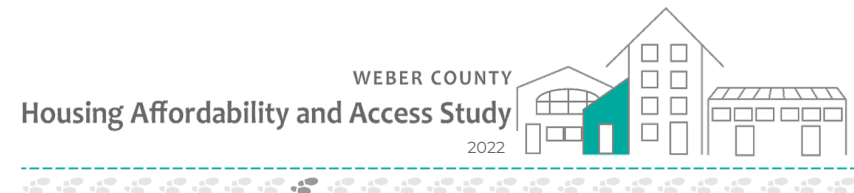




# Weber County Housing Affordability and Access Study: Existing Conditions

Madison Merrill and Anders Hart  
April 4, 2022



# Background

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- Student professional project in conjunction with WFRC

Two parts:

- Existing conditions in Weber County
- Best Practices for housing affordability and access to opportunities

Data presented here will inform the ongoing Weber Affordable Housing and Access Study (Phase 1) and Plan (Phase 2)



# Data Already Out-of-Date

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## Weber County Median Sale Price Over Time



This analysis relies heavily on **2019 data**.

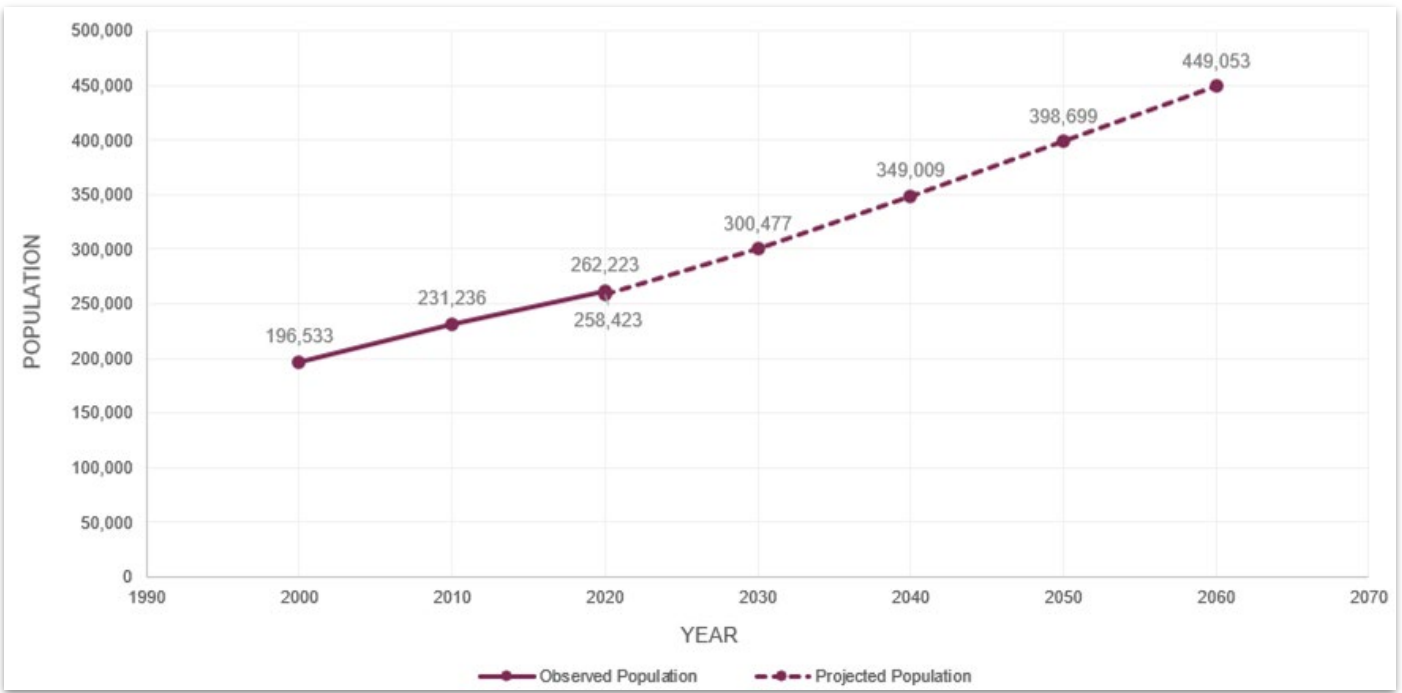
Since January 2019, the **median home sale price has risen by over 80%** as of February 2022.

Source: Redfin Data Center

# POPULATION CHARACTERISTICS

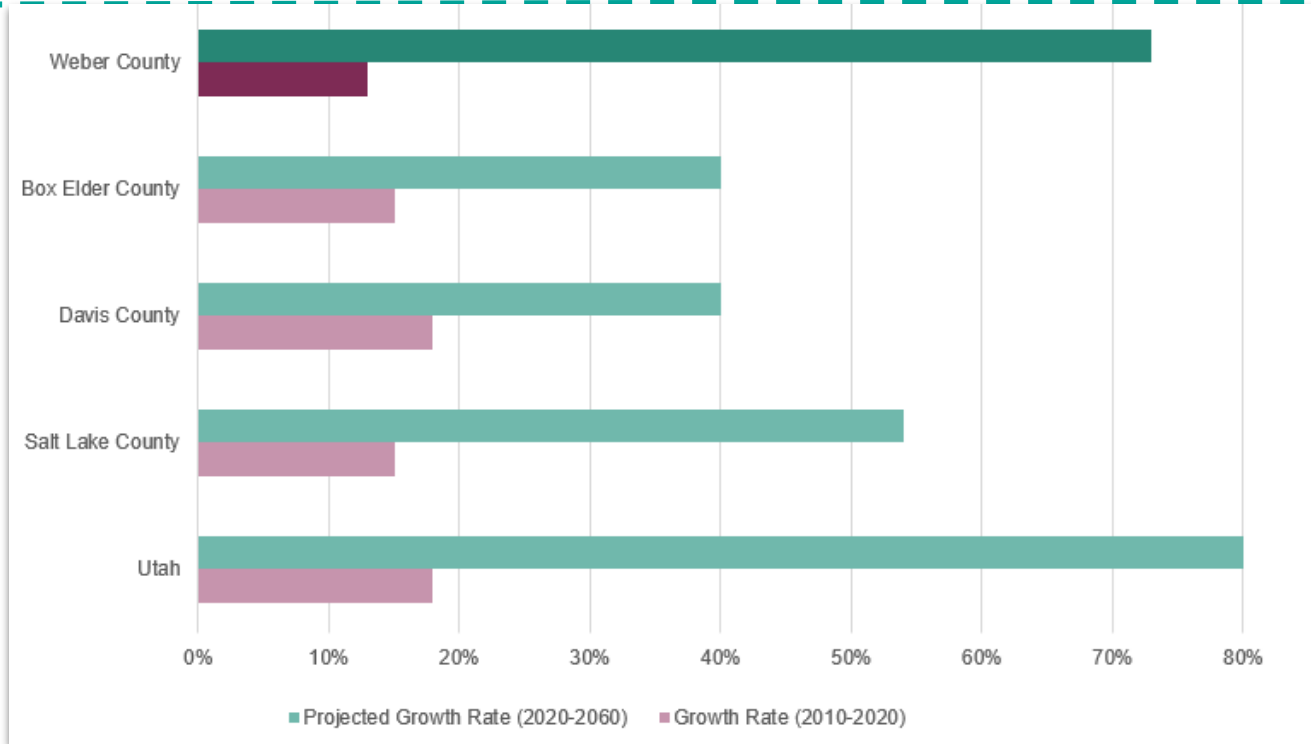


# Population: Countywide Growth

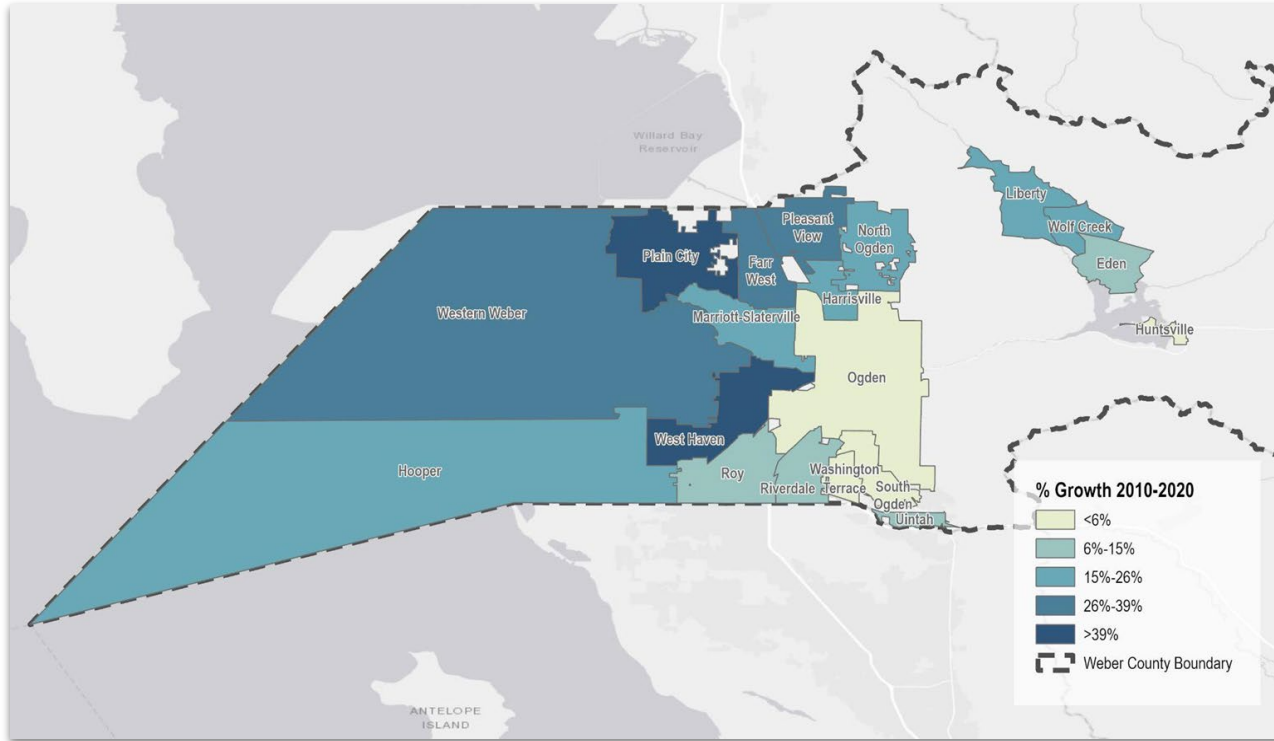




# Population: County Growth Comparisons



# Population: Community Comparisons





# Population: Demographics

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

*\*Some data unavailable for Box Elder Co*





# Population: Minority Households

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Community	% Minority Households
<b>Weber County</b>	<b>18.9%</b>
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%
Western Weber	7.5%
Uintah	7.3%
North Ogden	7.1%
Plain City	6.4%
Hooper	4.5%
Huntsville	2.7%



# Population: Cost-Burdened Households

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	% Cost-Burdened Households	% Cost-Burdened Renter Households	Median Household Income
<b>Weber County</b>	<b>23.8%</b>	<b>39.2%</b>	<b>\$67,244</b>
Box Elder County	20.2%	32.9%	\$62,233
Davis County	21.4%	32.2%	\$83,310
Salt Lake County	27.4%	42.7%	\$74,865
State of Utah	25.8%	41.9%	\$71,621

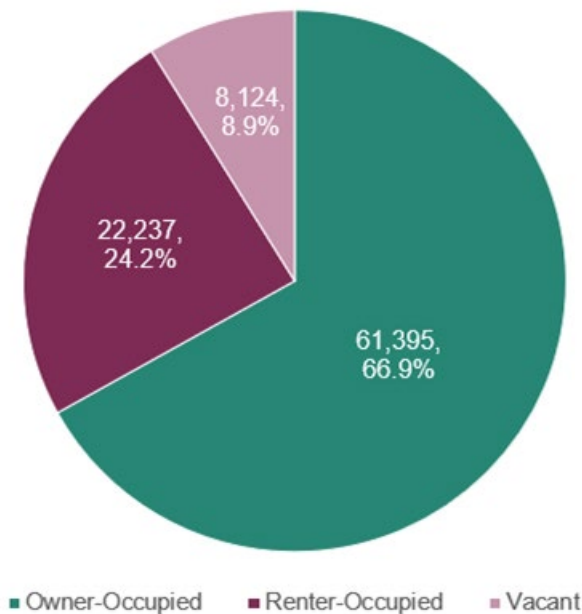
# Population: Cost-Burdened Households

	% Cost-Burdened Households	% Cost-Burdened Renter Households	Median Household Income
<b>Weber County</b>	<b>23.8%</b>	<b>39.2%</b>	<b>\$67,244</b>
Liberty	35.5%	0.0%	\$93,583
Ogden	28.9%	41.9%	\$50,061
Wolf Creek	28.1%	69.8%	\$114,306
Washington Terrace	27.9%	51.6%	\$63,503
Harrisville	24.3%	41.2%	\$74,342
Marriott-Slaterville	23.4%	40.2%	\$74,342
West Haven	22.8%	42.3%	\$77,733
Plain City	21.5%	0.0%	\$74,714
Western Weber	21.1%	22.9%	\$79,192
Hooper	20.7%	36.0%	\$96,688
Roy	20.4%	36.4%	\$70,032
Riverdale	19.9%	25.8%	\$56,000
South Ogden	19.8%	27.7%	\$68,585
North Ogden	19.3%	37.8%	\$81,198
Uintah	19.0%	10.7%	\$90,208
Pleasant View	17.6%	41.6%	\$98,765
Huntsville	17.3%	12.0%	\$69,861
Farr West	14.7%	18.3%	\$90,917
Eden	10.6%	0.0%	\$118,558

# HOUSING CHARACTERISTICS

# Housing: Tenure

Weber County Housing Tenure (2019)



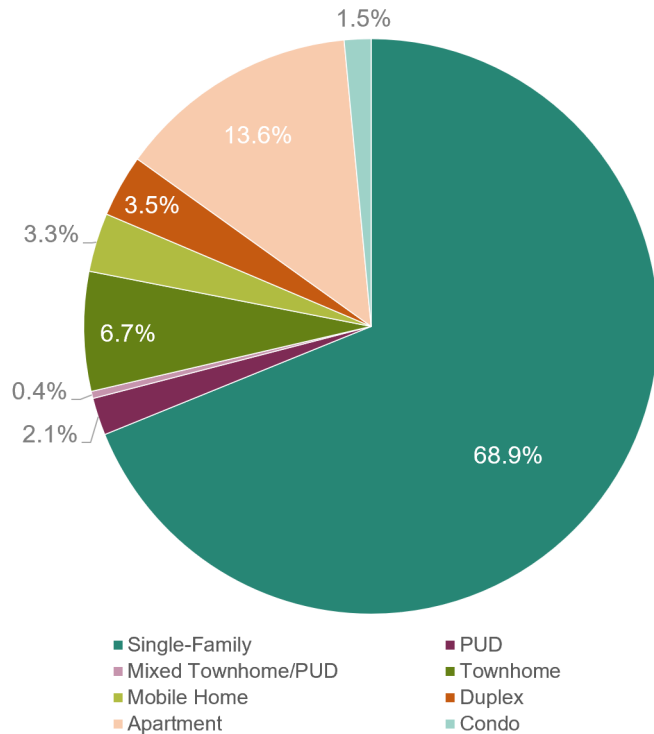
County/State Comparison: Household Tenure & Homeownership Rates (2019)

	% Owner Occupied	% Renter Occupied	% Change in Homeownership Rates (2010-2019)
<b>Weber County</b>	<b>73.4%</b>	<b>26.6%</b>	<b>0.8%</b>
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%

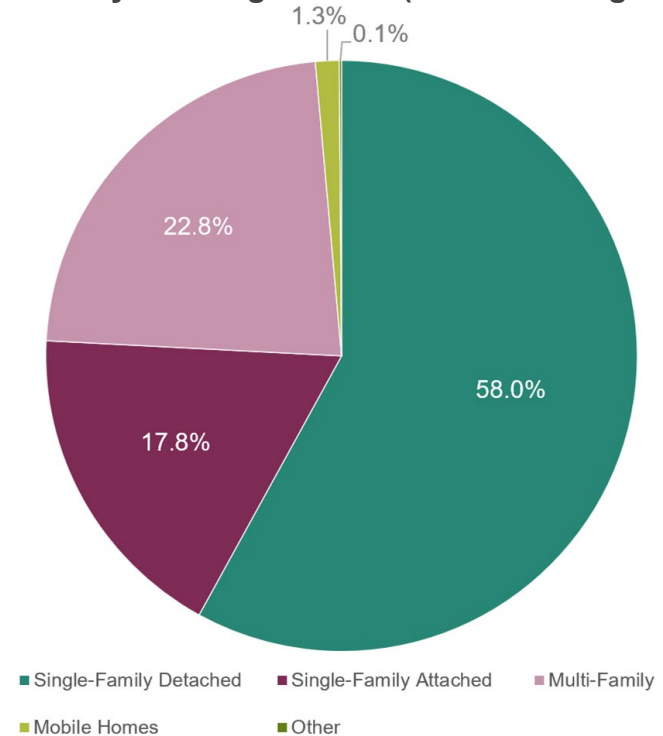
Weber County has a **greater percentage of renter-occupied housing units than Davis and Box Elder Counties** but a **lower than Salt Lake County and the State.**

# Housing: Types

## Weber County Housing Types (2019)



## Weber County Housing Permits (Jan 2010- Aug 2021)



# Housing: Permits by Community

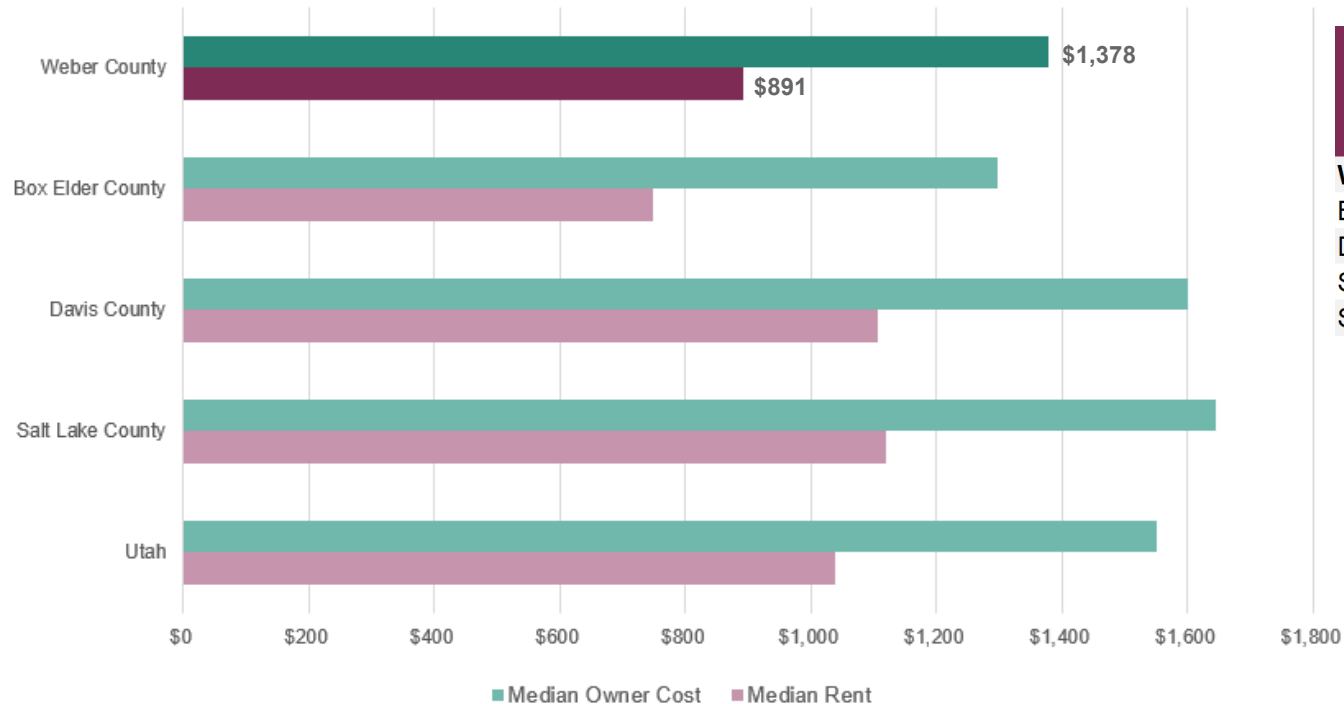
## Community Comparison: Housing Permits (January 2010- August 2021)

	% of County Permitted Units	Total Permitted Units	% Single-Family Detached	# Single-Family Detached	% Single-Family Attached	# Single-Family Attached	% Multi-Family	# Multi-Family	% Mobile Homes	# Mobile Homes
<b>Weber County</b>	<b>100%</b>	<b>11,290</b>	<b>58.0%</b>	<b>6,548</b>	<b>17.8%</b>	<b>2,012</b>	<b>22.8%</b>	<b>2,570</b>	<b>1.3%</b>	<b>146</b>
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



# Housing: Costs

## County/State Comparison: Housing Costs (2019)



% Cost-Burdened Renter Households	
<b>Weber County</b>	<b>39.2%</b>
Box Elder County	32.9%
Davis County	32.2%
Salt Lake County	42.7%
State of Utah	41.9%



# Housing: Costs

## Community Comparison: Housing Costs (2019)

	Median Montly Rent	Median Monthly Owner Costs
<b>Weber County</b>	<b>\$891</b>	<b>\$1,378</b>
Wolf Creek	\$2,642	\$2,542
Huntsville	\$1,250	\$1,607
Hooper	\$1,216	\$1,774
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
North Ogden	\$998	\$1,270
Marriott-Slaterville	\$972	\$1,525
South Ogden	\$961	\$1,270
Farr West	\$950	\$1,757
Western Weber	\$923	\$1,687
Riverdale	\$854	\$1,291
Washington Terrace	\$820	\$1,215
Ogden	\$818	\$1,185
Plain City	\$736	\$1,712
Eden	-	\$2,142
Liberty	-	\$1,621

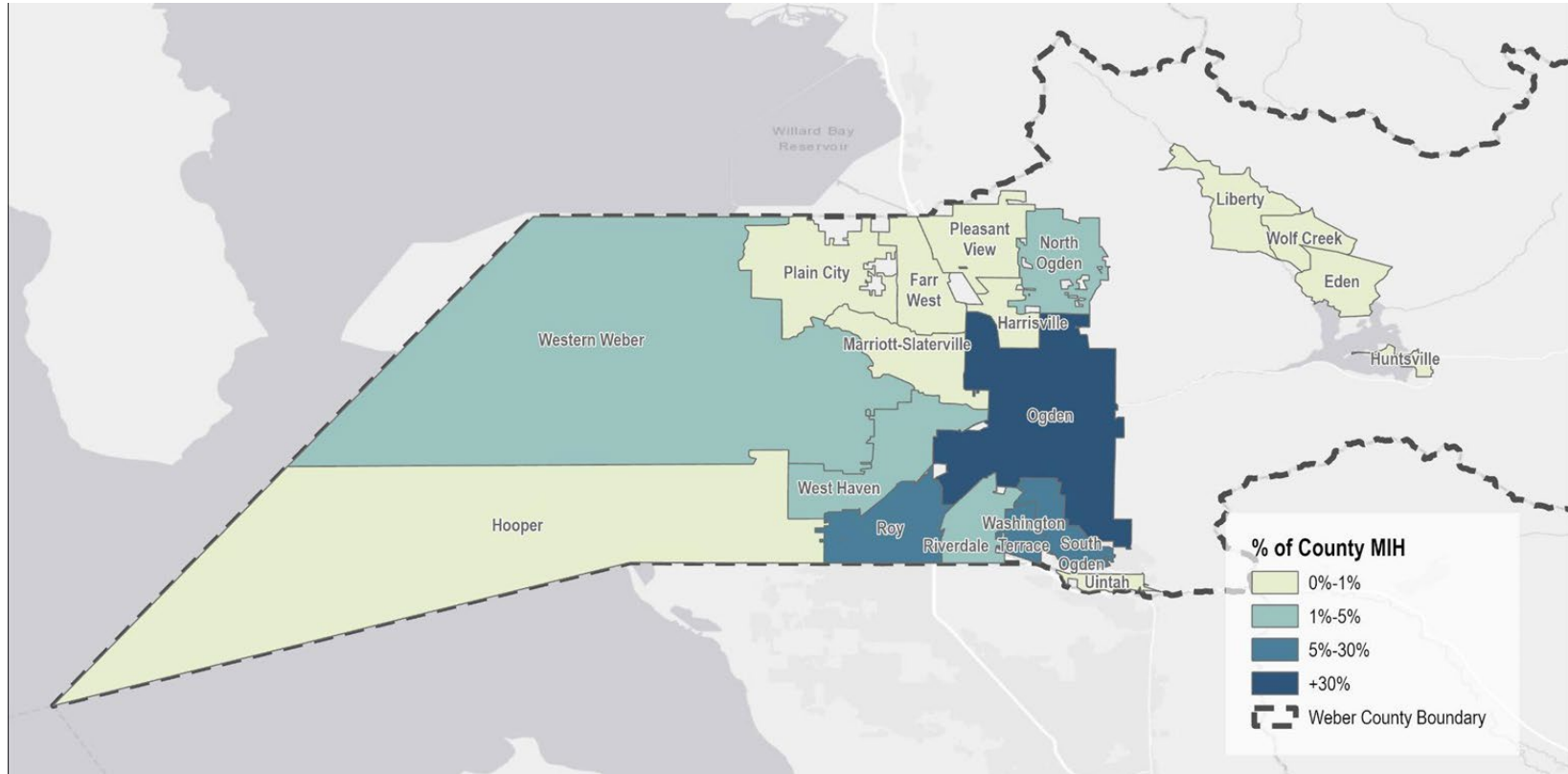
- Some of the County's **faster growing communities** are also the most expensive.
- The majority **high-rent communities** almost **exclusively permitted single-family detached homes** in the past decade.

# Housing: Moderate -Income Housing Supply

## Weber County Rental Affordable Housing Gap Analysis (2019)

Income Range	Maximum Affordable Monthly Rent	# Households	# Rental Units Available at that Price	Surplus/Deficit of Units Available
Less than 30% AMHI (\$11886)	\$297.00	3,037	2,051	-986
30%-50% AMHI (\$11886-\$19810)	\$495.00	2,285	1,949	-336
50%-80% AMHI (\$19810-\$31696)	\$792.00	3,439	8,278	4,839
80%-100% AMHI (\$31696-\$39620)	\$991.00	2,246	4,829	2,583
100%-125% AMHI (\$39620-\$49525)	\$1,238.00	2,649	2,735	86
> 125% AMHI (> \$49525)	> \$ 1238	8,581	2,396	-6,185

# Housing: MIH Distribution



# Housing: MIH Distribution

## Community Comparison: Moderate Income Housing (MIH) Contribution (2019)

Community	% of County MIH	% of County Population	% Developable
Ogden	68.6%	33.3%	6.5%
Roy	6.5%	15.0%	6.1%
South Ogden	6.4%	6.7%	11.7%
Washington Terrace	5.2%	3.5%	24.0%
Riverdale	4.2%	3.6%	15.1%
Western Weber	3.3%	8.3%	30.2%
North Ogden	2.6%	8.0%	29.3%
West Haven	1.1%	6.4%	36.0%
Plain City	0.8%	3.0%	70.7%
Pleasant View	0.8%	4.2%	43.5%
Farr West	0.6%	2.9%	41.3%
Harrisville	0.6%	2.7%	27.3%
Marriott-Slaterville	0.4%	0.8%	62.0%
Hooper	0.2%	3.5%	6.6%
Uintah	0.2%	0.6%	27.2%
Huntsville	0.1%	0.2%	No Data
Wolf Creek	0.1%	0.6%	No Data
Eden	0.0%	0.3%	No Data
Liberty	0.0%	0.6%	No Data

- **Ogden, Riverdale, and Washington Terrace** are the only municipalities that **provide more than their share of MIH** relative to their population.
- **The four communities with the largest gap** between share of MIH and population are anticipated to account for **60% of the County's population growth through 2060**.
- **Many of the County's greatest contributors to MIH are also nearing build-out**

# LAND USE & ZONING

# Land Use and Zoning

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- Analyzed municipal, county zoning ordinances
- Looked at regulations on multi-family and mixed-use zoning
- Analyzed developable land using WFRC data



# Land Use and Zoning: Mixed Use

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- Ogden and Roy have the most sophisticated MU zoning
- South Ogden has form-based code and mixed uses
- West Haven has mixed use zoning (commercial, residential), up to 30 units/acre
- Hooper, Plain City, Huntsville, Marriott-Slaterville, and Washington Terrace do not have mixed-use zoning



# MF Zoning in Fastest-Growing Communities

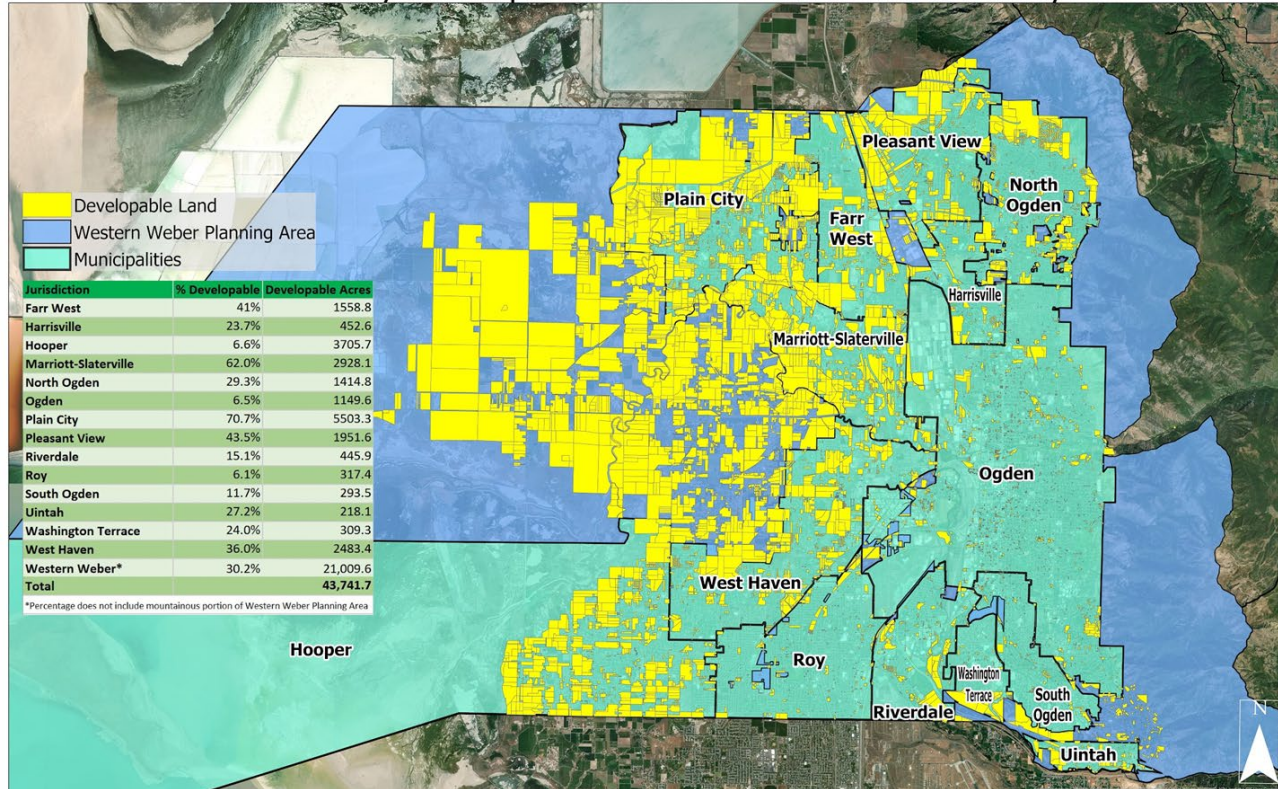
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	Growth Rate (2010-2020)	Multi-Family Permitted	Details
West Haven	63%	Yes	Allowed all R3 and Mixed Use Zones
Plain City	43%	No	
Pleasant View	39%	Limited	
Farr West	30%	No	
Marriott-Slaterville	26%	No	
Hooper	26%	Limited	Allows twin homes and Duplexes in up to 10% 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)



# Land Use and Zoning-Developable Land

Potentially Developable Land in Western Weber County



Map by Anders Hart Jan. 2022. Data: Wasatch Front Regional Council (2018), Utah AGRC. Coordinate System: NAD 1983 UTM 12N  
 Developable land includes wetlands shown in the Utah AGRC's Utah Wetlands dataset Contact: mikala@wfrco.org

0 5.5 Miles

# KEY TAKEAWAYS



# Key Take-Aways

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## 1 BOOMING POPULATION GROWTH

Weber County's population has grown by over 13% in the past decade with a population of over 260,000 in 2020. The County is anticipated to grow by over 70% in the next four decades, resulting in a population over nearly 450,000 by 2060.

## 2 MORE AFFORDABLE UNITS NEEDED

Fifty-five percent of Weber County's rental units are affordable for households below 80% AMHI. The County lacks 1,322 low-income and very low-income units for those below 50% AMHI (likely more with rising housing costs from 2019-2021).

## 3 MOST COMMUNITIES DO NOT PROVIDE THEIR FAIR-SHARE OF MIH

Ogden, Riverdale, and Washington Terrace are the only municipalities that provide more than their share of MIH. In fact, Ogden provides over 68.6% of the County's MIH supply while only accounting for 33% of the County's population.

## 4 DEVELOPABLE LAND LOCATED IN HIGH-COST AREAS

Much of the remaining developable land in the County's more rural communities. Currently, these areas have the highest median housing costs; yet, they are anticipated to carry the majority of the county's future population growth. Additionally, current zoning in these areas limits residential density, hindering affordable housing development.

## 5 THIS DATA IS ALREADY OUT-OF-DATE

This report relies heavily on 2019 data. Since then, the median home sale price has risen by over 80% as of February 2022. It can be expected that median rent/owner costs and the share of cost-burdened households are significantly higher than this report indicates.

# Contacts

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Madison Merrill, [madison.merrill.edu](mailto:madison.merrill@utah.edu)

Anders Hart, [anders.hart@utah.edu](mailto:anders.hart@utah.edu)

Mikala Jordan, WFRC, [mikala@wfrc.org](mailto:mikala@wfrc.org)

Megan Townsend, WFRC, [mtownsend@wfrc.org](mailto:mtownsend@wfrc.org)

Christy Dalberg, WFRC, [christy@wfrc.org](mailto:christy@wfrc.org)