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CDC Helps Address Affordable Housing and Neighborhood Revitalization in Ogden

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Community Development Corporation of Utah (CDC) is a 501 (c)(3) non-profit organization that was founded in 1990 to provide solutions for distressed residential areas in Salt Lake City. Since then, CDC has grown to be a major affordable housing provider for both urban and rural communities throughout Utah. One area that CDC has seen increased activity in is Ogden. In the last year, CDC acquired and has been busily renovating six homes in the Ogden area. With the abundance of older Ogden homes in disrepair CDC expects that number to increase.

All of these Ogden area homes were purchased with funds from UBS Bank or Morgan Stanley Bank through the Asset Control Area (ACA) program. CDC remains one of fewer than 20 ACA partners in the nation authorized by the US Department of Housing and Urban Development (HUD) to purchase HUD-foreclosed single-family housing at 50% of the properties' as-is value in specific areas designated for any combination of three factors, i.e. low income, low homeownership, or high foreclosure rates. CDC then rehabilitates these houses and resells them to income-eligible households, often with equity built in due to our ability to keep construction costs low. In the case of the Ogden homes, two have been sold and two more are ready for resale. All four homes are priced below \$140,000. What is more, the once run-down homes have been renovated and brought up to code, including exterior improvements that have aided in the overall curb appeal of the homes.

Ogden has often been negatively associated with tales of urban decay, gang related crime, and poverty. The city is now on a mission to improve public perception through revitalization, increased job opportunities and a crack down on crime. Downtown Ogden is in the midst of a massive transformation including the renovation of older buildings, new construction including improved shopping opportunities, and a multi-million dollar family-oriented entertainment and residential complex called the Junction which occupies 20 acres of land previously seen as an eyesore. The downtown revitalization project epitomizes Ogden's commitment to improve livability and has proven to be contagious as efforts to better outlying neighborhoods are underway.

All in all, Ogden is quickly becoming known throughout Utah as a city on the rise with a lot to offer. This fact has not been overlooked by the national media as Ogden has received a good deal of positive press in the last couple of years including being ranked by Forbes in 2007 as the 11th best place in the country for business and careers and more recently being chosen by Outside magazine as the third best town to live in due to the vast outdoor opportunities, increased jobs and intensive revitalization efforts.

It appears Ogden is succeeding in its efforts to repair its image. Many companies, especially those associated with the ski industry, are impressed with Ogden and have moved part or all of their operations there which has helped create more jobs. This includes well known names such as Scott USA, Rossignol, Descente North America and others. Additionally, once blighted areas are being cleaned up, and many residents say downtown Ogden is a more family-friendly place to visit. Certainly outdoor enthusiasts looking to live in Ogden will appreciate the nearby access to a wide variety of activities including camping, fishing, hunting, rock climbing and world-class skiing. Factor in moderately priced housing, a local university, and a very culture-rich city for its size (about 83,000), and Ogden is fast becoming a sought after place to live.



Community Development Corporation of Utah is working to do all it can to aid in Ogden's revitalization efforts by providing quality affordable housing like the house pictured above that CDC renovated on Grant Avenue in Ogden. Additionally, to assist those seeking housing in Ogden, CDC will continue to offer homebuyer services including homebuyer education classes, pre- and post-purchase counseling, and foreclosure mitigation services. These services are offered in English and Spanish and are available to everyone whether they purchase a CDC home or not. With the help of its established network of housing and financial partners, CDC will continue working to make a difference in neighborhoods throughout Ogden.