

City Council Announcements

August 9, 2005

A. Decisions, Feedback & Information needed by staff

1. **Hoffine Printing info:** Council staff recently received notice from the Administration that it is time to consider whether to renew Hoffine Printing's contract. Hoffine Printing provides the service of a 4-page newspaper print newsletter. Hoffine was the only vendor who submitted a proposal for newspaper print. According to Hoffine, newspaper print is recyclable as opposed to the glossy type newsletter paper. However, Council staff has encountered some previous problems working with Hoffine which raises concerns for Council staff.

Council **staff has attached a cost comparison and effectiveness on different newsletter options** for the Council's consideration. **Is it the Council's interest to renew the contract with Hoffine Printing and continue with the 4-page newspaper print or would the Council prefer that Council staff continue exploring other newsletter options/vendors?**

2. **ADDITIONAL AUDIT SUGGESTIONS:** The Council Audit Subcommittee (Jill, Eric, Carlton) recommended audits of the Information Management Services (IMS) Fund and of the Golf Program. Council staff included these recommendations in budget staff reports but failed to follow up to get your definitive answer. **Does the Council desire staff to obtain proposals for audits of IMS and Golf?**

B. For Your Information

1. Attached are several grant applications the City has submitted.
2. Attached is the Quarterly Housing Report for 2004-2005, Fourth Quarter.

Information Chart for Newsletters

Cost Comparison and Effectiveness

Type of Newsletter	Individuals who receive a copy	Cost based on 10,000 pieces	Effectiveness
8-1/2 x 11 double sided/insert with Public Utility bills	Residents who receive a SLC public utility bill. Note: For a multi-complex, one water bill could be sent to the management, therefore there is no guarantee all tenants will receive a copy of the newsletter.	Copy center fee (copy, folding): \$1,020 Plus insert fee from Public Utilities: \$.009 per sheet equals \$90 TOTAL: \$1110.	Cost effective means to provide City information to residents knowing only residents who receive a public utilities bill would receive a copy of the newsletter.
Newspaper print 11x17 four pages	Progressive Mail services conducts a specific district mailing that includes all residents and business addresses within the district.	Hoffine Printer Fees: \$633 printing Progressive Mail: \$206.80 labeling \$100 district pick \$1404.80 postage Total: \$2344.60	It is Council staff's understanding from some Council Members a four page newsletter was not the most effective way to notify residents about an upcoming town meeting. This provides a good resource to give residents updates on City issues; but does not prove to be effective when notifying residents of an upcoming town meeting.
11 x 17 double sided, glossy paper/mailed through Progressive Mail services as bulk mail		Jaffa Printing Fee: \$1099 Progressive Mailing postage fee and Administrative Fee: \$1621 TOTAL: \$2720	This is a new sized newsletter that Council may wish to consider. Cost is slightly higher than newspaper print.
Post Card Mailing	Progressive Mail services will mail to all residents/business owners within the district	Kinko's Fee: \$1178 Progressive Mailing Fee: 12.6 cents per piece plus Administrative cost of \$281 = \$1541 Total: \$2719	Post card mailings seem to be effective when notifying residents of an update or of an upcoming meeting.

Grant Submission Update Memo

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

FROM: Grant Acquisition Team

DATE: 8/5/2005

SUBJECT: 2005 Office for Victims of Crime Training and Technical Assistance Center Grant

FUNDING AGENCY: Office for Victims of Crime (OVC)

REQUESTED AMOUNT: \$1,422

DEPARTMENT APPLYING: Police Department

COLLABORATING AGENCIES: Salt Lake City, Valley Mental Health, SL County Health Dept., Primary Children's Medical Center, State Division of Substance Abuse

DATE SUBMITTED: July 28, 2005

SPECIFICS:

- ☒ Training ☐ Supplies ☐ Equipment
- ☐ Personnel:
- ☐ Existing ☐ New ☐ Overtime Only ☐ Requires Funding After Grant
- ☐ Match Required ☐ In Kind ☐ Cash
- ☐ Computer Software Development ☐ In House ☐ Contract Services (not computer)
- ☐ New Program (City not performing function now)

GRANT DETAILS:

The grant will cover tuition and travel costs for one Narcotics Detective (assigned to the Methamphetamine Initiative) to attend the 2nd Annual Drug Endangered Children Conference in Washington DC.

SLC Police Detectives respond to meth labs and other drug scenes where children, who have been exposed to drugs, chemicals, and other illegal activities, are discovered. Dangers these children often experience are also physical and emotional abuse. This training is designed to provide individuals, working in these volatile situations, the most current training and best practices from experts in the field.

Grant Submission Update Memo

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

FROM: Grant Acquisition Team

DATE: 8/5/2005

SUBJECT: 2005 COPS Technology Grant

FUNDING AGENCY: Department of Justice Office of Community Oriented Policing Services (COPS)

REQUESTED AMOUNT: \$493,322

DEPARTMENT APPLYING: Police Department

COLLABORATING AGENCIES: Salt Lake City Departments: Police, Fire, Public Utilities, Public Services, CED, Airport

DATE SUBMITTED: July 5, 2005

SPECIFICS:

- ☐ Training ☐ Supplies ☒ Equipment
- ☐ Personnel:
- ☐ Existing ☐ New ☐ Overtime Only ☐ Requires Funding After Grant
- ☐ Match Required 25% ☐ In Kind ☐ Cash
- ☐ Computer Software Development ☐ In House ☒ Contract Services (not computer)
- ☐ New Program (City not performing function now)

GRANT DETAILS:

Salt Lake City is in the process of implementing a four stage Interoperable Communications System that will provide seamless communications across all city departments, as well as creating interoperability with other Municipalities, County and State agencies.

Salt Lake City received funding for the first phase of the system in 2002 through a Department of Justice COPS Technology grant, which was matched by the City Council. Phase one constructed a two-site, ten channel system that essentially served the Police and Fire Departments.

Phase 2 was accomplished through two years (2004 and 2005) of Homeland Security and Law Enforcement Terrorism Prevention Program monies. Phase 2 implemented simulcast on that 2 site, ten channel system.

This grant represents Phase 3 of the project, and will enhance the current system to 3 sites. This expansion makes way for the addition of Public Services, Public Utilities, and the Airport to be accommodated on the eventual 3 site, 28 channel system. (We are already in the process of making application for the grant that would fund the remaining phase of the system.

Grant Submission Update Memo

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

FROM: Grant Acquisition Team

DATE: 8/5/2005

SUBJECT: 2005 COPS Interoperable Communications Grant Program

FUNDING AGENCY: US Department of Justice Office of Community Oriented Policing Services (COPS)

REQUESTED AMOUNT: \$4,000,000

DEPARTMENT APPLYING: Police Department

COLLABORATING AGENCIES: Salt Lake City

DATE SUBMITTED: July 15, 2005

SPECIFICS:

- ☐ Training ☐ Supplies ☒ Equipment
- ☐ Personnel:
- ☐ Existing ☐ New ☐ Overtime Only ☐ Requires Funding After Grant
- ☒ Match Required 25% ☐ In Kind ☒ Cash
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- ☐ New Program (City not performing function now)

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Phase 3 of the project will enhance the current system to 3 sites. This expansion makes way for the addition of Public Services, Public Utilities, and the Airport to be accommodated on the eventual 3 site, 28 channel system.

This grant represents Phase 4 of the system. This is the final phase that will implement the remaining 18 channels, antennas, microwave links, and further enhancements including the relocation of the Prime Control Site from the Public Safety Building to the new airport site. All departments will maintain internal control of their systems while accomplishing seamless, interoperable radio communications. This interoperability also extends outside of Salt Lake City to surrounding Municipal, County and State Agencies, accomplishing interoperable communications statewide.

The grant represents a federal request of \$4,000,000 (including a \$1,000,000 local match) for the purchase of equipment and installation by Motorola. Utah Communications Agency Network (UCAN) represents \$1,000,000 of that request and will pay their share of the required match (\$250,000). The following is a break-out of department and agency costs for the project:

Airport = 38%	\$1,140,000 Total	\$285,000 Match – Enterprise Fund
Public Safety = 35%	\$1,050,000 Total	\$262,500 Match – General Fund

Public Services = 13.6%	\$ 408,000 Total	\$102,000 Match – General Fund
Public Utilities = 13.4%	\$ 402,000 Total	\$100,500 Match – Enterprise Fund
UCAN Project	\$1,000,000 Total	\$250,000 Match
SLC Project	\$3,000,000 Total	\$750,000 Match
Total Project	\$4,000,000 Total	\$1,000,000 Match

AUG 05 2005

A. LOUIS ZUNGUZE
DIRECTOR

BRENT B. WILDE
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION
DEPT. OF COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

ROSS C. "ROCKY" ANDERSON
MAYOR

COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** August 2, 2005
FROM: Louis Zunguze, Community Development Director
SUBJECT: Quarterly Housing Report for Fiscal Year 2004-05, Fourth Quarter

STAFF CONTACT: LuAnn Clark at 535-6136

ACTION REQUIRED: None

DOCUMENT TYPE: Written briefing

BUDGET IMPACT: None

DISCUSSION: Attached is a copy of the Quarterly Housing Report for Fiscal Year 2004-05, Fourth Quarter. The following information is included in the report:

- Loans to First-Time Homebuyers and Rehabilitation Projects
- Funding Sources and Outreach/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 Report
- Community Development Corporation Quarterly Report
- Neighborhood Housing Services Quarterly Report
- Economic Update

PUBLIC PROCESS: None

RELEVANT ORDINANCES: None

RELEVANT MASTER PLANS: None

HOUSING AND NEIGHBORHOOD DEVELOPMENT

HOUSING PROGRAMS REPORT FISCAL YEAR 2004-2005

QUARTER 4 (April 1, 2005 – June 30, 2005)

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 *Wells Fargo Bank, Prime Alliance Bank and American Express*.

The First Time Homebuyer Program, which uses the HOME, CDBG, and private funding sources, has placed 290 families in properties. For the fiscal year, 26 First Time Home Buyer homes have been rehabilitated and two were purchased from outside developers. Three First Time Home Buyer homes are currently in the process of rehabilitation. During the fourth quarter, ten families were placed in new homes. The Planning Division has tentatively approved the Navajo subdivision but has recently identified a problem with the subdivision plat. The process of developing designs for the houses has been started.

First Time Home Buyer Loans

	Fiscal YTD	4 th Quarter
Loans Closed	28	10
Dollar Amount	\$3,349,014	\$1,305,606
Average Per Loan	\$119,607.64	\$130,560.60

The Housing Rehabilitation Program has completed 31 projects with 142 units this fiscal year. During the fourth quarter, the rehabilitation staff closed 3 projects with 114 units.

Single-Family Rehabilitation Projects

	Fiscal YTD	4 th Quarter
Loans Closed	30	2
Dollar Amount	\$498,146.55	\$38,235.00
Change Orders	\$ 2,403.00	\$0.00
Average Per Loan	\$16,684.99	\$19,117.50
Number of Units	30	2
Average Per Unit	\$16,684.99	\$19,117.50

Multi-Family Rehabilitation Projects

	Fiscal YTD	4 th Quarter
Loans Closed	1	1
Dollar Amount	\$268,760.00	\$268,760.00
Average Per Loan	\$268,760.00	\$268,760.00
Number of Units	112	112
Average Per Unit	\$2,399.64	\$2,399.64

Housing Program Funding Sources

FUNDING SOURCES	Fiscal YTD 07/01/04 – 6/30/05	% OF FUNDS	4 th Quarter 4/01/05 – 6/30/05	% OF FUNDS
Community Development Block Grant	\$ 1,349,391.00	32.8%	\$ 636,505.00	39.5%
Rental Rehab Funds	\$ 37,158.00	0.9%	\$ 0.00	0.0%
Personal Contributions	\$ 218,599.55	5.3%	\$ 168,995.00	10.4%
Private Funding Sources	\$ 1,944,064.00	47.2%	\$ 782,101.00	48.5%
Home	\$ 502,825.00	12.2%	\$ 0.00	0.0%
River Park Funds	\$ 17,019.00	.4%	\$ 0.00	0.0%
Other Funds	\$ 49,267.00	1.2%	\$ 25,000.00	1.6%
TOTAL	\$ 4,118,323.55	100%	\$ 1,612,601.00	100%

Outreach and Marketing Efforts

Applications for the First Time Home Buyer program are still below normal, but are increasing as the economy improves. This should also continue as interest rates increase.

Outreach efforts are continuing. The current mailing list includes local churches and non-profit organizations. The Housing and Neighborhood Development Division also 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 the 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.

Direct Mail Efforts

DATE of MAILING	NUMBER	AREA
April 7, 2005	581	1300 S. to 1700 S., State to 700 East
April 14, 2005	900	Same area
April 28, 2005	628	1200 W. to I-80, N. Temple to 600 North
May 5, 2005	600	Same area
May 6, 2005	600	Same Area
May 13, 2005	600	Morton Meadows
May 19, 2005	609	Same Area
May 26, 2005	600	I-80 to 1000 South, I-15 to Redwood
June 2, 2005	600	Same Area
June 16, 2005	300	300 North to 1400 North, River to 900 West
Total Mailed	6,018	

During the fiscal year, 10,412 brochures were mailed.

Building Permit Activity for the Fourth Quarter

APRIL

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	8	8
Total New Construction	8	8
Additions, Alterations and Repairs	354	122
Total Residential Construction	362	130
Demolition Permits		
Single Family Dwelling	2	2
2 Family	2	1

MAY

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	10	10
Duplex	2	1
Condo 1 Family	4	4
Condo Multi-Family	24	2
Total New Construction	40	17
Additions, Alterations and Repairs	287	178
Total Residential Construction	327	195
Demolition Permits		
Single Family Dwelling	6	6
2 Family	2	1

JUNE

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	10	10
Total New Construction	10	10
Additions, Alterations and Repairs	176	150
Total Residential Construction	186	160
Demolitions		
Single Family	4	4

*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 Fourth Quarter

1	5/18/2005	441 N	600 W		1 FAMILY RESIDENT
1	5/24/2005	475 N	REDWOOD	RD	CONDO SINGLE FAMILY
1	5/24/2005	475 N	REDWOOD	RD	CONDO SINGLE FAMILY
1	5/24/2005	475 N	REDWOOD	RD	CONDO SINGLE FAMILY
1	5/24/2005	475 N	REDWOOD	RD	CONDO SINGLE FAMILY
1	5/24/2005	475 N	REDWOOD	RD	CONDO SINGLE FAMILY
1	4/4/2005	475 N	REDWOOD	RD	1 FAMILY RESIDENT
1	4/4/2005	475 N	REDWOOD	RD	1 FAMILY RESIDENT
1	4/4/2005	475 N	REDWOOD	RD	1 FAMILY RESIDENT
1	4/4/2005	475 N	REDWOOD	RD	1 FAMILY RESIDENT
2	6/20/2005	272 S	DEMPSEY	LN	1 FAMILY RESIDENT
1	6/1/2005	353 W	REED	AVE	1 FAMILY RESIDENT
1	6/1/2005	357 W	REED	AVE	1 FAMILY RESIDENT
2	5/19/2005	1650 W	300 S		1 FAMILY RESIDENT
2	5/25/2005	1154 W	MEAD	AVE	1 FAMILY RESIDENT
2	6/20/2005	1650 W	300 S		1 FAMILY RESIDENT
2	5/10/2005	121 W	FREMONT	AVE	CONDO MULTI FAMILY
2	5/10/2005	1118 S	WEST TEMPLE	ST	CONDO MULTI FAMILY
2	6/10/2005	922 W	CANNON OAKS	PL	1 FAMILY RESIDENT
3	6/9/2005	1201 N	OAK FOREST	RD	1 FAMILY RESIDENT
3	4/18/2005	1374 E	ARLINGTON	DR	1 FAMILY RESIDENT
3	4/18/2005	1374 E	ARLINGTON	DR	1 FAMILY RESIDENT
3	5/3/2005	287 N	K	ST	1 FAMILY RESIDENT
3	6/30/2005	1373 E	PERRYS HOLLOW	DR	1 FAMILY RESIDENT
3	5/23/2005	678 N	F	ST	DUPLEX
4	5/16/2005	1054 E	200 S		1 FAMILY RESIDENT
4	4/26/2005	165 S	1100 E		1 FAMILY RESIDENT
5	6/7/2005	1395 E	MICHIGAN	AVE	1 FAMILY RESIDENT
5	5/25/2005	859 E	HARRISON	AVE	1 FAMILY RESIDENT
5	5/20/2005	1073 E	BRYAN	AVE	1 FAMILY RESIDENT
6	4/1/2005	1509 S	WASATCH	DR	1 FAMILY RESIDENT
6	6/3/2005	1924 S	VIEW	ST	1 FAMILY RESIDENT
6	5/3/2005	918 S	DIESTEL	RD	1 FAMILY RESIDENT
6	5/2/2005	1725 S	SUGAR HOUSE	LN	1 FAMILY RESIDENT
7	4/8/2005	2081 S	SCENIC	CIR	1 FAMILY RESIDENT
7	5/5/2005	2792 S	1100 E		1 FAMILY RESIDENT
7	6/8/2005	2087 E	PARLEYS CANYON	BLVD	1 FAMILY RESIDENT
7	5/24/2005	2255 S	2200 E		1 FAMILY RESIDENT

Boarded Buildings Activity
4th Quarter 2005
April 1, 2005 through June 30, 2005

Existing Boarded buildings as of April 1, 2005	120
Vacant/Secure Buildings as of April 1, 2005*	18
Demolition	2
Rehabilitated	10
New boarded buildings	14
Total boarded buildings	124
Buildings vacant/secure*	16

*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					
7/12/2005					
Address	Sidwell No.	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	2855 Cottonwood Parkway #56	1-Jun	Vacant/Secure
		c/o Cottonwood Realty Service	Salt Lake City, UT 84121		
1862 North 2200 West	08-21-276-002	Cottonwood Airport Center LC	2855 Cottonwood Parkway #56	1-Jun	Vacant/Secure
		c/o Cottonwood Realty Service	Salt Lake City, UT 84121		
1822 North 2200 West	08-21-276-005	Cottonwood Airport Center LC	2855 Cottonwood Parkway #56	1-Jun	Vacant/Secure
		c/o Cottonwood Realty Service	Salt Lake City, Utah 84121		
626 N. 1400 W.	08-34-227-007	Jennifer & Evan Graff	626 N 1400 W		new owner
			SLC, UT 84116		
175 West 400 North	08-36-282-010	Donise Davidson	679 East 200 south	New	Partially boarded
			Salt Lake City, UT 84102		secure
938 West Autumn Ave	08-26-456-018	Salt Lake Neighborhood	622 West 500 North		Vacant/secure
		Housing Services INC	Salt Lake City UT 84116		
536 N Chicago St	08-35-205-008	Miramar Investments	555 E 5300 S #2		
			Ogden, UT 84405		
		%1st Preston Forclosure Spec			
1801 W 1100 N	08-27-176-002	Garth & Oral M North	1071 N Redwood Rd		
			Salt Lake City UT 84116		
594 N Billy Mitchell Rd	07-36-201-004	KRE Properties LLC	30 S Wackoa Dr		Vacant/Secured
			Chicago II 60606		
639 N Sir Philip Dr	08-34-104-004	Real Estate Marketing Grou	5882 S 900 E #201		Vacant/Unsecured
			Salt Lake City UT 84116		

711 N Lafayette	08-26-378-027	Hazel & Steven Romero	9230 S Laura Anne Way Sandy, UT 84094		Vacant/Unsecured
989 W 800 N	08-26-454-002	Juan Bacelis & Glendy Toress	993 W 800 N Salt Lake City, UT 84116		new owner
1898 W Sir Charles Dr.	08-27-157-002	Alberto Rodriguez	1898 W Sir Charles Dr. Salt Lake City, Ut 84116		
1908 W Sir Charles Dr.	08-27-157-001	Mortgage Electronic Registration Systems Inc. C/O One Home Campus	MAC X2505-01A Des Moines, IA 50328		Foreclosure
1903 W. 400 N	08-34-155-012	Mortgage Electronic Registration Systems Inc.	5280 Corporate Dr. Frederick, MD 21703		Foreclosure
574 N Redwood Rd	08-34-202-014	Elmo D Jarrett	3962 E Brockbank Wy SLC, Ut 84124		
737 No 900 W	08-26-454-039	Lorenzo Rodriguez Alma Herrera	737 N 900 W SLC, Ut 84116		

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

7/12/2005

Address	Sidwell No.	District #2 Owner	Owner's Address	Boarded*	Comments
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	Sione 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	Maka L Vai	922 W 400 So SLC, UT	1-Nov	sold w/o final inspec. building violations,
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	New Concept Realestate	Salt Lake City UT 84124		New owner, rehab with 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
1195 South 900 West	15-11-455-014	Salt Lake Neighborhood Housing Services INC	622 W 500 N Salt Lake City, UT 84116		vacant & secure
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	Tomeliro Yamamoto	1054 W Tally Ho		vacant/secure
		%Bill Parsons	Salt Lake City, UT 84116		
820 South Pueblo Street	15-10-235-009	Exchange Properties LLC	820 S Pueblo St		
			Salt Lake City, UT 84104		
359 N 700 W	08-35-279-022	John & Helen Powell	3645 S 500		
			Salt Lake City UT 84106		
918 S Navajo St	15-10-281-007	Riverton-Chandler Property	13067 S Trotter Ct		
		Associates #1 LLC	Riverton UT 84065		
946 W Montague	15-11-258-013	Anagel Ortiz	PO Box 701994		
		Orlando Rivera	Salt Lake City, UT 84107		
1055 S 700 W	15-12-301-003	MTB Enterprises Inc	155 W Malvern Ave		
		Jack Keller	South Salt Lake UT 84115		
844 W Genesee	15-11-252-024	Dieter Watchel	552 E High Berry Ln		
			Draper, Utah		
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		Active Permit
			American Fork, UT 84003		
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		
1289 W 400 S	15-02-303-008	Tina Jensen	1289 W 400 S		Secured
			Salt Lake City UT 84104		
1971 S 900 W	15-14-453-018	CFJ Properties	PO Box 15031		

		Ogden UT 84415			
1050 W 1300 S	15-11-381-021	Brad Brewer	1050 W 1300 S	Salt Lake City, UT 84104	
1309 W 800 S	15-11-108-006	Penny Breiman	1430 E Perry Ave.	Salt Lake City, UT 84104	new owner
824 W 500 N	08-35-227-024	Rafael Monge	1270 W 500 S	Salt Lake City, UT 84104	Unsecured
724 S 900 W	15-11-205-021	1st Union Nation Bank	9451 Corbin Ave	Northridge CA 91328	
680 S 900 W	15-11-202-013	Victory Homes Inc	15212 S 2200 W	Riverton, UT 84065	
573 N Grant St.	08-35-228-011	Wilshire Homes LLC	437 N Center St		working w/ permits
333 S 1000 W	15-02-401-003	Dennis Minch	333 S 1000 W	SLC, UT 84104	
460 S Post St.	15-02-404-032	James Henry & Assoc.	1549 W 7800 S	West Jordan, Utah 84088	
156 So 800 W	15-02-232-022	Real Property Inv	555 E. 5300 So.	Ogden, Utah 84405	Boarded
635 So 1200 W	15-02-358-008	Jeff Webb &	635 S 1200 W	Salt Lake City, 84104	Meth Lab
724 S 900 W	15-11-205-021	Miltmar Inv. c/o Martin Pool	968 Chambers St Ste 5	Ogden, Utah 84405	
1504 W 900 S	15-10-253-021	Dagoberto G Espinoza	1504 W 900 So.		

		SLC, Ut 84104	
1309 W 800 S	15-11-108-006	Penny Breiman 1430 E Perry Ave.	
		SLC, Ut 84103	
222 W Fayette Dr.	15-12-258-026	Tiffani & Mike Provost 3824 S Villa Dr	
		SLC, Ut 84109	
1638 W Dalton Ave	15-10-401-004	Jon T Bugger	
1087 W Wenco Cir	15-14-179-007	Rosalio Maturno & Edwin A Galicia	
		SLC, Ut 84104	Foreclosure
1038 W 300 So	15-12-180-027	GSC Marketing LLC 3093 Fawn Dr.	For Sale
		Park City, Ut 84098	
574 S Post St.	15-02-451-036	Ryan Goodwin 224 s 200 W #210	For Sale
		SLC, Ut 84101	
1188 S 1200 W	15-11-355-015	Hipolito S Figueroa & Juan Bautista	
		1188 S 1200 W	
		Salt Lake City, Utah 84104	
		PO Box 571133	
638 S Redwood Rd.	15-03-376-018	Souson B & Reza B Dahanqui Murray, Ut 84157	

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT				
7/12/2005				
District #3				
Address	Sidwell No.	Owner	Owner's Address	Boarded*
				Comments
515 No. Arctic Ct.	08-36-205-027	RDA of SLC % Jones	451 S State St	Mar-98
		Waldo Holbrook	Salt Lake City UT 84111	PTB exp 05/02
362 No. Edmonds Pl.	08-36-154-034	Edward & Tonya Hayes	351 E. 6310 So.	Mar-00
			Murray, Utah 84107	Boarded 3/00 NO pfb
344 W. 600 No.	08-36-127-012	Brian C. Scholle	PO Box 8113	
			Midvale, Ut 84047	Spring 1996
				no permit
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	
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
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	622 W 500 N	
		Housing Services Inc	Salt Lake City UT 84116	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	Hertick 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	
222 N 200 W	08-36-404-010	Kiesel Holdings LLC	3725 Washington	Ogden, UT 84405		
175 W 400 N	08-36-282-010	Donise K Davidson	679 E 200 S	SLC, UT 84102		
253 W Fern Ave	08-25-456-007	Earl & Lella Rinker	253 W Fern Ave	SLC, UT 84103		
839 W 1500 N	08-23-478-001	Pauli Hokafonu	946 W Pioneer Cir.	SLC, UT 84107		
243 W 700 N	08-25-457-008	Nathan R. Julian			New Owner	
261 W 500 N	08-36-254-014	Donna P Meahan	12358 S Relation St	Draper, UT 84020		
253 W Fern Ave.	08-25-456-007	Earl & Lella Rinker	253 W Fern Ave.	SLC, UT 84103	Deceased-Rest home	

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT						
7/12/2005						
District 4						
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments	
455 E. Segoe Ave.	16-06-326-011	Richard K. Thomas	167 W. 1300 North	1992	PTB Expires	26-Aug
			Sunset, UT 84015			2003
46 S. 700 East	16-05-353-007	Julie A. Imalzumi and John K. Williams-560-8957	780 E. Northcliffe Dr.	Spring 1997	Permit expires	Jul-01
634 South 700 East	16-06-283-008	Martha Daniels	1960 South 400 East	Apr-99	No Permit	
		C/O Janice Durham	SLC, Utah 84115			
666 East 300 South	16-06-454-019	William Bleazard	329 S. Vincent Court	PRE 1998	PTB 10-04	
		359-6553	SLC UT, 84102-2109			
427 E. 600 South	16-06-477-027	LDS Church 363-9031	50 E. North Temple St.	PRE 1992	PTB Exp 3/21/03	
			SLC, UT 84104			
573 E. 600 South	16-05-353-001	Patsy V. Kuronya	788 E. Shiloh Way	PRE 1990	PTB Exp 10/23/03	
		288-2033	Murray, UT 84107-7654			
652 E. 600 South	16-07-276-028	TSI Partnership limited	PO Box 6120	PRE 1990	Exp, 10/09/02	
		%Simon Property Group	Indianapolis IN 46206			
501 E 900 South	16-08-101-006	Rentco	PO Box 11911	Spring 1997	PTB Exp 3/01/03	
			Salt Lake City UT 84147			
50 S 700 E		Julie A. Imalzumi & John K. Williams	780 E. North Cliff Drive	May-89	PTB Exp 7/01	
			SLC, Utah 84103-333980			
346 East 600 South	16-06-457-001	Clinton Chealey	PO Box 1150	Feb-00	Living in trailer in front yard, closed to Occ.	
			Grantsville, Utah 84029			

632 S 700 E rear	16-05-353-014	TS1 Partnership LTD	PO Box 6120	1-Aug	Permit Exp 10/9/02
		C/O Simon Property Tax	Indianapolis In. 462066		
		Dept.			
138 East 800 South	16-07-152-016	Jason Roundy	369 East 900 South #320	Oct-98	Fire in Single Family
			Salt Lake City, UT 84111		W/rehab permits
179 West 500 South	15-01-476-001	Kimwell Corporation	8 E Broadway	Jul-99	
		%David Kimbell	Salt Lake City, UT 84111		
442 West 300 South	15-01-179-011	Kantun, LLC	SLC, Utah 84103	Winter 1997	Stay of Boarding
			SLC, Utah 84103		
561 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 & Shellah Safford	1874 N Skyline Dr		
			Orem UT 84097		
1123 E 700 S	16-08-203-011	George Beckstead	1123 E 700 S		
		%Don Jensen	Salt Lake City Ut 84102		
560 E 700 S	16-07-231-004	Scott McCoy	560 E 700 S		
			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	3830 So. 2900 E.	2/24/2004	Rehab w/permits
		% Filia H Uipi	Salt Lake City, Ut 84109		

219 W 200 S	15-01-254-018	Kalliope Zezekakis	28632 E Maruice Dr		Secured
		%Dean Zekas	Salt Lake City UT 84124		
541 W 300 S	15-01-153-001	Nicholas & Co	PO Box 45005		
			Salt Lake City UT 84145		
51 E 900 S	16-07-151-021	9th Street Development	404 E 4500 S #B10		Boarded
			Murray, UT 84107		
925 E East Place	16-05-332-013	Louise Christensen	965 S 1500 E		Unsecured
			Salt Lake City, UT 84105		
926 E East Place	16-05-333-005	Exchange Properties	11075 S State ST #4		Boarded
			Sandy, UT 84070		
322 So. 1100 E.	16-05-402-026	Paul Schaaf	1140 E. Harrison Ave.	1-Sep	Stay Granted
			SLC, Ut 84105		Going to B.O.A.

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT									
7/12/2005									
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments				
1856 South Edison St.	16-18-308-011	Douglas C. Bott	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.				
1380 S. W. Temple St	15-13-227-006	SNT Enterprises c/o Sattar N Tabriz	1370 South West Temple St Salt Lake City, Utah 84115	1-Jun	Application For Demo				
129 W. Mead Ave.	15-12-427-003	Martin Pool %P&B Enterprises Inc	555 E 5300 S #8 Ogden UT 84405		Conditional use				
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		Rehab w/permits				
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	Nov. 2002	Partially boarded
222 W Fayette	15-12-258-026	Mike and Tiffani Provst	3824 S Villa Dr		Partially Boarded
415 E. 2100 So.	16-19-202-003	Firm Land Investment	425 E. 2100 So.		Fire Damage, working on permit to rehab
676 E Downington Ave	16-17-304-004	Oscar V & Della E Grutter	1187 E Laird Ave		Vacant/ secure
419 E Downington Ave	16-18-409-030	Charles Dover	6170 S Hathaway St		shows signs of settlement
320 E Roosevelt	16-18-136-003	Gregory Cullis	1453 S 1000 E		
121 W Lucy Ave	15-12-477-004	Mayann Gilbert	PO Box 1512		new owner
140 W Lucy Ave	15-12-476-028	Thomas Averill	5146 S Jones		
148 W Lucy Ave	15-12-476-023	GMAC Mortgage Corp	500 Enterprise Rd #150		Vacant/Secured
169 W Lucy Ave	15-12-477-002	Natani Hosea	262 E Kensington Ave		Fire Damage/Boarded
1427 E Harrison Ave	16-16-106-005	Walter Lewis	1564 Chambers Dr		
1032 S Jefferson St.	15-12-408-014	Michael Nilson &	1032 S Jefferson St.		
312-314 W American Ave.	15-12-255-011	Scott Erickson &	371 N 100 E		Pre-demo

		Brandon M Erickson	Orem, Ut 84057			
326 S 500 E	15-12-429-011	Key Family LLC	326 S 500 E			
			Salt Lake City, Utah 84102			
1594 S State St.	16-18-157-011	Mike Vardakis	1594 So State St.			
			Salt Lake City, Utah 84115			

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT					
7/12/2005					
		District #6			
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments
1316 E Downington Ave	16-17-430-001	Helen Udell	P O Box 11924		
		%Roger Swensen	Salt Lake City, UT 84147		Vacant
2246 S 900 E	16-20-176-017	Robert J Hullett	751 W Mt Tuscarora Dr		
			Taylorsville, Ut 84123		

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT					
7/12/2005					
		District #7			
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments
1741 South Lake St.	16-17-307-004	Prvident Homes LC	1291 West GLENGAYLE CT.		Under a stay
		% David B Pulley	Murray, Utah 84123		
2028 S Lake St	16-17-357-030	Andersen Invest. Corp	2749 E Parley's Way #310		
			Salt Lake City UT 84109		
980 E Wilson Ave	16-17-357-030	William & Rebecca	PO Box 520986		Fire Closed to
		Dean	SLC, Ut 84152		Occupancy

HOUSING TRUST FUND LEDGER

HOUSING TRUST FUND LEDGER - June 30, 2005

72-17004 - Federal						
INCOME	CONTRACT	EXPENSE	OBJECT	BALANCE	DATE	DESCRIPTION
	ENCUMBER		CODE			
loan payment	480.09		013845	3,426,265.47	3/24/2005	Westgate Apts - 60 units 264 S. Foss St.
loan payment	836.37		013875/1830	3,427,101.84	4/5/2005	Jefferson Circle payment
NHS - CDFI Loan Repayment	3,932.94		1890	3,431,034.78	4/11/2005	additional interest due at time of payoff
loan payment	1,264.81		013875/1830	3,432,299.59	4/12/2005	Loan Payment - Cap. Villa
loan payment	1,264.81		013875/1830	3,433,564.40	4/12/2005	Loan Payment - Escalante Apts.
loan payment	715.97		013875/1830	3,434,280.37	4/12/2005	Loan Payment - Laurelwood
loan payment	1,106.34		013875/1830	3,435,386.71	4/14/2005	Trenton Apts Payment
loan payment	50.00		013875/1830	3,435,436.71	4/14/2005	Huntsman Loan
loan payment	640.08		013875/1830	3,436,076.79	4/26/2005	Westgate Apts - 60 units 264 S. Foss St.
loan payment	426.75		013875/1830	3,436,503.54	4/26/2005	Westgate Apts - 60 units 264 S. Foss St.
loan payment	987.80		013875/1830	3,437,491.34	4/28/2005	Liberty Wells payment
Interest July - March	57,329.56		1830	3,494,820.90	4/30/2005	9 months interest
loan payment	836.37		013875/1830	3,438,327.71	5/3/2005	Jefferson Circle payment
loan payment	1,264.81		013875/1830	3,439,592.52	5/10/2005	Loan Payment - Cap. Villa
loan payment	1,264.81		013875/1830	3,440,857.33	5/10/2005	Loan Payment - Escalante Apts.
loan payment	715.97		013875/1830	3,441,573.30	5/10/2005	Loan Payment - Laurelwood
loan payment	1,106.34		013875/1830	3,442,679.64	5/16/2005	Trenton Apts Payment
loan payment	640.08		013875/1830	3,443,319.72	5/16/2005	Westgate Apts - 60 units 264 S. Foss St.
loan payment	373.41		1830	3,443,693.13	5/16/2005	Westgate Apts - 60 units 264 S. Foss St.
loan payment	987.80		013875/1830	3,444,680.93	5/26/2005	Liberty Wells payment
loan payment	50.00		013875/1830	3,444,730.93	5/31/2005	Huntsman Loan
loan payment	836.37		013875/1830	3,445,567.30	6/2/2005	Jefferson Circle payment
loan payment	1,264.81		013875/1830	3,446,832.11	6/8/2005	Loan Payment - Cap. Villa
loan payment	50.00		013875/1830	3,446,882.11	6/14/2005	Huntsman Loan
loan payment	1,264.81		013875/1830	3,448,146.92	6/14/2005	Loan Payment - Escalante Apts.
loan payment	1,032.16		013875/1830	3,449,179.08	6/14/2005	Westgate Apts - 60 units 264 S. Foss St.
loan payment	715.97		013875/1830	3,449,895.05	6/14/2005	Loan Payment - Laurelwood
loan payment	1,106.34		013875/1830	3,451,001.39	6/16/2005	Trenton Apts Payment
Interest April-July	26,451.26		1830	3,477,452.65	6/30/2005	Interest Allocation

RDA HOUSING TRUST FUND LEDGER - June 30, 2005

05-4th Q HTF

72-60011-2590	INCOME	CONTRACT	EXPENSE	OBJECT	BALANCE	DATE	DESCRIPTION
	15,323.62			1830	1,338,658.80	3/31/05	9 months interest
loan payment	1,447.00	013875/1830	1,340,105.80			4/5/05	Odyssey House
loan payment	2,772.99	013875/1830	1,342,878.79			4/5/05	Jefferson Apts.
loan payment	3,035.55	013875/1830	1,345,914.34			4/5/05	Kingswood Apartments
loan payment	592.68	013875/1830	1,346,507.02			4/12/05	Westgate II Apts.
loan payment	1,644.26	013875/1830	1,348,151.28			4/14/05	Bracken Dev. (Bigelow Apts.)
loan payment	590.25	013875/1830	1,348,741.53			4/14/05	Amberly Properties
Milestone (Lorna Doone)		700,000.00	2590	648,741.53		4/25/05	Annie Laurie/Los Gables/Lorna Doone/Wilshire /
loan payment	2,722.99	013875/1830	651,464.52			5/3/05	Jefferson Apts.
loan payment	3,035.55	013875/1830	654,500.07			5/3/05	Kingswood Apartments
loan payment	1,447.00	013875/1830	655,947.07			5/10/05	Odyssey House
loan payment	592.68	013875/1830	656,539.75			5/10/05	Westgate II Apts.
loan payment	1,644.26	013875/1830	658,184.01			5/16/05	Bracken Dev. (Bigelow Apts.)
loan payment	590.25	013875/1830	658,774.26			5/24/05	Amberly Properties
loan payment	3,035.55	013875/1830	661,809.81			6/2/05	Kingswood Apartments
loan payment	2,772.99	013875/1830	664,582.80			6/2/05	Jefferson Apts.
NHS Rosewood - 72-5-06-1418		300,000.00	2590	364,582.80		6/7/05	10-12 Tnhs/40-44 multi units - senior hsg.
loan payment	1,447.00	013875/1830	366,029.80			6/8/05	Odyssey House
loan payment	1,644.26	013875/1830	367,674.06			6/14/05	Bracken Dev. (Bigelow Apts.)
loan payment	590.25	013875/1830	368,264.31			6/14/05	Amberly Properties
Interest April-June	7,597.27		375,861.58	1830		6/1/31	Interest allocation

QUARTERLY HOUSING REPORT - SUBDIVISION/CONDOMINIUM APPROVALS ACTIVITY REPORT

April - June 2005

	<u>Date</u>	<u>Project</u>	<u>Address</u>	<u># of lots</u>	<u>Type</u>
Preliminary Plats*	4/12/2005	Petition #490-05-01 Nin Tech West 1	1385 South 4400 West	3 lots	Non. Res.
	4/12/2005	Petition # 490-05-04 Pacific Landing Office Park Plat 1	1230 South 4680 West		Non. Res.
	4/12/2005	Petition #490-05-12 Washington Street Station Minor Subdivision	846 S. Washington Street	7 lots	Res.
	4/12/2005	Petition(s) #490-05-06, 490-05-01 and 490-05-02 Rowhouse Subdivision an amendment of West Boulevard Subdiviison Block 2 and Preliminary Condo approval	120 West 2300 North	24 units	Res.
	4/28/2005	Petition #480-05-03 Gateway Condo amended	South Temple and 200 South	NA	NA
	4/28/2005	Petition #490-05-03 Pratezk industrial Park amnded	1845 Sotuh 5200 West	2 Lots	Non. Res.
	4/28/2005	Petition # 490-04-39 Radmall Subdivision	343 North Edmonds Place	2 Lots	Res.
	4/28/2005	Petition # 490-04-42 T. Brooks Subdivision	G street and 4th Avenue	2 Lots	Res.
	4/28/2005	Petition # 490-05-19 Angelina's Corner	747 South 200 West	3 lots	Res.
	5/24/2005	Petition # 490-05-15 Salt Lake International Center	5395-5521 West Harold Getty Drive	1 lot	Non. Res.
Minor Subdivisions	6/10/2005	Rowhaus Subdiviison Amendment	West Temple & Reffmont Ave	2 lots	Res.
(notice of final)	6/23/2005	Westgate Minor Subdivision	200 South & 300 West	3 lots	Res.
Final Plats	4/12/2005	Lot 56 Office Warehouse Condominiums	900 South 3565 West	6 units	Non. Res.
	4/6/2005	City Commons Condominiums	445, 461, 455 E. 200 South	15 units	Res.
Amended Final Plats					

Quarter Total(s)

Preliminary*

Final

20 lots / 24 units

21 units

* These projects may appear again on a future Quarterly Report for final approval. Do not add these numbers to the approved subdivision totals.

No new residential units were created through this subdivision.

** Addition of property to existing lots.

*** Revision of an existing easement. No new lots created.

FEDERAL QUARTERLY ACTIVITY REPORT - CDBG / HOME - 3RD 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 406, Salt Lake City, Utah 84111.

ORGANIZATION: COMMUNITY DEVELOPMENT CORPORATION OF UTAH

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

TIME PERIOD COVERED: 1 1 05 TO 6 30 2005
 Month Day Year Month Day Year

	Total Number Households/Per sons Assisted	H/P	30% Extremely Low Income	60% Very Low Income	60% Low Income	80% Moderate Income	White	Black/ African American	American Indian / Alaskan Native	Native Hawaleen/Ot her 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
HOME		H																
RECAP		H																
TOTAL 2nd Quarter		H																
YTD-HOME	17	H	1	1	6	9	16										1	6
YTD-Recap	10	H		3	2	5	6				1						3	4

FEDERAL QUARTERLY ACCOMPLISHMENTS/STATUS REPORT

OISL (Own In Salt Lake) – DOWNPAYMENT ASSISTANCE ACTIVITIES – 4TH 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 6/30/05	PERCENTAGE OF GRANT SPENT	# OF GRANTS AVAILABLE AS OF 7/1/05
HOME 03/04	\$75,000.00	30	28	2	2	100%	0
HOME 04/05	\$125,000.00	50	0	50	17	30%	33

*CDC has committed 3 of 33 grants available as of 6/30/05

RECAPTURED FUNDS

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

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	9	3	1	13
3 rd Quarter	5	3		8
4 th Quarter	0	0	0	0

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	Onequa	Emerson	Sugarhouse	Falmont	TOTAL
1 st Quarter							3	2					1					6
2 nd Quarter		1			3		3	3					1	1		1		13
3 rd Quarter					4		2		1				1					8
4 th Quarter																		0

During the 4th Quarter of 2004/2005:

7 (YTD – 25) OISL applications were distributed from the CDC office
 1,066 (YTD – 4,513) Visitors to the CDC website page for the Salt Lake City OISL application

NHO - CONSTRUCTION ACTIVITIES - 4th Quarter (2004/2005)

NARRATIVE:

The CDC is continuing to evaluate properties for upcoming projects. Currently we are discussing possible plans and purchase negotiations for a multi-family condominium project on property located at approximately 1000 North and Redwood Road. We have entered into negotiation for the purchase of a single family property at 1515 South 1000 West which will yield a single family rehab project and land to expand our Cannon Place Subdivision - this is still under negotiation. This quarter CDC evaluated the following properties for possible purchase, rehab, resale projects: 1216 Iola, 121 West Lucy Avenue.

The CDC's main emphasis in the next 2 years will be the purchase of HUD foreclosure properties (ACA) for rehabilitation and resale to income eligible buyers through HUD's Asset Control Area program recently awarded to the CDC. This will yield significant rehab activity for the CDC. In our first quarter of Designation Notices from HUD, 15 out of 25 homes are located within the Salt Lake City limits. In our second quarter of Designation Notices CDC has received 4 additional homes in the City. (see list below)

921 West Cannon Oaks Place was completed in March, 2005 and sold on 4/4/05 to an income eligible family.

932 West Cannon Oaks Place was completed in April, 2005 and sold on 5/2/05 to an income eligible family.

941 West Cannon Oaks Place (Lot #4) is a single level, 3 bedroom/2 bath rambler style home with attached garage. It is being built in partnership with the Salt Lake Board of Realtors (SLBR). Wade Sloan Construction is supervising the construction process which will include volunteer labor recruited and coordinated by the SLBR and CDC. The construction of this home is 95% complete. The Board of Realtors is marketing this home.

922 West Cannon Oaks Place (Lot #8) is under contract to an income eligible family. Construction began June, 2005 and completion date is October, 2005.

HUD/ACA Homes

#	ADDRESS	NEIGHBORHOOD	PURCHASE DATE	REHAB STATUS	SOLD DATE
1	854 North 1200 West	Rosepark	4/27/05	95% Complete	
2	918 South 1500 West	Poplar Grove	4/27/05	99% Complete	
3	625 South 1400 West	Poplar Grove	5/4/05	90% Complete	
4	1154 South Foulger Street	People's Freeway	5/4/05	20% Complete	
5	548 North Chicago Street	Euclid	5/4/05	90% Complete	
6	150 West Lucy Avenue	People's Freeway	5/11/05	Contract signed	
7	1328 West Pacific Avenue	Poplar Grove	5/4/05	COMPLETE	For Sale as of 7/11/05
8	120 Mead Avenue	People's Freeway	5/11/05	Contract signed	
9	15 Grove Avenue	People's Freeway	5/11/05	Contract signed	
10	738 East 2700 South	Sugarhouse	4/27/05	COMPLETE	Ready for sale
11	1194 West 500 South	Poplar Grove	4/27/05	COMPLETE	For Sale as of 7/11/05
12	815 N. Lafayette	Rosepark	5/18/05	95% Complete	
13	434 Navajo Street	Poplar Grove	5/18/05	COMPLETE	For Sale as of 7/11/05
14	66 South 800 West	Euclid	5/18/05	30% Complete	
15	1281 Iola Avenue	Poplar Grove	5/18/05	35% Complete	
16	82 West Boulevard Gardens	People's Freeway	To be purchased		
17	815 No. Tailisman Drive	Rosepark	To be purchased		
18	452 No. Star Crest Drive	Northwest	To be purchased		
19	764 East 2700 South	Sugarhouse	To be purchased		

Planning phase - The remaining lot at Cannon Place Subdivision (#5) is in planning stage. We hope to begin construction on this lot during the summer of 2005.

Under Construction: - Cannon Place Subdivision (1512 So. 900 West) 9 homes - **CDBG & HOME**

Status: 3 homes sold (prior to 7/1/04) **CDBG & HOME**
1 home sold - 1st Quarter (2004/2005)
1 home sold - 3rd Quarter (2004/2005)
1 home sold - 4th Quarter (2004/2005)

Under Construction - Lot #4 - Joint project with Board of Realtors
Construction on hold - Lot #8 - Const. Began June
Lot #5 -

SOLO OUT - Library Square Condos (Mortenson Ct) 228 East 500 South - 29 units Const. began 8/4/03 - C/O Received 10/8/04
29 units sold

Projects sold - 931 West Cannon Oaks Place (Lot #3) - (Buyer: Gerardo) Closed 9/10/04 **CDBG & HOME**
1082 West 300 South (Buyer: Heredia) - Closed 1/12/05 **CDBG**
921 West Cannon Oaks Place (Lot #2) - (Buyer: Le) Closed 4/4/05 **CDBG**
932 West Cannon Oaks Place (Lot #7) - (Buyer: Anderson) Closed 5/2/05 **CDBG**

See attached spreadsheet for Library Square Closings

During the 4th quarter of 2004/2005:

CDC distributed 16 (YTD - 46) NHO application requests to interested homebuyers living within the Salt Lake City limits.

CDC received & processed 8 (YTD - 25) NHO returned applications from interested homebuyers living within the Salt Lake City limits.

CDC website activity 131 (YTD - 495) NHO web application page

CDBG

Address	AKA	Type	Acq Date	Est. Start Date	Antic. Complete	Dollars Committed	Prog Inc. \$ Disbursed	Dollars Drawn	Comments	City Record
22 N 800 West	Tumi	REO-Rehab	Aug-03	Aug-03		58,000.00			REO awaiting sale. Program income	\$ 68,195.37
1034 W MacFarland	MacFarland	REO-Rehab	Mar-03	Mar-03	Jan-05	116,000-acqu 10,000-rehab			REO awaiting sale. Additional disbursement forthcoming	\$ 102,878.53
618 W 500 North	Koko	Rehab-OwnerOcc	NA	Nov-04	Jun-05	18,400.00	\$ 18,400.00		Project not complete	
616 W 400 North	Phipps	REO-Rehab	Dec-04	Apr-05	Jul-05	64,880.00			DIL paid off w/Program income. Second was CDBG	\$ 64,879.55
531 N 600 West	Martha	Acq-Rehab	Sep-03	Apr-05	Sep-05	64,000.00			In process. Disbursement forthcoming	
272 N 800 West	Loftus	Rehab	Jan-03	Jul-05	Nov-05	50,000.00			Project includes division of lot and a \$130,000 HOME funded home on second lot. Awaiting subdivision of lot/fee waivers. HAAB on 7/20/05	
938 W Autumn Ave	Autumn	REO-Rehab	Jan-03	Sep-05	Dec-05	10,000.00			\$\$ for rehab; REO acquired w/\$110,000 program income	\$ 86,306.87
1195 S 900 West	Nelson	REO-Rehab	Oct-03	Sep-05	Jan-06	20,000.00			Rehab of REO in process.	
249 S 1400 West	Salazar	REO-Rehab	May-03	May-03	Jan-05				REO sold. Rehab amount forthcoming	

Single; white-non-Hispanic;
male; income unknown.

HOME

Address	AKA	Type	Acq Date	Est. Start Date	Antic. Complete	Dollars Committed	Prog Inc. \$ Disbursed	Dollars Drawn	Comments	Actual HOME Setup Information
450 N 600 West	Hodges-1	NEW CONST	Sep-99	Jun-06	Oct-05	130,000.00			Unit 1 of Hodges Lane	new construction - \$155,000 - 0 disbursed
1026 Euclid	Euclid	NEW CONST	Sale/Loan		Feb-04	153,322.00			address corrected from 275 N	\$153,322 all disbursed
255 N 600 West 1315 W Gillespie	Chacon/Kadel Gillespie	REO-Rehab REO-Acq	Sale/Loan Feb-03	Feb-03	Jun-04 Jun-05	21,622.87 106,000.00	\$ 90,768.70		Amount is difference between acq \$ and new loan Acquire REO. SOLD	sample: whole-house on loan Rehab: new
150 S 800 West	Armitage	REO-Acq	Jun-01		May-05	92,604.00	\$ 76,177.38		Acquire REO. Under rehab. Disbursement info forthcoming	
250 N 900 West	Hollister	REO-Acq	May-04	Mar-05	Jul-05	104,000.00			Acquire REO/Rehab disbursement amounts forthcoming	81,107 - Acq. All disbursed \$25,000 rehab - 0 disbursed
979 W Euclid Ave	Euclid East	NEW CONST		Jul-05	Dec-05	220,000.00			New construction project out for bid	
1195 S 900 West	Nelson	REO-Acq	Oct-03	Sep-05	Jan-06	43,920.00			Acquire REO	\$43,910.83 - all disbursed
637 American Beauty	Martinez	REO-Acq	Jun-04	Jan-06	May-06	115,000.00			Acquire REO	\$113,732 - all disbursed
1265 W 500 North	Onequa	NEW CONST	set up 2/5/2003		Aug-05				Onequa Corners - new construction. Awaiting sale. Disbursement info forthcoming	\$130,000 - 0 disb
249 S 1400 West	Salazar	REO-Acq	set up 1/27/2003		Jan-06		\$ 77,690.09	\$ 77,690.08	5/12/03 acq. CDBG for rehab	\$77,690.09 disb.



Rocky Mountain Economic and Market Analysis Section (EMAS)
"Market Watch" and "Market Opportunities" – June 2005

The following lists are intended to provide guidance to mortgagees and developers on the present condition of markets in the Rocky Mountain region (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming). These will be updated as market conditions change. The name of the economist most familiar with a particular market area is shown in parentheses by each area. Please contact them at 303-672-5289 for further information. These lists do not include all market areas in the region; only areas where EMAS has recently reviewed the market or has current market/pipeline information are included. There are certainly "opportunities" and potential soft markets in areas not on either list.

Market Watch:

This list includes areas with a large number of units in the pipeline and/or soft market conditions. We do not recommend scheduling of pre-application meetings (TAP) or submission of pre-application packages (MAP) for new construction projects in these areas at the present time unless otherwise noted. Mortgagees may wish to hold applications in these areas until the pipeline clears and/or market improves but additional applications should be discouraged in the short run. This list does not apply to refinancing under 223f. In addition, there may be limited opportunities for small and/or affordable projects in some of these areas, which will be addressed on a case-by-case basis.

Market Opportunities:

Areas on this list have strong markets, limited pipelines, or have recently been re-evaluated and removed from the "Market Watch" list. The market study required in these areas for TAP projects can be abbreviated and will usually focus on the submarket conditions, pipeline update, and product positioning in the market. A lengthy discussion of the overall economy, demographics, forecasts, etc. will not be required. MAP submissions should still include the full, independent study called for in the MAP Guide.

Market Areas Not Listed:

EMAS typically does not have current market information on areas not on these lists. In some cases, our information is current but we do not have a strong opinion on the outlook for the market. In either case, we will recommend scheduling pre-applications and/or acceptance of pre-application packages in these areas, but only after receipt of a current, complete, independent market study. Whether we recommend inviting a full application in these areas will depend on our review of this study, our update/verification of market data, and review of the information presented at the pre-application meeting or in the pre-application package.

Market Watch – June 2005

Section 221(d)(4), 220 Family Apartments:

Boulder-Longmont, Colorado PMSA (Boulder County) (Antoine) – Boulder's economy is well into its recovery and employment is beginning to grow impressively. Average nonfarm employment for past 12 month period is up 2.3 percent from previous 12 months. First quarter apartment vacancy rate of 9.0 percent for county improved from the 11.8 percent recorded one year ago. A three-year cutback in construction and strengthening economy are contributing to market's positive direction. Boulder city – university and other areas recorded the lowest submarket vacancy rate at 8.1 percent. The market recovery is on par with Denver Metro Area, but large surplus in nearby Broomfield County still adversely impacting all submarkets in Boulder County. There is opportunity for 40 and 50 percent affordable units, and limited opportunity for small market rate and/or 60 percent units in Boulder city. See how market proceeds over next few quarters before opening market further.

Cache County, Utah (Antoine) – Normally tight rental market weakened because of surge in new construction. Other FHA and conventional market rate projects in pipeline meet most of 2-year demand. This places Cache County on hold until market rate pipeline progresses. Open for possible small tax credit project. Reassess situation by fall.

Colorado Springs, Colorado MSA (El Paso County) (Antoine) – Colorado Springs economy continues to grow; nonfarm employment 12-month average growth is 2.2 percent. Renewed expansions of local high-technology companies and build up in construction and service employment helped the area realize strong gains despite the deployment of 8,000 soldiers (out of 16,000) from Fort Carson. Economic uncertainty remains in the short-term when most of the yet-to-be-realized secondary impacts of this recent deployment to the Middle East take affect. While the rental market improved from its recent low of a few years ago, conditions have weakened during past few quarters as departing troops vacate off-post rental housing. In a vacancy survey conducted by Doug Carter, LLC, the first quarter 2005 rate was 12.5 percent, down from 13.4 percent recorded in the fourth quarter but up from 10.0 percent recorded one year ago. Average rent is down slightly from a year ago. Vacancy rates should improve over the next few quarters because of the stronger economy. Should the BRAC 2005 announcements be approved as expected, another 5,000 and possibly up to 12,000 personnel may be added to local installations, but these transfers will take a few years to be realized. More immediately, however, would be the impact from the \$1 billion in military construction projects that are expected to start before the troops are transferred. A lack of pipeline will continue to help the market strive towards balance. Improvement will be slow unless major economic events accelerate employment growth and/or troop strength levels stabilize at a higher level. According to a recent CHFA study completed by JCRC, LLC the market should come into balance by 2008 without the BRAC 2005 realignment and other transfers. The report states that should the troop transfer(s) occur earlier, the rental market would also come into balance sooner. Current surplus vacancies and a small pipeline will meet demand over next 2 years. Both market rate and large 60 percent tax credit elderly and nonelderly projects on hold until market shows more signs of sustained recovery. There are some opportunities for 40 and 50 percent affordable product in some submarkets.

Market Watch – June 2005

Section 221(d)(4), 220 Family Apartments (continued):

Denver, Colorado PMSA (Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson Counties, excluding Clear Creek, Elbert, Gilpin and Park Counties) (Antoine) – Denver area nonfarm job growth has taken hold and is up by an average of 1.8 percent over the past 12-months from the previous year. Denver Metro apartment vacancy rate (excluding Boulder) has improved to 9.3 percent in the first quarter, a 1.1 percentage point improvement from a year ago. The improvement in vacancy rate reflects an improved economy and fewer new units entering the market. Rental rates have increased by 3 percent from last year, but the average value of concessions remains high at 15 percent. Greater rent increases will be difficult until concessions subside to a larger degree. Number of apartment units under construction holds steadily at about 3,000 units. Absorption is expected to surpass the units under construction and the vacancy rate should continue to improve. Market still faces close to 7,000 surplus vacancies plus 3,000 units under construction, or more than sufficient to accommodate demand over next 24 months. The downtown market is showing resiliency despite an abundance of new product coming on line. Submarkets that are showing strength are Denver central, Thornton, the Denver International Airport area, and Douglas County. The market for tax credit projects is also improving but at heavily discounted rents on 60 percent units. Vacancy rate for tax credit market should continue to improve as general market strengthens. There are some opportunities for 40 and 50 percent affordable units but metro-wide surplus still adversely impacting all submarkets. The market is still on hold for market rate and large 60 percent product. Reassess situation over next few quarters as some submarkets could potentially open up.

Fort Collins-Loveland, Colorado MSA (Larimer County) (Crain) – Total nonfarm employment has continued to post monthly gains. For the 12-month period ending May 2005, nonfarm employment averaged 129,400 compared with previous 12-month average of 127,000.

Fort Collins: The rental market has shown signs of improving, but remains highly competitive. According to the Colorado Division of Housing (DOH) first quarter 2005 survey, the renter vacancy rate was 12.9 percent, down slightly from 13.9 percent reported in the first quarter 2004. A 193-unit mixed income nonelderly project is under consideration at CHFA. The tax credit units are proposed at 50 and 60 percent of median income. A moderately high capture rate will be required to absorb the income-restricted units, and an extended lease-up period can be expected. Nonelderly tax credit and market rate projects in Fort Collins are on hold until a final determination is received on this application.

Loveland: The rental market is soft, but improving. According to the DOH, the rental vacancy rate was 10.5 percent in the first quarter 2005, down slightly from 10.8 percent in the first quarter 2004 and 12.5 percent in the third quarter 2004. Additional market rate projects are not encouraged until the current surplus inventory is absorbed. Limited opportunity exists for a modest size affordable project at 40 and 50 percent of median income; however, an extended lease-up period can be expected. A moderately high capture rate will be required to absorb any new affordable units, while maintaining a balanced market.

Market Watch – June 2005

Section 221(d)(4), 220 Family Apartments (Loveland continued):

Greeley, Colorado PMSA (Weld County) (Crain) – The rebound of the Greeley economy has continued. For the 12-month period ending May 2005, total nonfarm employment was 75,900 jobs, up approximately 4.2 percent over the previous 12-month period. The rental market is soft but improving. DOH indicated a drop in the vacancy rate to 12.1 percent in the first quarter 2005, down from 14.5 percent in the first quarter 2004. Current surplus vacancies will meet demand for at least the next two years. New market-rate and 60 percent tax credit projects are not encouraged at this time. Affordable opportunities are limited to modest sized projects at 40 and 50 percent of median income.

Pueblo, Colorado MSA (Pueblo County) (Crain) – The economy has made a slight rebound for the 12-month period ending May 2005. Nonfarm employment averaged 55,400 jobs for this period and was up 0.80 percent compared with the previous 12-month period.

The DOH reported that in the first quarter 2005 vacancy rate decreased slightly to 12.9 percent from 12.8 percent in the first quarter 2004 but up significantly from 7.4 percent in the third quarter 2004. CHFA has issued a preliminary reservation for funding of a 42-unit tax credit project. Units in this development will be income-restricted for households whose incomes are at or below 40, 50 and 60 percent of median income.

Affordable opportunities at any income level are limited to modest sized projects with one and two-bedroom units. Three-bedroom affordable units at 50 percent of median income will require a relatively high capture rate to absorb any new units.

A 148-unit market rate FHA project located on the west side of the city is in lease-up. The addition of these 148 units to the already soft market has delayed its recovery. We anticipate, however, that the project should lease-up reasonably well and the general market should be more balanced in 24 months. Accordingly, there is a limited opportunity for the development of a moderate size market rate project; but this should be pursued cautiously given present market conditions.

Market Watch – March 2005

Section 232 Assisted Living:

Fort Collins-Loveland MSA (Larimer County) (Crain) – New project, added to production in 1990s, has met pent up demand. Little potential for additional units at this time.

Market Opportunities – March 2005

Section 221(d)(4), 220 Family Apartments:

None specifically designated at this time.

Section 232 Assisted Living:

None specifically designated at this time.