

## PRESS RELEASE

Ogden City Officials to Propose Key Step in Strategic Housing Plan that Prioritizes Home Ownership and Neighborhood Stability



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**OGDEN, UTAH** – As one component of Ogden City's commitment to provide opportunities for attainable homeownership for its residents, city officials will present a Draft Five-Year Consolidated Plan and Annual Action Plan for Fiscal Year 2026 at the upcoming Ogden City Council work session on April 8, 2025. If ultimately approved by the City Council at a later date, this proposal will guide the allocation of federal funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years. The proposed plan gives residents access to opportunities and tools that help make homeownership attainable.

The Consolidated Plan is a strategic blueprint governing Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. These resources are pivotal in improving housing stability and economic growth for Ogden's residents, particularly benefiting low- and moderate-income individuals and families. According to Ogden Mayor Ben Nadolski, the goal of the city's housing efforts is to provide a mix of housing types and across the full spectrum of affordability.

When asked about this proposal, Ogden Mayor Ben Nadolski said, "Everyone needs a different type of housing at different points in their life. So it's important that our plans provide a balance of opportunities for everyone, regardless of their socioeconomic circumstances. This plan is based on overwhelming community feedback and supporting data that our community is out of balance with too many rental properties, particularly apartment units, and short on opportunities for attainable homeownership opportunities. By addressing this shortage, we strengthen our families, our neighborhoods, and ensure long-term economic resilience in our community."

According to city officials, this HUD proposal is only one small part of a much broader strategy and serves as critical leverage—alongside other city and state programs—to help mitigate the rising cost of housing. Mayor Nadolski emphasized that Ogden's housing approach is not based solely on trying to control housing prices, which are largely influenced by uncontrollable macroeconomic trends. "We also focus on keeping other household costs down—such as utilities, taxes, and transportation—while working with employers to provide access to higher-paying jobs, combined with workforce development initiatives that prepare our people to capitalize on those opportunities. These are factors we have more control over, and all of them will be key to enabling our residents to build real and lasting affordability in our city."

Housing must be viewed through a comprehensive lens that considers the overall health and well-being of a community. Ogden City allocated \$2 million in ARPA funding to the Ogden Housing Authority to administer programs aimed at preventing homelessness and keeping families housed. Through the Tenant-Based Rental Assistance (TBRA) Program for Homeless, the Ogden Housing Authority has successfully helped 75 homeless individuals maintain stable housing. This initiative

highlights the importance of addressing housing needs across all economic levels to create a more inclusive and supportive community.

In addition to HUD funds, and as one of Utah's oldest cities, Ogden is considered a "legacy city" by the State of Utah. As one of Utah's first and only built-out cities, Ogden doesn't have space to build its way out of this housing crisis, and a growing number of Ogden's legacy homes are owned by out-of-state corporations. "We need to look at new and creative ways to voluntarily transition corporate-owned homes into family-owned assets," says Nadolski.

During the 2025 Legislative Session, Representative Whyte sponsored and the legislature passed HB360, entitled Housing Attainability Amendments. That bill made numerous changes to state law, including setting aside \$10 million in loan funds for legacy cities to address legacy housing strategies. Using those loan funds, along with the CDBG Block Grant, Ogden will be well positioned to solicit competitive and open bids from private industry to voluntarily purchase, renovate, and sell corporate-owned rental homes to Ogden families.

"Rising housing costs are a complex and multi-faceted issue requiring multi-faceted partners and solutions," says Jeremy Smith, Director of Community Development for Ogden. "It's important that we use all available funds to leverage other grants, private investments, and public resources to drive down housing costs for our people. Using these CDBG Block Grant funds in this way positions us to act as a partner and facilitator of newly created and state-sponsored opportunities for Ogden's families." The state-supported legacy housing initiative in Ogden is still under development and represents a stepwise and multi-faceted approach to housing in a legacy city.

**Community Engagement and Public Participation** The development of the Consolidated Plan has been shaped by extensive public outreach efforts beginning in October 2023, including:

- A Priority Needs Survey with 213 responses identifying critical community needs.
- The Community Development Division's Citizen Advisory Committee convened four times.
- Three City Council work sessions, with a fourth scheduled for April 8, 2025.
- Two public hearings, including the final hearing on May 13, 2025.
- Six information booths at public events, including Farmers Market and Plan Ogden events resulting in high volumes of interaction.
- Eleven presentations to key stakeholder groups, such as the Weber-Morgan Local Homeless Council and Ogden Housing Authority's Resident Advisory Board, OgdenCAN Board of Directors, and Weber League of Women Voters.
- Fifty-four written comments from residents and organizations.

**A Legacy of Success in Housing and Community Development** Ogden City has a long track record of using federal funds as leverage for local investments that stabilize neighborhoods, support homeownership, and attract private investment. Notable achievements include:

- Home Renovation / Resale Program (1991–Present): 245 homes, \$31.4 million investment
- New Infill Construction (1993–Present): 187 homes, \$20 million investment

- Own in Ogden Down Payment Assistance (1988–Present): 2,045 homes, \$6.8 million investment
- HELP Loans (2013–Present): 274 loans, \$3 million total investment
- Emergency Home Repairs (1981–Present): 543 projects, \$1.1 million invested
- Historic Restoration Program (2002–2018): 24 projects, \$2.8 million
- Volunteer Partnership Program (2014–Present): Over 300 projects, 5,000+ volunteers

### **Annual Federal Funded Initiatives**

The goals center on expanding opportunities for homeownership, stabilizing neighborhoods, and preserving Ogden's existing and historic housing stock:

- Renovate and resell five homes to low/moderate-income buyers
- One new home is built every other year with federal funds
- Provide down payment assistance for 50 buyers
- Issue emergency repair loans for five severely low-income households
- Offer proactive tenant-based rental assistance to 20 families on the cusp of homelessness

“This plan takes \$5 million in federal funds and strategically amplifies it into roughly \$17 million in direct benefit to the community,” added Smith. “It’s not just about bricks and mortar—it’s about using targeted investments to keep families housed and create real opportunities for homeownership, generational stability, and upward mobility for Ogden residents.”

### **Annual Non-Federal Funded Initiatives**

- Renovation and sale of a historic home at Sycamore Cove
- Construction of three new homes at Sycamore Cove
- Securing funds to begin development of 30+ homes at 605 N. Jackson (ADU-ready basements)
- 20 Volunteer Partnership Grants supporting My Hometown projects
- 33 HELP Loans to preserve existing homes

**Public Review and Comment Period** Following the April 8 City Council work session, the Draft Consolidated Plan will be available for public review and comment from April 9 to May 9, 2025. Community members are encouraged to provide feedback to help shape the future of housing and neighborhood development in Ogden. Comments may be sent to [fairhousing@ogdencity.gov](mailto:fairhousing@ogdencity.gov)