

City Council Announcements

November 9, 2004

A. For Your Information

1. Attached is a Grant submission to the State of Utah.
2. Attached is the Quarterly Housing Report for 2004-2005, First Quarter.

Grant Submission Update Memo

TO: Rocky Fluhart, Steve Fawcett, Cindy Gust-Jenson

FROM: Grant Acquisition Team

DATE: 11/5/2004

SUBJECT: 2005 VAWA Grant - Police

FUNDING AGENCY: Utah State Office of Crime Victim Reparation

REQUESTED AMOUNT: \$19,213.83

DEPARTMENT APPLYING: Salt Lake City Police Department

COLLABORATING AGENCIES: SLC Prosecutor, YWCA, Rape Recovery Center, Salt Lake Area Safe at Home Coalition

DATE SUBMITTED: November 3, 2004

SPECIFICS:

Technical Assistance (Training) Equipment Only

Provides .5 FTE Position(s)

Existing New Overtime Requires Funding After Grant

Explanation: Victim

Match Required 25% In Kind Cash

Computer Software Development In House Contract Services

New Program (City not performing function now)

GRANT DETAILS:

This is a 2004 Violence Against Women Formula Grant. The PD is applying for funds designated for a part-time victim advocate position.

The PD is collaborating with the Prosecutor's office, YWCA, Rape Recovery Center, Safe at Home Coalition and other agencies to provide victim services to victims of domestic violence.

The victim advocate position is an ongoing part-time position that has been funded by Crime Victims Reparations for many years.

The cash and in-kind match are met through the salary of the Victim Advocate Coordinator.

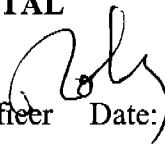
NOV 01 2004


SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
DIVISION OF HOUSING AND NEIGHBORHOOD DEVELOPMENT

ROSS D. "ROCKY" ANDERSON
MAYOR

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer  Date: October 21, 2004

FROM: David Dobbins 

RE: Quarterly Housing Report for Fiscal Year 2004-05, First Quarter.

STAFF CONTACT: LuAnn Clark, 535-6136

DOCUMENT TYPE: Written briefing

DISCUSSION: The City Council has requested a quarterly housing report from the Community Development Department. The following information is included in the report:

- Loans to First-Time Homebuyers, Single-Family and Multi-Family Rehabilitation Projects
- Housing Program Funding Sources and Outreach and Marketing Efforts
- Building Permit Activity and Housing Starts
- Boarded Building Activity and Closed/Boarded Houses/Apartments by Council Districts
- Housing Trust Fund Ledger
- Residential Subdivision and Condominium Activity Quarterly Reports
- Community Development Corporation Quarterly Report
- Neighborhood Housing Services Quarterly Report
- Economic Update

HOUSING AND NEIGHBORHOOD DEVELOPMENT

HOUSING PROGRAMS REPORT FISCAL YEAR 2004-2005

QUARTER 1 (July 1, 2004 – September 30, 2004)

The Housing and Neighborhood Development Division's funding sources for this fiscal year are the *Community Development Block Grant Program (CDBG)*, the *HOME Program* and *Program Income from CDBG, HOME, Renter Rehab, Housing Trust Fund and Utah State Funding*. Private Funding Sources are from the *Multi-Bank Pool, Wells Fargo Bank, Associates Capital Bank and Universal Lending Corp.*

The First Time Homebuyer Program, which uses the HOME, CDBG, and private funding sources, has placed 270 families in properties. During the first quarter, six First Time Home Buyer homes were being rehabilitated, and three families were placed in new homes. Four homes are ready for sale, and the engineering work for the Navajo subdivision has been started.

First Time Home Buyer Loans

| | Fiscal YTD | 1 st Quarter |
|------------------|--------------|-------------------------|
| Loans Closed | 3 | 3 |
| Dollar Amount | \$344,225 | \$344,225 |
| Average Per Loan | \$114,741.67 | \$114,741.67 |

The Housing Rehabilitation Program has completed 11 projects with 11 units the first quarter.

Single Family Rehabilitation Projects

| | Fiscal YTD | 1 st Quarter |
|------------------|--------------|-------------------------|
| Loans Closed | 11 | 11 |
| Dollar Amount | \$194,509.00 | \$194,509.00 |
| Change Orders | \$ 0.00 | \$0.00 |
| Average Per Loan | \$17,682.64 | \$17,682.64 |
| Number of Units | 11 | 11 |
| Average Per Unit | \$17,682.64 | \$17,682.64 |

Multi-Family Rehabilitation Projects

| | Fiscal YTD | 1 st Quarter |
|------------------|------------|-------------------------|
| Loans Closed | 0 | 0 |
| Dollar Amount | \$0.00 | \$0.00 |
| Average Per Loan | \$0.00 | \$0.00 |
| Number of Units | 0 | 0 |
| Average Per Unit | \$0.00 | \$0.00 |

Housing Program Funding Sources

| FUNDING SOURCES | Fiscal YTD 07/01/04 – 9/30/04 | % OF FUNDS | 1 ST Quarter 7/01/04 – 9/30/04 | % OF FUNDS |
|-----------------------------------|----------------------------------|---------------|--|---------------|
| Community Development Block Grant | \$ 137,878.00 | 25.6% | \$ 137,878.00 | 25.6% |
| Rental Rehab Funds | \$ 0.00 | 0.0% | \$ 0.00 | 0.0% |
| Personal Contributions | \$ 2,235.00 | 0.4% | \$ 2,235.00 | 0.4% |
| Private Funding Sources | \$ 257,620.00 | 47.8% | \$ 257,620.00 | 47.8% |
| Home | \$ 128,290.00 | 23.8% | \$ 128,290.00 | 23.8% |
| River Park Funds | \$ 10,019.00 | 1.9% | \$ 10,019.00 | 1.9% |
| Other Funds | \$ 2,692.00 | 0.5% | \$ 2,692.00 | 0.5% |
| TOTAL | \$ 538,734.00 | 100% | \$ 538,734.00 | 100% |

Outreach and Marketing Efforts

Applications for the First Time Home Buyer program are still far below normal. This is likely a result of low interest rate levels on mortgages in the general market place. These low market rates entice the better qualified buyers who would normally be using the First Time Home Buyer program.

Outreach efforts are continuing. Local churches and non-profits have been included on the current mailing list. The Housing and Neighborhood Development Division sponsored a booth at the Greenbacks Conference for Single Women, and participated in the University of Utah Married Student Conference and the Housing Conference sponsored by Community Development Corporation.

The program continues to receive several applications a month. Many of the applicants want a home that is less than 10 years old. So the newer homes are selling well, but the older homes are more of a challenge. The Division has placed "For Sale" signs on available homes and started tracking all FTHB applications that are sent out.

Direct Mail Efforts

| DATE of MAILING | NUMBER | AREA |
|---------------------|--------------|---|
| August 26, 2004 | 977 | Rose Park |
| September 2, 2004 | 584 | 900 West to Redwood Road, 1300 South to 1700 South 200 West to I-15, North Temple to 800 North |
| | | |
| | | |
| | | |
| | | |
| Total Mailed | 1,561 | |

BUILDING PERMIT ACTIVITY

and

HOUSING STARTS

Building Permit Activity for the First Quarter

JULY

| | <u>No. of Units</u> | <u>Permits Issued*</u> |
|------------------------------------|---------------------|------------------------|
| Single Family Dwelling | 10 | 10 |
| Condo Multi-Family | 24 | 1 |
| Total New Construction | 341 | |
| | | |
| Additions, Alterations and Repairs | 168 | 143 |
| Total Residential Construction | 202 | 154 |
| | | |
| Demolition Permits | | |
| Single Family Dwelling | 3 | 3 |

AUGUST

| | <u>No. of Units</u> | <u>Permits Issued*</u> |
|------------------------------------|---------------------|------------------------|
| Single Family Dwelling | 9 | 9 |
| Multi-Family Condo | 6 | 6 |
| Total New Construction | 15 | 15 |
| | | |
| Additions, Alterations and Repairs | 158 | 138 |
| Total Residential Construction | 173 | 153 |
| | | |
| Demolition Permits | | |
| Single Family Dwelling | 1 | 1 |

SEPTEMBER

| | <u>No. of Units</u> | <u>Permits Issued*</u> |
|------------------------------------|---------------------|------------------------|
| Single Family Dwelling | 9 | 9 |
| Total New Construction | 9 | 9 |
| | | |
| Additions, Alterations and Repairs | 136 | 122 |
| Total Residential Construction | 145 | 131 |

*Permits Issued Category is the number of permits issued to a contractor or sub contractor excluding plumbing, electrical, mechanical, etc. permits.

Housing Starts for the First Quarter

| | | | |
|-------------|----------------------|-----|-------------------|
| 3 7/7/2004 | 1787 N CAVALLO | DR | 1 FAMILY RESIDENT |
| 1 7/12/2004 | 325 W 700 N | | CONDO MULTI FAM |
| 1 7/15/2004 | 1656 W 300 S | | 1 FAMILY RESIDENT |
| 1 7/15/2004 | 1662 W 300 S | | 1 FAMILY RESIDENT |
| 2 7/16/2004 | 290 S MONTGOMERY | ST | 1 FAMILY RESIDENT |
| 7 7/16/2004 | 1102 E ELGIN HEIGHTS | LN | 1 FAMILY RESIDENT |
| 7 7/16/2004 | 1104 E ELGIN HEIGHTS | LN | 1 FAMILY RESIDENT |
| 1 7/22/2004 | 466 N 1465 W | | 1 FAMILY RESIDENT |
| 7 8/16/2004 | 2692 S DEARBORN | ST | 1 FAMILY RESIDENT |
| 2 8/18/2004 | 280 S DEMPSEY | LN | 1 FAMILY RESIDENT |
| 2 8/18/2004 | 288 S DEMPSEY | LN | 1 FAMILY RESIDENT |
| 2 8/18/2004 | 264 S DEMPSEY | LN | 1 FAMILY RESIDENT |
| 1 7/7/2004 | 1984 W RED ANGUS | DR | 1 FAMILY RESIDENT |
| 7 9/8/2004 | 1116 E ELGIN HEIGHTS | LN | 1 FAMILY RESIDENT |
| 7 9/8/2004 | 1114 E ELGIN HEIGHTS | LN | 1 FAMILY RESIDENT |
| 7 9/8/2004 | 1110 E ELGIN HEIGHTS | LN | 1 FAMILY RESIDENT |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 1 8/19/2004 | 475 N REDWOOD | RD | CONDO MULTI FAM |
| 7 9/8/2004 | 1106 E ELGIN HEIGHTS | LN | 1 FAMILY RESIDENT |
| 5 8/30/2004 | 157 E WESTMINSTER | AVE | 1 FAMILY RESIDENT |
| 1 8/19/2004 | 460 N 1465 W | | 1 FAMILY RESIDENT |
| 1 8/19/2004 | 454 N 1465 W | | 1 FAMILY RESIDENT |
| 1 8/19/2004 | 472 N 1465 W | | 1 FAMILY RESIDENT |
| 3 9/16/2004 | 633 E 18TH | AVE | 1 FAMILY RESIDENT |
| 3 8/19/2004 | 672 N COLUMBUS | ST | 1 FAMILY RESIDENT |
| 4 7/13/2004 | 626 S 500 E | | 1 FAMILY RESIDENT |
| 6 9/10/2004 | 2439 E MICHIGAN | AVE | 1 FAMILY RESIDENT |
| 6 9/21/2004 | 2141 E 1700 S | | 1 FAMILY RESIDENT |
| 7 8/16/2004 | 2692 S DEARBORN | ST | 1 FAMILY RESIDENT |
| 7 9/10/2004 | 2131 S BERKELEY | ST | 1 FAMILY RESIDENT |
| 7 9/10/2004 | 2275 S GREEN | ST | 1 FAMILY RESIDENT |
| 7 7/29/2004 | 2445 S 2500 E | | 1 FAMILY RESIDENT |

BOARDED BUILDING ACTIVITY

and

**CLOSED/BOARDED HOUSES/APARTMENTS
BY COUNCIL DISTRICTS**

Boarded Buildings Activity
1st Quarter 2005
July 1, 2004 through September 30, 2004

| | |
|---|-----|
| Existing Boarded buildings as of March 31, 2004 | 136 |
| Vacant/Secure Buildings as of March 31, 2004* | 12 |
| Demolition | 1 |
| Rehabilitated | 8 |
| New boarded buildings | 25 |
| Total boarded buildings | 145 |
| Buildings vacant/secure* | 19 |

*Properties, which are vacant, and complaints or activity is such that they require monitoring but not boarding.

Prepared by,
Nole Walkingshaw

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT

10/18/2004

| Address | Sidwell No. | District #1 Owner | Owner's Address | Boarded* | Comments |
|-------------------------|---------------|---|---|----------|---------------------------------------|
| | | | | | |
| 578 N. Redwood Rd. | 08-34-202-12 | Alan T. Parsons | 724 South 300 East | Oct-99 | listed for sale by owner |
| 1898 North 2200 West | 08-21-276-001 | Cottonwood Airport Center LC c/o Cottonwood Realty Service | 2855 Cottonwood parkway #500 Salt Lake City, Ut 84121 | 1-Jun | Vacant/Secure |
| 1862 North 2200 West | 08-21-276-002 | Cottonwood Airport Center LC c/o Cottonwood Realty Service | 2855 Cottonwood Parkway #500 Salt Lake City, UT 84121 | 1-Jun | Vacant/Secure |
| 1822 North 2200 West | 08-21-276-005 | Cottonwood Airport Center LC c/o Cottonwood Realty Service | 2855 Cottonwood Parkway #500 Salt Lake City, Utah 84121 | 1-Jun | Vacant Secure |
| 1769 West Miami Cir | 08-22-381-065 | Samuel Winegar | 1769 W Miami Cir Salt Lake City, UT 84116 | | |
| 626 N. 1400 W. | 08-34-227-007 | Deutsche Bank National Trust Company TR | %Saxon MTGE Serv Inc 4708 Mercantile Dr N Ft Worth TX 76137 | 3-Mar | new |
| 175 West 400 North | 08-36-282-010 | Donise Davidson | 679 East 200 south Salt Lake City, UT 84102 | New | Partially boarded secure |
| 938 West Autumn Ave | 08-26-456-018 | Salt Lake Neighborhood Housing Services INC | 622 West 500 North Salt Lake City UT 84116 | | Vacant/secure |
| 443 North Dorothea Way | 08-34-152-019 | Gonzola Juarez | 3316 S Florabund Cir Magna UT 84044 | | New (Notice & Order posted/mailed) |
| 350 North 1000 West | 08-35-252-006 | HUD | 5040 Addison Cir Site 400 Addison TX 75001 | | New (Notice & Order posted/mailed) |
| 1022 N Catherine Street | 08-27-280-015 | Pervaliz Bhatti | 1022 N Catherine Salt Lake City, UT 84116 | | Boarded by Defa |

| | | | | |
|-------------------------|---------------|--|---|-----------------|
| 880 N 1400 W | 08-27-430-011 | Travis West | 880 N 1400 W Salt Lake City UT 84116 | |
| 1221 N Oakley | 08-26-106-026 | Federal National Mortgage Ass | PO Box 650043 Dallas TX 75265 | |
| 947 N 900 W | 08-26-407-017 | First Magnus Financial Corp | % 3rd Floor 10 E Exchange Pl Salt Lake City, UT 84111 | |
| 1740 W 900 N | 08-27-327-026 | Andrew Peceimer | 1340 Bayshore Highway Burlingame CA 94010 | |
| 536 N Chicago St | 08-35-205-008 | Miramar Investments | 555 E 5300 S #2 Ogden, UT 84405 | |
| 369 N 1000 W | 08-35-182-014 | %1st Preston Forclosure Spec Taniela Fiefia | 1887 W 500 N Salt Lake City UT 84116 | |
| 1773 W Sir Jeffrey Way | 08-34-11-006 | Millennia Investment Corp | 6795 S 300 W Midvale, UT 84047 | Unsecure/Vacant |
| 1801 W 1100 N | 08-27-176-002 | Garth & Oral M North | 1071 N Redwood Rd Salt Lake City UT 84116 | |
| 567 N Redwood Rd | 08-34-131-063 | Cuong Chi Luong | 255 So 1000 W. Salt Lake City, UT 84116 | |
| 367 N 1000 W | 08-35-182-015 | Alejandro Landa Leticia Urcino TC | 367 N 1000 W Salt Lake City UT 84116 | |
| 594 N Billy Mitchell Rd | 07-36-201-004 | KRE Properties LLC | 30 S Wackoa Dr Chicago IL 60606 | Vacant/Secured |
| 1365 W Ouray | 08-34-277-021 | Mortgage Electronic one Home Campus | MAC X2505-01A DesMoines IA 50328 | |

| | | | | |
|---------------------|---------------|---|--|------------------|
| 639 N Sir Philip Dr | 08-34-104-004 | Real Estate Marketing Grou[| 5882 S 900 E #201 Salt Lake City UT 84116 | Vacant/Unsecured |
| 711 N Lafayette | 08-26-378-027 | Hazel & Steven Romero | 9230 S Laura Anne Way Sandy, UT 84094 | Vacant/Unsecured |
| 270 N 1000 W | 08-35-403-012 | HUD | 5040 Addison Cir #300 Addison, TX 75001 | Secured |
| 548 N Chicago | 08-35-205-031 | 5th Third Mortgage Com %MD 1-MOC-2-0 | Madisonville Operations Cincinnati OH 45263 | Vacant/Unsecured |
| 989 W 800 N | 08-26-454-002 | Miguel Barrera | 989 W 800 N Salt Lake City, UT 84116 | Unsecured |

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT

10/18/2004

| Address | Sidwell No. | District #2 | | Owner's Address | Boarded* | Comments |
|------------------------|---------------|---|--|---|-------------|--|
| | | Owner | | | | |
| 632 S. Glendale St. | 15-02-383-013 | Carl W. Barney, Jr. | | 1854 E 5725 S Ogden UT 84403 | PRE 1986 | Active Bldg. Permits |
| 17 South 800 West | 15-02-227-004 | United States of America %J US Dept of Justice | | 185 S State #400 Salt Lake City, UT 84111 | Jun-99 | Closed to Occupancy by FBI, Secured by incident response |
| 624 South 900 West | 15-02-455-017 | Stone Mataele | | 972 W 400 S Salt Lake City Ut 84104 | Jan-00 | Closed to Occ.by health dept. |
| 1638 West Dalton Ave | 15-10-401-004 | Jon T Bugger | | 30 N 200 E Centerville, Utah 84014 | 1-Jun | Boarded, posted |
| 922 W. 400 So. | 15-02-402-017 | 1st National Investment LLC | | 8188 S Marion View Cir Sandy, UT 84094 | 1-Nov | repairs under permit |
| 1044 West 200 South | 15-02-178-020 | Latter Day Saints Church of Christ | | P.O. Box 65644 SLC, Utah 84165 | Mar-99 | Demo Permit |
| 956 W. 200 South | 15-02-251-023 | Premier Roofing | | 1183 W 900 S SLC, UT 84104-2043 | Spring 1997 | BOA denied commercial use |
| 1244 So. Emery | 16-06-403-016 | Lorraine Peoples | | 2906 82nd Ave Oakland, CA 94605 | 8/29/2002 | Boarded by Defa |
| 48 N. 1000 W. | 08-35-455-005 | DE Management | | 4526 Jupiter Drive Salt Lake City UT 84124 | | CTO by Health Dept. work without permits |
| 749 So. Prospect St. | 15-10-203-001 | Garth C. & Oral M & Garth W. North | | 1071 No. Redwood Rd. SLC, Ut 84116 | 11/7/2002 | Boarded w/o permits |
| 1135 W. Arapahoe. Ave. | 15-11-126-010 | Trond Pedersen | | 1135 W Arapahoe Ave Salt Lake City, UT 84104 | 3-Mar | Boarded by SLC location of owner |

| | | | | | |
|-------------------------|---------------|--|---|-----|---------------------|
| 1195 South 900 West | 15-11-455-014 | Salt Lake Neighborhood Housing Services INC | 622 W 500 N Salt Lake City, UT 84116 | | unknown |
| 877 West 300 South | 15-02-258-001 | Exchange Properties LLC | 11075 S State ST #4-104 Sandy, UT 84070 | New | |
| 974 West Euclid Ave | 15-02-203-013 | Tomejiro Yamamoto %Bill Parsons | 1054 W Tally Ho Salt Lake City, Ut 84116 | | vacant/secure |
| 1380 West 300 South | 15-03-278-013 | Dale & Amie Jensen | 1380 W 300 S Salt Lake City UT 84104 | | |
| 1447-49 West 800 South | 15-10-235-007 | Gary Ingram Maria D Gonzales % Davidson Realty | 3331 So 900 East #200 Salt Lake City, Utah 84106 | | |
| 820 South Pueblo Street | 15-10-235-009 | Exchange Properties LLC | 820 S Pueblo St Salt Lake City, UT 84104 | | |
| 669 South Cheyenne St | 15-10-226-002 | Maria Aguilar | 669 S Cheyenne Salt Lake City, Ut 84104 | | Active Bldg. Permit |
| 1219 West Mead Avenue | 15-11-303-001 | Robin Frank | 12100 S 700 W Draper Ut, 84020 | | |
| 474 South Post Street | 15-02-404-035 | 1st National Investment Co LLC | 8188 S Marion St Sandy, Ut 84094 | | |
| 359 N 700 W | 08-35-279-022 | John & Helen Powell | 3645 S 500 Salt Lake City Ut 84106 | | |
| 455 S Goshen | 15-02-336-017 | Oliver McInelly | 455 S Goshen Salt Lake City, UT 84104 | | |
| 918 S Navajo St | 15-10-281-007 | Riverton-Chandler Property Associates #1 LLC | 13067 S Trotter Ct Riverton UT 84065 | | |

| | | | | |
|--------------------|---------------|------------------------------------|--|---------------|
| 946 W Montague | 15-11-258-013 | Anagel Ortiz Orlando Rivera | PO Box 701994 Salt Lake City, Ut 84107 | |
| 1205 S Stewart | 15-10-452-010 | Samuel Greeno | 1205 S Stewart Salt Lake City UT 84104 | |
| 1055 S 700 W | 15-12-301-003 | MTB Enterprises Inc Jack Keller | 155 W Malvern Ave South Salt Lake UT 84115 | |
| 661 S Cheyenne | 15-10-226-001 | Grant Tolley | 661 S Cheyenne Salt Lake City, UT 84104 | |
| 844 W Genesee | 15-11-252-024 | HUD | 5040 Addison Cir #300 Addison, TX 75001 | |
| 873 S Navajo | 15-11-151-011 | Devonshire West LLC | 140 W 2100 S #100 South Salt Lake, UT 84115 | |
| 831 W 400 N | 0835-257-010 | Francisco Bedolla | 328 E 200 N American Fork, Ut 84003 | Active Permit |
| 1068 S Emery | 15-11-304-029 | National City Mortgage Co | 3232 Newmark Dr Miamisburg, OH 45342 | |
| 531 N 600 W | 08-36-103-008 | NHS | 622 W 500 N Salt Lake City, UT 84116 | |
| 1459 W Indiana Ave | 15-10-276-013 | Charles Bryant | 1459 W Indiana Ave Salt Lake City, Ut 84104 | |
| 1289 W 400 S | 15-02-303-008 | Tina Jensen | 1289 W 400 S Salt Lake City UT 84104 | Secured |
| 1310 W 600 S | 15-02-352-017 | Yen Tran | 1310 W 600 S Salt Lake City UT 84104 | Secured |

| | | | | |
|----------------|---------------|---|--|-----------|
| 1971 S 900 W | 15-14-453-018 | CFJ Properties | PO Box 15031 Ogden UT 84415 | |
| 1043 S Concord | 15-11-303-005 | Mary Ann Binks | 4885 S 900 E #208 Salt Lake City UT 84117 | |
| 859 W Hoyt Pl | 08-35-406-006 | Reece Wixom | 530 Lacey Way North Salt Lake Ut 84054 | Unsecured |
| 817 W Ouray | 08-35-256-036 | Mushin Ibrahim | 817 W Ouray Salt Lake City, UT 84116 | |
| 1085 W Amiga | 15-14-178-014 | Beneficial Mort Co of Utah %Wholesale Reo Dept | 931 Corporate Ctr Dr Pomona CA 91768 | |
| 1050 W 1300 S | 15-11-381-021 | Brad Brewer | 1050 W 1300 S Salt Lake City, UT 84104 | |
| 1504 W 900 S | 15-10-253-021 | Dagoberto Espinoza | 1504 W 900 S Salt Lake City, UT 84104 | Boarded |
| 1309 W 800 S | 15-11-108-006 | Cliff Williams | 1309 W 800 S Salt Lake City, UT 84104 | |
| 824 W 500 N | 08-35-227-024 | Rafael Monge | 1270 W 500 S Salt Lake City, UT 84104 | Unsecured |
| 1226 S 1000 W | 15-11-452-001 | HUD %Wells Fargo Tower North | 633 17th Street Denver CO 80202 | Vacant |
| 724 S 900 W | 15-11-205-021 | 1st Union Nation Bank %Washington Mutual Bank | 9451 Corbin Ave Northridge CA 91328 | |

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT

10/18/2004

| | | District #3 | | | | | |
|---------------------|--------------------|--------------------------------------|---|-----------------|--|--|--|
| Address | Sidwell No. | Owner | Owner's Address | Boarded* | Comments | | |
| 515 No. Arctic Ct. | 08-36-205-027 | RDA of SLC % Jones Waldo Holbrook | 451 S State St Salt Lake City UT 84111 | Mar-98 | PTB exp 05/02 | | |
| 322 So. 1100 E. | 16-05-402-026 | Paul Schaaf | 1140 E. Harrison Ave. SLC, Ut 84105 | 1-Sep | Stay Granted Going to B.O.A. | | |
| 362 No. Edmonds Pl. | 08-36-154-034 | Edward & Tonya Hayes | 351 E. 6310 So. Murray, Utah 84107 | Mar-00 | Boarded 3/00 NO ptb | | |
| 574 No. 300 W. | 08-36-205-001 | RDA of Salt Lake City | 451 So. State St. Salt Lake City, Ut 84111 | 1-Jan | Boarded Commercial PTB expires 5/02 | | |
| 271 W. 600 No. | 08-36-205-010 | RDA of Salt Lake City | 451 So. State St. Salt Lake City, Ut 84111 | 1-Jan | Boarded Single Family | | |
| 344 W. 600 No. | 08-36-127-012 | Brian C. Scholle | PO Box 8113 Midvale, Ut 84047 | Spring 1996 | no permit | | |
| 633-35 W. 200 No. | 08-36-351-028 | John Everitt | 3596 E Enchanted Hills Dr Salt Lake City, UT 84121 | | | | |
| 544 W. 400 No. | 08-36-152-041 | Signature Books | 564 W 400 N Salt Lake City, Ut 84116 | 12/11/2002 | For Sale, Stay 3/03 | | |
| 754 N 300 W | 08-25-455-001 | RDA | 451 S State St #418 Salt Lake City UT 84111 | | | | |
| 446 N Baltic Ct | 08-36-254-034 | Jam Investments LC | 115 N Geneva Rd Orem, UT 84057 | | Vacant/Unsecured | | |
| 248-52 W 700 N | 08-25-456-019 | Merrill Beesley | 764 S 800 E | | | | |

| | | | | | |
|------------------|---------------|--|--|--------------------------|-----------|
| | | | | Salt Lake City, UT 84102 | |
| 261 W 500 N | 08-36-254-014 | Donna Meahan | 12358 S Relation ST Draper, UT 84020 | | Boarded |
| 353 W Reed | 08-25-378-005 | Sam Petersen | 353 W Reed Ave Salt Lake City, UT 84103 | | Unsecured |
| 550 W 200 N | 08-36-305-025 | Brenda Marshall | 538 N 800 W Salt Lake City UT 84116 | | Unsecured |
| 162 N 600 W | 08-36-352-010 | Justin Miller | 162 N 600 W Salt Lake City, UT 84116 | | Unsecured |
| 634 W 400 N | 18-36-151-022 | Miramar Investments | 634-636 W 400 N Salt Lake City UT 84116 | | |
| 531 N 600 W | 08-36-103-026 | Salt Lake Neighborhood Housing Services Inc | 622 W 500 N Salt Lake City UT 84116 | | Secured |
| 272 W 700 N | 08-25-456-004 | Michael Baird | 272 W 700 N Salt Lake City, UT 84103 | | |
| 51 E 900 S | 16-07-151-021 | Ninth Street Dev. LLC | 404 E 4500 S #B10 Murray UT 84107 | | Secured |
| 155 E 900 S | 16-07-176-017 | Bonnie Miller Inv, LTD | 40 W 9400 S Sandy UT 84070 | | Secured |
| 405 N "I" Street | 09-32-155-010 | John Olsen | 405 N I Street Salt Lake City UT 84103 | | |

| | | | | |
|---------------|---------------|------------------------|---|---------|
| 621 N 800 W | 08-35-203-011 | Fox Capitol Corp | 12817 E Sprague Ave #200 Spokane, WA 99216 | |
| 653 N Grant | 08-35-226-010 | Herrick Properties LTD | 2636 E Nottingham Way Salt Lake City, UT 84108 | Boarded |
| 169 E 4th Ave | 09-31-333-021 | Garth Allred | 169 E 4th Ave Salt Lake City, UT 84103 | Boarded |

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT

10/18/2004

| | | District 4 | | | |
|--------------------|--------------------|--|--|-----------------|---|
| Address | Sidwell No. | Owner | Owner's Address | Boarded* | Comments |
| 455 E. Segoe Ave. | 16-06-326-011 | Richard K. Thomas (801) 773-4082 | 167 W. 1300 North Sunset, UT 84015 | 1992 | PTB Expires 26-Aug 2003 |
| 46 S. 700 East | 16-05-353-007 | Julie A. Imaizumi and John K. Williams-560-8957 | 780 E. Northcliff Dr. SLC, UT 84103-3339 | Spring 1997 | Permit expires Jul-01 |
| 634 South 700 East | 16-06-283-008 | Martha Daniels C/O Janice Durham | 1960 South 400 East SLC, Utah 84115 | Apr-99 | No Permit |
| 666 East 300 South | 16-06-454-019 | William Bleazard 359-6553 | 329 S. Vincent Court SLC UT, 84102-2109 | PRE 1998 | PTB 10-04 |
| 427 E. 600 South | 16-06-477-027 | LDS Church 363-9031 | 50 E. North Temple St. SLC, UT 84104 | PRE 1992 | PTB Exp 3/21/03 |
| 573 E. 600 South | 16-05-353-001 | Patsy V. Kuronya 288-2033 | 788 E. Shiloh Way Murray, UT 84107-7654 | PRE 1990 | PTB Exp 10/23/03 |
| 652 E. 600 South | 16-07-276-028 | TSI Partnership limited %Simon Property Group | PO Box 6120 Indianapolis IN 46206 | PRE 1990 | Exp, 10/09/02 |
| 501 E 900 South | 16-08-101-006 | Rentlco | PO Box 11911 Salt Lake City UT 84147 | Spring 1997 | PTB Exp 3/01/03 |
| 50 S 700 E | | Julie A. Imaizumi & John K. Williams | 780 E. North Cliff Drive SLC, Utah 84103-333980 | May-89 | PTB Exp 7/01 |
| 346 East 600 South | 16-06-457-001 | Clinton Chealey | PO Box 1150 Grantsville, Utah 84029 | Feb-00 | Living in trailer in front yard, closed to Occ. Seeking judgement |

| 632 S 700 E rear | 16-05-353-014 | TS1 Partnership LTD C/O Simon Property Tax Dept. | PO Box 6120 Indianapolis In,462066 | 1-Aug | Permit Exp 10/9/02 |
|---------------------|---------------|--|---|-------------|--|
| 822 So 500 E | 16-07-253-029 | Todd Gardner | 1876 S 2600 E Salt Lake City, UT 84108 | 1-Oct | Closed to Occ. Structural Problems |
| 138 East 800 South | 16-07-152-016 | Jason Roundy | 369 East 900 South #320 Salt Lake City, Ut 84111 | Oct-98 | Fire in Single Family W/rehab permits |
| 179 West 500 South | 15-01-476-001 | Kimwell Corporation %David Kimbell | 8 E Broadway Salt Lake City, UT 84111 | Jul-99 | |
| 442 West 300 South | 15-01-179-011 | Kantun, LLC | SLC, Utah 84103 SLC, Utah 84103 | Winter 1997 | Stay of Boarding |
| 942-44 E. 200 South | 16-05-181-008 | John Diamond & Lee Phillips-Diamond | 66 No. Wolcott St. Salt Lake City, Utah | 2-Jul | Stay, subdivision new buisness |
| 551 W 300 S | 15-01-302-001 | Nicholas & Co | PO Box 45005 Salt Lake City UT 84145 | | |
| 330 E Stanton | 16-06-452-003 | Bryant & Shelliah Safford | 1874 N Skyline Dr Orem UT 84097 | | |
| 1123 E 700 S | 16-08-203-011 | George Beckstead %Don Jensen | 1123 E 700 S Salt Lake City Ut 84102 | | |
| 243 W 200 S | 15-01-254-016 | MW Prop LTD ET AL | 29 W 800 S Salt Lake City UT 84101 | | |
| 560 E 700 S | 16-07-231-004 | James Wells | 155 S Lincoln St Salt Lake City UT 84102 | | |
| 859 S McClelland | 16-08-252-005 | Grover & Audry Christensen | 1003 E Blaine Ave Salt Lake City UT 84105 | | |

| | | | | | | |
|------------------|---------------|-----------------------------------|---|-----------|-----------------------------------|--|
| 1180 E 300 S | 16-05-258-012 | Garth Johnson | 1494 E 3045 S Salt Lake City UT 84106 | | | |
| 554 S McClelland | 16-05-452-018 | Abana Apartment Co LTD | 3006 S Highland Dr #200 Salt Lake City, UT 84106 | | | |
| 521 E. 900 So. | 16-07276-031 | Lionel M Drage % Fillia H Uipi | 3830 So. 2900 E. Salt Lake City, UT 84109 | 2/24/2004 | fire damage, waiting on insurance | |
| 219 W 200 S | 15-01-254-018 | Kalliope Zezekakis %Dean Zekas | 28632 E Maruice Dr Salt Lake City UT 84124 | | Secured | |
| 541 W 300 S | 15-01-153-001 | Nicholas & Co | PO Box 45005 Salt Lake City UT 84145 | | | |
| 155 E 900 S | 16-07-176-017 | Bonnie Miller Investments | 40 W 9400 S Sandy, UT 84070 | | Vacant/unsecured | |
| 51 E 900 S | 16-07-151-021 | 9th Street Development | 404 E 4500 S #B10 Murray, UT 84107 | | Boarded | |
| 925 E East Place | 16-05-332-013 | Louise Christensen | 965 S 1500 E Salt Lake City, UT 84105 | | Unsecured | |
| 926 E East Place | 16-05-333-005 | Exchange Properties | 11075 S State ST #4 Sandy, UT 84070 | | Boarded | |

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT

10/18/2004

| Address | Sidwell No. | District #5 Owner | Owner's Address | Boarded* | Comments |
|--------------------------|--------------------|--|--|-----------------|--|
| 1856 South Edison St. | 16-18-308-011 | Douglas C. Bott 486-1691 | 1863 S. State St. SLC, UT 84115-2075 | 1996 | permit exp. 11/30/2003 |
| 420 E. Redondo Ave. | 16-18-460-004 | FirmLand Investment, Inc. | 425 E. 2100 South SLC, UT 84115-2237 | 1990 | PTB exp 3/01 |
| 1247 S 1100 E. | 16-08-477-064 | Liberty Heights Properties | PO Box 521494 Salt Lake City, Utah | Aug-00 | Boarded no permit |
| 915-17 So Jefferson St | 15-12-279-004 | Greg Anderson | 915 S Jefferson St Salt Lake City, Utah 84101 | 6/4/1999 | No Permit to board |
| 951 So. Washington St | 15-12-258-012 | Stanley Bradshaw | 459 E 3400 S South Salt Lake, UT 84115 | 4/18/2002 | Looking into Demo. |
| 938 South Washington St. | 15-12-257-018 | David V Bolinder | 938 South Washington St. Salt Lake City, Utah 84101 | Oct-00 | Closed by Health Dept. |
| 1380 S. W. Temple St | 15-13-227-006 | SNT Enterprises c/o Saltar N Tabriz | 1370 South West Temple S Salt Lake City, Utah 84115 | 1-Jun | |
| 950 So. 200 W | | Gary Nordhoff & Gregory Hughes | 437 N. Center Street SLC, Ut 84103 | 4/22/2002 | Application For Demo Conditional use Pre- Demo |
| 129 W. Mead Ave. | 15-12-427-003 | Martin Pool %P&B Enterprises Inc | 555 E 5300 S #8 Ogden UT 84405 | | |
| 1163 So. West Temple St. | 15-12-431-008 | David R. & Deanna M. Williams | PO Box 25670 Honolulu, HI 96825 | | Fire damage garage demolished |
| 634 East 1700 South | 16-18-430-006 | Clint Johnson | 634 East 1700 South Salt Lake City, Utah | | Boarded |

| | | | | | |
|----------------------|----------------|--------------------------------|---|-----------|--|
| 35 East Redondo Ave. | 16-18-353-018 | Katheryn J. Price | 4848 So. Highland Dr. Salt Lake City, Utah 84117 | | Vacant/Secure |
| 1321 South 500 East | 16-07-478-0158 | Jayson & Christine Critchfield | 1762 E Portal Way Sandy UT 84093 | Nov. 2002 | Partially boarded |
| 1494 South Edison St | 16-18-106-015 | Gregg & Michelle Nuttall | 1494 S Edison ST Salt Lake City, UT 84115 | | Vacant/Secure |
| 222 W Fayette | 15-12-258-026 | Mike and Tiffani Provst | 3824 S Villa Dr Salt Lake City, Ut | | Partially Boarded |
| 2012 S Main | 15-13-482-028 | O C Tanner Co | 1930 S State ST Salt Lake City, UT 84115 | | Pre-Demo |
| 2008 S Main | 15-13-482-028 | O C Tanner Co | 1930 S State St Salt Lake City, UT 84115 | | Pre-Demo |
| 415 E. 2100 So. | 16-19-202-003 | Firm Land Investment | 425 E. 2100 So. Salt Lake City, UT 84115 | | Fire Damage, working on permit to rehab |
| 676 E Downington Ave | 16-17-304-004 | Oscar V & Delia E Grutter | 1187 E Laird Ave Salt Lake City, UT 84105 | | Vacant/ secure shows signs of settlement monitoring settlement |
| 419 E Downington Ave | 16-18-409-030 | Charles Dover | 6170 S Hathaway St Taylorsville UT 84123 | | |
| 621 E Roosevelt | 16-18-235-017 | Market Street Investment | 621 E Roosevelt Salt Lake City UT 84105 | | |
| 320 E Roosevelt | 16-18-136-003 | Gregory Cullis | 1453 S 1000 E Salt Lake City UT 84105 | | |
| 1525 S 300 E | 16-18-179-001 | Gene Byrge | 1501 US Highway 2 Crystal Falls MI 49920 | | |

| | | | | |
|---------------------|---------------|--------------------|---|---------------------|
| 121 W Lucy Ave | 15-12-477-004 | Ana Huerta | 121 W Lucy Ave Salt Lake City, UT 84101 | Secured |
| 140 W Lucy Ave | 15-12-476-028 | Thomas Averill | 5146 S Jones Las Vegas, NV 89118 | Vacant/Secured |
| 148 W Lucy Ave | 15-12-476-023 | GMAC Mortgage Corp | 500 Enterprise Rd #150 Horsham, PA 19044 | Vacant/Secured |
| 169 W Lucy Ave | 15-12-477-002 | John Kay | 169 W Lucy Ave Salt Lake City, UT 84101 | Fire Damage/Boarded |
| 58 E Coatsville | 16-18-303-022 | TR Yates | 11441 S State ST #A342 Draper, UT 84020 | Vacant |
| 1238 S 1500 E | 16-09-354-059 | Clinton Brewer | 2543 W Martingale Cir South Jordan, UT 84092 | Vacant/Secured |
| 1427 E Harrison Ave | 16-16-106-005 | Walter Lewis | 1564 Chambers Dr San Jose, CA 95118 | |

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT

10/18/2004

| Address | Stidwell No. | District #6 | | Owner's Address | Boarded* | Comments |
|-----------------------|---------------------|-------------------------------|------------------------|---|-----------------|------------------------------|
| | | Owner | Owner's Address | | | |
| 1630 South Mohawk Way | 16-14-155-014 | Anthony G Messina | | PO Box 58917 Salt Lake City, Utah 84158 | | Being remodeled with permits |
| 1316 E Downington Ave | 16-17-430-001 | Helen Udell %Roger Swensen | | P O Box 11924 Salt Lake City, UT 84147 | | Vacant |
| 1530 S Canterbury | 16-14-105-006 | Lyman Walker | | 3725 Washington Blvd South Ogden, UT 84403 | | Vacant/Unsecured |

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT

10/18/2004

| Address | Sidwell No. | District #7 | | Owner's Address | Boarded* | Comments |
|---------------------|--------------------|---------------------------------------|--|---|-----------------|-----------------|
| | | Owner | | | | |
| 1741 South Lake St. | 16-17-307-004 | Prvident Homes LC % David B Pulley | | 1291 West GLENGAYLE CT. Murray, Utah 84123 | | Under a stay |
| 2028 S Lake St | 16-17-357-030 | Andersen Invest. Corp | | 2749 E Parley's Way #310 Salt Lake City UT 84109 | | |

HOUSING TRUST FUND LEDGER

HOUSING TRUST FUND LEDGER - September 30, 2004

| 72-17004 - Federal | INCOME | CONTRACT ENCUMBER | EXPENSE | OBJECT CODE | BALANCE | DATE | DESCRIPTION |
|-------------------------------------|-------------|-------------------|-----------|-------------|--------------|-----------|--|
| Year end adjustment to balance cash | (40,144.53) | | | | 3,173,664.49 | 6/30/2004 | YE balance (+Green Street & Trenton balance) |
| loan payment | 3,351.18 | | | 013875/1830 | 3,177,015.67 | 7/6/2004 | |
| loan payment | 50.00 | | | 013875/1830 | 3,177,065.67 | 7/8/2004 | Huntsman Loan |
| loan payment | 1,264.81 | | | 013875/1830 | 3,178,330.48 | 7/13/2004 | 200 West - Green Street payment |
| loan payment | 1,822.31 | | | 013875/1830 | 3,180,152.79 | 7/15/2004 | |
| loan payment | 987.80 | | | 013875/1830 | 3,181,140.59 | 7/30/2004 | Liberty Wells payment |
| loan payment | 1,066.83 | | | 013875/1830 | 3,182,207.42 | 7/30/2004 | Westgate Apts - 60 units 264 S. Foss St. |
| loan payment | 836.37 | | | 013875/1830 | 3,183,043.79 | 8/3/2004 | Jefferson Circle payment |
| loan payment | 3,245.59 | | | 013875/1830 | 3,186,289.38 | 8/10/2004 | |
| Trenton Apts. 72-5-04-0618 (32847) | | | 27,361.03 | 2590 | | 8/11/2004 | Draw #3 - Balance \$109,702.63 |
| loan payment | 1,156.34 | | | 013875/1830 | 3,187,445.72 | 8/17/2004 | |
| loan payment | 2,015.11 | | | 013875/1830 | 3,189,460.83 | 8/31/2004 | |
| loan payment | 836.37 | | | 013875/1830 | 3,190,297.20 | 9/2/2004 | Jefferson Circle payment |
| loan payment | 1,980.78 | | | 013875/1830 | 3,192,277.98 | 9/7/2004 | |
| loan payment | 1,264.81 | | | 013875/1830 | 3,193,542.79 | 9/10/2004 | 200 West - Green Street payment |
| loan payment | 1,106.34 | | | 013875/1830 | 3,194,649.13 | 9/14/2004 | Trenton Apts Payment |
| loan payment | 1,066.83 | | | 013875/1830 | 3,195,715.96 | 9/21/2004 | Westgate Apts - 60 units 264 S. Foss St. |
| Trenton Apts. 72-5-04-0618 (32847) | | | 45,434.10 | 2590 | | 9/22/2004 | Draw #4 - Balance \$64,268.53 |
| loan payment | 987.80 | | | 013875/1830 | 3,196,703.76 | 9/28/2004 | Liberty Wells payment |

RDA HOUSING TRUST FUND LEDGER - September 30, 2004

| <u>72-60011-2590</u> | <u>CONTRACTI ENCUMBER</u> | <u>EXPENSE</u> | <u>OBJECT CODE</u> | <u>BALANCE</u> | <u>DATE</u> | <u>DESCRIPTION</u> |
|------------------------------|-------------------------------|----------------|------------------------|----------------|-------------|--------------------------------------|
| Interest (July - June) | 21,344.20 | | 1830 | 1,187,148.97 | 6/30/04 | Interest allocation |
| loan payment | 3,035.55 | | 013875/1830 | 1,190,184.52 | 7/6/04 | Kingswood Apartments |
| loan payment | 2,772.99 | | 013875/1830 | 1,192,957.51 | 7/6/04 | Jefferson Apts. |
| loan payment | 1,447.00 | | 013875/1830 | 1,194,404.51 | 7/15/04 | Odyssey House |
| loan payment | 590.25 | | 013875/1830 | 1,194,994.76 | 7/15/04 | Amberly Properties |
| loan payment | 1,644.26 | | 013875/1830 | 1,196,639.02 | 7/15/04 | Bracken Dev. (Bigelow Apts.) |
| loan payment | 3,035.55 | | 013875/1830 | 1,199,674.57 | 8/3/04 | Kingswood Apartments |
| loan payment | 2,772.99 | | 013875/1830 | 1,202,447.56 | 8/3/04 | Jefferson Apts. |
| loan payment | 1,447.00 | | 013875/1830 | 1,203,894.56 | 8/10/04 | Odyssey House |
| loan payment | 590.25 | | 013875/1830 | 1,204,484.81 | 8/17/04 | Amberly Properties |
| loan payment | 1,644.26 | | 013875/1830 | 1,206,129.07 | 8/17/04 | Bracken Dev. (Bigelow Apts.) |
| loan payment | 2,772.99 | | 013875/1830 | 1,208,902.06 | 9/2/04 | Jefferson Apts. |
| loan payment | 3,035.55 | | 013875/1830 | 1,211,937.61 | 9/7/04 | Kingswood Apartments |
| loan payment | 2,951.23 | | 013875/1830 | 1,214,888.84 | 9/7/04 | Jefferson II Apts. |
| loan payment | 1,447.00 | | 013875/1830 | 1,216,335.84 | 9/14/04 | Odyssey House |
| loan payment | 590.25 | | 013875/1830 | 1,216,926.09 | 9/14/04 | Amberly Properties |
| loan payment | 1,644.26 | | 013875/1830 | 1,218,570.35 | 9/14/04 | Bracken Dev. (Bigelow Apts.) |
| Westgate II (BC Development) | | 150,000.00 | 2590 | | 9/15/04 | 1520 W 300 S. \$592.68 start 10/1/04 |

PLANNING DIVISION
RESIDENTIAL SUBDIVISION AND CONDOMINIUM
ACTIVITY REPORTS

**QUARTERLY HOUSING REPORT- SUBDIVISION/CONDO
RESIDENTIAL SUBDIVISION APPROVALS ACTIVITY REPORT,
JULY - SEPTEMBER 2004**

| | <u>Date</u> | <u>Project Name</u> | <u>Address</u> | Number of Lots | | <u>Type</u> |
|------------------------------------|-------------|---|--|----------------|--------------------|-------------|
| | | | | <u>Final</u> | <u>Preliminary</u> | |
| Preliminary Plats* | 9/30/04 | Holbrook Condo | 128 North 'N' Street | | 14* | Res. |
| | 9/30/04 | Park at Gateway II | 4 th South 500 West | | 152* | Res. |
| | 7/28/04 | Kenlees' Grove | 1050 West 1300 South | | 8* | |
| Minor Subdivisions Notice-Final | 7/19/2004 | Peterson Lot-line Adj. Holman/Thomas Sub | 53 & 357 W Reed 1395 W. Van Buren Ave | 2 2 | | Res. |
| Subdivisions Final Plats | | Library Square Condo | 228 E. 500 S. | 29 | | |
| Amended Final Plats | 9/3/04 | Alfred Gardens Amd. | 1903 S. Edison | 2 | | Res. |
| Quarter Total | | | | 33 | 174* | Res. |

*These projects will appear again on a future Quarterly Report, for a final plat approval of some kind. Do not add these numbers to the approved subdivision lot totals.

COMMUNITY DEVELOPMENT CORPORATION

QUARTERLY REPORT

FEDERAL QUARTERLY ACTIVITY REPORT - CDBG / HOME - 1ST QUARTER

Please Submit the following information within 30 days following the end of each quarter to: Capital Planning and Programming Division, 451 S. State St., Room 405, Salt Lake City, Utah 84111.

ORGANIZATION: COMMUNITY DEVELOPMENT CORPORATION OF UTAH

PROJECT/PROGRAM NAME: Administration / Own in Salt Lake / Construction Activities

TIME PERIOD COVERED: 7 Month 1 Day 04 Year TO 9 Month 30 Day 2004 Year

| Total Number Households/Per case finalized | H/P | Income | | | White | Black/African American | American Indian/Alaskan Native | Native Hawaiian/Other Pacific Islander | Asian | American Indian (Alaskan Native & White) | Asian & White | Black/African American & White | American Indian/Alaskan Native & Black/African American | Balance of Individuals Reporting More than one race | Hispanic or Latino | Female Headed Household |
|--|-----|--------------------------|---------------------|----------------|-------|------------------------|--------------------------------|--|-------|--|---------------|--------------------------------|---|---|--------------------|-------------------------|
| | | 30% Extremely Low Income | 50% Very Low Income | 60% Low Income | | | | | | | | | | | | |
| 6 | H | 3 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | | | | | | 3 | 1 |
| 6 | H | 3 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | | | | | | 3 | 1 |
| 6 | H | 3 | 1 | 2 | 2 | 1 | 1 | 1 | 1 | | | | | | 3 | 1 |

HOME

RECAP

TOTAL

YTD-Recap

FEDERAL QUARTERLY ACCOMPLISHMENTS/STATUS REPORT

OISL (Own In Salt Lake) - DOWNPAYMENT ASSISTANCE ACTIVITIES -- 1st Quarter (2004/2005)

DISTRIBUTION OF GRANT FUNDS

| FUNDING SOURCE | AMOUNT ALLOCATED | # OF GRANTS TO BE FUNDED | # OF GRANTS FUNDED AS OF 7/1/04 | # OF GRANTS AVAILABLE AS OF 7/1/04 | # OF GRANTS FUNDED AS OF 9/30/04 | PERCENTAGE OF GRANT SPENT | # OF GRANTS AVAILABLE AS OF 10/1/04 |
|----------------|------------------|--------------------------|---------------------------------|------------------------------------|----------------------------------|---------------------------|-------------------------------------|
| HOMI 04/05 | \$125,000.00 | 50 | 0 | 50 | | % | 0 |
| | | 50 | 0 | 50 | | | 0 |

RECAPTURED FUNDS

| 2004/2005 FUNDING QUARTER | # of HOME Grants Recaptured and Funds Returned to City | # of CDBG Grants Recaptured & available for funding | # of Recap grants recaptured & available for funding | # of Grants Funded with Recaptured CDBG funds. |
|---------------------------|--|---|--|--|
| 1 st Quarter | 1 | 7 | 0 | 6 |
| 2 nd Quarter | | | | |
| 3 rd Quarter | | | | |
| 4 th Quarter | | | | |
| TOTAL | | | | |

TYPE OF HOMES PURCHASED WITH GRANT FUNDS

| 2004/2005 FUNDING QUARTER | Single-Family Detached | Condo | Townhomes | TOTAL |
|---------------------------|------------------------|-------|-----------|-------|
| 1 st Quarter | 6 | | | 6 |
| 2 nd Quarter | | | | |
| 3 rd Quarter | | | | |
| 4 th Quarter | | | | |
| TOTAL | | | | |

AREA LOCATION OF HOMES PURCHASED WITH GRANT FUNDS

| 2004/2005 FUNDING QUARTER | Central City | So. Central | N.E. Central | East Central | East Downtown | Northeast | Glendale | Rosepark | Jackson | People's Freeway | Northwest | West Capitol Hill | Poplar Grove | Onsqua | Emerson | Sugarhouse | Fairmont | TOTAL | |
|---------------------------|--------------|-------------|--------------|--------------|---------------|-----------|----------|----------|---------|------------------|-----------|-------------------|--------------|--------|---------|------------|----------|-------|---|
| 1 st Quarter | | | | | | | 3 | 2 | | | | | 1 | | | | | | 6 |
| 2 nd Quarter | | | | | | | | | | | | | | | | | | | |
| 3 rd Quarter | | | | | | | | | | | | | | | | | | | |
| 4 th Quarter | | | | | | | | | | | | | | | | | | | |
| TOTAL | | | | | | | 3 | 2 | | | | | 1 | | | | | | 6 |

During the 1st Quarter of 2004/2005:

6 (YTD - 6) OISL applications were distributed from the CDC office
 967 (YTD - 967) Visitors to the CDC website page for the Salt Lake City OISL application

NHO - CONSTRUCTION ACTIVITIES - 1st Quarter (2004/2005)

Pre-development New Activity

- 1274 North Redwood Road - Purchase for rehab-
- 159 East 800 South - Possible purchase if 155 East 800 South project goes ahead
- 700 South 600 East - Possible purchase for condo project
- 400 East 600 South - Possible purchase for small subdivision

Continued Negotiating

- 1000 North & Redwood Road - potential purchase of property for condominium project - remains a possible project
- 1515 South 1000 West? - Negotiating for possible purchase for rehab or expansion of Cannon Place
- 1960 North Redwood Road? - 2.8 acres - possible purchase for subdivision or condo development
- 155 East 800 South - Considering purchase for development of 10 unit condo project

To be purchased:

Planning phase -

Under Construction:

- 228 East 500 South - Library Square Condos (Mortenson Ct) - 29 units Const. began 8/4/03 - Status: 98% Complete - 14 Units Reserved
- Cannon Place Subdivision (1512 So. 900 West) 9 homes - Status: 3 homes sold (prior to 7/1/04) **CDBG & HOME**
 1 home sold 9/10/04
 Construction to begin on Lot #4 - Joint project with Board of Realtors
 In plan review Lots #2 & 7)

Ready for sale - 1062 West 300 South - Rehab Completed **CDBG**

Sale Pending

Projects sold - 931 West Cannon Oaks Place (Lot #3) - (Buyer: Gerardo) Closed 9/10/04 **CDBG & HOME**

During the 1st quarter of 2004/2005:
 CDC processed 5 (YTD - 5) NHO application requests by interested homebuyers living within the Salt Lake City limits.
 CDC received & processed 3 (YTD - 3) NHO returned applications from interested homebuyers living within the Salt Lake City limits.
 CDC website activity 155 (YTD - 155) NHO web application page

FEDERAL QUARTERLY BUDGET REPORT - CITY CDBG ADMIN - 1ST QUARTER

2004/2005

Please submit the following information regarding your projected and actual expenditure within 30 days following the end of each quarter.

| PROJECTED | ACTUAL | |
|----------------|-------------|-------------|
| July | | |
| August | \$5,833.33 | \$5,833.33 |
| September | \$5,833.33 | \$5,833.33 |
| 1st Qtr. Total | \$17,500.00 | \$17,500.00 |
| October | | |
| November | | |
| December | | |
| 2nd Qtr. Total | | |
| January | | |
| February | | |
| March | | |
| 3rd Qtr. Total | | |
| April | | |
| May | | |
| June | | |
| 4th Qtr. Total | | |

Please explain any differences between projected and actual expenditures:

NEIGHBORHOOD HOUSING SERVICES
QUARTERLY REPORT

FEDERAL QUARTERLY ACTIVITY REPORT

CDBG Program and HOME Program

Please submit the following information within 30 DAYS following the end of each Quarter to:
Housing & Neighborhood Development Division, 451 S. State St., Room 406, Salt Lake City, UT 84111.

ORGANIZATION: Salt Lake Neighborhood Housing Services, Inc.

PROJECT/PROGRAM NAME: CDBG & HOME Program

TIME PERIOD COVERED: July 1, 2004 TO September 30, 2004
Month Day Year Month Day Year

| | <u>Total</u> | <u>Hispanic or Latino</u> |
|--|--------------|---------------------------|
| American Indian or Alaska Native | <u>1</u> | <u>0</u> |
| Asian | <u>2</u> | <u>0</u> |
| Black or African American | <u>0</u> | <u>0</u> |
| Native Hawaiian or Other Pacific Islander | <u>1</u> | <u>0</u> |
| White | <u>40</u> | <u>21</u> |
| American Indian or Alaska Native and White | <u>4</u> | <u>4</u> |
| Asian and White | <u>0</u> | <u>0</u> |
| Black or African American and White | <u>0</u> | <u>0</u> |
| American Indian or Alaska Native and Black or African American | <u>0</u> | <u>0</u> |
| Balance of individuals reporting > one race | <u>10</u> | <u>9</u> |
| Unknown | <u>12</u> | <u>1</u> |
| Total | <u>70</u> | <u>35</u> |

Female Headed Household 19

Indicate the number of households/persons served in each income category below.

Unknown = 24; <30% = 8; 30-49.9% = 18; 50-59.9% = 0; ≥60% = 2

| | 30% Extremely Low Income | 50% Very Low Income | 60% Low Income | 80% Moderate Income | |
|------|--------------------------------|---------------------------|----------------------|---------------------------|----|
| | 18 | 9 | 9 | 0 | 70 |
| YTD: | 18 | 9 | 9 | 0 | |

Total Number of Households/Persons Served during quarter: 70
Total Number of Households/Persons served during the fiscal year: 70
(Please indicate whether you are serving households or persons)

- * Counseling
- foreclosure orientation
- financial fitness
- orientation
- homebuyer education
- * loans

FEDERAL QUARTERLY BUDGET REPORT

Please submit the following information regarding your projected and actual expenditure within 30 days following the end of each quarter.

PROJECTED

| | |
|-----------|-----------------|
| July | <u>5,433.33</u> |
| August | <u>5,433.33</u> |
| September | <u>5,433.34</u> |

1st Qtr. Total 16,300.00

| | |
|----------|-----------------|
| October | <u>5,433.33</u> |
| November | <u>5,433.33</u> |
| December | <u>5,433.34</u> |

2nd Qtr. Total 16,300.00

| | |
|----------|-----------------|
| January | <u>5,433.33</u> |
| February | <u>5,433.33</u> |
| March | <u>5,433.34</u> |

3rd Qtr. Total 16,300.00

| | |
|-------|-----------------|
| April | <u>5,433.33</u> |
| May | <u>5,433.33</u> |
| June | <u>5,433.34</u> |

4th Qtr. Total 16,300.00

ACTUAL

| | |
|-----------|-----------------|
| July | <u>5,166.66</u> |
| August | <u>5,166.66</u> |
| September | <u>5,166.68</u> |

1st Qtr. Total 15,500.00

| | |
|----------|-------|
| October | _____ |
| November | _____ |
| December | _____ |

2nd Qtr. Total _____

| | |
|----------|-------|
| January | _____ |
| February | _____ |
| March | _____ |

3rd Qtr. Total _____

| | |
|-------|-------|
| April | _____ |
| May | _____ |
| June | _____ |

4th Qtr Total _____

Please explain any differences between projected and actual expenditures:

Cost of audit not billed completely as of 9/30/04.

FEDERAL QUARTERLY ACCOMPLISHMENTS/STATUS REPORT

Please include the type of service or work performed in your grant, the unit of measure, and units completed to date. For example, a public service grant activity should supply information such as:

1. Description of service performed (i.e., Emergency Home Repairs for low and moderate income households, etc.).
2. Number of clients served.
3. Areas of the city served (i.e., Target Areas, Neighborhoods, Census Tracts, City Council Districts, etc.)
4. Percent of work completed (per City grant agreement scope of services), problems anticipated, technical assistance needed, projected completion date, etc.

SLNHS continues to provide rehab loans and purchase rehab loans throughout Salt Lake City's west side neighborhoods. NIS is currently servicing 53 loans using CDBG monies and another 13 using HOME funds.

Several factors should positively impact efforts to reach the organization's goals.

- NIS will soon break ground for a new development (Hodges Lane) in the Guadalupe neighborhood. Hodges Lane will include 4 affordable units, funded with CDBG & HOME funds.
- CDFI funds, on which the organization pays interest and that were being used for purchase seconds, are being converted for use in refinancing predatory and high interest loans. CDBG funds will return to being NIS' primary source of purchase and purchase/rehab mortgage financing. (One such loan will be closing this month.)
- In accordance with expansion of CDBG-eligible areas to the north of 1000 North and west of the Jordan river (census tracts 1003.05 and 1004) the organization's Loan Committee approved expansion of services into those areas.

• counseling activities include foreclosure, financial fitness - orientation for loan programs & homebuyer education

ECONOMIC UPDATE

THE ROCKY MOUNTAIN ECONOMY: UPDATE

August 2004

Montana, Utah and Wyoming continue to lead the region's recovery. July employment was up in all three states and annual growth rates in these states are back up to about 2 percent. Colorado's recent string of monthly employment gains stalled in July but the decline of 0.1 percent from June was small and is not likely to derail this state's recovery. The July total in Colorado remains over 1 percent ahead of one year ago. North and South Dakota also posted job losses in July and nonfarm employment in both states is only 0.3 percent ahead of last year at this time. The unemployment rate dropped to 4.3 percent in Montana during July; rates in the remaining states were little changed. All were well below the rates of last year at this time with Colorado showing the most dramatic improvement. Colorado's July unemployment rate of 5.1 percent was over one percentage point below the rate of last July.

Following robust gains in the spring of 2004, the nation's economic recovery began wilting in June and July. The addition of only 32,000 nonfarm jobs in July was particularly disappointing. Nevertheless, the nation's string of positive monthly gains remains intact and has been extended to 11 months. Gains during this period have added almost 1.5 million jobs to nonfarm payrolls. The nation's unemployment rate is below that of one year ago has been stable throughout the year 2004. The 2nd quarter estimate of growth in Gross Domestic Product (GDP) was revised down to 2.8 percent from the earlier estimate of 3.0 percent. The net growth rate remained well below expectations as consumers pulled back on spending during this quarter. Housing starts rebounded quickly in July and were back to the May level of almost 2 million starts. A surge in single family activity offset a small decline in the multifamily sector. Building permit activity in the region has been growing throughout the year. The permit total for the first seven month of 2004 was over 16 percent ahead of the total for the same time period in 2003. Montana is the only Rocky Mountain state with a small decline in residential construction in 2004. Utah's activity is up over 8 percent while gains in the remaining four states are all over 20 percent.

A jump in activity during July kept Denver's boom in existing home sales alive. July 2004 sales were over one-third higher than that during July of 2003. This surge in closings pushed total sales for the first seven months of 2004 up over 19 percent from the same time period in 2003. After slowing in May and June, condominium sales picked up in July. This resurgence, coupled with an ongoing increase in single family detached activity, spurred the July increase in total sales. The inventory of existing homes for sale leveled off in July but remained almost 5 percent ahead of the total for last year at this time. The detached inventory actually dropped in July but a burgeoning condominium inventory pushed the total up moderately. The average price continues to climb; the year-to-date increase in average sales price has remained in the 5 to 6 percent range for most of 2004. Existing home sales for the nation during July backed off their record pace but remained over 8 percent ahead of the rate of one year ago. New home sales also dipped in July 2004 and actually fell below the rate of July 2003.

The U.S. Consumer Price Index (CPI) fell in July as some relief from rising energy prices offset small increase in other categories. The annual rate of inflation measured by the overall index eased back to 3.0 percent; the 1.8 percent increase in the core rate of inflation (less food and energy) was considerably more modest. A surprising annual decrease of 0.7 percent in the Denver index during the first half of 2004 made headlines locally. Large declines in housing and transportation costs pulled the overall index down and resulted in a startling 2.2 percent annual decline in local core inflation. Mortgage interest rates stayed below 6 percent during August and were down slightly from average rates in July. The Federal Reserve has boosted the Federal Funds rate twice this summer and another increase in September is likely. Despite some recent disappointing economic news, Fed Chairman Greenspan remains confident a sustained recovery is underway and that the economy is merely going through a "soft patch."

ROCKY MOUNTAIN ECONOMIC INDICATORS 21-Oct-04

| Indicator | Data as of | Most Recent Mth./Qtr. | Previous Mth./Qtr. | Year Ago | Change | |
|---|---------------|--------------------------|-----------------------|-----------|-----------------|-------------|
| | | | | | Last Mth/Qtr | Year Ago |
| Nonfarm Employment (seasonally adjusted): | | | | | | |
| Colorado | July '04 | 2,168.4 | 2,171.5 | 2,145.7 | -0.1% | 1.1% |
| Montana | July '04 | 408.3 | 406.7 | 400.0 | 0.4% | 2.1% |
| North Dakota | July '04 | 332.6 | 335.0 | 331.5 | -0.7% | 0.3% |
| South Dakota | July '04 | 380.8 | 381.0 | 379.8 | -0.1% | 0.3% |
| Utah | July '04 | 1,093.7 | 1,089.9 | 1,072.0 | 0.3% | 2.0% |
| Wyoming | July '04 | 254.6 | 254.1 | 249.9 | 0.2% | 1.9% |
| United States | July '04 | 131,272.0 | 131,240.0 | 129,814.0 | 0.0% | 1.1% |
| Unemployment Rate (seasonally adjusted): | | | | | | |
| Colorado | July '04 | 5.1 | 4.9 | 6.2 | 0.2 | -1.1 |
| Montana | July '04 | 4.3 | 4.8 | 4.8 | -0.5 | -0.5 |
| North Dakota | July '04 | 3.1 | 3.1 | 3.9 | 0.0 | -0.8 |
| South Dakota | July '04 | 3.4 | 3.4 | 3.7 | 0.0 | -0.3 |
| Utah | July '04 | 4.8 | 4.6 | 5.6 | 0.2 | -0.8 |
| Wyoming | July '04 | 3.6 | 3.6 | 4.3 | 0.0 | -0.7 |
| United States | July '04 | 5.5 | 5.6 | 6.2 | -0.1 | -0.7 |
| GDP Growth Rate - United States | 2nd qtr '04 | 2.8 | 4.5 | 4.1 | na | na |
| U.S. Housing Starts (Annual rate) | July '04 | 1,978,000 | 1,826,000 | 1,893,000 | 8.3% | 4.5% |
| Residential Building Permits: | | | | | | |
| Colorado | YTD-July '04 | 27,528 | na | 22,830 | na | 20.6% |
| Montana | YTD-July '04 | 2,005 | na | 2,116 | na | -5.2% |
| North Dakota | YTD-July '04 | 2,438 | na | 2,010 | na | 21.3% |
| South Dakota | YTD-July '04 | 3,612 | na | 2,898 | na | 24.6% |
| Utah | YTD-July '04 | 13,603 | na | 12,551 | na | 8.4% |
| Wyoming | YTD-July '04 | 1,952 | na | 1,568 | na | 24.5% |
| Rocky Mountain Region | YTD-July '04 | 51,138 | na | 43,973 | na | 16.3% |
| Apartment Vacancy Rates: | | | | | | |
| Colorado Springs MSA | 2nd qtr '04 | 10.1 | 10.6 | 14.0 | -0.5 | -3.9 |
| Denver-Boulder Area | 2nd qtr '04 | 9.7 | 10.5 | 13.1 | -0.8 | -3.4 |
| Salt Lake City MSA | 1st qtr '04 | 8.5 | 7.7 | 8.1 | 0.8 | 0.4 |
| United States | 2nd qtr '04 | 10.2 | 10.4 | 9.6 | -0.2 | 0.6 |
| Existing Home Sales: Denver PMSA | | | | | | |
| Active Listings | July '04 | 28,026 | 28,043 | 26,764 | -0.1% | 4.7% |
| Number of Sales | YTD-July '04 | 31,016 | na | 26,007 | na | 19.3% |
| Average Price | YTD-July '04 | \$264,652 | na | \$251,046 | na | 5.4% |
| Existing Home Sales: United States | | | | | | |
| Annual Rate of Sales (SA) | July '04 | 6,720,000 | 6,920,000 | 6,190,000 | -2.9% | 8.6% |
| Average Price | July '04 | \$244,700 | \$245,500 | \$222,200 | -0.3% | 10.1% |
| Single Family Foreclosure Rate: | | | | | | |
| Rocky Mountain | 4th qtr '03 | 1.14 | 1.01 | 0.97 | 0.13 | 0.17 |
| United States | 4th qtr '03 | 1.29 | 1.12 | 1.18 | 0.17 | 0.11 |
| Consumer Price Index - All Items: | | | | | | |
| Denver-Boulder CMSA | Jan.-June '04 | 186.5 | na | 187.8 | na | -0.7% |
| United States | July '04 | 189.4 | 189.7 | 183.9 | -0.2% | 3.0% |
| Mortgage Interest Rate: | August '04 | 5.87 | 6.06 | 6.26 | -0.19 | -0.39 |