

Section 1: Population by tenure in Riverdale city

Table B01003 Table B25008	2010 American Community Survey	2016 American Community Survey	Annual Growth in Units	2023 Projection
Total Population: (ACS Table B01003)	8,189	8,636	73	9,108
Total Population in occupied housing units (ACS Table B25008)	8,189	8,636	73	9,108
Total Population in owner- occupied housing (ACS Table B25008)	6,477	6,766	21	6,630
Total Population in renter- occupied housing (ACS Table B25008)	1,712	1,870	52	2,478
Subtract the total population living in occupied housing units from the total population to estimate the total population with limited housing.	0	0	0	0

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in Riverdale city

Table B25001 Table B25032	2010 American Community Survey	2016 American Community Survey	Annual Growth in Units	2023 Projection
TOTAL HOUSING UNITS (ACS Table B25001)	3,180	3,456	37	3,674
Total occupied units (ACS Table B25032)	3,034	3,229	21	3,270
Owner-occupied structures (ACS Table B25032)	2,286	2,430	7	2,307
1 unit, detached	1,603	1,919	39	2,006
1 unit, attached	68	49	-2	36
2 units	0	0	0	0
3 or 4 units	45	11	-9	0
5 to 9 units	39	0	-8	0
10 to 19 units	14	0	-2	0
20 to 49 units	0	0	0	0
50 or more units	0	0	0	0
Mobile homes	517	439	-13	363
Boat, RV, van, etc.	0	12	3	27
Renter-occupied structures (ACS Table B25032)	748	799	13	963
1 unit, detached	106	125	9	281
1 unit, attached	9	29	4	84

2 units	53	110	9	198
3 or 4 units	112	149	3	116
5 to 9 units	183	39	-23	0
10 to 19 units	123	214	14	319
20 to 49 units	57	18	-7	0
50 or more units	26	85	12	146
Mobile homes	79	30	-7	0
Boat, RV, van, etc.	0	0	0	0

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in Riverdale city

Table B25003 Table B25081	2010 American Community Survey	2016 American Community Survey	Annual Growth in Units	2023 Projection
Total households in occupied housing units (ACS Table B25003)	3,034	3,229	21	3,270
Total households in owner-occupied housing (ACS Table B25003)	2,286	2,430	7	2,307
With a Mortgage (ACS Table B25081)	1,514	1,567	1	1,497
Without a Mortgage (ACS Table B25081)	772	863	6	810
Total households in renter-occupied housing (ACS Table B25003)	748	799	13	963

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in Riverdale city

Table B25004	2010 American Community Survey	2016 American Community Survey	Annual Growth in Units	2023 Projection
Total vacant units (ACS Table B25004)	146	227	17	404
For rent (ACS Table B25004)	46	78	6	162
Rented, not occupied (ACS Table B25004)	0	0	0	0
For sale only (ACS Table B25004)	39	32	-1	40
Sold, not occupied (ACS Table B25004)	0	24	4	55

For seasonal, recreational, or occasional use (ACS Table B25004)	4	0	-1	0
For migrant workers (ACS Table B25004)	0	0	0	0
Other vacant (ACS Table B25004)	57	93	9	151

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in Riverdale city

Table B25010	2010 American Community Survey	2016 American Community Survey	2023 Projection
Average Household Size (ACS Table B25010)	2.7	2.67	2.79
Average Owner Household Size (ACS Table B25010)	2.83	2.78	2.87
Average Renter Household Size (ACS Table B25010)	2.29	2.34	2.57

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Riverdale city

Table B25088 Table B25064	2010 American Community Survey	2016 American Community Survey	Annual Growth in Units	2023 Projection
Total owner-occupied housing unit costs (ACS Table B25088)	\$982	\$968	-\$2	\$940
Units with a mortgage (ACS Table B25088)	\$1,248	\$1,228	-\$8	\$1,147
Units without a mortgage (ACS Table B25088)	\$314	\$374	\$14	\$488
Median gross rent (ACS Table B25064)	\$717	\$765	\$10	\$870

Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in Riverdale city

Table B25119	2010 American Community Survey	2016 American Community Survey	Annual Growth in Units	2023 Projection
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Median household income (ACS Table B25119)	\$52,125	\$53,665	\$175	\$55,318
Owner-occupied income (ACS Table B25119)	\$57,137	\$63,314	\$1,092	\$70,990
Renter-occupied income (ACS Table B25119)	\$39,526	\$35,813	-\$782	\$30,637

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey.

Section 8: Weber County Area Median Income (AMI)*

Table B19019 Table B19119	2010 American Community Survey	2016 American Community Survey	Annual Growth in Units	2023 Projection
Median HOUSEHOLD income (ACS Table B19019)	\$54,086	\$59,660	\$780	\$62,894
1-person household	\$28,296	\$27,667	-\$293	\$25,968
2-person household	\$56,880	\$61,656	\$755	\$65,538
3-person household	\$60,588	\$70,009	\$1,342	\$74,876
4-person household	\$66,298	\$78,253	\$1,712	\$86,991
5-person household	\$66,384	\$74,688	\$1,237	\$80,840
6-person household	\$70,690	\$74,593	\$399	\$73,660
≥ 7-person household	\$74,618	\$84,643	\$1,790	\$93,437
Median FAMILY income (ACS Table B19119)	\$61,300	\$68,727	\$1,061	\$73,398
2-person family	\$56,359	\$61,345	\$746	\$64,927
3-person family	\$60,080	\$67,787	\$1,102	\$70,974
4-person family	\$66,002	\$77,534	\$1,595	\$85,923
5-person family	\$66,619	\$75,039	\$1,247	\$80,903
6-person family	\$70,755	\$76,369	\$842	\$78,965
≥ 7-person family	\$72,279	\$85,377	\$2,379	\$97,548

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey.

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey.

*NOTE: AMI is calculated at the COUNTY level.

Section 1: Population by tenure in Riverdale city

Table B01003 Table B25008	2010 American Community Survey	2016 American Community Survey	Annual Growth Rate	2023 Projection
Total Population: (ACS Table B01003)	8,189	8,636	0.86%	9,213
Total Population in occupied housing units (ACS Table B25008)	8,189	8,636	0.86%	9,250
Total Population in owner- occupied housing (ACS Table B25008)	6,477	6,766	0.31%	6,643
Total Population in renter- occupied housing (ACS Table B25008)	1,712	1,870	2.67%	2,607
Subtract the total population living in occupied housing units from the total population to estimate the total population with limited housing.	0	0	0.00%	0

Source 1: U.S. Census Bureau. Table B01003: Total population. American Community Survey.

Source 2: U.S. Census Bureau. Table B25008: Total population in occupied housing units by tenure. American Community Survey.

Section 2: Supply of housing units by structure type in Riverdale city

Table B25001 Table B25032	2010 American Community Survey	2016 American Community Survey	Annual Growth Rate	2023 Projection
TOTAL HOUSING UNITS (ACS Table B25001)	3,180	3,456	1.13%	3,734
Total occupied units (ACS Table B25032)	3,034	3,229	0.67%	4,531
Owner-occupied structures (ACS Table B25032)	2,286	2,430	0.29%	2,500
1 unit, detached	1,603	1,919	2.30%	2,069
1 unit, attached	68	49	-3.36%	38
2 units	0	0	#NUM!	0
3 or 4 units	45	11	-30.92%	0
5 to 9 units	39	0	#NUM!	0
10 to 19 units	14	0	#NUM!	0
20 to 49 units	0	0	#NUM!	0
50 or more units	0	0	#NUM!	0
Mobile homes	517	439	-2.68%	366
Boat, RV, van, etc.	0	12	#NUM!	27
Renter-occupied structures (ACS Table B25032)	748	799	1.64%	2,030
1 unit, detached	106	125	4.91%	308

1 unit, attached	9	29	16.33%	191
2 units	53	110	11.07%	311
3 or 4 units	112	149	2.06%	100
5 to 9 units	183	39	-23.70%	5
10 to 19 units	123	214	8.39%	428
20 to 49 units	57	18	-20.40%	3
50 or more units	26	85	36.66%	677
Mobile homes	79	30	-15.07%	7
Boat, RV, van, etc.	0	0	#NUM!	0

Source 1: U.S. Census Bureau. Table B25001: Total housing units. American Community Survey.

Source 2: U.S. Census Bureau. Table B25032: Tenure by units in structure. American Community Survey.

Section 3: Housing occupancy in Riverdale city

Table B25003 Table B25081	2010 American Community Survey	2016 American Community Survey	Annual Growth Rate	2023 Projection
Total households in occupied housing units (ACS Table B25003)	3,034	3,229	0.67%	3,292
Total households in owner-occupied housing (ACS Table B25003)	2,286	2,430	0.29%	2,303
With a Mortgage (ACS Table B25081)	1,514	1,567	0.07%	1,495
Without a Mortgage (ACS Table B25081)	772	863	0.71%	807
Total households in renter-occupied housing (ACS Table B25003)	748	799	1.64%	989

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Source 2: U.S. Census Bureau. Table B25081: Mortgage status. American Community Survey.

Section 4: Housing vacancy in Riverdale city

Table B25004	2010 American Community Survey	2016 American Community Survey	Annual Growth Rate	2023 Projection
Total vacant units (ACS Table B25004)	146	227	7.85%	548
For rent (ACS Table B25004)	46	78	8.06%	221
Rented, not occupied (ACS Table B25004)	0	0	#NUM!	0
For sale only (ACS Table B25004)	39	32	-3.51%	36

Sold, not occupied (ACS Table B25004)	0	24	#NUM!	55
For seasonal, recreational, or occasional use (ACS Table B25004)	4	0	#NUM!	0
For migrant workers (ACS Table B25004)	0	0	#NUM!	0
Other vacant (ACS Table B25004)	57	93	13.10%	237

Source 1: U.S. Census Bureau. Table B25003: Tenure. American Community Survey.

Section 5: Average household size in Riverdale city

Table B25010	2010 American Community Survey	2016 American Community Survey	2023 Projection
Average Household Size (ACS Table B25010)	2.7	2.67	2.75
Average Owner Household Size (ACS Table B25010)	2.83	2.78	2.89
Average Renter Household Size (ACS Table B25010)	2.29	2.34	2.40

Source 1: U.S. Census Bureau. Table B25010: Average household size of occupied housing units by tenure. American Community Survey.

Section 6: Monthly housing costs in Riverdale city

Table B25088 Table B25064	2010 American Community Survey	2016 American Community Survey	Annual Growth Rate	2023 Projection
Total owner-occupied housing unit costs (ACS Table B25088)	\$982	\$968	-0.18%	\$939
Units with a mortgage (ACS Table B25088)	\$1,248	\$1,228	-0.64%	\$1,142
Units without a mortgage (ACS Table B25088)	\$314	\$374	3.95%	\$530
Median gross rent (ACS Table B25064)	\$717	\$765	1.29%	\$887

Community Survey.

Source 2: U.S. Census Bureau. Table B25064: Median gross rent (Dollars). American Community Survey.

Section 7: Median household income in Riverdale city

Table B25119	2010 American Community Survey	2016 American Community Survey	Annual Growth Rate	2023 Projection
Median household income (ACS Table B25119)	\$52,125	\$53,665	0.33%	\$55,498
Owner-occupied income (ACS Table B25119)	\$57,137	\$63,314	1.81%	\$73,138
Renter-occupied income (ACS Table B25119)	\$39,526	\$35,813	-2.04%	\$30,610

Source 1: U.S. Census Bureau. Table B25119: Median household income that past 12 months by tenure. American Community Survey

Section 8: Weber County Area Median Income (AMI)*

Table B19019 Table B19119	2010 American Community Survey	2016 American Community Survey	Annual Growth Rate	2023 Projection
Median HOUSEHOLD income (ACS Table B19019)	\$54,086	\$59,660	1.39%	64,109
1-person household	\$28,296	\$27,667	-1.02%	25,796
2-person household	\$56,880	\$61,656	1.29%	66,743
3-person household	\$60,588	\$70,009	2.10%	77,225
4-person household	\$66,298	\$78,253	2.41%	90,712
5-person household	\$66,384	\$74,688	1.77%	83,030
6-person household	\$70,690	\$74,593	0.55%	73,989
≥ 7-person household	\$74,618	\$84,643	2.29%	96,815
Median FAMILY income (ACS Table B19119)	\$61,300	\$68,727	1.66%	75,195
2-person family	\$56,359	\$61,345	1.28%	66,101
3-person family	\$60,080	\$67,787	1.76%	72,598
4-person family	\$66,002	\$77,534	2.25%	89,325
5-person family	\$66,619	\$75,039	1.78%	83,080
6-person family	\$70,755	\$76,369	1.17%	80,128
≥ 7-person family	\$72,279	\$85,377	3.10%	103,018

Source 1: U.S. Census Bureau. Table B19019: Median household income that past 12 months by household size. American Community Survey

Source 2: U.S. Census Bureau. Table B19119: Median family income in the past 12 months by family size. American Community Survey

*NOTE: AMI is calculated at the COUNTY level.

Part II Section 3.1

Calculate the municipality's housing gap for the current biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 1 below:

2018 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	575	990	700	415	125
≤ 50% HAMFI	390	620	445	230	55
≤ 30% HAMFI	90	90	65	0	-25

Calculate the municipality's housing gap for the previous biennium by entering the number of moderate-income renter households, affordable and available rental units from TABLE 2 below:

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	645	975	740	330	95
≤ 50% HAMFI	345	570	325	225	-20
≤ 30% HAMFI	120	75	45	-45	-75

Subtract Table 2 from Table 1 to estimate progress in providing moderate-income housing

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	-70	15	-40	85	30
≤ 50% HAMFI	45	50	120	5	75
≤ 30% HAMFI	-30	15	20	45	50

Part II Section 3.2

Report the number of all housing units in the municipality that are currently subsidized by each level of government below:

Municipal Government:	0	Subsidized by municipal housing programs
State Government:	0	Subsidized by Utah's OWHLF multi-family program
Federal Government:	0	Subsidized by the federal Low-Income Housing Tax Credit (LIHTC) program

Part II Section 3.3

Report the number of all housing units in the municipality that are currently deed-restricted for moderate-income households in the box below:

0

City	Project Name	OWHLF Units
Ogden city	Bramblewood	68
Ogden city	Countryside	72
Ogden city	Elmhurst	15
Ogden city	Fairview	32
Ogden city	Fellowship Manor	130
Ogden city	Graham Court	14
Ogden city	Hoover	23
Ogden city	HVF - Kershaw House	1
Ogden city	HVF - Trans Housing Duplex	2
Ogden city	HVF - Transitional Housing	1
Ogden city	HVF - Transitional Row Houses	12
Ogden city	HVF-Kershaw	1
Ogden city	HVF-Pingree House	1
Ogden city	Imagine Jefferson I	50
Ogden city	Imagine Jefferson II	83
Ogden city	Kingstowne	48
Ogden city	Lantern House	300
Ogden city	Lomond View	38
Ogden city	Madison Manor	46
Ogden city	Marion Hotel	86
Ogden city	McGregor	55
Ogden city	Mt Ogden Senior	48
Ogden city	PAAG - 21st Street Duplex	2
Ogden city	PAAG - 21st Street Triplex	3
Ogden city	PAAG - 22nd Street Duplex	2
Ogden city	PAAG - 22nd Street House	1
Ogden city	PAAG - Washington Blvd Facility	11
Ogden city	PAAG-Pelton Place	17
Ogden city	Royal Hotel	22
Ogden city	So So Goi Meadows	10
Ogden city	St Benedict Manor II	40
Ogden city	St Benedict Manor Senior (Phase I)	100
Ogden city	Tamlyn	35
Ogden city	TURN - Ogden Group Home	1
Ogden city	Valencia	122
Ogden city	Victoria Ridge Retirement	48
Ogden city	Villa South	120
Ogden city	Village Square (Phase I)	80
Ogden city	Washington Park	84
Ogden city	YF-Ogden Shelter	5
Pleasant View city	The Station at Pleasant View I	64
Pleasant View city	The Station at Pleasant View II	64
Pleasant View city	The Station at Pleasant View III	128
Roy city	Station Square	25
Washington Terrace city	Heritage House	34
Washington Terrace city	Kara Manor	44

County

City

Project Name

LIHTC Units