

Logan City

The City of Logan, in Cache County, is a college city supporting a large student population that is experiencing some unique growth challenges. Logan City's population is currently at 47,449 and is expected to grow to 52,185 through the remainder of this decade, an annual growth rate of slightly over 2%, higher than the state average. Logan has significant rental housing available mostly occupied by students. There is some rental single family housing available for families, in increasing numbers. Utah State University has recently completed a major new housing facility for students, which is not currently occupied to capacity. Logan has actually seen a decrease in the number of building permits for residential construction to 205 in 2006 compared with the year before. The affordability of housing, however, remains an issue due primarily to increasing land values.

Logan City has determined that it is a community priority to update the general plan specifically the "moderate income housing" component of that plan. Logan will be issuing a request for proposal to assist them in preparing the plan in concert with the "Utah Workforce Housing Initiative".

As part of this planning effort Logan has identified a need in their community to reclaim some of the residential neighborhoods in the established parts of the community. These areas are being overrun by illegal single-family residential uses for multiple renters, primarily students. There is illegal parking, deterioration of curb, gutters, sidewalks and landscaping and traffic flow and law enforcement issues. The city desires to reclaim these areas, change the non-conforming uses and provide incentives for owners to rehabilitate the homes and reestablish them as single-family homes and restore the infrastructure and landscaping in the area. The city will even allow for the purchase and rehabilitation of smaller homes, often owned by absentee landlords, and make them available to lower income families for purchase. A partnership in this effort will be created with the non-profit housing provider, Neighborhood Non-profit Housing Corporation.