



## **OGDEN CITY HOMES PROGRAM GUIDELINES**

### **I. PROGRAM SUMMARY**

Ogden City Homes is administered by Ogden City Community Development Division. The purpose of the program is to construct new homes and renovate existing homes acquired by Ogden City which contribute to the stabilization and revitalization of Ogden's vintage neighborhoods, and to provide homeownership opportunities and financial assistance for eligible homebuyers. Community Development only accepts applications when it has homes to sell.

These Program Guidelines outline the basic requirements for participation. Once the applicant is screened and qualified according to these Guidelines, the buyer and Ogden City will enter into a purchase agreement, and subsequent closing of sale and financing.

### **II. PROCEDURES**

Ogden City acquires and renovates existing homes in need of repair and builds new homes on vacant lots. Upon completion Ogden City lists these homes for sale. Prospective buyers may find a listing of homes which are acquired and underway, and those which are available for purchase at [ogdencityhomes.com](http://ogdencityhomes.com). Homes which are listed for sale are also found on the real estate listing services.

A prospective buyer will submit an offer to purchase which will include forms contained in the Ogden City Homes Application Packet. Interested buyers may obtain an application packet by contacting Ogden City Community Development at (801) 629-8940, [homes@ogdencity.gov](mailto:homes@ogdencity.gov) or download online at [ogdencityhomes.com](http://ogdencityhomes.com).

Offers will only be accepted for the full listing price. If multiple offers are submitted on the first day of listing, a lottery will be held among eligible applicants. Thereafter, offers will be taken on a first-come, first-served basis.

Upon receipt of an acceptable offer, and screening of buyer for eligibility according to the application process and these program guidelines, Ogden City will enter into a purchase agreement with the buyer. The buyer will then proceed to obtain purchase financing, which may include a first mortgage loan from a traditional lender, as well as down payment and other assistance from Ogden City. When financing arrangements and other provisions of the purchase agreement are completed, Ogden City and the buyer will close on the sale and financing, and the buyer will take possession of the home.

Each home will be sold in as-is condition, and no additional work will be considered. Ogden City will warrant to the buyer at closing that the repairs performed by Ogden City or its contractors will be free from defects in workmanship for a period of one year from the date of closing on the purchase by the buyer.

### III. GENERAL REQUIREMENTS

1. Buyer's Income: Depending on fund sources used for Ogden City's acquisition and construction, as well as Ogden City's offered purchase financing, an income cap may be imposed on the buyer's application. If an income cap is imposed, the listing notice will reflect this, and the following will apply:
  - a. Buyer's income as adjusted for household size may not exceed 80% of the Area Median Income as determined by the US Department of Housing and Urban Development (HUD). Household income includes income of all members 18 years and older. Refer to the following chart:

<b>INCOME GUIDELINES FOR HOME PURCHASE</b>	
<b>Household Size</b>	<b>80% of Median</b>
1 Person	\$61,850
2 Persons	\$70,650
3 Persons	\$79,500
4 Persons	\$88,300
5 Persons	\$95,400
6 Persons	\$102,450
7 Persons	\$109,500
8 Persons	\$116,600

6/1/24

2. Occupancy:
  - a. Buyer will occupy the home as their principal residence upon purchase.
  - b. The period of required occupancy will be determined by the fund source(s) used in construction and/or financing and will be noted in the purchase agreement.
  - c. The amount of Federal HOME funds invested in the project which enabled the homebuyer to buy the home, including downpayment, closing, costs, interest subsidies or any other HOME assistance provided directly to the homebuyer, will determine the length of required occupancy. If occupancy is not completed, the homebuyer will repay the remaining balance of the HOME assistance provided. A HOME Affordability Agreement, signed by the buyer, will enforce these provisions. Refer to the following chart:

<b>HOME Investment</b>	<b>Length of Occupancy</b>
Less than \$15,000	5 Years
\$15,000 to \$40,000	10 Years
More than \$40,000	15 Years

1/1/25

3. Homebuyer Education: Prior to closing on sale, buyer will provide a Home Buyer Education Completion Certificate indicating successful completion of the home buyer education course with USU Extension Services or any other HUD approved course.
4. Federal Regulations: For activities funded through the Federal HOME Program Funds, loans are subject to requirements outlined in 24 CFR Part 92. For activities funded through the

Federal Community Development Block Grant Program, loans are subject to requirements outlined in 24 CFR Part 570.

#### **IV. PURCHASE & FINANCING**

1. **Purchase Price:** A purchase price will be published for each available home and offers will only be accepted for the full listing price.
2. **Borrower's Cash:** Borrower must provide at least \$500.00 of his/her own money toward the purchase, closing costs, fees, etc. This shall be disclosed on the purchase money settlement statement. No cash to buyer at closing.
3. **Outside Financing:** The buyer will provide evidence of preliminary qualification for purchase financing according to the terms of the purchase agreement. Closing of financing will be concurrent with closing of sale. Ogden City financial assistance may impose requirements on purchase financing.
4. **Ogden City Purchase Financing:** Depending on fund sources used for acquisition and/or construction, Ogden City may provide purchase financing assistance. If federal funds are used for acquisition and/or construction, Ogden City purchase financing assistance is required to fulfill the occupancy requirements and cannot be removed from the offer. If required, options will include one of the following. If not required, Ogden City may provide assistance and will note this on the listing.
  - a. **Ogden City Carry-Back:** Ogden City may carry back a portion of the sales price as a second mortgage, only in an amount and with terms calculated to assist the buyer to purchase the home. The maximum amount is \$50,000. The minimum interest rate is 1%. The maximum term is 30 years.
  - b. **City-paid Closing Costs:** Ogden City may pay up to \$3,000 towards buyer's closing costs.
  - c. **Own-In-Ogden Assistance:** \$10,000 loan to be applied towards down payment and closing costs. A separate application is required and must be submitted to Ogden City Community Development by the loan application deadline stated in the purchase offer.

**For further information call or write:  
Ogden City Community Development  
2549 Washington Blvd., Suite 120  
Ogden, UT 84401  
(801) 629-8940 TDD (801) 629-8949  
homes@ogdencity.gov  
ogdencityhomes.com**

