



Ogden City

City Council Work Session Notice

November 17, 2015 – *immediately following the City Council and Special Redevelopment Agency meetings that begin at 6:00 p.m.*

City Council Work Room

Municipal Building – Third Floor

2549 Washington Boulevard, Ogden, Utah 84401

****Amended****

Notice is hereby given that the Ogden City Council will meet in a work session on Tuesday, November 17, 2015, immediately following the City Council and Special Redevelopment Agency meetings that begin at 6:00 p.m., in the Council Work Room on the third floor of the Municipal Building located at 2549 Washington Boulevard in Ogden City, Weber County, Utah.

The purpose of the work session includes presentations and discussions regarding:

- Council-Mayor discussion;
- ****Quality Neighborhoods;**
- ****Infill Housing Guidelines;** and
- Council business.

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In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the Management Services Department at 629-8701 (TDD # 629-8949) or by email: ADACompliance@ci.ogden.ut.us at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and/or agenda was posted in three public places within the Ogden City Limits on this 16th day of November, 2015. These public places being: 1) City Recorder's Office on the 2nd floor of the Municipal Building; 2) 2nd floor foyer of the Municipal Building; and 3) the Weber County Library. A copy was posted to the Utah State Public Notice Website and the Ogden City Website, as well as provided to the Standard-Examiner.

TRACY HANSEN, MMC
OGDEN CITY RECORDER

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Ogden City Council Agenda Information Line – 801-629-8159



City Council Work Session COUNCIL STAFF REVIEW

QUALITY NEIGHBORHOODS INITIATIVE

PURPOSE OF

WORK SESSION: To Review and Discuss Final Documents Relating to the Quality Neighborhoods Initiative, a Joint Endeavor of the City and Redevelopment Agency

Executive

Summary

The Administrative and Council staff will present final documents and public outreach materials relating to the Quality Neighborhoods Initiative, a joint endeavor of the City and Redevelopment Agency geared toward revitalizing Ogden's East Central neighborhoods. The proposed Initiative is a comprehensive, targeted approach to addressing core issues by 1) reducing the concentration of low-income/sub-standard housing in the area, 2) increasing the standards of care for residential units, 3) increasing owner-occupancy rates, and 4) increasing property values.

Background

August 17, 2004

The Ogden City Council adopted Resolution 2004-19 approving and authorizing the implementation of the East Central Revitalization Strategic Plan for Fiscal Year 2004-2005. The objectives of the Plan were as follows:

1. Restore the real estate market values so people can invest confidently.
2. Improve the visual appearance of properties for maximum market impact.
3. Provide flexible incentives for residents to achieve the desired market diversity.
4. Create expectations of quality of design and improved property maintenance.
5. Engage the residents in "ownership" of neighborhood improvement issues and solutions.

To accomplishing this objectives, the Community and Economic Development Department used the following programs and strategies:



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1. Homesteads/Infill Housing Construction
2. Homeownership Incentives (Own-in Ogden)
3. Homeowner Rehabilitation Incentives (HOME Loans)
4. Rental Rehabilitation (Unit Reduction)
5. Neighborhood Matching Grants
6. Historic District Designation (Tax Credits)
7. Public Improvements

These programs and strategies were funded with a combination of CDBG Funds, EDA grant funds, Fannie Mae revolving loan funds, and various other non-profit and private funds.

March 31, 2015

The Redevelopment Agency Board held a work session to discuss the Quality Neighborhood Initiative (Initiative). Representatives from Community and Economic Development indicated the goal of the Initiative was to accelerate the revitalization of East Central neighborhoods. The Initiative would use strategies that build on previously established goals and vision for the community:

1. Improving business and economic development opportunities.
2. Improving the quality of life and community in general by creating a place where people want to live.
3. Emphasizing the City's outdoor recreation opportunities.
4. Developing a functional transit system.
5. Improving educational opportunities for residents.
6. Building on Ogden's rich history, architecture and heritage.

To reach this vision, CED proposed a multi-faceted approach to tackling the issues, focusing on efforts that will 1) reduce the concentration of low-income/sub-standard housing in the area, 2) increase the standards of care for residential units, 3) increase owner-occupancy rate, and 4) increase property values. CED hopes to accomplish these goals by using three intervention methods:

1. Targeting:
 - a. Restructuring RDA areas.
 - b. Declaring intent to use authorized municipal authority.



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- c. Building on the bright spots (corridors and feeders).
 - d. Reducing impediments to investment.
2. Resource Development
 - a. Revising and aligning City Ordinances.
 - b. Accessing existing and developing new funding sources.
3. Marketing and Delivery
 - a. Training and educating code enforcement
 - b. Marketing to attract new buyers and convert renters to buyers.
 - c. Expanding parameters to allow quicker property acquisition.
 - d. Developing appropriate incentive programs for development, renovations, etc.

In addition to these efforts, the City and the Redevelopment Agency will make efforts to influence regional growth management policies, state tax policies, and assist the school district in improving student performance by providing safer, more stable housing environments. The City will continue its development efforts in other areas of the City as well to ensure balance.

During the discussion, Board members expressed concern regarding the impacts of the Initiative on the City's most vulnerable populations. Board and CED staff committed to work together to develop an outreach and communications plan for a general audience. The Board asked that the plan include information regarding available social services and other programs for individuals or families impacted by the Initiative.

July 22, 2015

Council Executive Director Bill Cook convened a meeting with a group of key community and faith leaders drawn from the Diversity Connections group. Representatives from the City's CED department presented the Quality Neighborhoods Initiative to the group. After receiving input from the group, Council staff worked to develop a presentation that could appeal to a wider audience. Staff also worked with CED to develop an informational booklet that would be made available to the public and those impacted by the Initiative.



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November 10, 2015

This revised presentation and booklet were presented to the group of community leaders for their review and input. Comments from the group were very positive.

Proposal

The Community and Economic Development department is requesting the Council adopt a Joint Resolution regarding the Quality Neighborhoods Initiative. A corresponding Resolution will be presented to the RDA Board for consideration.

Both Resolutions outline the Qualities Neighborhoods Initiative as follows:

- Outlines the Purpose
 - Serves as a joint statement of intent to undertake a concerted revitalization effort in Ogden's legacy neighborhoods
- Identifies the Mission Statement
- Establishes Guiding Principles
- Establishes Implementing Strategies
- Establishes General strategies Regarding Funding, Action Plans, etc.
- Outlines Primary Functions
 - Sets a framework of principles and guidelines to assist in future development decisions
 - Directs coordination of City resources
- Identifies Funding Sources
 - Existing funding for neighborhood and housing improvements in the HUD Five Year Consolidated Plan
 - Existing infrastructure funding available to neighborhoods
 - Additional funds from BDO Lease Revenue
- Establishes a Project Approval Process
- Establishes Reporting Requirements
- Establishes Five-Year Time Frame With Possible Future Renewals

The strategy document, attached as an Exhibit, outlines in more detail the actions the CED staff will take to implement the Initiative. These are the



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same strategies presented to the Council in the March 31, 2015 meeting (see above).

CED staff will review the proposed presentation that will be presented upon invitation or as needed to the larger Ogden Community. Council staff will review the informational booklet.

Other Impacts/ Considerations

The comprehensive Quality Neighborhoods strategy, if adopted, would impact City resources such as the Five Year Consolidated Plan (CDBG Funds) and the Capital Improvement Plan (BDO Lease Revenue Funds). The Quality Neighborhoods strategy also anticipates the redirection of other resources, as needed, to meet the objectives of the Quality Neighbor strategy.

Board Staff Contact: Janene Eller-Smith, (801)629-8165

JOINT RESOLUTION NO. _____

**A RESOLUTION OF THE OGDEN CITY MAYOR AND THE OGDEN CITY COUNCIL
ADOPTING THE QUALITY NEIGHBORHOOD INITIATIVE FOR URBAN RENEWAL
RELATED TO THE CITY'S LEGACY NEIGHBORHOODS.**

WHEREAS, the City Council and Mayor share a combined vision of urban renewal which includes improving business & economic development opportunities; improving the quality of life in the community; leveraging key natural assets by focusing on outdoor recreation events, activities and businesses; developing a robust community transit system; improving educational opportunities; and building on the foundation found in the rich history, architecture, and heritage of the City; and

WHEREAS, the outcomes of this combined vision can be synthesized into a desired result known as Quality Neighborhoods; and

WHEREAS, the Council and Mayor agree that certain key components of a Quality Neighborhood include the development of a variety of land uses including commercial, residential, mixed-use, and open space; accommodating multi-modal transportation methods; retaining the visually interesting elements of the community through historic preservation and appropriate site design; encouraging and supporting a diverse population; encouraging meaningful citizen interaction and social activities by providing key community connection points; creating a secure and safe environment through community involvement; and promoting economic sustainability with a strong tax base, smart, effective policies and ordinances, and quality educational opportunities; and

WHEREAS, the Council and Mayor acknowledge that certain characteristics of downtown neighborhoods impede development of Quality Neighborhoods; and

WHEREAS, the Council and Mayor desire to mitigate or otherwise address such impediments through adoption of a multi-faceted strategy built upon the combined vision of the principles and components of Quality Neighborhoods.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ogden City Mayor and Ogden City Council that:

1. A Quality Neighborhoods Initiative ("**Initiative**") is developed as a joint statement of intent to undertake a concerted revitalization effort in Ogden's legacy neighborhoods. The Initiative includes:
 - a. A Mission Statement to drive the vision.
 - b. Guiding Principles to infuse purpose into the strategies.
 - c. A Framework of objectives to be met by implementing strategies.

- d. General Strategies to provide an outline for the funding, action plans, projects, and programs to be undertaken.
2. Primary Functions of the Initiative
 - a. The Initiative creates a framework of principles and guidelines for decision making regarding the location, nature, and intended outcomes of revitalization projects and programs.
 - b. The Initiative identifies and facilitates coordination of City resources, including funding, ordinances, and interdepartmental priorities, and coordination of other services for individuals and families directly impacted by changes brought about by implementation of the Initiative.
3. Funding
 - a. Existing funding for neighborhood and housing improvements in the HUD Five Year Consolidated Plan are consistent with and fall within the scope of the Quality Neighborhoods Initiative.
 - b. Existing infrastructure funding available to neighborhoods involved in this Initiative will be coordinated with other project funding to maximize neighborhood impacts.
 - c. Additional funds from BDO Lease Revenue are anticipated to be allocated towards the Quality Neighborhoods Initiative in the amount of \$1,000,000 each year for five years beginning in Fiscal Year 2017, or as funds become available.
4. Ogden City Redevelopment Agency (“RDA”) Involvement
 - a. The Initiative will be presented to the RDA Board for adoption.
 - b. The Mayor and City Council support the RDA in undertaking Initiative projects located in RDA districts.
 - c. City funding anticipated in the Initiative may be transferred to the RDA to facilitate Initiative projects undertaken by the RDA.
 - d. The RDA will follow the Initiative provisions and program guidelines adopted by the City Council and Administration in the undertaking of Initiative projects and in the use of Initiative funding.
5. Project Approval
 - a. Projects subject to established program guidelines are subject to the respective approval processes for the City and the RDA.
 - b. Projects anticipated by the Initiative that do not have established Council-approved program guidelines will be reviewed and considered by the Council.
6. Reporting
 - a. An annual report of activities and funding will be provided each year on a schedule concurrent with the Community Development Annual Action Plan Report.
 - b. Initiative projects shall also be included in the RDA Annual Report where appropriate.

7. Timing

a. The Quality Neighborhoods Initiative will be implemented over a five-year period, beginning in Fiscal Year 2017, or as funding becomes available, with a review and discussion for possible renewal in Fiscal Year 2022.

8. The Quality Neighborhoods Initiative attached hereto as Exhibit A is hereby adopted and approved, and the Mayor is hereby authorized to implement the strategic plan.

APPROVED AND ADOPTED this _____ day of _____, 2015.

COUNCIL CHAIR

MAYOR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM: 

Exhibit A

Quality Neighborhoods Initiative

Quality Neighborhoods Initiative

MISSION

To stabilize and revitalize Ogden’s neighborhoods as “neighborhoods of choice” by establishing a pattern of public investment that catalyzes desirable and appropriate community development.

Quality Neighborhoods are healthy neighborhoods that include the following summary components (See Appendix A for additional characteristics):

- **Variety** (commercial / residential / mixed-use / usable open space)
- **Multi-modal transportation** (pedestrians / bicycles / drivers)
- **Visual interest and memorable experiences** (quality site design and architectural features / preserved historic elements / diverse population)
- **Meaningful citizen interaction and social activities** (open Space / public space / community connection points)
- **A secure and safe environment** (community involvement / decent, affordable housing / low crime rate)
- **Promotes economic sustainability** (adaptability / longevity / strong and developing tax base / quality educational opportunities)

GUIDING PRINCIPLES

An active and vibrant public and private investment environment is critical to the development of Quality Neighborhoods. Accomplishing this in challenged neighborhoods involves identifying existing or potential locations of concentrated strength, removing impediments to their success, and building on them with targeted, focused investments. Successful interventions will:

1. **Concentrate resources and target interventions** to establish and encourage investment in the components that make up a Quality Neighborhood.
2. **Focus on creating communities of choice** by promoting and supporting an environment of unique homes with general market demand.
3. **Identify and build on strengths** by focusing on areas exhibiting a higher degree of Quality Neighborhood characteristics, by investing in historic structures, and preserving and promoting architecture that contributes to the unique character and value of legacy neighborhoods.
4. **Build confidence in the market** by maintaining critical momentum through appropriate velocity and scale of investments.
5. **Overcome impediments to success** by establishing a strong declared intent to the public that the City will take steps necessary to assure quality projects are supported.

FRAMEWORK

1. **Market Values:** Address the imbalance between the inventory of substandard housing and the smaller inventory of existing and new market rate housing that creates a demand for housing within the neighborhood. Substandard housing will be reduced or eliminated by making existing houses safe and code-compliant, and by implementing strategies that will restore real estate market values. Restoring market values will allow people to invest confidently in historic housing within these neighborhoods. Such strategies will increase private investment, reduce the rate of disinvestment, and improve the standards of care in homes and apartments.
2. **Neighborhood Targeting:** Maximize the impact of funding and revitalization efforts by establishing neighborhood target areas that may show signs of blight but exhibit a higher degree of Quality Neighborhood characteristics. Create a master urban renewal area (“URA”) in the East Central Planning Community, with imbedded staged implementation areas, to facilitate project development and financing. Target areas may also be established to synergize with a public or private improvement project. Considerations for boundaries include, but are not limited to, neighborhood identity, stakeholder participation, revitalization needs, and funding levels.
3. **Property Targeting:** Focus on areas of concentrated blight and increase the rate of owner-occupancy by targeting specific, influential historic properties for renovation or conversion. Quality neighborhoods with predominantly single family housing have a high owner-occupancy rate. Select properties that will offer maximum visual market impact. This targeted approach is much different than the concept of repairing as many houses as possible in as large an area as possible.
4. **Recipients:** Do not focus only on houses and households with greatest needs. Respond to severe problems, but focus on houses and diverse homeowners with good potential for strengthening prices and raising housing maintenance standards. Select projects which help balance and create healthy diversity in neighborhood income levels.
5. **Programs:** Develop a variety of flexible financial incentives to support the mission and its objectives. In addition to stabilizing and improving the affordable housing stock, programs will focus on creating a mix of market rate owner-occupied and rental housing at levels comparable to regional levels. Although subsidized rental housing is a critical element of the housing resource, rent subsidy programs must be used as a neighborhood **revitalization tool**, and not as a way to build inventory.
6. **Funding:** Develop new and innovative funding sources to implement strategies. These will include on-going BDO Lease Revenue allocations, State funding, Community Reinvestment Act investments, as well as private and other non-governmental funding.
7. **Standards:** Address conditions contributing to blight. Evaluate, update, and coordinate relevant City ordinances. Rather than simply enforcing minimum standards, create expectations of quality rehabilitation, maintenance and good design.

8. **Marketing and Delivery:** Market targeted neighborhoods, encourage block projects, pride in community, and resident leadership. Enhance delivery efforts through City interdepartmental coordination, as well as coordination with outside groups and stakeholders.

GENERAL STRATEGIES

To plan for the use of federal Housing and Community Development Block Grant dollars, Ogden City adopts a Consolidated Plan every five years, and an Action Plan each year. Ogden City adopts Community Plan Elements as a function of its General Plan. Ogden City has also adopted an East Central Revitalization Strategy. The following General Strategies bring these various plans and strategies together in a focused manner to implement an overarching Quality Neighborhoods approach to revitalizing neighborhoods in Ogden.

Targeting

1. **Geographic Targeting:** Success of the East Central Planning Community has the greatest effect of any neighborhood on the economic viability of downtown Ogden because of its proximity to the downtown. Within this context, the greatest opportunity for success lies in geographically targeting neighborhoods and potential project sites that currently demonstrate a higher degree of Quality Neighborhood attributes and build on these “bright spots.” The neighborhood between Harrison and Monroe Boulevards and 23th and 30th Streets is one of the priority areas. The Jefferson Avenue Historic District and adjacent properties east and west of the District is another priority area. The area surrounding the Dee School is preparing for transition, and is another priority area. Other priority target areas and project sites may be selected based upon need, opportunity, and funding.

A. Focus on improvements at the block level to maximize their impact. Attempt to impact at least 15% of properties on each block to achieve the critical mass needed for change. Coordinate housing improvements with all other neighborhood improvements, infrastructure improvements, and services.

B. Identify highly visible properties along the entry corridors of 23rd, 24th, 25th and 26th Streets and Harrison Boulevard that need reinvestment or occupancy changes to improve the neighborhood. Give priority to these property improvements.

C. Continue the revitalization efforts that began in the Eccles Historic District and radiate out in all directions within the priority target area.

D. In the Dee School neighborhood, identify and invest in properties available for renovation and resale, as well as properties suitable for infill development as a means of increasing owner-occupancy and elevating neighborhood design and maintenance standards. As the new Dee School is built, maximize the neighborhood impact by undertaking a well-designed housing infill project.

E. Facilitate the success of existing neighborhood organizations and foster new Neighborhood Watch organizations to encourage citizen participation in planning and implementing neighborhood revitalization efforts.

F. Implement *Section D. - Community Plan Implementation* - of the East Central Community Plan section of the General Plan.

2. **Property targeting:** High profile “eyesore” properties are impediments to the success of other projects and need to be improved or redeveloped. A significant percentage of these properties need to be improved to create the critical mass needed for change.

A. Develop infill housing in target areas with designs that are compatible with and enhance the scale and character of existing housing. Pricing should be on the leading edge of the market.

B. Purchase, rehabilitate, and resell problem properties primarily in target neighborhoods and entry corridors. Partner with nonprofit organizations and private developers to increase capacity and the number of homes impacted.

C. Continue to implement the “HUD Asset Control Area” program for the purchase of HUD foreclosures for rehabilitation and resale.

D. Continue the Home Exterior Loan Program to encourage existing owners to address needs such as roofs, porches, paint, windows, concrete, fencing, and sprinklers, improve the overall appearance of the neighborhood, and restore confidence in the market.

E. Utilize the Unit Reduction Program to eliminate apartments in converted homes with the goal of restoring the homes back into owner occupancy.

F. Focus the Rental Rehabilitation Loan Program on properties that were originally built as apartments, and that have strategic or historic importance in target neighborhoods.

G. Maintain the Emergency Home Repair Program as a safety net for home repairs on properties owned by low and moderate income households.

H. Provide increased focus of zoning and housing code enforcement to meet the purposes of re-establishing neighborhood standards and reconnecting neighbors.

I. Enforce the relative ordinances on dangerous/vacant buildings. Provide prompt decisions for rehabilitation or demolition.

3. **RDA Restructuring:** Evaluate the RDA districts in the East Central area for closure or restructuring into a new master district. Draft and get approved the state legislation needed to allow the creation of a new master district in the East Central area. This would streamline the process and allow for the staged implementation of smaller sub-areas in a coordinated and timely fashion. Establish the declared intent to use RDA authority under the strictly controlled processes outlined by State law, to acquire properties in support of approved projects after all other remedies are exhausted. Availability of this tool is critical to implementation of the Initiative. Actual use of the authority would require a separate vote of the RDA Board.

Resource Development

1. **Ordinance Support:**

A. Update and align the Ogden City ordinances relating to housing, buildings and neighborhood standards. Relevant ordinances include the following: Substandard Buildings, Vacant Buildings, Demolition by Neglect, Dangerous Buildings, Good Landlord, Land Banking, Receivership, Nuisance Abatement, and the entire Zoning Code.

B. Increase the effectiveness of enforcement. Establish training parameters and enforcement procedures to teach effective implementation of ordinances.

2. **Funding Support:** Provide consistent and adequate incentive capital to give targeted areas an advantage. The program guidelines associated with this Strategy enable the City Council to establish parameters which allow staff to act quickly to address opportunities for investment of City funds. Further Council approval is needed only after predevelopment work is completed on larger development projects.

A. BDO Lease Revenue Appropriations: Five year priority of \$1 million dollars annually. Primary uses will be for pre-development and other costs related to infill housing, stabilization of market rental housing, and housing purchase/resale in support of infill projects.

B. State Funding: Request that the State Legislature allocate funds for the Unit Reduction Program to accelerate the progress of converting homes back to their original single family condition.

C. Private & Non-Governmental Funding: Develop relationships and means for Utah Banks to invest Community Reinvestment Act allocations into Ogden City projects, and other initiatives in support of this Strategy.

D. Historic Rehabilitation Tax Credits: Develop a new program which assists owners of properties listed on the National Historic Register to utilize the income tax credits available to them through their investment in eligible home repairs.

E. Redevelopment Tax Credit: Develop draft Utah legislation which would establish a state income tax credit granted to owners of blighted properties that are redeveloped.

F. Land Bank Authority: Develop draft Utah legislation which would authorize creation of a legal entity that could acquire and hold properties that would otherwise go to tax sale for future development. .

G. Grant Writing: Establish an ongoing effort to research and write grant proposals for federal and other funds which meet the goals and objectives of this Initiative.

3. **Infrastructure Alignment:** Coordinate infrastructure improvements with neighborhood improvements and development projects for maximum effectiveness. Study public parks, public lighting, and proper maintenance of public spaces as a backdrop for future funding decisions.

4. **Social Programs:** Provide a link to and continue support of social programs that enable City residents to increase and maximize personal opportunities.

Marketing & Delivery

1. **Market Targeting:** Implement a marketing campaign to attract middle-income homebuyers and long-term renters from outside the neighborhoods and keep the stable owners and renters from leaving the neighborhoods.

A. Continue to implement the Own In Ogden Program to increase owner-occupancy rates in the target area. Identify funding for use in the Own in Ogden program for households with incomes of 80% Area Median Income and above.

B. Use CIP, CDBG and other funds for public improvements which improve neighborhood appearance and increase curb appeal of homes in the neighborhood.

C. Survey the neighborhood to identify strong families committed to the neighborhood.

D. Increase homeownership in the targeted neighborhoods to achieve ratios comparable to regional ratios.

E. Develop leadership-training symposiums targeted to East Central residents. Partner with Weber State University or the University of Utah to present leadership workshops.

F. Develop a marketing program with realtors, neighborhood organizations, residents, etc....which includes newsletters, flyers, booths at community events, special newspaper articles, a neighborhood fair, etc.

G. Develop a housing partnership with Weber State University to encourage students, faculty and administrators to meet their housing needs by choosing East Central and other established target neighborhoods for their residency.

H. Establish pioneering assistance funds and employer outreach programs to provide incentives for employees to purchase homes in East Central.

2. **Training & Education:** Implement Code Enforcement Officer training to enforce the new or coordinated ordinances. Establish awareness of the ordinances among other City staff involved in neighborhoods and housing, and involve them in the reporting process.

3. **Opportunity:** Policies and procedures adopted by the City Council will establish broader parameters to allow staff to take advantage of development and regeneration opportunities as they arise.

Appendix "A"

Additional Quality Neighborhood Characteristics

Demographic Characteristics

1. Contain a mix of incomes with ratios close to regional trends.

Housing Characteristics

1. A mix of housing options is available to meet the needs of various household sizes and incomes.
2. Owner-Renter ratios are comparable to regional ratios.
3. Value trends are comparable to regional trends.
4. Housing is occupied at or below designed capacity.
5. Long-term vacant structures do not exist.
6. Private property is maintained in good repair. Rentals are visibly indistinguishable.
7. Housing design is compatible with and enhances the scale and character of existing housing.
8. Unit density is appropriate to neighborhood needs and characteristics.

Social Characteristics

1. Neighborhood is organized into associations which provide opportunities to develop identity, effect change, and access community and other resources.
2. Neighbors are provided with opportunities to be involved in regular social and recreational events.

Environmental Characteristics

1. Area is reasonably quiet and not subjected to excessive traffic, industrial or other noise.
2. No disproportionate environmental hazards or nuisances exist.
3. There is a low level of crime achieved through neighborhood watch, community policing, and citizen commitment.
4. A dispersed traffic flow is facilitated by grid network with calming to accommodate and promote pedestrian and bicycle traffic.

Facilities and Services

1. Infrastructure is maintained.
2. Recreational facilities, both active and passive, are accessible.
3. Quality public transit is easily accessible.
4. High quality and well maintained schools serve residents.
5. Commercial services necessary to meet daily needs are available with no incompatible uses.
6. Work opportunities are within a reasonable distance.
7. Civic and governmental facilities and services are easily accessible.

RESOLUTION NO. _____

A RESOLUTION OF THE OGDEN CITY REDEVELOPMENT AGENCY ADOPTING THE QUALITY NEIGHBORHOOD INITIATIVE FOR URBAN RENEWAL RELATED TO THE CITY'S LEGACY NEIGHBORHOODS.

WHEREAS, the Ogden City Redevelopment Agency ("RDA") shares Ogden City's vision of urban renewal that includes improving business & economic development opportunities; improving the quality of life in the community by creating a place in which people want to live; leveraging Ogden's natural assets by focusing on outdoor recreation events, activities and businesses; developing a robust community transit system; improving educational opportunities; and building on the foundation found in the rich history, architecture, and heritage of the City; and

WHEREAS, the outcomes of this vision can be synthesized into a desired result known as Quality Neighborhoods; and

WHEREAS, the RDA agrees that certain key components of a Quality Neighborhood include the development of a variety of land uses including commercial, residential, mixed-use, and open space; accommodating multi-modal transportation methods; retaining the visually interesting elements of the community through historic preservation and appropriate site design; encouraging and supporting a diverse population; encouraging meaningful citizen interaction and social activities by providing key community connection points; creating a secure environment through community involvement; and promoting economic sustainability with a strong tax base, smart policies and ordinances, and quality educational opportunities; and

WHEREAS, the RDA acknowledges that certain characteristics of downtown neighborhoods impede development of Quality Neighborhoods; and

WHEREAS, the RDA desires to assist Ogden City in its efforts to mitigate or otherwise address such impediments through adopting and participating in applicable elements of a multi-faceted strategy built upon a vision of principles and components of Quality Neighborhoods, which Initiative has been adopted by Ogden City Council and Mayor as the Quality Neighborhoods Initiative.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ogden City Redevelopment Agency that:

1. The Quality Neighborhoods Initiative (“**Initiative**”), adopted by the Ogden City Council and Mayor, is a statement of intent to undertake a concerted revitalization effort in Ogden’s legacy neighborhoods. The Initiative includes:
 - a. A Mission Statement to drive the vision.
 - b. Guiding Principles to infuse purpose into the strategies.
 - c. A Framework of objectives to be met by implementing strategies.
 - d. General Strategies to provide an outline for the funding, action plans, projects, and programs to be undertaken.

2. Primary Functions of the Initiative
 - a. The Initiative creates a framework of principles and guidelines for decision making regarding the location, nature, and intended outcomes of revitalization projects and programs.
 - b. The Initiative identifies and facilitates coordination of City resources, including funding, ordinances, and interdepartmental priorities, and coordination of other services for individual and families directly impacted by changes brought about by implementation of the Initiative.

3. Funding
 - a. Existing funding for neighborhood and housing improvements in the HUD Five Year Consolidated Plan are consistent with and fall within the scope of the Quality Neighborhoods Initiative.
 - b. Existing infrastructure funding available to neighborhoods involved in this Initiative will be coordinated with other project funding to maximize neighborhood impacts.
 - c. Additional funds from BDO Lease Revenue are anticipated to be allocated towards the Quality Neighborhoods Initiative in the amount of \$1,000,000 each year for five years beginning in Fiscal Year 2017, or as funds become available.

4. Ogden City Redevelopment Agency (“RDA”) Involvement
 - a. By adopting the Joint Resolution to implement the Initiative, the Mayor and City Council support the RDA in undertaking Initiative projects which are located in RDA districts.
 - b. City funding anticipated in the Initiative may be transferred to the RDA to facilitate Initiative projects undertaken by the RDA.
 - c. The RDA will follow the Initiative provisions and program guidelines adopted by the City Council and Administration in the undertaking of Initiative projects and in the use of Initiative funding.

5. Project Approval
 - a. Projects subject to established program guidelines are subject to the respective approval processes for the City and the RDA.
 - b. Projects anticipated by the Initiative that do not have established RDA Board-approved program guideline, will be reviewed and considered by the Board.

6. Reporting

- a. An annual report of activities and funding will be provided each year on a schedule concurrent with the Community Development Annual Action Plan Report.
- b. Initiative projects shall also be included in the RDA Annual Report where appropriate.

7. Timing

- a. The Quality Neighborhoods Initiative will be implemented over a five-year period, beginning in Fiscal Year 2017, or as funding becomes available, with a review and discussion for possible renewal in Fiscal Year 2022.

8. The Quality Neighborhoods Initiative attached hereto as Exhibit A is hereby adopted and approved, and the Executive Director is hereby authorized to implement the strategic plan.

APPROVED AND ADOPTED this _____ day of _____, 2015.

REDEVELOPMENT AGENCY BOARD CHAIR

ATTEST:

CITY RECORDER

APPROVED AS TO FORM:



Exhibit A

Quality Neighborhoods Initiative

Quality Neighborhoods Initiative

MISSION

To stabilize and revitalize Ogden’s neighborhoods as “neighborhoods of choice” by establishing a pattern of public investment that catalyzes desirable and appropriate community development.

Quality Neighborhoods are healthy neighborhoods that include the following summary components (See Appendix A for additional characteristics):

- **Variety** (commercial / residential / mixed-use / usable open space)
- **Multi-modal transportation** (pedestrians / bicycles / drivers)
- **Visual interest and memorable experiences** (quality site design and architectural features / preserved historic elements / diverse population)
- **Meaningful citizen interaction and social activities** (open Space / public space / community connection points)
- **A secure and safe environment** (community involvement / decent, affordable housing / low crime rate)
- **Promotes economic sustainability** (adaptability / longevity / strong and developing tax base / quality educational opportunities)

GUIDING PRINCIPLES

An active and vibrant public and private investment environment is critical to the development of Quality Neighborhoods. Accomplishing this in challenged neighborhoods involves identifying existing or potential locations of concentrated strength, removing impediments to their success, and building on them with targeted, focused investments. Successful interventions will:

1. **Concentrate resources and target interventions** to establish and encourage investment in the components that make up a Quality Neighborhood.
2. **Focus on creating communities of choice** by promoting and supporting an environment of unique homes with general market demand.
3. **Identify and build on strengths** by focusing on areas exhibiting a higher degree of Quality Neighborhood characteristics, by investing in historic structures, and preserving and promoting architecture that contributes to the unique character and value of legacy neighborhoods.
4. **Build confidence in the market** by maintaining critical momentum through appropriate velocity and scale of investments.
5. **Overcome impediments to success** by establishing a strong declared intent to the public that the City will take steps necessary to assure quality projects are supported.

FRAMEWORK

1. **Market Values:** Address the imbalance between the inventory of substandard housing and the smaller inventory of existing and new market rate housing that creates a demand for housing within the neighborhood. Substandard housing will be reduced or eliminated by making existing houses safe and code-compliant, and by implementing strategies that will restore real estate market values. Restoring market values will allow people to invest confidently in historic housing within these neighborhoods. Such strategies will increase private investment, reduce the rate of disinvestment, and improve the standards of care in homes and apartments.
2. **Neighborhood Targeting:** Maximize the impact of funding and revitalization efforts by establishing neighborhood target areas that may show signs of blight but exhibit a higher degree of Quality Neighborhood characteristics. Create a master urban renewal area (“URA”) in the East Central Planning Community, with imbedded staged implementation areas, to facilitate project development and financing. Target areas may also be established to synergize with a public or private improvement project. Considerations for boundaries include, but are not limited to, neighborhood identity, stakeholder participation, revitalization needs, and funding levels.
3. **Property Targeting:** Focus on areas of concentrated blight and increase the rate of owner-occupancy by targeting specific, influential historic properties for renovation or conversion. Quality neighborhoods with predominantly single family housing have a high owner-occupancy rate. Select properties that will offer maximum visual market impact. This targeted approach is much different than the concept of repairing as many houses as possible in as large an area as possible.
4. **Recipients:** Do not focus only on houses and households with greatest needs. Respond to severe problems, but focus on houses and diverse homeowners with good potential for strengthening prices and raising housing maintenance standards. Select projects which help balance and create healthy diversity in neighborhood income levels.
5. **Programs:** Develop a variety of flexible financial incentives to support the mission and its objectives. In addition to stabilizing and improving the affordable housing stock, programs will focus on creating a mix of market rate owner-occupied and rental housing at levels comparable to regional levels. Although subsidized rental housing is a critical element of the housing resource, rent subsidy programs must be used as a neighborhood **revitalization tool**, and not as a way to build inventory.
6. **Funding:** Develop new and innovative funding sources to implement strategies. These will include on-going BDO Lease Revenue allocations, State funding, Community Reinvestment Act investments, as well as private and other non-governmental funding.
7. **Standards:** Address conditions contributing to blight. Evaluate, update, and coordinate relevant City ordinances. Rather than simply enforcing minimum standards, create expectations of quality rehabilitation, maintenance and good design.

8. **Marketing and Delivery:** Market targeted neighborhoods, encourage block projects, pride in community, and resident leadership. Enhance delivery efforts through City interdepartmental coordination, as well as coordination with outside groups and stakeholders.

GENERAL STRATEGIES

To plan for the use of federal Housing and Community Development Block Grant dollars, Ogden City adopts a Consolidated Plan every five years, and an Action Plan each year. Ogden City adopts Community Plan Elements as a function of its General Plan. Ogden City has also adopted an East Central Revitalization Strategy. The following General Strategies bring these various plans and strategies together in a focused manner to implement an overarching Quality Neighborhoods approach to revitalizing neighborhoods in Ogden.

Targeting

1. **Geographic Targeting:** Success of the East Central Planning Community has the greatest effect of any neighborhood on the economic viability of downtown Ogden because of its proximity to the downtown. Within this context, the greatest opportunity for success lies in geographically targeting neighborhoods and potential project sites that currently demonstrate a higher degree of Quality Neighborhood attributes and build on these “bright spots.” The neighborhood between Harrison and Monroe Boulevards and 23th and 30th Streets is one of the priority areas. The Jefferson Avenue Historic District and adjacent properties east and west of the District is another priority area. The area surrounding the Dee School is preparing for transition, and is another priority area. Other priority target areas and project sites may be selected based upon need, opportunity, and funding.

A. Focus on improvements at the block level to maximize their impact. Attempt to impact at least 15% of properties on each block to achieve the critical mass needed for change. Coordinate housing improvements with all other neighborhood improvements, infrastructure improvements, and services.

B. Identify highly visible properties along the entry corridors of 23rd, 24th, 25th and 26th Streets and Harrison Boulevard that need reinvestment or occupancy changes to improve the neighborhood. Give priority to these property improvements.

C. Continue the revitalization efforts that began in the Eccles Historic District and radiate out in all directions within the priority target area.

D. In the Dee School neighborhood, identify and invest in properties available for renovation and resale, as well as properties suitable for infill development as a means of increasing owner-occupancy and elevating neighborhood design and maintenance standards. As the new Dee School is built, maximize the neighborhood impact by undertaking a well-designed housing infill project.

E. Facilitate the success of existing neighborhood organizations and foster new Neighborhood Watch organizations to encourage citizen participation in planning and implementing neighborhood revitalization efforts.

F. Implement *Section D. - Community Plan Implementation* - of the East Central Community Plan section of the General Plan.

2. **Property targeting:** High profile “eyesore” properties are impediments to the success of other projects and need to be improved or redeveloped. A significant percentage of these properties need to be improved to create the critical mass needed for change.

A. Develop infill housing in target areas with designs that are compatible with and enhance the scale and character of existing housing. Pricing should be on the leading edge of the market.

B. Purchase, rehabilitate, and resell problem properties primarily in target neighborhoods and entry corridors. Partner with nonprofit organizations and private developers to increase capacity and the number of homes impacted.

C. Continue to implement the “HUD Asset Control Area” program for the purchase of HUD foreclosures for rehabilitation and resale.

D. Continue the Home Exterior Loan Program to encourage existing owners to address needs such as roofs, porches, paint, windows, concrete, fencing, and sprinklers, improve the overall appearance of the neighborhood, and restore confidence in the market.

E. Utilize the Unit Reduction Program to eliminate apartments in converted homes with the goal of restoring the homes back into owner occupancy.

F. Focus the Rental Rehabilitation Loan Program on properties that were originally built as apartments, and that have strategic or historic importance in target neighborhoods.

G. Maintain the Emergency Home Repair Program as a safety net for home repairs on properties owned by low and moderate income households.

H. Provide increased focus of zoning and housing code enforcement to meet the purposes of re-establishing neighborhood standards and reconnecting neighbors.

I. Enforce the relative ordinances on dangerous/vacant buildings. Provide prompt decisions for rehabilitation or demolition.

3. **RDA Restructuring:** Evaluate the RDA districts in the East Central area for closure or restructuring into a new master district. Draft and get approved the state legislation needed to allow the creation of a new master district in the East Central area. This would streamline the process and allow for the staged implementation of smaller sub-areas in a coordinated and timely fashion. Establish the declared intent to use RDA authority under the strictly controlled processes outlined by State law, to acquire properties in support of approved projects after all other remedies are exhausted. Availability of this tool is critical to implementation of the Initiative. Actual use of the authority would require a separate vote of the RDA Board.

Resource Development

1. **Ordinance Support:**

A. Update and align the Ogden City ordinances relating to housing, buildings and neighborhood standards. Relevant ordinances include the following: Substandard Buildings, Vacant Buildings, Demolition by Neglect, Dangerous Buildings, Good Landlord, Land Banking, Receivership, Nuisance Abatement, and the entire Zoning Code.

B. Increase the effectiveness of enforcement. Establish training parameters and enforcement procedures to teach effective implementation of ordinances.

2. **Funding Support:** Provide consistent and adequate incentive capital to give targeted areas an advantage. The program guidelines associated with this Strategy enable the City Council to establish parameters which allow staff to act quickly to address opportunities for investment of City funds. Further Council approval is needed only after predevelopment work is completed on larger development projects.

A. BDO Lease Revenue Appropriations: Five year priority of \$1 million dollars annually. Primary uses will be for pre-development and other costs related to infill housing, stabilization of market rental housing, and housing purchase/resale in support of infill projects.

B. State Funding: Request that the State Legislature allocate funds for the Unit Reduction Program to accelerate the progress of converting homes back to their original single family condition.

C. Private & Non-Governmental Funding: Develop relationships and means for Utah Banks to invest Community Reinvestment Act allocations into Ogden City projects, and other initiatives in support of this Strategy.

D. Historic Rehabilitation Tax Credits: Develop a new program which assists owners of properties listed on the National Historic Register to utilize the income tax credits available to them through their investment in eligible home repairs.

E. Redevelopment Tax Credit: Develop draft Utah legislation which would establish a state income tax credit granted to owners of blighted properties that are redeveloped.

F. Land Bank Authority: Develop draft Utah legislation which would authorize creation of a legal entity that could acquire and hold properties that would otherwise go to tax sale for future development. .

G. Grant Writing: Establish an ongoing effort to research and write grant proposals for federal and other funds which meet the goals and objectives of this Initiative.

3. **Infrastructure Alignment:** Coordinate infrastructure improvements with neighborhood improvements and development projects for maximum effectiveness. Study public parks, public lighting, and proper maintenance of public spaces as a backdrop for future funding decisions.

4. **Social Programs:** Provide a link to and continue support of social programs that enable City residents to increase and maximize personal opportunities.

Marketing & Delivery

1. **Market Targeting:** Implement a marketing campaign to attract middle-income homebuyers and long-term renters from outside the neighborhoods and keep the stable owners and renters from leaving the neighborhoods.

A. Continue to implement the Own In Ogden Program to increase owner-occupancy rates in the target area. Identify funding for use in the Own in Ogden program for households with incomes of 80% Area Median Income and above.

B. Use CIP, CDBG and other funds for public improvements which improve neighborhood appearance and increase curb appeal of homes in the neighborhood.

C. Survey the neighborhood to identify strong families committed to the neighborhood.

D. Increase homeownership in the targeted neighborhoods to achieve ratios comparable to regional ratios.

E. Develop leadership-training symposiums targeted to East Central residents. Partner with Weber State University or the University of Utah to present leadership workshops.

F. Develop a marketing program with realtors, neighborhood organizations, residents, etc....which includes newsletters, flyers, booths at community events, special newspaper articles, a neighborhood fair, etc.

G. Develop a housing partnership with Weber State University to encourage students, faculty and administrators to meet their housing needs by choosing East Central and other established target neighborhoods for their residency.

H. Establish pioneering assistance funds and employer outreach programs to provide incentives for employees to purchase homes in East Central.

2. **Training & Education:** Implement Code Enforcement Officer training to enforce the new or coordinated ordinances. Establish awareness of the ordinances among other City staff involved in neighborhoods and housing, and involve them in the reporting process.

3. **Opportunity:** Policies and procedures adopted by the City Council will establish broader parameters to allow staff to take advantage of development and regeneration opportunities as they arise.

Appendix "A"

Additional Quality Neighborhood Characteristics

Demographic Characteristics

1. Contain a mix of incomes with ratios close to regional trends.

Housing Characteristics

1. A mix of housing options is available to meet the needs of various household sizes and incomes.
2. Owner-Renter ratios are comparable to regional ratios.
3. Value trends are comparable to regional trends.
4. Housing is occupied at or below designed capacity.
5. Long-term vacant structures do not exist.
6. Private property is maintained in good repair. Rentals are visibly indistinguishable.
7. Housing design is compatible with and enhances the scale and character of existing housing.
8. Unit density is appropriate to neighborhood needs and characteristics.

Social Characteristics

1. Neighborhood is organized into associations which provide opportunities to develop identity, effect change, and access community and other resources.
2. Neighbors are provided with opportunities to be involved in regular social and recreational events.

Environmental Characteristics

1. Area is reasonably quiet and not subjected to excessive traffic, industrial or other noise.
2. No disproportionate environmental hazards or nuisances exist.
3. There is a low level of crime achieved through neighborhood watch, community policing, and citizen commitment.
4. A dispersed traffic flow is facilitated by grid network with calming to accommodate and promote pedestrian and bicycle traffic.

Facilities and Services

1. Infrastructure is maintained.
2. Recreational facilities, both active and passive, are accessible.
3. Quality public transit is easily accessible.
4. High quality and well maintained schools serve residents.
5. Commercial services necessary to meet daily needs are available with no incompatible uses.
6. Work opportunities are within a reasonable distance.
7. Civic and governmental facilities and services are easily accessible.

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the left and right sides of the page, framing the central text. The overall aesthetic is clean and modern.

Ogden City Quality Neighborhoods

ESTABLISHING A FOUNDATION FOR THE FUTURE

Presentation Summary



- ▶ Why Quality Neighborhoods?
- ▶ What It's Not and Why?
- ▶ What Is It?
- ▶ Who Will It Impact?
- ▶ When Will It Happen?
- ▶ How Will the City Communicate?
- ▶ Who Are Our Partners?

Guiding Vision for Quality Neighborhoods



- ▶ **Improving Business & Economic Development Opportunities**
- ▶ **Improving Quality of Life**
- ▶ **Creating Communities - Places Where People Choose to Live**
- ▶ **Continuing the Emphasis on Outdoor Recreation**
- ▶ **Continuing Transit System Development**
- ▶ **Improving Educational Opportunities**
- ▶ **Building on the Foundation of Ogden's Rich History, Architecture, and Heritage**

Why Quality Neighborhoods?

Community Building Through Improved Housing Options!

- ▶ Ensuring citizens have a livable, safe home environment
 - ▶ Children do better in school
 - ▶ Family relationships are better
 - ▶ Communities are healthier



OGDEN: A COMMUNITY OF CHOICE!

What It Is Not!

Not A New Social Program



- ▶ The City will focus on what the City does best-- reclaiming and preserving heritage neighborhoods and providing essential City services
- ▶ Social issues will be address by the City's partners
- ▶ City staff will link citizens with other service providers

What It Is Not!



GENTRIFICATION:

Noun: gen-tri-fi-ca-tion Pronounced jen-tre-fe-ka-shen

The process of renewal and rebuilding accompanying the influx of middle-class or affluent people into deteriorating areas that displaces poorer residents.

***WE WANT OUR RESIDENTS TO
STAY AND CONTINUE TO
INVEST IN THE COMMUNITY!***

What It Is!



Quality Neighborhoods Elements

- ▶ Variety of housing choices, neighborhood retail, support services
- ▶ Accommodates multi-modal transportation (pedestrians, cyclists, vehicles)
- ▶ Visually Interesting features--architecture, art, trees, lighting, etc.

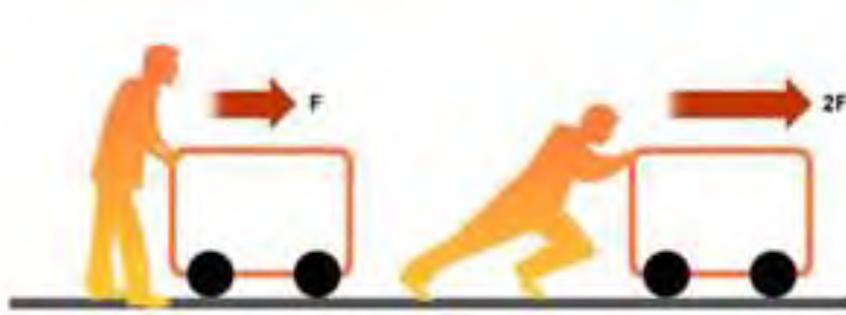
What It Is!



Quality Neighborhoods Elements

- ▶ Encourages and facilitates social interaction by providing great public spaces, outdoor activities, and community connection points
- ▶ Provides a safe, secure environment
- ▶ Promotes sustainability - Quality educational opportunities, stable households, multi-generational opportunities

What It Is!



Acceleration of the City's Existing Programs

- ▶ Unit Reduction Program
- ▶ Infill Housing Program
- ▶ HUD Home Rehabilitation Program
- ▶ HELP Program
- ▶ HOME Program
- ▶ Own In Ogden Program (Down Payment Assistance)

\$50 Million To Date!



What It Is!

Infill Housing Focuses on “Opportunity” Properties

- ▶ Vacant homes
- ▶ Vacant properties
- ▶ Other properties on the market



What It Is!



Turning This . . .



Into This !

What It Is!



Turning This . . .



Into This !

What It Is!



Promoting This!

What It Is!



Quality Neighborhood Goals

- ▶ Increase owner-occupancy rate
- ▶ Reduce the number of households in poverty
- ▶ Attract private investment
- ▶ Increase the standards of care of homes and apartments

Quality Community

Quality Neighborhoods

- Housing options
- Economic diversity
- Access to transit
- Public space and community connection
- Safe and secure
- Neighborhood revitalization



Ogden City and
Private Developers

Quality City Government

- Excellent public services
- Focused use of resources
- Community partners
- Diversity initiative
- Public involvement



Ogden City

Quality Social Programs

- Libraries
- Health programs
- Housing and food assistance
- Volunteer opportunities
- Homeless services
- Employment aid



Partners

Quality Education

- Scholarships through WSU and OWATC
- STEM focus to meet workforce demands
- OSD programs
- Community education programs
- Career links



Partners

A Foundation for the Future

What It Is!

Quality Neighborhood Multi-Faceted Approach

- ▶ Strengthen existing City ordinances
- ▶ Provide additional project and program funding
 - City, State, Federal, Private
- ▶ Focus on essential infrastructure
 - Street lighting, Parks, Sidewalks, Streets



What It Is!

Quality Neighborhood

Multi-Faceted Approach *(Cont.)*



► Coordinate with Service Providers

- Partner with local social services providers to address underlying issues of poverty
- Partner with educational institutions to provide education and job training
- Partner with other governmental agencies to maximize program availability

What It Is!

Quality Neighborhood

Multi-Faceted Approach *(Cont.)*



► Promote Educational Opportunities

- Ogden City School District
- Ogden Weber Tech College
- Weber State University
- Stevens Henagar and Other Private Educational Institutions

What It Is!

Quality Neighborhood

Multi-Faceted Approach *(Cont.)*



► Create and Promote Job Opportunities

- Utah Department of Workforce Services
- Hill Air Force Base
- Business Depot Ogden
- Various Outdoor Recreation Companies
- Other Retail Business

What It Is!

Quality Neighborhoods

Job Creation

Parallel Development Activities - Job Creation

- ▶ 12th Street Corridor
- ▶ Junction Expansion
- ▶ Ogden Business Exchange
- ▶ The Cannery on 24th
- ▶ TOD on Wall Avenue
- ▶ 17th and Wall Avenue
- ▶ Airport Expansion
- ▶ Union Station Renovation/Development

Who Will It Impact?

“A rising tide lifts all boats.”

John F. Kennedy



All City residents will
Benefit from Quality
Neighborhoods!

Who Will It Impact?

Vibrant Neighborhoods = Vibrant Downtown

Vibrant Downtown = Successful Businesses

Successful Businesses = A Higher Tax Base

A Higher Tax Base = Improved City Services



Who Will It Impact?

- A few individuals or families
- Those impacted may be assisted by City staff

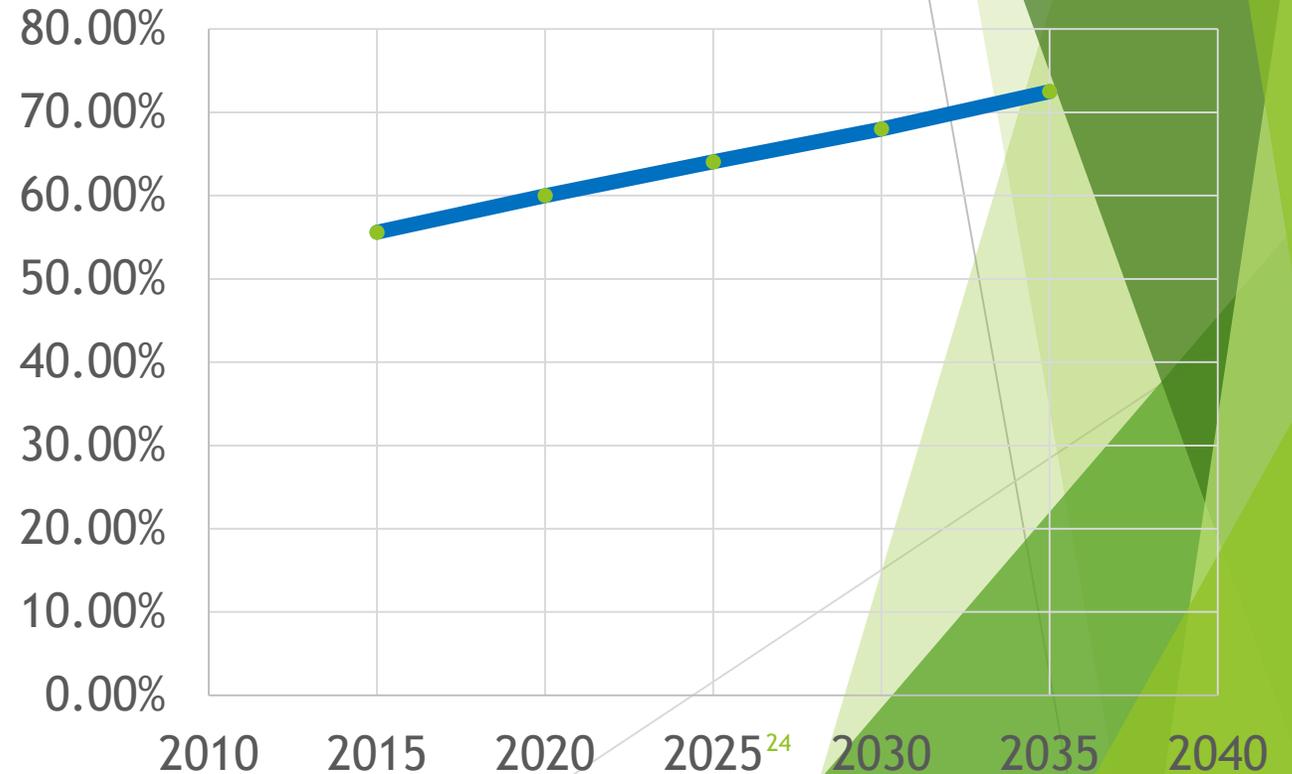


When Will This Happen?



- A Multi-year (Multi-decade!) Effort
- Timing Dependent on Opportunity and Funding Availability

Target for Home Ownership in East Central



How Will the City Communicate?



Regular Communications Processes

- City Council Agendas
- Planning Commission Agendas
- Mayor's Administrative Review Meeting (MARM) Agendas

Get on the Council's E-mail List or Visit the
City's Website Regularly!

www.ogdencity.com

Our Partners



- ▶ Ogden School District
- ▶ Weber State University
- ▶ United Way
- ▶ Cottages of Hope
- ▶ Weber Human Services
- ▶ Ogden Housing Authority
- ▶ Division of Work Force Services
- ▶ Neighborhood Watch and CERT Organizations
- ▶ Diversity Coalition
- ▶ Various Church and Church Leaders

Our Partners



YOU!

DRAFT



Ogden City

Resource Guide

**For housing, employment, business,
education, health and safety**

*Cultivating a choice community
through quality neighborhoods*



Ogden Community Resource Guide

This guide outlines many of the resources and services available within the Ogden community. It describes resources provided by Ogden City and other local entities that are available for housing, employment, business, education, health and safety.

Additional information about these and other resources is available through the Ogden City Information Desk: call: [\(801\) 629-8000](tel:8016298000); or visit: www.ogdencity.com.

November 16, 2015



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Housing

Ogden City works closely with the U.S. Department of Housing and Urban Development (HUD) to offer a variety of programs for neighborhood development and home improvement. Ultimately the goal is to create quality neighborhoods where people want to live.



The city is proactively involved in neighborhood revitalization through completing housing projects that increase the supply of quality and affordable housing. The assistance offered through these programs can help targeted areas to become neighborhoods of choice.



Home Sweet Ogden—This program helps to revitalize neighborhoods by offering the sale of new and renovated homes to owner-occupant buyers in Central Ogden. The city works to identify and improve unoccupied homes that can be renovated or that may need to be removed and reconstructed because of safety concerns. — (801)629-8940



Types of properties available under this program:

| Asset Control Area | Rehabilitations | New Homes |
|--|--|--|
| HUD repossessions that are acquired by Ogden City and remodeled. | Homes Purchased and remodeled by Ogden City. | New homes built in older neighborhoods with consistent with historic styles. |

Own In Ogden—This loan program assists home buyers with the down payment or closing costs of purchasing a home. Residents can access \$3,000 or \$5,000, depending on the location of the home, in down payment assistance to purchase a home within the Central Ogden area. — (801)629-8940

Emergency Home Repair Program — Low-interest loans are available throughout the city to assist low and moderate-income homeowners with emergency home repairs. — (801)629-8940



Rental Assistance— Ogden Housing Authority provides a rental assistance voucher program to allow families to afford rent for decent, affordable and safe housing. — (801)627-5851

Home Exterior Loan Program (H.E.L.P)—Homeowners can apply for low-interest home repair loans to preserve and enhance existing homes in Ogden. These loans can be used for painting, roof repair, landscaping and other projects that contribute to neighborhood beautification. — (801)629-8940

Dial-A-Dumpster— Five or more neighbors can request to have a dumpster delivered to a centralized location to aid in general clean-up efforts. This program helps residents to keep their yards and neighborhoods clean and is generally offered free of charge.

— (801)629-8271

50/50 Concrete Replacement— The city offers a 50/50 Concrete Replacement Program which provides residents with an immediate and economical way to repair or replace broken sidewalks and/or curb and gutter on their property. Ogden City and the property owner each pay for half of the concrete replacement.

— (801)629-8330



Homeless Services—There are a variety of services available to provide help and support for residents who experience homelessness in the Ogden community.

Lantern House: Provides shelter, food and critical emergency services to Ogden's homeless residents.

— (801)621-5036

Ogden Rescue Mission: Provides shelter, an addiction recovery program and food services. — (801)399-3058

Your Community Connection (YCC): Serves as a family crisis center and offers a transitional housing program for homeless families. — (801)689-1726





Employment

The availability of employment opportunities is vital to the success of Ogden's economy. Ogden City is making extensive efforts to recruit and retain quality employment opportunities for residents.

Utah Department of Workforce Services (DWS) —Information about local job opportunities is available on the DWS website: jobs.utah.gov. Through these services, residents can explore careers and access resources for job training and preparation. DWS also provides information about services that are specifically geared toward helping military veterans. — 1(866)435-7414

Weber Basin Job Corps Center —Job corps is a no-cost educational and career technical training program that helps young people, ages 16-24, improve the quality of their lives through job training and placement. — (801)479-9806

Disability Resources —EnableUtah helps children, teens and adults with disabilities to access quality learning activities and job placement opportunities. — (801)621-6595



Business

Business and economic development are important priorities for Ogden City. The City's Business Development Division offers numerous programs that assist with business start-up and development.

Small Business Loans— Those who own or who are interested in starting or expanding a small business in Ogden can apply to receive a loan to assist with this process. — (801)629-8604

Business Information Center (BIC)—Ogden City's Business Information Center (BIC) offers business counseling services, through Service Corps of Retired Executives (SCORE), and low-cost office space with very flexible lease rates. The BIC also offers a multi-media conference room and classroom space free of charge. — (801)629-8604

Weber State Downtown

Small Business Development Center—This center provides one-on-one confidential evaluations and guidance by knowledgeable advisors with real-life business experience. They assist clients with all aspects of business ownership. — (801)626-7232

Start-up Ogden—This program provides small business mentoring and scholarships for a software development course. — (801)626-7232



Education

Ogden City is fortunate to have many excellent educational providers within its community. The city recognizes the vital role that Weber State University (WSU), Ogden-Weber Applied Tech College, Ogden School District, and all other local schools play to provide meaningful educational opportunities for residents.

Enrollment/Admissions

Ogden School District — (801)737-7300

WSU — (801)626-6743

Ogden-Weber Tech College— (801)627-8300

Scholarship programs—WSU and Ogden-Weber Tech College offer scholarship opportunities to encourage underrepresented students to pursue and successfully complete post-secondary education. These programs are intended to allow residents at any income level to have access to advanced learning opportunities. — WSU Education Access & Outreach: (801)626-7006; and/or Ogden-Weber Tech College Scholarship and Financial Aid Office: (801)627-8327

English Second Language (ESL) Courses—Weber County Library offers courses to help residents to read, speak and write in English as a second language. The program is open to adults and seniors, and also welcomes the involvement of community volunteers. — (801)337-2632

As part of its curriculum, Ogden School District provides a dual-language immersion program which allows students to build academic and language fluency in both English and Spanish. — (801)737-7300

WSU Community Education Center—This center is for anyone looking to earn a college degree. The bilingual staff is available to help break down social barriers to education. The goal of the center is to help under-represented community members gain access to higher education. The Center offers free college enrollment guidance and Spanish GED and ESL courses for a nominal fee. Free childcare is also available for participating families. — (801)626-7911

Arts in the Park—This is a free program that allows children to explore visual and performing arts through hands-on activities. The program visits six different Ogden City parks for one week at a time during the summer months and is a collaborative effort between the WSU Colleges of Arts and Humanities, Education, and Social and Behavioral Sciences, the Center for Community Engaged Learning and the Ogden City Schools summer lunch program. — (801)626-6782

Science in the Parks— Science in the Park is an interactive outreach program designed for children of all ages, especially preschool through middle school. The free program visits six parks each summer in the Ogden area, in conjunction with Ogden School District's free summer lunch program. Each week the program visits a different park, and each day of the week it presents a different collection of interactive, playful, and fun science activities.
— (801)626-7711



WSU Continuing Education—WSU Continuing Education provides numerous learning opportunities that range from professional certifications to personal hobby related courses. — (801)626-6600

Preschool Programs

YMCA—The Ogden YMCA offers a preschool education program for children ages 3-5. — (801)839-3385

Head Start—Ogden Weber Community Action Partnership (OWCAP) offers preschool education opportunities as a service to low-income families in Weber County. — (801)399-9281

Afterschool Programs

YMCA—The Ogden YMCA provides an after school program at Lincoln, Bonneville and Hillcrest Elementary Schools. This serves everyone in the community, and YMCA provides free transportation to and from Hillcrest and Bonneville Elementary Schools. Financial aid is available for low-income families who participate in the program. — 1(877)690-9622

Boys and Girls Club—The Boys and Girls Club provides an after school program at Odyssey Elementary School. — (801)627-2071





Health and Safety

Health and safety are critical components of a thriving community. The Ogden City Police and Fire Departments are dedicated to providing safe neighborhoods and an overall quality community environment. Weber County, the State of Utah and the United States Federal Government also provide various services that promote the overall quality of life of Ogden residents.

Your Community Connection (YCC)— The YCC offers many invaluable services to the Ogden community. The center provides family assistance programs, food and clothing distribution, and child and senior care options. — (801)392-7273

Midtown Community Health Center—This center provides affordable, needs-based healthcare to underserved community residents in Northern Utah. Residents are able to access medical, dental, behavioral health and pharmaceutical services. Patients of all ages and cultural backgrounds are served, and translation services are available. Care services are coordinated to determine eligibility for government programs and services or other financial assistance programs. — (801)393-5355

Utah Department of Child & Family Services—This resource allows families and children to receive parent education, budgeting help, crisis intervention, sex abuse treatment and mental health therapy. — (801)538-4100

Personal Health Services—Weber-Morgan Health Department provides a wide array of personal health services including cancer screening for women, cardiovascular risk screening, immunizations, Sexually Transmitted Diseases and AIDS testing, blood pressure checks, pregnancy testing and immigration medical exams. Many of these services are provided free of charge or available at a discounted rate based on income eligibility.— (801)399-7250

Ogden School District Meals— Through the school year, Ogden School District provides a healthy breakfast and lunch option to all school-aged students, with a reduced payment for low-income families. Each summer the school district also hosts a lunch in the park program and offers free lunch to children 18 and younger at parks and schools throughout the community. This helps to ensure that children continue to have access to good nutrition while school is out of session. — (801)737-7284

WIC (Women, Infants & Children)—Weber-Morgan Health Department offers WIC as a supplemental food and nutrition program for women, infants and children. Pregnant women, new mothers and young children who meet income guidelines may be provided healthy foods, nutrition counseling and breastfeeding support. — (801)399-7200



Community Emergency Response Team (CERT)—This team helps residents with emergency preparedness, neighborhood safety and family disaster planning. There are also opportunities available to become a CERT volunteer. — (801)629-8948

Neighborhood Watch and Coordination—Residents throughout the Ogden community have the opportunity to work together and promote safety within their neighborhoods. These efforts can be coordinated through the Ogden Police Department. — (801)629-8037

Community Policing—The Ogden Police Department works one-on-one with citizens throughout the community, with a focus on visibility, problem solving, and developing an informational working relationship.

Ogden City is divided into eight Community Policing Areas, each of which has a Community Policing officer assigned. This increases positive interaction between police and the community. Working together, they identify, prioritize and solve problems, while improving the overall quality of life in the community. — (801)629-8094

Utility Bill Assistance—The Weber HEAT Program provides temporary financial help to residents who are unable to pay their heating bills and to help prevent services from being disconnected. — (801)394-9774

Quality Community

- Quality Neighborhoods**
 - Housing options
 - Economic diversity
 - Access to transit
 - Public space and community connection
 - Safe and secure
 - Neighborhood revitalization*Ogden City and Private Developers*
- Quality City Government**
 - Excellent public services
 - Focused use of resources
 - Community partners
 - Diversity initiative
 - Public involvement*Ogden City*
- Quality Social Programs**
 - Libraries
 - Health programs
 - Housing and food assistance
 - Volunteer opportunities
 - Homeless services
 - Employment aid*Partners*
- Quality Education**
 - Scholarships through WSU and OWATC
 - STEM focus to meet workforce demands
 - OSD programs
 - Community education programs
 - Career links*Partners*

A Foundation for the Future

Community Resources

Housing



- Home Improvement
- Neighborhood Revitalization
- 50/50 Sidewalk Program
- Dial-A-Dumpster
- Home Sweet Ogden

Education



- English Second Language Courses
- WSU Community Education Center
- Ogden-Weber Tech College Scholarships
- STEM Learning Programs
- Ogden School District After School Programs

Employment



Small Business Loans



Business Information Center



Department of Workforce Services



Weber State Downtown



Weber Basin Job Corps Center

Health and Safety



Crime Prevention



Utility Bill Assistance



Food and Clothing Assistance



Neighborhood Watch



Community Health Resources



City Council Work Session

COUNCIL STAFF REVIEW

REVIEW OF INFILL HOUSING PROGRAM GUIDELINE CHANGES

PURPOSE OF

WORK SESSION: Review proposed changes to the Infill Housing Program Guideline changes in conjunction with the Quality Neighborhoods resolution

Background

As part of the Community Development Block Grant (CDBG) funding from the federal government as well as City funds used for community development infill and revitalization projects, the City has developed programs that target specific actions, goals or objectives. For each of the programs, the City has approved program guidelines to specify the parameters for use of the funds in a given program. Changes to those program guidelines are approved by the Council.

Current Proposal

The Administration is proposing changes to the Infill Housing Program guidelines in conjunction with the Quality Neighborhoods strategy. The Infill Housing Program guidelines were proposed and reviewed with the Five-year Consolidated Plan (ConPlan) and the FY16 Annual Action Plan in April of this year. Because the changes to the Infill Housing Program guidelines were proposed in conjunction with the Quality Neighborhoods strategy, and because the Council desired to have a resolution outlining the purpose and goals of the Quality Neighborhoods strategy, the Infill Housing Guidelines proposal was withheld from Council consideration until such time as the Quality Neighborhoods strategy resolution was ready for consideration.

Infill Housing Program

The guidelines for the Infill Housing program were developed and adopted in 2011. The program guidelines have been in place and the program has had funding in the Annual Action Plan budgets since that time. The proposed amendments would widen the scope of the program and allow the funds to be used in areas of the City other than just the East Central community planning area and would allow the funds to be used for pre-development costs such as property acquisition; land clearance and demolition; environmental, planning and design work; site preparation; and staff and administrative costs.

The Infill Housing program is intended to serve as a significant element in the Quality Neighborhoods program. The changes proposed would allow



City Council Work Session

COUNCIL STAFF REVIEW

the Infill Housing money to be used to do site preparation work and for some land acquisition and consolidation without any prior Council approval. Administration has indicated a need to be able to move quickly on potential development sites and has indicated that the Council approval process slows the process too much and does not allow the Administration the flexibility and speed they need to acquire and prepare sites for development. The proposed program guidelines would also clarify that if a project consists of 10 units or more, Council approval would be needed for the final development concepts and financing.

Updated Proposal

Based on the Council's discussion at the work session on April 21, 2015, the Administration amended the proposal. The proposed amendment would require the Council to give its approval for any Infill Housing property acquisition in which the purchase of an individual property exceeds \$250,000.

Attachments

- Transmittal for the Infill Housing Program
- Resolution
- Updated Program Guidelines

Memos Prepared By:

Administrative Contact:
Council Staff

Ward Ogden, 629-8942
Glenn Symes, 629-8164

OGDEN CITY COUNCIL TRANSMITTAL

DATE: April 8, 2015

TO: Ogden City Council

THROUGH: Mark Johnson, CAO

FROM: Tom Christopulos, CED Director

STAFF CONTACT: Ward Ogden, Community Development Manager

REQUESTED TIMELINE: May 12, 2015

RECOMMENDATION: Adopt resolution amending Infill Housing Program Guidelines

DOCUMENTS: Resolution to adopt changes to the Infill Housing Program Guidelines

BACKGROUND

In 2011, the City Council adopted the Infill Housing Program Guidelines. The Guidelines specify how development sites will be selected and how funds will be used. Direction is given regarding design, contracting and agreements with outside developers. A procedure is outlined historic preservation. Individual projects of no more than 10 homes on contiguous lots are allowed. Larger projects would need to come to the Ogden City Council for approval.

PROPOSAL

Predevelopment work on larger projects is more complicated and time consuming. Land acquisition, clearance and holding may occur over an extended period of time. Staff needs to be able to quickly capture opportunities for acquisition to prevent undesirable uses to continue. Design, finance structuring, and environmental work must be addressed before a final concept can come to the Council for approval.

Staff proposes to modify the Infill Housing Program Guidelines to allow for the use of City funds for predevelopment activities, and that Ogden City Council approval of final development concept and financing would be given for specific projects involving more than 10 homes on contiguous lots. Individual acquisitions of greater than \$250,000 would also require City Council Approval.

FISCAL IMPACT

Applies to all funds budgeted for Infill Housing.

RESOLUTION NO. _____

**RESOLUTION OF THE OGDEN CITY COUNCIL AMENDING
INFILL HOUSING PROGRAM GUIDELINES**

WHEREAS, on November 1, 2011 the Ogden City Council adopted Resolution 2011-23 which established the Infill Housing Program Guidelines;

WHEREAS, the Infill Housing Program Guidelines authorize City staff to undertake individual infill housing projects of no more than 10 homes on contiguous lots;

WHEREAS, individual projects of more than 10 homes on contiguous lots require approval by the Ogden City Council;

WHEREAS, in order to quickly respond to opportunities to establish development parcels, create designs, and line up financing for infill projects greater than 10 homes, flexibility in the use of funds for predevelopment costs is needed.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ogden City Council that the Infill Housing Program Guidelines are amended to allow certain predevelopment costs to be incurred for infill development projects greater than 10 homes on contiguous lots prior to City Council approval of the final development concept and financing. The Ogden City Council hereby adopts the modified Guidelines, attached to this resolution as Attachment "A". Changes are effective beginning 7/1/15.

PASSED AND ADOPTED by the Ogden City Council this _____ day of

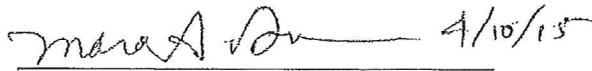
_____, 2015.

CHAIR

ATTEST:

Ogden City Recorder

APPROVED AS TO FORM:



City Attorney



INFILL HOUSING
PROGRAM GUIDELINES

I. PROGRAM SUMMARY

The Community Development Division administers the Infill Housing Program. This Guideline applies to the properties owned by Ogden City. The intent of this Program is to revitalize older neighborhoods. The mechanism of this Program is to facilitate construction of new housing in established neighborhoods through assembling land, undertaking site preparation work and vertical construction, and filling financing gaps. The eventual result is a sale to owner-occupant buyers. The primary target area for this Program is the East Central Planning Community.

II. REQUIREMENTS

1. Property Selection

- a. The following types of properties may be considered:
 - Inner-block parcels on 10-acre blocks.
 - Un-developed vacant parcels
 - Vacant lots with unusual size or shape, in combination with other strategic acquisitions to make the parcels feasible to develop.
 - Acquisition and demolition of deteriorated housing or other structures that are not feasible to renovate.
- b. Priority will be given to properties in historic districts, in areas where other concerted revitalization is under way, and where development will remove impediments to the success of other potential revitalization efforts.

2. Uses of Funds

- a. Categories:
 - i. Property Acquisition and Holding Costs
 - ii. Land Clearance and Demolition
 - iii. Environmental, Planning and Designs
 - iv. Site Preparation
 - v. Pedestrian Corridors associated with Infill Housing
 - vi. Public Spaces associated with Infill Housing
 - vii. Open Space associated with Infill Housing
 - viii. Fill Financing Gap on New Construction
 - ix. Staff Costs
- b. Thresholds:
 - i. Individual projects not exceeding 10 homes on contiguous lots are allowed under these Guidelines.

- ii. Individual projects exceeding 10 homes on contiguous lots will require approval by the City Council of final development concepts and financing. Prior to City Council approval, funds may be used for:
 - Individual Property Acquisitions up to \$250,000
 - Holding Costs
 - Land Clearance and Demolition
 - Environmental, Planning and Designs
 - Site Preparation
 - Staff Costs

3. Historic Preservation

- a. National Historic Register: Regardless of the fund source (federal or local) used to acquire and develop properties, and for every property assisted or impacted by the Program, the procedures described in Section 106 of the National Historic Preservation Act of 1966, as outlined in regulations 36 CFR Part 800, will be followed for consultation with the Utah State Historic Preservation Office. This is a means of determining the effect that any city sponsored action may have relative to identifying and determining the effect on historic resources as well as gaining the input of a qualified entity on how to mitigate and reduce negative effects on the historic resource.
- b. Ogden Landmarks Register: For any property listed on the Ogden City Landmarks Register, the city will follow all procedures established by ordinance prior to conducting any construction or demolition activity.

4. Development & Sale

There are two tracks for development and sale of the homes. 1) Ogden City does the development and sells the homes; 2) Ogden City sells the land under a development agreement which enforces the City's goals for the project, and at a price which facilitates the development.

- a. Ogden City Development & Sale of Homes
 - i. Architecture & Design: compliant with applicable Community Plans and Zoning Ordinances. Consistent with, or complimentary to development patterns in the neighborhood of the development site.
 - A. Section 504 Accessibility (24 CFR 8.22 and 8.32) may apply for projects with 5 or more residential units in multi-family housing projects.
 - B. Fair Housing Act Accessibility (24 CFR 8.22) may apply for projects with 4 or more residential units in a multi-family housing project.
 - ii. Marketing: Multiple Listing Service, using a local real estate broker.
 - iii. Contracting: Ogden City will obtain competitive bids pursuant to City regulations, and will enter into a contract with a general

contractor who has experience in constructing historic-style buildings. Ogden City will obtain from the general contractor a final guaranteed maximum price of construction based on the negotiated scope of work.

- iv. Pricing: Market Value as determined by appraisal.
- v. Buyer Income Limit: as dictated by fund source restrictions.
- vi. Financing: As dictated by fund source regulations, the City may carry back a portion of the sales price as a second mortgage to assure affordability and to enforce the required period of affordability.

b. Sale of Land to Outside Developer

- i. Architecture & Design: compliant with applicable Community Plans and Zoning Ordinances. Consistent with, or complimentary to development patterns in the neighborhood of the development site.
 - A. Section 504 Accessibility (24 CFR 8.22 and 8.32) may apply for projects with 5 or more residential units in multi-family housing projects.
 - B. Fair Housing Act Accessibility (24 CFR 8.22) may apply for projects with 4 or more residential units in a multi-family housing project.
- ii. Marketing of Land: Multiple Listing Service, using a local real estate broker. Another option is to use a "Request for Proposals" process, pursuant to City regulations.
- iii. Pricing:
 - Home Price: homes sold by developer will be at market value.
 - Land Price: Land will be sold to the developer at market value, as determined by an appraisal. If a development cost analysis predicts that the developer will not be able to achieve the return of land value through the sale of the homes, then a discount on the land price may be needed. In this case, the procedures will be followed as outlined in Ogden City Code section 4-3A-5: CONVEYANCE OF CITY REAL PROPERTY, paragraph A.1., "Every sale, lease, encumbrance, or other conveyance of city owned real property shall be made by the mayor, or under the mayor's express written authority. All conveyances or encumbrances of such property shall be based on the highest and best economic return to the city, except that consideration for property conveyed may be based on other public policy factors if the city council makes a legislative determination that the consideration is adequate."
- iv. Development Agreement: A development agreement will be negotiated between the buyer and Ogden City. This will establish design guidelines, schedules, funding sources, home buyer income requirements, marketing plan, financing requirements, pricing

- requirements, and any other applicable requirements as dictated by fund sources used in the project.
- v. **Financing:** As dictated by fund source regulations, the City may carry back a portion of the sales price as a second mortgage from the land buyer and subsequently by the home buyer, to assure affordability and to enforce the required period of affordability.

**For Further Information call or write:
Ogden City Community Development Division
2549 Washington Blvd., Suite 120
Ogden, UT 84401
(801) 629-8940
For Accessibility or Language Assistance help: (801)629-8701
Or visit: <http://Assistance.ogdencity.com>**





(8/11/15)

INFILL HOUSING PROGRAM GUIDELINES

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