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Ogden,
Utah
1971

Analysis of the

**OGDEN,
UTAH
HOUSING
MARKET**

as of January 1, 1971

DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT

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**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20411**

January 1972

Housing Market Analysis
Ogden, Utah, as of January 1, 1971

Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

FHA HOUSING MARKET ANALYSIS - OGDEN, UTAH
AS OF JANUARY 1, 1971

The Ogden, Utah, Housing Market Area (HMA) is defined as Weber County and the northern half of Davis County, Utah.^{1/} Although included in the Salt Lake City SMSA, Northern Davis County is considered a part of the Ogden HMA because of its economic ties to Ogden. The population of the HMA was estimated at 178,600 persons in January 1971, including 127,000 persons in Weber County and 51,600 persons in North Davis County. The population of the city of Ogden was 69,500.

Government activities are the major source of employment in the HMA, accounting for over half of nonagricultural wage and salary jobs. Most of the government employment is at military installations which have been reducing their civilian work forces in recent years. This has substantially diminished growth in the overall economy. The past year has witnessed a small recovery which is expected to result in moderate growth over the next two years. The housing market has remained relatively stable despite the changing economic conditions, because of limited housing production, and the demand for new unsubsidized housing is expected to remain at the levels of the past two years. Demand for subsidized housing is expected to remain strong, reflecting need arising from the substantial number of low-income households inadequately housed in the area.

Anticipated Housing Demand

The demand for new, unsubsidized housing units is forecast at 900 units annually from January 1971 to January 1973, and is based primarily on the projected household growth, housing replacement needs, and the current condition of the market. It is anticipated that this yearly

^{1/} The portion of Davis County included in the HMA is north of Farmington and comprises 1960 Census tracts 207 to 216, inclusive.

demand will be met most effectively by 600 single-family homes, 250 units in multifamily structures, and a net increase of 50 mobile homes. Distributions of these units by sales price and gross rents are presented in table I. The projected demand reflects a similar level of production of unsubsidized housing as that occurring in 1969 and 1970. Currently, there is no surplus of units and vacancy levels are not excessive, indicating that a reasonable balance can be maintained with this level of new construction. Most of the demand in the lower sales price classes will be met by Section 235 housing, but there remains a persistent demand for housing priced between \$17,500 and \$25,000.

During the first six months of 1971, there will be additions to assigned military strength at Hill Air Force Base. This is expected to exert a tightening influence upon the market and provide some additional demand in the short run. The extent and duration of the influence, however, will be tempered by the expected decline in civil service employment at local military installations. Therefore, the demand for the entire forecast period does not warrant major increases in housing production.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by FHA: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Ogden HMA, the total occupancy potential is estimated to be about 705 units annually (see table II).

The annual occupancy potentials are based upon 1970 incomes, on occupancy of substandard housing, on estimates of the elderly population, and on current income limits. They have been calculated to reflect the capacity of the market in view of current conditions, and their successful attainment may well depend upon construction in suitable accessible locations, as well as an appropriate distribution among the various programs encompassing the complete range of rents and sales prices attainable.

Section 235, Sales Housing and Section 236, Multifamily Projects.

These two programs provide subsidized housing for low- to moderate-income families. The Section 236 program contains provisions for elderly couples and individuals as well as for families. Utilizing regular income limits^{1/}, there is a total annual occupancy potential of 400 units for families under both programs and 60 additional units for elderly under Section 236.

There are no existing Section 236 projects for families in the HMA, but there has been substantial activity under Section 235. Approximately 170 units in 1969 and 350 units in 1970 were completed and insured under Section 235. About 100 of these units were existing properties. Absorption of the units marketed under this section has been favorable.

Currently there are 84 units of Section 236 housing for families and about 60 Section 235 houses under construction in the HMA, with 100 units of Section 236 housing to be started soon. These units are scheduled for completion during the first year of the forecast period and will satisfy about 30 percent of the two-year potential. This market experience in both programs should be observed for an indication of the optimum distribution of the occupancy potential between sales and rental housing under the two programs.

In addition to the family units discussed above, there are 136 units of Section 202^{2/} rental housing for elderly. The project experienced swift initial rent-up and has maintained full occupancy. Currently, there is a waiting list of 75 persons. The experience of this project indicates that additional units for the elderly under this program would be well received.

Public Housing and Rent Supplement. The annual occupancy potential for low-rent public housing is estimated at 200 units for families and 85 units for elderly. Under the slightly more restrictive rent-supplement program, the potentials would be 100 units for families and 85 units for elderly. These potentials are not additive since most of the families eligible for rent-supplement and all of the elderly persons are eligible for public housing. In addition, a few of the families and about one-third of the elderly households are eligible for housing under Section 236.

^{1/} If exception income limits are used these potentials would be increased by approximately 20 percent.

^{2/} This is an inactive program for the elderly similar to Section 236.

The Ogden Housing Authority has just initiated a Section 23 Leased Housing Program with an initial authorization of 250 units which they expect to fill before the end of 1971. As of January 1971, they had housed 14 families and four elderly households in existing units. Plans call for new construction of two projects, one of 75 units for families and the other with 75 units for elderly. The remaining 100 units will be in existing leased facilities, primarily occupied by families. To date, the supply of other low-rent housing consists only of 27 rent-supplement units, occupied by elderly persons.

Because of the unavailability of public housing prior to 1970, there exists a substantial need for low-rent public housing. The housing authority's waiting list contains about 200 applicants, most of whom are families. This list has been increasing rapidly and it appears that additional authorizations will be required during the next two years.

Sales Market

The sales market in the Ogden area was moderately tight in January 1971, with a vacancy rate of 0.5 percent. Because of uncertainty resulting from economic fluctuations in the past few years, builders have been cautious and have maintained a close demand-supply balance. As a result, the accumulation of an excess inventory has been avoided. The FHA unsold inventory in January 1971, covering about half of the new houses built during 1970, indicated that a negligible portion of the speculative construction remained unsold at the end of that year and that most of the unsold houses were recently completed.

The current condition of the sales market appears to indicate that demand for new, unsubsidized homes has been sustained at moderate levels. Demand for unsubsidized housing was strongest in the \$17,500 to \$25,000 category. Production of homes priced above \$25,000 has been limited but the market reception for the most part has been satisfactory. There have been about 150 units in condominium projects marketed successfully in the past few years in the \$25,000 to \$35,000 price range. These units, however, comprise a minor portion of the available sales housing.

The market for existing homes is characterized by a generally strong demand. Homes priced between \$12,500 and \$20,000 are being sold within a short time after coming on the market and there is no significant excess inventory in any price range.

The mobile home inventory totaled about 1,200 units in January 1971, accounting for only two percent of the total housing inventory. Approximately 700 to 800 of these are on pads in conventional mobile home parks. The occupancy situation in these parks is relatively good but vacancies have risen somewhat in the past six months. There are two parks totaling 205 spaces under construction in the HMA, both of which are insured under Section 207-M. Based on the expected net increase in mobile homes and allowing for some movement from existing parks to new facilities as a

result of upgrading, it is anticipated that the parks under construction will fulfill the demand for additional mobile home spaces in the forecast period.

Rental Market

The rental market in the Ogden HMA was reasonably balanced in January 1971. The renter vacancy rate has not changed significantly since the April 1970 Census remaining at about six percent. The vacancy level includes an excess of units available in older projects or in single-family houses converted for multifamily occupancy. Most of these units are only marginally adequate and are not competitive with units in newer apartments. Newer projects generally have been successful with gross rents starting at about \$150 for a one-bedroom unit, \$175 for a two-bedroom unit, and \$230 for a three-bedroom unit. The vacancy rate in these newer units is somewhat below the overall rate and there appears to be an insufficient supply of units available to large families.

Economic, Demographic, and Housing Factors

Economic Factors

Employment changes in the Ogden HMA have been uneven, depending largely on trends in the dominant government sector (see table III). From 1960 to 1963, nonagricultural wage and salary employment increased consistently, with gains averaging about 720 jobs a year. In 1964, employment declined by 1,100 jobs as a result of major losses in manufacturing. In 1965, employment showed a net increase of 1,040 jobs as a large increase in government employment offset continued losses in manufacturing. The major expansion occurred during 1966 and 1967 when the expansion at the military installations, along with some recovery in manufacturing and continued additions to other government employment, caused annual increases of 8,050 and 7,280 jobs. Reductions in military-connected employment began in 1968 and resulted in net decreases in employment of 890 jobs between 1967 and 1969. During 1970, wage and salary employment showed a net increase of 360 jobs, despite continued reductions in the military sector.

The military installations in the HMA have provided the major source of employment growth over the past decade and currently account for 20,175 civilian jobs. The largest installation is the Hill Air Force Base which has a military strength of about 2,400 and employs about 16,700 civilians. This base is one of five Air Material Areas which perform an inventory and supply function for the Air Force. Most of the rest of the military-connected employment (about 3,300 persons) is at the Defense Supply Agency which is responsible for storage and distribution of supplies to all branches of the service. The remainder of the military-connected employment (about 175 persons) is at the Naval Oceanographic Distribution Office.

Civilian employment at these installations fluctuated between 13,400 and 14,200 jobs during the period 1960 to 1965 (see table IV). During 1966 and 1967, about 9,900 jobs were added, but since that time civil service employment has declined by about 930 jobs annually.

All of the increase in wage and salary employment over the past ten years has been in nonmanufacturing. The greatest expansion has been in the government sector, with consistent gains also occurring in the trade and the services category. The magnitude of these increases in trade and services, however, has varied widely paralleling the trends in government employment. Manufacturing employment fluctuated over the decade but exhibited no net growth. In addition, there have been very recent job losses at the Swift and Company meat packing plant not yet reflected in the employment statistics and which will inhibit the prospects for significant manufacturing employment gains.

Nonagricultural wage and salary employment is expected to increase by 400 jobs a year from January 1971 to January 1973. Manufacturing growth is expected to average 100 jobs a year and will occur primarily as a result of expansion at existing plants. The greatest share of the growth in manufacturing will take place in the latter part of the forecast period because job losses at a firm which recently closed will offset much of the increase over the next year. Nonmanufacturing is expected to gain an average 300 jobs a year for the next two years, anticipating a continuation of the moderate recovery experienced in 1970. Growth in trade and services will continue and declines in military-connected employment should be lower than those in the past two years.

Income. In 1971, the median annual income of all families in the Ogden area, after deduction of federal income tax, was about \$8,300. The median after-tax income for two- or more-person renter households was about \$6,700. These figures represent increases of \$2,300 and \$2,000, respectively, over the medians in 1959. Distributions of all families and renter households by income class are presented in table V.

Demographic Factors. The population of the Ogden HMA was estimated at 178,600 persons in January 1971, an increase of about 850 since the April 1970 Census count of 177,767 (see table VI). The current estimate includes about 52,700 military or military-connected persons. The average annual increase in population from 1960 to 1970 was 3,320 persons, comprised of 1,710 civilians and 1,610 military-connected persons. Almost all of the military-connected increase took place in 1966 and 1967. Since the 1970 Census, all of the growth has been in the non-military connected population and the military population showed a slight decrease.

Population increases in the Ogden HMA have fluctuated widely over the past ten years. The major period of growth was during 1966 and 1967 when increased activity at the military bases led to substantial in-migration. Since then, military and civilian strength has declined, resulting in out-migration and substantially lower increases in population. During the next two years, assigned military strength will increase by 1,400 persons, offsetting the continuing declines in civil service personnel. Therefore, based on a small increment to the military-connected population and on expectations of moderate growth in the non-military economy, an average increase of 1,750 persons annually is expected between January 1971 and January 1973. This forecast of population growth remains substantially below the 1960-1970 average annual increase and anticipates continued out-migration.

In January 1971, there were about 49,800 households in the HMA, including about 14,600 military-connected households. This reflects an increase of 280 households since the April 1970 Census. During the April 1960 to April 1970 period household gains averaged 1,080 yearly, comprised of 650 civilian and 430 military-connected households. Household growth since 1967 was considerably below that average and an increase of 550 households per year is expected from January 1971 to January 1973. The projected growth is lower than the ten-year average, but it does reflect some increase in growth over the past two years because of the expected additions to assigned military strength during the forecast period. Population and household trends from 1960 to 1973 are presented by geographic area and by military and nonmilitary components in table VI.

Housing Factors. The housing inventory of the HMA totaled 51,800 units in January 1971, an increase of about 400 units since the April 1970 Census (see table VIII). This increase was a result of the construction of 920 units, the demolition of 540 units, and the addition of 20 mobile homes to the inventory. Between April 1960 and April 1970, the inventory showed a net gain of 10,510 units, with almost half of the gain occurring prior to 1964. Mobile homes increased by 475 over the decade. Most of these were moved into the area during the expansion of the military installations.

In January 1971, there were about 550 units under construction in the HMA, including 350 single-family homes and 200 units in multifamily structures. New construction of homes is occurring principally outside the city of Ogden to the northeast and southeast with additional activity in Roy, Clearfield, and Layton. Conversely, multifamily building activity is almost totally within the city limits of Ogden. The estimate of units now under construction includes 84 units of Section 236 housing and about 60 homes to be insured under Section 235.

Single-family residential building activity was greatest in the early part of the past decade, averaging 1,250 units annually from 1960 through 1963. Since then, building activity has declined, ranging between 600 and 960 units annually. During 1969 and 1970, there were about 710 and 960 single-family starts, respectively. About 470 of these units were insured under Section 235; therefore, unsubsidized production in both of these years amounted to only about 600 units.

Multifamily construction has been concentrated in the period since 1967, except for the building of 500 on-base units at Hill Air Force Base during 1963 and 1964. The largest volume was in 1967, when 470 units were built, including 136 units in a Section 202 project for the elderly. During 1968 and 1969, apartment building averaged about 280 units annually, all of which was unsubsidized. There were 350 units authorized in 1970 but 84 of these units were in subsidized projects. The trend of building activity is presented in table VII.

In January 1971, there were about 1,100 available vacant housing units in the HMA (see table VIII). Of these, 160 were for sale only and 940 were for rent, equal to a homeowner vacancy rate of 0.5 percent and a renter vacancy rate of 6.1 percent. These rates reflect a moderately tight sales market and a reasonably balanced rental market. This situation has existed for several years and there has been little change in vacancy levels over the past year.

Table I

Estimated Annual Demand for Unsubsidized Housing
Ogden, Utah, Housing Market Area
January 1971 to January 1973

A. Single-family Houses

<u>Sales price</u>	<u>Number of houses</u>	<u>Percent of total</u>
\$15,000 - \$17,499	30	5
17,500 - 19,999	180	30
20,000 - 22,499	140	24
22,500 - 24,999	80	13
25,000 - 29,999	100	17
30,000 - 34,999	30	5
35,000 - 39,999	20	3
40,000 and over	20	3
Total	600a/	100

B. Multifamily Units

<u>Monthly gross rent</u> b/	<u>Efficiency</u>	<u>One bedroom</u>	<u>Two bedrooms</u>	<u>Three bedrooms</u>
Under \$130	5	-	-	-
\$130 - 149	15	35	-	-
150 - 169	-	35	10	-
170 - 189	-	20	40	-
190 - 209	-	5	30	5
210 - 229	-	5	10	5
230 and over	-	-	5	25
Total	20	100	95	35

a/ An additional demand for 50 units annually is expected to be met by mobile homes.

b/ Gross rent is shelter rent plus the cost of utilities.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Occupancy Potential for Subsidized Housing
Ogden, Utah, Housing Market Area
January 1971 to January 1973

	<u>Sections 235 and 236 exclusively^{a/}</u>	<u>Eligible for both programs</u>	<u>Public housing exclusively</u>	<u>Total for both programs</u>
A. <u>Families</u>				
1 bedroom	15	0	20	35
2 bedrooms	50	5	80	125
3 bedrooms	200	0	65	265
4+ bedrooms	<u>140</u>	<u>0</u>	<u>30</u>	<u>170</u>
Total	<u>395</u>	<u>5^{b/}</u>	<u>195^{b/}</u>	<u>595</u>
B. <u>Elderly</u>				
Efficiency	15	30	45	90
1 bedroom	<u>10</u>	<u>5</u>	<u>5</u>	<u>20</u>
Total	<u>25^{c/}</u>	<u>35^{d/}</u>	<u>50^{d/}</u>	<u>110</u>

^{a/} Estimates are based on regular income limits.

^{b/} About 50 percent of these families are eligible for the rent supplement program.

^{c/} Elderly persons are eligible only for Section 236.

^{d/} All of these elderly individuals and couples are eligible for rent supplement.

Source: Estimated by Housing Market Analyst.

Table III

Civilian Work Force and Employment
Ogden, Utah, Housing Market Area^{a/}
1960-1970
 (annual averages)

	<u>1960</u>	<u>1961</u>	<u>1962</u>	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970^{b/}</u>
Civilian work force	<u>55,350</u>	<u>56,840</u>	<u>58,050</u>	<u>58,930</u>	<u>58,900</u>	<u>59,650</u>	<u>65,980</u>	<u>73,210</u>	<u>73,290</u>	<u>72,890</u>	<u>74,050</u>
Unemployment	2,190	2,850	3,200	3,680	3,920	3,880	2,620	2,700	3,250	3,640	4,500
Rate	4.0	5.0	5.5	6.2	6.7	6.5	4.0	3.7	4.4	5.0	6.1
Employment	<u>53,160</u>	<u>53,990</u>	<u>54,850</u>	<u>55,250</u>	<u>54,980</u>	<u>55,770</u>	<u>63,360</u>	<u>70,510</u>	<u>70,040</u>	<u>69,260</u>	<u>69,550</u>
Nonagricultural wage & salary	<u>46,750</u>	<u>47,450</u>	<u>48,320</u>	<u>48,910</u>	<u>47,810</u>	<u>48,850</u>	<u>56,900</u>	<u>64,180</u>	<u>63,980</u>	<u>63,290</u>	<u>63,650</u>
Manufacturing	6,800	7,010	6,930	7,150	6,290	5,450	6,000	6,580	6,680	6,510	6,720
Nonmanufacturing	<u>39,950</u>	<u>40,450</u>	<u>41,390</u>	<u>41,760</u>	<u>41,520</u>	<u>43,400</u>	<u>50,890</u>	<u>57,600</u>	<u>57,300</u>	<u>56,790</u>	<u>56,930</u>
Mining	30	40	50	40	50	50	30	20	20	20	30
Construction	2,130	2,060	2,110	2,190	1,890	1,850	1,680	1,690	1,480	1,390	1,460
Trans., comm., utilities	4,630	4,330	4,150	4,030	3,870	3,750	3,840	4,450	4,120	3,660	3,620
Trade	7,710	7,830	7,970	8,120	8,250	8,350	8,890	9,560	9,830	9,950	10,210
Fin., ins., & real estate	1,060	1,090	1,180	1,110	1,130	1,140	1,250	1,270	1,290	1,300	1,380
Service & miscellaneous	3,630	3,820	4,020	4,150	4,220	4,370	5,030	5,870	6,100	6,280	6,490
Government	20,750	21,270	21,910	22,130	22,110	23,880	30,170	34,670	34,470	34,200	33,740
All other nonagricultural	4,620	4,830	4,800	4,750	5,140	5,030	4,830	4,810	4,710	4,750	4,950
Agriculture	1,790	1,690	1,730	1,590	2,030	1,890	1,630	1,510	1,350	1,210	950

^{a/} Includes all of Weber County and the northern division of Davis County.
^{b/} Based on preliminary figures.

Note: Details may not add to totals due to rounding.

Source: Utah Department of Employment Security.

Table IV

Military and Civilian Strength at Military Installations
Ogden, Utah, Housing Market Area
1960-1971

	<u>Military strength</u>	<u>Civil service employment</u>	<u>Total strength</u>
June 1960	2,060	13,422	15,482
June 1961	2,078	13,613	15,691
June 1962	2,440	14,158	16,598
June 1963	2,922	13,637	16,559
June 1964	3,869	13,536	17,405
June 1965	3,096	13,522	16,618
June 1966	3,265	20,103	23,368
June 1967	3,264	23,430	26,694
June 1968	3,647	22,199	25,846
June 1969	2,670	21,264	23,934
June 1970	2,515	20,483	22,998
January 1971 ^{a/}	2,425	20,175	22,600

^{a/} Estimated on basis of information available at time of field work.

Source: U.S. Department of Defense.

Table V

Estimated Percentage Distribution of All Families and Renter Households
By Annual Income After Deduction of Federal Income Tax
Ogden, Utah, Housing Market Area
1959 and 1971

<u>Annual after- tax income</u>	<u>1959</u>		<u>1971</u>	
	<u>All families</u>	<u>Renter households^{a/}</u>	<u>All families</u>	<u>Renter households^{a/}</u>
Under \$3,000	11	21	6	12
\$3,000 - 3,999	8	14	4	7
4,000 - 4,999	13	21	5	9
5,000 - 5,999	18	15	8	12
6,000 - 6,999	14	11	10	15
7,000 - 7,999	11	7	14	11
8,000 - 8,999	8	4	10	8
9,000 - 9,999	5	3	9	7
10,000 - 12,499	8	4	16	11
12,500 - 14,999	2	-	9	5
15,000 - 19,999	2	-	6	3
20,000 and over	-	-	3	-
Total	<u>100</u>	<u>100</u>	<u>100</u>	<u>100</u>
Median income	\$6,000	\$4,700	\$8,300	\$6,700

^{a/} Excludes one-person households.

Source: Estimated by Housing Market Analyst.

Table VI

Trend of Population and Household Growth
Ogden, Utah, Housing Market Area
April 1960 to January 1973

<u>Geographic components</u>	<u>April 1960</u>	<u>April 1970</u>	<u>January 1971</u>	<u>January 1973</u>	<u>Average annual change</u>			
					<u>1960-1970</u>		<u>1971-1973</u>	
					<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<u>Population</u>								
HMA total	<u>144,580</u>	<u>177,767</u>	<u>178,600</u>	<u>182,100</u>	<u>3,320</u>	2.0	<u>1,750</u>	1.0
Weber County	<u>110,744</u>	<u>126,278</u>	<u>127,000</u>	<u>128,300</u>	<u>1,550</u>	1.3	<u>650</u>	0.5
Ogden	<u>70,197</u>	<u>69,478</u>	<u>69,500</u>	<u>69,600</u>	<u>70</u>	-0.1	<u>50</u>	0.1
Remainder	<u>40,547</u>	<u>56,800</u>	<u>57,500</u>	<u>58,700</u>	<u>1,620</u>	3.4	<u>600</u>	1.0
North Davis County	<u>33,836</u>	<u>51,489</u>	<u>51,600</u>	<u>53,800</u>	<u>1,770</u>	4.2	<u>1,100</u>	2.1
<u>Households</u>								
HMA total	<u>38,681</u>	<u>49,522</u>	<u>49,800</u>	<u>50,900</u>	<u>1,080</u>	2.5	<u>550</u>	1.1
Weber County	<u>30,667</u>	<u>37,268</u>	<u>37,450</u>	<u>38,000</u>	<u>660</u>	1.9	<u>275</u>	0.7
Ogden	<u>20,851</u>	<u>22,592</u>	<u>22,600</u>	<u>22,800</u>	<u>170</u>	0.8	<u>100</u>	0.4
Remainder	<u>9,816</u>	<u>14,676</u>	<u>14,850</u>	<u>15,200</u>	<u>490</u>	4.0	<u>175</u>	1.2
North Davis County	<u>8,014</u>	<u>12,254</u>	<u>12,350</u>	<u>12,900</u>	<u>420</u>	4.2	<u>275</u>	2.2
<u>Demographic components</u>								
<u>Population</u>								
HMA total	<u>144,580</u>	<u>177,767</u>	<u>178,600</u>	<u>182,100</u>	<u>3,320</u>	2.0	<u>1,750</u>	1.0
Civilian	<u>107,600</u>	<u>124,700</u>	<u>125,900</u>	<u>128,900</u>	<u>1,710</u>	1.5	<u>1,500</u>	1.2
Military-connected ^{b/}	<u>37,000</u>	<u>53,050</u>	<u>52,700</u>	<u>53,200</u>	<u>1,610</u>	3.6	<u>250</u>	0.5
<u>Households</u>								
HMA total	<u>38,681</u>	<u>49,522</u>	<u>49,800</u>	<u>50,900</u>	<u>1,080</u>	2.5	<u>550</u>	1.1
Civilian	<u>28,350</u>	<u>34,800</u>	<u>35,200</u>	<u>36,200</u>	<u>650</u>	2.0	<u>500</u>	1.4
Military-connected ^{b/}	<u>10,350</u>	<u>14,700</u>	<u>14,600</u>	<u>14,700</u>	<u>430</u>	3.5	<u>50</u>	0.3

a/ Rounded.

b/ Includes military personnel and their dependents, and military-connected civilians and their dependents.

Note: Subtotals may not add to totals because of rounding.

Source: 1960 and 1970 Censuses and estimates by Housing Market Analyst.

Table VII
Trend of Residential Units Constructed
Ogden, Utah, Housing Market Area
1960-1970

<u>Year</u>	<u>Ogden</u>		<u>Remainder of Weber Co.</u>		<u>North Davis Co.</u>		<u>HMA total</u>	
	<u>Single-family</u>	<u>Multi-family</u>	<u>Single-family</u>	<u>Multi-family</u>	<u>Single-family</u>	<u>Multi-family</u>	<u>Single-family</u>	<u>Multi-family</u>
1960	400	22	449	18	521	-	1,370	40
1961	233	116	608	80	535	30	1,376	226
1962	175	117	529	96	532	47	1,236	260
1963	143	42	440	58	456	52 ^{a/}	1,039	152 ^{a/}
1964	71	45	299	34	240	4 ^{a/}	610	83 ^{a/}
1965	87	26	345	56	498	8	930	90
1966	70	34	262	54	272	12	604	100
1967	112	325	335	101	306	44	753	470
1968	112	176	399	78	290	48	801	302
1969	108	163	344	76	257	20	709	259
1970	90	238	415	80	453	36	958	354

^{a/} Does not include 500 units of on base housing at Hill AFB built during 1963 and 1964.

Source: University of Utah, Bureau of Economic and Business Research; and U.S. Bureau of the Census, C-40 Construction Reports.

Table VIII

Housing Inventory, Tenure and Vacancy
Ogden, Utah, Housing Market Area
April 1960 to January 1971

<u>Tenure and vacancy</u>	<u>April 1960</u>	<u>April 1970</u>	<u>January 1971</u>
Total housing inventory	<u>40,905</u>	<u>51,417</u>	<u>51,800</u>
Total occupied	<u>38,681</u>	<u>49,522</u>	<u>49,800</u>
Owner occupied	27,936	35,140	35,350
Percent of all occupied	72.2	71.0	71.0
Renter occupied	10,745	14,382	14,450
Percent of all occupied	27.8	29.0	29.0
Vacant housing units	<u>2,224</u>	<u>1,895</u>	<u>2,000</u>
Available vacant	<u>1,202</u>	<u>1,112</u>	<u>1,100</u>
For sale	477	170	160
Homeowner vacancy rate	1.7	0.5	0.5
For rent	725	942	940
Renter vacancy rate	6.3	6.1	6.1
Other vacant ^{a/}	1,022	783	900

^{a/} Includes seasonal units, vacant dilapidated units, units rented or sold awaiting occupancy, and units held off the market.

Sources: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

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