

# City Council Announcements

## June 2, 2009

### A. Information Needed by Council Staff

1. The Council office has received the Quarterly Housing Report for the Third Quarter, FY 2008-2009.

**Would the Council like to hold a briefing on the attached report?**

2. The City Council Electronic Packets will now be available for download through email. The source of the material is a secure server and will not allow access to individuals to download the material prior to verifying you as a designated recipient. The instructions to download the packet from the email are included as an attachment to this announcement. This change will discontinue the use of the slcdownloads website for packet material.

**Would the full Council be interested in receiving the electronic packet via email?**

3. Provided the new process the Council utilizes to approve grant funding within the Consent Agenda, an outline of the grant applications is below. The details of each grant are also attached. If you have any objections, please speak with a member of staff.

Grant Reference Title	Grant Amount	Grant Program
Assistance to Firefighters Grant	\$ 133,000	Assistance to Firefighters Grant
Imagination Celebration of Salt Lake City 2009/2010	\$5,000.00	Art Works for Kids!
Utah Food Bank Services	In-kind donation	Partner Agency Program
Imagination Celebration of Salt Lake City	\$3,000.00	Arts & Culture
Riparian Restoration in Parley's Historic Nature Park	\$845,000.00	American Recovery and Reinvestment Act of 2009. Non-Point Source Financial Assistance
Jordan River Bank Stabilization	\$577,500.00	American Recovery and Reinvestment Act of 2009. Non-Point Source Financial Assistance

For packet purposes you will be considered a recipient to the File Transfer. I have included instructions to utilize if you choose to send a file through the system, but will only include instructions as a recipient below.

Once the packet is prepared, City Council Staff will send you an email with the subject line: Council Packet [Meeting Date]. The email will contain the text:

*File(s) will be available for download until **[Date 13-14 days ahead]***

*Attachment: "Filename" [File Size]* \*\*Filenames are titled with the corresponding placement on the City Council Agenda.

*You have received attachment link(s) within this email sent via Accellion Courier. To retrieve the attachment(s), please click on the links.*

You will need to click on the attachment to begin the process of retrieving the file.

If you are downloading something for the first time with the SLC FTP you may have to complete a few steps to verify that you are the recipient.

When downloading the information for the first time, you will be asked to submit your email address in the designated field. Once you have submitted your email address, a screen will appear asking you for a Verification Code. An email will arrive in your inbox providing a Verification Code. Once the email has arrived with your verification code, it is suggested to cut and paste the code from the email into the screen field requesting the code.

Next you will have the option to download the documents. The Verification Code is only required once just to ensure you are the intended recipient, and the following times you access the system you will not need to verify your email address and current City password.

The process of verifying the recipient also means that you would not be able to simply forward the received email to a member of your staff to review. To forward the information, you may download and save to your computer to send or you may sign into the FTP system, click on the "File Manager" tab near the top of the screen and select "Inbox." Once you have selected inbox you will see the received emails. You may select the email you would like to forward and select the "Forward Files" button.

# Grant Submission Update Memo

**TO:** Dave Everitt, Cindy Gust-Jenson, Jennifer Bruno, Ben McAdams

**FROM:** Sarah Behrens

**DATE:** 5/27/2009

**SUBJECT:** Assistance to Firefighters Grant

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**FUNDING AGENCY:** FEMA

**REQUESTED AMOUNT:** \$ 133,000

**DEPARTMENT APPLYING:** Fire Department

**COLLABORATING AGENCIES:**

**DATE SUBMITTED:** May 20, 2009

**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 Salt Lake City Fire Department (SLCFD) is requesting funds to purchase apparatus mounted exhaust extraction systems for our 19 front line apparatus. The installation of the system supports the department's efforts to sustain NFPA 1500 9.6.1. The vehicle mounted units will provide direct capture of diesel fumes and particulates and replace our existing building mounted systems. The department estimates each unit will cost \$8,750. The purchase of 19 units to outfit frontline apparatus is \$166,250. Research conducted by the department has identified only one supplier of the equipment requested and used this estimate as the basis for the request. SLCFD will continue to make inquiries for additional supplies to solicit additional bids prior to purchasing any equipment. Salt Lake City's Fleet Management division will maintain the equipment for the department.

# Grant Application Submission Notification Memo

**TO:** Jennifer Bruno, Gina Chamness, Sherrie Collins, David Everitt, Cindy Gust-Jensen, Karen Halladay, Ben McAdams, Sylvia Richards, Lehua Weaver  
**FROM:** Elizabeth Myers  
**DATE:** May 19, 2009  
**SUBJECT:** Imagination Celebration of Salt Lake City 2009/2010

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**FUNDING AGENCY:** art works for kids!  
**GRANT PROGRAM:** art works for kids!  
**REQUESTED AMOUNT:** \$5,000  
**DEPARTMENT APPLYING:** Salt Lake City Foundation  
**COLLABORATING AGENCIES:** Salt Lake City School District and Utah Education Association  
**DATE SUBMITTED:** May 19, 2009

**SPECIFICS:**

- ☐ Technical Assistance (Training) ☐ Equipment/Supplies Only  
☐ Provides \_\_\_\_\_ FTE Position(s)  
☐ Existing ☐ New ☐ Overtime ☐ Requires Funding After Grant

Explanation: \_\_\_\_\_

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

**GRANT DETAILS:**

- The grant is requesting funds to support the professional development workshops and family workshops for the 2009-2010 season of the Imagination Celebration of Salt Lake City, which is administered by YouthCity Artways.
- The Imagination Celebration will offer 22 workshops between July 2009 and June 2010:
  1. Two professional development workshops for 100 elementary school teachers as part of Utah Education Association Conference Weekend
  2. Ten professional development workshops for 200 elementary school teachers as a part of professional development day or a faculty meeting; and
  3. Ten art-making workshops for students, their families, and teachers conducted at elementary schools in the Salt Lake City School District.
- The City is committing \$5,800 in match through YouthCity Artways support staff salaries.

# Grant Application Submission Notification Memo

**TO:** Jennifer Bruno, Gina Chamness, Sherrie Collins, David Everitt, Cindy Gust-Jensen, Karen Halladay, Ben McAdams, Sylvia Richards, Lehua Weaver  
**FROM:** Elizabeth Myers  
**DATE:** May 19, 2009  
**SUBJECT:** Utah Food Bank Services

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**FUNDING AGENCY:** Utah Food Bank Services  
**GRANT PROGRAM:** Partner Agency Program  
**REQUESTED AMOUNT:** In-kind donation  
**DEPARTMENT APPLYING:** Salt Lake City Foundation  
**COLLABORATING AGENCIES:** None  
**DATE SUBMITTED:** May 15, 2009

## SPECIFICS:

- ☐ Technical Assistance (Training) ☒ Equipment/Supplies Only
- ☐ Provides \_\_\_\_\_ FTE Position(s)
- ☐ Existing ☐ New ☐ Overtime ☐ Requires Funding After Grant
- Explanation: \_\_\_\_\_
- ☐ Match Required 0% ☐ In-Kind or ☐ Cash
- ☐ Computer Software Development ☐ In-House or ☐ Contract Services
- ☐ New Program (City not performing function now)

## GRANT DETAILS:

- Salt Lake City Foundation submitted the partner agency application to the Utah Food Bank Services to update the profile of YouthCity so it continues to receive in-kind donations of healthy snacks for the young people participating in the after-school and summer programs at Central City Recreation Center, Fairmont Park, Liberty Park, and Ottinger Hall.
- Utah Food Bank Services has supplied healthy snacks for YouthCity since 2001.

# Grant Application Submission Notification Memo

**TO:** Jennifer Bruno, Gina Chamness, Sherrie Collins, David Everitt, Cindy Gust-Jensen, Karen Halladay, Ben McAdams, Sylvia Richards, Lehua Weaver  
**FROM:** Elizabeth Myers  
**DATE:** May 28, 2009  
**SUBJECT:** Imagination Celebration of Salt Lake City

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**FUNDING AGENCY:** Target  
**GRANT PROGRAM:** Arts & Culture  
**REQUESTED AMOUNT:** \$3,000  
**DEPARTMENT APPLYING:** Public Services  
**COLLABORATING AGENCIES:** None.  
**DATE SUBMITTED:** May 28, 2009

## SPECIFICS:

- ☐ Technical Assistance (Training) ☐ Equipment/Supplies Only
- ☐ Provides \_\_\_\_\_ FTE Position(s)
- ☐ Existing ☐ New ☐ Overtime ☐ Requires Funding After Grant
- Explanation: \_\_\_\_\_
- ☐ Match Required 0% ☐ In-Kind or ☐ Cash
- ☐ Computer Software Development ☐ In-House or ☐ Contract Services
- ☐ New Program (City not performing function now)

## GRANT DETAILS:

- The grant is requesting funds to support the 2009-2010 season of the Imagination Celebration of Salt Lake City, which is administered by YouthCity Artways.
- The 2009-2010 season of the Imagination Celebration of Salt Lake City includes the following arts events:
  - 21<sup>st</sup> Century Play Series
  - Children's Opera Showcase
  - Imagination Celebration Workshops (visual arts, theater, public art making, professional development for elementary school teachers)
  - Library Square Festival of Science & Art
  - Mundi Project Concert
  - Polynesian Arts Program
  - Puppetry Festival

# Grant Application Submission Notification Memo

**TO:** Jennifer Bruno, Gina Chamness, Sherrie Collins, David Everitt, Cindy Gust-Jensen, Karen Halladay, Ben McAdams, Sylvia Richards, Lehua Weaver  
**FROM:** Elizabeth Myers  
**DATE:** May 28, 2009  
**SUBJECT:** Riparian Restoration in Parley's Historic Nature Park

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**FUNDING AGENCY:** Utah Division of Water Quality  
**GRANT PROGRAM:** American Recovery and Reinvestment Act of 2009: Non-Point Source Financial Assistance  
**REQUESTED AMOUNT:** \$845,000  
**DEPARTMENT APPLYING:** Management Services  
**COLLABORATING AGENCIES:** None  
**DATE SUBMITTED:** May 28, 2009

## SPECIFICS:

- ☐ Technical Assistance (Training) ☐ Equipment/Supplies Only  
☐ Provides \_\_\_\_\_ FTE Position(s)  
☐ Existing ☐ New ☐ Overtime ☐ Requires Funding After Grant  
Explanation: \_\_\_\_\_  
☐ Match Required 0% ☐ In-Kind or ☐ Cash  
☐ Computer Software Development ☐ In-House or ☐ Contract Services  
☐ New Program (City not performing function now)

## GRANT DETAILS:

- The grant is requesting funds to increase and protect the water quality along the riparian corridor of Parley's Creek that runs through Parley's Historic Nature Park by making improvements along a  $\frac{3}{4}$  mile section of the creek.
- The improvements include:
  1. Planting native riparian plants at least 50 feet from the high watermark on both sides of Parley's Creek;
  2. Stream bank stabilization;
  3. Geo-textiles armoring at three designated access points; and
  4. Restoration area enclosures and signage.
- Benefits to be realized by the project are reduction of sediment load and improvements to aquatic habitat.

# Grant Application Submission Notification Memo

**TO:** Jennifer Bruno, Gina Chamness, Sherrie Collins, David Everitt, Cindy Gust-Jensen, Karen Halladay, Ben McAdams, Sylvia Richards, Lehua Weaver  
**FROM:** Elizabeth Myers  
**DATE:** May 28, 2009  
**SUBJECT:** Jordan River Bank Stabalization

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**FUNDING AGENCY:** Utah Division of Water Quality  
**GRANT PROGRAM:** American Recovery and Reinvestment Act of 2009: Non-Point Source Financial Assistance  
**REQUESTED AMOUNT:** \$577,500  
**DEPARTMENT APPLYING:** Management Services  
**COLLABORATING AGENCIES:** Salt Lake County Flood Control and Water Quality  
**DATE SUBMITTED:** May 28, 2009

## SPECIFICS:

- ☐ Technical Assistance (Training) ☐ Equipment/Supplies Only
- ☐ Provides \_\_\_\_\_ FTE Position(s)
- ☐ Existing ☐ New ☐ Overtime ☐ Requires Funding After Grant
- Explanation: \_\_\_\_\_
- ☐ Match Required 0% ☐ In-Kind or ☐ Cash
- ☐ Computer Software Development ☐ In-House or ☐ Contract Services
- ☐ New Program (City not performing function now)

## GRANT DETAILS:

- The grant is requesting funds to enhance the water quality by restoring 502 feet of stream bank stability along the Jordan River at 561 South, 1175 South, 1552 South, and 2052 South respectively.
- Benefits to be realized by the project are:
  1. Reduction of sediment load;
  2. Decreased need to dredge the river downstream; and
  3. Restored riparian habitat.



FRANK B. GRAY  
DIRECTOR

# SALT LAKE CITY CORPORATION

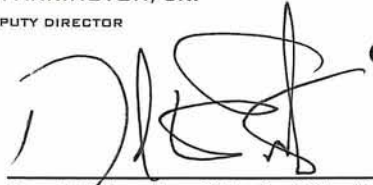
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
OFFICE OF THE DIRECTOR

RALPH BECKER  
MAYOR

MARY DE LA MARE-SCHAEFER  
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.  
DEPUTY DIRECTOR

## CITY COUNCIL TRANSMITTAL

  
\_\_\_\_\_  
David Everitt, Chief of Staff

Date Received:



Date Sent to City Council: 5/28/2009

**TO:** Salt Lake City Council  
Carlton Christensen, Chair

**DATE:** May 21, 2009

**FROM:** Frank Gray, Community & Economic  
Development Department Director

**SUBJECT:** Third Quarter Housing Report, FY 2008-2009

**STAFF CONTACT:** LuAnn Clark, Director of Housing and Neighborhood Development,  
at 801-535-6136 or [luann.clark@slcgov.com](mailto: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 and Economic Development Department.

**Analysis:** The following information is included in the report:

- Loans to First-Time Homebuyers, 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
- Community Development Corporation Quarterly Report

- NeighborWorks Salt Lake Quarterly Report
- Economic Update

***Recommendation:*** None

**PUBLIC PROCESS:** None

**RELEVANT ORDINANCES:** None

## **TABLE OF CONTENTS**

- Attachment A: Loans to First-Time Homebuyers, Rehabilitation Projects, Funding Sources and Outreach/Marketing Efforts
- Attachment B: Building Permit Activity and Housing Starts
- Attachment C: Boarded Building Activity and Closed/Boarded Houses/Apartments by Council District
- Attachment D: Housing Trust Fund Ledger
- Attachment E: Residential Subdivision and Condominium Activity Quarterly Report
- Attachment F: Community Development Corporation Quarterly Report
- Attachment G: NeighborWorks® SaltLake Quarterly Report
- Attachment H: Economic Update

**Attachment A**  
**Loans to First-Time Homebuyers,**  
**Rehabilitation Projects, Funding Sources,**  
**and Outreach/Marketing Efforts**

# **HOUSING AND NEIGHBORHOOD DEVELOPMENT**

## **HOUSING PROGRAMS REPORT FISCAL YEAR 2008-2009**

### **QUARTER 3 (January 1, 2009 – March 31, 2009)**

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

The First Time Homebuyer Program, which uses HOME, CDBG, and private funding sources, has placed 349 families in properties. This fiscal year eight First Time Home Buyer homes have been purchased and rehabilitated and one has been newly constructed. At the end of the quarter, two First Time Home Buyer homes were in the process of rehabilitation, seven homes were available for sale, and seven homes had buyers in the loan approval process. HAND also has five homes under construction in the Sherwood Place subdivision and is starting the development work and awarded an architectural contract on five other new construction projects. While the real estate market has slowed, homes priced under \$200,000 are still selling well, as long as the purchasers are well qualified.

#### **First Time Home Buyer Loans**

	<b>Fiscal YTD</b>	<b>3<sup>rd</sup> Quarter</b>
Loans Closed	9	0
Dollar Amount	\$1,397,342.00	\$0.00
Average Per Loan	\$155,260.22	\$0.00

#### **Single Family Rehabilitation Projects**

	<b>Fiscal YTD</b>	<b>3<sup>rd</sup> Quarter</b>
Loans Closed	79	10
Dollar Amount	\$666,388.63	\$146,651.00
Change Orders	\$ 3,970.00	\$1,690.00
Average Per Loan	\$8,483.27	\$14,665.10
Number of Units	79	10
Average Per Unit	\$8,483.27	\$14,665.10

### Multi-Family Rehabilitation Projects

	<b>Fiscal YTD</b>	<b>3<sup>rd</sup> Quarter</b>
Number of Projects	6	0
Dollar Amount	\$740,258.00	\$0.00
Average Per Loan	\$123,376.33	\$0.00
Change Orders	\$26,575.00	\$0.00
Number of Units	80	0
Average Per Unit	\$9,585.41	\$0.00

### Housing Program Funding Sources

<b>FUNDING SOURCES</b>	<b>Fiscal YTD 07/01/08 – 3/31/09</b>	<b>% OF FUNDS</b>	<b>3<sup>rd</sup> Quarter 1/01/09 – 3/31/09</b>	<b>% OF FUNDS</b>
Community Development Block Grant	\$ 697,454.63	24.6%	\$ 113,676.00	76.6%
Rental Rehab Funds	\$ 651,050.00	23.0%	\$ 0.00	0.0%
Personal Contributions	\$ 317,476.00	11.2%	\$ 34,665.00	23.4%
Private Funding Sources	\$ 837,239.00	29.5%	\$ 0.00	0.0%
Home	\$ 206,850.00	7.3%	\$ 0.00	0.0%
River Park Funds	\$ 78,764.00	2.8%	\$ 0.00	0.0%
Other Funds	\$ 45,700.00	1.6%	\$ 0.00	0.0%
<b>TOTAL</b>	<b>\$ 2,834,533.63</b>	<b>100%</b>	<b>\$ 148,341.00</b>	<b>100%</b>

### Outreach and Marketing Efforts

HAND is continuing its outreach efforts. It has mailed out 8,300 brochures and letters during this fiscal year and has participated in a community fair and a west side senior fair where it had an opportunity to explain the housing services it offers and distribute brochures outlining its programs to participants. HAND has also mailed each of its First Time Home Buyers a booklet that explains budgeting, mortgage terms, and fraud prevention to help them avoid some of the financial pitfalls prevalent in the market place. In addition, HAND has created television commercials that are airing on the City's cable channel and Univision.

HAND is also working with Salt Lake County, Rocky Mountain Power and Questar to upgrade the efficiency of its rehab projects and has revised its rehab specifications to include materials that will qualify for the rebates that are available. HAND will continue to meet with these partners to implement new ideas and introduce products that enhance the energy efficiency of its projects. HAND is also continuing to work with Salt Lake County to implement energy efficiency concepts in its new construction projects.

**Attachment B**  
**Building Permit Activity and**  
**Housing Starts**

### Building Permit Activity for the Third Quarter

#### JANUARY

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	1	1
Total New Construction	1	1
Additions, Alterations and Repairs	83	54
Total Residential Construction	84	55

#### FEBRUARY

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	0	0
Total New Construction	0	0
Additions, Alterations and Repairs	45	32
Total Residential Construction	45	32

#### MARCH

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	0	0
Total New Construction	0	0
Additions, Alterations and Repairs	77	42
Total Residential Construction	77	42

\*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 Third Quarter**

One single family dwelling permit was issued during the third quarter:

1/15/2009   Ross Residence   s/f demo and rebuild   1451 E Uintah Circle

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

**Boarded Buildings Activity**  
**3rd Quarter 2009**  
**January 1, 2009 through March 31, 2009**

Existing Boarded buildings as of December 31, 2008	70
Vacant/Secure Buildings as of December 31, 2008*	71
Demolition	6
Resolved	4
New boarded buildings	6
Total boarded buildings March 31, 2009	66
Buildings vacant/secure March 31, 2009*	85

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

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

<b>Districts</b>	<b>Boarded Buildings</b>	<b>Vacant &amp; Secured Buildings</b>
District #1	5	8
District #2	17	13
District #3	5	10
District #4	24	29
District #5	10	20
District #6	2	2
District #7	3	3
<b>Total</b>	<b>66</b>	<b>85</b>

# Housing & Zoning Enforcement

SALT LAKE CITY CORPORATION

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

**4/13/2009**

**District #1 - Boarded**

<b>Address</b>	<b>Sidwell No.</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Boarded*</b>	<b>Comments</b>
578 North Redwood Road	08-34-202-012	Alan T. Parsons	724 South 300 East Salt Lake City, Utah 84102	Residential Oct-99	Listed for sale by owner
728 North Redwood Road	08-27-452-009	Richard & Jen Phung	3083 West 6250 South Taylorsville, Utah 84084	Residential 5-Jul	
766 North Redwood Road	08-27-452-006	Thomas T. Phung c/o Valley Financial Center	2470 So. Redwood Rd. #207 West Valley, Utah 84119	Residential	
1102 West 400 North	08-35-177-021	Salt Lake City Corporation	451 So. State St. PO 145460 Salt Lake City, Utah 84111	Residential	
1801 West 1100 North	08-27-176-002	Garth & Oral M. North	1071 North Redwood Road Salt Lake City, Utah 84116	Residential 3-Dec	Boarded Residential
<b>District #1 - Vacant &amp; Secured</b>					
594 North Billy Mitchell Rd.	07-36-201-004	KRE Properties LLC	4140 Utica Ridge Road Bettendorf, LA 52722	Commercial	
732 North Redwood Road	08-27-452-008	Thomas Phung	2470 S. Redwood Rd. #207 West Valley, Utah 84119	Residential	
855 North Sir Philip Drive	08-27-351-006	Rose Marie Calderon	855 North Sir Philip Drive Salt Lake City, Utah 84116	Residential	
883 No. Westpointe Circle	08-27-329-002	David & Margie C. Detiege	2838 Madeira Way Pleasant Hills, CA 94523	Residential	

309 North 900 West	08-35-402-011	Intermountain Home Solutions LC	3624 East Brighton Point Dr.	Residential	
			Cottonwood Heights, Ut. 84121		
1172 North 1300 West	08-26-152-004	May J. McClellan	13451 Entreen Avenue	Residential	
		c/o Penny J. McClellan	San Diego, California 92129		
742 North 1400 West	08-27-479-013	John C. & Eva M. Silver	742 North 1400 West	Residential	
			Salt Lake City, Utah 84116		
1210 West 1000 North	08-26-154-022	Martin R. Garcia	1210 West 1000 North	Residential	
			Salt Lake City, Utah 84116		

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT					
4/13/2009					
		<b>District #2 - Boarded</b>			
<b>Address</b>	<b>Sidwell No.</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Boarded*</b>	<b>Comments</b>
1235 West Arapahoe Ave.	15-11-102-005	Garth C. & Opal M. North	3653 South 500 East Salt Lake City, Utah 84106	Residential	
1244-46 W. Arapahoe Ave.	15-02-356-016	Garth C. North	3653 South 500 East Salt Lake City, Utah 84106	Residential	
1365 South Concord St.	15-14-103-015	Garth C. North	3653 South 500 East Salt Lake City, Utah 84106	Residential	
632 South Glendale Street	15-02-383-013	Carl W. Barney, Jr.	1854 East 5725 South Ogden, Utah 84403	PRE 1986 Residential	CTO
873 South Navajo Street	15-11-151-011	Unlimited Soul Investments	2273 South 2885 West Syracuse, Utah 84075	Residential	Obtained Permit - 3/29/2007
572 South Post Street	15-02-451-035	Bryan Roberts	10186 South 3345 West South Jordan, Utah 84095	Residential 6-Feb	
749 South Prospect Street	15-10-203-001	Garth C., Oral M. & Garth W. North	1071 North Redwood Road Salt Lake City, Utah 84116	11/7/2002 Residential	Boarded w/o permits
1497 West Wasatch Ave.	15-10-232-001	Craig Binks	1497 West Wasatch Avenue Salt Lake City, Utah 84104	Residential 6-Jun	Fire Damaged Pre-demo
927 West 300 South	15-02-257-002	Ron Case	9288 South Janalee Drive West Jordan, Utah 84088	Residential	
973 West 500 South	15-02-451-002	Empire Recreations c/o Michael Fontaine	4311 South Mignon Drive Salt Lake City, Utah 84120	5-Jul Residential	Residential, Partially Boarded,



1118 West 800 South	15-11-130-007	Florentine C. & Catherine C. Chavez	4858 East Maychelle Drive Anaheim, CA 92807	Residential	
353 North 700 West	08-35-279-023	John R. & Helen Powell	5373 South Ridgecrest Drive Taylorsville, Utah 84118	Residential 6-Feb	
359 North 700 West	08-35-279-022	John R. & Helen M. Powell c/o Rita Richins	5385 South Ridgecrest Drive Taylorsville, Utah 84118	3-Oct Residential	Boarded Secured Residential
437 North 700 West	08-35-277-018	Jose G. Reyes & Maria G. Garcia	1145 South 1200 West Salt Lake City, Utah 84104	Residential	
10 South 800 West	15-02-226-006	Salt Lake City Corporation	451 South State St. #225 Salt Lake City, Utah 84111	Commercial	
680 South 900 West	15-11-202-013	Victory Homes Incorporated	15212 South 2200 West Riverton, Utah 84065	4-Nov Residential	DRT for restaurant
1315 South 1200 West	15-11-358-014	Corp of PB of Ch JC of LDS	50 East North Temple Street Salt Lake City, Utah 84150	Residential	
		<b>District #2 - Vacant &amp; Secured</b>			
1395 South Concord St.	15-14-103-004	Garth C. North	1071 North Redwood Road Salt Lake City, Utah 84116	Residential Jul-06	Vacant Duplex
928 West Euclid Avenue	15-02-203-022	Behrouz Farhabg-Boroujeni c/o Badeb, LLC	32 West 200 South #222 Salt Lake City, Utah 84101	Residential	
974 West Euclid Avenue	15-02-203-013	Tomejiro Yamamoto c/o Bill Parsons	1054 West Tally Ho Salt Lake City, Utah 84116	2-Nov Residential	Vacant/Secured Residential
638 South Redwood Road	15-03-376-018	Souson B. & Reza B. Dahaqui	P. O. Box 571133 Murray, Utah 84157	5-May Residential	Boarded
1048 West 200 South	15-02-178-018	D U Company	53 West Angelo Avenue Salt Lake City, Utah 84115	Residential	

863 West 100 South	15-02-206-003	Gordon A. Madsen	225 South 200 East #150 Salt Lake City, Utah 84111	Commercial	
1206 West 200 South	15-02-152-001	Salt Lake City Corporation	451 South State Street #225 Salt Lake City, Utah 84111	Commercial	
1302 West 400 South	15-02-302-015	Wells Fargo Bank NA	One Home Campus Des Moines, Iowa 50328	Residential	
765 West 800 South	15-11-276-005	Robert B. Sheldon	354 East Tenth Avenue Salt Lake City, Utah 84103	Residential	
1107 AKA 1109 W. 800 S.	15-11-131-003	Maka L. & Vika P. Vai	1448 South 1200 West Salt Lake City, Utah 84104	Residential	
789 West 1355 South	15-14-228-001	Sorenson Lands LLC c/o Don Wallace	2511 So. West Temple St. South Salt Lake, UT 84115	Commercial	
1224 West 1400 South	15-14-103-005	Garth C. North	1071 North Redwood Rd Salt Lake City, Utah 84116	5-Aug Residential	Residential Duplex Closed to Occupancy by Health Dept.
1250 South 900 West	15-11-454-027	Melissa Lyman	307 East 5300 South Murray, Utah 84107	Residential	

**CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT**  
**4/13/2009**

**District #3 - Boarded**

<i><b>Address</b></i>	<i><b>Sidwell No.</b></i>	<i><b>Owner</b></i>	<i><b>Owner's Address</b></i>	<i><b>Boarded*</b></i>	<i><b>Comments</b></i>
362 No. Edmonds Place	08-36-154-034	Edward E. & Tonya L. Hayes c/o Ella E. Jarvis	351 East 6310 South Murray, Utah 84107	Mar-00 Residential	Boarded 3/00 NO ptb Owner Unknown loc.
253 West Fern Avenue	08-25-456-007	Earl & Leila Rinker	253 West Fern Avenue Salt Lake City, Utah 84103	5-Mar Residential	Boarded Owner Deceased
647 North Grant Street	08-35-226-011	Patricia B. Watson	727 South 1000 West Salt Lake City, Utah 84104	5-Aug Residential	Boarded Residential
555 West 500 North	08-36-152-017	DLP Properties Inc. c/o David Pope	1530 South Main Street Salt Lake City, Utah 84115	Residential	
344 West 600 North	08-36-127-012	Brian C. Scholle	P. O. Box 8113 Midvale, Utah 84047	Sping 1996 Residential	

**District #3 - Vacant & Secured**

854 West Everett Avenue	08-23-456-014	Greenlight Holdings of American LLC	629 East 4055 South Murray, Utah 84107	Commercial	
148 East Dorchester Dr.	09-30-328-001	STT LLC	2799 East Hermosa Way Salt Lake City, Utah 84124	Residential	
633-635 E. Fourth Ave.	09-32-310-023	ABC Avenues Development LLC	32 West 200 South Salt Lake City, Utah 84101	Residential	
619 East Fifth Avenue	09-32-306-019	Carol Weeks	1413 East Center Street Bountiful, Utah 84010	Residential	

579 W. North Temple St.	08-36-354-020	GCII Investments LC	242 South 200 East Salt Lake City, Utah 84111	Commercial	
632 North Wall Street	08-36-228-008	Carolyn D. Jacobsen c/o Roger Jacobsen	7256 South 1330 East Cottonwood Heights, Utah 84121	Residential	
245 West 300 No. #Rear	08-36-403-037	Deborah Larsen	186 East Dorchester Drive Salt Lake City, Utah 84103	Residential	
175 West 400 North	08-36-282-010	Donise K. Davidson	679 East 200 South Salt Lake City, Utah 84102	3-Mar Residential	Vacant Secured
343 West 800 North AKA 345 West 700 North	08-25-377-006	Wade Peabody	P. O. Box 521474 Salt Lake City, Utah 84152	Commercial	
585 North 400 West	08-36-128-031	Allen Jeppeson & Michael G. Haslam	1346 North Colorado Street Salt Lake City, Utah 84116	Commercial	

**CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT**  
**4/13/2009**

**District 4 - Boarded**

<b>Address</b>	<b>Sidwell No.</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Boarded*</b>	<b>Comments</b>
436 East Alameda Ave.	16-06-204-005	Corp of PB of CH JC of LDS c/o Tax Administration	50 E. No. Temple St. #2200 Salt Lake City, Utah 84150	Residential	
850 South Edison St.	16-07-152-025	St. George Inn II LLC	8 East Broadway St. #400 Salt Lake City, Utah 84111	5-Aug Commercial	Commercial Boarded
836-838 S. Jefferson St.	15-12-254-027	Kurt Vanderslice	320 West 170 South La Verkin, Utah 84745	Duplex	Vacant/Secured PTB Expired 4/29/08
419 South Pleasant Ct.	15-01-406-009	L&P LLC	12197 South Montane Court Draper, Utah 84020-9174	5-Aug Residential	Fire Damaged 7-29-05
455 East Sego Ave.	16-06-326-011	Richard K. Thomas	167 West 1300 North Sunset, Utah 84015	1992 Residential	PTB Expires 26-Aug
330 East Stanton Ave.	16-06-452-003	Bryant & Shelia Safford TBS/Stanton LLC	1874 North Skyline Drive Orem, Utah 84097	4-Dec Residential	Boarded No Permit
46 South 700 East	16-05-101-005	Julie A. Imaizumi	780 East NorthCliffe Drive Salt Lake City, Utah 84103	Residential	
50 South 700 East	16-05-101-006	Julie A. Imaizumi	780 East NorthCliffe Drive Salt Lake City, Utah 84103	May-89 Residential	PTB Exp 7/01
632 So. 700 East #rear	16-05-353-014	TS1 Partnership LTD c/o Simon Property Tax Dept.	P. O. Box 6120 Indianapolis, IN 46206	1-Aug Residential	Permit Exp 10/9/02
634 South 700 East	16-06-283-008	Martha Daniels c/o Janice Durham	1960 South 400 East Salt Lake City, Utah 84115	Apr-99 Residential	Vacant Secure CTO Fire damage

322 South 1100 East	16-05-402-026	Paul Schaaf	1140 East Harrison Avenue Salt Lake City, Utah 84105	1-Sep Residential	Stay granted Going to B.O.A.
666 East 300 South	16-06-454-019	William Bleazard	329 South Vincent Court Salt Lake City, Utah 84102	PRE 1998 Residential	PTB 10-06
479 East 400 South	16-06-403-018	Grey Oak LLC c/o Daniel W. Jackson	2157 South Lincoln Street Salt Lake City, Utah 84106	Commercial	
427 East 600 South	16-06-477-027	LDS Church 363-9031	50 East North Temple Street Salt Lake City, Utah 84104	PRE 1992 Residential	PTB Exp 3/21/03
563-565 East 600 So.	16-06-477-023	Metro Envision Real Estate c/o Toshio Osaka	321 South Main St. #201 Salt Lake City, Utah 84111	Residential	Vacant duplex
652 East 600 South	16-07-276-028	TSI Partnership Limited c/o Simon Property Group	P. O. Box 6120 Indianapolis, IN 46206	PRE 1990 Residential	Exp, 10/09/05
29 East 900 South	16-07-151-020	Ninth Street Development LLC	P. O. Box 65809 Salt Lake City, Utah 84165	Commercial	
501 East 900 South	16-08-101-006	Rentco	P. O. Box 11911 Salt Lake City, Utah 84147	Spring 1997 Commercial	PTB Exp 3/01/06
219 West 200 South	15-01-254-018	Kaliope Zezekakis c/o Dean Zekas	2832 East Maruice Drive Salt Lake City, Utah 84124	3-Sep Residential	Secured
566 West 200 South	15-01-108-011	Mary M. Drasbek	530 Utterback Store Road Great Falls, VA 22066	Residential Jul-06	
541 West 300 South	15-01-153-001	Nicholas & Company	P. O. Box 45005 Salt Lake City, Utah 84145	3-Nov Commercial	Vacant warehouse Transient problems
551 West 300 South	15-01-302-001	Nicholas & Company	P. O. Box 45005 Salt Lake City, Utah 84145	3-Nov Commercial	Vacant warehouse Transient problems

349 West 700 South	15-12-130-002	Malualani B. Hoopiania c/o Cuma Hoopiiania	1767 South Texas Street Salt Lake City, Utah 84108	Commercial 6-Jul	Fire damage
106-108 So. 500 West	15-01-108-029	Eighth North Capital, LLC c/o Sandie Tillotson	3500 E. Deer Hollow Circle Sandy, Utah 84092	Commercial	
<b>District #4 - Vacant &amp; Secured</b>					
220 South Banks Court	16-05-162-028	Don W. Layton	220 South Banks Court Salt Lake City, Utah 84102	Residential	
830-832 E. Chase Ave.	16-08-177-007	Peter N. & Michele M. Williams	1065 South Military Drive Salt Lake City, Utah 84105	Commercial	
925 E. East Place	16-05-332-013	Louise Christensen	965 South 1500 East Salt Lake City, Utah 84105	4-Sep Residential	Boarded
618-622 S. Elizabeth	16-05-458-016	Gothic Bold LLC	618 South Elizabeth Street Salt Lake City, Utah 84102	Residential	
144 South Main Street	15-01-229-068	Downtown Properties LLC	663 West 100 South Salt Lake City, Utah 84104	Commercial	
156 South Main Street	15-01-229-070	Howa Properties Incorporated	663 West 100 South Salt Lake City, Utah 84104	Commercial	
554 So. McClelland St.	16-05-452-018	Abana Apartment Company LTD	3006 So. Highland Dr. #200 Salt Lake City, Utah 84106	Residential	
636 East Sego Avenue	16-07-228-024	Karen S. Wright	364 East Capitol Park Ave. Salt Lake City, Utah 84103	Residential	
354 South Strongs Ct.	16-05-326-015	Clark W. Miles	P. O. Box 25083 Salt Lake City, Utah 84125	Residential	
825 So. Washington St.	15-12-253-003	SNT Enterprises LC	231 West 800 South #A Salt Lake City, Utah 84101	Residential Sep-06	Active permits

831 So. Washington St.	15-12-253-004	SNT Enterprises LC	231 West 800 South #A Salt Lake City, Utah 84101	5-Apr Residential	Vacant/Secure Closed to Occupancy
115 S. West Temple St.	15-01-229-010	39/42 LLC c/o Internet Properties Inc.	51 East 400 South Salt Lake City, Utah 84111	Commercial	
123 S. West Temple St.	15-01-229-012	VMM Arrow Press LLC	51 East 400 South #210 Salt Lake City, Utah 84111	Commercial	
724 South 300 East	16-07-130-037	Alan T. Parsons	131 South McClelland St. #3 Salt Lake City, Utah 84102	Residential	
37 South 400 East	16-06-204-027	Corp of PB of CH JC of LDS c/o Tax Administration	50 E. No. Temple St. #2200 Salt Lake City, Utah 84150	Residential	
541-543 So. 500 East	16-06-476-041	Autonomy Incorporated	P. O. Box 711906 Salt Lake City, Utah 84171	Residential	
262-268 So. 700 East	16-05-153-003	Everest Builders, LLC	625 East 200 South #1 Salt Lake City, Utah 84102	Residential	
353 South 800 East	16-05-305-004	Training Table c/o Ken Chard	4535 South 2300 East Salt Lake City, Utah 84117	12/1/2004 Residential	Duplex, owner looking to add to parking
45 East 200 South	16-06-151-006	Alice Hsia	P. O. Box 80804 San Marino, California 91118	Commercial	
543 East 600 South	16-06-477-018	Lynn Barney	1851 East Fairway Lane Draper, Utah 84020	Residential	
833 East 600 South	16-05-376-040	Three Stooges, LTD c/o John G. McGee	P. O. Box 573681 Murray, Utah 84157	Residential	
621 East 700 South	16-07-228-025	Autonomy Incorporated	6036 Linden Street Holladay, Utah 84121	Residential	



815 East 700 South	16-08-126-010	D. Jensen	958 West 200 North Salt Lake City, Utah 84116	Residential	Citation#159930 Boarding letter sent 3/27/2007
354 East 800 South	16-07-252-040	Jennifer West	8735 South 2700 West West Jordan, Utah 84088	Residential	
149 East 900 South	16-07-176-016	Bonnie F. Miller Investments LTD	344 East Draper Downs Dr. Draper, Utah 84020	Commercial	
521 East 900 South	16-07-276-031	Lionel M. Drage c/o Fillia H. Uipi	3830 South 2900 East Salt Lake City, Utah 84109	2/24/2004 Residential	Rehab w/permits
710 South 200 West	15-12-208-007	Children's Miracle Network	4525 South 2300 East Holladay, Utah 84117	Commercial	
839 South 200 West	15-12-254-008	Victor M. & Joyce Kirby	2802 East 3900 South Salt Lake City, Utah 84124	Commercial	
244 South 500 West	15-01-152-022	HIVE, LLC	11616 So. State St. #1502 Draper, Utah 84020	Commercial	

**CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT**  
**4/13/2009**

**District #5 - Boarded**

<b>Address</b>	<b>Sidwell No.</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Boarded*</b>	<b>Comments</b>
126 West Albermarle Ave.	15-13-226-003	SNT Enterprises, LC	231 West 800 South #A Salt Lake City, Utah 84101	Commercial	
1856 South Edison Street	16-18-308-011	Douglas C. Bott 486-1691	1863 South State Street Salt Lake City, Utah 84115	1996 Residential	Permit Exp. 11/30/2004 BOA Commercial Appeal
915-17 South Jefferson St.	15-12-279-004	Greg Anderson	915 South Jefferson Street Salt Lake City, Utah 84101	6/4/1999 Residential	No Permit to Board
1153 So. West Temple St.	15-12-431-016	Jagmohan & Veena Malik	1153 South West Temple St. Salt Lake City, Utah 84101	Commercial	
1163 So. West Temple St.	15-12-431-008	David R. & Deanna M. Williams	P. O. Box 25670 Honolulu, HI 96825	2-Nov Residential	Fire damage Garage Demolished
1380 So. West 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
1291 South 1100 East	16-08-477-064	Liberty Heights Properties	P. O. Box 521494 Salt Lake City, Utah	Aug-00 Commercial	Boarded No Permit DRT New Building
415 East 2100 South	16-19-202-003	Firm Land Investment	425 East 2100 South Salt Lake City, Utah 84115	3-Dec Residential	Fire Damage
419 East 2100 South	16-19-202-004	Firm Land Investment Inc.	621 East Warnock Avenue Salt Lake City, Utah 84106	Commercial	
425 East 2100 South	16-19-202-005	Andrew D. & Lang Thi Firmage	425 East 2100 South Salt Lake City, Utah 84115	Commercial	

**District #5 - Vacant & Secured**

23 East Cleveland Avenue	16-18-101-020	Dan Garzarelli	1813 South 1500 East Salt Lake City, Utah 84105	Residential 6-Jun	Boarded no PTB Junk/Tire Storage
122 East Downingtown Ave.	16-18-307-002	Federal Home Loan Mortgage Corporation	5000 Plano Parkway Carrollton, Texas 75010	Residential	
128 East Downingtown Ave.	16-18-307-003	US Bank National Association	1417 North Magnolia Avenue Ocala, Florida 34474	Residential	
134 East Downingtown Ave.	16-18-307-004	Taylor Bean & Whitaker Mortgage Corporation	1417 North Magnolia Avenue Ocala, Florida 34474	Residential	
1852 South Edison Street	16-18-308-010	Blaine E. & Phyllis J. Tanner c/o Tanner Transmissions Inc.	1833 South State Street Salt Lake City, Utah 84115	Residential	
254 West Fayette Avenue	15-12-257-023	Ronald H. & Danielle K. Torgersen	514 North Locust Avenue Lindon, Utah 84042	Residential	Vacant Duplex
1363 South Filmore Street	16-16-127-003	H. Ken Engeman	1435 East Yale Avenue Salt Lake City, Utah 84105	Residential	
228 East Kensington Ave.	16-18-177-004	Lynn T. & Georgia K. Bright	234 East Kensington Avenue Salt Lake City, Utah 84115	Residential	
1341 East Michigan Avenue	16-09-153-058	James & Collette Walsh	1341 East Michigan Avenue Salt Lake City, Utah 84105	6-Aug	
35 East Redondo Avenue	16-18-353-018	Kathryn J. Price	4848 South Highland Drive Salt Lake City, Utah 84117	3-Feb	Vacant/Secured
1149 So. West Temple St.	15-12-431-004	Todd W. Gee	1149 South West Temple St. Salt Lake City, Utah 84101	Commercial	

1044 East Wood Avenue	16-17-253-010	Claudia S. & J. Douglas Jacobsen - c/o Sallee Orr	4693 Madisen Avenue Ogden, Utah 84403	Residential
1050 East Wood Avenue	16-17-253-011	Claudia A. & J. Douglas Jacobsen - c/o Orr Sallee	4693 Madisen Avenue Ogden, Utah 84403	Residential
150 East 1300 South	16-07-379-001	Quality for Animal Life Inc.	P. O. Box 711997 Salt Lake City, Utah 84171	Residential
18 West 1700 South	15-13-282-011	James H. Hatch	1975 South 800 West Woods Cross, Utah 84087	Commercial
28 West 1700 South	15-13-282-010	James H. Hatch	838 North Main Street Farmington, Utah 84025	Commercial
1430 South 400 East	16-18-204-026	Steve Atkin & Jim Arthur	1426 South 400 East Salt Lake City, Utah 84115	Residential
1321 South 500 East	16-07-478-015	Michael C. Lobb c/o Service First Realty Group	1714 South 1100 East Salt Lake City, Utah 84105	Commercial
1874 South 500 East	16-18-456-028	Tiffany L. Oteo	1874 South 500 East Salt Lake City, Utah 84105	Residential
1046 South 400 West	15-12-328-008	Amalgamated Enterprises Don Layton	220 South Banks Court Salt Lake City, Utah 84102	5-May Commercial, old warehouse Commercial Transient issues, Boarded

**CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT****4/13/2009****District #6 - Boarded**

<b>Address</b>	<b>Sidwell No.</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Boarded*</b>	<b>Comments</b>
1316 E. Downington Ave.	16-17-430-001	Helen Udell %Roger Swensen	P. O. Box 11924 Salt Lake City, Utah 84147	4-Mar Residential	Duplex Vacant
1343 East Wilson Avenue	16-16-302-004	Michael M. Stanford	1348 East Wilson Avenue Salt Lake City, Utah 84105	Reisidential	

**District #6 - Vacant & Secured**

1713 East Yale Avenue	16-09-409-017	Patricia F. Headlund	1713 East Yale Avenue Salt Lake City, Utah 84108	Residential	
2011 East Sheridan Rd.	16-10-356-004	Maurice & Sandra C. Krashin	75 South Vincennes Circle Racine, WI 53402	Residential	

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

**4/13/2009**

**District #7 - Boarded**

<b>Address</b>	<b>Sidwell No.</b>	<b>Owner</b>	<b>Owner's Address</b>	<b>Boarded*</b>	<b>Comments</b>
2028 South Lake Street	16-17-357-030	Andersen Investment Corp.	2749 East Parley's Way #310 Salt Lake City, Utah 84109	Residential 4-Jul	Boarded
820 East Westminster Ave.	16-17-376-004	Maxine M. Robinson	41 South 900 East #116 Salt Lake City, Utah 84102	Residential	
2734 South 1000 East	16-20-383-022	Kim & Harold Gammon	1711 North Compton Road Farmington, Utah 84025	Residential	

**District #7 - Vacant & Secured**

2818 South Highland Dr.	16-29-229-002	John E. Arrington	8974 South Wild Willow Cove Sandy, Utah 84093	Residential	Vacant Partial Boarded
2739 So. McClelland St.	16-20-457-012	Norman D. & Diane Gritton & Carol Wilson	4272 Sunnyside Drive Riverside, California 92506	Residential	
2165 South 2100 East	16-22-107-008	Robert B. Sheldon	354 East Tenth Avenue Salt Lake City, Utah 84103	Residential	Vacant Partial Boarded

**Attachment D**  
**Housing Trust Fund Ledger**

<b>RDA AND HOUSING TRUST FUND QUARTERLY REPORTS LEDGER</b>
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**Fourth Quarter 2008-2009**

2008-2009 - RDA HOUSING TRUST FUND	CREDIT	DEBIT	BALANCE
BEGINNING BALANCE as of January 1, 2008			1,696,000.00

2008-2009 - HOUSING TRUST FUND	CREDIT	DEBIT	BALANCE
BEGINNING BALANCE as of January 1, 2008			4,516,000.00



**Attachment E**  
**Residential Subdivision and**  
**Condominium Activity Quarterly Report**

**QUARTERLY REPORT - SUBDIVISION/CONDOMINIUM APPROVALS ACTIVITY REPORT**

**January - March 2009**

	<b>Assigned Date</b>	<b>Approval Body</b>	<b>Project</b>	<b>Address</b>	<b># of Lots/ Units</b>	<b>Type</b>
<b>Preliminary Plats*</b>	1/7/2009	Administrative Hearing	Cannon Oaks Subdivision	1511 South 1000 West	2	Residential
	1/26/2009	Administrative Hearing	West Properties Subdivision Amendment	349 West 1600 South	8	Non Residential
	2/3/2009	Administrative Hearing	Malibu Condominiums	644 South 800 East	19	Residential Condominium
	2/5/2009	Administrative Hearing	Gateway Block C-1	170 South Rio Grande	3	Non Residential
	2/23/2009	Administrative Hearing	Glendale Addition Subdivison	1118 West American	21	Residential
	3/5/2009	Administrative Hearing	Urbana on 11th	1988 South 1100 East	29	Non Residential
	3/11/2009	Administrative Hearing	Riverglen Phase I	1368 South Dokes Lane	2	Residential
	3/13/2009	Administrative Hearing	Marmalade Court	328 West 600 North	3 <sup>1</sup>	Residential Condominium
	3/16/2009	Administrative Hearing	Jarvis Subdivision	51 North Wolcott Street	2	Residential
	3/18/2009	Planning Commission	Richards Court Condos (City Creek)	45 W. South Temple	90	Residential Condominium
<b>Quarter Totals</b>					<b>Lots / Units</b>	<b>179</b>
<b>Preliminary*</b>						

<sup>1</sup> 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 F**  
**Community Development Corporation**  
**Quarterly Report**

## SALT LAKE CITY CDBG QUARTERLY STATUS REPORT

FY 08/09: 1st Qtr. 2nd Qtr. 3rd Qtr. x 4th Qtr.

Name of Subrecipient: **COMMUNITY DEVELOPMENT CORPORATION OF UTAH**  
 Name of Program: **OWN IN SALT LAKE**  
 Contact Person: **Christine Newsam** Phone #: **801-994-7222** Email: **cnewsam@cdc.utah.org**

### SECTION I - PROJECT STATUS (Progress and/or Delays; not financial)

no activity during the 3rd quarter 08-09

### SECTION II - BENEFICIARY GOALS

Annual Client Goal: # Households (H): **N/A** OR **N/A**

### SECTION III - BENEFICIARIES SERVED (Number of Households (H) or Persons (P) Served)

1. Total Beneficiaries Served THIS Quarter: **N/A** Households or Persons (H or P): **\_\_\_**
2. If Households (H), number of Female Headed Households: THIS QUARTER: **N/A**
3. Beneficiary Income Information - Provide Information for THIS QUARTER only

Income Category (Median Family Income)	New/Continuing access to Service or Infrastructure	Improved access to Service or Infrastructure	Service or Infrastru longer substan
Extremely Low (<30% MFI)	N/A	N/A	N/A
Very Low (31% to 50% MFI)	N/A	N/A	N/A
Low/Mod (51%-79% MFI)	N/A	N/A	N/A
Non-Low Mod (>80% MFI)	N/A	N/A	N/A
Totals:	0	0	0

### 4. Race and Ethnicity - Number of Households or Persons

Race Category	Total Number Served THIS Qtr	Of the # served, how many are also
11	N/A	
12	N/A	
13	N/A	
14	N/A	
15	N/A	
16	N/A	
17	N/A	
18	N/A	
19	N/A	
20	N/A	
Total	0	0

#### Race Categories

- 11 White
- 12 Black or African American
- 13 Asian
- 14 American Indian or Alaskan Native  
Native Hawaiian or Other Pacific
- 15 Islander  
American Indian or Alaska Native &
- 16 White
- 17 Asian and White
- 18 Black or African American & White  
American Indian or Alaska Native and
- 19 Black or African American
- 20 Multi-Racial Other (The balance  
category will be used to report  
individuals that are not included in  
any of the single race categories or in  
any of the multiple race categories  
listed above)

# HOME QUARTERLY REPORT

HOME quarterly reports shall be due to Salt Lake City no later than October 31, 2008, January 31, 2009, April 30, 2009, and July 31, 2009. In addition to the quarterly reports, the annual report shall also be due no later than July 31, 2009. Submit all reports to:

**Phone: 801-535-7269**

## Housing & Neighborhood Development

451 South State St., Room 406

PO Box 145488

Salt Lake City, UT 84114-5488

**Numbers included in this report should only involve HOME funds received from Salt Lake City, not the County or your entire budget.**

NAME OF SUBGRANTEE ORGANIZATION: **Community Development Corporation of Utah**

PROJECT/PROGRAM NAME: Own in Salt Lake

TIME PERIOD COVERED: Jan 1 2009 to March 31, 2009  
Month Day Year Month Day Year

Report the total number of clients served in the first column. In the second column report the number of clients counted in the first column also claiming Hispanic or Latino ethnicity. If clients only claim Hispanic or Latino ethnicity, include them first in the White race column. **Adding an “Unknown” category is not acceptable.** If necessary, make a best guess estimate.

CODE	RACE/ETHNICITY	Total Number	Hispanic
14	American Indian or Alaska Native	n/a	n/a
16	American Indian <u>or</u> Alaska Native <u>and</u> White	n/a	n/a
19	American Indian or Alaska Native <u>and</u> Black or African American	n/a	n/a
13	Asian	n/a	n/a
17	Asian and White	n/a	n/a
12	Black or African American	n/a	n/a
18	Black <u>or</u> African American <u>and</u> White	n/a	n/a
15	Native Hawaiian or Other Pacific Islander	n/a	n/a
11	White	2	n/a
20	Balance of individuals reporting more than one race	n/a	n/a
<b>TOTALS</b>		2 (H)	n/a

## INCOME INFORMATION

Indicate below the number of households/persons served in each income category below. Please indicate whether you are serving households (H) or persons (P). **Total numbers from Income Information must match those from the Race/Ethnicity totals above. Adding an "Unknown" category is not acceptable.** If necessary, make a best guess estimate.

Number of clients assisted at 30% AMI or lower	<u>0</u>
Number of clients assisted between 31% and 50% AMI	<u>0</u>
Number of clients assisted between 51% and 60% AMI	<u>0</u>
Number of clients assisted between 61% and 80% AMI	<u>2 (H)</u>
Total Number of Households/Persons Served during the Quarter:	<u>2 (H)</u>

## HOUSING ACTIVITIES

Types of housing activities: Rental housing development, property acquisition for home buyer development, home owner housing development, home buyer assistance, housing rehabilitation and tenant based rental assistance.

Types of activities NOT considered housing activities: Emergency shelter assistance and short-term assistance to support homeless persons are considered public service activities, not housing activities.

### **Homebuyer Assistance Activities:**

Types of homebuyer assistance housing activities: Down payment and closing cost assistance, gap financing, interest rate buy-downs, and subsidized second mortgages.

Of the total number of persons assisted, how many:

Are first time home buyers	<u>2 (H)</u>
Are receiving down payment/closing cost assistance	<u>2 (H)</u>
Are coming from subsidized housing	<u>0</u>
Are receiving housing counseling	<u>2 (H)</u>

Total number of housing units in entire project:

Of those, how many are HOME assisted	<u>n/a</u>
--------------------------------------	------------

Total number of units in entire project meeting Energy Star Standards

Of those, how many are HOME assisted	<u>n/a</u>
--------------------------------------	------------

Total number of units in entire project meeting 504 Accessibility Standards

Of those, how many are HOME assisted	<u>n/a</u>
--------------------------------------	------------

### **Homebuyer Project Addresses for which these HOME funds assisted:**

1308 E Yale Ave. SLC 84111

1238 W 300 S SLC 84104

### **Homebuyer Development Activities:**

Types of homebuyer development housing activities: Property acquisition for homebuyer housing development, new construction of homebuyer units and rehabilitation of existing units for resale to homebuyers.

Total number of housing units in entire project:	<u>n/a</u>
Of those, how many are HOME assisted	<u>n/a</u>
Of those, how many units are restricted for those at 80% AMI or less whether HOME assisted or not	<u>n/a</u>
Total number of units in entire project meeting Energy Star Standards:	<u>n/a</u>
Of those, how many are HOME assisted	<u>n/a</u>
Total number of units in entire project meeting 504 Accessibility Standards	<u>n/a</u>
Of those, how many are HOME assisted	<u>n/a</u>
Of the total owner units developed:	
Number for households previously living in subsidized housing	<u>0</u>
Number of units to be occupied by the elderly (62 and older)	<u>0</u>
Number of units set aside for persons with HIV/AIDS	<u>0</u>
Of those, number designated for the chronically homeless	<u>0</u>
Number of units designated for the homeless	<u>0</u>
Of those, number designated for the chronically homeless	<u>0</u>

### **Rental Housing Activities**

Types of rental housing activities: Acquisition of existing units for rent, property acquisition for new construction of rental units, new construction of rental units, rehabilitation of existing rental units, and conversion of nonresidential structures into rental units.

Total number of housing units in entire project:	<u>n/a</u>
Of those, how many are HOME assisted	<u>n/a</u>
Total number of units in entire project meeting Energy Star Standards	<u>n/a</u>
Of those, how many are HOME assisted	<u>n/a</u>
Total number of units in entire project meeting 504 Accessibility Standards	<u>n/a</u>
Of those, how many are HOME assisted	<u>n/a</u>
Of the total owner units developed:	
Number of units to be occupied by the elderly (62 and older)	<u>n/a</u>
Number of units set aside for persons with HIV/AIDS	<u>n/a</u>
Of those, number designated for the chronically homeless	<u>n/a</u>
Number of units designated for the homeless	<u>n/a</u>
Of those, number designated for the chronically homeless	<u>n/a</u>
Number of years the project will remain affordable	<u>n/a</u>
Number of units subsidized with project-based rental assistance by another federal, state or local program	<u>n/a</u>
Number of units designated for homeless persons and families including units receiving assistance for operations	<u>n/a</u>
Of those, the number of units for the chronically homeless	<u>n/a</u>
Permanent housing units designated for homeless persons and families including units receiving assistance for operations	<u>n/a</u>
Of those, the number of units for the chronically homeless	<u>n/a</u>

### **Homeowner Rehabilitation**

Types of homeowner rehabilitation activities: All activities designed to make physical improvements to owner-occupied housing units.

Total number of units in the entire homeowner housing rehab project:	<u>n/a</u>
Of those, the number of units to be occupied by the elderly (62 and older)	<u>n/a</u>
Units moved from substandard to standard (HQS or local code)	<u>n/a</u>
Units qualified as meeting Energy Star Standards	<u>n/a</u>
Units made accessible that now meet Section 504 Standards	<u>n/a</u>
Units brought into compliance with lead safety rules	<u>n/a</u>

Rehab Project Addresses for which these HOME funds assisted, if applicable: n/a

### **Tenant-Based Rental Assistance**

Types of tenant-based rental assistance activities: All direct rental assistance to tenants (TBRA), and short-term assistance to households including security deposits.

Total number of households assisted:	<u>n/a</u>
Of those, how many receive short-term rental assistance (not more than 3 mos.)	<u>n/a</u>
Of those, the number of chronically homeless households	<u>n/a</u>
Total number of housing units in entire program:	<u>n/a</u>
Of those, the number of units designated for the homeless	<u>n/a</u>
Of those, the number designated for the chronically homeless	<u>n/a</u>

Was this activity carried out by a faith-based organization? YES n/a NO n/a



**Attachment G**  
**NeighborWorks® Salt Lake**  
**Quarterly Report**

## SALT LAKE CITY CDBG QUARTERLY STATUS REPORT

FY

08/09:

1st Qtr. <input type="checkbox"/>	2nd Qtr. <input type="checkbox"/>	3rd Qtr. <input checked="" type="checkbox"/>	4th Qtr. <input type="checkbox"/>
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<b>Name of Subrecipient:</b> NeighborWorks Salt Lake		
<b>Name of Program:</b>		
<b>Contact Person:</b> Geoff Hardles	<b>Phone #:</b> 801.539.1590	<b>Email:</b> geoff@nwsaltlake.org

### SECTION I - PROJECT STATUS (Progress and/or Delays; not financial)

Loans in pipeline & possible purchase of foreclosed home

### SECTION II - BENEFICIARY GOALS

<b>Annual Client Goal:</b>	<b># Houseolds (H):</b> 150	<b>OR</b>	<b># Persons (P):</b>
----------------------------	-----------------------------	-----------	-----------------------

### SECTION III - BENEFICIARIES SERVED (Number of Households (H) or Persons (P) Served)

1. Total Beneficiaries Served THIS Quarter: 53 Households or Persons (H or P): H

2. If Households (H), number of Female Headed Households: THIS QUARTER: 6

3. Beneficiary Income Information - Provide Information for THIS QUARTER only

Income Category (Median Family Income)	New/Continuing access to Service or Infrastructure	Improved access to Service or Infrastructure	Service or Infrastructure no longer substandard
Extremely Low (<30% MFI)	7		
Very Low (31% to 50% MFI)	25		
Low/Mod (51%-79% MFI)	14		
Non-Low Mod (>80% MFI)	7		
<b>Totals:</b>	53	0	0

#### 4. Race and Ethnicity - Number of Households or Persons

Race Category	Total Number Served THIS Qtr	Of the # served, how many are also Hispanic
11	39	15
12	1	
13	0	0
14	0	0
15	1	0
16	0	0
17	1	0
18	1	0
19	0	0
20	10	0
<b>Total</b>	53	15

#### Race Categories

- 11 White
- 12 Black or African American
- 13 Asian
- 14 American Indian or Alaskan Native
- 15 Native Hawaiian or Other Pacific Islander
- 16 American Indian or Alaska Native & White
- 17 Asian and White
- 18 Black or African American & White
- 19 American Indian or Alaska Native and Black or African American
- 20 Multi-Racial Other (The balance category will be used to report individuals that are not included in any of the single race categories or in any of the multiple race categories listed above)

# HOME QUARTERLY REPORT

HOME quarterly reports shall be due to Salt Lake City no later than October 31, 2008, January 31, 2009, April 30, 2009, and July 31, 2009. In addition to the quarterly reports, the annual report shall also be due no later than July 31, 2009. Submit all reports to:

Sandi Marler  
Housing & Neighborhood Development  
451 South State St., Room 406  
PO Box 145488  
Salt Lake City, UT 84114-5488

Phone: 801-535-7269

**Numbers included in this report should only involve HOME funds received from Salt Lake City, not the County or your entire budget.**

**NAME OF SUBGRANTEE ORGANIZATION:** NeighborWorks Salt Lake

PROJECT/PROGRAM NAME: \_\_\_\_\_

TIME PERIOD COVERED: 01/01/2009 to 03/31/2009  
 Month Day Year Month Day Year

Report the total number of clients served in the first column. In the second column report the number of clients counted in the first column also claiming Hispanic or Latino ethnicity. If clients only claim Hispanic or Latino ethnicity, include them first in the White race column. **Adding an “Unknown” category is not acceptable.** If necessary, make a best guess estimate.

CODE	RACE/ETHNICITY	Total Number	Hispanic
14	American Indian or Alaska Native	0	
16	American Indian <u>or</u> Alaska Native <u>and</u> White	0	
19	American Indian or Alaska Native <u>and</u> Black or African American	0	
13	Asian	0	
17	Asian and White	1	
12	Black or African American	1	
18	Black <u>or</u> African American <u>and</u> White	1	
15	Native Hawaiian or Other Pacific Islander	1	
11	White	39	15
20	Balance of individuals reporting more than one race	10	
<b>TOTALS</b>		53	300

## INCOME INFORMATION

Indicate below the number of households/persons served in each income category below. Please indicate whether you are serving households (H) or persons (P). **Total numbers from Income Information must match those from the Race/Ethnicity totals above. Adding an "Unknown" category is not acceptable.** If necessary, make a best guess estimate.

Number of clients assisted at 30% AMI or lower	7
Number of clients assisted between 31% and 50% AMI	25
Number of clients assisted between 51% and 60% AMI	14
Number of clients assisted between 61% and 80% AMI	7

Total Number of Households/Persons Served during the Quarter: 53

## HOUSING ACTIVITIES

Types of housing activities: Rental housing development, property acquisition for home buyer development, home owner housing development, home buyer assistance, housing rehabilitation and tenant based rental assistance.

Types of activities NOT considered housing activities: Emergency shelter assistance and short-term assistance to support homeless persons are considered public service activities, not housing activities.

### Homebuyer Assistance Activities:

Types of homebuyer assistance housing activities: Down payment and closing cost assistance, gap financing, interest rate buy-downs, and subsidized second mortgages.

Of the total number of persons assisted, how many:

Are first time home buyers	13
Are receiving down payment/closing cost assistance	
Are coming from subsidized housing	
Are receiving housing counseling	53

Total number of housing units in entire project:

Of those, how many are HOME assisted	
--------------------------------------	--

Total number of units in entire project meeting Energy Star Standards

Of those, how many are HOME assisted	
--------------------------------------	--

Total number of units in entire project meeting 504 Accessibility Standards

Of those, how many are HOME assisted	
--------------------------------------	--

Homebuyer Project Addresses for which these HOME funds assisted:

### Homebuyer Development Activities:

Types of homebuyer development housing activities: Property acquisition for homebuyer housing development, new construction of homebuyer units and rehabilitation of existing units for resale to homebuyers.

Total number of housing units in entire project:

Of those, how many are HOME assisted	1-Phipps
--------------------------------------	----------

Of those, how many units are restricted for those at 80% AMI	1
--	---

or less whether HOME assisted or not	1-Phipps
--------------------------------------	----------

Total number of units in entire project meeting Energy Star Standards:

Of those, how many are HOME assisted	0
--------------------------------------	---

Total number of units in entire project meeting 504 Accessibility:  
Standards

Of those, how many are HOME assisted	0
--------------------------------------	---

Of the total owner units developed:

Number for households previously living in subsidized housing	0
Number of units to be occupied by the elderly (62 and older)	
Number of units set aside for persons with HIV/AIDS	
Of those, number designated for the chronically homeless	
Number of units designated for the homeless	
Of those, number designated for the chronically homeless	

### **Rental Housing Activities**

Types of rental housing activities: Acquisition of existing units for rent, property acquisition for new construction of rental units, new construction of rental units, rehabilitation of existing rental units, and conversion of nonresidential structures into rental units.

Total number of housing units in entire project:	0
Of those, how many are HOME assisted	

Total number of units in entire project meeting Energy Star Standards	
Of those, how many are HOME assisted	

Total number of units in entire project meeting 504 Accessibility Standards	
Of those, how many are HOME assisted	

Of the total owner units developed:

Number of units to be occupied by the elderly (62 and older)	
Number of units set aside for persons with HIV/AIDS	
Of those, number designated for the chronically homeless	
Number of units designated for the homeless	
Of those, number designated for the chronically homeless	
Number of years the project will remain affordable	
Number of units subsidized with project-based rental assistance by another federal, state or local program	
Number of units designated for homeless persons and families including units receiving assistance for operations	
Of those, the number of units for the chronically homeless	
Permanent housing units designated for homeless persons and families including units receiving assistance for operations	
Of those, the number of units for the chronically homeless	

### **Homeowner Rehabilitation**

Types of homeowner rehabilitation activities: All activities designed to make physical improvements to owner-occupied housing units.

Total number of units in the entire homeowner housing rehab project:	0
Of those, the number of units to be occupied by the elderly (62 and older)	
Units moved from substandard to standard (HQS or local code)	
Units qualified as meeting Energy Star Standards	
Units made accessible that now meet Section 504 Standards	
Units brought into compliance with lead safety rules	

Rehab Project Addresses for which these HOME funds assisted, if applicable:

**Tenant-Based Rental Assistance**

Types of tenant-based rental assistance activities: All direct rental assistance to tenants (TBRA), and short-term assistance to households including security deposits.

Total number of households assisted: 0  
Of those, how many receive short-term rental assistance             
(not more than 3 mos.)             
Of those, the number of chronically homeless households           

Total number of housing units in entire program:             
Of those, the number of units designated for the homeless             
Of those, the number designated for the chronically homeless           

Was this activity carried out by a faith-based organization? YES ☐ NO ☐

## ADDI QUARTERLY REPORT

ADDI quarterly reports shall be due to Salt Lake City no later than October 31, 2008, January 31, 2009, April 30, 2009, and July 31, 2009. In addition to the quarterly reports, the annual report shall also be due no later than July 31, 2009. Submit all reports to:

Sandi Marler Phone: 801-535-7269  
 Housing & Neighborhood Development  
 451 South State St., Room 406  
 PO Box 145488  
 Salt Lake City, UT 84114-5488

**Numbers included in this report should only involve ADDI funds received from Salt Lake City, not the County or your entire budget.**

NAME OF SUBGRANTEE ORGANIZATION: NeighborWorks Salt Lake

PROJECT/PROGRAM NAME: \_\_\_\_\_

TIME PERIOD COVERED: 01/01/2009 to 03/31/2009  
Month      Day      Year Month      Day      Year

Report the total number of clients served in the first column. In the second column report the number of clients counted in the first column also claiming Hispanic or Latino ethnicity. If clients only claim Hispanic or Latino ethnicity, include them first in the White race column. **Adding an "Unknown" category is not acceptable.** If necessary, make a best guess estimate.

CODE	RACE/ETHNICITY	Total Number	Hispanic
14	American Indian or Alaska Native	_____	_____
16	American Indian <u>or</u> Alaska Native <u>and</u> White	_____	_____
19	American Indian or Alaska Native <u>and</u> Black or African American	_____	_____
13	Asian	_____	_____
17	Asian and White	_____	_____
12	Black or African American	_____	_____
18	Black <u>or</u> African American <u>and</u> White	_____	_____
15	Native Hawaiian or Other Pacific Islander	_____	_____
11	White	_____	_____
20	Balance of individuals reporting more than one race	_____	_____
<b>TOTALS</b>		<u>0</u>	_____

### INCOME INFORMATION

Indicate below the number of households/persons served in each income category below. Please indicate whether you are serving households (H) or persons (P). **Total numbers from Income Information must match those from the Race/Ethnicity totals above. Adding an "Unknown" category is not acceptable.** If necessary, make a best guess estimate.

Number of clients assisted at 30% AMI or lower \_\_\_\_\_  
 Number of clients assisted between 31% and 50% AMI \_\_\_\_\_  
 Number of clients assisted between 51% and 60% AMI \_\_\_\_\_  
 Number of clients assisted between 61% and 80% AMI \_\_\_\_\_

Total Number of Households/Persons Served during the Quarter: \_\_\_\_\_



## HOUSING ACTIVITIES

Types of housing activities: Rental housing development, property acquisition for homebuyer development, homeowner housing development, homebuyer assistance, housing rehabilitation and tenant based rental assistance.

Types of activities NOT considered housing activities: Emergency shelter assistance and short-term assistance to support homeless persons are considered public service activities, not housing activities.

### Homebuyer Assistance Activities:

Types of homebuyer assistance housing activities: Down payment and closing cost assistance, gap financing, interest rate buy-downs, and subsidized second mortgages.

Of the total number of persons assisted, how many:

Are first-time homebuyers

\_\_\_\_\_

Are receiving down payment/closing cost assistance

\_\_\_\_\_

Are coming from subsidized housing

\_\_\_\_\_

Are receiving housing counseling

\_\_\_\_\_

Total number of housing units in entire project:

\_\_\_\_\_

Of those, how many are HOME/ADDI-assisted

\_\_\_\_\_

Total number of units in entire project meeting Energy Star Standards

\_\_\_\_\_

Of those, how many are HOME/ADDI-assisted

\_\_\_\_\_

Total number of units in entire project meeting 504 Accessibility Standards

\_\_\_\_\_

Of those, how many are HOME/ADDI-assisted

\_\_\_\_\_

Of those, how many are HOME/ADDI-assisted

\_\_\_\_\_

Homebuyer Project Addresses for which these ADDI funds assisted:

### Homeowner Rehabilitation

Types of homeowner rehabilitation activities: All activities designed to make physical improvements to owner-occupied housing units.

Total number of units in the entire homeowner housing rehab project:

\_\_\_\_\_

Of those, the number of units to be occupied by the elderly  
(62 and older)

\_\_\_\_\_

Units moved from substandard to standard (HQS or local code)

\_\_\_\_\_

Units qualified as meeting Energy Star Standards

\_\_\_\_\_

Units made accessible that now meet Section 504 Standards

\_\_\_\_\_

Units brought into compliance with lead safety rules

\_\_\_\_\_

Rehab Project Addresses for which these ADDI funds assisted, if applicable:

**Attachment H**  
**Economic Update**



**Rocky Mountain Economic and Market Analysis Division (EMAD)**  
**"Market Watch" and "Market Opportunities" – March 2009**

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, and 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 any 232 applications and 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 – March 2009

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

**Colorado Springs, Colorado MSA** (El Paso County) (Antoine/Ross) – Colorado Springs' economy has weakened during the 12 months ending February 2009. Average nonfarm employment has declined by 1.4 percent from a year earlier. The deepening national recession has impacted the local economy. On the positive side, military strength at Fort Carson AB is expected to expand by 6,500 soldiers by the third quarter 2009 and possibly another 3,500 by 2012. However, ongoing deployments, transfer timing, and changing military strategies could mute some of the impact of the additional soldiers. Rental market conditions remain soft. In a vacancy survey conducted by Apartment Insights/Doug Carter, LLC, the first quarter of 2008 rate was 9.9 percent, up from the 9.0 percent recorded one year ago. Average effective rent (gross rent less concessions) in the survey at \$624 was off \$13 from a year ago. There are over 300 units currently in lease up or under construction, another 500 units in FHA processing, and potentially 500 units in two different developments in the planning pipeline. Apartment Insights also reported that three FHA and non-FHA projects have been recently shelved because of the uncertain outlook and pipeline of projects. Although the market is expected to generate new demand with the arrival of military transfers, there is both economic and military uncertainty. **As a result of these factors, additional large market rate and 60 percent tax credit projects are discouraged until the market shows more strength and the pipeline begins to clear.** Continue to reassess the market over the next few quarters. There is, however, opportunity for subsidized or tax credit development at 50 percent of median income or lower.

**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 softened significantly during the first quarter 2009, reflecting the weaker economy and the impact of new units coming on line. Rent concessions are still well below the highs recorded 4 years ago, but continue to inch up in the first quarter 2009 and remain a factor in some submarkets. A large volume of apartment communities already under construction are expected to enter the market in 2009. **There is market rate potential in some submarkets but new development should be pursued cautiously given these factors. In general, starts should be timed to enter the market in late-2010 or later.** Metro area listed on the "watch list" as precaution to emphasize that the market will be highly competitive over the next year or two. Because of low market rate-tax credit rent differential, caution is also urged on 60 percent tax credit development, but there is opportunity for subsidized or tax credit development at 50 percent of median income or lower.

Denver area's nonfarm jobs was relatively unchanged over the preceding 12-months ending February 2009. The Denver metro area apartment vacancy rate, according to Apartment Insights, has increased to 8.2 percent in the first quarter of 2009, a 1.9 percentage point increase from a year ago. Average effective rent at \$788 was down \$24 from a year ago. Apartment deliveries are expected to increase in 2009 to approximately 3,500 units, up from 2,800 in 2008. Given the expected decline in employment in 2009, absorption is expected to fall short of deliveries. Effective rents are likely to stagnate or decline while vacancy rates may increase. Although the market is expected to soften in 2009, continued population growth and an expected improved economy by 2010 will help the market recover. Despite these short term factors, there is still opportunity for cautious new market rate product in

## Market Watch – March 2009

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

some submarket areas. The market for 60 percent tax credit projects has improved but at discounted rents due to the relatively slow recovery of market rents. Continue to reassess situation over next few quarters to see how general market responds to weaker economy and increased new supply.

**Fort Collins-Loveland, Colorado MSA** (Larimer County) (Russell) –Metro area listed on the “watch list” as precaution to 60 percent tax credit development because of low market rate-tax credit rent difference.

The Fort Collins area economy has slowed in the past year and is expected to remain weak for the next 12-months. For the 12-months ending February 2009, nonfarm employment averaged 137,900 jobs, an increase of .8 percent or 1,100 jobs. According to Apartment Insights’ first quarter 2009 survey, the vacancy rate was at 5.7 percent was up slightly from 5 percent recorded a year earlier. Average contract rent also increased slightly to \$797. There is currently one large market rate development under construction in the area. Despite a slowing economy, additional market rate development will be necessary to maintain current market conditions. **There is opportunity for market rate development and/or tax credit development at 50 percent of median income or lower.** The 60 percent tax credit market continues to remain soft as these units compete with mid-range market rate product for rents.

**Greeley, Colorado PMSA** (Weld County) (Russell) –Economic conditions in the Greeley area have weakened. For the 12-month period ending February 2009, nonfarm employment was approximately 82,900 jobs, up 1 percent over the previous 12-month period.

According to Apartment Insights’ first quarter 2009 survey, the apartment vacancy rate was 8.5 percent, up from 7.8 percent a year ago. Average rent during the same period increased slightly to \$642. **For the time being, 60 percent tax credit projects and market-rate development are not encouraged until we see how the market progresses over the next few quarters.** Tax credit opportunities are limited to moderate sized projects at 50 percent of median income or lower.

**Pueblo, Colorado MSA** (Pueblo County) (Russell) – The Pueblo economy was relatively unchanged during the 12 months ending February 2009; nonfarm employment was flat in at 58,600. The average unemployment rate increased from 4.9 to 6.8 percent. **There is limited market rate development potential.** Metro area listed on the “watch list” as precaution to 60 percent tax credit development.

According to the Colorado Division of Housing (DOH) quarterly apartment survey, vacancy rates have fluctuated greatly over the last 3 years, but the 7.2 percent rate recorded during the fourth quarter 2008 was up only slightly from the fourth quarter 2007. Average contract rent remained virtually unchanged at \$514. The latest (third quarter 2008) vacancy rate for tax credit developments is considerably lower at 2.7 percent. The Pueblo rental market is somewhat balanced and there is some limited demand. There was a large market-rate development currently in the FHA pipeline that was previously a factor has now cleared.

## **Market Watch – March 2009**

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

Pueblo area still listed on the “watch list” as a precaution to 60 percent tax credit development because of low market rate-tax credit rent differential, and the modest level of market rate demand. Potential tax credit development; however, exists at 50 percent of median income or lower.

**St. George, Utah** (Washington County) (Ross) – Economic conditions have continued to deteriorate in the St. George area through February 2009. Nonfarm employment declined by 5 percent to 51,400 jobs during the 12-month period ending February 2009, a strong reversal from the 4 percent growth recorded during the previous 12-month period. Even with a significant slowdown in apartment development over the last several years, the rental market has softened. A soft sales market has increased the number of single-family and condominium homes being offered as rental units, exacerbating the already soft rental market. **As a result of the current market conditions, strong caution is urged for large market rate projects until the area becomes more stable.**

**Rock Springs, Wyoming** (Sweetwater County) (Russell) – Although employment growth has slowed in the Rock Springs area, increased in-migration of households has left the rental market in Sweetwater County extremely tight. There is; however, nearly 350 market rate units that are either under construction or in the FHA pipeline. Rock Springs temporarily on watch list to spread out new development entering the relatively smaller market. In general, new market rate development should be phased due to the historical fluctuations in demand related to the energy industry. There is opportunity for tax credit development throughout the county.

### **Section 232 Assisted Living:**

None specifically designated at this time.

## **Market Opportunities – March 2009**

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

**Boulder city area, Colorado** (Boulder County) (Conner) - Boulder County's nonfarm employment for the 12 months ending February 2009 increased 0.7 percent from the preceding 12-months. The unemployment rate averaged 4.6 percent, up from 3.4 percent for the previous 12-months. Rental market conditions remain tight in some areas. According to the Apartment Insights survey for first quarter 2009, the apartment vacancy rate in south Boulder, which includes the University of Colorado campus, was 2.7 percent, up slightly from 2.6 percent a year ago. South Boulder has the lowest vacancy rate of all submarkets in the Denver region. The vacancy rate in north Boulder was 5.2 percent, up from 4.4 percent a year ago. In Longmont, the vacancy rate fell to 6.0 percent, compared with 6.9 percent a year ago. Average monthly rents increased in south Boulder, to \$923 in first quarter 2009, compared with \$896 a year ago. In north Boulder, rents increased slightly during the same period, from \$966 to \$971. And in Longmont, monthly rents rose from \$836 to \$845. There is potential for market rate and tax credit development, particularly within the city of Boulder and adjoining areas.

**Fort Collins-Loveland, Colorado MSA** (Larimer County) (Russell) – See market conditions described in “watch” section.

**Glenwood Springs, Colorado** (Garfield County) (Russell) – The rental market in Garfield County has been extremely tight for the past 3 years. Robust employment growth and a lack of new construction have put downward pressure on apartment vacancy rates. In the latest DOH third quarter 2008 survey, the average vacancy rate was 2.7 percent, up slightly from 2.4 percent recorded in the third quarter 2007. The same report shows average contract rent increased by \$100 to \$830. There is an opportunity for market rate and tax credit rental development throughout the county.

**Grand Junction, Colorado** (Mesa County) (Russell) – Grand Junction area's nonfarm job growth is up by an average of 4.1 percent over the preceding 12-months ending February 2009. The unemployment rate is currently 4.5 percent, up from 3.3 percent a year earlier. According to Colorado Division of Housing's third quarter 2008 survey, the apartment vacancy rate was 2.4 percent, up slightly from 1.8 percent a year ago. Average rent at \$670 was up \$60 from a year ago. Based on anticipated household growth and current market conditions, there is opportunity for market rate and tax development throughout the area.

**Rapid City, South Dakota** (Meade and Pennington Counties) (Ross) - The economy of the Rapid City metropolitan area continues to experience stable growth with nonfarm employment expanding by 1.3 percent during the 12-month period ending February 2009, just below the 1.4 percent growth experienced during the previous 12-month period. Continued economic growth in the metropolitan area has allowed the rental market to remain balanced. Units under construction and in the pipeline are expected to satisfy rental demand for the next 2 years. Consequently, starts on additional units should not begin until late 2010.

**Ogden-Clearfield, Utah MSA** (Davis, Morgan, and Weber) (Antoine) – Economic conditions in the Ogden-Clearfield metropolitan area have contracted during 12 months ending February 2009, nonfarm employment averaged 200,600 jobs, down 1.1 percent compared

## **Market Opportunities – March 2009**

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

with the number recorded during the previous 12-month period. Although employment growth has declined, renter household growth continues and a cutback in construction has helped the market maintain somewhat balanced conditions. According to an ARA Apartment Realty Advisors survey as of January 2009, the average apartment vacancy rate in Ogden (Weber County) at 7.2 percent was up from 6.3 percent recorded a year ago. The Clearfield (Davis County) area average apartment vacancy rate at 5.9 percent was up from 4.6 percent. Despite a small level of new apartment construction, the easing of the apartment vacancy rate in Ogden and Clearfield was due to the slight surplus of unsold homes that are temporarily rented by owners and builders. At the same time, average effective apartment rents for the Ogden and Clearfield areas were \$715 and \$667, respectively, up 7 and 4 percent from a year earlier. Although development should be pursued cautiously given current employment trends, there is opportunity for market rate and tax credit developments in some submarkets at this time. Continue to access market situation over next few quarters to see how general market responds to weaker economy.

**Provo-Orem, Utah** (Utah County) (Antoine) – Although the economy has declined, a growing population base and a cutback in construction have helped maintain a somewhat balanced rental market. Nonfarm job growth was down 1.5 percent for the 12 months ending in February. According to ARA Apartment Realty survey as of January 2009, the apartment vacancy rate at 5.7 percent increased from the 3.6 percent recorded a year earlier. At the same time, average asking rent at \$719 was up 2 percent during the same period. There is opportunity for both market rate and tax credit developments. Although development should be pursued cautiously given current employment trends, there is opportunity for market rate and tax credit developments in most submarkets. Continue to access market situation over next few quarters to see how general market responds to weaker economy.

**Salt Lake City, Utah** (Salt Lake, Summit, and Tooele) (Ross) – Economic conditions have continued to slow in the Salt Lake City metropolitan area. Nonfarm employment increased by 0.1 percent during the 12-month period ending February 2009, down significantly from the 3.4 percent growth recorded during the previous 12-month period. Although employment growth has slowed, a moderate level of household growth and a cutback in construction have helped the market maintain somewhat balanced conditions. According to Apartment Realty Advisors, the year-end vacancy rate in Salt Lake County increased to 6.8 percent from the 4.5 percent rate recorded a year ago. During the same period, the average apartment rent increased by 5.2 percent to \$771. The increase in the apartment vacancy rate is primarily the result of surplus unsold homes being temporarily rented. There are six FHA applications already in processing with several more expected in shortly. Caution is urged but there is still some opportunity for large market rate and 60 percent tax credit developments in select submarkets. Continue to access market situation over next few quarters to see how general market responds to the weaker economy. Depending on direction of market, consider possible removal of area as an opportunity because of the large FHA pipeline.



## **Market Opportunities – March 2009**

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

**Casper, Wyoming** (Natrona County) (Russell) - There is opportunity for affordable market rate and tax credit housing development throughout the county. The vacancy rate in the area is currently under 2 percent and housing market in a severe shortage situation. Further economic development will be limited by the area's lack of housing.

## **THE ROCKY MOUNTAIN ECONOMY: UPDATE**

February 2009 (also see Economic Indicators spreadsheet)

The economy of the Rocky Mountain region continued its year-long slowdown and for the first time in 5 years employment declined in December. For the month, nonfarm employment fell by 34,500 jobs to 5,086,200, a 0.7-decrease, compared with the level of nonfarm employment recorded in 2007. The most significant losses in December 2008 occurred in Utah, where employment declined by 27,100 jobs, or 2.1 percent from a year ago. The main culprit was the beleaguered residential construction industry that shed over 15,000 jobs during the past year. Employment in Colorado was off by 0.7 percent or 15,500 jobs primarily in professional and business services, and financial activities. Losses in construction and trade jobs in Montana contributed to the negative 0.9 percent overall performance for the state. Growth in Wyoming's natural resources-related industries helped maintain the state as the fastest growing job market in the nation, with a 2.2-percent rate of growth, or a gain of 6,500 new jobs. South Dakota and North Dakota added 3,400 and 2,000 jobs, respectively. In the region, the seasonally adjusted unemployment rate in 2008 increased to 5.1 percent from the 3.5-percent rate in 2007. Unemployment rates ranged from 3.4 percent in Wyoming to 6.1 percent in Colorado, all well below the national rate of 7.2 percent.

Despite the slower economy, the population of the Rocky Mountain region grew at twice the national rate of 0.9 percent in 2008. According to the Census Bureau, as of July 1, 2008, the population was estimated to be 10.6 million; this figure represents a 1.9-percent increase compared with the population estimate as of July 1, 2007. The 2.5-percent growth rate in Utah led the region, and the state ranked as the fastest growing in the nation. The 2.0-percent and the 1.8-percent growth rates in Colorado and Wyoming, respectively, positioned the states in fifth and seventh place nationally. Montana and South Dakota recorded population gains of approximately 1 percent, and, in North Dakota, growth was 0.6 percent. Net in-migration accounted for 46 percent of the regional population increase.

Meanwhile, at the national level, U.S. payroll jobs in December 2008 declined by 577,000 from November 2008. Large declines in manufacturing, construction, retail, and financial services employment were only partially offset by small gains in education and health services, and government. For the year, the economy lost 3.0 million jobs, the most since 1945. The 3.8-percent decrease in real GDP in the fourth quarter of 2008 was not as bad as feared. Better-than-expected results for foreign trade, inventories, and government spending partially offset large drops in consumer spending and business investment. Standard and Poor's forecasts that GDP is expected to continue to decline until the third quarter of 2009.

Housing starts in the U.S. plunged 44 percent to 560,000 in December 2008, the lowest level since the data series began in 1959. Paralleling the nation, building permit activity for the Rocky Mountain region for the year was down 34.8 percent from 2007. Apartment vacancy rates in the Denver and Salt Lake City areas have trended upwards during the past year although both markets remain somewhat balanced. Further weakening of the Denver market is expected with the delivery 4,000 apartment units already under construction in 2009 and another 2,000 in 2010. In Colorado Springs, the market is soft and vacancy rates have been close to 10 percent for the past 6 years. Existing home sales in the Denver Metro Area declined by 2.2 percent in 2008 approximately equal to the national decline of 1.4 percent. The inventory of 14,995 single-family homes for sale in Denver in December 2008 was 19.9 percent lower than 1 year ago.

According to the Mortgage Bankers Association, foreclosure rates reported in the region and the U.S. increased in third quarter of 2008. The regional increase of .34 percentage points from a year ago was less than the 1.28 recorded nationally. U.S. consumer prices declined by 1.0 percent in December from November but were up 0.1 percent from one year ago. The Federal Reserve held the federal funds rate at 0.25 percent to promote resumption of economic growth. The average 30-year fixed mortgage interest rate in December of 5.3 percent was down 0.8 percentage points from the average of a year ago.

# **ROCKY MOUNTAIN ECONOMIC INDICATORS**

23-Feb-09

(also see Rocky Mountain Economy Update document)

					Change	
<u>Indicator</u>	<u>Data as of</u>	<u>Most Recent Mth./Qtr.</u>	<u>Previous Mth./Qtr.</u>	<u>Year Ago</u>	<u>Last Mth/Qtr</u>	<u>Year Ago</u>
Nonfarm Employment (seasonally adjusted):						
Colorado	December-08	2,332.4	2,345.7	2,347.9	-0.6%	-0.7%
Montana	December-08	443.2	444.5	447.0	-0.3%	-0.9%
North Dakota	December-08	362.1	363.5	360.1	-0.4%	0.6%
South Dakota	December-08	411.8	412.5	408.4	-0.2%	0.8%
Utah	December-08	1,237.7	1,246.3	1,264.8	-0.7%	-2.1%
Wyoming	December-08	299.0	299.6	292.5	-0.2%	2.2%
Rocky Mountin Region	December-08	5,086.2	5,112.1	5,120.7	-0.5%	-0.7%
United States	December-08	135,178.0	135,755.0	138,152.0	-0.4%	-2.2%
Unemployment Rate (seasonally adjusted):						
Colorado	December-08	6.1	5.8	4	0.3	2.1
Montana	December-08	5.4	4.9	3.2	0.5	2.2
North Dakota	December-08	3.5	3.3	3.2	0.2	0.3
South Dakota	December-08	3.9	3.4	2.9	0.5	1
Utah	December-08	4.3	3.7	2.9	0.6	1.4
Wyoming	December-08	3.4	3.2	3.1	0.2	0.3
Rocky Mountin Region	December-08	5.1	4.5	3.5	0.6	1.6
United States	December-08	7.2	6.1	4.9	1.1	2.3
GDP Growth Rate (%) - United States	4th qtr 08	-3.8	-0.5	-0.2	-3.3	-3.6
U.S. Housing Starts (Annual rate)	December-08	560,000	655,000	1,000,000	-14.5%	-44.0%
Residential Building Permits:						
Colorado	YTD-Dec-08	19,517	na	30,346	na	-35.7%
Montana	YTD-Dec-08	2,516	na	4,411	na	-43.0%
North Dakota	YTD-Dec-08	2,859	na	3,082	na	-7.2%
South Dakota	YTD-Dec-08	4,168	na	5,036	na	-17.2%
Utah	YTD-Dec-08	11,128	na	19,762	na	-43.7%
Wyoming	YTD-Dec-08	2,468	na	2,836	na	-13.0%
Rocky Mountain Region	YTD-Dec-08	42,656	na	65,473	na	-34.8%
Apartment Vacancy Rates:						
Colorado Springs MSA	4th qtr 08	10.2	9.2	9.4	1.0	0.8
Denver/Boulder area	4th qtr 08	7.0	6.0	6.0	1.0	1.0
Salt Lake City MSA	4th qtr 08	4.9	5.0	4.3	-0.1	0.6
United States	4th qtr 08	10.1	9.9	9.6	0.2	0.5
Existing Single-Family Sales: Denver PMSA						
Active Listings	December-08	14,995	16,775	18,709	-10.6%	-19.9%
Number of Sales	YTD-Dec-08	37,988	na	38,845	na	-2.2%
Average Price	YTD-Dec-08	\$270,261	na	\$310,418	na	-12.9%
Existing Home Sales: United States						
Annual Rate of Sales (SA)	December-08	4,260,000	3,980,000	4,320,000	7.0%	-1.4%
Average Price	December-08	\$215,300	\$222,800	\$253,000	-3.4%	-14.9%
Single Family Foreclosure Rate:						
Rocky Mountain	3rd qtr-08	1.62	1.73	1.28	-0.11	0.34
United States	3rd qtr-08	2.97	2.75	1.69	0.22	1.28
Consumer Price Index - All Items:						
Denver-Boulder CMSA	2nd Half 08	211.1	208.7	202.8	1.1%	4.1%
United States (SA)	December-08	210.2	212.4	210.0	-1.0%	0.1%
Average Monthly Mortgage Interest Rate:	December-08	5.30	6.09	6.10	-0.79	-0.80