

Ogden Housing Discussion III



Ogden
UTAH™
City Council

Options from Other Jurisdictions

Work Force/Magnate Housing

- *Teton County, WY (Goal of 65% of Workforce Living in the County)*
 - *Affordable Program*
 - *Rental and ownership opportunities*
 - *Serves households who earn <120% MFI.*
 - *Workforce Program*
 - *Lottery for Homes (Deed Restrictions)*
 - *May Qualify Even if Above 120% AMI*
 - *Sliding Scale Payments*



Artist Housing

- *Paducah, KY*
 - *Artist Relocation Program*
 - *Grants for Relocation*
 - *Grants for Property Purchase and/or Remodel*
 - *Homes or Live/Work Spaces*
 - *Business Coaching*
 - *New Exhibition Venues*



Affordable/Equitable and Fair Housing

- *Salt Lake City, UT*
 - *Modify Land-use and Zoning*
 - *Remove Process Impediments*
 - *Prioritize Development of Housing for Less Than 40% AMI*
 - *Create a Community Land Trust*
 - *Improve Existing Housing Stock*
 - *Create Affordable Home Ownership Program*



Community Land Trust

- Approximately 160 community land trusts operating in the US
- Nonprofit, community-based organizations that own land and lease to those who live in houses built on that land
- Trust membership is comprised of
 - Leaseholders
 - Community members
 - Government representatives
 - Funding agencies
 - Public interest Groups
- Leases includes a resale formula



Other Options

- Coliving/PodShare
 - Shared kitchens, living rooms, and other common spaces with a private or shared bedroom (SRO)
- Rent Controls/Subsidies
 - Limits the amount of increases year over year
- Mortgage Support
 - Ranges from Financial Counseling to Direct Financial Assistance



Other Options

- City Acts as Bank
 - Revolving Loan Funds
 - Lease to Purchase Terms
- Grants



Other Options

- Continue or Accelerate Current Policies and Programs
 - Quality Neighborhood Initiative
 - Neighborhood Revitalization Strategy
 - HOME, HELP Programs
 - Own In Ogden
 - Purchase/Rehab/Sell
 - Unit Reduction (Suspended)
 - RDA/Tax Increment Incentives
 - ****Block-Level Action Plans****



National League Report

Housing Market Conditions Across American Cities

- *754 cities with populations greater than 50,000*
 - *High Opportunity Cities (13%)*
 - *Growing Cities (12%)*
 - *Rent-Burdened Cities (27%)*
 - *Multi-Family Deficit Cities (12%)*
 - *Wealth Pocket Cities (7%)*
 - *Transit-Desiring Cities (29%)*



Transit-Desiring Cities

- Lowest Median Income
- Lowest Job Growth
- Lowest Owner Occupancy
- Lowest gender-income gap
- Highest non-white population
- Lowest population growth
- Medium public transit access
- Lowest Levels of Single-Family Building Permits
- Average Levels of Multi-family Building Permits

“Without policy action, residents in these cities may not be able to experience the economic mobility that would be gained through access to public transportation.”



Ogden On Board Study

Ogden Onboard examined how the community envisions development around future transit stations and identifies strategies to achieve this vision by focusing on

- Preserving a mix of equitable housing
- Enhancing access to essential services
- Creating well-designed and welcoming stops and station areas
- Providing improved active transportation connections and greater connectivity to the regional transit system.



Policy Recommendations – NLC Report

- Connect development to improved transit options and lock-in permanent affordability
- Encourage joint development with transit agencies and other interagency partnerships
- Foster entrepreneurship and cooperative business ownership models
- ~~Reduce impact fees and exactions~~



Questions?



Work Force/Magnate Housing

- *Fairfax County, VA*
 - *Rentals Owned/Managed or Contracted by the County*
 - *Condos/Townhomes For Sale to First Time Buyers*
 - *Public Safety Professionals*
 - *Healthcare Providers*
 - *Teachers*
 - *Seniors*

