



Regular City Council Meeting

Tuesday, November 15, 2022

5249 South 400 East

Washington Terrace, UT 84405

801.393.8681

www.washingtonterracecity.com

1. **ROLL CALL** **6:00 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **WELCOME**
4. **CONSENT ITEMS**
 - 4.1 **APPROVAL OF AGENDA**

Any point of order or issue regarding items on the agenda or the order of the agenda need to be addressed here prior to the approval of the agenda
 - 4.2 **APPROVAL OF NOVEMBER 1, 2022, MEETING MINUTES**
5. **SPECIAL ORDER**

Special orders will proceed as follows: Chair introduction of item, staff/applicant presentation, questions by Council, Chair opens public hearing, citizen input; Chair closes public hearing, then Council final discussion.

 - 5.1 **PUBLIC HEARING: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
FIRST PUBLIC HEARING TO CONSIDER POTENTIAL
PROJECTS FOR WHICH FUNDING MAY BE APPLIED UNDER THE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) SMALL CITIES
PROGRAM FOR PROGRAM YEAR 2023**
6. **CITIZEN COMMENTS**

This is an opportunity to address the Council regarding your concerns or ideas that are not on the agenda as part of a public hearing. Please limit your comments to no more than 3 minutes.
7. **NEW BUSINESS**
 - 7.1 **DISCUSSION/MOTION: RENEWAL OF THE LEASE AGREEMENT WITH
OGDEN CITY REGARDING WASHINGTON TERRACE FIRE STATION #51**

Ogden City will pay for leased space that includes the building, associated parking, grounds, and easements.
 - 7.2 **DISCUSSION: WEBER COUNTY HOUSING AFFORDABILITY AND ACCESS
STUDY**

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting. Amy Rodriguez, City Recorder.

7.3 MOTION/RESOLUTION 22-20: APPROVAL TO UPDATE THE CITY OF WASHINGTON TERRACE CIVIL RIGHTS POLICY

The update to the Civil Rights policy entails updating addresses and contact information for State and Federal Departments. It also updates the Language Access Plan with current census information. The resolution was originally adopted in 2016 and complies with Equal Opportunity and HUD's Fair Housing requirements.

8. COUNCIL COMMUNICATION WITH STAFF

This is a discussion item only. No final action will be taken.

10. ADMINISTRATION REPORTS

This is an opportunity for staff to address the Council pertaining to administrative items.

11 UPCOMING EVENTS

November 17th Planning Commission Meeting 6:00 p.m. (CANCELLED)

November 18th and 19th : Council Retreat 8:00 a.m.- 12:00 p.m.

November 24-25th: City Hall closed for Thanksgiving Holiday

December 6th: City Council Meeting 6:00 p.m.

December 10th : Candy Cane Run 8:00a.m.

December 26th : City offices closed for Christmas Holiday

December 29th: Planning Commission Meeting 6:00 p.m. (Tentative)

12. ADJOURN THE MEETING: MAYOR ALLEN

In compliance with the Americans with Disabilities Act, persons who have need of special accommodation should contact the City Recorder at 801-395-8283.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in three public places within the City of Washington Terrace City limits and sent to the *Standard Examiner* at least 24 hours prior to the meeting. Amy Rodriguez, City Recorder.

City of Washington Terrace

Minutes of a Regular City Council meeting

Held on November , 2022

City Hall, 5249 South 400 East, Washington Terrace City, Utah

MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT

Mayor Mark C. Allen

Council Member F. Carey Seal

Council Member Jeff West

Council Member Jill Christiansen

Council Member Scott Barker

Council Member Randy Ferlin

Parks and Recreation Director Carolos Grava

City Manager Tom Hanson

City Recorder Amy Rodriguez

Others Present

Mike Lawrence, Larry Weir, Sam Taylor

1. WORK SESSION

5:00 P.M

Topics to include: but are not limited to;

- Parks Master Plan

Park Designer Taylor spoke on the guiding vision for the City regarding parks. He stated that they identify specific projects to prioritize for implementation. He stated that it is at the conceptual level, and things may change once the plan is put into implementation. He stated that the Master Plan helps obtain grant funding. He stated that a community survey was run by the City early in the year. He stated that take aways are as follows:

- More of a variety of playground equipment
- A playground in every park
- A walking trail
- Desire for shade in all parks
- Strike a balance between active sports and natural elements for a slower park
- Dedicated space for a dog park

Taylor focused on existing features regarding Rohmer Park and the expansion on the south end for the Pickleball Court. He stated that there is expansion for a walking trail loop, as well as a playground near the baseball field. He stated that the picnic area is being considered on the north end of the park.

Taylor stated that there is a desire to keep the restroom by the pavilion, however, there is a plan to remove the pavilion structure and construct a smaller pavilion with a plaza area that would allow for larger groups and various usages. He stated that the large pavilion does not get much use.

Taylor stated that phase one of the Plan is to construct the pickleball courts. He stated that the walking trails will be in a separate phase and the plan will include connecting the trail with Riverdale. He

CC Minutes 11-01-22

46 highlighted an area that will be dedicated to a “off leash” dog area.

47
48 Taylor stated that there are three detention basins at Van Llewyn Park. He stated that there is a plan to
49 reclaim some of the land in the park by combining some of the basins and buy back some of the land from
50 the elementary school. He stated that the plan is to install a basketball court, playground, and possibly a
51 pavilion and restroom.

52
53 Taylor explained that the facilities at Victory Park are relatively new. He stated that the triangle area of the
54 park is underused. He stated that the proposal is to make the crossing between the two areas of the park
55 into a plaza that will be used as a pass through. He stated that the street would be expanded a few hundred
56 feet to make parking easier. He stated that there may be a water wise exposition in the park and a statute
57 could be erected for a focal point.

58
59 Taylor explained the concept plan for Civic Park, near the fire station. He stated that access into the park is
60 a key aspect to help with the concept, noting that there are minimal plans for this park.

61
62 Taylor explained that the Old Firehouse Park is conceptualized as a gathering place. He stated that one of
63 the talked about concepts could be a food truck gathering spot at certain times. He stated that there is not
64 anything like this in this area and would be a good opportunity for something unique for the Terrace.

65
66 Taylor noted that Lions Park is the City’s front door step and needs a strong presence. He stated that there
67 currently are two playgrounds on the park, along with a basketball court. He stated that creating more
68 pedestrian pathways would be beneficial for the site, along with adding a multi-sports court and gathering
69 plaza. Hanson stated that offering variety within walking distance was a goal of the committee. Hanson
70 stated that to protect the playground, there will be large boulders on the southeast side.

71
72 Taylor stated that Wright Park does not need much addition, noting that shade would be a good
73 improvement, as well as expanding the basketball court. He stated that a few more vegetation items like
74 shrubs or trees would be helpful to the park.

75
76 Council Member Barker asked if it is possible to include gardening plots for the community to have.
77 Taylor stated that the challenge with them is maintenance. He stated that the people would have to be
78 dedicated to maintain the plots. He stated that there was not a demand for them in the survey. Hanson
79 stated that he has been to the fenced off gardening plots in Clearfield City. He stated that there are a
80 variety of lots and how they are maintained. It was discussed that there is potential north of Little Rohmer
81 as well as Victory Park for community gardening. Hanson stated that the secondary water would be able to
82 be managed. He stated that we would be going from a higher water use to a lower water use.

83
84 Mayor Allen stated that if a little playground is going to be put in between the ballfields at Rohmer, a net
85 will need to be placed over the entire concrete area due to many foul balls in that area. He stated that if we
86 are encouraging kids to be there, we need to protect them with the netting. He stated that the area is being
87 used currently, however, it is not encouraged. He stated that he does not think we need a playground in
88 that area, as kids are making their own fun in that area. Mayor Allen stated that the Lions club has donated
89 several benches to several of the parks. He stated that he instructed Remington to purchase three more
90 benches that the Lions Club will pay for. He stated that the concrete pads have already been constructed.

91 Council was fine with the purchase of the park benches by the Lions Club. Mayor Allen stated that some
92 of the benches have little plaques honoring former Lion Club members. He stated that the funds come
93 from the proceeds from snacks sold at the games.

94
95 Mayor Allen stated that there are temporary lines at the pickleball court. He stated that Council will need
96 to decide on colors for the court. This will not be completed until spring when the weather is better.

97
98 Council Member Christiansen stated that her 15-year-old son loves the idea of a hammock grove and the
99 bouldering areas. She suggested that Lions Park would be a great area for a plaza, as there are many teens
100 in that area. She cautioned that the string lights over the plaza may be vandalized. Council Member Ferlin
101 stated that he has seen travelling soccer teams using open grass space, and suggests keeping some of the
102 open space for that purpose at Rohmer Park.

103
104 Council Member Barker asked about the line up for all the park projects, questioning if we should finish
105 one park at a time and move on to the next, or work on each park. Hanson stated that we need to finish
106 phase one due to the RAMP grant, and then look at what we can establish financially for each of the park
107 environment. Hanson stated that it comes down to the priorities of the Council. He stated that as we move
108 forward, we will have more updated numbers so that we can avoid budget issues.

109
110 Sam stated that the more use of the park brings upon civic pride and care for the park by residents.

111
112 Council Member Christiansen asked if the north end of Little Rohmer would be a better concept for the
113 dog park, as she doesn't feel that the sloped area is a great spot for the dog park. Hanson stated that the
114 dog park proposed is higher up on the bench for separation.

115
116 Taylor will work on budget numbers for the proposed items and bring back to Council as budget
117 document.

136
137
138
139
140 **MAYOR, COUNCIL, AND STAFF MEMBERS PRESENT**

141 Mayor Mark C. Allen
142 Council Member F. Carey Seal
143 Council Member Jeff West
144 Council Member Jill Christiansen
145 Council Member Scott Barker
146 Council Member Randy Ferlin
147 Code Enforcement Robyn Landers
148 City Manager Tom Hanson
149 City Recorder Amy Rodriguez
150 Weber County Sheriff deputy
151

152 **Others Present**

153 Charles and Reba Allen, Heidi and CJ Gerritsen, Mike Lawrence, Larry Weir, Steve Nielson, Sharae
154 Neilson, Paul Klema
155

156 **2. ROLL CALL**

6:00 P.M.

157
158 **3. PLEDGE OF ALLEGIANCE**
159

160 **4. WELCOME**
161

162 **5. CONSENT ITEMS**

163 **5.1 APPROVAL OF AGENDA**

164 Mayor Allen stated that the Annual Moderate Income Housing Plan will be moved to the next
165 meeting, as new numbers have come in to modify the report.
166

167 **5.2 APPROVAL OF OCTOBER 18, 2022, MEETING MINUTES**

168 Items 5.1 and 5.2 were approved by general consent.
169

170 **6. CITIZEN COMMENTS**

171 There were no citizen comments.
172

173 **7. NEW BUSINESS**
174

175 **7.1 DISCUSSION: PARKS MASTER PLAN REVIEW**

176 Mayor Allen stated that the Parks Master Plan was discussed with the designer during the work session.
177 Hanson stated that a survey was sent out for Parks and Recreation at the beginning of the year. He stated that
178 Landmark Design took the outcomes from the city wide survey and each park has been discussed and
179 conceptualized with the parks planning committee. Hanson stated that a few edits were put forth to Sam
180 Taylor and stated that Taylor will put some budget numbers to each of the projects for Council consideration.
181 Hanson stated that each park project that we do will need to have a parks component for RAMP grants.
182 Hanson stated that there has been an appraisal of the south part of Rohmer park to be used as part of our
183 match for the grant. Hanson stated that the county is also doing an evaluation of the park.

Hanson stated that we will receive a population grant. He stated that we will apply for some minor grants as well. He stated that next year we will also apply for major grants. He stated that the RAMP grant is due in January. Parks and Recreation Director Grava has been working on the process and the grants.

Hanson stated that Taylor will bring back current budget guidelines for Council to review. Hanson stated that the current concepts can be put on the City Website if Council approves. Council agreed to put the concept on the website. Council Member West stated that the concepts align with our citywide survey results, and stated that this way people can look at the concept and give feedback. He stated that we can have discussions once the budgetary feedback is received. Hanson stated that the concepts are not outlandish. He stated that the concepts fall within our capacity.

7.2 PRESENTATION/DISCUSSION: CODE ENFORCEMENT UPDATE

Landers spoke to Council concerning Code Enforcement. She stated that they are done to 186 cases from 420 cases. She stated that most of the open cases are yard issues. She stated that several people have been in court. She stated that \$700 has been received in fines. She stated that the prosecutor is charging \$100 per fine, which she feels is low. Hanson stated that one of the challenges is that some of the people that are receiving the citations do not have the capacity to get their environment taken care of, whether it be physically or mentally. Hanson wanted to make clear that no one is being sent to jail, however, the issues need to be resolved. Hanson asked how we can have people help themselves, or help their neighbors get the issues under control.

Lander stated that she and Seaman are working on an abatement issue to put a lien on the property if the city cleans up the property for them. Council Member Christiansen stated that she has offered help to some residents and they did not want help. Council Member Barker stated that he feels that a lot of people would jump at the chance to have help from the community, and would like for Council to know who the people are who need this type of help. Council Member Barker asked if Council could receive a list of people who could use help so that Council can reach out to them and offer community help.

Landers stated that she serves people citations at their door. She stated that if they are not home, they send the citation by certified mail. She stated that if the signature cannot be verified, the court will not prosecute. She stated that is a current challenge that she and Seaman are facing with the citations.

Hanson stated that the citations must be hand delivered to the resident. Hanson stated that court is making sure that everything is detailed. Hanson clarified that court is not in the way of processing the citations, they are just making sure everything is in order. Hanson stated that if we switch to a civil process, sending a letter is appropriate and clean. He stated that this would be a civil process instead of a criminal process. Hansons stated that the abatement process could be a part of this if Council directs. Hanson stated that we need to put together the policy and procedures for the abatement process. He stated that he will be working with Seaman on this process. Landers stated that she is leaning towards the abatement process because there are many repeat offenders and the abatement process may get their attention.

Landers asked how we can handle repeat offenders. She stated that it has been discussed to have bids for local lawn care providers that would be able to clean up the yards. Council Member West stated that he likes the idea of having a list of those that we can help. Hanson stated that he is nervous to send people to start taking care of people's lawns without their permission, as they may view it as a property rights violation. Hanson stated that it is challenging to get people to take pride of ownership.

Landers stated that they will work with residents as long as they keep the lines of communication open. Hanson stated that he will be observing pre-trials to watch the process. Landers stated that there is trial on November 9th around 4:00 p.m.

Mayor Allen stated that there has been some success. Landers stated that she tracks notices on the City tracking system. Landers stated that she tracks the violations on the GIS system. She stated that a recent problem is that GIS is not updating the owners, and Mathews is working on the system. She stated that email notification has been helpful as well.

Landers stated that the process is good right now, but is unsure if it will be effective long term. Hanson stated that he will be working on getting the abatement process in place and across the finish line.

7.3 MOTION/RESOLUTION 22-19: APPROVAL OF THE ANNUAL MODERATE INCOME HOUSING PLAN

This item has been postponed to a later meeting.

8. COUNCIL COMMUNICATION WITH STAFF

Council Member Seal updated Council on the Mosquito Abatement conference he attended. He stated that he received very good information. He stated that there were professors from around the country that covered a variety of topics. He stated that drones are becoming more prevalent for spraying. He stated that Weber County is very efficient and is becoming a leader with respect to using drones.

Council Member Christiansen stated that she has noticed trailers and parking problems on the street. Hanson stated that it is hard to identify the owner of the trailers and it is a legitimate concern. He stated that the sheriff's try to knock and talk and educate before they cite and tow.

Council Member West stated that there were a lot of positive comments on social media about how well the Terrace kids did during Halloween. He stated that he received hundreds of kids at his house. He stated that kids come in from surrounding areas as well.

Council Member Ferlin stated that the 7th grade football team will be competing at the mini bowl against Brigham City this Saturday in Logan.

Mayor Allen stated that TH Bell Junior High School team is in a championship game this Thursday. Mayor Allen stated that our registration fee for football has been raised \$10.00, as we are the lowest in the area. Council Member Ferlin stated that he feels that it could be raised a little more to help cover new equipment. Mayor Allen suggested reviewing the cost before it goes out to the residents, and see if he can make the registration cost work.

Mayor Allen thanked the entire Public Works Crew, Sheriff Office, and Fire Department for their help with the fields for the end of baseball season. He stated that the Minions won the U12 competition.

9. ADMINISTRATION REPORTS

Hanson discussed the winter parking handouts with Council. Mayor Allen stated that the date needs to be updated and feels that there needs to be more information on the handouts before they go out. Council Member Barker suggested a door tag that explains winter parking as well as summer parking.

Council Member Christiansen stated that the wording concerning the ice and snow event is confusing. Mayor Allen suggested language concerning not throwing snow out into the street, but stated that the cars on the road is more concerning. Council Member West suggested language on where to find the ordinance on the website, or a number to call for more information. Hanson stated that the door flyer will be tweaked and re-printed. Hanson stated that he would appreciate the VIPS members helping put the flyers on car windshields.

Hanson stated that there is a new resident packet and brochure that has ordinance exposure.

Hanson stated that Council received an emergency preparedness bullet point sheet. He stated that the best

way to be prepared for an emergency is to take care of ourselves and homes. He stated that we will be doubling our efforts within staff and Council on emergency management.

Hanson stated that Council will receive the summary of the policy and priorities list, and asks Council to write in or type in “what success looks like” for that policy and priority that will be discussed at the Council retreat.

Hanson stated that he sent out an email regarding illicit discharge at Recycled Earth. He stated that several cities are working through the situation. Hanson stated that our intent is to determine what would be the best fit for the city so that we can continue offering recycling to residents. Hanson stated that he has been talking with Wasatch Integrated Recycling and feels that it is much more viable for the city. Hanson stated that this change is within budget restraints and is an administrative action. Council agreed that it is a good move to make.

10. UPCOMING EVENTS

November 8th: Election Day (State)
November 15th City Council Meeting 6:00 p.m.
November 17th Planning Commission Meeting 6:00 p.m. (Tentative)
November 18th and 19th : Council Retreat 8:00 a.m.- 12:00 p.m.

11. ADJOURN THE MEETING: MAYOR ALLEN

**Motion by Council Member Barker
Seconded by Council Member West
To adjourn the meeting
Approved unanimously (4-0)
Time: 7:28 p.m.**

Date Approved

City Recorder

City Council Staff Report



Author: Amy Rodriguez
Subject: CDBG FIRST PUBLIC HEARING
Date: 11-15-22
Type of Item: Public Hearing

Admin Dept.

Description:

A. Topic: CDBG FIRST PUBLIC HEARING

B. Background:

The City will be applying for a Community Development Block Grant (CDBG) for the 2023 grant period. CDBG requires that a public hearing be held to receive comments and suggestions from the community concerning eligible projects to be considered for application.

CDBG Funds must be spent on projects benefitting primarily low and moderate income persons. Recent data shows that we are still around 56% LMI within the City.

C. Analysis:

CDBG further requires that the first public hearing being conducted as follows:

COMMUNITY DEVELOPMENT BLOCK GRANT PUBLIC HEARING

Mayor Allen opened the public hearing for the CDBG program and stated that the purpose of the hearing is to provide citizens with pertinent information about the Community Development Block Grant Program and to allow for discussion of possible applications for the 2023 funding cycle. It was explained that the grant money must be spent on projects benefitting primarily low and moderate-income persons. The Wasatch Regional Front, in which Washington Terrace is a member, is expected to receive approximately \$978,712 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time.

Mayor Allen read several of the eligible activities listed including examples, such as Construction of public works and facilities, e.g., water and sewer lines, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters.

Mayor Allen indicated that in the past Washington Terrace has received 12 CDBG grants which were used to purchase Fire Department Equipment to include a skid loader for the brush truck, thermal imaging equipment, breathing apparatus, turn out gear and radios. Other projects awarded funding include seismic upgrades to two Water Tanks, a restroom and bowery at Victory Park, the 4525 Sewer Main Replacement, construction of the Civic/Senior and Fire Station, Water Main Feeds, installation of water valves throughout the city, and currently purchase of AMI Metering equipment. The city has handed out its capital investment plan as part of the regional "Consolidated Plan". This list shows which projects the city has identified as being needed in the community.

It was asked that anyone with questions, comments or suggestions during the hearing please identify themselves by name, before they speak. The Recorder will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

The Mayor asked if there were any suggestions. The hearing was adjourned at _____.

LEASE AGREEMENT

This LEASE AGREEMENT made as of this _____ day of _____, 2022, between **WASHINGTON TERRACE CITY**, a Utah municipal corporation (“Lessor”), and **OGDEN CITY CORPORATION**, a Utah municipal corporation (“Lessee”). Lessor and Lessee shall hereinafter be referred to as the “Parties” and sometimes individually as a “Party.”

WITNESSETH:

WHEREAS, Lessor and Lessee desire to enter into this Lease Agreement regarding the real property described herein (“Premises”).

WHEREFORE, in consideration of the mutual covenants contained herein, Lessor and Lessee agree as follows:

1. **DESCRIPTION OF PREMISES:** Lessor and Lessee acknowledge that Lessor continues to use the building, associated parking, grounds, and easements, known as “Washington Terrace Fire Station #51,” located at 4601 South 300 West, Washington Terrace, UT 84405 (hereafter “Fire Station #51”), for support of fire protection and emergency services. The parties also acknowledge that Lessee’s use of the Premises will not interfere with Lessor’s continued use of Fire Station #51. Lessor leases to Lessee and Lessee leases from Lessor the Premises described as follows: a portion of Fire Station #51, and the nonexclusive right and privilege to utilize the grounds and parking areas, as more fully depicted in Exhibit A – Premises, attached to and made part hereof.
2. **PURPOSE:** Lessee intends to use the Premises for an apparatus bay, living quarters, kitchen facilities, and dorms. Lessee agrees that it shall not use the Premises in such a manner as to interfere with the quiet enjoyment of the portions of the Premises that shall remain occupied by the Lessor. Lessee shall cooperate with Lessor in the use of parking and other common facilities so as to not unreasonably interfere with Lessor’s operations, guests, employees, and invitees. Lessee agrees to comply with all Federal, State and Local governmental laws, ordinances and regulations affecting the operation of the leased Premises during the term of this Lease Agreement.
3. **TERM:** The Term of this Lease Agreement shall be ten (10) years, beginning on July 1, 2023, and terminating on June 30, 2033 (the “Term”). Either Party may terminate this Agreement prior to the end of the Term set forth herein without penalty by providing the other 365 days’ notice.
4. **RENT:** Annual rent shall be \$67,416.00 from July 1, 2023, through December 31, 2023, payable in monthly installments of \$5,618.00. From January 1, 2024 through ~~December 31, 2033~~ **June 30, 2033** the annual rent beginning each January 1st shall increase a minimum of 3% and up to a maximum of 6%. The actual increase for each year will match the annual Western States Region CPI-U (Consumer Price Index for All Urban

Consumers) rate for the given year when between the range of 3-6%. If the CPI is below 3%, the increase will be 3% and if above 6% the increase will be 6%. The monthly rent payments indicated above are the total amounts of monthly rent to be paid by Lessee and are *inclusive* of the costs of alarm notification, water, sewer, power, refuse, and natural gas, janitorial, snow plowing, and normal wear and tear on provided equipment and furnishings.

5. **INSURANCE:** Lessee agrees to keep in force, at its sole cost and expense, a policy of public liability and property damage insurance with respect to the leased Premises and Lessee's uses of the leased Premises, with a minimum, of \$1,000,000 single limits and \$2,000,000 combined limits for personal or bodily injury and property damage. The policy shall name Lessor and Lessee as insured's and shall contain a clause that the insurer will not cancel or change the insurance without first giving Lessor and Lessee ten (10) days prior written notice. Lessee waives its right of subrogation against Lessor for any reason whatsoever, and any insurance policies procured by Lessee shall contain an express waiver of any right of subrogation by the insurer against Lessor.
6. **DAMAGE:** In case the leased Premises shall be so damaged by fire, earthquake, the elements, or any other casualty as to be untenable, Lessee's lease herein shall be proportionately abated during any period necessary for Lessor to restore said Premises. Lessor shall not be liable nor responsible for any Lessee personal property on the Premises. In the event the Premises are unable to be restored, within thirty (30) days of the event causing the damage, to the condition existing immediately prior to the event causing the damage, either Lessor or Lessee may provide ten (10) days written notice to the other party that this Lease Agreement is terminated. Lessee is responsible to repair or reimburse Lessor for any damage that Lessee may cause to the Premises.
7. **INSPECTION OF PREMISES:** Lessee has made a physical inspection and examination of the Premises prior to execution of this Lease Agreement and acknowledges that the leased Premises are in satisfactory condition and layout at the time Lessee entered into occupancy. Lessee acknowledges that Lessee is not relying on any representation of Lessor regarding the condition of the Premises except as specifically provided in this Lease Agreement.
8. **SUBLETTING, ASSIGNING AND USE:** Lessee shall not sublease the Premises without the express prior written consent of Lessor, which consent shall be at the sole discretion of the Lessor.
9. **CONDITION OF PREMISES:** Lessee hereby agrees that Lessee is leasing the Premises in its as-is condition and that no alterations or improvements are required or permitted for occupancy by Lessee. Lessee further agrees to maintain the Premises in good and reasonable condition and to return the Premises to Lessor in substantially the same condition upon the termination of this Lease Agreement, reasonable wear and tear accepted.

RESERVATIONS BY LESSOR: Lessor, its agents or assigns, shall have the right to enter the leased Premises at any reasonable hour to conduct its business or inspect the Premises to insure the proper and complete compliance by Lessee to the terms and conditions of this Lease Agreement. Lessor shall have the right to enter the Premises to inspect the Premises and to make repairs, alterations, or modifications as required.

10. INDEMNITY:

- a. Lessee shall indemnify Lessor and save it harmless from and against any and all suits, actions, damages, claims, liability and expense in connection with loss of life, bodily or personal injury, or property damage arising from or out of any occurrence in, upon, at or from the leased Premises, or the occupancy or use by Lessee of the leased Premises or any part thereof, or occasioned wholly or in part by any act or omission of Lessee, or their agents, contractors, employees, servants, invitees, guests, licensees, or concessionaires.
- b. Lessor shall not be responsible or liable at any time for any loss or damage to the personal property or business of Lessee, including any loss or damage to either the person or property of Lessee that may be occasioned by or through the acts or omissions of persons occupying adjacent, connecting or adjoining space. Lessee shall use and enjoy the leased Premises at their own risk, and hereby release Lessor, to the full extent permitted by law, from all claims of every kind resulting in loss of life, personal or bodily injury, or property damage.

- 11. MAINTENANCE, EXPENSES AND UTILITIES:** Generally, Lessor shall be responsible for the maintenance of all core and shell elements of the Premises, which include the base structure, including foundation, beams, columns, floor slabs, and roof structure; building envelope, including exterior walls, exterior windows and glazing, and roof; any common areas, including entrance vestibule, fire egress stairways and corridors, mechanical rooms, electrical switchgear, communication equipment rooms, and any public toilets; electrical and mechanical systems, including electrical, plumbing, and telecommunications; combination fire standpipe/sprinkler system and central fire alarm system.

Lessee agrees that Lessee will not perform any maintenance of the following without first obtaining the prior written approval of Lessor, which consent shall be at the sole discretion of Lessor: maintenance of interior partitioning and doors; internal surface finishes (including interior wall cladding, paint, ceilings, and flooring); installation of any window treatments, furnishings, and equipment; and the maintenance of hot water heaters, the central air, and HVAC system.

Lessee shall have the duty of performing normal repair or replacement of lightbulbs, HVAC filters, items damaged during Lessee's occupancy of the Premises, and other wear and tear items common to the occupancy of the lease Premises by the Lessee. Lessor shall be responsible for snow removal along the sidewalks surrounding the

building and in the parking lot of the Premises. Lessor shall be responsible for grounds maintenance of the Premises, including tree and shrub maintenance, lawn mowing, pest control, weeding, and concrete/asphalt maintenance and repair. Lessee agrees to maintain the Premises in a neat and clean condition and shall not permit the accumulation of trash or other debris thereupon.

Utility bills will remain in the name of Lessor, and payment for such utilities is included in the monthly rent as indicated in Section 4 above.

12. **EVENTS OF DEFAULT - REMEDIES OF LESSOR:** Upon the occurrence of any of the following events, Lessor shall have the remedies set forth below:

- a. Lessee fails to perform any term, condition, or covenant to be performed by Lessee pursuant to this Lease Agreement within ten (10) days after written notice of such default.
- b. Lessee shall become bankrupt or insolvent or file any debtor proceedings.

13. **REMEDIES:** Upon the occurrence of the event(s) set forth above, Lessor shall have the option to take any or all of the following actions, without further notice or demand of any kind to Lessee or any other person:

- a. Immediately reenter and remove all persons and property from the leased Premises, storing said property in a public place, warehouse, or elsewhere at the cost of, and for the account of, Lessee.
- b. Collect by suit or otherwise any sum as it becomes due hereunder, or enforce, by suit or otherwise, any other term or provision hereof on the part of Lessee required to be kept or performed.
- c. Terminate this Lease Agreement by written notice to Lessee. In the event of such termination, Lessee agrees to immediately surrender possession of the leased Premises.
- d. Elect to pursue any remedy allowed by law.

14. **ATTORNEY'S FEES:** In the event of default, the defaulting party agrees to pay to the non-defaulting party all costs of enforcement hereof, including reasonable attorneys' fees and court costs, whether incurred prior to and/or after court actions.

15. **NOTICES:** All notices required herein shall be given to the respective parties hereto in writing, mailed postage prepaid, by certified mail to:

LESSEE:

Ogden City Corporation
Ogden Fire Department
2186 Lincoln Avenue
Ogden, Utah 84401

LESSOR:

Washington Terrace City
Washington Terrace Fire Department
4601 South 300 West
Washington Terrace, Utah 84405

Notice may also be given by personal service.

16. **MODIFICATIONS TO PREMISES:** Lessee agrees that Lessee will be not permitted to make any modifications to the Premises without first obtaining the prior written approval of Lessor, which consent shall be at the sole discretion of Lessor.
17. **HEIRS AND ASSIGNS:** Each and all of the terms and conditions contained herein shall be binding upon the parties hereto and shall extend to, bind and inure to the benefit of their respective heirs, assigns, successors and personal representatives.
18. **SIGNS AND ADVERTISING:** Lessee may place or suffer to be placed or maintained on any exterior door, wall, or window of the leased Premises, or elsewhere in or on the property, any sign, awning, marquee, decoration, lettering, attachment, or canopy, or advertising matter of any kind—as long as such advertising is in good condition and repair at all times and conforms with all relative Ogden City ordinances.
19. **OUTSIDE STORAGE:** Lessee is entitled to a reasonable amount of outside storage associated with Lessee's use of the Premises.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the Parties have executed this Lease Agreement at Ogden, Weber County, Utah, the day and year first above written.

LESSEE:

Ogden City Corporation

Michael P. Caldwell, Mayor

ATTEST:

City Recorder

LESSOR:

Washington Terrace City

Mark C. Allen, Mayor

ATTEST:

City Recorder

EXHIBIT A

Premises

Washington Terrace Fire Station #51: Building, Grounds and Associated Easements



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.



TABLE OF CONTENTS



1 INTRODUCTION.....	1	Washington Terrace.....	65
Existing Conditions.....	1	West Haven.....	68
Best Practices.....	2	West-central Weber County	70
Methodology.....	3	Wolf Creek.....	73
2 EXISTING CONDITIONS: WEBER COUNTY	4	4 COMMUNITY FEEDBACK.....	76
Population	4	Feedback Events & Methods	76
Population Characteristics.....	7	Feedback Themes	76
Housing Characteristics.....	8	Survey.....	78
Zoning & Land Use	22	5 AFFORDABLE HOUSING BEST PRACTICES.....	88
Key Trends & Take-Aways	24	Community Land Trusts.....	90
3 EXISTING CONDITIONS: COMMUNITIES	25	Housing Trust Funds	91
Eden	25	Preservation	91
Farr West.....	27	Redevelopment Agencies.....	92
Harrisville	29	Regional Housing Coordination	93
Hooper	32	Regulatory Incentives.....	94
Huntsville	34	TOD & Form-Based Code	95
Liberty	37	Workforce Housing.....	96
Marriot-Slaterville	39	Zoning Reform	96
North Ogden.....	41	6 TOOLS FOR PLANNING	98
Ogden	44	Factors of Suitability.....	99
Plain City.....	47	Using the Housing Location Explorer Tool.....	102
Pleasant View.....	50	7 CONCLUSION.....	107
Riverdale.....	53		
Roy.....	56		
South Ogden	59		
Uintah.....	62		

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.

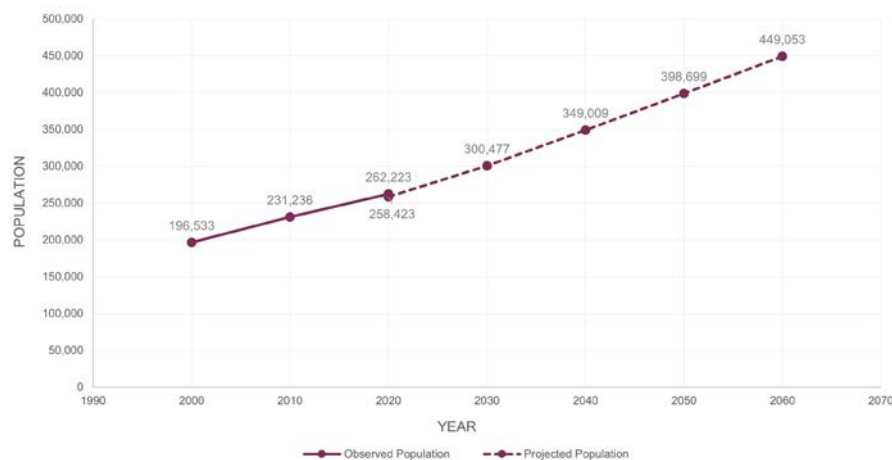
As illustrated in Figure 2.2, Weber County's growth rate of 13 percent from 2010 to 2020 was slower than its neighboring counties and the state

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

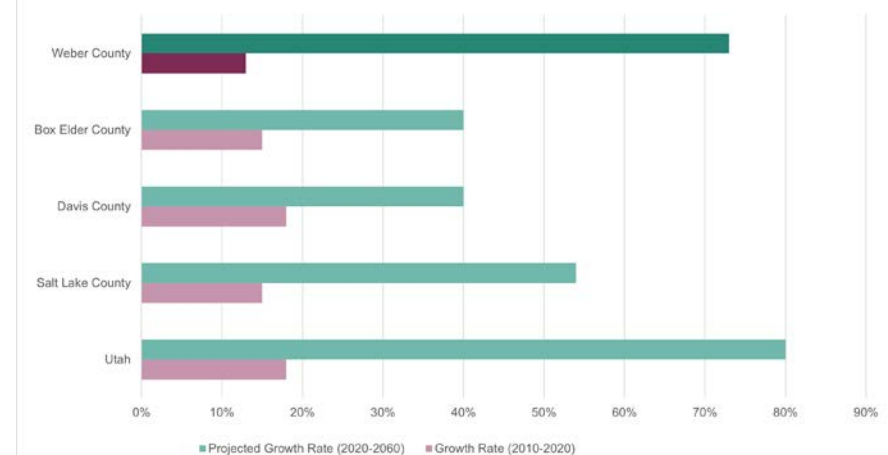
Not all areas of the county are growing at similar rates. Growth in older, more built-out areas is slowing to a crawl, while newer, more rural areas are growing exponentially. Tables 2.1 and 2.2, (as well as Map 2.1, see page 6) show the growth rates from 2010 to 2020 and anticipated growth rates from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

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. For Wolf Creek, Liberty, Eden, and Huntsville, the county's projected growth rate was Used to estimate their projected populations.

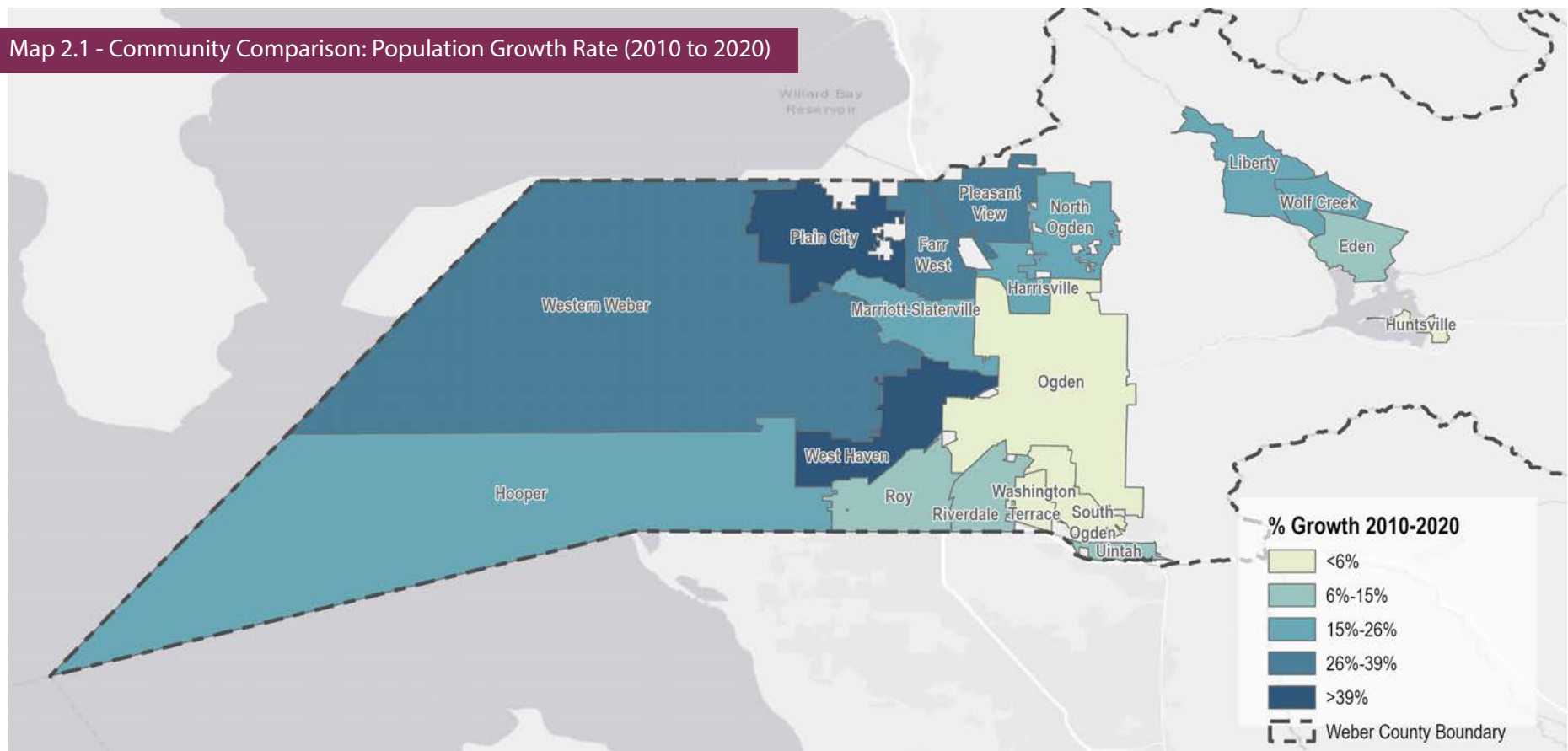
West Haven was the fastest-growing community in the county, with a growth rate of 63 percent in the past decade. Other communities that have seen significantly higher growth rates in the past decade include Plain City (43 percent), Pleasant View (39 percent), and Farr West (30 percent).

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 percent), 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)

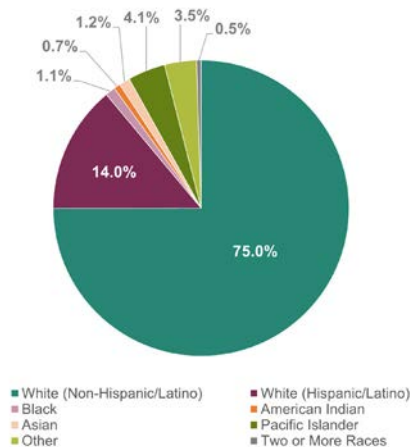


Table 2.5 - Percent Minority Householders (2019)

	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	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

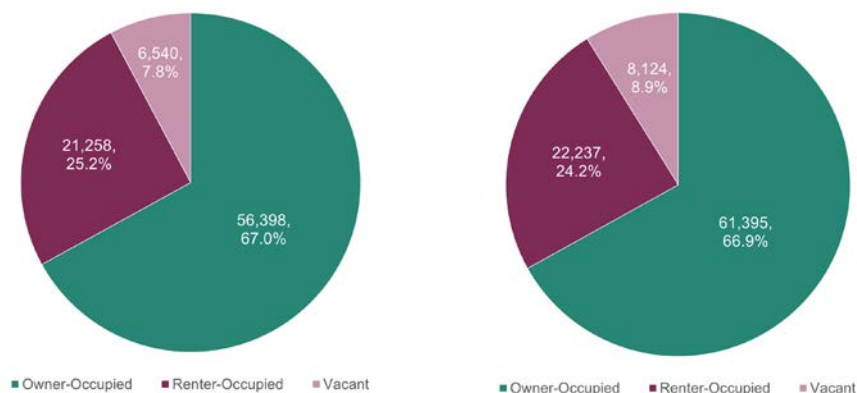
In 2019, there were 91,756 housing units in Weber County. As indicated in Figure 2.4, 66.9 percent of those were owner-occupied, 24.2 percent renter-occupied, and 8.9 percent vacant. Tenure in 2010 had a similar distribution. Since the population is growing yet housing tenure is remaining proportionately 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 homeownership 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, 19.6 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 (28.3 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%

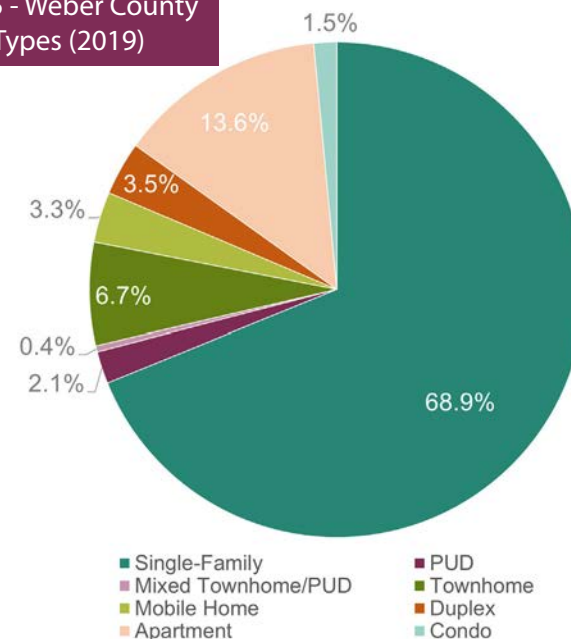
Source: U.S. Census Bureau: 2019 ACS 5-Year Estimates, Table DP04

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).

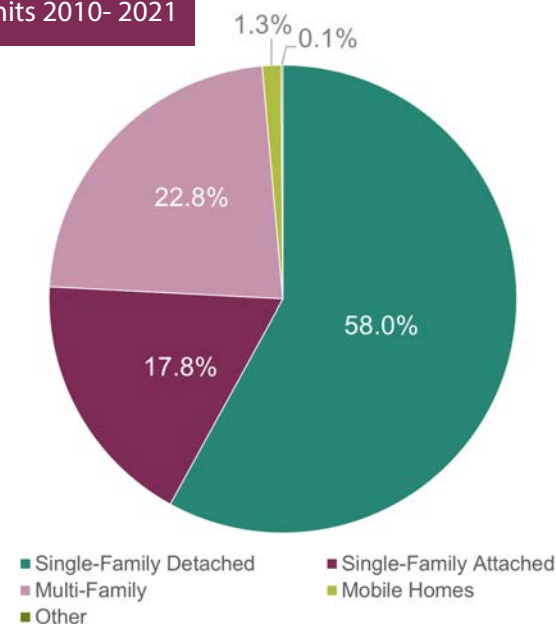
Figure 2.5 breaks down the housing stock further, showing the supply is predominantly single-family detached homes (68.9 percent), followed by 13.6 percent apartments, 6.7 percent townhomes, 3.5 percent duplexes, 3.3 percent mobile homes, and less than three percent each of planned unit developments (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

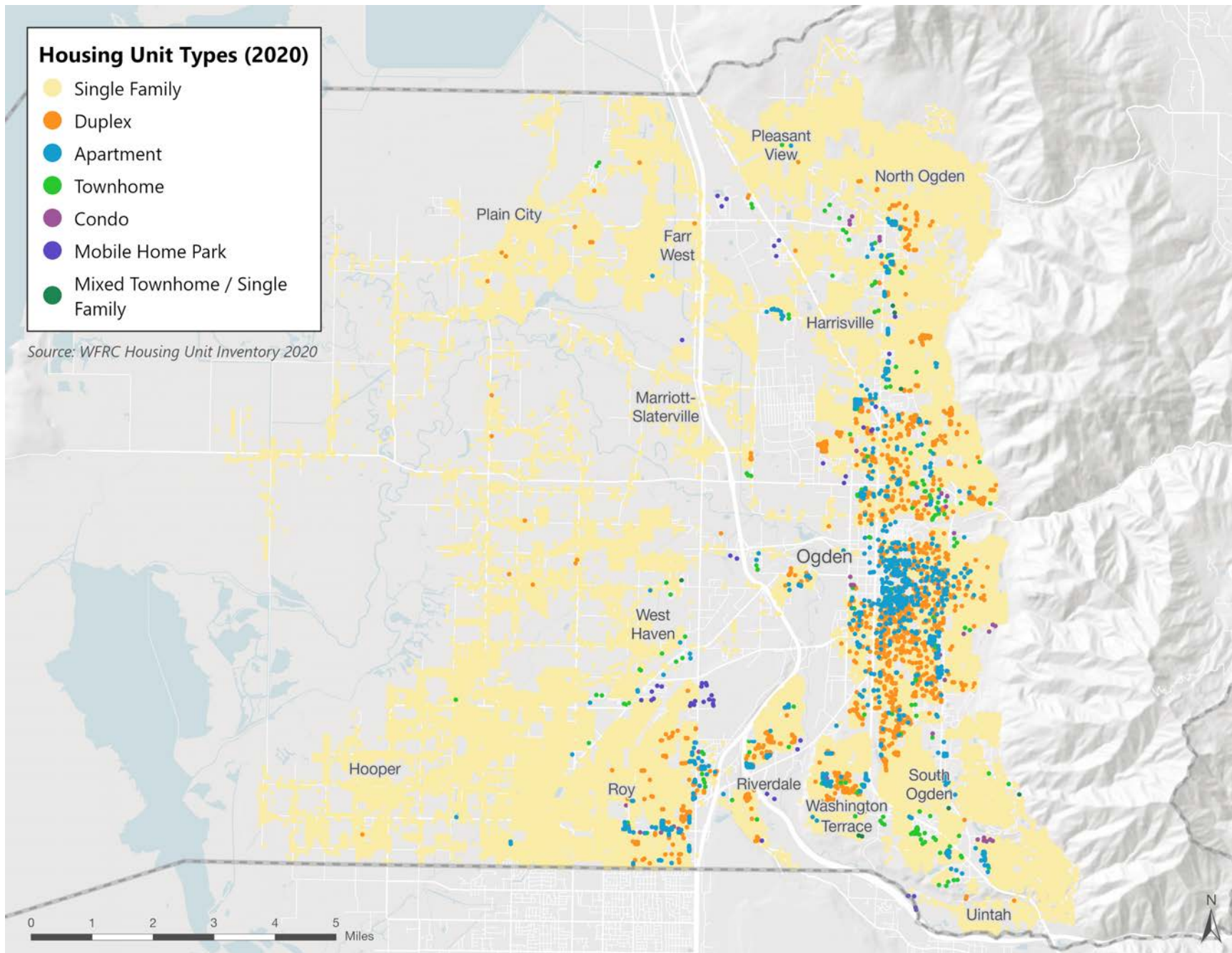


Table 2.10 breaks down housing permits from January 2010 to August 2021 by county and the state of Utah, and Table 2.11 does so by Weber County community. By far, the majority (26 percent) of housing permits issued were in West Haven, followed by Ogden at 16 percent and North Ogden at 10 percent. West 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

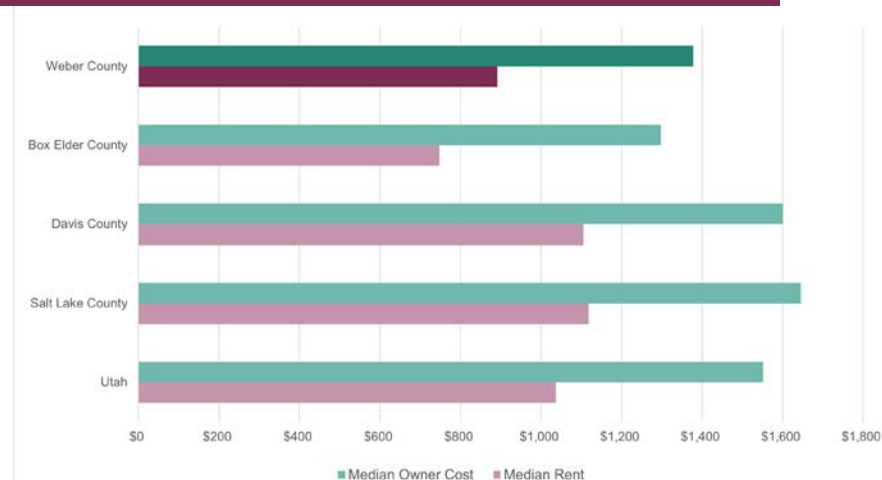
portion of Weber’s households is cost-burdened. A household is considered cost-burdened when it spends more than 30 percent of its gross income on housing. As of 2019, 23.8 percent of all households and 39.2 percent of renter households were cost-burdened in Weber County, which is lower than the state (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)

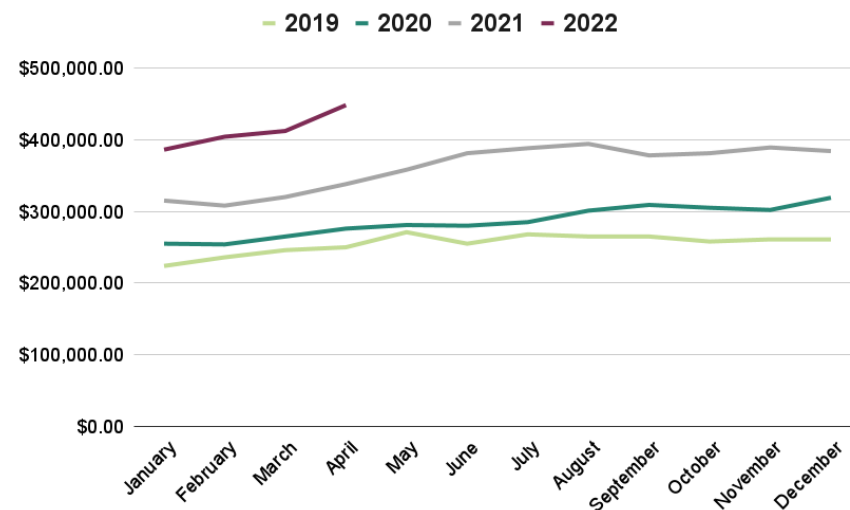
Community	Median Household Income	Percent Cost-Burdened Households	#Cost-Burdened Renter Households	Percent Cost-Burdened Renter Households	#Cost-Burdened Homeowner Households with a Mortgage	Percent Cost-Burdened Homeowner Households with a Mortgage
Weber County	\$67,244	23.8%	8,723	39.2%	9,660	22.2%
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

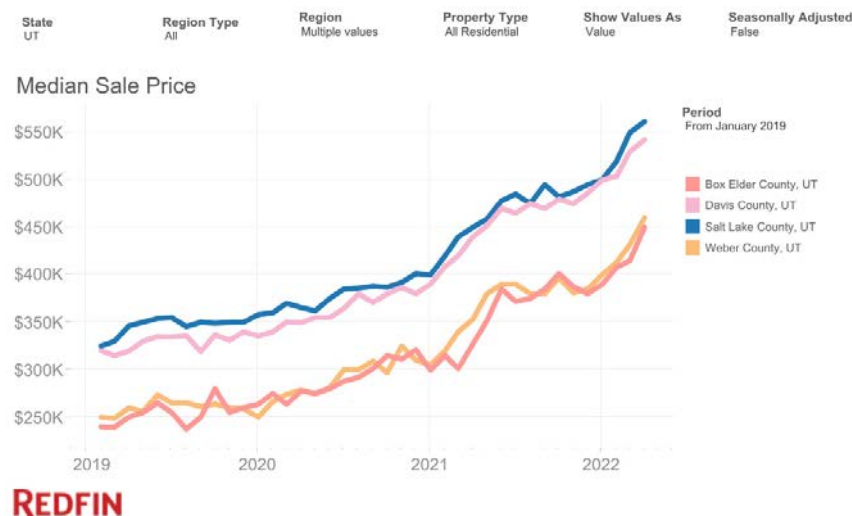
Housing prices have grown since 2013 and skyrocketed since 2019 (Figure 2.8). Median rent in Weber County rose from \$891 to \$1,084 in the past three years (2019 to 2022), which is a 22 percent increase (CoStar Group via Washington Post “Rising Rent Prices,” 2022). In that same time frame, median household 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 2.9 - 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

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



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

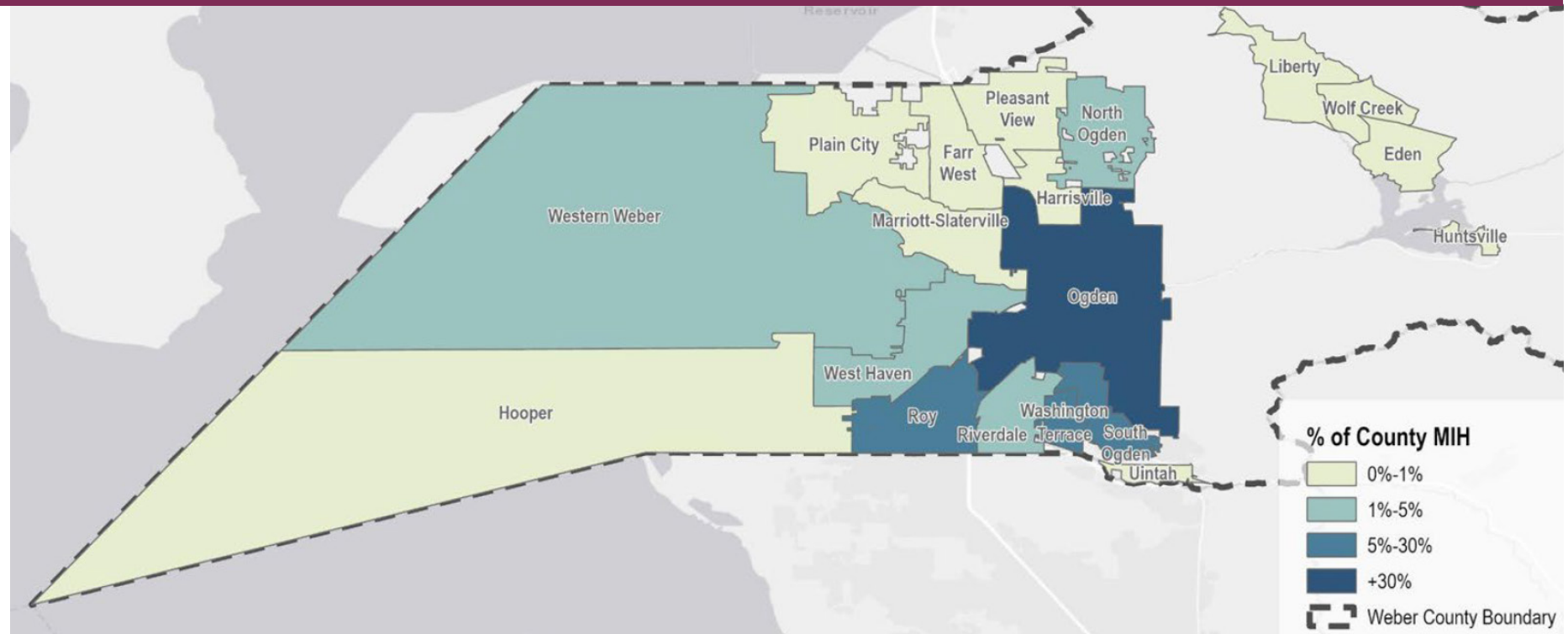
The communities in Weber County do not contribute equally to the county's moderate-income housing (MIH) supply, as indicated in Table 2.17 and Map 2.3 (see page 19). In fact, Ogden provides over 68.6 percent of the county's MIH supply while only accounting for 33 percent of the population. Ogden, Riverdale, 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 WFR'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.

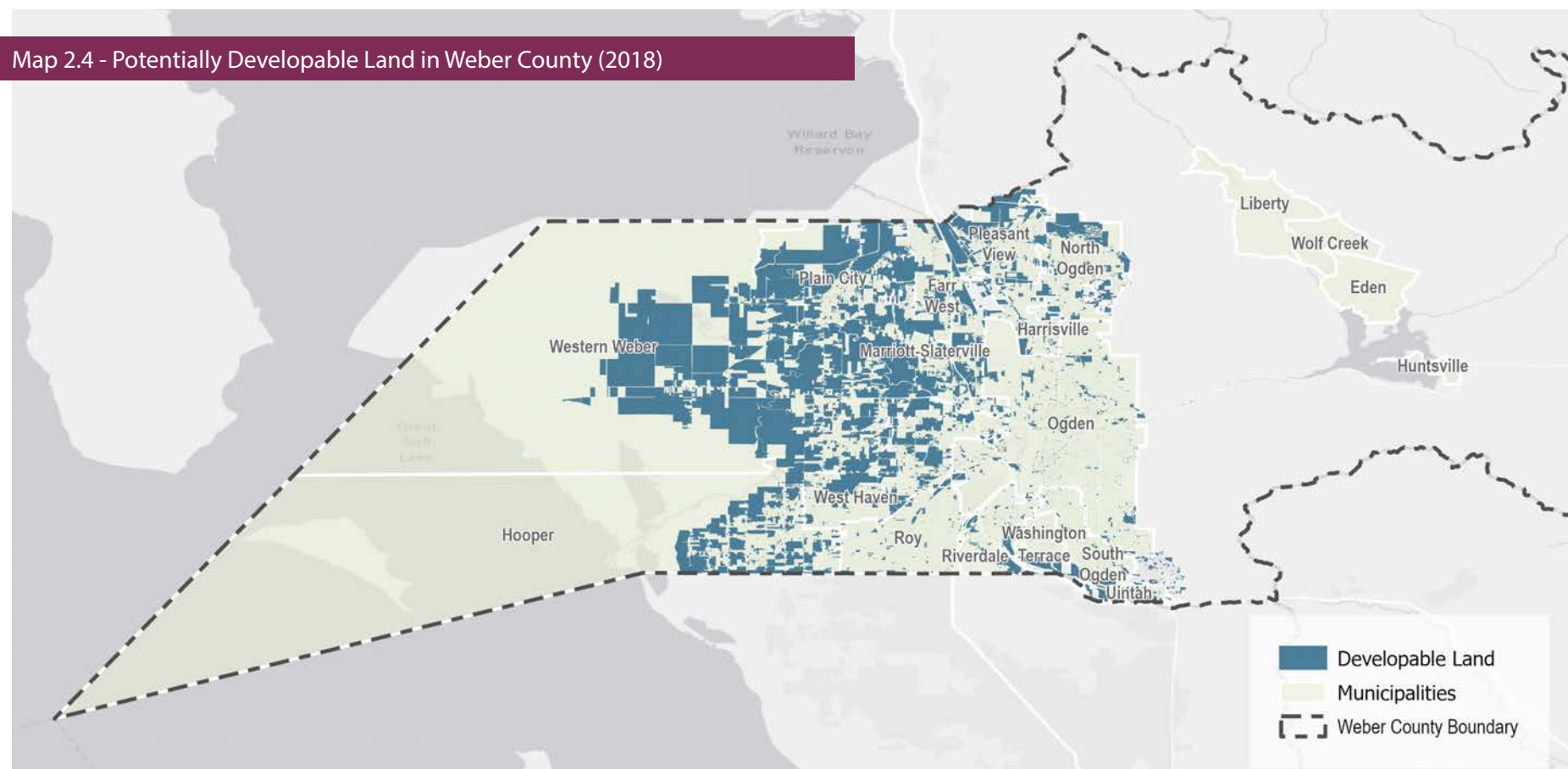
Hooper, Plain City, Huntsville, Marriott-Slaterville, and Washington Terrace do not have mixed-use zoning. This means that in western Weber County, only West Haven has mixed-use zoning, and in southern Weber County, only

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 unavailable 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

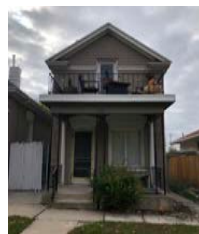
Fifty-five percent of Weber County's rental units are affordable for households making 80 percent of the AMHI. While Weber County has a surplus of moderate-income units (50 to 80 percent AMHI), it lacks 1,322 low-income and very low-income units for those below 50 percent AMHI (likely more with rising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

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

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

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.

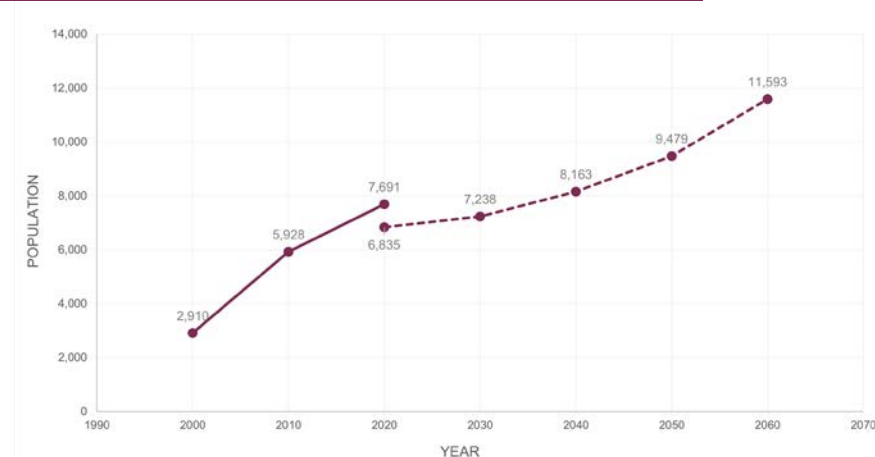


FARR WEST

Population Characteristics

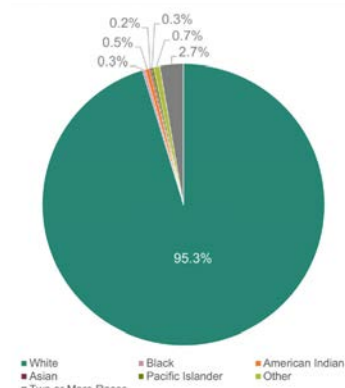
Farr West has grown by 30 percent in the past decade – the fourth-highest rate in the county. From 2010 to 2020, Farr West grew nearly two times faster than predicted by the Governor’s Office of Planning and Budget, reaching a population of 7,691, as indicated in Figure 3.1. The Governor’s

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

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.

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

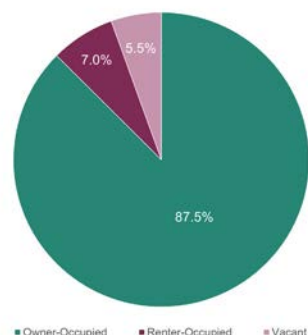
Tenure

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

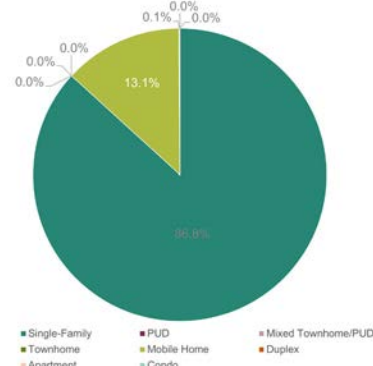
As illustrated in Figure 3.4, Farr West’s housing stock is 86.8 percent detached single-family homes, 13.1 percent mobile homes and just 0.1 percent duplexes. A total of 669 units were permitted in Farr West from 2010 to 2021. Of those units, 640 (96 percent) were single-family detached and 29 (4 percent) 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.

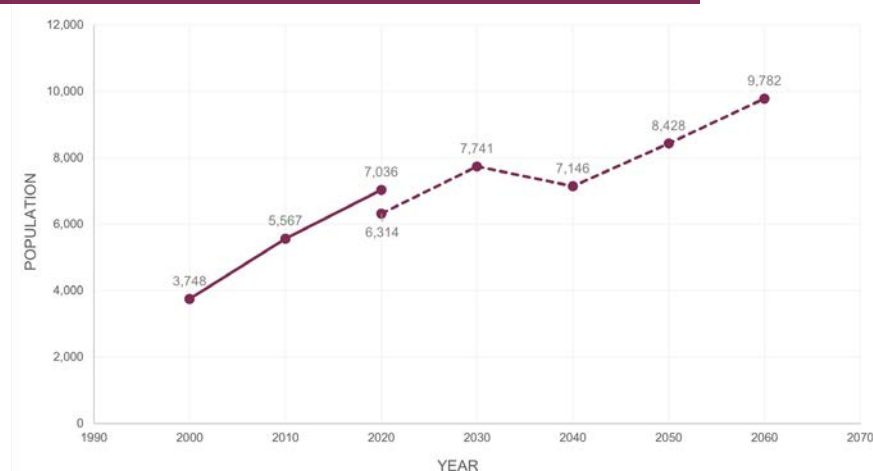
Farr West has the sixth-lowest median rent and the fifth-highest median owner costs. The large number of existing mobile homes may provide some affordability and account for the large gap between renter and owner housing costs in the community.

HARRISVILLE

Population Characteristics

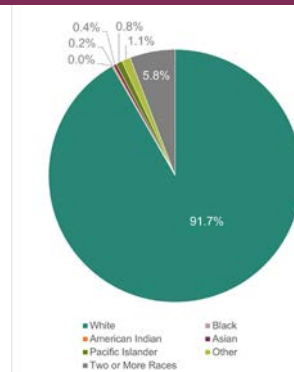
Harrisville had the fifth-highest 2010 to 2020 growth rate in Weber County, at 26.4 percent. The Governor's Office of Planning and Budget predicts West Haven will continue to grow rapidly through 2060, with the exception

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

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.

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)

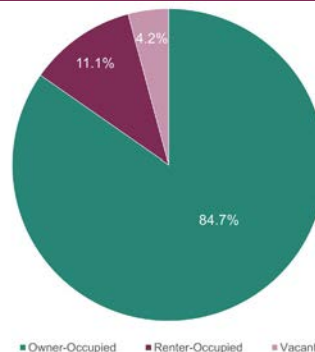
were attached single-family, and three (two percent) were multi-family. Comparing these numbers to the overall housing stock in Figure 3.8 indicates that Harrisville's housing stock is shifting even more towards attached single-family housing and slightly away from detached single-family.

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.

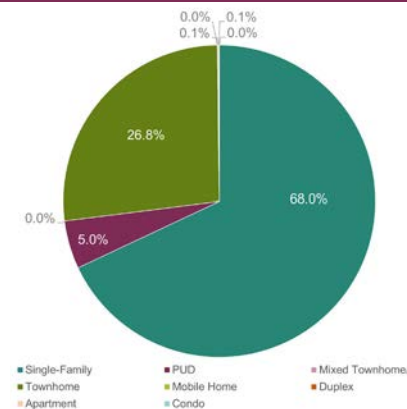
Harrisville households with a regional median income (100 percent AMHI), spend an average of 46 percent of their income on housing and transportation costs (22 percent for housing and 24 percent for transportation). For households with a regional moderate income (80 percent AMHI), those expenses rise 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

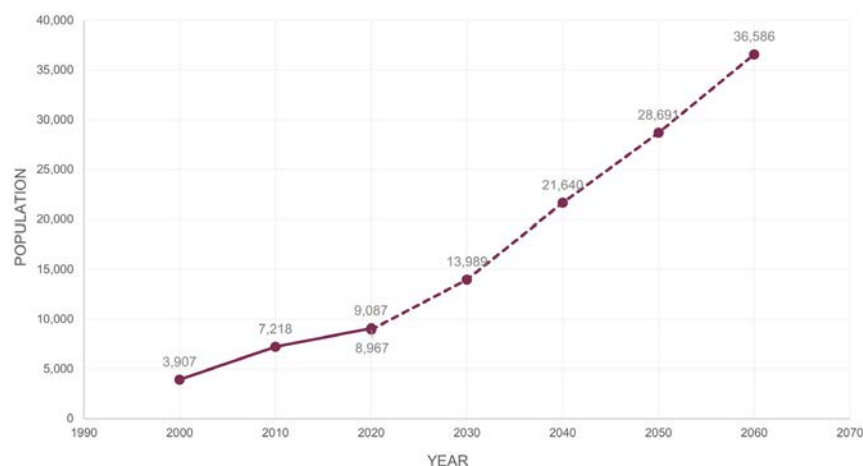
Harrisville has an above-average median household income, has a relatively young population, and a large proportion of households with children.

HOOPER

Population Characteristics

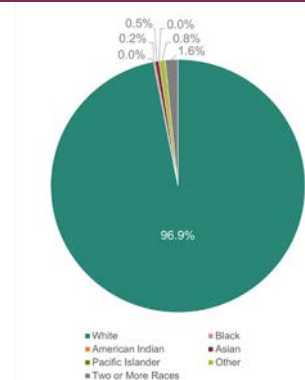
Hooper ranked sixth out of 18 in the county for 2010 to 2020 population growth rate, with a rate of 26 percent, compared to the county's rate of 13 percent. The Governor's Office of Planning and Budget projects Hooper will

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

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).

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

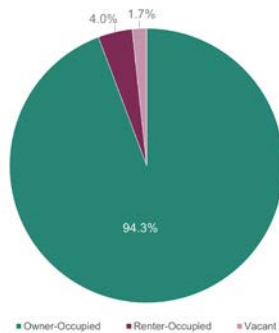
Over 94 percent of the housing units in Hooper are owner-occupied, while just four percent are renter-occupied and 1.7 percent vacant. This high home ownership rate differs with the figure for the county, where 66.9 percent of housing units are owner-occupied.

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.

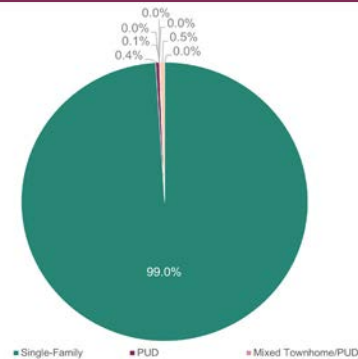
Housing permitting data over the past decade was unavailable in Hooper.

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

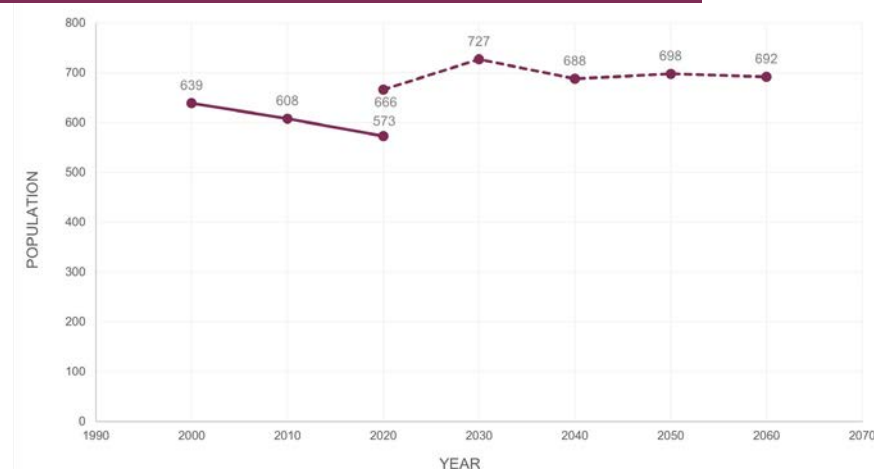
Housing costs are relatively high in the city (fourth highest in the county for both owners and renters), but the city's high median income means the proportion of cost-burdened residents is similar to the county average. Hooper has zero affordable units for households below 50 percent AMHI.

HUNTSVILLE

Population Characteristics

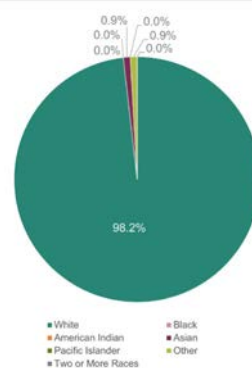
As indicated in Figure 3.13, Huntsville's population declined between 2000 and 2020, falling from 639 to 573. Huntsville was the only Weber County community to see a population decline between 2010 and 2020. However, the Governor's Office of Planning and Budget projects the town's population

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 - Huntsville Race (2019)



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

will grow to 727 by 2030 and then stabilize around 700 residents in the following decades.

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	Huntsville	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

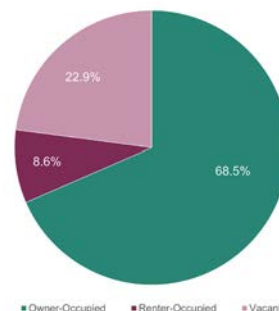
Tenure

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

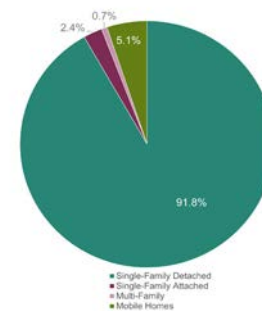
The vast majority (91.8 percent) of housing units in Huntsville are single-family detached, with the next largest category being mobile homes at 5.1 percent. A total of 110 units were permitted in Huntsville from 2010 to 2021. Of those units, 104 (96 percent) were single-family and four units (four percent)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

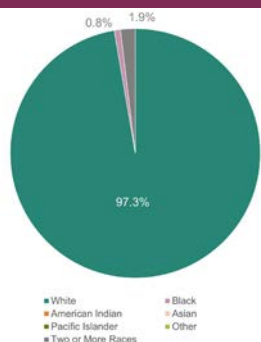
Huntsville's median household income is similar to the county average and its median owner costs are slightly above the county median. However, Huntsville has the third-highest median rent in the county.

LIBERTY

Population Characteristics

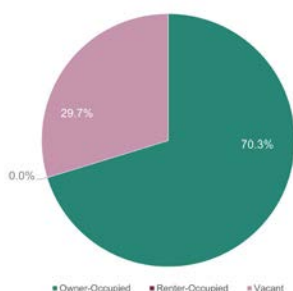
Liberty's population grew from 1,257 to 1,522 between 2010 and 2020, a 21 percent increase (compared to a 13 percent increase in the countywide population). This growth rate was the ninth-highest of the Weber County communities. No population projection figures are available for Liberty, and its population 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.

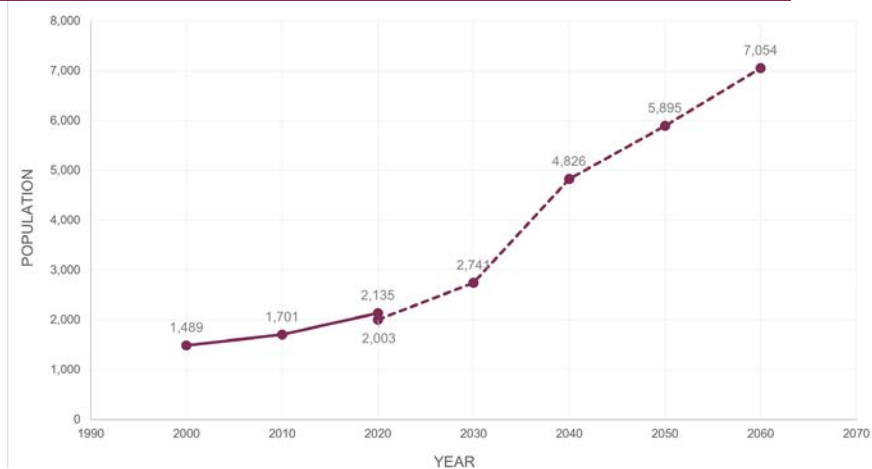


MARRIOTT-SLATERVILLE

Population Characteristics

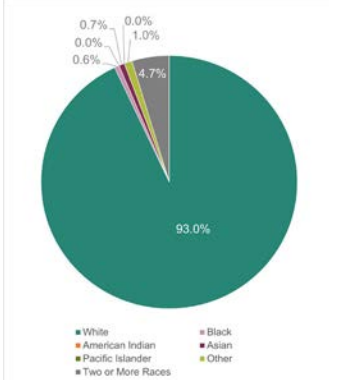
As shown in Figure 3.19, Marriott-Slaterville had the seventh-highest 2010 to 2020 population growth in Weber County. At 26 percent, the city’s growth rate was double the county’s. The Governor’s Office of Planning and Budget projects the city will continue growing over the coming decades,

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

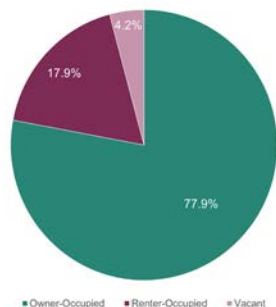
As illustrated in Figure 3.22, nearly 87 percent of Marriott-Slaterville’s housing units are detached single-family homes, with most of the remainder being townhomes. This means the city has very little multi-family housing. This breakdown differs from Weber County’s (not including Ogden Valley), which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

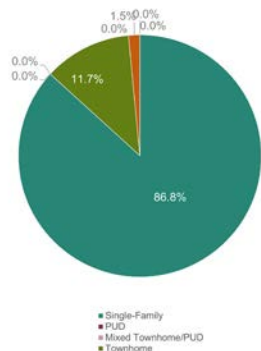
Based on 2015 to 2019 data, the median gross rent in Marriott-Slaterville

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, Marriott-Slaterville only provides 0.4 percent of its affordable housing. For Marriott-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

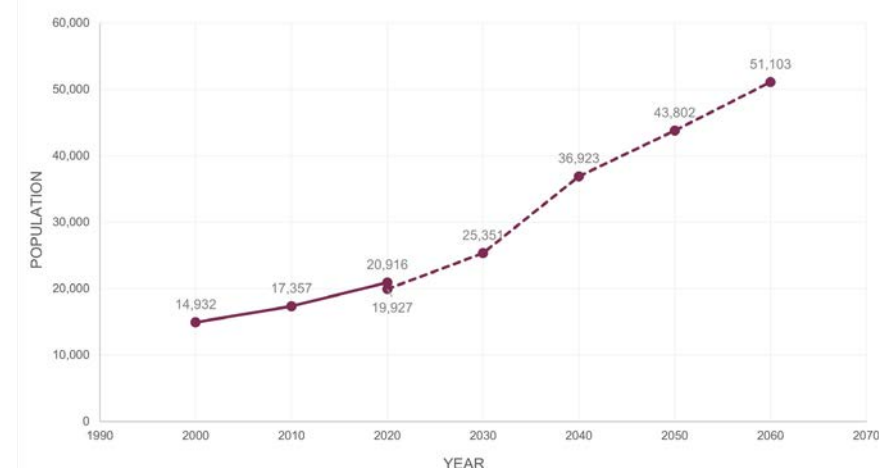
Marriott-Slaterville does not allow for multi-family housing, and it provides a lower proportion of the county's affordable housing than its share of the county's population.

NORTH OGDEN

Population Characteristics

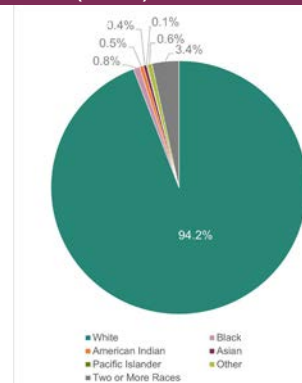
As shown in Figure 3.23, North Ogden's population in 2020 was 20,916. From 2010 to 2020, North Ogden grew by 21 percent – significantly higher than the overall county growth rate of 13 percent. Currently, North Ogden

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

Figure 3.24 - North Ogden Race (2019)



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

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.

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.

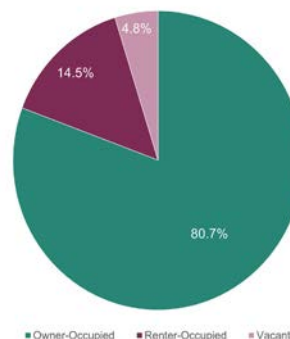
North Ogden's median age and average household size are significantly higher than the county's, though it has a very comparable rate of households with children under 18. This suggests that there may be a higher rate of intergenerational households, young adults living with parents, or households with 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%

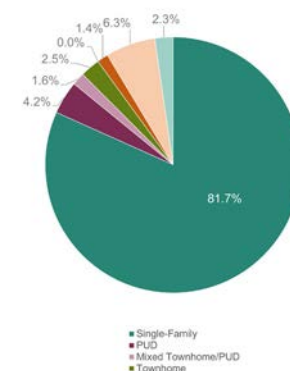
Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

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

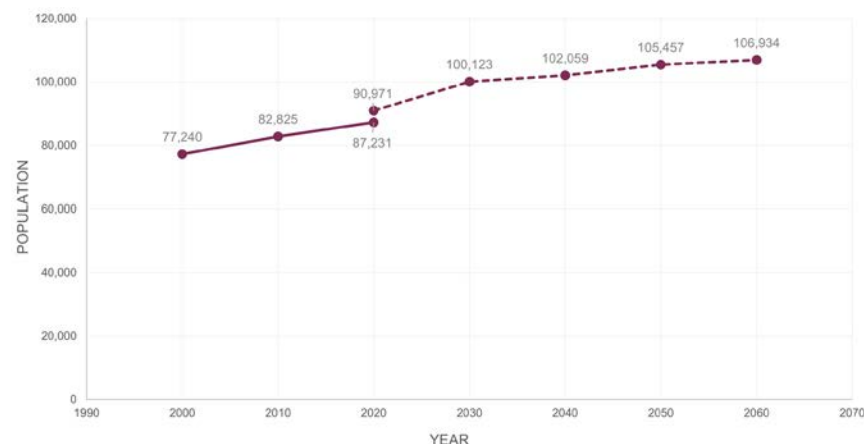
North Ogden has a surplus of affordable units for its low and very low-income households; however, the community accounts for eight percent of the county's population yet only provides 2.6 percent of the county's affordable housing. For North Ogden to provide a proportionate share of affordable units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

OGDEN

Population Characteristics

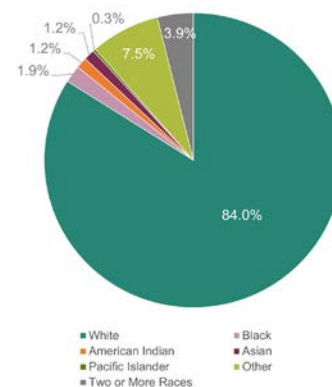
As shown in Figure 3.27, Ogden is the most populous municipality in Weber County, with a population of 87,231 in 2020. However, it ranked 16 out of 18 for 2010 to 2020 population growth, with an increase of 5.3 percent.

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

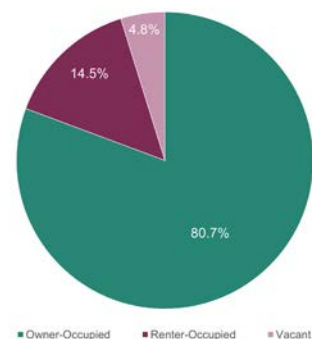
As shown in Figure 3.29, 80.7 percent of the housing units in Ogden are owner-occupied, compared to the Weber County rate of 73.4 percent. Ogden's homeownership rate rose by 1.7 percent between 2010 and 2019. Ogden had a vacancy rate of 8.5 percent in 2019.

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

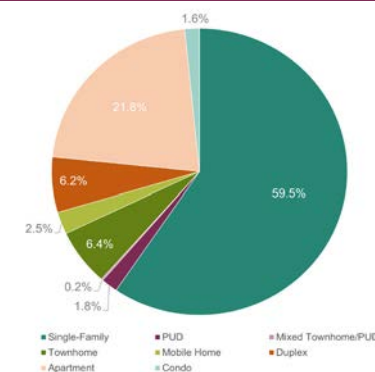
second most permitted units in the entire county. Of those units, 931 (53 percent) were multi-family, 411 (23 percent) were detached single-family, 386 (22 percent) were attached single-family, and 40 (2 percent) were mobile homes. Comparing these numbers to the overall housing stock in Figure 3.32 indicates 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

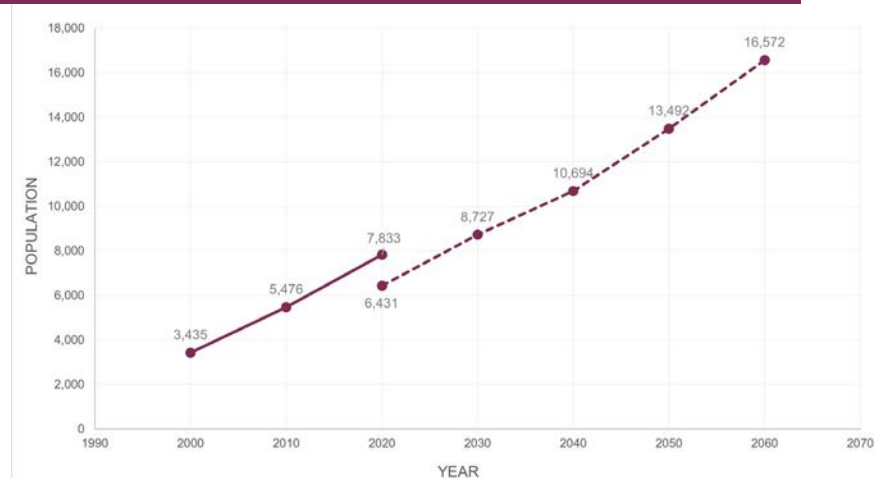
Ogden provides 65 percent of the county's affordable housing – far more than any other individual municipality (the next highest is Roy at 6.5 percent). This situation is reflected in its high proportion of multi-family housing, which it permitted as a large share of its total housing construction between 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

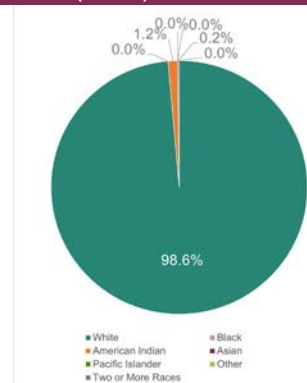
As shown in Figure 3.31, Plain City's population in 2020 was 7,833 – twenty-two percent higher than projected by the Utah Governor's Office of Planning and Budget. From 2010 to 2020, Plain City grew by nearly

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

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.

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.

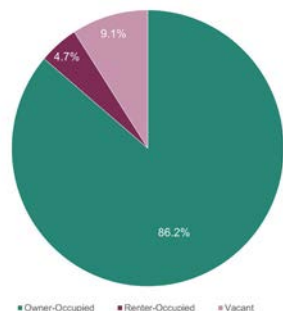
Plain City has the third-highest average household size and first-highest percent of households with children in Weber County. Fifty-five percent of

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%

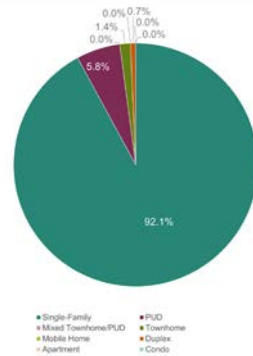
Source: U.S. Census Bureau ACS 2019 5-year data, Tables S1101, S2503, S0101, DP02, B11007

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 9.1 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

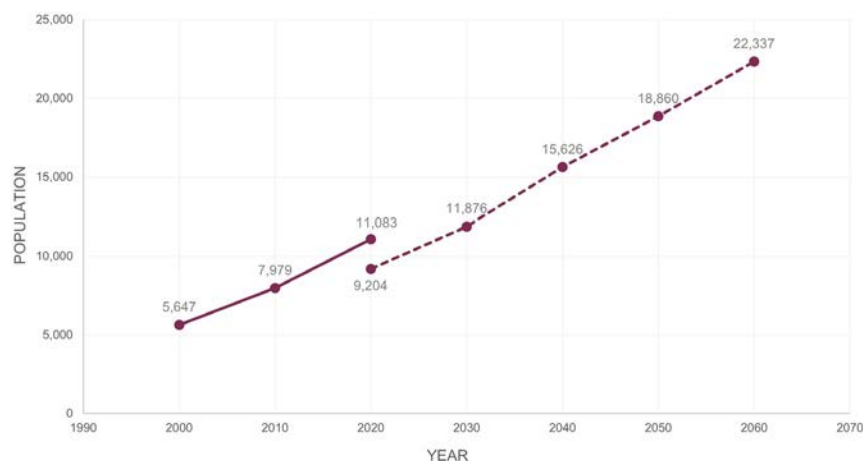
Plain City has a surplus of affordable units for its low and very low-income households; however, the community accounts for three percent of the county's population yet it only provides 0.8 percent of the county's affordable housing. For Plain City to provide a share of affordable units proportionate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

PLEASANT VIEW

Population Characteristics

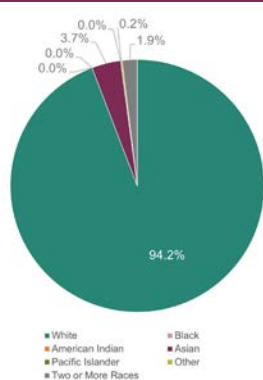
As shown in Figure 3.35, Pleasant View's population in 2020 was 11,083 – twenty percent higher than projected by the Utah Governor's Office of Planning and Budget. From 2010 to 2020, Pleasant View grew by nearly 40

Figure 3.35 - Pleasant View Past and Projected



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

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.

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 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, 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.

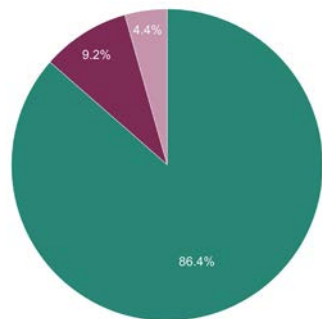
Pleasant View's median age, average household size, and percent of households with children are higher than Weber County's. In fact, the community has the largest household size in the county. Pleasant View has an age dependency ratio of 83 (the second-highest in Weber County),

Table 3.19 - Pleasant View: Other Key Population Characteristics

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

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

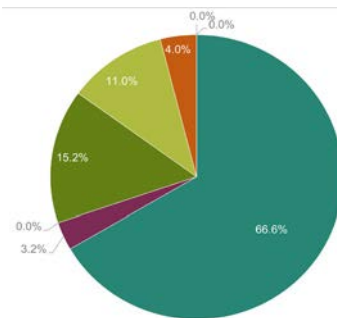
Tenure

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.

Figure 3.38 - Pleasant View Housing by Type (2019)



Source: Wasatch Front Regional Council

A total of 897 units were permitted in Pleasant 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

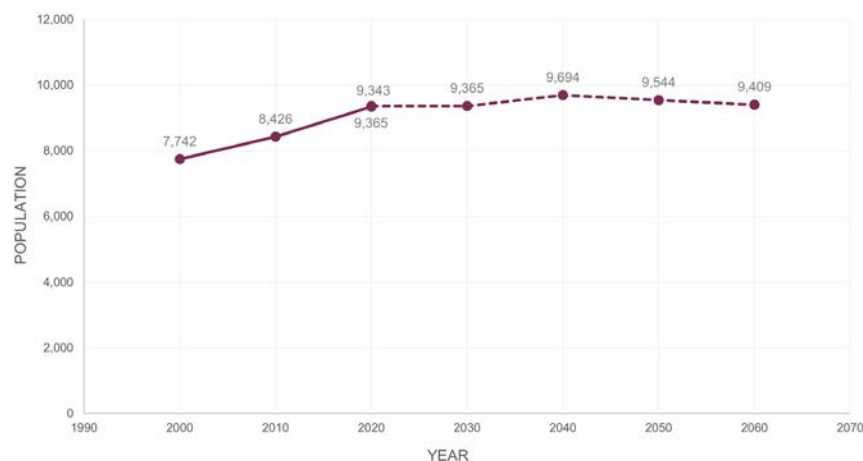
Pleasant View has a surplus of affordable units for its low and very low-income households; however, the community accounts for 4.2 percent of the county's population yet it only provides 0.8 percent of the county's affordable housing. For Pleasant View to provide a share of affordable units proportional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

RIVERDALE

Population Characteristics

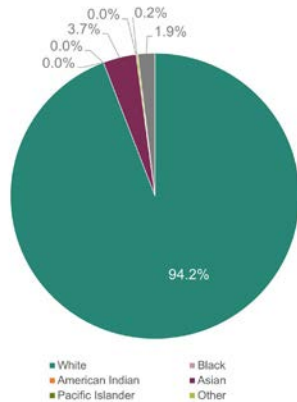
As shown in Figure 3.39, Riverdale's population has grown 11 percent over the past decade, bringing its population to 9,365 in 2020. Riverdale is Weber County's fifth-most-populated municipality, accounting for 3.6 percent of

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

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.

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

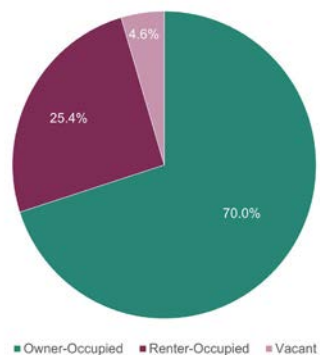
Riverdale has a smaller average household size, a smaller portion of households with children, and a slightly younger population than Weber County as a whole. Riverdale has a large population of seniors living alone. In fact, one in eight households in Riverdale are seniors living alone.

Housing Characteristics

Tenure

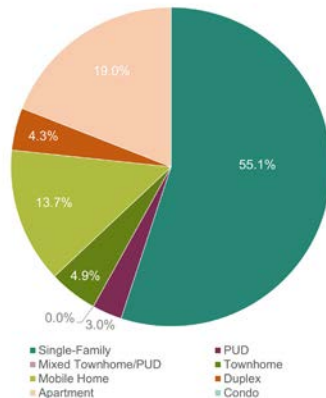
As illustrated in Figure 3.41, in 2019, 70 percent of housing units were owner-occupied, 25.4 percent were renter-occupied, and 4.6 percent were vacant. Riverdale's homeownership rate fell by 1.9 percent between 2010 and 2019 (despite the county's rising by 0.8 percent), meaning that slightly more residents rented 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 (\$31,696-\$39,620)	\$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.

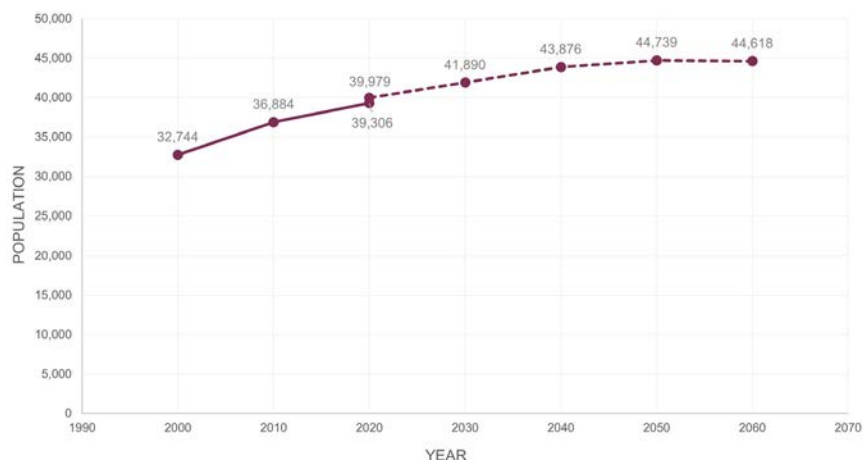


ROY

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

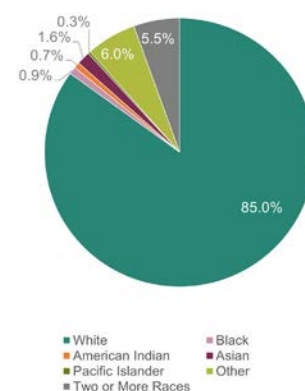


Source: U.S. Census Bureau: DEC 2010, 2020, Table P1; 2012 Baseline Projections - Utah Governor's Office of Planning & Budget

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

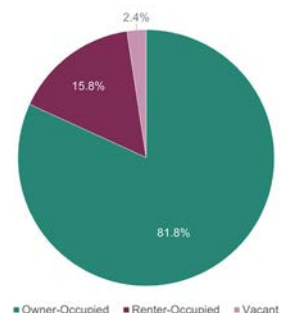
In 2019, 81.8 percent of housing units were owner-occupied, 15.8 percent were renter-occupied, and 2.4 percent were vacant. Roy's homeownership rose by 1.4 percent between 2010 and 2019 when the county's rose by 0.8 percent, meaning that slightly more residents are owning instead of renting their housing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

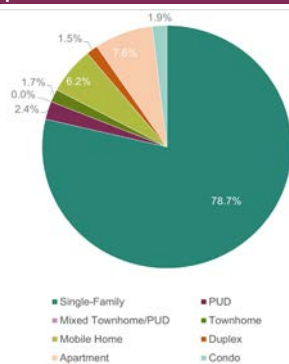
A total of 735 units were permitted in Roy from 2010 to 2021. Of those units, 399 (54 percent) detached single-family homes, 245 (33 percent) were multi-family, 80 (11 percent) attached single-family, and 11 (one percent) were mobile homes. Compared to the overall housing type distribution illustrate 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

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.



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.

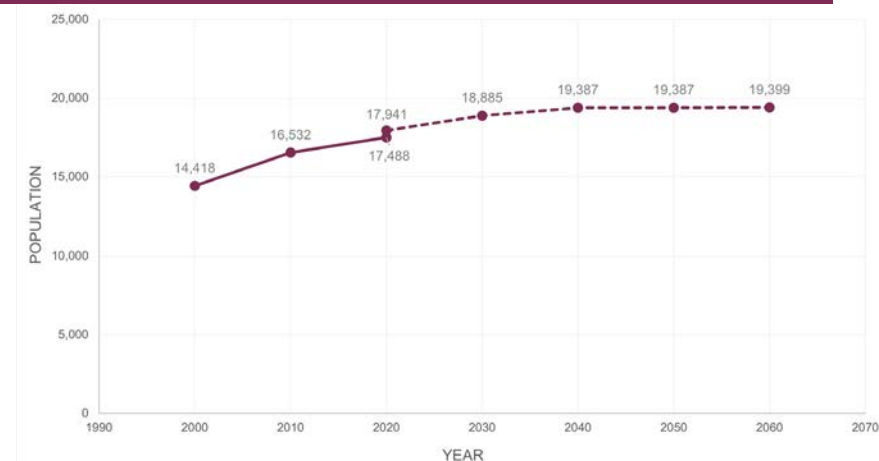
Roy's zoning allows multi-family (including two-family) development in its R-3, R-4, and mixed-use zones. Based on 2018 data, about 6.1 percent of Roy's land is potentially developable, which ranks 14 out of the 15 jurisdictions for which data are available. That percentage equates to roughly 317 developable 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.

SOUTH OGDEN

Population Characteristics

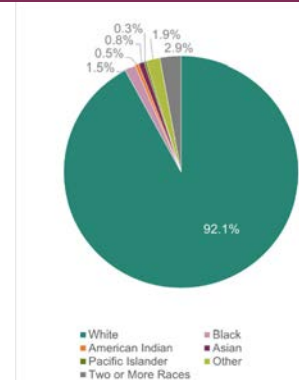
As shown in Figure 3.47, South Ogden's population in 2020 was 17,941, making up just 6.7 percent of the county's population. South Ogden's growth rate has slowed over the past decade, with a population increase of 15 percent from 2000 to 2010 then just six percent from 2010 to 2020. In

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

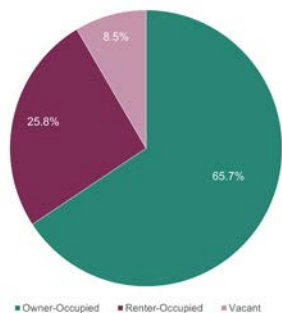
As illustrated in Figure 3.49, in 2019, 65.7 percent of housing units were owner-occupied, 25.8 percent were renter-occupied, and 8.5 percent were vacant. The community has the third-highest share of renter-occupied housing following Ogden and Washington Terrace. South Ogden's homeownership rate rose 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.

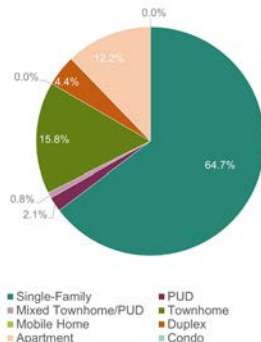
A total of 776 units were permitted in South Ogden from 2010 to 2021. Of those units, 556 (72 percent) were multi-family, 123 (16 percent) attached single-family, and 97 (13 percent) detached single-family homes. South Ogden contributed the third most multi-family units of the 18 Weber County communities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

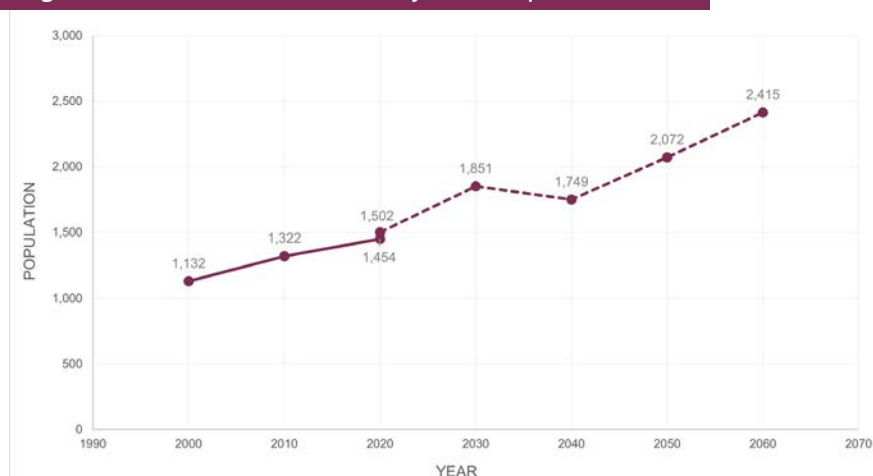
Despite South Ogden having a deficit of affordable units for its low and very low-income households, the community provides 6.4 percent of the county's affordable units while comprising 6.7 percent of the county's population, indicating that as of 2019, South Ogden was roughly providing a proportionate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

UINTAH

Population Characteristics

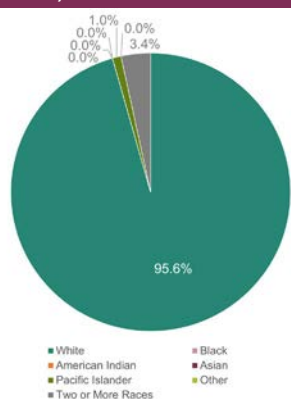
As shown in Figure 3.51, Uintah's population has grown steadily over the past two decades, with an increase of fewer than 200 people (ten percent) from 2010 to 2020. In fact, Uintah was one of the slowest growing communities in Weber County (its growth rate ranked 12 out of 18).

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

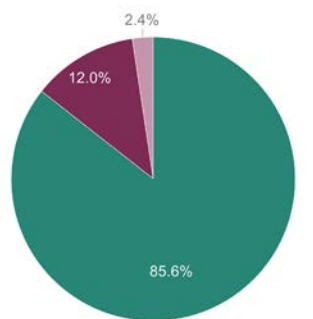
As illustrated in Figure 3.53, in 2019, over 85 percent of housing units were owner-occupied, 12 percent were renter-occupied, and 2.4 percent were vacant. Uintah's homeownership rate rose by 3.6 percent between 2010 and 2019, which is a substantial increase considering the state of Utah is declining 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.

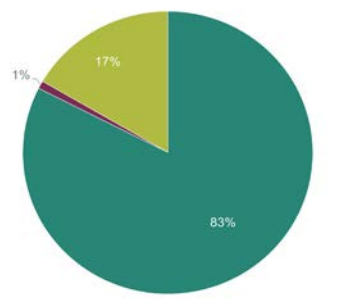
A total of 51 units were permitted in Uintah from 2010 to 2021. Twenty-six (52 percent) of those units were detached single-family homes and the remaining 25 (48 percent) were mobile homes. Uintah and Farr West were the only municipalities to not provide any multi-family housing units from 2010 to 2021.

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-\$31,696)	\$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.

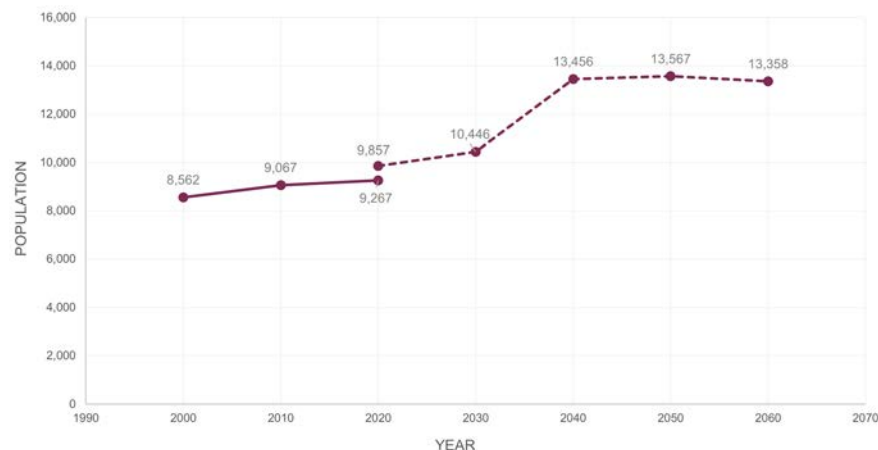


WASHINGTON TERRACE

Population Characteristics

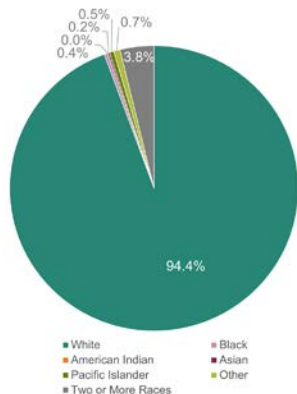
As shown in Figure 3.55, Washington Terrace's population has remained relatively stagnant over the past two decades, with an increase of only 200 people from 2010 to 2020. In fact, Washington Terrace was the second

Figure 3.55 - Washington Terrace Past and Projected



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

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.

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

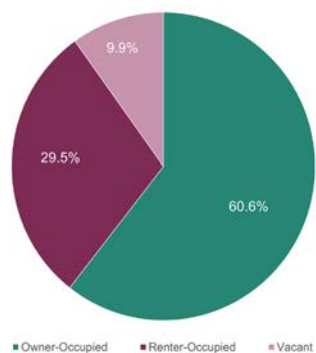
Tenure

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

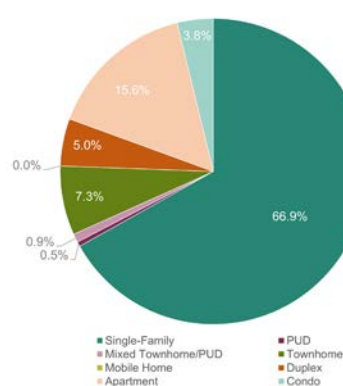
Figure 3.58 shows the distribution of housing types in Washington Terrace. Nearly 67 percent of the community's units are single-family, 15.6 percent apartments, 7.3 percent townhomes, five percent duplexes, 3.8 percent condos, and less than one percent PUDs and mixed townhome/PUDs. Of new units permitted 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 are apartments, 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 include a specific multi-family development zone. However, their code includes an in-fill residential development zone; this allows multi-family development on a case-by-case basis in in-fill parcels. 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.

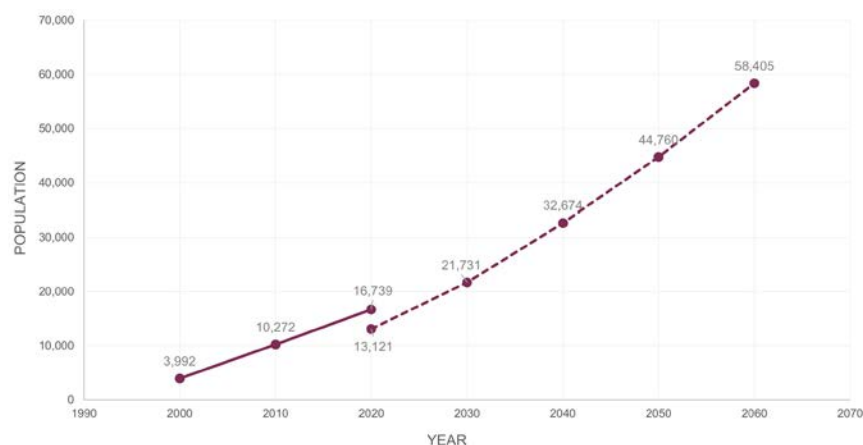


WEST HAVEN

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.

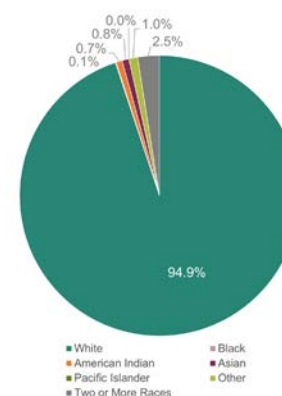
Figure 3.59 - West Haven Past and Projected Population



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.

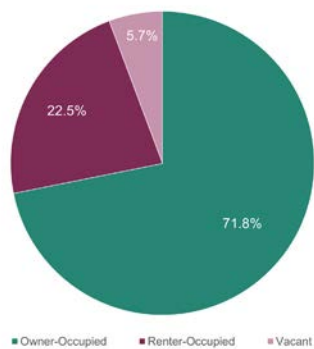
Housing Types

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

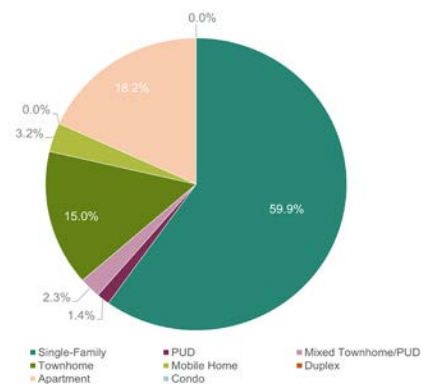
Based on 2015 to 2019 data, the median gross rent in West Haven was \$1,111 (sixth-highest out of the county communities), compared to \$891 for the entire county. The median owner cost was \$1,567 for West Haven in the same period (ranked tenth in the county) compared to \$1,378 for the entire county.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

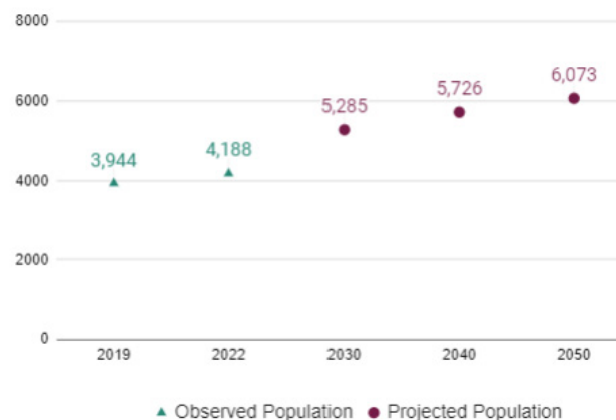
WEST-CENTRAL WEBER COUNTY

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

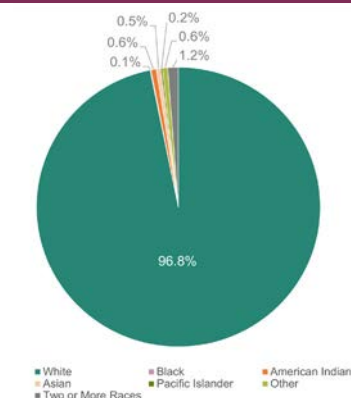
The population in West-central Weber has grown over recent years (Figure 3.63). It grew about 39 percent between 2010 and 2020, compared to a 13 percent increase in the countywide population. In 2019, 3,944 people lived in this area, and estimates put 2022’s population at 4,188. Growth is predicted to 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: WFRM 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 percent 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.

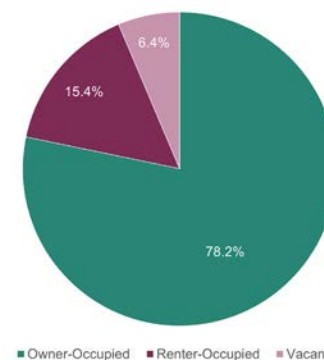
Housing Types

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 indicates 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

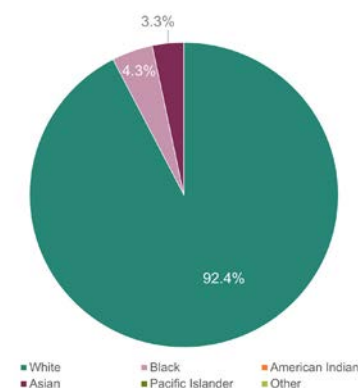
The community provides a small amount of affordable housing but has the potential for strong population growth due to its large area of developable land. However, absent of zoning changes, it may see further development of large-lot detached single-family homes that are likely unaffordable.

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

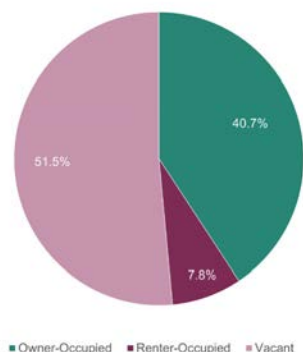
Tenure

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

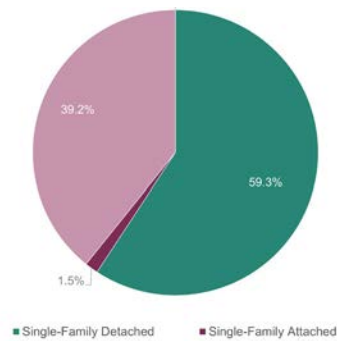
Figure 3.69 shows the distribution of housing types in Wolf Creek. Nearly 60 percent of Wolf Creek's units are single-family, and 40 percent multi-family. Wolf Creek has a relatively high share of multi-family housing units compared to the rest of the communities in the county (the county share is 20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

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

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.

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

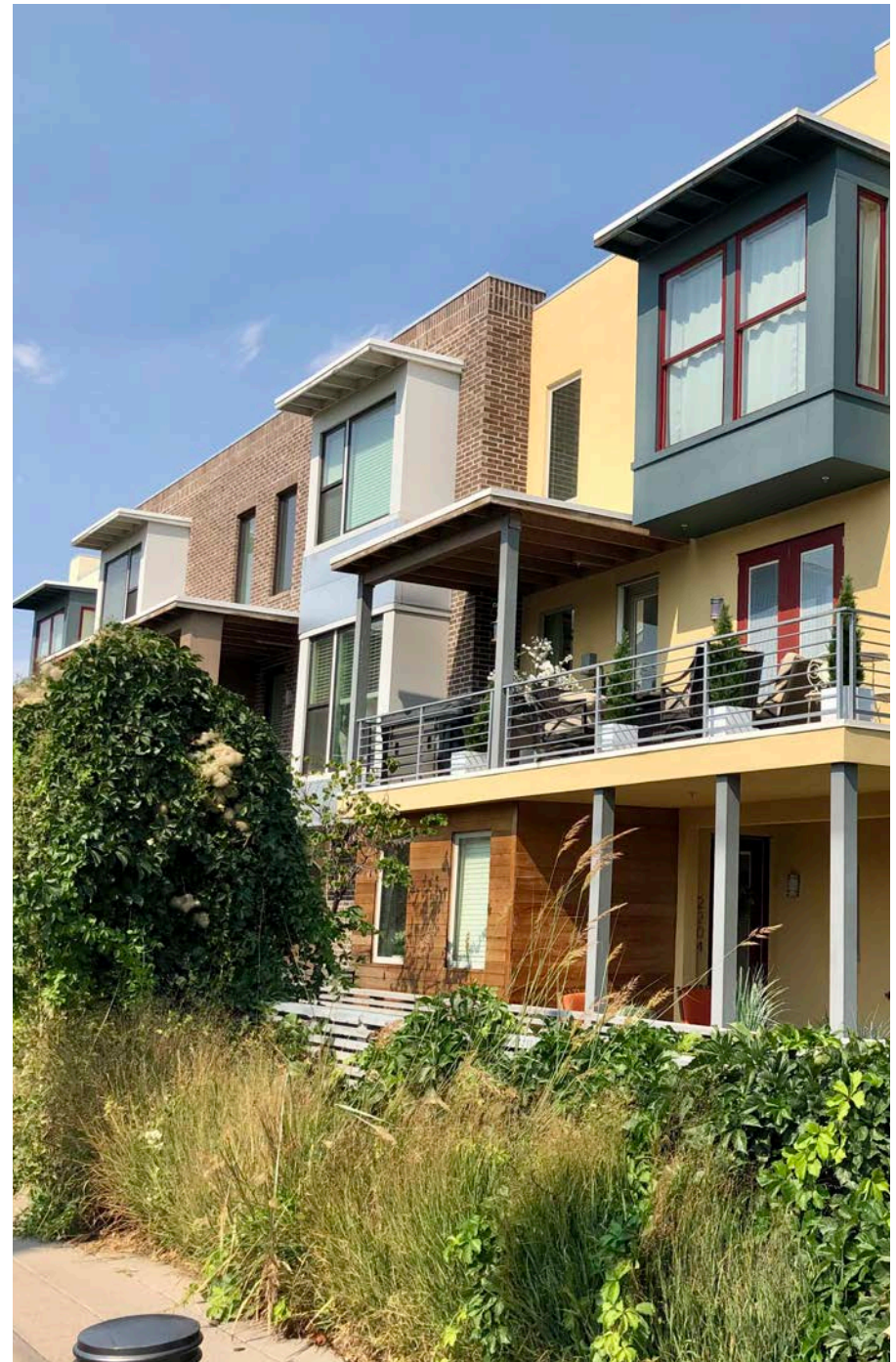
Wolf Creek has the highest median owner costs and rent of all the communities in Weber County. Despite having the second-highest median income, Wolf Creek residents are severely cost-burdened, particularly its renters. Nearly 70 percent of Wolf Creek renters are cost-burdened (spend more than 30 percent 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, engineers, public works and utilities).

FEEDBACK EVENTS & METHODS

Community feedback was gathered via several methods, including in-person and virtual opportunities. In-person meetings occurred 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	What is your role within the community?	Number of responses
Farr West City	1	Mayor	8
Harrisville City	1	City Councilor	3
Hooper City	1	Planning Commissioner	16
Marriott-Slaterville	1	Non-profit	5
North Ogden City	3	Staff	14
Ogden City	4	Community population category	Communities who responded
Plain City	2		
Pleasant View City	3	Large 30,000+	2 of 2
Riverdale City	2	Medium 15,000-30,000	2 of 3
Roy City	10	Small 5,000-15,000	7 of 7
South Ogden	3	Very Small Under 5,000	2 of 3
Uintah City	1		
Washington Terrace	2		
Weber County	7		
Statewide	2		
MIDA	1		

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, unprecedented 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 nonexistent, 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 deteriorated.

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 organized 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 cities? 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

Themes of Responses:

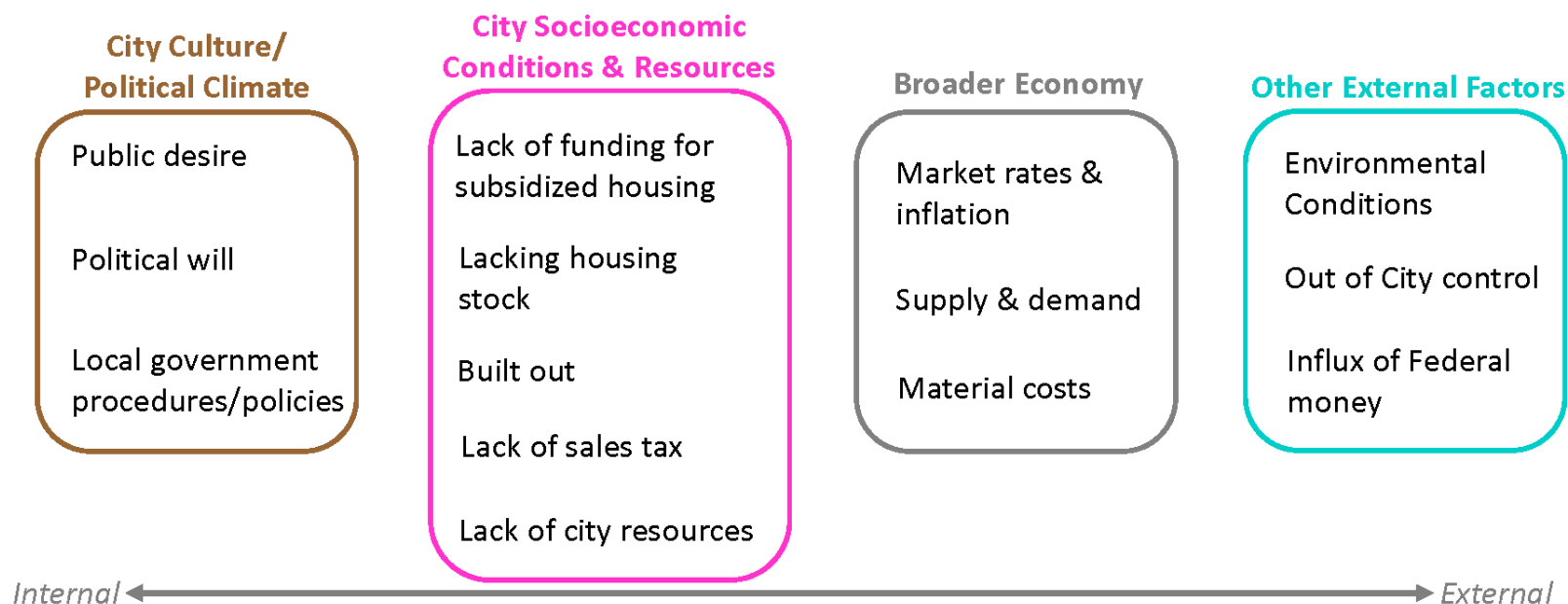
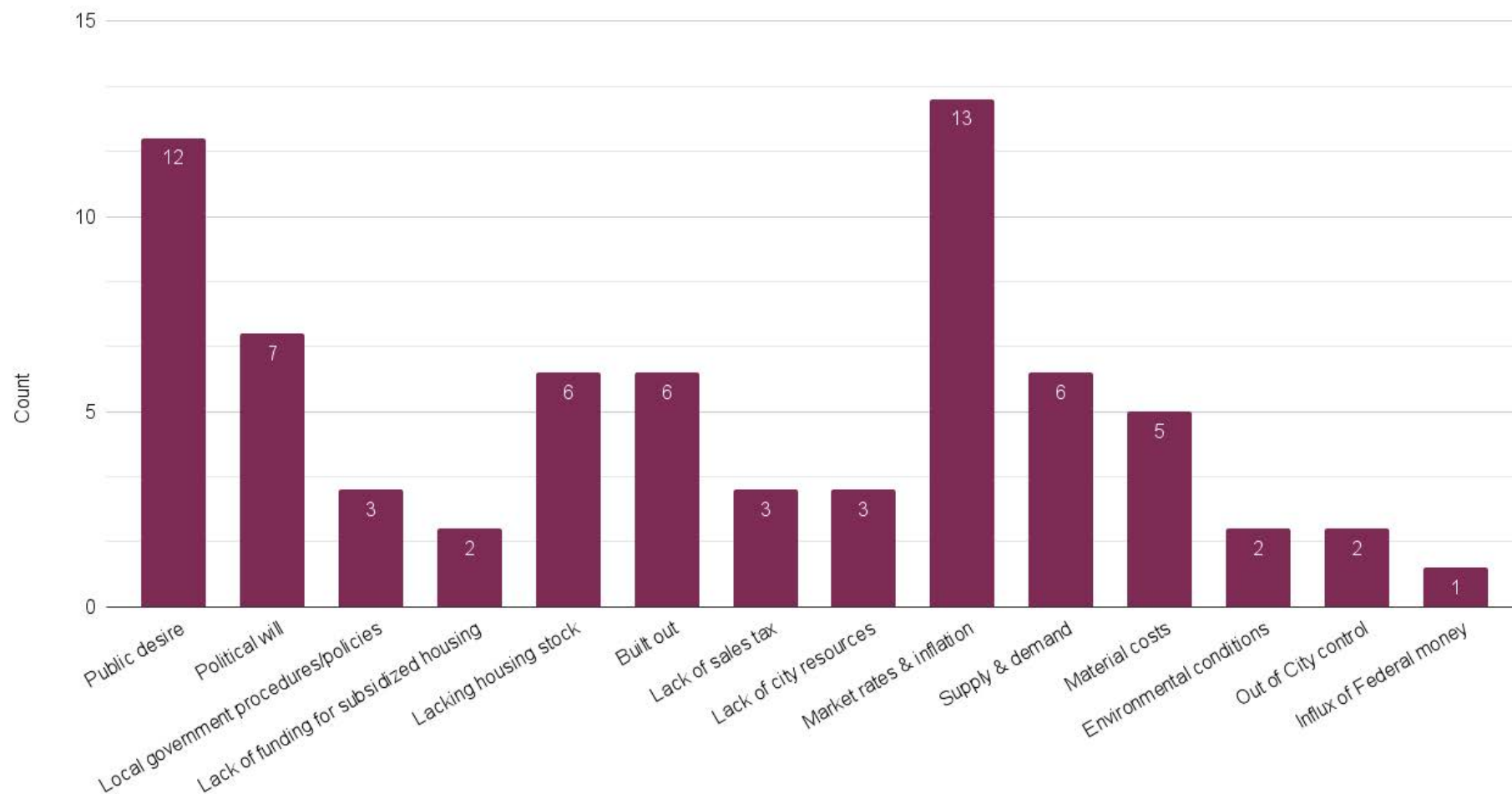


Figure 4.2 - Identified Barriers to Accessible, Affordable Housing by Number of Responses

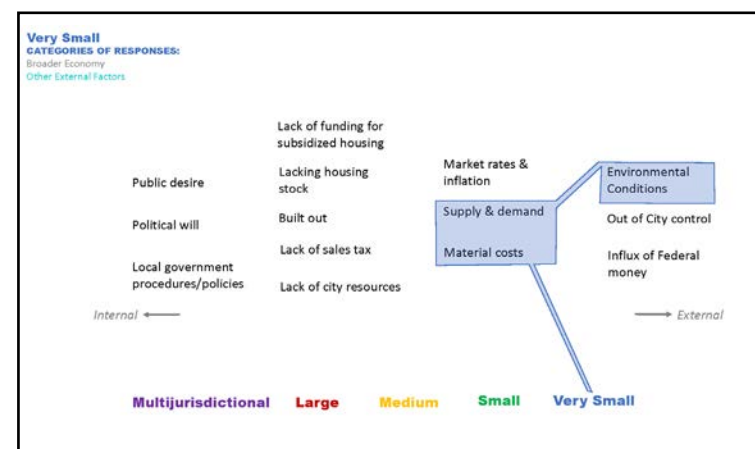
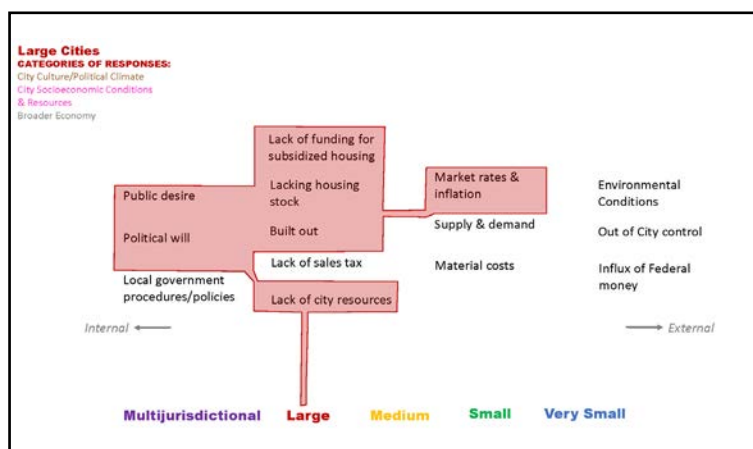
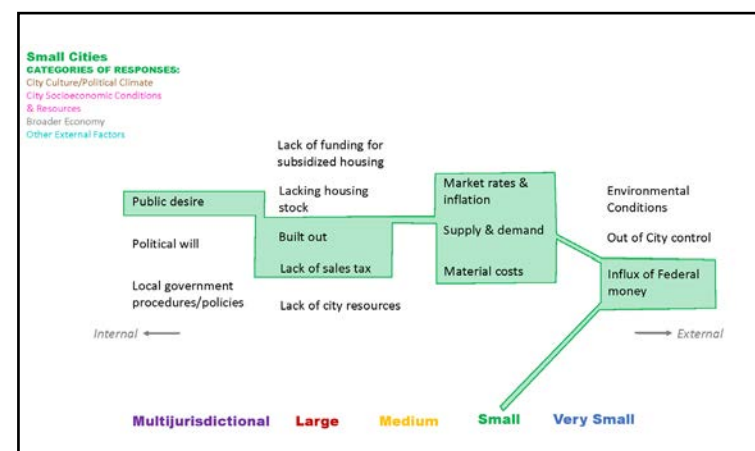
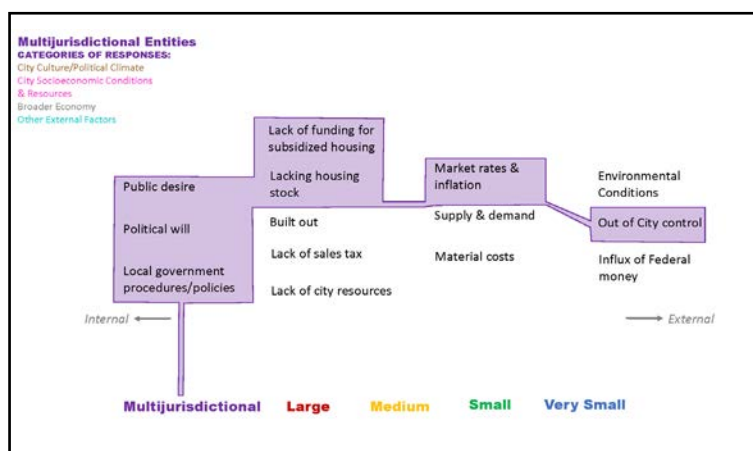
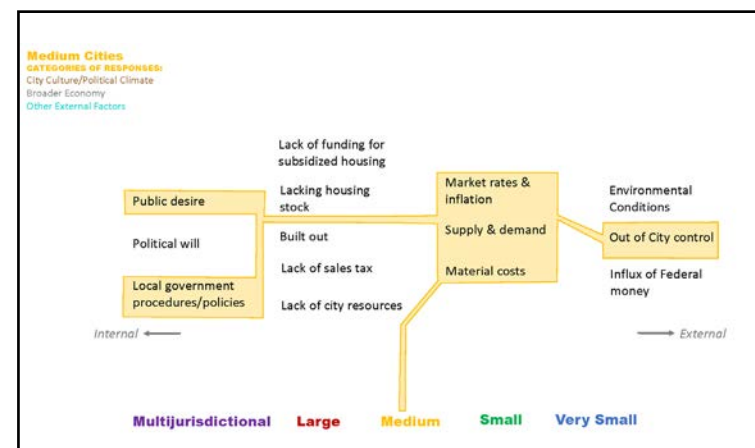


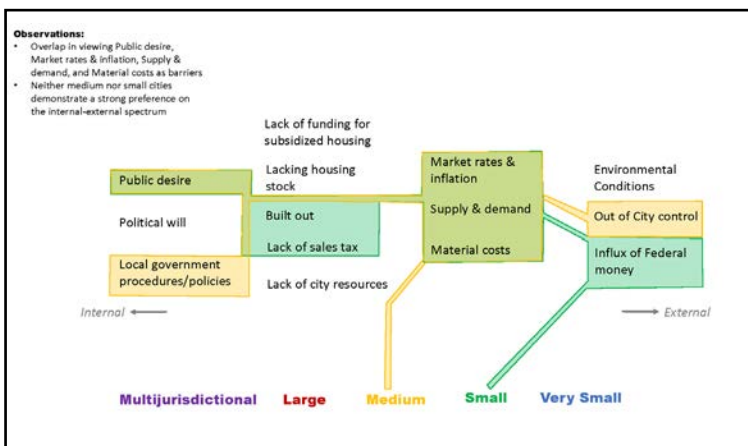
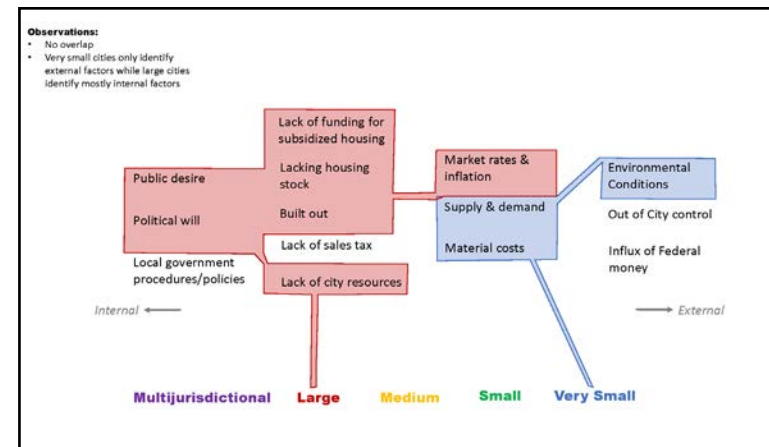
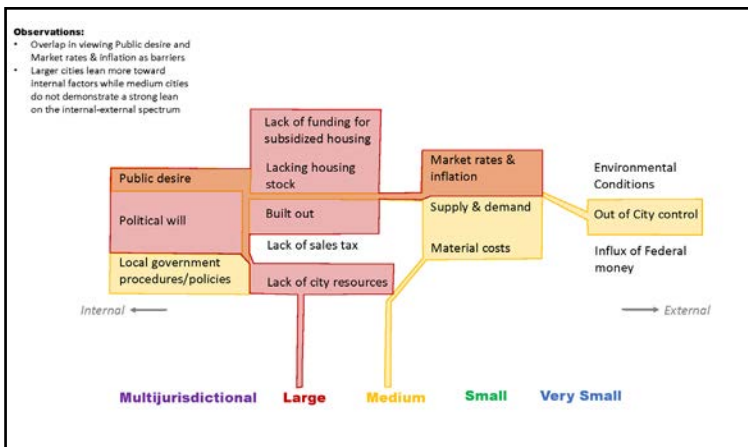
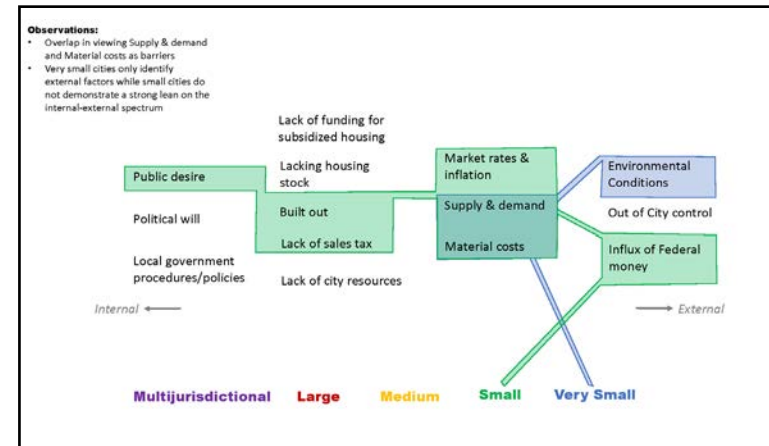
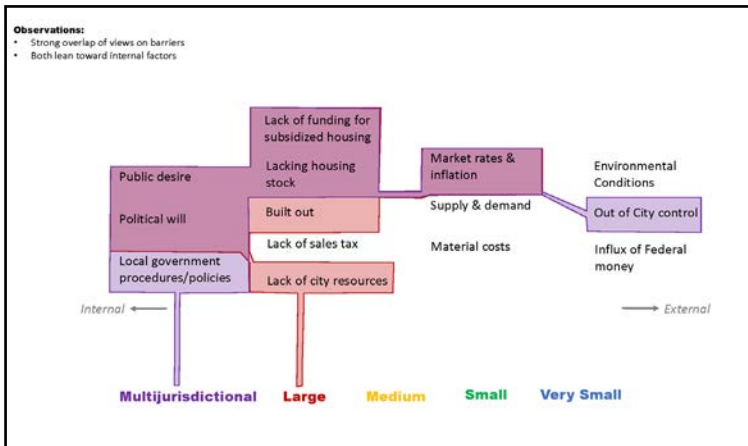
To answer these and similar questions, barriers are analyzed by both city population and type of respondent. Understanding how city size and respondent role play into housing perceptions can help guide dialogue across Weber County communities and across types of people involved in housing planning and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





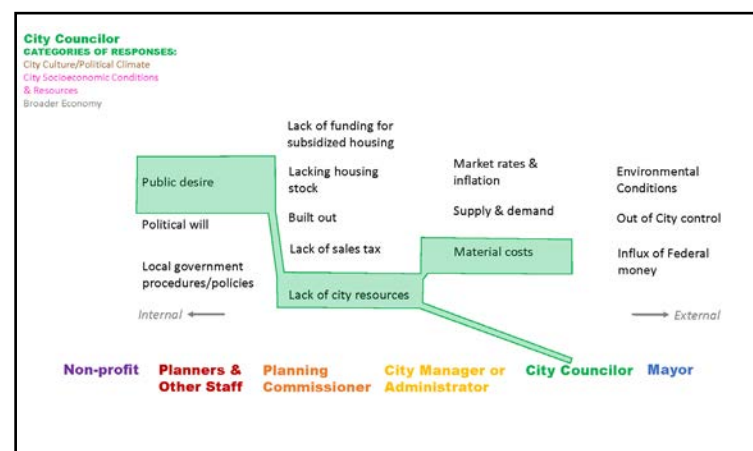
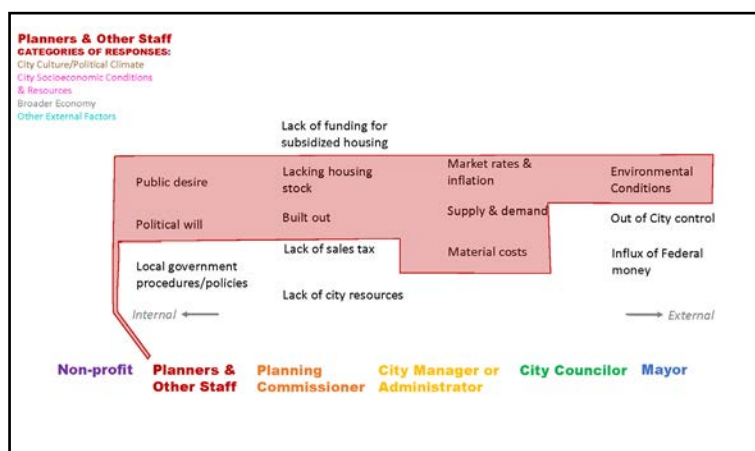
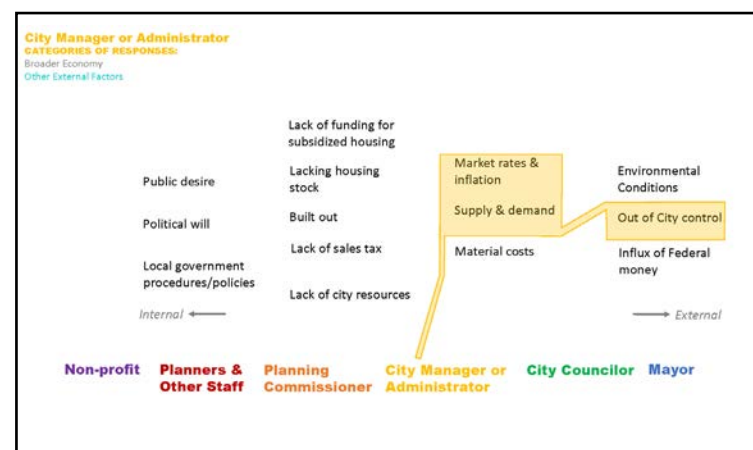
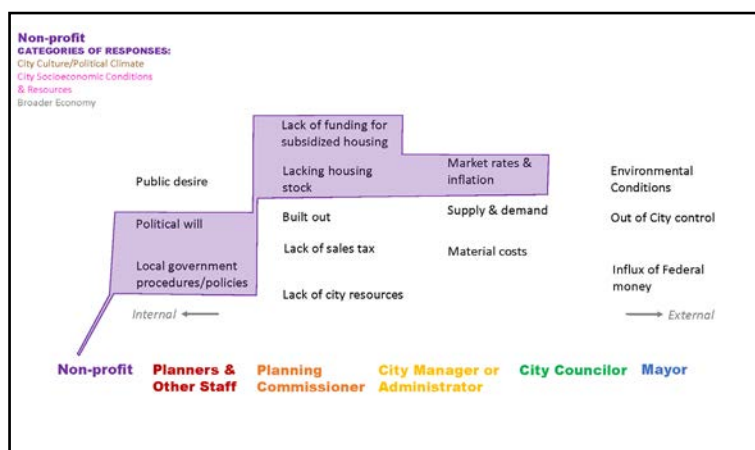
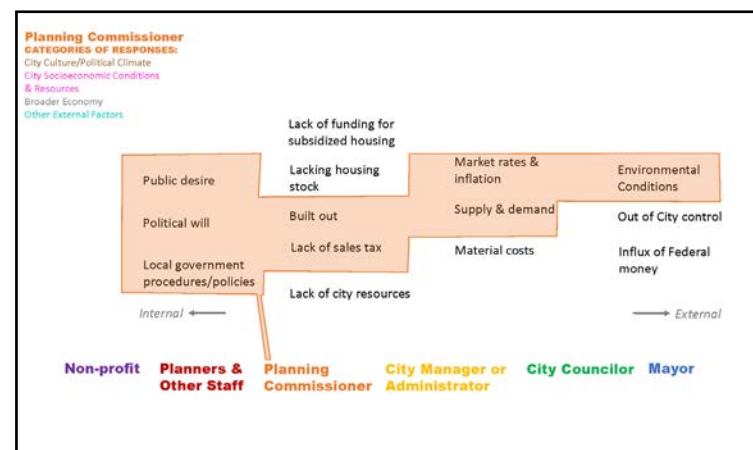
By analyzing barriers by city size, we see that there are patterns:

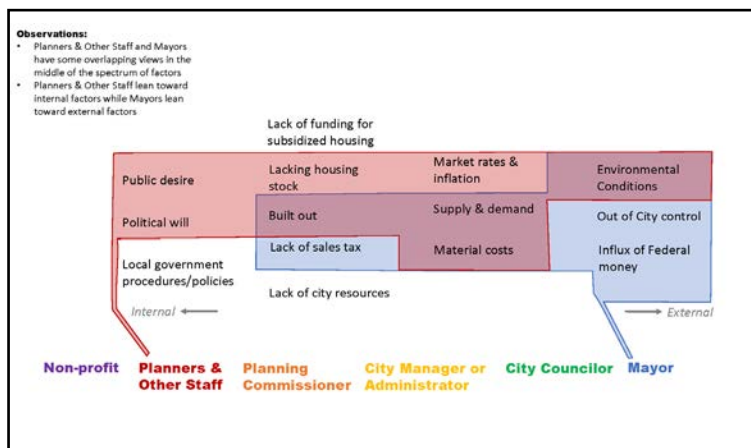
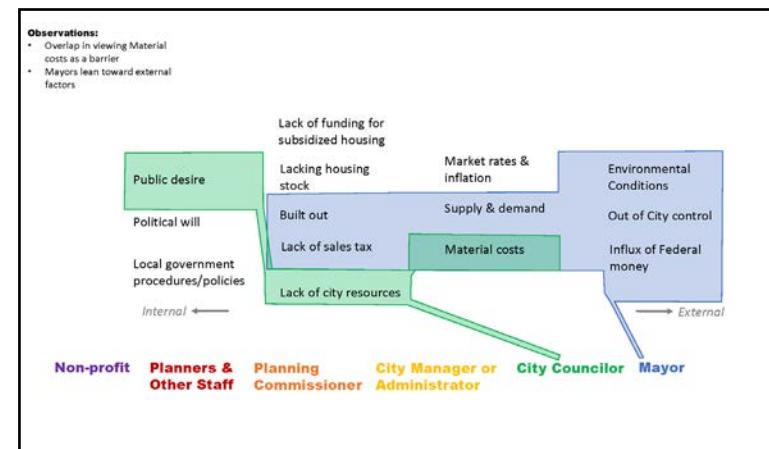
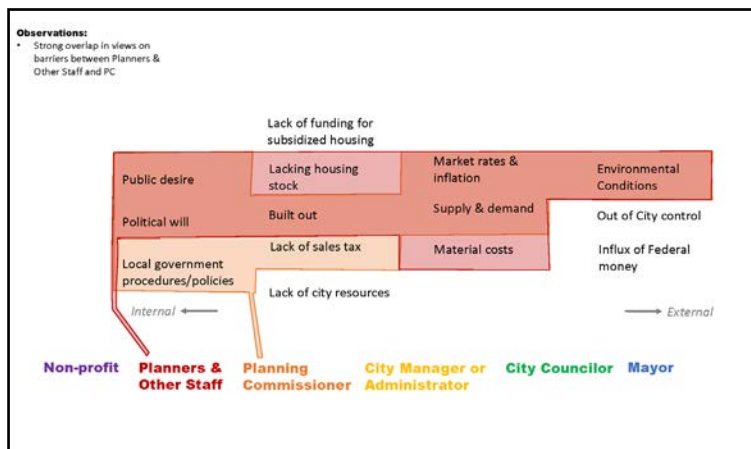
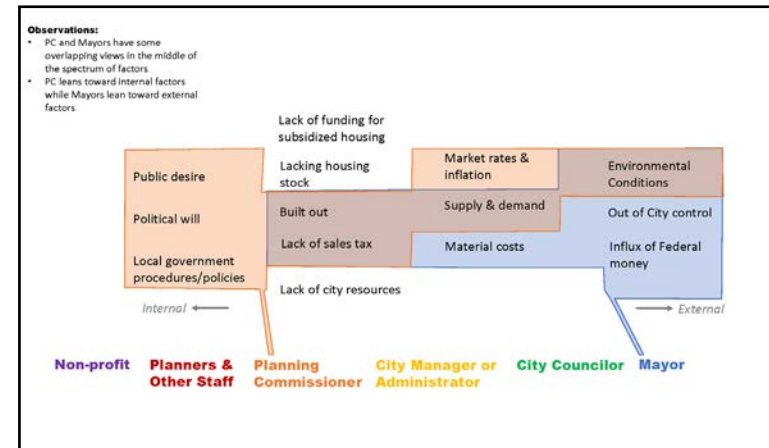
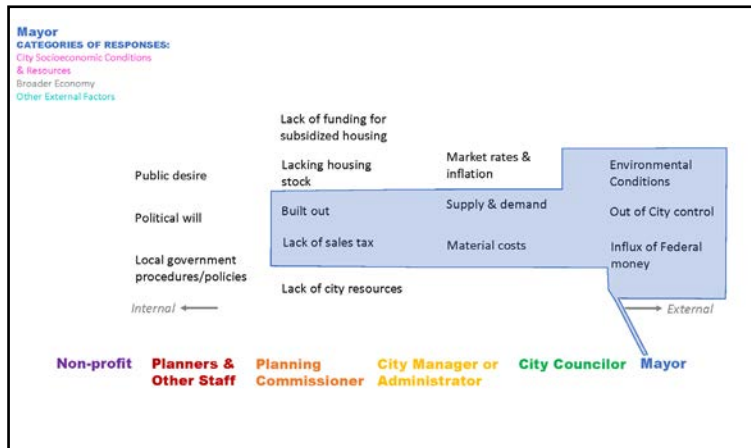
- Respondents representing multijurisdictional and large cities tended to identify more internal barriers. Small and very small cities tended to identify more external barriers.
- Large and very small cities did not identify any of the same barriers.
- All but very small cities identified both public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

References

Crabtree, L., Phibbs, P., Milligan, V., & Blunden, H. (2012). *Principles and practices of an affordable housing community land trust model*. <https://researchdirect.westernsydney.edu.au/islandora/object/uws:13747/datastream/PDF/view>

Dudley Neighbors Incorporated. (n.d.). Dudley Neighbors Incorporated. Retrieved March 1, 2022, from <https://www.dudleyneighbors.org/>

Meehan, J. (2014). *Reinventing real estate: The community land trust as a social invention in affordable housing*. *Journal of Applied Social Science*, 8(2), 113-133.

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.

Utah Community Land Trust. (n.d.). Utah Community Land Trust. Retrieved March 1, 2022, from <https://www.utahclt.org/>

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 (Scalli, 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>

Larsen, K. (2009). *Reassessing state housing trust funds: Results of a Florida survey*. *Housing Studies*, 24(2), 173-201.

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

Scalli, 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 artificially 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, retrieved 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/>

Wood, J., Dejan, E., Benway, D., & Macdonald-Poelman, K. (2020). *Housing Affordability: What are Best Practices and Why Are They Important?* Salt Lake City: Kem C. Gardner Policy Institute, The University of Utah.

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/>

References

Local Housing Solutions. (2022c, February 8). Tax increment financing. <https://localhousingsolutions.org/housing-policy-library/tax-increment-financing/>

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

[com/733/Redevelopment-Agency](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-MUsof, 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>

References

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

Karki, Tej Kumar (2015) *Mandatory Versus Incentive-Based State Zoning Reform Policies for Affordable Housing in the United States: A Comparative Assessment*, Housing Policy Debate, 25:2, 234-262, DOI: 10.1080/10511482.2014.917691

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](http://www.slcdocs.com/Planning/Projects/Affordable%20Housing%20Overlay/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

References

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/mcportalapps/Press_Detail.aspx?ItemID=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_\(in_terms_of_H+T\)?](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., Dantzer, 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>

Wood, J., Dejan, E., Benway, D., & Macdonald-Poelman, K. (2020). *Housing Affordability: What are Best Practices and Why Are They Important?* Salt Lake City: Kem C. Gardner Policy Institute, The University of Utah.

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>

References

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

Chapple, K., Lieberworth, A., Ganetsos, D., Valchuis, E., Kwang, A., & Schten, R. (n.d.). *ADUs in California: A Revolution in Progress*. Center for Community Innovation.

Schuetz, J., Meltzer, R., & Been, V. (2011). *Silver Bullet or Trojan Horse? The Effects of Inclusionary Zoning on Local Housing Markets in the United States*.

CHAPTER 6

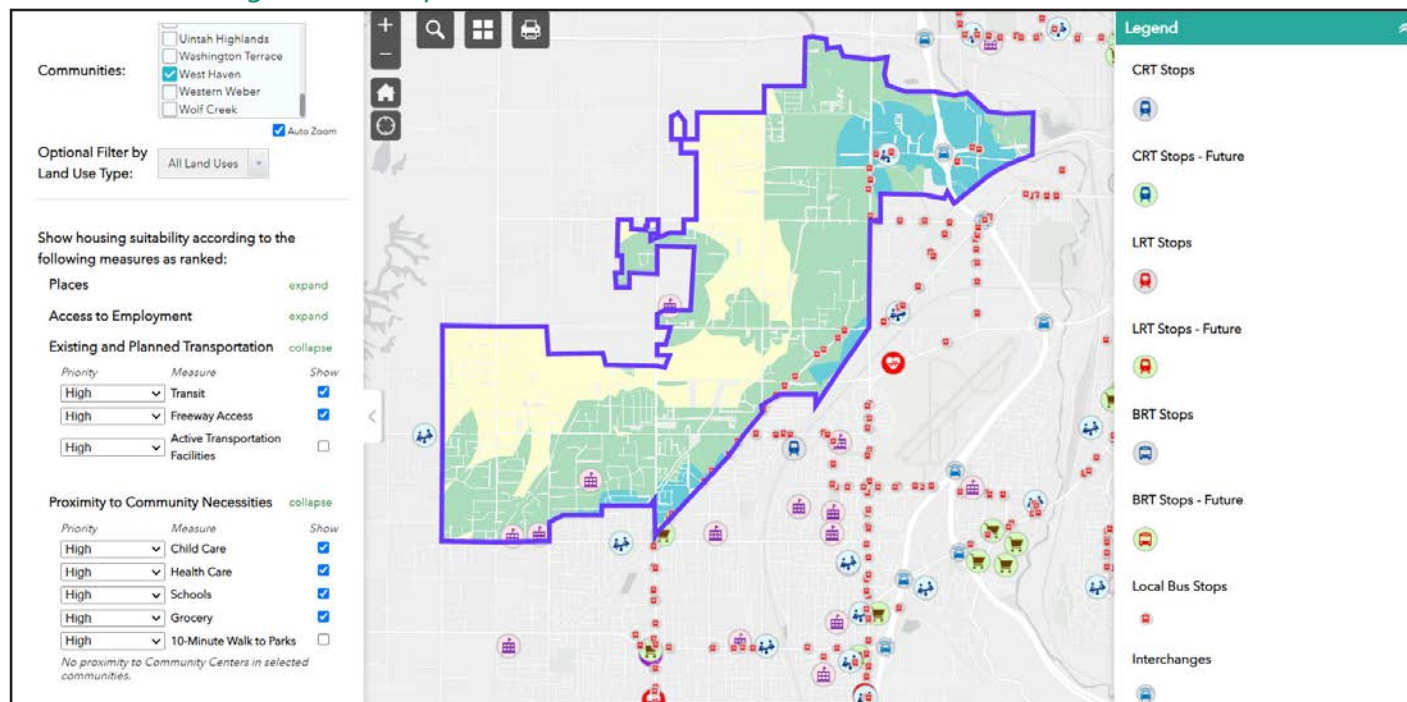
TOOLS FOR PLANNING

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 intensity 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 determining 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.

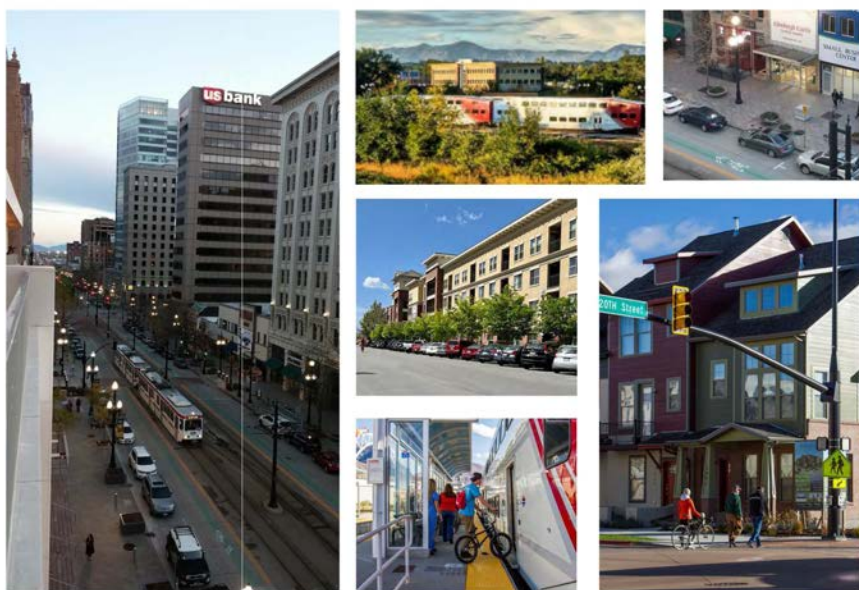
Employment and Housing

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:

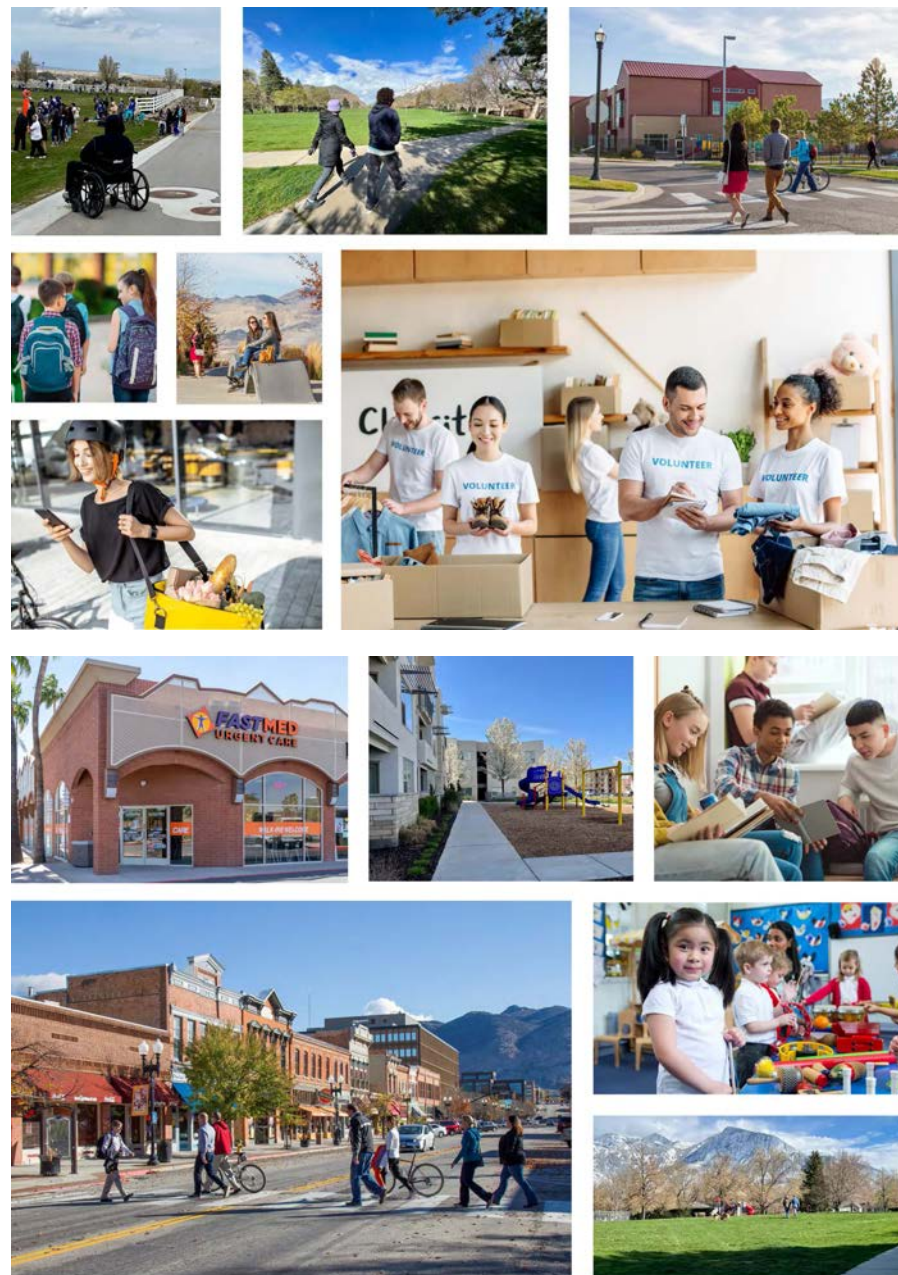
- Child care and daycare;
- Health care (hospitals, urgent care);
- Schools (k-12, technical colleges, universities);
- Grocery stores;
- Community centers; and,
- Parks.

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.

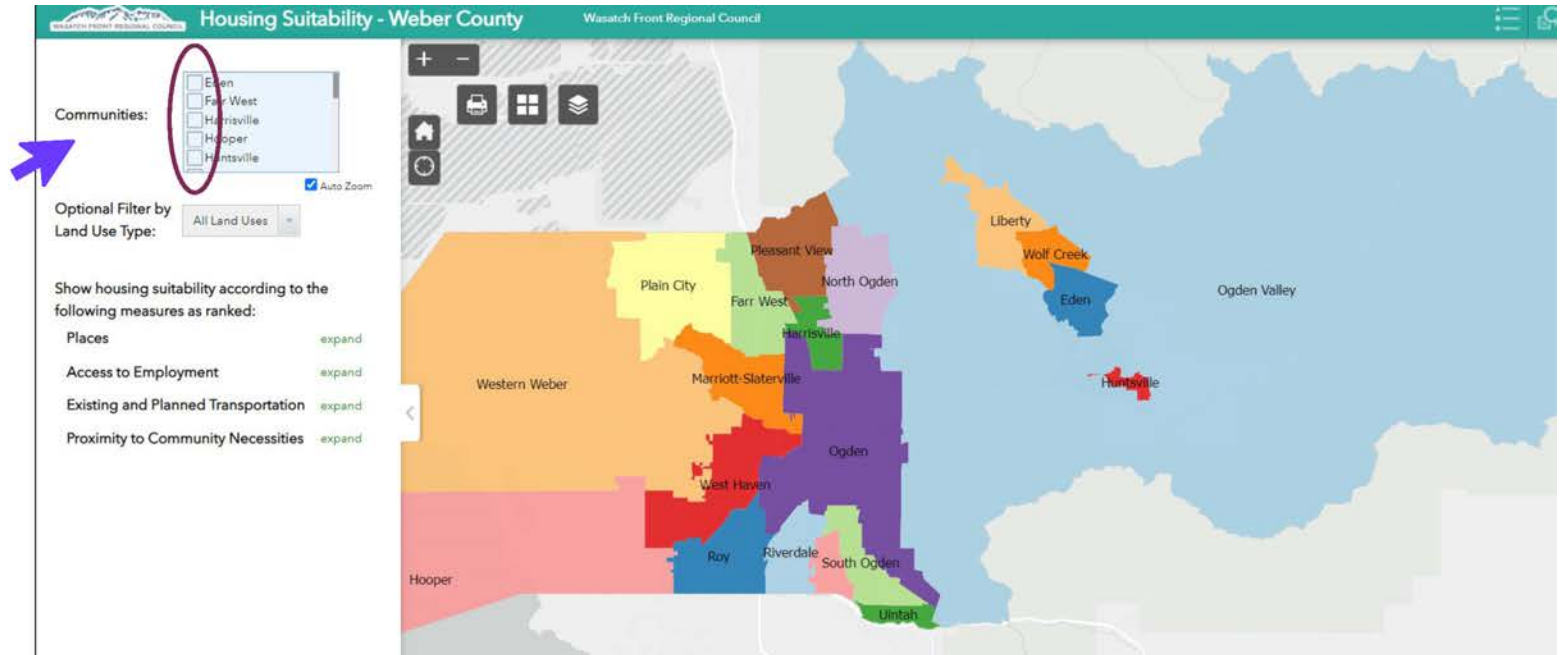


Using the Housing Location Explorer Tool

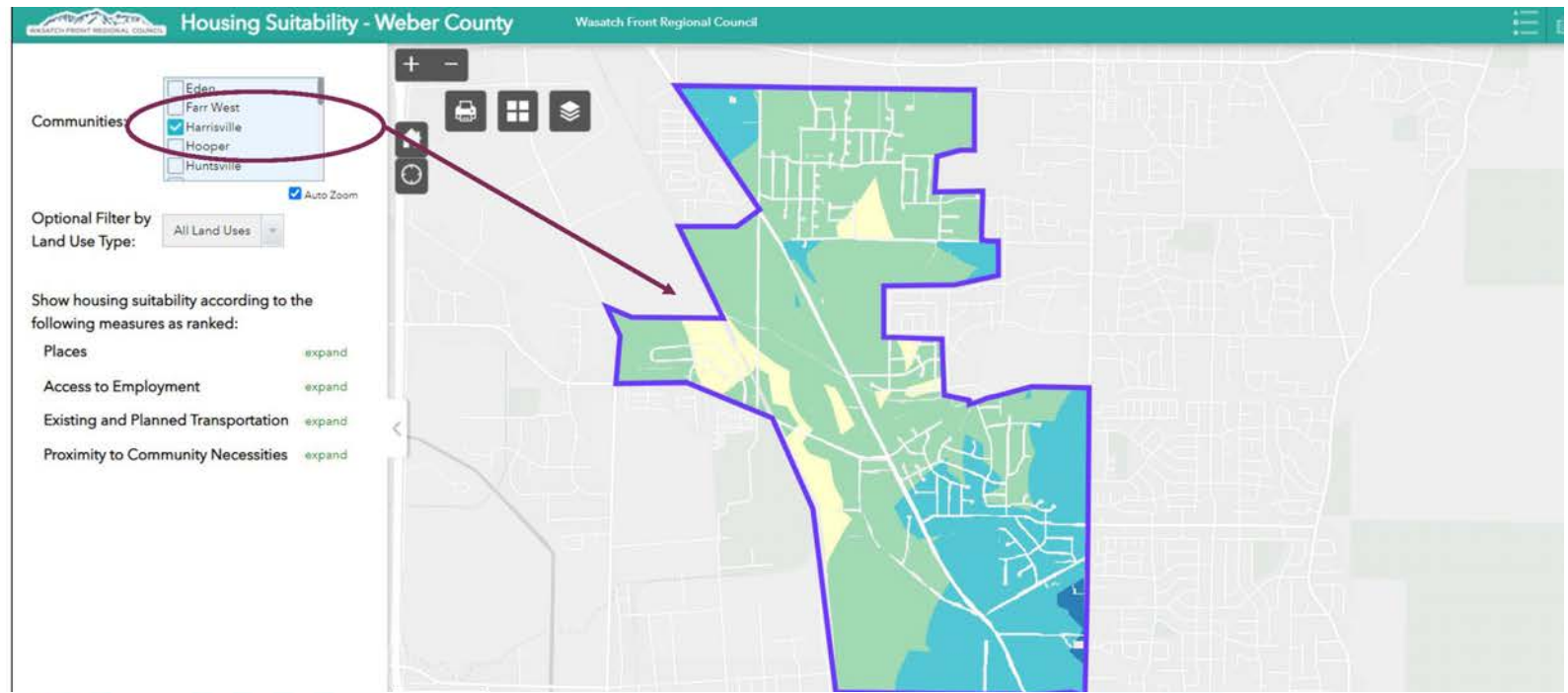
Access the [Housing Location Explorer](#) online, and use the website or the following pages to walk through how to use the tool.

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.

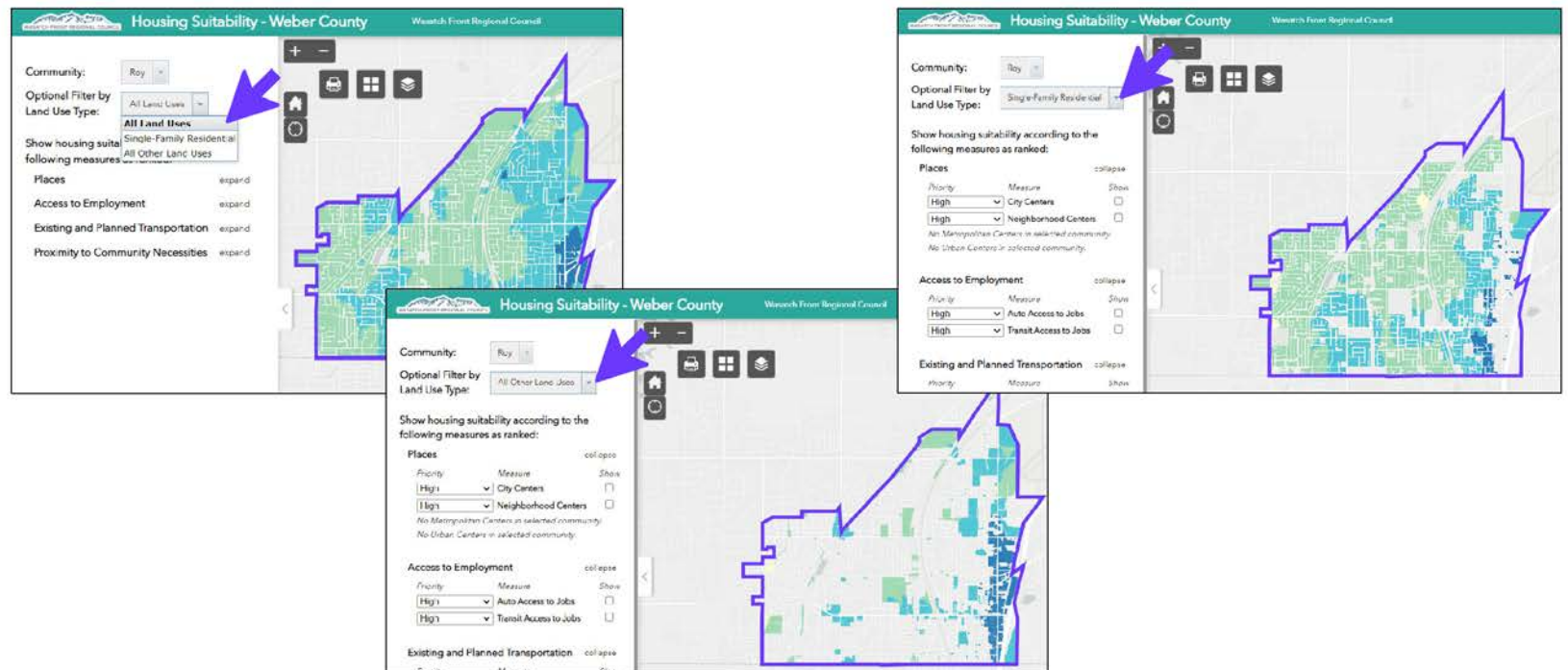


You can filter your results by the **land use type**. Options include:

All Land Uses,

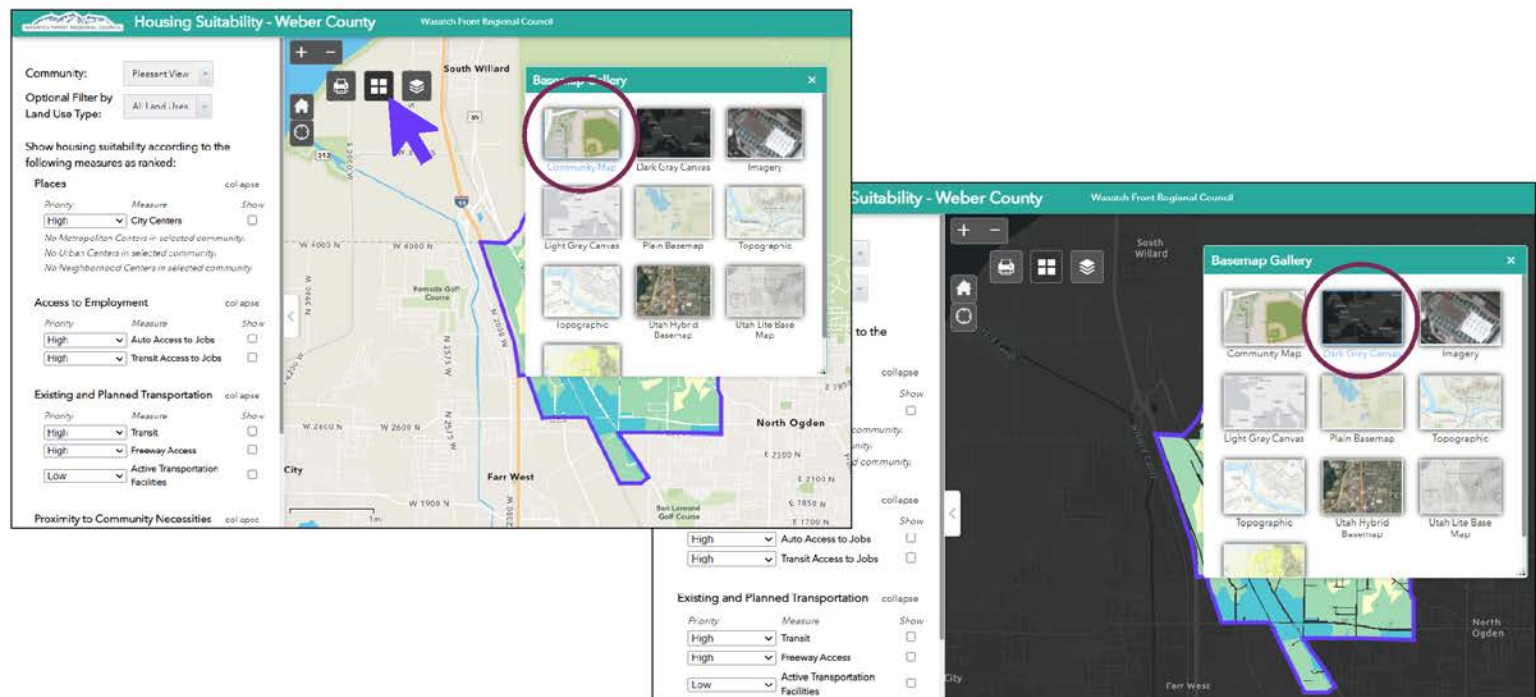
Single-Family Residential (only), or

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



You can also change the **basemap**.

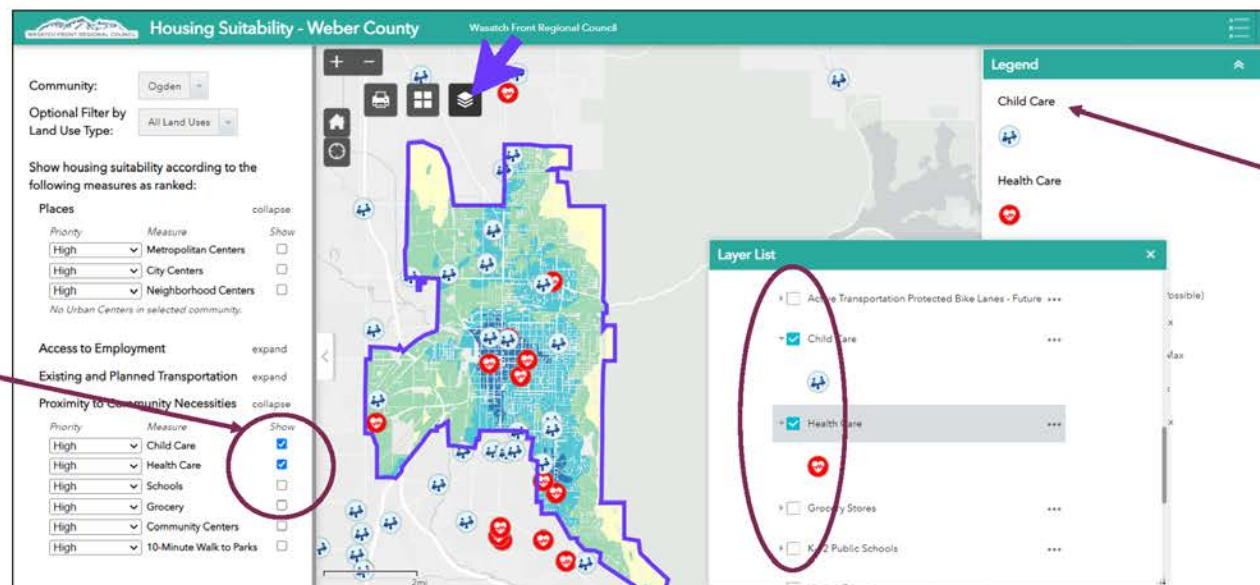
Click on the **Basemap Gallery** icon to change the background map.



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.

Housing Suitability - Weber County

Show housing suitability according to the following measures as ranked:

Priority	Measure	Show
Medium	Metropolitan Center	☐
Medium	City Center	☐

collapse

Priority	Measure	Show
Medium	Auto Access to Jobs	☐
Medium	Transit Access to Jobs	☐

collapse

Priority	Measure	Show
Medium	Transit	☐
Medium	Freeway Access	☐
Medium	Active Transportation Facilities	☐

collapse

Priority	Measure	Show
Medium	Child Care	☐
Medium	Health Care	☐
Medium	Schools	☐
Medium	Grocery	☐
Medium	Community Centers	☐

collapse

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.

Optional Filter by Land Use Type: All Land Uses

Show housing suitability according to the following measures as ranked:

Priority	Measure	Show
Medium	City Center	☐

collapse

Access to Employment expand

Existing and Planned Transportation expand

Proximity to Community Necessities expand

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**.

Community: Ogden

Optional Filter by Land Use Type: All Land Uses

Show housing suitability according to the following measures as ranked:

Priority	Measure	Show
High	Metropolitan Centers	☐
High	City Centers	☐
High	Neighborhood Centers	☐

No Urban Centers in selected community.

Community: Farr West

Optional Filter by Land Use Type: All Land Uses

Show housing suitability according to the following measures as ranked:

Priority	Measure	Show
High	Neighborhood Centers	☐

No Metropolitan Centers in selected community.
No Urban Centers in selected community.
No City Centers in selected community.

Community: Farr West

Optional Filter by Land Use Type: All Land Uses

Show housing suitability according to the following measures as ranked:

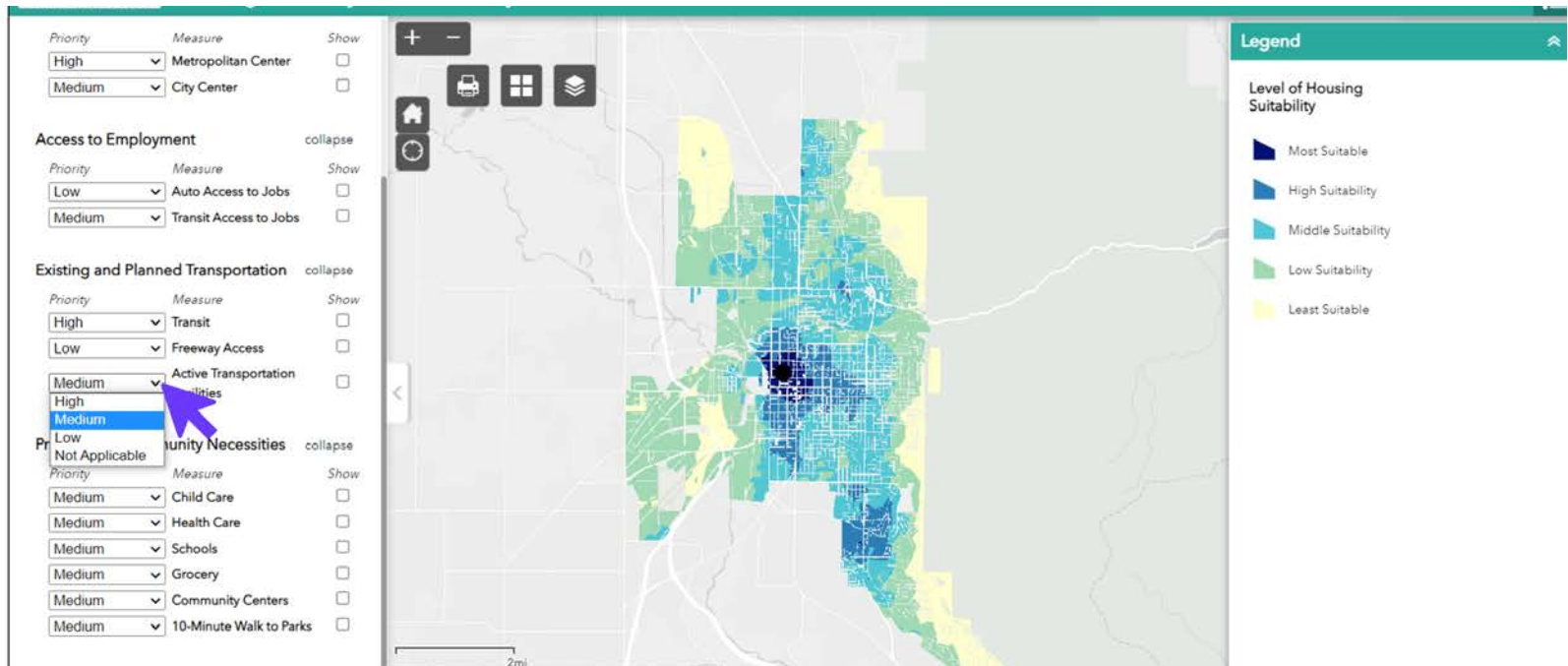
Priority	Measure	Show
High	Neighborhood Centers	☐

No Metropolitan Centers in selected community.
No Urban Centers in selected community.
No City Centers in selected community.

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

For each factor, choose its **priority level**.

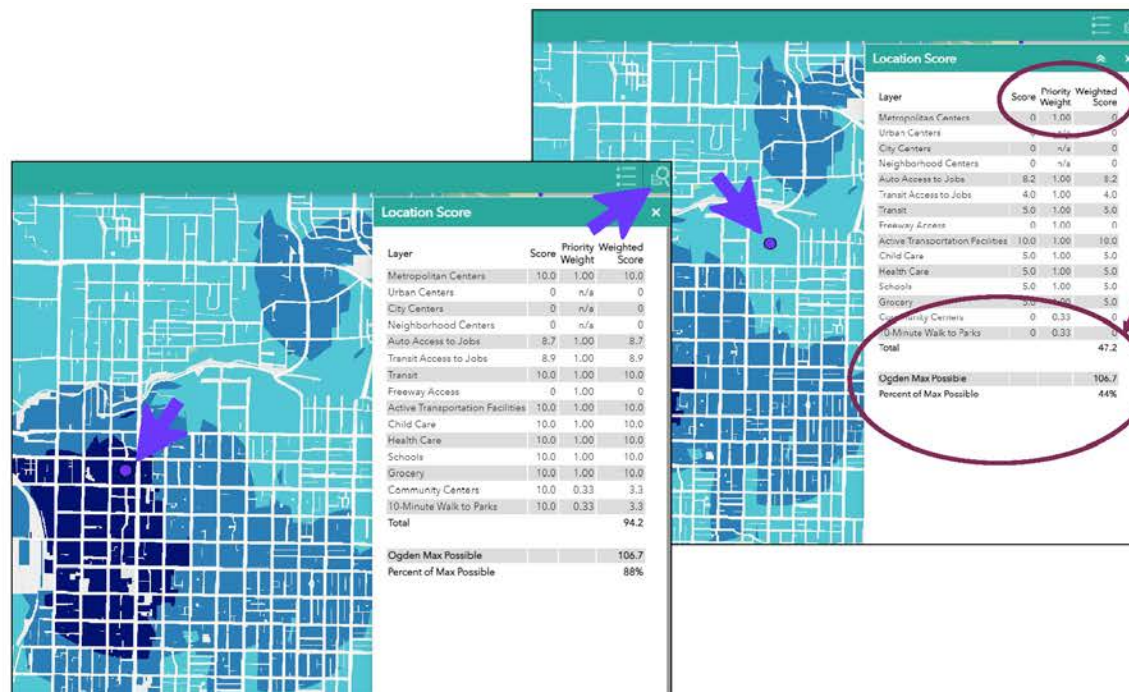
Click the arrow under **Priority**. Select **High**, **Medium**, or **Low** from the drop down menu. If the measure is not relevant to your analysis, choose **Not Applicable** to exclude it from the analysis.



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 planning efforts.

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.

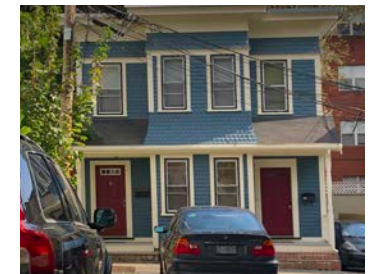
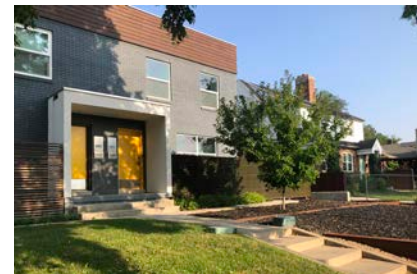
To visualize what the housing stock is currently made up of, communities can utilize the [Housing Inventory Explorer](#), which will show users the percentage of single-family detached homes compared to other housing

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



City Council Staff Report

Author: Amy Rodriguez

Subject: Resolutions concerning Civil Rights Issu

Date: 11-15-22

Type of Item: Motion/Resolutions



Summary Recommendations: The Resolution updating our Civil Rights policy may be adopted by Council.

Description:

- A. **Topic:** In order to receive federal monies and comply with CDBG requirements, the City must comply with HUD's Fair Housing and Equal Opportunity requirements. CDBG grantees, as well as any beneficiaries of a federally assisted project, are also required to develop proposed actions to be in compliance with the Americans with Disabilities Act (ADA) regulations.
- B. **Background:** The City has previously adopted the Equal Employment Opportunity Statement as well as the Residential Anti-Displacement Plan. In June of 2016, the City adopted the "Civil Rights Resolution 16-07", which included the following plans:: Section 504 and ADA Effective Communication Policy, Section 504 and ADA Reasonable Accommodation Policy, a Language Access Plan, and a Grievance Procedure Policy. The City is not making any modification to the existing plans, the Resolution is being updated to include new addresses, contact information, and updated Census information concerning the Language Access Plan.
- C. The Plans are in compliance with the ADA requirements for communication with individuals with a disability affecting hearing, vision, speech, cognitive limitations, and physical limitations. The Language Access Plan helps provide language assistance to persons with limited English proficiency.
- D. **Department Review:** City Recorder, Legal,

Alternatives:

- A. **Approve the Request:** Council May approve the Resolution to become compliant with CDBG requirements.
- B. **Deny the Request:** Council May deny the Resolution.

Significant Impacts: There are no known financial obligations or significant extra burdens on employees for implementing the policies.

Consequences of not taking the recommended action:

The City will be out of compliance to receive federal monies for projects.

RESOLUTION 22-20

CIVIL RIGHTS POLICY

A RESOLUTION OF THE CITY OF WASHINGTON TERRACE, UTAH, ADOPTING A CIVIL RIGHTS POLICY TO CONFORM TO THE REQUIREMENTS OF THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, City of Washington Terrace (hereafter “City”) is a municipal corporation duly organized and existing under the laws of the State of Utah;

WHEREAS, the City Council is the legislative body of the City;

WHEREAS, the City Desires to comply with Title VI of the Civil Rights Act of 1965, Section 504 of the Rehabilitation Act of 1973, the American with Disabilities Act (ADA) of 1990, and Executive order #13166, “Improving Access to Services for Persons with Limited English Proficiency”:

WHEREAS, the United States Department of Housing and Urban Development (HUD) requires that the City adopt a Civil Rights Policy in order to obtain Community Development Block Grants (CDBG) funding;

WHEREAS, the City has developed and updated the Civil Rights Policy set forth in this Resolution;

WHEREAS, the City Council desires to adopt the Civil Rights Policy set forth herein;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Washington Terrace, Utah, as follows:

Section 1. HUD Compliance Statement.

The Civil Rights Policy adopted herein conforms to the requirements of HUD in place at the time of adoption of this Resolution.

Section 2. Adoption.

The City Council hereby adopts the Civil Rights Policy set forth in this Resolution as follows: Section 504 and ADA Reasonable Accommodation Policy, Language Access Plan, Section 504 and ADA Effective Communication Policy, and Grievance Procedure under the Americans with Disabilities Act (ADA)

(This Resolution continues on the next page)

Language Access Plan

Name of Jurisdiction: City of Washington Terrace

Updated Date: November 15, 2022

Plan Statement

The City of Washington Terrace has adopted this plan to provide access to its programs and activities by persons with Limited English Proficiency (LEP). A Limited English Proficient (LEP) person is a person who does not speak English as their primary language and who has a limited ability to read, write, speak or understand English. In accordance with federal guidelines, The City of Washington Terrace will make reasonable efforts to provide or arrange free language assistance for its LEP citizens.

Population Statistics

According to the U. S. Census Bureau data, the estimated population of people over 5 years old of Washington Terrace City for 2020 was 8425. Of that total 5.4% spoke a language other than English at home. The other languages spoken include Spanish Speakers 3.9%, other Indo-European .08%, Asian/Pacific Islander 0.7%, other languages 1.9%. Contact with persons of 'Limited English Proficiency' shows **Spanish** language assistance is by far the primary language assistance need.

Washington Terrace City currently has 115 residents that do not speak English very well. Over the past year Washington Terrace City has had calls/requests from non-English speaking citizens amounting to less than 1% of the calls/requests for the city.

Language Assistance

Washington Terrace City will make available I Speak Cards to any applicant or resident that has LEP. They will be located in the City Hall lobby and visible to anyone. We will also post information that translators can be made available upon request and that translators will be provided to applicants and residents who have LEP. We will also provide a link on our website that directs applicants to the I Speak Cards on-line. Translators will be provided for Spanish speaking people with LEP using current employees that speak Spanish. Other languages that need translating will be provided by request.

LAP Plan Distribution and Training

The LAP Plan will be distributed to all staff at Washington Terrace City and will be available in the Employee Handbook. Washington Terrace City staff will receive annual training on the LEP Plan. All new employees will be trained upon hiring so that they understand the LEP Plan.

Section 504 and ADA Effective Communication Policy

In compliance with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act of 1990, The City of Washington Terrace will ensure that communications with individuals who have hearing, speech, vision, communication and cognitive limitations are as effective as communications with others in the delivery of its programs, services and activities.

Upon the request of a qualified individual with a disability affecting hearing, vision, speech or cognitive limitations, Washington Terrace will furnish appropriate auxiliary aids and services where necessary to afford such an individual an equal opportunity to participate in and have access to Washington Terrace City services and activities.

Request for Auxiliary Aids and Services

A qualified individual who anticipates participation in any Washington Terrace City service or activity should make a request for the type of auxiliary aid or service that he/she needs within 48 hours of the time the aid or service is needed. The qualified individual's authorized representative may make the request for aid or service on his/her behalf. The City of Washington Terrace may make reasonable requests for documentation regarding the disability and the appropriateness of, or need for a specific auxiliary aid.

The City of Washington Terrace will evaluate each request for an auxiliary aid or service on a case-by-case basis. Decisions for granting or denying an auxiliary aid or service will not be based on any generalized rules or broad policies, but may include evaluation of whether another equally effective means of communication is available.

In addition, The City of Washington Terrace is not required to provide an auxiliary aid or service if such would result in a fundamental alteration in the nature of the City of Washington Terrace service, program, or activity or in an undue financial and administrative burden.

Requests for auxiliary aids and services should be made to the City Recorder ,Section 504/ADA Compliance Coordinator whose contact information is 801-395-8283.

Grievance/Complaint Procedure

Any individual who believes that there has been a violation of this policy may register a complaint with The City of Washington Terrace Human Resource Director.

In addition to, or in lieu of, filing a complaint with the City of Washington Terrace Human Resource Director, an individual may submit a written complaint within 180 days of the date of the alleged violation to:

State Equal Opportunity Officer
Utah Department of Workforce Services
PO Box 45249

WTC Res. 22-20
Civil Rights Policy Updated

Salt Lake City, UT 84145-0249
1-844-795-1697
State Relay 711 or Spanish Relay 1-888-346-3162
eo@utah.gov

-or-

The Director, Civil Rights Center
U.S. Department of Labor
200 Constitution Avenue, NW - Room N4123
Washington, DC 20210
Or electronically on the CRC website at www.dol.gov/crc
(202) 693-6500

-or-

Office of Fair Housing and Equal Opportunity
U.S. Department of Housing and Urban Development
1670 Broadway, 22nd Floor
Denver, CO 80202
Phone: 303-672-5437
Toll Free: 1-800-877-7353
TDD/TTY: 303-672-5248
Fax: 303-672-5026
Web: www.hud.gov/fairhousing

For employment related complaints, based on disability:

Utah Anti-Discrimination and Labor Division
160 East 300 South 3rd floor
Salt Lake City, UT 84114
(801) 530-6800

- or -

Equal Employment Opportunity Commission
950 17th Street
Suite 300
Denver, CO 80202 (800)669-4000
TTY 1(800)669-6820
<https://publicportal.eeoc.gov/Portal/Login.aspx>
(602)-640-2598

Any citizen who elects to first file a complaint with Washington Terrace City's Human Resource Directory is advised that the above 180-day deadline for filing a written complaint with a federal agency still applies.

Notification of Policy

Notification of this policy will be provided to the City of Washington Terrace employees and to applicants, participants, and member of the public who have hearing, speech, vision and cognitive limitations in a manner determined by staff including making the policy available in audio and large print format. A staff member may also read this policy to a qualified individual upon request.

Section 504/ADA Notice – Sample Notice

(For use in all publications, marketing materials, and general information made available to the public)
“Auxiliary aids and services are available upon request to individuals with disabilities by calling the City of Washington Terrace at 801-395-8281. Individuals with speech and/or hearing impairments may call the Relay Utah dialing 711. Spanish Relay Utah: 1-888-346-3162. Equal Opportunity Employer/Program.”

Section 504 and ADA Reasonable Accommodation Policy

Name of Jurisdiction: City of Washington Terrace

Updated Date: November 15, 2022

Reasonable Accommodation

A qualified individual may request a reasonable accommodation at any time. The decision to approve or deny a request for a reasonable accommodation is made on a case-by-case basis and takes into consideration the disability and the needs of the individual as well as the nature of the program or activity in which the individual seeks to participate.

Application of reasonable accommodation policy

The reasonable accommodation policy applies to individuals with a disability in all programs and services provided by The City of Washington Terrace.

Person with a Disability

A person with a disability means an individual who has a physical or mental impairment that substantially limits one or more major life activities. As used in this definition, the phrase “physical or mental impairment” includes:

- (1) Any physiological disorder or condition.
- (2) Any mental or psychological disorder.

Examples of reasonable accommodations

Examples of reasonable accommodations may include, but are not limited to:

- Permitting a family member to assist in the applications process for any program or service;
- Permitting a service animal to assist while on the premises;
- Providing qualified sign language interpreters for applicants;
- Permitting requests for extensions of deadlines if there is a difficulty completing necessary documentation

Processing a Reasonable Accommodation

The City of Washington Terrace will provide the “Request for Reasonable Accommodation” to all applicants, residents or individuals with disabilities who request a reasonable accommodation.

Individuals may submit their reasonable accommodation request(s) in writing, orally, or by any other equally effective means of communication. However, The City of Washington Terrace will ensure that all reasonable accommodations requests will be reduced to writing. If needed as a reasonable accommodation, the City of Washington Terrace will assist the individual in completing the written request.

- The City of Washington Terrace will provide applicants with appropriate auxiliary aids and services, including qualified sign language interpreters and readers, upon request.
- Within seven business days of receipt, The City of Washington Terrace will respond to the applicant’s request in writing.
- If additional information or documentation is required, The City of Washington Terrace will notify the applicant, in writing, of the need for additional information or documentation. The City of Washington Terrace will provide the individual with the request for additional information. The written notification should provide the resident with a reply date for submission of the outstanding information or documentation.
- Within seven days of receipt of the request and, if necessary, all supporting documentation, The City of Washington Terrace will provide written notification to the applicant of its decision to approve or deny the applicant’s request(s). Upon request, the written notification will be provided in an alternate format. If staff approves the accommodation request(s), the applicant will be notified of the projected date for implementation.
- If the accommodation is denied, the resident will be notified of the reasons for denial. In addition, the notification of the denial will also provide the resident with information regarding the City of Washington Terrace Grievance Procedures.
- All recommendations that have been approved by The City of Washington Terrace will be forwarded to the appropriate staff member. All request for reasonable accommodation that are approved will be implemented or begin the process of implementation.

Verification of Reasonable Accommodation Request

The City of Washington Terrace may request documentation of the need for a Reasonable Accommodation. In addition, The City of Washington Terrace staff may request that the individual provide suggested reasonable accommodation. Staff may only request documentation to confirm the disability-related need(s) for the requested reasonable accommodation(s). Staff may not require the individual to disclose the specific disability(ies); or the nature or extent of the individual’s disability(ies). Comprehensive medical records will never be requested.

The following may provide verification of a resident’s disability and the need for the requested accommodation:

1. Physician;
2. Licensed Health Professional;

3. Professional representing a social service agency;
4. Disability agency or clinic.

Denial of Reasonable Accommodation Request(s)

Requested accommodation will not be approved if one of the following would occur as a result:

- A violation of State and or Federal law;
- A fundamental alteration in the nature of The City of Washington Terrace programs or services;
- An undue financial and administrative burden on the City of Washington Terrace program;
- A structurally infeasible alteration; or
- An alteration requiring the removal or alteration of a load-bearing structural member.

Service or Assistance Animals

Clients with disabilities are permitted to have assistance animals, if such animals are necessary as a reasonable accommodation for their disabilities. Clients who need an assistance animal as a reasonable accommodation must request the accommodation in accordance with the reasonable accommodation policy. Assistance animals are not subject to the requirements of Pet Policies.

Right to File/Grievance Process

1. The City of Washington Terrace Program Applicant may file a complaint in accordance with the City of Washington Terrace Program Grievance Procedure following a formal determination by the Staff
2. An applicant or resident may, at any time, exercise their right to appeal the Staff's decision through the local HUD office or the U.S. Department of Justice. Individuals may contact the local HUD office at:
U.S. Department of Housing and Urban Development
1670 Broadway, 22nd Floor
Denver, CO 80202
Web: www.hud.gov/fairhousing

Washington Terrace City Grievance Procedure Under The Americans with Disabilities Act

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the City of Washington Terrace. The City of Washington Terrace's Personnel Policy governs employment-related complaints of disability discrimination.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities upon request.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation to:

**Human Resource Department
ADA Coordinator and Human Resources Manager
5249 South 400 East
Washington Terrace, UT 84405**

Within 15 calendar days after receipt of the complaint, The Human Resource Director or her designee will meet with the complainant to discuss the complaint and the possible resolutions. Within 15 calendar days of the meeting, the Human Resource Director or her designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of the City of Washington Terrace and offer options for substantive resolution of the complaint.

If the response by The Human Resource Director or her designee does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the City Manager or his designee.

Within 15 calendar days after receipt of the appeal, the City Manager or his designee will meet with the complainant to discuss the complaint and possible resolutions. Within 15 calendar days after the meeting, the City Manager or his designee will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

All written complaints received by Human Resources or her designee, appeals to the City Manager or his designee, and responses from these two offices will be retained by the City of Washington Terrace for at least three years.

Section 3. Effective Date

This Resolution is effective immediately upon passage and approval.

PASSED AND APPROVED by the Washington Terrace City Council this ____ day of _____, 2022.

MARK ALLEN, Mayor
City of Washington Terrace

ATTEST:

AMY RODRIGUEZ, City Recorder

ROLL CALL VOTE

Council Member Barker ____

Council Member Ferlin ____

Council Member West ____

Council Member Seal ____

Council Member Christiansen ____