

City Council Announcements

February 6, 2007

A. Information Needed by Council Staff

1. **Invitation from UTA**: Mike Allegra from the Utah Transit Authority would like to take the City Council on a **tour of the light-rail extension from the Arena Station to the Intermodal Hub**. If Council Members are interested in a tour, staff could arrange a time with Mr. Allegra.
2. Council Office has received the Quarterly Housing Report for Fiscal Year 2006-2007, Second Quarter. **Do Council Members desire a briefing?**

B. For Your Information

1. Attached are several Grant applications submitted by the City.

Grant Submission Update Memo

TO: Sam Guevara, Steve Fawcett, Cindy Gust-Jenson

FROM: Grant Acquisition Team

DATE: 2/2/2007

SUBJECT:

FUNDING AGENCY: FEMA

REQUESTED AMOUNT: \$1,025,328.45

DEPARTMENT APPLYING: Public Serves/Engineering

COLLABORATING AGENCIES: The Leonardo at Library Square

DATE SUBMITTED: January 26, 2007

SPECIFICS:

- Technical Assistance (Training) Equipment Only
- Provides _____ FTE Position(s)
- Existing New Overtime Requires Funding After Grant

Explanation: _____

- Match Required 25% In Kind Cash
- Computer Software Development In House Contract Services
- New Program (City not performing function now)

GRANT DETAILS:

The City has submitted an application to the Pre-Disaster Mitigation Program to fund the seismic retrofit of the old Library building. The grant requires a 25% match. The \$10 million bond serves as the match.

Federal portion	\$1,025,328.45
City portion/Match	\$ 341,776.16
Total Project	\$1,367,104.61

Grant Submission Update Memo

TO: Sam Guevara, Steve Fawcett, Cindy Gust-Jenson

FROM: Grant Acquisition Team

DATE: 2/2/2007

SUBJECT: Hazardous Material Emergency Preparedness Program

FUNDING AGENCY: Utah State Fire Marshall

REQUESTED AMOUNT: \$2,500

DEPARTMENT APPLYING: Emergency Services

COLLABORATING AGENCIES: The Leonardo at Library Square

DATE SUBMITTED: November 30, 2006

SPECIFICS:

- Technical Assistance (Training) Equipment Only
- Provides _____ FTE Position(s)
- Existing New Overtime Requires Funding After Grant

Explanation: _____

- Match Required 25% In Kind Cash
- Computer Software Development In House Contract Services
- New Program (City not performing function now)

GRANT DETAILS:

The city applies annually for this grant program. Funds go to support the Emergency Preparedness Committee. The grant requires a 25% match. The \$500 is match is met with volunteer hours and city funds.

Grant Submission Update Memo

TO: Steve Fawcett, Sam Guevara, Cindy Gust-Jenson
FROM: Grant Acquisition Team
DATE: 1/18/2007
SUBJECT: YouthCity at Central City Recreation Center

FUNDING AGENCY: Salt Lake County Social Services Block Grant FY 2007-2008
REQUESTED AMOUNT: \$75,000
DEPARTMENT APPLYING: Department of Public Services/Youth & Family Programs Division
COLLABORATING AGENCIES: Salt Lake County
DATE SUBMITTED: January 18, 2007

SPECIFICS:

- Technical Assistance (Training) Equipment Only
 Provides three .5 FTE Position(s)
 Existing New Overtime Requires Funding After Grant

Explanation: The Social Services Block Grant funds will be used to hire one .5 FTE program assistant and three .5 FTE program facilitators for the YouthCity program at Central City Recreation Center.

- Match Required 33% In Kind Cash
 Computer Software Development In House Contract Services
 New Program (City not performing function now)

GRANT DETAILS:

- YouthCity submitted a grant application requesting \$75,000 to expand programming at Central City Recreation Center to serve 140 youth between the ages of 6 and 9 while continuing to offer after-school and summer programs for youth ages 10 – 14.
- The SSBG funds of \$75,000 will be use to hire an additional part-time program assistant and to hire three additional part-time program facilitators, who will work directly with the youth and serve as role models and mentors. SSBG will also fund costs for contracted services for instructors and a third-party evaluation, transportation and field trip costs, and program supplies.
- The City is contributing a cash match of \$25,000 toward the project. The source of the cash match is the \$150,000 budgeted annually in the City’s general fund for youth programs.
- Summary of grant/project budget:

Salt Lake City Category	Request	SSBG Grant
		Cash Match
Salaries & Wages	\$38,160	\$54,480
Fringe Benefits	\$2,919	\$20,060
Contracted Services	\$18,480	\$5,600
Direct Client Assistance	\$0	\$0
Travel/Training	\$7,800	\$5,800
Supplies	\$7,641	\$7,500
Other	\$0	\$0
Total	\$75,000	\$87,640

Grant Submission Notification Memo

TO: Steve Fawcett, Sam Guevara, Cindy Gust-Jenson

FROM: Grant Acquisition Team

DATE: 1/11/2007

SUBJECT: Utah Emergency Services Fiscal Year 2007 Competitive Grant Program

FUNDING AGENCY: Utah Department of Health, Division of Health Systems Improvement, Bureau of
Emergency Services

REQUESTED AMOUNT: \$24,414.50

DEPARTMENT APPLYING: Emergency Medical Division of the Salt Lake City Fire Department

COLLABORATING AGENCIES: None

DATE SUBMITTED: January 8, 2007

SPECIFICS:

- Technical Assistance (Training) Equipment Only
 Provides _____ FTE Position(s)
 Existing New Overtime Requires Funding After Grant

Explanation: _____

- Match Required In-Kind Cash
 Computer Software Development In House Contract Services
 New Program (City not performing function now)

GRANT DETAILS:

- The Emergency Medical Division of Salt Lake City Fire Department has requested \$29,454.50 from the Utah Emergency Medical Services Grants Program to purchase equipment and for paramedic training for staff.
- Summary of requested funds and the cash match:

	<u>City Match</u>	<u>Grant Request</u>	<u>Total Project</u>
Paramedic Training	\$500.00	\$4,500.00	\$5,000.00
LP-12 Biphasic Defibrillators	\$8,000.00	\$8,000.00	\$16,000.00
Adult/pediatric EZIO needle sets	\$4,950.00	\$4,950.00	\$9,900.00
<u>Intranasal Narcan & Nebulized Albuterol</u>	<u>\$0.00</u>	<u>\$6,964.50</u>	<u>\$6,964.50</u>
Total	\$13,450.00	\$24,414.50	\$37,864.50

- The cash match of \$13,450 is funded from the general operating budget of the Salt Lake City Fire Department. The Fire Department includes the cash match for the Utah Emergency Management Services Grant Program in its annual budget projections.

cc: Sarah Behrens, Krista Dunn, Gordon Hoskins

Grant Submission Notification Memo

TO: Steve Fawcett, Sam Guevara, Cindy Gust-Jenson

FROM: Grant Acquisition Team

DATE: 1/11/2007

SUBJECT: Utah Emergency Services FY 2008 Per Capita Grant

FUNDING AGENCY: Utah Department of Health, Division of Health Systems Improvement, Bureau of
of
Emergency Services

REQUESTED AMOUNT: To be determined by Utah Bureau of Emergency Medical Services

DEPARTMENT APPLYING: Salt Lake City Fire Department - Emergency Medical Division

COLLABORATING AGENCIES: None

DATE SUBMITTED: January 8, 2007

SPECIFICS:

- Technical Assistance (Training) Equipment Only
 Provides _____ FTE Position(s)
 Existing New Overtime Requires Funding After Grant

Explanation: _____

- Match Required 0% In Kind Cash
 Computer Software Development In House Contract Services
 New Program (City not performing function now)

GRANT DETAILS:

- Per Capita Grant Program award amounts have varied between \$50,000 and \$80,000 over the past seven years based on the per capita allocation calculations of the State of Utah. The Per Capita grant funds are designated for discretionary uses specifically related to the provision of emergency medical services (EMS). The per capita allocation is determined based on the following criteria:
 - 1) County populations as a percentage of state population,
 - 2) Number of EMS state certified personnel in each provider agency, and
 - 3) A weighted score based on the level of certification for each EMS personnel in the provider agency

- The Emergency Medical Division will receive a grant award once the state has determined per capita allocations for FY2008.

- Priority items that the Fire Department will use the grant funds for include the following:
 - Priority 1: Training and testing for emergency medical technicians and paramedics to maintain certifications required by the state and the Fire Department.
 - Priority 2: Purchase equipment required by the state for EMS vehicles (defibrillators, glucometers, heart suction pads, etc.). The state inspects the vehicles annually to ensure compliance.
 - Priority 3: Purchase disposable equipment and medical supplies for EMS vehicles (IV starts, rubber gloves, protection equipment, etc.).
 - Priority 4: Annual state inspection cost of approximately \$2,000.
 - Priority 5: Development of wireless patient records technology system in collaboration with Utah Bureau of Emergency Medical Services.

- No matching funds are required.

Grant Submission Notification Memo

TO: Steve Fawcett, Sam Guevara, Cindy Gust-Jenson

FROM: Grant Acquisition Team

DATE: 1/11/2007

SUBJECT: Solar Salt Lake City Program

FUNDING AGENCY: U.S. Department of Energy – Solar City Strategic Partnerships Grant

REQUESTED AMOUNT: \$197,286

DEPARTMENT APPLYING: Office of the Mayor

COLLABORATING AGENCIES: Kennecott Land, Rocky Mountain Power, Salt Lake County, Utah Clean Energy

DATE SUBMITTED: January 9, 2007

SPECIFICS:

- Technical Assistance (Training) Equipment Only
 Provides _____ FTE Position(s)
 Existing New Overtime Requires Funding After Grant

Explanation: _____

- Match Required 100% In-Kind Cash
 Computer Software Development In-House Contract Services
 New Program (City not performing function now)

GRANT DETAILS:

- The Office of the Mayor is requesting a two-year grant in the amount of \$197,286 from the U.S. Department of Energy's Solar City Strategic Partnerships Grant.
- If awarded, the grant will support the implementation of the Solar Salt Lake program. The goal of the program is to develop a fully-scoped city and county-level implementation plan that will facilitate at least an additional ten megawatts of solar photovoltaic installations in government, commercial, industrial, and residential sectors by 2015.
- The Solar Salt Lake program will include a combination of barrier identification, research and policy analysis. Methods to be employed include:
 - Conducting focus groups and written surveys with local stakeholders
 - Researching best practices
 - Establishing government policies to support solar energy deployment
 - Development of renewable energy/energy efficiency bonds
 - Fostering strong external relationships with private entities that can support large-scale solar development
 - Public outreach and education
 - Regulatory activities that support solar energy deployment
- The \$197,286 in grant funds will be used for supplies, printing and mailing of educational materials, fiscal administration, and expenses for the City to sub-contract with Utah Clean Energy and Salt Lake County.
- The City is providing in-kind match of \$18,488 through staff hours devoted to the program by the Environmental Advisor to the Mayor, a City attorney, and a City planner.
- The third-party in-kind match of \$178,798 is provided by partner agencies including Ecos Consulting, Kennecott Land, Needham Homes, Rocky Mountain Power, Salt Lake County, and Utah Clean Energy.

A. LOUIS ZUNGUZE
DIRECTOR
BRENT B. WILDE
DEPUTY DIRECTOR

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

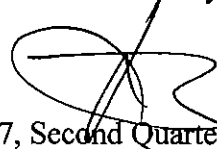
ROSS C. "ROCKY" ANDERSON
MAYOR

CITY COUNCIL TRANSMITTAL

Sum

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** January 23, 2007

FROM: Louis Zunguze, Community Development Director



SUBJECT: Quarterly Housing Report for Fiscal Year 2006-2007, Second Quarter

STAFF CONTACT: LuAnn Clark, Housing and Neighborhood Development Director, at 535-6136 or luann.clark@slcgov.com

ACTION REQUIRED: None

DOCUMENT TYPE: Briefing

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: The City Council has requested a quarterly housing report from the Community Development Department.

Analysis: 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 District
- Housing Trust Fund Ledger
- Residential Subdivision and Condominium Activity Quarterly Report
- Neighborhood Housing Services Quarterly Report
- Economic Update

Recommendation: None

PUBLIC PROCESS:

None

RELEVANT ORDINANCES:

None

TABLE OF CONTENTS

Attachment A: Loans to First-Time Homebuyers and Rehabilitation Projects

Attachment B: Funding Sources and Outreach/Marketing Efforts

Attachment C: Building Permit Activity and Housing Starts

Attachment D: Boarded Building Activity and Closed/Boarded Houses/Apartments by
Council District

Attachment E: Housing Trust Fund Ledger

Attachment F: Residential Subdivision and Condominium Activity Quarterly Report

Attachment G: Neighborhood Housing Services Quarterly Report

Attachment H: Economic Update

Attachment A
Loans to First-Time Homebuyers
and Rehabilitation Projects

HOUSING AND NEIGHBORHOOD DEVELOPMENT

HOUSING PROGRAMS REPORT FISCAL YEAR 2006-2007

QUARTER 2 (October 1, 2006 – December 31, 2006)

The Housing and Neighborhood Development Division's funding sources include the *Community Development Block Grant Program (CDBG)*, the *HOME Program*, *Program Income from CDBG and HOME*, *Renter Rehab*, *Housing Trust Fund* and *Utah State Funding*. Private funding sources include *Wells Fargo Bank*, *GMAC* and *American Express*.

The First Time Homebuyer Program, which uses HOME, CDBG, and private funding, purchased and rehabilitated six homes during the quarter. Two additional First Time Home Buyer homes are also in the process of rehabilitation and one home is available for sale. Six families were placed in new homes during the quarter. Plans are also complete for homes to be built on Gillespie and Colorado Streets. A request has also been submitted to Planning to create a flag lot on 1400 West. Once approved, two new houses will be built on the lot.

First Time Home Buyer Loans

	Fiscal YTD	2 nd Quarter
Loans Closed	8	6
Dollar Amount	\$1,111,852.00	\$846,770.00
Average Per Loan	\$138,981.50	\$141,128.33

The Housing Rehabilitation Program closed fifteen projects with fifteen units during the quarter.

Single Family Rehabilitation Projects

	Fiscal YTD	2 nd Quarter
Loans Closed	24	15
Dollar Amount	\$357,692.00	\$239,597.00
Change Orders	\$ 1,365.00	\$1,250.00
Average Per Loan	\$14,960.71	\$15,973.13
Number of Units	24	15
Average Per Unit	\$14,960.71	\$15,973.13

Multi-Family Rehabilitation Projects

	Fiscal YTD	4 th Quarter
Number of Projects	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

Attachment B
Funding Sources and
Outreach/Marketing Efforts

Housing Program Funding Sources

FUNDING SOURCES	Fiscal YTD 07/01/06 – 12/31/06	% OF FUNDS	2 nd Quarter 10/01/06 – 12/31/06	% OF FUNDS
Community Development Block Grant	\$ 300,542.00	20.4%	\$ 227,247.00	20.9%
Rental Rehab Funds	\$ 0.00	0.0%	\$ 0.00	0.0%
Personal Contributions	\$ 24,475.00	1.7%	\$ 6,600.00	0.6%
Private Funding Sources	\$ 671,582.00	45.7%	\$ 493,784.00	45.4%
Home	\$ 383,632.00	26.1%	\$ 328,486.00	30.2%
River Park Funds	\$ 54,828.00	3.7%	\$ 0.00	00.0%
Other Funds	\$ 35,850.00	2.4%	\$ 31,500.00	2.9%
TOTAL	\$ 1,470,909.00	100%	\$ 1,087,617.00	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.

Our outreach efforts during the quarter included presenting information on our programs at the Fair Housing Fair and to the Rose Park and Popular Grove community councils.

During the quarter, we received eighteen applications for rehabilitation projects and fifteen for the First Time Home Buyer program.

Housing and Neighborhood Development also mailed out 416 brochures to the Poplar Grove area during the second quarter.

Direct Mail Efforts

DATE of MAILING	NUMBER	AREA
October 25, 2006	416	Poplar Grove
Total Mailed	416	

Attachment C
Building Permit Activity and
Housing Starts

Building Permit Activity for the Second Quarter

OCTOBER

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	4	4
Manufactured Homes	1	1
Condo – 1 Family Dwelling	8	8
Total New Construction	13	13
Additions, Alterations and Repairs	193	146
Total Residential Construction	208	159
Demolition Permits		
Single Family Dwelling	3	3
Single Family Dwelling	7	7
Total New Construction	7	7
Additions, Alterations and Repairs	93	79
Total Residential Construction	100	86
Demolition Permits		
Single Family Dwelling	2	2

NOVEMBER

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	2	2
Multi Family Condo	55	3
Total New Construction	57	5
Additions, Alterations and Repairs	113	96
Total Residential Construction	170	101
Demolition Permits		
Single Family Dwelling	1	1

DECEMBER

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	2	2
Apartments	18	1
Condo – Multi-Family	52	2
Total New Construction	72	
Additions, Alterations and Repairs	183	137
Total Residential Construction	255	142
Demolitions		
Single Family	8	8
Duplex	2	1

*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 Second Quarter

1	10/16/2006	318 W	700 N		CONDO SINGLE FAMILY
1	10/16/2006	322 W	700 N		CONDO SINGLE FAMILY
1	10/16/2006	312 W	700 N		CONDO SINGLE FAMILY
1	10/16/2006	308 W	700 N		CONDO SINGLE FAMILY
1	10/16/2006	316 W	700 N		CONDO SINGLE FAMILY
1	10/16/2006	310 W	700 N		CONDO SINGLE FAMILY
1	10/16/2006	314 W	700 N		CONDO SINGLE FAMILY
1	10/3/2006	950 W	100 S		PRE-MFG HOME
1	10/16/2006	320 W	700 N		CONDO SINGLE FAMILY
2	10/27/2006	848 W	900 S		1 FAMILY RESIDENT
3	10/4/2006	1063 N	TWICKENHAM	DR	1 FAMILY RESIDENT
2	12/5/2006	938 S	WASHINGTON	ST	APARTMENT
3	11/30/2006	1566 E	HANOVER	DR	1 FAMILY RESIDENT
3	10/26/2006	452 N	B	ST	1 FAMILY RESIDENT
3	12/5/2006	1328 E	2ND	AVE	1 FAMILY RESIDENT
4	11/17/2006	177 W	700 S		CONDO MULTI FAMILY
4	11/17/2006	725 S	200 W		CONDO MULTI FAMILY
4	12/1/2006	940 E	700 S		CONDO MULTI FAMILY
5	10/2/2006	1810 S	LAKE	ST	1 FAMILY RESIDENT
6	11/16/2006	1722 S	MOHAWK	CIR	1 FAMILY RESIDENT
6	11/2/2006	925 S	DONNER	WAY	CONDO MULTI FAMILY
6	12/20/2006	2011 S	2100 E		CONDO MULTI FAMILY
7	12/8/2006	2530 S	WILSHIRE	CIR	1 FAMILY RESIDENT

Attachment D
Boarded Building Activity and
Closed/Boarded Houses/Apartments
by Council District

Boarded Buildings Activity
2nd Quarter 2007
October 1, 2007 through December 31, 2007

Existing Boarded buildings as of October 1, 2006	119
Vacant/Secure Buildings as of October 1, 2006*	14
Demolition	4
Resolved	12
New boarded buildings	7
Total boarded buildings December 31, 2006	112
Buildings vacant/secure December 31, 2006*	12

*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

1/17/2007

Address	Sidwell No.	Owner	District #1	Owner's Address	Boarded*	Comments
578 N. Redwood Rd.	08-34-202-12	Alan T. Parsons		724 South 300 East	Oct-99 Residential	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 Residential	Vacant/Secure Residential
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 Residential	Vacant/Secure Residential
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 Residential	Vacant Secure Residential
175 West 400 North	08-36-282-010	Donise Davidson		679 East 200 south Salt Lake City, UT 84102	3-Feb Residential	Partially boarded secure, residential
1801 W 1100 N	08-27-176-002	Garth & Oral M North		1071 N Redwood Rd Salt Lake City UT 84116	3-Dec Residential	Boarded Residential
711 N Lafayette	08-26-378-027	Darren B Cardwell		PO Box 701031 SLC, Ut 84170	4-Sep Residential	Vacant/Unsecured
989 W 800 N	08-26-454-002	1st Horizon Home Loans		4000 Horizon Wy Irving TX, 75063	4-Sep Residential	Secure/Vacant
737 No 900 W	08-26-454-039	Intermountain Home solutions LLC		2659 S Wellington St SLC, Ut 84106	5-Apr Residential	Forclosure
153 No Laxton ct	08-35-452-008	David Pulley		153 N Laxton Ct. SLC, Ut 84116	Sep-05 Residential	CTO by Health Dept.
728 N Redwood Rd	08-27-452-009	Richard & Jen Phung		3083 W 6250 So. Taylorsville, Ut 84084	Residential 5-Jul	
1847 W Polaris Way	08-34-156-018	Trieste Phillipps		1847 W. Polaris Way	5-Aug Residential	new owner

					SLC, Ut 84116	Residential	
467 N Morton Dr.	08-34-151-007	Martin Graciano		467 N Morton Drive Salt Lake City, Utah 84116	Residential	Fire	
1019 N Colorado St.	08-27-281-016	The Housing Authority of SLC		1776 So West Temple St. Salt Lake City, Ut 84115	Residential	5-Oct Active Rebuild permit	
174 N Harold St.	08-34-380-002	KZT Utah LLC.		PO BOX 233 Los Gatos, Ca 95031	Residential	5-Nov HAAB approved demo	Gigante Project
167 N Harold St.	08-34-379-002	Patricia Dorcich		PO BOX 2337 Boulder Creek, Ca 95006	Residential		Pre-demo, moving to new location Gigante Project
191 N Harold St.	08-34-331-016	KZT Utah LLC.		PO BOX 233 Los Gatos, Ca 95031	Residential		Gigante Project
191 N Redwood Rd.	08-34-331-022	KZT Utah LLC		PO BOX 233 Los Gatos, Ca 95031	Residential		Gigante Project
197 N Redwood Rd.	08-34-331-027	KZT Utah LLC		PO BOX 233 Los Gatos, Ca 95031	Residential		Gigante Project
1594 W 700 N aka 1612 W 700 N	08-27-452-040	Equity Capital Group % Suite B21		404 E 4500 So Murray, Utah 84107	Residential		New Owner 7-2006
594 N Billy Mitchell Rd	07-36-201-004	KRE Properties LLC		4140 Utica Ridge Rd Bettendorf, Ia 52722	Commercial	6-Aug	

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

1/17/2007

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 Residential	CTO
624 South 900 West	15-02-455-017	R & J Property Inv. c/o Rick Butterfield	1777 E. Carriage Park Cir Salt Lake City Ut 84104	Jan-00 Residential	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 Residential	Boarded, posted
922 W. 400 So.	15-02-402-017	Maka L Vai	922 W 400 So SLC, UT	1-Nov Residential	1-Nov sold w/o final inspec. building violations,
1244 So. Emery	16-06-403-016	Lorraine Ellis C/o Sylvia Johnson	2906 82nd Ave Oakland, CA 94605	8/29/2002 Residential	Boarded by Defa
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 Residential	Boarded w/o permits
974 West Euclid Ave	15-02-203-013	Tomejiro Yamamoto %Bill Parsons	1054 W Tally Ho Salt Lake City, Ut 84116	2-Nov Residential	vacant/secure Residential
359 N 700 W	08-35-279-022	John & Helen Powell	3645 S 500 Salt Lake City Ut 84106	3-Oct Residential	Boarded Secure Residential
946 W Montague	15-11-258-013	Chase Manhattan Mortg. Corp	PO Box 701994 Salt Lake City, Ut 84107	4-Jul Residential	Forclosure Vacant Secure
1289 W 400 S	15-02-303-008	Danny Remington	1289 W 400 S SLC, Ut 84104	5-Jun Residential	Secured/ boarded new owner
824 W 500 N	08-35-227-024	Sam Parker	948 W Vahe St Draper, Ut 84020	4-Oct Residential	Boarded

680 S 900 W	15-11-202-013	Victory Homes Inc	15212 S 2200 W Riverton, Ut 84065	4-Nov Residential	DRT for restraint
573 N Grant St. aka 775 w 600 N	08-35-228-011	Trent Webb Security Title Ins	376 E 400 S #304 SLC, UT 84112	4-Aug Residential	working w/ permits
333 S 1000 W.	15-02-401-003	Dennis Minch	333 S 1000 W SLC, Ut 84104	4-Aug Residential	Vacant/Secure Closed to Occupancy
460 S Post St.	15-02-404-032	James Henry & Assoc.	1549 W 7800 S West Jordan, Utah 84088	4-Aug Residential	Vacant/Secure
1087 W Wenco Cir	15-14-179-007	Rosalio Maturino & Edwin A Galicia	1087 W Wenco Cir. SLC, Ut 84104	5-Jul Residential	Forclosure
638 S Redwood Rd.	15-03-376-018	Souson B & Reza B Dahaqui	PO Box 571133 Murray, Ut 84157	5-May Residential	Boarded
559 So 1000 W	15-02-451-014	Tommy J Inv.	4817 S Holladay Blvd. Holladay, Ut 84117	5-Aug Residential	Residential, illegal units, forclosure
973 W 500 S	15-02-451-002	Empire Recreations c/o Michael Fontaine	4311 So Mignon Dr. Salt Lkae City, Utah 84120	5-Jul Residential	Residential, partially boarded,
1224 W 1400 S	15-14-103-005	Garth C. North	1071 N Redwood Rd SLC, Ut 84116	5-Aug Residential	residential duplex Closed to Occupancy by Health Dept.
1270 W 500 S	15-02-304-020	Oscar Calabria	3242 Prospector Ct Eagle Mtn., Ut 84005	5-Aug Residential	
1354 West 1700 South	15-15-281-018	Housing Authority of SLC	1776 So West Temple St. SLC, Ut 84115	Residential 5-Oct	Fire Pre demo app
864 W Arapahoe Ave.	15-02-456-025	Lisa Nicholson	971 Austin Ct. Lehi, Utah 84043	Residential 5-Oct	

353 N 700 W	08-35-279-023	John R & Helen Powell	5373 S Ridgecrest Dr. Taylorsville, Ut	Residential 6-Feb	
1511 So 1000 W	15-14-253-052	Community Dev. Of Utah	501 E 1700 So SLC, Ut 84105	Residential 6-Feb	Fire Damage Pre-demo
833 W Emeril Ave.	08-35-458-011	Exchange Properties Inc Daniel Fox	11075 S State St #104 Sandy, Utah 84070	Residential 6-Jan	Closed to Occ. structural problems
570 S Post St	15-02-451-035	Robert & Maria Maestas	1216 W Gillepsie Ave Salt Lake City, Ut 84104	Residential 6-Feb	
773 W 1300 S	15-11-480-003	Salt Lake City Corp Property Management	451 So State St Rm225 SLC, Ut 84111	Residential 6-Jun	Sorensen Center Unity Center project
1497 W Wasatch Ave.	15-10-232-001	Craig Binks	1497 West Wasatch Ave. SLC, Ut 84104	Residential 6-Jun	Fire Damaged Pre-demo
1395 So Concord St.	15-14-103-004	Garth C North	1071 N Redwood Rd. Salt Lake City, Utah 84116	Residential Jul-06	vacant duplex
1269 W California Ave	15-14-102-001	Ross R. & Lindakay Hightower	164 E 5900 So #112A Murray, Utah	Residential	
			84107		

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

1/17/2007

		District #3				
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments	
362 No. Edmonds Pl.	08-36-154-034	Edward & Tonya Hayes	351 E. 6310 So. Murray, Utah 84107	Mar-00 Residential	Boarded 3/00 NO ptb owner unknown loc.	
344 W. 600 No.	08-36-127-012	Brian C. Scholle	PO Box 8113 Midvale, Ut 84047	Sping 1996 Residential		
446 N Baltic Ct	08-36-254-034	NOD Assoc. LLC	446 N Baltic Ct SLC, Ut 84103	4-Mar Residential	Vacant/Unsecured	
550 W 200 N	08-36-305-025	Brenda Marshall	538 N 800 W Salt Lake City UT 84116	4-Jul Residential	Vacant Secure	
405 N "I" Street	09-32-155-010	John Olsen	405 N I Street Salt Lake City UT 84103	3-Nov Residential	Vacant Secure	
175 W 400 N	08-36-282-010	Donise K Davidson	679 E 200 S SLC, Ut 84102	3-Mar Residential	vacant Secure	
253 W Fern Ave	08-25-456-007	Earl & Leila Rinker	253 W. Fern Ave. SLC, Ut 84103	5-Mar Residential	Boarded owner deceased	
839 W 1400 N	08-23-478-001	Karl L Christensen	839 w 1400 N SLC, UT 84116	5-Jan Residential	Active permits 1-06 fire damage	
243 W 700 N	08-25-457-008	Nathan R. Julian	1890 Browns Park Dr. Bountiful, Ut 84010	4-Sep Residential	active permits Closed by Health Dept.	
261 W 500 N	08-36-254-014	Leon Kevin Cardon	261 W 500 N SLC, Ut 84103	3-Nov Residential	Permits active major rehab	
647 N Grant St	08-35-226-011	Patricia B Watson	727 South 1000 West Salt Lake City, Ut 84104	5-Aug Residential	Boarded Residential	

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT
1/17/2007

		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 Sunset, UT 84015	1992 Residential	PTB Expires 26-Aug 2003
46 S. 700 East	16-05-353-007	Julie A. Imaizumi and John K. Williams-	780 E. Northcliffe Dr. SLC, UT 84103-3339	Spring 1997 Residential	Boarded
634 South 700 East	16-06-283-008	Martha Daniels C/O Janice Durham	1960 South 400 East SLC, Utah 84115	Apr-99 Residential	Vacant Secure CTO fire damage
666 East 300 South	16-06-454-019	William Bleazard	329 S. Vincent Court SLC UT, 84102-2109	PRE 1998 Residential	PTB 10-06
427 E. 600 South	16-06-477-027	LDS Church 363-9031	50 E. North Temple St. SLC, UT 84104	PRE 1992 Residential	PTB Exp 3/21/03
573 E. 600 South	16-05-353-001	Patsy V. Kuronya	788 E. Shiloh Way Murray, UT 84107-7654	PRE 1990 Residential	PTB Exp 10/23/05 For sale
652 E. 600 South	16-07-276-028	TSI Partnership limited %Simon Property Group	PO Box 6120 Indianapolis IN 46206	PRE 1990 Residential	Exp, 10/09/05
501 E 900 South	16-08-101-006	Rentco	PO Box 11911 Salt Lake City UT 84147	Spring 1997 Commercial	PTB Exp 3/01/06
50 S 700 E		Julie A. Imaizumi & John K. Williams	780 E. North Cliff Drive SLC, Utah 84103-333980	May-89 Residential	PTB Exp 7/01
346 East 600 South	16-06-457-001	Clinton Chealey	PO Box 1150 Grantsville, Utah 84029	Feb-00 Residential	Living in trailer in front yard, closed to Occ. 3rd District
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 Dept.	Indianapolis In, 462066	Residential	
138 East 800 South	16-07-152-016	Sarah Corum	779 E 9000 So #217 Sandy, Ut 84094	Oct-98 Residential	Fire in Single Family illegal units
442 West 300 South	15-01-179-011	Kantun, LLC	SLC, Utah 84103 SLC, Utah 84103	Winter 1997	Stay of Boarding
551 W 300 S	15-01-302-001	Nicholas & Co	PO Box 45005 Salt Lake City UT 84145	3-Nov Commercial	Vacant warehouse transient problems
541 W 300 S	15-01-153-001	Nicholas & Co	PO Box 45005 Salt Lake City UT 84145	3-Nov Commercial	Vacant warehouse transient problems
330 E Stanton	16-06-452-003	Bryant & Shelia Safford TBS/Stanton LLC	1874 N Skyline Dr Orem UT 84097	4-Dec Residential	Boarded no permit
1123 E 700 S	16-08-203-011	George Beckstead %Don Jensen	1123 E 700 S Salt Lake City Ut 84102	3-Jun Residential	CTO health Dept.
554 S McClelland	16-05-452-018	Abana Apartment Co LTD	3006 S Highland Dr #200 Salt Lake City, UT 84106	4-Apr Residential	Secure Vacant
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 Residential	Rehab w/permits
219 W 200 S	15-01-254-018	Kaliop Zezekakis %Dean Zekas	2832 E Maruice Dr Salt Lake City UT 84124	3-Sep Residential	Secured
49 E 900 S	16-07-151-021	9th Street Development	404 E 4500 S #B10 Murray, UT 84107	4-Jun Commercial	Boarded
925 E East Place	16-05-332-013	Louise Christensen	965 S 1500 E Salt Lake City, UT 84105	4-Sep Residential	Boarded
322 So. 1100 E.	16-05-402-026	Paul Schaaf	1140 E. Harrison Ave.	1-Sep	Stay Granted

				SLC, Ut 84105	Residential	Going to B.O.A.
724 So Gudgell Ct.	16-07-209-008	Harold C Casper		646 East 4065 South #17 Murray Ut 84107	5-Sep residential	Boarded Residential
850 So Edison St	16-07-152-025	St. George Inn II LLC		8 East Broadway St #400 Salt Lake City, Ut 84111	5-Aug commercial	Commercial Boarded
353 So 800 E	16-05-305-004	Training Table c/o Ken Chard		4535 So 2300 E SLC, Ut 84117	12/1/2004 residential	Duplex, owner looking to add to parking
831 So Washington St	15-12-253-004	SNT Enterprises		1429 E Roosevelt Ave Salt Lake Citu, Ut 84105	5-Apr Residential	Vacant/Secure Closed to Occupancy
419 S Pleasant Ct	15-01-406-009	L&P LLC		12197 So Montane Ct. Draper, Utah 84020-9174	5-Aug Residential	Fire Damaged 7-29-05
845 So State St	16-07-152-011	St George Inn II, LLC		8 E Broadway St #400 Salt Lake City, Utah 84111	Residential 5-May	Active Demo
644 So 600 E	16-06-480-022	DU Company Inc.		PO Box 65644 Salt Lake City, Utah 84165	Residential 5-Sep	vacant secure weeds
506 S 800 E	16-05-351-029	Randall E & Dorothy Bloomfield		764 S 800 E #127 SLC, UT 84102	6-Mar Residential	housing and junk
829 S 300 W	15-12-252-004	Cuong Chi Luong		255 S 1000 W SLC, Ut 84104	Residential 6-Feb	Closed by Health Dept. vacant secure
349 W 700 S	15-12-130-002	Malualani B Hoopiania % Cuma Hoopiania		1767 S Texas St. Salt Lake City, Utah 84108	Commercial 6-Jul	Fire damage
566 W 200 So	15-01-108-011	Mary M Drasbek		530 Utterback Store Rd. Great Falls, VA	Residential Jul-06	
155 E 900 S	16-07-176-017	Bonnie F Miller Inv. LTD		344 E Draper Downs Dr. Draper, Utah 84020	Residential 6-Jun	Fire Damage demo application

726 S 300 E	16-07-130-019	Hilda L. Kirk % Floyd Earl Kirk	7927 So Titan St. Cottonwood Hts, Utah 84121	Residential	active permits
563 E 600 S	16-06-477-023	Metro Envision Real Estate % Toshio Osaka	321 S Main St. #201 Salt Lake City, Utah 84111	residential	Vacant Duplex
825 So Washington St	15-12-253-003	SNT Enterprises LC	231 W 800 S #A Salt Lake City, Utah 84101	Residential Sep-06	Active permits

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

1/17/2007

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 Residential	permit exp. 11/30/2004 BOA commercial appeal
420 E. Redondo Ave.	16-18-460-004	FirmLand Investment, Inc.	425 E. 2100 South SLC, UT 84115-2237	1990 Residential	Boarded
1247 S 1100 E.	16-08-477-064	Liberty Heights Properties	PO Box 521494 Salt Lake City, Utah	Aug-00 Commercial	Boarded no permit DRT new building
915-17 So Jefferson St	15-12-279-004	Greg Anderson	915 S Jefferson St Salt Lake City, Utah 84101	6/4/1999 Residential	No Permit to board
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 Residential	Application For Demo Conditional use
1163 So. West Temple St.	15-12-431-008	David R. & Deanna M. Williams	PO Box 25670 Honolulu, HI 96825	2-Nov Residential	Fire damage garage demolished
35 East Redondo Ave.	16-18-353-018	Katheryn J. Price	4848 So. Highland Dr. Salt Lake City, Utah 84117	3-Feb	Vacant/Secure
222 W Fayette Dr.	15-12-258-026	Tiffani & Mike Provost	3824 S Villa Dr SLC, Ut 84109	3-Jun Residential	Active rehab
415 E. 2100 So.	16-19-202-003	Firm Land Investment	425 E. 2100 So. Salt Lake City, UT 84115	3-Dec Residential	Fire Damage,
676 E Downington Ave	16-17-304-004	R&J Property Inv. c/o Rick Butterfield	1777 E. Carriage Park Cir. Salt Lake City, UT 84121	Jun-04 Residential	Vacant/ secure shows signs of settlement
121 W Lucy Ave	15-12-477-004	NTS Investments, LLC	320 W 500 S #16	4-Sep	new owner

			Bountiful, Ut	Residential	
1032 S Jefferson St.	15-12-408-014	B-Boys	7240 So. Highland Dr Cottonwood Heights, Ut 84121	4-Sep Residential	on going rehab
1594 S State St.	16-18-157-011	Mike Vardakis	601 S State St Salt Lake City, Utah 84111	5-May Commercial	vacant secure
1046 So 400 W	15-12-328-008	Amalgamated Ent. Don Layton	220 So Banks Ct SLC, Ut 84102	5-May Commercial	Commercial, old warehouse transient issues, boarded
1149 S Foulger St	16-07-351-002	HUD	4500 Cherry Creek Dr #1070 Glendale, Co 80246	Residential 6-Aug	Foreclosure/ Vacant
1341 E Michigan Ave	16-09-153-058	James & Collette Walsh	1341 E Michigan Ave Salt Lake City, Ut 84105	6-Aug	
124-126 E Kensington Ave.	16-18-153-004	Salt Lake Comm. College	124-126 E Kensington Ave. Salt Lake City, Utah 84115	Residential 6-Sep	Vacant Duplex boarded w/o permit
1224 S. 300 E	16-07-378-031	Hatch Properties Inv. LLC % Jack D. Hatch	105 W 300 N Helper, Utah 84526	Residential 6-Sep	Vacant Duplex transient problems
23 E Cleveland Ave.	16-18-101-020	Dan Garzarelli	1813 S 1500 E Salt Lake City, Utah 84105	Residential 6-Jun	Boarded no PTB Junk/fire storage

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

1/17/2007

Address	Sidwell No.	District #6 Owner	Owner's Address	Boarded*	Comments
1316 E Downington Ave	16-17-430-001	Helen Udell %Roger Swensen	P O Box 11924 Salt Lake City, UT 84147	4-Mar Residential	duplex Vacant
1530 Canterbury Dr.	16-14105-006	Theresa Odor	1530 Canterbury Dr. SLC, Ut 84108	4-Oct Residential	partially boarded residential new owner 6/06 Stop card issued 8/21/06

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

1/17/2007

		District #7			
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments
2028 S Lake St	16-17-357-030	Andersen Invest. Corp	2749 E Parley's Way #310 Salt Lake City UT 84109	4-Jul Residential	Boarded
2165 So 2100 E	16-22-107-008	Robert B Sheldon	354 E Tenth Ave. Salt Lake City, Ut 84103	Residential	vacant partial boarded

Attachment E
Housing Trust Fund Ledger

RDA AND HOUSING TRUST FUND QUARTERLY REPORTS LEDGER

2nd Quarter - 2006-07

2006-2007 - RDA HOUSING TRUST FUND	CREDIT	DEBIT	BALANCE
BEGINNING BALANCE as of Oct. 1, 2006			1,113,016.41

2006-2007 - HOUSING TRUST FUND	CREDIT	DEBIT	BALANCE
BEGINNING BALANCE as of Oct 1, 2006			3,563,739.00

Attachment F
Residential Subdivision and
Condominium Activity Quarterly Report

QUARTERLY REPORT - SUBDIVISION/CONDOMINIUM APPROVALS ACTIVITY REPORT

October - December 2006

	Approval Date	Approval Body	Project	Address	# of Lots/ Units	Type	
Preliminary Plats*	10/3/2006	Administrative Hearing	480-06-21 - Dynasty Condominium	1158 South State Street	7 units	Residential	
	10/3/2006	Administrative Hearing	480-06-19 - Egli Court Condominiums	677 South Egli Court	4 units ¹	Residential	
	10/24/2006	Administrative Hearing	490-06-37 - SnapCourt Inc. Subdivision	2330, 2350 W. California Ave.	1 lot	Non-Res	
	10/24/2006	Administrative Hearing	480-06-22 - California Crossing Condominium	1770, 1780 W. Sequoia Vista Cir.	5 units ¹	Non-Res	
	10/24/2006	Administrative Hearing	490-06-40 - S.L. International Ctr. Plot 1A	124 N. Charles Lindberg Dr.	4 lots	Non Res	
	10/24/2006	Administrative Hearing	480-05-10 - Liberty Crescent Condos	996 South 200 East	31 units	Residential	
	11/7/2006	Administrative Hearing	490-06-24 - Haight Industrial	5550 West 150 South	4 lots	Non-Res	
	11/7/2006	Administrative Hearing	490-06-39 - Westminster Subdivision	275, 277 East Westminster Ave.	2 lots	Residential	
	11/14/2006	Administrative Hearing	490-06-48 - Sorenson Unity Center	1383 South 900 West	1 lot	Non-Res	
	12/19/2006	Administrative Hearing	490-06-27 - Intermountain Space Center	2455 West 1500	12 lots	Non-Res	
	12/19/2006	Administrative Hearing	480-06-24 - 1560 E. Stratford Condominiums	1560 East Stratford Avenue	8 units ¹	Residential	
	10/25/2006	Planning Commission	490-06-42 - Our Lady of Guadalupe Church	715-725 W. 300 North	1 lot	Non-Res	
	10/19/2006 11/29/2006	Administrative Hearing / Planning Commission	490-03-32 - Bean Subdivision	518 and 524 Koneta Court	2 lots	Residential	
Minor Subdivisions (notice of final)	11/20/2006	Recorded	490-06-48 - Sorenson Unity Center	1383 South 900 West	1 lot	Non-Res	
	10/17/2006	Recorded	490-06-31 - Harrier Subdivision	715 North West Capitol	1 lot	Residential	
	11/21/2006	Recorded	490-06-45 - / Joel Ferguson / lot line adjustment	1694 S Devonshire Drive	***	Residential	
	11/7/2006	Recorded	490-06-39 - Westminster Subdivision	275, 277 East Westminster Ave.	2 lots	Residential	
Final Plats	12/29/2006	Recorded	480-06-22 - California Crossing Condominium	1770, 1780 W. Sequoia Vista Cir.	5 units	Non-Res	
	11/30/2006	Recorded	490-04-36 Sherwood Place	400 South Navajo Street	5 lots	Residential	
	12/20/2006	Recorded	480-06-14, Stratford Condominiums	175 East 200 South	9 units	Non-Res/Res	
Amended Final Plats							
Quarter Totals							
Preliminary*					Lots 25 / 55 Units		
Final					Lots 9 / Units 14		

¹ Conversion of existing units. No new residential units were created through this subdivision.

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

** Addition of property to existing lots.

*** Revision of an existing lot line. No new lots created.

Attachment G
Neighborhood Housing Services
Quarterly Report

COPY

FEDERAL ACTIVITY REPORT
CDBG Program and HOME Program

Please submit the following information within 30 DAYS following the end of the 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: _____

TIME PERIOD COVERED: October 1, 2006 TO December 31, 2006

	<u>Total</u>	<u>Hispanic or Latino</u>
American Indian or Alaska Native	<u>1</u>	_____
Asian	_____	_____
Black or African American	<u>2</u>	_____
Native Hawaiian or Other Pacific Islander	_____	_____
White	<u>52</u>	<u>14</u>
American Indian or Alaska Native and White	<u>1</u>	_____
Asian and White	_____	_____
Black or African American and White	_____	_____
American Indian or Alaska Native and Black or African American	_____	_____
Balance of individuals reporting more than one race	_____	_____
Unknown	<u>6</u>	_____
Total	<u>73</u>	<u>14</u>
(Report ALL clients served in the first column.)		
Female-Headed Household	<u>3</u>	_____

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

30% Extremely Low Income	50% Very Low Income	60% Low Income	80% Moderate Income
Quarter: 3	Quarter: 17	Quarter: 6	Quarter: 11
YTD: 22	YTD: 31	YTD: 14	YTD: 31

Income > 80%: 3

Income Unknown QTD: 23

Income Unknown YTD: 69

Total Number of Households/Persons Served during Quarter: 73 (P)

Total Number of Households/Persons served during the Fiscal Year: 181

[Please indicate whether you are serving households (H) or persons (P)]

Attachment H
Economic Update



Rocky Mountain Economic and Market Analysis Section (EMAS) **"Market Watch" and "Market Opportunities" – December 2006**

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 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 –December 2006

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

Boulder-Longmont, Colorado PMSA (Boulder County) (Antoine)

Rental market conditions have sufficiently improved to remove the PMSA from market watch status.

Colorado Springs, Colorado MSA (El Paso and Teller Counties) (Antoine) – Colorado Springs economy continues to grow; nonfarm employment 12-month average growth ending November 2006 is 1.9 percent. Expansion of trade, service and construction sectors was aided by increased defense spending and military activity at the four bases located in the area. Military strength at Fort Carson AB is expected to expand by another 6,000 soldiers over next few years; however, ongoing deployments will mute the impact of new transfers. Rental market conditions are soft, but slowly improving. In a vacancy survey conducted by Doug Carter, LLC, the fourth quarter 2006 rate was 10.2 percent, down slightly from 10.8 percent recorded one year ago, while average effective rent slightly increased. With the reduced level of apartment construction and expected increase in renter households, the rental market should improve more markedly and come into balance over next 1 to 2 years. Because of the current surplus vacancies and instability in the rental market, market rate and large 60 percent tax credit elderly and nonelderly projects are on hold. There are opportunities for 40 and 50 percent affordable product in some submarkets. The market will continue to be reassessed over the next few quarters.

Denver, Colorado PMSA (Adams, Arapahoe, Broomfield, Denver, Douglas, Jefferson Counties, excluding Clear Creek, Elbert, Gilpin and Park Counties) (Antoine) – Note that overall market conditions have improved and balance has returned to most submarkets. However, competitive conditions remain and rent concessions are still largely intact for all but a few submarkets. **Nevertheless, there is development potential in most submarkets.** Metro area stays on the “watch list” as precaution to emphasize that general competitiveness varies by submarket, especially as it impacts tax credit rents.

Denver area's nonfarm job growth slowed slightly but is up by an average of 1.9 percent over the past 12-months ending November 2006. The Denver metro area apartment vacancy rate (excluding Boulder) has improved to 6.8 percent in the third quarter 2006, a 1-percentage point improvement from a year ago. The improvement in vacancy rate is due to absorptions exceeding deliveries. The average rental rate increased by 2.4 percent to \$834 from last year, but the average value of concessions remains high at 16 percent. Construction is expected to pick up but demand should continue to exceed new supply. Vacancy rates should continue to slide and as concessions melt away. There is opportunity for new market rate product in most submarket areas.

The market for tax credit projects is also improving but at heavily discounted rents on 60 percent units due to low market rents. Although the vacancy rate (now 3.8 percent) for the tax credit market is low, rent increases have been slow to materialize. There are opportunities for 40 and 50 percent affordable units market wide. Except in the strongest of submarkets, discourage development of 60 percent product until there is greater difference between market rate and tax credit rents.

Market Watch – December 2006

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

Continue to reassess situation over next few quarters as general market continues to improve.

Fort Collins-Loveland, Colorado MSA (Larimer County) (Russell) – Nonfarm employment has continued to post monthly gains. For the 12-month period ending November 2006, total employment averaged 133,300 compared with previous 12-month average of 131,000, an increase of 1.7 percent. Unemployment for the same period was 4.2 percent, down from 4.6 percent a year ago.

Fort Collins: The rental market has shown signs of improving, but remains soft. According to the Colorado Division of Housing (DOH) third quarter 2006 survey, the renter vacancy rate was 8.1 percent, down from 8.9 percent reported a year earlier. In a new affordable apartment survey by the Colorado Division of Housing indicates that, while still competitive, vacancy rates for dedicated affordable housing are decreasing, and the market is becoming stonger. Increased competition that has put downward pressure on area rents has subsided. The market is still somewhat soft for 50 and 60 percent units and slightly tight for 40 percent units. There is opportunity for a moderate size affordable project at 40 percent of median income.

Loveland: The rental market vacancy rate and average monthly rents have improved. According to the DOH, the rental vacancy rate was 8 percent in the third quarter 2006, down from 8.6 percent in the third quarter 2005. The average monthly rent for the same period increased from \$762 to \$797. A 200-unit, Class A market rate project has begun leasing and meets most of the current demand. Additional market rate projects are not encouraged until we see how lease-up of this project goes. The 60 percent market remains highly competitive. There is opportunity for a modest size affordable project (one and two bedrooms only) at 40 and 50 percent of median income; however, an extended lease-up period can be expected in either case.

Greeley, Colorado PMSA (Weld County) (Crain) – Since the previous “watch” report, the rebound of the Greeley economy has continued. For the 12-month period ending November 2006, nonfarm employment was approximately 78,700, up 3.5 percent over the previous 12-month period. The rental market vacancy rate has improved and average monthly rents have increased. DOH indicated a drop in the vacancy rate to 7.3 percent in the third quarter 2006, down from 8.8 percent in the third quarter 2005. During this same period, average monthly rent increased from \$615 to \$634. The market will be assessed next quarter to determine if the area can be removed from the “watch list.” For the time being, new market-rate and 60 percent tax credit projects are not encouraged until we see how the market progresses. Affordable opportunities are limited to modest sized projects at 40 and 50 percent of median income.

Market Watch – December 2006

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

Pueblo, Colorado MSA (Pueblo County) (Russell) – The economy continues to improve in 2006. Nonfarm employment averaged 58,200 for the 12 months ending November 2006, up 1.7 percent compared with the previous 12-months. Total residential employment grew even faster because of job opportunities in neighboring counties. The unemployment rate in Pueblo averaged 6.1 percent over the same period.

DOH quarterly vacancy rates have fluctuated greatly over the last two years, being the highest in the spring quarter. Local sources indicate that the vacancy rate, including single-family rentals, is currently close to 8 percent. The excess vacancy should be absorbed by early 2007. Average area rents increased slightly to \$494 from \$480 between the third quarter 2005 and third quarter 2006 according to DOH surveys. The competition among rental developments that have kept area rents low since 2000, is lessening as the area becomes balanced allowing for increased rental prices.

Currently, there are no apartment developments under construction in the area. There are, however, a couple larger market rate developments in the production pipeline. One 100-unit development is expected to begin construction during the first half of 2007. A second market rate could potentially begin construction later in 2007 or early 2008. Given the competitive conditions and low rents in the market, further market rate development should be postponed at this time until we see how these developments progress.

Market Watch – December 2006

Section 232 Assisted Living:

None specifically designated at this time.

Market Opportunities – September 2006

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

Grand Junction, Colorado (Mesa County) (Crain) – Based on anticipated household growth and current market conditions, there is some opportunity for a modest size one and two bedroom market rate development.

Provo-Orem, Utah (Utah County) (Antoine) – A strengthening economy and an influx of workers and retirees have quickly turned the previously soft market to tight conditions. Opportunity for both market rate and tax credit developments.

St. George, Utah (Washington County) (Antoine) – Opportunity for a few market rate and tax credit projects in this high growth area.

Salt Lake City, Utah (Davis, Salt Lake, and Tooele Counties) (Antoine) – Strong economy and cutback in construction helped market return to balanced conditions. The market is still very competitive. Rent increases are modest but latest EquiMark survey show concessions are disappearing. Look for the market to strengthen significantly over the next 24 months. Opportunity for a market rate and tax credit developments in most submarkets.

Gillette, Wyoming (Campbell County) (Russell) – Total employment in Campbell County averaged 25,500 during the twelve months ending October 2006, a 7.2 percent increase over the same period last year. With as many as 600 new residential structures permitted in the county in 2006, the housing market is still behind employment growth. City and County government are working rapidly to open up land to new development. The current rental vacancy rate in the area is less than 1 percent. Based on current tight housing market conditions and expected continued economic and population growth, there is currently opportunity in this area for both tax credit and market rate development.

Section 232 Assisted Living:

None specifically designated at this time.