Eden	Weber County
Median Household Income (2019 $s)	$118,558	$67,244
% Cost Burdened Households	11%	24%
% Cost Burdened Renter Households	12%	39%
Median Age	47.9	32.7
Average Household Size	3.1	2.97
% Single-Parent Households	0%	6.9%
% 65+ Living Alone Households	0%	8.4%
% Households with Children Under 18	25.4%	39.6%

Source: Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

Tenure

All of Eden's occupied housing units were owner-occupied as of 2019, with a vacancy rate of 13.5 percent. This relatively high vacancy rate may be due in part to short-term rental properties and second homes. Eden's homeownership rate rose by 9.4 percentage points between 2010 and 2019, which is significant as the county rate rose by only 0.8 percent. However this is likely more due to the lack of rental units in the community than to increased economic prosperity.

Housing Costs

The median owner housing cost was $2,142 in 2019, the second-highest in the county. This figure decreased from $2,259 in 2010 (after adjusting for inflation). Households with a median regional income spent 55 percent of their income on housing (29 percent) and transportation (26 percent). Households with a moderate regional income (80 percent AMHI) spent 67 percent of their income on housing and transportation.

Housing Types

All of Eden's housing stock was single-family detached as of 2019, and this percentage was the same in 2010.

Affordable Housing

As 100 percent of Eden's units are owner occupied, the community has no rental units, let alone affordable rental units. This is not to say that there is no demand for affordable units in Eden, as the county as a whole is short over 1,300 units. Despite accounting for 0.3 percent of the county's population, Eden supplies zero percent of the county's affordable housing. For Eden to provide its fair share of affordable units relative to its population, it would need to provide 37 affordable units.

Zoning & Land Use

Eden's zoning is codified in the Weber County zoning code. Much of the community is zoned for AV-3, an agricultural zone that permits single-family dwellings and cluster subdivisions. Eden's zoning does not allow for attached-single-family or multi-family homes. This situation corresponds with the community's housing stock, which is 100 percent single-family detached. No data are available on the number or type of housing permits issued in Eden.

Key Trends & Take-Aways

Homogeneous In Race And Housing

In 2019, 100 percent of Eden's population was reported as white with just five percent also identifying as Hispanic/Latino. Eden's housing stock also has little diversity: all of its housing stock owner-occupied single-family homes. Eden has the second-highest median owner costs in Weber County.

Does Not Provide Proportional Share Of Affordable Housing

Eden accounts for 0.3 percent of the county's population yet it provides zero percent of the county's affordable housing. For Eden to provide a share of affordable units proportionate to its population, it would need to provide 37 affordable units.

Zoning Provides Little Opportunity For Affordable Housing

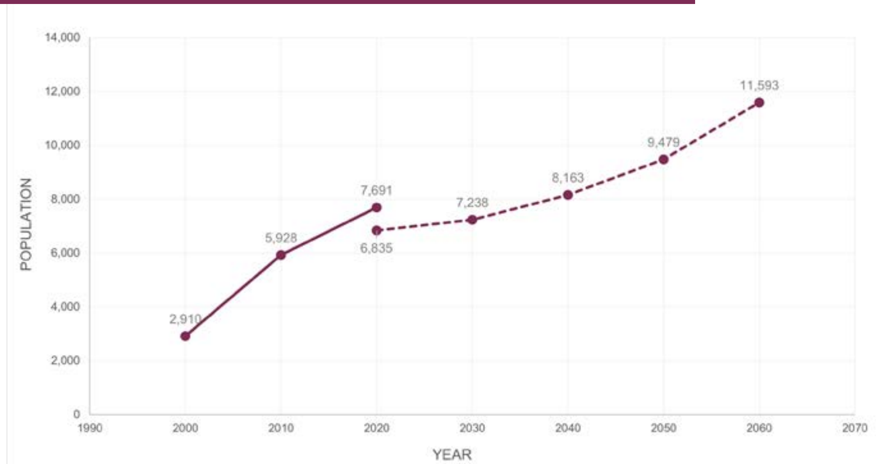
The community provides no moderate-income housing and under current zoning has little potential to increase density to provide more housing, though it may see further development of large-lot detached single-family homes that are unlikely to be affordable.

FARR WEST

Population Characteristics

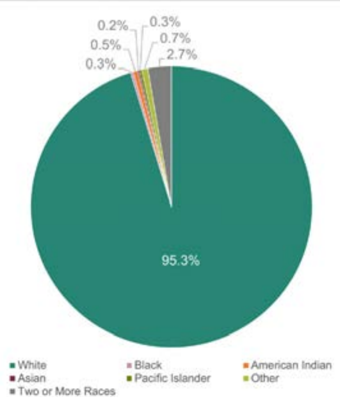
Farr West has grown by 30 percent in the past decade – the fourth-highest rate in the county. From 2010 to 2020, Farr West grew nearly two times faster than predicted by the Governor's Office of Planning and Budget, reaching a population of 7,691, as indicated in Figure 3.1. The Governor's Office projections anticipate Farr West will continue to grow rapidly through 2060, reaching a projected population of 11,593 residents by 2060. Though if the community's growth trends continue, Farr West will likely exceed these predictions by a remarkable margin.

Figure 3.1 - Farr West Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Management & Budget

Figure 3.2 - Farr West Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

With about 95 percent of Farr West's residents identifying as White (see Figure 3.2) and only 6.4 percent identifying as Hispanic/Latino, the city is among the least racially diverse in the county.

As indicated in Table 3.2, Farr West's median household income of almost $91,000 exceeds the Weber County figure by a large margin and is the sixth-highest in the county. Farr West also has a low share of cost burdened households at 15 percent compared to the county's 24 percent. It also has the sixth-largest household size in the county with 3.3 persons per household. However, the proportion of households with children under 18 is similar to the county at around 39 percent.

Table 3.2 - Farr West: Other Key Population Characteristics (2019)

Characteristic	Farr West	Weber County
Median Household Income	$90,917	$67,244
% Cost Burdened Households	15%	24%
% Cost Burdened Renter Households	18%	39%
Median Age	36.7	32.7
Average Household Size	3.30	2.97
% Single-Parent Households	3.9%	6.9%
% 65+ Living Alone Households	6.4%	8.4%
% Households with Children Under 18	38.9%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

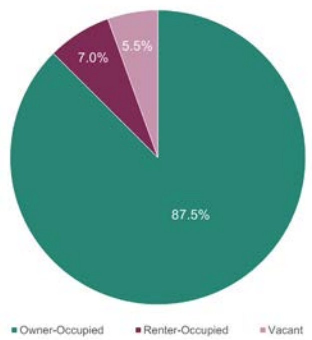
Tenure

As shown in Figure 3.3, at 87.5 percent, Farr West has the fifth-highest home-ownership rate in the county. Homeownership increased by 1.5 percent between 2010 and 2019.

Housing Types

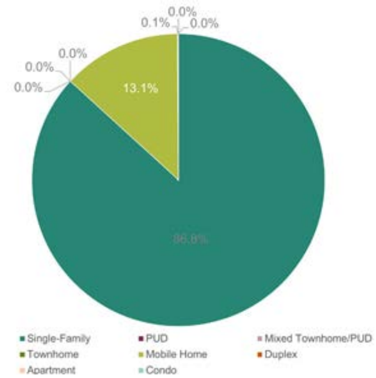
As illustrated in Figure 3.4, Farr West's housing stock is 86.8 percent detached single-family homes, 13.1 percent mobile homes and just 0.1 percent duplexes. A total of 669 units were permitted in Far West from 2010 to 2021. Of those units, 640 (96 percent) were single-family detached and 29 (4 percent) were mobile homes. Comparing these numbers to the existing housing supply by type in Figure 3.4 indicates that Farr West's housing stock is shifting even more towards detached single-family housing and away from mobile homes. Farr West was one of two Weber County municipalities that did not permit any multi-family housing within the last decade.

Figure 3.3 - Farr West Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.4 - Farr West Housing by Type (2019)



Source: Wasatch Front Regional Council

Housing Costs

Based on 2015 to 2019 data, the median gross rent in Farr West was $950 (the sixth-lowest of the Weber County communities), compared to the county median at $891. However, the median owner cost was $1,757 for Farr West in the same period (the fifth-highest in the county) compared to the county median at $1,378. The median gross rent in Farr West decreased from $988 in 2010 to $950 in 2019. The large discrepancy between the renting and owner costs may be due to the large number of mobile homes in the city. These tend to be more affordable than other housing types.

Farr West households with a regional median income (100 percent AMHI), spent an average of 56 percent of their income on housing and transportation costs (30 percent for housing and 26 percent for transportation). Households with a regional moderate-income (80 percent AMHI), spent 66 percent of their income on housing and transportation (38 percent for housing and 28 percent for transportation) (H+T Index, 2017). Farr West's more remote location in Weber County may partially account for the high transportation costs.

Affordable Housing

A rental housing affordability gap analysis for Farr West is shown in Table 3.3. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket.

Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

According to this analysis, there was a surplus of moderate, low, and very-low-income rental units relative to Farr West's household demographics. However, housing prices have increased rapidly since 2019, meaning that by this report's date in 2022, the community's affordable-housing surplus is likely smaller than this analysis indicates. All together, 43 percent of the city's rental units are affordable to households at 80 percent of area median income (AMI). There is a deficit of 107 units in the highest income bracket (greater than 125 percent AMHI), meaning that 107 households must rent at a lower price despite being able to afford more, resulting in the highest income bracket consuming some of the surplus units in the lower-income brackets.

Though Farr West may be providing near enough affordable units for its residents, it is not pulling its weight regionally. Despite housing 2.9 percent of Weber County's population, Farr West only provides 0.6 percent of the county's affordable housing. To provide a share of affordable units proportionate to its population, it would need five times more supply.

Table 3.3 - Farr West Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	6	10	4
30 to 50 percent AMHI ($11,886-$19,810)	$495	10	19	9
50 to 80 percent AMHI ($19,810-$31,696)	$792	9	40	31
80 to 100 percent AMHI ($31,696-$39,620)	$991	7	38	32
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	5	36	31
> 125 percent AMHI (> $49,525)	> $1,238	121	15	-107

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

Farr West's housing stock consists almost entirely of detached single-family and mobile homes. Farr West permitted 669 housing units between January 2010 and August 2021, the eighth-highest number of any Weber County jurisdiction. About 96 percent of those permits were single-family detached, and the remainder were mobile homes.

Farr West's zoning does not allow for multi-family homes, but its mixed-use area allows both single-family attached and detached homes. Based on 2018 data, about 41 percent of Farr West's land is potentially developable, which ranks fourth out of the 15 jurisdictions for which data are available. That percentage equates to roughly 1,559 developable acres. As noted above, the Governor's Office of Management and Budget projects Farr West will continue its trend of strong population growth through 2060, potentially reaching almost 12,000 residents by that year.

Key Trends & Take-Aways

Rapid Growth but Little Affordability

Farr West has experienced strong population growth and is projected to continue that trend with a large amount of developable land. However, Farr West's current zoning does not allow for increased density that could provide more affordable homes.

Does Not Provide Proportional Share of Affordable Housing

Farr West adequately provides enough affordable units for its demographics; however, the community accounts for 2.9 percent of the county's population yet it only provides 0.6 percent of the county's affordable housing. For Farr West to provide a share of affordable units proportionate to its population, it would need five times more than its current supply.

High Owner Costs, Low Renter Costs.

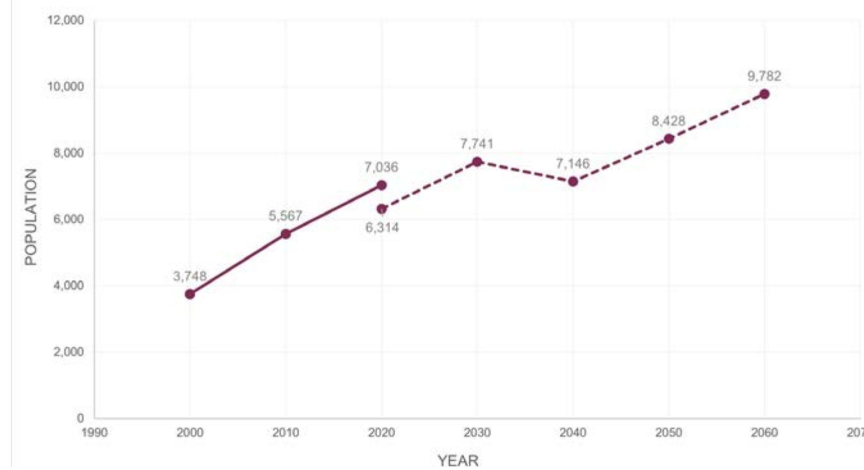
Farr West has the sixth-lowest median rent and the fifth-highest median owner costs. The large number of existing mobile homes may provide some affordability and account for the large gap between renter and owner housing costs in the community.

HARRISVILLE

Population Characteristics

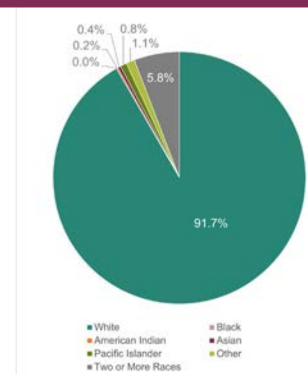
Harrisville had the fifth-highest 2010 to 2020 growth rate in Weber County, at 26.4 percent. The Governor's Office of Planning and Budget predicts West Haven will continue to grow rapidly through 2060, with the exception of 2030 to 2040. The reasons for a decline in population during this time are not clear and are likely not accurate considering the historic growth rate of the community. Harrisville's population was 7,036 in 2020 and it is projected to reach nearly 10,000 residents by 2060.

Figure 3.5 - Harrisville Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.6 - Harrisville Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Tables B02001, B03003

As illustrated in Figure 3.6, 91.7 percent of Harrisville residents are white, while 10.9 percent are Hispanic or Latino (of any race). As of 2019, 12.9 percent of Harrisville's households were composed of racial minorities. This percentage increased from 12.8 percent in 2010. Harrisville ranked 5 out of 18 for the percentage of housing cost-burdened households in the county in 2019. The cost-burdened percentage declined from 26.6 percent in 2010 to 24.3 percent in 2019. Harrisville has a much higher share of households with children under 18 than the county (50.1 percent vs. 39.6 percent) and a larger average household size (3.31 in Harrisville vs. 2.97 in the county overall). These figures suggest that Harrisville is home to proportionally more large, young families than the entire county.

Table 3.4 - Harrisville: Other Key Population Characteristics (2019)

Characteristic	Harrisville	Weber County
Median Household Income	$74,342	$67,244
% Cost Burdened Households	24%	24%
% Cost Burdened Renter Households	41%	39%
Median Age	28.2	32.7
Average Household Size	3.31	2.97
% Single-Parent Households	10.4%	6.9%
% 65+ Living Alone Households	3.3%	8.4%
% Households with Children Under 18	50.1%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

Tenure

In 2019, Harrisville had a higher percentage of owner-occupied housing units than Weber County overall (84.7 percent vs. 66.9 percent) and a lower vacancy rate (4.2 percent compared to 8.9 percent) (Figure 3.7). Harrisville's homeownership rate declined 4.6 percent between 2010 and 2019, while the county rate increased by 0.8 percent during that period.

Housing Types

Sixty-eight percent of the housing units in Harrisville are detached single-family, while 26.8 percent are townhomes. Five percent are planned-unit developments. Other housing types make up negligible fractions of the city's housing stock.

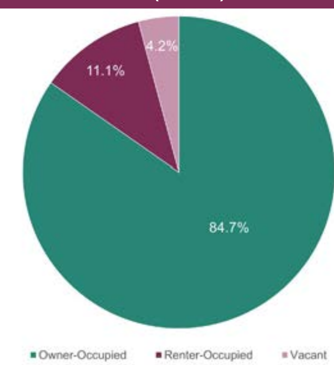
A total of 199 units were permitted in Harrisville from 2010 to 2021. Of those units, 99 (49 percent) were detached single-family, 97 (49 percent) were attached single-family, and three (two percent) were multi-family. Comparing these numbers to the overall housing stock in Figure 3.8 indicates that Harrisville's housing stock is shifting even more towards attached single-family housing and slightly away from detached single-family.

Housing Costs

Based on 2015 to 2019 data, the median gross rent in Harrisville was $1,131 (seventh-highest in the county), compared to the county median at $891. The median owner cost was $1,357 for Harrisville in the same period (ranked 13th in the county) compared to the county median at $1,378. The median gross rent in Harrisville increased from $945 in 2010 to $1,131 in 2019.

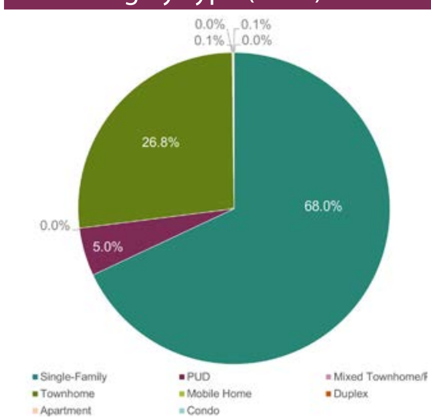
Harrisville households with a regional median income (100 percent AMHI), spend an average of 46 percent of their income on housing and transportation costs (22 percent for housing and 24 percent for transportation). For households with a regional moderate income (80 percent AMHI), those expenses rise to 53 percent (27 percent for housing and 26 percent for transportation) (H+T Index, 2017).

Figure 3.7 - Harrisville Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.8 - Harrisville Housing by Type (2019)



Source: Wasatch Front Regional Council

Affordable Housing

A rental housing affordability gap analysis for Harrisville is shown in Table 3.5. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

Harrisville is short 16 (3+13) units between 30 to 80 percent AMHI, meaning that households in this bracket do not have enough housing available within their affordability range and are likely consuming the surplus of units in the very low income bracket (less than 30 percent AMHI). There is also a deficit of 88 units in the highest income bracket (greater than 125 percent AMHI), meaning that 88 households must rent at a lower price despite being able to afford more. This results in the highest income bracket consuming units in lower income brackets, potentially making fewer affordable units available to moderate and low-income households.

Table 3.5 - Harrisville Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	0	25	25
30 to 50 percent AMHI ($11,886-$19,810)	$495	16	14	-3
50 to 80 percent AMHI ($19,810-$31,696)	$792	49	36	-13
80 to 100 percent AMHI ($31,696-$39,620)	$991	24	17	-6
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	15	99	85
> 125 percent AMHI (> $49,525)	> $1,238	125	37	-88

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Harrisville supplies 0.6 percent of Weber County's affordable housing despite having 2.7 percent of the county population. For Harrisville to provide a share of affordable units proportionate to its population, it would need nearly five times more than its current supply. Overall, the community ranked 16 out of 18 communities for the percentage of county affordable housing provided.

Zoning & Land Use

Between 2010 and 2021, Harrisville permitted 99 detached single-family units, 97 townhomes, and three multi-family units for a total of 199 units, the ninth-highest number of any Weber County community. Harrisville only allows single-family detached homes in its residential zones and clusters of up to five connected units in its mixed-use zone. Based on 2018 data, about 24 percent of Harrisville's land is potentially developable, which ranks ninth out of the 15 jurisdictions for which data are available. That percentage equates to roughly 453 developable acres. However, as noted above, the Governor's Office of Management and Budget projects Harrisville will continue its trend of strong population growth through 2060, potentially reaching 10,000 residents by that year.

Key Trends & Take-Aways

Rapid Growth But Little Affordability

Harrisville has seen strong population growth and is projected to continue growing, though it only has roughly 453 remaining developable acres. The city's zoning does not currently allow for multi-family homes, and it provides proportionally less affordable housing than its share of the county population.

Does Not Provide Proportional Share Of Affordable Housing

Harrisville supplies 0.6 percent of Weber County's affordable housing despite having 2.7 percent of the county population. For Harrisville to provide a proportional share of affordable units, it would need nearly five times more than its current supply.

Large Households And Many Children

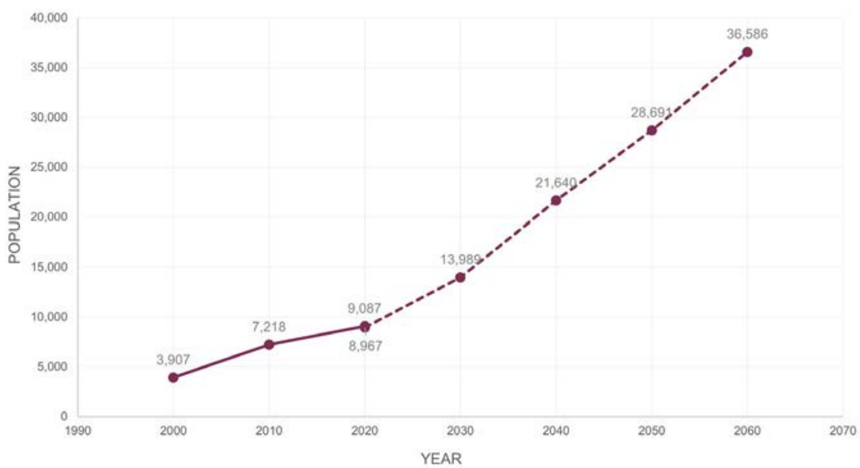
Harrisville has an above-average median household income, has a relatively young population, and a large proportion of households with children.

HOOPER

Population Characteristics

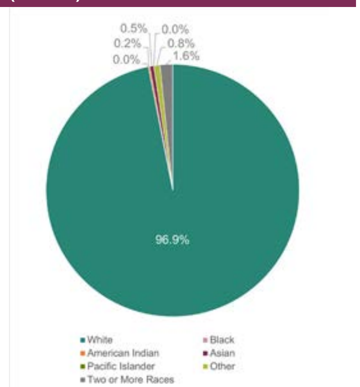
Hooper ranked sixth out of 18 in the county for 2010 to 2020 population growth rate, with a rate of 26 percent, compared to the county's rate of 13 percent. The Governor's Office of Planning and Budget projects Hooper will see even stronger growth through 2060, reaching a population of over 36,000 residents by that year – over quadruple its 2020 population of 8,967 (see Figure 3.9).

Figure 3.9 - Hooper Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.10 -Hooper Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

As indicated in Figure 3.10, 96.9 percent Hooper residents are white, with 91.0 percent being non-Hispanic white and 7.4 percent identifying as Hispanic or Latino. Other racial groups make up a small proportion of the city's population.

Table 3.6, shows various population characteristics relative to Weber County. Hooper's median household income is higher than the overall county figure ($96,688 versus $67,244). Hooper has a lower proportion of cost-burdened households than the entire county. Hooper has a larger average household size and higher proportion of households with children under 18 than the county, indicating that a large number of young families call the city home.

Table 3.6 - Hooper: Other Key Population Characteristics (2019)

Characteristic	Hooper	Weber County
Median Household Income	$96,688	$67,244
% Cost Burdened Households	21%	24%
% Cost Burdened Renter Households	36%	39%
Median Age	33.6	32.7
Average Household Size	3.54	2.97
% Single-Parent Households	1.5%	6.9%
% 65+ Living Alone Households	4.1%	8.4%
% Households with Children Under 18	46.0%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

Tenure

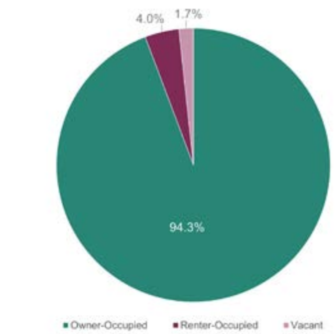
Over 94 percent of the housing units in Hooper are owner-occupied, while just four percent are renter-occupied and 1.7 percent vacant. This high home ownership rate differs with the figure for the county, where 66.9 percent of housing units are owner-occupied.

Housing Types

Hooper's high home ownership rate corresponds with a homogeneous housing stock, which is 99.0 percent detached single-family homes. In contrast, Weber County's housing stock (excluding Ogden Valley) is 68.8 percent detached single-family. This homogeneity in housing types may limit options for non-traditional households and renters who cannot afford to purchase single-family homes in Hooper.

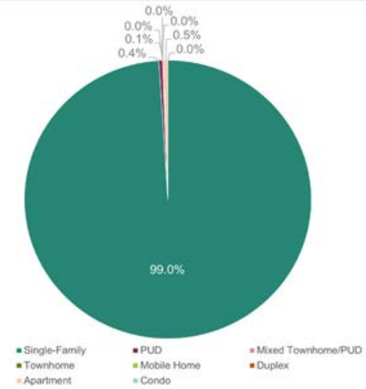
Housing permitting data over the past decade was unavailable in Hooper.

Figure 3.11 - Hooper Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.12 - Hooper Housing by Type (2019)



Source: Wasatch Front Regional Council

Housing Costs

Based on 2015 to 2019 data, the median gross rent in Hooper was $1,216 (fourth-highest out of the county communities), compared to the county's median of $891. The median gross rent in Hooper increased from $825 in 2010 to $1,216 in 2019. However, the dearth of rental units in Hooper means this figure is based on a small sample size. The median owner cost was $1,774 for Hooper in the same period (ranked fourth in the county) compared to the county's median of $1,378.

Hooper households with a regional typical income (100 percent AMHI), spend an average of 59 percent of their income on housing and transportation costs (33 percent for housing and 27 percent for transportation). For households with a regional moderate income (80 percent AMHI), those expenses rise to 70 percent (41 percent for housing and 29 percent for transportation) (H+T Index, 2017). Hooper ranks third of 18 in the county for housing and transportation expenses as a percentage of regional moderate income. These figures indicate that lower- and middle-income residents in Hooper are spending large portions of their income on transportation and housing.

Affordable Housing

A rental housing affordability gap analysis for Hooper is shown in Table 3.7. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

As of 2019, there were no units available for households below 50 percent AMHI in Hooper. There was a small surplus (eight) of moderate income units. There is a deficit of eight units in the 80 to 100 percent AMHI bracket and 61 units in the highest income bracket (greater than 125 percent AMHI), meaning that 69 households must rent at a lower price despite being able to afford more, resulting in the higher income brackets consuming some of the surplus units in the lower-income brackets. Additionally, housing prices have increased rapidly since 2019, meaning that now in 2022, the community's affordable-housing surplus is likely smaller than this analysis indicates.

Hooper ranks 13 out of 18 for its percentage of county affordable housing provided. Hooper provides the smallest share of affordable housing in the county relative to its population. The community supplies 0.2 percent of Weber County's affordable housing units despite comprising 3.5 percent of the county's population. For Hooper to provide a share of affordable units proportionate to its population, it would need nearly 18 times more than its current supply.

Table 3.7 - Hooper Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	0	0	0
30 to 50 percent AMHI ($11,886-$19,810)	$495	0	0	0
50 to 80 percent AMHI ($19,810-$31,696)	$792	15	23	8
80 to 100 percent AMHI ($31,696-$39,620)	$991	8	0	-8
100 to 125 percent AMHI ($39,620-49,525)	$1,238	0	61	61
> 125 percent AMHI (> $49,525)	> $1,238	77	16	-61

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

Hooper's housing stock is almost exclusively detached single-family. No data are available on Hooper's housing permits. Hooper allows duplex, twin homes, and townhouses in all its residential zones, though it limits duplexes and twin homes to ten percent of the lots in subdivisions. Based on 2018 data, about 6.6 percent of Hooper's land is potentially developable, which ranks 12 out of the 15 jurisdictions for which data are available. However, due to Hooper's large size, that percentage equates to roughly 3,706 developable acres. As noted above, the Governor's Office of Planning and Budget projects Hooper will continue its trend of strong population growth through 2060, potentially reaching 37,000 residents by that year.

Key Trends & Take-Aways

Fastest Projected Growth In The County

Hooper's area is the largest of the incorporated jurisdictions in Weber County and is projected to continue growing rapidly, with over 3,700 remaining developable acres. It is projected to see the highest percent growth over the next three decades. The community is projected to almost quadruple its population, with an anticipated 36,586 residents in 2060. However, as stated below, Hooper has high rents and is not pulling its weight in affordable housing regionally.

Hooper Provides The Least Amount Of Affordable Housing Relative To Its Population

The community supplies 0.2 percent of Weber County's moderate-income housing units despite comprising 3.5 percent of the county's population. For Hooper to provide a share of affordable units proportionate to its population, it would need nearly 18 times more than its current supply – an increase substantially higher than all other Weber County communities.

High Housing Costs

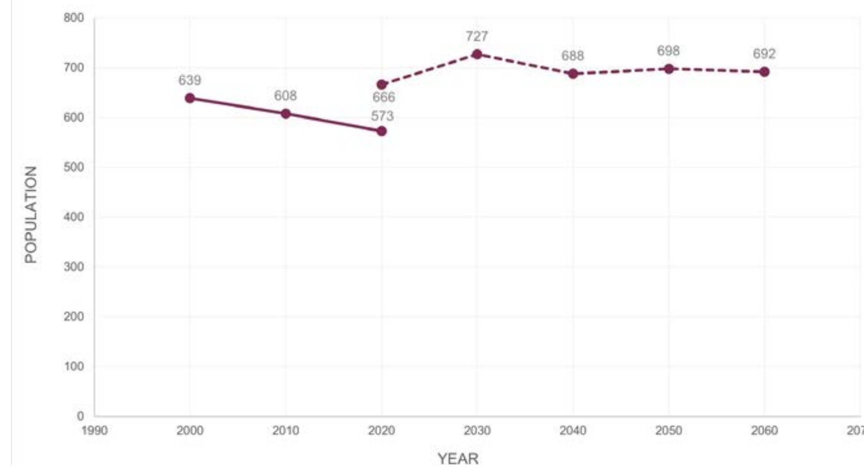
Housing costs are relatively high in the city (fourth highest in the county for both owners and renters), but the city's high median income means the proportion of cost-burdened residents is similar to the county average. Hooper has zero affordable units for households below 50 percent AMHI.

HUNTSVILLE

Population Characteristics

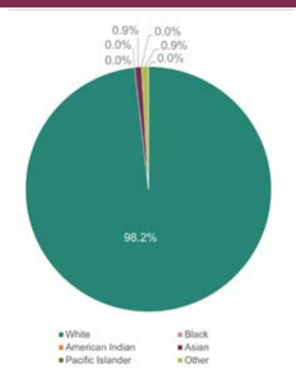
As indicated in Figure 3.13, Hunstville's population declined between 2000 and 2020, falling from 639 to 573. Huntsville was the only Weber County community to see a population decline between 2010 and 2020. However, the Governor's Office of Planning and Budget projects the town's population will grow to 727 by 2030 and then stabilize around 700 residents in the following decades.

Figure 3.13 - Huntsville Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.14 - Hunstville Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Tables B02001, B03003

As shown in Figure 3.14, almost all (98.2 percent) of Huntsville's residents are white, with 96.2 percent identifying as non-Hispanic white and 2.9 percent identifying as Hispanic or Latino. Table 3.8 shows various population characteristics relative to Weber County. The median household income in Huntsville is similar to that of the countywide average, while the percentage of housing cost-burdened households (all and renter households) is much lower than the countywide figures. At 48, Huntsville's median age is much older than the countywide median. Huntsville has proportionally fewer households with children under 18 years and proportionally more households with people 65 or older living alone compared to the county.

Table 3.8 - Huntsville Other Key Population Characteristics (2019)

Characteristic	Hunstville	Weber County
Median Household Income (2019 dollars)	$69,861	$67,244
% Cost Burdened Households	17%	24%
% Cost Burdened Renter Households	12%	39%
Median Age	48	32.7
Average Household Size	2.79	2.97
% Single-Parent Households	3.1%	6.9%
% 65+ Living Alone Households	11.6%	8.4%
% Households with Children Under 18	25.3%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

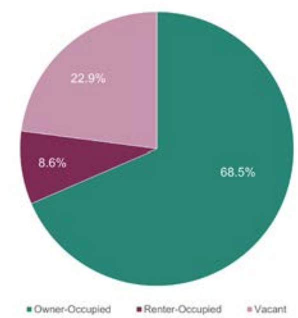
Tenure

As illustrated in Figure 3.15, 68.5 percent of Huntsville's housing units that are owner-occupied is similar to the proportion in Weber County. However, the large percentage of vacant housing units (22.9 percent) in Huntsville may be due to second or seasonal homes in the town.

Housing Types

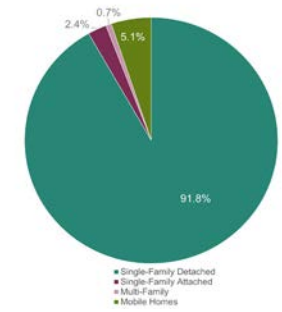
The vast majority (91.8 percent) of housing units in Huntsville are single-family detached, with the next largest category being mobile homes at 5.1 percent. A total of 110 units were permitted in Huntsville from 2010 to 2021. Of those units, 104 (96 percent) were single-family and four units (four percent) were multi-family. Comparing these numbers to the overall housing stock in Figure 3.16 indicates that Hunstville's housing stock is shifting even more towards detached single-family housing and away from mobile homes.

Figure 3.15 - Huntsville Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.16- Huntsville Housing by Type (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table DP04

Housing Costs

Based on 2015 to 2019 data, the median gross rent in Huntsville was $1,250 (the third highest in the county), compared to the county's median of $891. The median gross rent in Huntsville increased from $836 in 2010 to $1,250 in 2019. The median owner cost was $1,607 for Huntsville in the same period (ranked eighth in the county) compared to the county's median of $1,378.

Huntsville households with a regional median income (100 percent AMHI), spend an average of 54 percent of their income on housing and transportation costs (29 percent for housing and 25 percent for transportation). For households with a regional moderate income (80 percent AMHI), those expenses rise to 64 percent (36 percent for housing and 28 percent for transportation) (H+T Index, 2017).

Affordable Housing

A rental housing affordability gap analysis for Huntsville is shown in Table 3.9. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

According to this analysis, there was a small surplus of low and very-low-income rental units relative to Huntsville's household demographics. However, housing prices have increased rapidly since 2019, meaning that now in 2022, the community's affordable-housing surplus is likely smaller than this analysis indicates. There is a deficit of 15 units in the highest income bracket (greater than 125 percent AMHI), meaning that 15 households must rent at a lower price despite being able to afford more, resulting in the highest income bracket consuming some of the surplus units in the lower-income brackets.

Huntsville does not provide a share of affordable housing units that is equal to its proportion of the county's population. Huntsville provides 0.1 percent of Weber County's moderate-income housing units and makes up 0.2 percent of the county's population. For Huntsville to provide its fair share of affordable units relative to its population, it would need double its current supply.

Table 3.9 - Huntsville Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	0	7	7
30 to 50 percent AMHI ($11,886-$19,810)	$495	0	1	1
50 to 80 percent AMHI ($19,810-$31,696)	$792	5	3	-2
80 to 100 percent AMHI ($31,696-$39,620)	$991	2	5	2
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	3	9	6
> 125 percent AMHI (> $49,525)	> $1,238	15	0	-15

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

Huntsville's zoning does not allow for multi-family development. No data are available for housing permits issued in Huntsville, nor for developable land. However, most of the town is developed, so opportunities for future growth are limited absent increases in allowed densities. Partly due to these constraints, the Governor's Office of Planning and Budget projects little future population growth in Huntsville over the coming decades.

Key Trends & Take-Aways

Declining Population

Huntsville was the only Weber County community that saw a decline in population from 2000 to 2020; though, its population is projected to stabilize in the future. Most of the town's housing stock is detached single-family, with little room for further development.

Does Not Provide Proportional Share Of Affordable Housing

Huntsville provides very little affordable housing (just 0.1 percent of the county's MIH), though it constitutes only 0.2 percent of Weber County's population. However, Huntsville's proximity to ski resorts makes it a potentially convenient location for future workforce housing.

High Renter Costs, Average Owner Costs

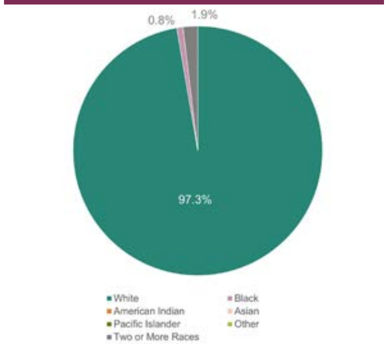
Huntsville's median household income is similar to the county average and its median owner costs are slightly above the county median. However, Huntsville has the third-highest median rent in the county.

LIBERTY

Population Characteristics

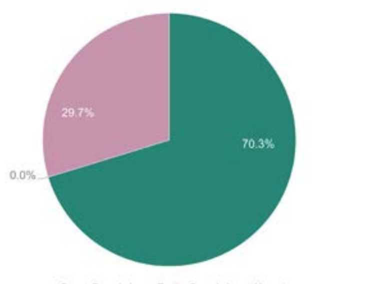
Liberty's population grew from 1,257 to 1,522 between 2010 and 2020, a 21 percent increase (compared to a 13 percent increase in the countywide population). This growth rate was the ninth-highest of the Weber County communities. No population projection figures are available for Liberty, and its population was not recorded in the 2000 Census.

Figure 3.17 - Liberty Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

Figure 3.18 - Liberty Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

As shown in Figure 3.17, 97.3 percent of Liberty's residents are white, and 12.3 percent identified as Hispanic or Latino of any race as of 2019. However, the percentage identifying as Hispanic or Latino was 4.3 percent in the 2020 Census. This discrepancy may be due to sampling error in the American Community Survey data. 8.5 percent of Liberty households were racial minorities in 2019, ranking 12 out of 18 in the county.

Table 3.10, shows various population characteristics relative to Weber County. Liberty had the seventh-highest median age in the county as of 2019 at 36.6 years. Over sixteen percent of Liberty households were seniors living alone – the highest rate in Weber County. Liberty had no single-parent households recorded in 2019 but had the highest percentage of cost-burdened households in Weber County at 35.5 percent overall. The percentage of cost-burdened households rose from 32.4 percent in 2010 to 35.5 percent in 2019.

Table 3.10 - Liberty: Other Key Population Characteristics (2019)

Characteristic	Liberty	Weber County
Median Household Income (2019 $'s)	$93,583	$67,244
% Cost Burdened Households	36%	24%
% Cost Burdened Renter Households	N/A	39%
Median Age	36.6	32.7
Average Household Size	2.94	2.97
% Single-Parent Households	0%	6.9%
% 65+ Living Alone Households	16.6%	8.4%
% Households with Children Under 18	43.0%	39.6%

Source: Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

Tenure

As shown in Figure 3.18, all of Liberty's occupied housing units were owner-occupied as of 2019, with a vacancy rate of 29.7 percent. This relatively high vacancy rate may be due in part to short-term rental properties and second homes. Liberty's homeownership rate rose by 3.7 percent between 2010 and 2019.

Housing Types

Based on 2019 Census figures, 92.4 percent of Liberty's housing stock was detached single-family in 2019, with 7.8 percent being mobile homes. Housing permitting data over the past decade was unavailable in Liberty.

Housing Costs

The median owner housing cost was $1,621 in 2019, the seventh-highest in the county. This figure decreased from $2,741 in 2010 (after adjusting for inflation). Households with a median regional income spent 60 percent of their income on housing (32 percent) and transportation (28 percent). Households with a moderate regional income spent 71 percent on housing (40 percent) and transportation (31 percent) (H+T Index, 2017).

Affordable Housing

As 100 percent of Liberty's units are owner occupied, the community has no rental units. This is not to say that there is no demand for affordable units in Liberty as the county is short over 1,300 units. Despite accounting for 0.6 percent of the county's population, Liberty supplies zero percent of the affordable housing. To provide a share of affordable units proportionate to its population, it would need to provide 74 affordable units.

Zoning & Land Use

Liberty's zoning is codified in the Weber County zoning code. Much of the community is zoned for AV-3, an agricultural zone that permits single-family dwellings and cluster subdivisions. Some parcels are zoned as FV-3 and RE-15, which also permit single-family homes. Liberty's zoning does not allow for attached-single-family or multi-family homes. No data are available on the number or type of housing permits issued in Liberty.

Key Trends & Take-Aways

High Cost Burden

Liberty has the highest percentage of cost-burdened households in the county, though it's unclear why, given its high median household income and only slightly above average owner costs. Liberty has a high percentage of seniors living alone, who may be more likely burdened by high housing costs.

Does Not Provide Proportionate Share Of Affordable Housing

Liberty accounts for 0.6 percent of the county's population yet it only provides zero percent of the county's affordable housing. For Eden to provide a share of affordable units proportionate to its population, it would need to provide 74 affordable units.

Zoning Provides Little Opportunity For Affordable Housing

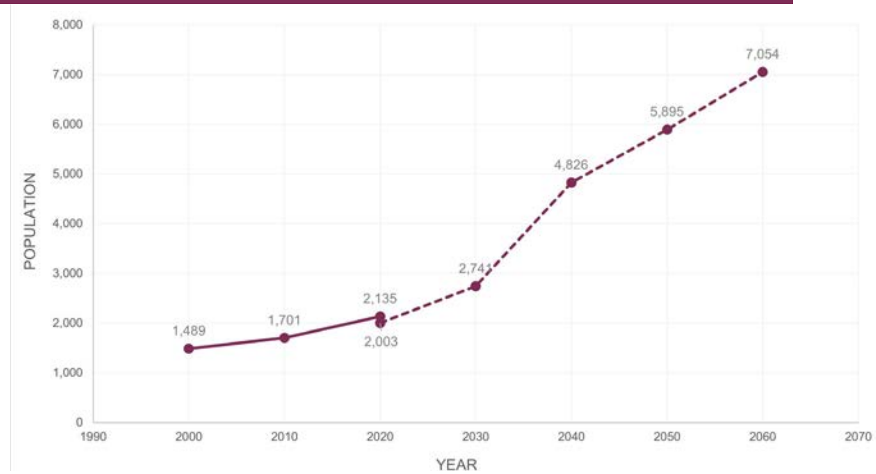
The community provides no moderate-income housing and under current zoning has little potential to increase density to provide more housing, though it may see further development of large-lot detached single-family homes that are unlikely to be affordable.

MARRIOTT-SLATERVILLE

Population Characteristics

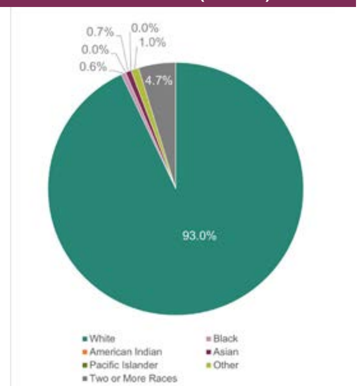
As shown in Figure 3.19, Marriott-Slaterville had the seventh-highest 2010 to 2020 population growth in Weber County. At 26 percent, the city's growth rate was double the county's. The Governor's Office of Planning and Budget projects the city will continue growing over the coming decades,

Figure 3.19 - Marriott-Slaterville Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.20 - Marriott-Slaterville Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

with the fastest projected growth occurring between 2030 and 2040, reaching a population of 7,054 by 2060.

As shown in Figure 3.20, like many Weber County communities, most residents of Marriott-Slaterville are white (93.0 percent). 6.7 percent of the city's residents identify as Hispanic or Latino. Table 3.11, shows various population characteristics relative to Weber County. At $74,342 Marriott-Slaterville has a higher median household income than Weber County as a whole. The city has similar housing cost-burdened percentages as the county. Additionally, Marriott-Slaterville has a lower proportion of households with children under 18 and households of people over 65 living alone compared to the county.

Table 3.11 - Marriott-Slaterville: Other Key Population Characteristics (2019)

Characteristic	Marriott-Slaterville	Weber County
Median Household Income	$74,342	$67,244
% Cost Burdened Households	21%	24%
% Cost Burdened Renter Households	40%	39%
Median Age	36.8	32.7
Average Household Size	2.95	2.97
% Single-Parent Households	3.9%	6.9%
% 65+ Living Alone Households	6.2%	8.4%
% Households with Children Under 18	29.8%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

Tenure

About 78 percent of Marriott-Slaterville's housing units are owner-occupied, compared to 66.9 percent of all housing units in Weber County. About 18 percent of the city's units are rented, and 4.2 percent are vacant (see Figure 3.21).

Housing Types

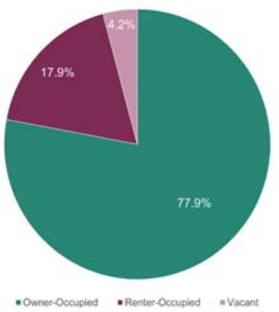
As illustrated in Figure 3.22, nearly 87 percent of Marriott-Slaterville's housing units are detached single-family homes, with most of the remainder being townhomes. This means the city has very little multi-family housing. This breakdown differs from Weber County's (not including Ogden Valley), which is 68.8 percent detached-single-family and 6.7 percent townhomes.

Housing permitting data over the past decade was unavailable in Marriott-Slaterville.

Housing Costs

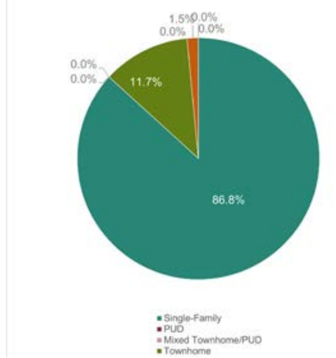
Based on 2015 to 2019 data, the median gross rent in Marriott-Slaterville

Figure 3.21 - Marriott-Slaterville Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.22 - Marriott-Slaterville Housing by Type (2019)



Source: Wasatch Front Regional Council

was $972 (11th-highest out of the county communities), compared to the county's median of $891. The median gross rent in Marriott-Slaterville decreased from $1,001 in 2010 to $972 in 2019 after accounting for inflation. The median owner cost was $1,525 for Marriott-Slaterville in the same period (ranked 11th in the county) compared to the county's median of $1,378.

Marriott-Slaterville households with a median regional income (100 percent AMHI), spend an average of 53 percent of their income on housing and transportation costs (27 percent for housing and 26 percent for transportation). For households with a regional moderate-income (80 percent), those expenses rise to 64 percent (34 percent for housing and 28 percent for transportation) (H+T Index, 2017).

Affordable Housing

A rental housing affordability gap analysis for Marriott-Slaterville is shown in Table 3.12. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

This analysis showed a small deficit of moderate and very-low-income rental units relative to Marriott-Slaterville's household demographics. However, housing prices have increased rapidly since 2019, meaning that now in 2022, the community's affordable-housing deficit is likely larger than this analysis indicates. There was also a deficit of 50 units in the highest income bracket (greater than 125 percent AMHI), meaning that 50 households must rent at a lower price despite being able to afford more, resulting in the highest income bracket consuming some of the surplus units in the lower-income brackets.

Marriott-Slaterville is not pulling its weight regionally. Despite housing 0.8 percent of Weber County's population, Marriott-Slaterville only provides 0.4 percent of its affordable housing. For Marriott-Slaterville to provide a share of affordable units proportionate to its population, it would need to double its current supply.

Table 3.12 - Marriott-Slaterville Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	11	7	-4
30 to 50 percent AMHI ($11,886-$19,810)	$495	4	4	0
50 to 80 percent AMHI ($19,810-$31,696)	$792	38	37	-1
80 to 100 percent AMHI ($31,696-$39,620)	$991	12	55	43
100 to 25 percent AMHI ($39,620-$49,525)	$1,238	5	18	13
> 125 percent AMHI (> $49,525)	> $1,238	59	9	-50

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

Marriott-Slaterville's zoning does not permit mixed-use or multi-family development. Based on 2018 data, about 62 percent of Marriott-Slaterville's land is potentially developable, which ranks second out of the 15 jurisdictions for which data are available. That percentage equates to roughly 2,928 developable acres. However, Marriott-Slaterville is in a low-lying area, and flood concerns may limit the ability for development. Further analysis would be needed at the site level. As noted above, the Governor's Office of Planning and Budget projects Marriott-Slaterville will continue its trend of strong population growth through 2060, potentially reaching 7,000 residents by that year. No data are available on housing permits issued in Marriott-Slaterville.

Key Trends & Take-Aways

Small But Growing

While Marriott-Slaterville is one of Weber County's smaller communities, it is projected to grow quickly over the coming decades. The large amount of developable land in the community will support this potential growth.

Does Not Provide Proportional Share Of Affordable Housing

Despite housing 0.8 percent of Weber County's population, Marriot-Slaterville only provides 0.4 percent of its affordable housing. For Marriot-Slaterville to provide its fair share of affordable units relative to its population, it must double its current supply.

Zoning Provides Little Opportunity For Affordable Housing

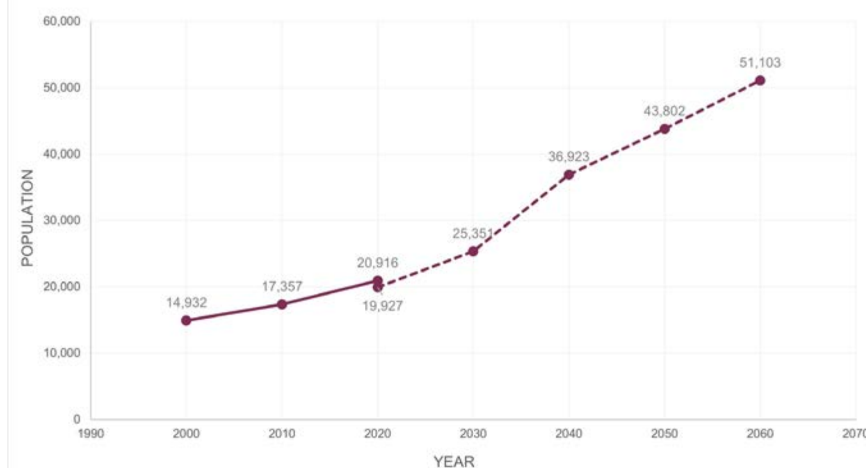
Marriott-Slaterville does not allow for multi-family housing, and it provides a lower proportion of the county's affordable housing than its share of the county's population.

NORTH OGDEN

Population Characteristics

As shown in Figure 3.23, North Ogden's population in 2020 was 20,916. From 2010 to 2020, North Ogden grew by 21 percent – significantly higher than the overall county growth rate of 13 percent. Currently, North Ogden

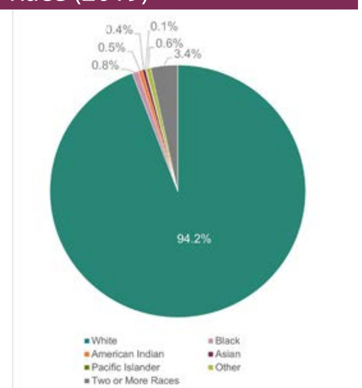
Figure 3.23 - North Ogden Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

only accounts for eight percent of the county population, but it is anticipated to account for 17 percent of the county's growth in the next three decades – the second most of all Weber County communities (second to West Haven who is anticipated to account for 22 percent of growth). The community is projected to grow by 144 percent from 2020 to 2060, reaching an expected population of 51,103.

Figure 3.24 - North Ogden Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

As illustrated in Figure 3.24, over 94 percent of North Ogden's residents are white, 3.4 percent a combination of two or more races, with all other races accounting for less than one percent of the population.

Seven percent of the population identified as Hispanic or Latino. Altogether, seven percent of North Ogden households were headed by minorities in 2019, which is significantly lower than the county at 18.9 percent, making North Ogden the fourth least diverse community in Weber County. The community's diversity appears to be decreasing as in 2010 nearly nine percent of households were headed by minorities.

Table 3.13, shows various population characteristics of North Ogden compared to Weber County in 2019. North Ogden had a significantly higher median household income at $81,198 than Weber County at $67,224. North Ogden has the eighth-highest median household income out of the county's 18 communities. In 2019, only 19.3 percent of households spent more than 30 percent of their income on housing – significantly lower than Weber County with 24 percent of households cost-burdened. These lower rates can likely be attributed to the higher median income. However, North Ogden has a higher rate for renter-only households: 38 percent of renter households are cost-burdened.

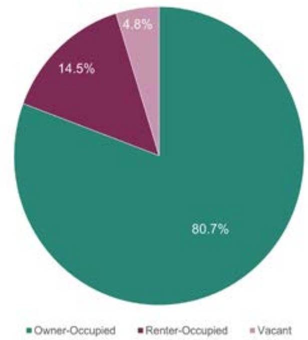
North Ogden's median age and average household size are significantly higher than the county's, though it has a very comparable rate of households with children under 18. This suggests that there may be a higher rate of intergenerational households, young adults living with parents, or households with multiple adult roommates than in the rest of the county. Despite having a higher median age, the percentage of seniors living alone is still substantially lower than the county rate.

Table 3.13 - North Ogden: Other Key Population Characteristics

Characteristic	North Ogden	Weber County
Median Household Income	$81,198	$67,244
% Cost Burdened Households	19%	24%
% Cost Burdened Renter Households	38%	39%
Median Age	36.8	32.7
Average Household Size	3.18	2.97
% Single-Parent Households	6.5%	6.9%
% 65+ Living Alone Households	5.7%	8.4%
% Households with Children Under 18	39.2%	39.6%

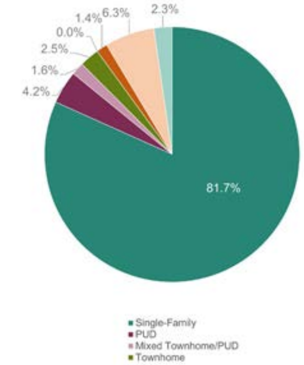
Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Figure 3.25 - North Ogden Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.26 - North Ogden Housing by Type (2019)



Source: Wasatch Front Regional Council

Housing Characteristics

Tenure

As illustrated in Figure 3.25, in 2019, 80.7 percent of housing units were owner-occupied, 14.5 percent were renter-occupied, and 4.8 percent were vacant. Five percent of North Ogden's owner-occupied units are owned by minorities even though minority households account for seven percent of households. North Ogden's homeownership rate fell by 3.2 percent between 2010 and 2019 (despite the county's rising by 0.8 percent), meaning that significantly more residents are renting instead of owning their housing in 2019 than in 2010.

Housing Types

Figure 3.26 shows the distribution of housing types in North Ogden. Eighty-two percent of the community's units are single-family, followed by six percent apartments, four percent PUDs, three percent townhomes, two percent condos, and one percent duplexes.

A total of 1,137 units were permitted in North Ogden from 2010 to 2021 – the third most of all Weber communities. Of those units, 878 (77 percent) detached single-family homes, 217 (19 percent) attached single-family, and 38 (three percent) were multi-family. Comparing these numbers to the overall housing stock in Figure 3.28 indicates that North Ogden is shifting more towards attached single-family homes (such as townhomes), slightly away from detached single-family, and significantly away from multi-family units. Despite only adding 38 multi-family units in over a decade, North Ogden ranked fifth out of 13 for communities that permitted the most multi-family units.

Housing Costs

The median owner housing cost was $1,215 in 2019, about $125 more expensive than the Weber County median. Median rent in North Ogden was $998 which is significantly slightly than the county median at $891. Overall, North Ogden has the seventh-lowest owner costs and eighth-lowest rent out of 18 Weber County communities. When accounting for inflation, from 2010 to 2019, rent increased by seven dollars while owner costs decreased by $354. It should be noted that housing costs have risen rapidly between 2019 and 2022, likely significantly increasing median housing costs.

Households with a regional moderate-income spent 58 percent on housing and transportation costs combined, indicating that overall North Ogden residents are significantly cost-burdened (households that spend more than 45 percent of their income on housing and transportation are considered cost-burdened).

Affordable Housing

A rental housing affordability gap analysis for North Ogden is shown in Table 3.14. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

North Ogden is short 42 (3+39) units for households below 50 percent AMHI, meaning that many households in this income bracket do not have enough housing available within their affordability range and are being forced to pay more than they can afford. Otherwise, North Ogden has a surplus of units affordable to the 50 percent to 125 percent income brackets. However, there is a deficit of 353 units in the highest income bracket (greater than 125 percent AMHI), meaning that 353 households must rent at a lower price despite being able to afford more. This results in the highest income bracket consuming much of the surplus units in lower-income brackets.

Table 3.14 - North Ogden Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	27	24	-3
30 to 50 percent AMHI ($11,886-$19,810)	$495	89	50	-39
50 to 80 percent AMHI ($19,810-$31,696)	$792	83	244	161
80 to 100 percent AMHI ($31,696-$39,620)	$991	77	283	206
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	118	146	28
> 125 percent AMHI (> $49,525)	> $1,238	537	184	-353

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

North Ogden provided 2.6 percent of the county's affordable units despite comprising eight percent of the county's population. North Ogden would need three times its current supply in order to provide a share of affordable units proportionate to its population. However, North Ogden is only 42 units short in providing enough affordable units for its residents.

Zoning & Land Use

North Ogden's housing stock mostly consists of detached single-family homes (81.8 percent), though it has small percentages of apartments (6.3 percent) and planned-unit developments (4.2 percent), among others. North Ogden permitted 1137 housing units between January 2010 and August 2021, the third-highest number of any Weber County jurisdiction. About 77 percent of those permits were single-family detached, 19 percent were for attached single-family homes, and three percent were for multi-family homes.

North Ogden's zoning allows for two-family homes in its R-2, R-3, R-4 districts and multi-family homes as a conditional use in its R-4 district. The master planned community zone also allows attached single-family and multi-family homes. However, the extent of these zones is currently quite limited in North Ogden. Based on 2018 data, about 29 percent of North Ogden's land is potentially developable, which ranks sixth out of the 15 jurisdictions for which data are available. That percentage equates to roughly 1,415 developable acres. As noted above, the Governor's Office of Planning and Budget projects North Ogden will continue its trend of strong population growth through 2060, potentially reaching 51,000 residents by that year.

Key Trends & Take-Aways

Will Account For Much Of The County's Future Growth

From 2010 to 2020, North Ogden grew by 21 percent – significantly higher than the overall county growth rate of 13 percent. However, this is only the beginning, as the community is anticipated to grow by 144 percent over the next thirty years. Currently, North Ogden only accounts for eight percent of the county population, but it is anticipated to account for 17 percent of the county's growth in the next three decades – the second most of all Weber County communities (second to West Haven who is anticipated to account for 22 percent of growth).

Rapid Growth Came Almost Exclusively Through Single-Family Homes

A total of 1,137 units were permitted in North Ogden from 2010 to 2021 – the third most of all Weber communities. Of those units, 878 (77 percent) detached single-family homes, 217 (19 percent) attached single-family, and 38 (three percent) were multi-family. North Ogden appears to be moving away from multi-family housing and toward more detached and attached single-family homes.

Does Not Provide Proportional Share Of Affordable Housing

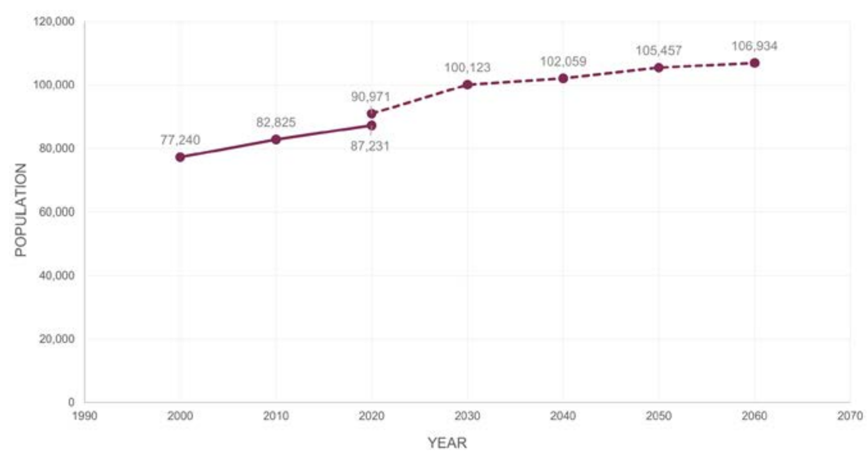
North Ogden has a surplus of affordable units for its low and very low-income households; however, the community accounts for eight percent of the county's population yet only provides 2.6 percent of the county's affordable housing. For North Ogden to provide a proportionate share of affordable units relative to its population, it would need three times more than its current supply.

OGDEN

Population Characteristics

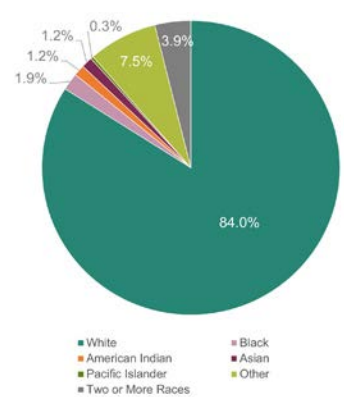
As shown in Figure 3.27, Ogden is the most populous municipality in Weber County, with a population of 87,231 in 2020. However, it ranked 16 out of 18 for 2010 to 2020 population growth, with an increase of 5.3 percent.

Figure 3.27 - Ogden Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.28 - Ogden Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

The Governor's Office of Planning and Budget projects that Ogden will grow more quickly between 2020 and 2030 and then at a slower pace, reaching about 107,000 residents by 2060.

Ogden is among the most racially diverse communities in Weber County. While 84 percent of its residents identify as white, only 61.3 percent of its residents are non-Hispanic white. About 32 percent of residents identify as Hispanic or Latino, and 29.6 percent of households were composed of racial minorities as of 2019, compared to the county's 18.9 percent (see Figure 3.28).

Table 3.15, shows various population characteristics relative to Weber County. Ogden's median household income is considerably lower than the countrywide figure. Ogden also has the second-highest percentage of cost-burdened households at 28.9 percent. However, this percentage declined from 33 percent in 2010. Ogden has a smaller household size and a lower percentage of households with children in the home than the county as a whole.

Table 3.15 - Ogden Other Key Population Characteristics (2019)

Characteristic	Ogden	Weber County
Median Household Income	$50,061	$67,244
% Cost Burdened Households	28.9%	24%
% Cost Burdened Renter Households	41.9%	39%
Median Age	31.8	32.7
Average Household Size	2.76	2.97
% Single-Parent Households	8.7%	6.9%
% 65+ Living Alone Households	9.9%	8.4%
% Households with Children Under 18	31.6%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

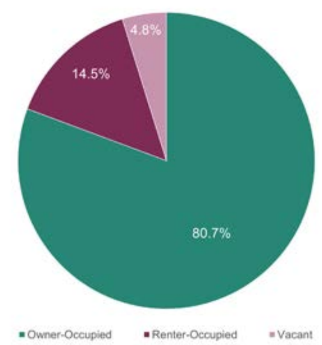
Tenure

As shown in Figure 3.29, 80.7 percent of the housing units in Ogden are owner-occupied, compared to the Weber County rate of 73.4 percent. Ogden's homeownership rate rose by 1.7 percent between 2010 and 2019. Ogden had a vacancy rate of 8.5 percent in 2019.

Housing Types

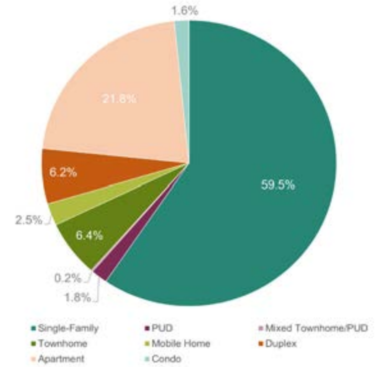
As illustrated in Figure 3.30, Ogden has a diverse housing stock compared to other Weber County communities, with 21.8 percent of its units being apartments, 6.2 percent being duplexes, and 6.4 percent being townhomes as of 2019. Only 59.6 of Ogden's units are detached single-family homes. This contrasts with Weber County (excluding Ogden Valley), where 68.8 percent of the housing stock consists of detached single-family homes. A total of 1,768 units were permitted in Ogden from 2010 to 2021 – the second most permitted units in the entire county. Of those units, 931 (53 percent) were multi-family, 411 (23 percent) were detached single-family, 386 (22 percent) were attached single-family, and 40 (2 percent) were mobile homes. Comparing these numbers to the overall housing stock in Figure 3.32 indicates that Ogden's housing stock is shifting even more towards detached multi-family housing. Ogden permitted the most multi-family units in the past decade than any other Weber County municipality.

Figure 3.29 - Ogden Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.30- Ogden Housing by Type (2019)



Source: Wasatch Front Regional Council

Housing Costs

Based on 2015 to 2019 data, the median gross rent in Ogden was $1,185 (5th-highest out of the county communities), compared to $891 for the entire County. The median owner cost was $1,185 for Ogden in the same period (ranked 18th in the county) compared to $1,378 for the entire County. The median gross rent in Ogden increased from $768 in 2010 to $818 in 2019.

Ogden households with a median regional income (100 percent AMHI) spent an average of 40 percent of their income on housing and transportation costs (18 percent for housing and 22 percent for transportation). For households with a regional moderate income (80 percent AMHI), those expenses rise to 46 percent (23 percent for housing and 23 percent for transportation) (H+T Index, 2017).

Affordable Housing

A rental housing affordability gap analysis for Ogden is shown in Table 3.16. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five indicates the surpluses or deficits of housing units for each income range.

There was a 1,143-unit deficit (856+287) of low and very-low-income rental units in 2019. However, housing prices increased rapidly between 2019 and 2022, so the community's affordable-housing deficit is likely larger now. There is a deficit of over 3,000 units in the highest income brackets (greater than 100 percent AMHI), meaning that over 3,000 households rent at a price lower than they can afford, resulting in the highest income bracket consuming surplus units in lower-income brackets.

Ogden provides 65 percent of the county's affordable housing – far more than any other individual municipality (the next highest is Roy at 6.5 percent). It is one of three communities that provides more than its fair share of affordable housing regionally.

Table 3.16 - Ogden Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	2,369	1,513	-856
30 to 50 percent AMHI ($11,886-$19,810)	$495	1,668	1,381	-287
50 to 80 percent AMHI ($19,810-$31,696)	$792	2,221	5,528	3,307
80 to 100 percent AMHI ($31,696-$39,620)	$991	1,295	2,440	1,145
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	1,388	1,109	-279
> 125 percent AMHI (> $49,525)	> $1,238	3,975	945	-3,030

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

Ogden has a diverse housing stock compared to other Weber County communities, with 21.8 percent of its units being apartments and only 59.8 percent being detached single-family homes. Ogden permitted 1,768 housing units between January 2010 and August 2021, the second-highest number of any Weber County jurisdiction. About 23 percent of those permits were single-family detached, 22 percent were attached single-family, and 53 percent were multi-family. Ogden had the 2nd-highest share of multi-family permitted units out of total permitted units in Weber County for 2010 to 2021.

Ogden's zoning allows for multi-family development in its R-3, R-4, and R-5 zones, and two-family homes in its R-2 zone. Based on 2018 data, about seven percent of Ogden's land is potentially developable, which ranks 13 out of the 15 jurisdictions. That percentage equates to roughly 1,450 developable acres.

Key Trends & Take-Aways

Population Growth Is Expected To Slow

Ogden is Weber County's largest community and is projected to continue seeing population growth, though at a slower rate than most other communities as only seven percent of its land is potentially developable.

Diverse With Lower Incomes

Ogden is more racially diverse and has a lower median household income than most Weber County communities. Ogden has near-average rental costs and the lowest owner housing costs in Weber County.

Ogden Provides More Than Its Proportional Share Of Affordable Housing But Is Still Cost-Burdened

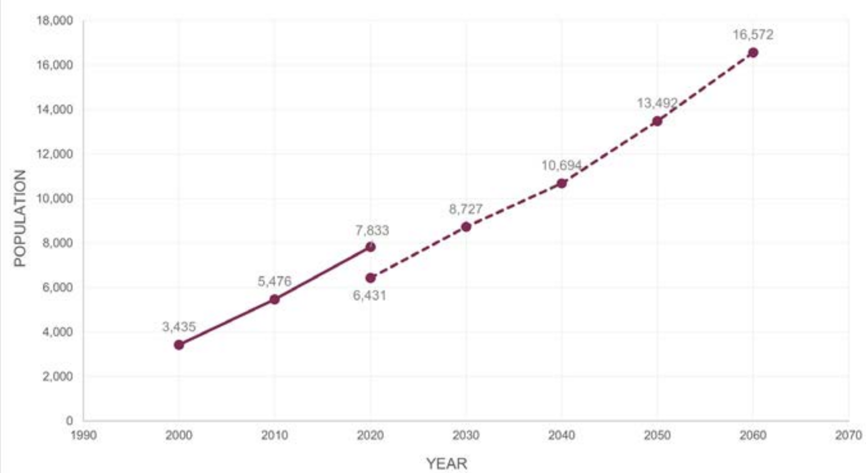
Ogden provides 65 percent of the county's affordable housing – far more than any other individual municipality (the next highest is Roy at 6.5 percent). This situation is reflected in its high proportion of multi-family housing, which it permitted as a large share of its total housing construction between 2010 and 2021. However, many households are still cost-burdened by housing and Ogden is still lacking thousands of affordable units for its low and very low-income groups

PLAIN CITY

Population Characteristics

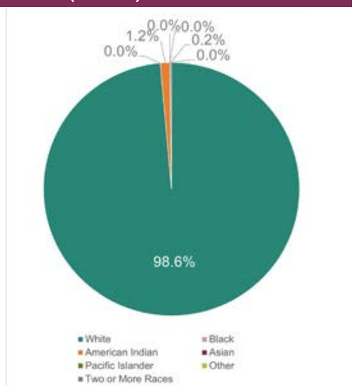
As shown in Figure 3.31, Plain City's population in 2020 was 7,833 – twenty-two percent higher than projected by the Utah Governor's Office of Planning and Budget. From 2010 to 2020, Plain City grew by nearly 43 percent – the second-highest growth rate in the county. Currently, Plain City only accounts for 3 percent of the county population, but it is anticipated to account for nearly 5 percent of the county's growth in the next three decades. The community is projected to grow by 112 percent from 2020 to 2060, reaching an expected population of 16,572. Though this may be a significant underestimation as growth in Plain City is already occurring faster than projected.

Figure 3.31 - Plain City Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.32 - Plain City Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

As illustrated in Figure 3.32, over 98.6 percent of Plain City's residents are white, 1.2 percent American Indian, and 0.2 percent a combination of two or more races. Only 1.7 percent of the population identified as Hispanic or Latino. Altogether, 6.4 percent of Plain City households were headed by minorities in 2019, significantly lower than the county at 18.9 percent, making Plain City the third least diverse community in Weber County. However, the community's diversity appears to be increasing slightly as in 2010 only 5.5 percent of households were headed by minorities.

Table 3.17 shows various population characteristics of Plain City compared to Weber County in 2019. Plain City had a slightly higher median household income at $74,714 than Weber County at $67,224. When accounting for inflation, Plain City's median household income has decreased by over $20,000 in the past decade with the median in 2010 being $95,061 (in 2019 dollars).

In 2019, only 22 percent of households spent more than 30 percent of their income on housing – a comparable number to Weber County with 24 percent of households cost-burdened. Despite household income decreasing in the past decade, the share of household's cost-burdened has decreased slightly from 24 percent in 2010. Plain City has a small share of renting households (only 5 percent), however, none of them are cost-burdened, which is significant considering nearly 40 percent of renter households are cost-burdened across the county.

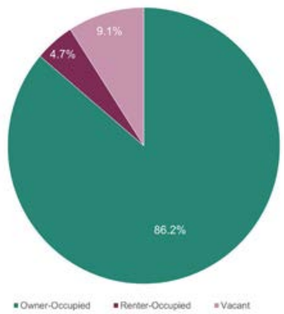
Plain City has the third-highest average household size and first-highest percent of households with children in Weber County. Fifty-five percent of

Table 3.17 - Plain City: Other Key Population Characteristics (2019)

Characteristic	Plain City	Weber County
Median Household Income	$74,714	$67,244
% Cost Burdened Households	22%	24%
% Cost Burdened Renter Households	0%	39%
Median Age	30.5	32.7
Average Household Size	3.48	2.97
% Single-Parent Households	3.2%	6.9%
% 65+ Living Alone Households	8.5%	8.4%
% Households with Children Under 18	55.0%	39.6%

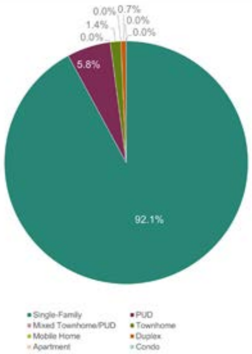
Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Figure 3.33 - Plain City Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.34 - Plain City Housing by Type (2019)



Source: Wasatch Front Regional Council

the community's households have children under 18 years old, causing Plain City to also have the largest age dependency ratio in the county with 86 percent of residents age-dependent.

Housing Characteristics

Tenure

As illustrated in Figure 3.33, in 2019, 86.2 percent of housing units were owner-occupied, 4.7 percent were renter-occupied, and 49.1 percent were vacant. Seven percent of Plain City's owner-occupied units are owned by minorities, which is significant as only 6.4 percent of households are minority-headed. Plain City's homeownership rate rose by 0.3 percent between 2010 and 2019, slightly less than the county at 0.8 percent, meaning that slightly more residents were owning instead of renting their housing from 2010 to 2019.

Housing Types

Figure 3.34 shows the distribution of housing types in Plain City. Ninety-two percent of the community's units are single-family, six percent PUD, one percent townhomes, and 11 percent duplexes.

A total of 830 units were permitted in Plain City from 2010 to 2021. Of those units, 830 (97 percent) were detached single-family homes, 32 (four percent) were attached single-family, and six (one percent) were multi-family. Comparing these numbers to the overall housing stock indicates that Plain City is shifting even more towards detached single-family housing. Despite only adding six multi-family units in over a decade, Plain City ranked eighth of 13 for communities that permitted the most multi-family units.

Housing Costs

The median owner housing cost in Plain City was $1,712 in 2019, about $330 more expensive than the Weber County median. Median rent in Plain City was $736, which is significantly lower than the county median at $891. Overall, Plain City has the sixth-highest owner costs and third-lowest rent out of 18 Weber County communities. When accounting for inflation, from 2010 to 2019, rent increased by $83 while owner costs decreased by $69. It should be noted that housing costs have risen rapidly between 2019 and 2022, likely significantly increasing median housing costs.

Households with a regional moderate-income spent 64 percent on housing and transportation costs combined, indicating that overall Plain City residents are significantly cost-burdened (households that spend more than 45 percent of their income on housing and transportation are considered cost-burdened).

Affordable Housing

A rental housing affordability gap analysis for Plain City is shown in Table 3.18. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

According to this analysis, there was a surplus of moderate, low, and very-low-income rental units relative to Plain City's household demographics. However, housing prices have increased rapidly since 2019, meaning that now in 2022, the community's affordable-housing surplus is likely smaller than this analysis indicates. There is a deficit of 80 units in the highest income bracket (greater than 125 percent AMHI) and seven units in the 80 to 100 percent AMHI bracket, meaning that 87 households must rent at a lower price despite being able to afford more. This results in the highest income bracket consuming some of the surplus units in the lower-income brackets.

Table 3.18 - Plain City Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	0	12	12
30 to 50 percent AMHI ($11,886-$19,810)	$495	0	23	23
50 to 80 percent AMHI ($19,810-$31,696)	$792	15	67	52
80 to 100 percent AMHI ($31,696-$39,620)	$991	7	0	-7
100 to 125 percent AMHI ($39,620-$49,525)	$1,233	0	0	0
> 125 percent AMHI (> $49,525)	> $1,238	80	0	-80

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Plain City provided 0.8 percent of the county's affordable units despite comprising three percent of the county's population, indicating that as of 2019, Plain City would need to provide four times its current supply in order to provide a proportional share of affordable units relative to its population. Though Plain City may be providing near enough affordable units for its residents, it is not pulling its weight regionally.

Zoning & Land Use

Plain City's housing stock mostly consists of detached single-family homes, with a small percentage (5.8 percent) of the remainder being planned-unit developments. Plain City permitted 868 housing units between January 2010 and August 2021, the fifth-highest number of any Weber County jurisdiction. About 96 percent of those permits were for single-family detached homes.

Plain City's zoning does not allow for multi-family development in its residential zones, except for duplexes on lots at least one-half acre in size and planned-unit developments. However, Plain City's mixed-use overlay zone does allow for multi-family development, though its zoning map shows no areas covered by this zone. Based on 2018 data, about 71 percent of Plain City's land is potentially developable, which ranks first out of the 15 jurisdictions for which data are available. That percentage equates to roughly 5,503 developable acres. The Governor's Office of Planning and Budget projects Plain City will see strong population growth through 2060, potentially reaching almost 16,000 residents by that year.

Key Trends & Take-Aways

Many Young Dependents

Plain City has the highest age dependency ratio (86 percent) and the highest percentage of households with children under 18 years old (55 percent) in all of Weber County. The community also has the third-highest average household size and first-highest percent of households with children in Weber County at 3.48.

Very Low Rents But High Owner Costs

Plain City has the sixth-highest median homeownership costs in the county while they also have the third-lowest median rent. Zero percent of renting households are cost-burdened, compared to 22 percent of owner households. However, it should be noted that rental units only account for five percent of the community's housing stock.

Does Not Provide Proportional Share Of Affordable Housing

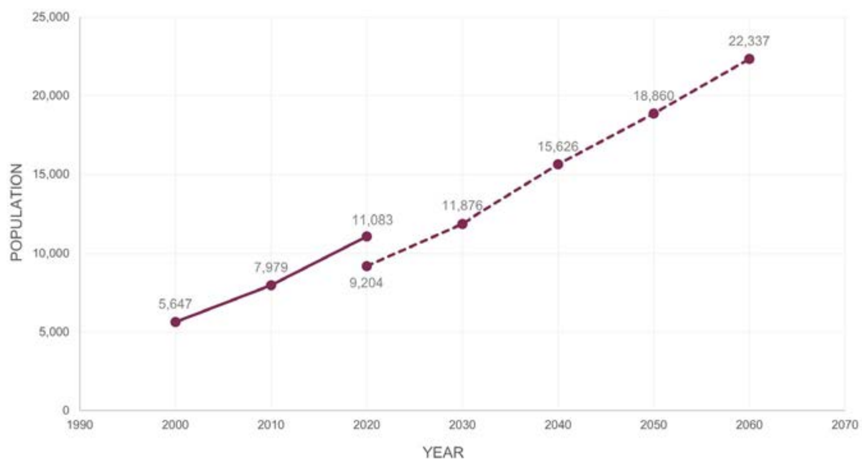
Plain City has a surplus of affordable units for its low and very low-income households; however, the community accounts for three percent of the county's population yet it only provides 0.8 percent of the county's affordable housing. For Plain City to provide a share of affordable units proportionate to its population, it would need four times more than its current supply.

PLEASANT VIEW

Population Characteristics

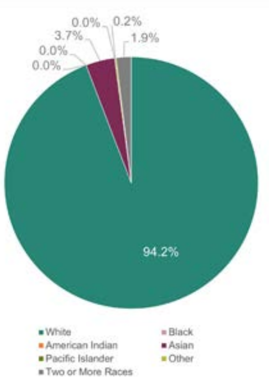
As shown in Figure 3.35, Pleasant View's population in 2020 was 11,083 – twenty percent higher than projected by the Utah Governor's Office of Planning and Budget. From 2010 to 2020, Pleasant View grew by nearly 40 percent – the third-highest growth rate in the county. Currently, Pleasant view only accounts for 4.7 percent of the county population, but it is anticipated to account for 6 percent of the county's growth in the next three decades. The community is projected to grow by 102 percent from 2020 to 2060, reaching a population of 22,327. Though this may be a significant underestimation as growth in Pleasant View is already occurring faster than projected.

Figure 3.35 - Pleasant View Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.36 -Pleasant View Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

As illustrated in Figure 3.36, over 94 percent of Pleasant View's residents are white, with 3.7 percent Asian and 1.9 percent a combination of two or more races. Thirteen percent of the population identified as Hispanic or Latino. Altogether, 14.9 percent of Pleasant View households were headed by minorities in 2019, slightly lower than the county at 18.9 percent, making Pleasant view the fifth most diverse community in Weber County. The community's diversity appears to be increasing as in 2010 only eight percent of households were headed by minorities.

Table 3.19, shows various population characteristics of Pleasant View compared to Weber County in 2019. Pleasant View had a significantly higher median household income at $98,765 than Weber County at $67,224. In fact, Pleasant View has the third-highest median household income in the county. In 2019, only 17.6 percent of households spent more than 30 percent of their incoming on housing – significantly lower than Weber County with 24 percent of households cost-burdened. These lower rates can likely be attributed to the higher median income. However, when comparing cost-burden rates for only renting households, Pleasant view has a higher rate of cost-burdened households with 42 percent of renter households cost-burden compared to 39 percent of Weber County households.

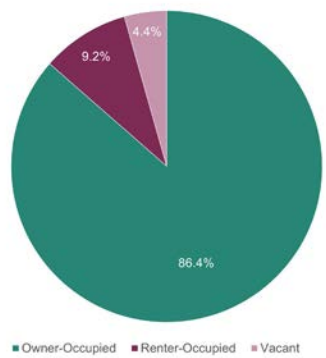
Pleasant View's median age, average household size, and percent of households with children are higher than Weber County's. In fact, the community has the largest household size in the county. Pleasant View has an age dependency ratio of 83 (the second-highest in Weber County),

Table 3.19 - Pleasant View: Other Key Population Characteristics (2019)

Characteristic	Pleasant View	Weber County
Median Household Income	$98,765	$67,244
% Cost Burdened Households	18%	24%
% Cost Burdened Renter Households	42%	39%
Median Age	35.2	32.7
Average Household Size	3.62	2.97
% Single-Parent Households	3.7%	6.9%
% 65+ Living Alone Households	4.2%	8.4%
% Households with Children Under 18	45.7%	39.6%

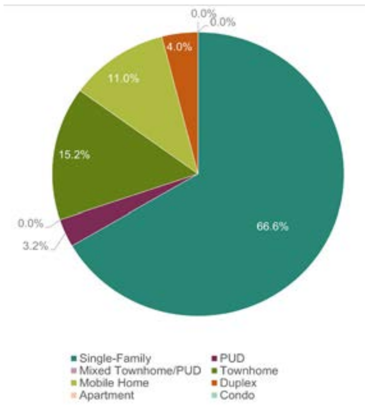
Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Figure 3.37- Pleasant View Housing Unit Tenure



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.38 - Pleasant View Housing by Type (2019)



Source: Wasatch Front Regional Council

meaning that 83 percent of Pleasant View's residents are likely financially dependent on someone else due to their age. The community has lower rates of single-parent households and households with seniors living alone than for the county overall.

Housing Characteristics

Tenure

As illustrated in Figure 3.37, in 2019, 86.4 percent of housing units were owner-occupied, 9.2 percent were renter-occupied, and 4.4 percent were vacant. Over 15 percent of Pleasant View's owner-occupied units are owned by minorities, which is significant as only 14.9 percent of households are minority-headed. In fact, Pleasant View has the third-highest rate of minority homeownership, only behind Ogden at 24 percent and Roy at 19 percent. Pleasant View's homeownership rate fell by 0.2 percent between 2010 and 2019 (despite the county's rising by 0.8 percent), meaning that slightly more residents are renting instead of owning their housing in 2019 than in 2010.

Housing Types

Figure 3.38 shows the distribution of housing types in Pleasant View. Sixty-seven percent of the community's units are single-family, 15 percent townhomes, 11 percent mobile homes, four percent duplexes, and three percent PUDs.

A total of 897 units were permitted in Peasant View from 2010 to 2021. Of those units, 479 (53 percent) detached single-family homes, 349 (39 percent) attached single-family, 35 (four percent) were multi-family, and 34 (four percent) mobile homes. Comparing these numbers to the overall housing stock in Figure 3.40 indicates that Pleasant View is shifting more towards townhomes and other forms of single-family attached housing and is slightly away from single-family detached housing and mobile homes. Despite only adding 35 multi-family units in over a decade, Pleasant View ranked sixth of 13 for communities that permitted the most multi-family units.

Housing Costs

The median owner housing cost was $1,896 in 2019, about $520 more expensive than the Weber County median. Median rent in Pleasant View was $1,104 which is significantly higher than the county median at $891. Overall, Pleasant View has the third-highest owner costs and ninth-highest rent out of 18 Weber County communities. When accounting for inflation, from 2010 to 2019, rent increased by $57 while owner costs decreased by $30. It should be noted that housing costs have risen rapidly between 2019 and 2022, likely significantly increasing median housing costs.

Households with a regional moderate-income spent 67 percent on housing and transportation costs, indicating that overall Pleasant View residents are significantly cost-burdened (households that spend more than 45 percent of their income on housing and transportation are considered cost-burdened).

Affordable Housing

A rental housing affordability gap analysis for Pleasant View is shown in Table 3.20. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

Pleasant View is short 60 units for households between 50 to 80 percent AMHI, meaning that many households in this bracket do not have enough housing available within their affordability range and are being forced to pay more than they can afford. Otherwise, Pleasant View has a surplus of units affordable to the zero to 50 percent and 80 to 125 percent income brackets.

Table 3.20 - Pleasant View Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	0	0	0
30 to 50 percent AMHI ($11,886-$19,810)	$495	0	0	0
50 to 80 percent AMHI ($19,810-$31,696)	$792	15	23	8
80 to 100 percent AMHI ($31,696-$39,620)	$991	8	0	-8
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	0	61	61
> 125 percent AMHI (> $49,525)	> $1,238	77	16	-61

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

However, there is a deficit of 21 units in the highest income bracket (greater than 125 percent AMHI), meaning that 21 households must rent at a lower price despite being able to afford more. This results in the highest income bracket consuming some of the surplus units in the lower-income brackets.

Pleasant View provided 0.8 percent of the county's affordable units despite comprising 4.2 percent of the county's population, indicating that as of 2019, Pleasant View would need six times its current affordable units to provide a share of affordable units proportionate to its population.

Zoning & Land Use

Pleasant View's housing stock has a higher percentage of townhomes (15.2 percent), mobile homes (11 percent), and duplexes (four percent) than many other Weber County communities. Pleasant View permitted 897 housing units between January 2010 and August 2021, the fourth-highest of Weber County jurisdictions. About 53 percent of those permits were for single-family detached homes and 39 percent were for attached single-family homes.

Pleasant View's zoning allows multi-family development in its R-5 zone. Based on 2018 data, about 44 percent of Pleasant View's land is potentially developable, which ranks third out of the 15 jurisdictions for which data are available. That percentage equates to roughly 1,951.6 developable acres. The Governor's Office of Planning and Budget projects Pleasant View will see strong population growth through 2060, potentially reaching almost 22,000 residents by that year.

Key Trends & Take-Aways

Large Dependent Households

Pleasant View had the second-highest age dependency ratio in Weber County. Over 83 percent of residents are either under 15 or over 65 years old and are likely dependent on others for care. Over 45 percent of households have children under 18 and Pleasant View has the largest average household size (3.62) in the county, substantially larger than the county average (2.97).

Wealthy And Expensive

Pleasant View had the third-highest median household income in the county in 2019, but it also had the third-highest median owner housing costs. Most Pleasant View homeowners can manage the higher housing costs as only 18 percent of households are cost-burdened. However, over 42 percent of renting households are cost-burdened, indicating that Pleasant View's high housing costs are taking a toll on a large portion of its renters.

Does Not Provide Proportional Share Of Affordable Housing

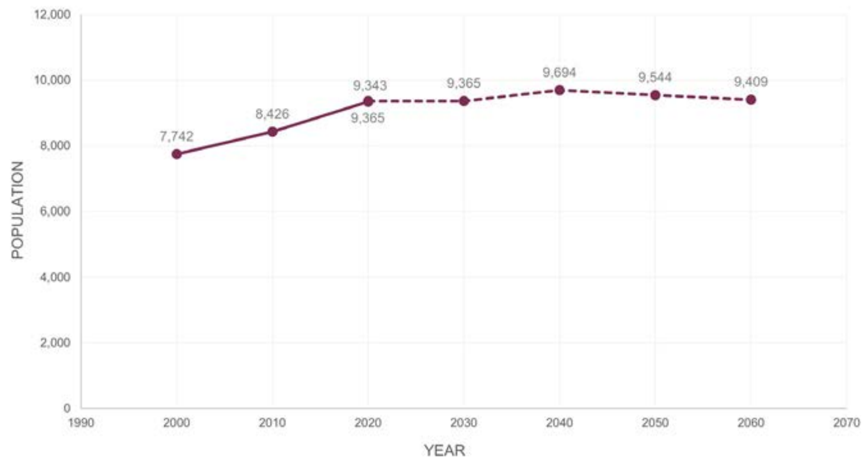
Pleasant View has a surplus of affordable units for its low and very low-income households; however, the community accounts for 4.2 percent of the county's population yet it only provides 0.8 percent of the county's affordable housing. For Pleasant View to provide a share of affordable units proportional to its population, it would need six times more than its current supply.

RIVERDALE

Population Characteristics

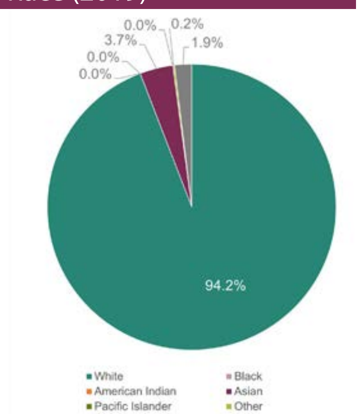
As shown in Figure 3.39, Riverdale's population has grown 11 percent over the past decade, bringing its population to 9,365 in 2020. Riverdale is Weber County's fifth-most-populated municipality, accounting for 3.6 percent of the county's population. Its rate of growth has been comparable to the rest of the county that averaged 13 percent growth from 2010 to 2020. As Riverdale approaches build-out, however, population growth is expected to stagnate with a projected growth rate of one percent over the next three decades. Riverdale's population is projected to be 9,409 in 2060.

Figure 3.39 - Riverdale Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.40 - Riverdale Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

As illustrated in Figure 3.40, over 86.9 percent of Riverdale's residents were white with the next largest races being other at 6.3 percent, Asian at 2.7 percent, black at two percent, and two or more races at two percent. Fifteen percent of the population identified as Hispanic or Latino. Altogether, 17 percent of households were headed by minorities in 2019, making Riverdale the third most diverse community in Weber County.

Table 3.21, shows various population characteristics of Riverdale compared to Weber County. Riverdale had a substantially lower median household income ($56,000) than Weber County ($67,244) in 2019. In fact, Riverdale has the second-lowest median household income after Ogden's. Despite lower income levels, a smaller portion of households are burdened by their housing costs. Just 20 percent of households spend more than 30 percent of their income on rent, compared to 39 percent countywide.

Table 3.21 - Riverdale: Other Key Population Characteristics (2019)

Characteristic	Riverdale	Weber County
Median Household Income (2019 dollars)	$56,000	$67,244
% Cost Burdened Households	20%	24%
% Cost Burdened Renter Households	26%	39%
Median Age	32.1	32.7
Average Household Size	2.64	2.97
% Single-Parent Households	5.7%	6.9%
% 65+ Living Alone Households	12.5%	8.4%
% Households with Children Under 18	31.1%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

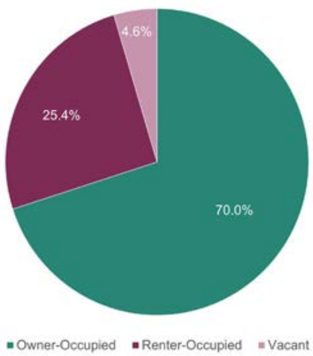
Riverdale has a smaller average household size, a smaller portion of households with children, and a slightly younger population than Weber County as a whole. Riverdale has a large population of seniors living alone. In fact, one in eight households in Riverdale are seniors living alone.

Housing Characteristics

Tenure

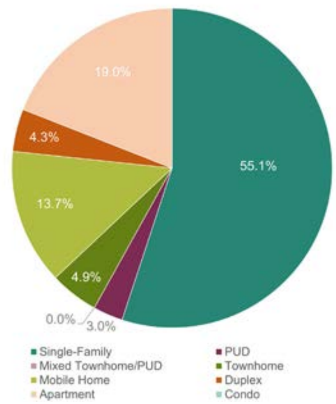
As illustrated in Figure 3.41, in 2019, 70 percent of housing units were owner-occupied, 25.4 percent were renter-occupied, and 4.6 percent were vacant. Riverdale's homeownership rate fell by 1.9 percent between 2010 and 2019 (despite the county's rising by 0.8 percent), meaning that slightly more residents rentied instead of owned in 2019 than in 2010.

Figure 3.41 - Riverdale Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.42 - Riverdale Housing by Type (2019)



Source: Wasatch Front Regional Council

Housing Types

Figure 3.42 shows the distribution of housing types in Riverdale. Fifty-five percent of the community's units are single-family, followed by 19 percent apartments, 14 percent mobile homes, five percent townhomes, four percent duplexes, and three percent PUDs. Riverdale has the smallest share of single-family homes in all of Weber County.

A total of 119 units were permitted in Riverdale from 2010-2021. Of those units, 108 (91 percent) detached single-family homes, four (three percent) were multi-family, and seven (six percent) were mobile homes. Compared to the overall housing type distribution, Riverdale's housing stock appears to be shifting towards more detached single-family homes and less multi-family units.

Housing Costs

The median owner housing cost was $1,291 in 2019, about $100 less than the Weber County median. Median rent in Riverdale was $854 which is slightly lower than the county median at $891. Overall, Riverdale has the fourth-lowest owner costs and third-lowest rent out of the 18 Weber County communities.

When accounting for inflation, from 2010 to 2019, rent increased by $13 (1.5 percent) while owner costs decreased by $172 (13 percent). Because housing costs have risen rapidly across the Wasatch Front between 2019 and 2022, it is likely that median housing costs have risen in Riverdale too.

Households with a regional moderate-income spent 50 percent on housing and transportation costs combined, indicating that overall Riverdale residents are slightly cost-burdened (households that spend more than 45 percent of their income on housing and transportation are considered cost-burdened) (H+T Index, 2017).

Affordable Housing

A rental housing affordability gap analysis for Riverdale is shown in Table 3.22. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

Riverdale is short 85 units for households below 30 percent AMHI, meaning that households in this bracket do not have enough housing available within their affordability range and are being forced to pay more than they can afford. Otherwise, Roy has a surplus of units affordable to the 30 to 100 percent income brackets. However, there is a deficit of 420 (118+302) units for the highest income brackets (greater than 100 percent AMHI), meaning that 420 households must rent at a lower price despite being able to afford more. This results in the highest income bracket consuming most of the surplus units in the 30 to 100 percent AMHI brackets, potentially making less affordable units available to moderate and low-income households.

Riverdale provides 4.2 percent of the county's affordable units despite comprising 3.6 percent of the county's population, indicating that currently, Riverdale is providing more than its proportionate share of affordable units relative to its population. However, as stated above, Riverdale is still lacking some affordable units for its very low-income households.

Table 3.22 - Riverdale Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	85	0	-85
30 to 50 percent AMHI ($11,886-$19,810)	$495	34	66	32
50 to 80 percent AMHI ($19,810-$31,696)	$792	89	444	355
80 to 100 percent AMHI ($31696-$39620)	$991	121	238	118
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	182	64	-118
> 125 percent AMHI (> $49,525)	> $1,238	372	70	-302

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

Riverdale's housing stock has a higher percentage of apartments (19 percent) mobile homes (13.7 percent) than many other Weber County Communities. Riverdale only permitted 119 housing units between January 2010 and August 2021, the tenth-highest number of any Weber County jurisdiction. About 91 percent of those permits were for single-family detached homes and four percent were for multi-family homes.

Riverdale's zoning allows multi-family development in its R-3, R-4, and R-5 zones. It allows two-family homes in the R-3, R-4, and R-5 zones as well. Condos and townhouses are allowed in the mixed-use zone. Based on 2018 data, about 15 percent of Riverdale's land is potentially developable, which ranks tenth out of the 15 jurisdictions for which data are available. That percentage equates to roughly 446 developable acres. The Governor's Office of Management and Budget projects Riverdale's population will remain steady over the coming decades. However, if development occurs on the potentially developable land, the community's population may increase over this projection.

Key Trends & Take-Aways

Riverdale's Racial/Ethnic Diversity Is On The Rise

Riverdale is the third most diverse community in the county, with nearly one in five households headed by minorities – a significant increase from 2010 when only one in nine households were headed by minorities.

Smallest Share Of Single-Family Homes

Only 55 percent of Riverdale Housing stock are single-family homes – a smaller share than any other community in Weber County. The community is comprised of 19 percent apartment units and 14 percent mobiles homes, both relatively large shares compared to many other Weber County municipalities. However, in the past decade, a shift has been made toward a greater share of single-family homes with 91 percent of housing permits being for detached single-family units.

Riverdale Provides More Than Its Proportionate Share Of Affordable Housing

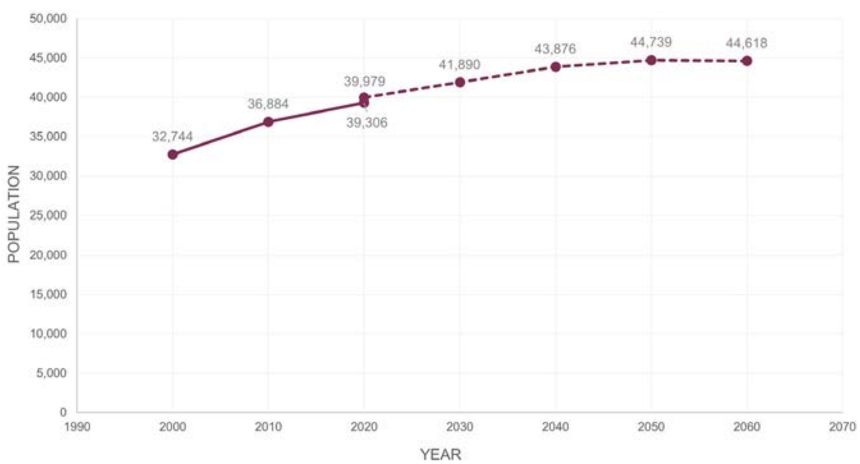
Despite Riverdale having a small deficit of affordable units for its very low-income households, the community provides 4.2 percent of the county's affordable units despite comprising 3.6 percent of the county's population, indicating that currently, Riverdale is providing more than its proportionate share of affordable units regionally relative to its population.

ROY

Population Characteristics

As shown in Figure 3.43, Roy's population has grown seven percent over the past decade, bringing its population to 39,306 in 2020. Roy is Weber County's second-most-populated municipality, accounting for 15 percent of the county's population. Its rate of growth has been considerably slower than the rest of the county that averaged 13 percent growth from 2010 to 2020. Further, as Roy approaches build-out, its population growth is expected to slow further with a growth rate of 14 percent over the next three decades. The community's population is expected to reach 44,618 in the year 2060.

Figure 3.43 - Roy Past and Projected Population

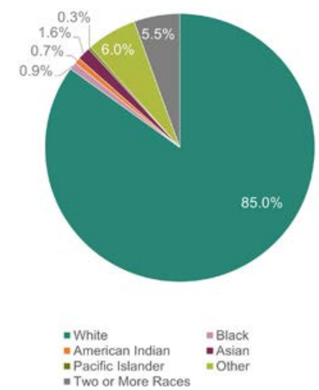


Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

As illustrated in Figure 3.44, over 85 percent of Roy's residents were white with the next largest races being other at six percent and two or more races at 5.5 percent. Eighteen percent of the population identified as Hispanic or Latino. Altogether, 19.7 percent of Roy households were headed by minorities in 2019, making Roy the second most diverse community in Weber County.

As shown in Table 3.23, Roy shares similar population characteristics as Weber County as a whole. Roy's median household income was $70,032 in 2019 – about $3,000 higher than the county median. Roy is slightly younger and has a slightly larger average household size and share of households with children than the county. Twenty percent of the community's households are cost-burdened by their housing, including 52 percent of renters. In fact, this number is a significant decrease from 2010, with 28.3 percent of households being cost-burdened.

Figure 3.44 -Roy Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

Table 3.23 - Roy: Other Key Population Characteristics (2019)

Characteristic	Roy	Weber County
Median Household Income (2019 $'s)	$70,032	$67,244
% Cost Burdened Households	20%	24%
% Cost Burdened Renter Households	36%	39%
Median Age	31.4	32.7
Average Household Size	3.04	2.97
% Single-Parent Households	6.1%	6.9%
% 65+ Living Alone Households	8.3%	8.4%
% Households with Children Under 18	41.9%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

Tenure

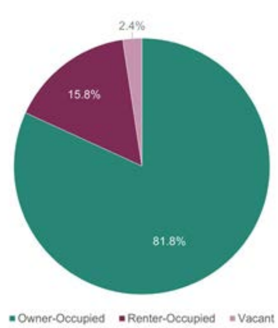
In 2019, 81.8 percent of housing units were owner-occupied, 15.8 percent were renter-occupied, and 2.4 percent were vacant. Roy's homeownership rose by 1.4 percent between 2010 and 2019 when the county's rose by 0.8 percent, meaning that slightly more residents are owning instead of renting their housing in 2019 than in 2010.

Housing Types

Figure 3.46 shows the distribution of housing types in Roy. Nearly 79 percent of the community's units are single-family, followed by 7.6 percent apartments, 6.2 percent mobile homes, 2.4 percent PUDs, 1.7 percent townhomes, 1.9 percent condos, and 1.5 percent duplexes.

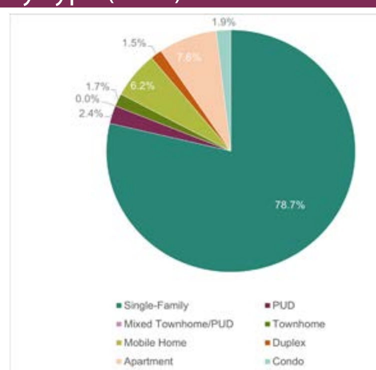
A total of 735 units were permitted in Roy from 2010 to 2021. Of those units, 399 (54 percent) detached single-family homes, 245 (33 percent) were multi-family, 80 (11 percent) attached single-family, and 11 (one percent) were mobile homes. Compared to the overall housing type distribution illUstrate in Figure 3.48 Roy's housing stock appears to be shifting slightly away from detached single-family homes, toward a greater share of multi-family and attached single-family housing (such as townhomes). Roy contributed the fourth most multi-family units of the 18 Weber County communities from 2010 to 2021.

Figure 3.45- Roy Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.46 - Roy Housing by Type (2019)



Source: Wasatch Front Regional Council

Housing Costs

The median owner housing cost was $1,317 in 2019, which was roughly the same as the Weber County median. Median rent in Roy was $1,061 which was nearly $200 higher than the county median at $891. Overall, South Ogden has the fifth-lowest owner costs and seventh-lowest rent out of 18 Weber County communities. When accounting for inflation, from 2010 to 2019, rent increased by $81 (eight percent) while owner costs decreased by $156 (12 percent). It should be noted that housing costs have risen rapidly between 2019 and 2022, likely significantly increasing median housing costs.

Households with a regional moderate-income spent 53 percent on housing and transportation costs combined, indicating that overall Roy residents are cost-burdened (households that spend more than 45 percent of their income on housing and transportation are considered cost-burdened).

Affordable Housing

A rental housing affordability gap analysis for Roy's shown in Table 3.24. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

Roy is short 23 units for households below 30 percent AMHI, meaning that households in this bracket do not have enough housing available within their affordability range and are being forced to pay more than they can afford. Otherwise, Roy has a surplus of units affordable to the 30 to 125 percent income brackets. However, there is a deficit of 674 units in the highest income bracket (greater than 125 percent AMHI), meaning that 674 households must rent at a lower price despite being able to afford more. This results in the highest income bracket consuming most of the surplus units in the 30 to 125 percent AMHI brackets, potentially making less affordable units available to moderate and low-income households.

Roy provided 6.5 percent of the county's affordable units despite comprising 15 percent of the county's population, indicating that as of 2019, Roy would need to double its quantity of affordable units in order to provide a share of affordable units proportional to its population. However, Roy may be providing near enough affordable units for its residents.

Table 3.24 - Roy Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	134	111	-23
30to 50 percent AMHI ($11,886-$19,810)	$495	84	120	35
50 to 80 percent AMHI ($19,810-$31,696)	$792	336	572	236
80 to 100 percent AMHI ($31,696-$39,620)	$991	231	516	285
100 to 25 percent AMHI ($39,620-$49,525)	$1,238	266	406	140
> 125 percent AMHI (> $49,525)	> $1,238	1,012	338	-674

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

Roy's housing stock is largely detached single-family (78.6 percent of all units), though 7.6 percent are apartments. Roy permitted 735 housing units between January 2010 and August 2021, the seventh-highest number of any Weber County jurisdiction. About 54 percent of those permits were for single-family detached homes, 11 percent were for attached single-family, and 33 percent were for multi-family homes.

Roy's zoning allows multi-family (including two-family) development in its R-3, R-4, and mixed-use zones. Based on 2018 data, about 6.1 percent of Roy's land is potentially developable, which ranks 14 out of the 15 jurisdictions for which data are available. That percentage equates to roughly 317 developable acres. The Governor's Office of Planning and Budget projects Roy's population will remain steady over the coming decades. However, if development occurs on the potentially developable land, the community's population may increase over this projection.

Key Trends & Take-Aways

Roy Households Have Become Less Cost-Burdened

In 2010, 28 percent of households were spending more than 30 percent of their income on housing, including 42 percent of renters. In 2019, however, only 20 percent of households (36 percent of renters) were cost-burdened by housing. This may be due to increased household income, rising owner costs, and minimal rent hikes, among other factors.

Roy's Racial/Ethnic Diversity Is On The Rise

Roy is the second most diverse community in the county, with nearly one in five households headed by minorities – a significant increase from 2010 when only one in seven households were headed by minorities.

Does Not Provide Proportional Share Of Affordable Housing

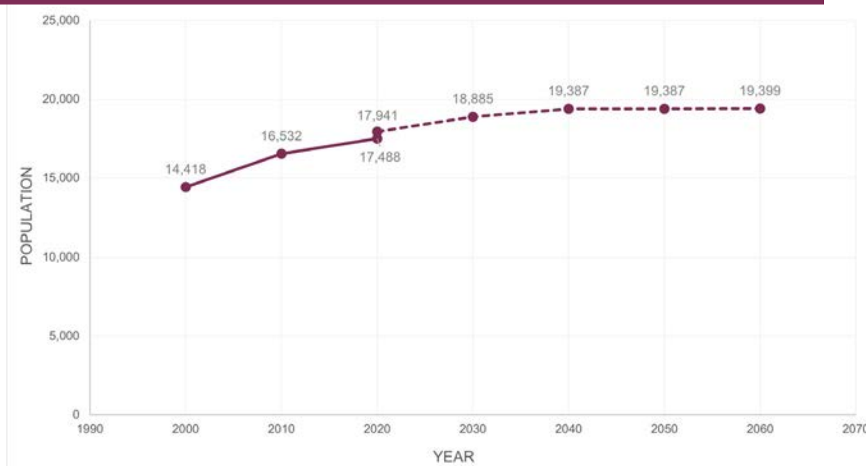
Roy has a very small deficit of affordable units relative to its population; however, the community accounts for 15 percent of the county's population yet it only provides 6.5 percent of the county's affordable housing. For Roy to provide its proportionate share of affordable units relative to its population, it would need to double its current supply.

SOUTH OGDEN

Population Characteristics

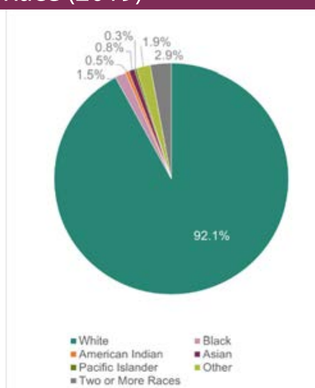
As shown in Figure 3.47, South Ogden's population in 2020 was 17,941, making up just 6.7 percent of the county's population. South Ogden's growth rate has slowed over the past decade, with a population increase of 15 percent from 2000 to 2010 then just six percent from 2010 to 2020. In

Figure 3.47 - South Ogden Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.48 - South Ogden Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

fact, South Ogden was the fourth-slowest growing community in Weber County. This trend is expected to continue with a projected growth rate of just 11 percent over the next three decades, reaching an expected population of 19,399 by 2060.

As illustrated in Figure 3.48, 92 percent of South Ogden's residents are white, with 2.9 percent a combination of two or more races, 1.5 percent black, and less than one percent American Indian, Pacific Islander, and Asian. Fourteen percent of South Ogden's population identified as Hispanic or Latino. Altogether, 13.9 percent of South Ogden households were headed by minorities in 2019, making South Ogden ranked seventh of 18 for the most diverse community in the county despite its share of minority households being substantially lower than the county average of 18.9 percent.

Table 3.25, shows various population characteristics of South Ogden compared to Weber County. South Ogden had a comparable median household income as Weber County at $68,585 in 2019. Despite this, South Ogden had lower cost-burden rates (for both renter households and overall) than the county, with just 28 percent of renters spending more than 30 percent of their income on rent, compared to 39 percent countywide.

South Ogden is slightly older and has a smaller average household size than the county, despite it having a comparable share of households with children. This is likely explained by a larger senior population as one in ten households are seniors living alone.

Table 3.25 - South Ogden: Other Key Population Characteristics (2019)

Characteristic	South Ogden	Weber County
Median Household Income (2019 $'s)	$68,585	$67,244
% Cost Burdened Households	20%	24%
% Cost Burdened Renter Households	28%	39%
Median Age	34.6	32.7
Average Household Size	2.75	2.97
% Single-Parent Households	6.6%	6.9%
% 65+ Living Alone Households	10.9%	8.4%
% Households with Children Under 18	39.7%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

Tenure

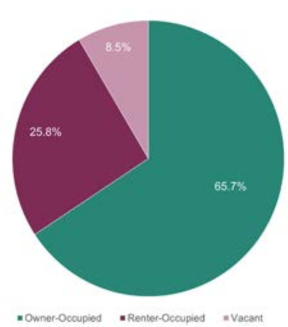
As illustrated in Figure 3.49, in 2019, 65.7 percent of housing units were owner-occupied, 25.8 percent were renter-occupied, and 8.5 percent were vacant. The community has the third-highest share of renter-occupied housing following Ogden and Washington Terrace. South Ogden's homeownership rate rose by 2.3 percent between 2010 and 2019, a substantial increase considering the state of Utah is declining and the county only increased by 0.8 percent, meaning that more residents were owning instead of renting their housing from 2010 to 2019.

Housing Types

Figure 3.50 shows the distribution of housing types in South Ogden. Sixty-five percent of the community's units are single-family, 16 percent townhomes, 12 percent apartments, four percent duplexes, two percent PUDs, and less than one percent mixed PUD/townhome.

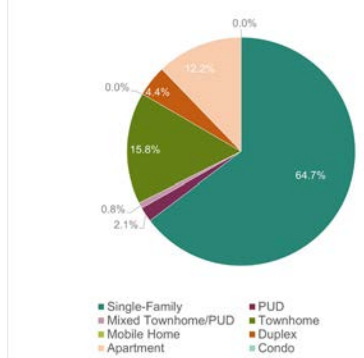
A total of 776 units were permitted in South Ogden from 2010 to 2021. Of those units, 556 (72 percent) were multi-family, 123 (16 percent) attached single-family, and 97 (13 percent) detached single-family homes. South Ogden contributed the third most multi-family units of the 18 Weber County communities from 2010 to 2021.

Figure 3.49 - South Ogden Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.50 - South Ogden Housing by Type (2019)



Source: Wasatch Front Regional Council

Housing Costs

The median owner housing cost was $1,270 in 2019, about $100 less than the Weber County median. Median rent in South Ogden was $961 which is slightly higher than the county median at $891. Overall, South Ogden has the third-lowest owner costs and sixth-lowest rent out of 18 Weber County communities. When accounting for inflation, from 2010 to 2019, rent increased by $127 (15 percent) while owner costs decreased by $173 (14 percent). Because housing costs have risen rapidly between 2019 and 2022, median housing costs have likely risen more.

Households with a regional moderate-income spent 51 percent on housing and transportation costs, indicating that South Ogden residents are cost-burdened (households that spend more than 45 percent of their income on housing and transportation are considered cost-burdened).

Affordable Housing

A rental housing affordability gap analysis for South Ogden is shown in Table 3.26. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

South Ogden is short 37 (29+18) units below 50 percent AMHI, meaning that households in this bracket do not have enough housing available within their affordability range and are being forced to pay more than they can afford. There is also a deficit of 729 units in the highest income bracket (greater than 125 percent AMHI), meaning that 729 households must rent at a lower price despite being able to afford more. This results in the highest income bracket consuming most of the surplus units in the 50 to 125 percent AMHI income brackets, potentially making less affordable units available to moderate and low-income households.

South Ogden provided 6.4 percent of the county's affordable units despite comprising 6.7 percent of the county's population, indicating that as of 2019, South Ogden was providing roughly its proportionate share of affordable units relative to its population. However, as stated above, South Ogden is still lacking many affordable units for its low and very low-income households.

Table 3.26 - South Ogden Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	95	66	-29
30 to 50 percent AMHI ($11,886-$19,810)	$495	120	102	-18
50 to 80 percent AMHI ($19,810-$31,696)	$792	222	615	393
80 to 100 percent AMHI ($31,696-$39,620)	$991	174	534	360
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	250	274	24
> 125 percent AMHI (> $49,525)	> $1,238	871	142	-729

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

South Ogden's housing stock has a relatively large proportion of townhomes (15 percent of units) and apartments (12.2 percent), with 67.4 percent being detached single-family homes. South Ogden permitted 776 housing units between January 2010 and August 2021, the sixth-highest number of any Weber County jurisdiction. Only about 13 percent of those permits were for single-family detached homes, while 16 percent were for attached single-family, and 72 percent were for multi-family homes. South Ogden had the highest proportion of permitted multi-family homes out of any Weber County community for 2010 to 2021.

South Ogden's zoning allows two-family development in its R-2 and R-3 zones, and multi-family development in its R-3/R-3A and form-based zones. The form-based zones cover substantial areas around 40th street. Based on 2018 data, about 11.7 percent of South Ogden's land is potentially developable, which ranks 11 out of the 15 jurisdictions for which data are available. That percentage equates to roughly 294 developable acres. The Governor's Office of Planning and Budget projects South Ogden's population will see lower growth over the coming decades, potentially reaching about 19,000 residents by 2060, up from 17,488 in 2020.

Key Trends & Take-Aways

Population Growth Is Expected To Slow

As the community nears build-out, South Ogden's population growth is expected to slow, with only an 11 percent increase in population expected in the next 30 years, substantially lower than the countywide projected growth rate (73 percent).

Predominately Single-Family But Building Mostly Multi-Family

Nearly 65 percent of housing units in South Ogden were single-family homes in 2019. However, only 13 percent of residential units permitted in South Ogden in the past decade were single-family homes. In fact, 72 percent of units permitted were multi-family, making South Ogden the third-highest contributor of multi-family units of the 18 Weber County communities from 2010-2021.

South Ogden Provides Its Proportionate Share Of Affordable Housing

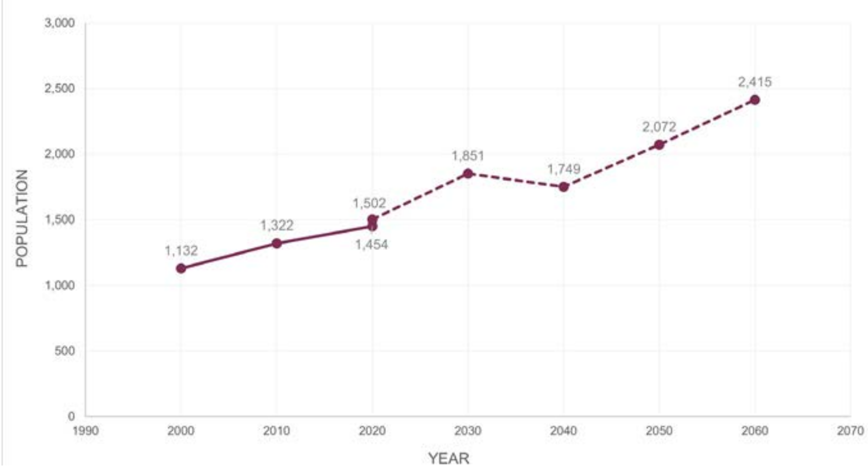
Despite South Ogden having a deficit of affordable units for its low and very low-income households, the community provides 6.4 percent of the county's affordable units while comprising 6.7 percent of the county's population, indicating that as of 2019, South Ogden was roughly providing a proportionate share of affordable units relative to its population.

UINTAH

Population Characteristics

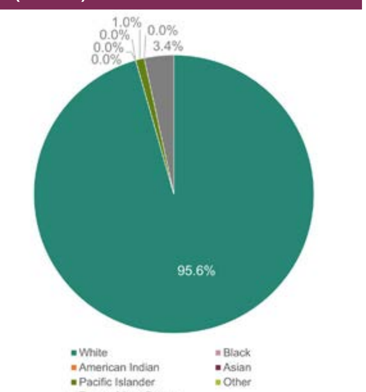
As shown in Figure 3.51, Uintah's population has grown steadily over the past two decades, with an increase of fewer than 200 people (ten percent) from 2010 to 2020. In fact, Uintah was one of the slowest growing communities in Weber County (its growth rate ranked 12 out of 18).

Figure 3.51 - Uintah Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.52 -Uintah Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

Uintah's population in 2020 was 1,454, making up just 0.6 percent of the county's population. However, the community is projected to grow by 66 percent from 2020 to 2060, a substantially higher growth rate than in recent decades, reaching a population of 2,415 by the year 2060.

As illustrated in Figure 3.52, nearly 96 percent of Uintah's residents are White, with 3.4 percent a combination of two or more races. Eleven percent of the population identified as Hispanic or Latino. Altogether, 7.3 percent of Uintah households were headed by minorities in 2019, substantially lower than the county average of 18.9 percent, making Uintah the fifth least diverse community in Weber County.

Table 3.27, shows various population characteristics of Uintah relative to Weber County. At $90,208, Uintah had a substantially higher median household income than the Weber County median ($67,244) in 2019. Only 11 percent of Uintah's renter households were cost-burdened (spend more than 30 percent of their household income on housing), a substantial decrease from 2010 (49.4 percent) and significantly lower than the county as a whole (39.2 percent). However, 19 percent of all Uintah households (renters and owners) were cost-burdened, indicating that the community's homeowners are generally more burdened than its renters. Uintah's median is slightly older than the county's though it has a substantially lower portion of seniors living alone (only 3.5 percent of households). Its average household size is larger than the county average despite having a lower share of households with children.

Table 3.27 - Uintah Other Key Population Characteristics (2019)

Characteristic	Uintah	Weber County
Median Household Income (2019 $'s)	$90,208	$67,244
% Cost Burdened Households	19%	24%
% Cost Burdened Renter Households	11%	39%
Median Age	39.6	32.7
Average Household Size	3.17	2.97
% Single-Parent Households	7.0%	6.9%
% 65+ Living Alone Households	3.5%	8.4%
% Households with Children Under 18	34.6%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

Tenure

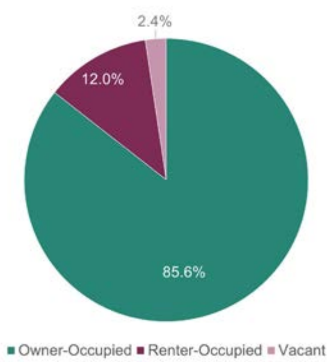
As illustrated in Figure 3.53, in 2019, over 85 percent of housing units were owner-occupied, 12 percent were renter-occupied, and 2.4 percent were vacant. Uintah's homeownership rate rose by 3.6 percent between 2010 and 2019, which is a substantial increase considering the state of Utah is declining and the county only increased by 0.8 percent, meaning that more residents were owning instead of renting their housing from 2010 to 2019.

Housing Types

Figure 3.54 shows the distribution of housing types in Uintah. Eighty-three percent of the community's units are single-family, while the other 17 percent are mobile homes and one-percent are duplexes.

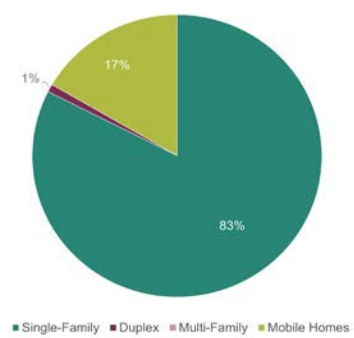
A total of 51 units were permitted in Uintah from 2010 to 2021. Twenty-six (52 percent) of those units were detached single-family homes and the remaining 25 (48 percent) were mobile homes. Uintah and Farr West were the only municipalities to not provide any multi-family housing units from 2010 to 2021.

Figure 3.53 - Uintah Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.54 - Uintah Housing by Type (2019)



Source: Wasatch Front Regional Council

Housing Costs

The median owner housing cost was $1,602 in 2019, about $220 more expensive than the Weber County median. Median rent in Uintah was $1,125 which is significantly higher than the county median at $891. Overall, Uintah has the ninth-highest owner costs and eighth-highest rent out of 18 Weber County communities. When accounting for inflation, from 2010 to 2019, rent increased by $87 while owner costs decreased by $286, likely due to the increase of mobile homes in the community. It should be noted that housing costs have risen rapidly between 2019 and 2022, likely significantly increasing median housing costs.

Households with a regional moderate-income spent 56 percent on housing and transportation costs combined, indicating that overall Uintah residents are cost-burdened (households that spend more than 45 percent of their income on housing and transportation are considered cost-burdened).

Affordable Housing

A rental housing affordability gap analysis for Uintah is shown in Table 3.28. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

There was a surplus of moderate, low, and very-low income units in Uintah relative to its demographics. However, housing prices have increased rapidly since 2019, meaning that the community's surplus is likely smaller than this analysis indicates. Also note that Uintah only provided 0.2 percent of the county's affordable units despite comprising 0.6 percent of the county's population. To provide sufficient affordable units relative to its population, it needs three times more than its current supply.

Table 3.28 - Uintah Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	8	11	3
30 to 50 percent AMHI ($11,886-$19,810)	$495	2	3	1
50 to 80 percent AMHI ($19,810-$31696)	$792	1	9	8
80 to 100 percent AMHI ($31,696-$39,620)	$991	1	13	12
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	0	9	9
> 125 percent AMHI (> $49,525)	> $1,238	44	11	-33

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

Uintah's housing stock is roughly 50 percent detached-single-family and 50 percent mobile homes. Uintah permitted 51 housing units between January 2010 and August 2021, the 13th-highest number of any Weber County jurisdiction. About 51 percent of those permits were for single-family detached homes, while 49 percent were for mobile homes.

Uintah's zoning allows duplexes as conditional uses, but otherwise multi-family development is not permitted. Based on 2018 data, about 27.2 percent of Uintah's land is potentially developable, which ranks seventh out of the 15 jurisdictions for which data are available. That percentage equates to roughly 218 developable acres. The Governor's Office of Planning and Budget projects Uintah's population will continue growing over the coming decades, potentially reaching about 2,400 residents by 2060, up from 1,454 in 2020.

Key Trends & Take-Aways

Fewer Than 11 Percent Of Uintah's Renters Are Cost-Burdened

In 2019, only 10.7 percent of Uintah's renting households spent more than 30 percent of their income on rent , which is a substantial decrease from 49 percent in 2010, potentially be a result of an increased number of mobile homes in the community. However, the overall cost-burden (including renters and owners) is a bit higher (19 percent) though still lower than the Weber County average of 24 percent.

No Multi-Family Housing

Uintah was one of two communities in Weber County that did not permit any multi-family units from 2010 to 2021. Fifty-two percent of their permitted units were single-family homes and 48 percent mobile homes.

Uintah Has A Surplus Of Affordable Units But Does Not Provide Proportional Share Of Affordable Housing

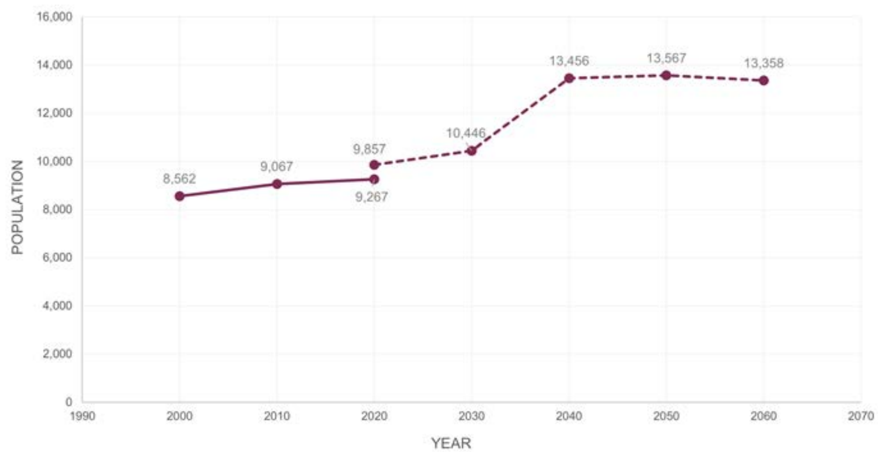
Uintah has a surplus of affordable units relative to its household composition; however, the community accounts for 0.6 percent of the county's population yet it only provides 0.2 percent of the affordable housing. To provide its proportionate share of affordable units relative to its population, it would need three times more than its current supply.

WASHINGTON TERRACE

Population Characteristics

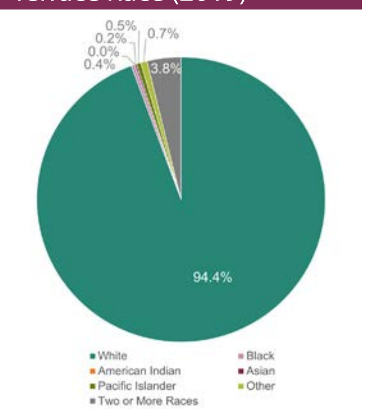
As shown in Figure 3.55, Washington Terrace's population has remained relatively stagnant over the past two decades, with an increase of only 200 people from 2010 to 2020. In fact, Washington Terrace was the second slowest growing community in Weber County (Huntsville being the slowest). Washington Terrace is projected to grow by 44 percent from 2020 to 2060, a substantially higher growth rate than in recent years. The community's population is expected to reach 13,358 in the year 2060.

Figure 3.55 - Washington Terrace Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

Figure 3.56 - Washington Terrace Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

As illustrated in Figure 3.56, over 94 percent of Washington Terrace's residents were white with the next largest race being two or more races at 3.8 percent. Over ten percent of the population identified as Hispanic or Latino. Altogether, 14.8 percent of Washington Terrace households were headed by minorities in 2019.

Table 3.29, shows various community population characteristics relative to Weber County. Washington Terrace's median household income was $63,503 in 2019, nearly $4,000 lower than the county median. In fact, Washington Terrace had the third-lowest household income in Weber County in 2019. Twenty-eight percent of the community's households are cost-burdened by their housing costs, including 52 percent of renters. Households with a moderate regional income spent 43 percent on housing and transportation combined, indicating that overall Washington Terrace residents are not cost-burdened by housing and transportation costs combined (households must spend less than 45 percent of income on housing and transportation to not be considered cost-burdened).

Washington Terrace also has higher shares of single-parent households and 65+ living alone households than the county average. In fact, 14.6 percent of households in Washington Terrace are seniors living alone. Washington Terrace has a similar median age, average household size, and percent of households with children as the county.

Table 3.29 - Washington Terrace: Other Key Population Characteristics (2019)

Characteristic	Washington Terrace	Weber County
Median Household Income	$63,503	$67,244
% Cost Burdened Households	28%	24%
% Cost Burdened Renter Households	52%	39%
Median Age	33.8	32.7
Average Household Size	2.85	2.97
% Single-Parent Households	8.6%	6.9%
% 65+ Living Alone Households	14.6%	8.4%
% Households with Children Under 18	39.2%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

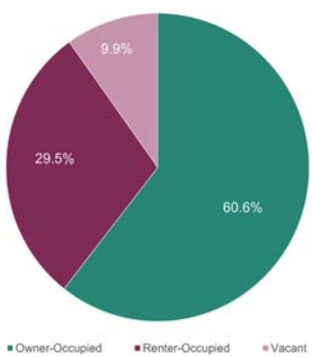
Tenure

As illustrated in Figure 3.57, in 2019, 60.6 percent of housing units were owner-occupied, 29.5 percent were renter-occupied, and 9.9 percent were vacant. Washington Terraces has the second highest share of renter-occupied housing following Ogden. Washington Terrace's homeownership rate fell by 0.6 percent between 2010 and 2019 despite the county's rising by 0.8 percent, meaning that slightly more residents are renting instead of owning their housing in 2019 than in 2010.

Housing Types

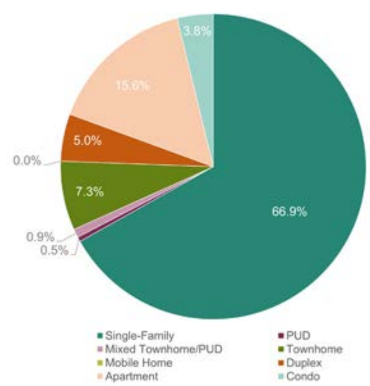
Figure 3.58 shows the distribution of housing types in Washington Terrace. Nearly 67 percent of the community's units are single-family, 15.6 percent apartments, 7.3 percent townhomes, five percent duplexes, 3.8 percent condos, and less than one percent PUDs and mixed townhome/PUDs. Of new units permitted from 2010 to 2021, 61 percent were detached single-family homes, 19 percent were townhomes, and ten percent were multi-family. The housing stock is shifting towards more townhomes.

Figure 3.57 - Washington Terrace Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.58 - Washington Terrace Housing by Type (2019)



Source: Wasatch Front Regional Council

Housing Costs

The median owner housing cost was $1,215 in 2019, the fourth-lowest in the county. Owner costs are approximately $160 cheaper in Washington Terrace than the Weber County median. Median rent was $820, which is slightly lower than the county median at $891. When accounting for inflation, rent has increased by two percent in the past decade.

Affordable Housing

A rental housing affordability gap analysis for Washington Terrace is shown in Table 3.30. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

The lowest income brackets, 30 to 50 and less than 30 percent AMHI, have large deficits of 82 and 47 units, respectively; Washington Terrace is short 129 units below 50 percent AMHI. Households in this bracket lack housing opportunities within their affordability range and are forced to pay more than they can afford. There is also a deficit of 176 (119+57) units in the highest income brackets (greater than 100 percent AMHI), meaning that 176 households must rent at a lower price despite being able to afford more. This results in the higher income brackets consuming most of the surplus units in the 50 to 100 percent AMHI income brackets, potentially making less affordable units available to less affluent households.

Washington Terrace provides 5.2 percent of the county's affordable units despite comprising 3.5 percent of the county's population. Washington Terrace provides a disproportionately high share of affordable units relative to its population. However, Washington Terrace still lacks affordable units for low and very low-income households.

Table 3.30 - Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	231	184	-47
30 to 50 percent AMHI ($11,886-$19,810)	$495	153	71	-82
50 to 80 percent AMHI ($19,810-$31,696)	$792	151	386	236
80 to 100 percent AMHI ($31,696-$39,620)	$991	129	199	70
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	185	65	-119
> 125 percent AMHI (> $49,525)	> $1,238	188	131	-57

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

Washington Terrace's housing stock is largely detached single-family (66.8 percent of all units), though 15.8 percent, 7.3 percent are townhomes, and five percent are duplexes. Washington Terrace permitted 99 housing units between January 2010 and August 2021, the 12th-highest number of any Weber County jurisdiction. About 61 percent of those permits were for single-family detached homes, 19 percent were for attached single-family, and ten percent were for multi-family homes.

Washington Terrace's zoning does not allow for multi-family development. Based on 2018 data, about 24 percent of Washington Terrace's land is potentially developable, which ranks eighth out of the 15 jurisdictions for which data are available. That percentage equates to roughly 309 developable acres. The Governor's Office of Planning and Budget projects Washington Terrace's population will increase to about 13,000 by 2040 and then hold steady.

Key Trends & Take-Aways

Stagnant Growth May Change

Washington Terrace's population has only grown by two percent in the past decade. However, the community is projected to increase its population by 44 percent in the next thirty years.

Most Renters Are Cost-Burdened

Despite having relatively low rents, fifty-two percent of Washington Terrace's renters are cost-burdened, meaning they spend more than 30 percent of their income on rent. This is substantially higher than the county as a whole, in which 39 percent of its renters are cost-burdened. This can largely be attributed to the community's share of low-income households. In fact, 22 percent of Washington Terrace renting households are very low income, making less than 30 percent of the county's median income.

Washington Terrace provides more than its fair share of affordable housing despite Washington Terrace having a substantial deficit of affordable units for its low and very low-income households, the community provides 5.2 percent of the county's affordable units despite comprising 3.5 percent of the county's population, indicating that currently, Washington Terrace is providing more than its fair share of affordable units relative to its population.

Washington Terrace Has A Relatively Diverse Housing Stock, But Does Not Allow Multi-family Units

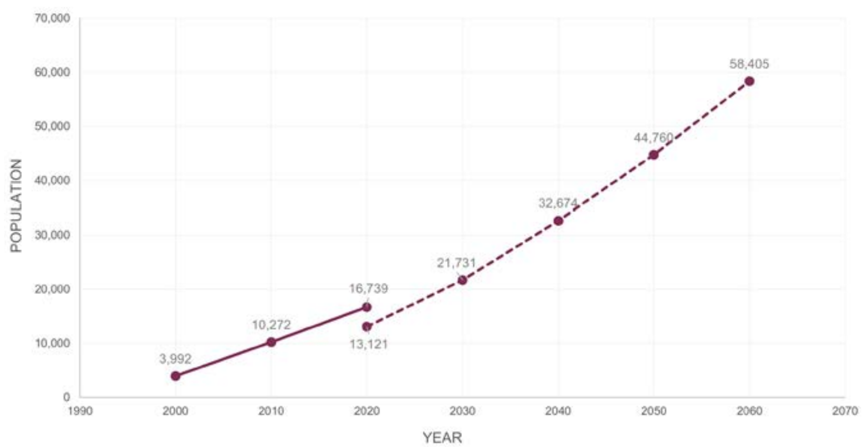
The community has a moderate amount of multi-family homes, but its zoning code does not allow for future multi-family development. This situation may constrain future provision of moderate-income housing.

WEST HAVEN

Population Characteristics

West Haven had the fastest population growth rate for 2010 to 2020 (62.9 percent compared to 13 percent growth in the county) out of all the communities in Weber County. The next-fastest growing community in the county was Pleasant View at a rate of 43 percent for 2010 to 2020. The Governor's Office of Planning and Budget predicts West Haven will continue to grow at a strong pace, reaching nearly 60,000 residents by 2060.

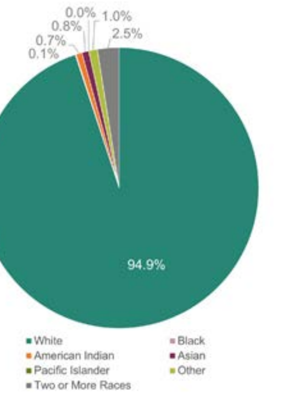
Figure 3.59 - West Haven Past and Projected Population



Source: U.S. Census Bureau: DEC 2010, 2020 , Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

The overwhelming majority (94.9 percent) of West Haven's residents are white, and 8.5 percent of the city's residents are Hispanic or Latino (of any race). As of 2019, 10.3 percent of West Haven's households were composed of racial minorities, compared to 18.9 percent of Weber County households. This percentage decreased from 15.8 percent in 2010. West Haven had the tenth-highest percentage of minority households of the county communities in 2019. West Haven ranked seventh out of 18 for the percentage of housing cost-burdened households in the county in 2019. The cost-burdened percentage declined from 32.9 percent in 2010 to 22.8 percent in 2019.

Figure 3.60 -West Haven Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

Table 3.31 - West Haven Other Key Population Characteristics (2019)

Characteristic	West Haven	Weber County
Median Household Income	$77,733	$67,244
% Cost Burdened Households	23%	24%
% Cost Burdened Renter Households	42%	39%
Median Age	29.3	32.7
Average Household Size	3.32	2.97
% Single-Parent Households	9.5%	6.9%
% 65+ Living Alone Households	1.7%	8.4%
% Households with Children Under 18	52.5%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

Tenure

West Haven had a higher percentage of owner-occupied housing units than the overall County (71.8 percent versus 66.9 percent) in 2019 and a lower vacancy rate (5.7 percent compared to 8.9 percent) in the same year. The homeownership rate declined two percentage points between 2010 and 2019, while the county rate increased by 0.8 percent during that period.

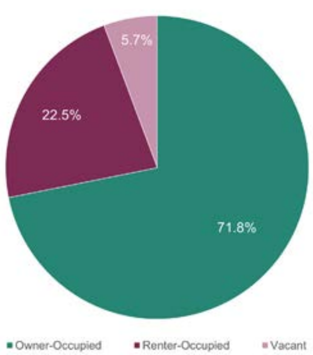
Housing Types

West Haven has a relatively diverse housing stock compared to other Weber County communities, with about 60 percent of housing units being detached single-family (SF) and 18.2 percent apartments and 15 percent townhomes. This contrasts with the housing stock of Weber County (excluding Ogden Valley) which is 68.8 percent detached SF, 13.6 percent apartments, and 6.7 percent townhomes.

Housing Costs

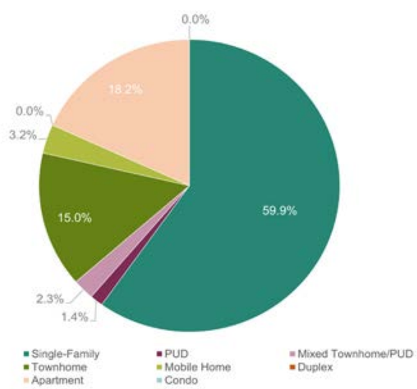
Based on 2015 to 2019 data, the median gross rent in West Haven was $1,111 (sixth-highest out of the county communities), compared to $891 for the entire county. The median owner cost was $1,567 for West Haven in the same period (ranked tenth in the county) compared to $1,378 for the entire county. The median gross rent in West Haven increased from $1,000 in 2010 to $1,161 in 2019.

Figure 3.61 - West Haven Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.62 - West Haven Housing by Type (2019)



Source: Wasatch Front Regional Council

West Haven households with a median regional income (100 percent AMHI), spend an average of 50 percent of their income on housing and transportation costs. For households with a regional moderate income (80 percent AMHI), those expenses rise to 59 percent (H+T Index, 2017).

Affordable Housing

A rental housing affordability gap analysis for West Haven is shown in Table 3.32. The lowest income brackets, 30 to 50 percent and less than 30 percent AMHI, have deficits of 16 and 66 units, respectively, indicating that West Haven is short 82 units below 50 percent AMHI. These households lack housing options within their affordability range and are forced to pay more than they can afford. West Haven has a surplus of units in the 50 to 125 percent AMHI brackets, but a deficit of 337 units in the highest income bracket (greater than 120 percent AMHI). Those households must rent at a lower price despite being able to afford more. This results in the higher income brackets consuming some of the surplus units in the 50 to 100 percent AMHI income brackets, potentially making fewer affordable units available to households who make 50 to 125 percent AMHI.

Table 3.32 - West Haven Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	33	17	-16
30 to 50 percent AMHI ($11,886-$19,810)	$495	81	15	-66
50 to 80 percent AMHI ($19,810-$31,696)	$792	72	105	33
80 to 100 percent AMHI ($31,696-$39,620)	$991	86	286	200
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	133	320	187
> 125 percent AMHI (> $49,525)	> $1,238	583	246	-337

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

West Haven supplies 1.1 percent of Weber County's moderate income housing despite having 6.4 percent of the county population. It ranks seventh out of 18 communities for the percentage of county moderate income housing provided.

Zoning & Land Use

West Haven has a more diverse housing stock than many other Weber County communities. West Haven permitted 2,953 housing units between January 2010 and August 2021, the highest number of any Weber County community. About 25 percent of those permits were multi-family and 22 percent were attached single-family.

West Haven allows multi-family housing in its R-3 and mixed use zones, with the latter occupying substantial areas of the city. Based on 2018 data, about 36 percent of West Haven's land is potentially developable, which ranks fifth out of the 15 jurisdictions for which data are available. That percentage equates to roughly 2,483 developable acres. However, as noted above, the Governor's Office of Planning and Budget projects West Haven will continue its trend of strong population growth through 2060, potentially reaching 58,000 residents by that year.

Key Trends & Take-Aways

High Past And Projected Growth

West Haven is the fastest-growing community in Weber County, and with roughly 2,483 remaining developable acres, it has a great deal of room to grow. Demographically, West Haven is similar to other suburban Weber County communities, though it does have a significantly higher median household income compared to the county average.

Diverse Housing Stock But Does Not Provide Proportionate Share Of MIH

West Haven stands out for having a relatively diverse housing stock, and the city continues to permit large numbers of multi-family and attached single-family homes. However, the city does not provide a proportional share of affordable housing relative to its population.

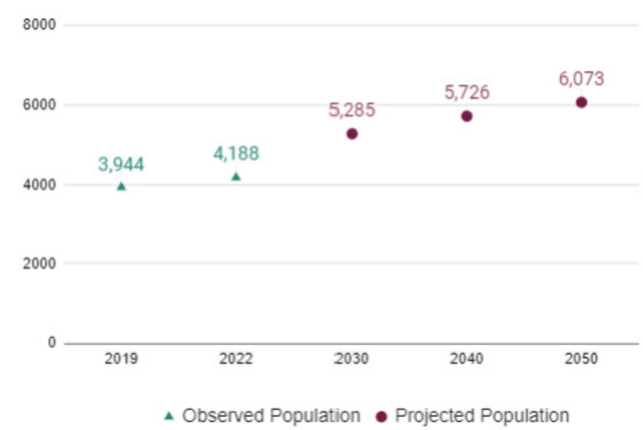
WEST-CENTRAL WEBER COUNTY

Population, household, and housing unit data for West-central Weber come from the Wasatch Front Regional Council's Real Estate Market Model. This model combines data from the Weber County assessor, U.S. Census Bureau, and aerial imagery and provides estimates for the exact geographies of West-central Weber. This unincorporated planning area is not a Census-designated place, so the U.S. Census Bureau data presented here are for Census tracts 2104.03, 2104.04, and 2105.05 (2010 and 2020 geography). These tracts overlap some with several municipalities. Some of the population in this section is double-counted. However, these data provide useful estimates not available from the Real Estate Market Model. This summary does not include the smaller areas of the West-central Weber planning area that are interspersed among incorporated places.

Population Characteristics

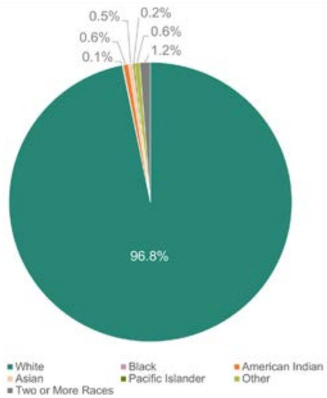
The population in West-central Weber has grown over recent years (Figure 3.63). It grew about 39 percent between 2010 and 2020, compared to a 13 percent increase in the countywide population. In 2019, 3,944 people lived in this area, and estimates put 2022's population at 4,188. Growth is predicted to continue, reaching 6,000 people by 2050. That would mark a 54 percent increase in 2019's population. However, the area accounts for only 1.5 percent of Weber County's total population.

Figure 3.63- West-central Weber Past and Projected Population



Source: WFRC Real Estate Market Model

Figure 3.64 - West-central Weber Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

As shown in Figure 3.64, estimates indicate that 96.8 percent of West-central Weber's residents are white, and 4.6 percent identify as Hispanic or Latino of any race as of 2019. About 7.5 percent of West-central Weber households were racial minorities in 2019.

Table 3.33 shows additional population characteristics of West-central Weber compared to Weber County. West-central Weber had a median age of 34.8 years in 2019, compared to the countywide figure of 32.7. About 6.6 percent of West-central Weber households consisted of seniors living alone compared to 8.4 percent for the entire county. Almost five percentt of West-central Weber households were headed by single parents in 2019. Over 21 percent of West-central Weber households were cost-burdened in 2019, including 22.9 percent of renter households. The percentage of cost-burdened households declined from 27.5 percent in 2010 to 21.1 percent in 2019. West-central Weber boasts a median household income above that of Weber County as a whole.

Table 3.33 - Other Key Population Characteristics (2019)

Characteristic	West-central Weber	Weber County
Median Household Income (2019 $'s)	$77,463	$67,244
% Cost Burdened Households	21%	24%
% Cost Burdened Renter Households	23%	39%
Median Age	34.8	32.7
Average Household Size	2.84	2.97
% Single-Parent Households	4.8%	6.9%
% 65+ Living Alone Households	6.6%	8.4%
% Households with Children Under 18	47.3%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S0101, DP02, except for Median Household Income and Average Household Size, which came from WFRC's Real Estate Market Model.

Housing Characteristics

Tenure

As shown in Figure 3.65, 78.2 percent of West-central Weber's occupied housing units were owner-occupied as of 2019, with a vacancy rate of 6.5 percent. West-central Weber's homeownership rate rose by 2.7 percent between 2010 and 2019.

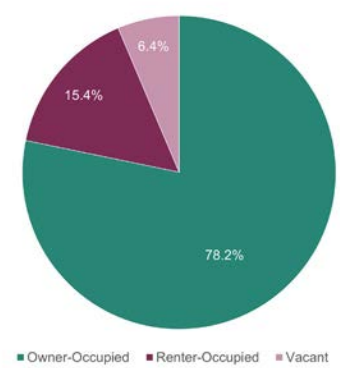
Housing Types

In 2019, based on data from the Wasatch Front Regional Council (2019 REMM), 100 percent of the total residential units in West-central Weber County were single-family homes. This contrasts with that of the entire county, which had 71.6 percent detached single-family homes and 19.6 percent multi-family in 2019. In West-central Weber, there were 1,575 single-family housing units in 2019. By 2050, this may increase to 2,086 units.

Housing Costs

The median owner housing cost was $1,687 in 2019. This figure decreased from $1,745 in 2010 (after adjusting for inflation). The median gross rent was $923 in 2019 and $789 in 2010 (after adjusting for inflation). Using the same methodology used in Table 2.14, it can be estimated that in 2022 the median owner housing cost increased to $2,922 and the median gross rent increased to $1,123.

Figure 3.65 - West-central Weber Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Housing Affordability

A rental housing affordability gap analysis for West-central Weber is shown in Table 3.34. Due to limited data availability, these data include parts of West Haven, Hooper, Marriott-Slaterville, and Plain City. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five indicaties the surpluses or deficits of housing units for each income range.

According to this analysis, there was a surplus of moderate, low, and very-low-income rental units relative to West-central Weber's household demographics. However, housing prices have increased rapidly since 2019, meaning that now in 2022, the community's affordable-housing surplus is likely smaller than this analysis indicates. There is a deficit of 470 (51+419) units in the highest income brackets (greater than 100 percent AMHI), meaning that 470 households must rent at a lower price despite being able to afford more, resulting in the highest income bracket consuming some of the surplus units in the lower-income brackets.

Table 3.34 - West-central Weber Rental Affordable Housing Gap

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	43	49	6
30 to 50 percent AMHI ($11,886-$19,810)	$495	71	78	7
50 to 80 percent AMHI ($19,810-$31,696)	$792	93	275	182
80 to 100 percent AMHI ($31,696-$39,620)	$991	114	389	275
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	158	107	-51
> 125 percent AMHI (> $49,525)	> $1,238	634	214	-419

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

West-central Weber's zoning is codified in the Weber County zoning code. Much of the West-central area is zoned for AV-1, AV-2, and AV-3, zones that permit low-density single-family dwellings and cluster subdivisions. West-central Weber's zoning does not allow for attached-single-family or multi-family homes. About 30 percent of the planning area (not the area defined by the Census tracts used for data collection for this summary) is potentially developable, equating to approximately 21,000 acres. This large area that could support development suggests that the vicinity may see large population increases in the future. No data are available on the number or type of housing permits issued in these areas.

Key Trends & Take-Aways

West-central Weber Is Racially Homogeneous With Above-Average Income

West-central Weber has a largely racially homogeneous population (97 percent white) that has above-average household income ($77,463).

West-central Weber Has A Strong Potential For Growth But Likely Unaffordable

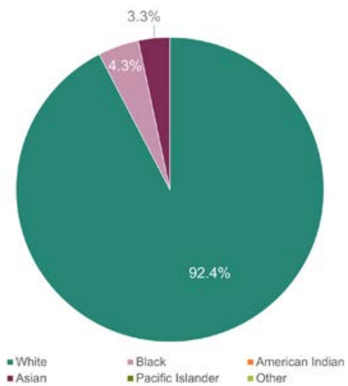
The community provides a small amount of affordable housing but has the potential for strong population growth due to its large area of developable land. However, absent of zoning changes, it may see further development of large-lot detached single-family homes that are likely unaffordable.

WOLF CREEK

Population Characteristics

Wolf Creek's population grew from 1,336 to 1,645 between 2010 and 2020, a 23 percent increase (compared to a 13 percent increase countywide). This growth rate was the eighth-highest of the Weber County communities. Unfortunately, the Utah Governor's Office does not have population projections for Wolf Creek at this time.

Figure 3.67 - Wolf Creek Race (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table CP05

As illustrated in Figure 3.67, over 92 percent of Wolf Creek's residents are white, four percent black, and three percent Asian. In the 2020 Census, 3.5 percent of the population identified as Hispanic or Latino. Altogether, 11.2 percent of Wolf Creek households were headed by minorities in 2019.

In 2019, only 22 percent of households spent more than 30 percent of their income on housing – a comparable number to Weber County with 24 percent of households cost-burdened. Despite household income decreasing in the past decade, the share of household's cost-burdened has decreased slightly from 24 percent in 2010. Plain City has a small share of renting households (only five percent), however, none of them are cost-burdened, which is significant considering nearly 40 percent of renter households are cost-burdened across the county.

Table 3.35, shows various population characteristics relative to Weber County. Wolf Creek has the second-highest median household income in the county at over $114,306 in 2019. However, Wolf Creek is the third most cost-burdened community with 28 percent of all households and 70 percent of renter-households spending more than 30 percent of their income on housing. This is likely due to extremely high housing costs despite overall high household income. Wolf Creek has the smallest household size in the county with an average of 2.6 persons per household. Their population is also among the oldest in the county with a median age of 42 years old. Wolf Creek has a lower percentage of single-parent households, 65+ living alone households, and households with children under 18 than Weber County as a whole. In fact, Wolf Creek has the lowest percentage of households with children than any other Weber County community with only 23 percent of households having children in the home.

Table 3.35 - Wolf Creek: Other Key Population Characteristics (2019)

Characteristic	Wolf Creek	Weber County
Median Household Income (2019 $'s)	$114,306	$67,244
% Cost Burdened Households	28%	24%
% Cost Burdened Renter Households	70%	39%
Median Age	42.1	32.7
Average Household Size	2.60	2.97
% Single-Parent Households	4.7%	6.9%
% 65+ Living Alone Households	5.8%	8.4%
% Households with Children Under 18	23.2%	39.6%

Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

Housing Characteristics

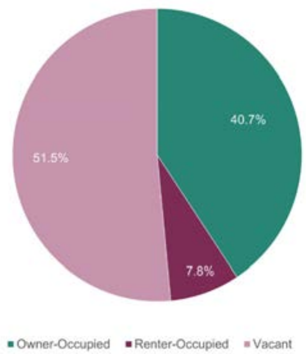
Tenure

As illustrated in Figure 3.68, in 2019, 40.7 percent of housing units were owner-occupied, 7.8 percent were renter-occupied, and 51.5 percent were vacant. This extremely high vacancy rate may be due in part to a large amount of short-term rental properties and second homes in the community. Wolf Creek's homeownership rate fell by 3 percent between 2010 and 2019 despite the county's rising by 0.8 percent.

Housing Types

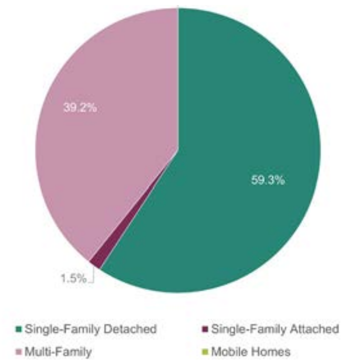
Figure 3.69 shows the distribution of housing types in Wolf Creek. Nearly 60 percent of Wolf Creek's units are single-family, and 40 percent multi-family. Wolf Creek has a relatively high share of multi-family housing units compared to the rest of the communities in the county (the county share is 20 percent multi-family).

Figure 3.68 - Wolf Creek Housing Unit Tenure (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table S2502

Figure 3.69 - Wolf Creek Housing by Type (2019)



Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table DP04

Housing Costs

The median owner housing cost was $2,542 in 2019, the highest in the county. Median rent was $2,642 ($100 more than median owner costs) and is also the highest rent in the county. Wolf Creek's median rent is over $1700 more than the county median gross rent. The median rent in Wolf Creek has more than doubled from 2010 to 2019, increasing from $1,121 to $2,642 (adjusted for inflation).

Households with a moderate regional income spent 67 percent on housing and transportation combined, indicating that overall Wolf Creek residents are severely cost-burdened by housing and transportation costs (households must spend less than 45 percent of income on housing and transportation to not be considered cost-burdened).

Affordable Housing

A rental housing affordability gap analysis for Wolf Creek is shown in Table 3.36. Income ranges are based on Weber County's median household income (AMHI). Maximum affordable rents are assumed at 30 percent of AMHI. The third column indicates the number of households in each income bracket, followed by the number of rental units available within the income bracket. Column five is the difference between the number of households and the number of units available, indicating the surpluses or deficits of housing units for each income range.

There is a deficit of five moderate-income units (between 50 to 80 percent AMHI) in Wolf Creek. However, housing prices have increased rapidly since 2019, meaning the true affordable-housing deficit is likely larger than this analysis indicates. It should also be noted that although Wolf Creek has a small deficit of affordable units because little to no moderate and low-income households live in Wolf Creek. In fact, Wolf Creek only provides 0.1 percent of the county's affordable units despite comprising 0.6 percent of the county's population. To provide a share of affordable units proportional to its population, it would need six times more than its current supply. Additionally, Wolf Creek residents are still severely cost-burdened despite their high incomes, due to extremely high housing costs.

Table 3.36 - Wolf Creek Rental Affordable Housing Gap (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/ Deficit of Units Available
Less than 30 percent AMHI ($11,886)	$297	0	0	0
30 to 50 percent AMHI ($11,886-$19,810)	$495	0	0	0
50 to 80 percent AMHI ($19,810-$31,696)	$792	11	11	0
80 to 100 percent AMHI ($31,696-$39,620)	$991	5	0	-5
100 to 125 percent AMHI ($39,620-$49,525)	$1,238	0	14	14
> 125 percent AMHI (> $49,525)	> $1,238	31	61	30

Source: U.S. Census Bureau (Tables: B25118, B25119, B25056) ACS 2019 5-year data

Zoning & Land Use

Wolf Creek's zoning is dictated by Weber County's zoning code. The community includes areas zoned FR-3, which allows single-, two-, three-, and fourplexes. Other zones include FV-3 and RE-15, which allows single-family homes. No data are available on the number or type of housing permits issued in Wolf Creek. Though the community has a large proportion of multi-family homes (39 percent), many of these may be used for nightly rentals due to the area's proximity to ski resorts.

Key Trends & Take-Aways

Highest Housing Costs In The County

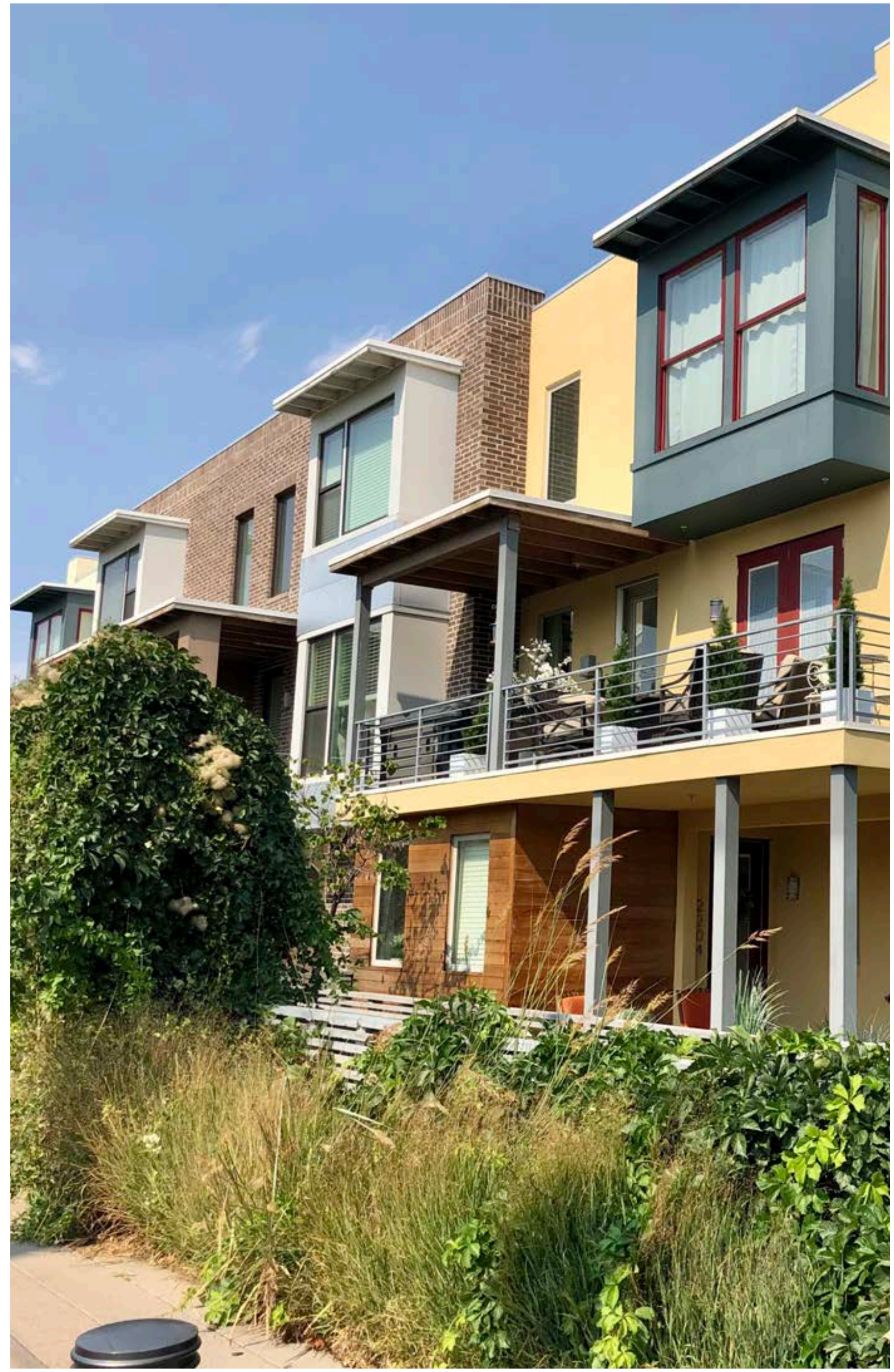
Wolf Creek has the highest median owner costs and rent of all the communities in Weber County. Despite having the second-highest median income, Wolf Creek residents are severely cost-burdened, particularly its renters. Nearly 70 percent of Wolf Creek renters are cost-burdened (spend more than 30 percent of their household income on housing). Rents have also more than doubled in the past decade in Wolf Creek.

Does Not Provide Proportionate Share Of Affordable Housing

Wolf Creek has a very small deficit of affordable units relative to its population; however, the community accounts for 0.6 percent of the county's population yet it only provides 0.1 percent of the county's affordable housing. For Wolf Creek to provide a share of affordable units proportionate to its population, it would need six times more than its current supply.

Few Low/Moderate Income Households Live In Wolf Creek

In 2019, Wolf Creek only had 11 moderate-income households (50 to 80 percent of Weber County's AMHI) and zero low and very low-income households (more than 50 percent Weber County AMHI). This is almost certainly due to the extremely high housing costs.



CHAPTER 4

COMMUNITY FEEDBACK

This chapter includes reports on community feedback gathered throughout this process. This effort focused on engagement from elected officials (city councilors, mayors, county commissioners), appointed officials (planning commissioners), and city and county staff (planners, economic development, housing, eningeers, public works and utilities).

FEEDBACK EVENTS & METHODS

Community feedback was gathered via several methods, including in-person and virtual opportunities. In-person meetings occured at the Weber Area Council of Governments (WACOG) and the WACOG Affordable Housing Panel (WACOG AHP). Virtual opportunities included a survey, website, management committee meetings, and virtual stakeholder discussions.

46 Responses to Local Government Survey

A county-wide survey to planning commissioners, city councilors, mayors, city staff, and county staff garnered 46 responses. Fourteen of Weber County's 15 cities provided input, as well as representatives of unincorporated Weber County, MIDA, and statewide non-profit agencies.

749 Visits to the Website

The PlanWeberHousing.weebly.com website was created in April 2021 for this effort and generated 749 visits. The website hosted background information, study information, feedback opportunities, and web-based mapping tools.

Weber Area Council of Government Affordable Housing Panel Discussions

From April through August 2022, discussions at the WACOG Affordable Housing Panel centered on this Weber County Housing Affordability and Access Study. The panel engaged in dialogue surrounding affordability and access. The panel was presented with the existing conditions analysis, survey report, and best practices, and those present provided feedback.

Weber Area Council of Governments (WACOG) Presentations

In April and September 2022, WACOG was updated on the progress of the study and invited to participate in the survey, access the resources via the webpage, and provide feedback.

Two Virtual Stakeholder Discussions

This study kicked off with virtual stakeholder discussions to gain an understanding of housing issues and opportunities from a variety of people living and/or working in Weber County. About 50 people attended. Stakeholders identified NIMBYism (not in my backyard), communicating housing and growth issues, workforce housing, economic development, zoning, parking, and the mismatch between supply and demand as important issues.

Management Committee Meetings

Starting in May 2021, the project management committee met about twice per month. Two Weber County planners and one Weber County Prosperity Center for Excellence staff member participated in the committee and guided the scoping and direction of the study.

FEEDBACK THEMES

During discussion-based feedback opportunities, certain themes arose. Key themes that participants focused on included the following:

Approaches to Housing:

- Many communities in Weber County expressed interest in determining a fair-share approach to housing options.
- Communities are willing to work together to alleviate the housing

affordability crisis. Some communities are interested in pursuing a regional housing plan.

Perceptions of Housing:

- There is a lack of affordable housing throughout Weber County, especially high quality, safe, and secure affordable housing.
- Most of the recent growth in the housing supply has been market-rate apartment complexes and single-family homes. New apartments are not always affordable, especially in high cost markets.
- Ogden provides most of the non single-family housing options in the county.

Concerns Regarding Housing:

- If communities do not address housing affordability and access adequately, there is a risk that the legislature imposes housing solutions on communities.
- Environmental factors, especially water, are a pressing concern for communities as they plan for growth.
- The public continues to not receive the message that residents' children and grandchildren are struggling to find places to live in the area.
- Poor planning for the coming growth will worsen traffic conditions and result in a less cost effective development pattern.
- There is a need for more robust data to support community leaders and decision-makers.
- Many of Weber County's smaller cities need extra support due to smaller staff (or perhaps no planning staff) and fewer funding options.

Takeaways from Planning Efforts:

- Progress has occurred once naysayers or "NIMBYs" were invited to be involved.
- Communities feel pressure to balance commercial and residential development, since commercial development generates sales tax revenue while residential development requires the provision of services.
- Housing options are best located where there is access to opportunities such as jobs, education, healthcare, grocery stores, parks, and childcare.
- Owner-occupied housing tends to be more palatable than renter-occupied housing to some members of the public.
- Lag in data availability makes it difficult to get an accurate understanding of what is happening today.

SURVEY

The management committee created a survey about housing and growth perceptions, public opinions, the respondent's opinions, housing barriers, housing opportunities, and housing strategies based on input from the initial stakeholder discussions. This survey was launched and participation was generated via a series of four emails to elected and appointed officials and staff for each city as well as Weber County. Additionally, the survey was announced at WACOG and the WACOG Affordable Housing Panel. The survey results are summarized below and on the next pages.

Table 4.1 - Survey Response Characteristics (2022)

In what community do you work?	Number of responses
Farr West City	1
Harrisville City	1
Hooper City	1
Marriott-Slaterville	1
North Ogden City	3
Ogden City	4
Plain City	2
Pleasant View City	3
Riverdale City	2
Roy City	10
South Ogden	3
Uintah City	1
Washington Terrace	2
Weber County	7
Statewide	2
MIDA	1

What is your role within the community?	Number of responses
Mayor	8
City Councilor	3
Planning Commissioner	16
Non-profit	5
Staff	14

Community population category	Communities who responded
Large 30,000+	2 of 2
Medium 15,000-30,000	2 of 3
Small 5,000-15,000	7 of 7
Very Small Under 5,000	2 of 3

What words would you use to describe growth in your community?

Several themes emerged from the responses to this question: growth is fast; growth is steady or slow; growth is chaotic; growth is manageable; growth is happening through redevelopment; growth is happening via construction; growth isn't affordable; and growth is controversial. These themes and the responses (key words) that correspond to them are shown below.

Table 4.2 - Words Respondents Use to Describe Growth

Major Themes	Key Words & Phrases in Responses
Growth is fast.	Fast, rapid, accelerated, frequent Explosive, exponential, unprecendented Significant, substantial, intense Moderate to high, active, increasing
Growth is steady or slow.	Stabilized, limited, slow, on-going, steady Stagnant, on hold Built out
Growth is chaotic.	Feeding frenzy, out of control, unmanaged, uncontrolled
Growth is manageable.	Managed, planned, responsible, controlled
Growth is happening through redevelopment.	Redevelopment, reuse, infill Upward, urban
Growth is happening via multi-family and single-family construction.	Multi-family, mixed-use Single-family, lots of homes, suburban development Townhomes High density Rentals
Growth isn't affordable.	Expensive, higher end, old guard Market rate Lacking for low-income
Growth is controversial.	Controversial Positive: hopeful, needed, potential, welcome Negative: crowded, angry, disliked by some

Interestingly, these responses differ from how survey respondents describe the public perception of growth in their communities in the next question:

How would you describe the public perception of growth in your community?

The way that survey respondents talked about the public's perception of growth can be grouped into four major themes: growth is too fast and unwelcome for many; growth is welcome; single-family growth is fine, but there is too much multi-family growth; and growth may impact the traditional community feel. However, major themes arising in both the respondents' personal opinions and their thoughts on the public's perception were the rate of growth, specifically that growth is quite rapid.

Table 4.3 - Public Perception of Growth, according to Respondents

Major Themes	Key Words & Phrases in Responses
Growth is too fast and unwelcome for many.	Unwanted, not in favor, against, oppose, negative Too fast, more than preferred, excessive, lots Intimidating, scary, fearful, frustrated, overwhelmed NIMBYs in wealthier single-family areas
Growth is welcome.	Desire for more Necessary for community wellbeing, accepted Welcome if they're not impacted, some welcome it Good with existing growth rate Welcome if people aren't priced out
Single-family growth is fine. There is too much multi-family growth.	Dislike non single-family housing, too much high density SFH accepted but pushback on MF in some areas
Growth may impact the traditional community feel.	Traffic, public safety Quality of life, community character, ruralness Impact on natural resources Devaluing properties

What words would you use to describe the housing stock in your community?

Most survey respondents described the housing stock in their community in one of three ways: that the housing stock is extremely limited, mostly less-affordable single-family homes, or diversifying. These different types of housing stocks present different challenges to communities.

Table 4.4 - Words Respondents Use to Describe the Housing Stock

Major Themes	Key Words & Phrases in Responses
Housing stock is extremely limited.	Dismal, slim, limited, almost nonexisting, depressed, below-average, not enough, low Low supply of lower income, sub-par for lower income, miss-matched with income levels
Housing stock is mostly less-affordable single-family homes in many cities.	Newer homes, farm homes, single-family, homeowners, spread out, subdivisions Expensive, higher end single-family, over priced, high quality, new
Housing stock is diversifying in some cities.	Higher density near major transportation corridors & centers Range, mix, varied, diversifying, every type Aging, older, smaller, low to moderate income, historic Improving, transitional, steadily building

How would you describe the public perception of housing in your community?

The way that survey respondents described the public's perception of housing in their communities falls into five major themes. These themes are: housing stock should be single-family and low density, housing stock is changing too quickly, new housing stock is needed "but" there are concerns or conditions, the public perception of housing differs, and housing stock is unaffordable and unattainable. A few respondents commented on the public's perception of the quality of the housing stock; these respondents mentioned that the public sees their housing stock as either good, diverse, high-end, old, or deterioated.

Table 4.5 - Public Perception of Housing, according to Respondents

Major Themes	Key Words & Phrases in Responses
Housing stock should be single-family and low density.	No multi-family allowed, too much higher density, loud anti-multi-family voices, dislike high density, associate high density with crime Spread housing out, low density, prefer single-family, prefer larger lots, opposition under .5 acre single-family, prefer detached single-family Stay the same, slow demand for more
Stock is changing too quickly.	Fearful of growth and change, Changed from rural to high density, affecting rural character
New stock is needed, "but."	Need for options for upcoming generations but leery of high volumes of high density, concerns about housing but competing ideas about solutions Concerns about impacts of high density growth, traffic New stock great if it's away from me, high density needed but not in the neighborhood
Public perception differs.	Mixed, varies Older & younger generation differ
Housing stock is unaffordable and unattainable.	Short supply, not available, lot of demand, not enough Overpriced, expensive, unaffordable

How would you describe housing availability, affordability, and diversity in your community?

Survey respondents offered a broad spectrum of answers to this question. Most respondents identified availability, affordability, diversity, or some combination of those three factors as a significant problem in their community. However, there were many different combinations present in respondents' answers; for example, available but not affordable, diverse but not available or affordable, affordable but not available, etc.

Despite a broader range of responses to this question, some themes did emerge, as several respondents identified the same patterns of housing availability, affordability, and diversity. These were: availability is limited, diversity in housing is great or growing, affordability is decreasing or already absent, and in some communities, some housing options are affordable. The survey also asked respondents to think about local strategies, local policies, and state policies regarding housing. Respondents mentioned thirteen local strategies and six local policies. Respondents had both favorable and critical responses toward the impact of state policies on housing access and affordability.

Table 4.6 - Respondents Describe Housing Availability, Affordability, & Diversity

Major Themes	Key Words & Phrases in Responses
Availability is limited.	Very low-income housing supply is very limited, thousands of units short for section 8, low, & low-moderate income units Housing is only available if you can afford it Generally inadequate, not a lot available, poor, limited everywhere Listed properties become occupied quickly, regional demand contributes to limited availability, high demand
There is great or growing diversity in housing.	Mix of single-family and multi-family, renting and owning, multi-family housing from twin homes to apartments, single-family housing from mobile home parks & townhomes to detached single-family Increasing with new townhomes & multi-family options, recently increasing Variety of ages, sizes, & prices, entire spectrum of housing
Affordability is decreasing or already absent.	Nothing is affordable, non-existent, too expensive No affordability in single-family homes Multi-family rents not affordable Short-term market pressures limit affordability
In some communities, some housing options are affordable.	Good supply of older units/residences that are affordable More affordable than other communities

What strategies have you explored, or are willing to explore, to increase or preserve affordable housing in your community?

- Accessory Dwelling Unit (ADU) ordinance
- Deed restrictions
- Upzoning
- Establishing Community Reinvestment Areas (CRA)
- Mixed-use development
- Inclusionary zoning
- Trailer ordinance (allows trailers on property for eight months so people can look for permanent housing options)
- Missing middle housing
- Reduce demand on utilities through sustainable building design
- Increase travel mode options
- Subsidize developer costs
- Public education
- Housing programs, rehab, first time home buyer assistance, etc.

Are there state policies that have had a positive impact on housing access and affordability?

Favorable responses toward state policies:

- Internal Accessory Dwelling Unit (IADU) ordinance requirement
- Moderate Income Housing Plan (MIHP) requirement

Critical responses toward state policies:

- State needs to take stronger action
- State focuses too much on zoning changes rather than reducing developer costs
- State is overstepping and forcing city councils into decisions
- State policies need to assist with enforcing quality standards

Are there local policies that have had/will have a positive impact on housing access and affordability?

- Accessory Dwelling Unit (ADU) ordinance
- Zoning changes
- General Plans
- Impact fees
- Lot size constraints
- Updating sub-division policy

What are the biggest barriers to increasing or preserving accessible, affordable housing in your community?

Respondents identified many barriers to housing accessibility and affordability. Responses can be grouped into four major themes: city culture and political climate, city socioeconomic conditions and resources, factors related to the broader economy, and other external factors. Respondents most often commented on city culture/political climate (24 responses) and the broader economy (24 responses) as barriers. Another theme that came up often was city socioeconomic conditions and resources (18 responses mentioned this). Five respondents mentioned other external factors.

These four major themes are divided into 14 sub-themes (Figure 4.1). The themes are ogranized across a spectrum: internal- meaning reasons specific to the city and more able to be influenced by local decisions, to external- meaning regional, state, or national reasons and less able to be influenced by local decisions. Figure 4.2 on the next page shows the number of responses for each of the 14 sub-themes. The most common barriers were: market rates and inflation (13 responses), public desire (12 responses), political will (seven responses), lacking housing stock (six responses), built out (six responses), and supply & demand (six responses).

Because the amount of control a city has over these barriers differs, it is useful to analyze which types of cities and respondents face which barriers. Do large cities face different challenges than very small ciites? Do elected officials and staff come up against different challenges in their respective roles?

Figure 4.1 - Identified Barriers to Accessible, Affordable Housing, Grouped by Theme

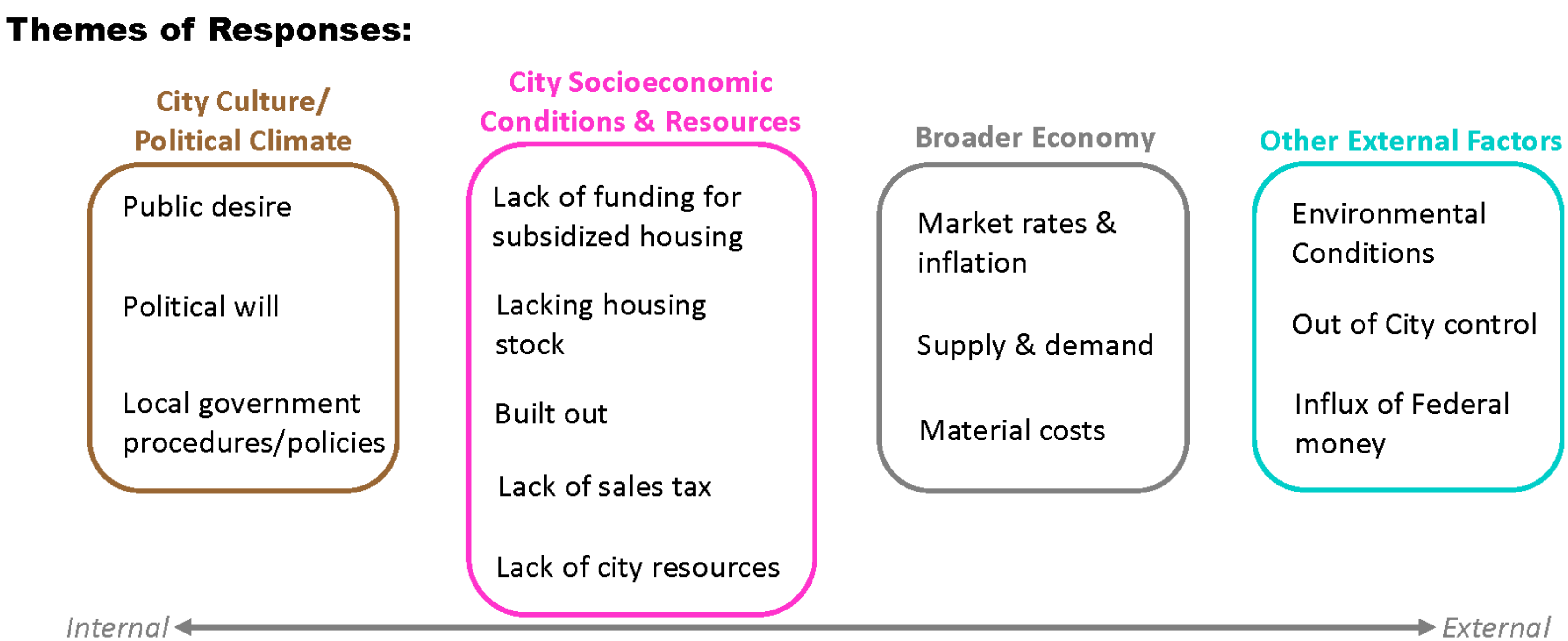
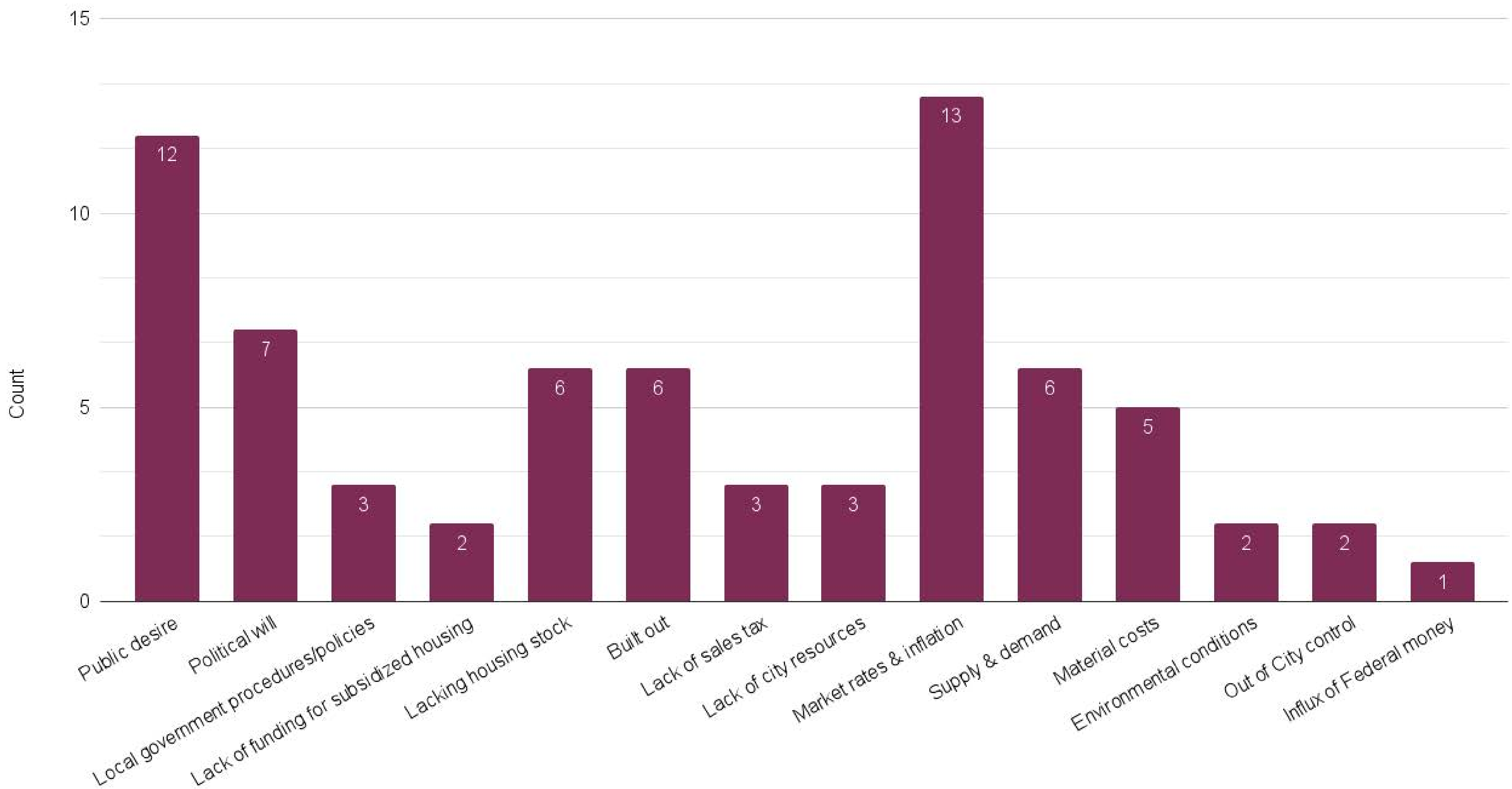


Figure 4.2 - Identified Barriers to Accessible, Affordable Housing by Number of Responses

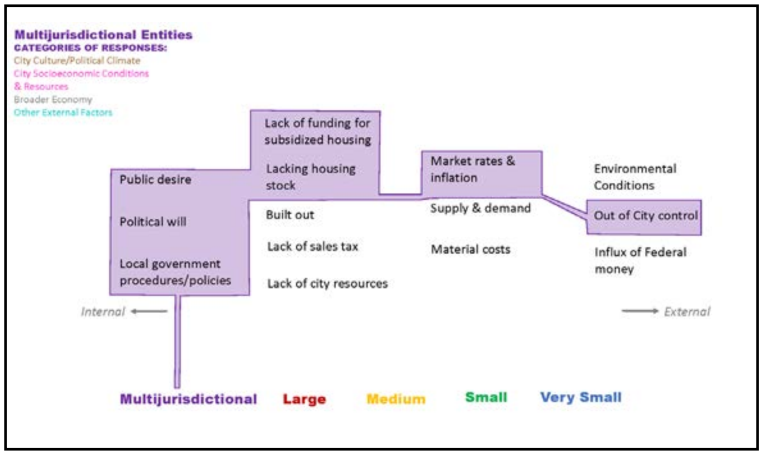


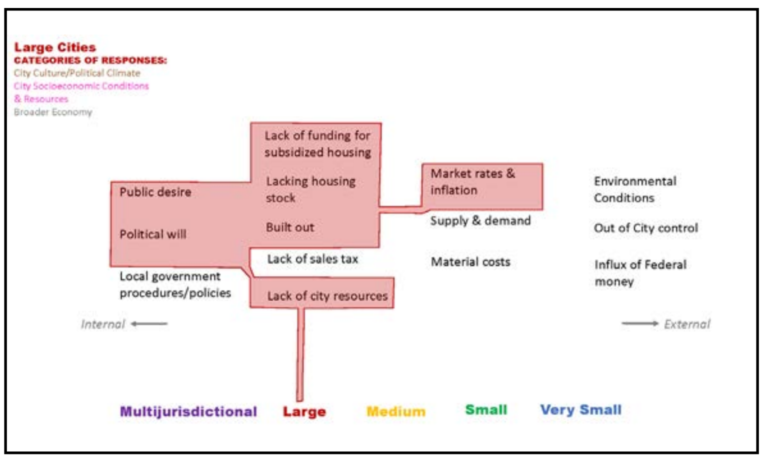
To answer these and similar questions, barriers are analyzed by both city population and type of respondent. Understanding how city size and respondent role play into housing perceptions can help guide dialogue across Weber County communities and across types of people involved in housing planning and decision-making.

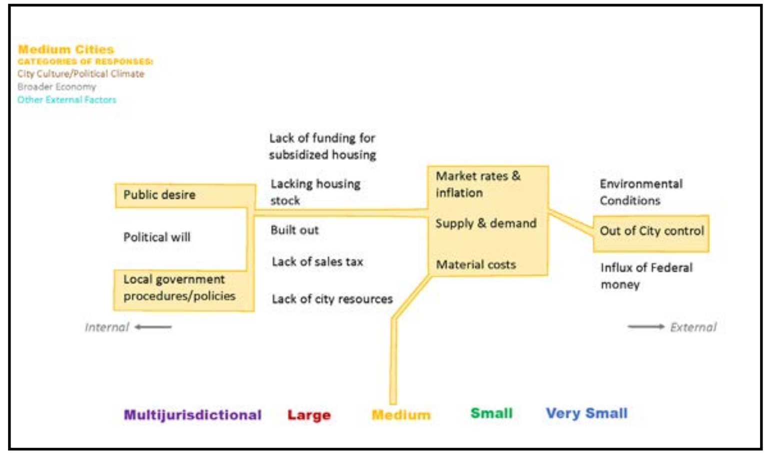
Below and in the following pages, barriers identified in the survey are broken down by the population size of the city represented by the respondent. Population groupings include:

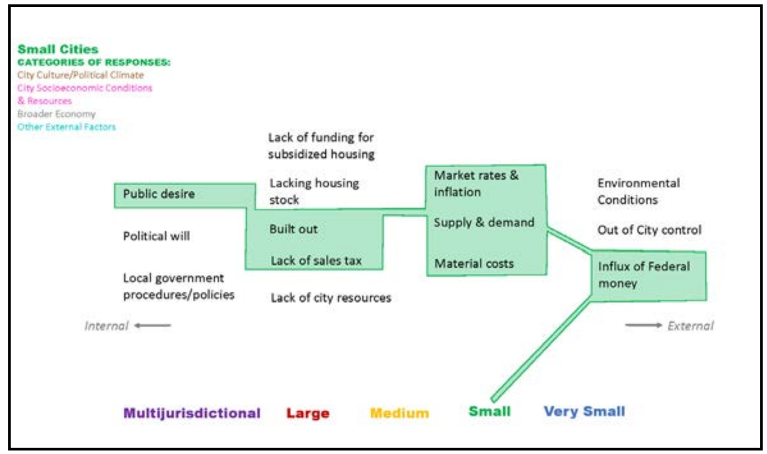
- Large: over 30,000 people in the respondent's city
- Medium: 15,000 to 30,000 people in the respondent's city
- Small: 5,000 to 15,000 people in the respondent's city
- Very small: under 5,000 people in the respondent's city
- Multijurisdictional: any size not belonging to a particular city

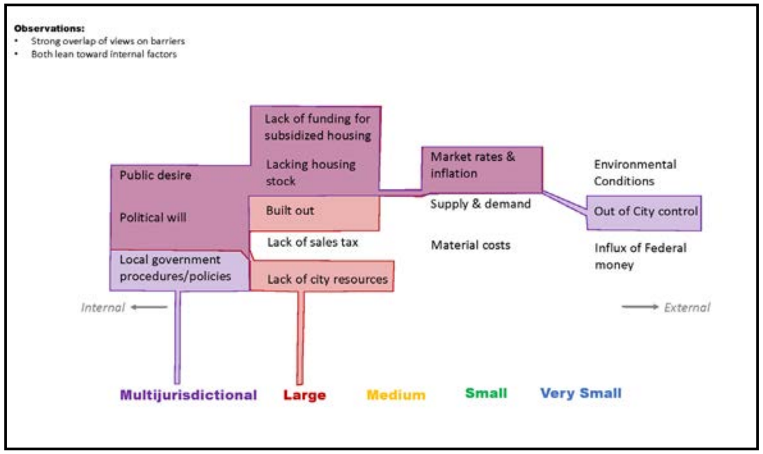
Using color coding, each graphic shows the barriers identified by cities of a particular size.

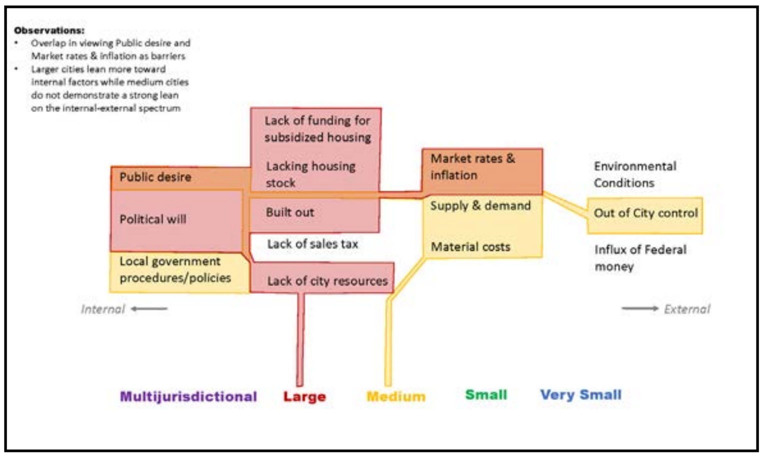


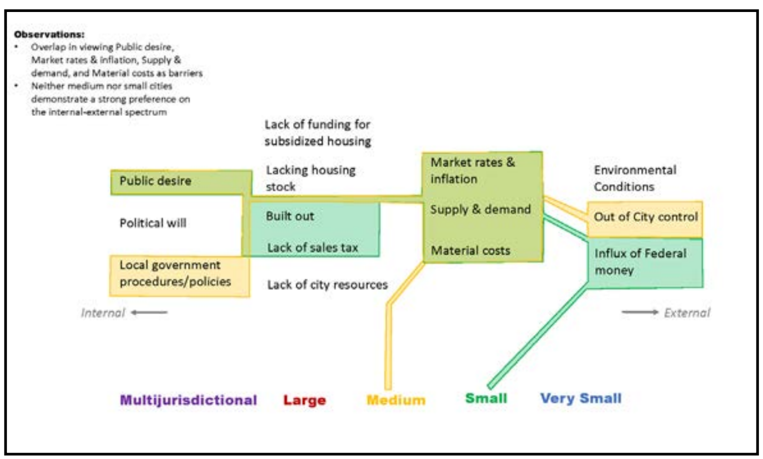


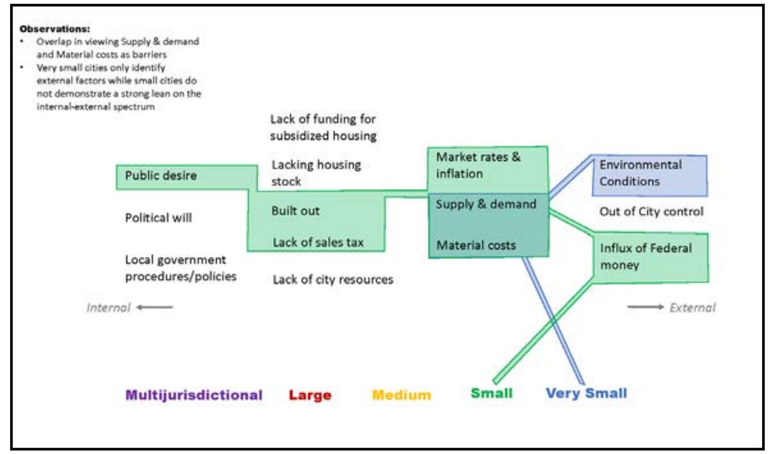


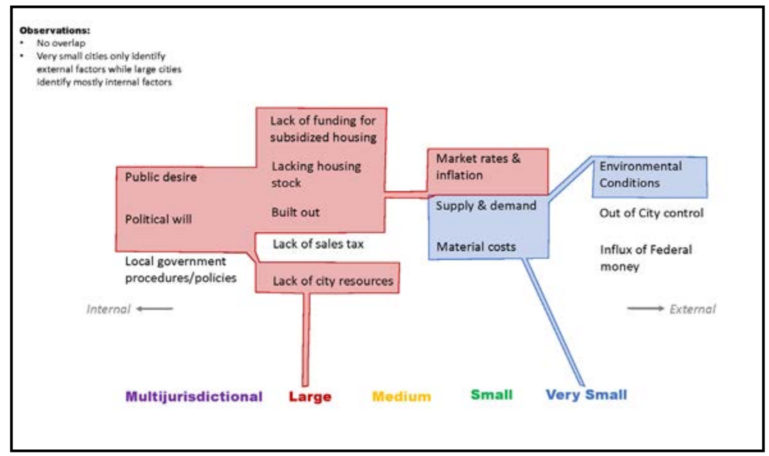












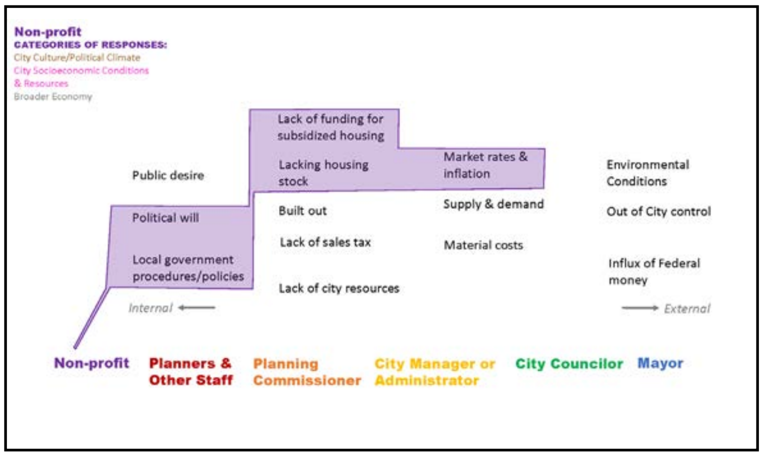
By analyzing barriers by city size, we see that there are patterns:

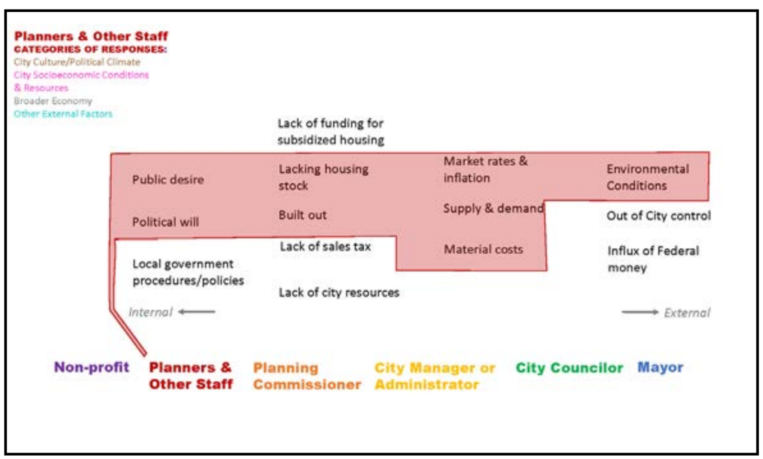
- Respondents representing multijurisdictional and large cities tended to identify more internal barriers. Small and very small cities tended to identify more external barriers.
- Large and very small cities did not identify any of the same barriers.
- All but very small cities identified both public desire and market rates and inflation as barriers.
- Very small, small, and medium citeis all identified material costs as a barrier.

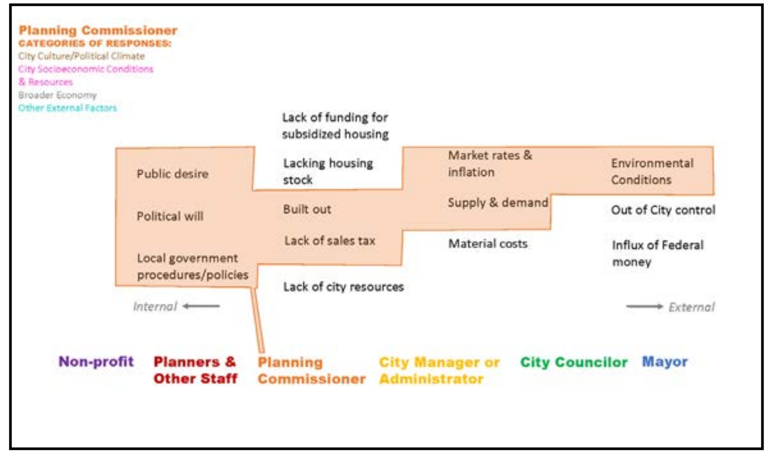
Barriers identified in the survey are also broken down by the respondent's role within the community. Roles are grouped into the following:

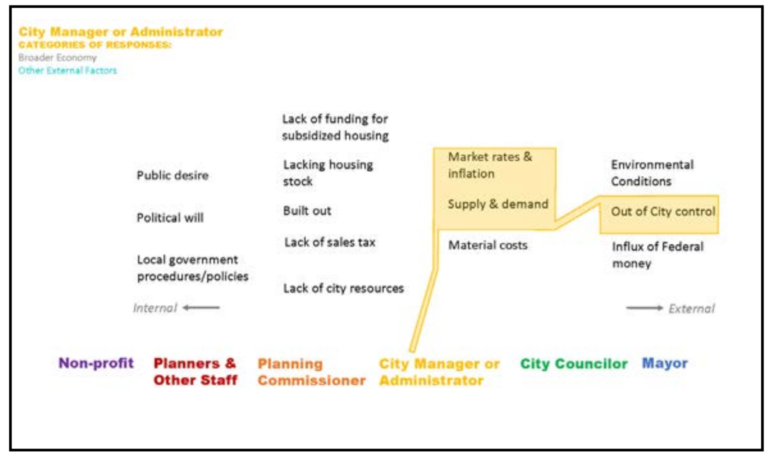
- Non-profit
- Planners and other staff
- Planning commissioners
- City manager or administrator
- City councilors
- Mayors

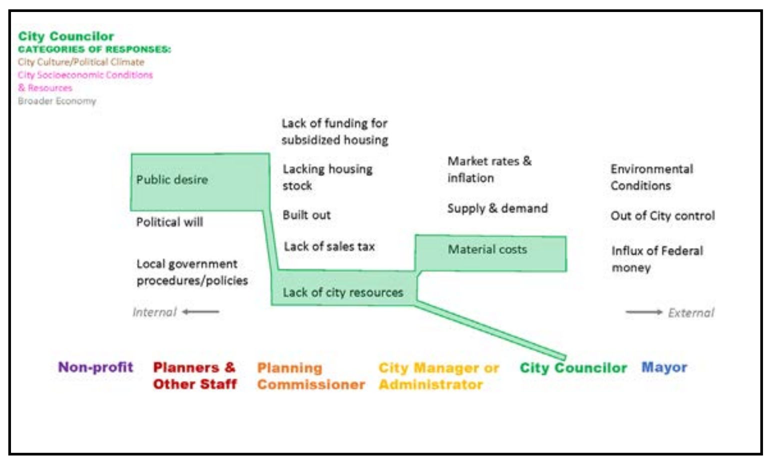
Using color coding, each graphic shows the barriers identified by respondent roles.

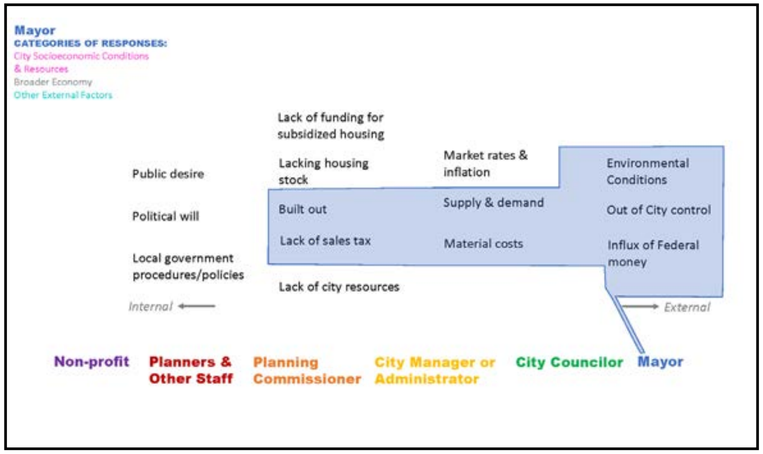


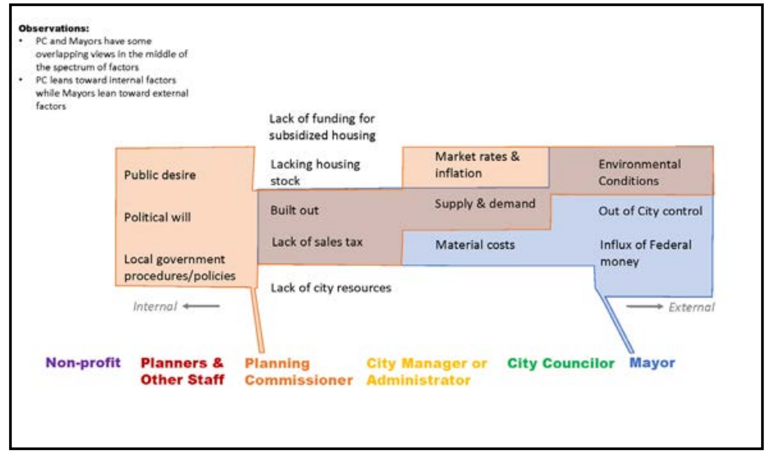


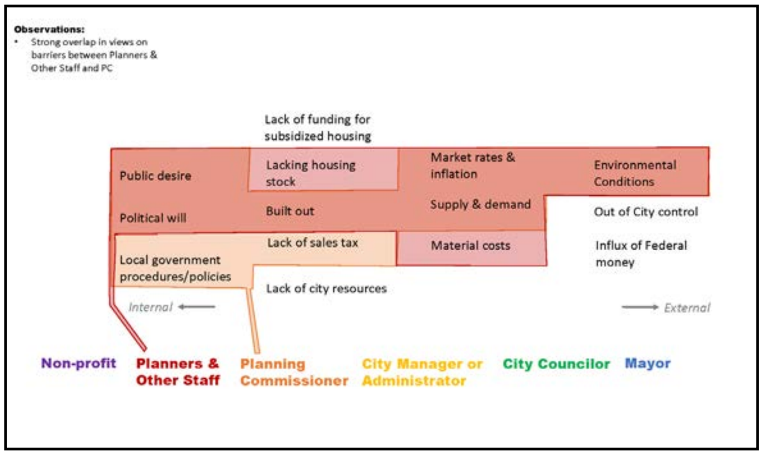


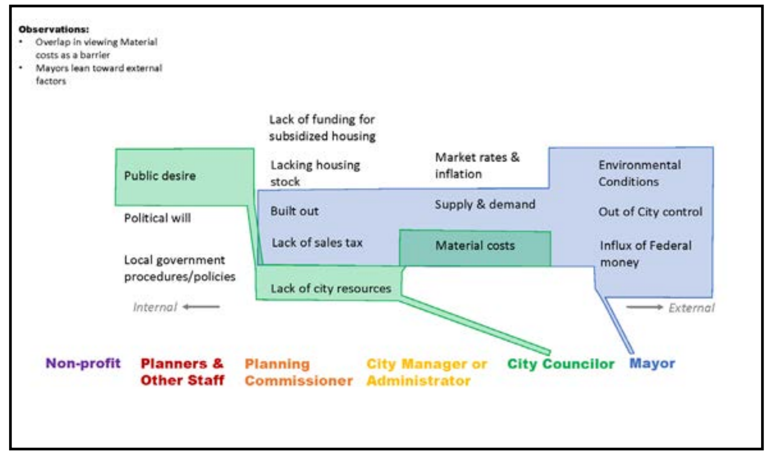


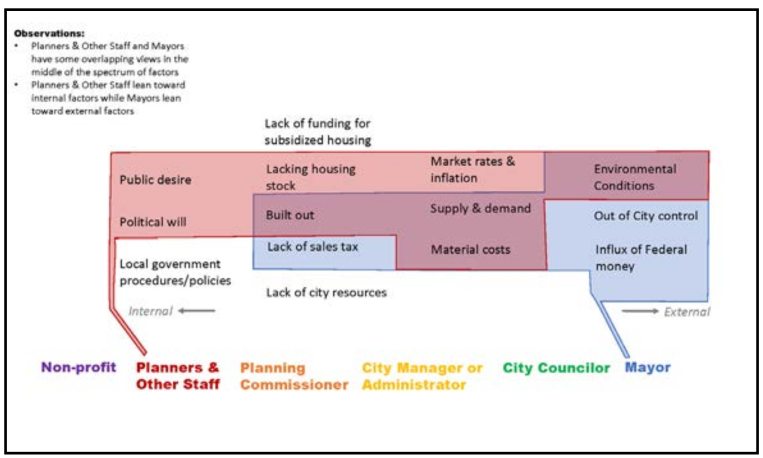












Analyzing barriers by respondent's role also reveals patterns:

- Non-profits, planners and other staff, and planning commissioners identified more internal barriers.
- Mayors and city managers or administrators tended to identify more external barriers.
- All but city councilors and mayors identified market rates and inflation as a barrier.
- Planners and other staff, planning commissioners, and city councilors all identified public desire as a barrier.

CHAPTER 5

BEST PRACTICES

This chapter includes a discussion of nine practices that could improve housing affordability in Weber County. Each description includes local and national examples, pros and cons, and additional resources for reference. Table 5.1 summarizes key points for each best practice.

Each practice can be adapted to the size of the community. For example, zoning reform in larger cities with existing multi-family zones may look like increasing apartment building height limits from four stories to six stories in certain areas. On the other hand, in a small community with only single-family zones, zoning reform could look like allowing townhomes, smaller lot single-family, or duplexes in and around the community's main street or other commercial areas.

Source: Bing Creative Commons

Table 5.1 - Affordable Housing Best Practices

Best Practice	Examples	Pros	Cons
Community Land Trusts A non-profit leases land to income-qualifying households who can purchase homes at a lower price.	• Dudley Neighbors Incorporated • Utah Community Land Trust	• Creates mixed-income communities in high-opportunity areas • Enables generation of equity	• Can reduce overall production of housing by raising costs for developers
Housing Trust Funds Government/non-profit funds used to finance affordable housing.	• Olene Walker Housing Loan Fund • Somerville Affordable Housing Trust Fund	• Addresses the root of the problem in markets with housing shortages • Often requires minimal funding to implement	• Can be controversial • May not provide housing options for the lowest-income households
Preservation The use of deed restrictions and subsidies to keep existing affordable units available.	• Salt Lake City/County Housing Authority • NeighborWorks Salt Lake • Vail InDEED Program	• Provides households to earn equity at a lower price • Maintains long-term affordability	• Caps on resale prices mean homeowners may earn less equity • Hot real estate markets make expanding these programs expensive
Redevelopment Agencies Governmental agencies who leverage increased tax revenue to finance affordable housing projects.	• Salt Lake City Redevelopment Agency • Ogden Redevelopment Agency	• Allows employees to live closer to work • Helps retain service and government workers in high-cost areas	• Does not address regional housing shortages unless done on a large scale
Regional Housing Coordination State/regional governments develop policies to encourage/require affordable housing development across a region.	• Massachusetts Chapter 40B Inclusionary Zoning • Portland Metro Rule • Oregon HB 2001	• Reduced transportation costs in TODs • Higher densities allow for more homes to be built	• TODs often do not include affordable units • Form-based codes and TODs may raise the risk of gentrification
Regulatory Incentives Encourage affordable housing through density bonuses, reduced development requirements, or streamlined approval processes.	• Santa Fe, NM Fee waivers and density bonuses • South Salt Lake reduced parking requirements	• Can be 40 percent cheaper than building new independent affordable housing • More politically palatable than building new affordable housing independently	• Preservation does not expand the total housing stock • May prevent the development of properties with more total units
TOD/Form-Based Codes Regulates building form instead of land use, promoting affordability through higher densities in areas with high accessibility.	• Millcreek Form-Based Code • South Salt Lake Streetcar Transit-Oriented Development	• Can leverage external funding to multiply their impact • Can spur additional construction during depressed market cycles	• Requires ongoing funding commitments • Their activities may not be sufficiently coordinated with local planning efforts
Workforce Housing Low-cost housing provided by employers.	• Canyons Village Employee Housing (Park City, Utah) • Park City Municipal Corporation Housing Assistance	• Does not rely on state or federal funding • Allows for targeting investments in high-opportunity or developing neighborhoods	• TIF can be abused, as when property values would have risen without public investments • Property values may not rise as expected
Zoning Reform Amendments to zoning ordinances to allow for higher concentrations of housing development.	• Portland, Oregon 2021 Zoning Reforms • California 2016/2017 ADU Reforms • Salt Lake City Adaptive Reuse	• Relatively cheap to implement • More politically acceptable than other related policies	• May be less effective because they are not mandatory policies • Poorly-designed incentives may add cost and complexity to development projects

COMMUNITY LAND TRUSTS

In a community land trust (CLT), a nonprofit offers ground leases to income-eligible people who purchase homes. A ground lease entails a CLT leasing land to homeowners, who own their homes, but not the underlying land; the CLT remains the owner of the land. When homeowners sell their homes, a portion of the sale goes back to the trust. Resale prices are capped using a formula codified in the ground lease to maintain affordability for future homeowners. Units may be kept affordable using deed restrictions rather than ground leases (Crabtree et al., 2012). Deed restrictions are legal requirements codified in a home's deed that stipulate certain conditions, such as resale price caps. Whether using ground leases or deed restrictions to maintain affordability, this system makes home ownership more affordable (because mortgage amounts are smaller) by separating ownership of land from ownership of homes. Coordination between local governments and community land trusts is important for ensuring success (Crabtree et al., 2012). Key examples of community land trusts include:

Dudley Neighbors Incorporated (DNI) is a CLT in Boston, MA that has successfully used eminent domain authority granted by the city of Boston to obtain vacant properties in a disinvested neighborhood for redevelopment. DNI, which is a subsidiary of the grassroots Dudley Street Neighborhood Initiative, has developed 225 permanently affordable units as of 2012 (Crabtree et al., 2012).

The **Utah Community Land Trust** provides below-market-rate homeownership opportunities. The resale formula allows homeowners to "realize 1.5 percent per year up to 25 percent of the appreciated value of the home," when they sell their home.

The **Mountainlands Community Housing Trust** is a nonprofit organization founded in 1993 serving Summit and Wasatch counties. This organization has helped bring over 900 affordable housing units into the area, through both acquiring existing and building new units affordable to households under 80 percent AMHI, as well as preserving these units as affordable through resale appreciation caps.

Advantages of community land trusts:

- CLTs reduce the purchase price of homes by eliminating the land component of the price.
- CLTs negate the effect of increasing land costs on housing affordability once a CLT purchases it (Crabtree et al., 2012).
- CLTs provide low-income households the opportunity to build equity when they otherwise would not have had the opportunity to do so.
- CLTs maintain affordability over successive resales, thus providing an ongoing opportunity for affordable homeownership.

Drawbacks of community land trusts:

- Homeowners do not gain as much equity from their home upon sales as compared to a traditional mortgage, given the requirement to return some of the resale value to the CLT.
- CLTs also must raise funds to purchase additional land if they wish to expand. This challenge is particularly difficult in hot real estate markets and may limit the scale at which CLTs can operate.

Additional Resources

Community Wealth. (2020, October 26). Community Land Trusts (CLTs). Community-Wealth.Org. Retrieved March 4, 2022, from https://community-wealth.org/strategies/panel/clts/index.html

Grounded Solutions Network. (n.d.). Community Land Trusts. Retrieved March 4, 2022, from https://groundedsolutions.org/strengthening-neighborhoods/community-land-trusts

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Theodos, B., Stacy, C. P., Braga, B., & Daniels, R. (2019). Affordable homeownership: An evaluation of the near-term effects of shared equity programs. Housing Policy Debate, 29(6), 865-879.

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HOUSING TRUST FUNDS

These funds are operated by governments or non-profit organizations to spur the preservation or construction of affordable housing. They may be administered as grants, low-interest loans, or forgivable loans. Housing trust funds require an initial investment, often from a government agency, and a governing document that stipulates the fund's scope and system of administration. Revolving loans can maintain ongoing funding, though external funding sources can provide greater impact. Key examples of housing trust funds include:

The Olene Walker Housing Loan Fund provides loans to affordable housing projects in Utah. The fund provides funding for the preservation, construction, and acquisition of affordable multi-family rental housing units. It also supports homeowners who need support rehabilitating their homes. The fund leverages $14.78 in external funding per dollar it spends and has supported 22,690 housing units over its lifetime. The fund receives state, federal (HUD HOME), and bond funding.

The **Somerville Affordable Housing Trust Fund (SAHTF)** is a municipal fund established in 1999 in Somerville, MA. It uses fees levied on commercial development and in-lieu fees stemming from the town's inclusionary zoning ordinance. Funded projects must benefit households earning up to 110 percent of the area's median income. The fund supports the creation and preservation of affordable housing units, direct assistance to renters (loans for security deposits and rent subsidies), down payment assistance, and seed money for new organizations or programs that support affordable housing.

Advantages of housing trust funds:

- Trust and loan funds can leverage external and private funding to increase their impact.
- They can ensure funded projects meet predetermined affordability and size requirements.
- They can spur additional housing construction during depressed real estate markets, and they often engender less political opposition than some other affordable housing policies and programs (Scally, 2012).
- Funds can operate at local, regional, state, or national levels.

Drawbacks of housing trust funds:

- Trust funds require ongoing funding commitments, though loan programs can be self-sustaining.
- Activities of state-level funds may not be sufficiently coordinated with local housing planning (Larsen, 2009). Such coordination is critical for maximizing funds' impact and ensuring they support other planning goals, such as those relating to transportation and economic development.
- Other challenges include potential difficulties in meeting federal or other matching funding requirements.

Additional Resources

Local Housing Solutions. (2022b, February 8). Housing trust funds. https://localhousingsolutions.org/housing-policy-library/housing-trUst-funds/

References

City of Somerville. (n.d.). Affordable Housing Trust Fund. Retrieved March 1, 2022, from https://www.somervillema.gov/departments/affordable-housing-trUst-fund

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Utah Department of Workforce Services. (2022). Olene Walker Housing Loan Fund. https://jobs.utah.gov/housing/affordable/owhlf/index.html

Scally, C. P. (2012). The past and future of housing policy innovation: The case of U.S. state housing trust funds. Housing Studies, 27(1), 127-150.

PRESERVATION OF AFFORDABLE HOUSING

Housing preservation strategies primarily target naturally affordable housing units and units subsidized by the U.S. Department of Housing and Urban Development (HUD). Subsidized units are often an important supply of low and very low-income housing units. However, the affordability of these units is at risk once their subsidies or deed restrictions expire. Affordable housing preservation techniques focus on rehabilitating old affordable housing units and renewing subsidies for existing subsidized units. Nonprofits are also often involved in affordable housing preservation (HUD, n.d.) (Wood et al., 2020). The following are two local examples of successful housing preservation:

Salt Lake City/County Housing Authority secured $21 million to rehabilitate

299 affordable units in the city plaza and Country High Rise apartment buildings located at approximately 1970 South 200 East, Salt Lake City. The properties were developed as public housing projects in the 1970s, providing 299 units collectively for very low and extremely low-income households. Over time, the properties became significant cost burdens for the housing authorities. Utilizing HUD's Rental Assistance Demonstration program, the housing authorities were able to obtain funding to preserve these properties.

NeighborWorks Salt Lake uses various funding sources, including TIF, HUD HOME, and CDBG programs, to preserve and rehab homes. The organization was established in 1974 as a response to neighborhood blight due to redlining. They have focused their efforts on Salt Lake City's westside and target neighborhoods in Murray. In 2021, the organization invested over half a million dollars in real estate development, facilitated 69 mortgages for first-time home buyers, and supported other various affordable housing initiatives.

The **Vail InDEED Program** uses the town's general fund to purchase deed restrictions on residential units in Vail. The deed restriction requires that an occupant of the property must work at least 30 hours per week in Eagle County, Colorado. Essentially, this separates Vail's housing market into two: the local market and the vacation home market. By taking the units out of the aritifically high vacation home market, owner and renter costs are tied to local wages and thus the units become more affordable. Property owners benefit by getting paid by the city, and there is no resale cap on the properties.

Advantages of preserving affordable housing:

- It is often the most cost-effective way to provide affordable housing (usually costs 40 percent less than new construction).
- It maintains assets from previous investments, which is often more politically palatable than the construction of new units.
- There are many existing funding sources available, including the Low-Income Housing Tax Credit (LIHTC), Project-Based Rental Assistance Program (PBRA), HUD HOME, Community Development Block Grant, Restore Utah, etc. (Wood et al., 2020).
- Preserving units can prevent the displacement of existing low-income households in expiring subsidized housing.

Drawbacks of preserving affordable housing:

- The preservation of subsidized units is not self-sustaining. Once renewed, subsidized units will eventually expire again.
- Preserving existing structures may prevent redevelopment that includes additional affordable units.

Additional Resources

Multi-family Housing Preservation Overview, HUD Exchange, retreived April 14, 2022 from https://www.hudexchange.info/programs/multi-family-housing-preservation/

Restore Utah, https://www.restore-utah.com/

References

U.S. Department of Housing & Urban Development (HUD). (n.d.). Multi-family Housing Preservation Overview. Retrieved from HUD Exchange: https://www.hudexchange.info/programs/multi-family-housing-preservation/

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REDEVELOPMENT AGENCIES AND TAX INCREMENT FINANCING

Redevelopment agencies (RDAs) seek to spur economic development, housing construction, and infrastructure improvements, especially in areas seeing property-value declines or disinvestment. RDAs often receive tax-increment financing (TIF) revenue. TIF stems from an increase in tax revenue above that which is assessed on an initial property valuation in a predefined area. As the local government or RDA makes improvements, property values rise, and the increased tax revenue constitutes TIF (Weber, 2014). TIF funding can go toward affordable housing preservation and construction, including in the form of bonds. Agencies may set a minimum percentage of TIF revenue that must support affordable housing when establishing TIF districts to ensure a steady funding stream for that purpose (Local Housing Solutions, 2022c). Local examples where redevelopment agencies used tax increment financing to support affordable housing include:

Salt Lake City's RDA engages in a number of economic development activities throughout the city, including affordable housing projects. The members of the city council serve as its Board of Directors, while the mayor acts as its executive director. The RDA has several project areas where it focuses its work, though it undertakes affordable housing projects throughout the city. The agency has contributed over $70 million towards affordable housing since 2010. This funding takes the form of construction and acquisition loans, purchasing and assembling property for affordable housing projects, and reselling land at a discount for affordable housing.

The **Ogden City RDA** engages in similar activities as Salt Lake City's RDA and uses TIF as a revenue source. For example, it has supported the Golden Links housing project that provides housing for disabled and elderly clients. The Ogden RDA is also supporting the East Washington project area, which includes market-rate residential development.

Advantages of RDAs and TIFs:

- RDAs allow for targeted investments, including the purchase and rehabilitation of affordable properties.
- TIF allows municipalities to take advantage of increased property values and target funds toward affordable housing.
- TIF negates the need to rely on state or federal funding sources.

Drawbacks of RDAs and TIFs:

- TIFs can be abused, as when property values would have risen without public investments; in that scenario, the increment used as TIF could have been used for other purposes (Weber, 2014).
- Establishing a TIF can be risky: if property values do not rise after public investments are made, the projected revenue will not materialize and could place local governments in financial peril.

Additional Resources

National Housing Conference. (2017, September 5). How TIFs Can Be Used for Affordable Housing. Retrieved March 4, 2022, from https://nhc.org/policy-guide/tax-increment-financing-the-basics/how-tifs-can-be-Used-for-affordable-housing/

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Ogden Redevelopment Agency. (n.d.). Redevelopment Agency | Ogden, UT. Ogden, Utah. Retrieved March 4, 2022, from https://www.ogdencity.com/733/Redevelopment-Agency

Salt Lake City Redevelopment Agency. (n.d.). About the RDA – SLCRDA. Retrieved March 1, 2022, from https://slcrda.com/about-the-rda/

Salt Lake City Redevelopment Agency. (n.d.). Affordable Housing. Retrieved March 1, 2022, from https://slcrda.com/about-the-rda/

Weber, R. (2014). Tax increment financing in theory and practice. In Financing economic development in the 21st century (pp. 297-315). Routledge.

REGIONAL HOUSING COORDINATION

Housing markets are not siloed within municipal boundaries. Affordable housing is a regional issue that can only be addressed by system-wide solutions implemented by all communities within the region. In the case of Weber County, only a few municipalities provide the vast majority of the county's affordable units. Regional housing coordination policies are implemented by state and county governments to incentivize the provision of affordable housing. The specifics of these policies can vary significantly, but they can include affordable housing provision requirements, zoning code overrides, court-mandated appeals of exclusionary zoning, and more. There have been several successful regional affordable housing coordination efforts across the country. Some of these include:

Massachusetts Chapter 40B allows developers to override zoning restrictions in municipalities with less than 10 percent of their housing stock affordable. Before the law, much of Massachusetts's affordable housing was concentrated in 15 older/poorer cities (Bratt and Vladeck, 2014) (Karki, 2015).

New Jersey's Fair Housing Act (1985) is based on the Mount Laurel Doctrine, which declares that land-use regulations that prevent affordable housing development are unconstitutional. The act requires municipalities to provide a range of housing options. Developers can sue municipalities to override exclusionary zoning (Bratt and Vladeck, 2014).

The **Portland Metro Rule** set minimums for the amount of land zoned for attached single-family and multi-family housing and other density minimums within the Portland urban growth boundary. Oregon HB 2001 banned exclusive single-family zoning in all Oregon cities with over 10,000 people (Andersen and Routh, 2021).

Advantages of regional housing coordination:

- Affordable housing is a regional issue. Thus, regional approaches are likely to be more effective than local ones, as they can ensure coordinated policies that support affordable housing.

Drawbacks of regional housing coordination:

- Regional efforts are difficult to implement as they need to be state-implemented or approved, and such legislation is likely to be politically fraught.
- Some programs have experienced compliance issues, with disputes often having to be settled in court. (Bratt and Vladeck, 2014).
- Some regional efforts tend to overemphasize zoning for housing and not permitting or constructing it (Ramsey-MUsolf, 2016).

Additional Resources

Addressing Restrictive Zoning for Affordable Housing: Experiences in Four States, Bratt, Rachel G. & Vladeck, Abigail (2014), Housing Policy Debate, https://www-tandfonline-com.ezproxy.lib.utah.edu/doi/full/10.1080/10511482.2014.886279

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Andersen, M., & Routh, S. (2021). From Tiny Homes to Fourplexes and Beyond: Major Portland Zoning Reforms Take Effect. Sightline Institute.

Bratt, Rachel G. & Vladeck, Abigail (2014) Addressing Restrictive Zoning for Affordable Housing: Experiences in Four States, Housing Policy Debate, 24:3, 594-636, DOI: 10.1080/10511482.2014.886279

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Ramsey-Musolf, Darrel (2016) Evaluating California's Housing Element Law, Housing Equity, and Housing Production (1990–2007), Housing Policy Debate, 26:3, 488-516, DOI: 10.1080/10511482.2015.1128960

REGULATORY INCENTIVES

Zoning regulations are in place to prevent individual developments from adversely affecting the community as a whole. However, many regulations increase the cost of development and can hinder the production of affordable units. Regulatory incentives can make the construction of affordable housing more viable with minimal negative impact on the community. Popular incentives include density bonuses, decreased restrictions (reduced setbacks, lower parking requirements, less stringent aesthetic requirements, etc.), streamlined approval processes, and fee waivers. Key examples of various regulatory incentives include:

Montgomery County, Maryland has an inclusionary zoning ordinance requiring all developers to have 12.5 percent of their units to be "moderately priced dwelling units." Additionally, the county grants a density bonus if more than 12.5 percent of a development's units are moderately priced (The Office of Councilmember Nancy Floreen, 2018).

Sante Fe, New Mexico waives development fees (including fees for development review, construction permitting, and impact fees) and provides density bonuses for developments that have 25 percent of their units affordable. The city also has an inclusionary zoning policy in place requiring 20 percent of units built to be affordable (Kiani, 2020) (The City of Sante Fe, 2016).

South Salt Lake allows for up to a 25 percent decrease in parking requirements in its Transit-Oriented Development Overlay District based on viability for shared parking or increased transit ridership. Additionally, the city has conducted a regulatory barrier analysis to help identify where regulations hinder affordable housing development (Kiani, 2020).

Advantages of regulatory incentives:

- Regulatory incentives tend to be relatively easy for governments to implement, as they require little public resources and are usually more politically palatable than other, more aggressive affordable housing practices.

Drawbacks of regulatory incentives:

- Incentives may be less effective than other affordable housing best practices, as they are just incentives and not requirements.
- Incentives can also over-complicate zoning ordinances and the development process for developers, potentially leading to higher costs.

Additional Resources

Affordable Housing Incentives, Inclusionary Housing, Grounded Solutions Network, Retrieved April 13, 2022 from https://inclusionaryhousing.org/designing-a-policy/land-dedication-incentives/

Salt Lake City's Proposed Summary for Affordable Housing Incentives, retrieved on April 14, 2022 from http://www.slcdocs.com/Planning/Projects/Affordable percent20Housing percent20Overlay/affordable_housing_summary_12_28_21.pdf

Affordable Housing Strategies: State-of-the-Practice in Ten Utah Cities, Kiani, F., A. Dillon., Choi, D., J. Kim, and F. Siddiq. 2020, retrieved on April 14, 2022 from https://www.utahhousing.org/uploads/2/6/4/4/26444747/affordable_housing_guide_20200720.ss.pdf

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Kiani, F., A. Dillon, Choi, D., J. Kim, and F. Siddiq. 2020. "Affordable Housing Strategies: State-of-the Practice in Ten Utah Cities" edited by R. Ewing and I. García. Salt Lake City, UT: Metropolitan Research Center at the University of Utah.

The City of Sante Fe. (2016). City of Sante Fe Affordable Housing Plan.

The Office of Councilmember Nancy Floreen. (2018, October 9). Council approves Councilmember Nancy Floreen's zoning measure to help increase affordable housing. Retrieved from Montgomery County Council: https://www2.montgomerycountymd.gov/mcgportalapps/Press_Detail.aspx?Item_ID=22494

TRANSIT-ORIENTED DEVELOPMENT & FORM-BASED CODE

Transit-Oriented Development (TOD) encourages higher density, pedestrian-friendly, and mixed-use development near transit. This is often achieved through form-based codes (FBC), which focus on building form and urban design instead of the density and land-use regulations found in traditional zoning ordinances. These development patterns aid in housing affordability by allowing for densities that would not otherwise be permissible through conventional zoning. They also often lower transportation costs for residents, as transit-oriented development aims to decrease auto dependency by creating dense centers where residents can live, work, and be connected to regional transit systems. Two local examples include:

The **Millcreek Form-Based Code** allowed for a 326-unit mixed-use building (equating to 100 units per acre) to be constructed near 3000 South Richmond Street. A project at this density would not otherwise be politically achievable through Euclidean zoning (Wood et al., 2020).

South Salt Lake Streetcar Transit-Oriented Development utilized form-based code to create over 800 units between 2012 and 2017 (many of which are affordable) along South Salt Lake's S-Line streetcar route (Wood et al., 2020). South Salt Lake was a recipient of funding through the Transportation and Land Use Connection (TLC) program through Wasatch Front Regional Council, which helped fund a housing and market study that was used as the basis for their form-based code. New development has also included mixed-use and adaptive reuse projects, bringing new businesses and economic development to the area.

Advantages of TODs and FBCs:

- One of the most significant advantages of form-based codes is that it allows for various densities – often higher overall than traditional zoning (Wood et al., 2020).
- They allow for market forces to drive land use.
- They allow for a mix of uses, promoting walkable communities.
- Residents often experience reduced transportation costs due to high pedestrian and transit accessibility. In fact, transportation savings often offset any increases in housing costs experienced in TODs (Makarewicz et al., 2020).
- These developments often result in infill/revitalization of existing neighborhoods.
- Several already-established funding sources are available for transit-oriented development (Housing and Transit Reinvestment Zones (HTRZ), Utah Equitable TOD Loan, federal grants, Federal Transit Administration).

Drawbacks of TODs and FBCs:

- Conversely, TODs do not always include affordable units, especially as increased land values make providing affordable units more difficult. However, increased land values can be offset through reduced parking requirements, higher densities, and lower impact fees. Still, additional strategies may be necessary to secure affordable housing in TODs. (Ewing et al., 2020).
- FBCs and TODs may put the surrounding neighborhood at risk of gentrification and rising rents as the area becomes more desirable. (Dawkins and Moeckel, 2016).

Additional Resources

Form-Based Codes Institute, https://formbasedcodes.org/

Transit-Oriented Development Institute, http://www.tod.org/

References

Casey Dawkins & Rolf Moeckel (2016) Transit-Induced Gentrification: Who Will Stay, and Who Will Go?, Housing Policy Debate, 26:4-5, 801-818, DOI: 10.1080/10511482.2016.1138986

Ewing, R., Iroz-Elardo, N. I.-E., & Adkins, A. (2021). Is Transit-Oriented Development Affordable for Low and Moderate Income Households? Retrieved from https://nitc.trec.pdx.edu/research/project/1328/Is_Transit-Oriented_Development_Affordable_for_Low_and_Moderate_Income_Households_(in_terms_of_H+T)?

Makarewicz, C., Dantzler, P., & Adkins, A. (2020). Another look at location affordability: Understanding the detailed effects of income and urban form on housing and Transportation Expenditures. Housing Policy Debate, 30(6), 1033–1055. https://doi.org/10.1080/10511482.2020.1792528

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WORKFORCE/EMPLOYER-ASSISTED HOUSING

Workforce housing usually refers to housing provided at low or no cost to employees by employers, often in resort settings. Employer-assisted housing refers to a range of programs that some employers offer, including education on homeownership, down payment assistance, or funding to support affordable housing construction for employees. Key examples of workforce and employer-assisted housing includes:

The **Canyons Village Employee Housing Project** is an eight-acre public-private partnership that will provide affordable housing to over 1,100 employees at the Park City Mountain Resort in Park City, Utah. The project will include co-housing and two to four bedroom unit options. The project is set to be completed by December 2023.

As of 2017, **Park City Municipal Corporation** offers housing assistance to Park City School District employees in the form of down payment assistance, low-cost rental properties, and a housing allowance for employees living in the school district boundaries.

Applied Materials, a Silicon Valley technology company, has contributed over $2 million to Housing Trust Silicon Valley, a non-profit that provides affordable housing. See the Housing Trust Funds section for more information on that strategy.

Advantages of workforce/employer-assisted housing:

- Employees can live much closer to their workplaces than they otherwise would, reducing their transportation costs and total household expenses.
- Employers can attract and retain essential government or service workers in high-cost areas.

Drawbacks of workforce/employer-assisted housing:

- While workforce and employer-assisted housing programs can meet local needs, they do not address regional housing shortages that necessitate them in the first place unless they are pursued on a very large scale.
- Another issue may arise if workforce housing may not suit employees' needs. For example, employer-provided housing tends to accommodate single people rather than employees with families.

Additional Resources

Local Housing Solutions. (2022a, February 8). Employer-assisted housing programs. https://localhousingsolutions.org/housing-policy-library/employer-assisted-housing-programs/

References

Canyons Village Employee Housing. (2022, February 10). Canyons Resort Village Management Association. https://cvma.com/employee-housing/

Lata, J. (2017, November 8). Coming Home. Applied Materials Blog. Retrieved March 1, 2022, from https://www.appliedmaterials.com/us/en/blog.html

Park City Housing and Assessment and Plan (2017). Park City Municipal Corporation. https://www.parkcity.org/home/showdocument?id=55949

ZONING REFORM

Several types of zoning reforms can support affordable housing. The ultimate culprit of rising housing costs is a result of supply and demand – where supply does not keep pace with housing demand. Many Weber County municipalities are primarily zoned low-density single-family, limiting the supply of new housing units and limiting new units to larger homes that many lower-income households cannot afford. The following zoning reforms can help increase the housing supply:

Upzoning: changing zoning regulations to allow for increased densities. These increases can be substantial (allowing multi-story apartment buildings) or can be more subtle (allowing small-lot single-family homes, townhomes, duplexes, or small apartment buildings). Allowing residential or mixed-use development in previously commercial or industrial areas is another way to zone for an increased housing supply.

Accessory Dwelling Units (ADUs): additional housing units within the same lot of existing structures (often single-family detached). These units can be within an existing structure (basement/mother-in-law apartment), attached to the structure (an addition to the home), or detached (a garage or guest house addition). Even once permitted, several hurdles prevent ADUs from being built, including difficulty financing, other restrictive zoning and building code requirements, large fees, etc. Creating ordinances and resources that help reduce these obstacles may help boost ADU development. (Schuetz et al., 2011).

Adaptive Reuse: converts abandoned or underutilized non-residential buildings into residential housing units. Old motels or commercial spaces are often targeted.

Key examples of zoning reform include:

Portland, OR 2021 Reforms allowed for missing middle housing (duplexes, fourplexes, cottage homes, etc.) in almost all residential zones (Andersen and Routh, 2021)

State of California 2016/2017 ADU Reform required all cities to permit one ADU per single-family unit. It also reduced fees and requirements for ADU development. The legislation increased ADU development by over 250 percent from 2018 to 2019 (Chapple et al., 2020). The Utah Legislature passed a similar bill in 2021, but it is less comprehensive and does not address reduced fees and requirements.

Salt Lake City, Utah has successfully converted several motels and old commercial spaces into affordable units in the past 20 years (Wood et al., 2020).

Advantages of zoning reform:

- Zoning reform is often necessary to make other affordable housing strategies effective (including inclusionary zoning, workforce housing, transit-oriented development, etc.).
- Since there are many different approaches to zoning reform, there is likely a strategy that matches the political will of each community (ADUs, missing middle housing, high-density apartments), as well as the size and type of a community (urban core, urban periphery, suburb, small suburb, rural town, etc.).
- By influencing what the market can supply, zoning reform can be effective while requiring minimal public resources or funds.
- Zoning reform is entirely within the control of local government.

Drawbacks of zoning reform:

- Upzoned units are not guaranteed to be affordable (in fact, they likely won't be at first until supply matches demand).
- Significant zoning reform often receives strong political pushback due to resident concerns, preventing substantial increases in housing supply.
- Upzoning may be less effective for already built-out communities, unless there are significant infill opportunities. In this case, other approaches such as ADUs and adaptive reuse may be effective.

Additional Resources

Housing Affordability: What are Best Practices and Why are They Important, Kem C. Gardner Policy Institute, The University of Utah, retrieved on April 13, 2022 from https://gardner.utah.edu/wp-content/uploads/Best-Practices-Dec2020.pdf

Is the Middle Missing?, Utah Foundation, retrieved on April 13, 2022 from https://www.utahfoundation.org/wp-content/uploads/rr792.pdf

Accessory Dwelling Units - A Resource Guide for Municipal Officials and Staff, Utah League of Cities and Towns, retrieved on April 13, 2022 from https://www.ulct.org/home/showpublisheddocument/1753/637395634424170000

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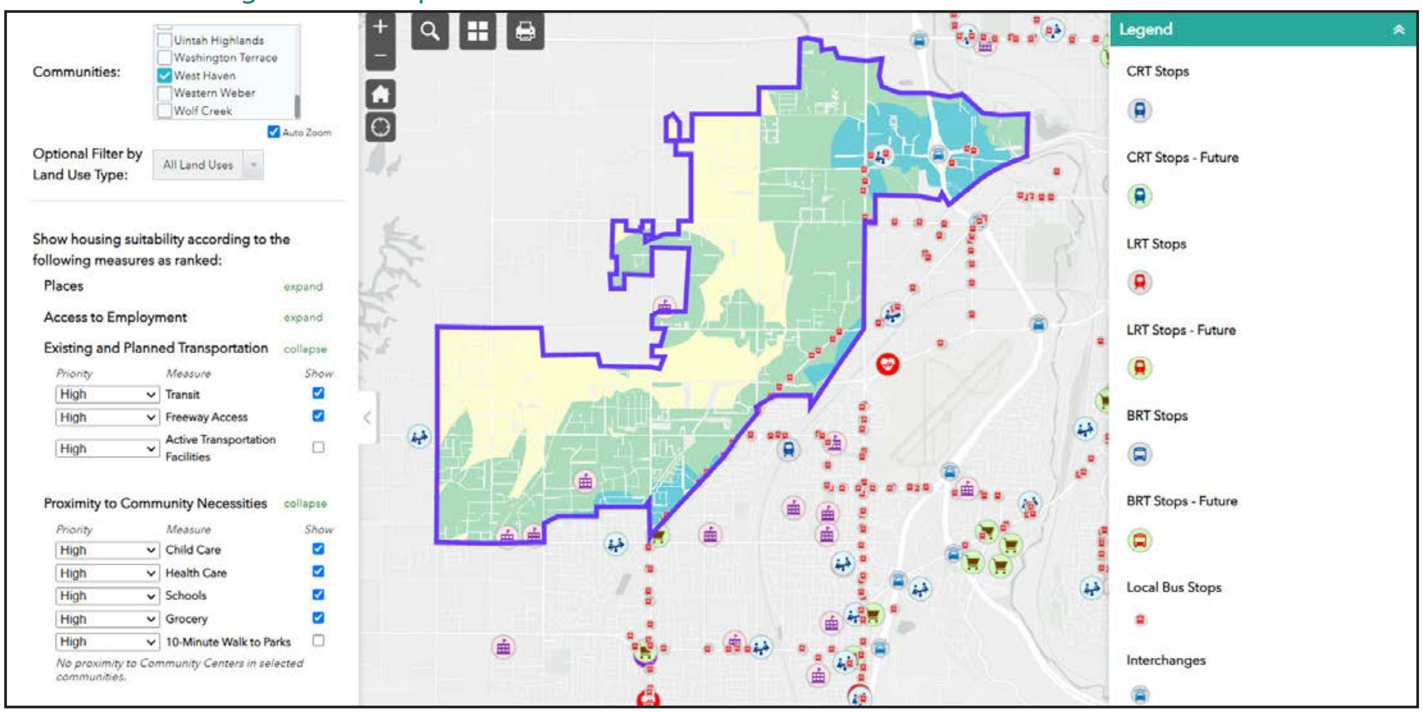
TOOLS FOR PLANNING

Throughout this effort, communities mentioned a lack of data as a barrier to decision-making and planning for housing affordability. Hearing that, in addition to analyzing existing conditions, analyzing community feedback, and researching best practices, this effort also produced an interactive, web-based mapping tool for communities to use. This tool, the **Housing Location Explorer** can assist housing and land use planning efforts throughout Weber County. Users choose what factors are important to their community and prioritize them. The tool then produces a heat map of locations from most to least suitable based on the user's prioritization. It is intended to be used as a conversation starter, helpful visualization, and data-informed guide about access and planning for housing opportunities. A screenshot of the tool is below.

This chapter provides background information on the tool and its components, explains how to use the tool, and shares details on the background analyses that drive the mapping tool. This information can also be found online, accessed via the **Weber County Housing Affordability and Access Initiative website**.

Table 6.1 - Housing Location Explorer



Factors of Suitability

Several factors influence where increased housing options may be most suitable in a community. These include place characteristics, access to employment, existing and planned transportation facilities, and proximity to community necessities. When housing is located near these factors, residents' quality of life increases.

Place Characteristics

Some places within our communities are lively, walkable, central locations in which people gather. We call these places "centers." All centers share three fundamental concepts: a mix of residential, commercial, office, recreation, and/or civic spaces, in a higher concentration than surrounding neighborhoods; access to regional transportation via car, public transportation, bike, and/or foot; and, a walkable design that encourages visitors to explore and interact.

While centers share certain traits, they take many different shapes and forms, ranging from a place with many-story buildings like downtown Ogden to a block with a school, park, or church at the center of a neighborhood. Along the Wasatch Front, centers are typically classified by size, with larger centers designed to serve bigger regions. The four types of centers from smallest to largest in scale and itensity of development are:

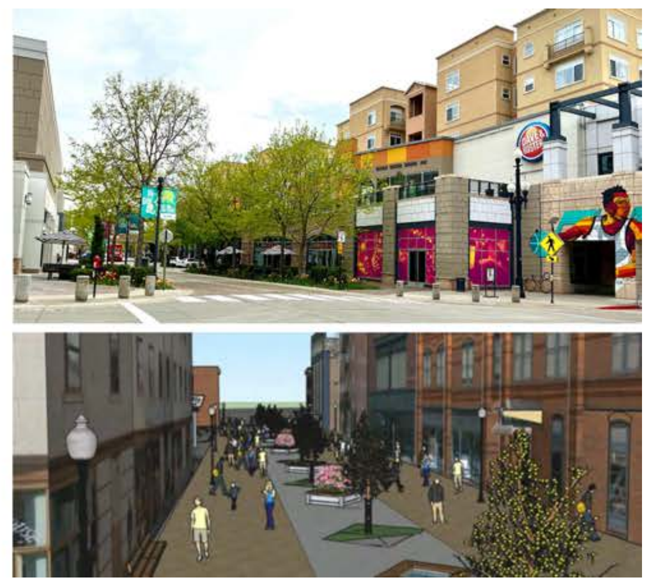
- Neighborhood,
- City,
- Urban, and
- Metropolitan.

Centers and Housing Accessibility

This tool enables communities to choose centers as one of their factors in determing suitable locations for attainable housing opportunities.

Why are centers relevant to housing?

Centers typically offer a high concentration of community necessities, from job opportunities, post offices, and doctor's offices to schools, parks, daycare, and city halls. Therefore, people who live in and near centers can access daily needs without traveling far. Proximity reduces household costs, reduces dependency on automobiles, and eases a household's ability to meet its needs. Additionally, centers usually have taller buildings than surrounding neighborhoods, which means that multi-story, multi-family housing types often fit right in with the existing character of the built environment.



Access to Employment

Access to employment is a measure of how well people connect and reach jobs from their homes. This tool enables communities to choose access to employment by transit and by automobile as factors in assessing suitable locations for housing opportunities.

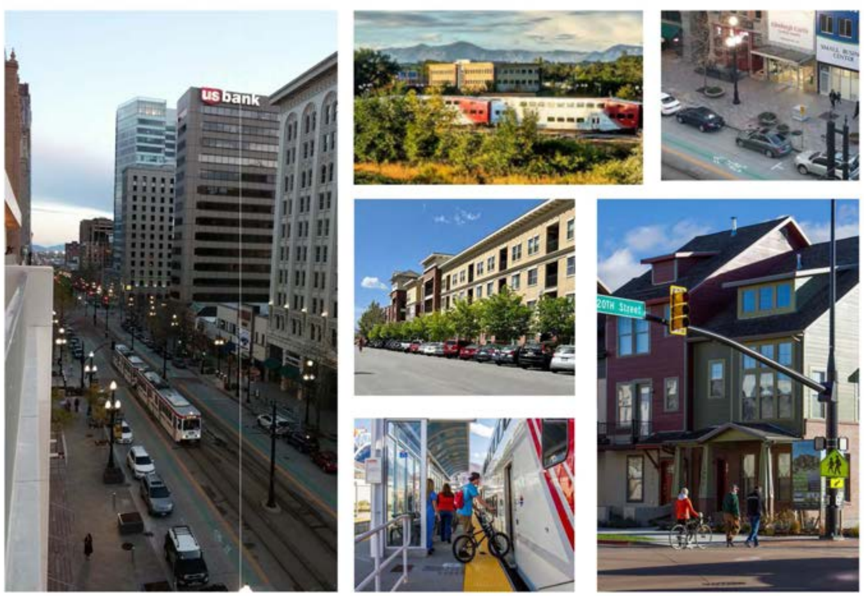
Employment and Housing

Why is access to employment by transit and automobile relevant to housing?

Access to our jobs by different transportation options is important because people spend most of their time at their home and their place of work, and they need to travel between the two destinations. When jobs and housing in a region are not near each other, people have to travel far between the two.

The region then experiences more traffic congestion and worse air quality. Communities with housing but no jobs may have a hard time paying for services like snow removal, road maintenance, and community beautification. Contrastingly, communities with jobs but no housing may struggle to retain skilled workers.

At the same time, individual households have to sink more money into transportation costs, and workers have to spend more time away from their families. Locating housing and employment opportunities near each other thus benefits individual households and the region.



Existing and Planned Transportation Facilities

Communities can consider transportation in their suitability analysis in another way as well. They can select and prioritize the location of various transportation facilities, including:

- transit stops,
- freeway access, and
- active transportation facilities (specifically paved multi-use paths, protected bike lanes, and buffered bike lanes).

Both existing and planned facilities are included. Planned facilities include those in the Regional Transportation Plan.

Transportation Facilities & Housing

Why are existing and planned transportation facilities relevant to housing?

After housing, transportation takes up the highest portion of a household's budget . Transportation costs usually increase with distance. So, minimizing the commute distance between home and work can save costs for a household. Because vehicle ownership is expensive, the ability to access

jobs via transit or active transportation is especially important for identifying locations for less expensive housing options.

Proximity to Community Necessities

This tool enables communities to consider community necessities in their evaluation of potential locations for housing.

What are community necessities?

Community necessities are essential destinations and services. These include:

- Child care and daycare;
- Health care (hospitals, urgent care);
- Schools (k-12, technical colleges, universities);
- Grocery stores;
- Community centers; and,
- Parks.

Community Necessities & Housing

Why is proximity to community necessities relevant to housing?

Every household needs access to health care, education, food, and other essentials. When these services are spread out from each other and from housing, accessing them becomes more costly and takes more time.

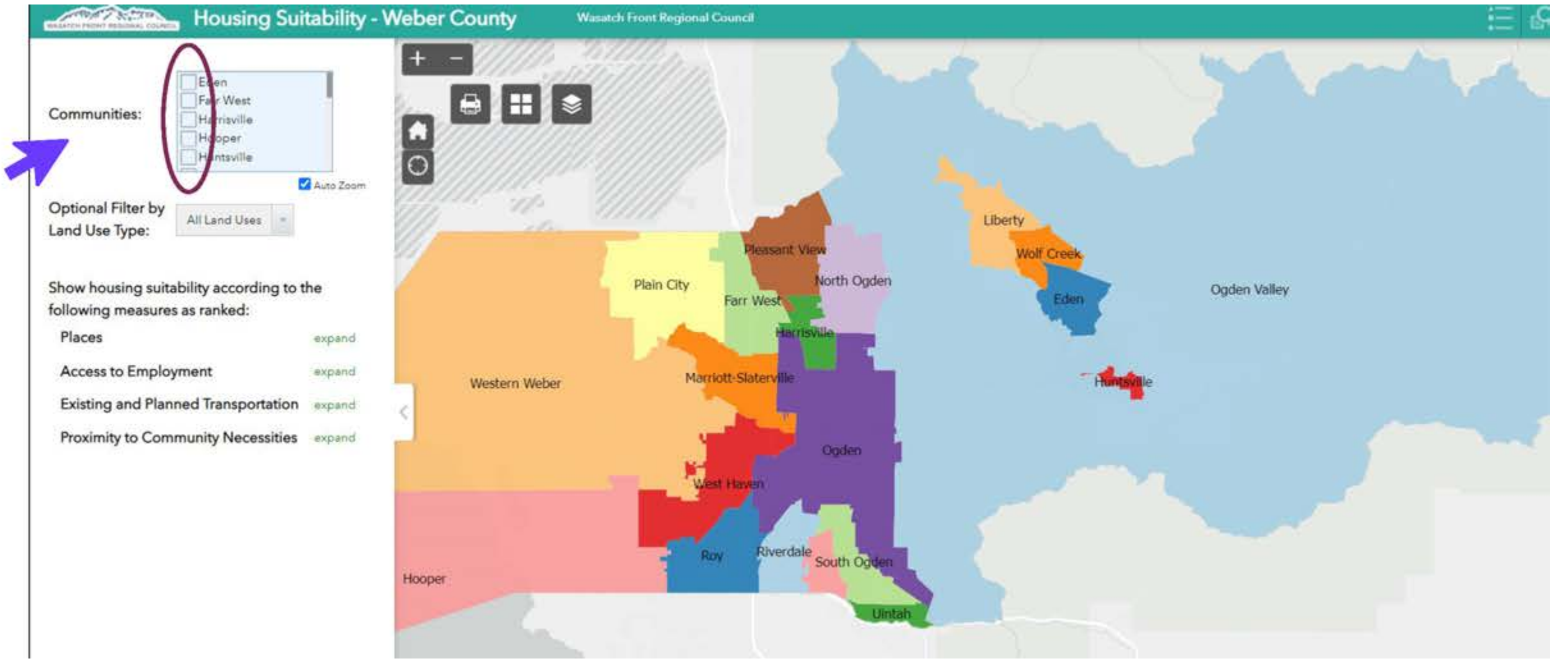
While this distance may be just an inconvenience to some, for others it is a significant barrier. Single parents, individuals with mobility impairments, individuals with frequent health care appointments, older adults, zero-car households, and low income households are a few examples of people for whom poor access to essentials may negatively impact quality of life.

Using the Housing Location Explorer Tool

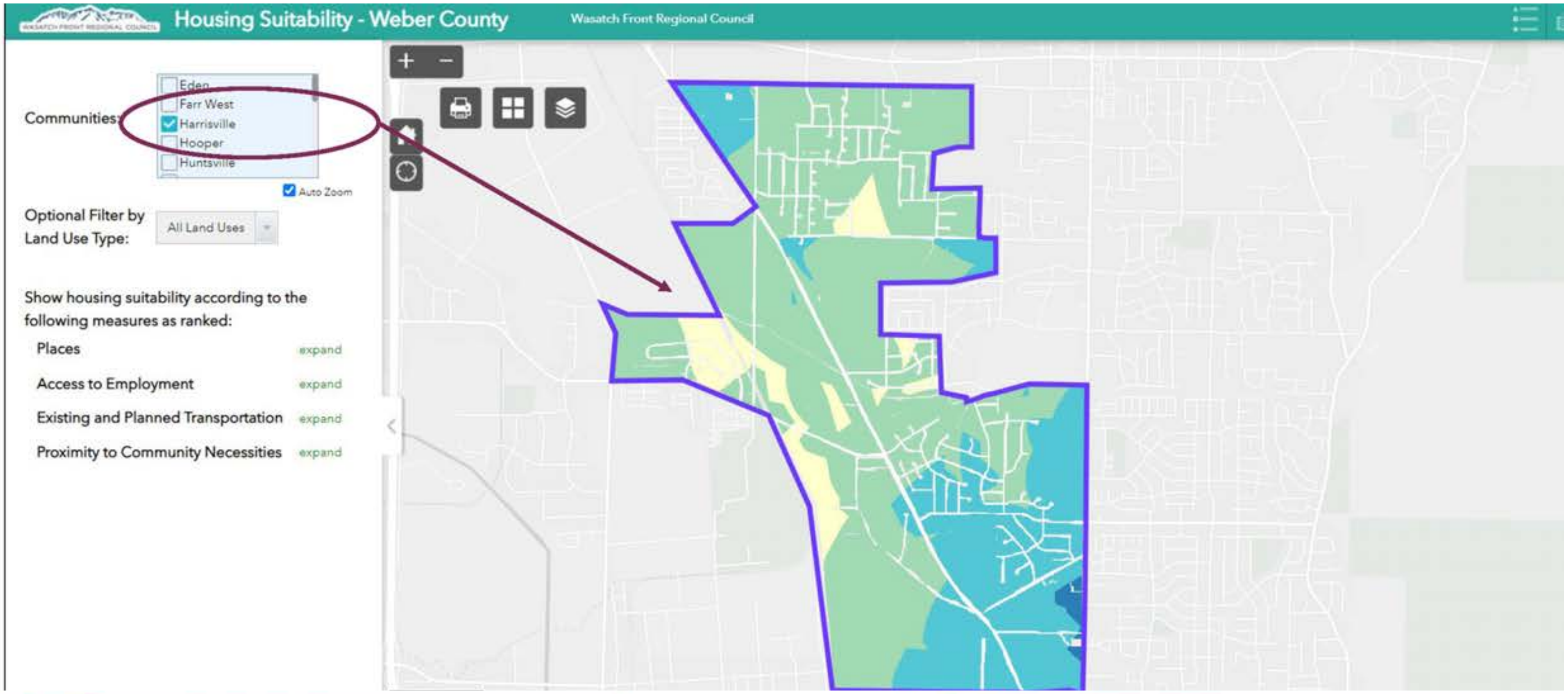
Access the **[Housing Location Explorer]** online, and use the website or the following pages to walk through how to use the tool.

To begin, first **choose the community or communities** for your analysis.

Click the empty squares next to **Communities** to choose from the **menu.**



When you select a community, the map **automatically zooms** to that community.

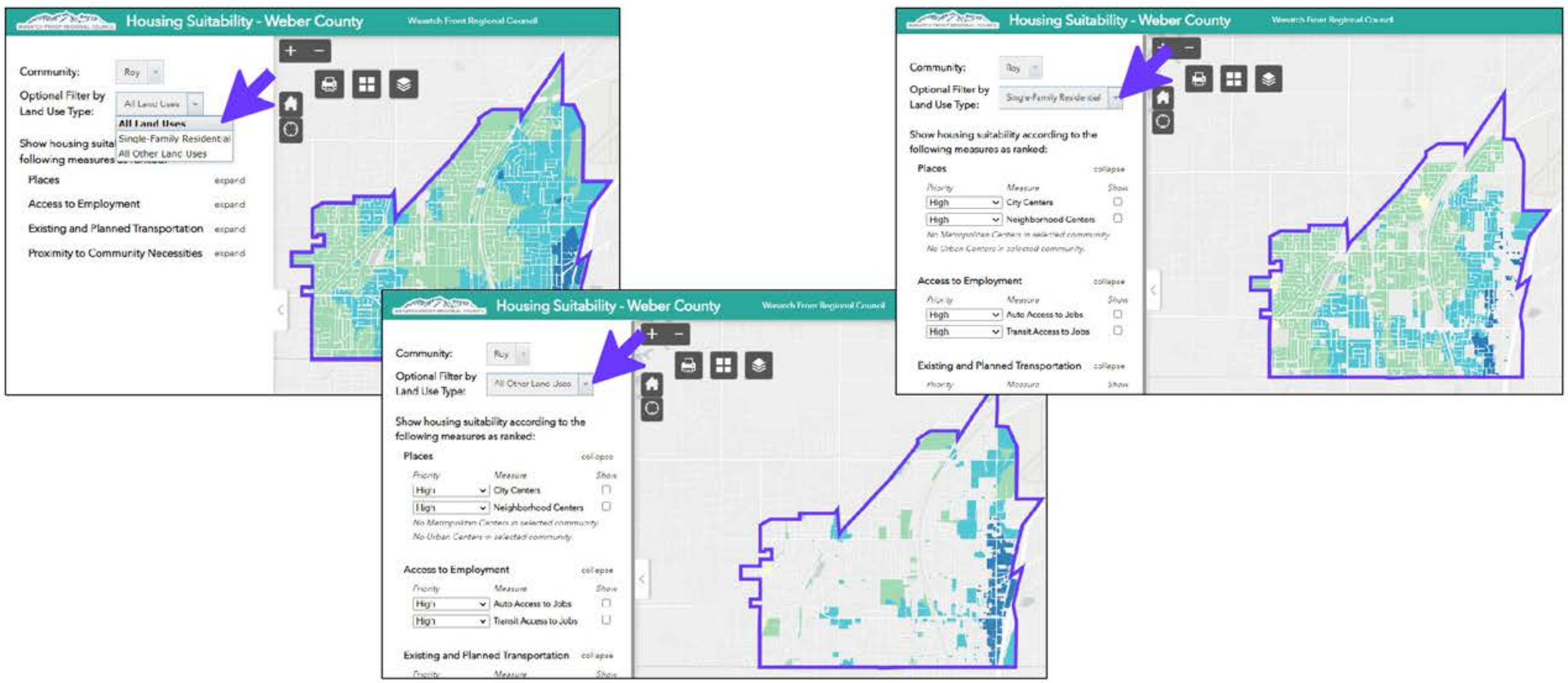


You can filter your results by the **land use type**. Options include:

All Land Uses,

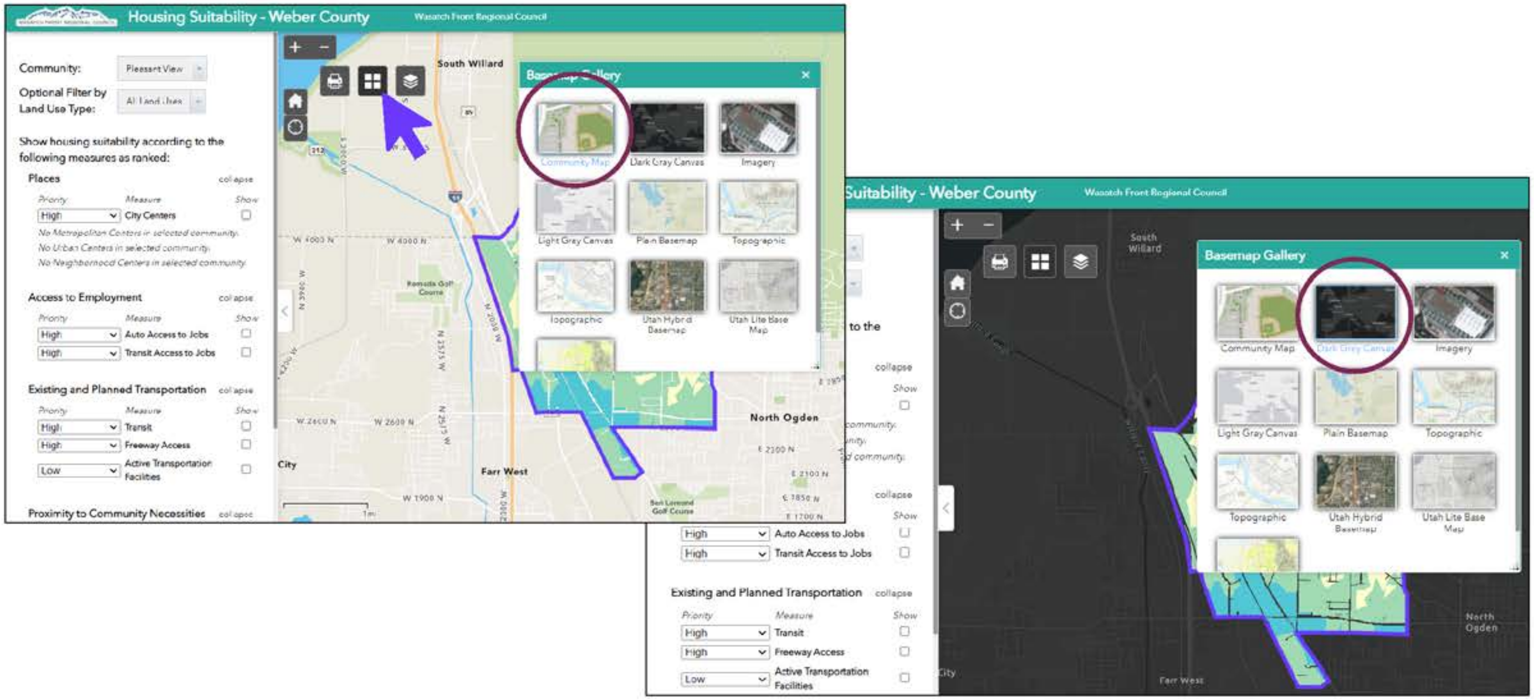
Single-Family Residential (only), or

All Other Land Uses (besides Single-Family Residential).



You can also change the **basemap**.

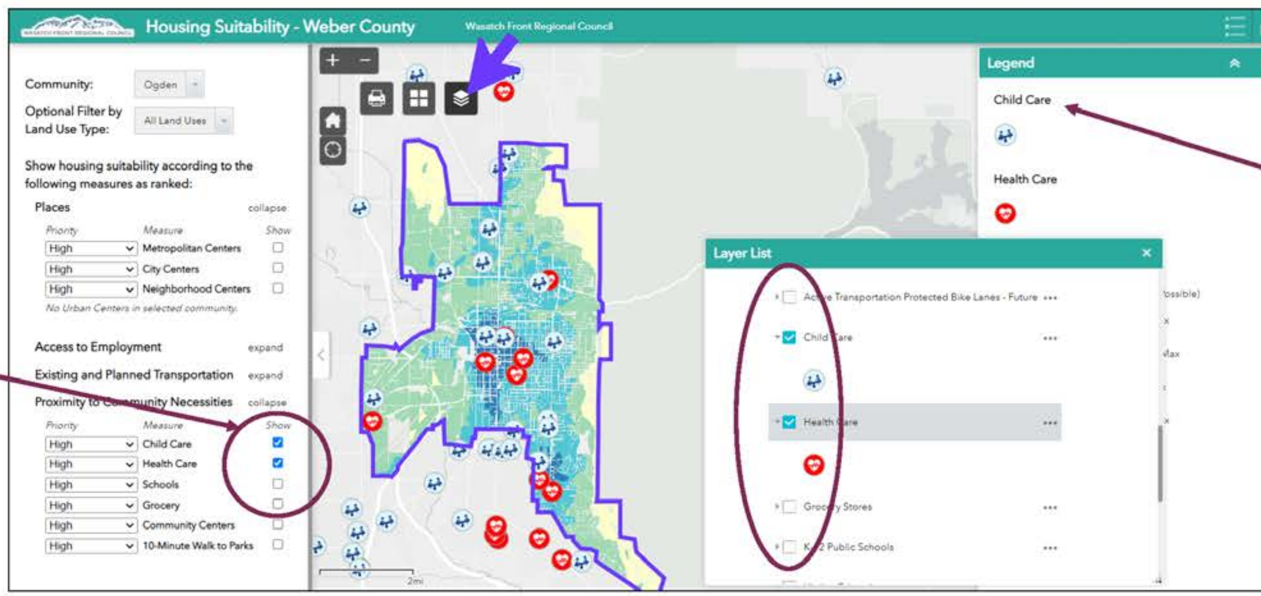
Click on the **Basemap Gallery icon** to change the background map.



Background **layers** allow you to explore the data used in the analysis.

Show or hide layers by **checking them on or off**.

You can do this by **clicking the box** next to the measure, or by **clicking on the layer icon** and pulling up the full list of layers.



When a layer is turned on, that **layer** is **automatically included** in the **legend**.

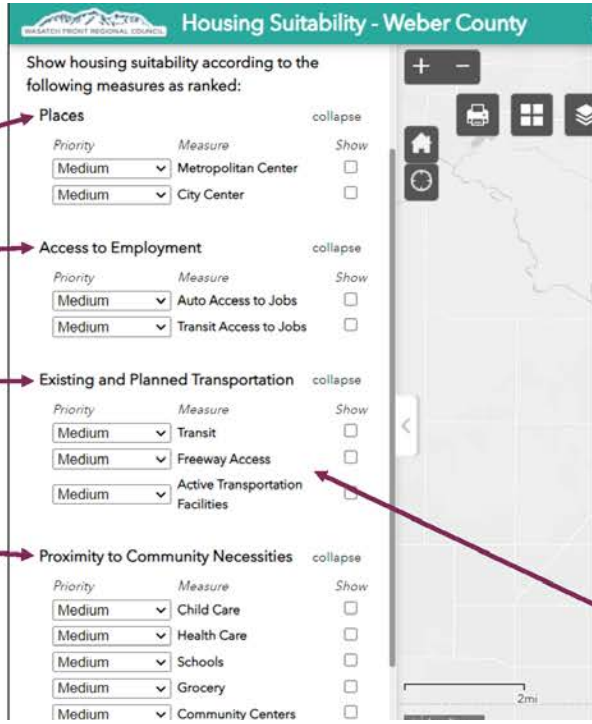
There are four major factors to choose from:

Places,

Access to Employment,

Existing and Planned Transportation, and

Proximity to Community Necessities.



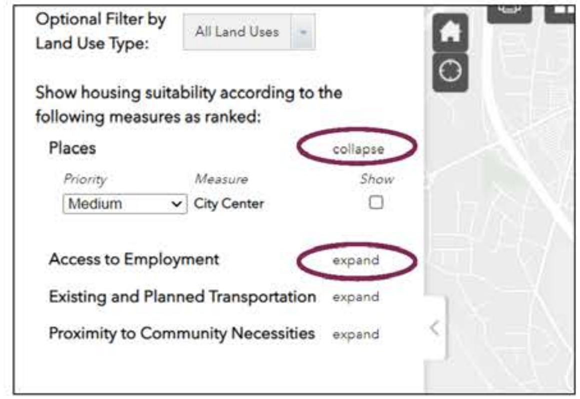
Each factor includes several measures. Click **expand** to show the measures; click **collapse** to hide the measures.

For example, the **Existing and Planned Transportation** factor can include these measures:

Transit,

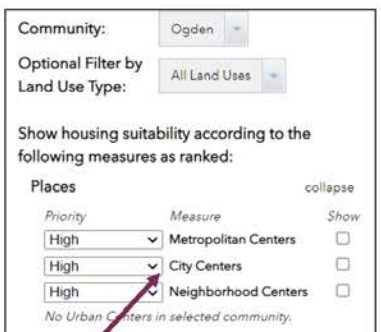
Freeway Access, and

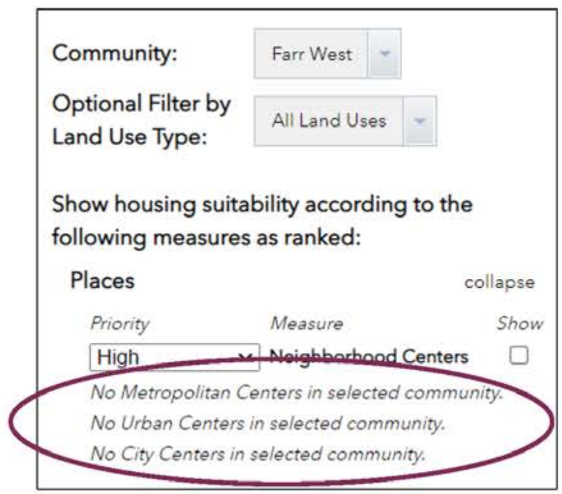
Active Transportation Facilities.



Factors and measures not present in a community are automatically excluded from the analysis and hidden from view.

For example, Ogden shows **Metropolitan, City, and Neighborhood Centers** as place options, while Farr West shows only **Neighborhood Centers.**

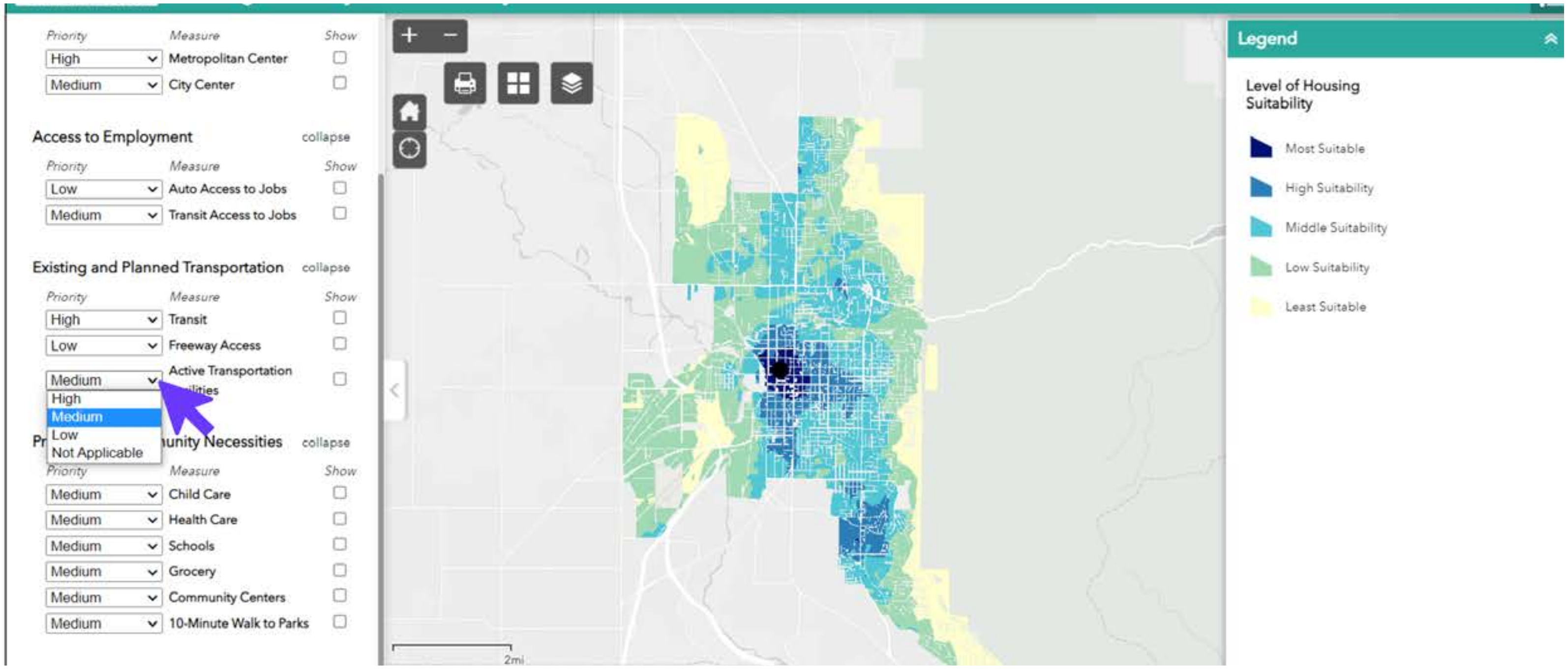




When a measure is excluded, a note will appear to inform the user.

For each factor, choose its **priority level**.

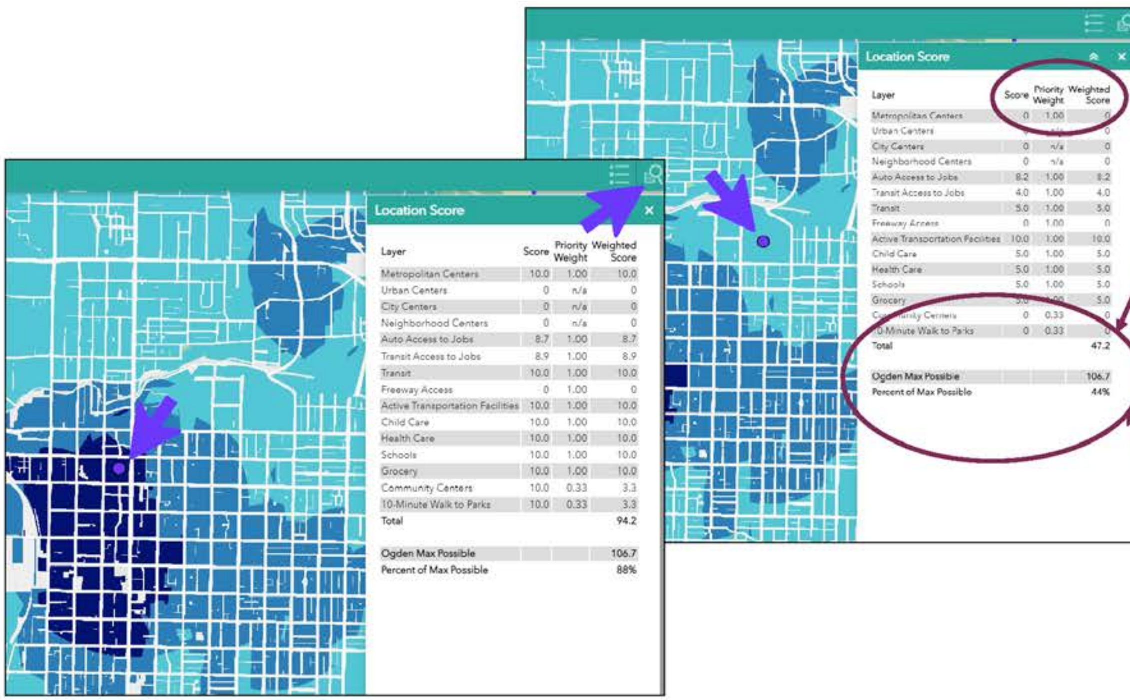
Click the arrow under **Priority**. Select **High**, **Medium**, or **Low** from the drop down menu. If the measure is not relevant to your analysis, choose **Not Applicable** to exclude it from the analysis.



As you change the priority level of measures, the map **updates the suitability results**.

Click on **various parts** of the map to view the calculations and numeric score for that area in the **Location Score table**.

Or, click the **score icon** in the top right corner.



The **Location Score table** shows you the **input score**, **priority weight**, and **weighted score** for each measure. It provides a **total numeric score** for the location of the map you click on.

At the bottom, the table provides the **score of the selected community's most suitable location,** the location with the maximum score. It also shows **how your selected location compares** to the maximum score.

CHAPTER 7

CONCLUSION

This study aims to provide extensive data, resources for best practices, and tools for implementation for Weber County communities, to support them in their planningefforts.

As demonstrated through the findings of this document, Weber County is experiencing an affordable housing crisis that will likely get worse if no action is taken. The county is expected to grow by over 70 percent over the next 40 years, substantially increasing the demand for housing in an already stretched market. Additionally, the vast majority of growth is anticipated to occur in areas of the county with high median housing costs and little land zoned for multi-family or mixed-use development.

As of 2019, the county was short over 1,300 units for its low and very low-income households. This deficit has likely increased significantly since, as home sale values have increased by over 80 percent over the past three years. Without substantial construction and preservation of affordable units, Weber County can expect dire outcomes, particularly for its low and very low-income groups.

Tools for Implementation

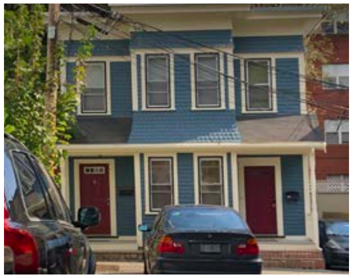
There is no "one size fits all" solution when it comes to communities increasing and preserving affordable housing, as evidenced by input collected from all Weber County communities in the Local Government Survey. A number of tools have been developed, in addition to the best practices, to help communities determine what the best solutions are for them.

To visualize what the housing stock is currently made up of, communities can utilize the **Housing Inventory Explorer,** which will show users the percentage of single-family detached homes compared to other housing types in an area of their choosing. This tool can be helpful for communities to understand how diverse housing is in their community.

For communities who would like to increase the amount of affordable housing, a **Housing Location Explorer** has been developed which can assist planners in determining the most suitable locations for affordable housing options. Suitability is determined by proximity to transportation options, employment opportunities, and community necessities such as child care and schools. Users can prioritize the factors most important to them to create a data-based heat map showing areas to consider for affordable housing.

All of these data sources and tools can be accessed on the **Weber County Housing Affordability and Access Initiative website** along with more information about the initiative and housing data.

The affordable housing Best Practices in this document can be used as a starting point for exploring solutions that can be both effective and politically palatable for Weber County and its communities. A mix of these strategies will best help to moderate housing prices and ensure residents have affordable places to live. Planning efforts around housing that consider transportation and access to opportunities will not only support housing affordability, but also help communities continue to provide a high quality of life.



WEBER COUNTY

Housing Affordability & Access Initiative

PROPOSAL FOR:

SOUTH OGDEN CITY

MODERATE INCOME HOUSING REPORT

OCTOBER 2022

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

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EXECUTIVE SUMMARY

The Moderate-Income Housing Plan ("MIHP") establishes the strategies and opportunities to meet the need for additional moderate-income housing within the next five years. A MIHP is required for cities with greater than 10,000 population, cities with a population greater than 5,000 that belong to a first-, second-, or third-class county (a county with more than 31K population), or a metro township of more than 5,000 people.

Housing demand is influenced by many factors, including demographic characteristics such as population growth, household size, age, income, etc. Therefore, it is important to evaluate the demographic characteristics of a community in order to assess the demand for housing units, as well as the type of housing units. Section 10-9a-403 of the Utah State Code establishes the availability of moderate-income housing as a statewide concern and requires municipalities to propose a plan for moderate-income housing as a part of their general plan.

The Code states, "Cities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing to meet the needs of people desiring to live there, and to allow persons with moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life."

"Moderate-income housing" is defined in Section 10-9a-103 as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located."

South Ogden City has updated the moderate-income housing strategies and selected the following strategies in compliance with Utah Code:

- Rezone for densities necessary to facilitate the production of moderate-income housing (Strategy A).
- Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Strategy F).
- Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residence's own vehicle (Strategy H).
- Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones (Strategy W).
- Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones (Strategy E).

Utah Code 10-9a-403 also requires that municipalities update their General Plan Land Use and Transportation sections to coordinate growth with the Moderate-income housing element. South Ogden City has begun the process for a comprehensive general plan update that will address these items.

SECTION I: INTRODUCTION

According to Utah Code Section 10-9a-403, the MIHP provides a realistic opportunity to meet the need for additional moderate-income housing within the next five years. It should include the following elements:

- An estimate of the existing supply of moderate-income housing located within the municipality.
- an estimate of the need for moderate income housing in the municipality for the next five years.
- A survey of total residential land use.
- An evaluation of how existing land uses and zones affect opportunities for moderate income housing.
- A description of the municipality's program to encourage an adequate supply of moderate-income housing.
- A selection of strategies from a menu list outlined in state code.
- An implementation plan with timelines and benchmarks for the selected strategies.

"Moderate-income housing" is defined in Section 10-9a-103 as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the city is located."

The annual reports submitted to the Department of Workforce Services, due October 1, is tied to the City's fiscal year and should outline each MIHP strategy selected by the municipality along with an implementation timeline.

The strategies and implementation plan elements are further expanded to include the following elements:

- MIHP strategies and implementation plans.
- A description of each action, one time or ongoing, taken by the municipality during the previous fiscal year (or past years if applicable) to implement the MIHP strategies.
- A description of each land use regulation or decision made by the municipality during the previous fiscal year (or past years if applicable) to support their MIHP strategies.
- A description of any barriers encountered by the municipality during the previous fiscal year (or past years if applicable) in implementing MIHP strategies.
- A description of how the private sector and market have responded to the selected MIHP strategies, including the number of entitled residential units and other relevant data.
- Information regarding the number of accessory dwelling units located within the municipality issued a business license or construction permit.
- Recommendations on how the state can support the municipality in implementing MIHP strategies.

SECTION II: EXISTING DEMOGRAPHIC DATA

HISTORIC POPULATION

The US Census Bureau's Decennial Redistricting Data ("DEC") report South Ogden City ("City") has experienced an average annual growth rate ("AAGR") in population of 0.56 percent from 2010 through 2020. This growth is lower than Weber County at 1.27 percent and the State of Utah at 1.70 percent. The City has grown by approximately 956 persons which represents 3.09 percent of the total growth within Weber County. Using 2010 through 2020 American Community Survey ("ACS") 5-year estimates and the Census Bureau's population estimate ("PEP") for 2021 in addition to Redistricting Data, the table below shows a comparison of similarly sized and neighboring communities.

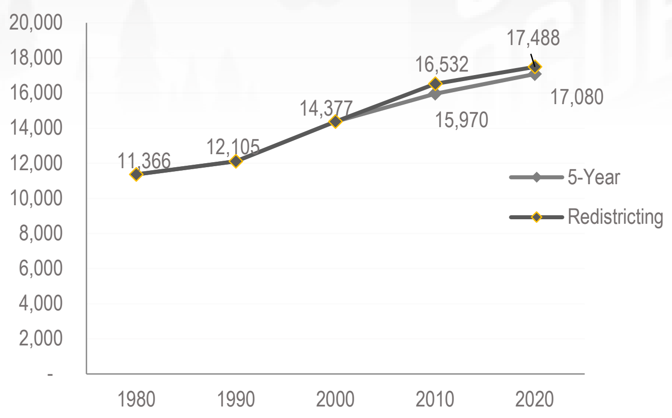
TABLE 2.1: COMPARISON CITY POPULATION & AAGR

	2010	2011	2012	2013	2014	2015	2016	2017
Clinton	19,031	19,717	20,201	20,574	20,796	21,036	21,210	21,353
North Ogden	16,779	17,075	17,354	17,570	17,743	18,006	18,289	18,525
Ogden	81,054	82,118	82,749	83,363	83,767	84,273	84,900	85,497
Pleasant Grove	31,457	32,565	33,330	34,010	34,858	35,771	36,678	37,439
Riverdale	8,189	8,323	8,415	8,476	8,532	8,610	8,636	8,685
Riverton	35,991	37,307	38,480	39,458	40,274	40,912	41,521	41,997
Roy	35,843	36,416	36,854	37,194	37,472	37,670	37,853	38,013
South Ogden	**15,970**	**16,251**	**16,447**	**16,612**	**16,702**	**16,805**	**16,893**	**16,918**
Spanish Fork	31,851	33,293	34,547	35,525	36,337	36,916	37,565	38,171
Sunset	5,129	5,167	5,137	5,139	5,145	5,163	5,176	5,207
Washington Terrace	8,917	9,001	9,058	9,108	9,140	9,119	9,150	9,122
West Haven	9,058	9,611	10,230	10,642	10,996	11,323	11,639	12,109

(TABLE 2.1: CONT.)

	2018	2019	2020	2010 – 2020 AAGR (ACS)	2010 (DEC)	2020 (DEC)	2010 – 2020 AAGR (DEC)	2021 (PEP)
Clinton	21,618	21,890	22,191	1.55%	20,426	23,386	1.36%	23,597
North Ogden	18,943	19,392	19,930	1.74%	17,357	20,916	1.88%	21,528
Ogden	86,126	86,833	87,175	0.73%	82,825	87,321	0.53%	86,798
Pleasant Grove	38,066	38,380	38,474	2.03%	33,509	37,726	1.19%	37,949
Riverdale	8,727	8,752	8,826	0.75%	8,426	9,343	1.04%	9,409
Riverton	42,680	43,250	43,793	1.98%	38,753	45,285	1.57%	45,148
Roy	38,238	39,040	39,243	0.91%	36,884	39,306	0.64%	39,358
South Ogden	**17,010**	**17,063**	**17,080**	**0.67%**	**16,532**	**17,488**	**0.56%**	**17,541**
Spanish Fork	38,673	39,371	40,069	2.32%	34,691	42,602	2.08%	43,870
Sunset	5,229	5,278	5,309	0.35%	5,122	5,475	0.67%	5,515
Washington Terrace	9,138	9,162	9,181	0.29%	9,067	9,267	0.22%	9,276
West Haven	12,916	13,782	15,003	5.18%	10,272	16,739	5.00%	19,880

FIGURE 2.1: HISTORIC POPULATION



POPULATION STATISTICS 2010-2020

SOUTH OGDEN
AVERAGE ANNUAL GROWTH = 0.56%
TOTAL INCREASE = 956
% OF COUNTY INCREASE = 3.09%

WEBER COUNTY
AVERAGE ANNUAL GROWTH = 1.27%
TOTAL INCREASE = 30,987
% OF STATE INCREASE = 6.10%

STATE OF UTAH
AVERAGE ANNUAL GROWTH = 1.70%
TOTAL INCREASE = 507,731

Based on the Redistricting Census Bureau AAGR, the 2022 population estimate is 17,640. An analysis of 2019 Traffic Area Zone ("TAZ") data compiled and updated by the Wasatch Front Regional Council in April 2021 results in a 2022 population estimate of 20,412.

While the TAZ projections start higher than the census estimate of 17,640 in 2022, the AAGR utilized in the TAZ data from 2020 to 2050 is 0.53 percent whereas the Census Bureau AAGR is 0.56 percent. In 2030, the population estimates from the Census Bureau and the TAZ data diverge by 2,772 residents as shown in **Table 2.2 and 2.3**.

TABLE 2.2: POPULATION PROJECTIONS

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	AAGR
Census Bureau	17,488	17,541	17,640	17,739	17,839	17,940	18,041	18,143	18,245	18,348	18,451	0.56%
TAZ	20,010	20,207	20,412	20,634	20,792	20,977	21,133	21,225	21,324	21,463	21,559	0.29%
Variance	**(2,522)**	**(2,666)**	**(2,772)**	**(2,895)**	**(2,953)**	**(3,037)**	**(3,092)**	**(3,082)**	**(3,079)**	**(3,115)**	**(3,108)**	

TABLE 2.3: TAZ POPULATION PROJECTIONS

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
TAZ	20,010	20,207	20,412	20,634	20,792	20,977	21,133	21,225	21,324	21,463	21,559

TABLE 2.3: TAZ POPULATION PROJECTIONS (CONT.)

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
TAZ	21,654	21,762	21,834	21,957	22,070	22,187	22,303	22,411	22,488	22,572

TABLE 2.3: TAZ POPULATION PROJECTIONS (CONT.)

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	AAGR
TAZ	22,667	22,774	22,860	22,955	23,027	23,139	23,217	23,298	23,361	23,446	0.53%

The City's demographics relative to age have shifted from 2010 to 2020. 2020 data illustrates a younger population, with a concentration in the zero to 19 years of age and 25 to 39. Noticeable shifts also occurred in the age range of 20 to 24 and 50 to 64 years of age, with 2010 data showing a higher percent of total in these ranges as illustrated in **Figure 2.4**. However, a comparison of the median age illustrates the City is still slightly younger than the County on average.

FIGURE 2.2: AGE DISTRIBUTION AS % OF TOTAL

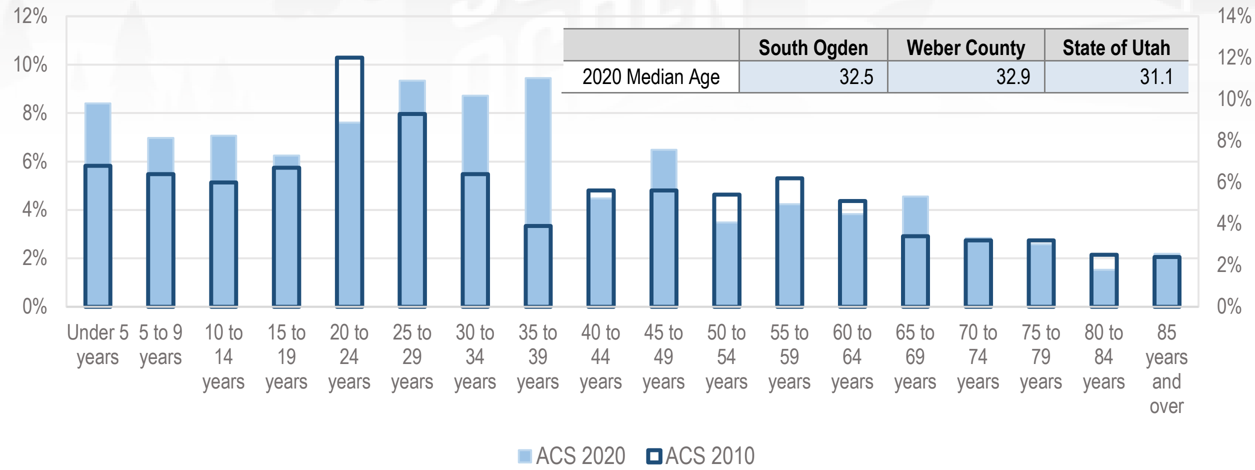


FIGURE 2.3: AGE DISTRIBUTION BY GENDER 2020

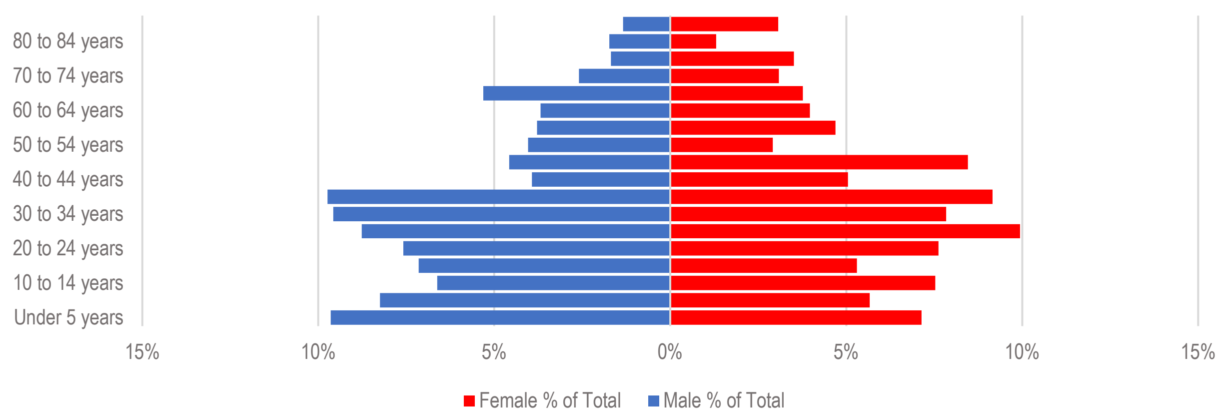
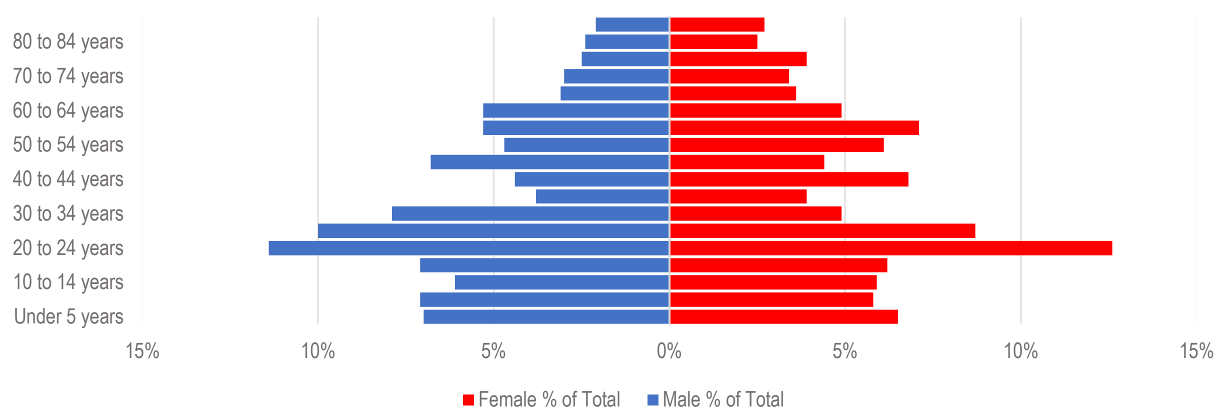


FIGURE 2.4: AGE DISTRIBUTION BY GENDER 2010



HOUSEHOLDS

The total number of households in South Ogden as of the 2020 American Community Survey is 6,434. Of the total housing units, 93 percent are occupied with seven percent unoccupied. Weber County has approximately 91.5 percent housing occupancy rate, compared to the State at 90.4 percent. The TAZ estimates the total number of households as of 2020 as 7,873.

RESIDENTIAL BUILDING PERMITS AND NEW COMMERCIAL VALUATION

The Kem C. Gardner Policy Institute tracks building permit activity across the State and maintains the Ivory-Boyer Construction Database. South Ogden showed a rebound from recessionary conditions, with permit activity increasing through 2014. However, permits slumped again through 2015 with volatility from 2016 through 2021. New non-residential value was also volatile with spikes in 2007, 2011, and 2014 as shown in **Figure 2.6**.

FIGURE 2.5: RESIDENTIAL VALUE AND PERMITS

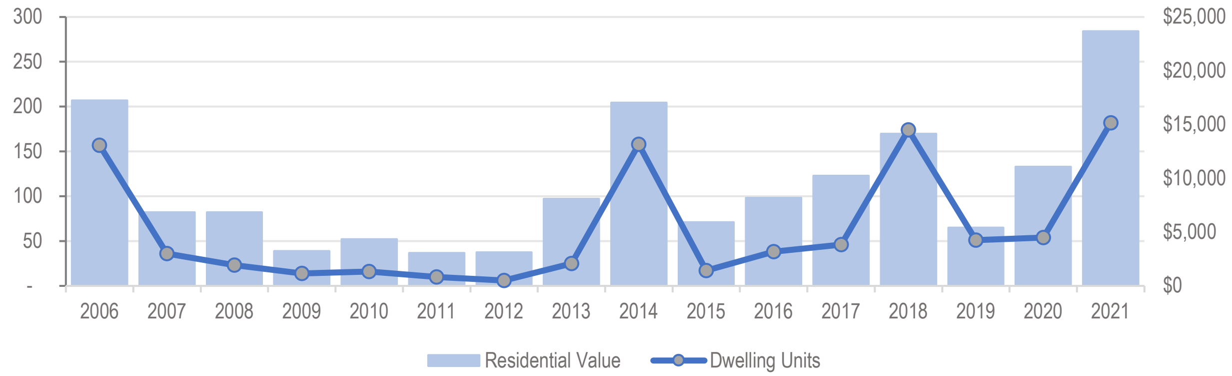
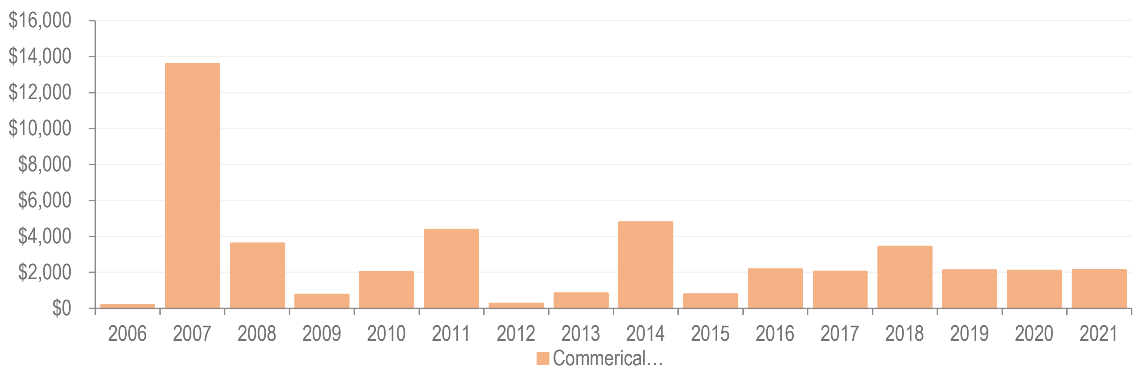


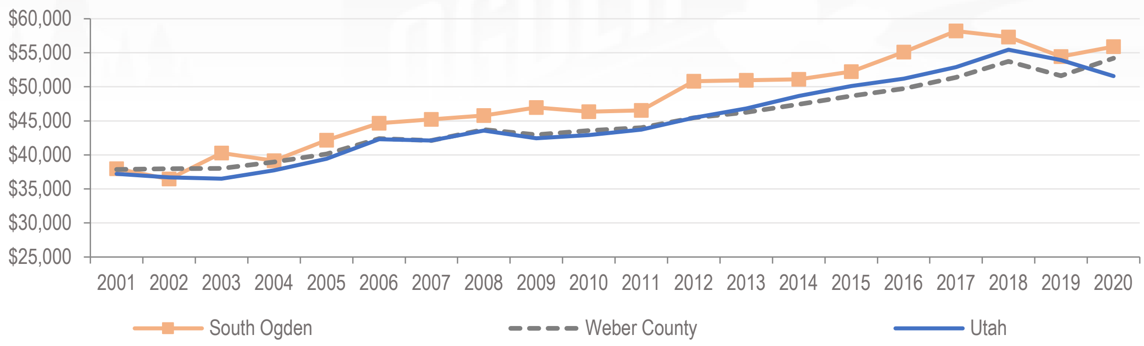
FIGURE 2.6: RESIDENTIAL VALUE AND PERMITS



INCOME

Utah median adjusted gross income (MAGI) represents an individual's total gross income minus specific tax deductions. **Figure 2.7** illustrates the historic MAGI and corresponding increase. As of 2020, the Utah State Tax Commission reports the South Ogden MAGI was $55,900. The South Ogden MAGI was slightly higher than Weber County's $54,200. The State MAGI according to the US Census Bureau was slightly lower than South Ogden at $51,562.

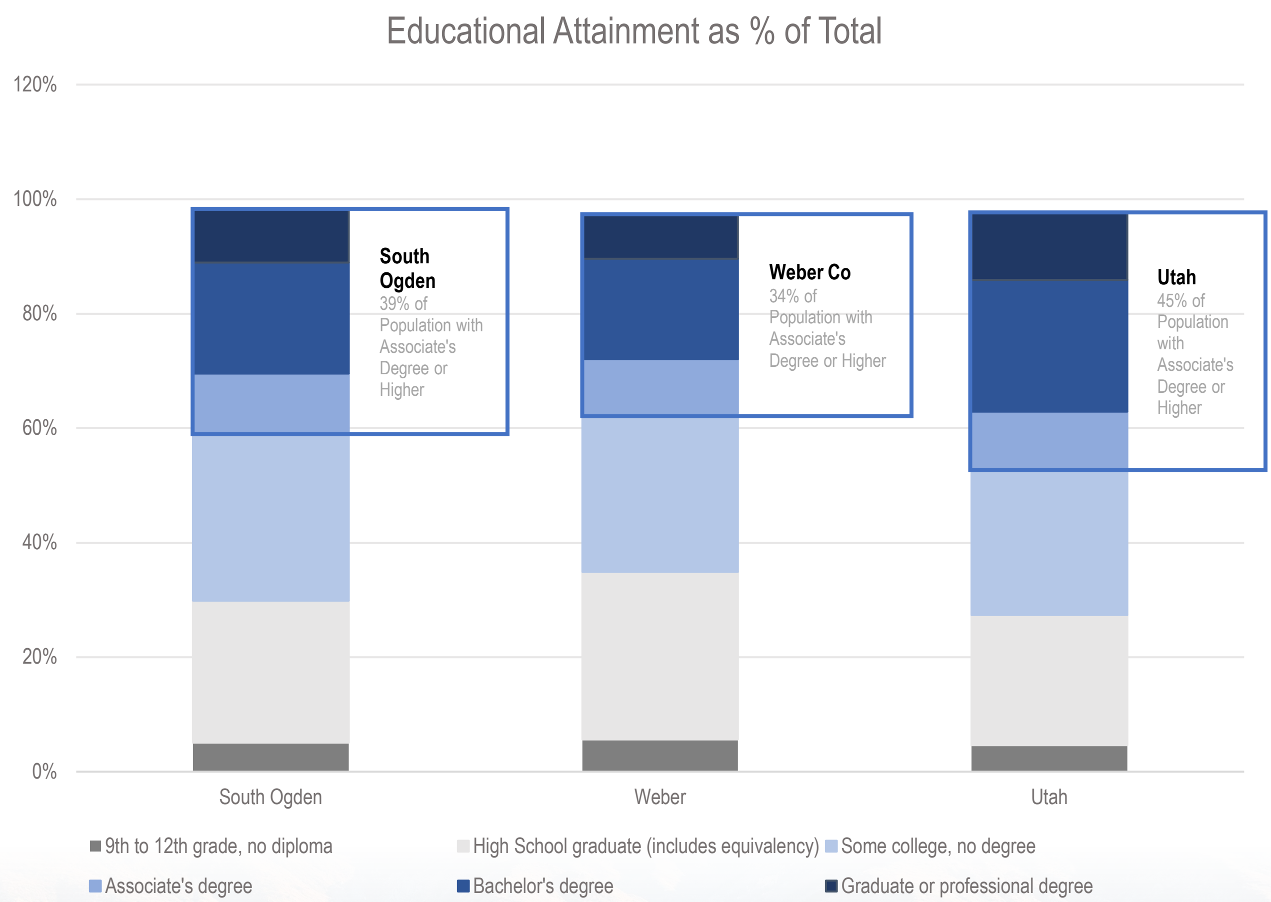
FIGURE 2.7: SOUTH OGDEN MEDIAN ADJUSTED GROSS INCOME ("MAGI")



EDUCATION

According to the 2020 ACS five-year estimates, approximately 39 percent of South Ogden's population 25 years and over has an associate degree or higher, compared to Weber County with 34 percent and the State of Utah at 45 percent.

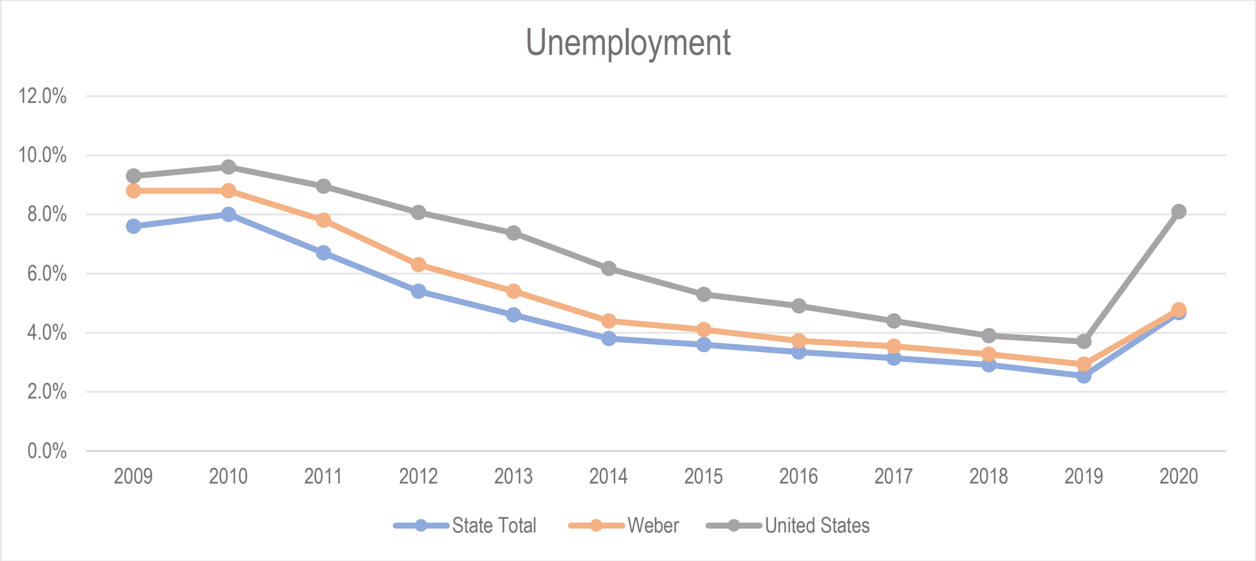
FIGURE 2.8: EDUCATION ATTAINMENT



EMPLOYMENT

The Utah Department of Workforce Services' 2020 Annual Report indicates the unemployment rate in Weber County was 4.8 percent as shown in **Figure 2.9**. This is lower than the national average unemployment rate of 8.1 percent. The State of Utah's unemployment rate is more favorable at 4.7 percent. As of July 2022, the unemployment rate in Weber County was 2.1 percent as compared to Utah at 2.0 percent and the United States at 3.6 percent.

FIGURE 2.9: UNEMPLOYMENT



SECTION III: EXISTING HOUSING DATA

As of the 2021 U.S. Census Bureau Population Estimates, South Ogden ("City") is home to 17,541 residents. The 2020 U.S Census Bureau American Community Survey reports that South Ogden has 6,434 housing units in total, of which 5,984 are occupied units.[1] There are many more homeowners than renters in South Ogden, with 74.4 percent of homes owner-occupied. This is due to the large number of single-family homes in the City, and very few multi-family housing units. The City has 4,453 owner occupied units and 1,531 renter occupied units. Occupied housing has decreased at an annual average growth rate ("AAGR") of 0.45 percent from 2010 through 2020, with owner occupied housing units growing at 0.23 percent and renter occupied units decreasing at 2.17 percent.

TABLE 3.1: SOUTH OGDEN HOUSING UNITS

	2010	2020	AAGR
Total Housing Units	6,423	6,434	0.02%
Occupied Housing Units	6,259	5,984	-0.45%
Owner-occupied Units	4,353	4,453	0.23%
Renter-occupied Units	1,906	1,531	-2.17%

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates; Table(s) B25001, B25032

As shown in **Table 3.2**, 79.5 percent of South Ogden's housing stock is single family with 20.5 percent multi-family, mobile home, and other housing types. By comparison, Weber County's housing stock is comprised of 78.2 percent single family and 21.8 percent multi-family, mobile home, and other housing types.

TABLE 3.2: SOUTH OGDEN HOUSING COST BURDEN RATIO

TYPE	OWNER OCCUPIED		RENTER OCCUPIED		TOTAL	% OF TOTAL
Single Family	4,333	97.3%	423	27.6%	4,756	79.5%
2 to 4 Units	71	1.6%	430	28.1%	501	8.4%
5 to 9 Units	20	0.4%	233	15.2%	253	4.2%
10 or more Units	29	0.7%	432	28.2%	461	7.7%
Mobile Home & Other	-	0.0%	13	0.8%	13	0.2%
Total Units	**4,453**	**74.4%**	**1,531**	**25.6%**	**5,984**	**100.0%**

Source: US Census Bureau, 2016-2020 American Community Survey 5-Year Estimates; Table(s) B25001, B25032

HOUSING COST BURDEN

The median household income in South Ogden is $70,552. The median household income has grown at an AAGR of 2.92% percent from 2010 through 2020. The South Ogden owner-occupied income in 2020 was $78,304 while renter-owned income was $48,590. The renter-occupied median income grew at an AAGR of 2.27 percent compared to a 3.9 percent growth rate in median gross rent.

The monthly housing costs for all owner-occupied housing in South Ogden is $1,763. Monthly costs for owner-occupied housing units with a mortgage is $1,336 while those without a mortgage is $427. The median gross rent in the City is $1042. The ratio of the City's median rent to renter income is 25.7 percent. The ratio of the City's owner-occupied median income to median mortgage is 20.5 percent. Ratios greater than 30 percent indicate the average renter or household owner is burdened by housing costs. Ratios greater than 50 percent suggest a severe burden. Currently, the overall renter income to rent ratio is not considered a burden. However, the ratio is nearing the burden threshold.

TABLE 3.3: SOUTH OGDEN HOUSING COST BURDEN RATIO

	2010	2020	AAGR
South Ogden Median Adjusted Gross Income*	$46,364	$55,900	1.89%
South Ogden Median Income	$52,893	$70,552	2.92%
South Ogden Owner-occupied Median Income	$62,327	$78,304	2.31%

[1] Most current ACS data available.

	2010	2020	AAGR
South Ogden Renter-occupied Median Income	$38,817	$48,590	2.27%
South Ogden Median Gross Rent	$711	$1,042	3.90%
South Ogden Owner-occupied w/ Mortgage Cost	$1,231	$1,336	0.82%
South Ogden Owner-occupied w/o Mortgage Cost	$374	$427	1.33%
South Ogden Median Rent to Renter Income	22.0%	25.7%	
South Ogden Median Mortgage to Owner Income	23.7%	20.5%	

Source: US Census Bureau, American Community Survey 2016-2020; Table B25119, B25088, *Utah State Tax Commission, 2020 Statistics of Income; Table 17

The area median income ("AMI") for Weber County for 2020 was $71,275. The median family income for a family of four in Weber County ("County") is $90,950. **Table 3.4** represents the ratio of median rent in South Ogden at 100 percent of the AMI income for a family of four in Weber County. Ratios greater than 30 percent indicate a burden based on typical housing costs within the County. Ratios greater than 50 percent suggest a severe burden. At 30 percent of AMI, a family of four is burdened and nearing the severe burden threshold.

TABLE 3.4: WEBER COUNTY AREA COST BURDEN RATIO

	2010	2020	AAGR
Weber County AMI Family of Four	$66,002	$90,950	3.26%
South Ogden Median Rent	$711	$1,042	3.90%
100% of AMI Family of Four	12.93%	13.75%	
80% of AMI Family of Four	16.16%	17.19%	
50% of AMI Family of Four	25.85%	27.50%	
30% of AMI Family of Four	43.09%	45.83%	

Source: US Census Bureau, American Community Survey 2016-2020; Table B19019, B19119

The U.S. Department of Housing and Urban Development annually reviews fair market rents to determine a standard for various housing programs to publish HOME Investment Partnership Program ("HOME") rent limits. The rent limits for the Ogden-Clearfield HUD Metro FMR Area for 2022 is found in **Table 3.5.**

TABLE 3.5: OGDEN-CLEARFIELD RENT LIMITS

PROGRAM	EFFICIENCY	1 BED	2 BED	3 BED	4 BED
Low HOME Rent Limit	$811	$891	$1,105	$1,306	$1,457
High HOME Rent Limit	$811	$891	$1,105	$1,535	$1,839
Fair Market Rent	$811	$891	$1,105	$1,535	$1,864
50% Rent Limit	$880	$942	$1,131	$1,306	$1,457
65% Rent Limit	$1,124	$1,206	$1,449	$1,665	$1,839

Source: U.S. Department of Housing and Urban Development, 2022 HOME Rent Limits; Utah

HISTORIC BUILDING PERMITS

The City has issued building permits for 644 units from 2011 to 2021. These include 556 multi-family units and 86 single family units. Multi-family units have been more prevalent in the last seven years and will continue to be an important to tool to address moderate income housing needs within the City.

TABLE 3.6: SOUTH OGDEN CITY BUILDING PERMITS

YEAR	SINGLE FAMILY UNITS	DUPLEX DWELLINGS	MULTI-FAMILY UNITS	MOBILE/ MANUFACTURED	TOTAL CONSTRUCTED UNITS
2011	6	0	0	0	6
2012	6	0	0	0	6
2013	21	0	0	0	21
2014	11	0	143	0	154
2015	15	0	0	0	15
2016	8	2	14	0	24
2017	6	0	0	0	6
2018	6	0	168	0	174
2019	3	0	48	0	51

YEAR	SINGLE FAMILY UNITS	DUPLEX DWELLINGS	MULTI-FAMILY UNITS	MOBILE/ MANUFACTURED	TOTAL CONSTRUCTED UNITS
2020	1	0	4	0	5
2021	3	0	179	0	182
Total	**86**	**2**	**556**	**0**	**644**

Source: Kem C. Gardner Ivory-Boyer Construction Report and Database

HOUSING GAP ANALYSIS

The Utah Housing and Community Development Division within the Utah Department of Workforce Services ("DWS") utilizes American Community Survey[2] data and the U.S. Housing and Urban Development Comprehensive Housing Affordability Strategy[3] ("CHAS") to identify the current number of rental households, as well as project the number of units needed over the next five years, by percentage of household area median family income ("HAMFI"). The total number of renter households according to CHAS is 1,925, with 42.9 percent or 825 units considered non-low income.[4]

At ≤80 percent HAMFI, there are 1,100 renter households with 1,060 units currently available. This suggests a shortage of 40 rental units at the ≤80 percent of HAMFI income level. However, the City has a total of 1,855 affordable units suggesting a surplus of affordable units for this income bracket. This mismatch in available and affordable housing suggest 795 households are living in affordable housing despite their median income being above the ≤80 percent HAMFI threshold. The mismatch is more severe in the ≤30 percent HAMFI category as a 135 affordable unit deficit exists, as well as a mismatch in renters with incomes higher than the ≤30 percent threshold occupying 125 units. At ≤30 percent HAMFI, there is a deficit of 260 rental units.

TABLE 3.7: SOUTH OGDEN HOUSING GAP

2018 SHORTAGE	RENTER HOUSEHOLDS	AFFORDABLE RENTAL UNITS	AVAILABLE RENTAL UNITS	AFFORDABLE UNITS - RENTER HOUSEHOLDS	AVAILABLE UNITS - RENTER HOUSEHOLDS	HOUSING MISMATCH
≤ 80% HAMFI	1,100	1,855	1,060	755	(40)	795
≤ 50% HAMFI	665	950	435	285	(230)	515
≤ 30% HAMFI	365	230	105	(135)	(260)	125

The current ACS and CHAS data indicate the number of rental units lags behind the number of rental households. The Kem C. Gardner Institute identified this lag citing the period from 2010-2015 where the number of households were increasing at a faster pace than housing units.[5] Historically, the housing units outpaced households. The current inverse relationship is evidence of the housing shortage in the State of Utah. The South Ogden gap analysis further identifies a need to provide affordable housing with an emphasis on households at 50 percent and 80 percent of HAMFI.

HOUSING STOCK

Illustration 3.1 depicts the age of the housing stock within the City. The southern portion of the city contains newer development. The majority of residential construction prior to 1970's is to the north and west in the City, while a heavy concentration of home building occurred on the northern boundary prior to 1950. By age, the central and north housing stock will be more vulnerable and may be prime areas to focus rehabilitation efforts.

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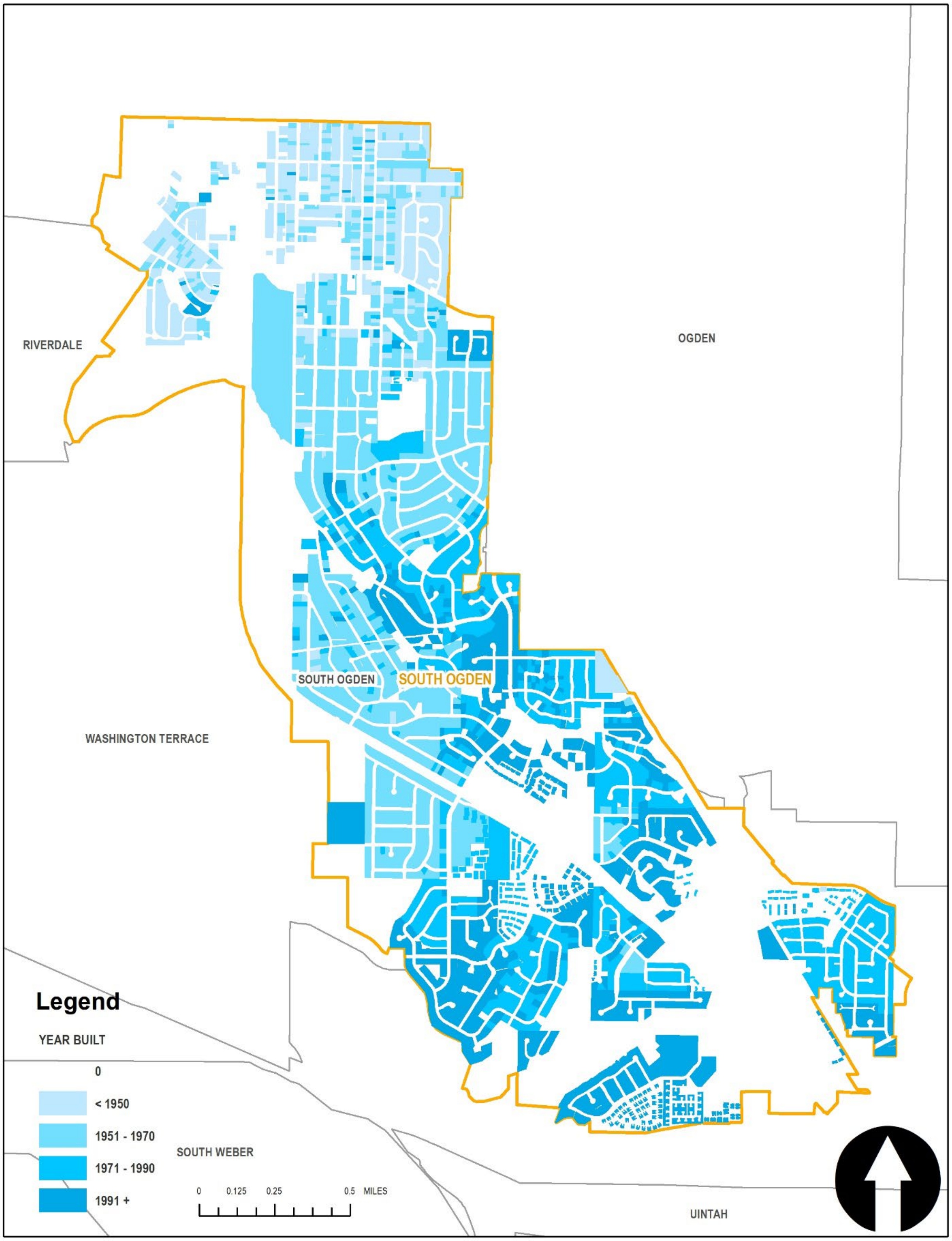
[2] U.S. Census Bureau American Community Survey 2013-2017, most current available.

[3] U.S Department of Housing and Urban Development 2015, most current available.

[4] Due to the time lag in data availability for the ACS and CHAS data, variations exist between the ACS rental households reported in 2017 as 2,179 and the CHAS rental households reported in 2015 as 1,925.

[5] Wood, James (2016, November). Does Utah Have a Housing Shortage? Retrieved from https://gardner.utah.edu/utah-housing-shortage/

ILLUSTRATION 3.1: SOUTH OGDEN RESIDENTIAL YEAR BUILT



ACCESSORY DWELLING UNITS

The City has not had any accessory dwelling units located within the municipality issued a business license or construction permit.

AVAILABLE HOUSING PROGRAMS

There are a variety of housing programs available to help maintain and support affordability, which will be increasingly critical as increasing housing costs erode the City's affordability. Municipalities are encouraged to utilize the programs offered by the Utah Housing Corporation and the Department of Community and Economic Development to assist in establishing and maintaining the requirements set forth for affordable housing by Section 10-9a-4.

Community Development Block Grant (CDBG) Program – This is a well-established federal entitlement grant program for urban communities seeking to revitalize neighborhoods, improve community facilities, prevent and eliminate slums, aid low to moderate-income families, and promote economic development. Between 2015 and 2019, $4.9M was spent on CDBG projects within the Wasatch Front Regional Council region.

HOME INVESTMENT PARTNERSHIP ACTS – The HOME act was established to develop and support affordable rental housing and home ownership mainly through the rehabilitation of existing units rather than new construction. The program targets low and very low-income households. The grant program is flexible in allowing participating jurisdictions to decide the most appropriate use of money in their communities. The program requires that at least 90 percent of the rental assistance be targeted toward households with incomes no higher than 60 percent of the area median. Participating jurisdictions are required to match 25 percent the federal funds used.

Section 8 Housing Choice Voucher Program - The Section 8 program provides rental payments and assistance to very low income and elderly persons. Rental assistance payments are made directly to private owners who lease their units to assisted families. The tenant is only required to pay 30 percent of his or her monthly-adjusted gross income for rent and the federal government pays the balance of the contract rent to the owner of the rental unit. The contract rent is based on Fair Market Rent established by HUD for the area. The certificates and vouchers are issued by local housing authorities and have a five-year term, which is renewable. Program participants may rent units whose rents exceed the FMR, but the recipient must pay the balance. Applications for this program can be completed through both the Weber Housing Authority ("WHA") and the Ogden Housing Authority.

The following table lists the Fair Market Rents applicable in South Ogden for the Ogden-Clearfield metropolitan statistical area. These represent the maximum rents for apartments rented under the Section 8 Voucher program; HUD will reimburse the landlord for up to 70 percent of these amounts.

TABLE 4.8: HUD FAIR MARKET RENTS FOR OGDEN-CLEARFIELD UTAH

	EFFICIENCY	1 BED	2 BED	3 BED	4 BED
2022	$594	$713	$910	$1,290	$1,514
2021	$571	$690	$882	$1,258	$1,471

Source: U.S. Department of Housing and Urban Development, 2022 HOME Rent Limits, Utah

Homeownership Assistance Program - The Homeownership Assistance Program is designed to increase home ownership throughout Weber County. The program is offered to qualified moderate income households on a first come, first served basis and as funding is available. First time homebuyers purchasing their primary residence in Weber County can receive a $5,000 zero interest, deferred payment loan. These loans can only be used at the time of closing for down payment, closing costs, or principal reduction toward the first mortgage loan balance. The WHA has not received funding for this program in recent years, however, there are carry over funds available for limited grants.

Supportive Housing Program - The Supportive Housing Program provides voucher-based rental assistance linked with case management services. This program is offered to high barrier, homeless, disabled, unaccompanied households who do not hold the lease in their own name. WHA holds the master lease on the unit. The program pulls households from a community homeless waiting list that prioritizes individuals based on vulnerability. The goal of the program is to assist homeless individuals strive for self-sufficiency.

Shelter Plus Care - The Shelter Plus Care Program provides voucher based rental assistance linked with case management services. This program is offered to homeless, disabled, unaccompanied individuals who hold the lease in their own name. The program, administered by WHA, pulls individuals from a community homeless waiting list that prioritizes individuals based on vulnerability. The goal of the program is to assist homeless individuals strive for self-sufficiency.

Low Income Housing Tax Credits ("LIHTC") - The federal government has developed a program to encourage the construction, rehabilitation and preservation of rental housing for very low, low and moderate-income households. The LIHTC program is administered by the Utah Housing Corporation ("UHC"), which determines the amount of tax credit available to applicant projects and operations and on the percentage of the project, which will be restricted to low income tenants. The UHC establishes maximum rents in accordance with HUD standards and future rental increases will be based on increases in the cost of living as reflected in HUD income guidelines. A minimum of 20 percent of the project's units must be set aside for tenants with income less than 50 percent of the median income for the area or a minimum of 40 percent of the units must be reserved for tenants with incomes less than 60 percent of the area median income. Projects receiving LIHTC must maintain the status as a low-income project for a minimum of 15 years.

The LIHTC program provides a credit equal to nine percent of the construction cost for new construction or substantial rehabilitation for projects which do not use other federal assistance and a four percent credit for acquisition of existing projects and for those projects which use other federal subsidies (CDBG excluded). Credits are claimed annually for ten years. The credits may be used by the owner of the property or sold through syndication.

Section 202 Loans for Housing the Elderly - The HUD Section 202 program offers capital advances to finance the construction and the rehabilitation of structures to serve as supportive housing for very low-income elderly persons. It also provides rent subsidies to help make the projects affordable. If the project serves very low-income elderly persons for 40 or more years, the capital advance does not need to be repaid.

Olene Walker Trust Fund – The fund is comprised of State appropriations and federal funds to provide loans at below-market interest rates for the construction of affordable housing. The majority of projects built using this fund are multi-family. While the majority of the fund is used for loans, a small amount (five percent) of the fund is available for grants.

McKinney-Vento Fund – This fund is administered by HUD and provides assistance for transitional housing. This includes advances or grants for acquisition, rehabilitation of existing structures, annual payments to help cover operating expenses, and technical assistance in establishing and operating transitional housing. Rental assistance for homeless people with disabilities is also offered.

FirstHome – FIRSTHOME is a mortgage program offered by the Utah Housing Corporation. It is geared towards families of modest income with a credit score of 660 or higher who are first time homebuyers. This program offers competitive interest rates that keep the monthly house payments affordable, allowing families with smaller incomes to purchase a home.

UHC's Subordinate Loan - is an offer from the Utah Housing Corporation that can be combined with any of their loan programs to help families with funds needed to purchase a home. This program is for borrowers who have not been able to save enough money for their down payment and closing costs. This loan provides an additional option to limited income working families who have insufficient funds to purchase a home.

HomeAgain - is a Utah Housing Corporation mortgage program which targets families of modest income with a credit score of 660 or higher who have previously owned a home. This program, when combined with their Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

Score - is a Utah Housing Corporation mortgage program designed to assist families of modest income with a credit score of 620 or higher. This program offers families who have recovered from previous credit challenges, a loan that can assist them with the purchase of their home. This program, when combined with their Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

NoMI - is a Utah Housing Corporation mortgage program for families of modest income with a credit score of 700 or higher. Of all their homeownership programs, this mortgage typically has the lowest mortgage payment because it offers a loan without mortgage insurance. This program, when combined with a Subordinate Loan, gives a family the opportunity to purchase another home with little or no cash investment.

Streamline Refinance Loan Program - is a Utah Housing Corporation program geared toward families wanting to reduce their current mortgage payment with a refinance but do not have the funds to pay off their current UHC Subordinate Loan. For qualified borrowers, UHC will subordinate their existing Subordinate Loan to a new UHC Streamline Refinance.

CROWN - is a lease-to-own program developed by the Utah Housing Corporation (UHC) to bring home ownership within reach of very low-income households that are willing to make a long-term commitment to the community. CROWN creates permanent home ownership opportunities by utilizing Low Income Housing Tax Credits to construct new, single-family detached homes that are both durable and affordable. Lease payments last until the fifteen-year tax credit period expires. At this point, residents have the option of purchasing the home at a very attractive price through a low-interest UHC mortgage loan. The qualified low-income residents who become homeowners through the CROWN program are also eligible to receive training in the areas of housekeeping, home maintenance, and basic budgeting.

SECTION IV: REGULATORY ENVIRONMENT

CITY ZONING

The City is divided into the following zones. Classification will be determined on the basis of location, topographic features and other reasonable considerations to guide the orderly physical growth, neighborhood compatibility and overall stability of the City.

Major Districts

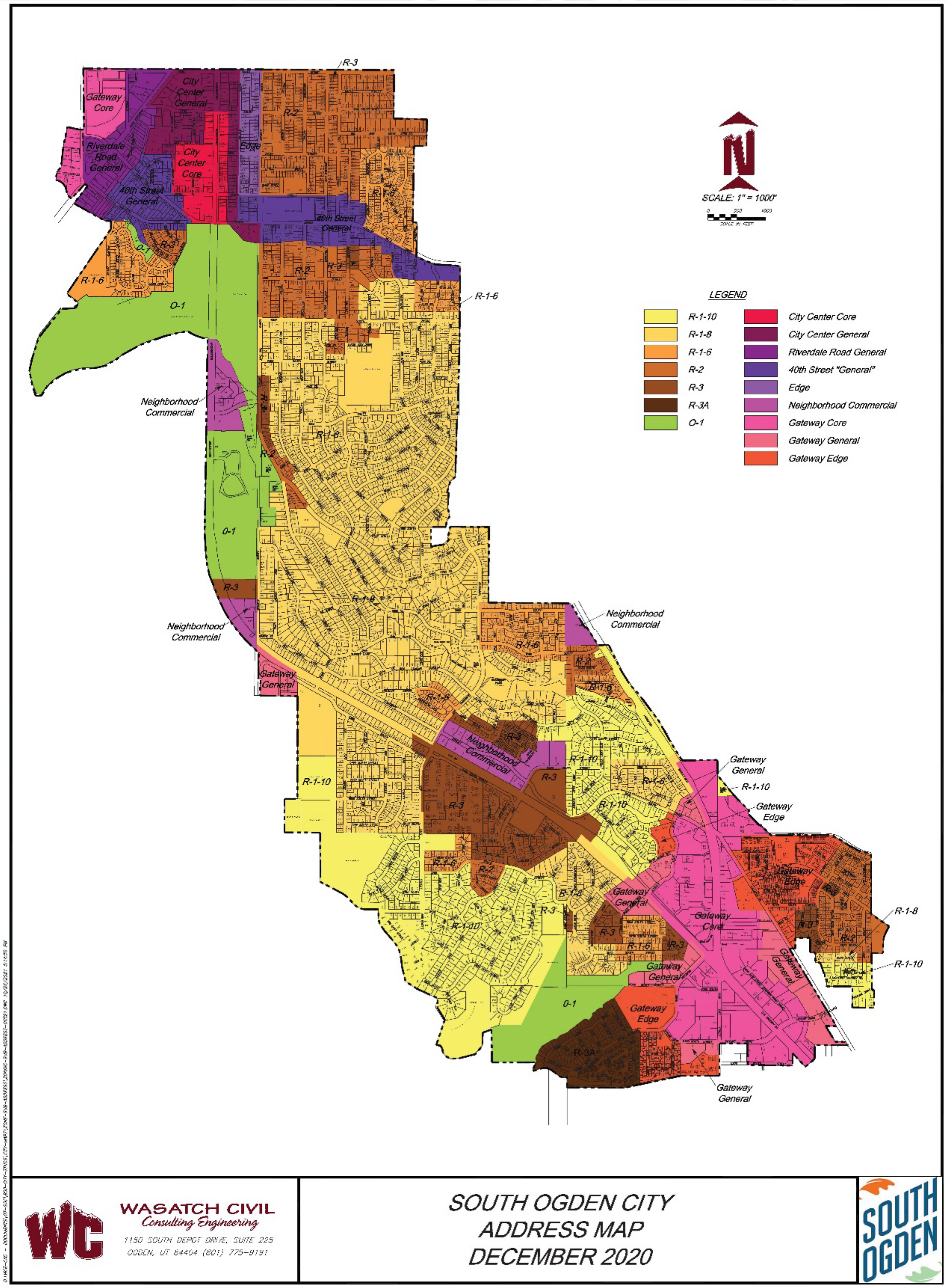
- Open Space Zone, O-1
- Single-Family Residential Zone, R-1-10
- Single-Family Residential Zone, R-1-8
- Single-Family Residential Zone, R-1-6
- Two-Family Residential Zone, R-2
- Multiple-Family Residential Zone, R-3
- Multiple-Family Residential Zone, R-3A
- Floodplain Overlay Zone, FP
- Sensitive Area Overlay Zone, SA

Subdistricts (Refer to chapter 5.1 of South Ogden City Code - Ord. 17-23, 11-21-2017, eff. 11-21-2017)

- 40th Street General
- City Center General
- City Center Core
- Riverdale Road General
- Edge
- Gateway Core
- Gateway General
- Neighborhood Commercial
- Gateway Edge Subdistricts

Figure 4.1 represents the City's current zoning districts.

Figure 4.1: South Ogden Zoning Map



ANALYSIS OF CURRENT ZONING REGULATIONS

New ordinances and development guidelines have been implemented by the City and continue to be modified in anticipation of future redevelopment needs. New form-based have been developed specifically to encourage a greater range of housing types as part of mixed-use redevelopment in the city core and other targeted areas of the city. See Commercial Form-based Code adopted in 2017 (Title 10, Chapter 5.1, Article B) and City Center & 40th Street Corridor Form-based Code adopted in 2016 (Title 10, Chapter 5.1, Article A):

https://codelibrary.amlegal.com/codes/southogdenut/latest/southogden_ut/0-0-0-4754

Since the adoption of these codes several multi-family housing projects have been adopted or are currently being finalized, each having potential for helping to meet the city's moderate-income needs.

In 2021, South Ogden also amended City code to allow for the interior ADUs as permitted uses in single-family residential, two-family residential, and multiple-family residential zones.

In addition, the City created an "Accessory Dwelling Unit" section in their municipal code (Adopted 9/21/2021) to provide reasonable regulations for supplementary living accommodations in internal ADUs located in residential areas of the city.

BARRIERS RELATED TO AFFORDABLE HOUSING

South Ogden has proactively sought to encourage affordable housing within the community. During this process, community concerns surfaced regarding the location of redevelopment which could potentially eliminate the availability of affordable housing products. Residents and council members express concern that redevelopment could replace older, smaller lot residential, which would be replaced by higher cost, new housing products. While this isn't necessarily a direct barrier, the City will continue to evaluate housing options relative to community preference and affordability according to the strategies of this document.

SECTION V: HOUSING STRATEGIES AND RECOMMENDATIONS

To qualify for State transportation funding, the State requires municipalities to select three housing affordability strategies to implement in their community. In addition, the legislature is giving priority funding designation to those communities that adopt two additional strategies. South Ogden City has selected the following strategies for implementing moderate-income housing in the community.

- Rezone for densities necessary to facilitate the production of moderate-income housing (Strategy A).
- Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Strategy F).
- Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residence's own vehicle (Strategy H).
- Create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones (Strategy W).
- Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones (Strategy E).

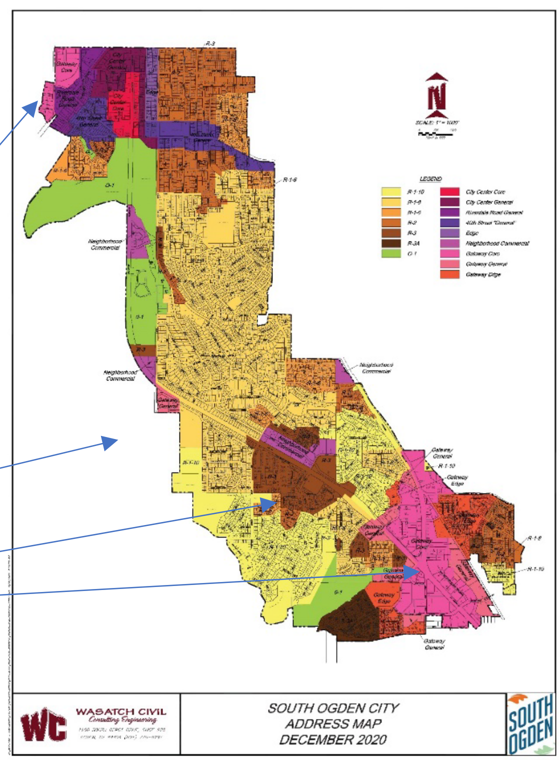
STRATEGY 1: REZONE FOR DENSITIES

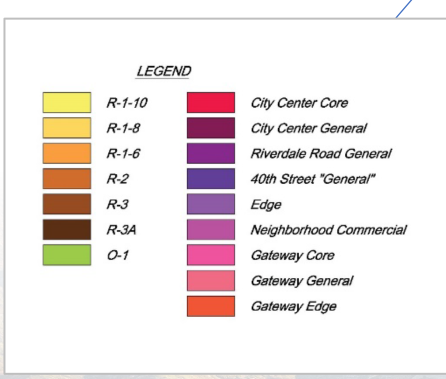
South Ogden has rezoned for densities to facilitate the production of moderate-income housing (Strategy A)

The City has rezoned for mixed use and high density as part of their form-based code initiative. The rezone process was a complete review of existing zoning and the establishment of form-based code in order to promote redevelopment of commercial areas to mixed use zones suitable for higher density housing. This initiative included a steering committee, public review process, planning commission review, public hearing, and adoption by City Council and was completed over 2-years period. The City will continue to update zoning to meet current demands.

The City created nine additional zones to facilitate the production of moderate-income housing:

- 40th Street General
- City Center General
- City Center Core
- Riverdale Road General
- Edge
- Gateway Core
- Gateway General
- Neighborhood Commercial
- Gateway Edge Subdistricts





STRATEGY 2: ZONE OR REZONE FOR HIGHER DENSITY OR MODERATE-INCOME RESIDENTIAL DEVELOPMENT

South Ogden has zoned or rezoned for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Strategy F).

The City's form-based code creates three (3) districts:

- **Neighborhood Commercial**: a number of smaller areas that provide convenient local commercial services for residents.
- **Wall Avenue**: flexible mixed-use district that allows for a broad range of commercial uses and building types
- **South Gateway**: flexible mixed-use district that allows for a broad range of commercial uses and building types.

The major districts are further broken down into subdistricts:

- Gateway Core: The Gateway Core Subdistrict is intended to be the City's most flexible and inclusive subdistrict, ensuring a place for all of South Ogden's commercial needs. It includes a range of building types that will allow for a vibrant, mixed-use commercial area.
- Gateway General: The Gateway General Subdistrict provides the same function as the Gateway Core Subdistrict, but with a lower intensity of building to provide a buffer between residential neighborhoods and commercial areas.
- Neighborhood Commercial: The Neighborhood Subdistrict allows for smaller nodes of commercial uses, the purpose of which is to provide residents with easy access to businesses which provide local services and goods.
- Gateway Edge: The Edge Subdistricts are made up of smaller scale residential buildings, which provide a buffer between existing single family residential neighborhoods and the Commercial Subdistricts. (Ord. 17-21, 11-21-2017, eff. 11-21-2017)

The rezone districts allow for density variations based on permitted uses.

STRATEGY 3: AMEND LAND USE REGULATIONS TO ELIMINATE OR REDUCE PARKING REQUIREMENTS

South Ogden has amended land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residence's own vehicle (Strategy H).

The City has created definitions related to group living arrangements with the City's municipal code. A group living or congregate living arrangement where groups of more than four (4) unrelated persons live together in a single dwelling or housekeeping unit, including, but not limited to, assisted living unit, boarding house, lodging house, nursing home, senior housing, assisted living facility, nursing care facility, residential facility for disabled persons, dormitory, student housing, fraternity, club, institutional group, half-way house, convent, monastery, or other similar group living or congregate living arrangement of unrelated persons. A group living arrangement does not include clinics, medical or dental; hospital(s) or hospital/clinic. In the subdistricts where a group living arrangement facility is permitted with development standards ("P2"), the facility is limited to twelve (12) rooms.

The City also allows a wide-range of parking alternatives, ranging from shared-use parking, car-share credits, transit credits (proximity to transit), etc.

See: https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-5.1A-8:_Parking.

STRATEGY 4: CREATE OR ALLOW FOR, AND REDUCE REGULATIONS RELATED TO MULTIFAMILY RESIDENTIAL

South Ogden has created or allowed for, and reduced regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones (Strategy W).

The City has achieved this goal primarily through the adoption and modification of the City's form-based codes. Prior to adoption, there were few areas in the City where multi-family residential development was permitted, and the areas where it was permitted was limited to a small range of options (8-plex units, 12-plex units, etc.). With the adoption of the form-based code, multi-family and missing-middle residential options are now allowed in nearly all form-based code subdistricts, with the exception of the Riverdale Road General district, which is dedicated for big-box-type commercial.

The new codes have no maximum densities as density is now a function of meeting form-based building and site parameters (height limits, parking, etc.). In addition, all reviews are now conducted by a Design Review committee composed of City staff. The Planning Commission was involved in the development of the codes but does not participate in the review committee or administration. This has streamlined the application process and shortened the review and approval process. Finally, creative parking codes such as shared parking, reduced parking in proximity to transit, etc. has reduced the impact those regulations previously had on project bottom lines, as discussed in Strategy 3.

STRATEGY 5: CREATE OR ALLOW FOR AND REDUCE REGULATIONS RELATED TO INTERNAL ADUS

South Ogden has created regulations related to internal accessory dwelling units (ADUs) in residential zones (Strategy E).

In 2021, South Ogden amended City code to allow for the interior ADUs as permitted uses in single-family residential, two-family residential, and multiple-family residential zones. In addition, the City created an "Accessory Dwelling Unit" section in their municipal code (Adopted 9/21/2021) to provide reasonable regulations for supplementary living accommodations in internal ADUs located in residential areas of the city.

See: https://southogden.municipalcodeonline.com/book?type=ordinances#name=10-14-23:_Accessory_Dwelling_Units_(ADU).

ADDITIONAL STATE SUPPORT

The City could benefit from additional training related to MIHR requirements and data collection. In addition, training related to the 24 identified strategies and how to implement these strategies could be beneficial.

ADDITIONAL RECOMMENDATIONS

Numerous programs are available to encourage the development and preservation of affordable housing at all income levels. Homeownership programs are well established, and support should continue and expand. The Home Program and HOME Investment Partnership Act are important resources for moderate and low-income homeowners, and CDBG funds can also be used to assist homeowners. In addition, the Utah Housing Corporation provides homeownership assistance through below market loans (FirstHome), down payment and closing cost assistance, and lease to-own housing supported by Low Income Housing Tax Credits (CROWN). Further, HUD has special loans for the construction of rental and cooperative housing for the elderly and handicapped. In addition, funds are available under the Olene Walker Loan Fund and the McKinney Fund (with emphasis on transitional housing).

FINANCIAL RESOURCES FOR AFFORDABLE HOUSING DEVELOPMENT

Potential funding sources for housing include revenue from the general fund, CDBG grants and RDA affordable housing pass through. The general fund is essentially drawing upon the existing resources of the community and reallocating some of these resources to promote affordable housing. This could include earmarked sales tax or other revenue to provide development subsidies for deed-restricted affordable housing. The CDBG funds may require some reallocation of funds from infrastructure needs to housing, although both are valid projects.

PRESERVATION OF HOUSING STOCK

The preservation and rehabilitation of the current housing stock (rental and owner-occupied) will also be an important way to help keep housing affordable. The City should set a goal to rehabilitate a number of housing units before the year 2025. There are various programs available to the City to assist with home rehabilitation efforts. The HOME consortium and the Home Programs will be important to help people under 80 percent of HAMFI preserve the quality of their home investments. Additionally, CDBG funds can be obtained to manage and invest into low- and moderate-income areas. While infrastructure is important for community building, some portion of the CDBG budget should be targeted toward housing programs.

COMMUNITY REINVESTMENT AREAS

Additional Redevelopment Agency (RDA) funds could become available to the community with the establishment of Community Reinvestment Areas and the redevelopment of selected sites. Under Community Reinvestment Areas (CRAs), the redevelopment agency is required to allocate 10 to 20 percent of total tax increment revenues it receives (from CRAs) to affordable housing. In the event the City creates a new CRA, tax increment would be set aside for affordable housing.

APPENDIX A: MIHR RESOURCES

https://www.ulct.org/advocacy/senate-bill-34-housing-general-plan-resources

https://jobs.utah.gov/housing/affordable/moderate/index.html

https://jobs.utah.gov/housing/affordable/moderate/reporting/

https://jobs.utah.gov/housing/affordable/moderate/moderateoutline.pdf

https://jobs.utah.gov/housing/affordable/moderate/moderatewrite.pdf

NOTICE AND AGENDA
SOUTH OGDEN CITY COUNCIL MEETING

TUESDAY, NOVEMBER 15, 2022, 6 PM

Notice is hereby given that the South Ogden City Council will hold their regularly scheduled council meeting at 6 pm Tuesday, November 15, 2022. The meeting will be located at City Hall, 3950 Adams Ave., South Ogden, Utah, 84403, in the city council chambers. The meeting is open to the public; anyone interested is welcome to attend. Some members of the council may be attending the meeting electronically. The meeting will also be streamed live over www.facebook.com/southogdencity.

CITY COUNCIL MEETING AGENDA

I. OPENING CEREMONY

A. **Call to Order –** Mayor Russell Porter

B. **Prayer/Moment of Silence** -

C. **Pledge of Allegiance –** Council Member Smyth

II. EMPLOYEE RECOGNITION

Recognize Promotion of Ryan Johnson to Fire Engineer

III. PUBLIC COMMENTS – This is an opportunity to address the mayor and council with any concerns, suggestions, or praise. No action can or will be taken at this meeting on comments made.

<u>Please limit your comments to three minutes.</u>

IV. RESPONSE TO PUBLIC COMMENT

V. CONSENT AGENDA

A. Approval of November 1, 2022 Council Minutes

VI. DISCUSSION / ACTION ITEMS

A. Consideration of **Ordinance 22-20** – Approving a Franchise Agreement With Century Link

B. Discussion on City Property on Evelyn and 40th Street

VII. DISCUSSION ITEMS

A. Discussion On Ordinance To Allow And Regulate Short-Term Rentals In South Ogden

B. Discussion/Direction on Meadows Park Master Plan

C. Discussion/Direction on Electronic Meeting Policy

VIII. REPORTS/DIRECTION TO CITY MANAGER

A. City Council Members

B. City Manager

C. Mayor

IX. ADJOURN

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted to the State of Utah Public Notice Website, on the City's website (southogdencity.gov) and emailed to the Standard Examiner on November 10, 2022. Copies were also delivered to each member of the governing body.

Leesa Kapetanov

Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 24 hours in advance.

MINUTES OF THE SOUTH OGDEN CITY COUNCIL WORK SESSION AND CITY COUNCIL MEETING

TUESDAY, NOVEMBER 1, 2022
WORK SESSION – 5 PM IN EOC
COUNCIL MEETING – 6 PM IN COUNCIL ROOM

WORK SESSION MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Fire Chief Cameron West, Police Chief Darin Parke, Events and Communications Specialist Jamie Healy, and Recorder Leesa Kapetanov

MEMBERS OF THE PUBLIC PRESENT

No one else attended this meeting

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking the link:
https://files4.1.revize.com/southogden/document_center/Sound%20Files/2022/CC221101_1703.mp3
or by requesting a copy from the office of the South Ogden City Recorder.

I. CALL TO ORDER

- Mayor Porter called the work session to order at 5:06 pm and called for a motion to begin the meeting 00:00:00

Council Member Smyth so moved, followed by a second from Council Member Stewart. Council Members Orr, Strate, Stewart, and Smyth all voted aye.

Note: Council Member Howard was not present for the vote but joined the meeting a few minutes later.

II. REVIEW OF AGENDA

- No one requested the review of any agenda items

III. DISCUSSION ITEMS

A. RAMP Grant Priorities

- City Manager Dixon led this discussion

00:00:49

- The Council instructed staff to prioritize the RAMP grant applications as follows:

Skate Park- only application for major grant in Recreation and Parks category
Meadows Park Phase 1- only application for regular grant in Recreation and Parks category
South Ogden Days- First priority for regular grant in Arts and Museums category
Heritage Trail- Second priority for regular grant in Arts and Museums category

B. Strategic Plan- Economic Development

- The City Manager also facilitated this discussion

00:35:47

IV. ADJOURN

- At 6:01 pm, Mayor Porter called for a motion to adjourn the work session

00:55:45

Council Member Howard so moved, followed by a second from Council Member Orr. All present voted aye.

COUNCIL MEETING MINUTES

COUNCIL MEMBERS PRESENT

Mayor Russell Porter, Council Members Sallee Orr, Brent Strate, Susan Stewart, Mike Howard, and Jeanette Smyth

STAFF MEMBERS PRESENT

City Manager Matt Dixon, Assistant City Manager Doug Gailey, Parks and Public Works Director Jon Andersen, Events and Communications Specialist Jamie Healy, and Recorder Leesa Kapetanov

MEMBERS OF THE PUBLIC PRESENT

Joyce & Bruce Hartman, Adam Eichorn

Note: The time stamps indicated in blue correspond to the audio recording of this meeting, which can be found by clicking this link:
https://files4.1.revize.com/southogden/document_center/Sound%20Files/2022/CC221101_1805.mp3
or by requesting a copy from the office of the South Ogden City Recorder.

I. OPENING CEREMONY

A. Call To Order

- At 6:05 pm, Mayor Porter called the meeting to order and entertained a motion to begin 00:00:00

Council Member Howard so moved. The motion was seconded by Council Member Smyth. In a voice vote Council Members Orr, Strate, Stewart, Howard, and Smyth all voted aye.

B. Prayer/Moment of Silence

The mayor led those present in a moment of silence

C. Pledge Of Allegiance

Council Member Howard led everyone in the Pledge of Allegiance.

II. PUBLIC COMMENTS

- Mayor Porter invited anyone who wished to comment to come forward. No one came forward. He gave those online until 6:14 to submit comments.

III. RESPONSE TO PUBLIC COMMENT

- Not applicable at this time

IV. CONSENT AGENDA

A. Approval of October 18, 2022 Council Minutes

B. Proclamation Declaring November 14-20, 2022 as National Apprenticeship Week in South Ogden City

- Mayor Porter explained the background of the proclamation and read a portion of it. He then entertained a motion to approve the consent agenda

00:01:47

Council Member Smyth so moved. The motion was seconded by Council Member Howard. The voice vote was unanimous in favor of the motion.

- City Manager Dixon asked the mayor if Item E under 'Discussion/Action Items' could be considered first. The mayor asked the Council if there were any objections to moving the agenda item. There were no objections. The mayor began "Discussion/Action Items' with Item E.

00:03:51

V. DISCUSSION /ACTION ITEMS

E. Consideration of **Resolution 22-44** – Approving an Agreement With Spohn Ranch for Skate Park Design

- Staff overview 00:04:28
- Adam Eichorn, representative of Spohn Ranch, joined the meeting virtually via Teams Meetings to answer any questions the Council might have.
- Council discussion 00:09:34
- Mayor Porter called for a motion to approve Resolution 22-44

00:20:50

Council Member Smyth so moved. The motion was seconded by Council Member Howard. After determining there was no discussion on the motion, the mayor called the vote:

Council Member Orr- Yes

Council Member Strate- Yes

Council Member Stewart- Yes

Council Member Howard- Yes

Council Member Smyth- Yes

Resolution 22-44 was adopted.

- Mayor Porter announced no online public comments had been submitted 00:21:11

A. Consideration of **Resolution 22-40** – Approving the Trade of Real Property With Weber State University to Facilitate the Construction of a Rapid Transit Bus Line
   - Staff overview 00:21:19
   - There was no discussion by the Council on this item
   - Mayor Porter called for a motion to adopt Resolution 22-40 00:24:46

Council Member Howard so moved. Council Member Strate seconded the motion. There was no further discussion. The mayor made a roll call vote:

Council Member Smyth - Yes

Council Member Howard - Yes

Council Member Stewart - Yes

Council Member Strate - Yes

Council Member Orr - Yes

Resolution 22-40 was approved.

B. Consideration of **Resolution 22-41** – Approving an Agreement With Beacon Code Consultants for Inspection and Plan Review Services
   - Staff overview 00:25:10
   - Council discussion 00:27:35
   - The mayor entertained a motion to adopt Resolution 22-41 00:31:43

Council Member Smyth so moved, followed by a second from Council Member Howard. The mayor asked if there was further discussion, and seeing none, he called the vote.

Council Member Howard - Yes

Council Member Stewart - Yes

Council Member Orr - Yes

Council Member Smyth - Yes
Council Member Strate - Yes

The motion passed by a unanimous vote.

C. Consideration of **Resolution 22-42** – Approving an Agreement With Compass Minerals For Road Salt

- Staff overview 00:32:03
- Council discussion 00:33:29
- The mayor entertained a motion to approve Resolution 22-42 00:34:27

Council Member Strate so moved. The motion was seconded by Council Member Orr. There was no further discussion. Mayor Porter made a roll call vote:

Council Member Strate-	**Yes**
Council Member Howard-	**Yes**
Council Member Stewart-	**Yes**
Council Member Orr-	**Yes**
Council Member Smyth-	**Yes**

The agreement with Compass Minerals was approved.

D. Consideration of Resolution 22-43 – Approving an Agreement For Donation to Weber County Children's Justice Center

- Staff overview 00:34:47
- The Council did not discuss this item
- The mayor called for a motion to approve Resolution 22-43, with the caveat that the City would not make the donation until the CJC was ready to use the money. 00:37:51

Council Member Howard so moved. Council Member Strate seconded the motion. Mayor Porter then called the vote:

Council Member Smyth-	**Yes**
Council Member Stewart-	**Yes**
Council Member Orr-	Stated she was not in favor before and she still wasn't now. Her vote was **No**
Council Member Strate-	**Yes**

Council Member Howard- Yes

The motion stood.

F. <u>Consideration of **Resolution 22-45** – Approving an Agreement with Ogden Regional Medical Center and Pleasant View Free Standing ER for EMS Training</u>

- Staff overview 00:38:23
- There was no discussion on this item
- The mayor asked for a motion to approve Resolution 22-45

00:39:39

Council Member Smyth so moved. The motion was seconded by Council Member Orr. No one discussed the motion further. The mayor made a roll call vote:

Council Member Stewart- Yes
Council Member Orr- Yes
Council Member Strate- Yes
Council Member Howard- Yes
Council Member Smyth- Yes

The agreement was approved.

VII. REPORTS/DIRECTION TO CITY MANAGER

A. <u>City Council Members</u>

- Council Member Smyth- nothing to report
- Council Member Stewart- nothing to report
- Council Member Howard - 00:40:14
- Council Member Orr- 00:41:33
- Council Member Strate- 00:43:59

B. <u>City Manager</u> 00:46:05

C. <u>Mayor</u> 01:02:27

VI. ADJOURN

- At 7:10 pm, Mayor Porter called for a motion to adjourn the meeting

01:04:15

Council Member Strate so moved, followed by a second from Council Member Howard. The voice vote was unanimous in favor of the motion.

I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City Pre-Council Work Session and Council Meeting held Tuesday, November 1, 2022.

Leesa Kapetanov

Leesa Kapetanov, City Recorder

Date Approved by the City Council

ORDINANCE NO. 22-20

AN ORDINANCE GRANTING A FRANCHISE TO QWEST CORPORATION DBA CENTURYLINK ON BEHALF OF ITSELF AND ITS OPERATING AFFILIATES ("CENTURYLINK") TO OPERATE AND MAINTAIN A TELECOMMUNICATIONS SYSTEM ("THE SYSTEM") IN CITY OF SOUTH OGDEN, UTAH ("THE CITY").

SECTION I - RECITALS

WHEREAS, the City Council finds that the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC") §10-3-717, and UC §10-3-701, the governing body of the city may exercise all administrative and legislative powers by resolution or ordinance; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC") § 10-1-401, et. seq., the governing body of the city may enter into franchise agreements with public utility providers; and,

WHEREAS, the City Council finds that CenturyLink, a Utah corporation, ("CenturyLink") is a regulated public utility that provides telecommunication services to the citizens of South Ogden City (the "City") and other surrounding areas;

WHEREAS, the City Council finds that providing telecommunication services requires the installation, operation and maintenance of a telecommunication system and other related facilities to be within the public ways of the City;

WHEREAS, the City Council finds that the City, under Utah Code Ann. § 10-8-21 has the authority to regulate telecommunication systems within public ways and to grant to CenturyLink a general utility easement for the use thereof;

WHEREAS, the City Council finds that the City desires to set forth the terms and conditions by which CenturyLink shall use the public ways of the City;

WHEREAS, the City Council finds it necessary to insure provision of adequate and effective public utility services for city residents; and,

WHEREAS, the City Council finds that the public convenience and necessity requires the actions contemplated,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF SOUTH OGDEN AS FOLLOWS:

SECTION II - FRANCHISE AGREEMENT AUTHORIZED

A Telecommunications System And General Utility Easement Franchise Agreement Between CenturyLink And South Ogden City, As Set Out Below, And By This Reference Fully Incorporated Herein, Is Approved And Adopted, Upon Acceptance By CenturyLink As Set Out Below, And The Mayor Is Authorized To Sign, And The City Recorder Is Authorized To Attest, Any And All Documents Necessary To Effect This Authorization And Approval.

1. **Grant of Franchise.** The City hereby grants to CenturyLink the right, privilege and authority to install, construct, maintain, operate, upgrade, repair, relocate and remove its cables and related appurtenances ("Facilities") in, under, along, over and across the present and future streets, alleys and other public ways in the City ("Public Ways", or in the singular "Public Way"), for the purpose of providing telecommunication services to the City's inhabitants and other customers of CenturyLink located within the City's corporate limits.

2. **Acceptance by CenturyLink.** Within sixty (60) days after the passage of this Ordinance by the City, CenturyLink shall file an unqualified written acceptance thereof with the City; otherwise the Ordinance and the rights granted herein shall be null and void. This Ordinance shall become effective upon CenturyLink's aforementioned acceptance.

3. **Term.** The initial term of this Franchise is TEN (10) years commencing on the date of Acceptance by CenturyLink as set forth above in Section 2 and shall thereafter automatically renew from year-to-year unless either party gives advance written notice to the other party at least 120 days prior to expiration of the initial term or subsequent annual term requesting the parties enter into good faith discussions to reach terms of a new agreement.

4. **Records Inspection.** CenturyLink shall make available to the City at a CenturyLink office, upon reasonable advance written notice of no fewer than sixty (60) days and not more often than once every two (2) years, such relevant information pertinent only to enforcing the terms of this Ordinance in such form and at such times as CenturyLink can reasonably make available. Subject to applicable laws, any information that CenturyLink provides to the City, except as otherwise provided herein, is confidential and proprietary and shall not be disclosed or used for any purpose other than verifying compliance with the terms of this Ordinance. Except as otherwise provided herein, any such information provided to the City shall be returned to CenturyLink following review, without duplication, unless CenturyLink grants the City written permission to duplicate the information.

5. **Non-Exclusive Franchise.** The right to use and occupy the Public Ways shall be nonexclusive, and the City reserves the right to use the Public Ways for itself or any other entity. The City's and other entities' use, however, shall not unreasonably interfere with CenturyLink's Facilities or the rights granted CenturyLink herein.

6. City Regulatory Authority. The City reserves the right to adopt such additional ordinances and regulations as may be deemed necessary in the exercise of its police power for the protection of the health, safety and welfare of its citizens consistent with applicable federal and state law. The City agrees to promptly notify CenturyLink of any such changes potentially applicable to this Franchise.

7. Indemnification. The City shall not be liable for any property damage or loss or injury to or death of any person that occurs as the result of the construction, operation or maintenance by CenturyLink of its Facilities. CenturyLink shall indemnify, defend and hold the City harmless from and against claims, demands, liens and all liability or damage of whatsoever kind on account of CenturyLink's use of the Public Ways. The City shall: (a) give prompt written notice to CenturyLink of any such claim, demand or lien with respect to which the City seeks indemnification hereunder; and (b) permit CenturyLink to assume the defense of such claim, demand, or lien with legal counsel of CenturyLink's selection. CenturyLink shall not be subject to liability for any settlement or compromise made without its prior written consent. Notwithstanding the other provisions contained herein, CenturyLink shall in no event be required to indemnify the City for any claims, demands, or liens arising from the negligence or wrongful actions or inactions of the City, its officials, boards, commissions, agents, contractors, and/or employees.

8. Insurance Requirements. CenturyLink will maintain in full force and effect for the Term of the Franchise, at CenturyLink's expense, a comprehensive liability insurance policy written by a company authorized to do business in the State of Utah, or will provide self-insurance reasonably satisfactory to the City, protecting it against liability for loss, personal injury and property damage occasioned by the operation of the System, including the Facilities, by CenturyLink. Such insurance will be in an amount not less than $1,000,000.00. CenturyLink will also maintain Worker's Compensation coverage throughout the term of this Franchise as required by law. Evidence of such insurance is available at www.centurylink.com/moi.

9. Annexation. When any territory is approved for annexation to the City, the City shall within ten (10) business days provide by certified mail, return receipt requested, postage prepaid, to CenturyLink at the addresses provided in Section 18 hereof: (a) each site address to be annexed as recorded on City assessment and tax rolls; (b) a legal description of the proposed boundary change; and (c) a copy of the City 's ordinance approving the proposed annexation.

10. Plan, Design, Construction and Installation of CenturyLink's Facilities.

10.1 All Facilities under authority of this Ordinance shall be used, constructed and maintained in accordance with applicable law.

10.2 CenturyLink shall, prior to commencing new construction or major reconstruction work in Public Ways or other public places, apply for a permit from the City, which permit shall not be unreasonably withheld, conditioned, or delayed. CenturyLink will provide plans of new facilities to be placed in the Public Ways pursuant to a permit issued by the City. CenturyLink will abide by all applicable ordinances and reasonable rules, regulations and requirements of the City consistent with applicable law, and the City may inspect the manner of such work and require remedies as may be reasonably necessary to assure compliance. Notwithstanding the foregoing, CenturyLink shall not be obligated to obtain a permit to perform emergency repairs or for normal maintenance of its facilities. In the event of an emergency repair of a type that, but for the emergency, would require CenturyLink to obtain a permit from the City, CenturyLink shall obtain such permit as soon as practicable given the circumstances.

10.3 To the extent practical and consistent with any permit issued by the City, all Facilities shall be located so as to cause minimum interference with the Public Ways and shall be constructed, installed, maintained, cleared of vegetation, renovated or replaced in accordance with applicable rules, ordinances and regulations of the City.

10.4 If, during the course of work on its Facilities, CenturyLink causes damage to or alters the Public Way or other public property, CenturyLink shall replace and restore such Public Way or public property at CenturyLink's expense to a condition reasonably comparable to the condition that existed immediately prior to such damage or alteration, normal wear and tear excepted.

10.5 CenturyLink shall have the right to excavate the Public Ways subject to reasonable conditions and requirements of the City. Before installing new underground facilities or replacing existing underground facilities, CenturyLink shall first obtain a permit from the City in accordance with subsection 10.2 hereof.

10.6 Nothing in this Ordinance shall be construed to prevent the City from constructing, maintaining, repairing, or relocating its sewers, streets, water mains, sidewalks, or other public property. However, before commencing any work within a Public Way that may affect CenturyLink's Facilities, the City shall give written notice to CenturyLink, and all such work shall be done, insofar as practicable, in such a manner as not to obstruct, injure, or prevent the free use and operation of CenturyLink's poles, wires, conduits, conductors, pipes, and appurtenances.

10.7 CenturyLink shall not attach to, or otherwise use or commit to use, any pole owned by City until a separate pole attachment agreement has been executed by the parties.

11. Relocation of Facilities.

11.1 Relocation for the City. CenturyLink shall, upon receipt of advance written notice of not fewer than ninety (90) days, protect, support, temporarily disconnect, relocate, or remove any CenturyLink property located in a Public Way when required to do so by the City for reasons of public health, safety, and welfare. However, CenturyLink shall not be required to relocate or adjust its facilities pursuant to this subsection in furtherance of non-essential, developmental, aesthetic, or beautification projects (collectively "Non-Essential Project"), except in accordance with subsection 11.2 below. CenturyLink shall be responsible for any costs associated with these obligations to the same extent as other users of the respective Public Way.

11.2 Relocation for a Third Party. CenturyLink shall, at the request of any person holding a lawful permit issued by the City and/or in support of a Non-Essential Project by City, protect, support, raise, lower, temporarily disconnect, relocate in or remove from Public Ways, as applicable and if possible, any CenturyLink property, provided that the cost of such action is borne by the person requesting it and CenturyLink is given reasonable advance written notice and sufficient time to take the appropriate action. In such situation, CenturyLink may also require advance payment. For purposes of this subsection, "reasonable advance written notice" shall mean no fewer than forty-five (45) days for a temporary relocation, and no fewer than one hundred twenty (120) days for a permanent relocation.

11.3 Alternatives to Relocation. CenturyLink may, after receipt of written notice requesting a relocation of Facilities, submit to the City written alternatives to such relocation. Such alternatives shall include the use and operation of temporary transmitting facilities in adjacent Public Ways. The City shall promptly evaluate such alternatives and advise CenturyLink in writing if one or more of the alternatives are suitable. If requested by the City, CenturyLink shall promptly submit additional information to assist the City in making such evaluation. The City shall give each alternative proposed by CenturyLink full and fair consideration. In the event the City ultimately determines that there is no other reasonable alternative, CenturyLink shall relocate the Facilities as otherwise provided herein. Notwithstanding the foregoing, CenturyLink shall in all cases have the right to abandon the Facilities.

12. Vegetation Management. CenturyLink shall have the authority to trim trees and other growth in the Public Ways in order to access and maintain the Facilities in compliance with applicable law and industry standards.

13. Revocation of Franchise for Noncompliance.

13.1 In the event that the City believes that CenturyLink has not materially complied with the terms of the Franchise, the City shall informally discuss the matter with CenturyLink. If these discussions do not lead to resolution of the problem, the City shall notify CenturyLink in writing of the exact nature of the alleged noncompliance.

13.2 CenturyLink shall have thirty (30) days from receipt of the written notice described in subsection 13.1 to either respond to the City, contesting the assertion of noncompliance, or otherwise initiate reasonable steps to remedy the asserted noncompliance issue, notifying the City of the steps being taken and the projected date that they will be completed.

13.3 In the event that CenturyLink does not comply with subsection 13.2, above, unless the parties agree to an extension of the time provided in subsection 13.2, above, the City shall schedule a public hearing to address the asserted noncompliance issue. The City shall provide CenturyLink at least twenty (20) days' prior written notice of, and the opportunity to be heard, at the hearing.

13.4 Subject to applicable federal and state law, in the event the City, after the hearing set forth in subsection 13.3, determines that CenturyLink is noncompliant with this Ordinance, the City may:

A. Seek specific performance of any provision which reasonably lends itself to such remedy, as an alternative to damages; or

B. Commence an action at law for monetary damages or other equitable relief; or

C. In the case of substantial noncompliance with a material provision of the Ordinance, seek to revoke the Franchise in accordance with subsection 13.5.

13.5 Should the City seek to revoke the Franchise after following the procedures set forth above, the City shall give written notice to CenturyLink including a statement of all reasons for such revocation. CenturyLink shall have ninety (90) days from receipt of such notice to object in writing and state its reason(s) for such objection. Thereafter, the City may seek revocation of the Franchise during a public meeting of the City's governing body. The City shall cause to be served upon CenturyLink, at least thirty (30) days prior to such public meeting, a written notice specifying the time and place of such meeting and stating its intent to revoke the Franchise. At the designated meeting, the City shall give CenturyLink an opportunity to state its position on the matter, after which the City shall determine whether or not the Franchise shall be revoked. CenturyLink may appeal the City 's determination to an appropriate State of Utah court, which shall have the power to review the decision of the City de novo. Such appeal must be taken within sixty (60) days of the issuance of the City 's determination. The City may, at its sole discretion, take any lawful action which it deems appropriate to enforce its rights under this Ordinance in lieu of revocation.

13.6 Notwithstanding the foregoing provisions in this Section 13, CenturyLink does not waive any of its rights under applicable law.

14. No Waiver of Rights. Neither the City nor CenturyLink shall be excused from complying with any of the terms and conditions contained herein by any failure of the other, or any of its officers, employees, or agents, upon any one or more occasions to insist upon or to seek compliance with any such terms and conditions. Each party expressly reserves any and all rights, remedies, and arguments it may have at law or equity, without limitation, and to argue, assert, and/or take any position as to the legality or appropriateness of any provision in this Ordinance that is inconsistent with State or Federal law, as may be amended.

15. Transfer of Franchise. CenturyLink's right, title, or interest in the Franchise shall not be sold, transferred, assigned, or otherwise encumbered without prior notice to and prior approval by the City, such approval not to be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, when said sale, transfer, assignment, or encumbrance is to an entity controlling, controlled by, or under common control with CenturyLink, or for any rights, title, or interest of CenturyLink in the Franchise or Facilities in order to secure indebtedness, or to an entity that acquires substantially all the assets or equity of CenturyLink by sale, merger, consolidation or reorganization, approval by the City shall not be required.

16. Amendment. Amendments to the terms and conditions contained herein shall be mutually agreed upon in writing by the City and CenturyLink.

17. Notices. Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing and shall be deemed to have been received upon actual receipt or refusal of delivery if sent by (a) personal delivery, (b) United States Mail, postage prepaid, certified, return receipt requested, or (c) nationally recognized overnight courier, and addressed to the Parties as set forth below:

The City :

South Ogden City
3950 S Adams Avenue
Ogden, UT 84403

To CenturyLink:

CenturyLink
ATTN: ROW/NIS Manager
100 CenturyLink Drive
Monroe, LA 71203

with a copy to:

CenturyLink
ATTN: Legal Department
931 14th Street
Denver, CO 80202

18. Severability. If any section, sentence, paragraph, term or provision hereof is for any reason determined to be illegal, invalid, or superseded by other lawful authority, including any state or federal regulatory authority having appropriate jurisdiction thereof, or unconstitutional, illegal or invalid by any court having appropriate jurisdiction thereof, such portion shall be deemed a separate, distinct, and independent provision, and such determination shall have no effect on the validity of any other section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise or any renewal or renewals thereof.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Ordinances and Resolutions, together with their provisions, where not otherwise in conflict with this Ordinance, are reaffirmed and readopted.

SECTION IV - REPEALER OF CONFLICTING ENACTMENTS

All orders, ordinances and resolutions regarding the changes herein enacted and adopted which have heretofore been adopted by the City, or parts thereof, which conflict with any of this Ordinance Amendment, are, to the extent of such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

SECTION V - SAVINGS CLAUSE

If any provision of this Ordinance shall be held or deemed to be or shall be invalid, inoperative or unenforceable for any reason, such reason shall not have the effect of rendering any other invalid, inoperative or unenforceable to any extent whatever, this Ordinance being deemed to be the separate independent and severable act of the City Council of South Ogden City.

SECTION VI - DATE OF EFFECT

This Ordinance shall be effective on the 15th day of November, 2022, and after publication or posting as required by law.

DATED this 15th day of November, 2022.

(REST OF THIS PAGE INTENTIONALLY LEFT BLANK)

SOUTH OGDEN CITY

____

Russell L. Porter, Mayor

ATTEST:

____

Leesa Kapetanov, CMC City Recorder

ACCEPTED BY CENTURYLINK:

Qwest Corporation d/b/a CenturyLink QC

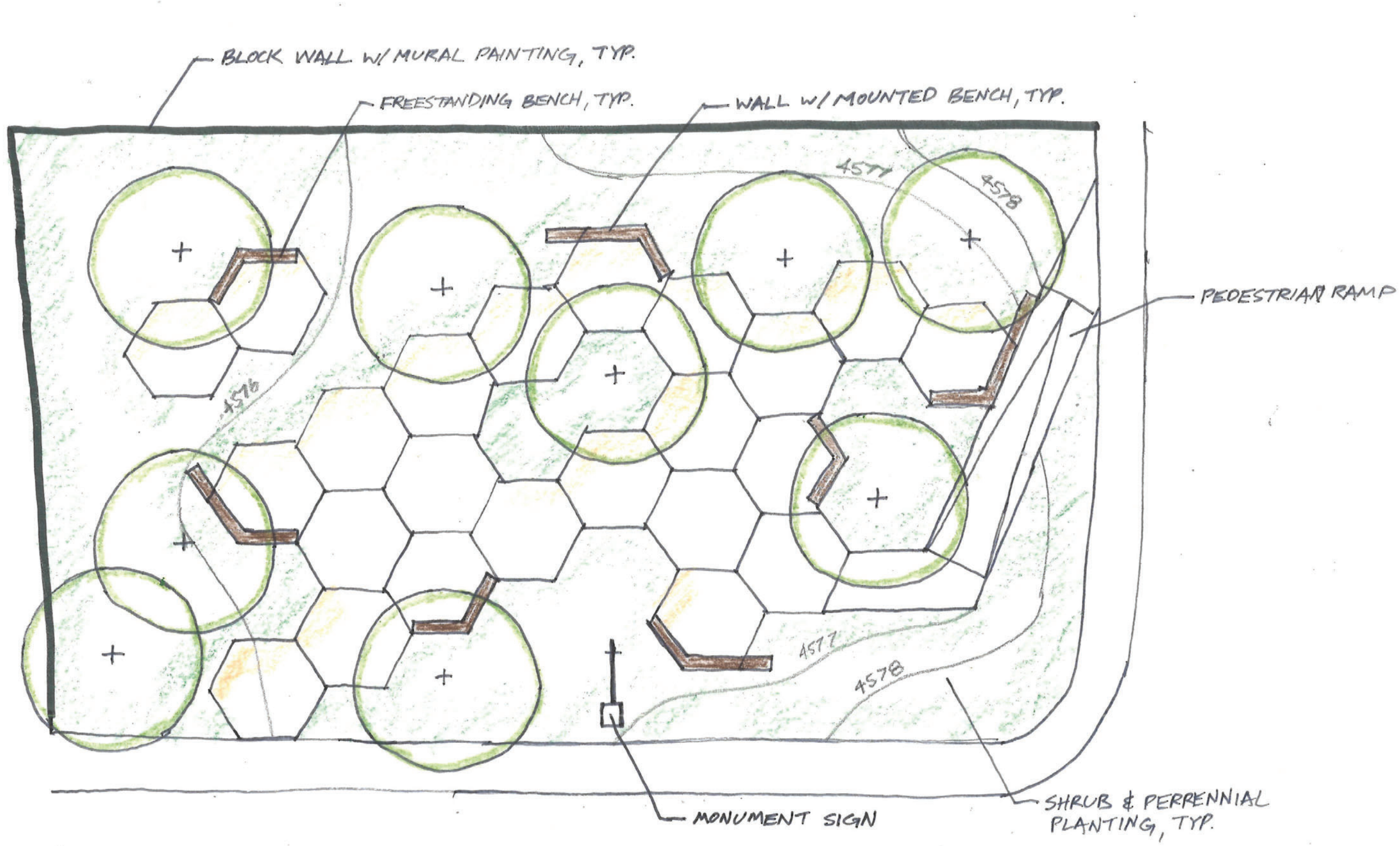
BY: ____________________________________

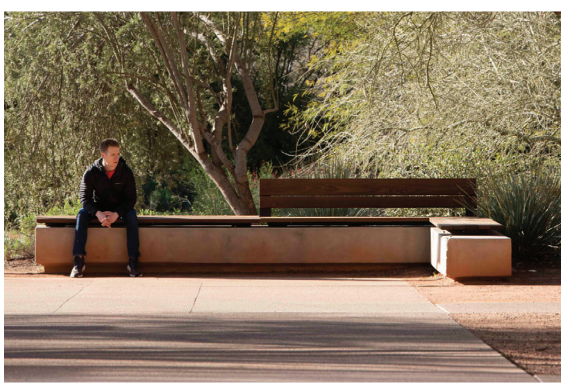
TITLE: ____________________________________

DATE: ____________________________________

CONCEPT A

[HONEYCOMB]



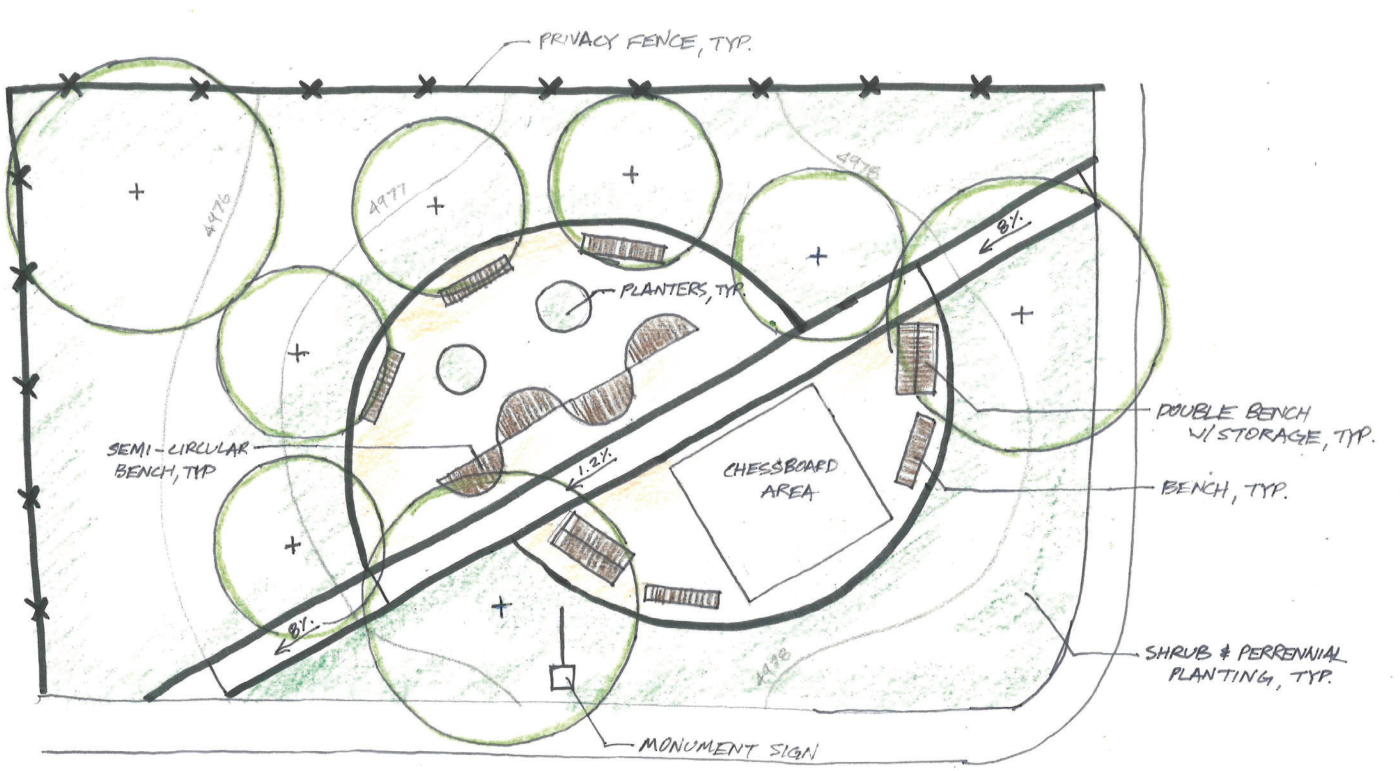


NOTES:

- Hexagon concrete panels could be multiple colors
- Ramp needs handrails
- Can accomodate plaza games, such as chess, cornhole, table tennis

CONCEPT B

[SLICE]

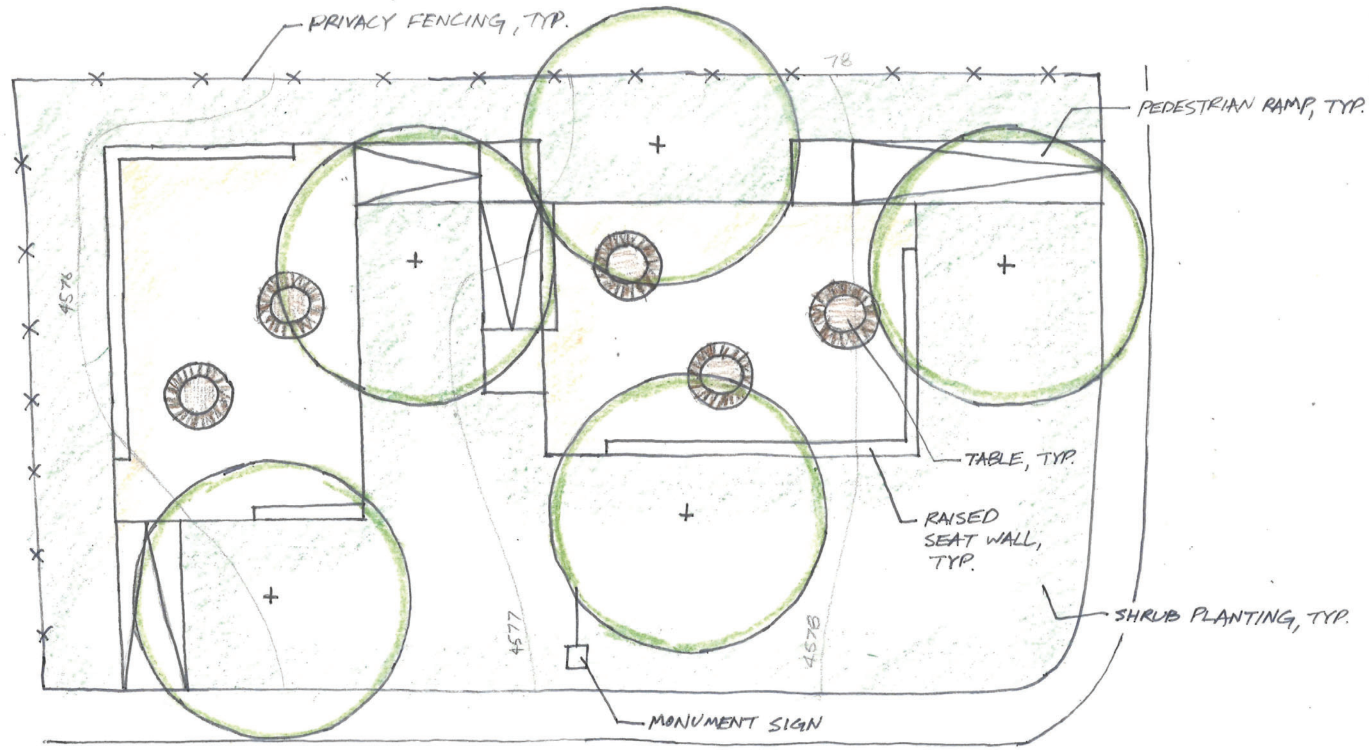


NOTES:

- Simplest walkthrough, but ramps need handrails
- Can accomodate plaza games, such as chess, cornhole, table tennis

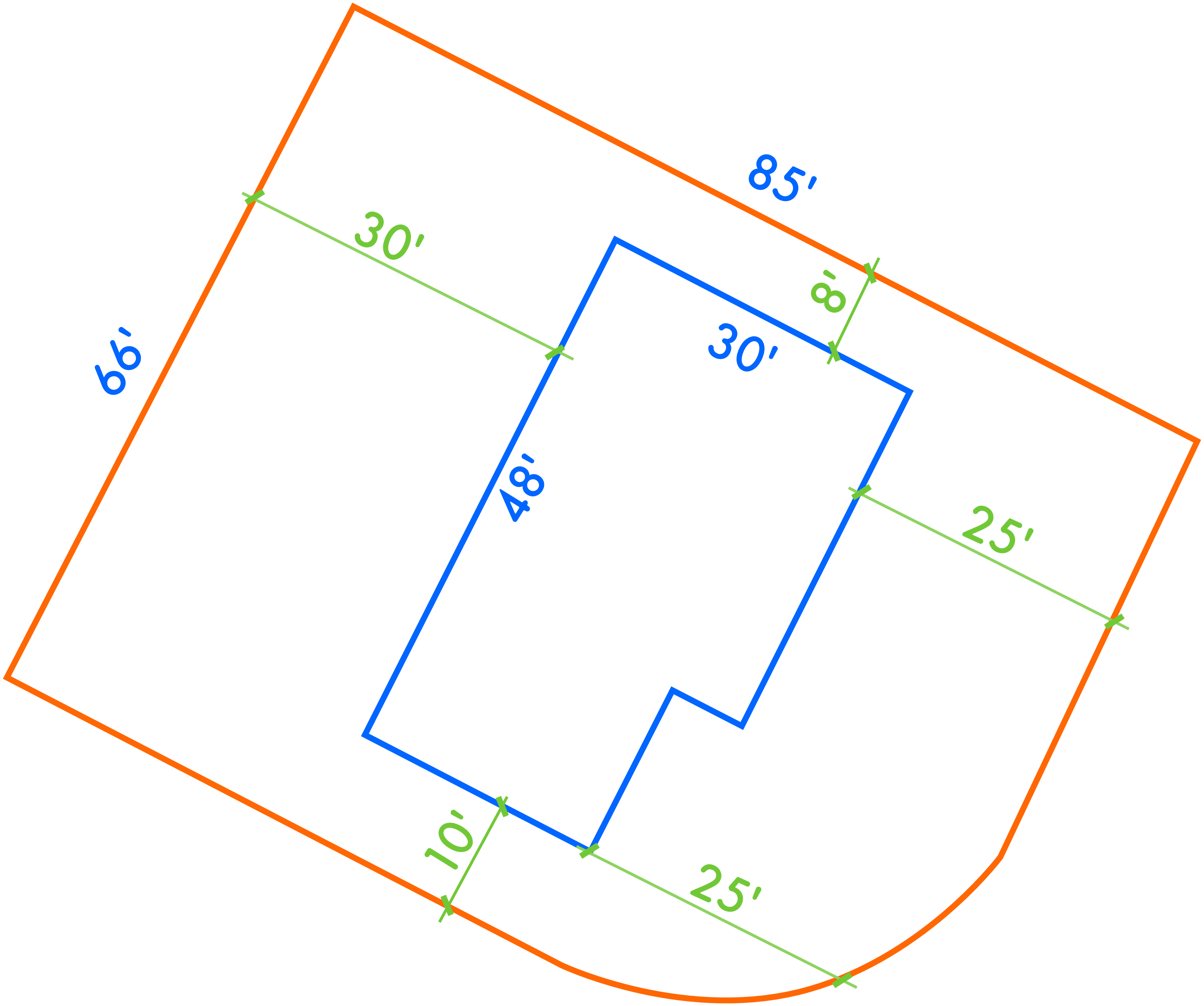
CONCEPT C

[TERRACE]



NOTES:

- Could explore brightly colored pavement patterns if desired
- All ramps at 5% (no handrails)
- Can accomodate plaza games, such as chess, cornhole, table tennis


85'
66'
30'
8'
30'
48'
25'
10'
25'

STAFF REPORT

SUBJECT: Short-Term Rentals
AUTHOR: Leesa Kapetanov/Mark Vlasic
DEPARTMENT: Administration
DATE: November 15, 2022

RECOMMENDATION

Staff has no recommendation. This is a policy decision that needs to be made by the Council.

BACKGROUND

The City consistantly gets calls asking if we allow short-term rentals. Last spring, staff came to the Council and asked if they would consider allowing them and if they wanted the Planning Commission to look into allowing and regulating them. You answered that you would.

ANALYSIS

Planner Mark Vlasic wrote a very detailed staff report for the Planning Commission about short-term rentals, the implications, and the pros and cons. I have attached it to this staff report.

The Planning Commission also requested that a survey be taken to see what residents thought about allowing short-term rentals. Can you guess what the results were? You can see the results following Mark's report.

The opinions of the Planning Commissioners on whether short-term rentals should be allowed ranged from those very much for them (Commissioner Layton) to those very much against them (Commissioner Pruess). Commissioner Layton's argument for them was that they were an affordable way for families to visit our City. Commissioner Pruess' argument against was that they undermined the sense of community in both the neighborhood and the City because the people using them had no involvement in either.

In the end, the vote was 5-1 to recommend that short-term rentals be allowed and regulated. The proposed regulations follow the survey results.

SIGNIFICANT IMPACTS

Since the City does not have a lot of short-term rentals, and we are only allowed to charge a 1% tax on them, I don't know that any impacts will be significant if you choose to allow and regulate short-term rentals.

ATTACHMENTS

Mark Vlasic's Staff Report

Survey Results

Proposed Ordinance

STAFF REPORT

SUBJECT:	Discussion on Short-Term Rentals
AUTHOR:	Mark Vlasic
DEPARTMENT:	City Planner
DATE:	August 11, 2022

CONTINUED DISCUSSION/ADDITONAL INFORMATION

The Planning Commission previously discussed short-term rentals in April 2022. In July they requested that staff provide additional information regarding current short-term rentals in the city, which follows.

Staff visited several of the leading short-term rental search engines, requesting two-day mid-week stays in late August for two adults, with the following results:

Airbnb	14 rentals available, with a price range of $75 to $247 per night
VRBO	11 rentals available, with a price range of $45 to $298 per night
Homestay	8 rentals available, with a price range of $75 to $2225 per night
Booking.com	0 rentals available
Travelocity.com	0 rentals available

It should be noted that it is difficult to determine the precise number of rentals that are listed, as availability will vary by season, minimum stay lengths, etc. Also, it is possible that some rentals are listed on multiple platforms. That said, it is safe to assume that there are at least 14 rentals in the city at present, and most like significantly more.

It is also interesting to note that the overwhelming majority of rentals are single family homes, and very few rooms in home or multi-family residential units. Rental descriptions were also interesting, with terms such as “Skiers Delight” and “Ogden Oasis” common.

Perhaps most interesting is the fact Booking.com and Travelocity had no hits in South Ogden. This may indicate that short-term rentals are providing a missing service in the community, since there are no or very limited hotel/motel options in the area.

INTRODUCTION

The advance of the internet and websites such as Airbnb.com and HomeAway.com made it easy for people to quickly and easily advertise and rent out their homes and spare bedrooms to complete strangers from far-away on the internet. As a result, the number of homes listed for short-term rent has grown into the millions nationally, and many communities are now experiencing the positive and negative consequences of an increased volume of “strangers” in residential communities.

While some of these consequences are arguably positive (increased business for local merchants catering to the tourists and improved maintenance of properties, for example) there are also many potential issues and negative side-effects that local government leaders may want to try to mitigate by adopting sensible and
enforceable regulation.

How a community regulates home-sharing and short-term rentals has therefore become one of the hottest topics among local government leaders across the country, and has now emerged in South Ogden as well. The City Council has therefore asked the Planning Commission to investigate the topic and provide direction for their consideration.

The key purpose of this discussion is to first determine whether the existing approach in South Ogden is working, and if not to develop simple, sensible and enforceable local policies and enforcement tools that balance the rights of homeowners with the interests of neighbors and other community members who may only experience the negative side-effects associated with people renting out their homes on a short-term basis.

BACKGROUND

What is a short-term rental?

A **short-term rental** is a furnished living space available for short periods of time, from a few days to weeks on end. Short-term rentals are also commonly known as vacation rentals and are considered an alternative to a hotel. They should not be confused with Accessory Dwelling Units or ADUs, which are long-term (> 30 day) rentals associated with homes where the owner of the property must also reside.

Current short-term rental policy in South Ogden
South Ogden does not currently permit short-term rentals. As a result, no ordinances or enforcement tools in specified for addressing such uses or violations.

Pros and Cons of short-term rentals (owner/operator perspective)

Pros:

- **Owners/operators can make money.** A short term, hotel-style stay means you can charge more at a nightly rate for a couple nights than you might for monthly rent. During popular travel times, you can have a steady flow of visitors as well.
- **Less of a commitment.** Rather than having to commit to a tenant for a long lease, short-term travelers are out of your hair quickly. Or you can determine what specific time periods you'd like to rent out, and when not to.
- **Flexibility.** Even if you don't own a separate property, short-term rentals give you the option to rent out a single room, or even your whole home, if you are on vacation and want to make a little extra cash.
- **Online tools.** Sites such as Airbnb and VRBO make it easy to advertise and manage listings for short-term rentals.

- **Property maintenance** may be less expensive and easier than for long-term rentals – owners/operators are able to spot minor problems before they turn into bigger issues that are expensive to fix.
- **Potential for more tax deductions than long-term rentals.** A vacation rental may allow the owner/operator to deduct a variety of expenses such as security systems, roofs, HVAC, fire systems, insurance, marketplace fees, and travel expenses related to your rental property. The cost of appliances, furniture, or cleaning and maintenance services may also be deductible.
- **Potentially less wear and tear** than a longer-term rental, due to the inconsistent occupancy rates (few days actually using the home) and the tendency of people vacationing or traveling to spend a less time indoors compared to long-term tenants.

Cons:

- **Higher maintenance than longer-term rentals**. Managing the arrivals and departures of multiple short-term tenants will take additional time and effort, no matter how much of a system you employ. That also means you'll need to clean your unit or room more often.
- **Local restrictions.** Some cities have special laws for rentals under 30 days, etc. Poorly-informed operators can land in legal trouble as a result.
- **Less culpability for tenants**. While not having to commit to a long-term tenant is one thing, a bad short-term tenant can cause great damage in a small period of time, especially if there's no lease to hold them accountable. Damage deposit can help guard against destructive behavior.
- **May require owners and operators to invest more time and more work In the rental property.** The house or apartment will require substantial cleaning after each set of guests — or even while guests are at the property. Also, owners and operators need to market the rental permanently, pay attention to seasonality and prices, and adjust marketing strategy accordingly. If the owner/operator lives in a different area than the where the rental property is located, they will probably need to hire those services out.
- Owners/operators have **limited ability to select their short-term tenants**. Renting a home or an apartment long-term is a process that starts with vetting potential tenants, including the submission of references, credit history or employment status. Such scrutiny isn't possible with short-term rentals, although the owner/operator can charge deposits, particularly when booking large groups or for special occasions.
- Lack of income predictability. A short-term rental property doesn't bring in a predictable income stream. Occupancy rates and prices might vary depending on seasonality.
- Legal ramifications. Some local authorities (including South Ogden) restrict short-term rentals or increase tax rates for these types of properties.

Pros and Cons of short-term rentals (city/regulator perspective)

Pros:

- **Additional tax revenues** if operations are legally reported and taxes paid.
- **Increased business for local merchants** catering to tourists.
- **Enhanced home ownership opportunity** for those who may not otherwise qualify for loan approval.

Cons:

- Increased tourist traffic from short-term renters has the **potential to slowly transform peaceful residential communities into "communities of transients"** where people are less interested in investing in community life.
- Short-term **renters may not always know (or follow) local rules**, resulting in public safety risks, noise issues, trash and parking problems for nearby residents.
- So-called "**party houses" i.e. homes that are continuously rented to larger groups of people with the intent to party can severely impact neighbors and drive down nearby home values.**
- Conversion of residential units into short-term rentals **can result in less availability of affordable housing options and higher rents** for long-term renters in the community.
- **Local service jobs can be jeopardized as unfair competition from unregulated and untaxed short-term rentals reduces demand for local bed & breakfasts, hotels and motels.**
- **Can lose out on tax revenue** (most often referred to as Transient Occupancy Tax / Hotel Tax / Bed Tax or Transaction Privilege Tax) as most short-term landlords fail to remit those taxes even if it is required by law.
- **Lack of proper regulation or limited enforcement of existing ordinances may cause tension or hostility** between short-term landlords and their neighbors.
- Rental **property listings are spread across dozens (or hundreds) of different home sharing websites**, with new sites popping up all the time (Airbnb and HomeAway are only a small portion of the total market).
- **Manually monitoring 100s or 1,000s of short-term rental properties within a specific jurisdiction is practically impossible without sophisticated databases as property listings are constantly added, changed or removed.**
- Recent legislation in Utah makes it illegal to monitor such websites for violations.
- **Address data is hidden from property listings making it time-consuming or impossible to identify the exact properties and owners based on the information provided through the home-sharing websites.**
- **The listing websites most often disallow property owners from including permit data on their listings, making it impossible to quickly identify unpermitted properties.**
- **There is no manual way to find out how often individual properties are rented and for how much,** and it is therefore very difficult to precisely calculate the amount of taxes owed by an individual property owner.

Understanding short-term rentals
Many people who own a primary home, second home or vacation property generate income by renting out their home when they are away. Because short-term rentals are most often used by people on vacation, stays might vary from a single night to several weeks. Some short-term rentals are leased for as long as a month. Anything under 30 days is generally considered a short-term rental.

Over the past decade, **the use of VRBO, HomeAway and Airbnb for short-term rentals has grown exponentially.** Residing in short-term rentals is so common that many companies allow employees to expense their stays just like a hotel room.

Homeowners typically select a short-term rental strategy for income potential, ease of marketing (utilizing services such as Airbnb), overall flexibility and tax benefits. Short-term rentals require less commitment than a long-term lease and tenant, and works well if the homeowner wants to utilize their home when it is not occupied by a short-term tenant.

Short-term rental Q&A

Q1 How long can you stay in a short-term rental?
Every city has different rules. Most communities in Utah where they are permitted restrict stays to less than 30 days, while others allow stays that are several months long. It also depends on the kind of property; multi-family properties can fall under different rules than single-family homes.

Q3 What kind of properties are used for short-term rentals?
It depends on what each specific community allows. Some local governments allow whole homes to be leased as short-term rentals, while others restrict residents from leasing anything larger than a single room. In some cities, homeowners can rent out something as small as a renovated Airstream trailer or a "structure" in their backyard. In communities such as Moab and Springdale where demand is high, short-term rentals are now limited to specific zoning districts.

Q4 What taxes do operators pay on their short-term rental?
Short-term rental require the payment of income and self-employment tax. Additionally, some states and cities expect landlords to pay occupancy taxes, also known as a hotel tax.

Q5 Do operators need a license?
Since short-term rentals are not currently permitted in South Ogden, they are not licensed. Communities where such uses are allowed typically require operators to secure a general business license.

Recent Utah legislative changes related to short-term rentals.

The State of Utah recently enacted legislation that prohibit local ordinances from restricting speech related to short-term rental websites. This is to prevent cities from using website searches to identify short-term rental operations for enforcement reasons:

Effective 10/1/2021
17-50-338. Ordinances regarding short-term rentals -- Prohibition on ordinances restricting speech on short-term rental websites.

(1) As used in this section:

(a) "Internal accessory dwelling unit" means the same as that term is defined in Section 10-9a-511.5.

(b) "Residential unit" means a residential structure or any portion of a residential structure that is occupied as a residence.

(c) "Short-term rental" means a residential unit or any portion of a residential unit that the owner of record or the lessee of the residential unit offers for occupancy for fewer than 30 consecutive days.

(d) "Short-term rental website" means a website that:

(i) allows a person to offer a short-term rental to one or more prospective renters; and

(ii) facilitates the renting of, and payment for, a short-term rental.

(2) Notwithstanding Section 17-27a-501 or Subsection 17-27a-503(1), a legislative body may not:

(a) enact or enforce an ordinance that prohibits an individual from listing or offering a short-term rental on a short-term rental website; or

(b) use an ordinance that prohibits the act of renting a short-term rental to fine, charge, prosecute, or otherwise punish an individual solely for the act of listing or offering a short-term rental on a short-term rental website.

(3) Subsection (2) does not apply to an individual who lists or offers an internal accessory dwelling unit as a short-term rental on a short-term rental website if the county records a notice for the internal accessory dwelling unit under Subsection 17-27a-526(6).

Sample Policies and Regulatory Approaches – National Examples

TELLURIDE, COLORADO
Permits short-term rentals in residential areas for a limited number of visitors and nights per year

The municipal and Land Use Code regulate short-term rentals, including additional restrictions for homes located in Residential Zone Districts. Residential Zone rentals are restricted by the number of total occurrences and total number of days that a dwelling may be rented annually. These regulations apply in seven residential districts, most of which are concentrated in the north end of the town. Recent changes limit the total number of days that a property may be rented on a short-term basis in the residential zone districts to a cumulative of 29 days or fewer in a calendar year, which may occur for no more than three periods in a calendar year. For example, you may rent your property once for 15 days, once for 10 days and once for 4 days in a calendar year.

ASHEVILLE, NORTH CAROLINA
Limits Short-term Rentals to Specific Zoning Districts (STRs)
Similar to recent changes in Moab and Grand County, Utah, Asheville restricted the rental of entire dwelling units (sometimes called "whole-house STRs" to those zones that allow lodging facilities such as hotels and motels in order to help curb an affordable housing crisis. The city allows home-sharing situations called homestays. A homestay allows the host to rent individual rooms within his/her residence for overnight lodging for a term not to exceed thirty days and requires the host to remain on-site during the homestay (e.g. no overnight travel allowed).

Homestay regulations are subject to fines if violated, and the city uses an independent company to assess fines.

DISCUSSION

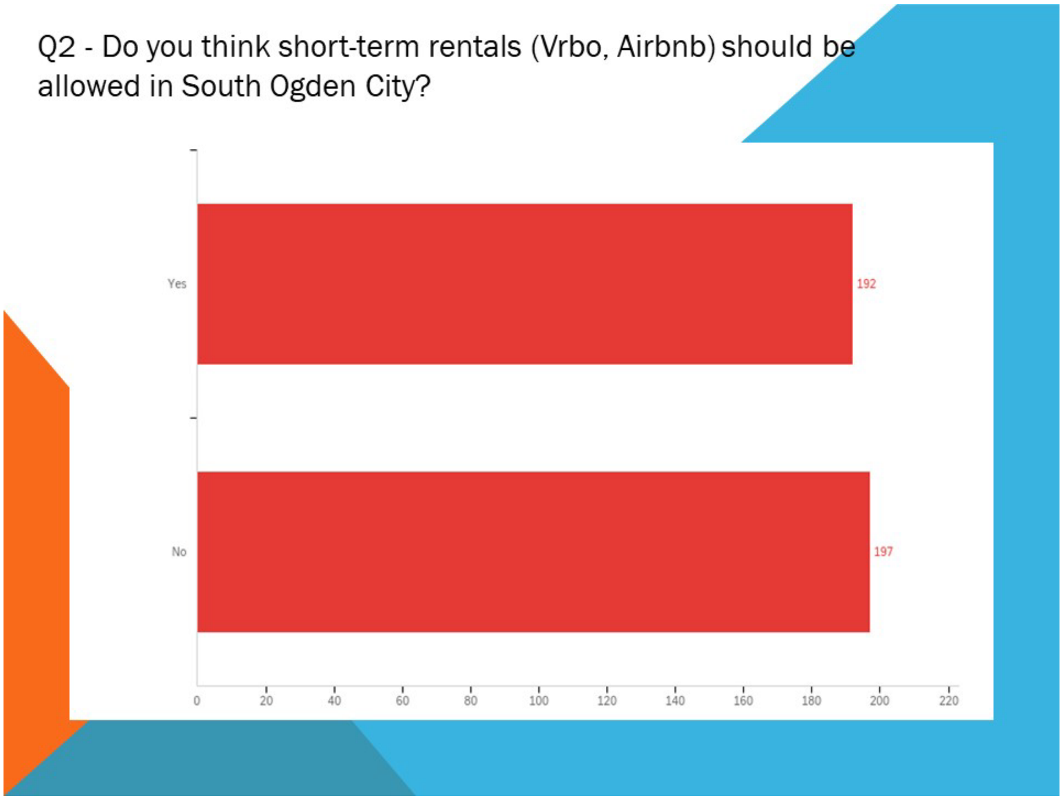
Determining how to address short-term rentals is timely. In order to ensure the recommendation the Planning Commission provides to the City Council is thorough and comprehensive, staff suggests members first review the attached white paper titled **"A Practical Guide to Effectively Regulating Short-term Rentals on the Local Government Level".** Based on the recommendations in that report, our first step is to determine whether there is a need to change our current approach, and if so determine what our short-term rental policies are. The following is a list of potential policies to consider:

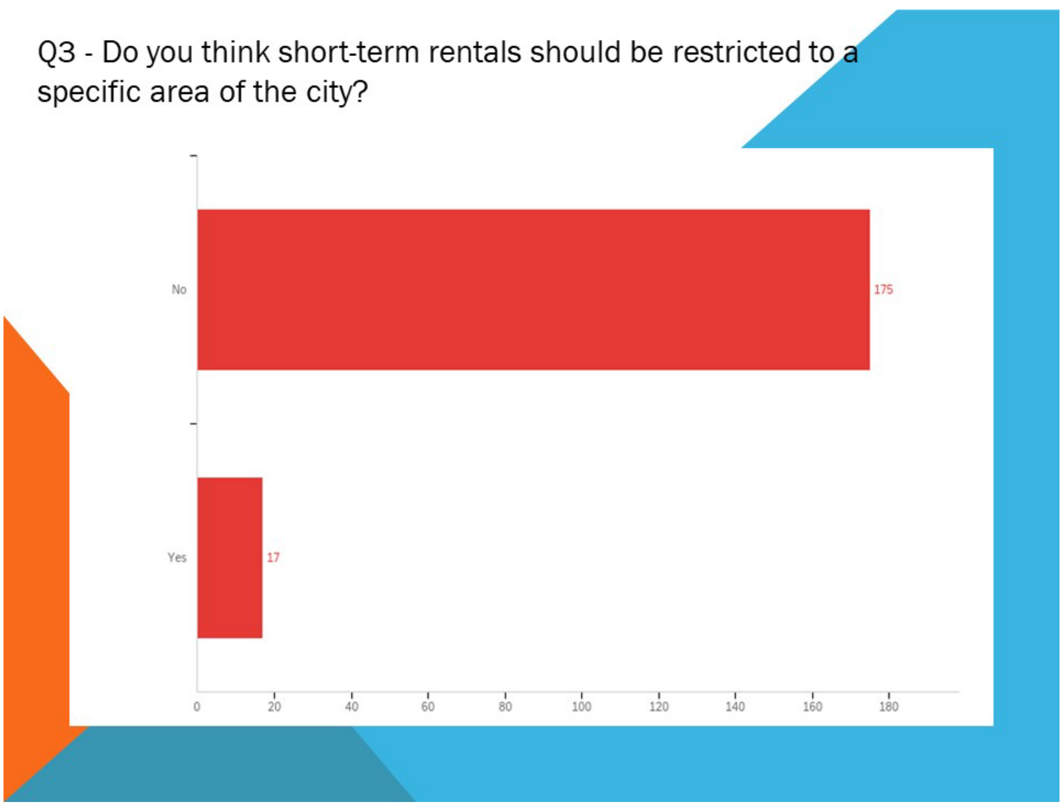
1. Continue existing policy of not regulating short-term rentals.
2. Provide homeowners the option of utilizing their homes as short-term rentals.
3. Ensure that speculators do not buy up homes to turn them into pseudo-hotels while still giving permanent residents the option to utilize their homes to generate extra income from short-term rentals.
4. Ensure that homes are only occasionally used as short-term rentals (and not continuously rented out to new people on a short term basis).
5. Ensure homes are not turned into "party houses".
6. Minimize public safety risks and possible noise and trash problems without creating additional work for the local police department and code enforcement personnel.
7. Minimize potential parking problems for the neighbors of short-term rental properties.
8. Ensure that no long-term rental properties are converted to short-term Rentals to the detriment of long-term renters in the community. Ensure that residential neighborhoods are not inadvertently turned into tourist areas to the detriment of permanent residents.
9. Ensure any regulation of short-term rentals does not negatively affect property values or create other unexpected negative long-term side-effects.
10. Other policies?

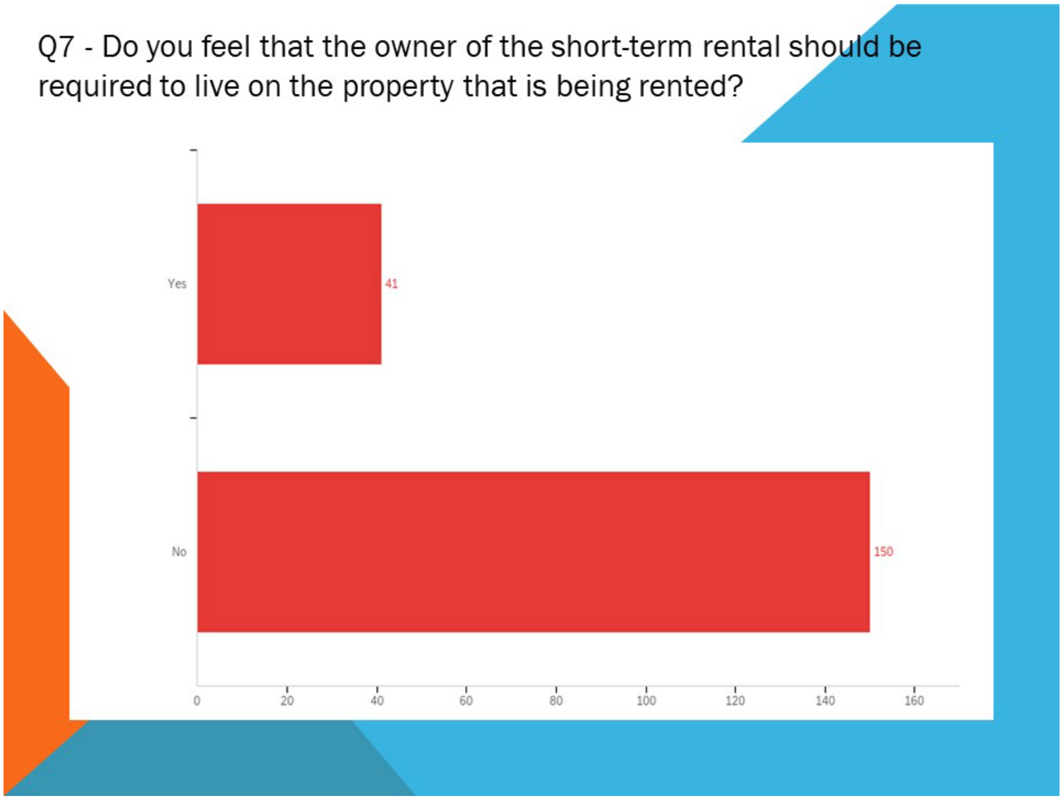
Once the Planning Commission has specific short-term rental policies, staff can develop regulatory approaches for further discussion and refinement.


2022
SHORT TERM RENTAL SURVEY
DOUG GAILEY ASSISTANT CITY MANAGER
SOUTH OGDEN


Q1 - Are you a South Ogden resident?
Yes
395
No
24
0
50
100
150
200
250
300
350
400


Q2 - Do you think short-term rentals (Vrbo, Airbnb) should be allowed in South Ogden City?
Yes
192
No
197
0
20
40
60
80
100
120
140
160
180
200
220


Q3 - Do you think short-term rentals should be restricted to a specific area of the city?
No
175
Yes
17
0
20
40
60
80
100
120
140
160
180


Q7 - Do you feel that the owner of the short-term rental should be required to live on the property that is being rented?
Yes
41
No
150
0
20
40
60
80
100
120
140
160

DEFINITION

10-2-1 Short-Term Rental

Any approved dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation for a period of at least one (24-hour) day and less than 30 consecutive days~~; a Short-Term Rental shall not contain more than four bedrooms.~~

Commented [LK1]: This requirement was removed by the planning commission in their motion to recommend the regulations to the City Council.

ORDINANCE

10-14-24 Short-Term Rentals.

A. Purpose. The purpose of this Section is to establish the process for permitting of short-term rentals whether as a vacation rental or otherwise. The intent is to protect the integrity and characteristics of established land use districts by ensuring that short-term or vacation rentals are located in appropriate land use districts and operated in a manner that minimizes negative impacts of those uses on neighbors, public services and the surrounding community. A short-term rental use is permitted in any zone that allows residential uses.

B. Definitions:
   1. Responsible Party. The owner(s), agent(s) or management company responsible for the operation and maintenance of the Short-Term Rental property and for its compliance with all laws, rules and regulations applicable to the same.
   2. Occupant(s). The individual(s) renting or residing in a Short-Term Rental dwelling unit.
   3. Pets. Dogs, cats or other domesticated animals allowed under City ordinances that, with permission of the Responsible Party, accompany the occupants of the Short-Term Rental.

C. License Required. A Short-Term Rental License and all licenses and permits required by the Weber County Health Department and the State of Utah shall be required for all properties used as Short-Term Rentals. The fee required by the consolidated fee schedule shall accompany the Short-Term Rental License application.
   1. Application for License. The application for a Short-Term Rental License shall be made on forms provided by the City and shall include a phone contact number and email address for the owner and the Responsible Party, as applicable. The application shall be accompanied by a site plan and architectural drawings that demonstrate all requirements of this section are met. The plans shall be drawn to scale showing the location of all buildings, property lines, distances from property lines to all buildings, the location of all parking stalls, utility meters, entrances, and

such other information as may be required for consideration of the application. The drawings shall also demonstrate compliance with all applicable building, health and fire codes. If the application is made by any person other than the owner of the property, or if the property is not owner-occupied or owner-managed, the application shall be accompanied by a signed document demonstrating the owner's permission to use the premises as a Short-Term Rental, identifying the Responsible Party, and providing all details about the identity and business operations of the Responsible Party as may be required in the application.

2. Prior to operating a Short-Term Rental, the owner or Responsible Party shall obtain a South Ogden City Short-Term Rental license. At the time of, or prior to, receiving approval of the license, the Responsible Party shall register the business with the State, and obtain a State Sales Tax ID number; proof of the same shall be filed with the City.
3. Review. The business license official or his/her appointee shall review complete applications for a Short-Term Rental License under this Section and shall approve, or deny the application based on the criteria listed in this Section. (h) Reports and Taxes. The Responsible Party shall comply with all reporting requirements incident to the use as a Short-Term Rental property, and shall collect and remit all sales, resort, and transient room taxes to the State Tax Commission.

D. Noise, Nuisances and Adverse Effects of Use. The Responsible Party shall regulate the occupancy of the Short-Term Rental and ensure that:
   1. Occupants and their pets do not create noise or other conditions that by reason of time, nature, intensity or duration are out of character with noise and conditions customarily experienced in the surrounding neighborhood;
   2. Occupants do not disturb the peace of surrounding residents by engaging in outside recreational activities or other activities that adversely affect nearby properties before 7:00 a.m. or after 10:00 p.m.;
   3. Occupants and their pets do not interfere with the privacy of nearby residents or trespass onto nearby properties;
   4. Occupants do not engage in disorderly or illegal conduct, including illegal consumption of drugs or alcohol; and
   5. The premises, responsible party and all occupants strictly comply with Utah Administrative Code Rule R392-502, Public Lodging Facility Sanitation.

E. Parking. On-street parking is prohibited. An off-street parking stall shall be provided for each vehicle, including trailers, an Occupant brings to the premises of the Short- Term Rental. The number of Occupants' vehicles shall not exceed the number of bedrooms available in the Short-Term Rental. ~~(max. of four bedrooms allowed; see 10-2-1 of this Title).~~ Vehicles parked at the Short-Term Rental shall not impede clear sight distances, create a nuisance or hazard, violate any City laws or winter-restricted parking requirement, or infringe on the property rights of any adjacent or nearby property. Parking of vehicles shall be entirely within a garage or carport, or upon a driveway or other approved paved surface that meets established ordinances, standards, and norms. Parking is prohibited within any yard or landscaped area.

F. Camping equipment, facilities and other temporary facilities. All Short-Term Rentals shall be conducted entirely within an approved residential dwelling unit. Occupied camp trailers, travel trailers, recreational vehicles, tents, yurts, or any similar structures are prohibited.
G. Signage – Exterior and Interior. Exterior signage other than ordinary street address signage is prohibited. The Responsible Party shall also provide a prominent display within the dwelling unit that provides, at minimum, the following information:
    1. contact information for the Responsible Party at which it may be contacted at any time (24/7);
    2. all local regulations addressing noise, parking, pets, trespassing, illegal activity, and conduct;
    3. contact information of local police, fire and emergency service; and
    4. any additional rules or regulations imposed by the Responsible Party.
H. Maintenance and Standards. Any property licensed as a Short-Term Rental shall conform to the following standards:
    1. Structures shall be properly maintained and all facilities such as plumbing, HVAC equipment, appliances, etc. kept in a condition that is fully operational and otherwise in good repair.
    2. Grounds and landscaped areas shall be properly maintained to ensure that the use does not detract from the general appearance of the neighborhood or create any hazard or nuisance to the Occupants or to neighboring properties.
    3. Each habitable space shall meet current federal, state and local building and health codes, and shall be equipped with fully functional smoke and carbon monoxide detectors located at places within the dwelling unit that comply with applicable building codes.
    4. Garbage shall be placed in City-approved receptacles. Trash shall not be allowed to accumulate on the property and be removed on regularly scheduled pick up days.
    5. All requirements of the local fire authority shall be met
    6. A fire exit route plan and statement of the maximum occupancy number for the premises shall be prominently posted.
    7. A fully functional fire extinguisher shall be located in an easily accessible location.
    8. The responsible party shall comply with all inspection requirements of the State of Utah, Weber County and the City.
I. Notification Of Adjacent Property Owners. Property owners within one hundred fifty feet (150') of the premises proposed for a Short-Term Rental shall be notified of the application by the city.
J. Complaints. Complaints received by the City for any violation of this chapter will be handled as follows:
    1. A first complaint will result in an investigation and, if warranted, the City will issue a written warning to the Responsible Party; said warning shall provide notice of the complaint, a description of any violation, and actions to be performed to correct a

violation. Upon receipt of a second complaint, the City will conduct an investigation, and if warranted, will take one of the following courses of action:

a) issue another warning;
b) issue a citation for violation of City ordinances or rules;
c) initiate revocation proceedings as provided in this Section

2. In the event of a revocation or suspension proceeding, the Hearing Procedure found in 3-1A-5 of this code will be used.
3. Notwithstanding any other remedy in this section, violations of Federal, State, County or local laws may be prosecuted in any court or administrative tribunal having jurisdiction over the matter.

CONCEPT 1A

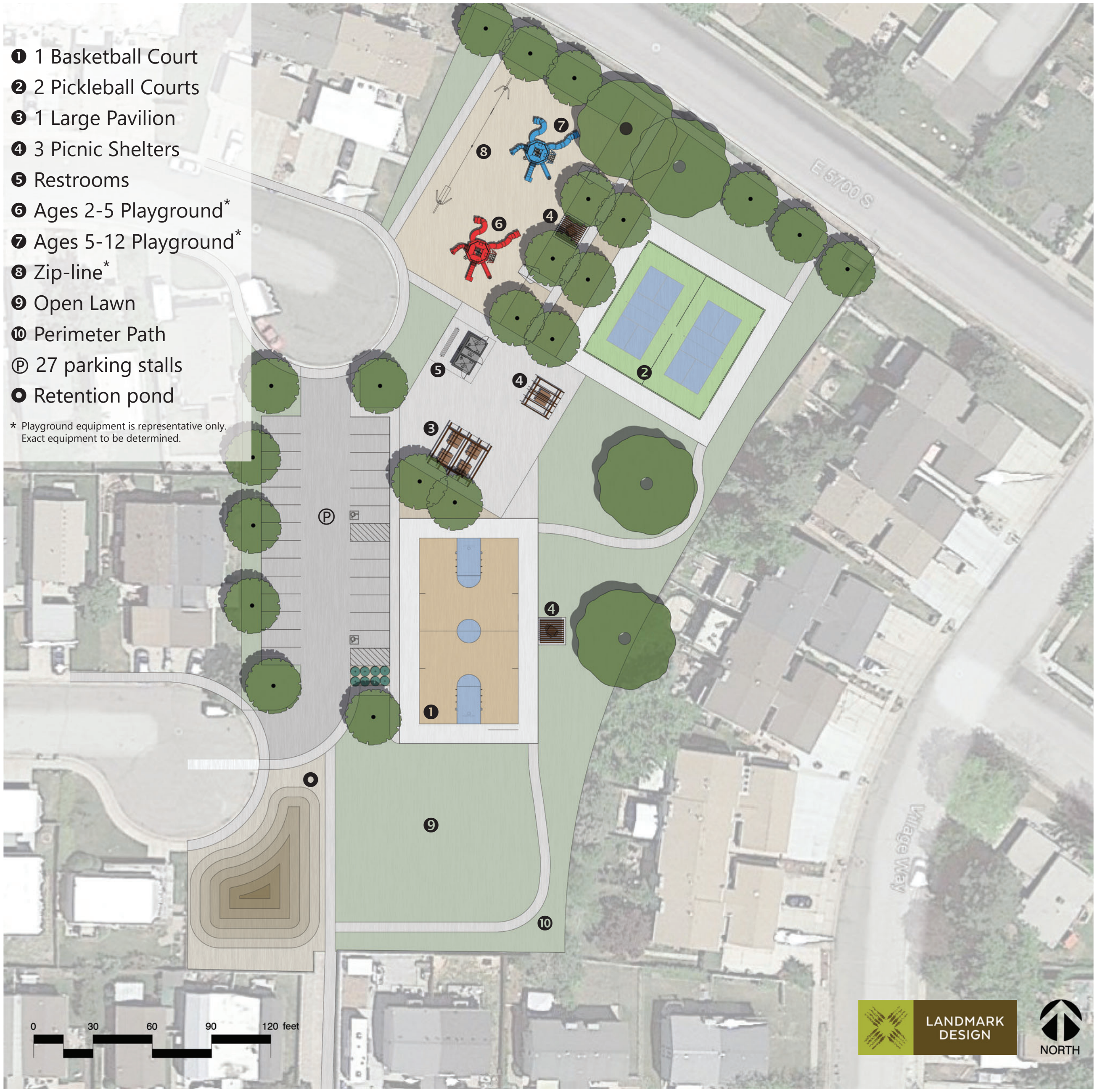
Concept 1A was the initial concept created in collaboration with South Ogden City Leadership. Concept 1A outlines the amenities and uses that city leadership would like to bring to Meadows Park. At this stage of the design process the concepts are meant to explore the best variations to lay out the larger amenities and form a vision of what direction the park should take.

Pros

- Connects both cul-de-sac for service and emergency vehicles
- North/South oriented sports courts
- Easy access to amenities from parking lot
- Protects existing trees
- Large multipurpose plaza

Con

- No vehicle access from 5700 South
- Least aesthetic amenities are most visible
- Adds traffic to neighborhood roads
- Weak pedestrian and visual connection to main road
- Deep playground setback more susceptible to vandalism



CONCEPT 1B

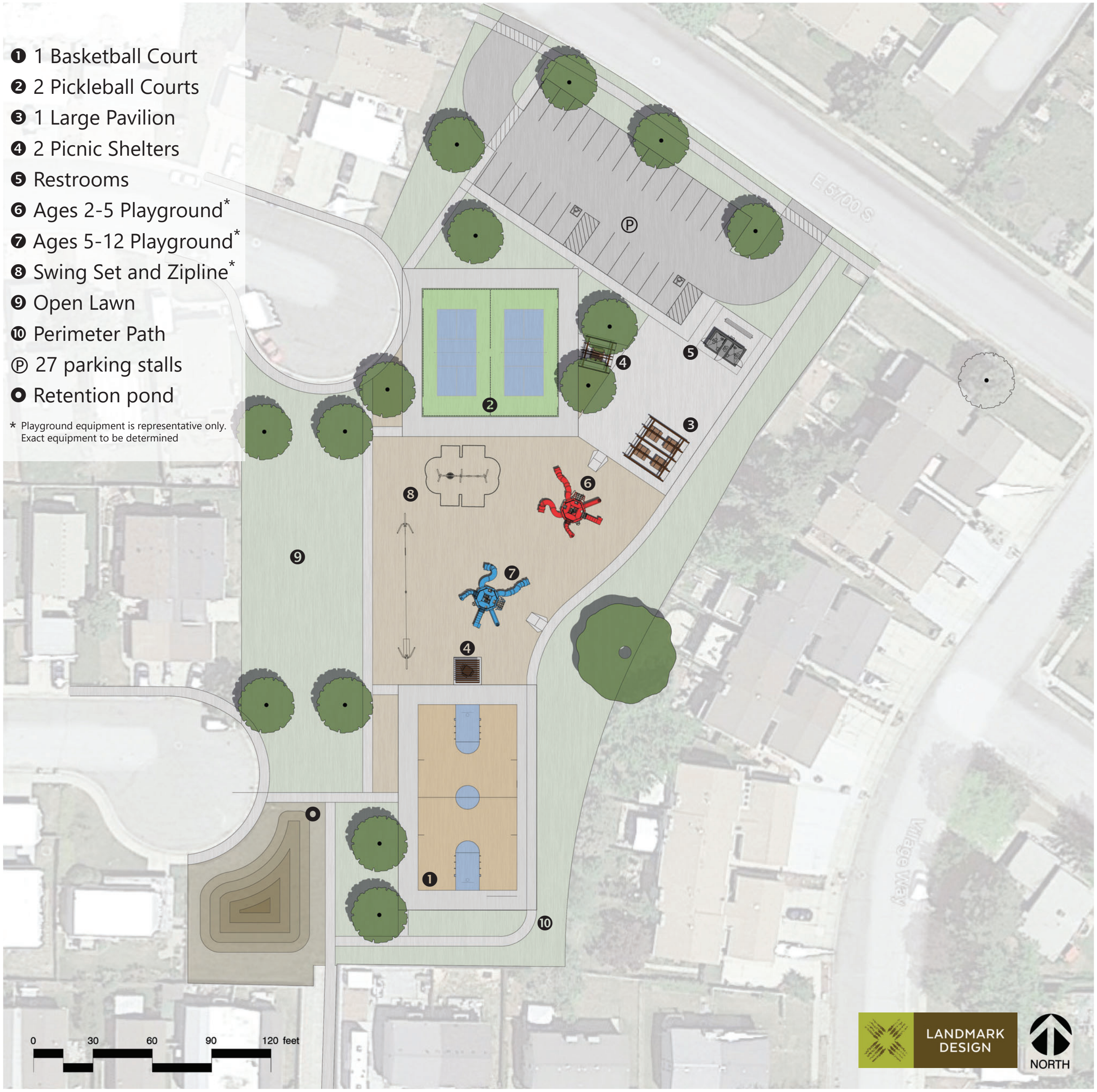
Concept 1B builds on the initial concept created in collaboration with city leadership. This concept focuses on creating a clear pedestrian and visual connection to 5700 South, while keeping most of the same functions as concept 1A and creating a more usable open lawn space.

Pros

- Connects both cul-de-sac for service and emergency vehicles
- Strong pedestrian connection from 5700 South and the neighborhood to the north
- Creates usable open lawn area
- Creates visual interest from the main road
- Keeps existing trees

Con

- No vehicle access from 5700 South
- Adds traffic to neighborhood roads
- Pickleball not oriented North/South



CONCEPT 2

Concept 2 explores placing the parking along the 5700 South, creating easy parking access and keeping traffic out of neighborhood roads. If desired, the open lawn area on the west edge could be converted to a visually appealing service road for emergency vehicles (not shown).

Pros

- Easy access for vehicles from main 5700 South
- Creates usable open lawn area
- Centrally located Play area
- North/South court orientation
- Pickleball courts are close to parking

Con

- Basketball court is far from parking
- No service road/Service road would eliminate the open field
- Not as visually appealing from Main road
- Loss of two existing trees

CONCEPT 3

Concept 3 connects all the roads for easy access to 5700 South as well as connecting the cul-de-sac for emergency vehicle access. Raised crosswalks would be placed at parking entrances to prevent vehicles from speeding through.

Pros

- Easy access for vehicles from 5700 South
- Links the two cul-de-sac
- Every amenity is close to parking
- Keep all 3 existing trees

Con

- No large open lawn area
- Pickleball not oriented North and South

STAFF REPORT

SUBJECT: Electronic Meeting Policy
AUTHOR: Leesa Kapetanov
DEPARTMENT: Administration
DATE: November 15, 2022

RECOMMENDATION

Staff has no recommendation concerning the electronic meeting policies; they are for the Council to decide. However, staff does recommend that the new policies be adopted by December 31, 2022.

BACKGROUND

The 2022 Utah Legislature passed a bill stating that after December 31, 2022, no public body could hold an electronic meeting unless it had adopted a resolution, rule, or ordinance to govern the use of electronic meetings. It also identified one specific item the policy is required to address, and a list of other items the policy may address.

ANALYSIS

In 2017, the Council adopted an electronic meeting policy, which at the time met all requirements then in place. However, with the wide use of electronic meetings during the pandemic, we learned a lot about public procedure and how it related to electronic meetings. Our electronic meeting policy needs to be amended to reflect what we have learned as well as meet legislative requirements.

The one requirement the policy must address is "the conditions under which a remote member is included in calculating a quorum."

Some public bodies have handled this issue by adopting the policy that a quorum must exist at the "anchor" location, which in our existing policy is City Hall. That way, if the connection is lost with those joining electronically, the meeting can still move forward and votes can be taken. Some policies even go so far as to state that the person participating electronically cannot vote on the issue.

Other public bodies have allowed those joining electronically to make up the quorum, but the policy states that if the connection is lost, that no more discussion can take place, comments taken, or votes made until the person making up the quorum is once again connected.

Our current policy allows a member of "the Body" to be electronically present at the meeting to provide a quorum. If you choose to keep it the same, I would suggest language be added as to how the meeting should be handled if the connection is lost to a member of the Body whose presence created a quorum.

Moving on, the state statute says the following items may be addressed in an electronic meeting policy, i.e. here are some other things you can or may want to think about when creating a policy:

1. prohibit or limit electronic meetings based on budget, public policy, or logistical considerations;
Smaller cities may not have the money to set up electronic meetings that require extra equipment and personnell. Our current policy already limits the number of electronic meetings to two per person per year. Staff will assume you do not wish to prohibit electronic meetings altogether; however, if you want to change the limitations, you will need to discuss and make a decision.
2. require a quorum of the public body to vote to approve establishment of an electronic meeting in order to include other members of the public body through an electronic connection;
Our current policy gives the Mayor the authority to determine whether someone can participate electronically. If you wish to change this, you will need to discuss and decide.
3. require a request for an electronic meeting to be made by a member of a public body up to three days prior to the meeting to allow for arrangements to be made for the electronic meeting;
Our current policy says a member of the public body may make a request to attend electronically "up to three days, but not less than twenty-four hours, prior to a scheduled meeting." It goes on to state that "the request must be due to an emergency or other condition that prohibits physical attendance at the meeting." If you would like this to change, you will need to discuss and decide.
4. (iv) restrict the number of separate connections for members of the public body that are allowed for an electronic meeting based on available equipment capability;
The current policy limits the number of members of the Body attending electronically to two. I don't know if this limitation was because of available equipment or just by policy. Keep the same, or change?

For your information, the state statute, as well as our current policy, says that "a public body that convenes and conducts an electronic meeting shall provide space and facilities at an anchor location for members of the public to attend the open portions of the meeting." The only exception to this rule is if the chair of the public body determines that conducting the meeting "presents a substantial risk to the health or safety of those present or who would otherwise be present at the anchor location; or the location where the public body would normally meet has been ordered closed to the public for health or safety reasons". Can anyone say 'pandemic'?

And finally, this part of the statute is for the Mayor or anyone else who may be conducting a meeting. UCA 52-4-207(9) says, "Except for a unanimous vote, a public body that is conducting an electronic meeting shall take all votes by roll call." We may want to add this language to our policy just as a reminder.

SIGNIFICANT IMPACTS

There are no monetary impacts.

ATTACHMENTS

Current Electronic Meeting Policy

Resolution No. 17-29

RESOLUTION OF SOUTH OGDEN CITY APPROVING AN ELECTRONIC MEETING POLICY FOR CITY MEETINGS, AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE IMMEDIATELY UPON POSTING AND FINAL PASSAGE.

WHEREAS, the City Council finds that the City of South Ogden ("City") is a municipal corporation duly organized and existing under the laws of Utah; and,

WHEREAS, the City Council finds that in conformance with Utah Code ("UC") § 10-3-717 the governing body of the city may exercise all administrative powers by resolution including, but not limited to regulating the use and operation of municipal property and programs; and,

WHEREAS, the City Council finds it is necessary or desirable occasionally to convene a public meeting of the South Ogden City Council, Boards and Commissions ("Body") to permit one or more members to participate with a telephonic or telecommunications link or conference; and,

WHEREAS, the City Council finds that UC §52-4-207 requires the South Ogden City Council to establish written procedures governing electronic meetings and the City Council desires to do so; and,

WHEREAS, the City Council finds that flexibility is needed in situations involving emergencies, loss of facilities, or other unforeseen circumstances that prevent Body members from attending to hold an electronic meeting to conduct the business of the City; and,

WHEREAS, the City Council finds that City now desires to further those ends by adopting and establishing procedures governing electronic meetings of South Ogden City and,

WHEREAS, the City Council finds that the public convenience and necessity requires the actions contemplated,

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF SOUTH OGDEN AS FOLLOWS:

SECTION II - ELECTRONIC MEETING ATTENDANCE

Section 1. The terms defined or described in the recitals will have the same meanings when used in the body of this Resolution. The above recitals are fully incorporated.

Section 2. All prior actions heretofore taken (not inconsistent with this Resolution), by South Ogden City, its elected and appointed officers of the City, including but not limited to the South Ogden City Council, Boards and Commissions ("Body") members directed toward the calling and holding of electronic meetings are ratified, approved and confirmed, provided such actions conformed to the provisions herein.

Section 3. Any meeting of the Body may be called and held electronically provided such meeting is otherwise called in conformance with the Utah Open and Public Meetings Act found in Utah Code Title 52, Chapter 4, and consistent with the procedures set forth herein.

Section 4. The City main office is at 3950 South Adams Avenue, South Ogden, Utah and is where Body meetings would normally convene and will be the anchor location for all electronic Body meetings. The City finds that such chambers prove space and facilities so interested persons and the public may attend and monitor the open portions of meetings of the Body, whether such meeting is a public hearing or otherwise.

Section 5. A meeting may be held by using telephone conferencing to allow a member of the Body subject to the open meeting requirements of Utah to be present at a meeting and to provide a quorum. There will be a limit of only two electronic connections by telephone or other conferencing methodology at any meeting.

Section 6. To provide for electronic meeting attendance, public notice of such meeting must be given at least 24 hours before the meeting by (i) posting written notice at the anchor location; and (ii) providing written or electronic notice to (a) at least one newspaper of general circulation within the State and in the City; and (b) to a local media correspondent; and (c) the state's public notice website; and (iii) providing notice of the electronic meeting to the members of the council or board at least 24 hours before the meeting so they may participate in and be counted as present for all purposes, including the determination that a quorum is present; and (iv) providing a description to the members of the Body of how the members will be connected to the electronic meeting.

Section 7. A request for electronic meeting attendance made by a member of the council or board may be made up to three days, but not less than twenty-four hours, prior to the scheduled meeting to allow for arrangements to be made for the electronic meeting connection(s) and for the public notice provisions. The request must be due to an emergency or other condition that prohibits physical attendance at the meeting. Notwithstanding the foregoing, no member may attend more than two meetings per year electronically. Requests to attend meetings electronically must be made to and approved by the mayor or chairperson of the affected board or commission.

SECTION III - PRIOR ORDINANCES AND RESOLUTIONS

The body and substance of all prior Resolutions, with their provisions, where not otherwise in conflict with this Resolution, are reaffirmed and readopted.

SECTION IV - REPEALER OF CONFLICTING ENACTMENTS

All orders, and Resolutions regarding the changes enacted and adopted which have been adopted by the City, or parts, which conflict with this Resolution, are, for such conflict, repealed, except this repeal shall not be construed to revive any act, order or resolution, or part repealed.

SECTION V - SAVINGS CLAUSE

If any provision of this Resolution shall be held or deemed or shall be invalid, inoperative or unenforceable such shall not have the effect of rendering any other provision or provisions invalid, inoperative or unenforceable to any extent whatever, this Resolution being deemed the separate independent and severable act of the City Council of South Ogden City.

SECTION VI - DATE OF EFFECT

This Resolution shall be effective on the 10th day of July, 2017, and after publication or posting as required by law.

PASSED AND ADOPTED BY THE CITY COUNCIL OF SOUTH OGDEN CITY, STATE OF UTAH, on this 10th day of July, 2017.

SOUTH OGDEN CITY

James F. Minster
Mayor

ATTEST:

Leesa Kapetanov, CMC
City Recorder

SOUTH OGDEN CITY
SEAL
UTAH
INCORPORATED 1936

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