

0:00:09.916,0:00:10.833

Hi everyone

0:00:10.833,0:00:12.333

and welcome to the Ogden Way Podcast

0:00:12.333,0:00:14.041

a place where we tell the story about Ogden

0:00:14.041,0:00:15.208

by telling the stories

0:00:15.458,0:00:16.583

about Ogden's people.

0:00:16.583,0:00:18.458

Today, we're switching things up a little bit

0:00:18.458,0:00:20.041

My name is Jaynee Nadolski,

0:00:20.041,0:00:21.166

and I'm actually here

0:00:21.166,0:00:24.166

to interview the mayor,

Ben Nadolski.

0:00:25.083,0:00:26.000

How are you doing?

0:00:26.000,0:00:26.666

Doing good.

0:00:26.666,0:00:26.875

Today

0:00:26.875,0:00:27.541

we're going to talk

about

0:00:27.541,0:00:29.791

some really interesting

topics that are

0:00:29.791,0:00:30.791

much more complex.

0:00:30.791,0:00:31.333

And I think that the

0:00:31.333,0:00:34.500

headlines lead people
to believe and,

0:00:35.583,0:00:37.708
we haven't talked
for a while here.

0:00:37.708,0:00:39.000
We talk occasionally.

0:00:39.000,0:00:41.416
Yeah, we talk.
Occasionally.

0:00:41.416,0:00:43.083
Yeah, yeah.
You're busy. I'm busy.

0:00:43.083,0:00:43.916
March has been crazy.

0:00:43.916,0:00:45.000
We haven't done this
for a while

0:00:45.000,0:00:46.916

because March

Madness is a real thing.

0:00:46.916,0:00:48.500

And in our house.

That's right.

0:00:48.500,0:00:49.833

The March

Madness of the Nadolski

0:00:49.833,0:00:51.541

household is real.

Yeah.

0:00:51.541,0:00:52.250

How was that week

0:00:52.250,0:00:53.750

that I was gone

for basketball?

0:00:53.750,0:00:54.916

It was hectic.

Yeah?

0:00:54.916,0:00:57.375

Yeah, we we got through
it, right?

0:00:57.375,0:00:57.791

Yeah.

0:00:57.791,0:00:58.333

The girls and

0:00:58.333,0:01:01.541

I always kind of connect
more when you're gone.

0:01:02.166,0:01:03.750

We do things like
breakfast for dinner,

0:01:04.875,0:01:05.875

which

0:01:05.875,0:01:08.541

could be cereal, but...
It's often cereal.

0:01:08.541,0:01:09.750

It's kind of a fun thing

0:01:09.750,0:01:10.833

that we do

when you're gone.

0:01:10.833,0:01:13.583

It's like,

oh, you know. Yeah.

0:01:13.583,0:01:14.708

Yeah,

I heard that went well.

0:01:14.708,0:01:16.791

That's not the story

the kids gave me.

0:01:16.791,0:01:18.583

Oh, okay.

I believe you.

0:01:18.583,0:01:20.250

But they love you still.

0:01:20.250,0:01:22.208

Yeah, they just said it
was. It was a lot.

0:01:22.208,0:01:23.333

It was a lot.

I think it's a lot.

0:01:23.333,0:01:24.333

It's always a lot.

0:01:24.333,0:01:25.041

It's hard

0:01:25.041,0:01:27.250

when your teammates gone
and your

0:01:27.250,0:01:29.041

solo and everything's
challenging.

0:01:29.041,0:01:30.833

But we got through it
and here we are.

0:01:30.833,0:01:33.833

Yeah, I slept really
well while I was gone.

0:01:33.875,0:01:35.083

Okay.

0:01:35.083,0:01:35.583

Probably not.

0:01:35.583,0:01:38.458

I don't sleep much,
so well.

0:01:38.458,0:01:39.041

And again,

0:01:39.041,0:01:39.583

as we're talking about

0:01:39.583,0:01:40.958

March Madness,
I feel like I would be

0:01:40.958,0:01:43.000

remiss
not to talk about,

0:01:43.000,0:01:43.916

Final Fours coming up.

0:01:43.916,0:01:46.708

And on the women's side,

we actually have

0:01:46.708,0:01:48.083

a female

0:01:49.125,0:01:49.500

women's

0:01:49.500,0:01:52.500

basketball player

at UCLA from Ogden.

0:01:52.583,0:01:53.291

Timea Gardiner.

0:01:53.291,0:01:53.708

That's right.

0:01:53.708,0:01:55.541

Who actually babysat

our daughters

0:01:55.541,0:01:56.833

Yeah, at one point.

Yeah.

0:01:56.833,0:01:59.458

Who I remember

looking up, up, up

0:01:59.458,0:02:00.916

thinking like,

you're only 14?

0:02:00.916,0:02:02.000

Yeah. She's amazing.

0:02:02.000,0:02:03.500

She's playing,

0:02:03.500,0:02:04.541

In the Final Four

0:02:04.541,0:02:05.541

We're so thrilled for her

0:02:05.541,0:02:07.541

Corey Gardiner, Andy Gardiner

0:02:08.208,0:02:09.500

Local Ogden people

0:02:09.500,0:02:11.458

We'd love to maybe have that family

0:02:11.458,0:02:13.708

come and talk because that's

0:02:13.708,0:02:15.666

it is not easy to get to UCLA

0:02:15.666,0:02:18.166

It's certainly not easy to get to the Final Four

0:02:18.166,0:02:18.791

Correct.

0:02:18.791,0:02:19.875

So, I'm very excited about that.

0:02:19.875,0:02:20.916

So I hope everybody has the chance

0:02:20.916,0:02:22.166

to tune into the Womens

0:02:22.166,0:02:23.000

So it'd be awesome

0:02:23.000,0:02:25.541

to have both Maggie

and Mea, who

0:02:25.541,0:02:27.833

Who played together

in high school

0:02:27.833,0:02:28.458

In basketball.

0:02:28.458,0:02:29.291

So, yeah.

0:02:29.291,0:02:30.041

Love to have them on.

0:02:30.041,0:02:32.583

Hopefully they'll come

and visit us one day.

0:02:32.583,0:02:33.291

Yeah.

0:02:33.291,0:02:34.875

So I just wanted

0:02:34.875,0:02:36.666

I'm excited

to get to be here and

0:02:36.666,0:02:38.291

and switch the roles

and kind

0:02:38.291,0:02:39.375

of put

you in the hot seat.

0:02:40.583,0:02:41.166

That's the job.

0:02:41.166,0:02:41.541

Yeah.

0:02:41.541,0:02:41.916

So there's

0:02:41.916,0:02:45.416

been a lot of things

happening in Ogden,

0:02:45.875,0:02:47.375

in, in Utah and,

0:02:47.375,0:02:49.041

and frankly,

in the country

0:02:49.041,0:02:51.500

that have had a lot

of people concerned.

0:02:51.500,0:02:52.416

And, you know,

0:02:52.416,0:02:54.583

I think as we've talked

about it,

0:02:54.583,0:02:54.875

you know,

0:02:54.875,0:02:55.791

when we finally have

a chance

0:02:55.791,0:02:56.708

to talk at night

after the kids

0:02:56.708,0:02:58.791

finally go to bed,

you know what?

0:02:58.791,0:03:01.541

What's really going on?

0:03:01.541,0:03:04.541

What's behind all those

headlines? And,

0:03:05.291,0:03:06.166

I think one of the

0:03:06.166,0:03:07.500

biggest things

I'd like to talk about

0:03:07.500,0:03:08.583

is, you know,

what's going

0:03:08.583,0:03:12.125

on, with respect

to housing in Ogden.

0:03:12.291,0:03:12.583

Yeah.

0:03:12.583,0:03:15.500

And, you know, I'll tune

in to

0:03:15.500,0:03:18.125

city council meetings

and, and listen and,

0:03:18.125,0:03:20.166

and listen

to your responses,

0:03:20.166,0:03:21.041

listen to the concerns

0:03:21.041,0:03:22.375

expressed

by the citizens,

0:03:22.375,0:03:24.166

which I'm really grateful that we have that.

0:03:25.166,0:03:27.250

But sometimes

it feels like

0:03:27.250,0:03:29.000

we're in a zero sum

game.

0:03:29.000,0:03:30.625

It's either

this way or that way,

0:03:30.625,0:03:33.125

and there's a winner

and a loser, and I don't

0:03:33.125,0:03:35.208

I don't think that's
how you can govern.

0:03:35.208,0:03:35.458

Yeah.

0:03:35.458,0:03:37.250

Talk to me
about some of your

0:03:37.250,0:03:39.291

your thoughts with that.

0:03:39.291,0:03:41.000

So I don't know what
the date was,

0:03:41.000,0:03:44.083

but that we kicked off
and you were last

0:03:44.083,0:03:44.750

in the studio,

0:03:44.750,0:03:46.083

but obviously there was

0:03:46.083,0:03:47.083

the March

Madness travels

0:03:47.083,0:03:48.375

and so on between now

and then,

0:03:48.375,0:03:50.208

but also what happened

between now and then?

0:03:50.208,0:03:51.375

There's,

0:03:51.375,0:03:53.000

a new presidential

administration

0:03:53.000,0:03:54.791

has really kicked off

and ramped up. Right.

0:03:54.791,0:03:58.125

And so I think the

the biggest pressure

0:03:58.250,0:03:59.500

that we feel here

0:03:59.500,0:04:02.750

is that anyone

who reads the news,

0:04:03.750,0:04:06.041

and has an interest

in politics or really

0:04:06.041,0:04:07.541

even if you don't have

an interest in politics,

0:04:07.541,0:04:08.666

you really can't miss it

0:04:08.666,0:04:10.541

because it's

so constant.

0:04:10.541,0:04:13.333

Are all of the national

and world headlines.

0:04:14.291,0:04:15.208

And so

those are obviously

0:04:15.208,0:04:16.333

driven

in Washington, D.C.

0:04:16.333,0:04:17.041

and around the world.

0:04:17.041,0:04:20.166

And people,

it's really common

0:04:20.166,0:04:20.958

that people see

0:04:20.958,0:04:22.666

the headlines,

feel those frustrations,

0:04:22.666,0:04:24.875

and they express them

at a local level,

0:04:24.875,0:04:26.416

you know, and that's

that's fine.

0:04:26.416,0:04:27.875

That's what art,

0:04:27.875,0:04:30.375

the Constitution

protects and allows for.

0:04:30.375,0:04:31.833

The hard thing

is that the

0:04:31.833,0:04:34.875

and the hard thing, but

also the the good thing

0:04:35.416,0:04:37.291

is that local

government is a place

0:04:37.291,0:04:38.333

where people can feel

0:04:38.333,0:04:38.875

like they can

0:04:38.875,0:04:41.625

express their concerns,

but also talk

0:04:41.625,0:04:42.791

to their local official,

0:04:42.791,0:04:43.625

their elected officials.

0:04:43.625,0:04:45.500

We are accessible,

we're friends.

0:04:45.500,0:04:48.041

We're neighbors,

were around town, right?

0:04:48.041,0:04:49.791

We run into people

when we go out to lunch

0:04:49.791,0:04:52.458

and let me go on date

night, etc.. Right.

0:04:52.458,0:04:54.458

And so what date lunch?

How's that? Yesterday?

0:04:56.833,0:04:59.833

Judge Duncan,

0:05:00.125,0:05:00.875

note of

0:05:00.875,0:05:03.875

schedule, a date. Now.

0:05:04.750,0:05:07.250

Anyway, my point

being that

0:05:07.250,0:05:10.250

national pressures

and national politics

0:05:10.791,0:05:12.625

kind of bleed

into local politics,

0:05:12.625,0:05:14.250

and that doesn't

need to.

0:05:14.250,0:05:16.625

There's

a huge difference.

0:05:16.625,0:05:18.583

We operate in a

nonpartisan environment.

0:05:18.583,0:05:19.708

We're really focused on

0:05:19.708,0:05:21.791

pragmatic

and practical solutions.

0:05:21.791,0:05:24.916

But at the same time,

in respect to housing,

0:05:26.333,0:05:29.125

national decisions

and national dynamics

0:05:29.125,0:05:33.500

and global geopolitics

and macroeconomics

0:05:33.833,0:05:35.541

that are way outside

0:05:35.541,0:05:37.375

of our control

at the local level,

0:05:37.375,0:05:40.583

are the drivers of

housing prices, right.

0:05:41.083,0:05:41.541

And yes,

0:05:41.541,0:05:43.041

there are absolutely

things that we can do

0:05:43.041,0:05:45.500

at the local level

and at the state level,

0:05:45.500,0:05:48.416

to help, kind of curb

some of the drastic

0:05:48.416,0:05:49.458

increases

in housing prices.

0:05:49.458,0:05:51.375

But at best,

0:05:51.375,0:05:54.500

we can almost only kind

of mitigate the cost

0:05:54.500,0:05:56.666

because the,

the macroeconomics that,

0:05:56.666,0:06:00.500

that drive housing

is the cost of supplies

0:06:00.500,0:06:03.500

for building supplies,

the costs of labor,

0:06:03.791,0:06:04.125

right.

0:06:04.125,0:06:06.208

Supply and demand,

0:06:06.208,0:06:07.791

broader than just

at the city level.

0:06:07.791,0:06:10.041

And in a local,

regional level,

0:06:10.041,0:06:12.083

the housing market

is driven

0:06:12.083,0:06:14.000

by the housing prices

locally. Right.

0:06:14.000,0:06:15.291

Building supplies

right now

0:06:15.291,0:06:17.041

are going to go through

the roof. Correct.

0:06:17.041,0:06:18.416

And so that's scary.

0:06:18.416,0:06:18.791

Yeah.

0:06:18.791,0:06:20.208

And the bigger

challenge for Ogden

0:06:20.208,0:06:20.958

is that we don't have

0:06:20.958,0:06:22.166

all the control

over supply

0:06:22.166,0:06:24.166

because we don't have
much space to build.

0:06:24.166,0:06:24.666

Right.

0:06:25.541,0:06:28.125

So there's this
ever present pressure

0:06:28.125,0:06:29.750

to provide
more opportunity,

0:06:29.750,0:06:32.541

which we are,
which we want to do.

0:06:32.541,0:06:33.958

But there's not
a lot of space to do it.

0:06:33.958,0:06:34.916

Only about

0:06:34.916,0:06:37.666

7% of our land

is available for for

0:06:37.666,0:06:38.708

development in Ogden.

0:06:38.708,0:06:41.916

So we're one of Utah's

first built out cities.

0:06:41.916,0:06:44.666

Largely,

most of that 7% of land

0:06:44.666,0:06:47.666

is really set aside

for, commercial,

0:06:47.708,0:06:49.541

retail

and industrial uses.

0:06:49.541,0:06:50.291

And so

0:06:50.291,0:06:52.583

and those are places
that people have told us

0:06:52.583,0:06:54.166

overwhelmingly
that they don't

0:06:54.166,0:06:56.500

want us to focus
residential development,

0:06:56.500,0:06:57.583

open space. Correct.

0:06:57.583,0:06:58.916

Is that what there's
no no,

0:06:58.916,0:06:59.833

that doesn't include.

0:06:59.833,0:07:01.125

Yeah, that doesn't
include open space.

0:07:01.125,0:07:02.833

We're not going to touch
open space for that.

0:07:02.833,0:07:06.041

But but yeah, that's
aside from parks and,

0:07:06.791,0:07:08.666

trails and so on. Thanks
for the clarification.

0:07:10.625,0:07:13.625

But that sets us up for,

0:07:14.250,0:07:15.833

you know, that
all of those dynamics

0:07:15.833,0:07:17.041

combined with the ever

0:07:17.041,0:07:20.416

present every day today,
right now, pressures

0:07:20.416,0:07:21.875

that families are

feeling

0:07:21.875,0:07:24.875

makes for a really
challenging environment,

0:07:25.333,0:07:26.291

right.

0:07:26.291,0:07:27.375

And so,

0:07:27.375,0:07:27.958

just last night,

0:07:27.958,0:07:28.916

I was talking
to a realtor

0:07:28.916,0:07:30.375

and he said, you know,

it's really hard

0:07:30.375,0:07:33.791

to have clients

every day that our

0:07:34.250,0:07:36.208

they have education,

they have great credit

0:07:36.208,0:07:38.791

scores, they make great

livings, right?

0:07:38.791,0:07:41.708

They have money

saved up to put down.

0:07:41.708,0:07:43.083

And then

we run the numbers

0:07:43.083,0:07:45.083

and they can't qualify

for a loan to get home.

0:07:45.083,0:07:45.416

Right.

0:07:45.416,0:07:46.500

It it's

0:07:46.500,0:07:47.250

I mean there's there's

0:07:47.250,0:07:48.333

literally

there's doctors

0:07:48.333,0:07:50.291

that I've, I've talked

in that's crazy.

0:07:50.291,0:07:53.291

Doctor who has a child

is a doctor is like

0:07:53.416,0:07:55.041

can't

can't get a loan. Right.

0:07:55.041,0:07:57.041

So like in

that case you can have

0:07:58.333,0:07:59.458

a family

with all of those

0:07:59.458,0:08:00.500

good things

in their favor,

0:08:00.500,0:08:03.458

and they qualify for a

loan for about \$285,000.

0:08:03.458,0:08:06.416

But there are no homes

available for \$285,000.

0:08:06.416,0:08:09.791

And so what is a

a family to do, right?

0:08:10.250,0:08:11.125

And what about all

the families

0:08:11.125,0:08:14.125

are not that fortunate
to be in that position.

0:08:14.416,0:08:16.375

And that casts
the circumstance

0:08:16.375,0:08:16.625

for the

0:08:16.625,0:08:18.625

every day people here
in our community

0:08:18.625,0:08:20.750

and in every community
across the country,

0:08:20.750,0:08:21.833

there is no I don't know

0:08:21.833,0:08:24.041

of any cities out there
that have

0:08:24.041,0:08:25.666

that have
a silver bullet

0:08:25.666,0:08:28.041

that resolves
all of these problems

0:08:28.041,0:08:29.041

because
of all the issues

0:08:29.041,0:08:30.875

I just talked about.

0:08:30.875,0:08:31.958

So what we what

0:08:31.958,0:08:34.458

I like to focus on
and I want to

0:08:34.458,0:08:35.833

talk a little
bit about now, is that,

0:08:37.083,0:08:39.833

it's not just
the cost of housing,

0:08:39.833,0:08:41.958

which we don't have
a lot of control over

0:08:41.958,0:08:44.958

some, but what about
the cost of utilities?

0:08:45.583,0:08:48.583

What about the cost of
transportation taxes?

0:08:48.750,0:08:51.708

Right. Energy.

0:08:51.708,0:08:53.041

Those are

0:08:53.041,0:08:54.041

the things
that we do have

0:08:54.041,0:08:56.208

more local control over

0:08:56.208,0:08:58.166

and what we call

the household costs.

0:08:58.166,0:08:59.291

So there's

the cost of housing,

0:08:59.291,0:09:01.458

and then there's

the cost of household

0:09:01.458,0:09:03.166

feeding your house,

right? Yeah.

0:09:03.166,0:09:05.541

Groceries, etc..

0:09:05.541,0:09:07.791

And then what about the

what about

0:09:07.791,0:09:09.250

household income?

0:09:09.250,0:09:10.458

What can we do

to improve

0:09:10.458,0:09:11.625

household income?

0:09:11.625,0:09:13.458

And that is the thing

that we probably have

0:09:13.458,0:09:16.791

the most potential

to improve for people,

0:09:17.583,0:09:18.750

especially through

our partnerships

0:09:18.750,0:09:20.750

with the school

districts.

0:09:20.750,0:09:25.041

The trade
schools, the university.

0:09:25.041,0:09:26.416

Right.

And so

0:09:26.416,0:09:28.458

how do we help
our people up learn

0:09:28.458,0:09:30.083

so that
they can up, earn

0:09:30.083,0:09:32.958

and therefore rise
above,

0:09:32.958,0:09:34.500

these everyday costs

0:09:34.500,0:09:36.500

that are crushing
families. Right.

0:09:36.500,0:09:37.708

So do

you have a, I mean,

0:09:39.625,0:09:40.458

it kind of requires you

0:09:40.458,0:09:43.458

to be a, an expert.

0:09:43.666,0:09:47.208

And I don't want to

sound the wrong way.

0:09:47.208,0:09:48.750

You're not an expert

in housing.

0:09:48.750,0:09:50.000

You've got to have

a team.

0:09:50.000,0:09:51.041

That sounds

terrible, but,

0:09:51.041,0:09:52.500

I mean,

you've got a whole city

0:09:52.500,0:09:53.625

to run on

top of everything.

0:09:53.625,0:09:56.625

So how do you create

a plan

0:09:57.125,0:09:59.416

that addresses

these issues

0:09:59.416,0:10:00.708

that you've just

spoken about?

0:10:00.708,0:10:02.916

I mean, in addition

to everything else?

0:10:02.916,0:10:03.916

Like,

0:10:03.916,0:10:04.625

I think that's a lot of

0:10:04.625,0:10:05.833

people

want to know, like,

0:10:05.833,0:10:07.791

what is the government

0:10:07.791,0:10:10.208

Ogden City

doing to help?

0:10:10.208,0:10:11.083

Sure.

0:10:11.083,0:10:13.333

Yeah.

Well, thanks for

0:10:13.333,0:10:15.583

reminding me

what you think of me

0:10:15.583,0:10:17.958

as an expert.

No. Just kidding.

0:10:17.958,0:10:20.666

It's actually we can go

deeper where

0:10:20.666,0:10:21.041

it's actually

0:10:21.041,0:10:23.500

one of the fun parts

about the job for me

0:10:23.500,0:10:25.416

is you have to become

pretty freaking expert.

0:10:25.416,0:10:26.750

Pretty freaking quick

on a lot of things.

0:10:26.750,0:10:27.708

Right?

0:10:27.708,0:10:31.083

But I also hire experts,
legitimate experts

0:10:31.250,0:10:33.333

that help advise me
right on these things.

0:10:34.500,0:10:35.833

I've got a housing
guy, Jeremy Smith.

0:10:35.833,0:10:37.500

That's incredible.

0:10:37.500,0:10:38.333

That's his focus.

0:10:38.333,0:10:41.333

And, we talk often
about these things, but

0:10:41.791,0:10:42.875

when you talk about
coming up

0:10:42.875,0:10:44.750

with a plan for Ogden,

0:10:44.750,0:10:46.250

a plan for Ogden,

because we're built out

0:10:46.250,0:10:47.416

environment

looks totally different

0:10:47.416,0:10:50.500

than a plan for Plan

City, for example.

0:10:50.708,0:10:51.541

That's an area

where they have

0:10:51.541,0:10:53.375

tons of space to build.

0:10:53.375,0:10:54.916

They need to be looking

at their zoning

0:10:54.916,0:10:55.708

and down zoning

0:10:55.708,0:10:57.583

and how much density

that they can afford

0:10:57.583,0:11:00.583

and what they want to be

as a community, etc.

0:11:00.625,0:11:03.291

whereas

we're we're already

0:11:03.291,0:11:04.000

in that position.

0:11:04.000,0:11:05.625

We've already done

the density.

0:11:05.625,0:11:07.291

There's areas

where we have

0:11:07.291,0:11:10.041

little flag, lots

that are available for

0:11:10.041,0:11:13.041

minor

infill for for homes.

0:11:13.541,0:11:14.208

And we want to make sure

0:11:14.208,0:11:16.166

that those are available

for ownership,

0:11:16.166,0:11:17.041

not necessarily

for rent.

0:11:17.041,0:11:18.041

So before you come up

0:11:18.041,0:11:19.041

with a plan,

you have to look at

0:11:19.041,0:11:20.208

what is our environment,

0:11:20.208,0:11:22.041

what are our

circumstances.

0:11:22.041,0:11:24.500

If you look at the

housing stock in Ogden,

0:11:24.500,0:11:27.291

we have an overwhelming

majority

0:11:27.291,0:11:28.958

of what already meet

0:11:28.958,0:11:31.750

the definition

of a first time home.

0:11:31.750,0:11:34.125

We have small bungalows,

0:11:35.208,0:11:37.833

older historic homes

that are on smaller

0:11:37.833,0:11:39.375

lots,

0:11:39.375,0:11:40.625

that already have

the density

0:11:40.625,0:11:43.750

that most of the state

is, trying to achieve.

0:11:44.000,0:11:45.458

Right.

0:11:45.458,0:11:47.958

But they're all in

a lot of them are in

0:11:47.958,0:11:50.791

some of them

are in disrepair,

0:11:50.791,0:11:53.791

or in challenging
conditions.

0:11:54.083,0:11:56.416

And many of them, too
many of them

0:11:56.416,0:11:57.500

for a community of

0:11:57.500,0:12:01.041

our type in our size
are in, rental status.

0:12:01.416,0:12:01.958

Right.

0:12:01.958,0:12:04.125

So a we've got

0:12:04.125,0:12:06.041

across the city,
about 40% of our city

0:12:06.041,0:12:08.916

is is largely corporate

owned

0:12:08.916,0:12:11.458

and rented to families.

0:12:11.458,0:12:12.791

And instead of

0:12:12.791,0:12:13.708

and we have even areas

0:12:13.708,0:12:15.500

of our city

that are around 60%

0:12:15.500,0:12:17.791

rental versus 40%

ownership opportunity.

0:12:17.791,0:12:20.916

And that is a disabling,

destabilizing dynamic,

0:12:20.916,0:12:22.208

but also

0:12:22.208,0:12:23.500

cuts into the supply

0:12:23.500,0:12:25.625

and the opportunity

for people to own.

0:12:25.625,0:12:26.500

Right. Right.

0:12:26.500,0:12:27.958

Which was,

you know, sold to

0:12:27.958,0:12:30.375

everybody

as the American dream.

0:12:30.375,0:12:31.708

Correct. Right.

When your own home.

0:12:31.708,0:12:34.791

And so we live obviously

being corporate owned

0:12:34.791,0:12:35.083

like that,

0:12:35.083,0:12:35.916

we live

in an environment

0:12:35.916,0:12:37.916

where real estate

and housing

0:12:37.916,0:12:40.500

has become a tool

for investing and

0:12:40.500,0:12:42.708

for long term investment

for people and,

0:12:42.708,0:12:43.791

and for

large corporations.

0:12:45.083,0:12:46.291

And so

we're not the only

0:12:46.291,0:12:48.166

community that has this,

0:12:48.166,0:12:51.291

but our approach needs

to focus on

0:12:52.458,0:12:55.333

working with the natural

market forces

0:12:55.333,0:12:56.333

to find opportunities

0:12:56.333,0:12:59.333

where those rentals

come up for sale,

0:12:59.416,0:13:01.250

and then work

0:13:01.250,0:13:02.833

as a community

to purchase them

0:13:02.833,0:13:05.166

while we have them
in our hands.

0:13:05.166,0:13:07.458

There's a tool called
deed restrictions.

0:13:07.458,0:13:08.083

These are things

0:13:08.083,0:13:09.625

that cannot be done
compulsory.

0:13:09.625,0:13:11.708

They have to be done
voluntarily.

0:13:11.708,0:13:14.416

If we or if a partner
that works with us or

0:13:14.416,0:13:17.333

someone in the community
has ownership of it

0:13:17.333,0:13:19.208

in the short term,

they can voluntarily

0:13:19.208,0:13:21.000

deed restrict it,

meaning

0:13:21.000,0:13:22.791

it requires

and it carries

0:13:22.791,0:13:24.375

with the deed of record,

0:13:24.375,0:13:26.416

with the home

and the property

0:13:26.416,0:13:27.333

that it be set aside

0:13:27.333,0:13:30.250

for home ownership

in the future. And so,

0:13:31.458,0:13:33.833

that's an important

tool moving forward,

0:13:33.833,0:13:34.333

that we,

0:13:34.333,0:13:37.333

that we use at the city,

but also we want to,

0:13:37.375,0:13:38.791

upscale,

0:13:38.791,0:13:40.250

through partnerships

and through the private

0:13:40.250,0:13:43.250

market moving forward.

0:13:43.291,0:13:46.250

To make sure that we're

starting to transition

0:13:46.250,0:13:49.250

out of that imbalance
of rental versus owner.

0:13:50.125,0:13:51.750

And then the biggest,

0:13:51.750,0:13:53.125

component of rental is

0:13:53.125,0:13:55.583

that we've got
too many apartments.

0:13:55.583,0:13:58.583

So when I took office,
we had a,

0:14:00.583,0:14:02.916

we have a backlog

0:14:02.916,0:14:05.791

of 2 to 3000 apartment
units

0:14:05.791,0:14:06.833

that were already
approved

0:14:06.833,0:14:08.833
and entitled
before I took office,

0:14:08.833,0:14:10.333
meaning
they have all of the

0:14:10.333,0:14:12.625
legal rights
to build those out.

0:14:12.625,0:14:13.708
And so today,

0:14:13.708,0:14:15.875
you're still seeing new
apartments being built.

0:14:15.875,0:14:16.416
There's an article in

0:14:16.416,0:14:18.291

the paper,

they're de front page

0:14:18.291,0:14:20.208

new apartments up on

the north end of town.

0:14:22.125,0:14:22.583

Those were

0:14:22.583,0:14:25.583

pre-approved and

entitled ready to go.

0:14:25.708,0:14:26.958

It just takes

time for them to,

0:14:26.958,0:14:28.750

to, to be built.

0:14:28.750,0:14:30.833

And they're starting

to be built now.

0:14:30.833,0:14:33.833

But what people
don't know is that,

0:14:35.000,0:14:37.041
early in my tenure,
we put an ordinance

0:14:37.041,0:14:37.416
in place

0:14:37.416,0:14:41.166
to gain some control
over the proliferation

0:14:41.166,0:14:42.541
of apartments
throughout the city.

0:14:42.541,0:14:45.166
I remember that,
do you see?

0:14:45.166,0:14:46.833
Okay, so I pay
attention. Right.

0:14:46.833,0:14:49.458

But so but that doesn't
undo the backlog.

0:14:49.458,0:14:49.875

Correct.

0:14:49.875,0:14:51.375

It just

0:14:51.375,0:14:54.125

future gains some
control over the future.

0:14:54.125,0:14:55.041

Right.

0:14:55.041,0:14:56.875

And what we were able
to do is

0:14:56.875,0:14:58.250

if apartments
are going to be built,

0:14:58.250,0:15:01.250

they have to be built
in the downtown.

0:15:02.666,0:15:04.791

But anyway, we're
still start

0:15:04.791,0:15:05.833

we're
still in a position

0:15:05.833,0:15:07.166

where we're seeing
more further

0:15:07.166,0:15:09.125

of the imbalance on the
apartments until we get

0:15:10.083,0:15:11.958

really more

0:15:11.958,0:15:14.416
focused on the ownership
of the single family.

0:15:14.416,0:15:16.625

How is that piece of the
plan coming along?

0:15:16.625,0:15:17.541

The single family?

0:15:17.541,0:15:17.875

Yeah.

0:15:17.875,0:15:19.250

How have you seen
improvement

0:15:19.250,0:15:22.250

in that in the last,
you know, year?

0:15:23.000,0:15:23.541

Yeah.

0:15:23.541,0:15:24.666

But it's not

0:15:24.666,0:15:26.958

it's not keeping pace

when you have a multi,

0:15:26.958,0:15:27.583

like when you have

0:15:27.583,0:15:29.000

a multifamily

apartment complex

0:15:29.000,0:15:30.541

that has hundreds

of units,

0:15:30.541,0:15:31.333

you know

how long it takes

0:15:31.333,0:15:32.625

to do that

through a single family

0:15:32.625,0:15:34.250

one day,

Tuesday at a time.

0:15:34.250,0:15:37.375

That's the problem with
the with that dynamic.

0:15:37.375,0:15:39.291

What do you foresee with
the fact

0:15:39.291,0:15:40.458

that the building

0:15:40.458,0:15:43.250

materials for
these apartments are

0:15:43.250,0:15:44.583

going to be
so expensive?

0:15:44.583,0:15:45.500

Do you think
that builders

0:15:45.500,0:15:46.166

will continue

0:15:46.166,0:15:48.166

to just sit back
and wait,

0:15:48.166,0:15:49.666
or will they

0:15:49.666,0:15:51.166
potentially say it's
just not even worth it?

0:15:51.166,0:15:52.416
I mean, do you see.

0:15:52.416,0:15:53.750
Yeah, there's been
conversation about that.

0:15:53.750,0:15:55.375
Yeah, there has been
some of that.

0:15:55.375,0:15:58.375
So from a developer
standpoint and from the

0:15:58.416,0:15:59.750

private
market standpoint,

0:16:02.000,0:16:03.583

they've really builders
have really struggled

0:16:03.583,0:16:07.291

to make projects pencil
like make make great

0:16:07.583,0:16:10.916

financial sense without
some sort of subsidy.

0:16:11.166,0:16:12.791

And so the subsidies
have been coming

0:16:12.791,0:16:14.541

from a federal tax
credit.

0:16:14.541,0:16:16.583

So low income
tax credit that

0:16:16.583,0:16:19.583

applies to housing and

0:16:19.875,0:16:22.250

it's, it's created to

ensure that lower income

0:16:22.250,0:16:25.125

people can have,

can qualify for,

0:16:25.125,0:16:26.750

safe and stable

housing. Right.

0:16:26.750,0:16:30.583

And that credit

has been supercharged

0:16:30.583,0:16:33.125

for the last handful

of years.

0:16:33.125,0:16:35.000

And cities

across the country,

0:16:35.000,0:16:36.583

especially across Utah,

0:16:36.583,0:16:37.750

have seen

a proliferation

0:16:37.750,0:16:39.500

of that

single housing type,

0:16:39.500,0:16:41.541

because it's

the only thing

0:16:41.541,0:16:44.625

in the presence of

the cost of supplies and

0:16:45.375,0:16:46.333

and labor.

0:16:46.333,0:16:47.625

It's the only thing

that has made

0:16:47.625,0:16:49.333

a project pencil. Right.

0:16:49.333,0:16:50.250

And so that's how

0:16:50.250,0:16:52.666

that imbalance happens

so quickly.

0:16:52.666,0:16:53.500

And in our case

0:16:53.500,0:16:55.875

that we became

subject to it

0:16:55.875,0:16:57.166

because our land use

0:16:57.166,0:16:58.625

ordinances

were so far out of date.

0:16:59.833,0:17:00.208

Right?

0:17:00.208,0:17:00.500

Yeah.

0:17:00.500,0:17:02.625

I, I listened to the

at the last city

0:17:02.625,0:17:04.625

council meeting

and you talked about,

0:17:04.625,0:17:06.166

the work

that's being done.

0:17:06.166,0:17:08.500

Yes. Update all of that.

That's a heavy lift.

0:17:08.500,0:17:09.416

That one was related

0:17:09.416,0:17:11.166

to the sexually oriented
business on Harrison,

0:17:11.166,0:17:14.250
which again, we drive
because it sucks.

0:17:14.541,0:17:17.291
And but because we're
so far out of date,

0:17:17.291,0:17:18.583
these kinds of things
keep happening.

0:17:18.583,0:17:20.083
And so when

0:17:20.083,0:17:21.666
early in my tenure
again, we kicked off

0:17:21.666,0:17:24.291
what's called
a general plan, update.

0:17:24.291,0:17:25.875

It's an enormous
generational,

0:17:25.875,0:17:27.791

multi-generational
process

0:17:27.791,0:17:29.375

to get our land use
where it needs to be

0:17:29.375,0:17:31.541

so that we're built out
the way we want to be,

0:17:31.541,0:17:33.041

and that this pattern

0:17:33.041,0:17:34.083

of building apartments

0:17:34.083,0:17:36.083

anywhere and everywhere
that there's

0:17:36.083,0:17:36.791

an opportunity.

0:17:36.791,0:17:37.791

And the cheapest

and lowest

0:17:37.791,0:17:39.208

hanging

fruit for the developer,

0:17:40.458,0:17:42.291

no longer happens.

0:17:42.291,0:17:44.541

And the reason Ogden

was doing that

0:17:44.541,0:17:47.833

years, you know, prior

to your administration,

0:17:49.208,0:17:50.208

was what

0:17:50.208,0:17:51.958

what was the reasoning
behind

0:17:51.958,0:17:53.375
allowing that
type of proliferate?

0:17:53.375,0:17:55.541
Was it just
because we had the space

0:17:55.541,0:17:57.166
available
we needed housing or.

0:17:57.166,0:17:58.416
I don't think there was
a good reason for it.

0:17:58.416,0:18:00.750
I think it was just
lack of control.

0:18:00.750,0:18:03.375
So until we put
our ordinance in place

0:18:03.375,0:18:06.375

that that focused and
put some control over,

0:18:07.083,0:18:09.000

apartments
in commercial areas

0:18:09.000,0:18:11.583

outside of the downtown,
right.

0:18:11.583,0:18:12.833

It just continued
to proliferate,

0:18:12.833,0:18:15.583

especially when those
tax credits were

0:18:15.583,0:18:17.208

put proliferating
as well.

0:18:17.208,0:18:17.416

Right.

0:18:17.416,0:18:18.750

There has been

a slowdown in the tax

0:18:18.750,0:18:20.500

credits.

That's been helpful.

0:18:20.500,0:18:21.750

They're also starting

to be distributed

0:18:21.750,0:18:22.708

in other areas in rural

0:18:22.708,0:18:24.708

parts of Utah,

which has been helpful.

0:18:24.708,0:18:26.416

I mean, there are real

needs for those kinds

0:18:26.416,0:18:27.875

of things,
those projects. Right?

0:18:27.875,0:18:28.750

I'm not demonizing them.

0:18:28.750,0:18:29.791

But when you have
an out,

0:18:29.791,0:18:32.083

an absolute imbalance
of anything,

0:18:32.083,0:18:32.541

when you have,

0:18:32.541,0:18:34.333

even if it's only
single family

0:18:34.333,0:18:36.708

in one community, that's
an imbalance, right?

0:18:36.708,0:18:37.458

Right, right.

0:18:37.458,0:18:38.416

But also,

0:18:38.416,0:18:41.208

if you only have
deeply subsidized

0:18:41.208,0:18:42.166

housing
in one community,

0:18:42.166,0:18:43.083

that's also imbalance.

0:18:43.083,0:18:45.916

And neither
are healthy, right? So.

0:18:47.500,0:18:48.666

Well, that's

0:18:48.666,0:18:49.833

I know that
that's going to continue

0:18:49.833,0:18:50.333

to be an issue.

0:18:50.333,0:18:51.833

I know that you said

that you went on a

0:18:51.833,0:18:54.000

on a form

on what you called it.

0:18:54.000,0:18:55.041

I called an

I'll call it a field

0:18:55.041,0:18:57.500

trip out to

it was a daybreak.

0:18:57.500,0:18:58.125

Yeah. Yeah.

0:18:58.125,0:18:59.333

That was that

that's a that's

0:18:59.333,0:19:00.583

a pretty new community.

0:19:00.583,0:19:03.583

And it's yeah, it's

huge.

0:19:04.166,0:19:05.958

You came

you came home mind blown

0:19:05.958,0:19:06.958

that day I remember.

0:19:06.958,0:19:07.333

Yeah.

0:19:07.333,0:19:08.625

Well,

one of the things that

0:19:08.625,0:19:09.166

that we do

0:19:09.166,0:19:10.333

as mayors

around the state

0:19:10.333,0:19:11.833

and around the country,

I hope, is

0:19:11.833,0:19:13.916

we talk to each other,

0:19:13.916,0:19:15.916

we learn lessons

from each other's

0:19:15.916,0:19:16.791

experiences.

0:19:16.791,0:19:19.791

And it's important to me

that,

0:19:20.000,0:19:21.416

like South Jordan

as a community

0:19:21.416,0:19:24.333

and Mayor Ramsey,
some awesomely like,

0:19:24.333,0:19:25.333

we get along awesome.

0:19:25.333,0:19:26.666

And but that's
a completely

0:19:26.666,0:19:28.541

different community
compared to Ogden.

0:19:28.541,0:19:30.583

And so like
you might ask

0:19:30.583,0:19:31.458

question, well,
why would you

0:19:31.458,0:19:32.958

go to South Jordan

0:19:32.958,0:19:34.125

if it's so different
from Ogden?

0:19:34.125,0:19:36.125

And it's to me,
it's super important

0:19:36.125,0:19:39.125

to see those that
total juxtaposition.

0:19:39.166,0:19:39.666

Right?

0:19:40.458,0:19:41.916

Daybreak's

0:19:41.916,0:19:44.250

such a big development.

0:19:44.250,0:19:45.291

And if I remember right,

0:19:45.291,0:19:46.125

I think she said
that they're going

0:19:46.125,0:19:46.625

to increase

0:19:46.625,0:19:47.625

their population

0:19:47.625,0:19:48.791

of their city

by one third

0:19:48.791,0:19:51.250

in that single

development alone.

0:19:51.250,0:19:52.666

I mean, it's enormous

0:19:52.666,0:19:55.541

and the growth

is explosive,

0:19:55.541,0:19:58.125

which 100% comes with

a completely different

0:19:58.125,0:19:58.791

set of challenges

0:19:58.791,0:20:00.500

that that we talked

about, right,

0:20:00.500,0:20:03.166

with infrastructure

and providing services

0:20:03.166,0:20:03.791

that far.

0:20:03.791,0:20:04.250

And having

0:20:04.250,0:20:07.250

that kind of growth,

having that quickly,

0:20:07.375,0:20:10.375

those are different

challenges than we have.

0:20:10.458,0:20:11.750

But those are the that's

0:20:11.750,0:20:13.583

a perfect example

of building your way

0:20:13.583,0:20:15.833

out of the housing

supply crunch.

0:20:15.833,0:20:17.375

They've got

so much space

0:20:17.375,0:20:19.125

still right

that we don't have

0:20:19.125,0:20:21.041

we just don't have it

here. Right.

0:20:21.041,0:20:23.625

Those the space

we used to have

0:20:23.625,0:20:25.875

were are now
neighboring cities.

0:20:25.875,0:20:27.291

Yeah. Right. Yep.

0:20:27.291,0:20:28.625

And they've got
more room

0:20:28.625,0:20:30.083

in the neighboring
cities than we do.

0:20:31.250,0:20:31.958

And so we're kind of

0:20:31.958,0:20:33.458

reliant on our friends
and our partners

0:20:33.458,0:20:35.916

in neighboring cities
to build supply as well.

0:20:35.916,0:20:36.458

Yeah.

0:20:36.458,0:20:38.791

Because remember that

the regional supply

0:20:38.791,0:20:41.791

and demand

in the housing market

0:20:41.833,0:20:44.083

is broader

than just Ogden.

0:20:44.083,0:20:44.750

Yeah, right.

0:20:44.750,0:20:48.083

It's a ever

changing fluid thing.

0:20:48.708,0:20:49.875

So if the neighbor

if our.

0:20:49.875,0:20:51.500

So that's

where I work with

0:20:51.500,0:20:52.791

we really a council

of governments

0:20:52.791,0:20:54.583

and our neighboring

mayors

0:20:54.583,0:20:57.583

to try and increase

supply around us.

0:20:57.583,0:20:59.041

Because it takes

pressure off of us.

0:20:59.041,0:20:59.416

Right.

0:20:59.416,0:21:01.541

Or takes pressure

off of the services

0:21:01.541,0:21:02.166

that we need

0:21:02.166,0:21:04.625

correct to provide

and therefore the taxes

0:21:04.625,0:21:06.708

that we have to levy

on the citizens.

0:21:06.708,0:21:07.875

Right. Right, right.

0:21:07.875,0:21:09.541

So let's talk about,

0:21:09.541,0:21:10.166

let's talk about one of

0:21:10.166,0:21:12.500

the most controversial

things I know.

0:21:12.500,0:21:13.583

You probably

0:21:13.583,0:21:15.166

are thrilled

to hear about this, but,

0:21:15.166,0:21:15.916

let's talk a little bit

0:21:15.916,0:21:18.916

about the situation

that, Ogden City

0:21:18.916,0:21:21.291

ran into with

the Aspen House.

0:21:21.291,0:21:22.541

Sure. So

0:21:23.833,0:21:26.833

that was

a proposal in our,

0:21:26.833,0:21:29.375

downtown in our East

Central neighborhood

0:21:29.375,0:21:33.000

to have,

deeply subsidized and,

0:21:34.041,0:21:36.500

homeless housing

in our neighborhood.

0:21:36.500,0:21:37.125

It's a neighborhood

0:21:37.125,0:21:38.958

that is already

has the highest

0:21:38.958,0:21:41.291

concentration

of poverty in our city.

0:21:41.291,0:21:43.500

And just as a rule

and the principle

0:21:43.500,0:21:45.166

and this is a lesson
learned

0:21:45.166,0:21:46.541
throughout
housing policies

0:21:46.541,0:21:49.541
and practices
for generations now,

0:21:50.000,0:21:53.000
and even federal housing
policy is even built.

0:21:53.000,0:21:54.708
Rooted in this principle

0:21:54.708,0:21:57.500
is that we shouldn't
concentrate poverty.

0:21:57.500,0:22:00.458
We also shouldn't
concentrate wealth

0:22:00.458,0:22:02.458

or services.

0:22:02.458,0:22:03.041

Well,

0:22:03.041,0:22:04.416

when you concentrate

services,

0:22:04.416,0:22:05.291

it does have a tendency

0:22:05.291,0:22:07.250

to concentrate poverty,

right?

0:22:07.250,0:22:09.708

Which then has

a tendency to drive out

0:22:09.708,0:22:10.833

any kind of wealth.

0:22:10.833,0:22:12.041

But then

0:22:12.041,0:22:13.875

which then creates

a donut hole,

0:22:13.875,0:22:14.958

which again has been

0:22:14.958,0:22:16.375

for a long, long time

in our downtown.

0:22:16.375,0:22:18.375

So we've been fighting

that pressure for

0:22:18.375,0:22:20.166

the last couple decades

that we're changing.

0:22:20.166,0:22:21.166

Right.

0:22:21.166,0:22:24.166

But the goal for us

is to not concentrate

0:22:24.791,0:22:26.625

wealth or poverty

0:22:26.625,0:22:28.041

anywhere in our city

to make sure

0:22:28.041,0:22:29.416

that we are all living

with one

0:22:29.416,0:22:32.583

another across the

socioeconomic spectrum.

0:22:32.583,0:22:33.083

Right.

0:22:34.041,0:22:34.708

When you're

0:22:34.708,0:22:36.916

struggling economically,

the principles say,

0:22:36.916,0:22:38.708

and the lessons learned
through

0:22:38.708,0:22:41.708

years and years of
of projects and policies

0:22:42.458,0:22:44.208

is that when you're
struggling financially,

0:22:44.208,0:22:45.916

you have to have access
to economy

0:22:45.916,0:22:47.666

and be near others

0:22:47.666,0:22:49.333

who are creating
that economy.

0:22:49.333,0:22:52.041

And so if you have this
mix generally,

0:22:52.041,0:22:54.583

it's just big picture,

0:22:54.583,0:22:58.166

of people that span that
socio economic ladder,

0:22:59.208,0:23:02.208

you provide immediate
access and opportunity

0:23:02.291,0:23:05.541

to economic
upward mobility, right?

0:23:05.833,0:23:06.500

Correct.

0:23:06.500,0:23:07.791

And so that's what
we're trying to create.

0:23:07.791,0:23:10.583

And Ogden is this
tapestry of mixed.

0:23:10.583,0:23:13.333

And that when

0:23:13.333,0:23:15.291

other organizations

in this case the Weaver

0:23:15.291,0:23:16.875

Housing Authority

are concentrating

0:23:16.875,0:23:17.958

a project

0:23:17.958,0:23:18.541

in the area

0:23:18.541,0:23:20.208

of the highest

concentration of poverty

0:23:20.208,0:23:21.125

already

0:23:21.125,0:23:23.833

it goes totally contrary
to that approach.

0:23:23.833,0:23:24.666

Right.

0:23:24.666,0:23:27.416

And the system
is set up in a way,

0:23:28.875,0:23:31.125

unfortunately,
that really

0:23:31.125,0:23:33.083

continues
to pound the pressures

0:23:33.083,0:23:35.166

on the Ogden's
over the world. Right.

0:23:35.166,0:23:37.791

And I think that that is
unethical and unfair.

0:23:37.791,0:23:38.166

Right.

0:23:38.166,0:23:41.125

And so in statute, it's

set up to have a city

0:23:41.125,0:23:42.666

housing authority,

0:23:42.666,0:23:43.583

the organelles or three,

0:23:43.583,0:23:45.375

which we work

with all the time

0:23:45.375,0:23:46.750

to develop projects

0:23:46.750,0:23:48.791

to locate them

in appropriate areas,

0:23:48.791,0:23:51.208

to manage them

in appropriate ways,

0:23:51.208,0:23:53.958

to keep neighbors

safe and,

0:23:53.958,0:23:56.000

our community

safe, etc.,

0:23:56.000,0:23:57.041

while

providing opportunities

0:23:57.041,0:23:59.750

for housing and stable

0:23:59.750,0:24:01.666

upward mobility

opportunities, right?

0:24:01.666,0:24:04.666

And access

to services, etc.

0:24:05.041,0:24:08.041

while having a county
housing authority

0:24:08.458,0:24:10.166

that would work

on the same thing

0:24:10.166,0:24:10.958

at a more broad

0:24:10.958,0:24:12.166

county level, right,

0:24:12.166,0:24:14.833

so that people are not
concentrated anywhere,

0:24:14.833,0:24:16.458

that everybody
is doing their part

0:24:16.458,0:24:18.291

to help lift people
and provide

0:24:18.291,0:24:20.041

opportunities
for people.

0:24:20.041,0:24:20.750

But in our case,

0:24:20.750,0:24:21.583

we've had a history

0:24:21.583,0:24:22.041

of having

0:24:22.041,0:24:22.875

two housing authorities

0:24:22.875,0:24:24.833

doing work
in the same place.

0:24:24.833,0:24:27.125

Not just doubles one
that's redundant

0:24:27.125,0:24:30.583

services and government
waste, but two, it

0:24:30.583,0:24:33.583

doubles the pressures,

doubles the impact,

0:24:33.708,0:24:34.333

and doubles.

0:24:34.333,0:24:35.750

Frankly, the unfairness

0:24:35.750,0:24:36.666

not just here in Ogden,

0:24:36.666,0:24:37.833

but if it's happening

elsewhere,

0:24:37.833,0:24:39.875

those are the kinds

of systemic,

0:24:39.875,0:24:43.125

structural things

that hold people down.

0:24:43.250,0:24:44.041

Yeah.

0:24:44.041,0:24:47.041

Well, and as the Weaver
Housing Authority,

0:24:47.041,0:24:49.000

are they actually

0:24:50.000,0:24:52.041

are they starting
to move to more more of

0:24:52.041,0:24:53.083

because you said
they've,

0:24:53.083,0:24:54.708

they've dedicated
a lot of their folks

0:24:54.708,0:24:56.291

have been in Ogden
probably for things

0:24:56.291,0:24:57.250

we've discussed,

0:24:57.250,0:24:59.083

but are they starting

to look wider

0:24:59.083,0:25:01.291

to the wider Weber

County area? Yes, yes.

0:25:01.291,0:25:01.958

Okay. Good.

0:25:01.958,0:25:03.000

I mean,

0:25:03.000,0:25:05.208

frankly, we need Weaver

Housing Authority as

0:25:05.208,0:25:06.625

a key partner, right?

0:25:06.625,0:25:07.875

I don't want to

0:25:07.875,0:25:09.500

alienate them

in this conversation.

0:25:09.500,0:25:11.291

I want to say that

that is

0:25:11.291,0:25:13.625

a critically important

role and service.

0:25:13.625,0:25:15.458

Always be partners

with the county.

0:25:15.458,0:25:17.791

And they're 100%, 100%.

0:25:17.791,0:25:18.166

But we

0:25:18.166,0:25:19.291

we both found ourselves

0:25:19.291,0:25:22.291

in a really terrible
position. And,

0:25:23.041,0:25:26.041

I didn't envy
their position or ours.

0:25:26.416,0:25:27.791

And so

0:25:27.791,0:25:28.875

we kind of had
to put our foot down

0:25:28.875,0:25:29.291

and say,

0:25:29.291,0:25:30.416

we are going to change

0:25:30.416,0:25:33.375

this policy and this
approach moving forward.

0:25:33.375,0:25:35.250

Thankfully, there's

a statute, there's a,

0:25:37.291,0:25:38.541

a little

known and we didn't

0:25:38.541,0:25:39.166

even know about it,

0:25:39.166,0:25:39.875

rule in statute

0:25:39.875,0:25:41.750

that it was

in a definition section

0:25:41.750,0:25:44.750

of the housing authority

statute that said, the

0:25:45.166,0:25:47.875

county Housing Authority

is required to get,

0:25:47.875,0:25:49.958

in our case, city

council approval

0:25:49.958,0:25:51.000

before

they can do a project.

0:25:51.000,0:25:52.750

And they had already

purchased the property

0:25:52.750,0:25:53.541

and what would

0:25:53.541,0:25:54.458

arguably be

0:25:54.458,0:25:56.083

the worst location

possible for us

0:25:56.083,0:25:58.708

given our policies,

our approach.

0:25:58.708,0:26:01.958

And it made for a really
explosive dynamic.

0:26:01.958,0:26:02.958

Yeah, it was explosive.

0:26:02.958,0:26:03.500

It was

0:26:03.500,0:26:05.541

it was really hard
to watch because again,

0:26:05.541,0:26:07.333

we talked about the zero
sum game. Right.

0:26:07.333,0:26:10.458

Like, yeah, if the side
wins, the side loses.

0:26:10.458,0:26:12.291

Right. And I think
you put it really well.

0:26:12.291,0:26:13.708

That said there's no
winners in this.

0:26:13.708,0:26:15.041

There is
there was it. Yeah.

0:26:15.041,0:26:16.500

And and I feel like

0:26:16.500,0:26:19.500

did you understand
where the, the,

0:26:19.833,0:26:21.083

the those who were in

0:26:21.083,0:26:22.500

favor of the project
were coming.

0:26:22.500,0:26:24.500

Oh 100%. Yeah,
absolutely.

0:26:24.500,0:26:25.125

In fact,

0:26:25.125,0:26:26.125

outside of the housing
authority,

0:26:26.125,0:26:28.291

I mean, I mean, like
the citizens in the I,

0:26:28.291,0:26:29.208

I totally empathize

0:26:29.208,0:26:30.000

with where
the Housing authority

0:26:30.000,0:26:30.583

was coming from,

0:26:30.583,0:26:31.833

where the people

0:26:31.833,0:26:34.833

that were supportive
of the project like to

0:26:35.416,0:26:36.291

to think that I didn't

0:26:36.291,0:26:38.458

lose sleep over

that project would be

0:26:38.458,0:26:39.541

I'm right.

0:26:39.541,0:26:41.416

I toss and turn

over the constantly.

0:26:41.416,0:26:41.750

Yeah,

0:26:41.750,0:26:43.875

because there's real

lives and real people

0:26:43.875,0:26:45.875

at stake

in this one decision.

0:26:45.875,0:26:47.458

But as the mayor,

I also have to have

0:26:47.458,0:26:50.458

an immediate urgency

to the day to day.

0:26:51.208,0:26:52.458

While

also having a mindset

0:26:52.458,0:26:54.625

and a perspective

of the bigger picture.

0:26:54.625,0:26:55.666

That's a

challenging thing to do,

0:26:55.666,0:26:56.541

especially when you're

faced

0:26:56.541,0:26:58.041

with overwhelming

pressures

0:26:58.041,0:26:59.041

on the day to day. Yeah.

0:27:00.458,0:27:01.041

But at the same

0:27:01.041,0:27:02.083

time that

we were considering

0:27:02.083,0:27:03.458

that project,

we had already been

0:27:03.458,0:27:04.833

working with the Ogden

Housing Authority.

0:27:04.833,0:27:05.958

We cut the ribbon

0:27:05.958,0:27:09.250

and announced 56

or 58, 58 units

0:27:10.291,0:27:12.000

through

the solid project

0:27:12.000,0:27:14.666

that achieves

the same thing, but

0:27:14.666,0:27:16.958

is in an area

that can accommodate it,

0:27:16.958,0:27:18.500

that is providing

for the services

0:27:18.500,0:27:21.041

that isn't contrary

to our housing policies.

0:27:21.041,0:27:21.708

And so

0:27:21.708,0:27:24.416

I want to make sure

we're moving forward,

0:27:24.416,0:27:25.125

that we are working

0:27:25.125,0:27:27.208

with the Weber

Housing Authority

0:27:27.208,0:27:29.000

as a partner

to make sure that

0:27:29.000,0:27:30.583

they're doing projects

outside of Ogden

0:27:30.583,0:27:31.250

while we are doing

0:27:31.250,0:27:33.083

community projects

in Ogden. Right.

0:27:33.083,0:27:34.125

And that's the kind of

0:27:34.125,0:27:35.541

environment

we need to create.

0:27:35.541,0:27:36.291

Right?

0:27:36.291,0:27:38.916

I've been reflecting on,

0:27:38.916,0:27:39.125

you know,

0:27:39.125,0:27:40.541

we talked about

the national politics

0:27:40.541,0:27:42.541

and the Washington,

D.C., etc.,

0:27:42.541,0:27:44.541

kind of raining

down on local

0:27:44.541,0:27:47.208

that has caused

so much unrest and,

0:27:47.208,0:27:48.791

uncertainty

for so many people.

0:27:48.791,0:27:49.125

Yeah.

0:27:49.125,0:27:49.666

And then you put a

0:27:49.666,0:27:51.083

project like that

on top of it.

0:27:51.083,0:27:52.000

And I

0:27:52.000,0:27:54.583

and I think about

my friends and neighbors

0:27:54.583,0:27:57.041

that were
so opposed to me.

0:27:58.250,0:28:00.000

Right.

0:28:00.000,0:28:01.666

That was fun.

During that one project.

0:28:01.666,0:28:01.958

Right?

0:28:01.958,0:28:04.958

One project, that's
it comes to the job.

0:28:05.083,0:28:07.041

So I got harden enough
right?

0:28:07.041,0:28:10.041

But if you really
unpack it

0:28:10.291,0:28:13.291

outside of this
immediate urgency,

0:28:14.208,0:28:16.458

we really should be
on the same side, right?

0:28:16.458,0:28:18.000

Like,
why wouldn't they be

0:28:18.000,0:28:19.541

with me
on helping to push back

0:28:19.541,0:28:22.791

against what is, to me,
a systemic classism?

0:28:23.541,0:28:25.958

That is forcing poverty.

0:28:25.958,0:28:28.958

And honestly

0:28:29.500,0:28:31.958

creating

0:28:31.958,0:28:34.125

a future

and ensuring a future

0:28:34.125,0:28:36.083

of poverty for people

that shouldn't have to.

0:28:36.083,0:28:37.875

You know,

I think it's unfair.

0:28:37.875,0:28:40.375

The system is wired

against them. Yeah.

0:28:40.375,0:28:42.291

And therefore against us

and our people.

0:28:42.291,0:28:42.916

Yeah.

0:28:42.916,0:28:45.416

And I am going to stand
for them.

0:28:45.416,0:28:48.000

Right.

For us, for Ogden.

0:28:48.000,0:28:51.000

And I just knowing,
knowing

0:28:51.791,0:28:54.583

the people that
were against me in that

0:28:56.041,0:28:57.208

I know that they would,

0:28:57.208,0:28:58.750

I just feel like
they would want to stand

0:28:58.750,0:28:59.583

against that too.

0:28:59.583,0:29:00.208

Yeah.

0:29:00.208,0:29:01.250

I think

it's interesting.

0:29:01.250,0:29:02.041

I think sometimes

0:29:02.041,0:29:02.916

we don't as we've

0:29:02.916,0:29:03.583

kind of talked about,

0:29:03.583,0:29:06.583

we don't get

beyond the headlines and

0:29:06.708,0:29:08.666

I think people are

0:29:08.666,0:29:09.750

and maybe I'm

simplifying it.

0:29:09.750,0:29:10.916

I definitely
am simplifying it.

0:29:10.916,0:29:11.500

But there's a lot of,

0:29:11.500,0:29:13.541

as you've said, rage
with anger, which

0:29:13.541,0:29:15.916

with what's going on
nationally in DC.

0:29:15.916,0:29:16.458

And again,

0:29:16.458,0:29:18.500

the people
want to do something

0:29:18.500,0:29:19.333

and want
to take a stand,

0:29:19.333,0:29:20.416

and they do end up
taking it

0:29:20.416,0:29:22.708

on a local government.

Right.

0:29:22.708,0:29:23.375

And I think

0:29:23.375,0:29:24.208

when you were running,

0:29:24.208,0:29:26.333

you said something
like politics

0:29:26.333,0:29:28.291

and being a politician
should be noble,

0:29:28.291,0:29:30.291

but that is not
how it is viewed.

0:29:30.291,0:29:30.583

Oh yeah.

0:29:30.583,0:29:33.000

And so you've always got
a target on your back.

0:29:33.000,0:29:34.875

And so I think sometimes

0:29:34.875,0:29:36.291

we don't look
beyond the headlines.

0:29:36.291,0:29:37.250

And I'll
give you an example,

0:29:38.833,0:29:40.250

the, the union

0:29:40.250,0:29:43.166

busting legislation
that the state just

0:29:43.166,0:29:44.291

oh, man,
remember the name of it.

0:29:44.291,0:29:44.916

Yeah.

0:29:44.916,0:29:47.541

But, you know,
my mom was a teacher.

0:29:47.541,0:29:49.750

And my sister's
a teacher,

0:29:49.750,0:29:52.875

and I, I could not do
what teachers do.

0:29:53.958,0:29:55.083

I am not well enough

0:29:55.083,0:29:58.208
informed about the union
busting legislation.

0:29:59.208,0:30:02.041

But I knew somebody
in the state

0:30:02.041,0:30:03.500

legislature,
and I called her.

0:30:03.500,0:30:04.458

I said,
I need to understand

0:30:04.458,0:30:06.625

this better,
explain this to me.

0:30:06.625,0:30:08.750

And doing
so with an open mind.

0:30:08.750,0:30:11.958

And then what I was,
what she was able

0:30:11.958,0:30:13.041

to share with me,
I thought, I'm like,

0:30:13.041,0:30:13.791

that's not

0:30:13.791,0:30:14.333

what we're

0:30:14.333,0:30:15.500

seeing

in the headlines at all,

0:30:15.500,0:30:17.875

because

that is not what sells,

0:30:17.875,0:30:20.875

and that is not what

gets people's ire up.

0:30:21.041,0:30:21.416

Right.

0:30:21.416,0:30:23.833

And that gets people

to mobilize.

0:30:23.833,0:30:24.166

Right.

0:30:24.166,0:30:25.791

And so I I've found that

0:30:25.791,0:30:27.666

and maybe

I'm just maturing.

0:30:27.666,0:30:28.666

That's a scary thing.

0:30:29.750,0:30:31.041

But it's kind of

0:30:31.041,0:30:32.541

like okay,

well what is actually,

0:30:32.541,0:30:34.333

you know, and I had

my degree was in

0:30:34.333,0:30:35.125

public relations.

0:30:35.125,0:30:37.083

So I understand spin.

0:30:37.083,0:30:38.833

And I also wrote

for a long time.

0:30:38.833,0:30:41.291

And so I, I understand

that that's what sells.

0:30:41.291,0:30:43.250

But just asking

the question

0:30:43.250,0:30:44.958

and coming at it

with an open mind

0:30:44.958,0:30:46.208

and an open heart,

0:30:46.208,0:30:48.333

I wish more

people would do that.

0:30:48.333,0:30:48.708

Yeah.

0:30:48.708,0:30:50.500

I mean, that's
what we lack in the

0:30:50.500,0:30:53.500

world is our attention
is focused on these.

0:30:54.250,0:30:54.541

You know,

0:30:54.541,0:30:55.583

I don't know
how many captivity,

0:30:55.583,0:30:56.416

I don't know
how many characters

0:30:56.416,0:30:58.083

Twitter or X or whatever
it's called.

0:30:58.083,0:31:00.625

Now, I don't think that,

0:31:00.625,0:31:01.333

I'm not

0:31:01.333,0:31:04.166

I don't drive our social
media here, but,

0:31:04.166,0:31:05.875

like,

0:31:05.875,0:31:08.125

these things are

0:31:08.125,0:31:10.041

harder than a headline
will lead

0:31:10.041,0:31:10.458

you to believe.

0:31:10.458,0:31:11.958

But also,

0:31:11.958,0:31:13.250

I just had this
conversation yesterday

0:31:13.250,0:31:14.166

with someone that works

0:31:14.166,0:31:15.833

for us, that has a past

0:31:15.833,0:31:17.166

experience
in journalism.

0:31:17.166,0:31:18.833

And then she said

0:31:18.833,0:31:20.375

they'll
drive up to Ogden

0:31:20.375,0:31:22.875

when there's a community
at odds.

0:31:22.875,0:31:25.125

Oh, absolutely.

That's what sells.

0:31:25.125,0:31:26.208

That's what sells.

But when there's.

0:31:26.208,0:31:27.250

Yeah, yeah,

but when there's good

0:31:27.250,0:31:29.083

things happening

or positive things,

0:31:29.083,0:31:30.291

the community

building things,

0:31:30.291,0:31:30.625

they're like,

0:31:30.625,0:31:32.833

hey, I'm not going to

drive up to Ogden

0:31:32.833,0:31:35.416

because it doesn't

get the clicks, right?

0:31:35.416,0:31:38.416

And that yeah, that's

driving divisiveness

0:31:38.958,0:31:40.458

nationwide.

0:31:40.458,0:31:41.833

Well it's and often

it's easier

0:31:41.833,0:31:43.833

just to read the

headline and read what

0:31:44.958,0:31:47.958

oftentimes is

a one sided narrative.

0:31:48.166,0:31:49.291

Sure.

0:31:49.291,0:31:50.375

Depending on the source

0:31:50.375,0:31:51.625

depending on the source.

0:31:51.625,0:31:54.791

And, and then rather

than doing a little bit

0:31:54.791,0:31:55.250

digging about

0:31:55.250,0:31:56.666

like what

really is the issue here

0:31:56.666,0:31:57.583

and what

both sides of it

0:31:57.583,0:31:59.208

try to understand

both sides of it.

0:31:59.208,0:32:01.416

It's easier to call

people names, right.

0:32:01.416,0:32:03.291

And say

0:32:03.291,0:32:05.958

he's not he's

a terrible person and

0:32:05.958,0:32:07.375

he hates the homeless.

0:32:07.375,0:32:08.750

He he hates the....

0:32:08.750,0:32:09.750

Like it's

0:32:09.750,0:32:12.416

it's really surprising

to me

0:32:12.416,0:32:14.041

how how that narrative

0:32:14.041,0:32:17.041

will so quickly
gain momentum.

0:32:17.791,0:32:18.541

Correct.

At the same time,

0:32:18.541,0:32:19.833

it's not surprising,
but it happens.

0:32:19.833,0:32:22.916

But like but let's take
the Aspen project,

0:32:24.625,0:32:26.916

the opinion of those
that were opposed to

0:32:26.916,0:32:29.916

what I, I was basically

0:32:30.041,0:32:32.208

saying, we're not going

to do this anymore.

0:32:32.208,0:32:33.125

This project.

0:32:33.125,0:32:34.041

And we purchased

0:32:34.041,0:32:35.000

the property

0:32:35.000,0:32:37.125

to make the housing

authority whole

0:32:37.125,0:32:38.833

so they can take

their funds and,

0:32:38.833,0:32:40.250

and go

outside of the city

0:32:40.250,0:32:41.333

and do the work

that we need them

0:32:41.333,0:32:42.791

to do as a partner.

0:32:42.791,0:32:43.875

That's the big picture,

0:32:43.875,0:32:46.875

a longer term

move and need, right?

0:32:47.416,0:32:49.708

And I think most

people understand that.

0:32:49.708,0:32:53.083

Yeah, but the opinion

and the, the position

0:32:53.416,0:32:54.583

of the other side,

0:32:56.000,0:32:57.416

has credibility.

0:32:57.416,0:32:57.791

Yeah.

0:32:57.791,0:33:01.208

Like I get it in,
in, in a lot of ways

0:33:01.208,0:33:04.208

I understand
and I agree.

0:33:04.375,0:33:05.833

But as the mayor,
I just have to come

0:33:05.833,0:33:07.041

from a different

0:33:07.041,0:33:09.416

position for our city,
for everyone.

0:33:09.416,0:33:10.125

Right.

0:33:10.125,0:33:11.166

So I remember a,

0:33:11.166,0:33:12.625

reporter asking me

this question, and,

0:33:12.625,0:33:13.750

of course, didn't

0:33:13.750,0:33:15.000

she didn't

write about it.

0:33:15.000,0:33:17.958

No. You do an interview

for 15, 20, 30 minutes

0:33:17.958,0:33:20.416

and then you get

a couple lines. Right?

0:33:20.416,0:33:21.916

But she said, don't

you feel an obligation

0:33:21.916,0:33:22.541

to the people

0:33:22.541,0:33:23.666

that are affected

by this project?

0:33:23.666,0:33:26.083

I said,

of course I do, right?

0:33:26.083,0:33:28.250

Of course I do. I'm

I'm a human human being.

0:33:28.250,0:33:31.125

I do have a heart, right?

0:33:31.125,0:33:32.291

Despite what Facebook says.

0:33:32.291,0:33:33.250

Yeah.

0:33:33.250,0:33:34.416

And I said

but I also have an

0:33:34.416,0:33:36.708

obligation

to everyone else

0:33:36.708,0:33:37.500

in that neighborhood,

0:33:37.500,0:33:40.500

including the students

in the school nearby.

0:33:41.291,0:33:43.458

And sometimes in this

job, you have to make

0:33:43.458,0:33:44.708

unpopular

recommendations

0:33:44.708,0:33:45.375

and decisions.

0:33:45.375,0:33:46.166

It is what it is.

0:33:46.166,0:33:47.208

Yeah,
but what's important

0:33:47.208,0:33:48.583
for our community

0:33:48.583,0:33:51.083
is that we don't
demonize each other.

0:33:51.083,0:33:52.625
Like, I'm
not going to demonize

0:33:52.625,0:33:54.166
the people
that have the other.

0:33:54.166,0:33:56.333
An alternative
opinion on this.

0:33:56.333,0:33:57.166
I'm not going to do it.

0:33:58.833,0:34:01.666

I, I ask that

they don't do it to me,

0:34:01.666,0:34:03.375

but that's not in

my control. Right?

0:34:03.375,0:34:05.291

It's up to others,

right? Yeah.

0:34:05.291,0:34:06.375

But if we are going

to be

0:34:06.375,0:34:09.375

a community, it's

okay to take a position.

0:34:09.750,0:34:11.208

It's okay to disagree.

0:34:11.208,0:34:12.000

Absolutely.

0:34:12.000,0:34:12.625

It's not okay

0:34:12.625,0:34:15.625

to demonize each other,
to vilify one another

0:34:16.541,0:34:19.541

and to and to think
that there that it is,

0:34:19.916,0:34:21.250

that that's okay
because it creates

0:34:21.250,0:34:22.916

this dynamic
of good versus evil.

0:34:22.916,0:34:23.750

Right.
And I mean,

0:34:23.750,0:34:24.000

saying

0:34:24.000,0:34:26.083

that it's not just one
political party

0:34:26.083,0:34:27.666

that's doing
the demonizing.

0:34:27.666,0:34:30.791

No, no, no, it's
happening on both sides.

0:34:31.083,0:34:32.291

I've seen it
in the last few weeks.

0:34:32.291,0:34:33.250

It's how we're set up.

0:34:33.250,0:34:35.750

It's just it's it's
stomach churning.

0:34:35.750,0:34:37.291

Really? Yeah. It's
this us against them.

0:34:37.291,0:34:38.541

Good, evil.

0:34:38.541,0:34:39.083

Push, pull.

0:34:39.083,0:34:40.500

It's just not healthy

for our community.

0:34:40.500,0:34:42.458

Right.

And so housing

0:34:42.458,0:34:44.750

has become the topic

of the freaking

0:34:44.750,0:34:45.708

decade, right?

0:34:45.708,0:34:47.416

It will be for quite

some time.

0:34:47.416,0:34:49.875

Yeah, I, I'm
really curious as a

0:34:49.875,0:34:51.041

because I don't know
the history of, of like

0:34:51.041,0:34:52.333

is this ever happened
before.

0:34:52.333,0:34:53.541

Like have we

0:34:53.541,0:34:55.250

as in in America

0:34:55.250,0:34:56.333

gone through
something like that?

0:34:56.333,0:34:57.041

Because I think

0:34:57.041,0:34:58.250

everybody's

kind of saying that a

0:34:58.250,0:34:59.875

big recession is coming.

0:34:59.875,0:35:00.333

Right?

0:35:00.333,0:35:01.500

Well,

it's starting to be more

0:35:01.500,0:35:02.750

and more concerned

about that. Yeah.

0:35:02.750,0:35:03.291

Concerned about it.

0:35:03.291,0:35:04.333

So has this

0:35:04.333,0:35:06.291

I guess housing

hasn't been as critical

0:35:06.291,0:35:08.625

as it is

currently because,

0:35:08.625,0:35:10.708

you know, we're, as

you've said, built out.

0:35:10.708,0:35:11.291

Yeah.

0:35:11.291,0:35:12.708

And we've seen

0:35:12.708,0:35:14.083

we've seen parallels

in the past,

0:35:14.083,0:35:16.625

especially around

like pressures with

0:35:16.625,0:35:17.583

inflation and

0:35:18.583,0:35:19.875

lending rates.

0:35:19.875,0:35:20.583

But I don't

0:35:20.583,0:35:21.125

think we've seen

0:35:21.125,0:35:23.083

this kind of pressure

of all of those forces

0:35:23.083,0:35:24.500

coming together

in the past.

0:35:24.500,0:35:25.250

So we are definitely

0:35:25.250,0:35:26.416

in a critical time

in history.

0:35:26.416,0:35:28.125

But you asked

the question earlier,

0:35:28.125,0:35:29.333

what are we going

to do about it?

0:35:29.333,0:35:30.333

And I,

0:35:30.333,0:35:32.250

I need to make the point

that we can't just do

0:35:32.250,0:35:33.583

one thing.

0:35:33.583,0:35:34.333

We have to do

0:35:34.333,0:35:34.583

a whole

0:35:34.583,0:35:36.291

series of things,

and it's important

0:35:36.291,0:35:38.416

that they all
build on each other.

0:35:38.416,0:35:40.458

And so you'll
you'll see.

0:35:40.458,0:35:43.458

Soon we'll be proposing
how we want to use our,

0:35:43.750,0:35:45.416

federal funds from,

0:35:45.416,0:35:46.458

housing
urban development.

0:35:46.458,0:35:46.875

Yeah.

0:35:46.875,0:35:48.041

We are an entitlement
community.

0:35:48.041,0:35:49.250

We get community
development

0:35:49.250,0:35:50.416
block grants every year.

0:35:50.416,0:35:51.625
We are going to propose

0:35:51.625,0:35:53.958
to the city council on
how to use those funds.

0:35:53.958,0:35:55.791
I want to use them
in a way that

0:35:55.791,0:35:56.708
that positions us

0:35:56.708,0:35:57.541
and leverages us

0:35:57.541,0:36:00.208
for other programs
that are complementary

0:36:00.208,0:36:01.250

to scale up.

0:36:01.250,0:36:04.250

If you look at just
that program alone,

0:36:04.291,0:36:05.708

you're going to
say that's inadequate.

0:36:06.666,0:36:08.166

But if
you understand that

0:36:08.166,0:36:11.166

it's only one piece
of the broader solution,

0:36:12.375,0:36:15.041

then it looks
a lot more complete.

0:36:15.041,0:36:17.041

So in the last

legislative session,

0:36:17.041,0:36:18.166

we worked

with the legislature

0:36:18.166,0:36:19.500

on two things.

0:36:19.500,0:36:21.916

One, we are a legacy

city,

0:36:21.916,0:36:22.250

meaning

0:36:22.250,0:36:23.291

we have legacy housing

0:36:23.291,0:36:25.833

stock throughout

our community.

0:36:25.833,0:36:27.666

That's the properties

that we need to focus

0:36:27.666,0:36:29.541

on. They're largely

in corporate rental

0:36:29.541,0:36:32.541

and put them into family

assets.

0:36:32.625,0:36:34.791

That needs to happen

as much as possible,

0:36:34.791,0:36:36.125

and we need to find ways

0:36:36.125,0:36:38.625

to work

within the market forces

0:36:38.625,0:36:39.375

to make that happen.

0:36:39.375,0:36:41.291

And the legislature

enabled us

0:36:41.291,0:36:42.208

to be able to tap

0:36:42.208,0:36:45.208

into a \$10 million line

of credit, essentially,

0:36:45.916,0:36:48.166

and that we can partner

with,

0:36:48.166,0:36:50.666

nonprofits

or private entities,

0:36:50.666,0:36:51.791

whoever, and we'll do a

0:36:51.791,0:36:53.750

public process

for how we do it.

0:36:53.750,0:36:54.791

But they're

looking to us

0:36:54.791,0:36:57.250

as the primary legacy

city of the state

0:36:57.250,0:36:58.958

to build out

that approach

0:36:58.958,0:37:00.958

using our current

approach

0:37:00.958,0:37:02.750

that we use for the

with federal funds,

0:37:02.750,0:37:04.541

as, as

the start in the seed,

0:37:05.625,0:37:08.541

that we can take that

approach and scale it up

0:37:08.541,0:37:10.500

many,
many times over. Yeah.

0:37:10.500,0:37:12.958

To to transition
to as fast as possible.

0:37:12.958,0:37:14.208

And we're going to,
we're going to build out

0:37:14.208,0:37:15.791

that program
in the coming months.

0:37:15.791,0:37:16.333

Yeah.

0:37:16.333,0:37:17.458

And that's so we'll,

0:37:17.458,0:37:20.208
we'll be proposing our
federal piece right now.

0:37:20.208,0:37:21.375

It's going to fit

and dovetail

0:37:21.375,0:37:23.208

with a bigger piece

that we use

0:37:23.208,0:37:25.166

with the States help.

0:37:25.166,0:37:27.875

But another thing that

they did was they also

0:37:27.875,0:37:30.708

developers talk about

those apartments again.

0:37:30.708,0:37:33.333

They, they largely

build apartments because

0:37:33.333,0:37:36.333

the laws are set up

to where condominiums

0:37:36.708,0:37:39.750

are impossible

condominiums,

0:37:39.750,0:37:41.166

meaning

that each individual

0:37:41.166,0:37:44.166

unit is platted

separately

0:37:44.416,0:37:45.083

and available

0:37:45.083,0:37:49.125

for ownership purchase

within a multi family,

0:37:49.791,0:37:50.791

density project.

0:37:50.791,0:37:52.875

Does that make sense?

Yeah.

0:37:52.875,0:37:55.041

So what could we do

0:37:55.041,0:37:58.083

in our downtown

in a single project

0:37:58.791,0:38:00.875

that's kind of

minimized?

0:38:00.875,0:38:02.291

It gives families

an opportunity

0:38:02.291,0:38:05.083

to purchase

something for ownership

0:38:05.083,0:38:07.500

and therefore start

to build equity

0:38:07.500,0:38:10.583

the way we were able to

in a starter home. Yep.

0:38:11.375,0:38:13.166

Well, the starter home

dynamic is changing

0:38:13.166,0:38:15.958

dramatically because
of these macroeconomics.

0:38:17.000,0:38:20.000

So if we were able
to build, for example,

0:38:20.541,0:38:22.125

instead of an apartment
project,

0:38:22.125,0:38:24.666

a condominium project
in our downtown

0:38:24.666,0:38:26.416

and take hundreds of

0:38:26.416,0:38:28.750

owner

occupied opportunities,

0:38:28.750,0:38:29.541

do you know

how much pressure

0:38:29.541,0:38:30.166

that would take off

0:38:30.166,0:38:31.458

the supply

and demand locally?

0:38:31.458,0:38:32.250

Yeah.

0:38:32.250,0:38:33.333

Like what if there was 2

0:38:33.333,0:38:36.333

or 300 units

available for purchase?

0:38:36.791,0:38:39.833

That's 2 or 300 people

that are looking

0:38:39.833,0:38:41.625

for a single family home

right now.

0:38:41.625,0:38:42.541

If they want to live in

0:38:42.541,0:38:45.291

a downtown environment

that's connected with,

0:38:45.291,0:38:46.916

active transportation,

0:38:46.916,0:38:48.625

public transport,

transit

0:38:48.625,0:38:50.541

nearby

to downtown amenities

0:38:50.541,0:38:51.875

and retail

and restaurants

0:38:51.875,0:38:53.250

and entertainment,

right.

0:38:53.250,0:38:53.958

There are

a lot of people

0:38:53.958,0:38:55.333

that want that

lifestyle.

0:38:55.333,0:38:57.458

And if you do,

0:38:57.458,0:38:59.000

the state has made it

0:38:59.000,0:39:00.708

easier for developers

to do that

0:39:00.708,0:39:02.291

with help

from cities as well.

0:39:02.291,0:39:04.791

Yeah,

we our role is land use.

0:39:06.583,0:39:09.500

And the developers role
is making it pencil.

0:39:09.500,0:39:10.541

And the state
has stepped in

0:39:10.541,0:39:11.916

and said
we're going to take away

0:39:11.916,0:39:13.958

the risk of litigation
that often comes

0:39:13.958,0:39:15.458

with condominium
projects.

0:39:15.458,0:39:16.375

It's another reason
developers

0:39:16.375,0:39:17.416

don't build them

0:39:17.416,0:39:19.125

is they get sued
immediately

0:39:19.125,0:39:21.208

for a number
of different reasons.

0:39:21.208,0:39:22.541

So the state stepped in
and said,

0:39:22.541,0:39:23.541

we're going
to change the rules

0:39:23.541,0:39:26.625

to to to reduce that
litigious environment,

0:39:27.375,0:39:28.750

and they're going
to make some money of it

0:39:28.750,0:39:31.458

available
at a really low rate

0:39:31.458,0:39:32.791

to help
make those projects

0:39:32.791,0:39:33.791

pencil for a developer

0:39:33.791,0:39:36.791

to build, to
then deliver needs for

0:39:37.125,0:39:38.750

Utah families. Yeah.

0:39:38.750,0:39:39.708

Well, I, I mean,

0:39:39.708,0:39:41.000

I love what

0:39:41.000,0:39:42.125

I feel like

there's an energy

0:39:42.125,0:39:45.041

in the city right now

and, and I,

0:39:45.041,0:39:46.250

I try not

to get too involved

0:39:46.250,0:39:47.833

because I know sometimes

0:39:47.833,0:39:48.625

you don't

want to come home

0:39:48.625,0:39:50.458

and relive everything,

right? Correct.

0:39:50.458,0:39:52.333

We try not to in depth.

0:39:52.333,0:39:53.083

And that's why I end up

0:39:53.083,0:39:54.250

watching

City Council. But,

0:39:55.333,0:39:57.583

I think one

of the things that Ogden

0:39:57.583,0:39:58.666

and you've done

a really good job

0:39:58.666,0:39:59.708

and I hope

we continue to do

0:39:59.708,0:40:00.541

this, is

0:40:00.541,0:40:02.541

look for these ways

to help

0:40:02.541,0:40:05.166

all of our citizens,

but also

0:40:05.166,0:40:08.291

keeping our identity

and our rich cultural,

0:40:08.833,0:40:10.583

you know,

0:40:10.583,0:40:13.041

I guess cultural

identity as well.

0:40:13.041,0:40:16.958

And history and,

you know, really making

0:40:16.958,0:40:21.375

sure that Ogden stays

true to who Ogden is.

0:40:21.375,0:40:21.791

That's right.

0:40:21.791,0:40:22.791

And the best way to do

0:40:22.791,0:40:25.791

that is to build

the people we have.

0:40:26.000,0:40:29.000

So this is an enormous

priority for me,

0:40:29.291,0:40:30.750

this this reflects

back to

0:40:30.750,0:40:33.083

when I even before

I even decided to run,

0:40:33.083,0:40:35.583

when I thought

about running, I thought

0:40:35.583,0:40:37.583

like, will this square
with my conscience

0:40:37.583,0:40:38.875

what we're going to do,
and the only way

0:40:38.875,0:40:40.125

that it would square
with my conscience

0:40:40.125,0:40:41.125

is if we focused on

0:40:41.125,0:40:42.708

building
the people we have,

0:40:42.708,0:40:43.875

helping them

0:40:43.875,0:40:45.958

in their path
toward upward mobility.

0:40:45.958,0:40:47.000

Right.

0:40:47.000,0:40:50.000

And I don't want
our work to be seen as,

0:40:50.791,0:40:51.583

we're going to replace

0:40:51.583,0:40:53.041

the people
we have, right?

0:40:53.041,0:40:54.708

So that we have
richer people, that it's

0:40:54.708,0:40:56.000

that is not
what we're after.

0:40:56.000,0:40:56.791

That's not who we are.

0:40:56.791,0:40:58.041

No, that's

not who we are.

0:40:58.041,0:40:59.875

That is exactly how
we lose our identity

0:40:59.875,0:41:01.125

and our character
as a community.

0:41:01.125,0:41:03.250

Yeah, but I do want to
help the people we have.

0:41:03.250,0:41:04.625

And that's why I'm here,

0:41:04.625,0:41:07.041

to step into
their greatness, right?

0:41:07.041,0:41:07.750

Their own greatness,

0:41:07.750,0:41:08.916

whatever theirs is,

0:41:08.916,0:41:10.041

we all have

a different definition,

0:41:10.041,0:41:11.875

a different plan

for ourselves.

0:41:11.875,0:41:13.250

And that's why we talk

about the ideal way

0:41:13.250,0:41:15.166

having accountability

for ourselves

0:41:15.166,0:41:18.166

and doing the work to

to to be your best.

0:41:18.416,0:41:21.041

Right?

It it starts with me

0:41:21.041,0:41:22.750

and it always ends
with us, right?

0:41:22.750,0:41:24.125

That's what we should
all be thinking about.

0:41:24.125,0:41:26.416

It starts with you
and ends with us.

0:41:26.416,0:41:28.333

And, if we all take that

0:41:28.333,0:41:30.708

approach
and help one another,

0:41:30.708,0:41:32.416

especially ourselves,

0:41:32.416,0:41:35.416

to up, learn, to up,
earn, etc.,

0:41:35.750,0:41:37.291

you can step into these
opportunities

0:41:37.291,0:41:38.958

and live a better life
here in Ogden.

0:41:38.958,0:41:39.750

Yeah, those.

0:41:39.750,0:41:42.000

And it's incumbent on us
as government to

0:41:42.000,0:41:43.791

to not be
in the way of that.

0:41:43.791,0:41:45.708

And to create
an environment

0:41:45.708,0:41:46.625

for people
to have access

0:41:46.625,0:41:48.666

to the opportunities

to level up in life.

0:41:48.666,0:41:49.250

Right.

0:41:49.250,0:41:51.583

Housing is huge in that.

0:41:51.583,0:41:52.666

And we need to make sure

0:41:52.666,0:41:53.250

that our people

0:41:53.250,0:41:54.000

are having access

0:41:54.000,0:41:55.541

to educational

opportunities,

0:41:55.541,0:41:57.083

trade certifications

through workforce

0:41:57.083,0:41:59.000

development initiatives

with partners.

0:41:59.000,0:42:00.416

And again,

that's the sense

0:42:00.416,0:42:02.041

of the Ogden Way

framework.

0:42:02.041,0:42:04.083

What are we all doing

across the seven pillars

0:42:04.083,0:42:05.208

of human success

0:42:05.208,0:42:06.791

together

and collaboratively,

0:42:06.791,0:42:08.458

and synchronize in a way

0:42:08.458,0:42:10.333

that creates pipelines

for people to go

0:42:10.333,0:42:11.833

level up? Yeah, right.

0:42:11.833,0:42:13.333

That's

not gentrification.

0:42:13.333,0:42:15.500

That is leveling up.

0:42:15.500,0:42:16.416

It's lifting as you.

0:42:16.416,0:42:18.333

Right.

It's lifting. Exactly.

0:42:18.333,0:42:19.291

And as Ogden

0:42:19.291,0:42:20.000

continues to rise,

0:42:20.000,0:42:21.541

and I do believe it

is right,

0:42:21.541,0:42:24.291

our entire community

will will be lifted up.

0:42:24.291,0:42:27.291

And so I've really

appreciated getting to

0:42:27.666,0:42:29.875

flip the script with you

a little bit.

0:42:29.875,0:42:31.041

Kind of

put you on the hot seat.

0:42:32.333,0:42:34.333

Is there anything

else you want to know?

0:42:34.333,0:42:35.958

I think it's actually,
it's kind of just

0:42:35.958,0:42:37.083

because we don't talk
like this at home.

0:42:37.083,0:42:38.000

No,

0:42:38.000,0:42:38.625

I'll ask you some

0:42:38.625,0:42:39.708

questions,
but then I'm like,

0:42:39.708,0:42:41.041

I, I know,
but sometimes I'm

0:42:41.041,0:42:43.500

so wiped out, I'm like,
I don't know, call Cindy,

0:42:43.500,0:42:43.958

like Cindy.

0:42:43.958,0:42:46.958

I'll explain

what's going on. So,

0:42:47.541,0:42:50.166

but there's more of

still like,

0:42:50.166,0:42:52.041

we're just

getting started and,

0:42:52.041,0:42:52.583

and that's why

0:42:52.583,0:42:53.375

we have this

0:42:53.375,0:42:53.958

kind of longer

0:42:53.958,0:42:54.583

form forum

0:42:54.583,0:42:55.875

is to have these
kinds of conversations.

0:42:55.875,0:42:57.041

And I think
every community

0:42:57.041,0:42:57.916

needs to be having.

0:42:57.916,0:42:58.291

Yeah.

0:42:58.291,0:42:58.791

And you're starting

0:42:58.791,0:42:59.791

to see
across the country,

0:42:59.791,0:43:00.166

and you saw it

0:43:00.166,0:43:00.291

in the

0:43:00.291,0:43:02.708

presidential cycle

that people are relying

0:43:02.708,0:43:04.333

less and less

on traditional media

0:43:04.333,0:43:05.125

because they don't feel

0:43:05.125,0:43:06.708

like they're getting

the whole story right.

0:43:06.708,0:43:08.750

And that and then

that's a good thing.

0:43:08.750,0:43:10.000

And also

it has some really

0:43:10.000,0:43:12.625

big drawbacks as well

I oh yeah.

0:43:12.625,0:43:13.375

Oh yeah. Building.

0:43:13.375,0:43:14.541

So I hope that,

0:43:14.541,0:43:16.583

you know,

this particular

0:43:16.583,0:43:17.291

this podcast

0:43:17.291,0:43:18.583

where I got to put him

in the hot seat.

0:43:18.583,0:43:19.666

I hope that helps us.

0:43:19.666,0:43:20.583

I hope

0:43:20.583,0:43:22.541

that helps us look
beyond the headlines.

0:43:22.541,0:43:24.583

And what can you
as a citizen,

0:43:24.583,0:43:26.500

do to figure out
exactly what's going on?

0:43:26.500,0:43:27.500

Who can you
reach out to?

0:43:27.500,0:43:28.875

How can you get
the information

0:43:28.875,0:43:29.875

and how can you help,

0:43:31.208,0:43:33.166

build
Ogden into an Ogden that

0:43:33.166,0:43:35.208

we can all continue

to, to be proud of.

0:43:35.208,0:43:37.041

So, the I guess

0:43:37.041,0:43:39.000

the call to action

would for this.

0:43:39.000,0:43:41.125

Do you want to do

you want to take

0:43:41.125,0:43:43.125

a swing at that?

You're the host.

0:43:43.125,0:43:43.750

It's on you.

0:43:43.750,0:43:44.958

I'm almost done.

0:43:44.958,0:43:46.041

Well, I would say,

0:43:46.041,0:43:46.791

you know, obviously

you've

0:43:46.791,0:43:47.541

already watched this.

0:43:47.541,0:43:49.458

So like subscribe,

0:43:49.458,0:43:51.666

share with your

with your friends

0:43:51.666,0:43:53.791

and, you know,

visit our,

0:43:53.791,0:43:55.875

visit the websites,

you know, come to a city

0:43:55.875,0:43:58.125

council meeting and ask
the questions you have.

0:43:58.125,0:43:58.625

You know,

0:43:58.625,0:44:00.916

and I'd say I would say
if you if you know

0:44:00.916,0:44:02.208

somebody
that's trying to level

0:44:02.208,0:44:04.375

up, what can you do
to help your friends

0:44:04.375,0:44:06.041

and your neighbors rise?

0:44:06.041,0:44:08.166

We lift Ogden by helping
one another rise.

0:44:08.166,0:44:09.458

Rise up. Right?

0:44:09.458,0:44:12.458

And we need more and
more of that mentality

0:44:12.916,0:44:14.875

because times are hard.

0:44:14.875,0:44:17.250

So what can we do
to harden up,

0:44:17.250,0:44:18.250

harden up for ourselves,

0:44:18.250,0:44:20.083

with each other,
for each other?

0:44:20.083,0:44:21.166

We are Ogden.

0:44:21.166,0:44:22.750

We don't have to be
Washington DC.

0:44:22.750,0:44:24.583

We don't have to fall

0:44:24.583,0:44:26.291

to the to the dynamics

0:44:26.291,0:44:27.500

that are coming

out of that place.

0:44:27.500,0:44:29.208

That's the swamp

for a reason. Right?

0:44:29.208,0:44:30.250

Let's and let's also try

0:44:30.250,0:44:31.750

to assume

the best of everything.

0:44:31.750,0:44:32.750

Like assume that,

0:44:32.750,0:44:33.958

you know, assume
that we're trying

0:44:33.958,0:44:35.750

to do the right thing
on both sides,

0:44:35.750,0:44:37.791

right on both sides of
whatever issue it is,

0:44:37.791,0:44:39.291

and hold us accountable
for decisions.

0:44:39.291,0:44:40.666

I'm fine with that.

0:44:40.666,0:44:41.875

I hold him accountable
all the time.

0:44:41.875,0:44:42.833

Let's just disagree.

0:44:42.833,0:44:43.875

And we don't need to
demonize

0:44:43.875,0:44:45.291
and vilify

each other. Right?

0:44:45.291,0:44:47.166

I'm committed to that.

Yep, yep.

0:44:47.166,0:44:49.916

And I think that Ogden
can do that so well.

0:44:49.916,0:44:51.750

Well, thank you
for letting me be

0:44:51.750,0:44:53.416

the guest host.

0:44:53.416,0:44:54.333

Thanks for everything.

0:44:55.333,0:44:56.416

We'll have

you back soon again.

0:44:56.416,0:44:57.291

Oh, sure.

0:44:57.291,0:44:59.083

Well, hopefully

we can get Timea and,

0:44:59.083,0:45:00.166

maybe Maggie.

0:45:00.166,0:45:01.250

Yeah, that'll be

a little while.

0:45:01.250,0:45:02.791

She's really cool

0:45:02.791,0:45:04.416

Timea and she's a little busy.

0:45:04.416,0:45:05.208

Little busy.

0:45:05.208,0:45:06.666

But watch
the Final Four.

0:45:06.666,0:45:07.541

That's another call
to action.

0:45:07.541,0:45:08.833

Watch the Final Four. Cheer on Timea

0:45:08.833,0:45:10.916

Gardiner
for UCLA.

0:45:10.916,0:45:11.500

Yeah.

0:45:11.500,0:45:13.166

In doing so, you're
cheering on Ogden.

0:45:13.166,0:45:15.291

Yes, you are.
One of our own.

0:45:15.291,0:45:17.250

Thanks, babe.

Thank you. Thanks, everybody.