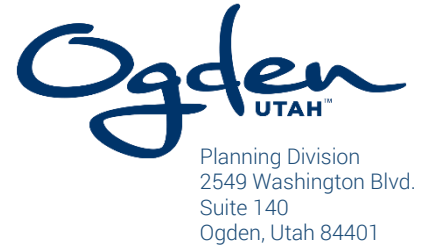


To: Planning Commission
From: Ogden City Planning
Date: 11/16/22
Re: General Plan Housing Element Amendment



Planning Commission,

During the last legislative session, the legislature adopted House Bill 462, which made changes to State Code 10-9a-403, specifically, moderate-income housing. Section 403 addresses minimum General Plan requirements and defines what each city is required to adopt in their General Plan.

Cities that are considered a first-, second-, third- or fourth-class city based on their population are required to have a moderate-income housing element in their General Plan. Ogden City is considered a second-class city based on its population and has chosen to include moderate-income housing as part of its Housing Element.

The Housing Element's moderate-income housing section addresses how it is going to provide opportunities for additional moderate-income housing units within the next five years, according to State Code. Within each city's moderate-income housing element, it shall include at least three or more strategies from a list of twenty-four strategies included in State Code. Cities with a fixed guideway public transit station (a.k.a. transit stations with a dedicated lane or track) shall select at least four strategies to implement.

Cities that choose two or more additional strategies beyond the minimum three or four required are given priority consideration when they apply for transportation funding through the Transportation Investment Fund (TIF) and Transit Transportation Investment Fund (TTIF). Cities that receive priority consideration are given higher priority over other cities that have not qualified for priority consideration when they apply for these transportation programs. With the adoption of the station area plan strategy, Ogden City will have ten strategies and will qualify for priority consideration.

Section 403 also requires an implementation plan for each selected strategy. Staff is proposing a Housing Element amendment to include an implementation plan that describes how each strategy will be accomplished and when it will be completed. Here is a short summary of how each strategy was implemented or will continue to be implemented:



Strategy 1 - Provide Housing Options for Moderate-Income Residents

Implementation – Provided financial support and administer housing programs through the Community Development Department

Strategy 2 – Examine Supply of Quality Moderate-Income Housing (Annually)

Implementation – The Planning Division tracked all housing projects

Strategy 3 – Allow Accessory Dwelling Units

Implementation – Recommending to allow ADUs in East Central Community Area

Strategy 4 – Allow Housing in Commercial or Mixed-Use Zones near Major Transit Investment Corridors

Implementation – Amended code to allow high density housing along transit routes, near transit stations, within the downtown area and approved several projects in these areas

Strategy 5 – Eliminate or reduce Parking for Residential Development

Implementation – Parking reduction for low to moderate-income housing units and housing near a mass transit stop

Strategy 6 – Moderate-Income Housing Funding set aside from CRA, RDA or CDA Funds

Implementation – Invested \$230,000 to build two homes for qualifying families

Strategy 7 – Apply for State or Federal Funds or Tax Incentives to build Moderate-Income Housing

Implementation – Helped Ogden Housing Authority with Permanent Supportive Housing using low-income housing tax credits

Strategy 8 – Rehab existing Uninhabitable Housing Stock

Implementation – Acquired six homes to renovate and sold five other renovated homes to qualifying households.

Strategy 9 – Implement a Mortgage Assistance Program for Ogden City Employees

Implementation – Providing the Own in Ogden program for city employees



Strategy 10 – Develop and Adopt a Station Area Plan

Implementation – Adopting downtown ordinance to encourage development around mass transit station and preparing application for technical assistance to create station area plans for all stations that require a plan

The overall goal of Ogden City should be to provide a reasonable opportunity for a variety of housing to be built or maintained to meet the needs of people of various income levels.

