



OGDEN CITY, UTAH

FIVE-YEAR CONSOLIDATED PLAN

July 1, 2010 – June 30, 2015

AND

ANNUAL ACTION PLAN

July 1, 2010 - June 30, 2011



Prepared By: Ogden City Community Development Division
2549 Washington Boulevard, Suite 120
Ogden, Utah 84401

SUBMITTED TO THE UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT (HUD)

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Also available at:
<http://HUDconplan.ogdencity.com>

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond in order to be compliant with Consolidated Planning Regulations.



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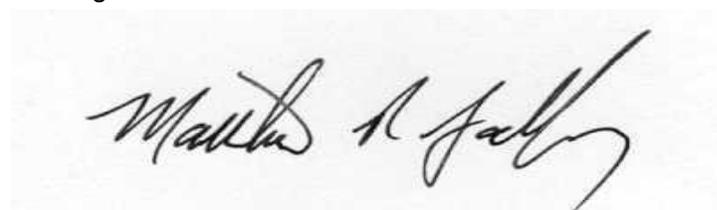
GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance. 3-5 Year Strategic Plan Executive Summary:



“It is our mission to work with our community to enhance the quality of life in Ogden by planning for Ogden’s future, while preserving its heritage. We are dedicated to effectively implementing community standards which promote desirable residential and business neighborhoods and safe, habitable buildings”.



The creation of **DECENT AFFORDABLE HOUSING** is a primary concern, particularly in older deteriorating central-city neighborhoods. The creation and restoration of safe, habitable and affordable housing stock is an ongoing effort. Housing projects that increase the amount of decent, affordable housing within reasonable proximity to employment and transportation is a priority. Ogden City also recognizes that preserving properties with historic, architectural and aesthetic values strengthens the community identity, increases property values and promotes civic pride for city residents.

A SUITABLE LIVING ENVIRONMENT includes neighborhoods that are free of slum and blight and that provide sound public streets and sidewalks. Consolidated Plan activities seek to achieve these standards. Responding to residents’ concerns about the safety and condition of residential properties within in their communities is a priority and contributes to effective code enforcement efforts that improve neighborhood conditions.

Efforts to **EXPAND ECONOMIC OPPORTUNITIES** will continue to be of major importance throughout the next five years. By supporting the creation and growth of small businesses jobs will be created or retained that will be made available to Ogden residents. Business counseling, providing access to capital for small business start-ups, and developing underutilized commercial properties are Consolidated Plan priority objectives to stimulate the economy. The goal is for low- to moderate-income residents, especially those affected by the recent economic downturn, to regain self-sufficiency through employment opportunities being generated by economic development efforts.

Ogden City participates in the state and Weber County efforts to **END CHRONIC HOMELESSNESS IN WEBER COUNTY BY 2014**. Utah State Division of Housing and Community Development reported a 42% drop in the number of Utahns who are frequently forced to stay in shelters or sleep on streets in 2009¹. Ogden City supports a Housing First, Staying Housed Model for homelessness prevention that was implemented in 2005 and is now showing results and promise for ending chronic homelessness in Weber County by 2014.

¹ Salt Lake Tribute, Wednesday, May 19th, 2010: Housing homeless, There’s no place like home

The keystone to the City's strategy to rebuild neighborhoods is program emphasis in the **NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)**. This requires concentrating housing programs, economic development projects and public improvements in the area of greatest need, the NRSA. The NRSA will address the area's economic needs through a comprehensive economic development program designed to spur businesses to relocate or expand in the Central Business District and to create jobs. Related public facility improvements and upgrades are included in this plan. By designating the East Central and Central Business Districts neighborhoods an NRSA, the city can achieve a greater comprehensive community revitalization and will continue to address the physical and economic needs in the downtown area.

During the Five-Year Consolidated Plan 2011-2015 cycle, Ogden City administration and staff will work toward achieving the goals and strategies established to advance economic, residential and social development. These activities will create growth and financial opportunities for city residents. Revitalization of central-city neighborhoods and the Central Business District will be accomplished through economic and community development strategies. We are confident that with the assistance of HUD and Ogden City community partners, these goals can be achieved.

Ogden City Community Profile

**Table 1
OGDEN HOUSEHOLDS**

Less than half of the households in Ogden City are comprised of married-couple families, while over 13% of the families are classified as single female head of household with minor children.

Total Households		27,384					
	Number	Percent		Number	Percent		
Family households (families)	18,405	67.2	Non-family households	8,979	32.8		
With own children under 18 years	9,651	35.2	Householder living alone	7,165	26.2		
Married-couple family	13,261	48.4	Householder 65 years and older	2,625	9.6		
With own children under 18 years	6,616	24.2					
Female households, no husband present	7,165	13.1					
With own children under 18 years	2,625	8.1					
Households with individuals under 18	10,652	38.9	Households with individuals	6,152	22.5		
Years of age			65 years and older				
Average household size	2.73		Average family size	3.32			

Source: U.S. Census 2000

**Table 2
OGDEN POPULATION AGE, SEX AND RACE**

By 2000, Ogden City's Hispanic population had increased to represent over 23% of all Ogden City residents, with other minorities representing 20% of the overall population. A high concentration of Hispanic and minority populations live in the central city neighborhoods. 2000 Census data estimate that 17% of the city's population are elderly residents, over age 60 years of age. By 2008, Ogden's population had reached approximately, 83,905; the median age estimated at 29.8 years and 11.7% of the population was 65 or over years of age².

<u>Age</u>	<u>2000</u>	<u>%</u>	<u>One Race</u>	<u>1990</u>	<u>%</u>	<u>2000</u>	<u>%</u>
0-4	7,586	9.8	White	55,885	87.4	61,016	79.0
5-9	6,052	7.8	Black	1,741	2.7	1,785	2.3
10-14	5,310	6.9	American Indian/Native Alaskan	687	1.1	927	1.2
15-19	6,207	8.0	Asian	1,123	1.8	1,105	1.4
20-24	8,327	10.8	Native Hawaiian or other Pacific Islander	Na	Na	133	0.2
25-34	12,242	15.9	Other Race	4,473	7.0	9,997	12.9
35-44	10,172	13.2	Two or more races	na	na	2,263	2.9
45-54	7,835	10.1	Hispanic Origin	7,669	12.0	18,253	23.6
55-59	2,595	3.4	(of any race)				
60-64	2,173	2.8					
65-74	4,104	5.3	Mean Age	28.6	Male	39,050	50.6%
75-84	3,441	4.5			Female	38,176	49.4%
85+	1,182	1.5					
Total	77,226	100%					

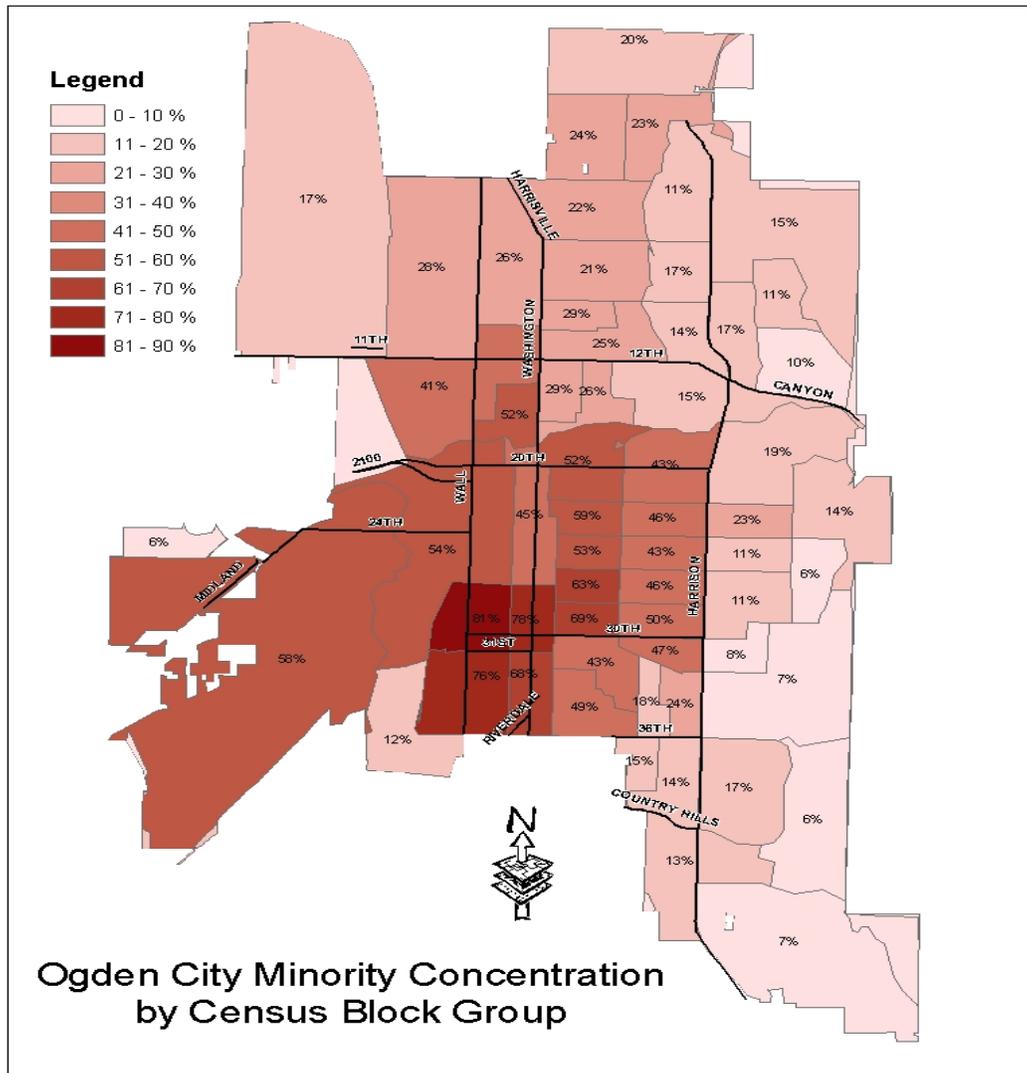
Source: U.S. Census 2000

Areas of Minority Concentration

Ogden City defines Areas of Minority Concentration as having more than 50% minority population within one census tract. Minority population is defined as populations of one or more races other than the majority population of one race, such as, white alone. As of 2009 FFIEC census tract estimates, Ogden census tracks that are areas of minority concentration are 2009, 2013 and 2019.

² Economic Development Corporation of Utah , *Utah Demographic*, 2008 estimates

Map 1



Source: U.S. Census 2000

**Table 3
EDUCATION AND SOCIAL CHARACTERISTICS**

In 2000, over 75% of Ogden City adult residents were high school graduates. Of the Ogden City residents who have taken some college courses – 16.9% have obtained a bachelor’s degree or higher. The 2008 American Community Survey reported that 90.4% of Utah population obtained a high school diploma and 29.1% had obtained a bachelor’s degree³.

2000 Social Characteristics	Number	Percent	U.S.
Population 25 years and over	43,859	100.0	
High school graduate or higher	33,345	76.0	80.4%
Bachelor's degree or higher	7,418	16.9	24.4%
(civilian population 18 years and over)	7,186	13.1	12.7%
Disability status (population 21 to 64 years)	9,354	22.7	19.2%
Foreign born	9,406	12.2	11.1%
Speak a language other than English at home (5 years and over)	14,960	21.4	17.9%

Source: U.S. Census 2000

³ Governor’s Office of Planning and Budget, Economic Summary 2010

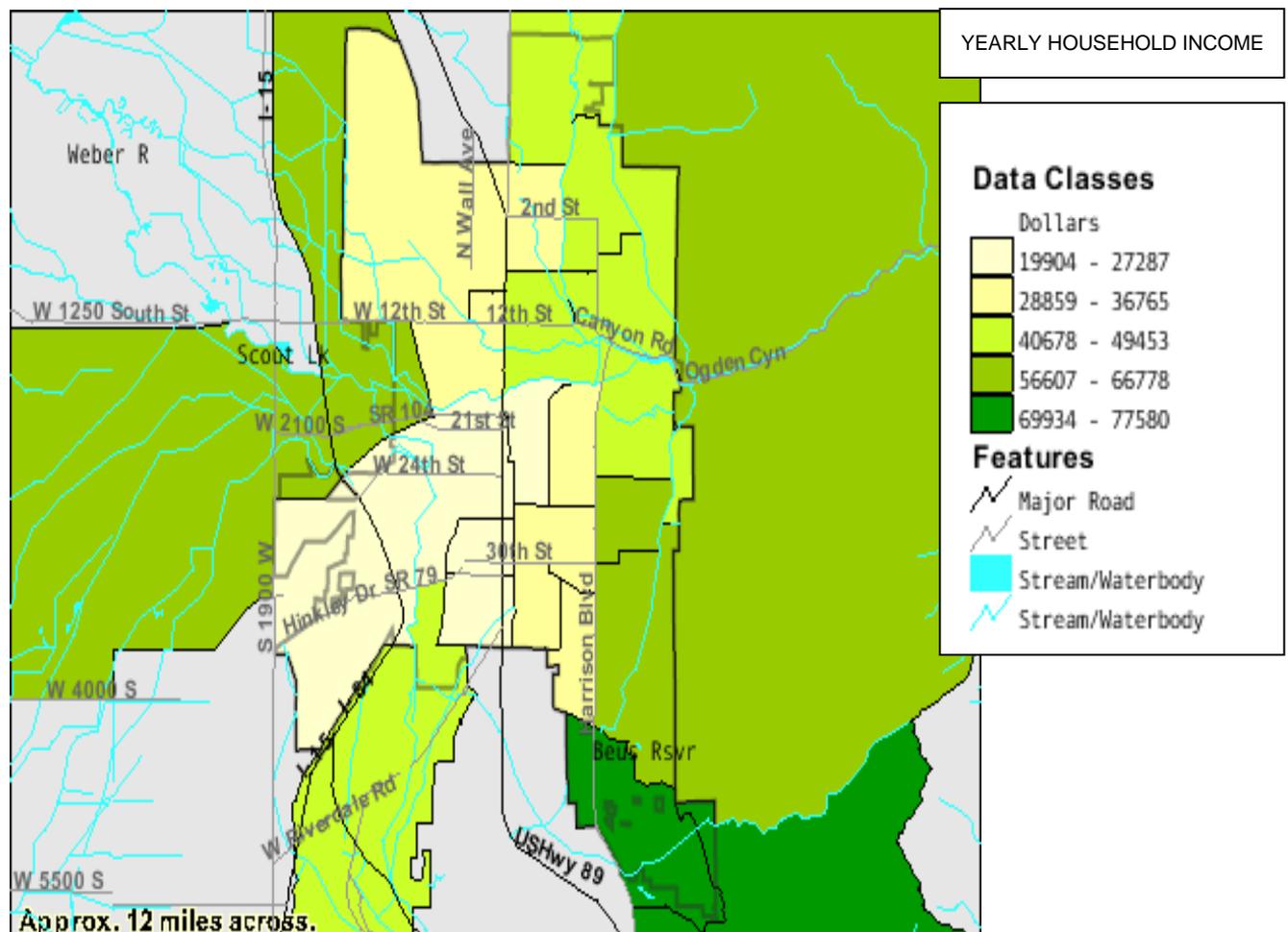
**Table 4
OGDEN RESIDENTS' INCOME**

Many Ogden residents live in poverty. In 1998, over 40% of the residents stated an income level below 50% of the median family income. In the same time period, over 20% of all residents stated what is considered to be very-low income levels at 30% of the median income level. By 2008, the average household income in Ogden was estimated at \$52,424 and the per capita income \$18,843. Over twenty-seven percent of the Ogden population had an income below \$25,000. During the same year, 2008, the average household income in Utah was estimated at \$69,657 and the per capita income was \$21,922; in addition, 16% of Utah's population had an income below \$25,000⁴. Ogden's average income and per capita has consistently remained lower than the state's average income.

	1970	1980	1990	1998	1998 Household Income	%
Per Capita Income	\$2,965	\$6,539	\$10,754	NA	less than \$ 20,000	43.1%
Average Household Income	\$10,466	\$20,185	\$27,887	\$35,467	\$ 20,001 - \$35,000	21.5%
					\$ 35,001 - \$50,000	13.7%
					\$ 50,001 - \$75,000	12.9%
					\$ 75,001 - \$100,000	5.1%
					more than \$100,000	3.9%

Source: U.S. Census Bureau

**MAP 2
2000 INCOME DATA IN OGDEN CITY**



Source: U.S. Census 2000

⁴ Economic Development Corporation of Utah , *Utah Demographic*, 2008 estimates

**Table 5
OGDEN CITY Minority and Income Data – 2009 Estimates**

Tract	Tract Population	# Person Below Poverty	% Below Poverty	Minority Population	# of Minority persons	% Minority	Tract Median Family Income %	2009 Est. Tract Median Family Income
2001	4223	248	6%	545	545	12.91	83.41	\$57,136.00
2002.01	7196	843	12%	1451	1451	20.16	75.11	\$51,450.00
2002.02	3185	580	18%	635	635	19.94	53.29	\$36,504.00
2003	4651	702	15%	1092	1092	23.48	62.18	\$42,593.00
2004	1913	357	19%	829	829	43.34	58.37	\$39,983.00
2005	5763	685	12%	1207	1207	20.94	75.38	\$51,635.00
2006	4190	313	7%	492	492	11.74	88.18	\$60,403.00
2007	3373	325	10%	570	570	16.9	88.77	\$60,807.00
2008	4801	1093	23%	2002	2002	41.7	63.95	\$43,806.00
2009	4896	1391	28%	2555	2555	52.19	44.45	\$30,448.00
2011	1330	549	41%	613	613	46.09	45.24	\$30,989.00
2012	2623	1087	41%	1949	1949	74.3	36.75	\$25,174.00
2013	7064	1926	27%	3787	3787	53.61	56.87	\$38,956.00
2014	3459	292	8%	308	308	8.9	104.52	\$71,596.00
2015	4063	342	8%	387	387	9.52	114.47	\$78,412.00
2016	3735	591	16%	625	625	16.73	67.88	\$46,498.00
2017	3141	465	15%	1367	1367	43.52	61.1	\$41,854.00
2018	2174	343	16%	1500	1500	69	50.38	\$34,510.00
2019	1300	520	40%	717	717	55.15	44.55	\$30,517.00
2020	4531	209	5%	397	397	8.76	143.25	\$98,126.00
2101	5877	246	4%	259	259	4.41	123.3	\$84,461.00
2105.05	4463	117	3%	262	262	5.87	117.87	\$80,741.00
2112.01	4370	221	5%	392	392	8.97	129.13	\$88,454.00

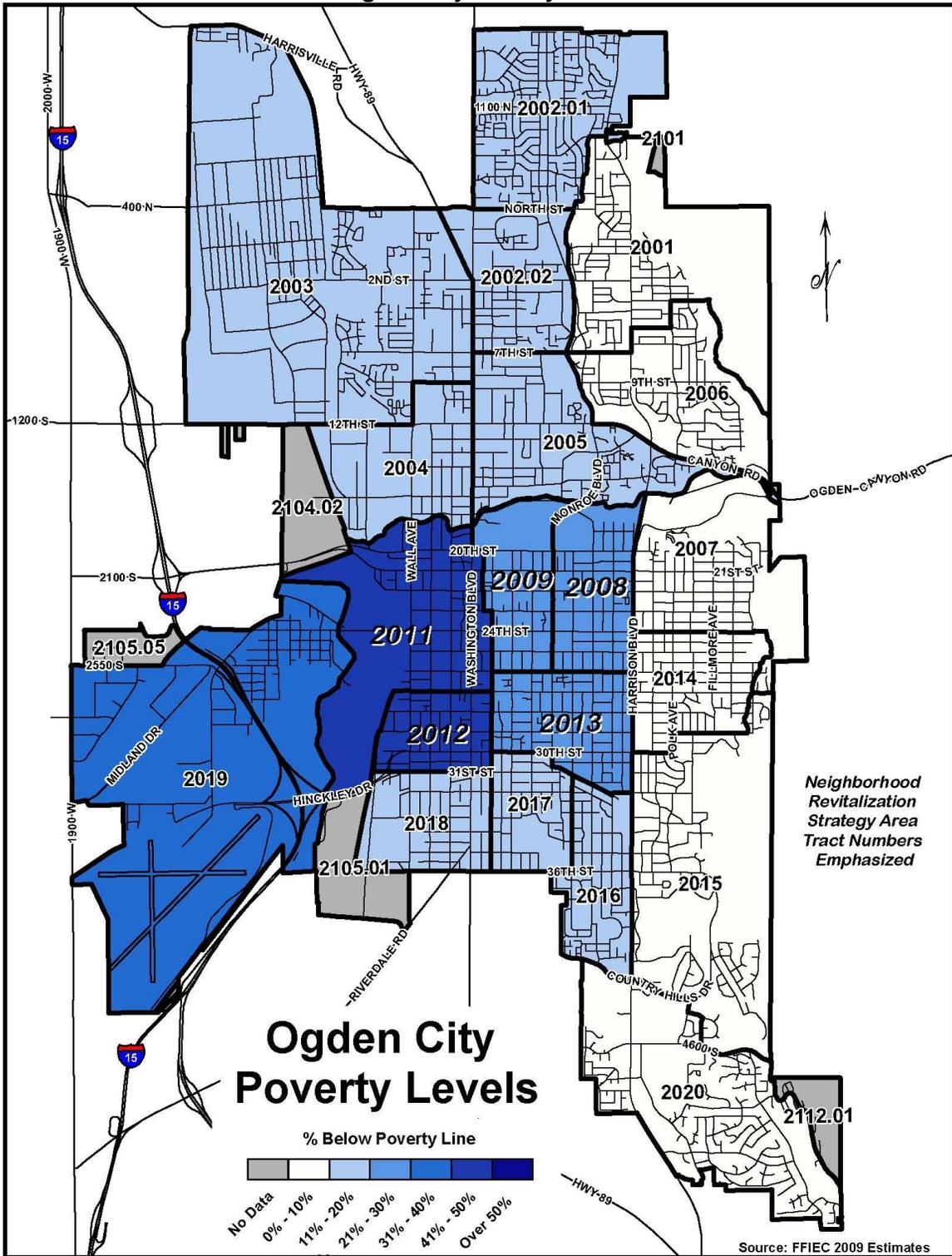
Note: NRSA Census tracts are highlighted.
Source: FFIEC Census Reports - 2009 Estimates

Areas of Low-Income Concentration

Ogden City defines Low-Income Concentration as having more than 50% of the census track population with Low-Income. An income below 80% of Median Income is considered low-income.

Map 3

2009 Ogden City Poverty Estimates



**Table 6
OGDEN CITY HOUSING OCCUPANCY – 2009 Estimates**

Census Tract	Population	% Below Poverty Line	Total # Housing Units	Housing Unit Median Age	# Owner Occupied Housing Units	% Owner Occupied Housing Units	# Renter Occupied Housing Units	% Renter occupied housing units	# Vacant Housing Units	% Vacant Housing Units
2001	4223	5.87%	1547	42	1248	81%	229	15%	70	5%
2002.01	7196	11.72%	2535	22	1876	74%	488	19%	171	7%
2002.02	3185	18.22%	1391	28	537	39%	741	53%	113	8%
2003	4651	15.09%	1880	27	1102	59%	650	35%	128	7%
2004	1913	18.66%	719	52	368	51%	288	40%	63	9%
2005	5763	11.88%	2438	38	1614	66%	689	28%	135	6%
2006	4190	7.47%	1652	35	1131	68%	454	27%	67	4%
2007	3373	9.65%	1374	44	930	68%	361	26%	83	6%
2008	4801	22.76%	1981	56	874	44%	880	44%	227	11%
2009	4896	28.42%	2077	52	305	15%	1450	70%	322	16%
2011	1330	41.31%	453	61	92	20%	288	64%	73	16%
2012	2623	41.44%	899	61	295	33%	480	53%	124	14%
2013	7064	27.25%	2518	56	1032	41%	1226	49%	260	10%
2014	3549	8.43%	1328	55	1033	78%	235	18%	60	5%

**Table 6 (continued)
OGDEN CITY HOUSING OCCUPANCY – 2009 Estimates**

Census Tract	Population	% Below Poverty Line	Total # Housing Units	Housing Unit Median Age	# Owner Occupied Housing Units	% Owner Occupied Housing Units	# Renter Occupied Housing Units	% Renter occupied housing units	# Vacant Housing Units	% Vacant Housing Units
2015	4063	8.42%	1498	42	1133	76%	298	20%	67	4%
2016	3735	15.82%	1597	43	800	50%	672	42%	125	8%
2017	3141	14.82%	1128	51	637	56%	390	35%	101	9%
2018	2174	15.8%	769	57	422	55%	282	37%	65	8%
2019	1300	39.98%	412	53	196	48%	171	42%	45	11%
2020	4531	4.61%	1676	19	1207	72%	384	23%	85	5%
2101	5877	4.18%	2699	18	1623	60%	219	8%	857	32%
2102.01	4230	5.53%	1230	24	1165	95%	34	3%	31	3%
2102.02	6984	2.84%	2042	21	1693	83%	285	14%	64	3%
2105.05	4463	8.81%	1410	22	1183	84%	140	10%	87	6%
2112.01	4370	5.05%	1538	22	1158	75%	303	20%	77	5%

Note: NRSA Census tracts are highlighted.
Source: FFIEC Census Reports - 2009 Estimates

Employment

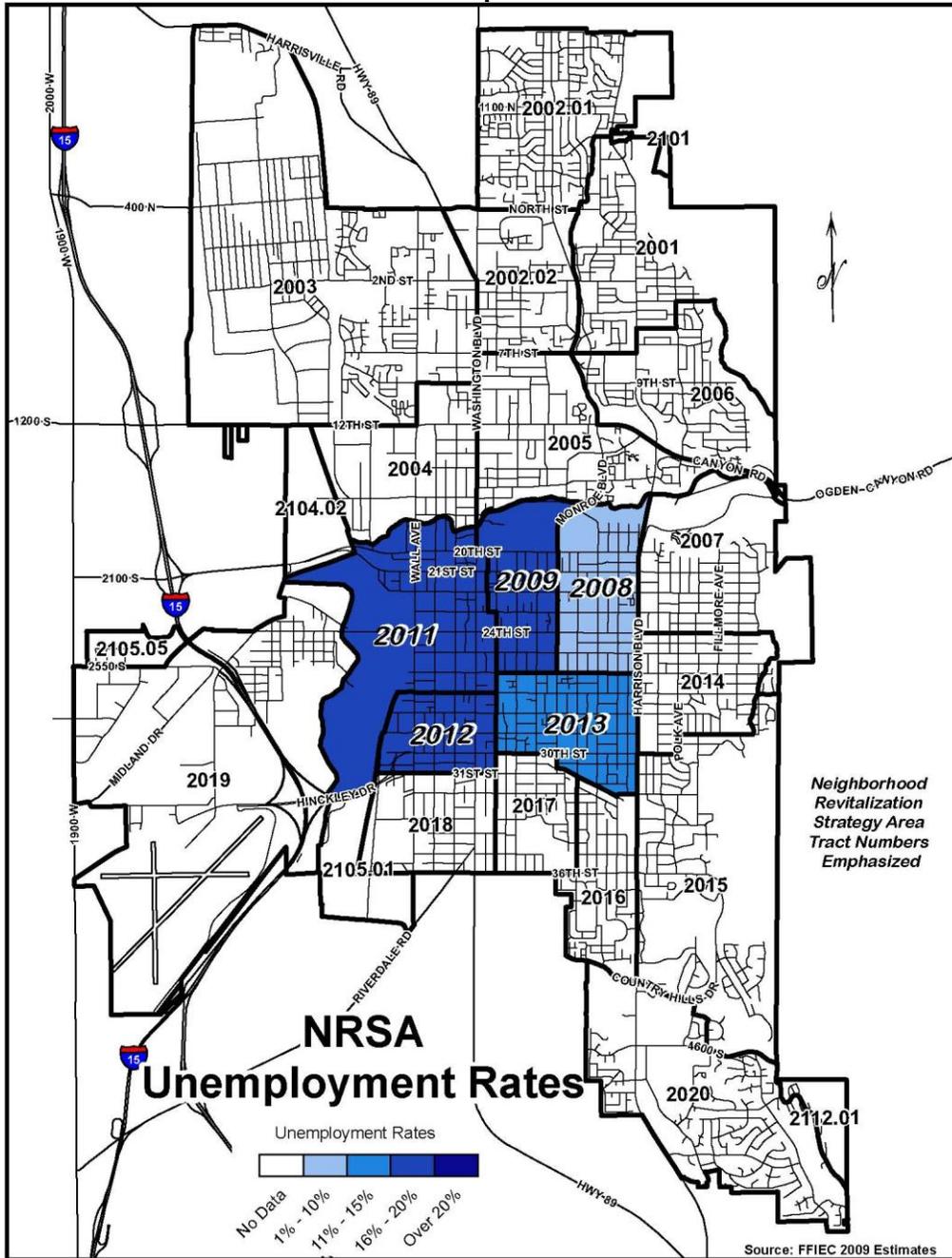
Approximately 95,300 Utahns were considered unemployed in February 2010 compared to 83,800 in February 2009, an increase of 11,500 unemployed workers in Utah, bringing Utah's unemployment rate to 7.1% compared to the U.S. unemployment at 9.7%⁵. As reported by Utah's Department of Workforce Services, an estimated 27,700 jobs have been removed from the Utah economy between February 2009 and February 2010.

⁵ Utah's Employment Summary February 2010. Full report: <http://jobs.utah.gov/export/wi/press/2001press/ratemar10.pdf>

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The 2009 average unemployment estimates, as published by the Department of Treasury, for the five NRSA census tracts is approximately 15%, ranging from 9.3% in Census Tract 2008 to 19.8% in Census Tract 2011⁶. Map 4 illustrates the Unemployment Rate by NRSA census tract. (2009 unemployment data was not available for all census tracts city-wide. The Department of Treasury's website only posted data for distressed census tracts with high unemployment rate, which are considered Qualified Census Tracts.) According to 2009 estimates, the proposed NRSA area has a higher percentage rate of poverty and unemployment than the nation as a whole. These critical indicators demonstrate the severity of economic conditions within the NRSA neighborhoods.

Map 4



⁶ 2009 IRS Section 42(d)(5)(B) Qualified Census Tracts

OGDEN CITY, UTAH

In 2009, the Utah Governor's Office of Planning and Budget estimated Utah's population at 2,800,089 a 1.5% increase from 2008-2009. Natural increase made up 96% of this increase. The U.S. Census Bureau ranked Utah second fastest grown state, with a population growth rate of 2.1% from 2008 to 2009. The U.S. rate of growth was 0.9%. The state's population is projected to reach 3.7 million in 2020, 4.4 million in 2030, 5.2 million in 2040, 6.0 million in 2050, and 6.8 million in 2060⁷.

Table 8
OGDEN CITY 2000 DEMOGRAPHIC PROFILE

Subject	Number	%	Subject	Number	%
SEX AND AGE			HISPANIC OR LATINO AND RACE		
Total Population.....	77226	100.0	Total Population.....	77226	100.0
Male.....	39050	50.6	Hispanic or Latino (of any race).....	18253	23.6
Female.....	38176	49.4	Mexican.....	13524	17.5
Under 5 years.....	7586	9.8	Puerto Rican.....	194	0.3
5 to 9 years.....	6052	7.8	Cuban.....	35	-
10 to 14 years.....	5310	6.9	Other Hispanic or Latino.....	4500	5.8
15 to 19 years.....	6207	8.0	Not Hispanic or Latino.....	58973	76.4
20 to 24 years.....	8327	10.0	White alone.....	54216	70.2
25 to 34 years.....	12242	15.9	RELATIONSHIP		
35 to 44 years.....	10172	13.2	Total population.....	77226	100.0
45 to 54 years.....	7835	10.1	In households.....	74870	96.9
55 to 59 years.....	2595	3.4	Householder.....	27384	35.5
60 to 64 years.....	2173	2.8	Spouse.....	13261	17.2
65 to 74 years.....	4104	5.3	Child.....	24313	31.5
75 to 84 years.....	3441	4.5	Own child under 18 years.....	19477	25.2
85 years and over.....	1182	1.5	Other relatives.....	5041	6.5
Median age (years).....	28.6	(X)	Under 18 years.....	2037	2.6
18 years and over.....	55018	71.2	Nonrelatives.....	4871	6.3
Male.....	27572	35.7	Unmarried partner.....	1623	2.1
Female.....	27446	35.5	In group quarters.....	2356	3.1
21 years and over.....	50530	65.4	Institutionalized population.....	1011	1.3
62 years and over.....	10011	13.0	Noninstitutionalized population.....	1345	1.7
65 years and over.....	8727	11.3	HOUSEHOLD BY TYPE		
Male.....	3621	4.7	Total households.....	27384	100.0
Female.....	5106	6.6	Family households (families).....	18405	67.2
RACE			With own children under 18 years.....	9651	35.2
One race.....	74963	97.1	Married-couple family.....	13261	48.4
White.....	61016	79.0	With own children under 18 years.....	6616	24.2
Black or African American.....	1785	2.3	Female householder, no husband present.....	3586	13.1
American Indian/Alaskan Native.....	927	1.2	With own children under 18 years.....	2229	8.1
Asian.....	1105	1.4	Non-family households.....	8979	32.8
Asian Indian.....	52	0.1	Householder living alone.....	7165	26.2
Chinese.....	155	0.2	Householder 65 years and over.....	2625	9.6
Filipino.....	174	0.2	Households with individuals under 18 years.....	10652	38.9
Japanese.....	288	0.4	Households with individuals 65 years and over.....	6151	22.5
Korean.....	66	0.1	Average household size.....	2.73	(X)
Vietnamese.....	136	0.2	Average family size.....	3.32	(X)
Other Asian ¹	234	0.3	HOUSING OCCUPANCY		
Native Hawaiian & Other Pacific Islander..	133	0.2	Total housing units.....	29763	100.0
Native Hawaiian.....	42	0.1	Occupied housing units.....	27384	92.0
Guamanian or Chamorro.....	5	-	Vacant housing units.....	2379	8.0
Samoan.....	32	-	For seasonal, recreational, or occasional use.....	101	0.3
Other Pacific Islander ²	54	0.1	Homeowner vacancy rate (percent).....	3.2	(X)
Some other race.....	9997	12.9	Rental vacancy rate (percent).....	9.9	(X)
Two or more races.....	2263	2.9	HOUSING TENURE		
Race alone or in combination with one or more other races:³			Occupied housing units.....	27384	100.0
White.....	62965	81.5	Owner-occupied housing units.....	16752	61.2
Black or African American.....	2273	2.9	Renter-occupied housing units.....	10632	38.8
American Indian & Alaska Native.....	1495	1.9	Average household size of owner-occupied units.....	2.84	(X)
Asian.....	1538	2.0	Average household size of renter-occupied units.....	2.57	(X)
Native Hawaiian & Other Pacific Islander....	260	0.3			
Some other race.....	11098	14.4			

- Represents zero or rounds to zero. (X) Not applicable. ¹ Other Asian alone, or two or more Asian categories. ² Other Pacific Islander alone or other categories, or two or more Native Hawaiian. ³ In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100% because individuals may report more than one race.

⁷ Source: Governor's Office of Planning and Budget, Economic Summary 2010

Strategic Plan

Ogden's Five Year Consolidated Plan 2011-2015 provides the strategic blueprint for how the City will address housing, homelessness, special needs population, community development and economic development activities for low – to moderate-income persons and neighborhoods over the next five years. The process for preparing the Consolidated Plan is a collaborative process where Ogden City strives to establish a unified vision for community development actions. The plan provides a comprehensive overview of how the City will partner with other community stakeholders to provide decent housing, a suitable living environment and expanded economic development opportunities, principally benefiting low and moderate income persons.

The following principles will guide the City in setting priorities, developing strategies and evaluating and selecting specific projects for CDBG and HOME assistance.

- All City residents should have access to affordable, decent, safe, and sanitary housing.
- Ogden's housing and community development programs emphasize neighborhood revitalization to encourage neighborhood stability and preservation of existing housing stock.
- The City should maintain ongoing partnerships with the private sector and continued intergovernmental cooperation with County, regional, and state governments.
- Ogden's economic development programs work towards expanding the city's economic base and creating jobs in the City with special emphasis to creating jobs in the Neighborhood Revitalization Strategy Area (NRSA).

The Five Year Consolidated plan follows the Consolidated Plan Management Process (CPMP) format and HUD Guidelines for Preparing a Consolidated Plan Submission for Local Jurisdictions. It includes a profile of the community, a summary of citizen participation, a housing market study, and housing, homeless, and community development needs assessments. The plan describes needs, resources, goals, strategies, and objectives. The five-year Consolidated Plan will serve as the guideline for annual funding allocations, described in each year's Annual Action Plan.

The Annual Action Plan describes Ogden's annual allocation for the CDBG and HOME Entitlement grant programs, it identifies the specific projects and programs the city will undertake during the year and it outlines the goals expected to be accomplished. It also includes a detailed budget that outlines the sources and uses of federal funds.

OGDEN CITY CONSOLIDATED PLAN LONG-TERM GOALS AND PRIORITY OBJECTIVES

LONG-TERM GOAL: PROVIDE DECENT HOUSING

Priority Objective #1: Improve the quality of housing stock.

- 1.1 Acquire deteriorating and/or abandoned properties to rehabilitate when possible. When a housing unit is in substandard conditions and not suitable for rehabilitation then demolition and/or new construction may be required. Projects will upgrade existing housing stock in the City's most distressed neighborhood, East Central, alleviating conditions of blight and improving housing conditions.
- 1.2 Rehabilitate housing units that are in need of urgent safety, sanitation and code related repairs to improve the quality of housing stock and enable low-income homeowners to stay in their homes.
- 1.3 Work with developers/owners to create or to improve the quality and safety of rental units providing low to moderate income residents affordable housing options.

Priority Objective #2: Expand homeownership opportunities for low mod income residents.

- 2.1 Assist low to moderate income persons to buy a safe, decent and affordable home in Ogden's target area.

- 2.2 Ensure homebuyers are suitable to undertake and maintain homeownership.

Priority Objective #3: Increase the supply of decent affordable housing.

- 3.1 Increase the availability of quality affordable housing units to low to moderate income residents through the construction or rehabilitation of affordable housing units.
- 3.2 Gap financing to support the efforts of nonprofit organizations undertaking affordable housing projects in Ogden.

LONG-TERM GOAL: HOMELESSNESS PREVENTION

Priority Objective #4: HOMELESSNESS (Continuum of Care): Support non-profit agencies that provide services to the homeless.

- 4.1 Collaborate with and support the Weber County Homeless Charitable Trust to grant and/or loan funds to non-profit agencies providing services to the homeless and providing homelessness prevention services.
- 4.2 Assist in the relocation and expansion of St. Anne's Center.

LONG-TERM GOAL: CREATE SUITABLE LIVING ENVIRONMENTS

Priority Objective #5: Improve the physical appearance and safety of neighborhoods

- 5.1 Work with residents to address code violations, substandard conditions and poor property maintenance – improving the physical environment in CDBG-census tracts.
- 5.2 Assist in the demolition of dilapidated structures that are beyond rehabilitation to arrest the spread of blight conditions in low to moderate income areas as needed.
- 5.3 Implement public improvement projects that repair deteriorating and inadequate streets, curbs and infrastructure to support improved quality of life.

LONG-TERM GOAL: EXPAND ECONOMIC OPPORTUNITY

Priority Objective #6: Job Creation

- 6.1 Support the start-up and/or development of viable small businesses to create job opportunities for low to moderate residents primarily in the city's Central Business District and NRSA.

Priority Objective #7: Business Counseling

- 7.1 Provide services to small business owners and entrepreneurs that enable them to grow their businesses and support job creation.

Priority Objective #8: Create greater access to capital

- 8.1 Work to create access to capital for business owners, where funding has been inaccessible or limited.

Priority Objective #9: Expand the city's economic base through the development of underutilized commercial properties.

- 9.1 Construct new commercial buildings in vacant lots or renovate blighted commercial buildings to promote economic base expansion and/or cultivate a viable employment market.

OGDEN CITY CONSOLIDATED PLAN OUTCOMES

The following is a list of anticipated short-term goals and outcomes Ogden City will achieve on an annual basis:

DECENT HOUSING GOALS

- Complete the rehabilitation of 12 single-family affordable housing units in the East Central.

- Fund three emergency home repairs loans for low to moderate income households to make urgent repairs to single-family housing units.
- Assist developers in the construction or rehabilitation of four affordable rental housing units every other year.
- Help fifty low to moderate income households qualify to purchase a home by providing down payment assistance.
- Encourage successful homeownership experiences for fifty homebuyers through education.
- Transform four vacant lots or substandard housing units to quality, decent, affordable housing units.
- Provide gap financing to one Community Housing Development project every other year that creates or restores affordable housing units.

HOMELESSNESS PREVENTION GOALS

- Support the Weber County Homeless Charitable Trust in awarding grants and/or loans to nonprofit homeless providers beginning in fiscal year 2013.
- Assist in the relocation and expansion of St. Anne's Center.

SUITABLE LIVING ENVIRONMENT GOALS

- Improve the physical appearance and safety of 200 homes through code enforcement activity.
- Improve neighborhood safety and aesthetics by demolishing one unsafe structure every other year.
- Complete one public improvement project every other year, repairing sidewalks, streets, etc.

EXPAND ECONOMIC OPPORTUNITIES ANNUAL GOALS

- Provide funding to small businesses to create the equivalent of eight full-time jobs.
- Provide business counseling to five hundred business owners/potential owners.
- Create greater access to capital by assisting the Ogden Reinvestment Corporation in operating as a Community Development Enterprise, Community Development Financial Institution and Small Business Loan Intermediary Lender.
- Stimulate business growth, economic expansion and job creation through the development of one underutilized commercial property every other year, i.e. 20th-24th Washington.

NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)

The establishment of an NRSA is strongly encouraged by HUD as a means to create communities of opportunity in distressed neighborhoods by stimulating the reinvestment of human and economic capital and by economically empowering low-income residents as part of an overall comprehensive community revitalization strategy. **Appendix A is the complete NRSA plan** to be submitted to HUD as part of the City's Five Year Consolidated Plan 2011-2015.

Boundaries: The boundaries of the proposed NRSA include the entire East Central Revitalization Area and the Central Business District. The specific boundaries are: Harrison Boulevard west to the Weber River and the Ogden River south to the 30-31st Street entryway. This area is comprised of five Census tracts: 2008, 2009, 2011, 2012 and 2013. Ogden City Neighborhood Revitalization Strategy Area is displayed on Map 6, page 16.

Demographic Criteria: The NRSA census tracts 2008, 2009, 2011, 2012 and 2013 are primarily residential and consist of 82.7% residential use, 13.6% is commercial use and 3.7% is government and other parcels. The population contains 6,932 households, 83.4% of which have incomes of 80% of the AMI or below⁸. Furthermore, 29.1% of families in the target area are living in poverty. The NRSA is also home to a population that is 52.6% minority; a demographic overview of the NRSA from 2009 census data is displayed on page 17⁹.

⁸ U.S. Census Bureau data 2000

⁹ NRSA demographic overview data based on FFIEC 2009 estimates

Purpose of the NRSA Plan: The development of a NRSA plan for the central Ogden area provides a unique opportunity to promote the long-term strength and stability of an older, centrally located neighborhood of Ogden. The NRSA Plan adopts an investment strategy to increase confidence and property values. This plan is meant to involve residents and various stakeholders in establishing priorities and making recommendations that address housing, economic development and neighborhood-related issues facing central Ogden residents and businesses.

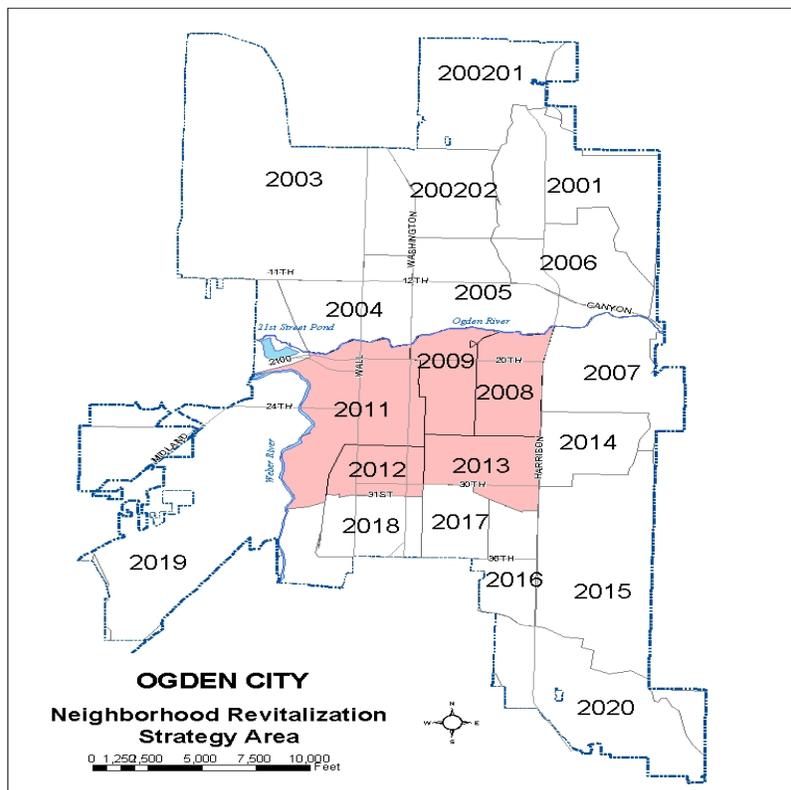
General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
 3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).
- 3-5 Year Strategic Plan General Questions response:

GEOGRAPHIC AREAS

The geographic area in which assistance will be directed includes the entire city with a concentration of programs and projects in the proposed Neighborhood Revitalization Strategy Area (NRSA) census tracts: 2008, 2009, 2011, 2012 and 2013. Projects may be funded based on eligibility, availability of funds, readiness to proceed, impact on the community, and other factors. Emphasis on the NRSA census tracts for the next five years will allow the City to have a greater impact with its redevelopment efforts. However, this will not prevent the Community and Economic Development Department from funding and exploring other projects in the other areas. Some programs are city-wide, such as the Emergency Home Repair Program and Demolition Program. However, the remainder of programs and projects target efforts to the most distressed neighborhoods in central city, the proposed NRSA.

Map 6



INVESTMENT ALLOCATION

The most distressed neighborhoods in Ogden are in the proposed NRSA Census tracts that include the Central Business District and East Central neighborhoods, see Appendix A NRSA Plan. The following table illustrates certain economic and social characteristics of the most distressed census tracts in Ogden City, the proposed NRSA.

**Table 9
NRSA Demographic Overview**

Characteristic	2008 Tract	2009 Tract	2011 Tract	2012 Tract	2013 Tract
Total Households ¹	1756	1713	426	771	2266
2000 estimate % of Households below 80% Area Median Income ¹	76%	85%	91%	87%	85%
2000 Median Household Income ¹	\$43,806	\$30,448	\$30,989	\$25,174	\$38,956
% Below Poverty Line ¹	22.76%	28.42%	41.31%	41.44%	27.25%
% of Minority Residents ¹	41.7%	52.19%	46.09%	74.3%	53.61%
Homeownership Rates ¹	44%	15%	20%	33%	41%
% Vacant Units ²	11%	16%	16%	14%	10%
Foreclosure rate ³	6.4%	5.7%	5.0%	7.8%	6.7%
Unemployment rate ⁴	9.3%	18.6%	19.8%	15.6%	14.5%
Housing Built prior to 1950 ¹	63%	53%	76%	59%	61%

Source: ¹ U.S. Census 2000, ²2009 FFIEC Census Report – Summary Census Demographic Information, estimates & 2000 Census data, ³U.S. Department of HUD, Office of Policy, Development and Research; ⁴U.S. Department of Treasury CDFI Note: Ogden-Clearfield MSA – 2009 Median Household Income = \$68,500 for a family of four.

In East Central, just over sixty percent of housing units are more than 60 years old. Hundreds of owner-occupied units have been converted to single family or multi-family rental units in the past fifty years. Many of these conversions were done without permits or regard to life-safety issues. As a result, there are hundreds of unsafe and only marginally habitable housing units throughout the neighborhood. By first quarter 2010, Ogden City’s Building Services estimated that the number of substandard units in the area has diminished but there is still a significant number of housing standards issues for the East Central neighborhood. There remains a critical need to upgrade the City’s deteriorating housing stock, to improve streets, sidewalks, and to improve the physical environment of the neighborhoods. The City’s priority and strategic objective is to improve the quality of housing stock in the NRSA through the East Central Revitalization and the Rental Rehabilitation programs. One hundred percent of East Central Revitalization Program funding will be in the NRSA. The Rental Rehabilitation program will target the NRSA but may fund an activity to meet the critical need of an area outside the NRSA. In addition, the Emergency Home Repair program will offer funding to assist residents to perform urgent home and life safety repairs improving quality of housing units city-wide.

Another priority and strategic objective is to improve the safety and physical environment in the City through code enforcement and public improvements. The NRSA is the primary focal point for targeting CDBG funds in the code enforcement and public improvements program. One hundred percent of Code Enforcement and public improvements activities will be in CDBG census tracts that are primarily located in but extend outside the NRSA borders. City-wide, census tracts with over

50% of the population having an income below 80% Area Median Income are CDBG-qualifying census tracts, see Map 5, page 11. The public improvements program targets CDBG-qualifying census tracts which typically are distressed neighborhoods and is utilized to support on-going community development project areas. The program may on occasion be applied to meet the critical needs of an area outside the NRSA.

Although Ogden's overall homeownership rate is sixty-one percent (61%) and is close to the national average (63%), the rate for homeownership in Ogden's East Central neighborhood is very different. Overall, the homeownership rate in the NRSA target area is 33 percent, much lower than the city average. East Central residents tend to be poor, minority, and renters. The negative impact of neighborhoods with decreasing homeownership rates is well documented. To meet the needs of residents who wish to become homeowners and to improve the quality of housing stock that often suffers when people rent rather than own, the City's priority and strategic objective is to expand the homeownership rate. The Own-in-Ogden program helps low to moderate income persons become homeowners. Approximately eighty percent (80%) of Own In Ogden loans will serve NRSA residents.

Table 10

	Owner-Occupied Housing Units	Renter-Occupied Housing Units	Vacant Housing Units
Ogden City	61%	30%	9%
NRSA	33%	54%	13%

Source: FFIEC Census Information, 2009 estimates

During meetings with East Central and Central Business District neighborhood steering committees, residents identified deteriorating housing stock and vacant lots, which often exist within city blocks, as a priority need for their communities. The infill program is able to work with owners to develop vacant lots that often have gone neglected. Construction of new housing on vacant lots will allow a low- to moderate-income family to afford a new, decent and attractive home in the NRSA. CDBG and HOME funds for Infill projects are targeted to the NRSA. The Have-A-Heart program uses donations and volunteer labor to build new homes that are affordable to families below 80% of median income. Ogden City partners with and provides HOME funding to a non-profit Community Housing Development Organization (CHDO) to build or renovate housing units in the NRSA. The city's strategic objective is to increase the number of decent affordable housing units to meet the needs of a growing population. The Have-A-Heart program and CHDO projects will leverage HOME funds with other resources to complete projects in the NRSA.

The NRSA neighborhoods, which include the Central Business District, have the highest concentration of minorities and persons living in poverty. The unemployment rate in this area is nearly twice the rate of other areas in the city. The city's priority and strategic economic development objectives include: 1) Job creation through the small business loan program. Its primary focus is to create jobs in the NRSA. CDBG funds are often gap financing that leverage a business' financial resources to start or expand a business in the NRSA. On occasion, small business loans may be approved for businesses outside the NRSA, (such as in the Business Depot of Ogden 2) Business counseling to serve entrepreneurs and local residents wanting to open or expand a business in Ogden by providing a wide range of services and products (i.e. small business loan program, SBA programs, etc.) at the Business Information Center (BIC). The BIC is approximately 35% funded by CDBG funds and the 65% funded by the city. One hundred percent of the CDBG funds are available to provide low to moderate income persons assistance for business start-up counseling and support services 3) Creating greater access to capital for businesses in Ogden through supporting the Ogden Reinvestment Corporation as it applies to become an established Community Development Enterprise, a Community Development Financial Institution and Small Business Administration Intermediary Lender. Ogden City Business Development staff will provide administrative support. No federal funds will be allocated to these efforts 4) Develop underutilized commercial properties to

expand the city's economic base and/or remove blight conditions. As illustrated on Graph 3 (page 57), the percentage of vacant commercial buildings in the area is increasing. In March 2008 the Ogden-Clearfield area was estimated to have a business vacancy rate of 10.42%, by December 2009 that percentage increased to 12%. One hundred percent of CDBG funds allocated to economic development will be targeted but not limited to the Central Business District to strengthen economic conditions by developing blighted, underutilized commercial properties.

Community and Economic Development programs concentrate funding to the five census tracts that make up the proposed NRSA – 2008, 2009, 2011, 2012 and 2013. Sixty-six percent of NRSA households have incomes at or below fifty percent of area median income (Table 5, page 7). Throughout this target area, forty-eight percent of Hispanic households are living in poverty. The number of families in distress is much greater than other area of the city. In addition, the NRSA also has two historic districts and numerous historic homes. One hundred percent of East Central Revitalization program HOME and CDBG funds are targeted to the NRSA's East Central neighborhood; the city has selected this area for intensive HUD funding because it has the greatest needs and it has potential for recovery.

Investment in the NRSA neighborhood is based on its strong assets and the city's strategy of targeting resources to a geographic area, thereby placing a strong commitment on the East Central neighborhood rather than spreading very limited resources to a much larger area. The NRSA includes the Central Business District (CBD). It is important for near downtown neighborhoods to be revitalized alongside the economic development efforts targeted at the CBD.

OBSTACLES IN MEETING THE UNDERSERVED

Some of the obstacles to meeting underserved needs identified by the City are as follows:

- Inadequate federal/state/local funding
- Increased demand for funding
- Increase in low-income housing needs
- Diminishing supply of land for development
- Challenges of redevelopment (land assembly, demolition costs, adequate developers)
- Private, non-profit and government inability to keep up with growth of population in need
- Competing demands for public services
- Increasing unemployment

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

LEAD AGENCY

Ogden City is the lead agency with the Community and Economic Development Department (CED) responsible for implementing and coordinating the Five Year Consolidated Plan and Annual Action Plans. The Community Development Division implements housing and neighborhood restoration programs and projects. The Business Development Division works to expand Ogden's economic base with activities focused on attracting new businesses to Ogden City that will create jobs, improve the overall business environment of the City and promote Ogden as a great place to both live and work. The Ogden Housing Authority administers public housing programs and projects. Ogden City partners with the Weber County Homeless Coordinating Council and the Balance of State Continuum of Care Committee to address homeless services.

SIGNIFICANT ASPECTS

The process to develop the 2011 – 2015 Consolidated Plan was a public process that provided opportunities for citizen input from the beginning to the end. Community and Economic Development Department staff attended community events and community group meetings explaining the ConPlan process, encouraging citizen involvement and soliciting comments. A webpage dedicated to the ConPlan was developed to provide citizens an easy way to participate in the process. Links were established to open ConPlan documents for review. In addition, citizens were given the option to click on an icon that opens an email to make comments regarding the document viewed, providing citizens the opportunity to comment by email during the public comment period.

Community stakeholders and citizens were invited to take a priority needs survey and to submit comments. Results of the Priority Needs Survey and citizen comments were used to identify and prioritize critical needs of the community (Appendix B). The Community and Economic Development Department reviewed survey results and all citizen comments to outline priority objectives that the consolidated plan should focus on over the next five years.

The Citizen Advisory Committee (CAC) met to review the ConPlan strategic objectives and provide input. The Citizen Advisory Committee members represented citizens, faith-based organizations, business owners, neighborhood associations, homeless service providers, social service agencies and the housing authority. The CAC members provided input in identifying objectives and setting priorities that they considered as critical needs for Ogden City.

To better understand the needs of the community, the city performed a detailed analysis of housing and non-housing characteristics of the city using US Census Bureau data. In addition to the US Census Bureau, the Federal Financial Institutions Examination Council (FFIEC) also compiles census data estimates used by Federal Reserve System, Federal Deposit Insurance Corporation and financial institutions. This Consolidated Plan utilized FFIEC 2009 housing and demographic data estimates for Ogden City, in addition to, the US Census Bureau data of 2000 and American Community Survey 1-Year Estimates for 2008.

Priority objectives were defined from an analysis of census data, a priority needs survey, citizen comments and from the entire outreach process and were used to develop the final document which was posted on the City's Consolidated Plan webpage for a 30-day public comment period. The purpose of the public comment period was to solicit comments and input prior to finalizing the document.

CONSULTATION

Ogden City Community and Economic Development (CED) Department works and consults with housing, social service agencies, the chamber of commerce, and other entities on a variety of issues by attending and participating in meetings, regional meetings, and planning groups that deal with issue that affect transportation, land use, social and health issues, zoning, the homeless, the elderly and those with disabilities including HIV/AIDS. Some of the agencies include Weber Morgan County Health Department for health initiatives addressing lead based paint and HIV/AIDS. CED is a member of the Wasatch Front Regional Council (WFRC), an organization established to address solutions to regional problems. The Community Development Manager is a board member of the Weber County Homeless Coordinating Trust. City officials attend the Weber County Homeless Coordinating Council and the Council of Governments to coordinate regional needs. CED supports the State's efforts related to homeless prevention and to the Homeless Management Information System (HMIS) and participates in the Point in Time homeless persons count in January each year.

The following is a list of agencies, groups and businesses that were consulted while the Plan was being developed:

- Local Financial institutions
- Ogden Housing Authority
- East Central Neighborhood Citizen Steering Committee
- East Central Neighborhood Watch
- Central Business District Citizen Steering Committee
- Mt. Lewis Neighborhood Citizen Steering Committee
- Building Assets Together Coalition - Financial Literacy non-profits
- Downtown Ogden Inc. (Do Inc.)
- Ogden Citizen Corp. in NRSA (Citizen Emergency Response Team Volunteers)
- 25th Street Association
- Ogden Chamber of Commerce
- St. Anne's homeless shelter
- Catholic Community Services of Northern Utah
- Salvation Army
- Utah Fair Housing Forum
- Ogden City Planning and Landmarks committee
- Utah Housing Corporation
- Utah Non-profit Housing Corporation
- Utah Department of Community and Culture
- Your Community Connection
- Ogden Weber Community Action Partnership
- Aspen Village Homeowners Association
- Weber State University (Student Fair Housing study)
- Weber Morgan Health Department
- Ogden School District
- Homeless Veterans' Fellowship
- Golden Hours Senior Center
- Wasatch Front Regional Council
- Utah Labor Commission

OGDEN CITY, UTAH

- Weber County Homeless Coordinating Council
- Weber County Homeless Trust committee

During the ConPlan process, CED staff attended the following events and set-up an information booth to educate citizens on the ConPlan process and to request citizen comments:

- Consolidated Plan Public Outreach Meeting
- Mt. Lewis Community Open House
- Golden Hours Senior Center (Open Seminar subject: ConPlan programs)
- Ogden Weber Community Action Partnership - Money Market Fair
- Cinco de Mayo Community Fair – Consolidated Plan information/outreach booth.



Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

PUBLIC OUTREACH

The citizen participation process for the Five Year Consolidated Plan 2011 – 2015 (ConPlan) began in October 2007 when citizens were invited to attend a Central Business District (CBD) community planning Open House, held November 1, 2007. Ogden City's Planning Division facilitated three ad hoc citizen steering committees, each for the sole purpose of contributing to the development of a community plan for the specified community (Central Business District, East Central and Mt. Lewis). At the November 2007 open house citizens signed up to serve on the Central Business District community steering committee. Citizens were asked to attend two meetings per month until the plan was complete. In September 2008, citizens of the East Central (EC) community were invited to attend an EC community open house and were invited to serve on the East Central Community Plan steering committee. In fall of 2009, the Planning Division held an Open House in the Mt. Lewis community and invited residents to sign up as citizen volunteers on the Mt. Lewis Community Plan Steering Committee. The CBD, EC and Mt. Lewis steering committees are composed of citizen volunteers facilitated by CED staff. The Mt. Lewis Community plan is currently underway. Mt. Lewis Steering Committee meetings provided CD staff with the opportunity to discuss the ConPlan process and work with citizens to identify housing priorities in this neighborhood. The CBD and EC community plans are finalized and identify planning and community development needs of these neighborhoods. The East Central Plan and Central Business District Plan have contributed significantly to the development of the ConPlan by helping the Community and Economic Development Department to understand what citizens identify as needs in their community.

Ogden City has made a conscious effort to broaden public participation in the development of the Five Year ConPlan. These efforts include: 1) attending a variety of community groups and events for the purpose of ConPlan outreach; 2) dedicating a page on the city's website to the ConPlan that provides a convenient way for residents to receive information and make comments (<http://HUDConplan.ogdencity.com/>); 3) sending information of all ConPlan public notices to residents by newspaper, website, and water bill insert: *At Your Service* newsletter (notices were published in the *Standard Examiner* Newspaper, several ConPlan outreach ads appeared in the Weber Plus section of the *Standard Examiner* throughout the year; 4) outreach to residents and organizations in low – moderate income areas; 5) posting notices of public hearings at public housing apartments, city offices, and city and county housing authority offices; 6) to better serve persons with disabilities the city maintains a telecommunications device for the deaf telephone line to provide information as requested; 7) during the development of the ConPlan, the city's Multi-cultural Advisory Committee reviewed the Consolidated Plan summary and was invited to offer comments and suggestions; and 8) efforts to outreach to the largest minority populations include: the CED department has developed ongoing relationships with organizations and/or persons who work with minorities, non-English speaking persons, as well as persons with mobility, visual or hearing impairments. The city has 56 employees who are Spanish speaking and available to translate, the city publishes its *At Your Service* newsletter in English and Spanish so non-English speaking Hispanics can read about City events (including ConPlan outreach ads), staff provided ConPlan outreach materials at a Cinco de Mayo event at the Marshall White Center, an Ogden community center located in the NRSA census tract 2011, which has a minority population of 41%.

The Citizen Advisory Committee (CAC) met two times during the planning process. The CAC meetings provided a forum for discussion, input and recommendations of community development

activities. On March 17, 2010 CED staff members met with the eight-member Citizen Advisory Committee to explain the ConPlan process, to receive input in identifying the city's community and economic development needs and to review NRSA strategies and objectives. The CAC met again on April 15, 2010 to review the Draft Five Year Consolidated Plan 2011-2015 program objectives and to make a recommendation to the Mayor and City Council.

A Public Outreach Meeting was conducted on February 10, 2010. Notices and invitations to comment were emailed to non-profit and faith-based organizations, community groups, businesses, committee members and residents. An announcement was published in the January 2010 Ogden City *At Your Service* newsletter that accompanied more than 45,000 business and residential utility billings. A newspaper advertisement was published on January 28, 2010 in the *Weber Plus* section of the *Standard Examiner*. In addition, a web article was displayed on the home page of the City's website announcing the February 10, 2010 public outreach meeting. Notices were also posted at the City Municipal Building, Business Information Center, Ogden Housing Authority office, and Weber County Housing Authority Office.

Community Development Division Staff met on several occasions during the months of February, March and April to discuss and analyze current needs, ways to improve program delivery, changes needed and comments received from the general public.

A second mailing including a summary of the Five Year Consolidated Plan was sent to the Consolidated Plan outreach list of interested stakeholders May 27, 2010. An ad was published in the *Standard Examiner* on May 22 and May 28 providing notice to the public that the Five Year Consolidated Plan, Annual Action Plan FY11 and NRSA were available for public review, where the documents were available and announcing the thirty-day comment period.

The city encouraged and accepted public comments throughout the entire Consolidated Plan process until the end of the required thirty-day comment period. The web-site allows for easy on-line comments to be made by the click of a mouse. Ogden City Community Development Division accepts all comments. If a comment received is not appropriate for HUD funded programs or Community Development efforts the comment may be forwarded to the appropriate city department for their review and/or implementation. Public comments received from the East Central and Central Business District Community Steering Committees are submitted in the NRSA plan, Appendix A.

The Ogden City Council held a Public Hearing regarding approval of the proposed Five-Year Consolidated Plan for July 1, 2010 through June 30, 2015 and the Annual Action Plan for July 1, 2010 through June 30, 2011 on June 29, 2010. An advertisement for the City Council Public Hearing to adopt the five year ConPlan, AAP and NRSA Plan was published in the local newspaper on June 15, 2010. A presentation was provided of the proposed projects and programs. The City Council voted unanimously in favor of adopting both the Five-Year Consolidated Plan and the Annual Action Plan on June 29, 2010.

CITIZEN COMMENTS

Please refer to Appendix C to review a list of Citizen/stakeholder comments received during the Consolidated Plan 2011-2015 public hearings and responses to those comments.

Fair Housing Community Outreach Activities

During the consolidated planning process surveys were conducted to obtain public opinions and suggestions. In preparing research for the Analysis of Impediments to Fair Housing, Social Science students at Weber State University (WSU) conducted Fair Housing Surveys with residents at numerous sites throughout the City. The WSU surveys were also mailed to real estate and mortgage lending professionals.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:



The City employs a partnership and leveraging strategy to implement consolidated plan activities. This method brings together a variety of entities with appropriate skills to address the City’s most critical needs which include: affordable housing, public infrastructure needs, homelessness services and prevention, public services, human services and expanded economic opportunities for low- and moderate-income persons.

The role of the Community and Economic Development Department (CED) is to initiate strategic planning for the development of viable urban communities, to evaluate citizen comments and proposals, to recommend appropriate HUD funding to ensure that effective implementation strategies are in place, and to monitor appropriate regulatory compliances. The CED department is also responsible for certifying consistency with the ConPlan activities to receive HUD funds.

The institutional structure through which the city carries out its housing and community development plan includes partnerships with public, private, and non-profit organizations. The primary public entities are the City of Ogden, and the Ogden Housing Authority (OHA). In addition, Ogden City CED carries out ConPlan activities by developing relationships with the following entities:

- Non-profit public service provider agencies
- Faith-based community service providers
- Non-profit community housing development organizations
- Non-profit and for-profit affordable housing developers
- Mayor, Chief Administrative Officer and staff
- Ogden City Council
- City departments including: Planning, Finance, Purchasing, Contracting, Legal, Parks and Recreation, Public Safety and Public Work

- Ogden City Housing Authority
- Economic development organizations (Chamber of Commerce, Downtown Ogden, Inc., 25th Street Merchants Association, Ogden Redevelopment Foundation, Ogden Reinvestment Corporation)
- Weber County Homeless Coordinating Council
- Weber County Homeless Charitable Trust Committee
- Weber County Housing Authority
- Wasatch Front Regional Council
- Council of Governments
- Weber Morgan Health Department
- Ogden School District
- Weber State University
- Ogden City Citizen Advisory Committee
- Ogden City Multi-cultural Advisory committee
- Utah Fair Housing Forum

All of these partners have at some point had a role in the development or implementation of Consolidated Plan programs and activities. To implement the non-housing projects and programs of the Consolidated Plan, such as public improvement projects and economic development or job creation activities, the City generally uses its own staff to manage the project and to contract for construction services. Most public service activities (with the exception of Ogden City's Business Information Center) are undertaken independently by non-profit agencies in the City. Some affordable housing development activities are carried out by non-profit and for-profit developers. In addition, the Housing Authority of the city of Ogden administers HUD funds for 200 public housing units and Section 8 vouchers to meet the rental assistance needs of very low income families and public housing modernization needs.

This partnership and leveraging strategy has resulted in many housing and non-housing improvements for revitalization of Ogden City.

STRENGTHS IN THE DELIVERY SYSTEM

- Periodically meeting with partners to share ideas, problem-solve, and strategize
- Citizen Advisory Committee and Multi-cultural Advisory Committee participation
- Active citizen Neighborhood Steering Committees and citizen volunteer groups
- Mayor and Chief Administrative Officer involvement and support
- Projects/Partnerships that leverage federal funds, such as the Asset Control Area Program.
- Partnering with other agencies such as the Weber Morgan Health Department, Wasatch Front Regional Council and community service boards
- Developing new strategies for economic development (i.e. Certified Development Enterprise, Community Development Financial Institution, Ogden Reinvestment Corporation).

GAPS IN THE DELIVERY SYSTEM

- Improving communication and coordination with non-profit service providers
- Partnerships to rehabilitate deteriorating housing stock
- Decreasing buying power, static or decreasing funds for ongoing programs.
- Change in staff
- Educating the community on needs and the impact on community, including Fair Housing and affordable housing needs.

STRENGTHS AND GAPS IN THE DELIVERY SYSTEM FOR PUBLIC HOUSING

The Community Development Manager serves on the OHA Board of Directors, strengthening the delivery system for low income housing programs in Ogden. The Community Development Manager and the OHA Board of Directors work together to ensure low income citizens receive the maximum benefit and effectiveness from city and OHA HUD funded programs.

The organizational relationship between the City and the Ogden Housing Authority (OHA) is an important component for carrying out the city's housing and community development plans for low and moderate-income residents. A seven member Board of Commissioners governs the OHA. The mayor makes recommendations to Ogden City Council for appointments to the Board. The City Council appoints OHA Board Commissioners. One appointee of the council and mayor respectively must be a public housing resident.

The OHA functions as an independent housing authority that is autonomous in its hiring, contracting and procurement practices and policies. The city reviews and certifies that the housing authority's Five Year Plan and Annual Action Plans are consistent with the City's Five Year Consolidated Plan. The city and the OHA partner together to provide, wherever possible, public housing residents opportunities to gain employment from federally funded projects as is required by Section 3 of the Housing and Urban Development Act of 1968 [12 U.S.C. 1701u and 24 CFR Part 135]. Partnerships for multi-family project development such as CROWN projects are considered whenever possible. The OHA staff contributes to the development of the City's Consolidated Plan.

Monitoring (91.230)

1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

3-5 Year Strategic Plan Monitoring response:

Ogden utilizes a systematic method for monitoring the performance and outcome of its CDBG and HOME funded programs. The process of monitoring covers several areas including the application process, the contract period, cash management and the period of affordability.

There are four main goals of monitoring:

1. To ensure productivity and accountability
2. To ensure compliance with federal requirements
3. To evaluate organizational and project performance
4. To obtain technical assistance to improve programs

To achieve long-term compliance with program requirements, the City monitors its CDBG and HOME funded projects to ensure they meet a national objective and that funds are used for eligible purposes. Internal reviews include evaluating projects for regulatory compliance with environmental review standards, applicability and implementation of Section 3, Fair Housing, Equal Opportunity, Labor Standards, cash management principles, and other applicable regulations. The City has developed plans to assist staff in the effective implementation of HUD funded projects and programs. These include a Minority Business Outreach Plan, a Anti-displacement and Relocation Plan, a Section 3 Plan and an Affirmatively Marketing Fair Housing Plan.

The Integrated Disbursement and Information System (IDIS) is managed in the Division of Community Development. This system is another check and balance to assist with program eligibility requirements. If an activity does not meet program eligibility requirements, it is not entered into IDIS. IDIS' main purpose is to track the funding of projects and grant balances. All projects are set up and funded in this system, which then allows the City to drawdown funds from HUD. About six months into the fiscal year, the IDIS System Administrator starts tracking CDBG spending for timeliness to be certain of compliance with the regulatory requirement of having less than 1.5 times the annual grant amount in the line of credit by May 1st.

The City has a Grants Administrator position, whose responsibilities include evaluating program performance for compliance with grant fiscal and program requirements. Typically, the Grants Administrator attends HUD training yearly and is assigned to monitor implementation of programs and compliance at a program and an activity level. The grants administrator responsibilities include: accurate and timely submission of required reports (including: HUD 60002 Section 3 Annual Summary Report, HUD 4710 Labor Standards Enforcement Report and HUD 2516 The Contract and Subcontract Activity Report); IDIS reporting; monitors CDBG and HOME Administration expenditures to ensure administration expenditures are within HUD limits and monitors low to moderate public benefit limits to ensure at least 70% of CDBG activities benefit low to moderate income persons for the certification period and monitors the period of affordability for HOME funded activities. Through the IDIS system, the City has incorporated HUD performance measure guidelines for all CDBG and HOME programs and projects.

CITIZEN ADVISORY COMMITTEE

The ConPlan, Annual Action Plan, Consolidated Annual Performance and Evaluation Reports, and Amendments to these Plans are submitted for review to the Citizen Advisory Committee. The CAC review will include comprehensive planning, budgeting and implementation review. The CAC acts in an advisory capacity to the Community and Economic Development Department.

OGDEN CITY QUALITY CONTROL

Ogden City audit and quality control procedures are outlined by Government Auditing and Reporting Standards and by Utah State code.

External Audit

- Ogden City procedures include an annual audit of financial and reporting activities by an outside auditor, including a "Single Audit" review of federal grants with reports filed with the City administration and appropriate federal agencies.

Internal Audit

- Utah State Code requires a quarterly financial report to be submitted to the administration of the City. This report outlines activity on a fiscal year-to-date format.
- Quarterly Financial Reports are reviewed and approved by directors and managers.
- Requests for project reimbursements are reviewed for accuracy as submitted including compliance with federal program guidelines.

Corrective Actions

- Any substantial discrepancies or deficiencies noted from either of these two audits or reviews are discussed with the Chief Administrative Officer, who requires corrective measures with a report on any findings and action taken.

CONSOLIDATED ANNUAL PERFORMANCE & EVALUTATION REPORT (CAPER)

Submitted yearly to HUD, the CAPER details the progress of each project funded by HUD during the fiscal year. The City has developed financial spread sheets for each HUD grant fund. These spread sheets are included in the CAPER annually. They provide a summary of grant expenses and balances on a fiscal year basis.

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

The Ogden City Community and Economic Development Department (CED) will maintain a departmental quality control plan for project management of housing and business development activities. It is the responsibility of division managers, project coordinators, loan committees and the grants administrator to exercise their professional judgment in reviewing each file for proper documentation and project feasibility under established policies.

QUALITY CONTROL

Project Management:

- As each project is proposed for funding, the project coordinator and division manager review financial feasibility and eligibility according to funding source regulations and guidelines.
- Prior to commitment of funds the division manager checks file documentation for completeness and accuracy.
- Prior to commitment of funds to HUD's Integrated Disbursement and Information System (IDIS), the grants administrator verifies file for compliance and for account encumbrances and expenditure amounts.
- At project closeout, the project coordinator and the grant administrator verify accuracy of disbursements and compliance with program procedures.

- Reviews: Division managers meet with project coordinators as needed to review project status, eligibility and documentation. Division managers approve all expenditures and receive monthly reports on project expenditures.

Corrective Actions:

- If internal monitoring identifies errors in eligibility, documentation or procedure, then the project coordinator responsible for the project is required to complete the required documentation prior to proceeding with the project.
- If eligibility is not achieved, alternate funding sources are identified and the primary source is repaid.
- If trends are identified which create errors in processing, then the procedures are changed immediately.

Housing and Business Loans:

- When a loan application is received the project coordinator reviews documentation to verify eligibility (income, credit report, business plan, ownership of collateral, future ability to pay, etc.). A file is created based on the initial screening and the activity is entered into the division database.
- Files are reviewed by the grants administrator to assure eligibility with all applicable rules and regulations of its funding source and compliance with HUD regulations. (Low to moderate income, job creation, environmental reviews, etc).
- In the case of small business loans, a loan committee meets to discuss and determine if the loan application will be selected for funding. If the application is not approved, a letter is sent to the applicant explaining why the City has rejected the loan application and the file is suspended. If the application is approved, the project coordinator is authorized to begin work on the project.
- Once a loan/project is selected an environmental review is performed immediately, prior to contract or expenditure commitments.
- After the loan is approved, Project Coordinators utilize program checklists to ensure consistent application of program requirements and documentation.
- Approved loans/projects are reviewed by the grant administrators for compliance and entered into HUD's Integrated Disbursement and Information System (IDIS). This system is HUD's reporting and fund disbursement system that tracks the City's expenditures and progress on the various HUD funded projects. IDIS also serves as a third compliance checkpoint.
- The original Trust Deed and Promissory Note are forwarded to Amerinational Community Services for loan servicing. Amerinational tracks all loans for payments and payment default. Ogden City loans are tracked in three monthly reports from Amerinational: 1. Current Month Reconciliation Report. 2. Portfolio Status Report and, 3. Delinquent Aging Report.
- In the event of default, Amerinational sends out 30, 60, and 90 day default notices. Once a second payment is missed, City staff calls the borrower and may also conduct a site visit to assist in resolving the default. After 90 days, the division manager can negotiate a forbearance period, begin collections, or agree to rewrite the loan in cases of considerable hardship.
- When a borrower fails to respond or comply, the division manager may direct the city attorney to send a demand letter. If payment of the accelerated note balance, principal, unpaid accrued interest and late charges are not paid and received by Ogden City by the

proposed deadline a formal collection action may be initiated, including possible foreclosure proceedings.

Record Keeping:

- Ogden City CED will follow the Utah State file retention schedule, which includes a minimum of the five-year file retention requirement.
- Each activity will be assigned an activity number by the project coordinator and will be entered into the division database.
- Files for projects underway will be located in a designated cabinet for active files.
- Upon completion of the project, the file will be maintained by the grants administrator and stored in one central location in the division. Upon completion of project and loan payoff, the file will be archived with the City Recorder's office at the end of each fiscal year.
- Suspended files will be stored in one central location for the division. At the end of each year the file will be sent to Ogden City Recorder archives.

Compliance:

- Staff members having concerns regarding program abuse, violation of laws or regulations, or eligibility of an activity are directed to report these concerns to the division manager and to the grants administrator.
- The division manager and grants administrator shall respond to concerns regarding program abuse, violations or eligibility by first meeting with the staff member. It is the responsibility of the grants administrator and division manager to verify that eligibility has been achieved. It is the responsibility of the grants administrator to document all findings and actions taken to correct errors.
- When eligibility has not been achieved, it is the responsibility of the grants administrator to report to the deputy director of the department.
- The deputy director will be responsible to respond to concerns of program eligibility or program abuse. When a resolution cannot be achieved, the deputy director (or his assignee) shall be responsible to report to HUD the identified program abuse, violations of laws or regulations.
- In January of each year, the grants administrator shall review CED programs and procedures for efficiency and compliance with regulations and shall report findings to both the division manager and the deputy director of the department.
- The city's policy is to draw funds from the Federal Treasury after funds have been disbursed to a project. In this way the city will always comply with HUD's rule of not drawing funds from the Treasury more than 3 days prior to disbursement of funds.

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.
 2. Identify any obstacles to meeting underserved needs.
- 3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

To assign the priority given to each priority needs category, the Community Development (CD) divisions works with city administrators, city divisions, agencies, citizen steering committees and advisory committees to prioritize critical needs. These needs ultimately became the Priority Objectives for the Consolidated Plan.

The following were considered in assigning the priority of each category of priority needs:

- impact on the community
- public and stakeholder input and recommendations,
- eligibility and public benefit standards,
- availability of CDBG and HOME funding, and
- additional available resources.

In addition, CD invited stakeholders to take a Priority Needs Survey. An ad appeared in the *Weber Plus* section of Standard Examiner, in the City's *At Your Service* newsletter and the city's website inviting the public to take the survey. In total 48 persons took the survey. The survey asked participants to rank various Priority Needs as High, Medium and Low, (Appendix B). The survey was available on-line by a link at the City's website.

When evaluating Priority Needs Survey results, CD Staff took into account the feasibility, the scale, and the cost of projects or programs identified as a critical need. All priorities that received a "HIGH" ranking by survey participants were addressed in long term Priority Objectives for the Consolidated Plan. Some are addressed directly by Community and Economic Development Department. For other priority needs, Ogden City will support the efforts of other city departments, agencies and non-profit agencies to address the specific need. Priorities that were ranked "MEDIUM" or "LOW" and did not fall into a long-term Priority Objective, or were not feasible or eligible for HUD funding were forwarded to the appropriate City Department for their information and/or implementation.

The following Priority Needs Survey attachments are included as Appendix B:

Appendix B Priority Needs Survey questions

Appendix B (2) Graphic presentation of the Priority Needs Survey results

Appendix B (3) Priority Needs Survey responses and stakeholder comments

Appendix B (4) Priority Needs Survey weighed results and programs to address priority needs.

Nine Priority Objectives were defined as a result of this process:

- Priority Objective 1: Improve the quality of housing stock
- Priority Objective 2: Expand homeownership opportunities
- Priority Objective 3: Increase the supply of decent, affordable housing units
- Priority Objective 4: Homelessness continuum of Care
- Priority Objective 5: Improve the physical appearance and safety of the neighborhoods
- Priority Objective 6: Job Creation
- Priority Objective 7: Business Counseling
- Priority Objective 8: Create greater access to capital for businesses
- Priority Objective 9: Develop underutilized commercial properties

IDENTIFY OBSTACLES IN MEETING THE NEEDS OF UNDERSERVED.

See General Questions #3, Page 19.

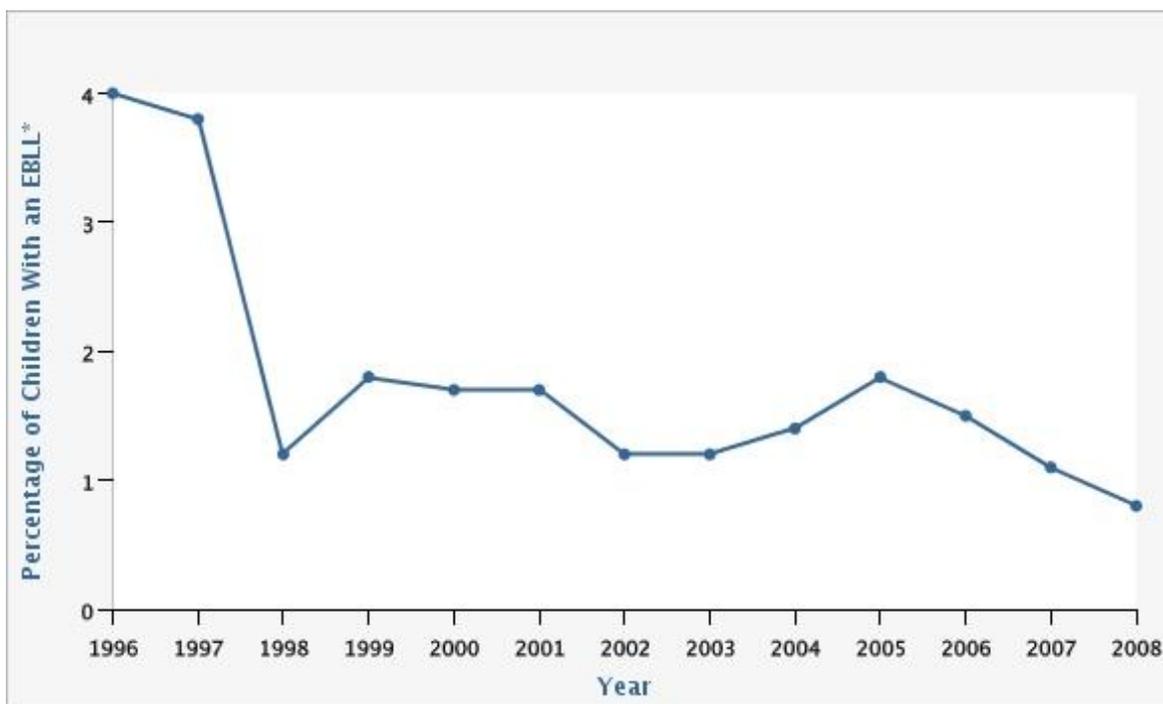
Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
 2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.
- 3-5 Year Strategic Plan Lead-based Paint response:

According to Utah’s Department of Health, lead poisoning is the most significant and prevalent disease of environmental origin among children living in the United States. Despite considerable knowledge and increased screening and intervention efforts, lead exposures remain prevalent. Environmental lead is a toxic substance that is affecting the growth and development of up to one million U.S. preschool children today, with effects ranging from learning disabilities to death. Lead exposure in young children is particularly hazardous because children absorb lead more readily than adults and many children who are exposed to lead do not exhibit any signs that they have the disease.

Blood lead levels (BLLs) as low as 10 mcg/dL have been shown to be associated with behavior and developmental deficit in children. Additional evidence has shown that lead is toxic at even lower levels than previously thought, making it increasingly important for childhood lead poisoning prevention education and awareness.

Graph 1
Reported Lead-based Paint Exposure in Utah
Prevalence of Children With Blood Lead Levels \geq 10 mcg/dL
Utah Children Aged 0-5 Years, 1996-2008¹⁰



Data Notes:*EBLL = Elevated Blood Lead Level (\geq 10 mcg/dL). Prevalence is calculated as (number of cases with an elevated blood lead level/number of persons tested) x 100. Prior to 1996, results on children were not collected; therefore, this calculation was not made for those years.

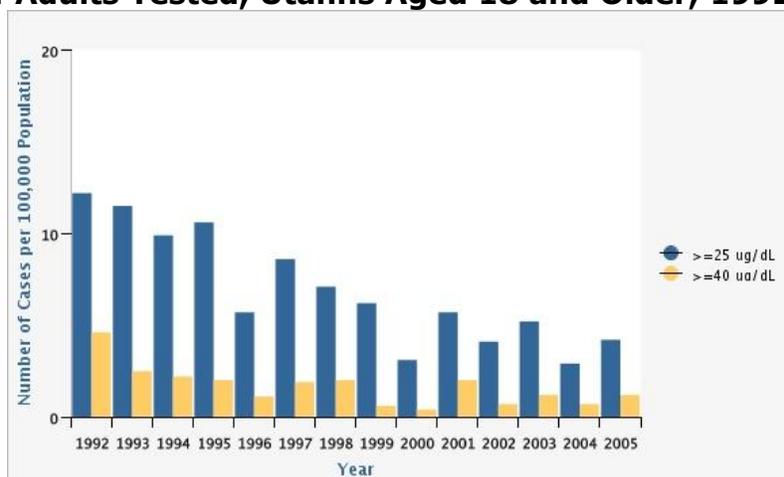
¹⁰ Source: Utah Blood Lead Registry; Environmental Epidemiology Program, Division of Disease Control and Prevention, Utah Department of Health

Table 11
Data and Confidence Limits for Prevalence of Children
With Blood Lead Levels ≥ 10 mcg/dL,
Utah Children Aged 0-5 Years, 1996-2008¹¹

Year	% of Children With an EBLL*
1996	4.0%
1997	3.8%
1998	1.2%
1999	1.8%
2000	1.7%
2001	1.7%
2002	1.2%
2003	1.2%
2004	1.4%
2005	1.8%
2006	1.5%
2007	1.1%
2008	0.8%

Data Notes: *EBLL = Elevated Blood Lead Level (≥ 10 mcg/dL). Prevalence is calculated as (number of cases with an elevated blood lead level/number of persons tested) x 100. Prior to 1996, results on children were not collected; therefore, this calculation was not made for those years.

Prevalence of Adults Tested, Utahns Aged 18 and Older, 1992-2005¹²



Data Notes: Prevalence is calculated as (number of cases with an elevated blood lead level/number of individuals employed in non-agricultural jobs) x 100,000. Prevalence for 1997 was re-calculated based on final population data. 1998 employment data is estimated from the growth rate during the previous year.

¹¹ Data Sources: Utah Blood Lead Registry; Environmental Epidemiology Program, Division of Disease Control and Prevention, Utah Department of Health;

¹² ibid

The largest contributing factor to the lead problem is dust from deteriorating lead-based paint (LBP). Many homes in the 1950's were painted with LBP. LBP was banned in the U.S. in 1977. Due to the common use of LBP prior to 1977 many homes contain LBP and of particular concern are the large numbers of homes with LBP that are undergoing renovations. Often LBP dust from home renovation work can be readily absorbed into the bodies of developing children.

As reported in the EPA's Comprehensive and Workable Plan (CWP):

Lead-based paint is widespread in housing. The revised estimate is that 64 million homes 9% of the privately owned housing units built before 1980, have lead-based paint somewhere in the building. There are no statistically significant differences in the prevalence of lead-based paint by type of housing, market value of the home, amount of rent payment, household income, or geographic region¹³. Seventeen percent of the pre-1980 housing stock has dust lead levels in excess of the federal guidelines¹⁴, independent of the presence or absence of lead-based paint. However, excessive dust lead levels are associated with the presence of damaged lead-based paint. Fourteen million homes, 19 percent of the pre-1980 housing stock, have more than five square feet of damaged lead-based paint. Although a large majority of pre-1980 homes have lead-based paint, most of them have relatively small areas of it. The average privately-owned housing unit with lead-based paint has an estimated 601 square feet of it on interior surfaces and 869 square feet on exterior surfaces. Pre-1940 units have, on average, about three times as much lead-based paint as units built between 1960 and 1979.

Utah LBP Risk Factors

Utah Department of Health has reported the following major risk factors in helping to identify children with elevated blood lead levels include: older housing, eating dirt, hand to mouth activities, mining activities/contaminated soil from milling operations, parent's occupation/hobbies, consumer products, folk remedies, and children being exposed to lead prior to coming to the United States.

Utah's Healthy Homes Initiative

Based on the declining number of specific cases of children with elevated blood lead levels reported to Utah's Board of Health, there does not appear to be a major problem with lead hazards in housing in Utah. In looking at the age of housing in the City and the income levels of those occupying that housing, there is a concern that problems may exist in this area that are unknown to the state and to the City, as well as, to the residents themselves. Utah's Department of Health was awarded a HUD Healthy Homes Initiative (HHI) grant, which has now expired. Although the HHI initiative has expired, the state continues the Healthy Homes Program, which is a statewide program that addresses multiple childhood diseases and injuries in the home. The Initiative takes a comprehensive approach by focusing on housing-related hazards in a coordinated fashion, rather than addressing a single hazard at a time. The HHI builds upon HUD's successful Lead Hazard Control programs to expand its efforts to address a variety of environmental health and safety concerns including: mold, lead, allergens, asthma, carbon monoxide, home safety, pesticides, and radon.

OGDEN CITY SPECIFIC LEAD BASED PAINT EFFORTS

All housing units that Ogden City assists through renovations or homeownership programs are assessed for LBP and appropriately addressed prior to project completion.

Reporting

Protocols are in place at Ogden's Midtown Clinic, city hospitals, public and private clinics and laboratories to report to the Utah Department of Health Environmental Epidemiology Program (EEP) children identified with elevated blood lead level (EBLL). Data is reported timely, either weekly or

¹³ 2006 update to 1995 US Government Survey of Lead Based Paint Hazards in Homes

¹⁴ The federal guidelines vary with the location of the dust: 200 micrograms of lead per square foot for floor samples, 500 ug/sq ft for window sills and 800 ug/sq ft for window wells.

monthly, and is entered into Utah Blood Lead Registry (UBLR), the state's surveillance data base. The analysis of the data helps in determining trends, prevalence of EBLL children, screening rates among specific high-risk populations, and areas identified high risk such as older housing and mining communities. Utah's Department of Health shares this data with all local health departments (LHD). Case management for children with elevated blood lead levels is provided by the Weber Morgan Health Department.

Prevention Education

The Weber Morgan Health Department includes lead poisoning prevention education in the following programs: Baby Your Baby Program, Wee Care Program, Utah Department of Air Quality/Lead-Based Paint Program, and Migrant Head Start Program.

Screening

Excerpts taken from the Environmental Epidemiology Program's *Utah Childhood Blood Lead Screen Recommendations*, published February 2003¹⁵: In determining if a child is at risk of lead poisoning the child's health care provider should use the following basic-risk questionnaire. If a parent/guardian responds "yes" or "don't know" to any of the questions the child should be screened.

1. Does your child live in or regularly visit a house that was built before 1950? This question could apply to a facility such as a home day-care center or the home of a babysitter or relative.
2. Does your child live in or regularly visit a house built before 1978 with recent or ongoing renovations or remodeling (within the last 6 months)?
3. Does your child have a sibling or playmate who has or did have lead poisoning?
4. Does your child live near or play on tailings from mining or milling operations?

Title X

Title X of the 1992 Housing and Community Development Act required HUD to take action to address lead-based paint in housing receiving federal assistance. New regulations implementing Title X were published in the Federal Register on September 15, 1999 and took effect on September 15, 2000. Title X calls for the following three-pronged approach to targeting conditions that pose health risks to housing occupants to prevent cases of lead poisoning:

- Notification of occupants about the existence of hazards;
- Identification of lead-based paint hazards before a child can be poisoned; and
- Control of lead-based paint hazards, to limit lead exposure to residents.

Notification

Ogden City distributes the lead-based paint hazard brochure "Protect Your Family" to all city program participants that purchase or occupy a pre-1978 housing. Property owners that sell a housing unit with the assistance of a city program are required to disclose, if known, the presence of lead-based paint and provide prospective buyers/occupants with existing documentation on known lead-based paint hazards in the dwelling unit, in accordance with Section 1018 of the Residential Lead-based Paint Hazard Reduction Act of 1992. Written notice is provided to occupants informing them of the results of lead hazard evaluation or reduction activities.

Identification

A visual assessment, paint testing, or risk assessment is conducted depending on the nature of the federally funded activity. A plan to stabilize the paint hazard is determined prior to continuing the activity.

Control

Housing rehabilitation projects undertaken by Ogden City are tested for lead hazards and when appropriate lead reduction activities are conducted. Qualified rental property owners may be eligible for grants to assist with addressing lead-based paint. Safe work practices are used when performing lead hazard reduction or rehabilitation work that disturbs painted surfaces known or assumed to

¹⁵ Complete screening protocols are found at: <http://health.utah.gov/epi/enviroepi/ables98/child.htm>

contain lead-based paint. When the work is completed, clearance testing is conducted to confirm that no lead-based paint hazards remain.

Demolition

The current regulation provides an exemption from the regulation for an unoccupied dwelling unit or residential property that is to be demolished, provided the dwelling unit or property remains unoccupied through demolition [24 CFR 35.115 (6)].

Interim Lead-based Paint Control Methods include:

Paint Stabilization. Deteriorated paint can be controlled by stabilizing surfaces and repairing the underlying causes of deterioration, repairing defective surfaces, removing loose paint and applying new paint.

Friction and Impact Surface Treatments. Windows, doors, stair treads, and floors, can be treated by re-hanging doors and placing rubber stoppers along the impact surfaces, cushioning window tracks with plastic liners to reduce friction or otherwise ensuring that rubbing of window sashes does not generate leaded dust.

Dust Controls. Lead-contaminated dust can be temporarily controlled by cleaning surfaces to reduce dust lead levels.

Soil Treatments. Lead-contaminated soil can be controlled by limiting resident access, covering contaminated surfaces with grass, mulch or other appropriate material, and land use controls such as fencing, signs or deterrent landscaping.

Training

Ogden City works to ensure compliance with lead-based paint regulations. A major hurdle has been educating local contractors about licensing, certification requirements and safe work practices. Ogden City is working with the State of Utah's Department of Environmental Quality and other entitlement cities to coordinate and sponsor additional training. Staff in the Community Development Division will continue to receive training, as needed, to ensure Ogden is meeting the intent of all lead-based paint regulations.

Lead based Paint / Own In Ogden Down Payment Assistance Program

All Own In Ogden program applications for properties built prior to 1978 require that the buyer receive notification of lead-based paint hazards and that a visual inspection be performed. If the home has any deficiencies as identified in the EPA Visual Assessment Guidelines, a certified contractor tests the home for lead-based paint. If the test results are positive, the seller is notified of the deficiencies and is instructed to have the deficiencies corrected by a certified contractor. To qualify for the city's down payment assistance program, the home must pass a follow-up completion inspection by a certified inspector.



PRESERVING A LEGACY

Many of the historic properties in Ogden City contain lead based paint. This home is an example of how rehabilitation efforts can bring back the beauty and stature of these homes while eliminating the hazards of lead based paint.

HOUSING

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).

1. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

HOUSING NEEDS ESTIMATES

It is anticipated that there will be a growing need for more housing units in Ogden for the period covered by this plan. Although, market conditions have led to an increase in the number of homes available in Ogden in recent years this is expected to turn around. Stricter mortgage loan standards and higher market prices have contributed to the increase in the number of homes listed for sale. The Wasatch Front Regional Multiple Listing Service reports that in fourth quarter of 2009 of the 560 homes listed for sale in Ogden; just over half (296) homes sold in 2009¹⁶. The FFIEC estimated that in 2009 the city-wide housing vacancy rate had increased to nine percent¹⁷. The drop in the number of building permits issued in Ogden during 2009 is another indicator that current demand for housing has not exceeded supply. Economic factors are contributing to current housing conditions. The economic slowdown has led to a rise in unemployment rate and a rise in the rate of persons living below the poverty line (particularly in central Ogden census tracts, 2008, 2009, 2011, 2012 and 2013). This has resulted in families doubling up. Dr. Arthur C. Nelson, Presidential Professor & Director, University of Utah, estimated that 70,000 more Utahans are doubling up than were doubling-up in 2005¹⁸. Another factor to consider is the population of Utah and Ogden is expected to grow. According to the U.S. Census, Utah was the fastest growing state in the nation between 2007 and 2008. Utah Governor's Office of Planning and Budget estimates Ogden's population to reach 94,329 by 2020, an increase of 11,807 people¹⁹. In 2009, Dr. Nelson estimated that by 2010 there would be a pent-up demand for 25,000 more housing units than exist in Utah²⁰. Although the current housing market in Ogden has many affordable housing units available (see discussion on Housing Market Analysis, pages 53-60), this is likely to change as new homes will be needed in Ogden to serve the population growth and to meet the needs of families doubling-up.

The 2008 American Community Survey estimated that 66.2 percent of Utah households owned a home, just over one percent greater than the 2008 national homeownership rate of 67.8 percent. Although Utah has a high homeownership rate, rental housing will become a critical component to Utah's future. Dr. Nelson predicts that the average number of new rental units added annually will increase from 2,000 units to over 3,000 units, since homeownership reached a peak in 2008 and will now trend downwards²¹. The rental market has tightened in Weber County as well. In 2007, the cost of an average Weber county apartment rose by 12.7 percent to \$685 and apartment availability was at an all-time low²². Over the next 10 years there will be a greater share of renters in Utah's housing market.

¹⁶ Wasatch Front Regional Multiple Listing Service (page 46).

¹⁷ Federal Financial Institutions Examination Council's (FFIEC) Census reports. The FFIEC provides 2009 estimates. Its census data is used by Federal Reserve System, Federal Deposit Insurance Corporation and financial institutions. Wasatch Front Regional Multiple Listing Service (page 46).

¹⁸ Source: Arthur C. Nelson, Metropolitan Research Center, University of Utah.

¹⁹ 2008 Baseline City Population projections, Governor's Office of Planning and Budget

²⁰ Source: Utah Housing Coalition, *Emerging Housing Trends & Challenges*, November 2009, by Arthur C. Nelson.

²¹ *ibid*

²² Commerce CRG. Utah's Rental Market in Transition Report July 2009

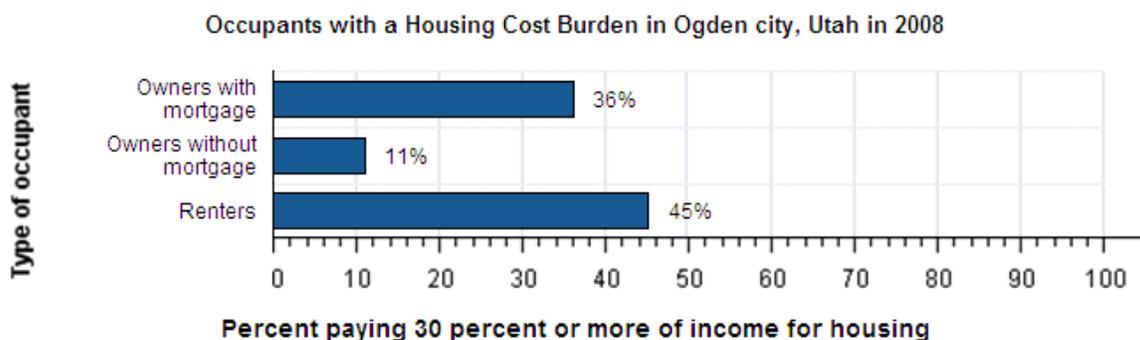
With the increase in housing costs across the board, more families are finding themselves forced to live in substandard housing or overcrowded conditions as households often double up to save money. The demand for housing for special needs groups continues to rise as well. This includes those with HIV/AIDS, victims of domestic violence, the mentally ill, those in recovery from substance abuse.

Cost Burden

The Harvard Joint Center for Housing Studies 2009 State of the Nation report concluded that millions of Americans entered the recession with severe housing cost burdens and were deep in debt. The number of households paying more than half their incomes for housing jumped from 13.8 million in 2001 to 17.9 million in 2007. Homeowners led this growth, yet the share of renters with severe burdens remained much larger²³.

OGDEN HOUSING COSTS: The median monthly housing costs for mortgaged owners was \$1,112, for non-mortgaged owners \$301, and for renters \$649. Thirty-six percent of owners with mortgages, 11 percent of owners without mortgages, and 45 percent of renters in Ogden city spent 30 percent or more of household income on housing.

Table 12



Source: American Community Survey, 2008

Housing Needs by Family Income

In 2000, thirty-four percent of the 27,354 households in Ogden were either cost burdened, overcrowded or living in units that lack basic plumbing and kitchen facilities. (Data retrieved from the CHAS Housing Problem Output Analysis on page 41). This figure represents households having less than 80 percent of the regional Median Family Income. Households with more than 80 percent of the regional Median Family Income (MFI) are not included in the total, since households with more than 80 percent of MFI often have the fiscal resources to choose not to live in overcrowded, cost burdened or facility-deficient housing situations. A closer examination of the data reveals that there are few households with 80% or higher of MFI incomes which are overcrowded or facility-deficient.

The three types of housing needs consist of:

1. cost burdened households (defined as those paying over 30% of income for housing), severely cost burdened (those paying over 50% of income for housing),
2. overcrowded households (defined as having over one person per habitable room), and
3. households lacking complete plumbing and/or kitchen facilities.
- 4.

As demonstrated in Table 13, Housing Needs by Income and Tenure below, for households with less than 30% Area Median Income (AMI), 46 percent of renters and 34.5 percent of owners have housing needs, (i.e., they have one or more of the three housing problems described earlier). Over one half of renters (59.2%) and owners (55.4%) with incomes between 31% and 50% of Median

²³ The complete State of Nation report can be accessed at: <http://www.jchs.harvard.edu/publications/markets/son2009/index.htm>

Family Income have housing needs. For households with incomes between 51 percent and 80 percent AMI, renters have the lowest housing needs ratio of all income groups at 27.4 percent, while 42.4 percent of owners in this income range report a housing need.

Living in a substandard housing situation is primarily a consequence of low incomes:

- (1) All of the households described in this analysis have lower than area MFI;
- (2) 30% of households with one or more housing problems have extremely low incomes (defined as 30% or less of area median income);
- (3) 27% of households with one or more housing problems have very low incomes; (defined as an income between 31% and 50% AMI);
- (4) For renters, 41% of those with a housing problem have extremely low incomes and 26% have low incomes;
- (5) In comparison, 17% of homeowners that have a housing problem are extremely low income and 29% of owners are low income;
- (6) Over one third (45%) of renters and over one-quarter (27%) of owners with a housing problem have incomes less 50% of the regional median.

**Table 13
Housing Needs by Income Category and Tenure (2000 Census Data)**

Income Category	Tenure		Total Households
	Renter Households	Owner Households	
Household Income Less than 30% MFI Extremely Low Income			
Percent w/ Housing Needs	74.7%	68.4%	73%
# Households With Housing Needs	2,506	821	3,327
Total	3,356	1,201	4,557
Household Income 31% to 50% MFI Very Low Income			
Percent w/ Housing Needs	59.2%	55.4%	57%
# Households With Housing Needs	1,277	1,142	2,419
Total	2,157	2,062	4,219
Household Income 51% to 80% MFI Low Income			
Percent w/ Housing Needs	27.4%	42.4%	36.3%
# Households With Housing Needs	737	1,655	2,394
Total	2,693	3,904	6,597
Total w/ Household Income > 80% MF (80% is Median Family Income)			
Total Households	8,206	7,167	15,373
% Households w/ Housing Needs	55%	50%	53%
Total Households – All Incomes	10,606	16,748	27,354
% Households w/ Housing Needs	46%	27.3%	34.5%

Source: U.S. Dept. of HUD, SODS CHAS 2000

Overall, in Utah personal income has risen about 5% over the last 3 years while housing prices have increased 25% to 30%. The widening gap between income and housing costs, combined with subsidy cuts means more lower-income households will live in overcrowded and substandard conditions.²⁴

²⁴ Utah Department of Community and Economic Development, Division of Housing and Community Development. *State of Utah Consolidated Plan 2006–2010*. p.19 .

HUD Table 2A

CHAS Housing Problems Output for – All Households

Name of Jurisdiction: Ogden City, Utah	Source of Data: CHAS Data Book					Data Current as of: 2000					
	Renters					Owners					
	Household by Type, Income, & Housing Problem	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners
1. Household Income <=50% MFI	873	2,310	540	1,790	5,513	1,408	818	544	493	3,263	8,776
2. Household Income <=30% MFI	621	1,300	285	1,150	3,356	529	274	119	279	1,201	4,557
3. % with any housing problems	56.8	81.9	96.5	70.9	74.7	50.9	83.6	100.0	73.1	68.4	73.1
4. % Cost Burden >30%	56.8	77.3	86.0	70.0	71.8	50.9	82.1	96.6	73.1	67.7	70.7
5. % Cost Burden >50%	34.5	55.4	68.4	52.6	51.7	34.8	65.7	88.2	62.7	53.6	52.2
6. Household Income >30% to <=80% MFI	252	1,010	255	640	2,157	879	544	425	214	2,062	4,219
7. % with any housing problems	32.5	63.9	82.4	53.1	59.2	23.2	75.2	90.6	67.8	55.4	57.4
8. % Cost Burden >30%	32.5	55.4	47.1	49.2	49.9	23.2	68.8	74.1	67.8	50.3	50.1
9. % Cost Burden >50%	15.1	5.9	7.8	7.8	7.8	15.8	30.1	18.8	39.7	22.7	15.1
10. Household Income >50 to <=80% MFI	249	1,169	455	820	2,693	1,074	1,545	755	530	3,904	6,597
11. % with any housing problems	25.7	17.9	60.4	23.2	27.4	16.2	51.8	61.6	40.6	42.4	36.3
12. % Cost Burden >30%	24.1	7.6	3.3	17.7	11.5	16.2	47.9	28.5	40.6	34.4	25.1
13. % Cost Burden >50%	10.0	0	0	0	0.9	2.7	6.5	2.0	5.7	4.5	3.0
14. Household Income >80% MFI	122	1,115	254	909	2,400	1,954	4,983	1,379	1,265	9,581	11,981
15. % with any housing problems	22.1	13.5	53.1	4.8	14.8	6.1	9.1	19.5	8.3	9.9	10.9
16. % Cost Burden >30%	18.9	1.3	0	2.1	2.4	5.9	7.2	3.6	8.3	6.6	5.7
17. % Cost Burden >50%	15.6	0	0	0	0.8	1.8	1	0.3	1.6	1.1	1.1
18. Total Households	1,244	4,594	1,249	3,519	10,606	4,436	7,346	2,678	2,288	16,748	27,354
19. % with any housing problems	42.3	45.0	71.7	39.5	46.0	17.3	25.7	46.2	29.2	27.3	34.5
20. % Cost Burden >30%	41.6	36.3	30.4	36.5	36.3	17.2	23.1	25.9	29.2	22.8	28.1
21. % Cost Burden >50%	23.8	17.0	17.2	18.6	18.3	8.7	6.7	7.6	13.5	8.3	12.2

Source: 2000 SOCDs CHAS data: Housing Problems Output for All Households (ConPlan Table 2A)

OVER-CROWDING

The federal government defines an overcrowded household as one with more than 1.0 people per room, excluding bathrooms. The American Community Survey estimates that for 2008, there were a total of 30,961 occupied housing units in Ogden. 1,459 of the occupied housing units, for a total of 4.7 percent of the City's households are living in overcrowded housing conditions²⁵. Overcrowding is typically caused by a lack of affordable housing units and/or high housing costs. Although in Ogden, the unemployment rate and high rate of persons living below the poverty line leads to the conclusion that economic conditions, and not lack of affordable housing units, are the leading contributing factors to the problem. Another factor needing consideration in the overcrowding issue relates to cultural habits; some of the overcrowding could be a result of cultural preference.

Overcrowding is the second most pervasive housing problem. One thousand four hundred and fifty-nine (1,459) households have more than one person per habitable room. Overcrowding is more prevalent in Hispanic households than white households: 4% of white households are over-crowded, whereas, 10% of Hispanic families are overcrowded. Other minority groups are not listed because the number of sample cases is too small per U.S. Census tract standards.

²⁵ Source: 2008 American Community Survey 1-Year Estimates, Table B25014

**Table 14
OGDEN CITY OCCUPANTS PER ROOM**

Occupants per room	Owner Occupied	Renter Occupied	Total	%
1.00 or less occupants per room	17,208	12,294	29,502	95.3%
1.01 or more occupants per room	705	754	1,459	4.7%
TOTAL	17,913	13,048	30,961	100%

Source: Table B25014B thru I, 2008 American Community Survey 1-Year Estimates Data Sets

**Table 15
OGDEN CITY OCCUPANTS PER ROOM BY ETHNICITY (Renters & Owners)**

Occupants per room	White Alone Households	% White Households	Hispanic or Latino Households	% Hispanic Households	Number of Households
1.00 or less occupants per room	21,854	95.6%	5,933	90%	27,787
1.01 or more occupants per room	832	4.0%	627	10%	1,459
Total	22,686	99.6%	6,560	100%	29,246

Source: Table B25014B thru I, 2008 American Community Survey 1-Year Estimates Data Sets
Note: other ethnic groups are not reported due to the sample size is smaller than US Census standards.

SUBSTANDARD CONDITION

**Table 16
OGDEN CITY SUBSTANDARD CONDITION FOR HOUSING UNITS**

Housing Characteristic	Number of Housing Units	Housing Characteristic	Number of Housing Units
Owner occupied		Owner occupied	
Complete plumbing facilities	17,913	Complete kitchen facilities	17,913
Lacking plumbing facilities	0	Lacking kitchen facilities	0
Renter occupied		Renter occupied	
Complete plumbing facilities	12,879	Complete kitchen facilities	12,717
Lacking plumbing facilities	169	Lacking kitchen facilities	331
Total Occupied Housing Units	30,961	Total Occupied Housing Units	30,961

Source: Table B25048 & B25049, 2008 American Community Survey 1-Year Estimates Data Sets

In 2008, the American Community Survey estimated that the number of households with incomplete plumbing or kitchen facilities is approximately 500, (1.6%) of the 30,961 occupied housing units in Ogden. Units lacking facilities is a measure of housing standards that derives from the mid-twentieth century and earlier when indoor plumbing was not as available as it is today. But, surprisingly, the number of housing units lacking either a complete kitchen (hot and cold running water, sink, refrigerator and stove) or a complete bathroom (hot and cold running water, bath or shower) is 500 units. Illegal conversion of structures from single-family housing units to multi-family housing units and poverty are the most likely explanations for the continuing existence of this problem.

HOUSING NEEDS SUMMARY

**Table 17
Ogden Housing Needs**

Housing Needs	Households with Needs		Total	Percent
	Owner	Renter		
Cost Burdened	3,818	3,850	7,668	28.0%
Severely Cost burdened	1,390	1,941	3,331	10.8%
Total Households (2000 CHAS data)	16,748	10,606	27,354	
Overcrowded	705	754	1,459	4.7%
Lacking Facilities	0	500	500	1.6%
Total Occupied Households (2008 ACS data)	17,913	13,048	30,961	

Note: The most recent CHAS cost burden data is based on 2000 census data. Over-crowding and lack of facilities data is available by American Community Survey 1-Year Estimates for 2008.

Using the 2000 Comprehensive Housing Affordability Strategy (CHAS) data and the 2008 American Community Survey conducted by the U.S. Census Bureau, the incidence of housing needs in Ogden City is displayed in Table 17. Cost-burden estimates were not available after 2000.

In summary, after reviewing the data above in Table 17, over 4,500 owners have one of the housing needs and over 5,100 renters have a housing need. Assuming that since the data was reported, the number of families with a housing need has not diminished, and over 9,600 families in Ogden have a housing need. According to these estimates 7,668 households are cost burdened in Ogden. Approximately 80 percent of households experiencing a housing needs are cost burdened, which makes it the most widespread housing problem.

The Housing Needs analysis help establish city priority objectives. The City will focus on increasing the supply of decent, affordable housing; preserving existing affordable single-family and rental housing; and improving the quality and safety of housing stock.

RENTERS

The Fair Market Rent (FMR) in 2009 for the Ogden-Clearfield area for a two-bedroom apartment is \$717. The National Low Income Housing Coalition estimates that to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn \$2,390 monthly, \$28,680 annually, or must earn \$13.79 an hour full-time. In Ogden, the estimated average wage for a renter is \$9.53 an hour. For many low-income families, working full time is not enough to pay for decent housing at the 30-percent-of-income standard. Earnings from full-time minimum wage jobs are not enough. No Ogden household earning the equivalent of the full-time minimum wage (\$11,500) can afford a modest two-bedroom apartment at the federal fair market rent. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 58 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.4 worker(s) earning the mean renter wage in order to make the two-bedroom FMR affordable²⁶. Monthly Supplemental Security Income (SSI) payments for an individual are \$674 in Ogden-Clearfield MSA. If SSI represents an individual's sole source of income, \$202 in monthly rent is affordable, while the FMR for a one-bedroom is \$582²⁷.

A unit is considered affordable if it costs no more than 30% of the renter's income.

In 2000, the median gross rent in Ogden was \$504, versus \$649 median gross rent in Ogden in 2008.

**Table 18
OGDEN-CLEARFIELD MSA**

2009 Fair Market Rent (FMR)⁴	
Zero-Bedroom	\$484
One-Bedroom	\$582
Two-Bedroom	\$717
Three-Bedroom	\$986
Four-Bedroom	\$1,166
Annual Income Needed to Afford FMR	
Zero-Bedroom	\$19,360
One-Bedroom	\$23,280
Two-Bedroom	\$28,680

²⁶ National Low Income Housing Coalition for Ogden-Clearfield MSA

²⁷ *ibid*

Three-Bedroom	\$39,440
Four-Bedroom	\$46,640
2009 Renter Household Income	
Estimated Median Renter Household Income ⁵	\$36,178
Percent Needed to Afford 2 BR FMR	79%
Rent Affordable at Median	\$904
% Renters Unable to Afford 2 BR FMR ⁶	38%

Source: National Low Income Housing Coalition for Ogden-Clearfield MSA

The possibility that households with low-wage workers can earn their way out of a housing affordability problem is small. In 2007, low-wage service workers in four occupational groups: personal services, cleaning and maintenance services, food services, and healthcare support, were the most likely to have severe housing cost burdens²⁸. The Bureau of Labor Statistics predicts that the majority of employment growth from 2006 to 2016 will be in low-paying service and in high-paying professional occupations.

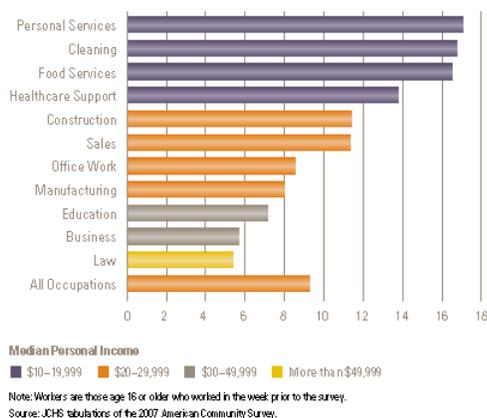
The 2009 State of the Nation report concluded that for many low-income seniors and for the chronically under-employed, government subsidies are insufficient to prevent severe cost burdens. Even if home prices and rents fall further, the improvement in affordability would do little to ease these pressures²⁹.

Efforts to address renters' needs in Ogden remain a priority. The Rental Rehabilitation Loan Program utilizes CDBG funds with the goal to provide permanent affordable rental units.

Figure 31

Workers in Low-Wage Occupations Are Most Likely to Live in Severely Burdened Households

Share of Workers Living in Households Paying More than 50% of Income for Housing (Percent)



In 2009, Ogden has an estimated 11,637 occupied rental housing units. Due to economic conditions many Ogden residents face unemployment. Low wages and unemployment can place renters at risk of homelessness or eviction. The city's highest unemployment rate census tracts are in the NRSA. Loss of employment leads to missed payments which can lead to eviction. The data in Table 9 (page 17) reveals that the NRSA census tracts have high percentage rates of renters and high unemployment rates.

²⁸ Source: The Harvard Joint Center for Housing Studies 2009 State of the Nation

²⁹ Ibid.

Two conclusions emerge from these facts. First, the problems are systematic. When over forty-five percent of Ogden city renters pay more than 30-percent-of-income standard for their housing, the problems are pervasive and ubiquitous. They are a characteristic of rental housing markets throughout the region. Second, underlying causes may be generating the problems. Low incomes are a primary force driving affordability problems. This may be due partially to the restructured U.S. economy's expansion, which produces lower paying jobs. Low incomes would explain Ogden's affordability problems.

HOUSING FOR THE DISABLED

As part of the Consolidated Plan process, Community Development staff contacted by phone interview and email survey Ogden's housing providers. In response to housing questions, providers reported the greatest need for persons with disabilities are: more supportive housing options, more ADA housing units, more funding for programs, food stamps is not enough to feed low-income disabled persons, transportation needs and lack of nearby food market for downtown residents. Two housing facilities for disabled in Ogden reported that prior to 2007, they maintained a waiting list. In 2007 the facilities became non-smoking residences. As of today, both facilities reported vacant units and no waiting list is required.

The Ogden Housing Authority is approved for the Continuum of Care grant for Shelter-Plus Care funding. Shelter Plus Care is designed to promote permanent housing with supportive service to persons with disabilities coming from the streets and emergency shelters. The Shelter Plus Care Program was created under the McKinney Homeless Assistance Act. Shelter Plus Care is designed to promote permanent housing with supportive service to persons with disabilities coming from the streets and emergency shelters. Shelter Plus Care grants require a supportive services match equal to, or greater than, the rental assistance award.

HOUSING FOR VICTIMS OF DOMESTIC VIOLENCE

The Utah Governor's Child and Family Cabinet Council in its *No More Secrets* annual domestic violence report stated that "domestic violence in one of the fastest growing and most serious violent crimes in Utah...this violence is characterized as a systematic pattern of physical, sexual, verbal, emotional and psychological abuse, which is predominately directed by men against women." Only a small fraction of victims of domestic violence seek shelter. Three hundred and thirty seven (337) women and children sought shelter at the Domestic Violence Victim Assistance Center (DVVAC) in Ogden in 2009 for a total of 5,540 nights of shelter stay³⁰. In 2009 no one was turned away from the DVVAC. The Your Community Connection in Ogden offers victims of domestic violence transitional housing, hotline services, support groups, court translators, an outreach coordinator and childcare for shelter and transitional housing clients. The DVVAC provides 26 beds and 4 cribs to assist victims of domestic violence with temporary emergency housing needs. In Weber County, the Children's Justice Center, the Weber County Attorney Victim Assistance Program and the Your Community Connection provide services to victims of domestic violence.

In 2009, Twenty-three families (24 adults and 48 children) received transitional housing, as well as, clothing, food and household items through the YCC's Transitional Housing Program with a total of 9,119 nights of transitional housing stay³¹. In Weber County there is a need for additional transitional housing and permanent supportive housing. The YCC has applied to the Continuum of Care grant to provide funding for additional transitional housing.

PUBLIC HOUSING

Subsidized housing for the very-low income is one of the City's most urgent housing needs. The Ogden Housing Authority (OHA) through its development and management of public housing units

³⁰ Your Community Connection Annual Report 2009

³¹ *ibid*

and administration of the Section 8 Rental vouchers program is the primary provider of housing for extremely low-income households in Ogden.

The Ogden Housing Authority is a public agency that provides subsidized housing to low and moderate income individuals and families. Public housing serves households with incomes at or below 80% of area median while Section 8 Housing Choice Voucher Program serves households with up to 50% of area median for initial eligibility. At least 91% of Section 8 vouchers assist households that have incomes less than 30% of area median income. The Authority receives federal and state assistance in order to operate its programs and, as such, is governed by applicable housing regulations issued by the U.S. Department of Housing and Urban Development. The Ogden Housing Authority's programs and policies are consistent with the Ogden City's Five Year Consolidated Plan.

The OHA has 6 developments: two are designated as elderly/disabled developments and four are designated as family developments. The OHA currently owns approximately 200 housing units in Ogden and houses about 369 people under the public housing program.

In addition to public housing units, the OHA administers approximately 822 rental assistance Housing Choice Vouchers that allow families to rent in the private market and apply a subsidy to their rent. With this assistance, residents are able to pay approximately 30-40 percent of their income toward rent and the OHA pays the remainder. The OHA helps to provide housing to approximately 2,005 people under this program.

The Ogden Housing Authority Director estimates that the public housing needs for the next five years will grow or at least stay the same. There are currently 445 on the Public Housing waiting list and 1,314 families on the Section 8 tenant-based assistance waiting list. This number is not expected to diminish, but rather is expected to grow.



Galloway



Sierra



Kimi

There are no activities in the ConPlan that are currently being coordinated or jointly funded with the Ogden Housing Authority's Capital Fund Program. The Housing Authority's current plans are to use Capital Funds for modernization and improvement costs for existing units. Implementation of homeownership initiatives in the Housing Authority's 5-Year Plan will provide opportunities to coordinate with the City and County housing programs.

In an effort to meet the City's priority housing needs, Ogden City supports the Ogden Housing Authority's efforts to provide Section 8 and Tenant Based Rental Assistance to very-low income residents. Ogden city will work in partnerships with local nonprofit organizations and housing developers to assist in funding projects/programs that will help address the housing needs of the City's low to moderate income residents. As of July 2009, the Waiting List is open. There are 200 Public Housing units.

Table 19

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
Section 8 tenant-based assistance			
X Public Housing			
Combined Section 8 and Public Housing			
Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	676		32
Extremely low income <=30% AMI	649	96.01%	
Very low income >30% but <50% AMI	0	0	
Families with children	296	43.79%	
Elderly families	7	1.04%	
Families with Disabilities	200	29.59%	
Race/Ethnicity White	595	88.02%	
Race/Ethnicity BLACK	58	8.58%	
Race/Ethnicity INDIAN	11	1.63%	
Race/Ethnicity ASIAN	12	1.77%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	331	94	
2 BR	66	3	
3 BR	48	3	
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? X No Yes If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes			

SECTION 8 – TENANT BASED ASSISTANCE

Section 8 Tenant Based Assistance – Housing Needs of Families on the Ogden housing Authority’s Waiting List. As of July 2009, the Waiting List is open. There are 822 Housing Choice Voucher units.

Table 20

Housing Needs of Families on the PHA’s Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
Public Housing			
Combined Section 8 and Public Housing			
Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,842		146
Extremely low income <=30% AMI	1,709	92.78%	
Very low income (>30% but <50% AMI)	127	6.89%	
Low income (>50% but <80% AMI)	6	.33%	
Families with children	1,058	57.44%	
Elderly families	111	6.03%	
Families with disabilities	500	27.14%	
Race/Ethnicity White	1,644	89.25%	
Race/Ethnicity BLACK	147	7.98%	
Race/Ethnicity INDIAN	20	1.09%	
Race/Ethnicity ASIAN	31	1.68%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	791	42.94%	
2 BR	692	37.57%	
3 BR	313	16.99%	
4 BR	313	16.99%	
5 BR	7	.38%	
5+ BR	2	.11%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No Yes If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes			

HOUSING NEEDS ESTIMATES

Utah projected in its most recent Consolidated Plan that an average of 4,342 new affordable housing units needed to be produced each year from 1996–2002. Over the same period in Utah, only 2,621 units were actually developed on average each year, building up an affordable housing deficit at the rate of 1,721 units annually. According to the 2000 census, 625 new subsidized housing units need to be produced annually just for those Utah families living in poverty or below 30% of Area Median Income (AMI). In addition to the growing shortage of new affordable housing units, Utah has a critical

housing quality problem.³² The Olene Walker Housing Loan Fund (OWHLF) Annual Report estimates that almost 2,500 low-income housing units require rehabilitation each year to remain habitable.³³

POPULATIONS WITH DISPROPORTIONATELY GREATER NEED

After analysis of US Census data and FFIEC census data, Ogden City Community and Economic Development Department found the data insufficient to make a determination of disproportionate need by any racial or ethnic group.

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.
2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

Based on the characteristics of the housing market and the severity and extent of need of each category of residents, the following Table 20 prioritizes housing needs in Ogden.

**Table 21
Housing Priority Needs**

Population	Priority	# Households
Owners		
Cost Burdened (between 30% and 49%)	HIGH	2,367
Severely Cost Burdened (more than 50%)	MEDIUM	1,390
Overcrowded	LOW	705
Lacking facilities	NA	0
Extremely low income (below 30% AMI) with housing needs	LOW	821
Low to Moderate income (31% to 50% AMI) with housing needs	MEDIUM	1,142
Moderate income (51% to 80% AMI) with housing needs	HIGH	2,395
Renters		
Cost Burdened (greater than 30%)	MEDIUM	1,909
Severely Cost Burdened (above 50%)	MEDIUM	1,941
Overcrowded	LOW	754
Lacking facilities	LOW	500
Extremely low income (below 30% AMI) with housing needs	HIGH	2,507
Low to Moderate income (31% to 50% AMI) with housing needs	MEDIUM	1,277
Moderate income (51% to 80% AMI) with housing needs	LOW	737

Source: 2000 SOCDs CHAS data: Housing Problems Output for All Households (ConPlan Table 2A) - Page 41

In this analysis, the main determinant used for prioritizing the severity of each housing problem is the total number of households experiencing the problems. With limited dollars to address these issues, it is the goal of Ogden City to try and provide assistance and relief on housing issues to as many households as possible and to prioritize accordingly.

Categories that exceed 2,000 households experiencing the identified problem receive the highest priority. Categories that have between 2,000 and 1,000 households are considered medium priorities. All others falling below this threshold are considered low priorities.

³² Utah Department of Community and Economic Development, Division of Housing and Community Development. *State of Utah Consolidated Plan 2006–2010*. p.8.

³³ Utah Department of Community and Culture, Division of Housing and Community Development. *Olene Walker Housing Loan Fund Annual Report to the State Legislature 2007*.

The housing needs categories that are the highest priority are:

- Owner households with between 30% and 49% cost burden.
- Owner households at moderate income (51% to 80% of AMI) with a housing need.
- Renter households at extremely low income (below 30% AMI) with housing needs.

The housing needs categories that are in the medium priority are:

- Owner households with more than 50% cost burden.
- Owner households at LMI (31% to 50% AMI) with housing needs.
- Renter households with between 30% and 49% cost burden.
- Renter households with more than 50% cost burden.
- Renter households at LMI (31% to 50% AMI) with housing needs.

The housing needs categories that are in the low priority range are:

- Owner households at extremely low income (below 30% AMI) with housing needs
- Renter households that are overcrowded
- Renter households that lack complete facilities
- Renter households at Moderate income (51% to 80% AMI) with housing needs

The 2000 census data reports show that the largest group experiencing a housing needs is moderate income owner-households, (between 51% to 80% AMI) 2,395 of which have housing needs, more than low-income and extremely-low-income owner-households.

In 2000, there are 7,667 households in Ogden that experienced housing cost burden, more than 30% of their income is going to housing costs; 3,818 are owner households and 3,850 are renter households. These numbers indicate critical housing needs for 28% of the 27,354 households in Ogden in 2000. In addition, households with incomes of less than 30% of the area median income experience a severe cost burden relative to their housing needs. This population often settles for substandard housing or exists in overcrowded housing due to their lack of financial resources.

The primary obstacle to addressing priority housing needs involves greater needs than the resources available to address them. The City does not have adequate resources to address all housing needs; the city leverages federally funded programs to meet the city's housing needs to the greatest extent possible. To help accomplish this goal the City utilizes a private line of credit to leverage CDBG and HOME funds to renovate the deteriorating housing stock in the NRSA (the census tracts with the highest rate of persons below the poverty line and census tracts near the downtown business district). In an effort to encourage the preservation and development of affordable housing, the city encourages for-profit and non-profit developers in the development and construction of new housing units. The city has a high priority on funding organizations that create affordable housing opportunities for the greatest number of residents such as, the Utah Housing Corporation, a public corporation and Utah Non-profit Housing Corporation a nonprofit housing organizations that concentrates efforts in the lowest-income neighborhoods. The City also funds street and sidewalk reconstruction projects primarily in distressed communities with its CDBG allocation to encourage neighborhood preservation and reinvestment.

Each year Ogden City leverages its federal funds with other resources to obtain the greatest impact and to help as many residents as possible. Leveraging is involved in all Own In Ogden activities. And wherever possible, leveraging is used to rehabilitate existing housing stock and construct new housing units as part of the city's Infill Housing/Purchase, Rehab and Resale and East Central Revitalization programs.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

HOUSING MARKET

In 2006, Utah was one of the four fastest-growing states in the nation in terms of housing units. Market conditions in Ogden have led to year over year home price increases that peaked in mid-2008 and then declined sharply in 2009¹. The Federal Housing Finance Agency Housing Price Index showed that during second quarter of 2009, Utah's housing prices depreciated by 11.6 percent, when the nationwide depreciation average was 6.13 percent². In a recent housing study, Kendall Oliphant, senior vice president of Thredgold Economic Associates stated that how the state's housing market responds in the future depends upon the improvement of Utah's employment situation and consumer confidence in the overall economy².

In a report by Arthur C. Nelson from the University of Utah Metropolitan Research Center, the mortgage crisis and softening of the housing market creates new housing market realities in Utah, which means: sub-prime and Alt-A mortgages are history, FHA-like conventional mortgages will dominate, "Jumbo" loans will be expensive and difficult to obtain, demand for \$1million and more homes has ended. This will result in smaller homes, smaller lots and more renters in Utah³.

COST OF HOUSING

Housing costs in Ogden have risen during the past five years. U.S. Census data estimates the median value of an owner occupied housing unit in Ogden in 2005 was \$114,400. By 2008, the median value had increased almost 20 percent to \$142,800.⁴ Sellers will benefit from the increase—however, homeowners with rapidly rising property tax bills and low- to moderate-income households wanting to buy a home in the City face greater challenges than they did five years ago.

Data from the Wasatch Front Regional MLS calculates the 2005 average sale price for a single-family home at \$111,323 in Ogden. By fourth quarter 2009, the single family average home price was \$136,473 (Graph 2, page 53), an increase of nearly 19% between 2005 and 2009.

¹ Wasatch Front Regional Multiple Listing Service, Graph 2, page 53.

² *Deseret News*, October 29, 2008, page 1 reports a study by Kendall Oliphant, senior vice president of Thredgold Economic Associates. According to that study, the credit crunch has had a profound impact on the sale of single-family home and condominiums in the five most heavily populated Utah counties with decreases in median sale prices in 65 of 81 ZIP codes.

³ *Source*: Arthur C. Nelson, Presidential Professor & Director, Metropolitan Research Center, University of Utah

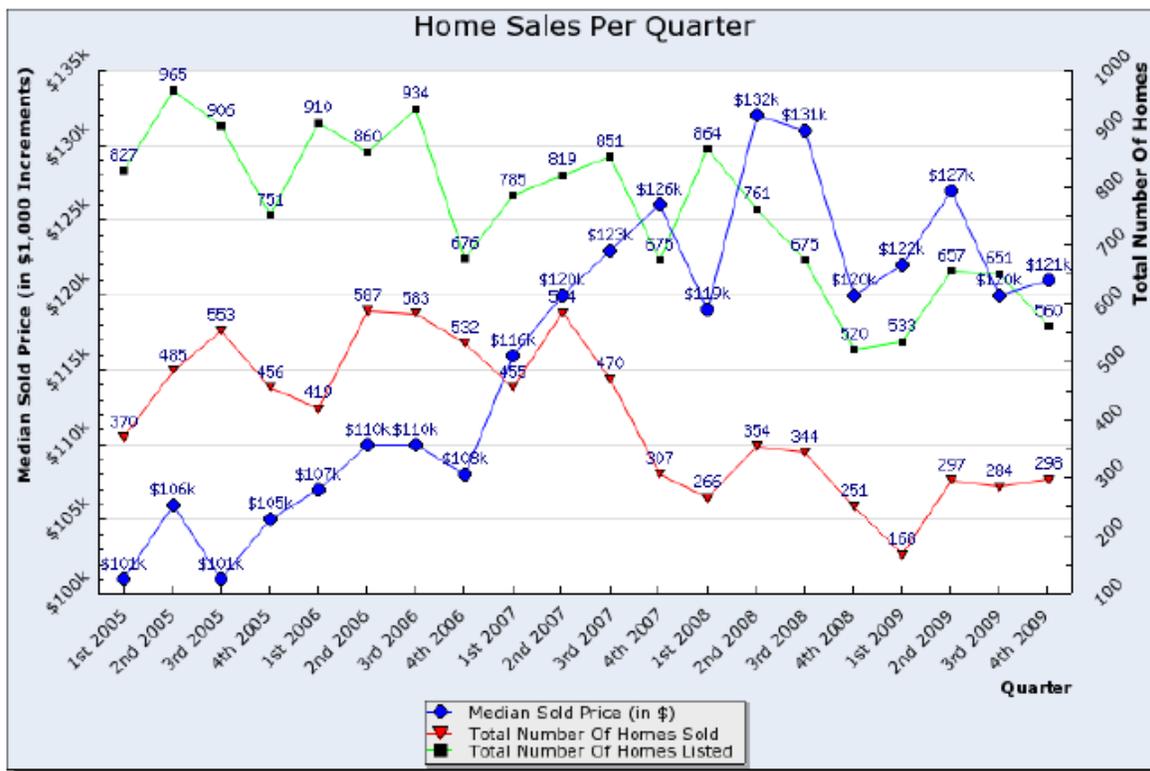
⁴ 2008 & 2005 American Community Survey 1-Year Estimates Table B25077

Graph 2

Wasatch Front Regional MLS -

Home Sales Graph Report

Search Criteria: State is Utah, City is Ogden



HOUSING AFFORDABILITY

As previously discussed, US Census data estimates that between 2005 and 2008, the median value for a owner-occupied housing unit increased almost 20 percent³⁴. During the same time period, Median Family Income (MFI) for Ogden City residents have declined (between 2005 to 2008), as illustrated in Table 22³⁵. As home prices increase and family incomes decrease more families are unable to afford a home or to quality to buy a home. In summary, between 2005 and 2008 increasing home prices and decreasing incomes are compounding affordability issues, in Ogden.

**Table 22
Ogden City Income by Year**

Year	Median Family Income	Per capita Income
2008	\$41,993	\$18,880
2005	\$44,720	\$17,671

Source: 2005 & 2008 American Community Survey (ACS) Tables: B1911, B19301 & B17001

³⁴ 2008 American Community Survey 1-Year Estimates Table B25064

³⁵ Note: During 2000 census reporting, Ogden City was included in the Salt Lake City MSA; therefore, 2000 data is not included in this analysis. Currently, 2009 ACS data is not available for Ogden City.

A comparison of house prices between Ogden and nearby communities provides a means to determine housing affordability. In 2009, the average sale price for a single-family two bedroom home in Ogden was \$98,911. The average sale prices for a single-family two-bedroom home in neighboring communities were substantially higher: in Salt Lake City \$178,541, in neighboring Davis County \$172,086, in Weber County \$112,323 and in Ogden \$98,911. In comparison to neighboring areas, homes are affordable in Ogden (Table 23).

Table 23
2009 Average Home Prices

SALT LAKE COUNTY	# of Units	Average Price
Single Family 2 bedroom	651	\$178,541
Single Family 3 bedroom	2,884	\$223,293
Single Family 4 bedroom +	5,598	\$300,157
Condominium Sales	1,894	\$178,259
Average Days on Market	80	

DAVIS COUNTY	# of Units	Average Price
Single Family 2 bedroom	88	\$172,086
Single Family 3 bedroom	1,108	\$204,031
Single Family 4 bedroom +	1,879	\$257,471
Condominium Sales	313	\$162,320
Average Days on Market	80	

WEBER COUNTY	# of Units	Average Price
Single Family 2 bedroom	252	\$112,323
Single Family 3 bedroom	1,106	\$164,951
Single Family 4 bedroom +	1,176	\$204,438
Condominium Sales	269	\$131,002
Average Days on Market	87	

OGDEN CITY	# of Units	Average Price
Single Family 2 bedroom	173	\$ 98,911
Single Family 3 bedroom	676	\$157,270
Single Family 4 bedroom +	575	\$197,070
Condominium Sales	164	\$108,132
Average Days on Market	86	

Source: Wasatch Front Multiple Listing Service

In conclusion, homes are affordable in Ogden, affordability problems stem from lower incomes.

CONDITION OF HOUSING STOCK IN OGDEN CITY

The oldest and most deteriorated of the City's housing stock is located in the East Central census tracts. City-wide twenty-nine percent (29%) of the housing stock was built prior to 1950. In East Central, just over fifty-two percent (52%) of housing units was built before 1950. Hundreds of owner-occupied units have been converted to single family or multi-family rental units in the past twenty years. Many of these conversions were done without permits or regard to life-safety issues. As a result, there are hundreds of unsafe and only marginally habitable rental units throughout the city and particularly in the East Central neighborhood. According to Ogden City's Building Services, by

OGDEN CITY, UTAH

first quarter 2010, the number of substandard units in the city has diminished but there remains a significant number of housing units with housing standards issues, particularly for the East Central neighborhood.

Data on age of housing is collected by the U.S. Census and provides a rough guide to the character of the housing stock. Age of housing used as an indication of housing condition is imprecise. Housing stock over sixty years in age may indicate property that is decrepit and dangerous to the resident's health, or it may indicate historically valuable property and is in excellent condition. Given these limitations, age data is used to provide a rough estimate to physical condition.

There are twenty-four Census tracts in Ogden City. There are an estimated 28,775 homes built prior to 1979, which is 76% of the housing stock in Ogden. Ten census tracts in Ogden have ninety percent or more of its housing stock built prior to 1978, which is the year lead-based paint was banned in the United States. Each of the five census tracts in the proposed Neighborhood Revitalization Strategy Area have over 85% of housing stock built prior to 1978; 60.1% of housing was built prior to 1950; 43.1% of housing stock was built prior to 1940.

Table 24- Age of Housing Stock

Year Built	Census Tract 2001	Census Tract 2002.01	Census Tract 2002.02	Census Tract 2003	Census Tract 2004	Census Tract 2005	Census Tract 2006	Census Tract 2007
Totals	1547	2535	1391	1880	719	2438	1652	1374
1999 – Mar 2000	0	365	268	91	13	49	0	13
1995 – 1998	40	391	101	304	21	187	25	40
1990 – 1994	37	78	15	63	0	16	0	22
1980 – 1989	70	324	133	213	45	308	273	105
1970 – 1979	231	533	218	377	62	467	405	191
1960 – 1969	284	447	192	209	74	230	235	178
1950 – 1959	725	319	134	215	121	322	521	319
1940 – 1949	112	49	175	223	118	310	82	374
1939 or earlier	48	29	155	185	265	549	10	132
% prior to 1980	90%	54%	63%	64%	89%	77%	82%	87%
% prior to 1950	10%	3%	24%	22%	53%	35%	6%	37%
% prior to 1939	3%	1%	11%	10%	37%	23%	1%	10%

Year Built	Census Tract 2008	Census Tract 2009	Census Tract 2011	Census Tract 2012	Census Tract 2013	Census Tract 2014	Census Tract 2015	Census Tract 2016
Totals	1981	2077	453	899	2518	1328	1498	1597
1999 – Mar 2000	7	14	0	24	0	0	14	9
1995 – 1998	16	23	0	14	49	0	18	0
1990 – 1994	22	0	0	8	8	6	16	6
1980 – 1989	73	211	15	37	98	26	173	40
1970 – 1979	90	362	5	74	194	21	114	294
1960 – 1969	223	193	15	98	312	57	324	283
1950 – 1959	300	178	75	114	315	305	514	641
1940 – 1949	432	305	61	75	471	474	245	268
1939 or earlier	818	791	282	455	1071	439	0	56
% prior to 1980	94%	88%	97%	91%	94%	98%	80%	97%
% prior to 1950	63%	53%	76%	59%	61%	69%	16%	20%
% prior to 1939	41%	38%	62%	51%	43%	33%	0%	4%

Shaded columns indicate Neighborhood Revitalization Strategy Area (NRSA) target census Tracts

Year Built	Census Tract 2017	Census Tract 2018	Census Tract 2019	Census Tract 2020	Census Tract 2102.2	Census Tract 2105.01	Census Tract 2105.05	Census Tract 2112.01
Totals	1128	769	412	1676	2042	3012	1410	1538
1999 – Mar 2000	6	0	0	33	120	159	68	16
1995 – 1998	28	21	10	333	318	396	156	128
1990 – 1994	0	18	0	247	216	123	197	209
1980 – 1989	34	16	20	242	331	470	204	262
1970 – 1979	90	52	28	492	457	976	327	763
1960 – 1969	110	97	16	246	234	424	132	101
1950 – 1959	276	99	99	29	160	212	133	42
1940 – 1949	247	119	107	18	105	137	65	13
1939 or earlier	337	347	132	36	101	115	128	4
% prior to 1980	94%	93%	93%	49%	52%	62%	56%	60%
% prior to 1950	52%	61%	58%	3%	10%	8%	14%	1%
% prior to 1939	30%	45%	32%	2%	5%	4%	9%	0%

Currently, there is no reliable measure of the number of substandard units in Ogden, age of housing and completeness of plumbing and kitchen facilities serves as a rough estimate to the condition of the city’s housing stock. As of 2000, 17.1% (6,485 units) of Ogden’s housing stock was built prior to 1939. In 2005, (the first year micro sample data is available from the U.S. Census Bureau for Ogden) 85 renter-occupied housings units (.3% of total occupied units) lacked complete plumbing and kitchen facilities. In 2008, 550 renter-occupied housing units (3.8% of total occupied units) lacked complete plumbing and kitchen facilities.

**Table 25
Condition of Housing Stock**

Housing characteristic	2005 estimate		2008 estimate	
	# units	% of units	# units	% of units
Owner occupied housing units				
Overcrowding	831	4.6%	705	3.9%
Lacking complete facilities	0	0%	0	0%
TOTAL OWNER OCCUPIED HOUSING UNITS	18,205		17,913	
Renter occupied housing units				
Overcrowding	704	6.2%	754	5.7%
Lacking complete facilities	85	.3%	550	3.8%
TOTAL RENTER OCCUPIED HOUSING UNITS	11,304		13,048	
TOTAL # ALL OCCUPIED HOUSING UNITS	29,509		30,961	

Source: 2005 & 2008 American Community Survey 1-Year estimates Table B25053, B25049, B25014

TENURE AND VACANCY STATUS

The US Census data for 2000 estimated the number of housing units in Ogden at 29,763:

- Ninety-two percent (27,393) were occupied units;
- Sixty-one percent of occupied housing units (16,751) were owner-occupied
- Thirty-eight percent of occupied housing units (10,642) were renter occupied.
- Eight percent (2,370) were vacant.

By 2005 the US Census estimated that the number of housing units increased to 31,742:

- Ninety-three percent (29,509) were occupied units;
- Sixty-one percent of occupied housing units (18,205) were owner occupied

- Thirty-eight percent (11,304) were renter occupied.
- Seven percent (2,233) were vacant.

. In 2009, the FFIEC estimates that there are 38,791 housing units in Ogden:

- Ninety-one percent (35,291) were occupied units .
- Sixty-six percent of occupied housing units (23,654) were owner-occupied
- Thirty-two percent of occupied housing units (11,637) were renter occupied.
- Nine percent (3,500) were vacant.

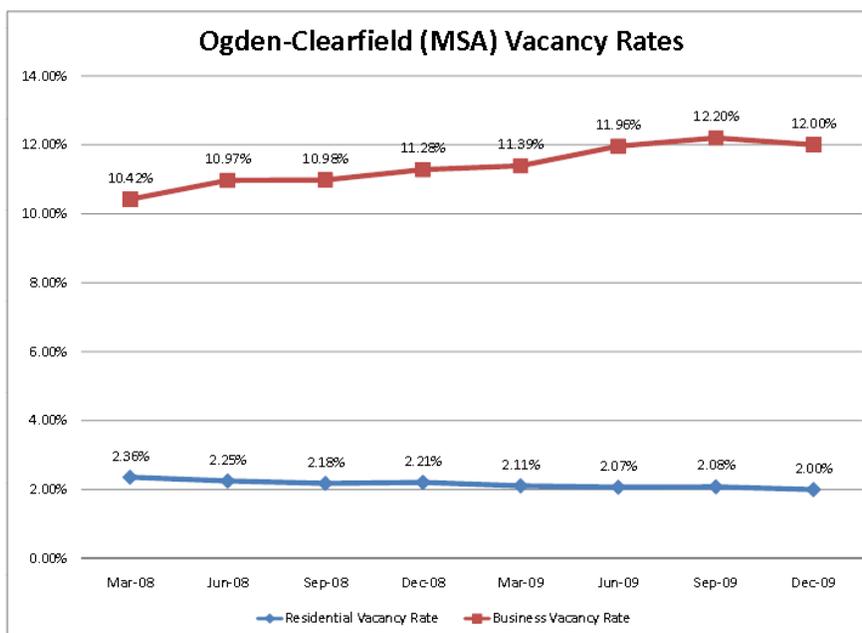
A review of US Census Bureau and FFIEC data show that the vacancy data is unstable. Eight percent of housing units were reported vacant in 2000; by 2005, that estimate dropped to 7% vacancy rate. Then in 2009 the vacancy rate rose to 9% of housing units in Ogden.

**Table 26
Housing Tenure**

Year	Housing Units	Occupied Housing Units	Owner-occupied housing units	Renter occupied Housing Units	Vacant	% vacant
2000	29,763	27,393	16,751	10,652	2,379	8%
2005	31,742	29,509	18,205	11,304	2,233	7%
2009	38,791	35,391	23,654	11,637	3,500	9%

HUD provides data for Metropolitan Statistical Areas (MSA) to assist in housing market analysis. The USPS vacancy rate for Ogden is compiled for the MSA Ogden-Clearfield area and not specific to Ogden. The graph below illustrates the vacancy rate for residential and businesses in the Ogden-Clearfield area since March 2008. This data is less precise for Ogden since the MSA contains a large reporting area not within Ogden’s jurisdiction. What this data does reflect is that residential vacancy in the area is on a slight decline and the business vacancies rates are gradually increasing.

Graph 3



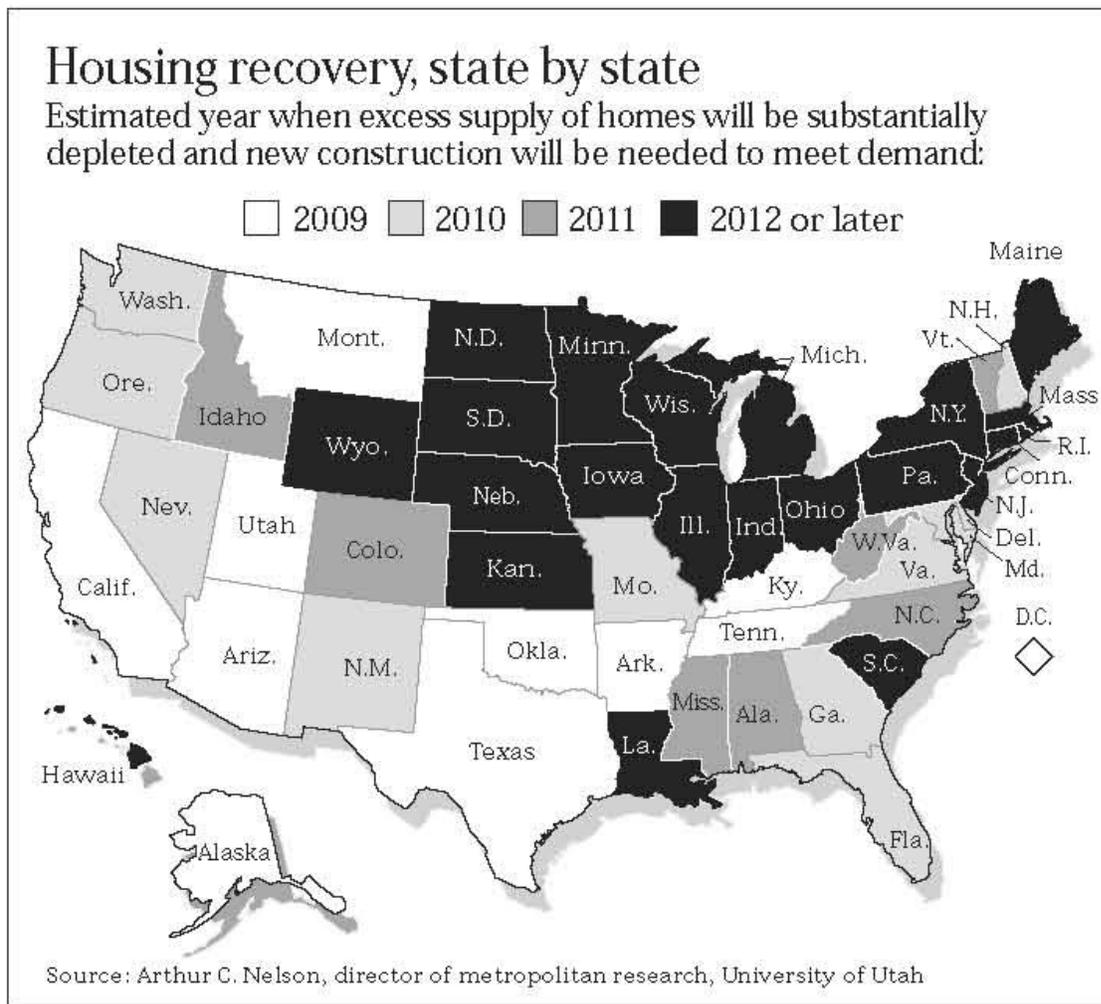
Source: HUD Metro area quarterly residential and business vacancy report

SUPPLY AND DEMAND

The population of the State of Utah has grown rapidly in recent years, increasing from less than 1.5 million in 1980 to over 2.5 million in 2006, a 74.5 percent increase. Only three states (Nevada, Arizona and Florida) had higher growth rates during this period. The population of Weber County is expected to grow from 237,877 in 2010 to 320,770 by 2030³⁶.

To meet the needs of a growing population, the demand for housing will increase. Dr. Nelson of the University of Utah reported that Utah reached the point where demand exceeded the supply of available housing in 2009. He estimated that 70,000 more Utah families would be doubling up in 2010 than were doubling up in 2005. This will create a “pent-up” demand for about 25,000 more housing units in Utah than now exist³⁷. New homes will be needed to serve population growth and to house more households doubling up.

**Map 7
Housing Supply and Demand**



By Julie Snider, USA TODAY

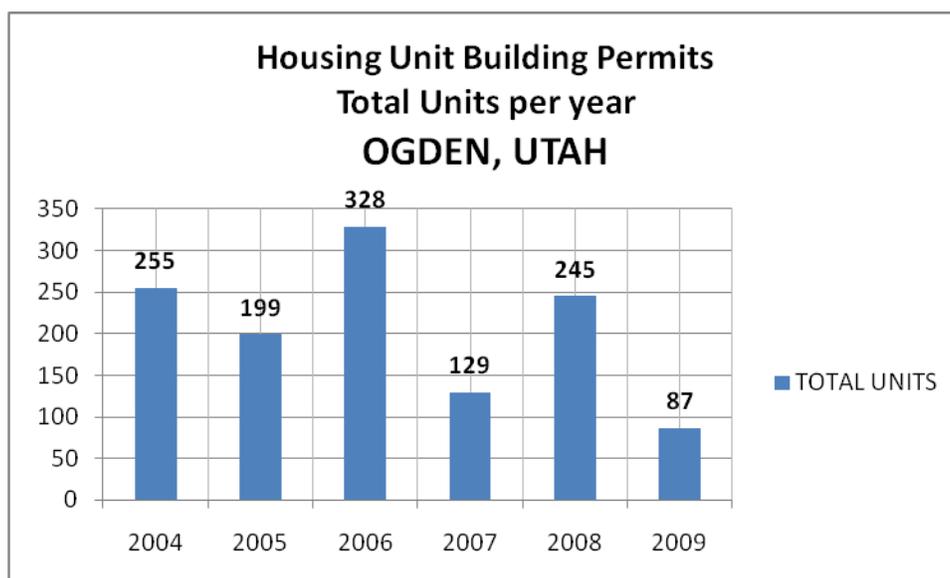
Note: Map published April 10, 2009

³⁶ 2002 Baseline Projections, Governor’s Office of Planning and Budget, UPED Model System.

³⁷ Source: Arthur C. Nelson, Presidential Professor & Director, Metropolitan Research Center, University of Utah

Although Dr. Nelson estimated that by 2009 the demand for housing in Utah would exceed the supply of available housing units, the most recent available data contradicts this estimate. The percentage of vacant housing units has increase by 2% from 2005 to 2009 (Table 26, page 57) and the number of permits issued for building new housing units shapely declined in 2009, as illustrated in Graph 4, page 59. The housing bubble, mortgage crises and as previously discussed, the high level of unemployment and the increasing number of families living in poverty often compel people to double up, being the likely explanation for a drop in building permits and the increase in the number of vacant residential housing units. Currently, the data indicates that there is an adequate supply of affordable housing in Ogden.

**Graph 4
Building Permits**



Source: Comprehensive Housing Affordability Strategy (CHAS) Data

FFIEC 2009 census data estimates that 32.9% percent of Ogden households rent and 66.8% percent of households own the home in which they reside. The City’s homeownership rate is likely to decrease due to the current slowdown in mortgage lending, stricter mortgage requirements, the rise in families living below the poverty line, the rise in Ogden’s unemployment rate and the rise in doubling up. Due to these conditions, rental properties are expected to play a large part in housing Ogden residents in the future. In addition, Dr. Nelson of the University of Utah estimated that the demand for rental housing units will increase from 2008 to 2015 by 65% to 75%.

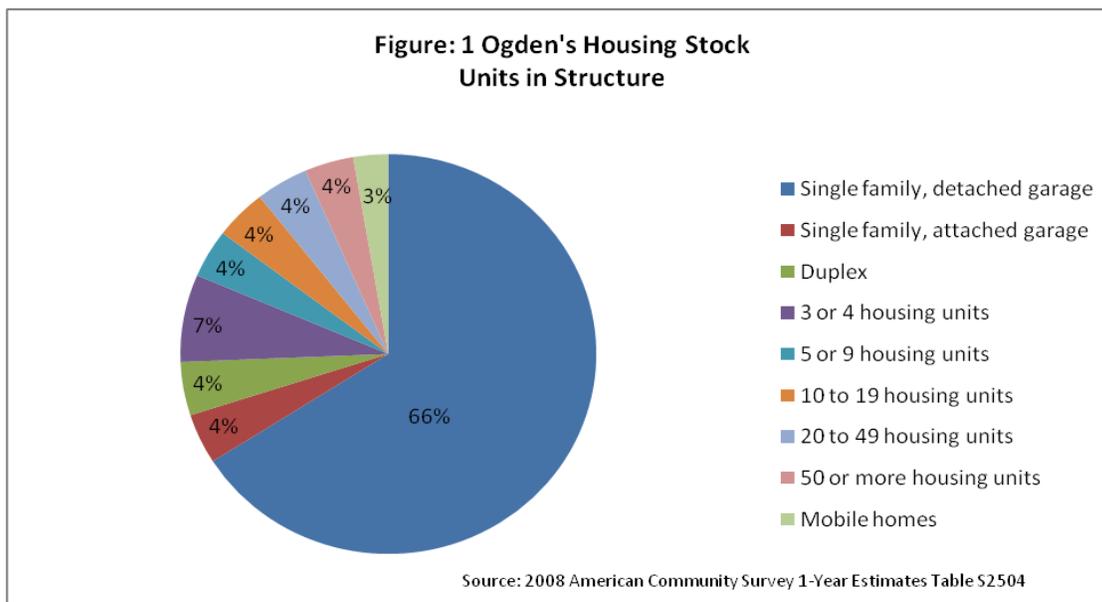
Shifting Tenure

Tenure	2006	2030	Change	Share
Owner	480k	650k	170k	51%
Renter	200k	360k	160k	49%
Total	680k	1.0M	330k	

Between 2008 & 2015 →65%-75% Renter Demand

Source: Arthur C. Nelson, Presidential Professor & Director University of Utah.

In 2000, Ogden City had 29,763 housing units; the 2008 American Community Survey 1-Year estimates indicate that the number has increased to 30,961 units. The majority 20,430 (66%) of Ogden's housing stock are single family homes with detached garage (Figure 1).



**Table 27
Physical Housing Characteristics for Occupied Housing Units
2008 1-year estimates**

Owner occupied housing units:	
Single family, detached garage	15,818
Single family, attached garage	834
Duplex	101
3 or 4 housing units	254
5 or 9 housing units	178
10 to 19 housing units	0
20 to 49 housing units	0
50 or more housing units	0
Mobile homes	728
Boat, RV or van	0
Sub total Owner-occupied housing units	17,913
Renter occupied housing units:	
Single family, detached garage	4,612
Single family, attached garage	422
Duplex	1,237
3 or 4 housing units	1,935
5 or 9 housing units	1,030
10 to 19 housing units	1,257
20 to 49 housing units	1,259
50 or more housing units	1,186
Mobile homes	110
Boat, RV or van	0
Subtotal Owner-occupied housing units	13,048

TOTAL ALL OCCUPIED HOUSING UNITS 2008 (estimate) 30,961

Source: 2008 American Community Survey 1-Year Estimates Table S2504

HOUSING FOR PEOPLE WITH HIV/AIDS

As reported in the December 2009 Utah Department of Health HIV/AIDS Surveillance Report, there were 3,538 persons living with HIV/AIDS in Utah, which is less than 1% of the number of HIV/AIDS cases reported nationwide. 198 new cases of HIV/AIDS were reported in Utah in 2009; there were 19 HIV/AIDS deaths in 2009. The number of AIDS deaths each year is declining; however, the number of persons living with HIV/AIDS continues to increase since advances in medical technology allows persons living with HIV/AIDS to live longer³⁸.

The Ogden Housing Authority (OHA) receives Housing Opportunities for Persons Living With HIV/AIDS (HOPWA) funding through the State of Utah to assist Persons Living With HIV/AIDS (PLWA) seeking public housing assistance. Ogden Housing Authority provided Tenant Based Rental Assistance (TBRA) for eleven (11) persons living with AIDS households. These households are immediately placed on the Section-8 waiting list, which has an approximate two year waiting list.

In Addition to the OHA, Catholic Community Services of Northern Utah (CCS) provides housing assistance to 25 PLWA. CCS provides short-term rental assistance and emergency assistance for all of northern Utah. Through a direct HOPWA grant, CCS maintains a four-plex to provide permanent housing for persons living with HIV/AIDS. Catholic Community Services is the Project Sponsor and maintains this four-plex apartment building located in central Ogden, which houses four (4) PLWHA.

Catholic Community Services-Northern Area provided Short-Term Rent, Mortgage, Utility (STMURU) assistance to fifty-one (51) PLWA households. The 51 PLWHA households served were residing throughout northern Utah (Weber, Morgan, Davis, Rich, Box Elder, and Cache counties)³⁹.

PUBLIC HOUSING / SECTION 8 SUBSIDIES

The Ogden Housing Authority is a public agency that provides subsidized housing to low and moderate income individuals and families. Public housing serves households with incomes at or below 80% of area median; while Section 8 Housing Choice Voucher Program serves households with up to 50% of area median for initial eligibility. At least 91% of Section 8 vouchers go to households that have incomes less than 30% of area median. The Authority receives federal and state assistance and is governed by applicable housing regulations issued by the U.S. Department of Housing and Urban Development. The Ogden Housing Authority's programs and policies are consistent with the Ogden City's Consolidated Plan. The implementation of the 1998 Quality Housing and Work Responsibility Act of 1998 requires the OHA to design an admissions policy to provide for de-concentration of poverty and income mixing by bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The City supports the OHA's efforts to diversify the mix of lower income households in public housing and increase the number of working poor families as part of a broader strategy to reduce the concentration of poverty in the City.

During the next five years, the OHA, through its non-profit, is seeking funding to acquire/build 50 additional units of affordable housing. The OHA is currently in the process of physical needs assessment.

³⁸ Utah Department of Health, HIV/AIDS surveillance report, December 2009; full report can be viewed at: <http://health.utah.gov/cdc/hivsurveillance/hiv%20docs/utahusa123109.pdf>

³⁹ Utah Department of Community & Culture Housing Opportunities for Persons With AIDS (HOPWA), March 2006

Table 28
PUBLIC HOUSING PROVIDER INVENTORY

Village Square I	20 units	Village Square II	80 units
Garden Grove	20 units	Marion Hotel	86 units
St. Benedicts Manor	136 units	Bristol Mansion	8 units
Perry Apartments	13 units	Mountain View	30 units
Fontenelle Apartments	10 units	Evergreen Apartments	30 units
Union Gardens	49 units	Revelle Apartments	12 units
Countryside Apartments	72 units	Bramblewood Apartments	68 units
Madison Manor	46 units	R&L Courts	50 units
Browning Apartments	15 units	R&L Courts II	14 units
Osmond Heights	40 units	Three Link Tower	121 units
Fellowship Manor	234 units	Golden Links	30 units
Normandie Apartments	54 units		
* Lomond Gardens	76 units	* Kimi Lane	24 units
* Apple Grove	28 units	* Galloway Apartments	12 units
* Lincoln Manor	32 units	* Sierra Apartments	28 units

* properties managed by the Ogden Housing Authority

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.
- 3-5 Year Strategic Plan Specific Housing Objectives response:

During this five-year strategic plan, Ogden City is expected to receive approximately \$1.1 million CDBG and \$500,000 HOME funds annually and approximately \$150,000 Housing Fund provided from Ogden's tax increment funds to be used as HOME match annually. The following principles will guide the City in setting priorities, developing strategies and evaluating and selecting specific projects for CDBG and HOME assistance.

- All City residents should have access to affordable, decent, safe, and sanitary housing.
- The City should maintain ongoing partnerships with the private sector and continued intergovernmental cooperation with County, regional, and state governments.
- Ogden's housing and community development programs emphasize neighborhood revitalization to encourage neighborhood stability and preservation of existing housing stock.
- City administrators and the City Council recognize the important role of non-profit providers. Community Development will work with existing and new non-profit organizations to complete the redevelopment objectives outlined in this plan. We believe this will leverage our resources allowing us to accomplish more with our limited resources.

The City's housing priorities over the next five years are discussed below. These priorities are based on identified needs from the Priority Needs Survey, the housing needs analysis, housing market analysis and from public and stakeholder input received during the Consolidated Plan process.

HUD Goals

1. Provide decent housing
2. Create suitable living environments
3. Expand economic opportunities

Priority Objective 1: IMPROVE THE QUALITY OF HOUSING STOCK.

1.1 Rehabilitate and upgrade existing housing stock to alleviate conditions of blight and provide additional affordable housing opportunities - East Central Revitalization Program

In the East Central neighborhood there are above-the-city-average number of vacant homes and numerous vacant lots. Many of the homes were rental units that were flipped many times and need substantial rehabilitation. The East Central Revitalization program is defined to be flexible to address the specific needs of block groups within the NRSA. The City may purchase vacant lots to construct new housing, or purchase vacant, dilapidated housing units to rehabilitate and then sell to a low mod income family. In addition, the East Central Revitalization Program implements an Asset Control Area (ACA) Program. The ACA program purchases abandoned HUD-foreclosed homes and undertakes the substantial rehabilitation needed to bring the homes to housing and quality standards. The city has secured a private line of credit to purchase HUD-foreclosure, vacant homes. HOME and CDBG funds are used to make the substantial rehabilitation needed to transform these abandoned homes to quality affordable housing options for low to moderate income persons. Targeting the City's housing rehabilitation programs to East Central concentrates the city's efforts to improve the housing stock in the most troubled NRSA blocks. Rehabilitation and upgrade of the existing housing stock alleviates conditions of slum and blight.

1.2 Enable low-mod income homeowners to stay in their homes - Emergency Home Repair Program (EHRP)

Low to moderate income families often do not have the resources needed to mitigate conditions that immediately threaten the safety and health of the household. The Emergency Home Repair Program improves the quality of housing units and extends the life of the properties while contributing to overall improvement of the neighborhood. The program is available to all program-qualified low- to moderate income owner-occupied property owners within the city limits of Ogden. The emergency assistance alleviates threatening conditions that could force the owner occupants into homelessness because of impending conditions related to electrical and plumbing hazards, failure of the heating system, fire hazards, structural failure, leaking roofs, and/or natural disasters. The Priority Housing Needs Analysis rated assistance to moderate income homeowners as a high priority due to the high number of moderate income homeowners experiencing housing problems. The EHRP program is funded with CDBG funds.

1.3 Improve the conditions of rental units - Rental Rehabilitation Loan Program

As Ogden’s housing stock ages, landlords are faced with the challenge of making needed property upgrades and with maintaining decent, safe and sanitary units with limited funds. Rental property owners can receive a below-market interest rate loan or deferred loan to upgrade units to meet housing and quality standards. A maximum of \$90,000 CDBG funding is loaned per project. Typically this program is gap financing that requires, when possible, for profit and non-profit developers to provide additional capital for the rehabilitation of rental housing. Projects receiving assistance must maintain Fair Market Rents as determined by HUD. Applications are accepted on a first-come, first-served basis. The Housing Priority Needs analysis rated low-income renters as a high priority due to the high number of low-income renters experiencing a housing problems. Therefore, priority is given to rental properties that primarily serve very-low or low-income residents, are located in the NRSA and to owners that commit other funding sources.

Priority Objective 1. Improve the quality of housing stock				
#	HUD Goals	Strategies	Outcomes	Funding
1.1	1	East Central Revitalization Program: Alleviate conditions of blight by providing decent affordable housing opportunities.	<ul style="list-style-type: none"> Rehabilitate and upgrade substandard housing units in the NRSA. Increase the number of decent, safe and affordable housing units in the East Central. Improve the neighborhood by rehab of “troubled” properties 	<ul style="list-style-type: none"> HOME HOME Match CDBG Private resources leverage federal funds to develop affordable housing.
1.2	1	Emergency Home Repair Program: Enable homeowners to stay in their homes by loaning money for emergency home repairs.	<ul style="list-style-type: none"> Assistance to low-income and moderate-income residents through 0% interest emergency home rehabilitation loans. Improve quality and safety of housing stock to LMI residents. Decrease the number of low income residents facing the threat of homelessness. Decrease the number of LMI homeowners facing housing problems. 	<ul style="list-style-type: none"> CDBG
1.3	1	Rental Rehabilitation Loan Program: Improve the conditions of rental units.	<ul style="list-style-type: none"> Decrease the number of substandard rentals units. Increase the number of safe, sanitary, affordable rental units. 	<ul style="list-style-type: none"> CDBG Private resources leverage federal dollars to develop affordable, decent rental units.

#	Expected Units of Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Aggregate
1.1	East Central Revitalization – housing properties improved	12	12	12	12	12	60

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1.2	Housing units assisted for emergency home repairs	3	3	3	3	3	15
1.3	Rental units rehabilitated	4		4		4	12

Priority Objective #2 - EXPAND HOMEOWNERSHIP OPPORTUNITIES

2.1 Enable low to moderate families to buy a home- Own in Ogden

The NRSA has a lower than the city average rate of owner occupancy, which has contributed to a significant amount of blight and deterioration. In addition, this area has an above average number of vacant units compared with the overall city average. The Own In Ogden program provides zero percent interest, deferred payment down payment assistance loan that may be forgiven after establishing five years of residency.

2.2 Ensure homebuyers are suitable to undertake and maintain homeownership – Homebuyer Education

To encourage successful homeownership experiences, the city requires homebuyers to attend a homebuyer education class. The purpose of the class is to educate prospective homebuyers with curriculum including finding a home you can afford, working with realtors, budgeting, the home buying process, negotiation, and home maintenance. Participants are required to complete Homebuyer Education classes before purchasing their home.

Priority Objective # 2 Expand Homeownership Opportunities				
#	HUD Goal	Strategy	Outcome	Funding
2.1	1	Own In Ogden Program - Provide downpayment assistance to low to moderate income families	<ul style="list-style-type: none"> Provide the down payment assistance needed for low to moderate income persons to buy a home. Increase homeownership in central Ogden. Support neighborhood revitalization through homeownership opportunities 	<ul style="list-style-type: none"> HOME Private resources
2.2	1	Homebuyer Education	<ul style="list-style-type: none"> Ensure families are suitable for homeownership. Increased ability of homeowners to maintain homeownership. 	<ul style="list-style-type: none"> Non-profits providers

#	Expected Units of Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Aggregate
2.1	Downpayment assistance loans	50	50	50	50	50	250
2.2	Homebuyer Education	50	50	50	50	50	250

Priority Objective #3 - INCREASE THE SUPPLY OF DECENT AFFORDABLE HOUSING

3.1 Transforming vacant land or dilapidated housing units to quality affordable housing units

- Infill Housing Program/ Purchase, Rehab & Resale.

The East Central and Central Business District neighborhoods contain large expanses of underutilized or vacant areas in the center of city blocks. These vacant areas typically lack public infrastructure in the form of roads and utilities that would facilitate their development. The issues associated with vacant lots and infill housing is complex and often requires a partnership between the public and private sectors to develop strategies for specific properties. The City's Infill / Purchase, Rehab & Resale housing program provides the coordinating support to bring together private, federal and local resources needed to create new affordable housing units or rehabilitate deteriorating housing stock. The Infill program also works with realtors and contractors as part of the Have-A-Heart program. Have-A-Heart projects will utilize donated materials and volunteer labor to construct new housing units in the NRSA..

3.2 Support construction of new housing units and/or rehabilitation of housing units - Community Housing Development Organization.

Gap financing to Utah Non-Profit Housing Corporation, Ogden’s certified Community Housing Development Organization (CHDO) to assist in the construction or rehabilitation of single-family (renter or owner) and/or multifamily housing. The City utilizes the HOME Program’s 15% CHDO funding to fund a CHDO in the construction or rehab of affordable housing units in Ogden.

Priority Objective #3 Increase the supply of decent affordable housing				
#	HUD Goal	Strategy	Outcome	Funding
3.1	1	Infill housing / Purchase, rehab & resale programs: Projects include building new housing units on vacant land and purchase and rehab of vacant deteriorating housing to sell quality affordable homes to low mod income families.	<ul style="list-style-type: none"> • Create new affordable housing units or rehabilitate substandard housing units. • Facilitate the development of underutilized vacant lots, typically in center of city blocks and difficult to develop due to infrastructure issues. • Partner with property owners and/or housing providers to develop solutions for underutilized vacant residential land. • Improve neighborhoods by developing vacant land, replacing blighted structures with quality affordable housing or rehabilitate substandard housing. • Create new affordable housing units with minimal use of federal funds (Have A Heart) • Maximize private resources leveraged to develop affordable housing. • Increase the number of decent, affordable housing units. 	<ul style="list-style-type: none"> • CDBG • HOME • Have-A-Heart projects: donated materials, Volunteer labor
3.2	1	Community Housing Development Organization - Support the construction of quality affordable housing units.	<ul style="list-style-type: none"> • Support the Community Housing Development Organization to create affordable housing options for Low to moderate income persons. • Affordable sites found and secured for construction of new affordable housing 	<ul style="list-style-type: none"> • HOME CHDO

#	Expected Units of Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Aggregate
3.1	Infill Housing / Purchase, rehab & resale	4	4	4	4	4	20
3.2	Community Housing Development Organization Projects	1		1		1	3

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

The OHA owns 200 units of housing in Ogden and houses about 369 people through the public housing program. During the next five years, the OHA is seeking funding to acquire/build 50 additional affordable housing units. Two (2) OHA developments serve elderly and persons with disabilities, Kimi Lane and Lomond Gardens for a total of five (5) ADA accessible units. The OHA may seek to designate these developments as elderly or disabled PH units.

The OHA administers approximately 822 rental assistance vouchers that allow families to rent in the private market and apply a subsidy to their rent. With this assistance, residents are able to pay approximately 30-40 percent of their income toward rent and the OHA pays the remainder. The OHA helps provide housing to approximately 2005 people under this program.

Strategy for Addressing Housing Needs

The housing authority will continue to utilize the budgets it receives from HUD to serve the needs of the families that apply for housing assistance. The agency has utilized 99.5% of the vouchers/budget it administers and strives to keep its public housing occupancy above 98%. The housing authority continues to look for opportunities for additional funding sources our opportunities to partner with other agencies to meet the needs of our clients. Currently the housing authority has applied for FUP (Family Unification Program) vouchers to serve up to 50 families that are in need of losing their children due to inadequate housing or youth that are aging out of foster care.

In addition, the housing authority will continue to work towards the following strategies to address housing needs.

Need: Shortage of affordable housing for all eligible populations.

Strategy 1. Maximize the number of affordable units available to the PHA within current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

- Participate in the Consolidated Plan development process to ensure coordination with boarder community strategies

Strategy 2. Increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed – finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing: Maintain modifications made
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

Ogden Housing Authority maintains a constant review of operations to keep up with needs. Recent improvements include updates to organizational charts, office space improvements, telephone system upgrades, utilizing computers for every employee and one for the Resident Advisory Board, utilizing software from HAB, Inc., providing email for better communication within and outside the agency, and improved communication of information required to implement regulatory changes as they become effective.

As evidenced through high PHAS and SEMAP scores, Ogden Housing Authority has improved program integrity in public housing and Section 8. The assisted housing has undergone positive changes through program modernization and prompt eviction of households for noncompliance with their lease after proper hearings. The Ogden Housing Authority acquired a Section 42 Tax Credit property through partnership with a non-profit subsidiary, using no Housing Authority funds. This property is being supervised under a mutual management agreement. The completion of program conversions to Voucher leases, and the acquisition of additional Voucher allocations has also been accomplished.

Ogden City and the Ogden Housing Authority works with other agencies providing services to homeless, and low-income households. These organizations include: Weber County Homeless Coordinating Council, Cottages of Hope, Building Assets Together Coalition, Utah Capacity Building Collaborative, Catholic Community Services, Your Community Connection (YCC), Tri County Independent Living Center, Odd Fellows, Disabled Veterans of America/Homeless Veterans Fellowship, etc.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

OGDEN HOUSING AUTHORITY GOALS AND OBJECTIVES

1. HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing.

Objectives:

- Apply for additional rental vouchers as they come available (HCV, State TBRA Vouchers, VASH, HOPWA, FUP, Replacement Vouchers, etc.). The housing authority has recently applied for 50 Family Unification Vouchers.
- Reduce public housing vacancies turnaround time by utilizing staff and contract work more effectively. The housing authority will outperform or meet HUD's required time table for unit turn around.
- Seek funding sources to acquire/build new units through nonprofit. Add 100 units over the next five years.
- Consider the sale and/or development of Building and Land located at or around 924 24th Street. If developed, agency would consider both single family dwelling and/or multifamily subject to zoning.

PHA Goal: Improve the quality of assisted housing.

Objectives:

- Improve and maintain public housing management to High Performer status.
- Improve voucher management to 100% next five years (SEMAP score)
- Increase customer satisfaction: Provide training as needed in customer service. Maintain an average or better four day work order completion.
- Renovate or modernize public housing units: Implement green initiatives and work towards making units energy efficient. Provide air conditioning at all sites to improve the quality of life. Modernize interior and exterior to include mechanical systems to make units more marketable and improve curb appeal.
- Demolish or dispose of obsolete public housing: Consider the disposal of Sierra Apartments and reinvesting in additional units. Will seek for replacement vouchers for disposed units and for opt-out owners.
- Continually analyze the needs of each property to insure safety and security.
- Provide rent increases to Section 8 private landlords that improve housing for tenants, subject to funding availability.

PHA Goal: Increase assisted housing choices.

Objectives:

- Conduct outreach efforts to potential voucher landlords: continue outreach through community participation (guest speaking, involved with community activities and boards).

- Continue to provide opportunities for homeownership. Provide homeownership opportunities to at least one family a year, as funding allows.
- Convert public housing to vouchers: Will seek vouchers if we dispose our public housing stock on a one to one basis.

2. HUD Strategic Goal: Improve community quality of life and economic vitality.

PHA Goal: Provide an improved living environment.

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: If we have higher income households available on waiting list or willing to transfer.
- Implement public housing security improvements: more lighting, cameras, guards as necessary. If necessary meet with local police to address the need of extra patrol. Continue to meet monthly with community policing to discuss and address the needs of each community.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities): Consider Lomond Gardens and/or Kimi Lane as elderly.

3. HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

PHA Goal: Promote self-sufficiency and asset development of assisted households.

Objectives:

- Increase the number and percentage of employed persons in assisted families: Delay rent increase for working households when earned income increases. Make qualifying tenants aware of the Earn Income Disallowance. Request tenants that are zero income to provide community service.
- Provide or attract supportive services to improve assisted recipients' employability: Continue to reach out to other services in community to direct clients to personal development opportunities. Partnership with other agencies to provide self sufficiency training/awareness. Provide adequate information to both clients and staff of resources.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. Continue to supporting service agency collaborative efforts through attendance and being proactive.
- Provide recognition for tenants and clients who are succeeding.

4. HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: Participate on boards and activities that promote equal opportunities for housing. Continue to provide training and education to staff.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: Provide housing standards that are non discriminative for all tenants served.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Analyze current housing stock for opportunities to provide or maintain accessible housing.

5. HUD Strategic Goal: Provide opportunities for agency to build capacity and self sufficiency.

PHA Goal: Develop office space for administration programs.

Objectives:

- Housing Authority plans to develop an office site located approximately 1050 Grant Avenue, Ogden, Utah for both administration of programs and maintenance department. The agency plans to use administrative reserves from both Low Rent and Section 8 programs to fund the development. The agency currently leases property and feels that if it owned its own space the savings from not leasing would build capacity and benefit the administration of programs.

Project Based Vouchers

The housing authority will consider “project-based” tenant-based Section 8 vouchers as a strategy to meet special needs populations (homeless, disabled, veterans, victims of domestic violence) as well as support longevity and availability of assisted housing to low income projects over the long term. The housing authority, when vouchers are available, will competitively advertise for projects in need.

Shelter Plus Care

The OHA’s Shelter Plus Care program works in partnership with St. Anne’s Center, Weber Human Services, and Tri County Independent Living Center. The Shelter Plus Care program coordinates efforts for chronically homeless individuals. Under this partnership agreement, St. Anne’s Center, Weber Human Services, and Tri County Independent Living Center refer those meeting the definition of chronically homeless to the OHA. The OHA, if a Shelter Plus Care voucher is available, would provide the housing assistance the would provide case management services the care needed to obtain additional assistance and to have the opportunity needed to transition to permanent housing. The OHA can help up to 20 chronically homeless persons with the Shelter Plus Care program.

In addition, the OHA partners with Ogden City to notify public housing residents of employment opportunities from federally funded projects as is required by Section 3 of the Housing and Urban Development Act of 1968 [12 U.S.C. 1701u and 24 CFR Part 135].

Encourage Public Housing Residents Involvement

The OHA facilitates public housing residents’ involvement in management by encouraging residents to serve on a Resident Advisory Board (RAB). The goal of the RAB is to encourage PH residents to become more involved in management. In partnership with Ogden City, the OHA notifies PH residents of public meetings that pertain to ConPlan activities through public posting, provided residents an opportunity to participate in the Consolidated Plan process.

Revitalization and restoration needs of Public Housing Projects

The OHA receives HUD Capital Fund grants to modernize and enhance the living environment for its public housing units. HUD Capital Funds provide funding for public housing improvements, which typically are used to modernize and improve mechanical equipment and plumbing. Through the American Reinvestment and Recovery Act (ARRA) the OHA received \$392,000 of funding for public housing improvements. Two units at Lomond were completely renovated to meet ADA accessibility. In addition, the restroom and community room were made ADA accessible and now include an automatic door.

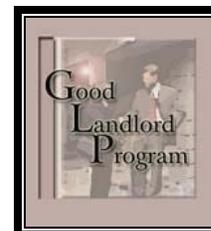
The Ogden Housing Authority is not a troubled agency.

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Ogden City does not impose public policies that negatively impact the development of affordable housing. In 2005 the city adopted ordinances amending Title 12 of the Ogden Municipal Code, establishing a landlord training and incentive program. Participating landlords and rental property managers receive rental management and crime prevention training in an 8-hour course. Ogden City landlords who attend this class and adhere to the program requirements become eligible for discounted licensing fees.



Housing affordability is negatively impacted when deteriorated conditions result in constant maintenance expenses and high utility bills. Although Ogden City has an adequate supply of affordable housing for low-moderate income households, many properties are aged and poorly maintained. In East Central, many of the owner occupied homes were built prior to 1939. Because this is also the most affordable area in which low income households can buy a home, many households are faced with costly repairs in owner-occupied properties. For renters, many low income households live in extremely substandard rental housing.

OGDEN CITY HOUSING OCCUPANCY	
Total housing units	32,532
Occupied housing units	28,283
Vacant housing units	4,249
Homeowner vacancy rate	8.8
Rental vacancy rate	10.7
UNITS IN STRUCTURE	
1-unit, detached	19,493
1-unit, attached	1,315
2 units	2,457
3 or 4 units	3,346
5 to 9 units	1,990
10 to 19 units	1,046
20 or more units	2,120
YEAR STRUCTURE BUILT	
Built 2005 or later	317
Built 2000 to 2004	1,921
Built 1990 to 1999	2,471
Built 1980 to 1989	3,414
Built 1970 to 1979	4,419
Built 1960 to 1969	3,370
Built 1950 to 1959	6,259
Built 1940 to 1949	3,666
Built 1939 or earlier	6,695

Much of this deterioration in rental properties is due to poor maintenance practices by landlords. A history of renter mobility, eviction expenses, property damage and non-paying tenants has made many landlords indifferent to property maintenance needs.

Ogden City takes several actions to improve these deteriorated neighborhoods and housing quality standards. Housing zoning officers and police make direct contact with violators of code and zoning ordinances. Citations are issued for overgrown weeds, habitability violations, negative environmental issues, fire hazards and unsecured dwellings which invite criminal activity.

The Good Landlord Program requires that all Ogden City rental property owners register their rental units and obtain a business license for each. Landlords must agree to screen prospective tenants for felony convictions, comply with all housing and zoning requirements and address maintenance issues affecting safety and habitability.

Overall, the goals toward affordable housing for Ogden City residents remains focused on increasing homeownership rates in high rental percentage neighborhoods, developing affordable infill housing on vacant lots, rehabilitating HUD foreclosures through ACA for low-moderate income households and aggressively enforcing code and zoning requirements.

OGDEN CITY, UTAH

Recent mortgage market changes will impact the ability of many persons seeking to qualify for a home mortgage. Due to the collapse of the secondary market, and loan defaults across the country in the adjustable rate mortgage market, qualification requirements for mortgage loans have become more strident. Even though government incentives and tax credit programs have been made available to first time homebuyers, with mortgage payments on much of the housing in Ogden inner-city neighborhoods being the same as what many households pay in rent, the challenges surrounding mortgage loan approval may keep persons who are currently renting from buying their own home.

For qualified homebuyers, Ogden City offers the most affordable single family housing available along the Utah Wasatch Front. Comparable properties in the Salt Lake City housing market are often more than twice as much as in Ogden, depending upon location. The 2009 Wasatch Front Realtor Multiple Listing Service (MLS) market information for Wasatch Front counties and Ogden City is reflected below:

SALT LAKE COUNTY	# of Units	Average Price
Single Family 2 bedroom	651	\$178,541
Single Family 3 bedroom	2,884	\$223,293
Single Family 4 bedroom +	5,598	\$300,157
Condominium Sales	1,894	\$178,259
Average Days on Market	80	

DAVIS COUNTY	# of Units	Average Price
Single Family 2 bedroom	88	\$172,086
Single Family 3 bedroom	1,108	\$204,031
Single Family 4 bedroom +	1,879	\$257,471
Condominium Sales	313	\$162,320
Average Days on Market	80	

WEBER COUNTY	# of Units	Average Price
Single Family 2 bedroom	252	\$112,323
Single Family 3 bedroom	1,106	\$164,951
Single Family 4 bedroom +	1,176	\$204,438
Condominium Sales	269	\$131,002
Average Days on Market	87	

OGDEN CITY	# of Units	Average Price
Single Family 2 bedroom	173	\$ 98,911
Single Family 3 bedroom	676	\$157,270
Single Family 4 bedroom +	575	\$197,070
Condominium Sales	164	\$108,132
Average Days on Market	86	

Fair Housing

Although Affordable Housing and Fair Housing are two distinct separate issues, it is important to adhere to Fair Housing Law requirements in all Ogden City housing programs and projects. Fair Housing Choice is defined as the ability of all persons, regardless of race, color, religion, sex, disability, familial status, national origin or source of income (applicable in Utah) to have the same

housing opportunities as any other member of society. Impediments to fair housing choice are actions or policies that have the effect of restricting the availability of housing based on any of those categories.

The U.S. Department of Housing and Urban Development (HUD) requires that all entitlement jurisdictions develop policies to overcome impediments to Fair Housing choice. It is the responsibility of any jurisdiction receiving CDBG entitlement funding to assess Fair Housing problems and effect the necessary changes to correct discriminatory housing practices that are occurring within the jurisdiction.

As part of the Five-Year Consolidated Plan 2011-2015 development process, Ogden City conducted an Analysis of Impediments to Fair Housing Choice in Ogden City. This study included resident surveys conducted by graduate students from the Weber State University Social Work Department.

Examples of Fair Housing Discrimination

Discrimination based on race, color or national origin: Government agencies and private organizations have fought racial and ethnic discrimination for many decades but instances of racial discrimination still occur. In Ogden City the minority population is primarily of Hispanic origin and represents almost 30% of the population, many of which are non-English speaking persons.

Discrimination based on religion: This type of discrimination is less common than others. In regard to housing, it is possible that many rental properties may not be advertised to the general public because they can be more easily marketed within local church groups or religious affiliations.

Discrimination based on gender: Discrimination based on gender still exists. In housing, this often takes the form of loan denial or sexual harassment of female tenants by landlords. In Ogden City almost 10% of all family households with children present are single female householders.

Discrimination based on familial status: This type of discrimination is usually in the form of landlords refusing to rent to families with children, although instances of discrimination can also occur against non-traditional and non-related households.

Discrimination against the disabled: Landlords are typically not willing to accommodate disabled persons with accessibility requirements, although wheelchair ramps and other minor adjustments can successfully overcome these issues at minimal expense.

Discrimination based on origin of income: Welfare recipients, social security recipients and part time employees can suffer this type of discrimination. Landlords often view certain types of income as inconsistent, which they believe could lead to a tenant not paying rent in a timely manner or having to be evicted for non-payment of rent. Low income households are often discriminated against for these same reasons.

In preparation for the Five Year Consolidated Plan, the Community Development Division performed an Analysis of Impediments to Fair Housing Choice (AI) in Ogden. The AI examines discriminatory policies and practices that could limit a persons' ability to fairly obtain housing in Ogden City. It will be used to review problems associated with housing choice issues that are based on any criteria other than whether or not a person is financially qualified to buy or rent the housing in question. The AI will also be used to analyze problems that have been experienced by people in constitutionally protected classes, and develop policies for improving Fair Housing choice in Ogden City.



HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available; the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

Ogden City is the urban center of Weber County comprising approximately 38% of the county's population, but where also reside nearly 80% of its low-income households. Homelessness is viewed as a regional issue with families and individuals moving between Weber County cities, between school districts and, in the case of chronically homeless individuals, between Ogden and Salt Lake City. Homelessness occurs throughout the county including in its upper income communities and smallest towns. Statistical projection models estimate that Utah can expect that 13,773 people will have at least a short period of homelessness during the year⁴⁰. With Ogden being the county seat and the location of the County's primary state and local social, housing and employment service centers, the City is also the center for many services available to homeless persons. To address the needs of its homeless population, Ogden City is a participating member in the Weber County Homeless Coordinating Council (WCHCC). This council oversees the Continuum of Care for all of Weber County.

Ogden City staff assisted the Weber County Housing Authority in organizing the 2009 and 2010 Point In Time homeless counts carried out the last week of January each year. Analyses of the 2010 Point In Time (PIT) Homeless census and survey are not complete at this time. Therefore, information in the analysis below is prepared from Weber County 2008 and 2009 PIT data. The 2009 point-in-time homeless census consisted of a "street count" estimate of the number of homeless persons who were either unsheltered or sheltered. Unsheltered homeless persons were those living on the street, in vehicles, or in makeshift shelters; sheltered homeless persons were those occupying emergency shelters and transitional housing.

During the 2009 Point in Time Homeless Count, 159 individuals housed in emergency shelters were counted; of the 169 beds available, 10 beds were unoccupied. Two hundred and eight-eight (288) homeless persons were counted in transitional housing facilities. Included in this count, Your Community Connection (YCC) operates a 35-bed, domestic violence shelter in Ogden – the only shelter of this type in Utah north of Salt Lake County, serving an area with a population exceeding 200,000. Although many of its clients are also homeless, the YCC shelter's first priority is to serve victims of domestic violence and their children.

Data available from the WCHCC Point In Time Count for 2009 provided a breakdown of homeless persons in transitional housing and emergency shelters as follows:

⁴⁰ Plan to End Chronic Homelessness in Weber County by 2014.

**Table 29
Homeless Persons in Transitional Housing and Emergency Shelters
Weber County - Point In Time 2009**

Transitional Housing	
Homeless Veterans Fellowship	32
St. Anne's Emergency Shelter –Families	26
LDS Welfare Services	2
Your Community Connection	13
Northern Utah Community Cor.	147
Ogden Rescue Mission Transitional Housing	39
Salvation Army – Women's Drug/Alcohol rehab	21
Weber Human Services PAAG	8
Subtotal transitional housed homeless persons	288
Emergency Shelter	
St. Anne's Men Shelter Services	73
Ogden Rescue Mission Emergency Shelter	65
YCC Domestic Violence Shelter	21
Subtotal emergency housed homeless persons	159
Emergency Shelter & Transitional Homeless persons counted	447

Source: Utah State Division of Community and Culture

**Table 30
Trends for Homeless Families in Utah: 2008-2009**

All Homeless Housing & Shelters	FY08	FY09	% Change
# of Homeless Families	800	954	19.3%
# of Persons in Homeless Families	2,035	2,417	18.8%
# of Persons in Homeless Families (includes DV counts)	5,417	5,826	7.5%
Emergency Shelters Only	FY08	FY09	% Change
# of Families	459	580	26.4%
# of Adults in Families	604	747	23.7%
# of Children in Families	508	696	37.0%

Sources: UHMIS & DCFS July 2007-June 2009
2009 Comprehensive Report on Homelessness in Utah

**Table 31
Race of Homeless Individuals
Ogden 2008-2009**

Race	Percent
Native American	4.7%
Asian	0.67%
Black	15.77%
Pacific Islander	1.01%
Latino	7.05%
White	70.13%
Other	0.67%

Source: PIT 2009

Ogden City is included in the state of Utah's Balance of State Homeless Coordinating Council reporting area. Although Balance of State (BOS) is less precise for providing a profile of Ogden's homeless population, this data provides a 2009 Point In Time homeless persons count and demographic details for an area which includes Ogden. The data has been compiled by the Utah Department of Community and Culture, and will be used to provide a demographic overview of the homeless subpopulations for Utah's balance of state area.

Table 32 – Balance of State Homeless Demographic Analysis

	2009 Balance of State		2009 State Totals	
	Number	% of Total	Number	% of Total
Homeless Totals				
Sheltered	1,083	91.62%	3,270	92.77%
Unsheltered	99	8.38%	255	7.23%
Total Homeless	1,182	100.00%	3,525	100.00%
Sheltered Homeless Families				
Sheltered Persons				
Persons in Families				
Parents	158	34.05%	506	35.63%
Individuals in Couples	6	1.29%	34	2.39%
Children in Families	290	62.50%	868	61.13%
Young Adults	10	2.16%	12	0.85%
Total Sheltered Persons in Families	464	42.84%	1,420	43.43%
Unaccompanied Individuals	613	56.60%	1,842	56.33%
Unaccompanied Children	6	0.55%	8	0.24%
Total Sheltered Persons	1,083	100.00%	3,270	100.00%
Chronically Homeless				
Sheltered Chronically Homeless	129	56.58%	445	63.57%
Unsheltered Persons	99	43.42%	255	36.43%
Total Chronically Homeless	228	100.00%	700	100.00%
Subpopulations				
Serious Mental Illness	27	11.84%	129	18.43%
Substance Abuse	51	22.37%	274	39.14%
Veterans	38	16.67%	103	14.71%
HIV/AIDs	3	1.32%	6	0.86%
Domestic Violence	32	14.04%	86	12.29%
Other/Unknown	77	33.77%	102	14.57%
Total Subpopulations	228	100.00%	700	100.00%
Sheltered Individuals				
Gender				
Male	600	55.40%	1,818	55.60%
Female	359	33.15%	1,114	34.07%
Unknown	124	11.45%	338	10.34%
Total Sheltered Persons	1,083	100.00%	3,270	100.00%
Age				
18-22	52	4.80%	95	2.91%
23-39	211	19.48%	532	16.27%
40-64	295	27.24%	1,078	32.97%
65+	19	1.75%	52	1.59%
Unknown	506	46.72%	1,513	46.27%
Total Sheltered Persons	1,083	100.00%	3,270	100.00%

Table 32 – Balance of State Homeless Demographic Analysis (continued)

	Balance of State		State Totals	
	Number	% of Total	Number	%
Ethnicity				
Hispanic/Latino	190	17.54%	696	21.28%
Non-Hispanic/Non-Latino	771	71.19%	2,354	71.99%
Unknown	122	11.27%	220	6.73%
Total Sheltered Persons	1,083	100.00%	3,270	100.00%
Race				
American Indian/Alaskan Native	48	4.43%	147	4.50%
Asian/Pacific Islander	5	0.46%	43	1.31%
Black/African American	66	6.09%	248	7.58%
Native Hawaiian/Other Pacific Islander	7	0.65%	29	0.89%
White	716	66.11%	2,213	67.68%
American Indian/Alaskan Native & White	8	0.74%	14	0.43%
Asian & White	5	0.46%	7	0.21%
Black/African American & White	16	1.48%	54	1.65%
Amer Indian/Alaskan & black/African Amer	2	0.18%	2	0.06%
Other Multi-Racial or Unknown	210	19.39%	513	15.69%
Total Sheltered Persons	1,083	100.00%	3,270	100.00%
<u>Unaccompanied Individuals</u>				
Gender				
Male	453	73.90%	1,376	74.70%
Female	135	22.02%	390	21.17%
Unknown	25	4.08%	76	4.13%
Total Individuals	613	100.00%	1,842	100.00%
Age				
18-22	52	8.48%	95	5.16%
23-39	203	33.12%	522	28.34%
40-64	261	42.58%	1,049	56.95%
65+	19	3.10%	53	2.88%
Unknown	78	12.72%	123	6.68%
Total Individuals	613	100.00%	1,842	100.00%
Ethnicity				
Hispanic/Latino	81	13.21%	307	16.67%
Non-Hispanic/Non-Latino	412	67.21%	1,358	73.72%
Unknown	120	19.58%	177	9.61%
Total Individuals	613	100.00%	1,842	100.00%
Race				
American Indian/Alaskan Native	12	1.96%	62	3.37%
Asian/Pacific Islander	5	0.82%	27	1.47%
Black/African American	33	5.38%	130	7.06%
Native Hawaiian/Other Pacific Islander	4	0.65%	5	0.27%
White	409	66.72%	1,375	74.65%
American Indian/Alaskan Native & White	7	1.14%	9	0.49%
Asian & White	5	0.82%	5	0.27%
Black/African American & White	3	0.49%	35	1.90%
Amer Indian/Alaskan & black/African Amer	1	0.16%	1	0.05%
Other Multi-Racial or Unknown	134	21.86%	193	10.48%
Total Individuals	613	100.00%	1,842	100.00%

Table 32 – Balance of State Homeless Demographic Analysis (Continued)

	Balance of State		State Totals	
	Number	% of Total	Number	% of Total
Families				
Two-parent families	13	8.84%	71	16.28%
Single parent families	134	91.16%	365	83.72%
Total Families	147	100.00%	436	100.00%
Single parent - male	3	2.24%	19	5.21%
Single parent - female	131	97.76%	345	94.52%
Unknown	0	0.00%	1	0.27%
Total Single Parents	134	100.00%	365	100.00%
Parents	158	96.34%	506	93.70%
Individuals in couples	6	3.66%	34	6.30%
Total Parents/Ind in Couples	164	100.00%	540	100.00%
Ethnicity				
Hispanic/Latino	32	19.51%	118	21.85%
Non-Hispanic/Non-Latino	127	77.44%	392	72.59%
Unknown	5	3.05%	30	5.56%
Total Parents/Ind in Couples	164	100.00%	540	100.00%
Race				
American Indian/Alaskan Native	13	7.93%	30	5.56%
Asian/Pacific Islander	0	0.00%	5	0.93%
Black/African American	10	6.10%	37	6.85%
Native Hawaiian/Other Pacific Islander	3	1.83%	15	2.78%
White	110	67.07%	337	62.41%
American Indian/Alaskan Native & White	1	0.61%	1	0.19%
Asian & White	0	0.00%	0	0.00%
Black/African American & White	1	0.61%	2	0.37%
Amer Indian/Alaskan & black/African Amer	0	0.00%	0	0.00%
Other Multi-Racial or Unknown	26	15.85%	113	20.93%
Total Parents/Ind in Couples	164	100.00%	540	100.00%

Children With Parents				
Male	155	53.45%	431	49.65%
Female	123	42.41%	415	47.81%
Unknown	12	4.14%	22	2.53%
Total Children	290	100.00%	868	100.00%
Parental status of Children				
Two parent families	28	9.66%	188	21.66%
One parent families	262	90.34%	680	78.34%
Total Children	290	100.00%	868	100.00%
Ethnicity				
Hispanic/Latino	64	22.07%	263	30.30%
Non-Hispanic/Non-Latino	221	76.21%	599	69.01%
Unknown	5	1.72%	6	0.69%
Total Children	290	100.00%	868	100.00%

OGDEN CITY, UTAH

Race				
American Indian/Alaskan Native	18	6.21%	50	5.76%
Asian/Pacific Islander	0	0.00%	11	1.27%
Black/African American	22	7.59%	80	9.22%
Native Hawaiian/Other Pacific Islander	1	0.34%	10	1.15%
White	195	67.24%	503	57.95%
American Indian/Alaskan Native & White	0	0.00%	7	0.81%
Asian & White	0	0.00%	2	0.23%
Black/African American & White	12	4.14%	17	1.96%
Amer Indian/Alaskan & black/African Amer	1	0.34%	1	0.12%
Other Multi-Racial or Unknown	41	14.14%	187	21.54%
Total Children	290	100.00%	868	100.00%

Balance of State

State Totals

Number % of Total

Number % of Total

Young Adults				
Male	4	40.00%	4	33.33%
Female	5	50.00%	6	50.00%
Unknown	1	10.00%	2	16.67%
Total Young Adults	10	100.00%	12	100.00%

Unaccompanied Children				
Male	1	16.67%	2	25.00%
Female	5	83.33%	6	75.00%
Unaccompanied Children	6	100.00%	8	100.00%
Age				
12-13	0	0.00%	0	0.00%
14-17	0	0.00%	2	25.00%
Unknown	6	100.00%	6	75.00%
Unaccompanied Children	6	100.00%	8	100.00%
Ethnicity				
Hispanic/Latino	1	16.67%	2	25.00%
Non-Hispanic/Non-Latino	5	83.33%	6	75.00%
Unaccompanied Children	6	100.00%	8	100.00%
Race				
American Indian/Alaskan Native	5	83.33%	6	75.00%
Asian/Pacific Islander	0	0.00%	0	0.00%
Black/African American	0	0.00%	0	0.00%
Native Hawaiian/Other Pacific Islander	0	0.00%	0	0.00%
White	1	16.67%	1	12.50%
American Indian/Alaskan Native & White	0	0.00%	0	0.00%
Asian & White	0	0.00%	0	0.00%
Black/African American & White	0	0.00%	0	0.00%
Amer Indian/Alaskan & black/African Amer	0	0.00%	0	0.00%
Other Multi-Racial or Unknown	0	0.00%	1	12.50%
Unaccompanied Children	6	100.00%	8	100.00%

For the Balance of State, these findings indicate that 613 (56.6%) were unaccompanied adults and 464 (42.85%) persons in families were counted in shelters. Six unaccompanied children were counted, five of which were females from American Indian/Alaskan Native decent and one was a white male. Of the sheltered individuals counted, 600 (55.4%) were male, 359 (33.15%) were female and 124 (11.45%) were of unknown gender. Five hundred and six sheltered individuals did not report an age. Of those reporting an age, the largest group of homeless individuals fell in the range of 40 to 64 years old 295 (27.27%), closely followed by 211 (19.48%) in the age range 23 to 39 years old. Of the sheltered individuals counted, 716 (66.11%) were white; 66 (6.09%) were black African American. Of the 1,083 sheltered persons 190 were identified as from Hispanic ethnicity; 771 (71.19%) from non-Hispanic ethnicity and 122 (11.27%) unknown ethnicity. Two hundred and ninety children were counted, representing 24.3% of the total 1,182 homeless persons counted.

Homeless Needs

In Ogden, single, white males are the largest population of homeless individuals and continue to be the most significant group but the increase in the number of families and children that are homeless is a concern. In the State of Utah, the overall number of homeless families has increased by 19% between 2008 and 2009⁴¹.

Imminent risk of being homeless

Local agencies are focusing on the needs of low-income individuals and families that are currently housed but are at imminent risk of homelessness. The target population is identified as: 1) households with an eviction notice plus other relevant risk factors and 2) Individuals being discharged from institutions*.

Catholic Community Services has received funding from Utah State Community Services Offices and has implemented a Homeless Prevention and Rapid Re-housing Program (HPRP) to assist homeless and low-income households who have a housing crisis or are in precarious housing situation in Weber County. The HPRP program is a three-year grant focused on housing for homeless and at-risk households.

Homelessness prevention

CCS is a non-profit agency providing homeless prevention assistance in Ogden through the HPRP grant. The HPRP grant is a three year grant will includes 2010, 2011 and 2012. Each year approximately 47 households may receive assistance, such as emergency rent, from CCS. Assistance includes helping individuals and families who are currently in housing but are at risk of becoming homeless and who need temporary rent assistance or assistance moving to another unit to prevent them from becoming homeless.

Rapid re-housing for the homeless

Individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it. This program will provide temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless or would be but for this assistance – CCS may assist up to 42 households each year. Funding is through the HPRP grant through 2012.

⁴¹ 2009 Comprehensive Report on Homelessness in Utah

	<u>Balance of State</u>		<u>State Totals</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
<u>Unmet Needs</u>				
Waiting List				
Emergency Shelter	61	24.30%	685	62.84%
Transitional Housing	190	75.70%	405	37.16%
Total Waiting List	251	100.00%	1,090	100.00%
Turned Away				
Emergency Shelter	0	0.00%	7	6.31%
Transitional Housing	0	0.00%	104	93.69%
Total Turned Away	0	0.00%	111	100.00%

Further subpopulations vulnerable to homelessness include people leaving institutions, victims of domestic violence, non-elderly, low-income, single-person households and members of families living in overcrowded, unstable conditions.

Ogden’s Homeless Facilities Needs

St. Anne’s, Ogden Rescue Mission and Salvation Army in Ogden provide emergency shelter beds to many of the area’s homeless persons. A subcommittee of the WCHCC determined that an additional 188 suitable affordable housing units are needed by 2014 in Weber County to house the chronically homeless.

St. Anne’s Center

A coalition of local churches raised funds and built the St. Anne’s homeless shelter in 1992 at its current location on Binford. St. Anne’s Center started offering more services and consequently required more funding. As quoted from the St. Anne’s Center website: “While the Center grew in size and complexity, the operating budget and oversight functions did not. The board of directors did not have structure and resources needed to support the new programming. A long-term, strategic plan was needed, but no provisions or expertise existed to create one. Fundraising activities were not keeping up with the demand for services, and the Board of Directors was not made aware of the increasing financial, staffing, program or administrative needs of the organization.”⁴² As a result, the current state of St. Anne’s Center Binford building requires substantial rehabilitation to continue to operate as a safe and adequate emergency shelter facility.

St. Anne’s Center is at an important crossroads and is undertaking proactive outreach to the community and stakeholders as it seeks to improve performance and build a new shelter. The St. Anne’s Center Board of Directors is working on defining itself, updating its mission and creating a long-term sustainability plan. As a community partner, Ogden City supports the efforts of homeless providers and has committed non-federal resources to assist St. Anne’s in achieving its goals. Efforts included the city assisting St. Anne’s in finding a suitable physical location for a new building. A donation of city-owned property is being reviewed for approval by Ogden City for the new center. In addition, city administrators have solicited donations from the Church of Jesus Christ of the Latter-day Saints and from the Eccles Foundation. A commitment to donate \$1.5 million has been announced by the Church to provide funding for the construction of the new facilities. “Our purpose is to care for the poor and needy, and there are needs in Ogden that we want to help,” Ronald G. Humphries, the church’s regional director for temporal affairs, said after announcing the donation⁴³. The city and community stakeholders have committed resources to the construction of a new St. Anne’s Center. The goal is to help create a center that provides additional emergency shelter beds,

⁴² Quote taken as posted on website April 14, 2010, St. Anne’s Center History <http://stannescenter.org/history.html>,

⁴³ Standard Examiner, October 14, 2009, *Care for the poor and needy: LDS Church to Donate \$1.5 million to help build St. Anne’s Center*

family units, transitional housing and support services that are consistent with the Housing First model for ending homelessness by 2014, as adopted in the Weber County Plan to end Chronic Homelessness by 2014.

U.S. Department of Housing
and Urban Development

OMB Approval No. 2506-0117
(Exp. 4/30/2011)

Table 1A
Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart – Ogden (PIT 2009)

		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter	169		
	Transitional Housing	167		190 (BOS)
	Permanent Supportive Housing	15		30
	Total	351		30

Persons in Families With Children

Beds	Emergency Shelter	147		147
	Transitional Housing	464		464
	Permanent Supportive Housing	619	99	718
	Total	1,083	99	1,182

Continuum of Care: Homeless Population and Subpopulations Chart – Weber County (PIT 2009)

Part 1: Homeless Population	Sheltered		Unsheltered	Total		
	Emergency	Transitional				
Number of Families with Children (Family Households):	147			147		
1. Number of Persons in Families with Children	464			464		
2. Number of Single Individuals and Persons in Households without children	619		99	718		
(Add Lines Numbered 1 & 2 Total Persons)	1,083		99	1,182		
Part 2: Homeless Subpopulations	Sheltered		Unsheltered	Total		
a. Chronically Homeless	129				99	228
b. Seriously Mentally Ill	27					
c. Chronic Substance Abuse	51					
d. Veterans	38					
e. Persons with HIV/AIDS	3					
f. Victims of Domestic Violence	32					
g. Unaccompanied Youth (Under 18)	77					

Source: Utah Department of Community and Culture

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

Recognizing the impact of regional and area influences on homelessness, the City collaborates with the Weber County Homeless Coordinating Council, Weber County Housing Authority, faith-based and nonprofit service providers, as well as, concerned citizens in the continuum of care planning process and in establishing the priorities for addressing homelessness.

To address homelessness issues in Weber County, the Weber County Homeless Coordinating Council (WCHCC) was formed, which is composed of a broad range of community stakeholders, including Ogden City officials, individuals from community organizations, not for profit, and for profit organizations. The WCHCC prioritizes and coordinates funding to implement housing and supportive services and programs to reduce and prevent homelessness county-wide and to provide a continuum of care. A subgroup of the WCHCC focused on homelessness needs and recommended objectives and priorities based on data regarding the county's homeless and "at risk" populations. The county-approach improves the effectiveness in addressing homelessness by participating in and coordinating regional efforts on the daunting problem of chronic homelessness and pinpointing special needs within the County which might not otherwise be addressed at the state level.

Needs Analysis

**Table 33
Weber County
Homeless Point-in-Time Counts*
(2005 – 2007 Annualized Baseline)**

	2005		2006		2007		Point-in-Time Count Ave 2005 – 2007		3 Year Annualized Baseline	
Individuals	119	78.3%	233	82.3%	258	89.0%	204	84.3%	972	83.6%
Persons in Families	33	21.7%	50	17.7%	32	11.0%	38	15.7%	190	16.4%
Unaccompanied Children	0	0.0%	0	0%	0	0.0%	0	0.0%	0	0.0%
Total Homeless	152	100%	283	100%	290	100%	242	100%	1,162	100%
Total Chronic Homeless	84	55.3%	95	33.6%	102	35.2%	94	38.8%	188	16.2%

The three-year Annualized Baseline, derived from the 2005-2007 Point-in-Time Count, shows that Weber County has a chronic homeless population of 188 individuals. In order to house these individuals an additional 188 suitable affordable housing units are required in the area by 2014. These units could be a mix of rental units presently on the market, rehabilitated older units, and new construction. The Weber County Homeless Coordinating Council appointed a workgroup to develop implementation steps for each of the Key Strategies. As the outcome of this process, the following housing mix plan to end chronic homelessness in Weber County by 2014⁴⁴ as been recommended.

⁴⁴ Plan to End Chronic Homelessness in Weber County by 2014

Weber County Homeless priority needs

Housing Mix Plan (extrapolated from the Plan to End Chronic Homelessness by 2014 in Weber County):

- 160 units of affordable Weber County and Ogden Housing Authorities housing units to be committed to provide permanent supportive housing for the chronically homeless by 2014.
- 20 vacant or substandard housing units to be renovated/converted to permanent supportive housing for the chronically homeless by 2010.
- 10 new units of permanent supportive housing for the chronically homeless constructed by 2012 (targeting 10 units out of a 40 unit mixed income complex)
- Additional transitional housing and emergency shelter housing two and three bedroom units are needed for homeless families.

Gaps in homelessness prevention and services

The following gap analysis has been taken from the Plan to End Chronic Homelessness in Weber County by 2014: Utah projected in its most recent Consolidated Plan that an average of 4,342 new affordable housing units needed to be produced each year from 1996–2002. Over the same period in Utah, only 2,621 units were actually developed on average each year, building up an affordable housing deficit at the rate of 1,721 units annually. According to the 2000 census, 625 new subsidized housing units need to be produced annually just for those Utah families living in poverty or below 30% of Area Median Income (AMI). In addition to the growing shortage of new affordable housing units, Utah has a critical housing quality problem.⁴⁵ The Olene Walker Housing Loan Fund (OWHLF) Annual Report estimates that almost 2,500 low-income housing units require rehabilitation each year to remain habitable.⁴⁶

Gaps include:

- Permanent supportive housing for chronically homeless persons.
- Permanent subsidized housing units for families below 30% AMI.
- Permanent supportive housing units for homeless persons/families.
- Transitional housing units with two and three bedroom units for homeless families
- Low cost housing for persons being released from institutions.
- Permanent supportive housing for individuals, families and persons with special needs.
- Affordable housing units for low income families.

In Weber County's Plan to End Chronic Homelessness by 2014, it states that funding is insufficient to end chronic homelessness and reduce overall homelessness in ten years. Present funding for homelessness at federal, state and local levels must be maintained and new resources added, especially in affordable housing and supportive services⁴⁷.

Ogden's Priority Homeless Needs

During the ConPlan process, City Council members and City officials discussed, evaluated and considered proposals made by homeless service providers and homeless prevention providers. The process to establish the city's homeless priorities included: consideration of comments made by the public; a review of proposals made by non-profit homeless service providers and homeless prevention service providers; comments received from a former homeless Ogden resident; an

⁴⁵ Utah Department of Community and Economic Development, Division of Housing and Community Development. *State of Utah Consolidated Plan 2006–2010*. p.8.

⁴⁶ Utah Department of Community and Culture, Division of Housing and Community Development. *Olene Walker Housing Loan Fund Annual Report to the State Legislature 2007*.

⁴⁷ *ibid*

examination of the current continuum of care services and the Weber County Plan to End Chronic Homelessness by 2014; and an analysis of the current housing and supportive services available in Ogden.

The City identified the Housing Mix Plan (page 85) as Ogden's priority homeless needs. The City will partner with non-profit housing providers and/or support the Weber County and Ogden Housing authorities to complete the Housing Mix Plan and partner with St. Anne's Center to achieve an effective Housing First Model in Ogden (Housing First Model page 95).

A May 19, 2010 *Salt Lake Tribune* article sheds light on the effectiveness of the Housing First model.

the Housing First initiative that has been driving the fight against chronic homelessness in the Beehive State. You give them back their dignity by giving them a place to call their own. You give them the street address that potential employers and service providers demand. And you give them the stability and the assistance they need to find a job, beat their habits and solve their problems.

Those efforts are starting to pay off. The number of Utahns who are frequently forced to stay in shelters or sleep on the street fell by 42 percent in 2009, according to the state Division of Housing and Community Development.

The figures were derived from the annual statewide homeless count conducted in January, which found 3,372 homeless persons living in Utah, of whom 5.2 percent, or fewer than 200, were determined to be chronically homeless. In 2005, when the state launched its Housing First program in cooperation with local housing officials and nonprofit agencies, that group made up about 18 percent of Utah's homeless population⁴⁸

⁴⁸ Salt Lake Tribune, Wednesday, May 19th, 2010: Housing homeless, There's no place like home

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Ogden was known as a railroad city and has played a role in Utah’s transient population. Over the years, several homeless provider agencies have expanded services in the city. Ogden’s Rescue Mission started in 1965 as laymen from the local churches recognized the need of those who were coming to Ogden or passing through. St. Anne’s started as a soup kitchen and seasonal shelter in 1981 by three churches. Both agencies grew and offered more supportive services to the community. In 1994, St. Anne’s built a shelter that would provide emergency shelter for up to 100 people year round and is currently the largest Utah shelter north of Salt Lake County. The Ogden Rescue Mission now offers an intensive recovery program free of charge for men, in addition to a medical clinic that was started in 1988 and now has 120 professional individuals who volunteer there on a monthly basis. Both shelters have rooms to provide emergency shelter for women and children. St. Anne’s also offers emergency services such as assistance with obtaining I.D. for employment, emergency food boxes, and basic hygiene products and meals on a daily basis. In addition, there are other agencies within the city that provide preventative measures against homelessness, including utility and rental assistance, as well as, a number of food banks operated by organizations and churches. Through the efforts of these non-profit agencies and the development of emergency shelters a portion of the chronic homeless epidemic has been addressed as well as serve the at risk population have been helped.

Homeless and homeless prevention services in Ogden City will continue to be provided by various non-profit organizations. The following table highlights those organizations providing for the housing needs of homeless persons in Ogden and summarizes the organization’s capacity and funding sources. Ogden City has a total of 169 emergency beds for homeless adults and their children in its three shelters. These include 97 beds for single men and 112 beds for women and children.

Table 34 Homeless Providers Summary

Provider Name	Type of Service Provided	Service Capacity	Waiting List	Funding Sources
Ogden Rescue Mission	Emergency Shelter	24 adult males 16 “ females 4 family units	None	Private donations
Saint Anne’s	Emergency Shelter	81 adult males 24 adult females with children 4 family units	None	Emergency Shelter Grant, FEMA, Private Donations, State Homeless Trust Fund, United Way
YCC Women’s Crisis Shelter	Domestic Violence Shelter	32 women and children 5 family units	None	Emergency Shelter Grant, FEMA, Private Donations, Violence Against Women Act Funds
YCC Transitional Services	Transitional Housing	41 bed capacity families w/children	3 – 4 months	HUD Supportive Housing, State Homeless Trust Fund, State Critical Needs Housing, Private Donations

Homeless Veterans Fellowship	Transitional Housing	32 adult males	2 – 3 months	Private Donations, State Homeless Trust Fund, United Way
Catholic Community Services	Rent and Utilities Assistance	128 individuals 92 families	1200 turned away annually	Private Donations
Catholic Community Services	HOPWA Housing (permanent)	People with HIV/AIDS 4 units (8 bedrooms)	1-2 years	HOPWA, Private Donations, State funding
Ogden Housing Authority	Shelter+ Care	11 vouchers	None	HUD federal funds

PIT 2009

Table 35, Ogden City Homeless Service and Homeless Prevention Providers, provides a comprehensive list of services and facilities available to address homeless needs and homeless prevention for Ogden City. There are two organizations that conduct outreach programs for the homeless in Ogden: Weber County Department of Human Services and Problems Anonymous Action Group (PAAG). Both work toward outreach, assessment and prevention of homelessness. The majority of homeless prevention efforts involve assistance with housing costs, counseling and advocacy. Supportive services for homeless persons typically include case management and life skills training. Transportation and assistance dealing with alcohol and drug abuse and mental health issues are other common services available.

**Table 35
Ogden City Homeless Service and Homeless Prevention Providers**

Ogden area Agencies and Organizations that serve homeless and/or “at risk” populations

- A. Catholic Community Services:
 - 1. Rental assistance for temporary crises
 - 2. Transitional housing: 4 units (Targeting to HIV Positive)
 - 3. HOPWA to serve 25 clients
 - 4. Rapid Re-housing assistance to 42 homeless households
 - 5. Homeless prevention (emergency rental assistance) to 47 households
 - 6. Referral to other agencies
 - 7. Clothing for women and children
 - 8. Donate food to St. Anne’s
- B. Homeless Veterans’ Fellowship
 - 1. Transitional housing for veterans (4 houses: 17 persons)
 - 2. Referral: job training, ATC
- C. Kier Corporation
 - 1. Provider of low-income housing: contract with HUD
- D. LDS Social Services
 - 1. Rental/Electric/Heat – Assistance to members of LDS Church, through Bishops
 - 2. Bishops’ Storehouse: provides food
 - 3. Employment Counseling
- E. Office of Family Support
 - 1. Emergency rental and utilities assistance
- F. Ogden Area Community Action Agency
 - 1. Assist with locating housing
 - 2. Permanent housing for elderly and disabled persons: 32 units
 - 3. Food baskets, clothing
 - 4. Employment counseling
 - 5. Childcare, Head Start

6. Education programs
7. Bus tokens, some gas vouchers
8. Community development – ex: sports programs, weatherization program
- G. Ogden Housing Authority
 1. Low-income housing
 2. Housing certificates and vouchers
 3. Sports program for children in housing
- H. Ogden Rescue Mission
 1. Shelter: 60 men, 15 women and children; 2 meals/day
 2. Alcohol and substance abuse program: 30 beds
 3. Medical Clinic
 4. Food bank, clothing, furniture and household items
- I. Problems Anonymous Action Group (PAAG):
 1. Non-medical detoxification program: 20 beds
 2. Contact center for homeless: Laundry and shower facilities
- J. Rawson Management:
 1. Low income housing, contracts with HUD
- K. St. Anne’s Center:
 1. Emergency shelter: 75 men, 15 women, 2 family rooms (motel style)
 2. Lunch meal served
 3. Counseling and assistance with crisis management, employment, food, clothing, transportation
- L. Salvation Army:
 1. Substance abuse program for men
- M. Utah Legal Services:
 1. Landlord-tenant mediation services
 2. Legal assistance: eviction and fair housing laws
- N. Weber County Mental Health
 1. Short-term and permanent housing for mentally ill adults
 2. Counseling and referral for homeless, mentally ill persons
 3. Outreach services to SRO hotels
- O. Weber County Substance Abuse:
 1. Short-term housing for persons with problems of substance abuse
 2. Counseling and referral for homeless persons with substance abuse problems
 3. Outreach services to SRO hotels
- P. Your Community Connection (YCC) Women’s Crisis Center:
 1. Emergency housing for female victims of domestic violence and their children (34 beds)
 2. Counseling and supportive services
- Q. Your Community Connection Homeless Services Center:
 1. Transitional housing for homeless families with children (9 units)
 2. Resource and referral to YCC clients and homeless in community

The Continuum of Care: Current Services in the Ogden Area

- A. Outreach, Intake and Assessment:
 1. Outreach
 - a. Defined: “activities designed to engage homeless persons living on the street and bring them into the system” (The Continuum of Care, HUD, Office of Community Planning and Urban Development).
 - b. Outreach activities in Ogden
 - i. Weber Human Services
 - ii. PAAG contact center
 2. Intake and Assessment

- a. Defined: Finding out needs of homeless person and enrolling them in the system. Linking them to assistance
- b. Intake and Assessment in Ogden:
 - i. Catholic Community Services
 - ii. Homeless Veterans Association
 - iii. LDS Social Services
 - iv. Ogden Area Community Action Agency
 - v. Ogden Rescue Mission
 - vi. Salvation Army
 - vii. St. Anne's Center
 - viii. YCC
- B. Short-term Emergency Shelters
 - 1. Defined: "basic, temporary, overnight sleeping accommodation" (Ibid.) Sometimes includes a meal or other services.
 - 2. Ogden Services
 - a. St. Anne's Center
 - b. Ogden Rescue Mission
 - c. YCC Women's Crisis Center
- C. Transitional Housing
 - 1. Defined: "Temporary housing combined with supportive services" (Ibid.)
 - 2. Ogden Services
 - a. Catholic Community Services
 - b. Homeless Veteran's Fellowship
 - c. PAAG
 - d. Salvation Army
 - e. Weber County Mental Health
 - f. YCC Transitional Housing
- D. Permanent and Permanent Supportive Housing
 - 1. Permanent Supportive Housing
 - a. Defined: "permanent housing where persons need supportive services to maintain their permanency" (Ibid.)
 - b. Ogden Services
 - i. PAAG
 - ii. Weber County Mental Health
 - iii. YCC
 - iv. Ogden Housing Authority
 - 2. Permanent Housing Providers (low income)
 - a. Ogden Housing Authority
 - b. Kier Corporation
 - c. Evergreen Management
 - d. Rawson Management

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.
 2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.
 3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.
 4. Institutional Structure—briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.
 5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.
- 3-5 Year Homeless Strategic Plan response:

Utah's Strategy

Utah's Homeless Coordinating Council has led Utah's homeless prevention strategies. The strategy began in 2004 and takes a centrally led and locally developed approach to homeless prevention to end homelessness in 2014. Twelve Local Homeless Coordinating Councils (LHCC) were organized across the state and are responsible to formulate a local action plan tailored to their unique demographics and social needs. Ogden City is within the Utah Balance of State LHCC. Because of the diversity of Utah, the Utah Balance of State Homeless Coordinating Council (UBOSHCC) has established regional Local Homeless Coordinating Councils (LHCCs) to better address and serve the needs of homeless persons regionally and locally. Ogden City is a participating member of the Utah Balance of State Homeless Coordinating Council through the Weber County Homeless Coordinating Council (WCHCC). The WCHCC seeks to coordinate all activities that serve the homeless in Weber County and, at its discretion, may appoint subcommittees and workgroups to further the goals. Weber County has implemented a Plan to End Chronic Homelessness in Weber County by 2014. This Plan is derived from and supports Utah's Ten Year Plan to End Chronic Homelessness. Utah's 10 year plan sets forth broad perspectives, guidelines, targets and an organization of committees and stakeholders to achieve the goal of ending chronic homelessness reducing overall homelessness by 2014.

State and Local Commitment

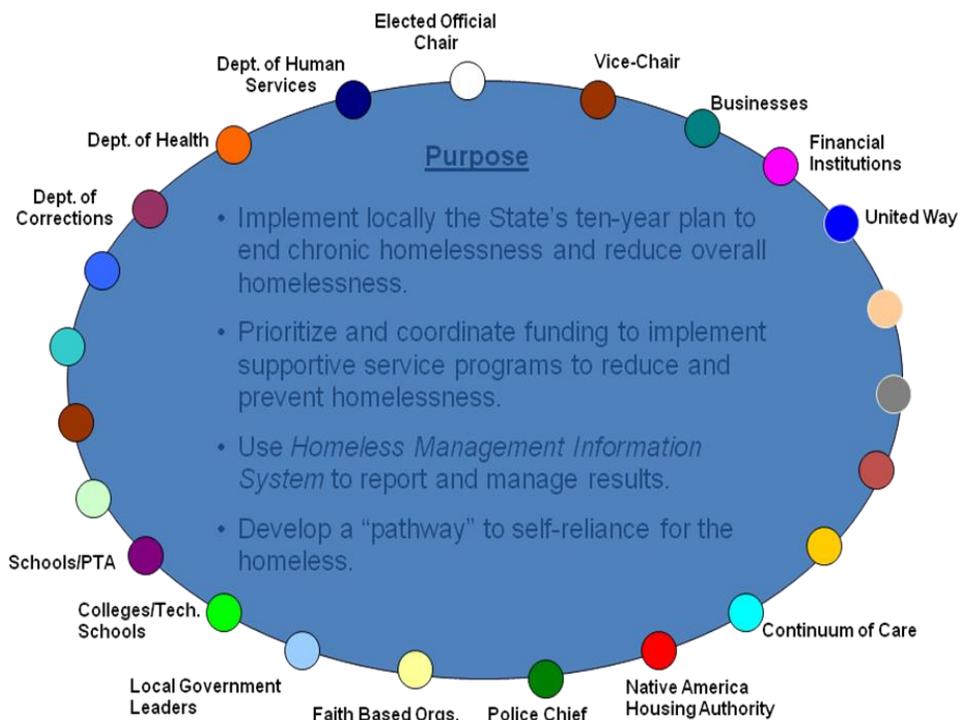
In 2005, the Utah State Homeless Coordinating Committee (HCC) published *Utah's Ten-year Plan to End Chronic Homelessness*⁴⁹ setting forth key strategies to achieve the goal. The HCC called upon each of the twelve Local Homeless Coordinating Committees to prepare a plan to implement the key strategies locally.

Guiding Utah is a "10-year action plan" developed by Utah's Homeless Coordinating Committee:

- End chronic homelessness by moving people off the streets and into permanent, supported housing
- Expand access to affordable housing and reduce overall homelessness.
- Prevent homelessness by easing people's transition from domestic violence shelters, jails, prisons, mental health institutions and foster care
- Create a statewide database to chart outcomes and drive change.

⁴⁹ Utah's Ten Year Plan to End Chronic Homelessness: <http://housingworks.utah.gov/plan/index.html>

Local Homeless Coordinating Committee Model



Weber County's Strategy

Plan to End Chronic Homelessness in Weber County by 2014

It's vision: Everyone has access to safe, decent, affordable housing with the needed resources and supports for self-sufficiency and well-being.

To be homeless is to be without a permanent place to live that is fit for human habitation. The Department of Housing and Urban Development (HUD) has defined the following categories of homelessness:

- **Temporary:** Those that stay in the shelter system for brief periods and do not return. This group comprises about 88% of the homeless population, and according to national research, consume about 50% of the resources devoted to support the homeless.
- **Chronic:** Those unaccompanied individuals with a disabling condition who have been homeless for a year or more, or have experienced at least four episodes of homelessness within three years. This group represents about 12% and consumes up to 50% of the resources supporting the homeless.

HISTORICAL RESPONSE

The homeless shelter and services system in Utah has evolved over the past two decades to address the changing homeless population. Presently, there are approximately 3,248 temporary shelter beds in Utah within a range of service models. This system stretches from short-term emergency shelter facilities to transitional housing for both individuals and families that allow longer lengths of stay (some up to two years) in a services-enriched environment.⁵⁰

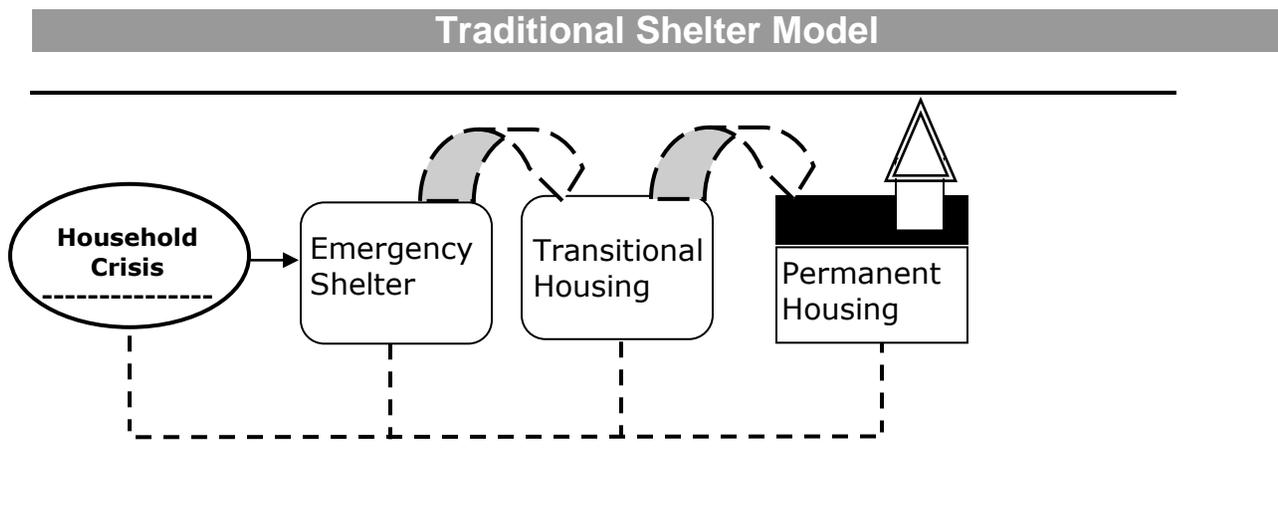
⁵⁰ From the State's 2007 three Continuum of Care submissions

The impetus for creating the present shelter service model (Housing First, Staying Housed Model) has been threefold. First, it derived in part from the dramatic influx of families into the system that began in the late 1980's, as single, female-headed households increased as a percentage of the homeless. In response, providers developed family shelter units and other transitional housing programs. Secondly, this shift in service philosophy reflected a growing awareness of the cyclical nature of homelessness. The fact that many who became homeless were experiencing repeated and prolonged episodes of homelessness suggested that the basic needs approach, while effective at protecting people from the troubles of street life, were insufficient to move people beyond homelessness. Finally, recognizing that homeless face obstacles to accessing mainstream resources, homeless service providers responded by providing an increasing range of direct services such as mental health and on-site substance abuse intervention.

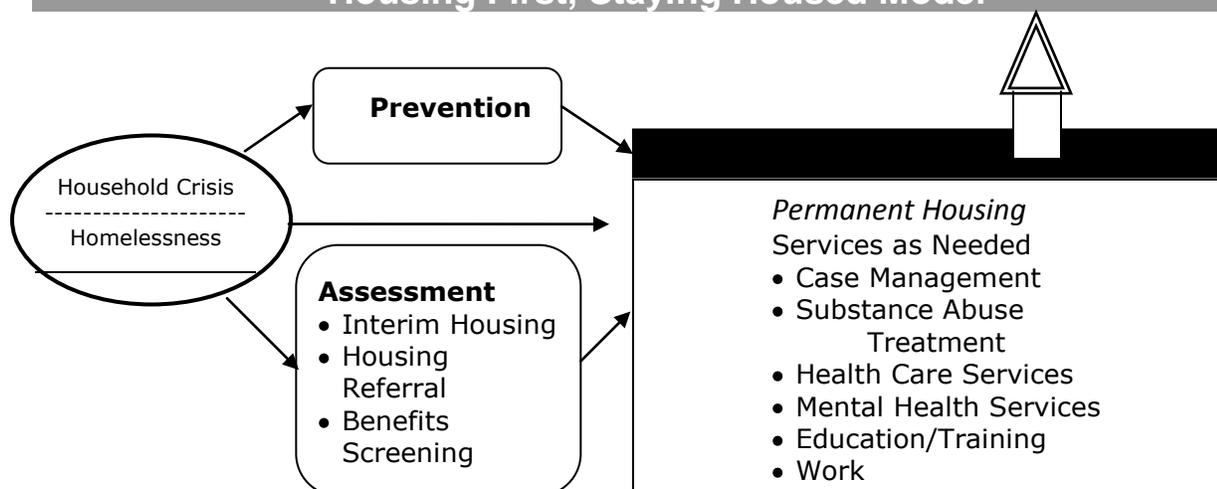
Over time, in the absence of responsive, affordable, permanent supportive housing alternatives, this approach expanded to include a residential service model designed to equip homeless households with the skills and resources needed to succeed in permanent housing. This has culminated in the evolution of a tiered system of care that moves those who are homeless through a succession of shelter programs designed to graduate them to permanent housing and self-sufficiency (see Attachment III).

While this approach may be logical on its face, it has ultimately proven ineffective for a variety of reasons. A shelter-based response that aims to “fix” the individual factors contributing to a household’s homelessness does little to address the larger structural causes of homelessness. Moreover, many of the problems faced by deeply impoverished households, such as lack of education and marketable skills, histories of trauma and domestic abuse, and serious disabilities, are not resolved in such a short time period and to the degree that would enable them to succeed in the competitive private housing market. Thus, many remain in the homeless service system for long periods of time, or leave only to return. To compound this issue, the services and supports tied to shelters significantly diminish, or end, once the resident leaves the shelter. At the same time, shelter programs have become more service-intensive, and they have frequently adopted more demanding eligibility criteria and strict program rules that have often effectively barred those households with the greatest needs.

Figure 2



Housing First, Staying Housed Model



KEY STRATEGIES

The ten-year plan sets forth broad perspectives, guidelines, targets and an organization of committees and stakeholders to achieve the goal of ending chronic homelessness reducing overall homelessness by 2014.

Four key strategies for ending homelessness by 2014:

- Prevention and Discharge Planning: Prevent homelessness through effective discharge planning from shelters, jails, prisons, hospitals, mental health and substance treatment programs, juvenile justice and foster care.
- Affordable Housing: Create additional low-income permanent “Housing First” units for the chronically homeless and affordable units for all homeless persons and families.
- Supportive Services: Provide streamlined access to mainstream resources and supports, including case management, mental health and substance abuse treatment, employment and training opportunities and other services to stabilize their lives.
- Homeless Management Information: Implement a statewide homeless database and reporting system for charting outcomes and driving success.

WEBER COUNTY IMPLEMENTATION PLAN⁵¹

Homeless Prevention/Discharge Planning

Ending homelessness is impossible without implementing strategies to prevent it from occurring. Public institutions and support systems such as jails, prisons, hospitals, the child welfare system, and mental health facilities, often release people directly into homelessness. Coordinated **Discharge Planning** is crucial to ensure that people leaving these institutions have stable housing and some means for maintaining it.⁵² The state’s HCC subcommittee on Discharge Planning coordinates efforts in support of this key strategy.

Prevention has been and is the goal within our community and we support partnerships with programs such as the Children’s Health Connection, Women’s Health Connection the Senior Health Connection along with the Midtown Clinic. Ogden City has a 20% rate of uninsured persons. McKay-

⁵¹ Plan to End Chronic Homelessness in Weber County by 2014, source for following sections.

⁵² National Alliance to End Homelessness. *A New Vision: What is in Community Plans to End Homelessness*. November 2006.

Dee Hospital has in place a plan to identify those who are homeless. When identified, they are first referred to family and friends. If that is not available, then the patient is then referred to St Anne's for a medical bed. If a medical bed is not available then the patient is admitted to the hospital until they are well enough to obtain a regular bed at a homeless shelter. Of those entering emergency care, 20% have mental health issues. Midtown Clinic, a community health center, has partnered with Intermountain McKay-Dee Hospital in a mentoring program for those with mental health issues. McKay-Dee pays for a staff person to assist clients in getting prescriptions, taking meds and keeping appointments. In the first six months of operation, the no-show rate for client appointments has decreased from 90% to 50 %. There is a plan for the mentoring program to be set in place for those with substance abuse issues. There is a need to strengthen the link to identified low cost housing that individuals can be released into.

The role of agency case managers is to verify housing status for individuals. When individuals indicate they are homeless or in danger of becoming homeless, case managers:

1. Coordinate efforts designed at saving current housing placement;
2. Provide list of community housing resources;
3. Provide assistance at attaining housing in community;
4. Link to Ten-year Plan resources (beds) where appropriate; and
5. Assist with attaining other benefits that individuals might be eligible for

The lead agencies for this effort are Weber Human Services, St. Anne's Center, Ogden Rescue Mission, Your Community Connection, Catholic Community Services, Homeless Veteran's Fellowship, and the Salvation Army.

Housing First, Staying Housed Model - Affordable Housing Strategic Initiative

The most successful model for housing the chronically homeless is permanent supportive housing using a Housing First approach. Housing First is a strategy that provides immediate access to rental housing without requiring initial participation in treatment. Social services to enhance well-being can be more effective when people are in their own home.⁵³ Finding and maintaining housing is a fundamental indicator of success in community life. Placing the chronically homeless and long-term family homeless in appropriate housing with supportive services is more effective for the community than letting the homeless continue to live on the street.

Housing First is an approach that centers on providing homeless people with housing quickly and providing services as needed. What differentiates a Housing First approach from other strategies is an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve. Housing First programs share these critical elements:

- There is a focus on helping chronically homeless and long-term homeless families access and sustain rental housing *as quickly as possible* and the *housing is not time-limited*;
- A variety of services are delivered primarily *following* a housing placement to promote housing stability and individual and family well-being;
- Such services are time-limited or long-term depending on individual and family needs;
- Housing is not contingent on compliance with services – instead, participants must comply with a standard lease agreement and are provided with the services and supports that are necessary to help them succeed.

⁵³ National Alliance to End Homelessness. *What is Housing First*. November 2006.

A central tenet of the Housing First approach is that social services that enhance well-being can be more effective when people are in their own home. Studies of Housing First programs with chronically homeless individuals and long-term homeless families have found that many who have remained outside of housing for years can retain housing with a subsidy and wraparound supports.⁵⁴

The greatest obstacle to affordable housing is insufficient income. For the last 30 years the gap between income and housing costs has steadily widened. Over the same period of time, the supply of affordable rental housing has become increasingly scarce. The average fair market value of a two-bedroom apartment has grown by nearly 28% in the last seven years, outpacing both overall inflation and average household income growth by a wide margin. The widening gap between income and housing costs puts pressure on the affordable housing supply, placing larger numbers of people at risk for homelessness.

Overall, Utah personal income has risen about 5% over the last 3 years while housing prices have increased 25% to 30%. The widening gap between income and housing costs, combined with subsidy cuts means more lower-income households will live in overcrowded and substandard conditions.⁵⁵

According to the 2000 census, 625 new subsidized housing units need to be produced annually just for those Utah families living in poverty or below 30% of Area Median Income (AMI). In addition to the growing shortage of new affordable housing units, Utah has a critical housing quality problem.⁵⁶ The Olene Walker Housing Loan Fund (OWHLF) Annual Report estimates that almost 2,500 low-income housing units require rehabilitation each year to remain habitable.⁵⁷

The state's HCC has formed a subcommittee on Affordable Housing to coordinate initiatives driving this key strategy.

The existing emergency shelter and transitional housing system works well for most of the temporarily homeless. However, inadequacies exist in some communities. LHCCs may elect to plan additional capacity for the temporarily homeless as part of an overall effort to bolster and maintain a comprehensive homeless service delivery system.

In 2006 the average monthly Fair Market Rent (FMR) for a two-bedroom apartment in the area was \$639. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a family would require an annual income of \$25,560. This translates into an hourly wage of \$12.29, based on a 40-hour work week, 52 weeks per year. Current Weber County renters actually earn an estimated average hourly wage of \$7.89. To afford a two-bedroom apartment at this wage, a renter must work 44 hours per week, 52 weeks per year or a family must have 1.6 workers.

Chronically homeless individuals can be adequately housed in smaller one-bedroom (FMR \$519) apartments. In order to afford this level of rent and utilities, an individual would require an annual income of \$20,760. Utah's monthly Supplemental Security Income (SSI) payments for an individual are \$603. If SSI represents an individual's sole source of income, \$181 in monthly rent is affordable.⁵⁸

⁵⁴ National Alliance to End Homelessness. *What is Housing First?* November 2006.

⁵⁵ Utah Department of Community and Economic Development, Division of Housing and Community Development. *State of Utah Consolidated Plan 2006–2010*. p.19 .

⁵⁶ *Ibid*, p.8.

⁵⁷ Utah Department of Community and Culture, Division of Housing and Community Development. *Olene Walker Housing Loan Fund Annual Report to the State Legislature 2007*.

⁵⁸ National Low Cost Housing Coalition. *Out of Reach 2006*.

Housing Affordability⁵⁹			
	Weber	% of Utah	Utah
Mean Renter Wage*	\$7.89	79.5%	\$9.92
Fair Market Rent 1-bedroom	\$519	91.9%	\$565
Housing Wage** 1-bedroom	\$9.98	91.9%	\$10.86
Fair Market Rent 2-bedroom	\$639	94.2%	\$678
Housing Wage** 2-bedroom	\$12.29	94.2%	\$13.04
* Mean Renter Wage = average hourly wage earned by persons currently renting in the county ** Housing Wage = hourly wage required (working 40 hr/wk, 52 wks/yr) to rent without spending over 30% of total income on housing			

The three-year Annualized Baseline, derived from the 2005-2007 Point-in-Time Count, shows that Weber County has a chronic homeless population of 188 individuals. In order to house these individuals an additional 188 suitable affordable housing units are required in the area by 2014. These units could be a mix of rental units presently on the market, rehabilitated older units, and new construction. The Weber County LHCC has appointed a workgroup to develop implementation steps for each of the Key Strategies. As the outcome of this process, the LHCC has recommended the following housing mix plan to end chronic homelessness in Weber County by 2014.

Chronically Homeless

Existing Stock – 160 Units – The Weber County Housing Authority, in concert with the Ogden Housing Authority, will develop a plan to commit part of the affordable housing inventory to permanent supportive housing for the chronically homeless. The strategy is to begin identifying unit through attrition as leases expire. The total of 160 units will be achieved steadily over the 8-year period, with 10 units scheduled for 2007 and increasing to 25 units in 2014. The LHCC members are greatly concerned over the inability to place convicted felons in housing within the city of Ogden. This obstacle must be addressed.

Rehabilitation of Existing Structures – 20 Units – The LHCC will begin searching for a large, vacant facility such as the Gold Mine Inn in Ogden. By 2010 the structure would be converted to 20 permanent supportive living units.

New Construction – 10 Units – The LHCC is interested in driving development of a new, 40 unit mixed income complex. Ten units would be targeted as permanent supportive housing. The complex would be completed by 2012.

Transitional Housing and Emergency Shelter

The LHCC, after comprehensive review, has determined that the goals of this plan can be achieved with the current level of transitional housing and emergency shelter services.

The members recognize the shortage of two and three-bedroom units for homeless families and will ask developers to include these in their plans.

⁵⁹ Data Sources: Utah Community Action Partnership. *Data Book on Poverty in Utah 2007*. National Low Income Housing Coalition. *Out of Reach 2006*.

**Weber County
Homeless Housing Investment Summary*
(2007 – 2014)**

	Existing Stock		Rehab Existing		New Construction		2007 to 2014 Total	
	Units	Cost	Units	Cost	Units	Cost	Units	Cost
Chronically Homeless	160	\$240,000	20	\$1,600,000	10	\$1,100,000	190	\$2,940,000
Transitional Housing	0	\$0	0	\$0	0	\$0	0	\$0
Emergency Shelter	0	\$0	0	\$0	0	\$0	0	\$0
Total	160	\$240,000	20	\$1,600,000	10	\$1,100,000	190	\$2,940,000

**Weber County
Homeless Housing Investment Schedule*
(2007 – 2014)**

	Capital Investment		Supportive Services Annual Investment	2007 to 2014 Total Investment
	Units	Cost	Cost	Cost
2007	10	\$15,000	\$113,000	\$128,000
2008	15	\$22,500	\$282,500	\$305,000
2009	15	22,500	\$452,000	\$474,500
2010	40	\$1,630,000	\$904,000	\$2,534,000
2011	25	\$37,500	\$1,186,500	\$1,224,000
2012	35	\$1,137,500	\$1,582,000	\$2,719,500
2013	25	\$37,500	\$1,864,500	\$1,902,000
2014	25	\$37,500	\$2,147,000	\$2,184,500
Total	190	\$2,940,000	\$8,531,500	\$11,471,500

Supportive Services Initiative

In many respects, housing stability hinges on a household’s ability to access fundamental resources and supports when a crisis occurs, so the security of housing is not threatened. The necessary supports include: 1) creative leasing options, locating appropriate units, deposit assistance and rent and utility assistance; 2) health care with mental health and substance abuse services; 3) skill and employment training leading to livable wage employment and other income supports; 4) transportation; and 5) quality child care. Access to resources and supports is even more critical for low-income households, for whom a crisis often means choosing between paying the rent and paying for food. Utah has implemented use of a Self-sufficiency Matrix for tracking resources and supports available to and utilized by homeless individuals. Case managers can use this matrix to assess the present status of the homeless, target interventions, and measure progress in improved self-sufficiency (see Attachment V).

The state’s HCC has formed a subcommittee on Supportive Services to focus efforts on this key strategy.

Housing stability depends on these necessary supports: 1) housing assistance; 2) affordable health care with mental health and substance abuse services; 3) skill and employment training; 4) transportation; and 5) affordable quality child care.

St. Anne's Center, the lead agency, will be responsible for collaborating with partnering agencies to arrange case management services as well as other supportive services⁶⁰. Potential partners include Weber Human Services, Ogden Community Action Partnership, Catholic Community Services, LDS Counseling Services, and Your Community Connection. Ogden Housing Authority will be responsible for setting up Policy and Procedures for managing, billing and disbursement of grant funding for the case management services of the pilot project. Weber Human Services will assist in providing case management services as well as Mental Health services for individuals who are participating in the pilot project.

Homeless Management Information Strategic Initiative

Critical, up-to-date information on the homeless and services must drive the planning process. Critical information includes who is homeless, why they became homeless, what homeless and mainstream assistance sources are available and accessed, and what is effective in ending their homelessness. This information will allow monitoring trends to determine causes and develop indicators, assess available assistance and fill the existing gaps. Self-sufficiency Matrix data is gathered and entered by agencies statewide, providing a valuable tool for planners and decision makers. The state's HCC has also appointed a subcommittee to define, gather, and analyze homeless and services data.

Critical, up-to-date information on the homeless themselves, gathered at agency, regional and state-wide levels, must drive the planning process. This information will allow monitoring trends to determine causes and develop indicators, assess available assistance and fill the existing gaps. Presently agencies with HMIS are St. Anne's Center, Catholic Community Services, Homeless Veterans Fellowship, and Your Community Connection.

Continuum of Care

The WCHCC has adopted HUD's Continuum of Care strategy to address the needs surrounding homelessness. This strategy incorporates the following elements: outreach/intake & assessment, emergency shelter, transitional housing, supportive services, permanent housing, permanent supportive housing, and prevention. The Utah Balance of State Continuum of Care Coordinating Council (UBOSCHCC) has received input from a wide variety of stakeholders and has established the following long-term goals surrounding homelessness:

- Objective 1: Create new permanent housing beds for chronically homeless individuals.
- Objective 2: Increase percentage of homeless persons staying in permanent housing over 6 months to at least 77 percent.
- Objective 3: Increase percentage of homeless persons moving from transitional housing to permanent housing to at least 65 percent.
- Objective 4: Increase percentage of persons employed at program exit to at least 20 percent.
- Objective 5: Decrease the number of homeless households with children.

OGDEN CITY SPECIFIC PLANS TO ADDRESS HOMELESSNESS

Ogden City's strategy focuses on four plans of action:

1. Participate in the Weber County's Plan to End Homelessness by 2014. The City is actively involved in the Weber County Homeless Coordinating Council (WCHCC); two city officials serve on the WCHCC to ensure the effective implementation of homelessness prevention and services at a county-wide level.
2. Create jobs through economic development activities. The city has committed considerable resources to addressing one of the most overwhelming obstacles in homelessness prevention, insufficient incomes. Insufficient incomes has been identified by the city, county and state as a

⁶⁰ Plan to End Chronic Homelessness in Weber County by 2014, source for following sections.

main contributing factor to homelessness. The City’s NRSA Plan, BIC, small business loan program, Ogden Reinvestment Corporation and Central Business District Infill program, as well as, many other economic development activities undertaken by the city, all support job creation in Ogden for the goal of increasing incomes for Ogden residents.

3. Support the Weber County Homeless Charitable Trust (WCHCT) to provide funding to non-profit homeless providers (described in priority objective 4.1 below). The Weber County Homeless Charitable Trust is an independent organization whose sole purpose and mission is to provide funding to non-profit homeless prevention and services providers. Ogden City supports the WCHCT through committing over \$1 million in non-federal funds to seed the Trust and the Community Development Manager serves on the Trust’s Board of Directors.
4. Support the relocation and expansion of St. Anne’s Center to promote a Housing First Model for Ogden’s homeless population.

Efforts to end chronic homelessness in Ogden are driven by and tied to Weber County’s Plan to End Chronic Homelessness by 2014. The WCHCC plan encourages a support-services intense approach to ending homelessness that was developed in part by the book *Bridges Out of Poverty*. Ogden City employees studied the book *Bridges Out of Poverty* and received training from the Utah Department of Community Culture to encourage the application of a Housing First supportive-services approach to assist Ogden’s low income residents. As developed by the Utah’s Homeless Coordinating Committee and adopted by Weber County’s Plan to End Chronic Homelessness by 2014, The Housing First model (page 94) is a guiding principle to address homelessness problems in Ogden City. The City will support the efforts of St. Anne’s Center to expand and relocate to implement a Housing First model.

Priority Objective # 4 HOMELESSNESS (CONTINUUM OF CARE)

- 4.1 Weber County Homeless Charitable Trust Fund – granting and/or loaning funds to non-profit homeless service providers. Ogden city provided over \$1 million seed funding for the creation of the Weber County Homeless Charitable Trust (WCHCT). The WCHCT’s sole purpose and mission is to support non-profit homeless prevention and service providers through the granting/loaning of funds. Grants and/or loans will be offered to homeless service providers through a competitive bid process, special attention is given to programs that encourage the efficient use of existing resources through partnership and collaboration.
- 4.2 Support the expansion and relocation of St. Anne’s Center to a new location. As St. Anne’s Center faces the need to relocate to a new facility, the city of Ogden is assertively participating in the new development and encourages the application of a Housing First Model for the new Center. The goal is to create a center in Ogden that will help homeless persons receive the support, services, and interim housing if needed, to obtain and maintain permanent housing and to provide services to assist households in crisis; thereby, preventing homelessness. Housing First provides permanent housing to the homeless with case management support. The city has offered to donate land to build the new St. Anne’s center in support of a Housing First approach to homeless prevention.

Priority Objective #3 Homelessness (Continuum of Care)				
#	HUD Goal	Strategy	Outcome	Funding
4.1	1	Support the Weber County Homeless Charitable Trust in granting and/or loaning funds to non-profit homeless service providers	<ul style="list-style-type: none"> • Purchase, construction, rehabilitation or maintenance of permanent or transitional housing; and/or • Support services for the homeless in Weber County. 	<ul style="list-style-type: none"> • Weber County Homeless Charitable Trust Fund
4.2	1	Support the construction of new emergency shelter facilities for the homeless in Ogden	<ul style="list-style-type: none"> • Improve emergency shelter conditions. • Implement a Housing First approach to homelessness prevention. 	<ul style="list-style-type: none"> • City land donation leveraging

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			<ul style="list-style-type: none"> • Permanent supportive housing for the chronically homeless. • Expand the number of beds available. • Relocate the existing emergency shelter to a facility that provides support services. 	private donations
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#	Expected Units of Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Aggregate
4.1	WCHCT – competitive grants and/or loans to non-profit homeless service providers			1	1	1	3
4.2	Assist St. Anne’s in creating an emergency and homeless shelter that implements a Housing First Model.	1					1

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government. 3-5 Year Strategic Plan ESG response:

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table in HUD Worksheets (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development).
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.

4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

The City of Ogden seeks to maintain itself as a “viable urban community” with “decent housing, a suitable living environment, and expanding economic opportunities.” By its participation in the CDBG and HOME programs, and local general fund expenditures, the City has targeted significant resources toward its low- and moderate-income citizens. Much of the community development assistance provided is in the form of housing rehab and construction of new housing. The City recognizes many other community needs including jobs, public improvements, social services, transportation, and recreation must also be provided. The City’s capital improvement plan, budget documents, and various other area plans describe in detail the non-housing community development needs, policies, objectives and strategies being funded by non-federal sources. The following needs, goals and objectives are relevant to CDBG funding.

The purpose of this section of the ConPlan is to identify Ogden city’s priority non-housing community development needs eligible for assistance by CDBG eligibility category. Priority Objectives 1 through 3 are listed in the Specific Housing Objectives of the ConPlan beginning on page 63, Priority Objective is in the Homelessness Strategic Plan on page 100.

HUD Goals

1. Provide decent housing
2. Create suitable living environments
3. Expand economic opportunities

Priority Objective #5 – IMPROVE THE SAFETY AND APPEARANCE OF THE NEIGHBORHOOD

5.1 Code Enforcement - Promote safe and attractive neighborhoods

As is common in blighted neighborhoods, absentee landlords and delinquent landlords often fail to keep their properties up to housing code standards. Two of the City’s code enforcement officers work strictly in CDBG-qualifying census tracts. Code enforcement inspectors routinely work in response to substandard conditions and poor property maintenance. Their time is spent addressing complaints and emergencies. Various citizen groups supported the Code Enforcement program as a means of improving their neighborhoods, these groups include: Mt. Lewis, East Central and the Central Business District Steering committee, the Aspen Village HOA and the East Central neighborhood Watch Group.

5.2 Demolition Loan Program – Promote neighborhood safety

There are numerous vacant structures in the city. Most are structurally sound and are candidates for rehabilitation. Others are in extreme state of deterioration with the only viable option being demolition of the structure. A CDBG-funded demolition loan program offers a 0% interest, deferred payment loan to property owners to provide the financial assistance needed to demolish unsafe structures. The city’s citizen steering committees place a high priority on

improving their communities through the use of code and zoning enforcement that eliminate unsafe structures.

5.3 Target Area Public Improvements – Enhance neighborhoods to create a suitable living environment. Implement public improvement projects that repair deteriorating and inadequate streets, curbs and infrastructure to support improved quality of life. The three neighborhood steering committees, the East Central neighborhood watch group and the Aspen Village HOA group and citizens submitting comments requested that public improvements projects be funded in their area.

Priority Objective #5 Improve the Safety and Physical Appearance of Neighborhoods				
#	HUD Goal	Strategy	Outcome/Long Term Goals	Funding
5.1	2	Code Enforcement Program: Enforce code regulations to improve the city's neighborhoods.	<ul style="list-style-type: none"> • Reduce neighborhood blight • Encourage greater stakeholder involvement • Improve the appearance of neighborhoods • Address housing safety issues • Reduce crime • Increase property values • Facilitate attractive neighborhoods 	• CDBG
5.2	2	Demolition Loan Program: Demolish unsafe building structures	<ul style="list-style-type: none"> • Improve the physical appearance of neighborhoods • Reduce slum and blight conditions • Increase property values • Reduce health and safety issues 	• CDBG
5.2	2	Target Area Public Improvements: Construct or improve deteriorating streets, curbs , infrastructure	<ul style="list-style-type: none"> • Improve the physical appearance of neighborhoods • Improve the quality of life for residents • Increase property values 	• CDBG

#	Expected Units of Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Aggregate
5.1	Housing units	200	200	200	200	200	1000
5.2	Demolition of unsafe structures		1		1		2
5.3	Public Improvement projects	1		1		1	3

Priority Objective #6 – JOB CREATION

Increase economic opportunities through the creation or retention of permanent jobs.

6.1 Small Business Loan Program – Direct financial assistance to businesses

The growth of small businesses to create jobs is needed to expand the economic base in the NRSA. Available funding is not sufficient to meet the needs of those requesting financial assistance to start-up or grow a business in the NRSA. The area lacks lenders willing to risk lending to NRSA business owners or potential NRSA business owners. The Small Business Loan program provides a maximum of \$90,000 of CDBG in lower-than-market interest rate loans. The program targets assisting businesses located in the NRSA's Central Business District.

Priority Objective #6: Job Creation				
#	HUD Goal	Strategy	Outcome	Funding
6.1	3	Small Business Loan Program: Direct financial assistance to for-profit businesses to create permanent full-time jobs	<ul style="list-style-type: none"> • Reduce unemployment • Increase Ogden's economic base • Attract economic growth 	<ul style="list-style-type: none"> • CDBG • Leverage private resources

#	Expected Units of Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Aggregate
6.1	Full-time Equivalent jobs created/retained	8	8	8	8	8	40

Priority Objective #7 – BUSINESS COUNSELING

Provide business counseling services as a public service to attract new business start-ups and improve the rate of survival of businesses in Ogden.

7.1 Business Information Center – business counseling increase rate of survival

NRSA residents are disconnected by location to the business counseling services provided at Weber State University (located on the city’s east bench). Ogden City’s Business Information Center (BIC) has filled this gap. The BIC is located in the CBD and addresses the needs of NRSA residents that are motivated and capable to start a business downtown.

Priority Objective #6: Business Counseling to promote business success				
#	HUD Goal	Strategy	Outcome	Funding
7.1	3	Business Information Center: Provide business counseling to attract new businesses and improve business success.	<ul style="list-style-type: none"> • Increase the survival rate for businesses in Ogden • Attract more businesses to open in Ogden • Support the struggling start-up businesses 	<ul style="list-style-type: none"> • CDBG • City General Funds • Leverage private resources

#	Expected Units of Accomplishment	Year 1	Year 2	Year 3	Year 4	Year 5	Aggregate
7.1	People assisted	500	500	500	500	500	2500

Priority Objective #8 – CREATE GREATER ACCESS TO CAPITAL

Provide administrative support to the Ogden Reinvestment Corporation whose mission is to create greater access to capital for economic development in the CBD.

8.1 Administrative support to the ORC- create greater access to capital

Financial support is needed to grow businesses, thereby, supporting the economic development in the community. In Ogden, the young low-mod income (LMI) person and more deeply entrenched LMI make up over 70% of the population. Ogden City facilitated the creation of the Ogden Reinvestment Corporation (ORC) in 2009; no federal funding is committed to the ORC. The City provides in-kind city staff to assist in bringing the ORC into operation. Its mission is to provide access to capital that is not available to low moderate income entrepreneurs. The ORC is designed to pool funds from several resources to spread out the risk of lending to less than ideal borrowers. Funding may come from local and national banks’ Community Reinvestment Act (CRA) funds, federal grants, and private equity investors. The goal is to leverage the small business loan program (as well as other federal state and local programs) to blend loans to reduce the risk to any one lender. The ORC, as a nonprofit lender, provides the resources and tools that small businesses need to succeed and to help the economic recovery activities within the Ogden City area.

Ogden City sets a high priority in providing the capital needed to support entrepreneurs in starting a business, in creating jobs and in growing their business. Ogden City Business Development Division works in partnership with the ORC. The ORC, as a non-profit entity, was designated a Community Development Entity (CDE) in 2010 and is applying to be a Small Business Administration (SBA) Intermediary Lender to operate a SBA Microenterprise loan program. The only SBA intermediary lender that issues loans in Ogden is a Salt Lake City based organization which loans a maximum of \$10,000 in Ogden while the typical SBA micro loan can be funded up to \$35,000. The ORC as can fill the gap and provide NRSA micro-businesses financing up to \$35,000 if it receives SBA approval.

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In addition, the ORC has been designated a Community Development Financial Institution. This designation will allow the ORC to apply for and potentially receive millions of dollars from the U.S. Department of Treasury to fund small and micro business loans. The creation of a CDFI and a CDE fills a gap that has been created over generations of decline in wealth within the community.

Priority Objective #6: Support Ogden Reinvestment Corporation				
#	HUD Goal	Strategy	Outcome	Funding
8.1	3	Provide administrative support to the Ogden Reinvestment Corporation to create greater access to capital.	<ul style="list-style-type: none"> • Increase the survival rate for businesses in Ogden • Attract more businesses to open in Ogden • Support the struggling start-up businesses • Fill the gap for funding small businesses • Strengthen the city's economic base 	<ul style="list-style-type: none"> • City General Funds • Leverage private resources • No federal funds

#	Expected Units of accomplishments	Year 1	Year 2	Year 3	Year 4	Year 5	Aggregate
8.1	CDFI grant funding application	1					1
8.1	SBA Intermediary Lender application	1					1

Priority Objective #9 – DEVELOP UNDERUTILIZED COMMERCIAL PROPERTIES

Support the development of underutilized properties in the CBD, providing opportunities to expand the CBD's economic base, stimulate business growth, remove blight and/or encourage job creation.

9.1 Central Business District (CBD) Infill Program – supports business growth for job creation or removal of blight. The CBD Infill program is intended to facilitate and stimulate capital investment in Central Business District and to remove slum and blight and/or to promote job creation/retention activities. The funds may be used for construction of new structures on vacant land, improvements to commercial structures, or reconstruction of blighted or deteriorating buildings. Funds will be used to contribute to and to enhance the viability of Ogden's economic base.

Priority Objective #9: Develop underutilized commercial properties				
#	HUD Goal	Strategy	Outcome	Funding
9.1	3	Expand Ogden's economic base through developing underutilized properties	<ul style="list-style-type: none"> • Job creation and/or removal of blight • Attract new businesses • Provide gap financing to support business success 	<ul style="list-style-type: none"> • CDBG • Leverage private resources

#	Expected Units of accomplishments	Year 1	Year 2	Year 3	Year 4	Year 5	Aggregate
9.1	CBD Infill Project		1		1		2

BASIS FOR ASSIGNING PRIORITIES

Ogden's consolidated Plan activities will serve Ogden's low to moderate income communities and residents. Census tracts in the proposed Neighborhood Revitalization Strategy Area, (NRSA) have higher than the city's average rate of persons below median income and below poverty and higher number of unemployed persons. Priority is given to concentrate CDBG and HOME activities NRSA.

Priority is given to this area for the following reasons:

- Area residents are predominantly minority;

- NRSA residents experience higher levels of unemployment and underemployment than residents citywide;
- a high percentage of low- and moderate-income person which makes the area eligible for certain funds including Community Development Block Grant (CDBG);
- the NRSA, includes the CBD and has higher levels of poverty than other areas of the city;
- the potential for continuing the revitalization of the downtown neighborhood and business district;
- the willingness of residents to participate in neighborhood steering committee meetings;
- participation of businesses in the downtown area;
- the development taking place at the Junction;
- participation of local banks;
- the historical integrity of the neighborhood; and
- Sections of the business district are underutilized.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
 2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.
- 3-5 Year Strategic Plan Antipoverty Strategy response:

NRSA Strategy

The city is an urban area that is both economically and physically distressed. The NRSA contains a high level of persons living below poverty income level, a high unemployment rate and the NRSA has aging housing stock and infrastructure. Proposed investments to the NRSA through the revitalization of housing stock, development of vacant land, demolition of unsafe structures and public improvements could reduce the impact of poverty over time in Ogden. Ogden's Housing Priority Objectives work to provide improved affordable housing options and improved neighborhood aesthetics that leads to confidence in the neighborhoods. The NRSA will address the area's economic needs through a comprehensive economic development program designed to spur businesses to relocate or expand into the area and to create jobs. The City's ConPlan strategies include concentrating programs to the NRSA in an effort to uplift the city's most distressed neighborhoods and to reduce poverty levels.

Economic Development Strategies

The Consolidated Plan is a tool that provides a unifying element to community development activities and ties the anti-poverty strategy, affordable housing, homeless, public housing, rental assistance, and non-housing community development strategies together under one comprehensive plan to improve the quality of life for residents, which includes reducing the number of persons living in poverty in Ogden. Community partners in this effort include residents, faith-based organizations, businesses, private developers, lenders and non-profit service providers. The Community Development Section of the ConPlan drives efforts to the goal of reducing poverty through employment and encouragement of economic growth and development. The ConPlan community development objectives beginning on page 102, encourages the following strategies aimed at achieving this goal:

1. Develop recreation, manufacturing and technology industries.
2. Encourages appropriate growth by improving the competitiveness of existing businesses through loaning funds to small businesses.
3. Diversify the economic base by attracting new business.
4. Create jobs by providing businesses access to capital.
5. Encourage greater redevelopment activity in the City.
6. Develop joint public-private investment strategies.

Redevelopment organizations have been created to promote economic development and implement redevelopment plans within the City – the Ogden Redevelopment Agency, the Local Redevelopment Agency, Ogden Reinvestment Corporation. The creation of higher wage jobs for community residents is a top priority for these organizations.

The City will continue its economic development efforts and its partnerships with the Ogden-Weber chamber, Downtown Ogden Inc., 25th Street Association, and Ogden Reinvestment Corporation to attract new businesses and industries to Ogden, to retain existing businesses and industries, and to encourage their expansion. Because the creation of economic opportunities is not an isolated solution to alleviating poverty, the City will also supports the efforts of Ogden Weber Community Action to identify educational, life skills and occupational training needs and provide opportunities for

self-empowerment that will enable LMI residents to become and continue to be self-sufficient and economically independent.

Ogden Weber Community Action Partnership - Community Services Block Grant

Utah's Community Action Agencies are working to address all types of poverty. Not by simply providing people with much needed services, but by also providing them with long-term solutions that lead to self-sufficiency. Community Action is a unique process that involves all parts of our communities

Ogden Weber Community Action Partnership is a private nonprofit agency established after the passage of the Economic Opportunity Act in 1964. OWCAP is the community action agency for Ogden and Weber county. The mission of OWCAP is to strengthen individuals and families in Ogden and Weber County and transition them from poverty to self-sufficiency through community-based partnerships, low-income housing, and advocacy. The organization works to create opportunities leading to family self-sufficiency by providing services and partnering with business, government, and other community based and faith-based agencies.

OWCAP provides early childhood development programs (Head Start) for pre-school children, programs that include an array of services and opportunities for parents. The Head Start Program is a federally funded program that serves low-income children and their families in Ogden/Weber. The program provides critical developmental, education and health services to pregnant women, disadvantaged children from birth to five and their families to improve their long-term school and employment prospects. The overall goal of the Head Start Program is to improve the school readiness of children and to move low-income families closer to self-sufficiency. In addition the Head Start Program employs qualified parents and residents from the communities served

The Community Services Block Grant (CSBG) is the core of the Ogden Weber Community Action Partnership (OWCAP). CSBG is a federal funding stream that provides the base funding OWCAP use to improve conditions and deliver direct services to people struggling to achieve self-sufficiency. Ogden Weber Community Action Agencies is governed by a local board of directors made up of public and private sector community leaders and low-income individuals. An Ogden City Manager serves on OWCAP's Board of Directors. Using CSBG as its core funding, OWCAP leverage other public and private resources to weave a network of support for families and communities. OWCAP participates in Utah CAA, which is the network of public and private CAAs and (one statewide anti-poverty organization) that work together to address poverty in Utah through locally designed and community-based programs.

Other Services offered by OWCAP:

- Assistance to senior citizens to remain in their homes
- Assistance to help individuals obtain medical care
- Ensuring that OWCAP children receive: appropriate immunizations, medical and dental care
- Food assistance to individuals and family requesting help.

Mission: OWCAP inspires those in poverty to become self-sufficient through innovative services and collaborative efforts.

Poverty Rate for Service Area: 10.5%

CSBG Allocation: \$291,126 CSBG ARRA Allocation: \$429,271

Community Development Strategies

Section 3

Ogden City actively works toward providing local residents, to the greatest extent feasible, job opportunities and/or training, from HUD-funded projects (as required by Section 3 of the Housing and Urban Development Act of 1968 [12 U.S.C. 1701u and 24 CFR Part 135]). In partnership with

Ogden Housing Authority, Ogden's Community and Economic Development Department has established a Section 3 plan, which includes notifying low-income, public housing residents of job opportunities generated from HUD-funded programs and projects, as required by Section 3.

I. Housing Quality Issues

Issue: The need for overall improvement of the quality of owner-occupied and rental housing in Ogden to meet community standards of safety, habitability, sanitation and property maintenance.

Strategies:

1. Ogden City's housing and zoning inspectors, along with community police officers, will continue to take an assertive approach to zoning and housing code violations, concentrating their efforts on inner-city neighborhoods and rental housing.
2. Through the "Good Landlord Program", rental property owners are taught how to better manage their properties and are required to maintain them to housing and zoning codes to obtain significant reductions in licensing fees.
3. The Ogden Housing Authority works closely with Ogden City housing and zoning inspectors to assure that all Section 8 clients are living in safe housing that meets not only Housing Quality Standards but the essential safety elements of the Ogden City Building Code.
4. Ogden City housing and zoning inspectors will work with Adult Probation and Parole to inspect the prospective homes of recently paroled adult offenders to assure they meet basic housing code.
5. The Ogden Weber Community Action Partnership (OWCAP), Catholic Community Services, the Church of Jesus Christ of Latter Day Saints and the Department of Workforce Services will assist low-income households with emergency rental assistance, assuring that their homes are both safe and affordable.
6. The city partners with faith-based organizations, Tri-County Weatherization Program, the United Way of Northern Utah, the LDS Church, Interfaith Works and Weber State University to sponsor programs that assist low income, special needs or disabled households with home repairs in Ogden.

II. Household Self-Sufficiency

Issue: Ogden's disadvantaged and challenged families and individuals need assistance to reach a level of economic and social self-sufficiency that allows them to no longer require the help of governmental, faith based or social service agencies as a part of their day-to-day survival:

Strategies:

1. The OWCAP and the Ogden Weber Applied Technology College provides educational and job-coaching assistance to unemployed and underemployed adults through Career Centers.
2. Ogden City Schools, through a variety of partnerships, provides adult basic education, adult high school, GED programs and English as a Second Language programming for more than 3,000 students annually.
3. Futures through Training, Inc. provides more than 200 youth annually with intensive life skills training, counseling and job coaching through the Workforce Investment Act program.

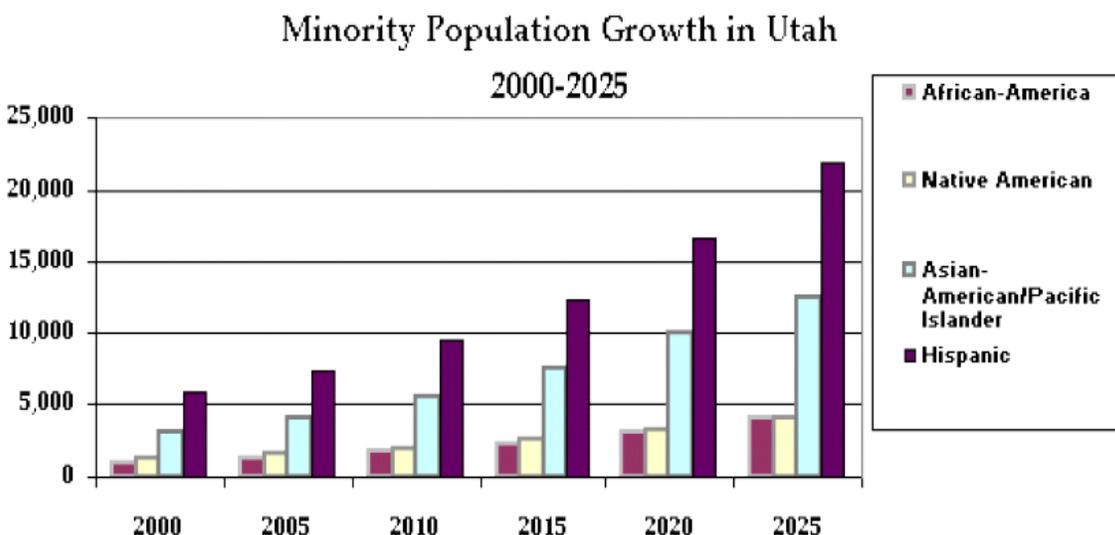
4. Futures through Training, Inc. provides more than 500 migrant workers and their families with social services assistance and job coaching annually.
5. The Utah Department of Workforce Services (DWS) and LDS Employment Services will serve, between the two agencies, more than 10,000 residents with job search and placement services. DWS will provide intensive educational and employment assistance to TANF families, particularly those entering their last year of lifetime benefits.

III. Successful Integration of Immigrant Populations

Issue: Ogden's increasing immigrant population needs help to successfully integrate into the culture, standards and economy of the Northern Utah community without losing their unique cultural, ethnic or spiritual values.

Strategies:

1. Zoning and Housing officials work closely with the Hispanic community to keep them informed of zoning and housing codes to resolve and prevent violations.
2. Ogden City Schools reach out to its many immigrant parents to involve them in parent/teacher conferences and school programming.
3. The OWCAP agency will continually educate its many immigrant clients, through the CSBG and Headstart programs, on consumer education and the issues relating to becoming successful citizens.
4. The city's Multicultural Advisory Committee will be asked to advise Ogden City Community Development Division on immigration issues, and to provide immigrants with valuable information about community norms and ways to successfully integrate.
5. To assist city personnel in providing adequate service to Spanish speaking residents, Ogden City provided city employees with a free class to learn Spanish.



Source: Bureau of Economic and Business Research, University of Utah, 2003

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
 2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.
- 3-5 Year Non-homeless Special Needs Analysis response:

According to the *Rental Market Outlook for the Salt Lake City-Ogden, Utah Housing Market Area (2004)* prepared by George H. Antoine, "there are substantial unmet needs for rental assistance for the elderly, very low-income, and family households eligible for rental assistance such as that provided under HUD's Section 8 program."

The following is a list of specific objectives and priorities Ogden City hopes to achieve over the next five years:

- Increase the availability of decent affordable permanent rental housing units for low- to moderate-income families, elderly households, and special needs populations through the rehab of 12 rental housing units using CDBG funds and when possible other public and private financial assistance.
- Increase the number of elderly, low to moderate income, and special needs populations maintain homeownership by providing emergencies home repairs loans.
- Continue to use City General Funds to operate the Golden Hours Senior Center and provide services to the elderly population.
- Ogden Housing Authority to improve the quality of assisted housing, using HUD Public Housing Capital Funds.
- Increase the availability of affordable permanent rental housing units for low- to moderate-income families through the Ogden Housing Authority's application to administer the Family Unification Program. The Family Unification Program is funded by federal HUD funds and promotes family unification by providing housing choice vouchers to families for whom the lack of adequate housing is a primary factor in the separation, or the threat of imminent separation, of children from their families, and the program provides housing choice vouchers to youths 18 to 21 years old who left foster care at age 16 or older and lack adequate housing.
- Increase the number of public housing units available for elderly persons through OHA's efforts to designate public housing units for elderly households.
- Collaborate with other County departments and non-profit agencies to assist with the needs of special needs groups,
- Partner with regional planning groups to address transportation needs for special needs populations.

In addition, special needs populations in Ogden City receive assistance from funding sources administered through Utah State, Weber County, local non-profit and for-profit organizations, religious groups and human service providers using state funding, federal funding, grants and private donations

Alcohol/Drug Treatment

In Ogden City, non-profit organizations and private medical providers offer counseling and treatment for drug and alcohol abuse. The Salvation Army serves adult males who enter treatment with housing, clothing, meals, counseling and medical services. Weber Human Services, the Utah Alcoholism Foundation and area hospitals also assist adults and youth with treatment options.

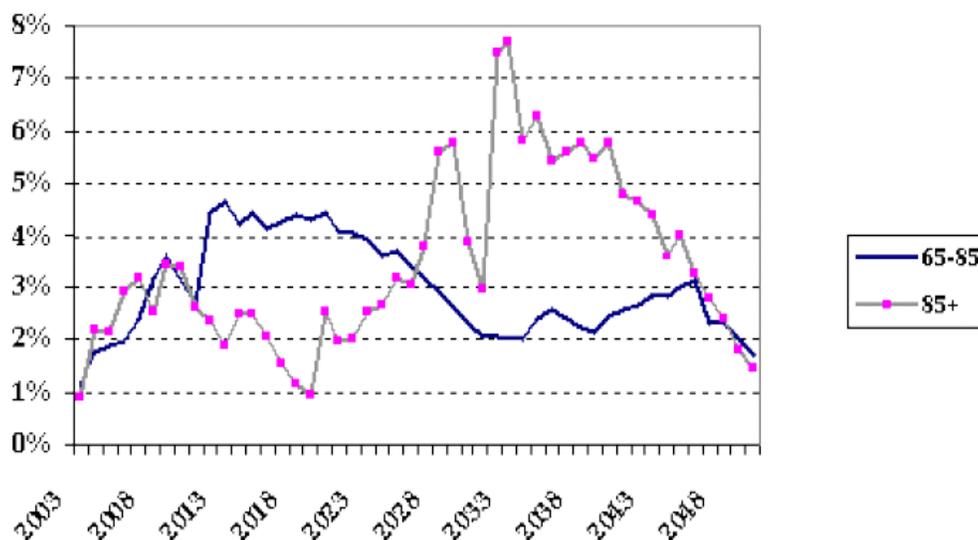
Physically Disabled

Housing for people with disabilities remains limited in Ogden City. The Ogden Housing Authority manages six apartment complexes, two of which mainly serve those 55 and older. Of those units, six are handicap accessible. All new large housing projects in Ogden City are required to construct a percentage of accessible units when applying for building permits.

Elderly / Fragile Elderly

Utah has the sixth fastest growth rate in the nation of people age 65 and older, a population that is projected to increase by 24% between 2000 and 2010.

Projected Annual Increase in Utah's Senior Population



Source: Bureau of Economic and Business Research, University of Utah, 2003

Weber Human Services provides a wide range of senior programs to assist with personal care, escorted transportation, caregiver support, health screening, in-home support, meal delivery, legal counseling, recreation and companionship.

The need for elderly subsidized housing in Ogden City has largely been met through the Ogden Housing Authority and private housing providers, but there remains a need for additional care centers for the frail elderly. Supportive intermediate housing facilities providing interim staff assistance would bridge the gap between independent living centers and nursing homes.

Mental Illness / Developmentally Disabled

Various services are available for the developmentally disabled and mentally ill in Ogden City. Housing, employment, basic living skills assistance, behavioral counseling, meals, transportation and family support is provided by Weber Human Services, Enable Industries, Deseret Industries, Avatar, Project Turn, Problems Anonymous Action Group, Inc., the Ogden Housing Authority, Ogden School District, the Utah State Office of Rehabilitation Services and the Tri-County Independent Living Center.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis

(including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table

(formerly Table 1B) of their Consolidated Plan to help identify these needs.

*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.

2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

**Table 36
Non-homeless Special Needs Analysis / Housing Inventory**

Category	Provider	Capacity	Waiting	Funding
Elderly	Fellowship Manor	234	None	Rent, Subsidies
Elderly	Odd Fellows–Three Links Tower	121	None	Rent, Subsidies
Elderly	Union Gardens	49	2-3 months	Rent, Subsidies
Elderly	Kier / Village Square I	20	1 month	Rent, Subsidies
Elderly	Kier / Village Square II	80	1 month	Rent, Subsidies-Section 8
Elderly	Kier / Garden Grove	20	1 month	Rent, Subsidies-Section 8
Elderly	R&L Courts I	50	None	Rents
Elderly	R&L Courts II	14	None	Rent, Subsidies-Section 8
Elderly	Golden Links	30	None	Rents
Elderly	Smith Villa	18	None	Rents
Frail Elderly	St. Benedicts Manor	136	None	Rent, Subsidies-Section 8
Frail Elderly	Aspen Care Center	70	None	Rent, Subsidies
Frail Elderly	Crestwood Care Center	88	6 months	Rent, Subsidies
Frail Elderly	Wasatch Care Center	60	None	Rent, Subsidies
Frail Elderly	Gardens Assisted Living	69	None	Rent, Subsidies
Physically /Mentally Disabled	Avatar	35	None	Private donations, State
Physically /Mentally Disabled	PAAG I	80	1 year	Weber County
Physically /Mentally Disabled	PAAG II	6	1 year	Weber County
Physically /Mentally Disabled	PAAG III	6	1 year	Weber County
Physically /Mentally Disabled	PAAG IV	10	1 year	Weber County
Physically /Mentally Disabled	PAAG V	7	1 year	Weber County
Physically /Mentally Disabled	PAAG VI	6	1 year	Weber County
Physically /Mentally Disabled	PAAG VII	6	1 year	Weber County
Physically /Mentally Disabled	Project Turn	8	1 year	Weber County
Physically /Mentally Disabled	Weber Human Services	32	1 year	State / Federal
Physically /Mentally Disabled	Bramwell Court	16	1 year	Rents
HIV / AIDS HOPWA	Catholic Community Services	8	None	Private donations, State
HIV / AIDS HOPWA	Ogden Housing Authority	1	None	State
Alcohol / Drugs	Salvation Army	35	30 days	Donations, FEMA, United Way
Alcohol / Drugs	Serenity House	25	None	Donations, fees, grants
Alcohol / Drugs	Weber Human Services	32	1 year	State / Federal
Alcohol / Drugs	Royal Hotel	22	1 year	Donations, fees, grants
Housing	Kier / Marion Hotel	80	6-12 months	Rents

Housing	Kier / Perry Apartments	13	6-12 months	Rent, Subsidies-Section 8
Housing	Kier / Mountain View	30	6-12 months	Rent, Subsidies-Section 8
Housing	Kier / Browning Apartments	17	6-12 months	Rent, Subsidies-Section 8
Housing	Kier / Bristol Mansion	8	6-12 months	Rent, Subsidies-Section 8
Housing	Kier / Revelle Apartments	12	6-12 months	Rent, Subsidies-Section 8
Housing	Kier / Fontonelle Apartments	10	6-12 months	Rent, Subsidies-Section 8
Housing	Kier / Evergreen Apartments	30	6-12 months	Rent, Subsidies-Section 8
Housing	Kier / Countryside Apartments	72	6-12 months	Rent, Subsidies-Section 8
Housing	Kier / Bramblewood Apartments	68	6-12 months	Rent, Subsidies-Section 8
Housing	Kier / Madison Manor	46	6-12 months	Rent, Subsidies-Section 8
Housing	OHA / Lomond Gardens	76	1-2 years	Public Housing
Housing	OHA / Kimi Lane	24	1-2 years	Public Housing
Housing	OHA / Apple Grove	28	1-2 years	Public Housing
Housing	OHA / Galloway Apartments	12	1-2 years	Public Housing
Housing	OHA / Lincoln Manor	32	1-2 years	Public Housing
Housing	OHA / Sierra Apartments	28	1-2 years	Public Housing
Housing	Normandie Apartments	54	6 months	Rent, Section 8/236
Housing	Osmond Heights	40	6 months	Rent, Section 8/236

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.
2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.

6. The Plan includes the certifications relevant to the HOPWA Program.
3-5 Year Strategic Plan HOPWA response:

Utah HOPWA program⁶¹

The State of Utah supports existing HOPWA projects and services by distributing funds to agencies that serve clients throughout the State. Based upon the recommendations of the HOPWA Advisory Committee and DHCD staff, funds are distributed annually to the service agencies under the approval of the Governor's Olene Walker Housing Loan Fund Board. Recipients currently include Catholic Community Services-Ogden Area (CCS) which serves northern Utah, two urban counties (Davis and Weber), and four rural counties (Morgan, Rich, Cache, and Box Elder); Salt Lake Community Action Program (SLCAP) which serves central, southern, and eastern rural Utah; Ogden City Housing Authority which serves clients in Weber County; St. George Housing Authority which services clients in the city of St. George and southwestern Utah; and the Davis County Housing Authority which provides assistance in Davis County. Essentially, this combination of agencies provides services to every area of the State. Services include short-term rent, mortgage and utility assistance (STRMU), Tenant Based Rental Assistance (TBRA), and emergency motel stays for homelessness prevention and the first step toward permanent housing placement and stability.

The DHCD HOPWA Program Manager has responsibility for the HOPWA program in Utah. During 2009-2010, the Program Manager will provide technical assistance to HOPWA Project Sponsors to put systems in place that measure performance outcomes and capture data for accurate reporting in the Consolidated Annual Performance and Evaluation Report (CAPER).

The Program Manager will evaluate each Project Sponsor's HOPWA program services to adjust the distribution of grant award accordingly. A system that correlates Project Sponsors' reimbursement requests with performance outcome measurements will be implemented into the quarterly monitoring plan.

Ongoing assessment of the HOPWA program will include coordination between Project Sponsors that provide HOPWA client intake and Supportive Services (including the development of housing plans) and those that provide direct Housing Subsidy Assistance.

HOPWA Rental Assistance consists of three categories for Housing Assistance: Tenant Based Rental Assistance, Facility-based Housing Assistance, and Short-term Rent, Mortgage and Utility Assistance. The "assistance" categories are divided into the number of households receiving HOPWA assistance and the number of households continuing assistance from the prior year. Further divided, each assistance category reports the number of households that exited the program and where they relocated: emergency shelter, temporary housing, private housing, other HOPWA, other subsidy, institution, jail/prison, disconnected, and death.
Activities to Address HIV/AIDS.

HOPWA

The selection criteria for awarding of HOPWA funds are based on a statewide survey of agencies that provide services to people living with HIV/AIDS. Of those, agencies that were funded in the previous year and that demonstrated effective use of funds are funded in the following year. On a practical basis, ongoing funding of the same agencies prevents those on assistance from the threat of homelessness should funding be cut. An HIV/AIDS Housing Steering Committee, a committee of medical care providers, housing agencies and HOPWA project sponsors, remains in direct contact with people living with HIV/AIDS. Their combined knowledge of the medical and supportive services

⁶¹ Source: STATE OF UTAH, 2009 CONSOLIDATED PLAN UPDATE AND ACTION PLAN Prepared by the Utah Division of Housing and Community Development (DHCD), February 15, 2009

providers insures that distribution of funds is equitable among the providers and client needs throughout the state.

HIV/AIDS Services offered by the Utah Department of Health⁶²

Intervention Services:

- Weber-Morgan Health Department provides HIV counseling and testing, individual-level education/discussion, behavior modification, risk reduction/harm reduction, outreach, referrals, HIV/STI prevention literature and other materials.
- Northern Utah coalition (in Ogden) provides GLI - Healthy Relationships, ILI, CTRPN Program Focus: HIV prevention (a main focus), HIV testing, substance abuse prevention; Effective Behavioral Intervention: Healthy Relationships; Interventions: Multi-session group and individual-level education/discussion, risk reduction/harm reduction, community events, outreach, public information campaigns, referrals, literature

Evaluation Services:

- Northern Utah coalition (in Ogden) provides Evaluation: Statistical report/analysis, pre/post testing Areas Served: Ogden and surrounding areas. Targeted Populations: African-American and Hispanic: youth, women, IDU, persons involved with substance abuse, persons who have other risk for STI

Medical care:

- Midtown Clinic in Ogden offers primary care physicians

Housing:

- Ogden Housing Authority and Catholic Community Services of Northern Utah Ogden offer housing to Persons Living with AIDS (PLWA) in Ogden through a HOPWA grant and Weber County Housing Authority offers housing assistance to PLWA in the county.

Utah Confidential HIV Counseling and Testing Sites:

- Weber-Morgan District Health Department

HIV/AIDS TREATMENT AND CARE PROGRAM - AIDS DRUG ASSISTANCE PROGRAM (ADAP)

The CARE Act is intended to help communities and states make it easier for those affected by HIV to get health care and supportive services. The HIV/AIDS Treatment and Care Program qualified program participants insurance assistance and supportive services. The AIDS Drug Assistance Program (ADAP) can pay for all or part of your HIV .

ADAP PRIVATE INSURANCE - CO-PAY PROGRAM (APICP)

The ADAP Private Insurance Co-pay Program assists in co-pays for HIV-medications when a qualified program recipient has private health insurance, but can't afford to pay it.

HIV/AIDS TREATMENT AND CARE PROGRAM

HEALTH INSURANCE - High Risk Insurance Pool (HIP)

The HIV/AIDS Treatment and Care Program pays insurance payments, co-pays, and deductibles for PLWHA that meet the program requirements.

⁶² Source: Utah Department of Health, Bureau of Communicable Disease Control website: <http://health.utah.gov/cdc/hivtreatment/ADAP.htm>

COBRA - Health Insurance Continuation

The HIV/AIDS Treatment and Care Program pays COBRA payments for PLWHA if they meet the program requirements.

HIV/AIDS TREATMENT AND CARE PROGRAM - SUPPORTIVE SERVICES PROGRAM

The HIV/AIDS Treatment and Care Program can pay for the following services available under the Supportive Services Program for qualified program recipients:

- Dental Services
- Mental Health Counseling
- Substance Abuse Services
- Home Health Care
- Transportation Services
- Food Vouchers (emergency only)

University of Utah Infectious Disease Center and the HIV Counseling and the Utah Department of Health's HIV Counseling Test Coordinator, Rape Recovery Center in Salt Lake City, and can be contacted for HIV Exposure and Response questions.

Unmet Needs and Service Gaps

Utah Department of Health Bureau of Communicable Disease Control HIV/AIDS Treatment Program has compiled the following data. The data provided here is an analysis of the HIV/AIDS unmet needs and service gaps and an overview of the HIV/AIDS needs on a state level⁶³.

The Statewide Coordinated Statement of Need (SCSN) is both a process and the written product emerging from that process. It is a mechanism to collaboratively identify significant issues related to the needs of people living with HIV disease

The SCSN committee determined the following list to be the community's top five current service needs:

1. Health Insurance
2. Ambulatory Medical Care
3. AIDS Drug Assistance Program (ADAP)
4. Case Management
5. Transportation

The SCSN committee determined the following list to be the community's top five barriers related to HIV care:

1. Funding
2. Housing
3. Transportation
4. Substance Abuse/Mental Illness
5. Culture/Confidentiality

Gaps

As the small group reported their top five gaps in services to the SCSN committee, they noted that they looked at these gaps with the perspective that something is available; there is just not enough of it. The SCSN committee determined the following list to be the community's top five gaps related to HIV care services:

1. Transportation
2. Ambulatory Medical Care

⁶³ Source: Utah Department of Health, Bureau of Communicable Disease Control HIV/AIDS Treatment and Care Program Ryan White Part B, Comprehensive HIV/AIDS Care and Services Plan for Ryan White Part B Funded Services in Utah

3. Health Insurance
4. Rural Health Care
5. AIDS Drug Assistance Program (ADAP)

Goals and Objectives

Healthy People 2010:

Goal: Increase the proportion of HIV-infected adolescents and adults who receive testing, treatment and prophylaxis consistent with current Public Health Service treatment guidelines.

AIDS Drug Assistance Program:

Goal: To ensure that medications are available to persons living with HIV disease.

Objective: On an annual basis, 487 unduplicated clients will be served through the AIDS Drug Assistance Program.

Home Health Care Program:

Goal: To ensure that home and community based care services are available in order to reduce hospitalizations for persons living with HIV disease.

Objective: On an annual basis, 5 unduplicated clients will be served through the Home Health Care Program.

Health Insurance Continuation Program:

Goal: To ensure that Health Insurance Continuation services are available to provide health insurance coverage to persons living with HIV disease.

Objective: On an annual basis, 100 unduplicated clients will be served through the Health Insurance Continuation Program.

Supportive Services Program:

Goal: To ensure a continuum of supportive services that link persons living with HIV disease into primary medical care.

Objective: On an annual basis, 559 unduplicated clients will be served through the Supportive Services Program.

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.
- 3-5 Year Specific HOPWA Objectives response:

Ogden Housing Authority receives HOPWA funding through the state of Utah HOPWA grant. Persons Living with HIV/AIDS (PLWA) can apply for all Ogden Housing Authority and Ogden City housing programs, which include Tenant Based Rental Assistance (TBRA), home ownership opportunities and down payment assistance. Ogden City does not receive federal funds for Housing Opportunities for Persons Living With AIDS (HOPWA) housing.

Utah State HIV/AIDS Housing Steering Committee (SHAHSC) awards HOPWA funds for the following activities:

- tenant-based rental assistance (TBRA);
- short-term rent, mortgage, utility (STRMU) assistance; and
- a statewide housing coordinator to identify and to develop housing assistance resources.

The goal of HOPWA vouchers is to provide immediate housing assistance and to assist households to transition into affordable permanent Section-8 subsidized housing through local housing authorities. Households that receive HOPWA TBRA voucher are placed on the housing authority's Section-8 subsidized housing assistance waiting list. When their name comes up for Section-8 housing assistance, the housing authority places the household into permanent and affordable housing and then this allows another household to move onto the HOPWA voucher program. The program has been working adequately. On average, PLWA household remains on the HOPWA voucher program between eleven to eighteen months. The declining availability of Section-8 housing vouchers will make the HOPWA voucher program more difficult to maintain in the future. The average time for an Ogden family to wait for a Section-8 voucher is two years and this number is expected to grow much longer¹¹

This program is funded through the U.S. Department of Housing and Urban Development, and helps prevent homelessness among persons with HIV/AIDS. Utah passed the threshold of 1,500 persons with HIV/AIDS in 2000 and then became eligible for the first time to receive a HOPWA formula grant of \$368,000. The Ogden Housing Authority receives HOPWA funding through the Salt Lake Housing Authority grant, which is used to assist persons with HIV/AIDS seeking Section 8 housing. Ogden Housing Authority provided Tenant Based Rental Assistance (TBRA) for eleven (11) persons living with AIDS households. These households are immediately placed on the Section-8 waiting list. Catholic Community Services-Northern Area provided Short-Term Rent, Mortgage, Utility (STMURU) assistance to fifty-one (51) persons living with HIV/AIDS (PLWA) households. The 51 PLWHA households served were residing throughout northern Utah (Weber, Morgan, Davis, Rich, Box Elder, and Cache counties).

Catholic Community Services (CCS) in Ogden provides people with HIV/AIDS short-term rental assistance and emergency assistance for all of northern Utah. A part-time housing resource person is under contract to develop housing assistance resources in particularly rural areas. CCS also maintains a four-plex in Central Ogden, providing permanent housing for people with HIV/AIDS through a direct HOPWA grant. Catholic Community Services is the Project Sponsor of a two-bedroom four-plex apartment building located in Ogden. The four-plex houses four (4) PLWHA.

The Ogden Weber Community Action Program (OWCAP) provides housing information services, referrals, and placement services statewide and coordinates with all other HOPWA program providers.

PROOF OF PUBLICATION

8C

Saturday, May 22, 2010

Standard-Examiner

**NOTICE OF AVAILABILITY FOR PUBLIC REVIEW AND COMMENT
OGDEN CITY FIVE YEAR CONSOLIDATED PLAN
(JULY 1, 2010 TO JUNE 30, 2015)
ANNUAL ACTION PLAN FOR JULY 1, 2010 TO JUNE 30, 2011
NEIGHBORHOOD REVITALIZATION STRATEGY AREA**

Notice is hereby given that Ogden City is proposing its Five Year Consolidated Plan (July 1, 2010 to June 30, 2015), Annual Action Plan (July 1, 2010 to June 30, 2011), and Neighborhood Revitalization Strategy Area Plan as part of the planning process for HUD funding. These documents are available for a 30-day public review and comment period commencing May 22, 2010 and ending June 20, 2010.

The Five Year Consolidated Plan (ConPlan) is the city's primary vehicle for identifying and prioritizing housing, community development and business development needs and strategies. The ConPlan is submitted to HUD as part of the funding process for CDBG and HOME entitlement grants.

The Ogden City Annual Action Plan (AAP) details specific projects and budgets to accomplish the city's HUD ConPlan goals for the fiscal year (July 1, 2010 to June 30, 2011). The AAP anticipates the following sources of funds: \$1,202,465 CDBG entitlement, \$319,334 estimated CDBG program income, \$794,212 estimated CDBG carry over, \$564,023 HOME entitlement, \$204,265 estimated HOME program income, \$19,981 estimated HOME carry over, \$196,524 estimated CHDO carry over, \$15,612 estimated EDI program income, \$48,093 estimated EDI carry over, \$352,790 estimated SPG program income, \$92,031 SPG estimated carry over, \$52,750 estimated city funds carry over, \$150,000 estimated Housing Fund entitlement, \$18,990 estimated Housing Fund program income for a total proposed budget of \$4,090,467.

Annual Action Plan Proposed uses of funds: CDBG: \$185,000 Section 108 Debt Service, \$330,000 Target Area Public Improvements, \$300,000 Infill Housing-Homesteading, \$80,000 Rental Rehab, \$40,000 Emergency Repair, \$150,000 Code Enforcement, \$15,000 Demolition/Property Maintenance, \$55,000 Business Information Center, \$200,000 Central Business District Infill, \$570,000 Small Business Loans, \$76,651 East Central (EC) Revitalization, \$304,360 Administration, HOME: \$300,000 Own in Ogden, \$281,127 CHDO, \$386,836 EC Revitalization, \$76,809 Administration, HOME Match: \$150,000 EC Revitalization, EDI: \$48,704 River Project, \$15,000 EC Revitalization, SPG: \$92,721 River Project, \$351,000 East Central Revitalization, CITY FUNDS: \$52,750 EC Revitalization, HOUSING FUND: \$18,990 EC Revitalization. Total proposed expenditures \$4,090,467.

The Neighborhood Revitalization Strategy Area is strongly encouraged by HUD as a means to create communities of opportunity in distressed neighborhoods. The NRSA designates the target area, which includes Central Business District and East Central neighborhoods and it outlines an overall comprehensive community revitalization strategy for the area.

A copy of the ConPlan, Annual Action Plan and NRSA draft documents will be available for public review at <http://HUDConPlan.ogdencity.com/> and hard copies will be available weekdays between the hours of 9:00 a.m. and 5:00 p.m. at the Business Information Center at 2036 Lincoln Suite #105; Ogden Housing Authority 2661 Washington Blvd., Ste. 102; Weber Housing Authority, 237 26th St # 224; and the Ogden City Municipal Building, 2549 Washington Boulevard, Ogden Utah in the offices of Community Development, Suite 120; Business Development, Suite 420; and the City Recorder's Office, Suite 210.

Written comments regarding the proposed ConPlan, AAP and NRSA will be received during the 30 day public comment period concluding June 20, 2010 4:00 pm. Written comments may be sent to Ogden City Community Development, 2549 Washington Blvd., Suite 120, Ogden Utah 84401, or emailed to cahy@uentes.ogdencity.com no later than June 20, 2010 at 4:00 pm. All written public comments received will be summarized in the final version of the Annual Action Plan as adopted by the Ogden City Council.

PUBLISHED IN ACCORDANCE with the citizen participation requirements set forth by the U.S. Department of Housing and Urban Development, Community Planning and Development Department and in conjunction with applicable statutory requirements of the State of Utah, the 22nd day of May 2010.

CINDI MANSELL, MMC
CITY RECORDER

In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services should contact the Message Services Department at 629-8701 (TDD: 629-8849) or by email: ADACompliance@ogden.utah.gov.

Pub: May 22, 30, 2010. Same was also published online at utahlegals.com, according to Section 45-1-101, Utah Code Annotated, beginning on the first date of publication and for at least 30 days thereafter.

414454

RESOLUTION

RESOLUTION NO. 2010-5

RESOLUTION OF THE OGDEN CITY COUNCIL ADOPTING THE FIVE YEAR CONSOLIDATED PLAN (JULY 1, 2010 TO JUNE 30, 2015); THE NEIGHBORHOOD REVITALIZATION STRATEGY AREA PLAN; AND THE ANNUAL ACTION PLAN FOR THE PERIOD FROM JULY 1, 2010 THROUGH JUNE 30, 2011 – AND DIRECTING THAT THEY BE SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, it is deemed desirable that Ogden City continue to participate in the Community Development Block Grant and HOME Investment Partnership Grant Programs in future years, and

WHEREAS, The Housing and Community Development Act of 1974 and The National Affordable Housing Act of 1991 and associated regulations require that local governments participating as entitlement grantees in certain community development programs of the Federal Government, including the Community Development Block Grant and HOME Investment Partnership Grant Programs prepare, adopt and carry out a Five Year Consolidated Plan with Annual Action Plans, and

WHEREAS, it is deemed desirable that Ogden City continue to receive certain incentives from HUD through the designation of a Neighborhood Revitalization Strategy Area (NRSA) in future years, and

WHEREAS, the City of Ogden has prepared a Five Year Consolidated Plan (2011-2015), and an Annual Action Plan for the period from July 1, 2010 through June 30, 2011, and a Neighborhood Revitalization Strategy Area Plan submitted as part of the Five Year Consolidated Plan, in accord with Federal regulations has made these drafts available for public review and comment for a period of at least thirty days as required by said Federal Regulations, and has summarized and in some cases incorporated the resulting public comments into the body of the final version of the Five Year Consolidated Plan 2011-2015 and Annual Action Plan (2010-2011), and

NOW, THEREFORE, BE IT RESOLVED, by the Council of Ogden City, Utah, that said Five-Year Consolidated Plan, the NRSA Plan as part of the Five Year Consolidated Plan, and the Annual Action Plan, attached as Exhibit "A", be adopted as the City of Ogden's Five-Year Consolidated Plan for July 1, 2010 to June 30, 2015 and Annual Action Plan for the period from July 1, 2010 through June 30, 2011, and that these documents be submitted to the U.S. Department of Housing and Urban Development

PASSED AND ADOPTED this 29th day of June 2010

Carlan Gochman
COUNCIL CHAIR

ATTEST
Cindi Mansell
Cindi Mansell, CITY RECORDER

Approved as to form Legal Date
4/24/10





DEC 2009

Equal Housing Opportunities for All

Fair housing is a right protected by Federal and State laws ensuring each resident is entitled to equal access to housing opportunities regardless of their race, color, religion, sex, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, or source of income. Unfortunately housing discrimination does still occur and can happen in a variety of ways. Some signs of discrimination include:

- Rent or deposit amount quoted higher than originally advertised.
- A property manager tells you a unit is rented even though the ad or sign is still posted.
- A manager says things like, "You probably won't like it here," or "we've rented out all of the family units," or "there's no place for your children to play."
- A real estate agent continues to steer you toward looking for houses in neighborhoods different from the ones you desire and believe you can afford.
- Your property manager denies your request to make minor modifications to a unit to accommodate your disability.

(Source: San Diego Regional Fair Housing Resource Unit, www.sandiegoairhousing.org)



JANUARY 2010

How do you think Federal Dollars should be spent?

Ogden City's Community Development department will be held Wednesday, February 10, at 5:30pm in the First Floor Lobby of Ogden City Municipal Building, 2549 Washington Boulevard. The meeting invites you to a public input meeting where you can share your ideas about spending Federal dollars.

Fair Housing Survey

Ogden City's community development department wants to hear from residents about their experience with fair housing issues. As part of an analysis of impediments to fair housing choices in Ogden, please participate in this simple citizen survey either at www.surveymonkey.com/ogdenfairhousing or answer the following questions and return to Ogden City by email at fairhousing@ogdencity.com or by mail to Ogden City Community Development, 2549 Washington Blvd, Ste 120, Ogden UT 84401. Questions regarding the survey may be directed to the community development department at 801-629-8903.

1. What is the zipcode of your residence? _____
2. Have you ever experienced discrimination in housing? Yes No. If no, skip to Question 10. A no-answer is just as important to the results of the survey as a yes-answer, so please respond.
3. Who do you believe discriminated against you? (circle all that apply) a) landlord or property manager, b) mortgage lender, c) city staff person, d) real estate agent, or e) mortgage insurer.
4. Where did the act of discrimination occur? (circle all that apply) a) apartment complex, b) neighborhood of mostly single-family homes, c) trailer or mobile home park, d) condo development, e) public or subsidized housing project, or f) while applying for City programs.
5. On what basis do you believe you were discriminated against? (circle all that apply) race, color, religion, national origin, ancestry, gender, marital status, sexual orientation, age, familial status (single parent, family with children, or expecting a child), source of income (welfare or unemployment insurance), disability (you or someone close to you), or other (please elaborate).
6. Have you ever been denied "reasonable accommodation" or flexibility in rules, policies, or practices to accommodate a disability? Yes No. If yes, what was your request? _____
7. Have you reported the discrimination incident committed against you? Yes No. If no, why? (circle all that apply) a) don't know where to report, b) don't believe it makes any difference, c) afraid of retaliation, or d) too much trouble.
8. If you own your home, are you at risk of foreclosure or in the process of foreclosure? Yes No
9. If you are in foreclosure or at risk of foreclosure, is it due to: (circle all that apply) loss of income or unemployment, unable to refinance at a lower interest rate, unable to refinance to a fixed-rate loan, balloon payment required, or significant increases in other housing costs such as insurance, property taxes, or utilities.
10. Do you know of any hate crimes committed in your neighborhood? Yes No. If yes, what was the basis of the crime? (circle all that apply) race, color, religion, national origin, ancestry, gender, marital status, sexual orientation, age, familial status, source of income, disability, or other.

MAY 2010

Public Comments wanted for City Documents

Ogden City is preparing its HUD 5-Year Consolidated Plan, Neighborhood Revitalization Strategy Area Plan, and Annual Action Plan as a requirement for receiving HUD entitlement funds. The public is invited to review these documents and comment. Documents are posted for public review until June 22 at various locations throughout the city and on the City's website.

- Ogden City Municipal Building: 2549 Washington Blvd (1st, 2nd and 4th floors)
- Business Information Center: 2036 Lincoln Ave, #105
- Ogden Housing Authority: 2661 Washington Blvd, Ste 102
- Weber Housing Authority: 237 26th St, # 224
- Within Ogden City's website: <http://hudcomplan.ogdencity.com>

WSU offers Ogd

Weber State University's Athl Department has reached out to the commu to offer Ogden City residents half-price ticket the Men's Basketball game on Friday, Febru 12, at 7pm, when the Wildcats take on North Arizona University's Lumberjacks. This is a key game in the Big Sky Confere and the halftime entertainment is a spe appearance by Quick Change, the amazing m act that first gained popularity on America's

At Your Service

a bulletin of community news

January 2010

volume 17 • number 01

TO THE FEBRUARY 12, 2010 GAME

Men's Basketball Game

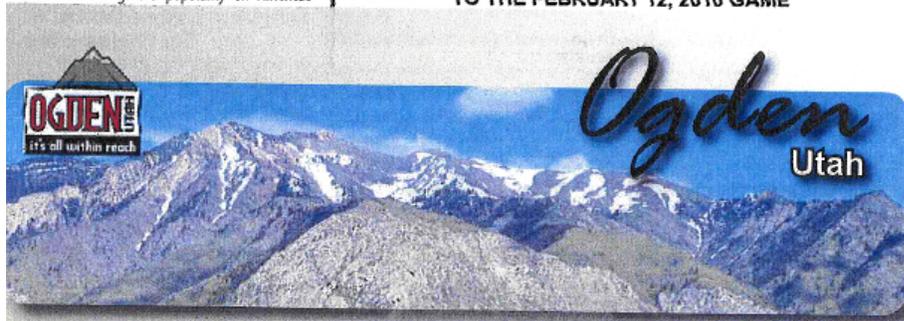
Men's Basketball

AT WEBER STATE

JANUARY 12, 2010
ARIZONA • 7:00 P.M.



OR HALF OFF ANY
UP TO SIX PEOPLE



Register to play or learn more at Ogden City Recreation Office, 1875 Monroe Blvd or 801-629-8253. March 1 or when leagues are full. Register at Ogden City Recreation Office, 1875 Monroe Blvd, 801-629-8254, or online at www.ogdencity.com.

Equal Housing Opportunities for All

Fair housing is a right protected by Federal and State laws ensuring each resident is entitled equal access to housing opportunities regardless of their race, color, religion, sex, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, or source of income. Unfortunately, housing discrimination does still occur and can happen in a variety of ways. Some signs of discrimination include: ♦ Rent or deposit amount quoted higher than originally advertised. ♦ A property manager tells you a unit is rented even though the ad or sign is still posted. ♦ A manager says things like, "You probably won't like it here," or "we've rented out all of the family units," or "there's no place for your children to play." ♦ A real estate agent continues to steer you toward looking for houses in neighborhoods different from the ones you desire and believe you can afford. ♦ Your property manager denies your request to make minor modifications to a unit to accommodate your disability. (Source: San Diego Regional Fair Housing Resource Board, www.sandiegofairhousing.org)

Fair Housing Survey: Ogden City's Community Development Department wants to hear from residents about their experience with fair housing issues. As part of an analysis of impediments to fair housing choices in Ogden, please participate in this simple citizen survey either *online* at www.surveymonkey.com/s/ogdenfairhousing or answer the following questions and return to Ogden City by *email* at fairhousing@ogdencity.com or by *mail* to Ogden City Community Development, 2549 Washington Blvd, Ste 120, Ogden UT 84401. Questions regarding the survey may be directed to the community development department at 801-629-8906.

1. What is the zipcode of your residence? _____
2. Have you ever experienced discrimination in housing? Yes No
If no, skip to Question 10. A no-answer is just as important to the results of the survey as a yes-answer, so please respond.
3. Who do you believe discriminated against you? (circle all that apply)
a) landlord or property manager, b) mortgage lender, c) city staff person, d) real estate agent, or e) mortgage insurer.
4. Where did the act of discrimination occur? (circle all that apply)
a) apartment complex, b) neighborhood of mostly single-family homes, c) trailer or mobile home park, d) condo development, e) public or subsidized housing project, or f) while applying for City programs.
5. On what basis do you believe you were discriminated against? (circle all that apply) race, color, religion, national origin, ancestry, gender, marital status, sexual orientation, age, familial status (single-parent, family with children, or expecting a child), source of income (welfare or unemployment insurance), disability (you or someone close to you), or other _____
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7. Have you reported the discrimination incident committed against you? Yes No If no, why? (circle all that apply) a) don't know where to report, b) don't believe it makes any difference, c) afraid of retaliation, or d) too much trouble.
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9. If you are in foreclosure or at risk of foreclosure, is it due to: (circle all that apply) a) loss of income or unemployment, b) unable to refinance at a lower interest rate, c) unable to refinance to a fixed-rate loan, d) balloon payment required, or e) significant increases in other housing costs such as insurance, property taxes, or utilities.
10. Do you know of any hate crimes committed in your neighborhood? Yes No If yes, what was the basis of the crime? (circle all that apply) race, color, religion, national origin, ancestry, gender, marital status, sexual orientation, age, familial status, source of income, disability, or other _____

Upcoming Special Events in Ogden:

- ♦ Jan 14 – 17: Winter Dew Tour
- ♦ Jan 22 – 30: Sundance Film Festival in Ogden
- ♦ Feb 5: First Friday Art Stroll
- ♦ Feb 12: Ogden City Night at WSU Men's Basketball Game
- ♦ Feb 12 – 13: Winterfest
- ♦ Feb 20 – 21: Banff Mountain Film Festival. Find more details and more events at the Ogden Area Events Calendar, www.ogdencity.com.

Spending Federal Dollars

Ogden City invites residents to a *Public Input Meeting*, Wednesday, February 10, at 5:30pm to determine how the City should spend Federal dollars. Please attend the meeting in the First Floor Lobby of the Municipal Building, 2549 Washington Blvd, to share your ideas and opinions.

Topics to be discussed: Five-Year HUD Consolidated Plan, identifies and prioritizes housing, community and economic development needs and strategies as part of the funding process for various grants. 2010 Annual Action Plan Amendment #1, (budget changes). 2011 Annual Action Plan, identifies programs and activities for the next fiscal year. Neighborhood Revitalization Strategy Area (NRSA) Plan, brings together residents, business owners, property owners, and community stakeholders to forge partnerships that commit to revitalizing the neighborhood.

How Do I Get Involved? 1) Take our survey at www.surveymonkey.com/s/OgdenPriorityNeeds. 2) Add your name to our mailing list to receive notice of public meetings, call 801-629-8940. 3) Attend city meetings, join the discussions, and offer suggestions. 4) Meet with City personnel to share your opinions. 801-629-8940. 5) Read the 2010 Annual Action Plan at www.ogdencity.com and offer comments.

Transportation Corridor Study

Utah Department of Transportation (UDOT) and the Federal Highway Administration are initiating an Environmental Impact Statement to study and make a decision on a potential transportation corridor in western Davis and Weber Counties. This is the next step following the North Legacy Corridor Study completed in 2001. Public participation is key to the success of the study. UDOT invites the public to attend an open house from 4:30 to 8pm, Thursday, Feb 25, at West Weber Elementary School, 4178 West 900 South, Ogden. For more info call 877-298-1991, email westdavis@utah.gov, or visit www.udot.utah.gov/westdavis.

Keep Hydrants Cleared of Snow

Ogden City's Fire Department reminds us please locate the fire hydrants in your neighborhood and keep them clear of snow and accessible at all times. When you go out to clear your driveways and sidewalks, be sure to clear the snow around the fire hydrant too—even if it is located across the street or a couple of houses down. It is a neighborly thing to do, and it's the law. 2006 International Fire Code section 508.5.5 states *it is the responsibility of homeowners to clear the sidewalks and fire hydrants located in front of their property*. If you are unable to clear the snow around your fire hydrant, request assistance at 801-629-8074.

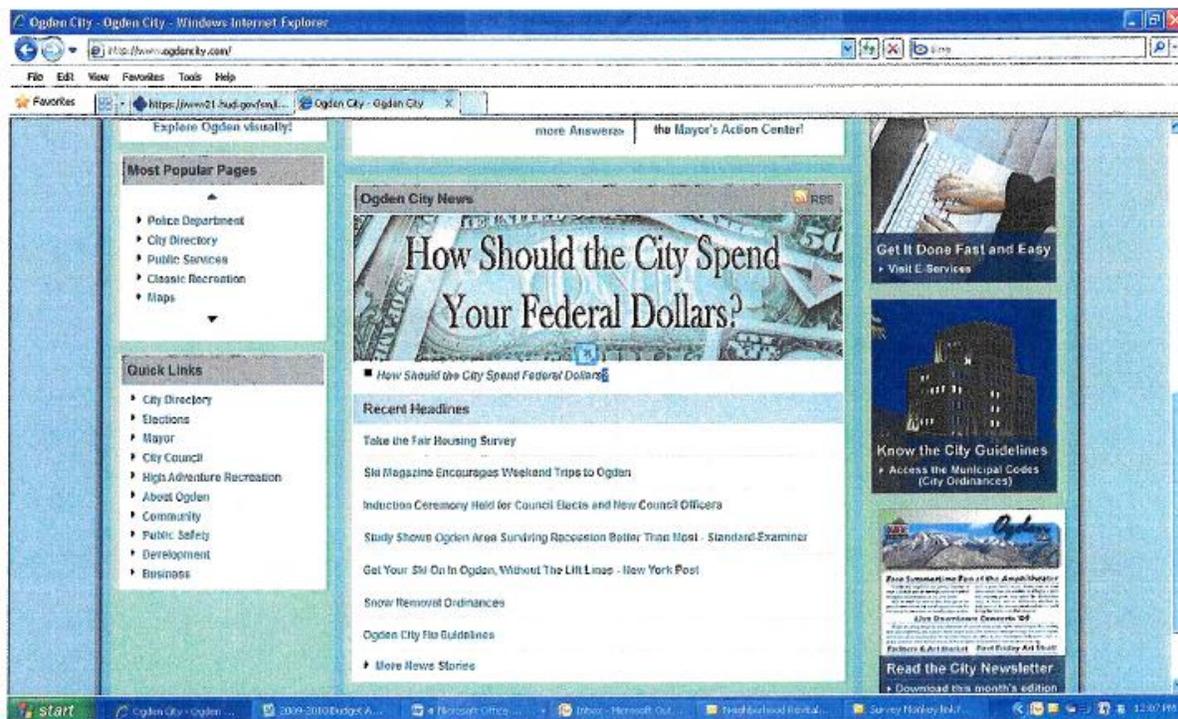
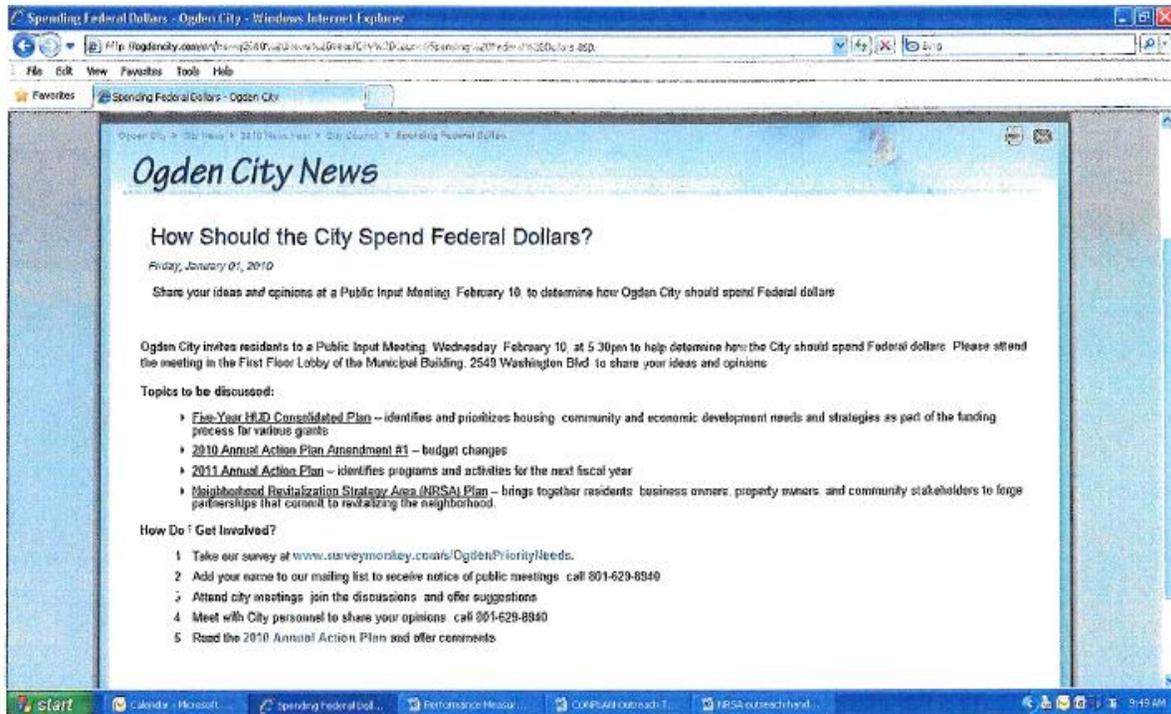
Trash and Recycle Collection

Trash and recyclables curbside collection will be delayed only at Thanksgiving; all other holidays during 2010 will *not* see a delay in curbside pickup of household refuse. Call 801-629-8271 with any curbside collection questions.

Useful Ogden City Contacts

- 801-629-8000 Ogden City Corp main line
- 801-399-HELP Ogden City answers hotline
- 801-629-8752 Graffiti Task Force
- 801-629-8159 City Council agenda information line

Published monthly in English and in Spanish by Ogden City Corp, 801-629-8000 2549 Washington Blvd, Ogden Utah 84401





www.ogdencity.com

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Ogden Utah

About Ogden Recreation Arts & Culture Government Community Public Safety Development Doing Busi

Ogden City > City News > 2010 News Year > Ogden In The News > Take the Fair Housing Survey

Ogden City News

Take the Fair Housing Survey

Friday, January 01, 2010

Equal Housing Opportunities for All: Ogden City's community development department wants to hear from residents about th Please take the survey.

Fair housing is a right protected by Federal and State laws ensuring each resident is entitled equal access to housing opportuniti sex, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, or source of income. Unfortunately, and can happen in a variety of ways. Some signs of discrimination include:

- Rent or deposit amount quoted higher than originally advertised
- A property manager tells you a unit is rented even though the ad or sign is still posted.
- A manager says things like, "You probably won't like it here," or "we've rented out all of the family units," or "there's n
- A real estate agent continues to steer you toward looking for houses in neighborhoods different from the ones you de
- Your property manager denies your request to make minor modifications to a unit to accommodate your disability.

(Source: San Diego Regional Fair Housing Resource Board, www.sandiegofairhousingsurvey.org)

Fair Housing Survey:

Ogden City's Community Development Department wants to hear from residents about their experience with fair housing issue:

As part of an analysis of impediments to fair housing choices in Ogden, please participate in this simple citizen survey in one of

Online at www.surveymonkey.com/s/ogdenfairhousing

Copy and paste the survey into an e-mail, answer the following questions and return to Ogden City at fairhousing@

Print this page, answer the following questions and return by mail to Ogden City Community Development, 2549 Was

Questions regarding the survey may be directed to the community development department at 801-629-8906.

1. What is the zipcode of your residence? _____
2. Have you ever experienced discrimination in housing? a) Yes b) No
If no, skip to Question 10. A no-answer is just as important to the results of the survey as a yes-answer, so please re
3. Who do you believe discriminated against you? (circle all that apply)
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race, color, religion, national origin, ancestry, gender, marital status, sexual orientation, age, familial status (single-pa
child), source of income (welfare or unemployment insurance), disability (you or someone close to you), or other ____
6. Have you ever been denied "reasonable accommodation" or flexibility in rules, policies, or practices to accommodate
request? _____

<http://www.ogdencity.com/en/news/2010%20News%20Year/Ogden%20In%20The%20News/Tak...> 1/27/2010

GLOSSARY OF TERMS

ACA: (Asset Control Area) A HUD designated area within which HUD foreclosed properties are acquired by Ogden City and then processed for rehabilitation and marketing to qualified households.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI): a report on local fair housing barriers, needs and issues; also outlines strategies for correcting the barriers.

AREA OF LOW-INCOME CONCENTRATION: Census tracts in Ogden where 51 percent or more of the households have incomes below 80 percent of the area-wide median income.

AREA OF RACIAL/ETHNIC MINORITY CONCENTRATION: Census tracts in Ogden where racial/ethnic minorities comprise at least 10 percent of the population.

ASSISTED HOUSING: A term used for a variety of activities that make housing more affordable for lower income households. As used in Federal programs, it usually refers to rental housing on which the tenant receives a monthly rent subsidy.

BUSINESS INFORMATION CENTER (BIC): A public service that provides business counseling to attract new businesses and improve business success.

BALANCE OF STATE (BOS): Balance of State is a term used to identify the areas within the state that report together to fulfill the State of Utah's plans to end chronic homelessness.

CATHOLIC COMMUNITY SERVICES (CCS): a non-profit that provides services to Northern Utah.

CENTRAL BUSINESS DISTRICT (CBD): Ogden's central business district located in the NRSA - partially in census tracts 2009 and 2011.

CITIZEN ADVISORY COMMITTEE (CAC):

CITIZEN PARTICIPATION PLAN: Requirements designed especially to encourage participation by very low-and low-income persons, particularly those living in slum and blighted areas and in areas where CDBG funds are proposed to be used. Jurisdictions are expected to take whatever actions are appropriate to encourage the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with mobility, visual, or hearing impairments.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG): is a HUD Program that provides federal aid to promote sound community development. Entitlement communities, such as Ogden, develop programs and funding priorities and consult with local residents before developing the ConPlan. All CDBG activities must benefit low- and moderate-income persons; aid in the prevention or elimination of slums and blight; or address other community development needs that present a serious and immediate threat to the health or welfare of the community. At least 70 percent of a community's grant must benefit low and moderate-income persons.

COMMUNITY DEVELOPMENT ENTITY (CDE) – a non-profit entity

COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO): a non-profit which is a specific type of HUD grantee. CHDO's receives a sub-grant from HOME funds, with specific regulations and rules regarding the use of these funds.

COMMUNITY REINVESTMENT ACT (CRA): Community Reinvestment Act. A Federal Law that requires many banks to document efforts to lend throughout their service areas.

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY CHAS: 2000 census data compiled by HUD.

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER): The CAPER is the City's performance report submitted to the public and HUD.

CONSOLIDATED PLAN "CONPLAN". The ConPlan document is submitted to HUD that serves as the planning document (comprehensive housing affordability strategy and community development plan) of the jurisdiction and an application for funding under any of the Community Planning and Development formula grant programs (CDBG, ESG, HOME, or HOPWA), which is prepared in accordance with the process prescribed in this part.

CONTINUUM OF CARE: a community-wide strategy to organize and deliver housing plus other services to meet the specific needs of people who are homeless.

COST BURDEN. The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data available from the U.S. Census Bureau.

ECONOMIC DEVELOPMENT INITIATIVE (EDI): a federal grant providing specific types of capitol improvements and housing developments for the downtown and its adjacent neighborhoods.

ENTITLEMENT AMOUNT: The amount of funds which a metropolitan city or urban county is entitled to receive under the Entitlement grant program, as determined by formula set forth in section 106 of the Act.

ENTITLEMENT CITIES: Cities with populations over 50,000. The amount of the grant for each entitlement community is determined by a statutory formula which uses several objective measures of community need, including the extent of poverty, population, housing overcrowding, age of housing, and population growth lag in relation to all metro statistical areas.

EMERGENCY SHELTER GRANTS (ESG). A Federal program administered in the Ogden area through the Utah Department of Community Development to provide operating assistance to homeless and domestic violence shelters.

ETHNICITY: Belonging or relating to a religious, racial, national, or cultural group.

EXTREMELY LOW-INCOME FAMILY: A family whose income is between 0 percent and 30 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

EXTREMELY LOW INCOME: In the context of the Consolidated Plan and Annual Action Plans, this term refers to households with incomes below 30 percent of the area-wide median income, adjusted for household size.

FAIR MARKET RENT (FMR): The rent established by HUD in accordance with 24 CFR part 888, including utilities (except telephone), ranges and refrigerators, and all maintenance, management, and other services, that would be required to be paid in order to rent privately owned decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities in the market area. Fair market rents for existing housing are published annually in the Federal Register.

FEDERAL HOUSING ADMINISTRATION (FHA). The branch of the U.S. Department of Housing and Urban Development (HUD) which is involved primarily in insuring home mortgages with private lenders.

HIV: a person with Human Immunodeficiency Virus, a retro virus that causes AIDS.

HOME: (Not an acronym) A Federal housing grant program established by Congress late in 1990. In general, under the HOME Investment Partnerships Program, HUD allocates funds by formula among eligible state and local governments to strengthen public-private partnerships to provide more affordable housing.

HOMELESS PERSON. A youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or a State law), including the following: (1) An individual who lacks a fixed, regular, and adequate nighttime residence; and (2) An individual who has a primary nighttime residence that is: (i) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill); (ii) An institution that provides a temporary residence for individuals intended to be institutionalized; or (iii) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

HOPWA: The Housing Opportunities for Persons With AIDS,

HOUSING FIRST, STAYING HOUSED MODEL (HOUSING FIRST): A strategy to end chronic homelessness in Weber county.

HOUSING QUALITY STANDARDS (HQS): Median criteria established by HUD in the HUD handbook 7420.8 for all units particularly in the Section 8 programs. All units must meet the safe decent and sanitary housing ordinances as defined in 7420.8.

HUD: The United States Department of Housing and Urban Development.

INCOME: Earnings from all sources of each member of the household as determined in accordance with criteria established by HUD.

JURISDICTION. A State or unit of general local government.

LARGE FAMILY: A household of five or more persons.

LEAD-BASED PAINT HAZARDS: Any condition that causes exposure to lead from lead-contaminated dust, soil, or paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate federal agency. Lead-based paint hazards as defined in part 35, subpart B of this title.

LEVERAGING: Use of credit in order to improve one's speculative capacity.

LOCAL HOMELESS COORDINATING COUNCIL (LHCC) – Local Homeless Coordinating Council that reports to the Utah Homeless Coordinating Council.

LOW-INCOME FAMILY. Family whose income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

LOW-INCOME HOUSEHOLD. A household having an income equal to or less than the Section 8 Low income limit established by HUD.

LOW-INCOME PERSON. Means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose.

MBE MINORITY BUSINESS ENTERPRISE: A business concern that is: 1. a sole proprietorship, owned and controlled by a minority; or 2. a partnership or joint venture controlled by minorities in which 51% of the beneficial ownership interest is held by minorities; or 3. a corporation or other entity controlled by minorities in which at least 51% of the voting interest and 51% of the beneficial ownership interest are held by minorities.

A MEDIAN FAMILY INCOME: The exact middle when the income distribution of the specified area is divided into two equal parts, with one half of the distribution falling above the middle point and one half below that same point.

MIDDLE-INCOME FAMILY: A family whose income is between 80 percent and 95 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

MINORITY CONCENTRATION: HCHCDA determines an area of minority concentration as a U.S. Census block group in which more than 50 percent of persons are non-White.

NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA): Ogden's strategy area, located in central Ogden's census tracts 2008, 2009, 2011, 2012 and 2013.

NON-HOMELESS, SPECIAL NEEDS POPULATIONS: Includes frail elderly persons, persons with AIDS, disabled families, and persons with drug and alcohol problems as well as families participating in organized programs to achieve economic self-sufficiency.

OGDEN HOUSING AUTHORITY (OHA): The Ogden Housing Authority mission is to provide safe, decent and sanitary housing conditions for very low- and extremely-low income families and to manage resources efficiently.

OLENE WALKER TRUST FUND:

OGDEN REINVESTMENT CORPORATION (ORC): A non-profit lender, its mission is to provide access to capital that is not available to low moderate income persons.

OGDEN WEBER COMMUNITY ACTION PARTNERSHIP (OWCAP).

OWNER-OCCUPIED HOUSING: A housing unit is owner occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully purchased.

OVERCROWDING. For purposes of describing relative housing needs, a housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau. (See 24 CFR 791.402(b).)

PERSONS LIVING WITH HIV/AIDS (PLWHA): Individuals with acquired immunodeficiency syndrome (AIDS) or related diseases is the disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome including infection with the human immunodeficiency virus (HIV).

PERSON WITH A DISABILITY: A person who is determined to: (1) have a physical, mental or emotional impairment that: (2) is expected to be of long-continued and indefinite duration; (ii) substantially impedes his or her ability to live independently; and (iii) is of such a nature that the ability could be improved by more suitable housing conditions; or (2) have a developmental disability, as defined in section 102(7) of the Developmental

Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007); or (3) be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

PUBLIC HEARINGS: Meetings designed to obtain citizens views and to respond to proposals and questions in all stages of the community development program, including at least the determination of needs, the review of proposed activities and review of program performance, which hearings shall be held after adequate notice at times and locations convenient to potential or actual beneficiaries and with accommodations for the handicapped.

RENTER OCCUPIED. All occupied housing units that are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter occupied. "No cash rent" units are separately identified in the rent tabulations. Such units are generally provided free by friends or relatives or in exchange for services such as resident manager, caretaker, minister, or tenant farmer. Housing units on military bases also are classified in the "No cash rent" category. "Rented for cash rent" includes units in continuing care, sometimes called life care arrangements. These arrangements usually involve a contract between one or more individuals and a health services provider guaranteeing the individual shelter, usually a house or apartment, and services, such as meals or transportation to shopping or recreation.

SECTION 8: Voucher and certificate program that assists very low-income families in finding decent, safe and sanitary rental housing.

SEVERE COST BURDEN: The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data available from the U.S. Census Bureau.

SHORT-TERM MORTGAGE, RENT, UTILITY (STMRU) ASSISTANCE: A Service provided by CCS.

SOCIAL SECURITY INSURANCE (SSI). A government program providing economic assistance to persons faced with unemployment, disability, or old age, financed by assessment of employers and employee. Benefits are paid to individuals and their families on the basis of work history.

SUBSTANDARD HOUSING: A dwelling unit which is deficient in any or all of the acceptable criteria of Section 8 Housing Quality Standards (HQS) and, where applicable, the building code adopted by an incorporated area.

SUITABLE LIVING ENVIRONMENT: A living environment that is not substandard or dilapidated (running water, a bathroom, and heat must be available).

SUPPORTIVE SERVICES: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

SEVERE COST BURDEN. The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data available from the U.S. Census Bureau.

TENANT BASED RENTAL ASSISTANCE (TBRA)

TRANSITIONAL SHELTER/HOUSING: A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, or a longer period approved by HUD. For purposes of the HOME program, there is no HUD-approved time period for moving to independent living.

UBOSHCC : Utah Balance of State Homeless Coordinating Council

WASATCH FRONT REGIONAL COUNCIL (WFRC): an organization established to develop solutions to regional problems.

WCHCC – Weber County Homeless Coordinating Council

WCHCT – Weber County Homeless Charitable Trust

WHA – Weber Housing Authority

HUD TABLES AND NEEDS WORKSHEETS

Table 3A Summary of Specific Annual Objectives

Grantee Name: Ogden City

Availability/Accessibility of Decent Housing (DH-1)							
Specific Objective	Source of Funds	Federal Fiscal Yr	Performance Indicators	Expected Number	Actual Number	Percent Completed	
DH 1.1	Emergency Home Repair	CDBG	2010	Housing Units	15	%	
			2011			%	
1.2	Rental Rehabilitation	CDBG	2012	Housing Units	12	%	
			2013			%	
			2014			%	
			MULTI-YEAR GOAL			%	
Affordability of Decent Housing (DH-2)							
DH 2.1	Own In Ogden	HOME	2010	Housing Units	250	%	
			2011			%	
2.2	Homebuyer Education	HOME	2012	Persons	250	%	
			2013			%	
			2014			%	
			MULTI-YEAR GOAL			%	
Sustainability of Decent Housing (DH-3)							
DH 3.1	Infill/Purchase, Rehab & Resale	CDBG & HOME	2010	Housing Units	20	%	
			2011			%	
3.2	Community Development Housing Organization	HOME	2012	Housing Units	12	%	
			2013			%	
			2014			%	
			MULTI-YEAR GOAL			%	
Availability/Accessibility of Suitable Living Environment (SL-1)							
SL 1.1	Target Area Public Improvements Project	CDBG	2010	Streets, curbs, sidewalks	1,000	%	
			2011			%	
			2012			%	
			2013			%	
			2014			%	
			MULTI-YEAR GOAL			%	
Affordability of Suitable Living Environment (SL-2)							
SL 2.1			2010			%	
			2011			%	
			2012			%	
			2013			%	
			2014			%	
			MULTI-YEAR GOAL			%	
Sustainability of Suitable Living Environment (SL-3)							
SL 3.1	Code Enforcement	CDBG	2010	Housing Units	1,000	%	
			2011			%	
3.2	Demolition Loan Program	CDBG	2012	Housing Units	2	%	
			2013			%	
			2014			%	
			MULTI-YEAR GOAL			%	

Table 1C Summary of Specific Objectives

Grantee Name: Ogden City

Availability/Accessibility of Economic Opportunity (EO-1)						
Specific Objective	Source of Funds	Year	Performance Indicators	Expected Number	Actual Number	Percent Completed
EO 1.1 Small Business Loan	CDBG	2005	Full-time Jobs	40		%
		2006				%
		2007				%
		2008				%
		2009				%
MULTI-YEAR GOAL						%
Affordability of Economic Opportunity (EO-2)						
EO 2.1 Ogden Reinvestment Corporation	Non-federal Funds	2005	Businesses	3		%
		2006				%
		2007				%
		2008				%
		2009				%
MULTI-YEAR GOAL						%
Sustainability of Economic Opportunity (EO-3)						
EO 3.1 Central Business District Infill Program	CDBG	2005	Businesses	2		%
		2006				%
3.2 Business Information Center	CDBG	2007	People	2,500		%
		2008				%
		2009				%
MULTI-YEAR GOAL						%
Neighborhood Revitalization (NR-1)						
NR 1.1 East Central Revitalization	CDBG	2005	Housing Units	60		%
		2006				%
		2007				%
		2008				%
		2009				%
MULTI-YEAR GOAL						%
Homelessness Prevention/Continuum of Care - Other (O-1)						
O 1.1 Support the Weber County Homeless Charitable Trust	Non-federal Funds	2005	Public Service Agencies	3		%
		2006				%
		2007				%
		2008				%
		2009				%
MULTI-YEAR GOAL						%
Emergency Shelter - Other (O-2)						
O 2.1 Support relocation/expansion St. Anne's Center	Non-federal Funds	2005	Emergency Shelter	1		%
		2006				%
		2007				%
		2008				%
		2009				%
MULTI-YEAR GOAL						%

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Housing Needs Table		Ogden City													Total				
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems		Only complete blue sections. Do NOT type in sections other than blue.													Total				
Grantee:	Current % of Households	Current Number of Households	3-5 Year Quantities										Pl. Equity Need?	Fund. Source	Households with a Disabled Member	Disability Related Burden?	% of Households in Hazardous Housing		
			Year 1	Year 2	Year 3	Year 4	Year 5	Multi-Year	% of Goal										
			Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual		% HSHLD			
	100%	621														100%	10032	N	106
NUMBER OF HOUSEHOLDS																			
Any housing problems		353																	
Cost Burden > 30%		353																	
Cost Burden > 50%		214																	
NUMBER OF HOUSEHOLDS	100%	1300																	
With Any Housing Problems		1065																	
Cost Burden > 30%		1005																	
Cost Burden > 50%		720																	
NUMBER OF HOUSEHOLDS	100%	285																	
With Any Housing Problems		275																	
Cost Burden > 30%		245																	
Cost Burden > 50%		195																	
NUMBER OF HOUSEHOLDS	100%	1150																	
With Any Housing Problems		815	1		1														
Cost Burden > 30%		805																	
Cost Burden > 50%		605																	
NUMBER OF HOUSEHOLDS	100%	525																	
With Any Housing Problems		265																	
Cost Burden > 30%		265																	
Cost Burden > 50%		184																	
NUMBER OF HOUSEHOLDS	100%	274																	
With Any Housing Problems		225																	
Cost Burden > 30%		225																	
Cost Burden > 50%		180																	
NUMBER OF HOUSEHOLDS	100%	115																	
With Any Housing Problems		115																	
Cost Burden > 30%		115																	
Cost Burden > 50%		105																	
NUMBER OF HOUSEHOLDS	100%	275																	
With Any Housing Problems		115	1	2	2	2	2	2	2	2	2	2	2	2					
Cost Burden > 30%		115																	
Cost Burden > 50%		105																	
NUMBER OF HOUSEHOLDS	100%	252																	
With Any Housing Problems		82																	
Cost Burden > 30%		82																	
Cost Burden > 50%		38																	
NUMBER OF HOUSEHOLDS	100%	1010																	
With Any Housing Problems		645																	
Cost Burden > 30%		560																	
Cost Burden > 50%		60																	
NUMBER OF HOUSEHOLDS	100%	255																	
With Any Housing Problems		210																	

Jurisdiction

Housing Market Analysis

Complete cells in blue.

Housing Stock Inventory	Vacancy Rate	Complete cells in blue.				Total	Substandard Units
		0 & 1 Bedroom	2 Bedrooms	3+ Bedroom			
Affordability Mismatch							
Occupied Units: Renter		4435	3919	2264	10618	1529	
Occupied Units: Owner		1153	4003	11559	16715	2407	
Vacant Units: For Rent	12%	480	549	245	1274	183	
Vacant Units: For Sale	3%	64	208	300	572	82	
Total Units Occupied & Vacant		6132	8679	14368	29179	4201	
Rents: Applicable FMRs (in \$s)		582	717	986			
Rent Affordable at 30% of 50% of MFI (in \$s)		488					
Public Housing Units							
Occupied Units	98%	106	54	36	196		
Vacant Units	2%	4			4		
Total Units Occupied & Vacant		110	54	36	200	0	
Rehabilitation Needs (in \$s)					0		

Ogden City

CPMP Version 1.3

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction Data Quality (S) statistically reliable sample									
	Emergency	Transitional												
1. Homeless Individuals	169	167	99	435										
2. Homeless Families with Children				0										
2a. Persons in Homeless with Children Families	147	464	0	611										
Total (lines 1 + 2a)	316	631	99	1046										
Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Data Quality (S) statistically reliable sample									
	Emergency	Transitional												
1. Chronically Homeless		129	99	228										
2. Severely Mentally Ill		27	0	27										
3. Chronic Substance Abuse		51	0	51										
4. Veterans		38	0	38										
5. Persons with HIV/AIDS		3	0	3										
6. Victims of Domestic Violence		32	0	32										
7. Youth (Under 18 years of age)		77	0	77										
Part 3: Homeless Needs Table: Individuals	Needs	Currently Available	Gap	5-Year Quantities					Total	Priority H, M, L	Plan to Fund? Y/N	Fund Source:		
Emergency Shelters	169	169	0	Year 1	Year 2	Year 3	Year 4	Year 5	Goal	Actual	% of Goal	Y	Other	
Transitional Housing	167	167	0	Complete	Complete	Complete	Complete	Complete	0	0	###	H	Other	
Permanent Supportive Housing	45	15	30	0	25	0	25	0	25	0	0%	M	OHA's WASH	
Total	381	351	30	0	0	0	0	0	0	0	###			
Chronically Homeless														

Appendix B



Ogden City's HUD Five Year Consolidated Plan (2011-2015) --Priority Needs Survey--

The purpose of this survey is to get community input regarding priority housing and non-housing needs for the City of Ogden in the next five years. This will help to guide the City in deciding how to allocate entitlement funds from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program and the HOME Partnership Investment Grant (HOME) program. Priority needs, strategies, and ways to measure progress will be included in the City's 2005-2010 Consolidated Plan, which will be submitted to HUD.

HUD specifies three statutory program goals for the Consolidated Plan:

- decent housing,
- a suitable living environment, and
- expanded economic opportunities.

Please rank each item: 1 for LOW priority, 2 for MEDIUM priority, and 3 for HIGH priority. There is space at the end of each category to write in needs that are not listed and/or additional comments. The terms very low, low, and moderate income refer to HUD breakdowns of the area median income (AMI). Very low income refers to households with income less than 50% of the AMI; Low income refers to households between 51 and 80% of the AMI; and Moderate Income refers to households between 80% and 120% of the AMI.

Thank you!



Ogden City – Priority Needs Survey Five-Year Consolidated Plan - Community Outreach

PRIORITY HOUSING NEEDS

1 = LOW priority 2 = MEDIUM priority 3 = HIGH priority

- _____ Assist low income renters with opportunities to live in affordable, safe, decent and sanitary housing.
- _____ Finance projects which create economically diverse housing.
- _____ Facilitate first time home ownership opportunities for low income buyers.
- _____ Provide low income single-family homeowners an opportunity to rehabilitate their homes.
- _____ Stimulate the creation of more effective regional partnerships to address housing related problems such as homelessness and housing options for person with mental illness and developmental disabilities.
- _____ Participate in regional approaches to address the housing needs of victims of domestic violence.
- _____ Provide services and activities that will prevent homelessness.
- _____ Provide services and activities that will provide housing options for persons with special needs.
- _____ Evaluate the need for housing for persons who have AIDS or who are HIV infected.
- _____ Provide rental assistance to the following:
 - _____ Elderly
 - _____ Small families
 - _____ Large families
 - _____ Homeless
 - _____ Single individuals
 - _____ Persons with developmental disabilities
 - _____ Persons with mental illness
- _____ Develop a plan to evaluate and reduce lead based paint hazards in the community.

Other Housing Needs / Additional Comments: (write below and/or on the back of this page if needed)

PRIORITY COMMUNITY DEVELOPMENT NEEDS

1 = LOW priority 2 = MEDIUM priority 3 = HIGH priority

- _____ Help meet the day care needs of low income families.
- _____ Help meet the day care needs of moderate income families.
- _____ Provide employment and training for Ogden’s low and moderate income residents.
- _____ Provide for the basic needs of low income residents, including:
 - _____ Food
 - _____ Shelter
 - _____ Heat
 - _____ Clothing
 - _____ Safety
 - _____ Emergency shelter
 - _____ Access to employment
 - _____ Equal rights

- _____ Provide services to residents with disabilities in order to integrate them into the community.
- _____ Develop or increase recreational programs for low income residents.
- _____ Provide maintenance of the street system in the CDBG target area:
 - _____ Curb and sidewalk replacement
 - _____ Street resurfacing

Other Community Development Needs / Additional Comments: (write below and/or on the back of this page if needed)

PRIORITY PUBLIC BUILDING NEEDS

1 = LOW priority 2 = MEDIUM priority 3 = HIGH priority

- _____ Improve energy efficiency of recreation buildings and other public buildings servicing low income residents.

PRIORITY OPEN SPACE, PARKS, AND RECREATIONAL FACILITY NEEDS

1 = LOW priority 2 = MEDIUM priority 3 = HIGH priority

- _____ Improve the safety of CDBG Target Area Playgrounds to meet U.S. Consumer Product Safety Commission standards.
- _____ Replace, develop or rehabilitate play equipment, park shelters, tennis and basketball courts servicing the CDBG Target Area.

**PRIORITY ENVIRONMENT / COMMUNITY APPEARANCE
NEEDS**

1 = LOW priority 2 = MEDIUM priority 3 = HIGH priority

- _____ Improve the physical appearance of the community, especially the CDBG Target Area, through landscaping of parks, housing and commercial and neighborhood cleanup.
- _____ Strengthen the image of the community by emphasizing appearance and design in development and rehabilitation of public facilities that primarily serve low income persons.

Other Public Buildings, Open Space/Parks/Recreational Facilities, Or Environmental/Community Appearance Needs / Additional Comments: (write below and/or on the back of this paper if needed)

PRIORITY ECONOMIC DEVELOPMENT NEEDS

1 = LOW priority 2 = MEDIUM priority 3 = HIGH priority

- _____ Increase capital resources and financial tools for developers to target and redevelop the blighted areas of East Central and Washington Boulevard Districts in the city.
- _____ Support struggling Central Business District businesses by creating community lending programs.
- _____ Increase the ability of businesses and entrepreneurs to open, expand or develop their enterprises within the Central Business District by enhancing opportunities and underwriting the risks in business development.
- _____ Develop entrepreneurial support systems for the development of technologies or innovations in Ogden's business.
- _____ Strengthen Ogden's economic base by recruiting small business and entrepreneurs to open, expand or develop their businesses through the use of micro enterprise, bridge and small business lending programs.
- _____ Encourage façade renovation of commercial structures in the Neighborhood Revitalization Strategy Area.
- _____ Attract and retain enterprises that strengthen Ogden's economic base.
- _____ Make technical/financial assistance available to minority, women-owned and small businesses.
- _____ Maintain and enhance the quality of the physical environmental and streetscapes in Ogden's business districts.
- _____ Preserve existing employment and local job opportunities for low and moderate income persons and persons with disabilities.
- _____ Develop incentives such as land banking and provision of infrastructure improvements to stimulate private development.
- _____ Target low and moderate income Ogden residents for employment in neighborhood redevelopment projects.

Other Economic Development Needs / Additional Comments: (write below and/or on the back of this page if needed)

Return survey to:

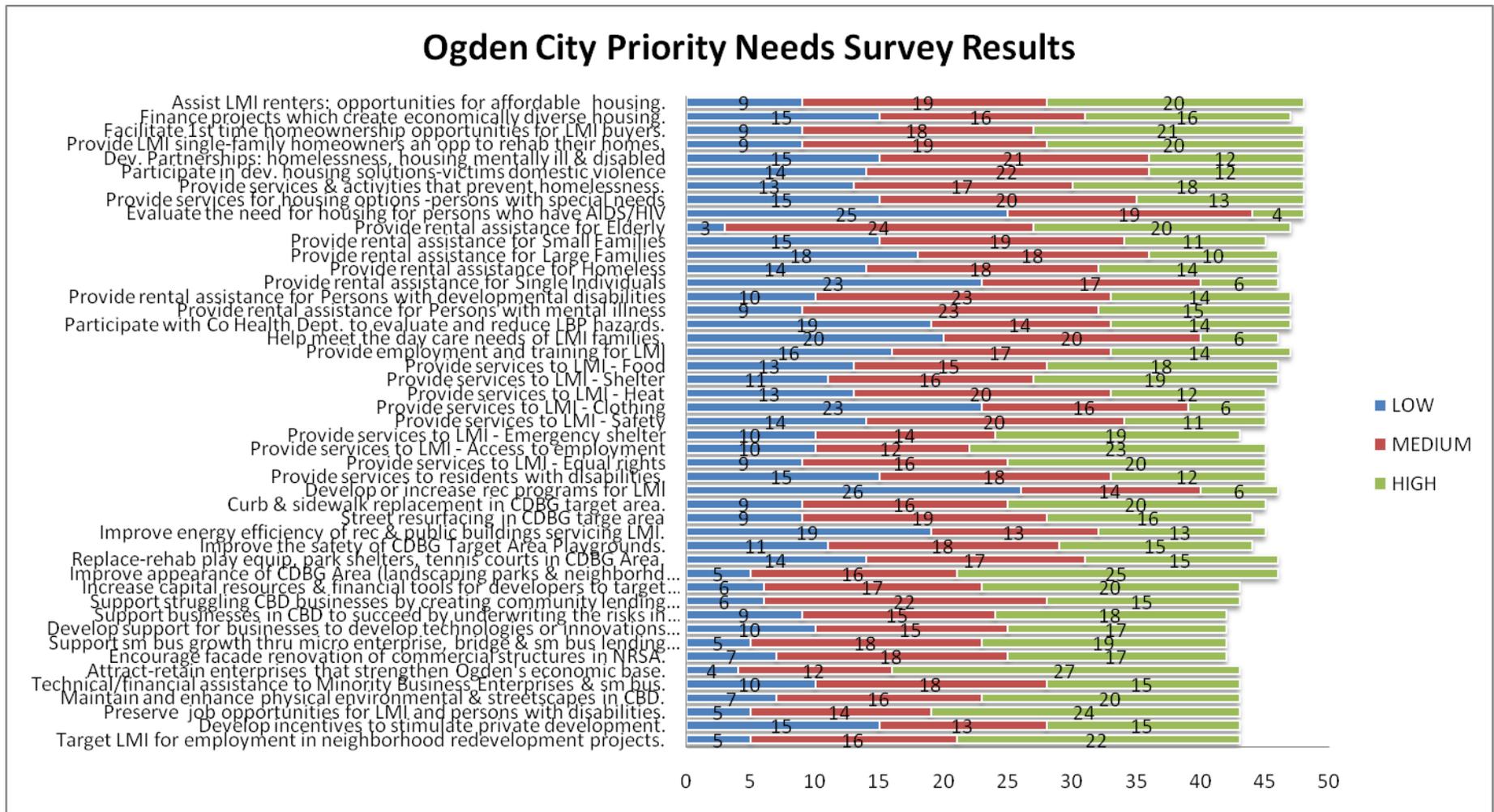
Ogden City Community Development Division
Attention: Cathy Fuentes, Grants Administrator
2549 Washington Boulevard, Suite 120
Ogden, UT 84401
Phone: (801)629-8903
Fax: (801)629-8996

Sign me up to receive Notice of public meetings that discuss Ogden City's federal spending:

Name:

contact info:

APPENDIX B(2) Ogden's Five Year Consolidated Plan (2011-2015)





Appendix B(3)

**Ogden City's
HUD Five Year Consolidated Plan (2011-2015)
Priority Needs Survey
Results & Comments**

Priority Housing Needs				
1. Assist low income renters with opportunities to live in affordable, safe, decent and sanitary housing.				
	LOW	MEDIUM	HIGH	Response Count
Priority	18.8% (9)	39.6% (19)	41.7% (20)	48
2. Finance projects which create economically diverse housing.				
	LOW	MEDIUM	HIGH	Response Count
Priority	31.9% (15)	34.0% (16)	34.0% (16)	47
3. Facilitate first time home ownership opportunities for low and moderate income buyers.				
	LOW	MEDIUM	HIGH	Response Count
Priority	18.8% (9)	37.5% (18)	43.8% (21)	48
4. Provide low and moderate income single-family homeowners an opportunity to rehabilitate their homes.				
	LOW	MEDIUM	HIGH	Response Count
Priority	18.8% (9)	39.6% (19)	41.7% (20)	48
5. Develop partnerships to address housing related problems such as homelessness and housing options for persons with mental illness and developmental disabilities.				

5. Develop partnerships to address housing related problems such as homelessness and housing options for persons with mental illness and developmental disabilities.				
	LOW	MEDIUM	HIGH	Response Count
Priority	31.3% (15)	43.8% (21)	25.0% (12)	48
6. Participate in developing solutions to address the housing needs of victims of domestic violence.				
	LOW	MEDIUM	HIGH	Response Count
Priority	29.2% (14)	45.8% (22)	25.0% (12)	48
7. Provide services and activities that will prevent homelessness.				
	LOW	MEDIUM	HIGH	Response Count
Priority	27.1% (13)	35.4% (17)	37.5% (18)	48
8. Provide services and activities that will provide housing options for persons with special needs.				
	LOW	MEDIUM	HIGH	Response Count
Priority	31.3% (15)	41.7% (20)	27.1% (13)	48
9. Evaluate the need for housing for persons who have AIDS or who are HIV infected.				
	LOW	MEDIUM	HIGH	Response Count
Priority	52.1% (25)	39.6% (19)	8.3% (4)	48
10. Provide rental assistance to the following:				
	LOW	MEDIUM	HIGH	Response Count

10. Provide rental assistance to the following:				
Elderly	6.4% (3)	51.1% (24)	42.6% (20)	47
Small Families	33.3% (15)	42.2% (19)	24.4% (11)	45
Large Families	39.1% (18)	39.1% (18)	21.7% (10)	46
Homeless	30.4% (14)	39.1% (18)	30.4% (14)	46
Single Individuals	50.0% (23)	37.0% (17)	13.0% (6)	46
Persons with developmental disabilities	21.3% (10)	48.9% (23)	29.8% (14)	47
Persons with mental illness	19.1% (9)	48.9% (23)	31.9% (15)	47

11. Participate with the County Health Department to evaluate and reduce lead based paint hazards in the community.				
	LOW	MEDIUM	HIGH	Response Count
Priority	40.4% (19)	29.8% (14)	29.8% (14)	47

12. Other HOUSING Needs / Additional Comments:

- Environmental concerns need to be addressed, especially in terms of energy efficiency and safety of buildings. It is also important to promote diversity of housing stock and integration as much as possible into the fabric of the entire community!
- I think that less attention needs to be paid to the needs of the mentally ill. They resist any work-related activity, yet seem to be highly functional when it comes to obtaining free community services or supporting a drug or alcohol habit.
- Focus on developing the existing housing, streets, lighting and sidewalks so people WITH income move to Ogden.
- Financial education is an important tool that can help individuals help themselves. Partnering with organizations that focus on financial literacy can help to resolve existing concerns as well as avoid future obstacles. "An ounce of prevention is worth a pound of cure"!
- Foreclosure prevention.

Providing assistance to low income or moderate income renters, families and those with special needs is a decent human thing to do and a must that should be done. However, providing it here in the areas such as central Ogden and where the maps show funding is being applied for will not remove these issues from there present area and blight. Providing funding will only encourage more homelessness, blight and poverty. It appears to me the only reason you are submitting for federal funds is to continue this cycle. The old saying, give a man a fish you feed him for a day..teach him to fish and you feed him for life.. applies here. Don't waste money on handouts. Teach them to provide for themselves. Lets end this cycle and get rid of the blight and homelessness. If Man individual takes care of their property, they will have more interest in it and pride in it.

12. Other HOUSING Needs / Additional Comments:

appearance. Unfortunately if Ogden is going to change its image it needs to change its population make up in this area.

7. Homelessness prevention, foreclosure prevention, financial literacy, and homebuyer education
8. Tear down blighted houses and build new and affordable housing for low-mod people.

Priority Community Development Needs

1. Help meet the day care needs of low income families.

	LOW	MEDIUM	HIGH	Response Count
Priority	43.5% (20)	43.5% (20)	13.0% (6)	46

2. Provide employment and training for Ogden's low and moderate income residents.

	LOW	MEDIUM	HIGH	Response Count
Priority	34.0% (16)	36.2% (17)	29.8% (14)	47

3. Provide for the basic needs of low income residents, including:

	LOW	MEDIUM	HIGH	Response Count
Food	28.3% (13)	32.6% (15)	39.1% (18)	46
Shelter	23.9% (11)	34.8% (16)	41.3% (19)	46
Heat	28.9% (13)	44.4% (20)	26.7% (12)	45
Clothing	51.1% (23)	35.6% (16)	13.3% (6)	45
Safety	31.1% (14)	44.4% (20)	24.4% (11)	45
Emergency shelter	23.3% (10)	32.6% (14)	44.2% (19)	43
Access to employment	22.2% (10)	26.7% (12)	51.1% (23)	45

3. Provide for the basic needs of low income residents, including:				
Equal rights	20.0% (9)	35.6% (16)	44.4% (20)	45
4. Provide services to residents with disabilities in order to integrate them into the community.				
	LOW	MEDIUM	HIGH	Response Count
Priority	33.3% (15)	40.0% (18)	26.7% (12)	45
5. Develop or increase recreational programs for low and moderate income residents.				
	LOW	MEDIUM	HIGH	Response Count
Priority	56.5% (26)	30.4% (14)	13.0% (6)	46
6. Provide maintenance of the street system in the CDBG target area:				
	LOW	MEDIUM	HIGH	Response Count
Curb and sidewalk replacement	20.0% (9)	35.6% (16)	44.4% (20)	45
Street resurfacing	20.5% (9)	43.2% (19)	36.4% (16)	44
7. Other COMMUNITY DEVELOPMENT Needs / Additional Comments:				
1.	If the City starts rebuilding the curbs, resurfacing streets as south Ogden has started to do pride maybe reborn into neighborhoods. House values may go up as a result taxes could come up a small bit and the money funneled back into the same neighbor hoods that they were taken out of. This starting continues cycles of shared neighborhood improvement.			
2.	Again, financial literacy is a key component to individual change. Partnering with agencies whose primary mission is to financially educate low to moderate income earning Ogden residents is the way to initiate change. Once you begin to interrupt a self-destructive pattern you begin to see different results, little by little.			
3.	Rather than provide the services listed for the low to moderate income people, how about helping educate & train them so they can provide for themselves? Do we want to give them a fish... or teach them to fish? They may need to be given a fish initially, but let's tie it to fishing lessons.			
4.	Again, handouts don't work. It hasn't for how many years? Yes Central Ogden has changed some. There is new infill of new housing but a long battle lies ahead and at this rate none of us will see its completion. Since 2002 approx 8 to 10 SINGLE family homes have been built or restored through city programs. (This excludes HUD homes that have been redone) Approx 4 a year more emphasis must be put on removing blighted eye sores and replacing with appropriate single family housing			

7. Other COMMUNITY DEVELOPMENT Needs / Additional Comments:

Low income people and rentals don't build neighborhoods, only low income neighborhoods. I know that strides have been made. We need to look at grants to reduce and rid the city of its blight. Grants for low income causes unless they are specific to educating those individuals, only creates programs where low income individuals rely on the handouts versus earning them.

5. Address the issue of aging lateral water and sewer lines.
6. urban forest upkeep...triming of curb trees
7. Make more bike paths.

Show this Page Only

Page: Priority Public Building Needs

1. Improve energy efficiency of recreation buildings and other public buildings servicing low and moderate income residents.

	LOW	MEDIUM	HIGH	Response Count
Priority	42.2% (19)	28.9% (13)	28.9% (13)	45

2. Other PUBLIC BUILDING Needs / Additional Comments:

1. Each building needs to be evaluated on an individual basis.
2. Perhaps more rec centers such as the Marshall White Center to give teens and children a place to gather, learn, and be mentored versus the streets and gangs, should be explored.
3. Do what you can to be energy efficient.

Priority Open Space, Parks, and Recreational Facility Needs

1. Improve the safety of CDBG Target Area Playgrounds.

	LOW	MEDIUM	HIGH	Response Count
Priority	25.0% (11)	40.9% (18)	34.1% (15)	44

2. Replace, develop or rehabilitate play equipment, park shelters, tennis and basketball courts servicing the CDBG Target Area.

	LOW	MEDIUM	HIGH	Response Count
Priority	30.4% (14)	37.0% (17)	32.6% (15)	46

3. Other OPEN SPACE, PARKS, AND RECREATIONAL FACILITY Needs / Additional Comments:

1. Keep the kids in the CDBG areas off the streets and in the parks. There they can practice and learn sports and athletic skills that one day may result in an educational scholarship.
 2. community gardens to grow food for low income families
 3. Safety comes first
 4. Each situation, facility & area needs to be looked at on an individual basis.
- In the East Central steering committee, maps and statistics indicate Ogden is better than average for its parks. I also believe the rec programs are diverse enough they can accommodate virtually everyone. This is second priority. Parks and rec programs will not attract people to this area. Schools that are successful and neighborhoods that are safe will bring in people who are not considered low to moderate income. These people are needed to rebuild the inner city.

Show this Page Only

Priority Environment / Community Appearance Needs

1. Improve the physical appearance of the CDBG Target Area through landscaping of parks and neighborhood cleanup.

	<i>answered question</i>			46
	<i>skipped question</i>			2
	LOW	MEDIUM	HIGH	Response Count
Priority	10.9% (5)	34.8% (16)	54.3% (25)	46

2. Other ENVIRONMENT / COMMUNITY APPEARANCE Needs / Additional Comments:

1. I think actually enforcing the rules on yards and landscapes would really help. Maybe even getting a volunteer group/fund going that could go around and maybe paint houses that are eye sores or help to clean up their yards.
2. A no brainer...long over due... rentals and housing that cater to low to moderate income will never generate the populace and tax dollars needed to rebuild and revitalize the inner city. Unkemptness of homes and blight run hand in hand with high vandalism and unclean properties
3. Use code enforcement to help keep my neighbors in line.
4. It's important to enforce code regulations so people maintain nice looking properties, it affects the whole neighborhood when people don't care for their properties.

Priority Economic Development Needs

1. Increase capital resources and financial tools for developers to target and redevelop the blighted areas of East Central and Washington Boulevard Districts in the City.

	LOW	MEDIUM	HIGH	Response Count
--	------------	---------------	-------------	-----------------------

1. Increase capital resources and financial tools for developers to target and redevelop the blighted areas of East Central and Washington Boulevard Districts in the City.				
Priority	14.0% (6)	39.5% (17)	46.5% (20)	43
2. Support struggling Central Business District businesses by creating community lending programs.				
	LOW	MEDIUM	HIGH	Response Count
Priority	14.0% (6)	51.2% (22)	34.9% (15)	43
3. Increase the ability of businesses and entrepreneurs to open, expand or develop their enterprises within the Central Business District by enhancing opportunities and underwriting the risks in business development.				
	LOW	MEDIUM	HIGH	Response Count
Priority	21.4% (9)	35.7% (15)	42.9% (18)	42
4. Develop entrepreneurial support systems for the development of technologies or innovations in Ogden's business.				
	LOW	MEDIUM	HIGH	Response Count
Priority	23.8% (10)	35.7% (15)	40.5% (17)	42
5. Strengthen Ogden's economic base by recruiting small business and entrepreneurs to open, expand or develop their businesses through the use of micro enterprise, bridge and small business lending programs.				
	LOW	MEDIUM	HIGH	Response Count
Priority	11.9% (5)	42.9% (18)	45.2% (19)	42
6. Encourage facade renovation of commercial structures in the Neighborhood Revitalization strategy Area.				
	LOW	MEDIUM	HIGH	Response Count
Priority	16.7% (7)	42.9% (18)	40.5% (17)	42

7. Attract and retain enterprises that strengthen Ogden's economic base.				
	LOW	MEDIUM	HIGH	Response Count
Priority	9.3% (4)	27.9% (12)	62.8% (27)	43
8. Make technical / financial assistance available to minority, women-owned and small businesses.				
	LOW	MEDIUM	HIGH	Response Count
Priority	23.3% (10)	41.9% (18)	34.9% (15)	43
9. Maintain and enhance the quality of the physical environmental and streetscapes in Ogden's business districts.				
	LOW	MEDIUM	HIGH	Response Count
Priority	16.3% (7)	37.2% (16)	46.5% (20)	43
10. Preserve existing employment and local job opportunities for low and moderate income persons and persons with disabilities.				
	LOW	MEDIUM	HIGH	Response Count
Priority	11.6% (5)	32.6% (14)	55.8% (24)	43
11. Develop incentives such as land banking and provision of infrastructure improvements to stimulate private development.				
	LOW	MEDIUM	HIGH	Response Count
Priority	34.9% (15)	30.2% (13)	34.9% (15)	43
12. Target low and moderate income Ogden residents for employment in neighborhood redevelopment projects.				
	LOW	MEDIUM	HIGH	Response Count

12. Target low and moderate income Ogden residents for employment in neighborhood redevelopment projects.

Priority	11.6% (5)	37.2% (16)	51.2% (22)	43
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13. Other ECONOMIC DEVELOPMENT Needs / Additional Comments:

1. Bringing good public transit to the downtown and east central neighborhoods could greatly enhance the livability of both areas and promote business and community development - specifically a 25th street streetcar!

I believe it is time to start spending Federal, State, City and other grant money to revitalize Ogden neighborhoods, and remove the blight that comes from low income housing. Please don't misunderstand us. We understand that the homeless and low income people need a place to live and function. We also know that providing them assistance and handouts keeps them here . A strong public education system is the first step to braking the cycle of poverty and blight. Ogden must break this cycle. Providing means and assistance to low income families will not break this cycle. Perhaps one or two may be saved but as a whole it will continue to grow. Monies are far better spent tearing down blight and rebuilding with correct infill. School systems that provide quality education is what attracts families, not low income housing. Quality education systems are the result of tax revenue. Tax revenue does not come from low income housing. Tax revenue helps rebuild the inner city and removes the blight. Ogden has yet to pick itself up and remove itself from the blight of the late seventies, early eighties. Its not hard to drive through the inner city and the area where these monies would be spent to see that continuing to assist the low income will continue to keep Ogden in Its present state. Yes, changes have been made. They are slow and a high percentage who started with some of those changes have given up or seen that at the snails pace revitalization is going, they /we will never live to see the end results. Our voice is to break this cycle and spend the money to remove the blight, low income housing and rental units and get Ogden up to speed. Other municipalities have done it. Why is it taking so long for Ogden???
3. The number one resource we have in our community is it's members, and no one likes to see an unused resource. We need to find was of utilizing this resource more efficiently.
4. re #10. Provide those opportunities for ALL, not just select groups.
5. All these questions keep talking about low and moderate income residents. They aren't the only ones having troubles right now.

As this area is what you folks are the professionals in, we rely on you to see that Central Ogden and these areas that need help are correctly helped. We also rely on you to provide the help that will make for a better inner city. Its not rocket science to see that taxes are needed to make this work and keep it going. Taxes can not be generated from blight and grants are never gonna be enough to cover programs as well as expand and maintain growth. Therefore every effort should be placed on removal of blight, run down homes and rentals. A home that has been restored or revitalized will bring far more tax dollars after the home has been restored than prior to its cut up apartment run down state. Unfortunately again, run down living is where low income people live. Catering to them encourages them to stay here. Its a vicious cycle but the only way to brake it is to educate people to remove them from low income. The only way to educate them is with quality schools. The only way to have quality schools is to have a good tax base. Therefore blight must be purchased, tore down, given to or sold to developers who know how to and have a proven track record to make change in neighborhoods and build nice attractive single family homes. Theres alot of sharks out there and Ogden's mentality of cheapest is best and something is better than nothing has to cease. You get what you pay for. Cheap development brings cheap results. Those results usually cost more as they need to be redone again. If there not redone than they become run down and are sold to rental owners, become rentals or let go back to blight, another vicious cycle. The Jefferson Town home back units are a prime example of this cycle. The back units were done cheaper and scaled back from the front, home owners are unhappy as promises cant/wont be kept, they sale or turn them into rentals and the whole cycle repeats. However the developer was the cheapest...If only the correct noncheapest approach would have been taken first this could have been avoided. Don't believe me.. ask owners in the front or see for yourself how many back units need to be sold or are being resold. Investigate and see if some front units are currently rentals. And not just by knocking on front doors and asking. Still don't believe me? Why did a bungalow across the street sell for \$55k (not \$155k). Obviously the owners didn't believe the area and home had the value that was intended when their block was added to the Historic District. Enough with the mentality of cheapest is best and something is better than nothing, Just to get a project done.
7. I have ranked some of these items low as there are duplicate programs available already.
8. Keep the city out of what should be the business of private enterprise. Taxpayers should not be the ones shouldering risk or funding for development projects
9. Do more to bridge the financial gap for start-up businesses. Create programs that support new businesses.

APPENDIX B (4)

FIVE YEAR CONSOLIDATED PLAN – PRIORITY NEEDS SURVEY WEIGHED RESULTS

Response were weighed using the following system: LOW = 1 Point, MEDIUM = 2 Points, HIGH = 3 Points. PRIORITY RANKING of weighed responses: HIGH = over 100 points, MEDIUM 99 to 90, LOW below 90 points.

The Program/Agency column identifies the ConPlan program or agency that will address the priority need.

HOUSING NEEDS			LOW	MED	HIGH	TOTAL	PRIORITY	PROGRAM/AGENCY
1. Assist low income renters with opportunities to live in affordable, safe, decent and sanitary housing.	# responses	9	19	20			HIGH	Rental Rehab
	Weighed responses	9	38	60	107			
2. Finance projects which create economically diverse housing.	# responses	15	16	16			MEDIUM	Ogden Housing Authority
	Weighed responses	15	32	48	95			
3. Facilitate first time home ownership opportunities for low income buyers.	# responses	9	18	21			HIGH	Own In Ogden
	Weighed responses	9	36	63	87			
4. Provide low income single-family homeowners an opportunity to rehabilitate their homes.	# responses	9	19	20			HIGH	Emergency Home Repair
	Weighed responses	9	38	60	107			
5. Develop partnerships to address housing related problems such as homelessness and housing options for person with mental illness and developmental disabilities.	# responses	15	21	12			MEDIUM	Ogden Housing Authority
	Weighed responses	15	42	36	81			
6. Participate in developing solutions to address the housing needs of victims of domestic violence.	# responses	14	22	12			MEDIUM	Your Community Connection
	Weighed responses	14	44	36	94			
7. Provide services and activities that will prevent homelessness.	# responses	13	17	18			HIGH	WCHCT, WCHCC, St. Anne's, CCS
	Weighed responses	13	34	54	103			
8. Provide services and activities that will provide housing options for persons with special needs.	# responses	15	20	13			MEDIUM	Ogden Housing Authority
	Weighed responses	15	40	39	94			
9. Evaluate the need for housing for persons who have AIDS or who are HIV infected.	# responses	25	19	4			LOW	Catholic Community Services (CCS)
	Weighed responses	25	38	12	75			
10. Provide rental assistance to the following:	Elderly	# responses	3	24	20		HIGH	Ogden Housing Authority
		Weighed responses	3	48	60	111		
	Small families	# responses	15	19	11		LOW	Ogden Housing Authority
		Weighed responses	15	38	33	86		
	Large families	# responses	18	18	10		LOW	Ogden Housing Authority
		Weighed responses	18	36	30	84		
	Homeless	# responses	14	18	14		MEDIUM	Ogden Housing Authority
		Weighed responses	14	36	42	92		
	Single individuals	# responses	23	17	6		LOW	Ogden Housing Authority
		Weighed responses	23	34	18	75		
	Persons with development disability	# responses	10	23	14		MEDIUM	Ogden Housing Authority
		Weighed responses	10	46	42	98		
	Persons with	# responses	9	23	15		HIGH	Ogden

	mental illness	Weighed responses	9	46	45	100		Housing Authority	
11. Participate with County Health Department to evaluate and reduce lead based paint hazards in the community.		# responses	19	14	14		LOW	Weber Morgan Health Dept.	
		Weighed responses	19	28	42	90			
COMMUNITY DEVELOPMENT NEEDS									
1. Help meet the day care needs of low income families.		# responses	20	20	6		LOW	Ogden Weber Community Action (OWCAP)	
		Weighed responses	20	40	18	78			
2. Provide employment and training for Ogden's low and moderate income residents.		# responses	16	17	14		MEDIUM	Utah Dept. Workforce Services	
		Weighed responses	16	34	42	92			
3. Provide for the basic needs of low income residents, including:	Food	# responses	13	15	18		MEDIUM	TANF, UT Dept of Human Services	
		Weighed responses	13	30	54	97			
	Shelter	# responses	11	16	19		HIGH	WCHCT; St. Anne's, Ogden Rescue Mission, CCS	
		Weighed responses	11	32	57	100			
	Heat	# responses	13	20	12		MEDIUM	Public utility companies	
		Weighed responses	13	40	36	89			
	Clothing	# responses	23	16	6		LOW	Faith-based organizations	
		Weighed responses	23	32	18	73			
	Safety	# responses	14	20	11		LOW	Ogden Police Dept.	
		Weighed responses	14	40	33	87			
	Emergency shelter	# responses	10	14	19		MEDIUM	WCHCT; St. Anne's, YCC Ogden Rescue Mission, CCS	
		Weighed responses	10	28	57	95			
	Access to employment	# responses	10	12	23		HIGH	Sm Business Loan Program	
		Weighed responses	10	24	69	103			
	Equal rights	# responses	9	16	20		HIGH	All city programs	
		Weighed responses	9	32	60	101			
	4. Provide services to residents with disabilities in order to integrate them into the community.		# responses	15	18	12		LOW	Weber Human Services
			Weighed responses	15	36	36	87		
5. Develop or increase recreational programs for low income residents.		# responses	26	14	6		LOW	Ogden City Recreation	
		Weighed responses	26	28	18	72			
6. Provide maintenance of the street system in the CDBG target area:	Curb / sidewalk replacement	# responses	9	16	20		HIGH	Public Improvements Program	
		Weighed responses	9	32	60	101			
	Street resurfacing	# responses	9	19	16		MEDIUM	Public Improvements Program	
		Weighed responses	9	38	48	95			
PUBLIC BUILDINGS NEEDS									

1. Improve energy efficiency of recreation buildings and other public buildings servicing low income residents.	# responses	19	13	13		LOW	Ogden Weber Community Action
	Weighed responses	19	26	39	84		
OPEN SPACE, PARKS AND RECREATION FACILITY							
1. Improve the safety of CDBG Target Area playgrounds.	# responses	11	18	15		MEDIUM	Ogden Police Dept.
	Weighed responses	11	36	45	92		
2. Replace, develop or rehabilitate play equipment, park shelters, tennis and basketball courts servicing the CDBG Target Area.	# responses	14	17	15		MEDIUM	Ogden City Recreation
	Weighed responses	14	34	45	93		
ENVIRONMENT / COMMUNITY APPEARANCE NEEDS							
1. Improve the physical appearance of the CDBG Target Area through landscaping of parks and neighborhood cleanup.	# responses	5	16	25		HIGH	Code Enforcement
	Weighed responses	5	32	75	112		
ECONOMIC DEVELOPMENT NEEDS							
1. Increase capital resources and financial tools for developers to target and redevelop the blighted areas of East Central and Washington Boulevard Districts in the city.	# responses	6	17	20		HIGH	Ogden Reinvestment Corporation (ORC)
	Weighed responses	6	34	60	100		
2. Support struggling Central Business District businesses by creating community lending programs.	# responses	6	22	15		MEDIUM	Ogden City Bus Dev, ORC
	Weighed responses	6	44	45	95		
3. Increase the ability of businesses and entrepreneurs to open, expand or develop their enterprises within the Central Business District by enhancing opportunities and underwriting the risks in business development.	# responses	9	15	18		MEDIUM	Sm Bus Loan Program, ORC, Central Business District Infill Program
	Weighed responses	9	30	54	93		
4. Develop entrepreneurial support systems for the development of technologies or innovations in Ogden's business.	# responses	10	15	17		MEDIUM	Ogden City Business Development
	Weighed responses	10	30	51	91		
5. Strengthen Ogden's economic base by recruiting small business and entrepreneurs to open, expand or develop their businesses through the use of micro enterprise, bridge and small business lending programs.	# responses	5	18	19		MEDIUM	Small Business Loan Program, Central Business District Infill
	Weighed responses	5	36	57	98		
6. Encourage façade renovation of commercial structures in the NRSA	# responses	7	18	17		MEDIUM	Sm Bus Loan Program, Cen Bus District Infill
	Weighed responses	7	36	51	94		
7. Attract and retain enterprises that strengthen Ogden's economic base.	# responses	4	12	27		HIGH	All Business Development programs
	Weighed responses	4	24	81	109		
8. Make technical/financial assistance available to minority, women-owned and small businesses.	# responses	10	18	15		MEDIUM	Business Information Center
	Weighed responses	10	36	45	91		
9. Maintain and enhance the quality of the physical environmental and	# responses	7	16	20		MEDIUM	Ogden City Business

streetscapes in Ogden's business districts.	Weighed responses	7	32	60	99		Development
10. Preserve existing employment and local job opportunities for low and moderate income persons and persons with disabilities.	# responses	5	14	24		HIGH	Small Business Loan Program
	Weighed responses	5	28	72	105		
11. Develop incentives such as land banking and provision of infrastructure improvements to stimulate private development.	# responses	15	13	15		LOW	Ogden City Business Development
	Weighed responses	15	26	45	86		
12. Target low and moderate income Ogden residents for employment in neighborhood redevelopment projects.	# responses	5	16	22		HIGH	Small Business Loan Program, Central Business District Infill
	Weighed responses	5	32	66	103		

Appendix C

Citizen Comments Received During Public Hearings And City's Response

Comments received from the February 10, 2010 Public Outreach meeting:

- Foreclosure prevention – funding for non-profits, incentives for homebuyer education.
 - Response: The City funded and supports the Weber County Homeless Charitable Trust in funding non-profit agencies that provide homeless prevention services.
- Incentives for post-purchase homebuyer education.
 - Response: The City does not directly fund outside public service agencies, but recognizes the importance of post-purchase homebuyer education and may in some cases refer clients.
- Funding for Non-profits – housing and feeding the low-income.
 - Response: the City utilizes HOME funds to partner with Utah Housing Corporation and Utah Non-profit Housing to develop low-mod income housing in Ogden.
- Street cleaning/snow removal on paved parking areas
 - Response: Ogden City Public Works provides these services.
- Beautification to promote business and access.
 - Response: Ogden City Business Development Division implements these activities.
- Financial education programs for low-moderate income families – funding non-profit programs.
 - Response: The City does not directly fund outside public service agencies, but recognizes the importance of financial education programs for low to moderate income families and has, in some cases, referred clients.
- Matched savings program (IDA) for low-moderate income families for the purpose of starting a small business, pursuing higher education or buying a first time home.
 - Response: Ogden City Business Information Center assists low-mod income persons in starting a business and the CDBG-funded Small Business Loan Program provides capital needed to start or expand a business in Ogden. The City recognizes the value of IDA's and encourages financial institutions to establish IDA programs.

City Council Meeting March 2, 2010, Agenda Item: Ogden Capacity Building Coalition (OCBC).

- Bob Hunter, speaking as a representative of the Ogden Capacity Building Coalition (OCBC), requested the city grant CDBG funds to OCBC, to help train families to be self-sustaining.
- Mr. Botelho, of Cottages of Hope, which focuses on financial education to low/moderate income workers, stated the homeless problems can be more manageable with the help of others and he has been able to see people progress with assistance from OCBC.
- Mr. Vandertoolen, with AAA Fair Credit Foundation, commented, the IDA program helps take people out of poverty and is a match-savings program. With this program AAA can leverage funds from the federal government to help people change their lives and purchase homes,

Public comment regarding funding homeless service providers received at City Council Meeting March 2, 2010:

- A citizen stated that the IDA program is good for homeowners, but the greatest need is financial crisis management. The coalition's proposal can literally help thousands of families and improve the outcomes of revitalization.

Response to the OCBC and comments received at the March 2, 2010 City Council Meeting:

During the ConPlan process, CED staff and City Council officials considered citizen comments, the written request for funding by the OCBC and comments received from the OCBC and a citizen during the March 2, 2010 City Council meeting. The process to respond to these requests and to establish the city's priorities and funding allocation included: consideration of comments made by the public; a feasibility review of the proposal made by the OCBC; a review of the city's HUD

requirements to monitor and report on sub recipients; an analysis of the city's current level of funding and uses of HUD funds; an evaluation of the city's community and economic development needs as outlined in the ConPlan; a review of the current continuum of care services and the Weber County Plan to End Chronic Homelessness by 2014; and a study of the current housing and supportive services available in Ogden.

City administrators recognize the important role of non-profit homeless providers. The city has committed over \$1 million of non-federal funds to the Weber County Homeless Charitable Trust (WCHCT). In response to the OCBC's request for CDBG funding, the ConPlan priority objectives include supporting the WCHCT to award non-federal funds to non-profit homeless service and prevention providers during this ConPlan cycle. CDBG funds will be allocated toward implementing the priority objectives as outlined in the ConPlan and the WCHCT will provide the OCBC and other homeless service providers the opportunity to receive non-federal funding.