

**May 2008**

**AFFORDABLE HOUSING IN SOUTH OGDEN CITY  
UPDATED THRU 2007**

**INTRODUCTION**

This report is part of the General Plan. It analyzes existing housing and the affordability for households with incomes at 80% of the median income

**PURPOSE**

House Bill 295 of the 1996 Utah Legislature requires cities and counties to propose a plan for affordable housing as part of the planning process. **Affordable housing is defined as housing occupied by households with a gross income equal to or less than 80 percent of the median gross income of the metropolitan statistical area for households of the same size.** (Note: Because South Ogden City is in the south end of Weber County, it is necessary to consider the competing housing market that includes much of Davis County. For this reason, the statistics are used from three Market Areas rather than just the Weber County statistical area. The three Market Areas are 3-miles, 5 miles, and 10-miles from the Harrison Blvd. and US 89 intersection. (See Appendix A) The 10-mile area includes most of Weber County but rather than a 196,533 population base, there is a population of 310,310.

The intent of this study is to illustrate how South Ogden City has provided, and will continue to provide, affordable housing for moderate-income households.

**SUMMARY**

To address the issue of the availability of moderate-income housing in South Ogden City, the following information was compiled in 2000.

1. The existing supply of moderate-income housing within the City.
2. An estimate of the needs for moderate-income housing for the next five years for the City.
3. A current survey of all residential zoning within the City.
4. An evaluation of how existing zoning densities affect the opportunity for moderate-income housing.
5. A description of the City's program to encourage an adequate supply of moderate-income housing.

By corresponding number, this information is summarized as follows:

1. In South Ogden City, the price of an affordable house is \$127,500 at an 8% interest rate. There are 2,825 dwellings valued at that price or less. There are 5,459 dwellings total or 51.7% of the total housing stock is affordable. (If the 1,546 apartment units are subtracted, there are 3,913 owner occupied houses. Then the percentage of affordable owner occupied units is 72%.) If a rate of

7% is used, the price of an affordable dwelling is increased to \$140,000. At 6%, the price is \$156,000.

Of the 5,459 dwelling unit stock in South Ogden City, 3,505 - 2,481 owner occupied and 1,024 rental - were built between 1940 and 1980. Very few of these units have been demolished or converted to other uses. They make up the majority of the affordable housing.

2. Because a high percentage of housing (51.5%), - 2,812 of the 5,459 units - are valued at less than \$127,500, (See Weber Co. Assessors information, year 2000, Appendix B), South Ogden City needs only to preserve the existing stock.

It has been and remains the City practice to provide for a diversified housing stock. Of the remaining 4,900 population projected to the City build-out, it is expected that a fair percentage of moderately priced dwellings will be constructed.

3. The City zoning is diversified and allows good flexibility of housing types within the residential zones. The zoning ordinance contains provisions for cluster housing and planned unit developments in every zone. Of the 2,208 acres in the City, 2,030 are zoned for residential use. There are 1,380 acres, or 68%, single-family zones in densities of 4.35, 5.44 and 7.26 units per acre. Two-family dwellings are allowed in 400 acres, or 20%, of the City in densities of 10.25 units per acre. Generally, these zones have been developed primarily as single dwellings on separate lots and densities are less than allowed by 25% to 40%. This is typical of the development pattern in most cities built in the post World War 2 era. However, because of the flexibility allowed in the zoning ordinance, cluster and planned unit development projects have been scattered throughout the area, reflecting demand and supply of the times.

Multiple family zones ranging in densities between 12 and 20 units per acre are designated for 250 acres, or 12%, of the 2,030 acres of residential zones. Some vacant lots and parcels that have been passed over for various reasons during development of the City, will be in-filled. Because of the price, demand and location, these lots and parcels will be developed near to or at maximum density.

4. Zoning densities don't necessarily reflect the price of housing. The most important factor is the cost of land per unit. Nevertheless, as densities increase, the amount of public infrastructure needed to serve each unit decreases, which contributes to lower housing costs. Because of the flexibility of housing types and densities in South Ogden City regulations, there is opportunity for a variety of moderate-income housing.

5. South Ogden City has provided for a diversity of housing types. The mix of housing types and range of prices are very good in the City. Protection of existing housing stock is important to provide the diversity of price yet protect the quality of life. Curb, gutter, and sidewalks are being placed or replaced to stabilize the value of existing residential neighborhoods. Annual budgets and community development block grant funds have been the primary sources of revenue. In addition to infrastructure maintenance, the City may need to evaluate the condition of existing housing and, if necessary, participate in housing rehabilitation programs.

## **METHODOLOGY**

Most data is referenced from the 2000 census and provided by the Wasatch Front Regional Council. Housing values are from the Weber County Assessors office. The data is from a larger population: 37,217 in a 3-mile radius, 117,155 in the 5 mile radius, and 310,310 in a 10-mile radius. The populations include South Ogden City and will be referred to in the text as Market Areas (MA). South Ogden City has a population of 14,377. In this report building permit records of South Ogden City and projections of the General Plan are used. The Weber County Recorder provided market values of housing for each dwelling in 2000 and 2005. (Assessor's data is in Appendix B and C.) These sources provide data that explains and illustrates existing housing. The analysis of the data tells whether the housing is affordable now and whether it is reasonable to expect housing to be affordable to moderate-income households in the future.

Household income levels considered in this report are 80% of the area's median income. Housing costs considered affordable for owner and rental housing is included. The housing inventory and market prices are categorized in \$25,000 increments. Rental housing prices were collected from management companies where possible and from 2000 census data. The breakout of rental unit sizes - studio, one-bedroom, two-bedroom, etc. was not done. The cost of two-bedroom units is used as this is the most common configuration. The cost of utilities varies widely. No attempt was made to apply these costs to the buying capacity of households. Because all debt is considered by lending institutions to qualify a buyer, using debt in this study would be too complicated and beyond the general purpose. Twenty five percent of income is used for the cost of housing. Five percent of income is used to pay taxes, insurance, and utilities for a total of 30% of income for housing.

Where statistics differ between the 2000 census and those kept by South Ogden City, City statistics are used. For example, rental units were counted and verified in a 1993 housing study. Rental units built since then have been added to the total. In the 2000 census, rental units included houses and condominiums that are not included in the South Ogden City count. Houses and condominiums are taken on and off of the market for various reasons unlike dwellings that are built for rental use. These are not perfect counts but leaving the single-family houses and condominiums out of the rental count is more accurate for the purpose of this study than leaving them in.

## STATISTICS

Three Market Areas are calculated. There is a 3-mile, 5-mile, and 10-mile Market Area. The radius is from the intersection of Harrison Boulevard and US 89 (see map, Appendix A).

The number of households in South Ogden City is 5,530 in 2000. These figures were determined by adding the 3,984 owner-occupied dwelling units as recorded in the 2000 census and 1,546 multi-family rental units counted by South Ogden City records. (There is a difference of 71 dwellings units between the 2000 census information and City counts.)

### MARKET AREA COMPARISONS

The following shows the income level, percent of income for housing and monthly payment for South Ogden City (SOC) and the Market Areas. (See *Demographic Profile Appendix D.*)

	<u>Median Income</u>	<u>80%</u>	<u>30% of Income</u>	<u>Monthly Payment</u>
S.O.C.	\$46,794	\$37,435	\$11,230	\$936
MA 3	\$55,899	\$44,719	\$13,416	\$1,118
MA 5	\$45,446	\$36,277	\$10,883	\$907
MA 10	\$46,671	\$37,337	\$11,201	\$933

The price of a dwelling that can be purchased with a 30% housing allowance at various interest rates are as follows:

	<u>6%</u>	<u>7%</u>	<u>8%</u>
S.O.C.	\$156,000	\$140,000	\$127,500
MA 3	\$186,500	\$168,000	\$152,500
MA 5	\$151,000	\$136,400	\$123,700
MA 10	\$155,700	\$140,300	\$127,200

**The number of affordable dwellings in the City and the Market Areas** using the 8% interest rate are as follows: (see *Weber Co. Assessor's data in Appendix B and C*)

- S.O.C.:** For \$127,500 there are 2,825 dwellings. There are 5,459 dwellings total or 51.7% of the total housing stock is affordable.
- MA 3:** For \$127,500 there are 4,520 dwellings. There are 12,625 dwellings total or 35.8% of the total housing stock is affordable.
- MA 5:** For \$127,500 there are 6,840 dwellings. There are 39,971 dwellings total or 17.1% of the total housing stock is affordable.
- MA 10:** For \$127,500 there are 23,494 dwellings. There are 99,248 dwellings total or 23.7% of the total housing stock is affordable.

If the interest rates of 6% and 7% are used, the number of affordable dwellings increases. There are 1,834 multi-family dwelling units (apartments) in the City. A local management company with units in the area said the average rent for a 2-bedroom unit was \$375 in 1990. The Market Area study says the median rent was \$340 in 1990. Rent

for the same unit in 1999 was \$460. Other property owners that were contacted said a 2-bedroom unit in the area rented for \$500 to \$525 in 1999. The 2000 census says the median rent is \$551 in the 3 mile MA, \$523 in the 5 mile MA, and \$533 in the 10 mile MA. The comparable 30% housing allowances in 1990, 1999 and 2000 are as follows: 1990=\$832, 1999=\$1,025, and 2000= \$936. A 2-bedroom unit is the most common configuration and for general purposes the only configuration used in the study.

**Housing available to households earning 80% of the median income in the 3-mile market area.**

There are 12,625 housing units in the 3-mile MA and a population of 37,217. There are 5,425 housing units occupied by households with the affordable income of \$44,719/year or less. This is 43% of the housing units.

South Ogden has 5,459 housing units in the 3-mile MA or 43.2% of the housing units in the MA and a population of 14,377 or 38.6% of the population. There are 1,944 South Ogden housing units occupied by households with the affordable income of \$44,719/year or less. This is 35.8% of the housing units and 38.6% of the population.

**Housing available to households earning 80% of the median income in the 5-mile market area.**

There are 39,971 housing units in the 5-mile MA and a population of 117,155. There are 22,128 housing units occupied by households with the affordable income of less than \$36,277/year. This is 55.3% of the housing units.

South Ogden has 1,785 housing units occupied by households with the affordable income of \$36,277/year or less. This is 8% of the housing units and 12.2% of the population.

**Housing available to households earning 80% of the median income in the 10-mile market area.**

There are 99,248 housing units in the 10-mile MA and a population of 310,310. There are 23,494 housing units occupied by households with the affordable income of \$37,337/year or less. This is 23.6% of the housing units.

South Ogden has 1,836 housing units occupied by households with the affordable income of \$37,337/year or less. This is 7.8% of the housing units and 4.6 % of the population.

## UPDATE OF HOUSING UNITS BUILT IN SOUTH OGDEN CITY SINCE 2000.

Since all of 2000 and through November 15, 2007, there have been 720 dwelling units built in the City. (See Appendix E) Of these dwellings there are 188 attached owner occupied townhouses and 288 apartment units. All of the townhouses and apartments are within the affordable housing values of 2000.

Because the housing values data is from the latest county assessors evaluation completed for the City in 2005, the numbers will be brought up to that date.

## AFFORDABLE HOUSING INFORMATION

AFFORDABLE HOUSING IN SOUTH OGDEN CITY (Co. Assessors data Appendix B & C.)

2000 – 2,825 dwellings at \$127,500 or less @ 8% interest.

2005 – 2,525 dwellings at \$127,500 or less @ 8% interest.

For each 1% reduction of interest cost, the housing value that can be affordable raises by around \$15,000. See page four. The 8% is used as a worse-case scenario (hopefully).

The 310 new dwelling units built between 2000 and 2005 that are affordable does not increase the number of existing units affordable in 2000 because of the increase in existing housing values between 2000 and 2005.

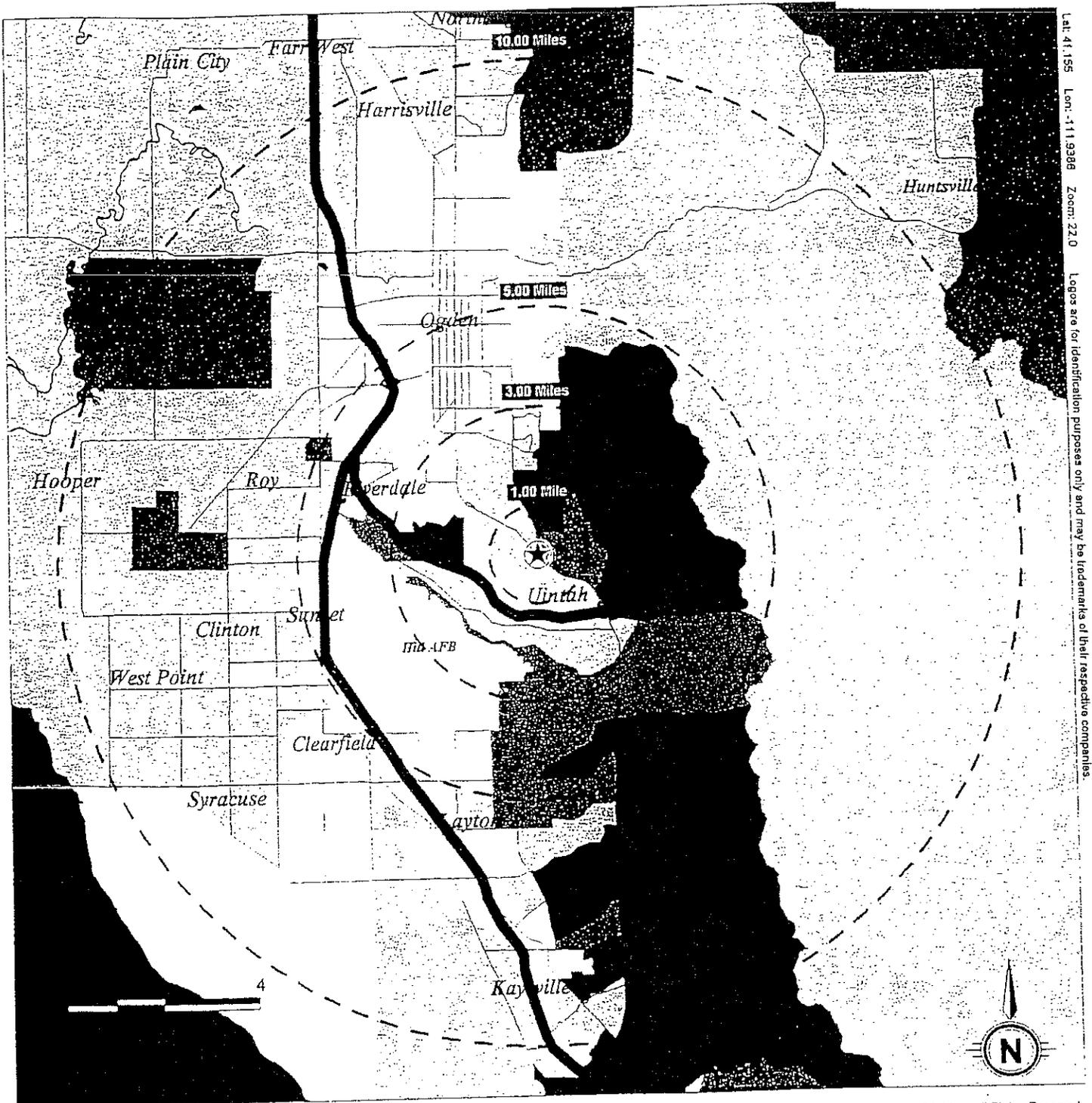
If the 80% median income was estimated to increase from \$37,435 to \$43,200, the 30% for housing only increases the monthly payment allowance from \$936 to \$1,080 per month. The value of the affordable house does not change very much.

The study will be updated with the 2010 census data for accurate income numbers. Also, the market value information will be updated in 2010 by the assessor.

## AFFORDABLE HOUSING PLAN FOR 2008 AND BEYOND

**The City is comfortable with the housing mix and range of value. The plan to maintain the City housing stock is to continue to improve the infrastructure by investing approximately \$350,000 per year in new, or replacement, curb, gutter, sidewalk, water, and sewer. The City will also establish a low-interest revolving fund beginning at \$150,000 to update and remodel existing affordable housing. The funds will come from the CDBG funds applied for by the City and from redevelopment revenue earmarked for housing. (20% of collected tax increment.)**

Lat: 41.155 Lon: -111.9386 Zoom: 22.0 Logos are for identification purposes only and may be trademarks of their respective companies.



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Data Source: National Decision Systems

**Median Income**  
By Block Group

- \$75,000 or more
- ▒ \$60,000 to \$75,000
- ▤ \$45,000 to \$60,000
- ▥ \$30,000 to \$45,000
- Less than \$30,000

**Us Hwy 89 and Harrison  
South Ogden, UT**

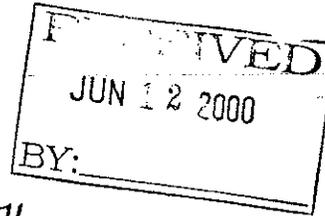
1998 Estimated  
Median Household Income

February 1999

Prepared For  
South Ogden

**Grubb & Ellis** | **Utah Realty**  
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This map was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



*South Ogden City*

560 East 3900 South  
 South Ogden, Utah 84403  
 (801) 622-8585  
 (801) 399-4410 Fax

Mayor George E. Goodell  
 City Manager April 12, 2000  
 Linda Hamilton

Council Members  
 John H. Bradley  
 George Garwood, Jr.  
 Alma E. Richins  
 Raymond B. Rounds  
 Sandra Wright

Attention: Joey Olson  
 Weber County Assessors Office  
 2380 Washington Blvd. - Suite 387  
 Ogden, Utah 84401

Regarding: House values in South Ogden City

Mr. Olson,

Thank you for the information you have previously provided regarding housing values in South Ogden City. Because of the results of the housing study, I need the values of the lower cost dwellings differently than I previously requested. If the number of dwellings, including condominiums, in the following market price ranges can be determined, it is appreciated.

The taxing unit numbers in South Ogden City are: 27, 50, 62, 75, 98 and 341.

<u>Value</u>	<u>Number</u>	<u>Value</u>	<u>Number</u>
Up to \$50,000	<u>158</u>	\$175,000 to \$200,000	<u>288</u>
\$50,000 to \$75,000	<u>451</u>	\$200,000 to \$225,000	<u>205</u>
\$75,000 to \$100,000	<u>1223</u>	\$225,000 to \$250,000	<u>88</u>
\$100,000 to \$125,000	<u>980</u>	\$250,000 to \$275,000	<u>71</u>
\$125,000 to \$150,000	<u>764</u>	\$275,000 to \$300,000	<u>39</u>
\$150,000 to \$175,000	<u>374</u>	\$300,000 and more	<u>91</u>

Thank you for your time and consideration. If you have any questions or suggestions, please call me at 622-8524.

4732

Sincerely,  
  
 Ken Jones, City Planner



South Ogden City  
 560 39th Street  
 South Ogden, Utah 84403  
 801-622-8585  
 801-399-4410 Fax

# Appendix C

City Manager J. Scott Darrington

Mayor George Garwood Jr.

June 15, 2005

Attention: Joey Olson  
 Weber County Assessors Office  
 2380 Washington Blvd. - Suite 387  
 Ogden, Utah 84401

Regarding: House values in South Ogden City

Mr. Olson,

Thank you for the information you have previously provided regarding housing values in South Ogden City. I need the most current market values for dwellings in South Ogden City to update the City housing study. If the number of dwellings, including condominiums, in the following market price ranges can be determined, it is appreciated.

The taxing unit numbers in South Ogden City are: 27, 50, 62, 75, 98 and 341.

<u>Value</u>	<u>Number</u>	<u>Value</u>	<u>Number</u>
Up to \$50,000	<u>128</u>	\$175,000 to \$200,000	<u>279</u>
\$50,000 to \$75,000	<u>177</u>	\$200,000 to \$225,000	<u>201</u>
\$75,000 to \$100,000	<u>1054</u>	\$225,000 to \$250,000	<u>114</u>
\$100,000 to \$125,000	<u>1072</u>	\$250,000 to \$275,000	<u>94</u>
\$125,000 to \$150,000	<u>938</u>	\$275,000 to \$300,000	<u>56</u>
\$150,000 to \$175,000	<u>619</u>	\$300,000 and more	<u>120</u>
			<u>4,852</u>

83  
 88,452  
 0-1 83

Thank you for your time and consideration. If you have any questions or suggestions, please call me at 622-8524.

Sincerely,

Ken Jones, City Planner

## DEMOGRAPHIC PROFILE

1990 Census, 1998 Estimates &amp; 2003 Projections

Calculated using proportional block groups

Prepared For

South Ogden

Lat/Lon: 41.155/-111.9386

February 1999

F1



Us Hwy 89 and Harrison South Ogden, UT		1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 mi radius
POPULATION	1998 Estimate	6,770	38,245	109,129	282,325
	2003 Projection	7,828	42,191	118,365	309,619
	1990 Census	4,941	32,013	95,922	241,556
	1980 Census	3,292	28,458	88,207	205,474
	Annual Growth 1990-1998	4.6%	2.4%	1.7%	2.1%
	Projected Annual Growth 1998-2003	3.1%	2.1%	1.7%	1.9%
HOUSEHOLDS	1998 Est. Households	2,342	13,045	39,575	93,720
	2003 Est. Households	2,785	14,791	44,006	105,127
	1990 Est. Households	1,613	10,377	33,258	77,116
	1980 Est. Households	993	8,618	29,539	64,091
	Annual Growth 1990-1998	5.6%	3.2%	2.4%	2.7%
AGE	1998 Population 0 to 9 Years	15.2%	16.6%	18.8%	21.0%
	1998 Population 10 to 20 Years	20.8%	19.9%	18.6%	20.4%
	1998 Population 21 to 29 Years	12.4%	13.0%	12.9%	12.1%
	1998 Population 30 to 44 Years	19.4%	20.6%	23.1%	22.9%
	1998 Population 45 to 59 Years	11.6%	11.3%	10.9%	10.6%
	1998 Population 60 to 74 Years	12.9%	12.0%	9.7%	8.6%
	1998 Population 75 Years Plus	7.8%	6.7%	6.0%	4.5%
	1998 Est. Average Age	37	35	33	32
	1998 Est. Median Age	35	33	32	29
MARITAL STATUS & SEX	1998 Male Population	48.6%	48.7%	49.5%	49.7%
	1998 Female Population	51.4%	51.3%	50.5%	50.3%
	1990 Single Males	10.8%	14.0%	14.7%	13.1%
	1990 Single Females	9.3%	10.1%	9.5%	9.4%
	1990 Married Couples	64.9%	66.1%	64.3%	67.1%
	1990 Previously Married	15.0%	9.8%	11.6%	10.4%
INCOME	1998 Est. HH Income \$150,000 or More	7.3%	4.2%	2.2%	1.8%
	1998 Est. HH Income \$100,000 to 149,999	11.4%	7.7%	5.5%	5.6%
	1998 Est. HH Income \$75,000 to 99,999	15.3%	13.1%	9.7%	9.9%
	1998 Est. HH Income \$50,000 to 74,999	24.9%	23.0%	20.3%	23.4%
	1998 Est. HH Income \$35,000 to 49,999	16.6%	19.0%	18.7%	20.0%
	1998 Est. HH Income \$25,000 to 34,999	10.8%	13.5%	14.5%	13.4%
	1998 Est. HH Income \$15,000 to 24,999	8.1%	10.6%	14.1%	12.9%
	1998 Est. HH Income \$0 to 14,999	5.6%	8.8%	14.9%	13.2%
	1998 Est. Average Household Income	\$78,836	\$63,571	\$50,870	\$51,227
	1998 Est. Median Household Income	\$58,950	\$51,309	\$42,994	\$44,573
	1998 Est. Per Capita Income	\$27,655	\$22,229	\$18,572	\$17,232
Number of Businesses	115	1,086	4,153	8,891	
Total Number of Employees	1,426	21,356	64,238	129,309	

# DEMOGRAPHIC PROFILE

1990 Census, 1998 Estimates & 2003 Projections

Calculated using proportional block groups

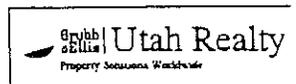
Prepared For

South Ogden

Lat/Lon: 41.155/-111.9386

February 1999

F1



Us Hwy 89 and Harrison South Ogden, UT		1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 mi radius
<b>RACE</b>	1998 Estimated Population	6,770	38,245	109,129	282,325
	1998 Est. White Population	96.2%	93.2%	87.9%	90.2%
	1998 Est. Black Population	0.8%	1.9%	3.0%	2.3%
	1998 Est. Asian & Pacific Islander	1.7%	2.7%	2.9%	2.4%
	1998 Est. Other Races Population	1.3%	2.3%	6.2%	5.1%
<b>HISPANIC</b>	1998 Est. Hispanic Population	181	1,724	10,931	24,935
	1998 Est. Hispanic Population Percent	2.7%	4.5%	10.0%	8.8%
	2003 Est. Hispanic Population Percent	3.6%	5.7%	12.3%	11.0%
	1990 Est. Hispanic Population Percent	1.5%	2.9%	6.8%	5.8%
<b>EDUCATION (Adults 25 or Older)</b>	1990 Adult Population (25 Years or Older)	2,929	18,326	53,965	128,473
	Elementary (0 to 8)	2.0%	2.9%	4.9%	4.0%
	Some High School (9 to 11)	7.4%	8.9%	11.6%	11.8%
	High School Graduate (12)	19.5%	25.8%	26.9%	28.8%
	Some College (13 to 16)	28.5%	28.7%	28.8%	29.8%
	Associates Degree Only	7.7%	8.1%	7.3%	7.5%
	Bachelors Degree Only	21.9%	17.3%	14.4%	13.4%
	Graduate Degree	13.1%	8.3%	6.1%	4.7%
<b>HOUSING</b>	1990 Total Housing Units	1,687	10,759	36,072	82,454
	1990 Owner Occupied Percent	75.7%	70.4%	57.4%	64.8%
	1990 Renter Occupied Percent	19.9%	26.1%	34.8%	28.7%
	1990 Average Persons per Household	3.06	3.09	2.88	3.13
<b>HOMES BUILT BY YEAR</b>	Homes Built 1989 to 1990	2.3%	1.5%	1.1%	1.4%
	Homes Built 1985 to 1988	12.3%	8.8%	9.7%	10.7%
	Homes Built 1980 to 1984	14.6%	8.0%	8.1%	11.6%
	Homes Built 1970 to 1979	46.5%	28.2%	20.8%	25.0%
	Homes Built 1960 to 1969	17.9%	20.9%	16.1%	15.2%
	Homes Built 1950 to 1959	4.7%	20.9%	18.5%	16.1%
	Homes Built 1940 to 1949	0.7%	9.4%	12.4%	9.6%
	Homes Built Before 1939	0.9%	2.2%	13.4%	10.4%
<b>PROPERTY VALUES</b>	1998 Est. Value \$400,000 or More	2.4%	1.7%	1.0%	0.6%
	1998 Est. Value \$300,000 to \$400,000	3.1%	2.1%	1.2%	1.0%
	1998 Est. Value \$200,000 to \$300,000	15.6%	10.1%	7.4%	5.3%
	1998 Est. Value \$150,000 to \$200,000	20.9%	15.8%	13.2%	10.3%
	1998 Est. Value \$100,000 to \$150,000	44.8%	37.7%	33.9%	36.8%
	1998 Est. Value \$50,000 to \$100,000	11.6%	22.2%	23.1%	27.9%
	1998 Est. Value \$50,000 to \$75,000	1.2%	8.7%	14.8%	14.0%
	1998 Est. Value \$25,000 to \$50,000	0.2%	1.3%	4.9%	3.7%
	1998 Est. Value \$0 to \$25,000	0.2%	0.2%	0.6%	0.5%
	1998 Median Property Value	\$146,601	\$124,457	\$102,530	\$101,438
	1990 Median Rent	\$342.0	\$340.0	\$297.0	\$298.0

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Building Permit Report*			
For South Ogden, UT (01/01/2000 - 01/01/2001)			
All Permits			
Residential	Permits	Value	Units
Single Family Homes	23	\$ 3,923,283	23
Duplexes & Twin Homes	1	\$ 268,645	2
Other Residential Structures	3	\$ 28,900	0
Swimming Pools & Spas	1	\$ 12,000	0
Garages & Carports	11	\$ 108,129	0
Res Rmdl, Addn, Int Fin, Ftngs	12	\$ 178,773	0
<b>Residential TOTALS</b>	<b>51</b>	<b>\$ 4,519,730</b>	<b>25</b>
Commercial	Permits	Value	Units
Offices/Banks/R&D/Professional	8	\$ 6,046,003	0
Retail/Whsl/Dining/Personal Care	2	\$ 1,688,899	0
Auto/Truck Sales & Service	1	\$ 130,000	0
Public Buildings & Projects	1	\$ 56,000	0
Utilities (gas elect wtr swr)	2	\$ 845,000	0
Structures Other Than Buildings	2	\$ 131,000	0
Comm Rmdl, Addn, Int Fin, Ftngs	20	\$ 3,607,796	0
<b>Commercial TOTALS</b>	<b>36</b>	<b>\$ 12,504,698</b>	<b>0</b>
<b>Grand Totals</b>	<b>87</b>	<b>\$ 17,024,428</b>	<b>25</b>

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**Building Permit Report\***  
**For South Ogden, UT (01/01/2001 - 01/1/2002)**

<b>Residential</b>	<b>Permits</b>	<b>Value</b>	<b>Units</b>
Single Family Homes	17	\$ 2,850,855	17
Apartments & Condos	7	\$ 4,171,851	111
Other Residential Structures	2	\$ 23,500	0
Swimming Pools & Spas	4	\$ 79,000	0
Garages & Carports	5	\$ 45,624	12
Res Rmdl, Addn, Int Fin, Ftngs	7	\$ 212,247	0
<b>Residential TOTALS</b>	<b>42</b>	<b>\$ 7,383,077</b>	<b>140</b>
<b>Commercial</b>	<b>Permits</b>	<b>Value</b>	<b>Units</b>
Retail/Whsl/Dining/Personal Care	3	\$ 535,293	0
Auto/Truck Sales & Service	1	\$ 207,425	0
Indus-Manuf, Whse-Shops, Transp	1	\$ 369,144	0
Utilities (gas elect wtr swr)	1	\$ 17,000	0
Parks, Recreation, Entertain, Arts	1	\$ 291,179	0
Structures Other Than Buildings	1	\$ 54,000	0
Comm Rmdl, Addn, Int Fin, Ftngs	19	\$ 1,257,053	0
<b>Commercial TOTALS</b>	<b>27</b>	<b>\$ 2,731,094</b>	<b>0</b>
<b>Grand Totals</b>	<b>69</b>	<b>\$ 10,114,171</b>	<b>140</b>

**Building Permit Report\***  
**For South Ogden, UT (01/01/2002 - 01/1/2003)**

<b>Residential</b>	<b>Permits</b>	<b>Value</b>	<b>Units</b>
Single Family Homes	49	\$ 7,160,927	49
Apartments & Condos	11	\$ 4,853,022	59
Other Residential Structures	2	\$ 39,237	0
Swimming Pools & Spas	4	\$ 92,000	0
Garages & Carports	16	\$ 338,842	0
Res Rmdl, Addn, Int Fin, Ftngs	15	\$ 298,996	0
<b>Residential TOTALS</b>	<b>97</b>	<b>\$ 12,783,024</b>	<b>108</b>
<b>Commercial</b>	<b>Permits</b>	<b>Value</b>	<b>Units</b>
Offices/Banks/R&D/Professional	4	\$ 2,862,285	0
Retail/Whsl/Dining/Personal Care	2	\$ 383,958	0
Auto/Truck Sales & Service	2	\$ 412,000	0
Utilities (gas elect wtr swr)	1	\$ 75,000	0
Parks, Recreation, Entertain, Arts	1	\$ 38,000	0
Other Non-Residential Buildings	1	\$ 18,000	0
Comm Rmdl, Addn, Int Fin, Ftngs	30	\$ 944,262	0
<b>Commercial TOTALS</b>	<b>41</b>	<b>\$ 4,733,505</b>	<b>0</b>
<b>Grand Totals</b>	<b>138</b>	<b>\$ 17,516,529</b>	<b>108</b>

**Building Permit Report\***  
 For South Ogden, UT (01/01/2003 - 01/1/2004)

<b>Residential</b>	<b>Permits</b>	<b>Value</b>	<b>Units</b>
Single Family Homes	52	\$ 8,067,311	52
Apartments & Condos	14	\$ 2,529,424	56
Other Residential Structures	1	\$ 17,400	0
Swimming Pools & Spas	1	\$ 24,000	0
Garages & Carports	14	\$ 177,696	4
Res Rmdl, Addn, Int Fin, Ftngs	9	\$ 239,876	0
<b>Residential TOTALS</b>	<b>91</b>	<b>\$ 11,055,707</b>	<b>112</b>
<b>Commercial</b>	<b>Permits</b>	<b>Value</b>	<b>Units</b>
Offices/Banks/R&D/Professional	9	\$ 4,576,275	0
Retail/Whsl/Dining/Personal Care	4	\$ 6,211,461	0
Auto/Truck Sales & Service	1	\$ 350,000	0
Other Non-Residential Buildings	4	\$ 3,096,106	0
Structures Other Than Buildings	1	\$ 10,000	0
Comm Rmdl, Addn, Int Fin, Ftngs	22	\$ 1,497,741	0
<b>Commercial TOTALS</b>	<b>41</b>	<b>\$ 15,741,583</b>	<b>0</b>
<b>Grand Totals</b>	<b>132</b>	<b>\$ 26,797,290</b>	<b>112</b>

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## Building Permit Report\*

For South Ogden, UT (01/01/2004 - 01/01/2005)

### All Permits

Residential	Permits	Value	Units
Single Family Homes	46	\$ 6,792,114	46
Footing & Foundation Residential	1	\$ 11,360	0
Duplexes & Twin Homes	1	\$ 154,050	2
Apartments & Condos	10	\$ 3,130,028	36
Other Residential Structures	1	\$ 11,600	0
Swimming Pools & Spas	1	\$ 5,000	0
Garages & Carports	16	\$ 218,493	0
Res Rmdl, Addn, Int Fin, Ftngs	14	\$ 241,401	0
<b>Residential TOTALS</b>	<b>90</b>	<b>\$ 10,564,046</b>	<b>84</b>
Commercial	Permits	Value	Units
Offices/Banks/R&D/Professional	4	\$ 1,119,000	0
Retail/Whsl/Dining/Personal Care	11	\$ 4,136,624	0
Auto/Truck Sales & Service	1	\$ 302,940	0
Indus-Manuf, Whse-Shops, Transp	1	\$ 45,908	0
Public Buildings & Projects	1	\$ 475,000	0
Comm Rmdl, Addn, Int Fin, Ftngs	21	\$ 1,239,781	0
<b>Commercial TOTALS</b>	<b>39</b>	<b>\$ 7,319,253</b>	<b>0</b>
<b>Grand Totals</b>	<b>129</b>	<b>\$ 17,883,299</b>	<b>84</b>

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Building Permit Report*			
For South Ogden, UT (01/01/2005 - 01/01/2006)			
All Permits			
Residential	Permits	Value	Units
Single Family Homes	48	\$ 8,064,687	48
Apartments & Condos	11	\$ 3,507,790	44
Swimming Pools & Spas	3	\$ 76,500	0
Garages & Carports	14	\$ 236,350	0
Res Rmdl, Addn, Int Fin, Ftngs	12	\$ 421,465	0
<b>Residential TOTALS</b>	<b>88</b>	<b>\$ 12,306,792</b>	<b>92</b>
Commercial	Permits	Value	Units
Offices/Banks/R&D/Professional	1	\$ 7,000,000	0
Retail/Whsl/Dining/Personal Care	2	\$ 388,833	0
Auto/Truck Sales & Service	1	\$ 900,000	0
Utilities (gas elect wtr swr)	1	\$ 14,583	0
Structures Other Than Buildings	2	\$ 43,600	0
Comm Rmdl, Addn, Int Fin, Ftngs	12	\$ 1,044,251	0
<b>Commercial TOTALS</b>	<b>19</b>	<b>\$ 9,391,267</b>	<b>0</b>
<b>Grand Totals</b>	<b>107</b>	<b>\$ 21,698,059</b>	<b>92</b>

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Building Permit Report*			
For South Ogden, UT (01/01/2006 - 01/01/2007)			
All Permits			
Residential	Permits	Value	Units
Single Family Homes	128	\$ 15,699,969	128
Apartments & Condos	8	\$ 2,551,120	32
Other Residential Structures	4	\$ 79,000	0
Swimming Pools & Spas	7	\$ 209,000	0
Garages & Carports	9	\$ 115,100	0
Res Rmdl, Addn, Int Fin, Ftngs	9	\$ 127,855	0
<b>Residential TOTALS</b>	<b>165</b>	<b>\$ 18,782,044</b>	<b>160</b>
Commercial	Permits	Value	Units
Offices/Banks/R&D/Professional	5	\$ 3,580,906	0
Retail/Whsl/Dining/Personal Care	3	\$ 1,060,322	0
Indus-Manuf, Whse-Shops, Transp	1	\$ 750,000	0
Utilities (gas elect wtr swr)	2	\$ 85,000	0
Comm Rmdl, Addn, Int Fin, Ftngs	13	\$ 2,695,722	0
<b>Commercial TOTALS</b>	<b>24</b>	<b>\$ 8,171,950</b>	<b>0</b>
<b>Grand Totals</b>	<b>189</b>	<b>\$ 26,953,994</b>	<b>160</b>

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Building Permit Report*			
For South Ogden, UT (01/01/2007 - 11/15/2007)			
All Permits			
Residential	Permits	Value	Units
Single Family Homes	15	\$ 3,138,156	15
Other Residential Structures	3	\$ 74,500	0
Swimming Pools & Spas	4	\$ 142,500	0
Garages & Carports	1	\$ 10,625	0
Res Rmdl, Addn, Int Fin, Ftngs	5	\$ 786,000	0
<b>Residential TOTALS</b>	<b>28</b>	<b>\$ 4,151,781</b>	<b>15</b>
Commercial	Permits	Value	Units
Offices/Banks/R&D/Professional	3	\$ 3,805,000	0
Retail/Whsl/Dining/Personal Care	1	\$ 110,000	0
Agricultural Buildings & Sheds	1	\$ 5,508	0
Structures Other Than Buildings	1	\$ 35,000	0
Comm Rmdl, Addn, Int Fin, Ftngs	6	\$ 1,300,545	0
<b>Commercial TOTALS</b>	<b>12</b>	<b>\$ 5,256,053</b>	<b>0</b>
<b>Grand Totals</b>	<b>40</b>	<b>\$ 9,407,834</b>	<b>15</b>

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