

ORDINANCE 2019-25

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE NORTH OGDEN CITY GENERAL PLAN TO INCLUDE APPENDIX L MODERATE INCOME HOUSING UPDATE AND TITLE PAGE MODIFICATIONS:

WHEREAS; The City has an adopted General Plan that was adopted in 2015, and

WHEREAS; The City is required to Adopt a General Plan with certain required components, and

WHEREAS; The August 23, 2016 General Plan amendment is hereby amended to include the Moderate Income Housing Update and title page amendment, and

WHEREAS; The General Plan addresses the required elements in Utah State Code § 10-9a-403(2) (a), i.e., Transportation, Land Use, Moderate Income Housing, and an Official Map, and

WHEREAS; The General Plan also addresses other elements allowed for in Utah State Code § 10-9a-403(3) including History, Economic Development, Public Facilities, Park Trails and Recreation, Environment, Downtown and Southtown, Neighborhoods, Annexation, and other elements considered appropriate by the city, and

WHEREAS; The Planning Commission held a public hearing on November 6, 2019 regarding the adoption of the 2019 General Plan Amendment and recommended the City Council adopt the 2019 General Plan Amendment.

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City General Plan from 2016 be replaced by the Amended 2019 General Plan as provided in Attachment A "North Ogden City General Plan Update – 2019. Which only attaches the Moderate Income Housing Update 2019 and amends the title page from the 2016 amendment adoption.

SECTION 1: Language to be added as the Official General Plan and Map as found in Attachment A:

NORTH OGDEN CITY GENERAL PLAN UPDATE – 2019

SECTION 2: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 19th day of November 2019.

North Ogden City:


Brent Chugg
North Ogden City Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	<u>X</u>	___
Council Member Covering:	X	___
Council Member Stoker:	<u>X</u>	___
Council Member Swanson:	<u>X</u>	___
Council Member Turner:	<u>X</u>	___

(In event of a tie vote of the Council):

Mayor Chugg	___	___
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ATTEST:



S. Annette Spendlove

**S. Annette Spendlove, MMC
City Recorder**



NORTH OGDEN CITY

— SETTLED 1851 —



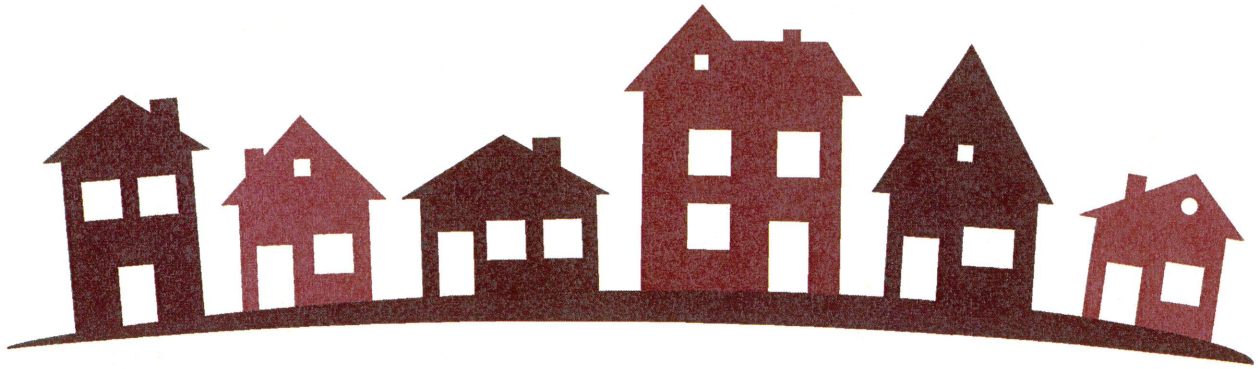
General Plan Update – 2015

ADOPTED SEPTEMBER 22ND 2015

AMENDED AUGUST 2016

AMENDED NOVEMBER 2019





MODERATE INCOME HOUSING UPDATE

[2019]



NORTH OGDEN CITY

— SETTLED 1851 —

Current North Ogden Housing Status

The City has just over 6,000 residential units, the majority of which are single family units. We have seen an increase in the number of single family home permits pulled in the past several years.

The City also has 729 connected units based on City and County records. Attached dwelling units are more affordable than single family units, though it is not always the case; this pattern, however seems to be the general trend for the North Ogden Area based on the ACS numbers published in 2018. The majority of these attached dwelling units are 4-plexes and duplexes but some are townhomes or other similar types of units.

Additionally, there are 42 4-plexes, 137 townhomes, and 392 apartments which have been approved and vested to be under construction in the next few years.

In all, the City expects the number of total dwelling units to increase to just over 7,000 residential units by 2025 with approximately 1350 of those units being connected units. This means approximately 19.3% of North Ogden City's housing stock will be some sort of connected family unit by 2025.

THE STATE CODE OUTLINES SEVERAL REQUIRED COMPONENTS OF THE MODERATE INCOME HOUSING PLAN.

The following sections are intended to satisfy the requirements articulated in 10-9a-103:

	ANNUAL INCOME	MONTHLY INCOME	AFFORDABLE HOUSING MONTHLY COST (30% MONTHLY INCOME)
AREA MEDIAN INCOME	\$78,962.00	\$6,577.17	\$1,973.15
80%	\$63,140.80	\$5,261.73	\$1,578.52
50%	\$39,463.00	\$3,288.58	\$986.58
30%	\$23,677.80	\$1,973.15	\$591.95

** Source American Community Survey 2013-2017 for North Ogden City S1901*

(a) an estimate of the existing supply of moderate income housing located within the municipality;

This table is based on the current monthly rent and mortgage costs. The assumption is that if these units are rented or sold on today's market the monthly costs will remain the same.

NUMBER OF OCCUPIED UNITS IN EACH RANGE OF AMI COSTS (IN DOLLARS)


TOTAL OCCUPIED UNITS IN NORTH OGDEN CITY	100% - 80% AMI	80% - 50% AMI	50% - 30% AMI	30% - 0% AMI	
OWNER OCCUPIED UNITS	1,470	1,470	1,581	1,588	4,955
RENTAL UNITS	155	155	280	171	822
TOTAL OCCUPIED UNITS					5,777

** Source American Community Survey 2013-2017 for North Ogden City S1901*

** This table is based on the current monthly rent and mortgage costs. The extraordinary assumption is that if these units are rented or sold on today's market the monthly costs will remain the same.*

MONTHLY HOUSING COSTS AS A PERCENT OF INCOME

INCOME LEVEL	HOMEOWNERS SPENDING MORE THAN 30%	RENTERS SPENDING MORE THAN 30%	AMI NUMBERS
<\$20,000	187	62	\$23,678 = 30% AMI
\$20,000-\$34,999	135	93	
\$35,000-\$49,999	153	70	\$39,463 = 50% AMI
\$50,000-\$74,999	212	39	\$63,141 = 80% AMI
\$75,000 OR MORE	110	0	
HOUSEHOLDS SPENDING OVER 30% ON MONTHLY HOUSING COSTS	797	264	
TOTAL HOUSEHOLD BY TYPE	4,955	822	
HOUSEHOLDS OVER 30%	HOMEOWNERS - 16.08%	RENTERS - 32.12%	




** Source American Community Survey 2013-2017 for North Ogden City S1901*

From these tables we can see that there are at least 700 and possibly as many as 1051 households with less than 80% AMI who are currently paying over 30% for their monthly housing costs.¹ This is significant since there are 2637 households in the 80% or lower range which means roughly 27-40% of the existing households under the 80% AMI are paying over 30% of their monthly income towards housing expenses.

MONTHLY HOUSING COSTS OVER 30% BY HOUSEHOLD TYPES

INCOME LEVEL	HOUSEHOLDS SPENDING MORE THAN 30% OF INCOME ON HOUSING		TOTAL HOUSEHOLDS		% OF HOUSEHOLDS OVER 30%		
	OWNERS	RENTERS	OWNERS	RENTERS	OWNERS	RENTERS	TOTAL
<\$20,000	187	62	236	70	79.24%	88.57%	81.37%
\$20,000-\$34,999	135	93	311	135	43.41%	68.89%	51.12%
\$35,000-\$49,999	153	70	406	135	37.68%	51.85%	41.22%
\$50,000-\$74,999	212	39	1,121	223	18.91%	17.49%	18.68%
\$75,000 OR MORE	110	0	2,881	259	3.82%	0.00%	3.50%
HOUSEHOLDS SPENDING OVER 30% ON MONTHLY HOUSING COSTS	797	264					
TOTAL HOUSEHOLDS BY TYPE	4,955	822					
% HOUSEHOLDS OVER 30%	16.08%	32.12%					



** Source American Community Survey 2013-2017 for North Ogden City S1901*

¹ 951 is the total of Homeowners and Renters spending more than 30% of their income across income levels \$75,000. It is assumed that the real number of households under 80% AMI spending 30% or more on housing expenses is between 700 and 951.

(b) an estimate of the need for moderate income housing in the municipality for the next five years;

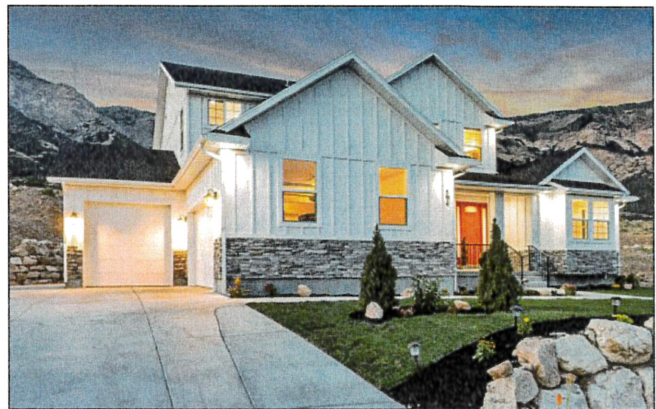
The City is constrained by the ability of the Planning Department and Building Department to approve and develop property within the City. Over the past several years the City has seen a significant up-tick in the number of housing units permitted and constructed. Using this historical information with the number of units increasing dramatically in the past several years the City estimates to be permitting 175 residential units to 225 units per year for the next five years. Our estimate is that 1000 housing units will be created in the next five years

If income levels remain the same to individuals moving into the City, we expect to see the need for 8.26% (83) of the new units to be at or below the 30% AMI, 7.88% (79) between 30 and 50% AMI, and 16.89% (169) between 50 and 80% AMI. This totals to approximately 331 new units at the 80% AMI level or below. To compare with the information provided in the Appendix at "Monthly Housing Costs In Dollars" there will need to be an additional 331 units which cost \$1500 dollars or less in housing costs per month.



**THE RANCHES
TOWNHOMES**

**SINGLE FAMILY
HOME**



(c) a survey of total residential land use; (City Numbers) 6000+ total units, 729 connected units

According to the City's records, there are the following number of total housing units in the City:

- 6049 Total Housing Units
- 729 Connected Housing Units
- 5320 Single Family Residential Units
- There are an additional number of connected and single family units in various stages of construction as of July 1, 2019.



** Source City Building Permits*

SMALL LOT HOME



ATTACHED UNITS

Cherry Spring Villas



(d) an evaluation of how existing land uses and zones affect opportunities for moderate income housing

This section is addressed, but not specifically identified in the City's Goals below for way to promote, encourage, and maintain the current levels of Moderate Income Housing as well as additional units of Moderate Income Housing.

(e) a description of the municipality's program to encourage an adequate supply of moderate income housing

This topic is addressed below in the City's Moderate Income Housing Goals

CITY'S MODERATE INCOME HOUSING GOALS

E. Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.

North Ogden passed an ordinance in early 2019 allowing for Accessory Dwelling Units (ADUs) in all single family residential zones. The goal of this ordinance change was to allow for additional housing stock within the existing fabric of the more established neighborhoods. The hope is this also allows better integration of those with moderate income into the community. Through this ordinance change the City also hopes to increase the number of opportunities for those of moderate income without significant upgrades required to infrastructure, utilities, or other municipal services. ADUs are limited to owner occupied properties to keep the single family feel to the property through landscape maintenance and personal investment in the properties on which ADUs are constructed throughout the neighborhood.

Though only a few individuals have sought out information on ADUs, the City is hopeful that over the next 5 years the City could add 5 to 10 ADUs per year to help meet the goals of moderate income housing. Though no formal study has been completed, the hope is that because of reduced building and particularly lessened infrastructure requirements for ADUs that the property owners would be able to participate in the ADU program at a much lower cost which would allow more flexibility in rental rates to recoup their investment. The addition of ADUs in these neighborhoods, where streets and other utility main lines are already in place, is a primary tool hoped to leverage these existing resources to enable lower cost for construction of affordable housing, without overburdening the demand.

ACCESSORY DWELLING

Corner of 600 East 2600 North

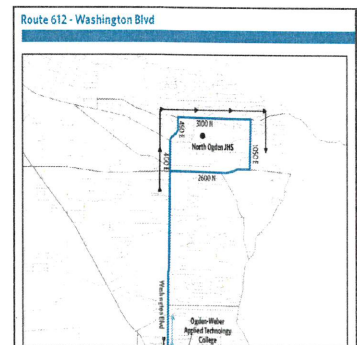


G. Encourage higher density or moderate income residential development near major transit investment corridors.

The North Ogden City General Plan adopted in 2015 has a focus on the concentration of medium density housing in close proximity to UTA bus routes along Washington Blvd. The Majority of the City’s current higher density units are along the Washington Blvd. corridor and within ¼ mile of a UTA bus stop. Though these bus routes do not qualify as “transit investment corridors” they are the largest public transit investment by the state into our community and the City feels that access to bus routes is vital to the successful creation of MIH.

During the next 5 years the City anticipates the construction of an additional 622 connected units with at least ½ of those being within ¼ mile of the major bus route and all of them within ½ mile of the bus line.

UTA
**BUS STOP ON
WASHINGTON BLVD.**



J. Implement zoning incentives for low to moderate income units in new developments; preserve existing moderate income housing.

The City wants to explore the options associated with zoning incentives for low to moderate income units. Because of the technical and legal requirements and the current plan in the City to rewrite the City zoning code over the next year, the City does not have a specific set of goals but plans to explore the following types of options:

- Deed restrictions for density incentives
- Density bonus programs
- Increasing density across all zones
- Adding small lot subdivisions
- Adding additional housing types
- Shortening development approval timeline for densities less than 6 per acre
- Encouraging mixed use in commercial zones

K. Utilize strategies that preserve subsidized low to moderate income units on a long-term basis.

The City wishes to explore this option by creating the opportunity via deed restrictions or other density bonus programs that will establish housing stock which is less likely to turn into housing units which are no longer moderate income housing units. With the limited resources of the City we have not been able to firmly establish which programs, if any, will be implemented, but we are committed to exploring these types of options.

O. Implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality.

The City is open to exploring a mortgage assistance program for employees of the municipality to afford to live in a community of their choice within certain parameters. The details of such programs have yet to be worked out, though the goal will be to make sure the City is helping it's employees generate long term wealth and career sustainability by providing access to affordable homes within a reasonable commuting range of North Ogden City.

P-U. Apply for or partner with outside agencies.

The City has already looked at working with outside agencies on providing affordable housing programs and incentives, but has not specifically selected any one group or agency to partner with. Most importantly the City plans to work closely with the Weber Area Association of Governments to coordinate the needs of the larger area as well as utilize available local programs in a cooperative fashion. For a long time Ogden and other communities have provided the area with the necessary moderate income housing for Weber County, but it is important for each community to come to the table to focus on how to create solutions for the entire area, without focusing too strongly on single mode solutions. What North Ogden does for housing affordability will have an impact on our neighboring communities and should possibly be considered on a regional solution, instead of purely local.

Appendix of Tables

American Community Survey

U.S. Census Bureau

Table S1901 – Income in the Past 12 Months

Table S2503 – Financial Characteristics

Table DP04 – Selected Housing Characteristics

S1901: INCOME IN THE PAST 12 MONTHS (IN 2017 INFLATION-ADJUSTED DOLLARS)

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	North Ogden city, Utah							
	Households		Families		Married-couple families		Nonfamily households	
	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of
Total	5,777	+/-204	4,832	+/-194	4,142	+/-203	945	+/-183
Less than \$10,000	2.4%	+/-1.1	1.0%	+/-0.7	0.4%	+/-0.4	11.4%	+/-5.8
\$10,000 to \$14,999	1.6%	+/-1.2	1.6%	+/-1.4	0.6%	+/-0.7	1.7%	+/-1.9
\$15,000 to \$24,999	4.3%	+/-1.5	3.2%	+/-1.5	2.6%	+/-1.6	9.6%	+/-5.4
\$25,000 to \$34,999	4.8%	+/-1.7	4.5%	+/-1.9	2.1%	+/-1.1	8.4%	+/-3.9
\$35,000 to \$49,999	9.4%	+/-2.1	8.0%	+/-2.3	7.1%	+/-2.4	13.9%	+/-6.7
\$50,000 to \$74,999	23.3%	+/-2.9	22.5%	+/-3.6	22.7%	+/-3.6	25.5%	+/-8.0
\$75,000 to \$99,999	22.3%	+/-2.9	22.8%	+/-3.6	24.0%	+/-3.8	19.5%	+/-9.1
\$100,000 to \$149,999	20.5%	+/-3.4	23.0%	+/-3.8	25.3%	+/-4.0	8.6%	+/-6.2
\$150,000 to \$199,999	7.8%	+/-2.2	8.9%	+/-2.6	10.4%	+/-2.9	1.5%	+/-2.5
\$200,000 or more	3.8%	+/-1.2	4.5%	+/-1.4	4.8%	+/-1.6	0.0%	+/-3.1
Median income (dollars)	78,926	+/-3,227	82,929	+/-3,593	86,064	+/-5,190	53,828	+/-9,772
Mean income (dollars)	89,695	+/-4,617	95,794	+/-5,287	N	N	56,417	+/-8,078
PERCENT ALLOCATED								
Household income in the past 12	24.8%	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	25.8%	(X)	(X)	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)	(X)	(X)	19.6%	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

When information is missing or inconsistent, the Census Bureau logically assigns an acceptable value using the response to a related question or questions. If a logical assignment is not possible, data are filled using a statistical process called allocation, which uses a similar individual or household to provide a donor value. The "Allocated" section is the number of respondents who received an allocated value for a particular subject.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates
Explanation of Symbols:

1. An "****" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An "*****" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An "N" entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An "(X)" means that the estimate is not applicable or not available.

S2503: FINANCIAL CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	North Ogden city, Utah		Occupied housing units		Percent occupied housing		Owner-occupied housing		Percent owner-occupied		Renter-occupied housing		Percent renter-occupied	
	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of
Occupied housing units	5,777	+/-204		+/-204	5,777	+/-246	4,955	+/-246	4,955	+/-246	822	+/-171	822	+/-171
HOUSEHOLD INCOME IN THE PAST 12														
Less than \$5,000	100	+/-57		+/-1.0	1.7%	+/-57	100	+/-1.1	2.0%	+/-1.1	0	+/-18	0.0%	+/-3.6
\$5,000 to \$9,999	38	+/-28		+/-0.5	0.7%	+/-23	30	+/-0.5	0.6%	+/-0.5	8	+/-15	1.0%	+/-1.8
\$10,000 to \$14,999	93	+/-72		+/-1.2	1.6%	+/-35	37	+/-0.7	0.7%	+/-0.7	56	+/-61	6.8%	+/-7.1
\$15,000 to \$19,999	75	+/-42		+/-0.7	1.3%	+/-42	69	+/-0.8	1.4%	+/-0.8	6	+/-9	0.7%	+/-1.1
\$20,000 to \$24,999	171	+/-77		+/-1.3	3.0%	+/-72	113	+/-1.5	2.3%	+/-1.5	58	+/-35	7.1%	+/-4.3
\$25,000 to \$34,999	275	+/-99		+/-1.7	4.8%	+/-75	198	+/-1.5	4.0%	+/-1.5	77	+/-51	9.4%	+/-5.8
\$35,000 to \$49,999	541	+/-126		+/-2.1	9.4%	+/-108	406	+/-2.1	8.2%	+/-2.1	135	+/-85	16.4%	+/-10.1
\$50,000 to \$74,999	1,344	+/-183		+/-2.9	23.3%	+/-170	1,121	+/-3.2	22.6%	+/-3.2	223	+/-93	27.1%	+/-10.6
\$75,000 to \$99,999	1,286	+/-160		+/-2.9	22.3%	+/-148	1,100	+/-2.9	22.2%	+/-2.9	186	+/-96	22.6%	+/-9.6
\$100,000 to \$149,999	1,185	+/-208		+/-3.4	20.5%	+/-204	1,153	+/-3.9	23.3%	+/-3.9	32	+/-44	3.9%	+/-5.4
\$150,000 or more	669	+/-143		+/-2.6	11.6%	+/-141	628	+/-2.9	12.7%	+/-2.9	41	+/-33	5.0%	+/-3.9
Median household income (dollars)	78,926	+/-3,227		+/-3,227	78,926	+/-3,038	83,138	+/-3,038	83,138	+/-3,038	59,583	+/-13,805	59,583	+/-13,805
MONTHLY HOUSING COSTS														
Less than \$300	215	+/-77		+/-1.3	3.7%	+/-77	207	+/-1.5	4.2%	+/-1.5	8	+/-15	1.0%	+/-1.8
\$300 to \$499	915	+/-133		+/-2.1	15.8%	+/-131	908	+/-2.4	18.3%	+/-2.4	7	+/-11	0.9%	+/-1.4
\$500 to \$799	629	+/-142		+/-2.3	10.9%	+/-120	473	+/-2.3	9.5%	+/-2.3	156	+/-83	19.0%	+/-9.1
\$800 to \$999	532	+/-115		+/-2.0	9.2%	+/-93	316	+/-1.8	6.4%	+/-1.8	216	+/-95	26.3%	+/-9.6
\$1,000 to \$1,499	1,861	+/-200		+/-3.3	32.2%	+/-197	1,581	+/-3.6	31.9%	+/-3.6	280	+/-108	34.1%	+/-10.5
\$1,500 to \$1,999	1,073	+/-195		+/-3.6	18.6%	+/-180	940	+/-3.8	19.0%	+/-3.8	133	+/-66	16.2%	+/-8.2
\$2,000 to \$2,499	345	+/-114		+/-2.0	6.0%	+/-114	345	+/-2.4	7.0%	+/-2.4	0	+/-18	0.0%	+/-3.6
\$2,500 to \$2,999	144	+/-81		+/-1.4	2.5%	+/-81	144	+/-1.6	2.9%	+/-1.6	0	+/-18	0.0%	+/-3.6
\$3,000 or more	41	+/-36		+/-0.6	0.7%	+/-36	41	+/-0.7	0.8%	+/-0.7	0	+/-18	0.0%	+/-3.6
No cash rent	22	+/-21		+/-0.4	0.4%	(X)	(X)	(X)	(X)	(X)	22	+/-21	2.7%	+/-2.6
Median (dollars)	1,181	+/-62		+/-62	1,181	+/-71	1,210	+/-71	1,210	+/-71	1,026	+/-150	1,026	+/-150
MONTHLY HOUSING COSTS AS A														
Less than \$20,000	281	+/-105		+/-1.8	4.9%	+/-76	211	+/-1.5	4.3%	+/-1.5	70	+/-63	8.5%	+/-7.3
Less than 20 percent	5	+/-8		+/-0.1	0.1%	+/-8	5	+/-0.2	0.1%	+/-0.2	0	+/-18	0.0%	+/-3.6
20 to 29 percent	27	+/-25		+/-0.4	0.5%	+/-21	19	+/-0.4	0.4%	+/-0.4	8	+/-15	1.0%	+/-1.8
30 percent or more	249	+/-99		+/-1.7	4.3%	+/-72	187	+/-1.4	3.8%	+/-1.4	62	+/-62	7.5%	+/-7.2
\$20,000 to \$34,999	431	+/-138		+/-2.3	7.5%	+/-117	311	+/-2.3	6.3%	+/-2.3	120	+/-58	14.6%	+/-6.7
Less than 20 percent	154	+/-63		+/-1.1	2.7%	+/-63	154	+/-1.3	3.1%	+/-1.3	0	+/-18	0.0%	+/-3.6
20 to 29 percent	49	+/-38		+/-0.7	0.8%	+/-21	22	+/-0.4	0.4%	+/-0.4	27	+/-27	3.3%	+/-3.3
30 percent or more	228	+/-86		+/-1.5	3.9%	+/-71	135	+/-1.4	2.7%	+/-1.4	93	+/-47	11.3%	+/-5.4
\$35,000 to \$49,999	541	+/-126		+/-2.1	9.4%	+/-108	406	+/-2.1	8.2%	+/-2.1	135	+/-85	16.4%	+/-10.1
Less than 20 percent	140	+/-50		+/-0.9	2.4%	+/-50	140	+/-1.0	2.8%	+/-1.0	0	+/-18	0.0%	+/-3.6
20 to 29 percent	178	+/-89		+/-1.5	3.1%	+/-69	113	+/-1.4	2.3%	+/-1.4	65	+/-50	7.9%	+/-5.7
30 percent or more	223	+/-82		+/-1.4	3.9%	+/-55	153	+/-1.1	3.1%	+/-1.1	70	+/-66	8.5%	+/-8.3
\$50,000 to \$74,999	1,344	+/-183		+/-2.9	23.3%	+/-170	1,121	+/-3.2	22.6%	+/-3.2	223	+/-93	27.1%	+/-10.6
Less than 20 percent	588	+/-131		+/-2.2	10.2%	+/-113	482	+/-2.2	9.7%	+/-2.2	106	+/-73	12.9%	+/-8.2
20 to 29 percent	505	+/-106		+/-1.8	8.7%	+/-99	427	+/-1.9	8.6%	+/-1.9	78	+/-51	9.5%	+/-6.3
30 percent or more	251	+/-93		+/-1.6	4.3%	+/-91	212	+/-1.8	4.3%	+/-1.8	39	+/-34	4.7%	+/-4.3
\$75,000 or more	3,133	+/-205		+/-3.7	54.2%	+/-234	2,881	+/-4.4	58.1%	+/-4.4	252	+/-111	30.7%	+/-10.8
Less than 20 percent	2,437	+/-221		+/-4.1	42.2%	+/-241	2,244	+/-4.9	45.3%	+/-4.9	193	+/-95	23.5%	+/-9.5
20 to 29 percent	586	+/-136		+/-2.4	10.1%	+/-132	527	+/-2.6	10.6%	+/-2.6	59	+/-51	7.2%	+/-6.0
30 percent or more	110	+/-71		+/-1.2	1.9%	+/-71	110	+/-1.4	2.2%	+/-1.4	0	+/-18	0.0%	+/-3.6
Zero or negative income	25	+/-30		+/-0.5	0.4%	+/-30	25	+/-0.6	0.5%	+/-0.6	0	+/-18	0.0%	+/-3.6
No cash rent	22	+/-21		+/-0.4	0.4%	(X)	(X)	(X)	(X)	(X)	22	+/-21	2.7%	+/-2.6

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2013-2017 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '.' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

DP04: SELECTED HOUSING CHARACTERISTICS

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing
 Although the American Community Survey (ACS) produces population, demographic and housing
 unit estimates, it is the Census Bureau's Population Estimates Program that produces and
 disseminates the official estimates of the population for the nation, states, counties, cities, and
 towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more
 information, please see the errata note #110.

Subject	North Ogden city, Utah			
	Estimate	Margin of	Percent	Percent
HOUSING OCCUPANCY				
Total housing units	6,133	+/-220	6,133	(X)
Occupied housing units	5,777	+/-204	94.2%	+/-1.6
Vacant housing units	356	+/-100	5.8%	+/-1.6
Homeowner vacancy rate	2.5	+/-1.6	(X)	(X)
Rental vacancy rate	4.6	+/-7.5	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	6,133	+/-220	6,133	(X)
1-unit, detached	5,189	+/-236	84.6%	+/-2.5
1-unit, attached	382	+/-111	6.2%	+/-1.8
2 units	66	+/-36	1.1%	+/-0.6
3 or 4 units	364	+/-159	5.9%	+/-2.6
5 to 9 units	115	+/-64	1.9%	+/-1.0
10 to 19 units	17	+/-24	0.3%	+/-0.4
20 or more units	0	+/-18	0.0%	+/-0.5
Mobile home	0	+/-18	0.0%	+/-0.5
Boat, RV, van, etc.	0	+/-18	0.0%	+/-0.5
YEAR STRUCTURE BUILT				
Total housing units	6,133	+/-220	6,133	(X)
Built 2014 or later	52	+/-43	0.8%	+/-0.7
Built 2010 to 2013	329	+/-136	5.4%	+/-2.3
Built 2000 to 2009	1,341	+/-175	21.9%	+/-2.7
Built 1990 to 1999	1,344	+/-165	21.9%	+/-2.5
Built 1980 to 1989	742	+/-148	12.1%	+/-2.3
Built 1970 to 1979	1,164	+/-162	19.0%	+/-2.5
Built 1960 to 1969	570	+/-108	9.3%	+/-1.7
Built 1950 to 1959	370	+/-90	6.0%	+/-1.5
Built 1940 to 1949	115	+/-63	1.9%	+/-1.0
Built 1939 or earlier	106	+/-37	1.7%	+/-0.6
ROOMS				
Total housing units	6,133	+/-220	6,133	(X)
1 room	23	+/-25	0.4%	+/-0.4
2 rooms	6	+/-9	0.1%	+/-0.1
3 rooms	19	+/-18	0.3%	+/-0.3
4 rooms	591	+/-140	9.6%	+/-2.3
5 rooms	602	+/-148	9.8%	+/-2.3

6 rooms	816	+/-184	13.3%	+/-2.9
7 rooms	829	+/-144	13.5%	+/-2.3
8 rooms	1,041	+/-164	17.0%	+/-2.7
9 rooms or more	2,206	+/-196	36.0%	+/-3.0
Median rooms	7.7	+/-0.3	(X)	(X)
BEDROOMS				
Total housing units	6,133	+/-220	6,133	(X)
No bedroom	23	+/-25	0.4%	+/-0.4
1 bedroom	6	+/-9	0.1%	+/-0.1
2 bedrooms	867	+/-153	14.1%	+/-2.5
3 bedrooms	1,744	+/-270	28.4%	+/-4.0
4 bedrooms	1,795	+/-203	29.3%	+/-3.2
5 or more bedrooms	1,698	+/-227	27.7%	+/-3.8
HOUSING TENURE				
Occupied housing units	5,777	+/-204	5,777	(X)
Owner-occupied	4,955	+/-246	85.8%	+/-2.9
Renter-occupied	822	+/-171	14.2%	+/-2.9
Average household size of owner-	3.20	+/-0.13	(X)	(X)
Average household size of renter-	3.25	+/-0.37	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO				
Occupied housing units	5,777	+/-204	5,777	(X)
Moved in 2015 or later	534	+/-173	9.2%	+/-2.9
Moved in 2010 to 2014	1,512	+/-178	26.2%	+/-3.3
Moved in 2000 to 2009	1,939	+/-200	33.6%	+/-3.1
Moved in 1990 to 1999	932	+/-138	16.1%	+/-2.2
Moved in 1980 to 1989	269	+/-83	4.7%	+/-1.4
Moved in 1979 and earlier	591	+/-111	10.2%	+/-1.9
VEHICLES AVAILABLE				
Occupied housing units	5,777	+/-204	5,777	(X)
No vehicles available	111	+/-61	1.9%	+/-1.1
1 vehicle available	1,000	+/-162	17.3%	+/-2.6
2 vehicles available	2,405	+/-232	41.6%	+/-3.7
3 or more vehicles available	2,261	+/-184	39.1%	+/-3.2
HOUSE HEATING FUEL				
Occupied housing units	5,777	+/-204	5,777	(X)
Utility gas	5,385	+/-196	93.2%	+/-1.9
Bottled, tank, or LP gas	12	+/-10	0.2%	+/-0.2
Electricity	352	+/-107	6.1%	+/-1.8
Fuel oil, kerosene, etc.	0	+/-18	0.0%	+/-0.5
Coal or coke	0	+/-18	0.0%	+/-0.5
Wood	28	+/-29	0.5%	+/-0.5
Solar energy	0	+/-18	0.0%	+/-0.5
Other fuel	0	+/-18	0.0%	+/-0.5
No fuel used	0	+/-18	0.0%	+/-0.5
SELECTED CHARACTERISTICS				
Occupied housing units	5,777	+/-204	5,777	(X)
Lacking complete plumbing facilities	0	+/-18	0.0%	+/-0.5
Lacking complete kitchen facilities	0	+/-18	0.0%	+/-0.5
No telephone service available	87	+/-49	1.5%	+/-0.8
OCCUPANTS PER ROOM				

Occupied housing units	5,777	+/-204	5,777	(X)
1.00 or less	5,688	+/-219	98.5%	+/-0.9
1.01 to 1.50	55	+/-43	1.0%	+/-0.7
1.51 or more	34	+/-30	0.6%	+/-0.5
VALUE				
Owner-occupied units	4,955	+/-246	4,955	(X)
Less than \$50,000	122	+/-53	2.5%	+/-1.0
\$50,000 to \$99,999	102	+/-62	2.1%	+/-1.2
\$100,000 to \$149,999	481	+/-124	9.7%	+/-2.4
\$150,000 to \$199,999	1,279	+/-172	25.8%	+/-3.2
\$200,000 to \$299,999	1,786	+/-164	36.0%	+/-3.2
\$300,000 to \$499,999	1,014	+/-139	20.5%	+/-2.7
\$500,000 to \$999,999	163	+/-68	3.3%	+/-1.4
\$1,000,000 or more	8	+/-13	0.2%	+/-0.3
Median (dollars)	222,500	+/-7,354	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	4,955	+/-246	4,955	(X)
Housing units with a mortgage	3,531	+/-214	71.3%	+/-3.3
Housing units without a mortgage	1,424	+/-190	28.7%	+/-3.3
SELECTED MONTHLY OWNER COSTS				
Housing units with a mortgage	3,531	+/-214	3,531	(X)
Less than \$500	73	+/-40	2.1%	+/-1.1
\$500 to \$999	424	+/-108	12.0%	+/-2.9
\$1,000 to \$1,499	1,564	+/-197	44.3%	+/-4.6
\$1,500 to \$1,999	940	+/-180	26.6%	+/-5.0
\$2,000 to \$2,499	345	+/-114	9.8%	+/-3.3
\$2,500 to \$2,999	144	+/-81	4.1%	+/-2.2
\$3,000 or more	41	+/-36	1.2%	+/-1.0
Median (dollars)	1,418	+/-40	(X)	(X)
Housing units without a mortgage				
Less than \$250	63	+/-39	4.4%	+/-2.7
\$250 to \$399	599	+/-110	42.1%	+/-6.5
\$400 to \$599	624	+/-132	43.8%	+/-6.0
\$600 to \$799	105	+/-49	7.4%	+/-3.4
\$800 to \$999	16	+/-23	1.1%	+/-1.6
\$1,000 or more	17	+/-29	1.2%	+/-2.0
Median (dollars)	413	+/-24	(X)	(X)
SELECTED MONTHLY OWNER COSTS				
Housing units with a mortgage	3,523	+/-217	3,523	(X)
Less than 20.0 percent	1,777	+/-225	50.4%	+/-5.7
20.0 to 24.9 percent	624	+/-142	17.7%	+/-3.9
25.0 to 29.9 percent	432	+/-127	12.3%	+/-3.6
30.0 to 34.9 percent	315	+/-120	8.9%	+/-3.4
35.0 percent or more	375	+/-108	10.6%	+/-2.9
Not computed				
8	+/-13	(X)	(X)	
Housing unit without a mortgage				
Less than 10.0 percent	912	+/-161	64.8%	+/-7.9
10.0 to 14.9 percent	222	+/-77	15.8%	+/-5.5
15.0 to 19.9 percent	114	+/-51	8.1%	+/-3.5
20.0 to 24.9 percent	43	+/-36	3.1%	+/-2.5
25.0 to 29.9 percent	9	+/-14	0.6%	+/-1.0

30.0 to 34.9 percent	12	+/-15	0.9%	+/-1.1
35.0 percent or more	95	+/-59	6.8%	+/-3.9
Not computed	17	+/-27	(X)	(X)
GROSS RENT				
Occupied units paying rent	800	+/-171	800	(X)
Less than \$500	15	+/-19	1.9%	+/-2.5
\$500 to \$999	372	+/-125	46.5%	+/-10.7
\$1,000 to \$1,499	280	+/-108	35.0%	+/-10.7
\$1,500 to \$1,999	133	+/-66	16.6%	+/-8.4
\$2,000 to \$2,499	0	+/-18	0.0%	+/-3.7
\$2,500 to \$2,999	0	+/-18	0.0%	+/-3.7
\$3,000 or more	0	+/-18	0.0%	+/-3.7
Median (dollars)	1,026	+/-150	(X)	(X)
No rent paid	22	+/-21	(X)	(X)
GROSS RENT AS A PERCENTAGE OF				
Occupied units paying rent (excluding	800	+/-171	800	(X)
Less than 15.0 percent	95	+/-58	11.9%	+/-6.9
15.0 to 19.9 percent	204	+/-116	25.5%	+/-12.0
20.0 to 24.9 percent	113	+/-68	14.1%	+/-7.9
25.0 to 29.9 percent	124	+/-61	15.5%	+/-7.3
30.0 to 34.9 percent	79	+/-57	9.9%	+/-7.3
35.0 percent or more	185	+/-85	23.1%	+/-9.9
Not computed	22	+/-21	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

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Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Explanation of Symbols:

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5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

8. An '(X)' means that the estimate is not applicable or not available.