



Consolidated Annual Performance and Evaluation Report (CAPER)



Community Development Division | Program Year July 1, 2015 thru June 30, 2016

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CR-05 Goals and Outcomes

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Ogden City's Consolidated Annual Performance and Evaluation Report (CAPER) covers progress in carrying out the City's Fiscal Year 2016 Annual Action Plan for the use of HUD's Program Year 2015. Ogden City is an entitlement city and is eligible to receive Community Development Block Grant (CDBG) and Home Investments Partnerships Grant (HOME) funds on an annual basis. In addition, in FY2016 the City received CDBG Section 108 loan funds from HUD. This CAPER covers funding from the U.S. Department of Housing and Urban Development (HUD) used in the City's fiscal year July 1, 2015 – June 30, 2016. The FY2016 Action Plan is the first Annual Action Plan for the Five Year Consolidated Plan 2016-2019.

Ogden City expended \$1,522,572 in CDBG Entitlement and Program Income funds, \$468,033 in CDBG Section 108 Loan funds (closing out the CDBG HUD Section 108 loan line of credit), and \$773,508 HOME Entitlement and Program Income funds for a total of \$2,296,478 in HUD funds. The City met the annual timeliness target for expenditures of CDBG funds as set by HUD for May 1, 2016. The Annual Action Plan FY2016 was approved by City Council on May 12, 2015. The Annual Action Plan FY2016 was amended April 5, 2016 to combine carryover funds from the previous fiscal year and adjust program income estimates with the current program year and to allocate those funds. All funds were used to meet the priority housing and non-housing community development needs identified in the Consolidated Plan and Annual Action Plan for Fiscal Year 2016 as amended.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g). Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

PROGRESS CARRYING OUT STRATEGIC AND ACTION PLANS:

As detailed in *Table 1 – Accomplishments – Program Year and Strategic Plan* on pages 5 & 6, progress was made towards all Action Plan goals. Out of the 10 different goals (some of which have more than one entry) more than 90% exceeded the stated goal, with other goals not being achieved primarily due to timing issues and change in staff that should resolve over the next reporting period to keep the City on track with ConPlan overall goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Business Counseling - Public Services	Non-Housing Community Development	CDBG: \$55,000	Businesses assisted at BIC	Businesses Assisted	2500	1200	48%	500	1200	240%
Expand homeownership opportunities	Affordable Housing	HOME: \$0	Homeowner assistance – education	Household Housing Unit	225	47	19%	45	47	100%
Expand homeownership opportunities	Affordable Housing	HOME: \$250,000	Direct Financial Assistance to Homebuyers - OWIO	Households Assisted	225	35	16%	45	35	78%
Homelessness (Continuum of Care)	Homeless	CDBG: \$0 / HOME: \$	Other – Weber County Homeless Coordinating Committee	Other	3	0	0%	0	0	0%
Improve the quality of housing stock	Affordable Housing	CDBG: \$90,000	Rental rehab	Household Housing Unit	8	0	0.00%	0	0	0%
Improve the quality of housing stock	Affordable Housing	CDBG: \$40,000	Homeowner Housing Rehabilitated – Emergency Repairs	Household Housing Unit	25	3	19%	5	3	64.7%
Improve the quality of housing stock	Affordable Housing	CDBG: \$272,267 / HOME: \$418,311	Homeowner Housing Rehab- Quality Neighborhoods	Household Housing Unit	60	8	14%	12	8	67%
Improve the safety and appearance of neighborhoods	Non-Housing Community Development	CDBG: \$450,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit – Public Improvements	Persons Assisted	2500	2811	112%	2500	2811	112%
Improve the safety and appearance of neighborhoods	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	2	0	0.00%	1	0	0.00%
Increase the supply of decent affordable housing	Affordable Housing	CDBG: \$896,392 / HOME:	Homeowner Housing Added – Infill housing	Household Housing Unit	20	9	45%	4	9	225%
Increase the supply of decent affordable housing	Affordable Housing	CDBG: / HOME: \$79,473	Homeowner Housing Added – CHDO	Household Housing Unit	8	5	62.5%	0	5	100%
Job Creation	Non-Housing Community Development	CDBG: \$450,000	Jobs created/ retained - Small Business Loans	Jobs	40	5%	0.00%	8	2	25%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Stimulate economic growth	Non-Housing Community Development	CDBG: \$200,000	Businesses assisted / Central Business District	Businesses Assisted / Jobs	3	1	33%	1	1 / 8.75 FTE Jobs	100%
Stimulate economic growth	Non-Housing Community Development	CDBG: \$0	Other – Ogden Business Exchange	Other	100	0	0.00%	10	0	0%
Administration		CDBG: \$287,382 / HOME: \$47,584	Other	Other	1	0	0.00%	1	1	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priority and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

All Housing and Economic Development priority objectives received CDBG and/or HOME funding during the reporting year:

1. Improve the Quality of Housing Stock
2. Expand Homeownership Opportunities
3. Increase the supply of decent affordable housing
4. Homelessness (Continuum of Care)
5. Improve the Safety / Appearance of Neighborhoods
6. Job Creation
7. Business Counseling
8. Stimulate Economic Growth

The City of Ogden's use of CDBG and HOME funds can be reviewed in the following tables and Appendices:

- Appendix 4 – Goals Summary
- Appendix 3 - PR26 CDBG Financial Summary

Table 1 – Explanation for Zero Accomplishments in Program Year		
Goal	Program	Explanation
Homeless (Continuum of Care)	Weber County Homeless Charitable Trust	Homeless Charitable Trust is not disbursing funding to homeless providers until there is sufficient principal to ensure perpetuity of the Trust
Improve the Quality of Housing	Rental Rehab Loan Program	During the program yea, no landlords applied for funding.
Improve the Appearance / Safety of Neighborhoods	Demolition Loan Program	During the program year, no resident applied for a demolition loan.
Stimulate Economic Growth	Ogden Business Exchange	Significant progress has been in made, demolition is complete, new infrastructure is nearly complete and construction has begun. The project is on schedule to create jobs in the next program year.

CR-10 – Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted. 91.520(a)

	CDBG	HOME	Total
<i>Race:</i>			
White	27	36	63
Black or African American		1	1
Asian	2	2	4
American Indian / Alaskan Native			
Native Hawaiian or Other Pacific Islander			
Other Multi-Racial	3		3
Native Hawaiian or Other Pacific Islander			
Other Multi-Racial			
Total	32	39	71
Hispanic	4	13	17
Non-Hispanic	28	26	54
Total	32	39	71

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City of Ogden identifies priority needs and offers services and programs to eligible households regardless of race or ethnicity. The Table above depicts the race and ethnicity of program beneficiaries for the program year July 1, 2015 thru June 30, 2016.

During the program year, 60 families were assisted, below Table 2 - is a breakdown of additional family characteristics for CDBG and HOME program participants.

Table 2 – Family Characteristics				
	Female Head of Household	1 st Time Homeowner	Member of family is Disabled	Elderly
Infill housing Construction of new Housing Units	5	5	1	0
Own In Ogden down payment assistance	14	37	2	2
Quality Neighborhoods Housing Rehab projects	4	6	0	2
TOTAL	23	48	3	4

CR-15 – Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	HUD	\$3,005,829	\$1,522,572
HOME	HUD	\$1,122,932	\$773,906
HOME Match	City Housing Fund	\$159,158	\$72,255
General Fund	City	\$381,981	\$129,468
Misc.	Utah State	\$750,000	\$490,381
	Total	\$5,419,900	\$2,988,582

Table 3 - Resources Made Available

Narrative

Community Development Block Grant (CDBG):

During the program year (2015-2016), the City of Ogden had \$3,005,829 available for CDBG program, consisting of:

- \$ 958,923 CDBG Entitlement Funds
- \$1,316,134 Prior year CDBG Entitlement Funds
- \$ 730,773 CDBG Program Income

CDBG Program Income

The Annual Action Plan Budget Amendment for Program Year 2015-2016 estimated \$477,984 in CDBG Program Income (PI) for the program year. The total CDBG PI exceeded estimates. The total CDBG PI the City receipted for the year was \$730,772.86. The difference in estimated and actual CDBG PI receipted is due to the sale of CDBG funded homestead properties, which had loan proceeds sufficient to repay the CDBG line of credit and unanticipated small business and housing rehab loan repayments.

HOME Investment Partnerships Grant (HOME)

During the 2015-2016 fiscal year, the City of Ogden had \$1,122,932 available for the HOME Program, consisting of:

- \$320,939 HOME Entitlement Funds
- \$239,525 HOME Prior year Entitlement Funds
- \$562,468 HOME Program Income

HOME Program Income

The actual amount of HOME PI receipted in the program year was \$562,468. This also exceeded the FY2015-2016 estimate of \$234,904 in anticipated HOME PI. The additional amount is primarily attributed to HOME-funded East Central Revitalization Program's Homestead projects which sold and loan proceeds were sufficient to repay the HOME funds. During the program year an internal audit by City staff found four homestead properties rehabilitated using HOME funds sold with loan proceeds sufficient to repay the HOME Program. In error, the homestead projects' loan proceeds were deposited to the City's Housing Rehab private line of credit and not to HOME PI. In correcting the error, funds were

transferred to HOME PI and new procedures put in place to prevent the error from re-occurring. This correction resulted in a significant increase in HOME PI for the program year.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CENTRAL BUSINESS DISTRICT	19	15%	The following services were provided: Small business loan, Central Business District Revitalization
EAST CENTRAL REVITALIZATION AREA	57	32%	The following services were provided: housing rehabilitation, Infill new housing construction.
NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)	62	47%	Housing Rehab, Down payment assistance, Infill Housing, Sm bus loans, Central Bus District revitalization
OGDEN CITY-WIDE	4	.3%	Emergency Home Repair, Demolition and Rental Rehab loan programs.
OWN IN OGDEN TARGET AREA	7	6%	The following services were provided: Down payment assistance.
TRACKLINE EDA	13	13%	The following services were provided: Ogden Business Exchange Project

Table 4 – Identify the geographic distribution and location of investments

Narrative

CDBG and HOME programs are targeted to geographic areas determined during the Five Year Consolidated Plan 2015-2020 (ConPlan) planning process. The Community Development Division and Citizen Advisory Committee (appointed by Ogden City Mayor and confirmed by Ogden City Council) provided recommendations for geographic targeting of the City's housing, community development, economic development and job creation efforts, which were adopted in the ConPlan. In March 2014, the Citizen Advisory Committee completed its review of the proposed Annual Action Plan 2014-2015. The findings included a recommendation that Ogden City continue to focus and leverage its resources in geographically targeted areas as defined in the Five Year Consolidated Plan:

Central Business District: Within Census Tract 2011 and within the NRSA – 20th Street to 27th Street and Wall Avenue to Adams Avenue. The Central Business District Revitalization program provides job creation and slum and blight removal opportunities.

Quality Neighborhoods Program area: Ogden River to 30th Street and Washington Boulevard to Harrison Boulevard (parts of Census Tracts 2009, 2008, 2011 and 2013); also located in the NRSA. The City is targeting infill housing, housing rehabilitation and public improvement efforts to the NRSA.

Neighborhood Revitalization Strategy Area (NRSA): Census Tracts 2008, 2009, 2011, 2012 and 2013. FFIEC 2014 Data estimates that 33% of the population is in poverty and HUD 2013 Census Tract data estimates that 76% of the NRSA population is LMI. Two Racially Concentrated Areas of Poverty (RCAP) are identified in the NRSA. The NRSA is a plan developed to reverse the trends that created these disadvantaged areas and to take steps to increase opportunity for those living within the area. Seventy-nine percent (79%) of HUD funding was targeted in the NRSA.

Own In Ogden Target Area: The area encompasses the NRSA and extends to include the neighboring census tracts to encompass all of central Ogden (including census tracts 2018, 2017 and including partial census tracts 2004 and 2005).

Trackline EDA – The Ogden Business Exchange project is a HUD Section 108 Loan Guarantee project to bring over 100 jobs to Ogden’s distressed West Ogden community. Census Tract 2019 has an estimated 89.7% per LMI population and US Census data shows 33.8% of households are below poverty.

Explain how federal funds leveraged additional resources (Private, state and local funds). Including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging

During the program year 2015-16, federal funds leveraged a variety of available resources: City general funds, HUD Section 108 Loan Guarantee Funds, RDA funds, Low-Income Housing Tax Credits, Ogden City Community Development’s private line of credit, Utah State grant, bank partnerships providing investment funds and funding through the CRA credit program and Utah Non-Profit Housing Corporation’s private line of credit and private funding sources. CDBG and HOME entitlement funds allow for Ogden City to reach further into the community through rehabilitation of affordable housing units, new housing construction, job creation activities, economic development, down payment assistance and assistance to businesses at the Business Information Center. CDBG and HOME Funds are vital in reaching our residents in need and in the revitalization of Ogden City’s distressed communities.

Ogden City’s Quality Neighborhoods Program leveraged \$309,806 of HUD Funds with over \$986,000 from a private line of credit to complete the rehabilitation of 8 single-family housing units. During the program year, the City’s Infill housing program utilized \$464,187 of CDBG and leveraged those funds with over \$502,000 in private funding to complete fourteen newly constructed homes in the NRSA (twelve constructed by Ogden City and six CROWN homes constructed by Ogden Housing Authority).

The Small Business Loan Program and Central Business District Programs' CDBG funds combined with private, state, and local funds, assist Ogden City in economic development activities including small business financing, job creation, and infrastructure improvements. The ability to leverage federal funding allows the City to assist and bolster projects, which are otherwise infeasible.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	NA
2. Match contributed during current Federal fiscal year	NA
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	NA
4. Match liability for current Federal fiscal year	NA
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	NA

Table 5 – Fiscal Year Summary - HOME Match Report

The HOME Match requirement under 92.218 is noted below:

Each participating jurisdiction must make contributions to housing that qualifies as affordable housing under the HOME program, throughout a fiscal year. The contributions must total not less than 25 percent of the funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account in that fiscal year, excluding funds drawn for purposes identified in paragraph (c) of this section.... However, the associated regulations at 92.222 allow for reductions based on certain factors.

FY2016 Calculations for HOME Match Reduction

When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match.

- FY2016 family poverty rate and per capita income (PCI) income were based on data obtained from the ACS 2009-2013 5-Year Estimates from Census. These were the latest data available at the time.
- For a jurisdiction to qualify as distressed based on the poverty criterion, it's percent of families in poverty must have been at least 19.42 percent, which is 125 percent of the average national rate for families in poverty of 15.54 percent.
- For a jurisdiction to qualify as distressed based on the PCI criterion, its average PCI must have been less than to \$20,966, which is 75 percent of the average PCI of \$27,955.

The City of Ogden has a 100% HOME Match reduction, so no HOME Matching Funds are required.

State	Participating Jurisdiction/State	% Poverty (≥19.428%)		\$PCI (<\$20,966)		% Income Growth (<3%)		Match Reductions	
								Fiscal Distress	Presidential Disaster
UT	Ogden	23%	Y	\$19,349	Y			100%	

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non- Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastruct ure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
								NA

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
\$0	\$562,468	\$562,486	\$0	\$0

Table 7 – Program Income

See Attachment 2 for HOME Program Income details.

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	1	0	0	0	0	1
Dollar Amount	\$7,130	0	0	0	0	\$7,130
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$368,962	\$368,962	0			
Number	1	1	0			
Sub-Contracts						
Number	1	1	0			
Dollar Amount	\$11,800	\$11,800	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Ogden City has not undertaken nor planned to undertake HOME funded rental property projects.

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

Ogden City had no CDBG or HOME funded projects which required relocation in the program year.

CR-20 Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	66	60
Number of special-needs households to be provided affordable housing units	0	0
Total		

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Acquisition of Existing Units	12	8
Total	12	8

Table 12 – Number of Households Supported

*Discuss the difference between **goals and outcomes** and problems encountered in meeting these goals.*

In the program year 2015-2016, the City made significant progress towards its housing rehab projects and multi-year infill housing projects goals. The City completed and sold eight new homes at the 2300 Fowler block - **Oak Den Infill project** and partnered with Ogden Housing Authority in the development of six new **CROWN homes** also in the Oak Den infill project. CROWN homes utilize Low Income Housing Tax Credits and rent to low income households for 15 years and then provide the homeowners the opportunity to purchase the home. Six CROWN homes sold during the program year. The Oak Den (2300 Fowler) project completed on time and goals were exceeded in the program year.

Four **Lincoln Cottages** new homes were sold in the program year, completing the project on time.

The **Quality Neighborhoods Initiative** completed the purchase, rehab and sale of 12 homes during the program year; eight homes were subsidized with CDBG and/or HOME funds and four ACA projects completed without the use of HUD funding, meeting its goal of 12 housing rehab projects. The **Emergency Home Repair Program** completed three projects during the program year, falling short of its goal. Since the program has restricted the income threshold for beneficiaries from below 80% AMI to below 50% AMI, fewer applicants are able to qualify. In addition, staff time was limited due to unforeseen circumstances.

Discuss how these outcomes will impact future annual action plans.

During the ConPlan strategic planning process four **Racially Concentrated Area of Poverty (RCAP)** were identified. The Lincoln Cottages project is located in Census Tract 2012, which is in the NRSA and in a RCAP. The construction of new homes in Lincoln Cottages project started an initiative toward turning around the RCAP to a more racially and economically diverse community. A total of 14 new homes were built and sold, completing the project.

The Quality Neighborhoods Initiative's Asset Control Area (ACA) program and Purchase, Rehab and Resale programs, used a private line of credit, to purchase, rehabilitate and sell four housing units in the NRSA to homeowners over the LMI HOME-restricted limits, adding to economic diversity in the RCAP. The City entered into a purchase agreement to purchase the old Dee School site for the development of 20 new housing units in Census Tract 2009, a Racially Concentrated Area of Poverty. The goal is to develop LMI and non-HOME income-restricted new housing units to improve the housing standards in this distressed area.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income (0-50%)	6	9
Low-income (51% – 79%)	7	29
Moderate-income (80%)	9	
Total	22	38

Table 13 – Number of Persons Served

Narrative Information

Community Development Division has maximized available funds for the benefit of the NRSA which includes four RCAP areas and has worked to improve the conditions or access to affordable housing, as well as, increase the supply of price diverse housing options in the NRSA and RCAP areas.

CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

*Evaluate the jurisdiction's progress in meeting its specific objectives for **reducing and ending homelessness** through: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.*

Weber Human Services recently implemented the Cooperative Agreement to Benefit Homeless Individuals (CABHI) team to Weber County to reach out to homeless persons and assess their individual needs. The CABHI team has a street outreach component. The team canvasses areas in Weber County, initiates contact with persons experiencing homelessness, administers housing prescreening measures and assess households for other appropriate interventions. They are responsible to educate homeless consumers about community resources and utilize harm-reduction practices. They also conduct outreach through the local homeless shelter and domestic violence shelter.

In June 2015, Ogden's new homeless shelter, Lantern House, opened its doors. The new Lantern House occupies five acres of land. The 34,000-square-foot Lantern House has 14 family rooms, each with its own bathroom. The new facility accommodates 300 individual beds, 30 overflow beds, a kitchen, cafeteria, playground, donation room, warehouse and administrative offices. The new homeless shelter has in-house medical and dental clinics. The in-house medical clinic will provide services for people who are intoxicated or having a medical crisis to help avoid emergency room or jail visits.

Youth Futures, a non-profit in Ogden, opened the first youth residential support shelter in Utah. Fifteen beds are available for youths between 12 and 17 years to stay up to 20 days. "Our goal is to provide unaccompanied, runaway and homeless youth with a safe and nurturing environment where they can develop the needed skills to become active, healthy, successful members of our community," said Mitchell, who is president of Youth Futures. "Because shelter care is currently unavailable to youth in Utah, it is essential that we begin providing this needed service."

The Ogden Housing Authority administers 26 Shelter Plus Care vouchers for chronically homeless, disabled households. Individuals and families hold the lease in their name and units are scattered throughout Ogden City. The Weber Housing Authority provides 29 Supportive Housing Vouchers to chronically homeless disabled households. The Weber Housing Authority holds the lease for these scattered site units. Both programs provide rental assistance linked with case management services and serve Weber County's most vulnerable homeless persons. With the implementation of the SPDAT, both PHA's are better able to target those households that are most in need of housing services.

*Addressing the **emergency shelter and transitional housing** needs of homeless persons*

The Lantern House, located in Ogden, is Weber County's largest homeless shelter. The Lantern House has 300 beds and provides thousands of meals each month.

In Weber County, the **Homeless Veteran's Fellowship** (HVF), is the only agency providing a comprehensive set of services designed to address homelessness to veterans. HVF provides supportive services with housing to veterans. Participants work with a case manager and/or counselor to create a treatment plan to assist veterans in identifying the causes of their homelessness and to assist them in

obtaining permanent housing. HVF also has a few housing units for permanent supportive housing. Participants placed in **Permanent Supportive Housing (PSH)** generally are those that completed the transitional housing program but continued intensive case management. Participants in this program also work from an individual treatment plan and are expected to continue with case management and/or treatment. All PSH are located in Ogden. In addition, HVF provides a **Supportive Services for Veteran Families (SSVF)** Rapid Re-housing and Homelessness Prevention: This program is a short-term program that offers case management and temporary financial assistance (such as security deposits, rental assistance, utilities assistance, etc.) to homeless veterans in the community. The goal of SSVF program is get homeless veterans into permanent housing as soon as possible. On a limited basis, there are also funds to assist high-risk, low-income veterans on the verge of losing their housing, to remain in permanent housing. The HVF is a non-profit agency located in Ogden that has provided services to veterans all over Utah since 1989.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care, and other youth facilities, and corrections programs and institutions); and receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Weber Housing Authority and the Ogden Housing Authority provide self-sufficiency classes to homeless program participants in an effort to avoid future episodes of homelessness. Program participants are high barrier and are not accustomed to traditional housing requirements. The classes cover a variety of topics including, household cleanliness, emergency preparedness, healthy eating and lease compliance. Case managers also assist participants in creating an Individual Service Plan. By providing an additional level of support to participants, it is expected that future episodes of homelessness will be avoided.

The use of the SPDAT also provides homeless service providers a means of tracking stability and intervening before a crisis situation occurs. Ogden City staff attended SPDAT training provided by Utah Department of Workforce Services.

The Weber Housing Authority received emergency rental assistance funds from the Emergency Food and Shelter Program (EFSP) and was able to assist 26 households avoid eviction. The program requires that households participate in a budgeting class with a partnering agency. It is hopeful that the education, coupled with the rental assistance, will assist households in maintaining their housing.

CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experiences homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Weber County has also implemented a Coordinated Assessment system in Weber County. Coordinated Assessment allows all homeless households the opportunity to access homeless resources. Homeless households are staffed and assisted through the homeless system. The Coordinated Assessment process brings all community partners to the table and aids in an effort to support the homeless household as they transition from homelessness. The Coordinated Assessment system also allows service providers to strategize the most effective and efficient way to assist each homeless household.

Weber County has a healthy supply of affordable and subsidized housing. Waiting lists for subsidized housing are shorter than they have been in past years. Weber County works collectively through the Local Homeless Coordinating Committee to address the holistic needs of homeless households.

Currently, there is no agency in Weber County that offers emergency rental assistance.

In recent years, Weber County has implemented a community homeless waiting list through the Coordinated Assessment process. Once a homeless household accesses services through a homeless service provider, an assessment is administered. The assessment ranks households based on vulnerability. Households are offered the housing resource that best fits their needs and circumstances, this is the great benefit of utilizing the community waiting list. The Coordinated Assessment teams meet bi-weekly to evaluate the available housing resources and the homeless households most in need of housing services. Homeless Households are heavily case managed and assisted through the entire transition from homelessness to permanent housing.

CR-30 – Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Ogden Housing Authority (OHA) continues to play a major role in providing affordable housing and rent subsidy to low-income families within Ogden City. The OHA has 200 public housing units at six scattered sites and administers 871 Housing Choice Vouchers, 61 HUD-VASH Vouchers, 25 Shelter Plus Care Vouchers, and funding for 4 HOPWA clients. In addition, OHA administers 105 Moderate Rehabilitation units owned by private owners. Although the OHA strives for 100% utilization of all housing programs administered, there continues to be a shortage of housing assistance and adequate housing for families on the waiting list within Ogden City. While the OHA served over 1,600 families during the period July 1, 2015 thru June 30, 2016, which includes over 1,300 children, there continues to be a strong need for the services offered by the housing authority. There are approximately 1,000 families on the waiting list.

Actions planned during the next year to address the needs to public housing

To meet this need OHA will continue to utilize funding received from HUD to serve the housing needs of families that apply for rental assistance. OHA feels that utilizing 100% of the funding for the programs will have a positive impact on families waiting to be served. In addition, the housing authority continues to seek other funding opportunities or opportunities to partner with other agencies to meet the affordable housing needs in Ogden City to include the development of affordable housing. Furthermore, OHA is researching the development of a permanent supportive housing project to serve not only low income individuals but those that are most vulnerable.

In an effort to meet the needs of affordable housing, OHA will continue to work towards the following strategies:

Maximize the number of affordable units available to the OHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line and vacancy turnaround time.
- Insuring the waiting list is properly maintained and utilized to meet the housing needs for applicants.
- Reducing time to renovate public housing units.
- Maintaining or increasing section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction.
- Undertaking measures to ensure access to affordable housing among families assisted by the OHA, regardless of unit size required.
- Maintaining or increasing section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintaining or increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program.

- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.

Increase the number of affordable housing units by:

- Applying for additional Housing Choice Vouchers and other funding as available.
- Leveraging affordable housing resources in the community through the creation of mixed-finance housing.
- Pursuing available housing resources other than public housing or Section 8 tenant-based assistance. Seek opportunities for tax credits to construct new or rehabilitate existing housing.

Target available assistance to Families with Disabilities:

- Carrying out modifications needed in public housing as funding allows.
- Applying for special-purpose vouchers targeted to families with disabilities, should they become available.
- Affirmatively market to local agencies that assist families with disabilities.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Activities to Increase Resident Involvements

The Housing Authority has a Resident Advisory Board (RAB) that meets regularly. The RAB is comprised of clients/tenants served by the agency. The purpose of a RAB is to act in an advisory capacity to the OHA's annual plan and are encouraged to express/voice the concerns of the tenants and to make suggestions to management. In addition to the RAB, the OHA has one Board of Commissioner seat designated for a tenant/client served by the agency. The Housing Authority encourages involvement in management by making Public Notice of meetings available that will affect tenants' residency.

OHA continues to reach out to those served by making educational and informative classes available through other agencies. These classes are related to computers, financing, housekeeping, GED, etc. Although we cannot mandate any of the above, we try to encourage and promote self-sufficiency which hopefully can lead to home ownership.

Actions taken to provide assistance to troubled PHAs

Ogden Housing Authority is not a troubled PHA agency.

CR-35 Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Specific actions were taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing, which includes providing adequate land for a variety of housing types through review by Zoning and land use updates, working to eliminate obsolete and prescriptive building code requirements, continuing to educate the public on the need for redevelopment plans of the East Central community by promoting a diversity of housing programs, continuing to streamline the permitting process and coordinating with local, state and federal agencies in implementing programs that support redevelopment in Ogden's neighborhoods. The City is supportive of efforts to develop affordable housing equitably on a regional basis, and staff is available to meet with affordable housing developers to discuss options to expand affordable housing opportunities throughout Weber County and strategies for extremely low, very low, low and moderate income households, and provide additional supportive services and homeless assistance throughout the region. The City will continue to use its entitlement funding to partner with for-profit and nonprofit developers through public/private partnerships to generate safe and decent housing in mixed income communities.

The Quality Neighborhoods program is a strategy focusing on supporting vibrant neighborhoods and creating a more livable Ogden and offers a strategic approach to the needs of residents and communities of inner-city, East Central, Ogden. The Quality Neighborhoods initiative has several objectives: shape housing policy and set a new direction for housing development in Ogden; strengthen neighborhood revitalization and develop a planning framework to guide community investment decisions; acknowledge the inter-dependence of local government with other public and private agencies, and non-profits and establish a collaborative relationship that leverages planning and investment choices to strengthen housing in Ogden's East Central. The City partners with Synchrony bank, helping the bank utilize CRA credit to develop affordable housing in Ogden. The anticipated outcomes of Quality Neighborhoods initiative are: targeted policies and strategies to focus the City's role in housing and neighborhood investment; development of a tool box of effective programs based on local successes and national practices; partner with local organizations to leverage resources and achieve collective impact; and pilot projects and programs to harness existing momentum and achieve noticeable results.

Actions taken to address obstacles to meeting underserved needs 91.200(k); 91.320(j).

Ogden City supports non-profit agencies, the local housing authority, homeless providers, and special needs groups in their goal to meet the underserved persons of the community. The City, when called upon, provides technical assistance to providers in their pursuit of other federal, state, or private funding sources. The primary obstacle to meeting the needs of the underserved populations continues to be availability of funds. Organizations serving the underserved population continue to experience significant reductions in funding from both governmental and private sources. This challenge is beyond the capacity of the local jurisdiction to satisfactorily address. Where practical the City has strongly encouraged organizations to consider collaborating in the provision of services to low-income residents

in an effort to improve efficiency, strengthen capacity, and best meet the needs of the underserved. During the program year, the City worked toward meeting the needs of the underserved by:

- City staff served on the Ogden Weber Community Action Partnership (OWCAP) Board of Directors.
- Partnered with Ogden School District and participated in the Next Generation Kids – anti-poverty program.
- City staff served on the Ogden Housing Authority Board of Directors.
- Ogden City supports Weber County Charitable Trust Committee and staff serves on its board.
- City staff met with Ogden Housing Authority’s Resident Advisory Board (low-income, public housing residents) to receive input during the ConPlan planning process and to inform them of services available by Ogden City.
- Facilitated the creation of jobs in the NRSA.
- Collaborated with Weber Human Services Aging Division staff to provide services to Ogden City’s low-income households and discussed how to reach and serve seniors on a fixed income.
- City staff attended refugee orientation meetings for community service providers to offer support to Catholic Community Services, in their efforts to relocate refugees in Ogden in 2016.
- Collaborated with local banks to provide programs that loan funds to individuals often denied loans.
- Collaborated with Cottages of Hope, a non-profit that provides ongoing support to households until financial stability is achieved.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Community Development Division continued to implement Lead-Based Paint (LBP) regulations. Efforts to evaluate and reduce lead-based paint hazards in all of its CDBG and HOME funded rehabilitation projects include implementation of LBP procedures, inspections, testing and checklists to ensure compliance.

Own in Ogden program guidelines require that homes meet a standard of habitability, with no lead-based paint, chipping, peeling paint, safety hazards or major structural issues. Prior to program acceptance, an inspection determines the condition of both interior and exterior painted surfaces. Defective paint issues are to be corrected using HUD-safe work practices that require the services of a licensed lead-based paint contractor prior to receiving Own In Ogden down payment assistance. Beneficiaries receiving homebuyer down payment assistance and Emergency Home Repair assistance are provided information and outreach on the dangers of lead-based paint.

Two contractors hired to rehabilitate the City’s HOME-funded housing rehab projects in the East Central neighborhood (ACA and homestead projects) are certified Lead Abatement Supervisors. A City housing rehabilitation Project Coordinator is also certified as a Lead Abatement Supervisor and one City housing staff member is a certified lead inspector/risk assessor and conducts visual risk assessments and clearance tests on all applicable projects. The rehabilitation specialists continued to place an emphasis on lead-safe work practices.

Actions taken to reduce the number of poverty-level families 91.220(k); 91.320(j)

Most activities undertaken by Ogden City with CDBG and HOME funds are efforts to reduce persons in poverty and improve the quality of life for Ogden residents, either directly or indirectly. A Neighborhood Revitalization Strategy Area (NRSA) was adopted in 2010, targeting federal funds to distressed residential neighborhoods. Programs that directly influence the poverty level are economic development programs through job creation in the NRSA.

Projects that indirectly affect poverty include those that upgrade the community and provide safe, decent affordable housing. The Emergency Home Repair Program assists low-income households with health and safety housing issues. Without a CDBG-funded emergency home repair loan, these homeowners would have been at risk of living in sub-standard conditions or of homelessness. In program year, the City provided CDBG funding to support the following programs to maintain or increase the job applicants' level of self-sufficiency and escape poverty: Small Business Loan Program, Central Business District Revitalization Program and HUD Section 108 funded Ogden Business Exchange Project.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Ogden City's Community and Economic Development Department (CED) is tasked with creating a more livable Ogden. CED is focused on creating vibrant neighborhoods thru utilizing best practices in the planning and urban design in the redevelopment of the neighborhoods. The City of Ogden has identified these actions to develop effective institutional structure:

- Dialogued with housing providers to coordinate services and leverage private and public funds.
- Supported the operation of Wasatch Community Funding Inc.
- Provided technical assistance and capacity building support for non-profit developers.
- Strengthened the partnerships between the City, State, Region and HUD.
- Pursued private resources to increase flexibility in the delivery of housing developments.
- Worked closely with Ogden and Weber County Housing Authorities in the service of low-and moderate-income families and in the creation of affordable housing.

Ogden City does not have subrecipients.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City developed the five year ConPlan and has worked with consultants to develop plans that will encompass programs and projects that the City will implement. Data from various sources including American Census Survey, CHAS, and local research fueled the ConPlan. The Community and Economic Development (CED) department is taking a strategic approach to the needs of the residents and communities of Ogden. This initiative, called Quality Neighborhoods, has several objectives: shape housing policy and set a new direction for housing development in Ogden; strengthen Neighborhood Revitalization policy and develop a planning and decision-making framework to guide community investment decisions; acknowledge the inter-dependence of local government with other public and

private agencies, non-profits and philanthropic institutions, and to establish a collaborative relationship that leverages planning and investment choices to strengthen Ogden's community appeal.

The City, both in its planning and its execution of community development programs and activities, is continually working with other City departments, organizations, outside agencies and institutions in order to effectively carry out its mission. The City worked with Utah Non-Profit Housing Corporation (UNPHC), its CHDO, and Habitat for Humanity on affordable housing production and other issues during the program year. ConPlan outreach included consulting with Ogden School District, Weber State University, OWATC, United Way, Weber Human Services, Latinos United Promoting Education and Civic engagement (LUPEC), Rotary Club, The Breakfast Exchange (local business owners), local church organizations, HUD, Ogden and Weber Housing Authorities, Cottages of Hope and Chamber of Commerce. The City coordinated planning activities for transportation and infrastructure projects with many different local, regional, state and federal agencies, including: Utah Department of Transportation, Council of Governments, Wasatch Front Regional Council, Weber County Planning Commission, and HUD's Environmental Review Specialists.

City staff participates in a local Coalition of Resources (COR), which has created a strong network of community partnerships. The Coalition of Resources is a monthly meeting of local service providers, non-profit organizations and government agencies. The goal of COR is to bring together service providers to efficiently and effectively collaborate and communicate to meet the needs of the Ogden area community.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Based on the 2015 Analysis of Impediments and the Five Year ConPlan, impediments to Fair Housing Choice are defined as any actions, omissions, or decisions which have the effect of restricting housing choice or the availability of housing choice on the basis of race, color, religion, sex, disability, familial status or national origin.

Impediments and Actions to address Impediments:

1. Uneven Fair Housing Infrastructure

- a. The City has developed a Language Assistance Plan (LAP) to ensure all citizens have meaningful access to programs and services provided by Ogden City.
- b. Ogden has an interpreter certification program, which provides a stipend to employees that are fluent in other languages to translate for citizens who are limited in English.
- c. Community Development staff has participated in the Utah Fair Housing Forum and with other cities, counties and state to address a Regional Analysis of Impediments.
- d. In the program year, Ogden City Mayor and City Council concluded three-years of outreach and discussions towards approving an Ogden Diversity Charter.
- e. CED staff attended an Affirmatively Furthering Fair Housing (AFFH) meeting to discuss a regional partnership to AFFH efforts.
- f. Outreach and educate to neighborhood groups.
- g. Published Fair Housing informational / outreach materials in the city's water bill.

- h. Mayoral proclamation for April as Fair Housing Month.
 - i. Outreach and educate community service providers regarding the Fair Housing Act.
 - j. City staff attends the Fair Housing Forum to network with organizations that advocate for Fair Housing rights at Madison Elementary School's Next Generation program office (Utah anti-poverty program).
 - k. Distributed a Fair Housing DVD produced in Spanish to assist Spanish-speaking residents about their Fair Housing rights.
 - l. Distributed free Fair Housing posters to Ogden and Weber Housing Authorities and Madison Elementary School's Next Generation program office (Utah anti-poverty program).
2. Deteriorating quality of housing inventory in Regionally Concentrated Areas of Poverty (RCAP).
- a. Ogden's Quality Neighborhoods initiative targets resources to improve the conditions of housing in RCAP census tracts and specifically works on providing a variety of housing choice options to meet the needs of all income levels.
 - b. In the program year, the City completed 21 of the 23 Oak Den Bungalows. The Oak Den project is a city-funded and partially HUD-funded project that utilized NRSA incentives to aggregate housing units to provide new housing units available to above median-income households. The demand for these new housing units exceeded the City's capacity. The Oak Den bungalows pre-sold, confirming the need to provide above median-income housing in the East Central (NRSA).
 - c. The City has partnered Synchrony bank to use the bank's CRA credit to address affordable housing in Ogden. The City has two loans from Synchrony Bank specifically to be used for housing development and improvements in the NRSA (which includes housing projects in RCAP census tracts).
 - d. Tom Christopoulos, Ogden City's Director of Community and Economic Development Department, has focused resources to bring higher paying jobs to Ogden, see Ogden City News on Page 29. Job creation efforts are targeted to the NRSA and the Trackline EDA, which is located in the West Ogden neighborhood adjacent to the NRSA and has an estimated poverty rate above 28%.
 - e. In addition, CED staff meets weekly or at a minimum of monthly to evaluate strategy, outcomes, and implementation procedures to utilize the most efficient means in reducing poverty and improving housing quality and economic conditions in the RCAP, NRSA and throughout the city.
 - f. Continue to implement HUD's Asset Control Area (ACA) program to improve the quality of housing in Ogden's high minority and high poverty East Central neighborhoods.
 - g. The Community and Economic Development Department has extensive outreach to work with and provide incentives to housing developers to build more moderate and high income housing in the East Central RCAP's and in the NRSA.
 - h. Provide assistance for housing rehabilitation to all income levels through the Home Exterior Loan Program (HELP). The HELP program provides a low-interest loan to homeowners in need of exterior repairs and repairs to address housing code issues, improving the quality of housing in Ogden.
 - i. The City maintains a comprehensive infrastructure plan which has an infrastructure replacement schedule that provides for significant improvements in the NRSA area over

the next decade. When infill projects require consolidation of properties, infrastructure improvements are included and implemented when possible in the project.

3. Disproportionate impact from Good Landlord program
 - a. The City continues to re-evaluate the program to determine if it is consistent with the Utah State legislature and particularly to refine the program and ensure that it does not have disparate impacts on protected classes.
4. Landlords lack familiarity with Fair Housing Act.
 - a. The City provides an incentive to landlords that participate in the Good Landlord Program.
 - b. The Good Landlord class provides training to landlords. The class includes a Fair Housing education segment.
5. High denial rate for mortgage loans to Hispanics.
 - a. Tom Christopulos met in person with GoldenWest Credit Union (an Ogden mortgage lender that outreaches and provides services to the Hispanic population) to discuss the reasons for the denial of Hispanics and solutions.
 - b. Ogden City requires all homebuyers to take a homebuyer education class and encourages USU Extension to offer Homebuyer Education class in Spanish in Ogden.
 - c. Ogden City partners with the Disability Law Center (DLC) to offer Ogden residents Fair Housing clinics and education and co-hosted a Fair Housing clinic in Ogden.
 - d. The City has encouraged the DLC to increase Fair Housing testing in Ogden and to include mortgage lending testing based on ethnicity and all protected classes.
 - e. Ogden City's standard practice is to review all Own In Ogden homebuyer applications and requests for subordinations to ensure applicants are not victims of predatory lending.
 - f. The City continually works to strengthen partnerships with local lenders and encourage lenders to offer homebuyer education and incentives to purchase homes in the City.



Ogden's development director awarded economic development designation

Wednesday, April 06, 2016

Tom Christopoulos met the demanding requirements for recertification as Certified Economic Developer (CEcD) by the International Economic Development Council (IEDC). With 24 years economic development experience, Christopoulos achieved the rigorous criterion, one of only a couple in the state of Utah.

Ogden City's community and economic development director, Tom Christopoulos, has been awarded recertification by the International Economic Development Council (IEDC) effective July 1, 2016.

Over the past five years Christopoulos' economic development activities in Ogden have directly facilitated the creation of \$1.5 billion in vertical construction for more than 30 major construction projects generating over \$150 million of new property taxes along with sales tax revenue increases of \$2 million. His efforts and successes have been recognized nationally in such publications as Newsweek, Forbes, and the Brookings Institute.

"Tom is invaluable to Ogden's resurgence," says Ogden Mayor Mike Caldwell. "The city is experiencing a great renaissance as we repurpose grand historic structures and find creative new opportunities for industrial spaces of the past. I couldn't be happier that Tom is leading that charge. He is methodical in his planning, and today the people of Ogden are seeing the results of a decade of his efforts."

As a highly skilled economic development practitioner, Christopoulos, along with more than 1,000 other Certified Economic Developers nationwide, work with public officials, business leaders, and community members to create and retain high-quality jobs, establish economic vibrancy, and improve the quality of life for the people they serve.

The designation of Certified Economic Developer (CEcD) is a highly acclaimed national recognition that denotes a mastery of principal skills in economic development, professional attainment, and a commitment to professional growth. Christopoulos first achieved the CEcD designation in 1997 by passing a rigorous three-part, two-day examination testing his knowledge, proficiency, and judgment in key areas of economic development.

With 24 years economic development experience, Christopoulos met the demanding requirements for recertification, required every three years, by continuing education and service to the economic development profession.

Ogden development and redevelopment projects led by Christopoulos include:

Neighborhood Development

- ▶ Riverbend townhomes and apartments
- ▶ Oak Den Bungalows
- ▶ Lincoln Cottages
- ▶ Dee school
- ▶ Dee housing development

Quality Neighborhoods Plan

A comprehensive plan to address issues of economic distress and blight in east central Ogden. The plan identifies impediments and proposed interventions to revitalize the neighborhood and create more balanced communities.

CR-40 Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The City's monitoring process is oriented towards ensuring CDBG and HOME program compliance and promoting timely implementation of projects. The Community Development Division (Com Dev) monitors City activities using HUD CDBG- and HOME-grant funds. The Grants Administrator works closely with City staff to manage CDBG and HOME funded Projects and to ensure the goals and objectives of the HUD programs are adhered to, National Objectives are being met and to ensure timeliness in spending and reporting. Monitoring activities included determining: activities allowed or disallowed; allowable costs (costs paid are reasonable and necessary for operation and administration of contract agreements); adequate underwriting, period of availability of funds (time period authorized for funds to be expended); reporting requirements are being met; and any special provisions.

The monitoring process includes utilization of checklists, program guidelines, Policy and Procedures, and site visits by Project Coordinators. Checklists and Policies and Procedures are used to establish responsibilities and performance expectations and to ensure consistent program compliance. For housing rehab projects project coordinators conduct a minimum of once a week on-site visits. Down payment assistance loans require a minimum of one code compliance visits and then as many follow-up visits until the property meets compliance or the project is determined ineligible. Site visits help to ensure accountability, compliance, and adequate progress for activities funded with HOME and/or CDBG funds.

Housing activities were also monitored by a Community Development Division, International Code Council (ICC) certified Residential Building Inspector, and where appropriate, the City's Building Inspectors. This allowed for multiple levels of oversight of various federally-funded activities to ensure compliance with all local, state, and federal requirements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The availability of the CAPER for the program year was advertised in the Standard Examiner September 29, 2016. A TDD number was provided to assist the hearing impaired community and contact information included in the ad to assist with ADA accessibility needs and accommodations requests. Public notices were also posted on the City's and Utah State's website and at the City Recorder's Office also included ADA accessibility, accommodations, TDD and language assistance contact information. Hard copies of the draft CAPER were available at the Ogden's Business Information Center, Business Development Division Offices, and Community Development Division Offices; Ogden Housing Authority office, Weber County Housing Authority office and at the Weber County Library. The 15-day comment period ends on October 13, 2016.

No comments were received on the Draft CAPER.

As outlined in both the Five Year Consolidated Plan and the Annual Action Plan, Ogden City follows a public participation plan designed to solicit citizen input, while at the same time helping to inform the public of resources, emerging needs, and restrictions and limitations of available resources. During the program year, all venues that hosted Annual Action Plan citizen participation events: (Madison Elementary school's Next Generation Offices (Fair Housing Clinic), McKay Dee hospital (Coalition of Resources), Weber County Offices (Local Homeless Coordinating Committee), Farmers' Market (citizen outreach – included a Spanish speaking person at the City's ConPlan booth) and Ogden City Municipal Building (ConPlan public hearings) all were ADA accessible and provide accommodations upon request. The City has a Language Assistance Plan which includes a list of employees that are certified to provide translation services to Limited English proficient citizens. The City holds annual testing for fluency certification and provides a stipend to employees who provide translation services. Efforts were made in the program year to include the protected classes in ConPlan citizen participation processes.

In addition, Ogden City Mayor and City Council concluded a three-year outreach effort with local groups of protected classes to initiate establish the Ogden Diversity Commission and approve the Ogden Diversity Charter. Advertisements will be sent out in both English and Spanish (Spanish-speaking citizens is the largest population of protected classes in Ogden). It is expected to be finalized in September, 2016.



Ogden City Council

Asesoramiento de Noticias
Para Publicación Inmediata
8 de septiembre del 2016

LA COMUNIDAD ESTA INVITADA A FIRMAR LA CARTA LEGAL DE DIVERSIDAD EN OGDEN

El Consejo Municipal de la Ciudad de Ogden y el Alcalde Michael Caldwell invita a la comunidad a firmar la Carta Legal de Diversidad en Ogden durante el evento de firma que se llevará a cabo el 13 de septiembre durante la reunión del Concilio.

La Carta Legal de Diversidad será aprobada, y el Consejo Municipal de la Ciudad considerará el establecimiento de la Comisión de Diversidad de Ogden. Todos los miembros de la comunidad en asistencia tendrán la oportunidad de dar un comentario público y firmar la carta legal.

"Varias reuniones de grupos grandes y pequeños se han llevado a cabo durante los últimos tres años para establecer una conexión de colaboración entre la ciudad, los individuos, las instituciones, y las organizaciones que trabajan para satisfacer las necesidades de nuestra comunidad diversa," la Presidenta del Consejo Municipal Marcia White dijo, "Esta Carta Legal ayudará a solidificar las ideas expresadas durante estas reuniones y se centran en una estrategia para avanzar juntos."

La Carta Legal pretende ser un marco vivo para ayudar a construir una comunidad más inclusiva, comprometida y acogedora que se nutre de la confianza, la equidad y la interdependencia de las diversas comunidades de Ogden. Es la imagen de un Ogden donde todo el mundo experimenta pertenencia, igualdad, libertades fundamentales y derechos humanos.

El evento de la firma de la Carta Legal se llevará a cabo a las 6:00 p.m. en la Cámara del Consejo Municipal en el tercer piso del edificio de la Alcaldía de Ogden. Servicios de traducción en el lenguaje de señas americano y español estarán disponibles.

Para más información, por favor contacte a Bill Cook, Director Ejecutivo del Consejo Municipal, billcook@ogdencity.com; 801-629-8734.



Ogden City Council

News Advisory

For Immediate Release:
September 8, 2016

COMMUNITY INVITED TO SIGN OGDEN DIVERSITY CHARTER

Office of the Ogden City Council
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Ogden, Utah 84401
Contact: Bill Cook
Phone: (801)629-8734
Fax: (801)629-8733

The Ogden City Council and Mayor Michael Caldwell invite the community to sign the Ogden Diversity Charter at a signing event that will take place during the September 13th City Council meeting.

The Ogden Diversity Charter will be approved, and the City Council will consider the establishment of the Ogden Diversity Commission. All members of the community in attendance will then be invited to provide public comment and sign the Charter.

"Many large and small group meetings have been held during the past three years to establish a collaborative connection between the City, individuals, institutions, and organizations working toward meeting the needs of our diverse communities," City Council Chair Marcia White said. "This Charter will help crystallize ideas expressed during these meetings and focus on a strategy to move forward together."

The Charter is intended to be a living framework to help build a more inclusive, engaged, and welcoming community that thrives on the trust, equity, and interdependency of Ogden's diverse communities. It envisions an Ogden where everyone experiences belonging, fairness, fundamental freedoms, and human rights.

The Charter Signing Event will take place at 6:00 p.m. in Council Chambers on the third floor of the Ogden Municipal Building. American Sign Language and Spanish translation services will be provided.

For additional information, please contact Bill Cook, Ogden City Council Executive Director, billcook@ogdencity.com; 801-629-8734.

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

On May 24, 2015, the Mayor and Ogden City Council adopted the Quality Neighborhood Strategy for urban renewal in Ogden's East Central neighborhoods. The Quality Neighborhoods initiative is taking a strategic approach to the needs of the residents and communities in Ogden.

The Community Development Division has taken a strategic approach to the needs of the residents and communities of Ogden. Data gathered from the U.S. Census Bureau, HUD and FFIEC were compiled into data sets that were used to identify areas of need in Ogden City. Several outreach meetings were held to educate community leaders, neighborhood associations and other residents interested in the future of their neighborhoods. Understanding the demographics of the City of Ogden allows the city and its partners (including citizens) to work toward a common goal with knowledge that will allow them to concentrate their efforts in a more direct manner rather than providing services that are unnecessary or contrast with the needs of the community.

As a result of strategic planning and outreach efforts, the Community Development Division (Com Dev) has worked toward a strategy to develop collaborative relationships that leverage planning and investment and includes a tool box of effective programs based on local successes and national best practices. Com Dev has worked to establish a pattern of public investment that catalyzes desirable and appropriate community development needed to strengthen Ogden's neighborhoods as "neighborhoods of choice". This initiative, called Quality Neighborhoods has the following guiding principles:

QUALITY NEIGHBORHOODS GUIDING PRINCIPLES

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

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

The anticipated outcomes of the Neighborhood Plus program are:

1. Targeted policies and strategies to redefine the City's role in housing and neighborhood investment;
2. Tool box of effective programs based on local successes and national best practices;
3. Social compact among partner organizations to leverage resources and achieve collective impact; and,
4. Pilot projects or programs to harness existing momentum, test new ideas, and achieve some early results.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?
--

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Ogden City did not receive a BEDI grant funding in the program year.

CR-50 – HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations. Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Ogden City has no HOME-funded rental housing projects to monitor.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

If the City were to fund a HOME-funded rental project, it would require project participants to adopt a fair housing policy which states that the owner will adhere to all laws which prohibit discrimination in housing and will, in an affirmative manner, market and rent units to all individuals regardless of race, color, religion, sex, age, handicap, familial status, national origin, sexual orientation, or gender identity. Ogden's Community Development Division uses the Equal Housing Opportunity logo on materials distributed to the public. The City has policies regarding nondiscriminatory hiring. The City makes a concerted effort to reach out to members of the community who normally might not apply for the programs because they are very low-income or because of their race, ethnicity, or disability.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

See Appendix 2 on Page 42, IDIS report PR09 for a report of Program Income draws by Activity.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Ogden City does not apply for or receive ESP grants.

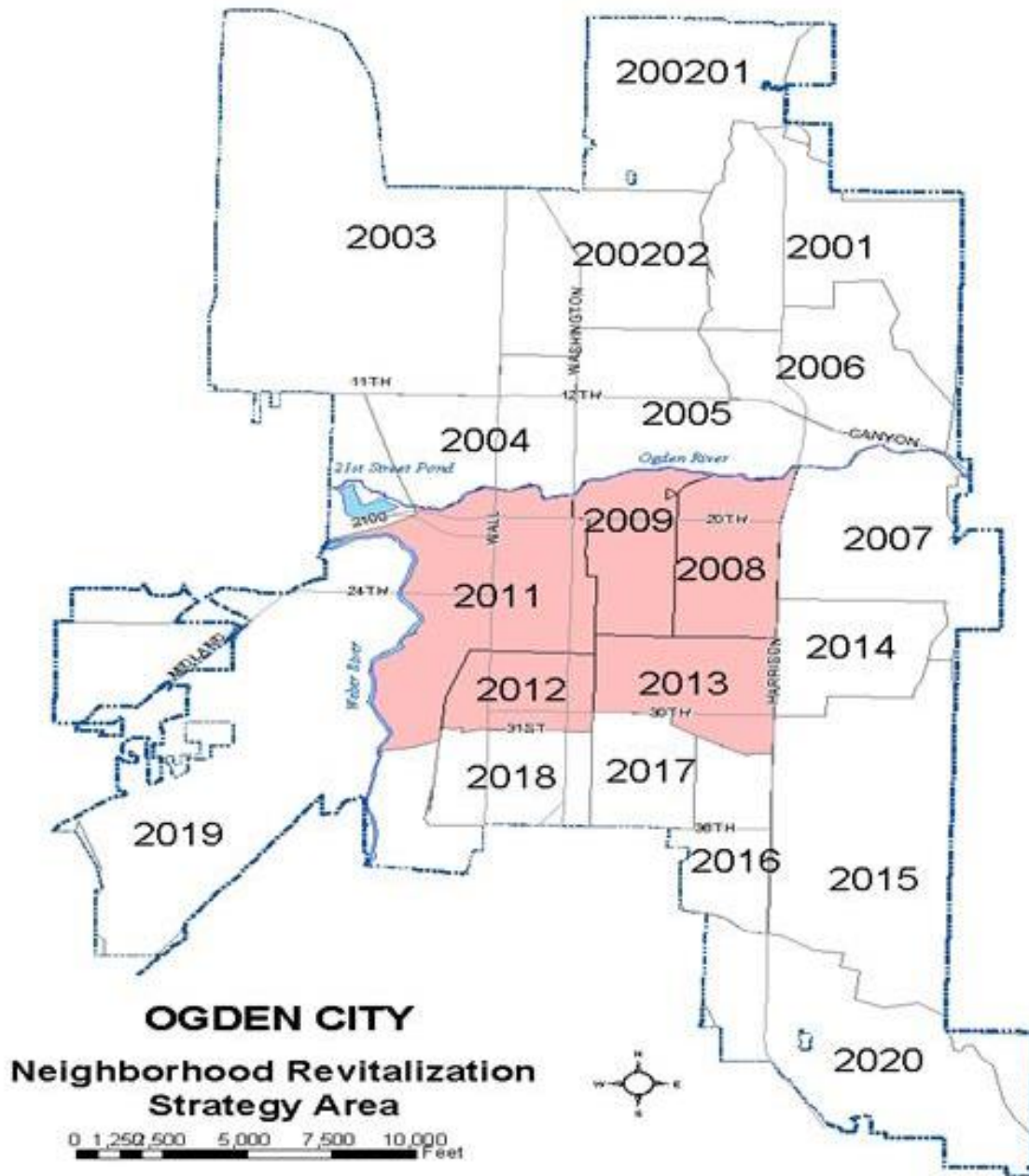
NRSA - East Central Neighborhood Revitalization Strategy Area - SUMMARY

In 2015, consistent with HUD guidelines, Ogden City Council approved renewal of the Neighborhood Revitalization Strategy Area (NRSA) plan for the East Central neighborhood to show a clear and coordinated strategy for focused community development in this distressed area. The NRSA plan describes a five-year strategy of investment and intervention to reverse the decline and address chronic poverty in the neighborhood. While efforts have been made to maintain and rehabilitate old houses, as well as build new ones, the existing housing stock has suffered decades of deterioration and declining homeownership. In addition to broad goals and objectives, the plan calls for annual performance towards a set of "benchmarks" related to economic investment, infrastructure improvements, housing assistance and other community development activities. Table e presents these benchmarks and describes the City's progress toward meeting them.

Table 3 – NRSA Summary			
Project / Activity	5 Year NRSA Target Goal	5 Year NRSA Achievement	Progress during Program Year
NRSA Objective: Improve the Quality of Housing			
Quality Neighborhoods - Housing Rehab (Housing units)	60	8	12 homes were renovated and made suitable for LMI households in the NRSA. The City met its goals.
Emergency Home Repair (Housing units)	10	3	2 homes in the NRSA received emergency rehab assistance. The City will evaluate program criteria and marketing to expand the program.
Rental Rehabilitation Loan Program (Housing Units)	8	0	No applications were received for the program.
NRSA Objective: Expand Homeownership Opportunities			
Own In Ogden down payment assistance (Households assisted)	200	30	The City met its goal and is on track to meet the five year goal.
Homebuyer Education (persons)	200	40	The City met its goal and is on track to meet the five year goal.
NRSA Objective: Increase the Supply of Housing			
Infill Housing – (New housing units built)	20	9	With the completion of nine new homes in the NRSA, the City has exceeded its annual goal and is on track to meet the five year goal.
CHDO Projects (New Housing Units built)	8	5	With the completion of five new homes in the NRSA, the City has exceeded its annual goal and is on track to meet the five year goal.
NRSA Objective: Homelessness Prevention			
Weber County Charitable Trust (Grants awarded)	3	0	Due to a large disbursement of funding to The Lantern House, new homeless shelter in Ogden, the Weber County Homeless Charitable Trust is not disbursing funds until 2018.
NRSA Objective: Improve the Safety and Appearance of Neighborhoods			
Demolition (Structures demolished)	2	0	No applications were received for the program.
Target Area Public Improvements (Projects completed)	2	2	The five year goal has been met.

NRSA Objective: Job Creation			
Small Business Loan Program (FTE Jobs created)	40	2	Due to timing and new staff, the annual goal was not met. Although the city is on track to meet the five year goal, with additional job creation reporting expected in next program year.
NRSA Objective: Business Counseling			
Business Information Center (Persons)	2,500	1,200	The BIC far exceeded its annual goal by accelerating its outreach to include partnerships with the Suazo Center and Small Business Development Center.
NRSA Objective: Stimulate Economic Growth			
Central Business District Revitalization (Businesses assisted & FTE Jobs created)	3	1 8.75 FTE jobs	One business was assisted and created over eight FTE Jobs. The City met its annual goal for businesses assisted and exceeded expected job creation.
Ogden Business Exchange Project "Trackline" (FTE jobs created)	0	0	Construction of the project site is underway and on schedule. Job creation is expected to begin next program year.

The Following map outlines the boundaries of the East Central NRSA within Ogden City.



Appendix 1

Citizen Outreach & Fair Housing

CAPER FY2015-2016

Public Comment Period Notice

NOTICE OF PUBLIC COMMENT PERIOD CAPER FY 2015-2016 Posted September 29, 2016

Ogden City's Consolidated Annual Performance and Evaluation Report (CAPER) for the Fiscal Year July 1, 2015 to June 30, 2016 on the use of Community Development Block Grant (CDBG) and HOME Grant funds is available for public review and comment prior to its submission to the U.S. Department of Housing and Urban Development (HUD) on October 15, 2016. This report includes information summarizing program resources, status of HUD-funded activities, community accomplishments, and a self-evaluation of progress made during the first year of the Five Year Consolidated Plan, July 1, 2015 to June 30, 2020.

Copies of the draft CAPER are available for public review and comment September 29, 2016 from 12:00 p.m. (noon) to October 14, 2016 midnight at: Weber County Library, 2564 Jefferson Ave., Ogden; the Business Information Center, 2036 Lincoln Ave, Suite 105; at the Ogden City Municipal Building, 2549 Washington Boulevard, Suite 120, Suite 420, and the City Recorder's office, Suite 210, in Ogden, Utah. Also available at our website: <http://HUDConsolidatedPlan.ogdencity.com>.

Written comments may be addressed to: Grants Administrator, Ogden City, 2549 Washington Blvd #120, Ogden UT 84401; or by email to fairhousing@ogdencity.com and must be submitted and received by midnight October 14, 2016. For further information call 801-629-8940 or visit our website at www.ogdencity.com. In compliance with Americans with Disabilities Act, persons needing auxiliary communicative aids and services should contact the Management Services Department at 801-629-8701 (TDD: 801-629-8949) or by email: ADACompliance@ci.ogden.ut.us. The facility is ADA accessible. Please call at least 48 hours in advance if special accommodations are necessary.

Pub. September 29, 2016 802914

Farmers' Market July 2015

Citizen Comments Received

- We love Own In Ogden. Thanks for all your hard work. Sarah Chase
- 34th & Jefferson – I have requested for the last four years to have my sidewalks redone as the trees continue to lift them. They are a hazard to pedestrians. Ursula Martinez Olio
- Working on making street's bike friendly.
- Spend money fixing the sidewalks.
- We need down payment assistance in Ron Clare. Is to help family's in need of a home for single
- The Home Sweet Ogden Program makes total economic sense. This is a great concept.
- This is has already helped my neighborhood! More families are buying.
- Good job. Keep it up!
- 12th Street and Liberty repair all rolling curb entrances to driveways.
- Please consider non-federal sources of funding, namely public banking chartered by the city of Ogden. The City, with its own chartered bank, can loan to it's own citizens for all purposes – for their home improvements, small businesses, etc. The interest from this lending can then be taken as revenue for the city to reduce its dependence on taxation. This is legal under the Federal Reserve Act and has been done in North Dakota since 1919.
- Remove the ability for city inspector to harass residents about perceived code violations reported by neighbors out of spite.



Fair Housing

Posted in the Ogden City water bill newsletter *At Your Service:*

APRIL IS FAIR HOUSING MONTH

Each April, we come together as a community and a nation to celebrate the anniversary of the passing of the Fair Housing Act and recommit to the goal to eliminate housing discrimination and create equal opportunity in every community.

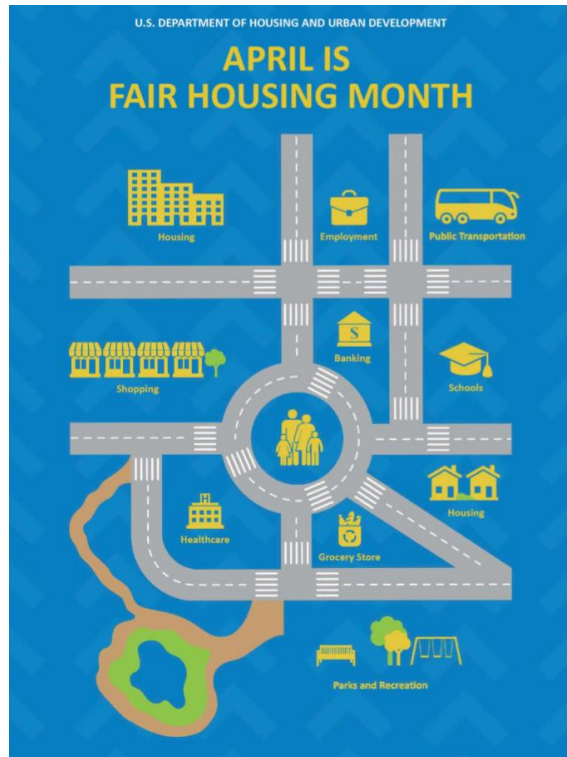
Fair housing means our communities are open and welcoming, free from housing discrimination and hostility. It means each one of us, regardless of race, color, religion, national origin, sex, familial status, and disability has access to neighborhoods of opportunity where our children can attend quality schools, our environment allows us to be healthy, and where economic opportunities and self-sufficiency can grow.

To report housing discrimination, email fairhousing@ogdencity.com or contact the Utah Anti-Discrimination & Labor Division at laborcom@utah.gov or 1-800-530-5090.

Joint Proclamation Ogden City Council and Ogden Mayor

Proclaiming – April as Fair Housing Month in Ogden





Join the Ogden City Council and Mayor Caldwell at the

Ogden Diversity Charter Signing Event

Tuesday, September 13th, 6 p.m.
Ogden Municipal Building
Council Chambers, 3rd Floor
2549 Washington Boulevard, Ogden

You are cordially invited to help Ogden make history by signing the charter that will establish a framework for a more inclusive and welcoming community. The City Council will also consider the establishment of the Ogden Diversity Commission.



ASL and Spanish Translation
Other services available upon request with 48-hour notice

For more information, call (801) 629-8153 or
email council@ogdencity.com

Appendix 2 – Program Income and CDBG Financial Summary PR26

Ogden City received Program Income (PI) from July 1 thru June 30, 2016. Although PI is received in July and August, it is not necessarily entered into IDIS until the City closes its financial books for the year and the first IDIS draws for the fiscal year are made. Due to the modified accrual accounting system the City uses, program income earned in June (June loan payments and payments received from June transactions) but are not received and entered into IDIS until July and August. Therefore, the PI for July 1, 2015 thru June 30, 2016 is receipted into IDIS October 16, 2015 to September 7, 2016, as documented below.

CDBG Program Income Details for Program Year July 1, 2015 –June 30, 2016

IDIS - PR09		U.S. Department of Housing and Urban Development Office of Community Planning and Development Integrated Disbursement and Information System Program Income Details by Fiscal Year and Program OGDEN,UT										Date: 09-28-16 Time: 15:21 Page: 1
Report for Program:CDBG			*Data Only Provided for Time Period Queried:01-01-1900 to 09-28-2016									
Program	Associated	Fund	Estimated	Transaction	Voucher	Voucher	Voucher	IDIS	IDIS	Matrix	Receipted/Drawn	
Year	Program	Grant Number	Type	Income for		Created	Type	Proj. ID	Actv.	Code	Amount	
2015	CDBG	B15MC490001	PI	0.00	RECEIPTS							
						5177319	10-16-15	7	1651	04	178,043.03	
						5178712	11-04-15	5	1696	01	26,935.53	
						5182513	12-28-15	2	235	13	132,613.31	
						5193418	05-11-16	19	864	03	195,668.26	
						5195339	06-08-16	3	1850	18A	18,788.61	
						5195697	06-13-16	7	1889	14A	87,015.98	
						5200044	08-04-16	3	1850	18A	91,708.14	
					DRAWS							
						5865101	11-04-15	PY	12	1906	14A	5,000.00
						5865101	11-04-15	PY	6	1908	05	21,742.27
						5865101	11-04-15	PY	5	1696	01	19,070.93
						5865101	11-04-15	PY	9	1700	01	32,066.01
						5883892	01-07-16	PY	6	1908	05	33,257.73
						5895381	02-10-16	PY	7	1889	14A	126,371.23
						5895690	02-11-16	PY	7	1898	18A	51,163.69
						5895695	02-11-16	PY	7	1898	18A	40,093.37
						5895704	02-11-16	PY	9	1700	01	4,180.87
						5926682	05-17-16	PY	7	1849	14A	26,989.62
						5926682	05-17-16	PY	2	1938	18A	17,668.99
						5926682	05-17-16	PY	11	1939	14A	6,917.46
						5926682	05-17-16	PY	11	1940	14A	5,000.00
						5948477	07-26-16	PY	5	1696	01	2,297.17
						5949349	07-28-16	PY	9	1700	01	4,712.75
						5949349	07-28-16	PY	2	1946	18A	90,000.00
						5949349	07-28-16	PY	2	1951	18A	6,000.00
						5949349	07-28-16	PY	11	1952	04	9,019.50
						5949349	07-28-16	PY	13	1935	01	8,527.28
						5950927	08-03-16	PY	2	1954	18A	75,956.05
						5950927	08-15-16	PY	3	1956	03N	1,249.80
						5951442	08-05-16	PY	12	1955	14A	1,041.16
						5951486	08-05-16	PY	5	1922	21A	27,894.60
						5953582	08-11-16	PY	5	1922	21A	36,486.54
						5953648	08-15-16	PY	2	1954	18A	43.95
						5953648	09-07-16	PY	5	1922	21A	12,181.62
						5954188	09-07-16	PY	5	1696	01	4,645.77
					Applied to FY2016-17	5953648	09-07-16	PY	14	1958	21A	43.95
					Applied to FY2016-17	5954188	09-07-16	PY	1	1957	05	4,601.82
										PI Receipts	730,772.86	
										PI Draws	674,224.13	
										PI Balance	56,548.73	

HOME Program Income Details for Program Year July 1, 2015 –June 30, 2016

IDIS - PR09

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
Program Income Details by Fiscal Year and Program
OGDEN,UT

Date: 42640
3:20 PM
1


Report for Program:HOME			*Data Only Provided for Time Period Queried:09-01-2015 to 09-27-2016								
Program Year	Program	Associated Grant Number	Fund Type	Transaction	Voucher #	Voucher Created	Voucher Type	IDIS Proj.	IDIS Actv.	Matrix Code	Receipted/Drawn Amount
2015	HOME	M15MC490216		RECEIPTS							
					5177318	42293		7	1651	4	82,431.13
					5178720	42312		5	1696	1	62,332.39
					5182519	42366					34,270.21
					5193419	42501		13	596		157,786.23
					5195341	42529		13	681		56,362.86
					5195698	42593		6	1814	14A	169,285.37
			PI	DRAWS							
					5863102	42306	PY	14	1897		5,529.69
					5863102	42306	PY	14	1896		5,443.25
					5863102	42306	PY	14	1895		10,306.27
					5863102	42306	PY	14	1894		3,320.70
					5863102	42306	PY	14	1893		5,320.93
					5863102	42306	PY	14	1891		3,030.68
					5863102	42306	PY	14	1890		5,474.10
					5863102	42570	PY	5	1696	1	3,030.21
					5865082	42312	PY	14	1890		102.59
					5865082	42312	PY	14	1891		102.59
					5865082	42312	PY	14	1893		102.59
					5865082	42312	PY	14	1894		30.83
					5865082	42312	PY	14	1897		205.12
					5865082	42312	PY	14	1901		3,307.77
					5865082	42312	PY	14	1900		5,306.43
					5865082	42312	PY	14	1902		3,259.39
					5865082	42312	PY	14	1903		559.77
					5865082	42312	PY	14	1904		5,583.14
					5865082	42312	PY	14	1905		5,368.07
					5881034	42361	PY	14	1899		5,326.20
					5881034	42361	PY	14	1903		5,000.00
					5881034	42361	PY	14	1911		5,398.81
					5881034	42361	PY	14	1912		5,149.05
					5881034	42361	PY	14	1913		3,000.00
					5881034	42361	PY	14	1914		3,000.00
					5881034	42361	PY	14	1915		5,289.21
					5881034	42361	PY	14	1916		3,089.44
					5881034	42361	PY	14	1917		5,182.12
					5881034	42361	PY	14	1918		5,362.79
					5881034	42361	PY	14	1919		5,244.22
					5881034	42570	PY	5	1696	1	3,182.12
					5890819	42397	PY	14	1920		5,182.12
					5890819	42570	PY	5	1696	1	3,276.57
					5910672	42458	PY	11	1936		16,399.05
					5924983	42501	PY	14	1920		30.69
					5924983	42501	PY	14	1942		5,106.26
					5924983	42501	PY	14	1943		5,147.70
					5924983	42501	PY	14	1944		10,183.82
					5924983	42501	PY	14	1945		5,061.26
					5925232	42502	PY	14	1932		5,122.70
					5925232	42502	PY	14	1931		5,182.03
					5925232	42502	PY	14	1929		5,349.68
					5925232	42502	PY	14	1928		5,465.15
					5925232	42502	PY	14	1927		5,557.26
					5925232	42502	PY	14	1926		5,306.72
					5925232	42502	PY	14	1924		5,153.14
					5925232	42502	PY	14	1923		5,320.91
					5925232	42502	PY	14	1919		68.39
					5925232	42502	PY	14	1903		38.00

Page: 1 of 2

Program Year	Program	Associated Grant Number	Fund Type	Transaction	Voucher #	Voucher Created	Voucher Type	IDIS Proj.	IDIS Actv.	Matrix Code	Receipted/Drawn Amount
2015	HOME	M15MC490216	PI		5926703	42507	PY	11	1939	14A	3,789.47
					5926703	42507	PY	11	1940	14A	45,900.94
					5926703	42507	PY	11	1941		1,171.51
					5926703	42507	PY	14	1925		5,183.93
					5933429	42529	PY	14	1912		290.08
					5933429	42529	PY	14	1914		225.27
					5933429	42529	PY	14	1913		270.57
					5933429	42529	PY	14	1916		270.35
					5933429	42529	PY	14	1917		226.42
					5933429	42529	PY	14	1947		5,251.44
					5933429	42570	PY	5	1696	1	306.73
					5936303	42538	PY	11	1936		23,281.29
					5936308	42538	PY	11	1948		2,051.55
					5949084	42580	PY	14	1950		3,214.44
					5951101	42586	PY	14	1950		44.55
					5951902	42590	PY	11	1953		12,795.29
					5951902	42590	PY	11	1936		17,844.11
					5951902	42590	PY	11	1937		5,656.16
					5952606	42591	PY	11	1936		10.16
					5952606	42591	PY	11	1949		100,911.22
					5953621	42593	PY	11	1949		11,378.00
			PA	DRAWS	5952536	42591	PY	5	1922	21A	52,433.57
										Receipts	562,468.19
										PI Draws	510,034.62
										PA Draws	52,433.57
										Balance	0.00
2015	HOME	M15MC4902								Total Local Account	562,468.19
										Total Local Account	562,468.19
										Total Local Account	0.00

Page: 2 of 2

CDBG Financial Summary PR26

	Office of Community Planning and Development U.S. Department of Housing and Urban Development Integrated Disbursement and Information System PR26 - CDBG Financial Summary Report Program Year 2015 OGDEN , UT	DATE: 09-16-16 TIME: 17:11 PAGE: 1
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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,316,134.62
02 ENTITLEMENT GRANT	958,923.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	730,772.86
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	3,005,830.48

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND	1,119,799.52
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD	115,954.88
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,235,754.40
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	250,375.64
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	36,442.59
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,522,572.63
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,483,257.85

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	649,526.10
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	175,945.00
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	410,283.30
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,235,754.40
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2015 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT	1,653,685.97
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	1,235,754.40
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	74.73%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	59,601.82
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	59,601.82
32 ENTITLEMENT GRANT	958,923.00
33 PRIOR YEAR PROGRAM INCOME	486,504.12
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,445,427.12
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	4.12%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	250,375.64
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	36,530.49
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	286,906.13
42 ENTITLEMENT GRANT	958,923.00
43 CURRENT YEAR PROGRAM INCOME	730,772.86
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,689,695.86
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	16.98%

Appendix 3 - Goals Summary

Priority Objective: IMPROVE THE QUALITY OF HOUSING STOCK

Quality Neighborhoods: The Quality Neighborhoods program objective is to improve the quality of housing stock in the East Central neighborhood. Twelve single-family homes have been renovated to meet housing quality standards and upgrades have been included such as, new floors, paint, appliances and landscaping when economically feasible. Eight homes were renovated with CDBG and/or HOME funds and four homes were renovated with non-federal funds (Private line of credit or Ogden City Housing Funds), meeting the program year's goal of 12 homes renovated and sold. Quality Neighborhoods Programs' Asset Control Area (ACA) homes are purchased directly from HUD. All ACA properties were vacated prior to HUD obtaining ownership, so displacement and relocation issues did not apply. Often these HUD-foreclosed homes have been flipped many times and are often an eye sore to the community. Each ACA home completion has contributed to the general livability of the neighborhood.

CDBG AND HOME FUNDED

SINGLE FAMILY HOUSING UNITS RENOVATED, COMPLETED AND SOLD:

ACA15-005 (2268 Jefferson)	HMSD15-002 (2728 Gramercy)	ACA15-006 (2202 Adams)
ACA15-007 (2002 Adams)	HMSD15-003 (2727 Gramercy)	ACA15-008 (2108 Adams)
ACA15-010 (963 23 rd)	IH15-001 (2940 Fowler)	

NON-FEDERALLY FUNDED

SINGLE FAMILY HOUSING UNITS RENOVATED, COMPLETED AND SOLD:

ACA15-004 (652 21 st Street)	ACA16-001 (2261 Van Buren)	ACA16-002 (2860 Van Buren)
	HMSD15-001 (2050 Madison)	

Emergency Home Repair Program: Emergency Home Repair loans have funded improvements to the safety of housing units. In the Program Year three very low-income (below 50% AMI) households were assisted and major home repairs that are an immediate threat to the health and safety of the household were completed. Staff time was limited. Therefore, the program fell short of its goal of five.

SINGLE FAMILY HOUSING UNITS RENOVATED AND COMPLETED:

EHRP2015-07	EHRP2015-11	EHRP2016-08
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Priority Objective: EXPAND HOMEOWNERSHIP OPPORTUNITIES

Own In Ogden Program provided down payment assistance to forty-three low-to-moderate-income (LMI) households to purchase a home in the Own In Ogden (OWIO) Target Area. The goal for OWIO down payment assistance is 45. **Thirty-five OWIO accomplishments reported for the year.** In addition, four Lincoln Cottage homebuyers and eight Quality Neighborhood Program homebuyers received down payment assistance processed through the OWIO program. In total, forty-seven homeowners received Own In Ogden down payment assistance. Ogden's ConPlan identifies home ownership as a vehicle in transforming the city's housing stock. The Own In Ogden (OWIO) program requires participants to maintain the home as a primary residence to quality. Borrowers have 0% interest and no payments. The loan is paid back at the time the property is sold or title is changed. The OWIO program has successfully

encouraged homebuyers to purchase a home and encourages many to remain in their homes for a minimum of five years, which has contributed to stabilizing the OWIO target area.

Homebuyer Education was required for participants utilizing HUD-funded down payment assistance through the Own In Ogden, Quality Neighborhoods (ACA) or Infill Housing programs. Utah State University provided home-buyer education classes to Ogden City's low- to moderate-income residents. Homebuyers paying for a homebuyer education class may receive a reimbursement from the city for the class tuition and fees. Participants who have received homebuyer education have a greater opportunity for successful homeownership experiences. In total program beneficiaries attended a homebuyer education class. Forty-three received down payment assistance through OWIO and four Quality Neighborhoods homebuyers attended homebuyer education classes.

OWN IN OGDEN DIRECT FINANCIAL ASSISTANCE IN FY15-16:

35 Homebuyers	Received down payment assistance
47 Homebuyers	Attended homebuyer education class

Priority Objective: INCREASE THE SUPPLY OF DECENT AFFORDABLE HOUSING

Lincoln Cottages Infill CHDO Project

Phase II of the Lincoln Cottages is underway (Infill and CHDO project). In the program year, five new Lincoln Cottages homes were completed and sold. The goal for the program year is four homes completed and sold and the goal was exceeded. These homes sold to low-mod income families. The homes were marketed to provide notice that ADA accessibility options were available. CDBG contributed to construction and acquisition; HOME Community Housing Development Organization (CHDO) funds contributed to construction and development costs and Ogden City General Funds were used to build the road to serve the subdivision. One home constructed and sold to a low-income household was a home built in partnership with Habitat for Humanity. During the reporting period the project met its accomplishment goals for a total of five.

SINGLE FAMILY HOUSING UNITS CONSTRUCTED AND SOLD IN FY15-16:

IH12-002-09 138 Doxey	IH12-002-10 146 Doxey
IH12-002-11 154 Doxey	IH12-002-12 162 Doxey Street
IH12-002-08 155 27 th Street (Habitat for Humanity project)	

Oak Den Bungalows – Infill Project

The Oak Den Bungalows project is underway. This is a multi-year project. The city works closely with developers to ensure a timely start to projects and timeline milestones are achieved. A total of nine homes were built and sold during the reporting period. The city met its goal of completing construction and selling four homes during the program year.

INFILL SINGLE FAMILY HOUSING UNITS CONSTRUCTED AND SOLD IN FY15-16:

IH13-001-08 (2362 Fowler)	IH13-001-09 (2365 Fowler)
IH13-001-10 (2357 Fowler)	IH13-001-11 (2349 Fowler)
IH13-001-12 (2343 Fowler)	IH13-001-19 (2342 Fowler)
IH13-001-21 (2356 Fowler)	IH13-001-22 (2369 Fowler)
IH13-001-23 (2370 Fowler)	

The City partnered with Ogden Housing Authority (OHA) and Utah Housing Corporation (UHC) to undertake the Oak Den Bungalows Project. The city provided \$330,000 City funds for the construction of the Fowler Avenue roadway between 23rd and 24th Streets. The Ogden Housing Authority owned a majority of the parcels needed for the redevelopment. UHC participates in funding development costs for the construction of new homes as part of the city's infill project at 2300 Fowler and includes the development of six CROWN (CRedits-to-OWN) homes by UHC, which are underway. The CROWN program is a rental program for tenants who can purchase their home after a 15-year rental period. These affordable homes are financed with Low Income Housing Tax Credits allocated by UHC. UHC has developed the CROWN program and several other programs that use creative resources to build affordable, quality, new homes that help various levels of lower income households. UHC makes these significant economic contributions without any cost to the state or taxpayers. The Corporation is totally self-sufficient and it does not receive state or federal appropriations.

Priority Objective: HOMELESSNESS PREVENTION (CONTINUUM OF CARE)

Local Homeless providers collaborate through the Weber County Local Coordinating Council which is a member of the Utah Balance of State Coordinating Council. The mission of the Councils is to advocate for homeless people by coordinating services, sharing information, and increasing public awareness. Ogden City Council member, Neil Garner, is a member and Chair of the Weber County Coordinating Council and Ogden City Chief Administrative Officer, Mark Johnson attends meetings.

Weber County Homeless Charitable Trust: The WCHCT's sole purpose and mission is to support non-profit homeless prevention and service providers through the granting of funds. \$1 million proceeds from the sale of the Defense Depot of Ogden and through an agreement with the Department of Defense, Ogden funded the creation of the Weber County Homeless Charitable Trust (WCHCT). Each year 10% of the interested accrued that year is rolled into principal balance to increase amount available for future years. During a previous program year (FY2014-2015), WCHCT awarded \$100,000 from the Fund's principal to St. Anne's for the construction of the Lantern House and \$50,000 to Your Community Connection to build temporary housing for domestic violence victims. During the current reporting period July 1, 2015 – June 30, 2016, the WCHCT voted to hold off on granting funds to build up the principal to ensure perpetuity of the Trust. No funds were granted in the Program Year. The Board met regularly to oversee the funds and plan for future disbursements once the principal funds are sufficient to ensure perpetuity of the Trust.

Priority Objective: IMPROVE THE SAFETY AND PHYSICAL APPEARANCE OF NEIGHBORHOODS

Public Improvements: The City improved the appearance of neighborhoods through the efforts of two Ogden City public improvement projects working in CDBG-qualifying census tracts. The removal and trimming of trees and the planting of trees in CDBG-qualified neighborhoods will help improve the appearance of the neighborhoods and encourage homeownership in a neighborhood that has been struggling. This project will improve residential areas within the targeted neighborhoods, which are located in low-mod income census tracts in Ogden City's NRSA. Census Tracts assisted: 2009, 2013.01 and 2013.02 for a **total of 2,811 persons assisted**. This project addresses the Consolidated Plan's goal of improving the health, safety and appearance of Ogden City's NRSA.

PROJECTS COMPLETED IN FY15-16:

PUIM16-002 (Tree Planting) Ogden City planted trees at 2500 Madison Avenue and 2700 Gramercy Ave. neighborhoods. The project completed planting of eight trees to improve the conditions of the Quality Neighborhoods targeted streets, benefitting 2,811 persons. The streets chosen have several Quality Neighborhood purchase, rehab and resale projects, housing infill and housing rehabilitation projects.

PUIM16-001 (Tree Trimming and Removal) Ogden City hired a tree specialist contractor to trim and remove selected trees at 2807 Quincy Avenue, and the neighborhoods of 2700 Gramercy Avenue and 2500 Madison Avenue, benefitting 2,811 persons in the neighborhood. The trimming and removal of selected trees will protect the integrity of existing curb/gutter and sidewalks. During the program year, five trees were trimmed and due to unsafe and/or deteriorating conditions 11 trees were removed.

CENSUS TRACTS (CT) ASSISTED WITH PUBLIC IMPROVEMENT PROJECTS IN FY15-16:

CT 2009: 36% below poverty line, 40% receiving public assistance (2014 ACS 5-year estimate)

CT 2013.01: 24% below poverty line, 33% receiving public assistance (2014 ACS 5-year estimate)

CT 2013.02: 37% below poverty line, 24% receiving public assistance (2014 ACS 5-year estimate)

Priority Objective: BUSINESS COUNSELING

Business Information Center (BIC) is a community development resource facility offering free business consulting, workshops, seminars, a comprehensive business library plus much more. The mission of the BIC is to provide free or low-cost information, education and training to help local entrepreneurs start, operate and grow their businesses. The BIC is located in Ogden's Downtown Central Business District, a part of the NRSA. The BIC assisted 1,200 businesses onsite and in partnership with Weber State University's Small Business Development Center (SBDC), Pete Suazo Business Development Center, and Service Corp of Retired Executives.

Priority Objective: JOB CREATION

Small Business Loan Program: The City promotes job creation through direct financial assistance to businesses. Jobs are needed to expand the economic base in the City. Available private funding is not sufficient to meet the needs of those requesting financial assistance to start-up or to grow a business in the NRSA. The growth of small businesses to create jobs and to provide assistance to LMI persons in starting a micro-enterprise business in Ogden's NRSA have been identified in the ConPlan and NRSA plan to be essential in redevelopment efforts. The Small Business Loan program (SBLP) provides a maximum of \$90,000 per CDBG financed loan. The program targets assistance to entrepreneurs and businesses establishing in the NRSA's Central Business District. The SBLP goal for the year was eight Full Time Equivalent (FTE) Jobs Created. Due to change in staff and timing issues, the SBLP reported two FTE jobs created and expects to exceed job creation goals in the next reporting cycle. During the program year, five small businesses in the NRSA or Business Depot of Ogden received CDBG funded loans and will report job creation in the upcoming year.

Activity	Business	# of Jobs	Job Titles
SBLP13-0269	Smokey's BBQ (Phase II)	2 FTE	Cook, Server

Priority Objective: STIMULATE ECONOMIC GROWTH

The Central Business District Revitalization program (CBD): CBD facilitates and stimulates capital investment, removal of slum and blight and/or promote job creation/retention activities in downtown Ogden. The area lacks lenders willing to risk lending to NRSA business owners or potential NRSA business owners. CBD Funds may be used for construction of new structures on vacant land, improvements to commercial structures, or reconstruction of blighted or deteriorating buildings. Red Gate LLC received a CDBG-funded loan for the renovation and restoration of the Old Post Office historic building. The project included restoration of the building's historic exterior masonry finish. Red Gate LLC leased space to new and expanding businesses and reported the creation of 8.75 Full Time Equivalent (FTE) jobs.

Activity	Business	# of Jobs	Job Titles
CDBD15-002	Red Gate (Old Post Office)	8.75 FTE	Manager, Building Engineer, Loan Officer, Photographer, Appraiser, Paralegal, Financial Advisor

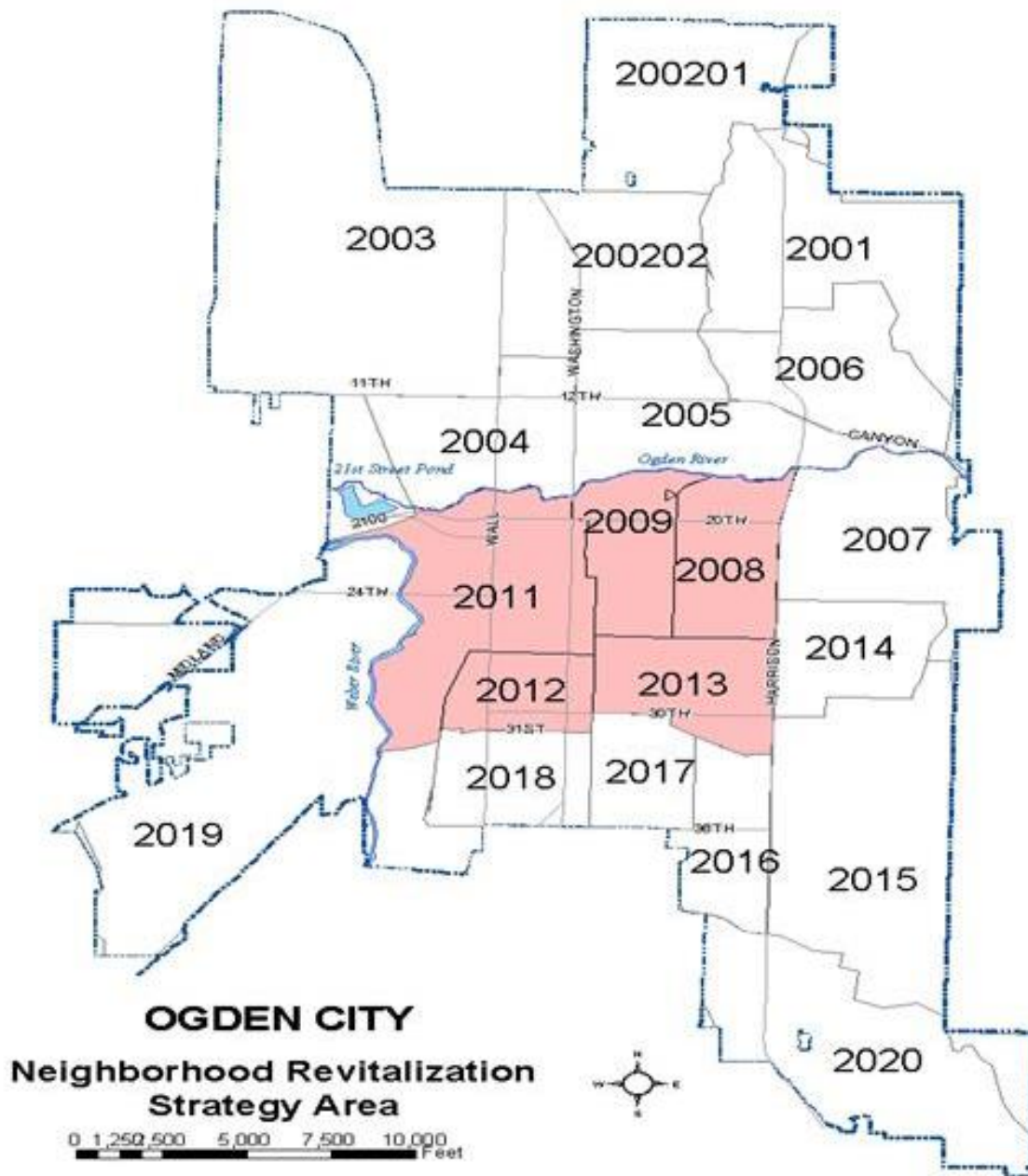
Ogden Business Exchange The Ogden Business Exchange Project, also known as the Trackline project, consists of the development of a 51-acre master-planned business and light industrial park. The Project area is located in the Trackline Economic Development Area (EDA) and was previously used as a stockyard and livestock exchange. A HUD Section 108 loan was approved during the previous program year. As of June 30, 2016, all HUD Section 108 loans are disbursed. CDBG and HUD Section 108 Loan funded work included the environmental review process and mitigation, as well as design, engineering, land acquisition, environmental remediation, demolition and clearing, and infrastructure construction. Ogden City has entered into an agreement with a developer partner to construct the business park. All land needed for construction of the project has been acquired and cleared. Infrastructure construction is nearing completion. A rapidly growing local business has purchased one of the large lots in the business park and is building a new 70,000 square foot facility. The developer is also constructing a build-to-suit space to be leased by another business. The site has been visibly transformed from its previously blighted condition, and will soon be returned to productive use.

Appendix 4 – NRSA Summary and Map

Table 3 – NRSA Summary			
Project / Activity	5 Year NRSA Target Goal	5 Year NRSA Achievement	Progress during Program Year
NRSA Objective: Improve the Quality of Housing			
Quality Neighborhoods - Housing Rehab (Housing units)	60	8	12 homes were renovated and made suitable for LMI households in the NRSA. The City met its goals.
Emergency Home Repair (Housing units)	10	2	2 homes in the NRSA received emergency rehab assistance. The City will evaluate program criteria and marketing to expand the program.
Rental Rehabilitation Loan Program (Housing Units)	8	0	No applications were received for the program.
NRSA Objective: Expand Homeownership Opportunities			
Own In Ogden down payment assistance (Households assisted)	200	30	The City met its goal and is on track to meet the five year goal.
Homebuyer Education (persons)	200	30	The City met its goal and is on track to meet the five year goal.
NRSA Objective: Increase the Supply of Housing			
Infill Housing – (New housing units built)	20	9	With the completion of nine new homes in the NRSA, the City has exceeded its annual goal and is on track to meet the five year goal.
CHDO Projects (New Housing Units built)	8	5	With the completion of five new homes in the NRSA, the City has exceeded its annual goal and is on track to meet the five year goal.
NRSA Objective: Homelessness Prevention			
Weber County Charitable Trust (Grants awarded)	3	0	Due to a large disbursement of funding to The Lantern House, new homeless shelter in Ogden, the Weber County Homeless Charitable Trust is not disbursing funds until 2018.
NRSA Objective: Improve the Safety and Appearance of Neighborhoods			
Demolition (Structures demolished)	2	0	No applications were received for the program.
Target Area Public Improvements (Projects completed)	2	2	Goal was met in the program year.

NRSA Objective: Job Creation			
Small Business Loan Program (FTE Jobs created)	40	2	Due to timing and new staff, the annual goal was not met. Although the city is on track to meet the five year goal, with additional job creation reporting expected in next program year.
NRSA Objective: Business Counseling			
Business Information Center (Persons)	2,500	1,200	The BIC far exceeded its annual goal by accelerating its outreach to include partnerships with the Suazo Center and Small Business Development Center.
NRSA Objective: Stimulate Economic Growth			
Central Business District Revitalization (Businesses assisted & FTE Jobs created)	3	1 8.75 FTE Jobs	One business was assisted and created over eight FTE Jobs. The City met its annual goal for businesses assisted and exceeded expected job creation.
Ogden Business Exchange Project "Trackline" (FTE jobs created)	0	0	Construction of the project site is underway and on schedule. Job creation is expected to begin next program year.

The Following map outlines the boundaries of the East Central NRSA within Ogden City.



Appendix 5

Ogden City in the news

Reclaiming the inner city one house at a time

TUESDAY , AUGUST 04, 2015 - 4:31 PM



A contractor with Professional Home Wrecker uses an excavator to demolish a home bought by Ogden City's Community Development Department at 2748 Gramercy Avenue on Monday, August 3, 2015 in Ogden, Utah. The community development group uses grant money and alternative funding to rehabilitate abandoned or poorly maintained homes.

OGDEN — Some aging homes in east-central Ogden convey the struggles that accompany poverty and drug addiction, where warmth and character sadly succumbed to extended neglect and decay. Such is the case with the house at 2748 Gramercy. The sign on its front door warned of chemical contamination inside. "Methamphetamine and chemical contamination can be cured," said Lloyd Parry, project coordinator for Ogden City Community Development. "But on this one, the structural integrity of the home was not worth rehabbing ... this one was too far gone. It makes more sense to tear it down and build a new home."

Acquired by Ogden city in a tax sale, the old brick and stucco-covered structure quickly gave way to backhoes Monday during a planned demolition that commenced in spite of the steady rain.

"The biggest problem with this house is that the foundation failed in the back" due to someone's earlier efforts to dig out a basement, Parry said. "It doesn't have architectural value because it's been messed with so bad." The house had been officially unoccupied for years, Parry added, but squatters camped out inside and either stole power and water or went without. Some also smoked methamphetamine — but no manufacturing or "cooking" of the drug took place, which causes much more extensive contamination.

Within about a year's time, a new single-level three bedroom house and garage will rise in its place, emblematic of the neighborhood's larger metamorphosis.

The city owns three other homes on the block: a gray and white cottage that has been completely rehabilitated, another brick bungalow in the midst of that process, and a third concrete-block structure that recently emerged from the probate system. While the angled rooflines and arched front door give the renovated two-bedroom cottage at 2728 Gramercy instant curb appeal, its restored wood floors, refurbished windows, and remodeled kitchen and bathroom add to its charm. But the real impact of the city's work extends beyond aesthetics. "Our object is to put the house together so that whoever buys it isn't going to have a major issue," Parry said, noting that crews had to replace the roof, install new wiring and get the plumbing up to snuff. "If you're a moderate-income person and your roof goes, how are you going to get \$10,000 to fix it?" For those very reasons, the homes are selling fast, Parry said, and the city's investment in non-cosmetic upgrades should pay off in long-term dividends. "We like to put the homes in a condition where they would most likely stay owner-occupied," said Ogden City Community Development Manager Ward Ogden. "We fix them up very well and retain their historic character."

Ogden has been with the city since 1983 and is familiar with many of the back stories behind these homes. And Parry worked as a general contractor for 25 years before joining Ogden city in 2007. Their combined expertise is helping to spearhead several such revitalization efforts throughout east-central Ogden. "So basically we have a foothold" in that block of Gramercy, Ogden said, noting that a combination of drug use and disinvestment helped fuel its decline. According to Parry, low- to moderate-income home buyers who earn up to 80 percent of area median income can qualify for Own In Ogden no-interest loans of \$3,000 to \$5,000 to assist with their down-payments as they purchase houses within several Ogden blocks. With an eye toward neighborhood stabilization, the loans do not have to be paid back if the homeowner stays put for at least five years. "The most significant difference between our community development group and a typical investor that flips houses is our group has the mission of creating better neighborhoods for the long haul," Ogden Mayor Mike Caldwell said in a statement. "They aren't just upgrading some amenities to turn a profit; they are strategic in targeting the areas that need improvement, that need a boost, to change Ogden neighborhoods for the better."

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<http://www.standard.net/Government/2015/08/03/Reclaiming-the-inner-city-one-house-at-a-time>

