

# Utah Workforce Housing Estimating Model

Report for

Vernal, UT

Under Construction

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Nov 25, 2008

**Request for Housing Data for Affordability Research**  
*Number of Dwelling Units for Vernal, UT*

Data Year

Market Value	Number of Dwelling Units
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Single Family	
Up to \$40,000	<input type="text"/>
\$40,001 to \$75,000	<input type="text"/>
\$75,001 to \$93,000	<input type="text"/>
\$93,001 to \$127,000	<input type="text"/>
\$127,001 to \$162,000	<input type="text"/>
\$162,001 to \$197,000	<input type="text"/>
More than \$197,000	<input type="text"/>

Multi Family, Mobile Home & Other	
Up to \$3,000	<input type="text"/>
\$3,001 to \$38,000	<input type="text"/>
\$38,001 to \$55,000	<input type="text"/>
\$55,001 to \$90,000	<input type="text"/>
\$90,001 to \$125,000	<input type="text"/>
\$125,001 to \$160,000	<input type="text"/>
More than \$160,000	<input type="text"/>

Under Construction

514	297	760	845	786	2194
1841	851	1472	1169	891	2251
1394	767	1493	1319	1113	2708
344	224	386	344	319	875
691	295	536	477	546	3360
148	76	123	104	58	112
716	327	548	513	400	1568
149	81	188	159	168	535
155	83	185	202	177	709
4603	2248	4465	4048	3447	9493
183	124	249	292	298	847
5661	2426	4034	3123	2422	4994
112	50	105	93	89	380
24	0	13	17	14	179
347	174	397	383	336	692
78	39	73	50	46	270
1446	799	1410	1211	1164	3446
4063	1708	2983	2347	1967	7317
707	267	498	478	430	2158
11439	5579	10892	9936	8291	26769
238	108	162	177	173	1285
532	229	355	286	206	899
1557	701	1222	1038	903	3849
174	102	212	190	189	419
221	120	186	161	129	492
186	94	161	136	104	529
204	106	260	238	270	992
55163	23618	39916	31354	25393	85629
32	24	51	44	39	254
146	75	120	95	70	359
304	121	232	215	196	788
1659	590	1005	756	630	3340
1792	1001	1954	1837	1625	4412
691	295	536	477	546	3360
17594	7784	13983	12263	10316	36788
723	356	649	603	487	1749
5563	2488	4323	3661	2996	11307
12104	5557	9511	7803	6010	16787

205	104	193	168	170	1068
2997	1165	1843	1265	941	3145
1511	728	1321	1022	753	1316
160	77	109	122	141	916
2358	978	1574	1067	693	1534
116	58	116	80	96	399
532	229	355	286	206	899
32	24	51	44	39	254
187	100	238	238	234	812
17	0	22	20	36	180
2260	976	1576	1247	913	2913
174	102	212	190	189	419
81	52	112	109	82	390
171	97	130	151	117	739
362	204	406	410	386	1273
621	299	572	456	310	1274
52	25	54	34	24	101
8098	3447	5403	4045	2926	7856
4292	1868	3119	2350	1731	6513
1269	407	681	560	479	2874
84	41	72	44	53	257
762	363	737	693	580	1572
86	51	94	121	140	448
1122	507	1013	898	808	2921
102	57	105	93	125	588
533	201	373	349	314	1655
182	88	207	178	187	878
5512	2054	2952	2025	1464	4785
304	121	232	215	196	788
321	133	244	225	135	465
1023	463	1026	1161	1153	4351
238	108	162	177	173	1285
2030	1068	2027	1753	1274	2644
175	87	147	153	148	658
27219	10898	17035	12230	8985	30562
3978	1780	3311	2946	2679	12806
190	69	132	137	132	732
231	125	254	282	243	565
221	116	304	416	387	1095
290	143	317	318	304	1015
999	507	934	1011	1067	6010
245	117	254	190	134	394
223	67	100	52	30	34
86	53	152	137	155	570
1047	546	1171	1155	1009	2730
49	29	39	15	19	80
1080	543	968	903	721	2245
3475	1534	2634	2215	1777	6681
116	66	197	217	214	728
260	134	265	204	101	181

Number of Households					
30% to 50%	50% to 60%	60% to 80%	80% to 100%	100% to 120%	More than 120%
128	65	127	116	102	1151
31	0	14	0	0	17
946	424	827	784	713	2539
78	39	73	50	46	270
133	66	107	121	95	624
1994	901	1695	1411	1164	4461
904	474	825	653	616	1743
1387	625	1064	905	764	3258
96	48	90	129	141	95
505	257	461	434	389	970
1891	834	1554	1273	893	1517
594	367	777	822	625	1380
123	61	112	57	57	162
186	94	161	136	104	529
856	473	836	758	716	4685
27	15	43	52	5	125
358	262	578	643	512	1024
82	43	78	75	76	442
86	35	86	89	81	334
146	75	120	95	70	359
382	233	454	40	445	1881
113	55	131	133	160	456
86	55	76	90	96	615
255	153	261	249	248	851
106	73	125	148	117	244
607	298	533	523	391	1350
174	66	125	129	116	503
382	212	519	616	635	1975
174	84	133	140	165	1820
358	124	175	77	33	46
393	175	292	229	163	807
185	97	217	231	235	749
71	34	61	58	52	285
617	281	536	401	333	1134
83	36	67	80	82	502
259	127	307	246	254	648
276	128	220	197	213	718
215	97	158	105	70	203
221	120	186	161	129	492
671	347	725	739	714	3114
1692	767	1309	1047	750	1257
206	108	182	155	104	266
2884	1352	2544	2311	1933	6062
34	12	32	28	18	128
1061	505	1248	1269	1267	4062

\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	567
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	1932
\$56,900	\$17,070	\$28,450	\$34,140	\$45,520	\$56,900	\$68,280	1651
\$55,500	\$16,650	\$27,750	\$33,300	\$44,400	\$55,500	\$66,600	497
\$45,500	\$13,650	\$22,750	\$27,300	\$36,400	\$45,500	\$54,600	916
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	162
\$49,600	\$14,880	\$24,800	\$29,760	\$39,680	\$49,600	\$59,520	758
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	178
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	235
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	5043
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	249
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	5844
\$55,500	\$16,650	\$27,750	\$33,300	\$44,400	\$55,500	\$66,600	151
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	29
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	388
\$44,800	\$13,440	\$22,400	\$26,880	\$35,840	\$44,800	\$53,760	86
\$55,500	\$16,650	\$27,750	\$33,300	\$44,400	\$55,500	\$66,600	1799
\$48,800	\$14,640	\$24,400	\$29,280	\$39,040	\$48,800	\$58,560	5037
\$46,200	\$13,860	\$23,100	\$27,720	\$36,960	\$46,200	\$55,440	1075
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	14487
\$40,800	\$12,240	\$20,400	\$24,480	\$32,640	\$40,800	\$48,960	336
\$44,400	\$13,320	\$22,200	\$26,640	\$35,520	\$44,400	\$53,280	686
\$41,900	\$12,570	\$20,950	\$25,140	\$33,520	\$41,900	\$50,280	2047
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	282
\$45,900	\$13,770	\$22,950	\$27,540	\$36,720	\$45,900	\$55,080	253
\$47,400	\$14,220	\$23,700	\$28,440	\$37,920	\$47,400	\$56,880	278
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	317
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	67424
\$35,500	\$10,650	\$17,750	\$21,300	\$28,400	\$35,500	\$42,600	72
\$42,800	\$12,840	\$21,400	\$25,680	\$34,240	\$42,800	\$51,360	189
\$45,200	\$13,560	\$22,600	\$27,120	\$36,160	\$45,200	\$54,240	478
\$82,200	\$24,660	\$41,100	\$49,320	\$65,760	\$82,200	\$98,640	2958
\$56,900	\$17,070	\$28,450	\$34,140	\$45,520	\$56,900	\$68,280	2178
\$45,500	\$13,650	\$22,750	\$27,300	\$36,400	\$45,500	\$54,600	916
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	25446
\$59,700	\$17,910	\$29,850	\$35,820	\$47,760	\$59,700	\$71,640	1021
\$49,600	\$14,880	\$24,800	\$29,760	\$39,680	\$49,600	\$59,520	6739
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	15457

\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	331
\$48,800	\$14,640	\$24,400	\$29,280	\$39,040	\$48,800	\$58,560	3799
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	1721
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	256
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	2627
\$59,700	\$17,910	\$29,850	\$35,820	\$47,760	\$59,700	\$71,640	189
\$44,400	\$13,320	\$22,200	\$26,640	\$35,520	\$44,400	\$53,280	686
\$35,500	\$10,650	\$17,750	\$21,300	\$28,400	\$35,500	\$42,600	72
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	284
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	33
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	2559
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	282
\$48,800	\$14,640	\$24,400	\$29,280	\$39,040	\$48,800	\$58,560	73
\$48,800	\$14,640	\$24,400	\$29,280	\$39,040	\$48,800	\$58,560	199
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	465
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	721
\$82,200	\$24,660	\$41,100	\$49,320	\$65,760	\$82,200	\$98,640	75
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	10822
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	5327
\$82,200	\$24,660	\$41,100	\$49,320	\$65,760	\$82,200	\$98,640	2382
\$41,900	\$12,570	\$20,950	\$25,140	\$33,520	\$41,900	\$50,280	107
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	920
\$55,500	\$16,650	\$27,750	\$33,300	\$44,400	\$55,500	\$66,600	106
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	1258
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	146
\$46,200	\$13,860	\$23,100	\$27,720	\$36,960	\$46,200	\$55,440	806
\$48,800	\$14,640	\$24,400	\$29,280	\$39,040	\$48,800	\$58,560	222
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	10508
\$45,200	\$13,560	\$22,600	\$27,120	\$36,160	\$45,200	\$54,240	478
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	353
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	1329
\$40,800	\$12,240	\$20,400	\$24,480	\$32,640	\$40,800	\$48,960	336
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	2089
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	226
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	34959
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	5340
\$49,600	\$14,880	\$24,800	\$29,760	\$39,680	\$49,600	\$59,520	235
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	287
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	282
\$48,800	\$14,640	\$24,400	\$29,280	\$39,040	\$48,800	\$58,560	356
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	1562
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	318
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	246
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	139
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	1239
\$49,600	\$14,880	\$24,800	\$29,760	\$39,680	\$49,600	\$59,520	64
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	1221
\$49,600	\$14,880	\$24,800	\$29,760	\$39,680	\$49,600	\$59,520	4263
\$56,900	\$17,070	\$28,450	\$34,140	\$45,520	\$56,900	\$68,280	147
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	309

Year =

2006

HUD AMI 2007	Income Group						Up to 30%
	30%	50%	60%	80%	100%	120%	
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	310
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	39
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	1150
\$44,800	\$13,440	\$22,400	\$26,880	\$35,840	\$44,800	\$53,760	86
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	211
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	2558
\$55,500	\$16,650	\$27,750	\$33,300	\$44,400	\$55,500	\$66,600	1045
\$41,900	\$12,570	\$20,950	\$25,140	\$33,520	\$41,900	\$50,280	1853
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	157
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	607
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	2402
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	621
\$82,200	\$24,660	\$41,100	\$49,320	\$65,760	\$82,200	\$98,640	186
\$47,400	\$14,220	\$23,700	\$28,440	\$37,920	\$47,400	\$56,880	278
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	1268
\$56,900	\$17,070	\$28,450	\$34,140	\$45,520	\$56,900	\$68,280	20
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	356
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	140
\$41,900	\$12,570	\$20,950	\$25,140	\$33,520	\$41,900	\$50,280	87
\$42,800	\$12,840	\$21,400	\$25,680	\$34,240	\$42,800	\$51,360	189
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	578
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	143
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	135
\$56,900	\$17,070	\$28,450	\$34,140	\$45,520	\$56,900	\$68,280	360
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	107
\$59,700	\$17,910	\$29,850	\$35,820	\$47,760	\$59,700	\$71,640	832
\$46,200	\$13,860	\$23,100	\$27,720	\$36,960	\$46,200	\$55,440	269
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	490
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	317
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	547
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	530
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	230
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	108
\$49,600	\$14,880	\$24,800	\$29,760	\$39,680	\$49,600	\$59,520	780
\$48,800	\$14,640	\$24,400	\$29,280	\$39,040	\$48,800	\$58,560	109
\$48,800	\$14,640	\$24,400	\$29,280	\$39,040	\$48,800	\$58,560	279
\$49,600	\$14,880	\$24,800	\$29,760	\$39,680	\$49,600	\$59,520	335
\$82,200	\$24,660	\$41,100	\$49,320	\$65,760	\$82,200	\$98,640	315
\$45,900	\$13,770	\$22,950	\$27,540	\$36,720	\$45,900	\$55,080	253
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	1003
\$60,100	\$18,030	\$30,050	\$36,060	\$48,080	\$60,100	\$72,120	1724
\$49,600	\$14,880	\$24,800	\$29,760	\$39,680	\$49,600	\$59,520	245
\$62,600	\$18,780	\$31,300	\$37,560	\$50,080	\$62,600	\$75,120	3624
\$49,600	\$14,880	\$24,800	\$29,760	\$39,680	\$49,600	\$59,520	59
\$55,100	\$16,530	\$27,550	\$33,060	\$44,080	\$55,100	\$66,120	1272



96 SYRACUSE UT	DAVIS COUNTY	DAVIS
97 TAYLORSVILLE UT	SALT LAKE COUNTY	SALT LAKE
98 TOOELE UT	TOOELE COUNTY	TOOELE
99 TREMONTON UT	BOX ELDER COUNTY	BOX ELDER
100 VERNAL UT	UINTAH COUNTY	UINTAH
101 WASHINGTON TERRACE U	WEBER COUNTY	WEBER
102 WASHINGTON UT	WASHINGTON COUNTY	WASHINGTON
103 WEST BOUNTIFUL UT	DAVIS COUNTY	DAVIS
104 WEST HAVEN UT	WEBER COUNTY	WEBER
105 WEST JORDAN UT	SALT LAKE COUNTY	SALT LAKE
106 WEST POINT UT	DAVIS COUNTY	DAVIS
107 WEST VALLEY UT	SALT LAKE COUNTY	SALT LAKE
108 WILLARD UT	BOX ELDER COUNTY	BOX ELDER
109 WOODLAND HILLS UT	UTAH COUNTY	UTAH
110 WOODS CROSS UT	DAVIS COUNTY	DAVIS
	BEAVER COUNTY	BEAVER
	BOX ELDER COUNTY	BOX ELDER
	CACHE COUNTY	CACHE
	CARBON COUNTY	CARBON
	DAVIS COUNTY	DAVIS
	DUCHESNE COUNTY	DUCHESNE
	GRAND COUNTY	GRAND
	IRON COUNTY	IRON
	JUAB COUNTY	JUAB
	KANE COUNTY	KANE
	MILLARD COUNTY	MILLARD
	MORGAN COUNTY	MORGAN
	SALT LAKE COUNTY	SALT LAKE
	SAN JUAN COUNTY	SAN JUAN
	SANPETE COUNTY	SANPETE
	SEVIER COUNTY	SEVIER
	SUMMIT COUNTY	SUMMIT
	TOOELE COUNTY	TOOELE
	UINTAH COUNTY	UINTAH
	UTAH COUNTY	UTAH
	WASATCH COUNTY	WASATCH
	WASHINGTON COUNTY	WASHINGTON
	WEBER COUNTY	WEBER

Under Construction

46 LINDON UT	UTAH COUNTY	UTAH
47 LOGAN UT	CACHE COUNTY	CACHE
48 MAGNA UT	SALT LAKE COUNTY	SALT LAKE
49 MAPLETON UT	UTAH COUNTY	UTAH
50 MIDVALE UT	SALT LAKE COUNTY	SALT LAKE
51 MIDWAY UT	WASATCH COUNTY	WASATCH
52 MOAB UT	GRAND COUNTY	GRAND
53 MONTICELLO UT	SAN JUAN COUNTY	SAN JUAN
54 MORGAN UT	MORGAN COUNTY	MORGAN
55 MOUNTAIN GREEN UT	MORGAN COUNTY	MORGAN
56 MURRAY UT	SALT LAKE COUNTY	SALT LAKE
57 NEPHI UT	JUAB COUNTY	JUAB
58 NIBLEY UT	CACHE COUNTY	CACHE
59 NORTH LOGAN UT	CACHE COUNTY	CACHE
60 NORTH OGDEN UT	WEBER COUNTY	WEBER
61 NORTH SALT LAKE UT	DAVIS COUNTY	DAVIS
62 OAKLEY UT	SUMMIT COUNTY	SUMMIT
63 OGDEN UT	WEBER COUNTY	WEBER
64 OREM UT	UTAH COUNTY	UTAH
65 PARK CITY UT	SUMMIT COUNTY	SUMMIT
66 PAROWAN UT	IRON COUNTY	IRON
67 PAYSON UT	UTAH COUNTY	UTAH
68 PERRY UT	BOX ELDER COUNTY	BOX ELDER
69 PLEASANT GROVE UT	UTAH COUNTY	UTAH
70 PLEASANT VIEW UT	WEBER COUNTY	WEBER
71 PRICE UT	CARBON COUNTY	CARBON
72 PROVIDENCE UT	CACHE COUNTY	CACHE
73 PROVO UT	UTAH COUNTY	UTAH
74 RICHFIELD UT	SEVIER COUNTY	SEVIER
75 RIVERDALE UT	WEBER COUNTY	WEBER
76 RIVERTON UT	SALT LAKE COUNTY	SALT LAKE
77 ROOSEVELT UT	DUCHESNE COUNTY	DUCHESNE
78 ROY UT	WEBER COUNTY	WEBER
79 SALEM UT	UTAH COUNTY	UTAH
80 SALT LAKE CITY UT	SALT LAKE COUNTY	SALT LAKE
81 SANDY UT	SALT LAKE COUNTY	SALT LAKE
82 SANTA CLARA UT	WASHINGTON COUNTY	WASHINGTON
83 SANTAQUIN UT	UTAH COUNTY	UTAH
84 SARATOGA SPRINGS UT	UTAH COUNTY	UTAH
85 SMITHFIELD UT	CACHE COUNTY	CACHE
86 SOUTH JORDAN UT	SALT LAKE COUNTY	SALT LAKE
87 SOUTH OGDEN UT	WEBER COUNTY	WEBER
88 SOUTH SALT LAKE UT	SALT LAKE COUNTY	SALT LAKE
89 SOUTH WEBER UT	WEBER COUNTY	WEBER
90 SPANISH FORK UT	UTAH COUNTY	UTAH
91 SPRINGDALE UT	WASHINGTON COUNTY	WASHINGTON
92 SPRINGVILLE UT	UTAH COUNTY	UTAH
93 ST GEORGE UT	WASHINGTON COUNTY	WASHINGTON
94 STANSBURY PARK UT	TOOELE COUNTY	TOOELE
95 SUNSET UT	DAVIS COUNTY	DAVIS

# Number of Households by Income Catagory

Utah State Tax Comission Data

Seq	CITY	COUNTY	AMI Lookup Name
1	ALPINE UT	UTAH COUNTY	UTAH
2	ALTA UT	SALT LAKE COUNTY	SALT LAKE
3	AMERICAN FORK UT	UTAH COUNTY	UTAH
4	BEAVER UT	BEAVER COUNTY	BEAVER
5	BLUFFDALE UT	SALT LAKE COUNTY	SALT LAKE
6	BOUNTIFUL UT	DAVIS COUNTY	DAVIS
7	BRIGHAM CITY UT	BOX ELDER COUNTY	BOX ELDER
8	CEDAR CITY UT	IRON COUNTY	IRON
9	CEDAR HILLS UT	UTAH COUNTY	UTAH
10	CENTERVILLE UT	DAVIS COUNTY	DAVIS
11	CLEARFIELD UT	DAVIS COUNTY	DAVIS
12	CLINTON UT	DAVIS COUNTY	DAVIS
13	COALVILLE UT	SUMMIT COUNTY	SUMMIT
14	DELTA UT	MILLARD COUNTY	MILLARD
15	DRAPER UT	SALT LAKE COUNTY	SALT LAKE
16	DUGWAY UT	TOOELE COUNTY	TOOELE
17	EAGLE MOUNTAIN UT	UTAH COUNTY	UTAH
18	EDEN UT	WEBER COUNTY	WEBER
19	ENOCH UT	IRON COUNTY	IRON
20	EPHRAIM UT	SANPETE COUNTY	SANPETE
21	FARMINGTON UT	DAVIS COUNTY	DAVIS
22	FARR WEST UT	WEBER COUNTY	WEBER
23	FRUIT HEIGHTS UT	DAVIS COUNTY	DAVIS
24	GRANTSVILLE	TOOELE COUNTY	TOOELE
25	HARRISVILLE UT	WEBER COUNTY	WEBER
26	HEBER CITY UT	WASATCH COUNTY	WASATCH
27	HELPER UT	CARBON COUNTY	CARBON
28	HERRIMAN UT	SALT LAKE COUNTY	SALT LAKE
29	HIGHLAND UT	UTAH COUNTY	UTAH
30	HILL AFB UT	DAVIS COUNTY	DAVIS
31	HOLLADAY UT	SALT LAKE COUNTY	SALT LAKE
32	HOOPER UT	WEBER COUNTY	WEBER
33	HUNTSVILLE UT	WEBER COUNTY	WEBER
34	HURRICANE UT	WASHINGTON COUNTY	WASHINGTON
35	HYDE PARK UT	CACHE COUNTY	CACHE
36	HYRUM UT	CACHE COUNTY	CACHE
37	IVINS UT	WASHINGTON COUNTY	WASHINGTON
38	KAMAS UT	SUMMIT COUNTY	SUMMIT
39	KANAB UT	KANE COUNTY	KANE
40	KAYSVILLE UT	DAVIS COUNTY	DAVIS
41	KEARNS UT	SALT LAKE COUNTY	SALT LAKE
42	LAVERKIN UT	WASHINGTON COUNTY	WASHINGTON
43	LAYTON UT	DAVIS COUNTY	DAVIS
44	LEEDS UT	WASHINGTON COUNTY	WASHINGTON
45	LEHI UT	UTAH COUNTY	UTAH

922120 Police Officer  
922160 Fire Fighter or EMT  
221320 Public Works (wastewater worker)  
921190 Local Government Staff - Administrator  
921110 Local Government Staff - Executive  
921190 Local Government Staff - Clerical

**Basic Local Jobs**

611110 Teacher (public school, entry level)  
621330 Social Worker  
621399 Nurse (LPN)  
452111 Retail (general merchandise)  
561720 Housekeeping  
722,110 Food Service (restaurant)  
561,110 Mid-Level Manager (private sector)  
111110 Agricultural Worker (farming)  
238130 Construction Worker

Under Construction

485	Transit and Ground Passenger Transportation
486	Pipeline Transportation
487	Scenic and Sightseeing Transportation
488	Support Activities for Transportation
491	Postal Service
492	Couriers and Messengers
493	Warehousing and Storage
<b>51</b>	<b><u>Information</u></b>
511	Publishing Industries (except Internet)
512	Motion Picture and Sound Recording Industries
515	Broadcasting (except Internet)
516	Internet Publishing and Broadcasting
517	Telecommunications
518	Internet Service Providers, Web Search Portals, and Data Processing Services
519	Other Information Services
<b>52</b>	<b><u>Finance and Insurance</u></b>
521	Monetary Authorities - Central Bank
522	Credit Intermediation and Related Activities
523	Securities, Commodity Contracts, and Other Financial Investments and Related
524	Insurance Carriers and Related Activities
525	Funds, Trusts, and Other Financial Vehicles
<b>53</b>	<b><u>Real Estate and Rental and Leasing</u></b>
531	Real Estate
532	Rental and Leasing Services
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted)
<b>54</b>	<b><u>Professional, Scientific, and Technical Services</u></b>
541	Professional, Scientific, and Technical Services
<b>55</b>	<b><u>Management of Companies and Enterprises</u></b>
551	Management of Companies and Enterprises
<b>56</b>	<b><u>Administrative and Support and Waste Management and Remediation Services</u></b>
561	Administrative and Support Services
562	Waste Management and Remediation Services
<b>61</b>	<b><u>Educational Services</u></b>
611	Educational Services
<b>62</b>	<b><u>Health Care and Social Assistance</u></b>
621	Ambulatory Health Care Services
622	Hospitals
623	Nursing and Residential Care Facilities
624	Social Assistance
<b>71</b>	<b><u>Arts, Entertainment, and Recreation</u></b>
711	Performing Arts, Spectator Sports, and Related Industries
712	Museums, Historical Sites, and Similar Institutions
713	Amusement, Gambling, and Recreation Industries
<b>72</b>	<b><u>Accommodation and Food Services</u></b>
721	Accommodation
722	Food Services and Drinking Places
<b>81</b>	<b><u>Other Services (except Public Administration)</u></b>
811	Repair and Maintenance
812	Personal and Laundry Services
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations
814	Private Households
<b>92</b>	<b><u>Public Administration</u></b>
921	Executive, Legislative, and Other General Government Support
922	Justice, Public Order, and Safety Activities
923	Administration of Human Resource Programs
924	Administration of Environmental Quality Programs
925	Administration of Housing Programs, Urban Planning, and Community Devp
926	Administration of Economic Programs
927	Space Research and Technology
928	National Security and International Affairs

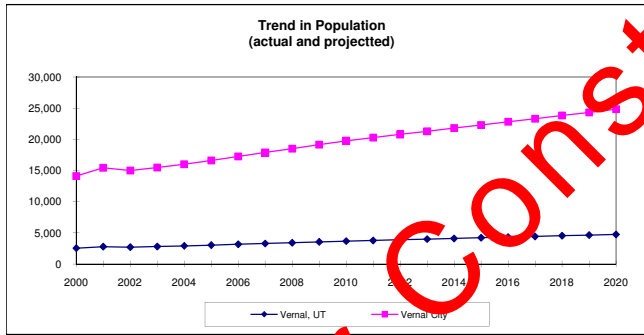
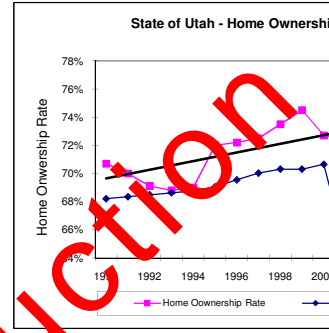
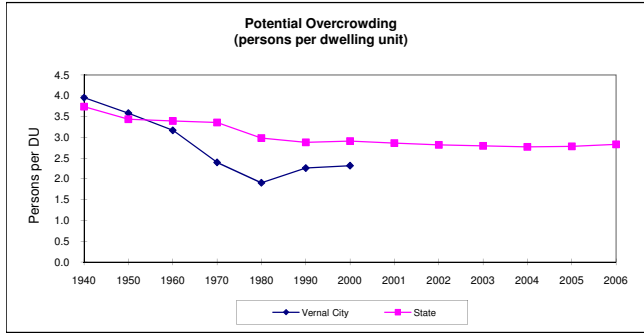
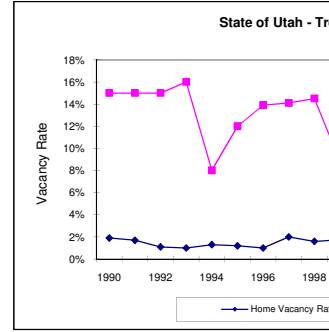
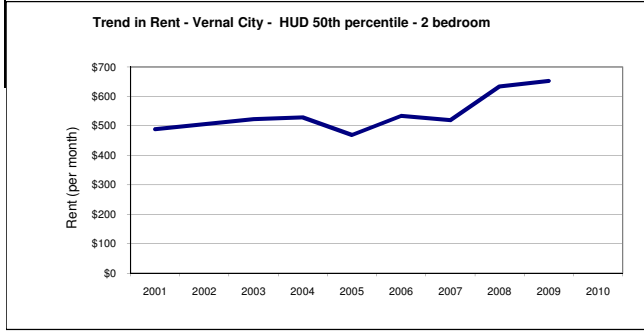
Under Construction

## NAICS Code Hierarchy

<b>11</b>	<b><u>Agriculture, Forestry, Fishing and Hunting</u></b>
111	Crop Production
112	Animal Production
113	Forestry and Logging
114	Fishing, Hunting and Trapping
115	Support Activities for Agriculture and Forestry
<b>21</b>	<b><u>Mining</u></b>
211	Oil and Gas Extraction
212	Mining (except Oil and Gas)
213	Support Activities for Mining
<b>22</b>	<b><u>Utilities</u></b>
221	Utilities
<b>23</b>	<b><u>Construction</u></b>
236	Construction of Buildings
237	Heavy and Civil Engineering Construction
238	Specialty Trade Contractors
<b>31-33</b>	<b><u>Manufacturing</u></b>
311	Food Manufacturing
312	Beverage and Tobacco Product Manufacturing
313	Textile Mills
314	Textile Product Mills
315	Apparel Manufacturing
316	Leather and Allied Product Manufacturing
321	Wood Product Manufacturing
322	Paper Manufacturing
323	Printing and Related Support Activities
324	Petroleum and Coal Products Manufacturing
325	Chemical Manufacturing
326	Plastics and Rubber Products Manufacturing
327	Nonmetallic Mineral Product Manufacturing
331	Primary Metal Manufacturing
332	Fabricated Metal Product Manufacturing
333	Machinery Manufacturing
334	Computer and Electronic Product Manufacturing
335	Electrical Equipment, Appliance, and Component Manufacturing
336	Transportation Equipment Manufacturing
337	Furniture and Related Product Manufacturing
339	Miscellaneous Manufacturing
<b>42</b>	<b><u>Wholesale Trade</u></b>
423	Merchant Wholesalers, Durable Goods
424	Merchant Wholesalers, Nondurable Goods
425	Wholesale Electronic Markets and Agents and Brokers
<b>44-45</b>	<b><u>Retail Trade</u></b>
441	Motor Vehicle and Parts Dealers
442	Furniture and Home Furnishings Stores
443	Electronics and Appliance Stores
444	Building Material and Garden Equipment and Supplies Dealers
445	Food and Beverage Stores
446	Health and Personal Care Stores
447	Gasoline Stations
448	Clothing and Clothing Accessories Stores
451	Sporting Goods, Hobby, Book, and Music Stores
452	General Merchandise Stores
453	Miscellaneous Store Retailers
454	Nonstore Retailers
<b>48-49</b>	<b><u>Transportation and Warehousing</u></b>
481	Air Transportation
482	Rail Transportation
483	Water Transportation

**HOUSING & DEMOGRAPHIC TRENDS**

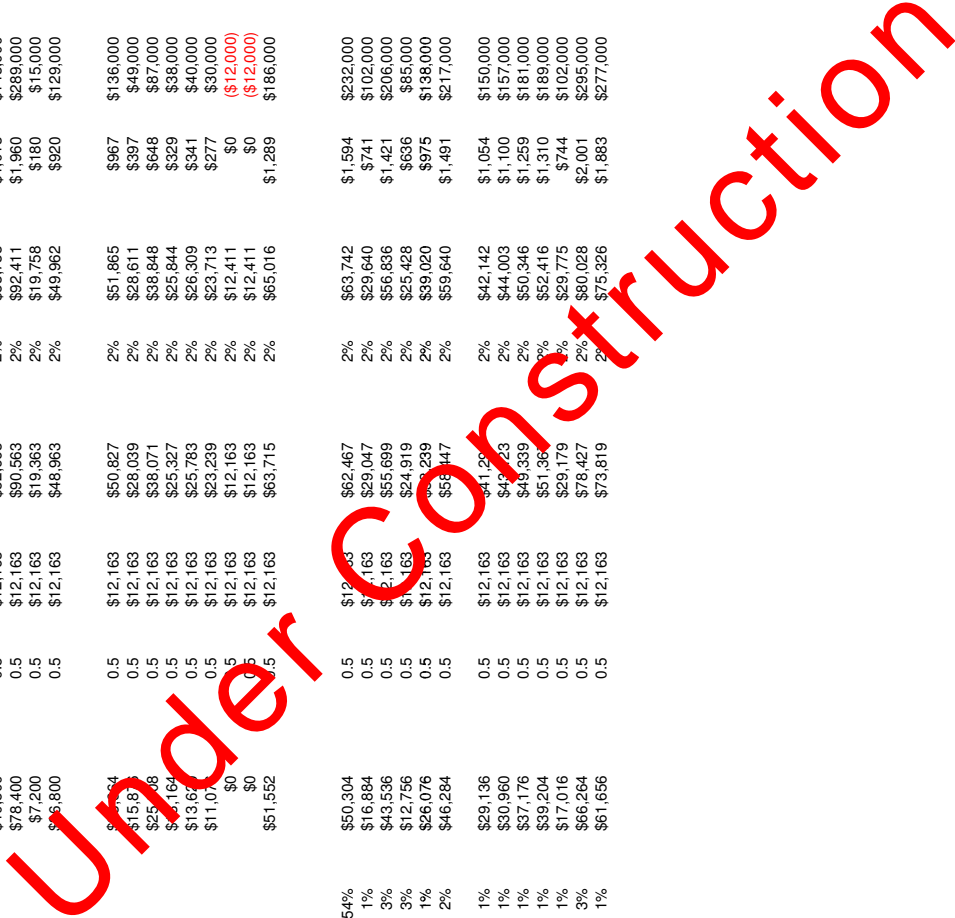
Vernal, UT



Under Construction

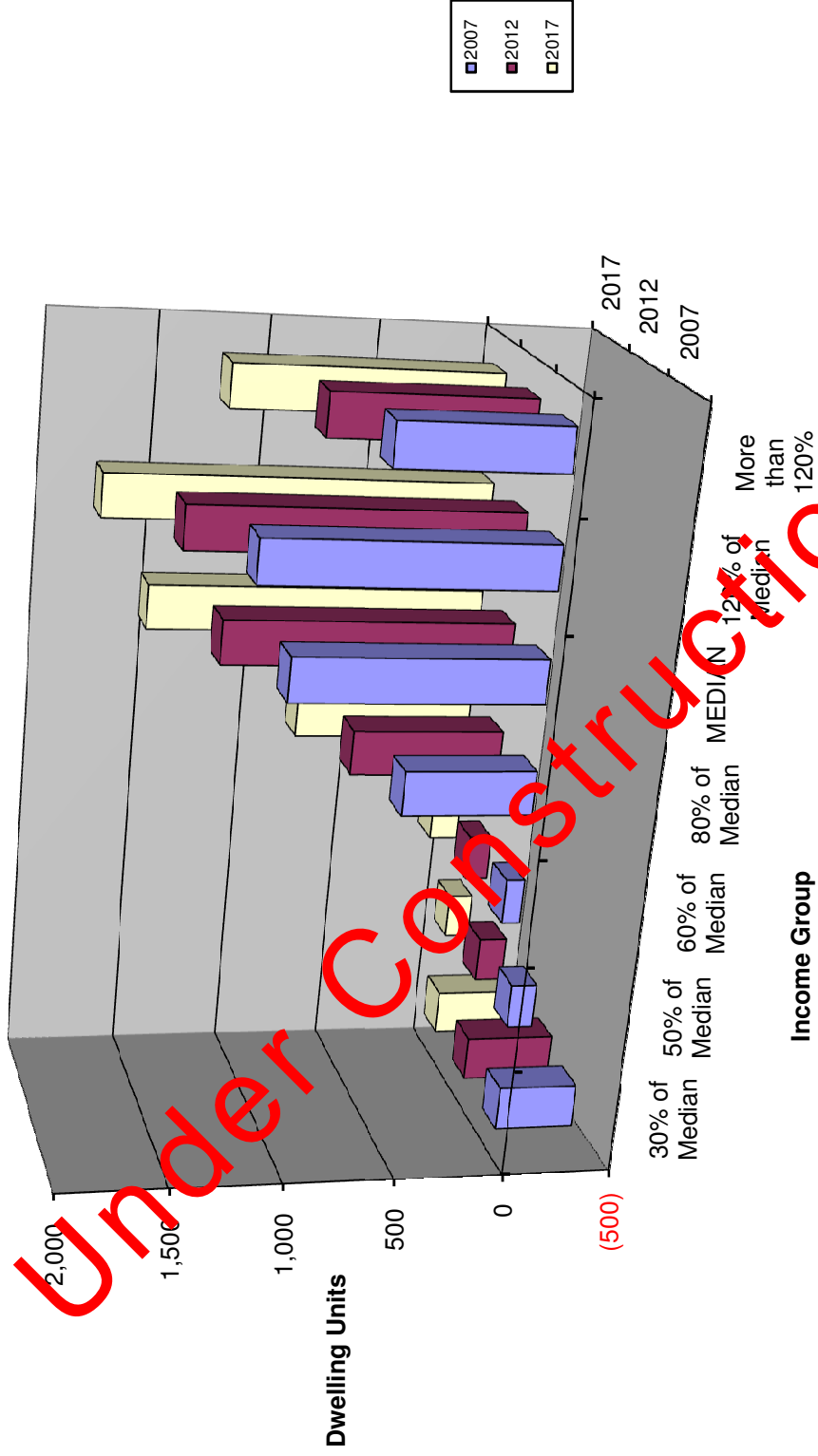
## Summary

Housing Affordability Gap by Job Type - Vernal, UT (Nov, 2008)	Household Income				Affordable Shelter Cost			Price "Gap"				
	Primary Job		Non-Primary Jobs		Total Income (per year)	Rent (single family)	Own (multi family)	Own (single family)	Owned Unit (single family)	"Gap"	Median Rent	"Gap"
	# Jobs (% of total)	Earnings (per year)	# Jobs (per household)	Earnings (per year)								
Local Government and Emergency Response Workers												
Police Officer		\$45,600	0.5	\$12,163	\$57,763	\$1,140	\$163,000	\$203,000	\$203,000	(\$40,000)	\$633	\$0
Fire Fighter or EMT		\$45,600	0.5	\$12,163	\$57,763	\$1,140	\$163,000	\$203,000	\$203,000	(\$40,000)	\$633	\$0
Public Works (wastewater worker)		\$40,500	0.5	\$12,163	\$52,663	\$1,013	\$143,000	\$203,000	\$203,000	(\$60,000)	\$633	\$0
Local Government Staff - Administrator		\$78,400	0.5	\$12,163	\$90,563	\$1,960	\$289,000	\$203,000	\$203,000	\$0	\$633	\$0
Local Government Staff - Executive		\$7,200	0.5	\$12,163	\$19,363	\$180	\$15,000	\$203,000	\$203,000	(\$188,000)	\$633	(\$453)
Local Government Staff - Clerical		\$36,800	0.5	\$12,163	\$48,963	\$920	\$129,000	\$203,000	\$203,000	(\$74,000)	\$633	\$0
Basic Local Employment												
Teacher (public school, entry level)		\$34,904	0.5	\$12,163	\$50,827	\$967	\$136,000	\$203,000	\$203,000	(\$67,000)	\$633	\$0
Social Worker		\$15,678	0.5	\$12,163	\$28,039	\$297	\$49,000	\$203,000	\$203,000	(\$154,000)	\$633	(\$236)
Nurse (LPN)		\$25,208	0.5	\$12,163	\$38,071	\$648	\$87,000	\$203,000	\$203,000	(\$116,000)	\$633	\$0
Retail (general merchandise)		\$40,664	0.5	\$12,163	\$25,327	\$229	\$38,000	\$203,000	\$203,000	(\$165,000)	\$633	(\$304)
Housekeeping		\$13,678	0.5	\$12,163	\$25,783	\$341	\$40,000	\$203,000	\$203,000	(\$163,000)	\$633	(\$293)
Food Service (restaurant)		\$11,078	0.5	\$12,163	\$23,239	\$277	\$30,000	\$203,000	\$203,000	(\$173,000)	\$633	(\$356)
Mid-Level Manager (private sector)		\$0	0.5	\$12,163	\$12,163	\$0	(\$12,000)	\$203,000	\$203,000	(\$215,000)	\$633	(\$633)
Agricultural Worker (farming)		\$0	0.5	\$12,163	\$12,163	\$0	(\$12,000)	\$203,000	\$203,000	(\$215,000)	\$633	(\$633)
Construction Worker		\$51,552	0.5	\$12,163	\$63,715	\$1,289	\$186,000	\$203,000	\$203,000	(\$17,000)	\$633	\$0
Jobs by NAICS Code - Vernal City												
1 All NAICS subsectors	54%	\$50,304	0.5	\$12,163	\$62,467	\$1,594	\$232,000	\$203,000	\$203,000	\$0	\$633	\$0
2 721 Accommodation	1%	\$16,884	0.5	\$12,163	\$29,047	\$741	\$102,000	\$203,000	\$203,000	(\$101,000)	\$633	\$0
3 238 Specialty Trade Contractors	3%	\$43,536	0.5	\$12,163	\$55,699	\$1,421	\$206,000	\$203,000	\$203,000	\$0	\$633	\$0
4 722 Food Services and Drinking Places	3%	\$12,756	0.5	\$12,163	\$24,919	\$636	\$85,000	\$203,000	\$203,000	(\$118,000)	\$633	\$0
5 236 Construction of Buildings	1%	\$26,076	0.5	\$12,163	\$39,239	\$975	\$138,000	\$203,000	\$203,000	(\$65,000)	\$633	\$0
6 541 Professional, Scientific, and Technical Services	2%	\$46,284	0.5	\$12,163	\$58,447	\$1,491	\$217,000	\$203,000	\$203,000	\$0	\$633	\$0
7												
8 445 Food and Beverage Stores	1%	\$29,136	0.5	\$12,163	\$41,299	\$1,054	\$150,000	\$203,000	\$203,000	(\$53,000)	\$633	\$0
9 621 Ambulatory Health Care Services	1%	\$30,960	0.5	\$12,163	\$43,123	\$1,100	\$157,000	\$203,000	\$203,000	(\$46,000)	\$633	\$0
10 441 Motor Vehicle and Parts Dealers	1%	\$37,176	0.5	\$12,163	\$49,339	\$1,259	\$181,000	\$203,000	\$203,000	(\$22,000)	\$633	\$0
11 522 Credit Intermediation and Related Activities	1%	\$39,204	0.5	\$12,163	\$51,367	\$1,310	\$189,000	\$203,000	\$203,000	(\$14,000)	\$633	\$0
12 561 Administrative and Support Services	1%	\$17,016	0.5	\$12,163	\$29,179	\$744	\$102,000	\$203,000	\$203,000	(\$101,000)	\$633	\$0
13 484 Truck Transportation	3%	\$66,264	0.5	\$12,163	\$78,427	\$2,001	\$295,000	\$203,000	\$203,000	\$0	\$633	\$0
14 423 Merchant Wholesalers, Durable Goods	1%	\$61,656	0.5	\$12,163	\$73,819	\$1,883	\$277,000	\$203,000	\$203,000	\$0	\$633	\$0
15												
16												
17												
18												

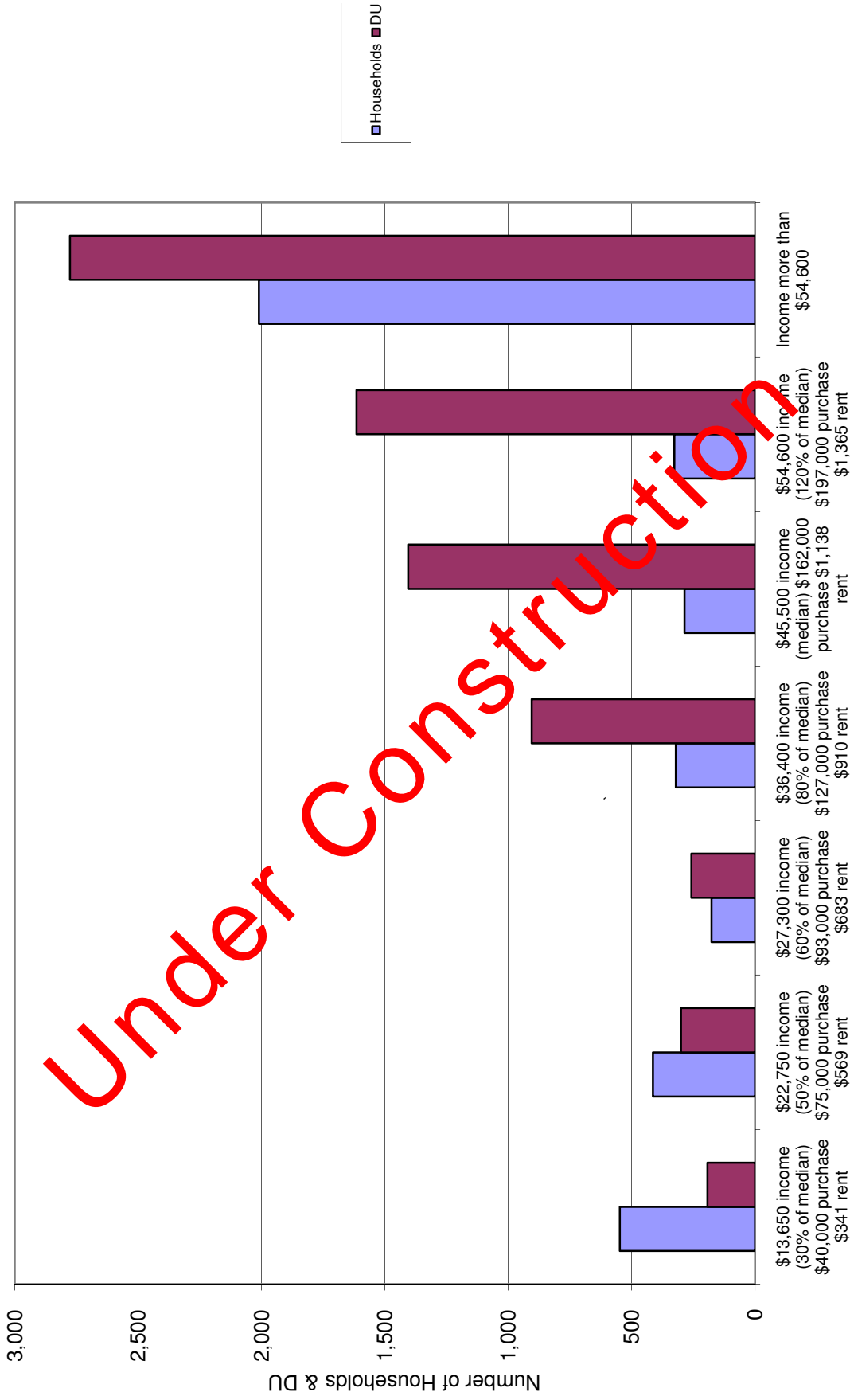




**VERNAL, UT - TREND IN AFFORDABLE HOUSING SUPPLY**



**VERNAL, UT - NUMBER OF HOUSEHOLDS & AFFORDABLE DWELLING UNITS - 2008**



## Data Links

### Housing Stock Growth Rate

Building permit history and projections as may be available from the local building official, are a preferred means of estimating the trend in the residential growth rate. The objective is to define an annual average percentage increase for owner units (single family and multifamily), market rate, and subsidized rentals.

These residential growth rates are computed in the model, against average population growth (from Household Size and Number of Households by County, above) to estimate the potential affordability trend in the study area.

Growth rate projection is not necessary for the model to function. It is optional. The model will show the current net affordable housing supply without the need to research and project growth rates. To complete the analysis without growth projections, set the growth rate cells to 0% if no projection will be made.

### Other Useful Data Sets

- BLS Consumer Expenditure Survey
- HUD Data Sets
- USPS Vacancy Data
- HUD Fair Market Rents
- Section 8 income limits
- Fed housing report and state rental vacancy rate
- Economic & Labor Market Information
- 2002 NAICS Code List (text)
- 2002 NAICS Code List
- NAICS Tables

- <http://www.bls.gov/cex/>
- <http://www.huduser.org/datasets/pdrdatas.html>
- <http://www.huduser.org/datasets/usps.html>
- <http://www.huduser.org/datasets/fmr.html>
- <http://www.huduser.org/DATASETS/II/II07/index.html>
- <http://alfred.stlouisfed.org/source?soid=19>
- <http://jobs.utah.gov/opencms/wi>
- <http://www.census.gov/epcd/naics02/naicod02.txt>
- <http://www.census.gov/epcd/naics02/naicod02.htm>
- <http://www.census.gov/epcd/naics02/>

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## Data Links

### Number of Jobs and Earnings

US Census Bureau Local Employment Dynamics (LED) - Data tools  
Select "Industry Focus"

<http://lehd.did.census.gov/led/datatools/datatools.html>  
Select "Industry Focus"

Use the following as parameters for this query:

List the top 100 industries

Ranking Indicator = "rank by employment"

Include in report = "employment" & "average monthly earnings for all workers"

Age & Sex = "14-99" and "Male & Female"

Geography = "Utah"

Entity = "County"

Select Industry Level = "Industries"

Industry Sector = "All Sectors"

Select County name

Click "View Report"

Copy the data to the user input section "# Jobs & Earnings"

### Housing Stock - Number of Units by Value

Single Family & Multi Family

Number of dwelling units by value is obtained from the County Assessor's office, and may also be available through your local AOG office (Association of Government Offices). A sample data request form is included as part of this model. Use this form with assessor's office staff to request a count of single-family, and all other residential units, by value category (value categories for your study area are shown in the sample data request form).

[Sample Data Request form for County Assessor  
Assessor & Assoc. of Governments Contact Info](#)

### Rental Units

You may be able to obtain account of total rental units, from the city or county clerk, from business licenses. (Rental units by the monthly rent is estimated based on the income profile for the study area.)

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## Data Links

### **Estimated Household "Other" Income**

Some households have sources of income other than wages. This parameter is an estimate of that other income, as a percent of wages, made under the assumption that this added income is both disposable (can and is likely to be used for any purpose) and consistent (an ongoing and predictable source of income). A baseline modeling assumption might be 4% – and conservative approach, given the necessary characteristics of the income stream.

### **Household Size and Number of Households by County**

Governor's Office of Planning and Budget, [Baseline Projections](http://www.governor.utah.gov/dea/LongTermProjections.html)

<http://www.governor.utah.gov/dea/LongTermProjections.html>  
select - "Household projections by area"

### **US Census Sub County Population Estimates**

US Census Bureau

Click on "Utah". Save page as "text". Open in Excel and save as excel workbook

<http://www.census.gov/popest/cities/SUB-EST2006-states.htm>

### **# Households by Income - Utah State Tax Commission Summary Data**

Contact Name: Tom Williams

Data source link (model page)

Data summary must be updated periodically, by Tax Commission personnel

[Model Page Data Source](#)

### **HUD Median Rent (50th percentile) by County**

Select rent for # bedrooms, as appropriate for your analysis - 2 bedroom is typical if average household size is , for example, 3.4

<http://www.huduser.org/datasets/50per.html>

### **Median Single Family & Multi Family Listing Price**

Realtor.com is a potential source for median price information. Check with them as to use of data for research purposes. Go to the site. Select city and state. (The data is available for cities only. Do this selection process multiple times, so as to include all cities, if your study area is a county, cities.) Select single family or multi-family, number of bedrooms, and then "view as list". Make a list of the all the prices shown. Use the Excel "Median" function to calculate median price

<http://www.realtor.com/Default.aspx>

### **Trend in Vacancy and Home Ownership Rate, and Personal Income**

Statewide trends reported by the economic research department of the St. Louis Fed.

<http://alfred.stlouisfed.org/categories>

<http://alfred.stlouisfed.org/category?cid=27328>

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## Data Links

### Study Area

Name of the City for which the analysis is undertaken. County name is the name of the county. Much of the data used for this analysis is derived from county-level information (in many cases, the only data source available), so you will see the county name repeated, for reference, in other areas of the data input page.

### HUD Median Income by County

Median income by County and a description of median income calculation methodology.

[http://www.huduser.org/datasets/il/il2007\\_docsys.html](http://www.huduser.org/datasets/il/il2007_docsys.html)

### Mortgage and Shelter Cost Assumptions

Mortgage assumptions are estimated by the analyst based on local conditions. Telephone research and interviews with housing market participants (realtors, mortgage brokers, etc.) is the typical approach. Shelter Cost % of Income refers to the share of gross household income devoted to housing (rental payments plus any other disposable income, here estimated to be about 2% of earnings). Shelter cost equal to no more than 30% of income is a common guideline.

### Number of Jobs per Worker

LED On The Map  
press "text based tool" (upper right)  
Enter county name at "Start Here:"  
press enter and follow prompts

<http://lehdmap2.did.census.gov/themap/>

### Census 2000 - SF3

Select Summary File 3 "detailed tables"  
follow prompts to "Detailed Tables"

Table numbers needed for the analysis are shown adjacent to user input cells

This part of the analysis, Workers Per Household and Estimated Workers 21+ is used to estimate the average number of workers and number of jobs per household. The basic assumption is that there is one primary job, and slightly more than one non-primary job per household. (As can be seen from the analysis, number of jobs per worker and number of workers per household is, on average, greater than one.) Workers less

[http://factfinder.census.gov/servlet/DatasetMainPageServlet?\\_progra](http://factfinder.census.gov/servlet/DatasetMainPageServlet?_progra)

### QWI Online

Go to this gateway  
Select "Click Here", then "Utah" data set

This dataset defines average earnings by county, for male and female workers. Average non-primary earnings are here estimated to be equal to average rate for female workers, (thought to be an appropriately conservative estimating approach).

<http://lehd.did.census.gov/led/datatools/qwi-online.html>

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# Estimating Assumptions

Geography

State

Year	Home Vacancy Rate	Rental Vacancy Rate	Home Own Rate	Per Capita Personal Income
------	-------------------	---------------------	---------------	----------------------------

1990	2%	15%	71%	\$15,000
1991	2%	15%	70%	\$15,500
1992	1%	15%	69%	\$16,000
1993	1%	16%	69%	\$16,500
1994	1%	8%	69%	\$17,000
1995	1%	12%	72%	\$18,000
1996	1%	14%	72%	\$19,800
1997	2%	14%	73%	\$21,500
1998	2%	15%	74%	\$22,500
1999	2%	9%	75%	\$22,500
2000	2%	8%	73%	\$23,750
2001	2%	7%	72%	\$24,000
2002	2%	7%	73%	\$25,000
2003	3%	8%	73%	\$25,000
2004	2%	9%	75%	\$25,800
2005	2%	7%	74%	\$27,500
2006	2%	6%	74%	\$29,000
2007				
2008				
2009				
2010				

**ESTIMATING NOTES:**

Number of Households section is Uintah County not Vernal City.

Local Government and Basic Local Jobs Wages are STATE

Under Construction

# Estimating Assumptions

Geography

Vernal, UT

Data Year

2007
------

Number of Households by Income Group

Up to \$13,650

916
-----

Between \$13,650 and \$22,750

691
-----

Between \$22,750 and \$27,300

295
-----

Between \$27,300 and \$36,400

536
-----

Between \$36,400 and \$45,500 (median)

477
-----

Between \$45,500 and \$54,600

546
-----

More than \$54,600

3,360
-------

## HUD Median Rent (includes utilities)

HUD User

[Link to Data Source](#)

Geography

Vernal City

Data Year

2008
------

Median Rent (50th percentile)

\$633
-------

# bedrooms

2
---

## Median Unit Price - Single and Multi Family

[Link to Data Source](#)

Single Family Price

\$203,000
-----------

Number of Bedrooms

3
---

Web Data Acquisition Date

February 5, 2009
------------------

Multi Family

\$138,000
-----------

Number of Bedrooms

--

Web Data Acquisition Date

February 5, 2009
------------------

## Graphs - Summary2

### Trend in Rent - Vernal City - HUD 50th percentile - 2 bedroom

HUD User

[Link to Data Source](#)

Geography

Vernal City

Year	Rent
2001	\$489
2002	\$506
2003	\$523
2004	\$529
2005	\$469
2006	\$534
2007	\$519
2008	\$633
2009	652
2010	

## Trend in Vacancy and Home Ownership Rate, and Personal Income

St. Louis Federal Reserve Bank

[Link to Data Source](#)



# Estimating Assumptions

[Link to Data Source](#)

Geography

Vernal City

Population

sf3-p1

7,885

Population by Age

sf3-p8

Male

Female

Total

16

64

61

125

17

120

45

165

18

73

67

140

19

93

124

217

20

86

50

136

Total (16 to 20)

783

Share (16 to 20) of Total

10%

Workers 16+ % of Total

50%

Estimated Workers 16 to 20

5%

Estimated Workers 21+ - Share of Total Workers

95%

## Non-primary Job - Earnings (per month per job)

QWI Online

[Link to Data Source](#)

Relative Earnings per Worker

Geography

Vernal City

Data Year/Q

2007 - 1

Male - Average Monthly Earnings

\$5,364

Female - Average Monthly Earnings

\$2,157

## Estimated Household "Other" Income

Local Research

[Link to Data Source](#)

Disposable income in addition to wages

2.00%

## Number of Households (2008, or as available)

Geography

Vernal City

Household Size (persons per DU)

[Link to Data Source](#)

2.0

Geography (study area)

Vernal, UT

Population (number of persons)

[Link to Data Source](#)

8,163

Geography (study area)

Vernal, UT

# Households

4,082

## Future Number of Households (+5 and +10 years)

Governor's Office of Planning and Budget, "Household projections by area"

[Link to Data Source](#)

Geography

Vernal City

Number of Households - 2008

10,042

Number of Households - 2013 (and AARC)

2.7%

11,469

Number of Households - 2018 (and AARC)

1.7%

12,466

## Number of Households by Income

Utah State Tax Commission Data Summary

[Link to Data Source](#)

# Estimating Assumptions

## Study Area

Local Research

[Link to Data Source](#)

Study Area (City name)

Analyst Name

Study Date

County Name

Vernal, UT
Becki Kitzman
November 25, 2008
Vernal City

## HUD Median Income

HUD User

[Link to Data Source](#)

Geography

Data Year

Median Income

Vernal City
2007
\$45,500

## Mortgage and Shelter Cost Assumptions

Local Research

[Link to Data Source](#)

Homeowners Insurance per Month

Real Estate Tax Rate (% of market value)

Mortgage Ins (% of principal)

Condo Fee (per month)

Down Payment

Mortgage Rate

Mortgage Term (years)

Shelter Cost % of Gross income

\$80.00
0.75%
0.66%
\$200
10%
5.99%
30
30%

## Number of Jobs per Worker

LED On The Map

[Link to Data Source](#)

Geography

Data Year

All Jobs

All Primary Jobs

Jobs per Worker

Vernal City
2006
6,876
6,427
1.07

## Workers per Household

2000 Census - Summary File 3

[Link to Data Source](#)

Geography

Workers 16+

Adjustment - % Workers 21+

Workers 21+

Number of Households

Workers per Household

Jobs per Household

Vernal City	
sf3 - p47	3,915
	95%
	3,722
sf3 - p48	2,709
	1.37
	1.47

## Estimated Workers 21+

2000 Census - Summary File 3