

A. Goal

Housing that is well maintained varied in cost and mixed density and is located in safe, stable and revitalized neighborhoods throughout Ogden.

B. Overview

Housing is a very important component of Ogden's quality of life and is crucial to meeting the day-to-day needs of residents, as well as attracting companies to the City. Ogden's housing market has broadened during the 1990s, but the majority of available land for housing has been or is being developed. At the same time, several neighborhoods are in need of reinvestment to maintain the existing housing stock.

C. Existing Conditions and Key Findings

The current state of housing in Ogden is influenced by a number of factors: age and condition, tenure and vacancy, cost and affordability and market demand. The future of housing is likely to be affected by three important trends: land use, new housing construction and density. In general, Ogden City has had an older housing stock with a disproportionate amount of rental units. But activity since 1990 has broadened the housing stock and added over 2,000 new units.

1. Housing Age and Condition

Ogden City has an older housing stock than Weber County. Over 44 percent of Ogden's housing stock was built prior to 1940 – a higher percentage than Weber County's 27.2 percent. Only 10.5 percent of Ogden's housing stock was built between 1980 and 1990. The high percentage of housing units constructed prior to 1940 indicates that Ogden may have an inordinate amount of units that are in poor condition or require some degree of



Figure 7.1 -An older, established neighborhood in east Ogden.



Figure 7.2 -A recently established neighborhood in southeast Ogden.

rehabilitation. Likewise this older stock is important to the City's character and its rich history.

In fact, the 1990 US Census indicates that 2,280 owner occupied units and 1,100 renter occupied units were considered substandard – a total of 3,380 units or 12 percent of the housing stock. The presence of lead based paint and asbestos in substandard housing units is a major health concern for those occupying substandard units. The majority of these units were considered to be suitable for rehabilitation; that is, the cost of upgrading these units to comply with code plus

the cost of outstanding indebtedness against the property does not exceed their value.

The City continually addresses substandard housing conditions through a number of housing programs and these efforts should be recognized and coordinated with future strategies to strengthen the housing stock.

2. Housing Tenure and Vacancy

Ogden has a lower percentage of owner occupied housing units and a higher percentage of renter occupied units compared to Weber County. Owner-occupied units comprise 52 percent of Ogden's occupied housing stock – a lower percentage than Weber County's 58 percent. Renter-occupied units comprise 41.2 percent of Ogden's housing stock, which is significantly higher than Weber County's 29.3 percent. It is important to examine the owner/renter balance in Ogden and determine whether a change in that balance is appropriate.

Ogden had a higher 1990 vacancy rate than Weber County. In 1990, 10.9 percent of Ogden's 27,194 dwelling units were vacant. Weber County had a considerably lower vacancy rate of 7.9 percent. Vacancy data should be gathered on a regular basis to help evaluate and determine changes to housing needs. Vacancy can affect housing quality and is a factor in driving market demand and construction activity.

3. Housing Cost and Affordability

Ogden has a lower median housing cost than Weber County. The 1990 median value of an owner occupied unit in Ogden was \$54,700. Median housing costs were significantly higher for Weber County—\$66,000. About 43 percent of Ogden's owner-occupied housing was valued between \$50,000 and \$100,000, while a slightly higher percentage across Weber County—54 percent—was valued at this price. This data should be updated to more accurately measure housing costs. Housing costs affect affordability and influence the City's ability to capture various segments of the housing market.

Vacancy rates in the recent past have been low, which should prompt the building industry to meet the increased demand. At the same time the current single-family construction boom in the City may be artificially boosting forecasts.

4. Recent Development Activity

The future of housing development is affected by three trends: land use, new housing construction and density.

First, residential land use has changed over the last decade. Ogden's housing stock increased by a total of 2,338 units between 1990 and 1998. Single-family represented the largest number of new units and multi-family units had the largest proportional increase.

Single-family developments accounted for the majority of Ogden's residential land in 1997. Residential uses occupied approximately 4,600 acres of land or slightly less than one-third of Ogden's developed land. Single-family use accounted for 83.4 percent of all residential land in 1997. Two-family and multi-family units comprised 4 percent and 10.7 percent of all residential land respectively. Mobile homes comprised the remaining 2 percent of residential land.

The residential land use pattern should be considered relative to the City's overall land use composition. Likewise undeveloped areas that are zoned for residential development should be evaluated given some of the City's significant natural constraints.

Second, new construction is an important trend to consider. Since 1990, the number of housing units has increased by approximately eight percent. Single-family development is responsible for the majority of the increase. Of the 29,532 housing units in 1998, single-family units accounted for 66.3 percent, while two-family and multi-family units accounted for 8.2 percent and 25.6 percent respectively. The largest percentages of growth were found in the

Southeast Ogden (44.3 percent), Lincoln/Edison (16.4 percent), Lynn (10.2 percent) and Canyon Road (8.8 percent) communities.

The City's dramatic turn around in residential construction since 1990 has invigorated several neighborhoods. It is important to consider whether this rate of development will continue and assess the implications on City services and facilities.

Third, the last trend that will affect the future of housing is density. Ogden has a residential density of about 6.7 dwellings per acre, characteristic of an older city with established neighborhoods. Recent single-family development in Ogden has averaged about four dwellings per acre. These trends establish certain neighborhoods in the City as suburban communities, different in scale and character from the City's older, established neighborhoods. The General Plan should consider this trend in conjunction with established neighborhoods as a context for recommending neighborhood standards.

D. Objectives and Strategies

The objectives and strategies for the element follow on page 7.4.



Goal

Housing that is well maintained, varied in cost and mixed density and is located in safe, stable and revitalized neighborhoods throughout Ogden.

Objective

1. Expand homeownership.

According to the 1990 Census, 52 percent of Ogden's housing stock is owner occupied. The state's average is 61 percent, while the national average is 58 percent. Ogden should work towards increasing the homeownership rate. It is an important asset for providing stability and improving the housing stock in the City. Homeownership brings personal investment to a neighborhood with a return benefit of increasing property values for the long term. It can also build personal wealth, which will strengthen the community overall.

Strategies

- 1.A. Promoting an effort to encourage households to "Start in Ogden, Stay in Ogden."

Implementation: Neighborhood Development Division, Redevelopment Agency

- 1.B. Providing opportunities or incentives (where appropriate) for homeowners to expand their dwelling space as their living needs change.

Implementation: Neighborhood Development Division, Redevelopment Agency

- 1.C. Continuing to support programs and provide incentives for people to purchase and rehabilitate existing homes, such as the Own In Ogden Program.

Implementation: Neighborhood Development Division, Redevelopment Agency



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Objective

2. Improve the quality of housing stock through better maintenance, upkeep, rehabilitation and in extreme cases, demolition and new construction.

Improving property maintenance is fundamental in restoring stability to neighborhoods. Ongoing property maintenance improves a neighborhood's image and contributes to Ogden's quality of life. Special attention should be given to the exterior maintenance of houses and general property upkeep. The City should encourage the rehabilitation of homes through incentives and assistance and use demolition as a last resort.

Strategies

2.A. Continuing the Housing Inspections Program (enforcement of life safety code problems).

Implementation: Inspection Services Division, Mayor

2.B. Encouraging and working towards providing incentives to maintain and upgrade housing units.

Implementation: Neighborhood Development Division, Inspection Services Division, Code Enforcement

2.C. Creating site and building design guidelines or alternatives for rental projects that encourage the interaction of residents, create common open space and encourage pedestrian orientation.

Implementation: Planning Division, Planning Commission, City Council

2.D. Identifying and pursuing the rehabilitation or demolition of abandoned or dilapidated residential properties.

Implementation: Neighborhood Development Division, Inspection Services Division, Mayor

2.E. Directing funds towards upgrading housing stock, creating curb appeal and maintaining the landscaping.

Implementation: Neighborhood Development Division, City Council, Mayor

2.F. Considering further tools and resources to enforce existing property maintenance regulations, i.e. the enforcement challenges presented by absentee landlord properties.

Implementation: Economic and Community Development Department, Planning Commission, City Council, Mayor



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Objective

3. Encourage local management and ownership of rental property.

Investors in property should be encouraged to become residents of their properties or in some manner participate in the community where they invest. The City should explore developing incentives or assistance to help accomplish this objective. The desired result is to improve housing conditions and lessen negative community perceptions of absentee landlords.

Strategies

- 3.A. Establishing a type of "City Day" with block parties where neighbors and/or owners have a chance to meet others of their community.

Implementation: Neighborhood Development Division, with other city departments as a resource

- 3.B. Encouraging the building owner to live on the property to establish permanency and a sense of community. (see Chapter 9-Neighborhoods, Objective 3D)

Implementation: Neighborhood Development Division, City Council, Mayor

- 3.C. Establishing and maintaining communication with absentee landlords informing them of City or neighborhood events, rental regulations or concerns and other pertinent information about owning property in Ogden.

Implementation: Code Enforcement, Neighborhood Development Division, Mayor



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Objective

4. Facilitate residential in-fill, redevelopment and rehabilitation —in some cases at higher densities.

The city should consider developing a package of incentives that will encourage residential in-fill in the traditional 10-acre block areas. In addition, design guidelines should be developed to ensure that the architectural style of these new developments is consistent with the surrounding homes to create continuity and connectivity within the neighborhood.

Strategies

4.A. Targeting the traditional grid area for residential in-fill development by establishing special zoning bonuses and incentives through an overlay zone.

Implementation: Neighborhood Development Division, City Council, Mayor

4.B. Identifying sites that could be appropriately developed at higher densities under existing zoning designations and creating a special overlay zone with appropriate design controls, promoting mixed uses in locations where appropriate.

Implementation: Neighborhood Development Division, Planning Division, Planning Commission, City Council

4.C. Incorporating new housing but avoiding “cookie cutter” style new development through zoning provisions. New housing styles should include style elements of the surrounding homes or should reflect the design characteristics found in the neighborhood.

Implementation: Neighborhood Development Division, Planning Division, Planning Commission, City Council



Figure 7.3 -Construction on the Legacy Park subdivision on 24th Street



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Objective

5. Work in cooperation with the private sector to expand the variety of housing types to meet the needs of a diverse community.

This would occur through various actions such as marketing to potential developers, establishing relationships with banks and mortgage companies, providing incentive packages and evaluating densities and infrastructure requirements.

Strategies

- 5.A. Encouraging and supporting development of various housing types and identifying the areas where these types might be appropriate.

Implementation: Neighborhood Development Division, Planning Division, Planning Commission, City Council

- 5.B. Working with banks and mortgage companies to understand their issues and concerns regarding unique lending needs in Ogden.

Implementation: Neighborhood Development Division

- 5.C. Developing marketing strategies or incentive packages to encourage and assist developers, investors and individuals to build or purchase housing in Ogden.

Implementation: Business Development Division, Neighborhood Development Division, City Council, Mayor



Figure 7.4- Lincoln Townhomes in the Jefferson Community



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Objective

6. Disperse affordable and assisted housing to appropriate locations throughout Ogden.

Ogden has traditionally provided the majority of the low to moderate income housing in Weber County. This is done in two ways: dedicated housing for the low to moderate income levels (IN 2018 Ogden had 80% of the County's dedicated housing stock for those income levels while having a total of 36% of the total housing units in the County) and generally affordable housing as 28.6% of the household units in Ogden fit under the affordable ownership designation. Providing the appropriate balance of housing for all income levels is key to a healthy, inclusive community. Ogden continues to have a substantial stock of moderate-income housing. The issue for Ogden is not necessarily the quantity, but the quality of the housing stock. City policies should support programs and efforts to maintain its housing stock.

Strategies

6.A. Maintaining and supporting programs that help provide housing options for moderate-income residents (e.g. Consolidated Plan strategies, Own In Ogden, etc.).

Implementation: Neighborhood Development Division, City Council, Mayor

6.B. Examining the existing housing supply on an annual basis to determine if there is an adequate supply of quality moderate-income housing.

Implementation: Neighborhood Development Division, Planning Division

6.C. Continue to provide, improve opportunities and adjust regulations for Accessory Dwelling Units in all neighborhoods in Ogden City.

Implementation: Planning Division, Neighborhood Development Division, Planning Commission, City Council

6.D. Require higher density developments in TOD, Urban Mixed Use and Neighborhood Village Centers

Implementation: Planning Division, Neighborhood Development Division, Planning Commission, City Council

6.E Evaluate and correct areas of discrepancy where parking requirements are excessive for moderate to high density developments or low to moderate income housing when near transit station or connected to walkable community facilities.

Implementation: Planning Division, Planning Commission, City Council

6. Disperse affordable and assisted housing to appropriate locations throughout Ogden. (contd.)

home purchase to city employees for first time home purchases or relocation into Ogden.



Figure 7.5 -Multi-family units in East Ogden.

Implementation: Neighborhood Development, City Council

6J. Develop and adopt station area plans in accordance with Utah Code 10-9a- 403.1.

Implementation: Planning Division, Planning Commission, City Council, Mayor

(Ord. 2019-50 effective 11/22/2019)

6.F Continue to set aside 20% Housing funds from Redevelopment TIF for moderate income housing in key strategic areas of the community.

Implementation: Redevelopment Agency, Redevelopment Board, Neighborhood Development Division

6.G Continue to partner with Ogden Housing Authority and Weber County Housing Authority in development of projects in Ogden City in the development of low to moderate income housing.

Implementation: Planning Division, Planning Commission, Neighborhood Development Division, Ogden Housing Authority, Weber Co. Housing Authority

6.H. Preserve existing moderate income housing through the HELP and Homestead programs of Ogden City.

Implementation: Neighborhood Development, City Council

6.I. Continue to provide through the Own in Ogden Grant additional funding for



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Objective

7. Encourage and facilitate development of housing in the downtown.

Ogden should pursue opportunities to establish housing in the Downtown core. Such housing should be medium to higher density (see figure 7.6), include mixed uses where appropriate (i.e. first floor retail, personal services and offices) and provide for a strong pedestrian orientation. Where appropriate, efforts should be targeted on existing buildings, especially underused or vacant office and light industrial structures that lend themselves to rehabilitation into housing.

The City should seek opportunities to review the strategies of other cities (e.g. Salt Lake City) to further explore methods to accomplish or market this objective.



Figure 7.6 -Colonial Court Apartments in downtown Ogden. Buildings are mid-rise structures that house 221 apartments. Density of the units is approximately 45 dwelling units per acre.

Strategies

- 7.A. Pursuing dialogue with other municipalities regarding ways of attracting and re-establishing housing in Downtown.

Implementation: Neighborhood Development Division

- 7.B. Encouraging the development of higher density housing around the new intermodal transportation hub.

Implementation: Business Development Division, Neighborhood Development Division, Planning Division, Planning Commission, Redevelopment Agency, City Council, Mayor

- 7.C. Pursuing the development of other projects similar to the Shupe Williams and Colonial Court Apartments including consideration of a set of zoning and economic incentives and packaging rehabilitation dollars.

Implementation: Business Development Division, Neighborhood Development Division, Redevelopment Agency

- 7.D. Diversifying the development of housing types, which will create a metropolitan/cosmopolitan inner city atmosphere that appeals to a variety of incomes and ages (e.g.. Generation "X", retirement and moderate income groups).

Implementation: Business Development Division, Neighborhood Development Division, Downtown Ogden, INC, Redevelopment Agency



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Objective

8. Identify opportunities for inclusion of 4,700 new dwelling units in Ogden to accommodate continued population growth.

As indicated in Chapter 8-Land Use, Ogden has a potential population increase to 81,000 persons by 2020. There is approximately 300-500 acres available for residential development. This vacant land at current development and zoning densities could accommodate half of the projected growth. This means that Ogden must look for opportunities and places to create additional housing units, otherwise the City might lose this potentially invigorating growth. Strategies could include raising the allowed density in some locations, such as along transportation corridors, supporting in-fill development and providing opportunities to create alternative dwelling choices, such as live/work units or accessory units known as “ADU’s.”



Figure 7.7 -Oddfellows Apartment building on Monroe Boulevard. An example of 1960's high-rise housing

Strategies

8.A. Evaluating opportunities and techniques for higher densities along major transportation corridors to facilitate the development of housing units including the utilization of shared green areas and minimizing parking where there is easy access to public transit.

Implementation: Neighborhood Development Division, Planning Division, Planning Commission, City Council

8.B. Supporting in-fill development that is appropriately designed to compliment the area in which is it located. (see Chapter 7-Housing, Objective 4).

Implementation: Neighborhood Development Division, Planning Division, Planning Commission, City Council, Mayor

8.C. Adopting a focused incentive package that includes zoning bonuses and parking waivers, economic incentives and packaged housing funds from state, federal and private sources.

Implementation: Neighborhood Development Division, Planning Division, Planning Commission, City Council

E. Housing Plan

1. Population and Housing

The General Plan supports a City population of about 81,000 residents by 2020—per the forecasts—and with the ability to accommodate additional future population growth as deemed appropriate by the community. About 4,669 new dwellings would be needed over the next 20 years to accommodate this growth. This can be accomplished in several ways:

A. Vacant Units

Dwelling units currently vacant should become occupied. This may or may not require upgrading these units.

B. Upgrading Substandard Housing

Housing currently classified as substandard should be rehabilitated to meet building code requirements. Upgrading substandard units may require local participation and the use of state/federal housing funds.

C. New Construction

Housing can be provided as new construction on undeveloped sites, such as the 500 acres currently available for residential development. At current densities of 4 du/ac, these 500 acres could only accommodate about 2,000 units. By permitting and encouraging higher densities, the City could accommodate more residential development on the same acreage, if the community deemed that appropriate.

D. In-fill New Construction

New in-fill construction could occur on individual sites throughout the City that are appropriate for residential uses and on the interior blocks of the City's historic grid. In-fill would be expected to be constructed at a density higher than 4 du/ac. Neighborhood village centers, ranging in size from 7 to 15 acres, could develop in a range of 6.5 to 25

du/ac based on the densities of surrounding multi-family housing. Additional in-fill development can be easily accommodated on available land in the traditional grid.

E. Housing Mixture

Envision Utah estimates that the additional housing mix needed in Utah to match expected 2020 income and demographic characteristics in an open market would yield:

- 60 % single-family homes
- 26 % apartments
- 14% town homes & duplexes

F. Housing Urban Design Guidelines

1. General Purpose of the Design Guidelines

The Guidelines are a comprehensive set of statements that address the urban design needs of different areas in Ogden City. Many of the guidelines set forth in this section were taken or adapted from the Urban Design Study that was completed in 2001. The City should review, amend, or make policy that will ensure that public and private development projects consider these guidelines as part of the planning and design process.

In addition, each community plan, using the plan's design guidelines, should develop specific standards to be implemented for city and private development projects within their respective community.

2. Residential Development

Ogden is comprised of many old and new neighborhoods. The guidelines in this section seek to encourage new housing investment that is compatible with surrounding development in terms of lot layout, building design, and use of materials. In some cases new residential construction within the older neighborhoods has not been consistent within the context of the existing housing in the neighborhood. The goal of the guidelines is to ensure that new housing construction is a welcomed addition to the surrounding area.

A. Intent of the Guidelines

To allow for the development of under-utilized property, particularly the inner grid block areas, that is sensitive and respectful to the context of existing buildings, relative to lot layout, setbacks, heights, architectural style and character, and use of materials.

B. Housing Design Principles:

- a. New residential buildings should be consistent with the predominant architectural styles of their surrounding setting. If the setting contains traditional building designs, then contemporary designs (e.g. split and multi-levels) are out of place and visa versa. Consistency and compatibility are important to maintaining the physical harmony of the neighborhood.
- b. New residential buildings should reflect the lot and site layouts of surrounding development. This ensures that the new building "fits" within the context of the neighborhood.
- c. Two-family and multi-family buildings can look out of character in residential neighborhoods if they are not sited and designed appropriately. They should be sited and designed appropriately to fit the character of the neighborhood.
- d. Residential neighborhoods should include mixed-use areas that serve as an anchor of identity or provide the needed goods or services for residents.

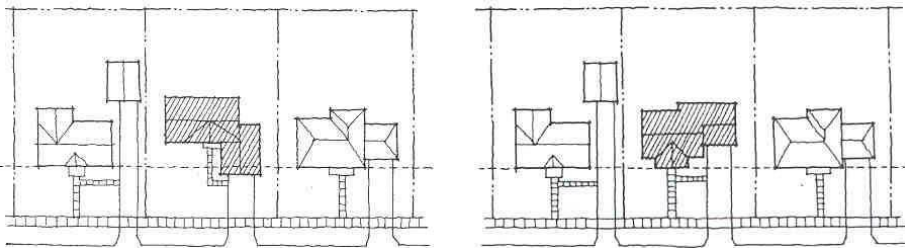
C. Housing Design Guidelines:

ARCHITECTURAL COMPATIBILITY & SITE DESIGN

1. **Consistency:** The design of new residential buildings should ensure that the architectural style, character, and use of exterior materials are consistent with the surrounding development – particularly adjacent buildings that are visually associated with the new structure.
2. **Garages:** The design and placement of garages and other parking structures should be consistent

with the surrounding development, i.e. is it located behind the building, to the side, behind the building face, attached or detached, one, two, or multiple cars, etc.

3. **Building Placement:** The primary façade of all residential buildings facing public streets should be parallel to the street rather than at unconventional angles.
4. **Building Setbacks:** Building setbacks should be consistent with adjacent structures. Exceptions could be allowed for preservation of valued plantings, natural features of the site, and historical preservation. If adjacent structure setbacks vary, they should be averaged to set the standard for the new development.



The placements of new homes on infill sites in traditional neighborhoods should match the setback and design of existing structures. On the left, the new home has a prominent garage that dominates the site, out of character with adjacent homes. On the right, the new home has a garage that is setback from the front of the house, matching adjacent properties.



Homes with dominant garages are more appropriate in suburban neighborhoods than in the City's traditional neighborhoods, where garages are often detached and set back behind the home

5. **Front Door Orientation:** The front entry or door of each residential building should be oriented to the street and a walkway should be provided linking the front door directly to the sidewalk for traditional development, or the associated driveway for contemporary development.

6. **Yard Light:** A yard light should be provided between the front of the residential building and the street to illuminate the front yard area.

TWO-FAMILY & MULTI-FAMILY DEVELOPMENT

7. **Two-Family Buildings:** The design of two-family residential buildings should be consistent with the setting of the neighborhood in terms building height, garage placement, and exterior design and materials.
8. **Multi-Family Buildings:** For multi-family buildings, design elements should ensure that the structures are compatible with surrounding structures relative to density, setbacks, parking, height, design, materials, and landscaping. Design elements common to the neighborhood should be incorporated into the design theme of the development (e.g. porches, decks, siding materials, garage placement, etc.).

MIXED USE DEVELOPMENT

9. **Mixed-Use Areas:** Mixed-use areas should be incorporated into the neighborhoods. The vertical mixing of uses within buildings or the suburban stand-alone style of

development should be defined by the community's needs for goods and services. Buildings should be oriented towards the street and the sidewalk and should support other modes of transportation (e.g. walking and bicycling). Mixed-use areas may or may not include a public transit component.

10. **Live/Work Buildings:** Residential units that allow an owner or renter to operate an office or professional service business should be encouraged as part of a mixed-use area. Typically these units are townhouse style structures that accommodate business operations on the first floor and living quarters on the upper floors.

3. Implementation Measures

The City should seek to encourage new housing investment that is compatible in terms of design, materials, and lot layout with its residential surroundings. In some cases new residential construction has not been consistent with the context of the neighborhood. It is the goal of the Urban Design Guidelines to ensure that new housing or additions are compatible and welcomed investments to a neighborhood. The strategies below should be considered and amendments made to City regulations to achieve the objectives of the Urban Design Guidelines:

- **RESIDENTIAL DESIGN STANDARDS**
A set of contextual guidelines should be developed for the significant residential design patterns found in Ogden such as placement of the garage, building setbacks, building heights, use of materials, etc. These guidelines should be incorporated into City regulations. They should also be adhered to in the design and layout of City sponsored redevelopment and infill projects. Furthermore, they should be promoted to architects, builders, realtors, land investors, and other associated entities. Brochures and displays should be developed to educate the public.

G. Moderate Income Housing Implementation Plan

Introduction: Utah State Code 10-9a-403(2)(b) requires Ogden City to adopt a moderate-income housing element which includes specific strategies. These strategies describe how Ogden City will provide moderate-income housing to meet the needs of people of various income levels living, working, or desiring to live or work in the community. An implementation plan as required by State Code describes how it will to accomplish each specific strategy.

1. Provide housing options for moderate-income households

State Strategy: None apply to this strategy

Ogden General Plan Strategy 6A: “Maintaining and supporting programs that help provide housing options for moderate-income residents (e.g. Consolidated Plan strategies, Own In Ogden, etc.)”

Actions Taken as of 2022:

- A. Approved Lotus Riverwalk Phase 2 low-income housing tax credit project (174 units).
- B. Approved Meadowbrook low-income housing project (48 units) – Weber Housing Authority Project.
- C. Approved Capital Square low-income apartment (176 units).

Future Actions:

A. The Community Development Division, City Council and Mayor will continue to provide financial support and administer these housing programs while tracking the number of housing units approved through these programs each year.

Responsible Party: Community and Economic Development Department, City Council and Mayor

Timeline: Annually review the number of housing units provided through these programs and determine if there are other housing programs worth supporting.

2. Examine supply of quality moderate-income housing

State Strategy: None apply to this strategy

Ogden General Plan Strategy 6B: “Examining the existing housing supply on an annual basis to determine if there is an adequate supply of quality moderate-income housing.”

Actions Taken as of 2022:

- A. The Planning Division is tracking all housing projects including moderate-income housing units.

Future Actions:

A. The Community Development Division and Planning Division will coordinate and inventory the supply of quality moderate-income housing units.

Responsible Party: Community Development Division and Planning Division

Timeline: Annually count supply and report as part of annual moderate income housing report

3. Allow accessory dwelling units

State Strategy E: “create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;”

Ogden General Plan Strategy 6.C.: “Continue to provide, improve opportunities and adjust regulations for Accessory Dwelling Units in all neighborhoods in Ogden City.”

Benchmark: When the Utah legislature adopted SB34 in 2019, Ogden allowed accessory dwelling units in all residential zones with the exception of single-family zones in the East Central and Mount Ogden Communities. Ogden had objective standards for accessory dwellings. Ogden does not charge development impact fees for accessory dwellings. To meet the state strategy, Ogden must reduce regulations on accessory dwelling units from this point.

Actions Taken Since the Benchmark:

A. In February 2022, the Ogden City Council amended the zoning ordinance on internal accessory dwelling units to comply with SB82.

B. In November 2022, the Ogden City Council adopted an amendment to the East Central Community Plan and the zoning ordinance allowing accessory dwelling units in all single-family residential zones in the East Central Community.

Future Actions:

A. The Planning Division will update the East Central Community Plan online and amend the zoning map exhibits to reflect the removal of the ADU restriction in the R-1-5 zone as approved by the City Council on November 15, 2022.

Responsible Party: Planning Division

Timeline: Complete by the end of 2022

B. Inventory and report on number of approved accessory dwelling units each year.

Responsible Party: Planning Division

Timeline: Report in conjunction with each annual moderate income housing report.

4. Allow housing in commercial or mixed-use zones near major transit investment corridors

State Strategy (G): “Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.”

Ogden General Plan Strategy 6.D.: “Require higher density developments in TOD, Urban Mixed Use and Neighborhood Village Centers.”

Benchmark: When the Utah legislature adopted SB34 in 2019, Ogden’s major transit investment corridor was centered on the Frontrunner Station next to Union Station. Ogden allowed multiple-family development in all of downtown near the Frontrunner Station with no density limit. UDOT was engaged in planning construction for the Ogden Express BRT line from the Frontrunner station to Weber State University and McKay-Dee hospital. To meet state strategy G, Ogden must amend regulations to allow higher densities or additional moderate income residential development than allowed in 2019 in commercial and mixed-use zones downtown and along the BRT route

Actions Taken Since the Benchmark:

A. In December 2021, the Ogden City Council adopted the Capitol Square Plan, which allowed higher density mixed-use development in a block near the BRT Route.

B. In November 2022, the Ogden City Council amended the zoning ordinance to allow cottage lots (1,500 sf lots) within two blocks of the Ogden Express BRT route in the East Central Community.

C. In November 2022, the Ogden City Council amended the zoning ordinance to create a Nine Rails Creative District R-9 zone in the East Central Community near the Ogden Express BRT route and Porter Avenue. This zone increased the allowed density to 29 dwelling units per acre and allowed cottage lots as small as 1,500 square feet.

Future Actions:

A. As part of the Make Ogden Downtown Plan implementation ordinance, adopt objective standards to encourage residential development in downtown with no maximum densities.

Responsible Party: Ogden City Council

Timeline: By end of 2023

B. The Planning Division will track the number of cottage lots that are subdivided from existing single-family lots in the East Central Community within two blocks of the new BRT route. The Planning Division will review new proposed cottage lots and determine that they meet the new standards starting immediately

Responsible Party: Planning Division

Timeline: Annually track number of housing units and report as part of annual moderate income housing report.

C. Ogden's Downtown Area now allows residential uses in all downtown zones. Ogden will encourage the development of an estimated 7,700 new housing units over a period of thirty years based on the Downtown Master Plan. This area is supported by FrontRunner, BRT and Bus Service that will support high density and moderate-income housing. Housing units will be tracked annually within the Downtown Master Plan Area.

Responsible Party: Community and Economic Development Department

Timeline: Track during 4 Episodes (2020-2025, 2025-2030, 2030-2040, 2040-2050) and report progress as part of the annual moderate-income housing plan report.

D. Create station area plans for the Ogden Express BRT stops along Harrison Boulevard. As part of creation of these plans, consider the appropriate residential densities near each stop and increase where appropriate.

Responsible Party: Planning Division, Ogden City Council

Timeline: Complete by end of 2024

5. Eliminate or reduce parking requirements for residential development

State Strategy (H): "Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities."

Ogden General Plan Strategy 6.E.: "Evaluate and correct areas of discrepancy where parking requirements are excessive for moderate to high density developments or low to moderate income housing when near transit station or connected to walkable community facilities."

Benchmark: When the Utah legislature adopted SB34 in 2019, Ogden generally required two parking spaces per dwelling unit. Ogden required 1.5 parking spaces per dwelling unit in or adjacent to the central business district. To meet state strategy H, parking requirements must be reduced from that point.

Actions Taken as of 2022:

A. In November 2019, the Ogden City Council amended the General Plan to add strategy 6.E. requiring an evaluation and correction where parking requirements were excessive.

B. In October 2020, the Ogden City Council adopted reduced parking requirements for low to moderate income housing in commercial zones and for residential developments near the central business district.

C. In December 2021, the Ogden City Council adopted the Capitol Square Plan, which adopted lower parking requirements for a mixed-use development near the Ogden Express BRT line.

D. In July 2022, the Ogden City Council adopted reductions in parking requirements for low to moderate income housing units in residential zones.

E. In November 2022, the Ogden City Council adopted a Nine Rails Residential R-9 zone for residential areas within the Nine Rails Creative District. This zone reduced parking requirements for multiple-family dwellings and cottage homes.

F. In November 2022, the Ogden City Council adopted new cottage home development standards in the East Central community. This reduced parking requirements for cottage homes to one space per dwelling unit.

Future Actions:

A. As part of the Make Ogden Downtown Plan implementation ordinance, further reduce parking requirements for residential developments in downtown zones.

Responsible Party: Ogden City Council

Timeline: By end of 2023

B. Consider implementing a phased paid parking system in the Downtown Area that will encourage for higher parking turnover and reduce the need for additional parking in this area. Parking reductions for residential uses and eliminations of parking for non-residential uses will significantly reduce the cost of development.

Responsible Party: Ogden City Council, Community and Economic Development Department

Timeline: Hold public meetings and reach a decision in 2023. Implement in phases through 2025.

6. Set aside moderate-income housing funds from CRA, RDA or CDA funds

State Strategy (P): “Demonstrate utilization of moderate-income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing.”

Ogden General Plan Strategy 6.F.: “Continue to set aside 20% Housing funds from Redevelopment TIF for moderate income housing in key strategic areas of the community.”

Actions Taken as of 2022:

A. Invested \$230,000 for construction of two homes for moderate-income households.

Future Actions:

A. The Redevelopment Agency, Redevelopment Board and Community Development Division will work to preserve 20% of the TIF funds allocated for housing to the development of moderate-income housing projects in key strategic areas.

Responsible Party: Redevelopment Agency, Redevelopment Board and Community Development Division

Timeline: Annually track funding and report as part of moderate-income housing report.

7. Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate-income housing

State Strategy (O): “Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency’s funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing.”

Ogden General Plan Strategy 6.G.: “Continue to partner with Ogden Housing Authority and Weber County Housing Authority in development of projects in Ogden City in the development of low to moderate income housing.”

Actions Taken as of 2022:

A. Assisted as Ogden Housing Authority acquired land for and prepared application for a Permanent Supportive Housing project utilizing low-income housing tax credits.

Future Actions:

A. The Planning Division and Community Development Division work together with the Ogden Housing Authority and Weber County Housing Authority to build new affordable housing and rehabilitate existing housing for low to moderate income households.

Responsible Party: Planning Division, Community Development Division, Ogden Housing Authority and Weber Housing Authority

Timeline: Annually provide list of projects worked on throughout the year as part of the annual moderate income housing report.

8. Invest in rehabilitation of existing uninhabitable housing stock

State Strategy (C): “Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing.”

Ogden General Plan Strategy 6.H.: “Preserve existing moderate-income housing through the HELP and Homestead programs of Ogden City.”

Actions Taken as of 2022:

A. Acquired six homes for renovation and resale to moderate-income households

B. Renovated and sold five homes to moderate-income households

C. In 2021, the Ogden City Council amended the zoning ordinance to permit buildings that were previously used as a single-family dwellings in commercial zones to be restored to their original use.

Future Actions:

A. Begin working on rehabilitating the six acquired homes to make livable and add to Ogden’s moderate-income housing stock.

Responsible Party: Community Development Division

Timeline: Begin rehabilitating homes starting in 2023

9. Implement a mortgage assistance program for public employees

State Strategy (N): “Implement a mortgage assistance program for employees of the county/municipality, an employer that provides contracted services for the county/to the municipality, or any other public employer that operates within the county/municipality.”

Ogden General Plan Strategy 6.I.: “Continue to provide through the Own in Ogden Grant additional funding for home purchase to city employees for first time home purchases or relocation into Ogden.”

Actions Taken as of 2022:

A. The Own in Ogden down payment assistance program has been amended to provide enhanced assistance and incentives for Ogden employees to purchase a home in Ogden. Ogden employees who do not already own a home in Ogden may receive up to \$15,000, which is due on sale at no interest. Police Officers and Firefighters may receive up to \$20,000. This is due on sale during the first 10 years and is forgiven thereafter.

Future Actions:

A. Adopt an annual budget for administering the Own in Ogden and Home Sweet Ogden program

Responsible Party: Community Development Division, Ogden City Council

Timeline: Adopt the budget for these items in June of each year.

10. Develop and adopt station area plans

State Strategy (V): “Develop and adopt a station area plan in accordance with Section 10-9a-403.1.”

Ogden General Plan Strategy 6J: “Develop and adopt station area plans in accordance with Utah Code 10-9a- 403.1.”

Actions Taken as of 2022:

A. Planning staff attended station area plan training provided by Wasatch Front Regional Council in anticipation of preparing an application for Station Area Plan technical assistance through the Transportation Land Use Connection (TLC) Grant.

B. In 2020, the Ogden City Council adopted the Make Ogden Downtown Master Plan. This plan meets the requirements of a station area plan for the Frontrunner station.

Future Actions:

A. Submit the downtown master plan and associated materials for certification as a station area plan for the Ogden Frontrunner station to WFRC.

Responsible Party: Planning Division

Timeline: By end of 2023

B. Apply for a grant to complete station area plans for the Harrison Boulevard Ogden Express BRT stops.

Responsible Party: Planning Division

Timeline: By end of 2023

C. Create and adopt station area plans the Harrison Boulevard Ogden Express BRT stops. Submit to WFRC for certification.

Responsible Party: Planning Division, Ogden City Council

Timeline: By end of 2024