

PLANNING AND DEVELOPMENT
374 EAST MAIN STREET
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Vernal City has conducted an annual review of the Housing Element of the Vernal City General Plan, the moderate income housing needs within the City and how effective our Housing Element is at addressing these needs.

Based on current data, the need for moderate income housing is being met by the existing housing inventory. Further, based on projected growth, the need for moderate income housing should continue to be met by ongoing housing development in relation to the projected growth of the population.

Please see the attached data worksheets for more detailed information on existing conditions and future projections.

Sincerely,

A handwritten signature in blue ink, appearing to read "Allen Parker".

Allen Parker
Assistant City Manager

1 attachment

Section 1: Population by tenure in Vernal city

Table B01003 Table B25008	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total Population: (ACS Table B01003)	8,460	10,650	293	12,823	2,173
Total Population in occupied housing units (ACS Table B25008)	8,282	10,307	266	12,273	1,966
Total Population in owner- occupied housing (ACS Table B25008)	5,190	6,262	209	8,094	1,832
Total Population in renter- occupied housing (ACS Table B25008)	3,092	4,045	57	4,179	134

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 Vernal city

Table B25001 Table B25032	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
TOTAL HOUSING UNITS (ACS Table B25001)	3,486	4,439	119	5,158	719
Total occupied units (ACS Table B25032)	3,194	3,308	21	3,550	242
Owner-occupied structures (ACS Table B25032)	1,924	1,961	29	2,330	369
1 unit, detached	1,531	1,665	36	2,062	397
1 unit, attached	129	125	3	168	43
2 units	31	0	-4	-27	-27
3 or 4 units	13	8	2	45	37
5 to 9 units	28	29	1	28	-1
10 to 19 units	0	10	-1	16	6
20 to 49 units	0	0	0	0	0
50 or more units	0	0	0	0	0
Mobile homes	192	124	-8	38	-86
Boat, RV, van, etc.	0	0	0	0	0
Renter-occupied structures (ACS Table B25032)	1,270	1,347	-8	1,220	-127
1 unit, detached	334	257	-17	101	-156
1 unit, attached	83	66	-2	71	5
2 units	74	184	13	272	88
3 or 4 units	371	284	-25	100	-184
5 to 9 units	157	147	1	159	12
10 to 19 units	60	170	19	300	130
20 to 49 units	125	93	-7	31	-62
50 or more units	0	17	1	14	-3
Mobile homes	66	129	8	170	41

Boat, RV, van, etc.	0	0	0	0	0
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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 Vernal city

Table B25003 Table B25081	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total households in occupied housing units (ACS Table B25003)	3,194	3,308	21	3,550	242
Total households in owner-occupied housing (ACS Table B25003)	1,924	1,961	29	2,330	369
With a Mortgage (ACS Table B25081)	1,159	1,146	11	1,410	264
Without a Mortgage (ACS Table B25081)	765	815	18	920	105
Total households in renter-occupied housing (ACS Table B25003)	1,270	1,347	-8	1,220	-127

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 Vernal city

Table B25004	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total vacant units (ACS Table B25004)	292	1,131	97	1,608	477
For rent (ACS Table B25004)	116	548	44	719	171
Rented, not occupied (ACS Table B25004)	0	0	0	0	0
For sale only (ACS Table B25004)	0	252	34	461	209
Sold, not occupied (ACS Table B25004)	0	0	-3	-13	-13
For seasonal, recreational, or occasional use (ACS Table B25004)	36	43	0	35	-8
For migrant workers (ACS Table B25004)	0	26	5	69	43
Other vacant (ACS Table B25004)	140	262	18	336	74

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

Section 5: Average household size in

Table B25010	2009 American Community Survey	2017 American Community Survey	2024 Projection
Average Household Size (ACS Table B25010)	2.59	3.12	3.46
Average Owner Household Size (ACS Table B25010)	2.7	3.19	3.47
Average Renter Household Size (ACS Table B25010)	2.43	3.00	3.43

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 Vernal city

Table B25088 Table B25064	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Total owner-occupied housing unit costs (ACS Table B25088)	\$770	\$858	\$4	\$969	\$ 111
Units with a mortgage (ACS Table B25088)	\$1,140	\$1,218	\$0	\$1,202	\$ (16)
Units without a mortgage (ACS Table B25088)	\$306	\$374	\$7	\$428	\$ 54
Median gross rent (ACS Table B25064)	\$771	\$783	-\$5	\$813	\$ 30

Source 1: U.S. Census Bureau. Table B25088: Median selected monthly owner costs (rentals) by mortgage status. American Community Survey.

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

Section 7: Median household income in Vernal city

Table B25119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
Median household income (ACS Table B25119)	\$48,767	\$47,150	\$30	\$53,999	\$ 6,849
Owner-occupied income (ACS Table B25119)	\$62,110	\$61,118	-\$77	\$63,672	\$ 2,554
Renter-occupied income (ACS Table B25119)	\$32,308	\$40,020	\$1,163	\$49,418	\$ 9,398

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

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

Table B19019 Table B19119	2009 American Community Survey	2017 American Community Survey	Annual Growth Rate (Slope)	2024 Projection	Difference between 2017 and 2024
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Median HOUSEHOLD income (ACS Table B19019)	\$0	\$67,012	\$5,032	\$112,046	\$ 45,034
1-person household	\$22,496	\$36,609	\$1,704	\$47,895	\$ 11,286
2-person household	\$51,391	\$71,677	\$2,608	\$90,710	\$ 19,033
3-person household	\$67,804	\$72,546	\$265	\$70,912	\$ (1,634)
4-person household	\$75,744	\$73,333	-\$62	\$75,459	\$ 2,126
5-person household	\$78,090	\$79,429	\$214	\$81,432	\$ 2,003
6-person household	\$82,727	\$74,744	-\$1,047	\$66,895	\$ (7,849)
≥ 7-person household	\$95,321	\$90,729	-\$619	\$85,922	\$ (4,807)
Median FAMILY income (ACS Table B19119)	\$66,149	\$73,914	\$1,053	\$80,270	\$ 6,356
2-person family	\$54,849	\$69,625	\$2,259	\$85,255	\$ 15,630
3-person family	\$62,462	\$73,628	\$231	\$68,696	\$ (4,932)
4-person family	\$77,125	\$70,172	-\$671	\$66,887	\$ (3,285)
5-person family	\$77,959	\$80,625	\$621	\$87,537	\$ 6,912
6-person family	\$64,911	\$74,443	\$156	\$76,204	\$ 1,761
≥ 7-person family	\$108,750	\$97,875	-\$549	\$87,511	\$ (10,364)

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.