

SALT LAKE CITY CORPORATION

FRANK B. GRAY
DIRECTOR

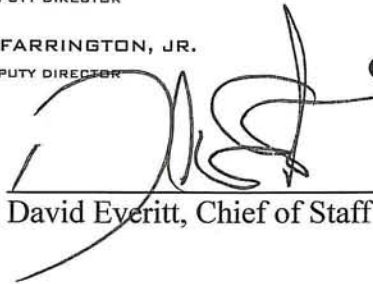
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

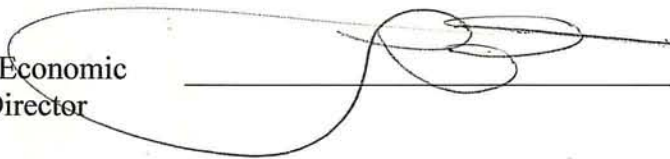
Date Received: 11/05/2009

Date Sent to City Council: 11/10/2009

TO: Salt Lake City Council
Carlton Christensen, Chair

DATE: October 19, 2009

FROM: Frank Gray, Community & Economic
Development Department Director



SUBJECT: Quarterly Housing Report for Fiscal Year 2009-2010, First Quarter

STAFF CONTACT: LuAnn Clark, Director of Housing and Neighborhood Development,
at 801-535-6136 or LuAnn.Clark@slcgov.com

ACTION REQUIRED: None

DOCUMENT TYPE: Briefing

BUDGET IMPACT: None

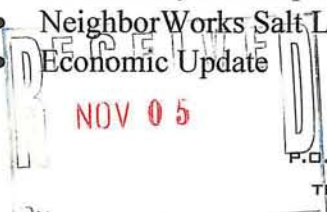
DISCUSSION:

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

Analysis: The following information is included in the report:

- Loans to First-Time Homebuyers, 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

NOV 05



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SCANNED TO: David
SCANNED BY: Paul
DATE: 11/5/09

Recommendation: None

PUBLIC PROCESS: None

RELEVANT ORDINANCES: None

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

HOUSING AND NEIGHBORHOOD DEVELOPMENT

HOUSING PROGRAMS REPORT FISCAL YEAR 2009-2010
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QUARTER 1
(July 1, 2009 – September 30, 2009)

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

The First Time Homebuyer Program, which uses HOME, CDBG, and private funding sources, has placed 348 families in properties. This fiscal year three First Time Home Buyer homes have been purchased and rehabilitated. At the end of the quarter, eight First Time Home Buyer homes were in the process of rehabilitation, one was available for sale, one had buyers in the loan approval process, and one was under contract to purchase. HAND has also started development work on five other new construction projects. Although the real estate market has slowed, homes priced under \$200,000 are selling well as long as the purchasers are qualified. We are starting the development work on five other new construction projects.

First Time Home Buyer Loans

	Fiscal YTD	1 st Quarter
Loans Closed	3	3
Dollar Amount	\$558,283.00	\$558,283.00
Average Per Loan	\$186,094.33	\$186,094.33

Single Family Rehabilitation Projects

	Fiscal YTD	1 st Quarter
Loans Closed	46	46
Dollar Amount	\$285,074.00	\$285,074.00
Change Orders	\$ 3,340.00	\$3,340.00
Average Per Loan	\$6,269.87	\$6,197.26
Number of Units	46	46
Average Per Unit	\$6,269.87	\$6,197.26

Multi-Family Rehabilitation Projects

	Fiscal YTD	1 st Quarter
Number of Projects	2	2
Dollar Amount	\$491,935.00	\$491,935.00
Average Per Loan	\$245,917.50	\$245,917.50
Number of Units	126	126
Average Per Unit	\$3,904.25	\$3,904.25

Housing Program Funding Sources

FUNDING SOURCES	Fiscal YTD 07/01/08 – 9/30/08	% OF FUNDS	1 st Quarter 7/01/08 – 9/30/08	% OF FUNDS
Community Development Block Grant	\$ 269,487.00	20.0%	\$ 269,487.00	20.0%
Rental Rehab Funds	\$ 484,305.00	36.2%	\$ 484,305.00	36.2%
Personal Contributions	\$ 70,692.00	5.3%	\$ 70,692.00	5.3%
Private Funding Sources	\$ 365,707.00	27.3%	\$ 365,707.00	27.3%
Home	\$ 117,641.00	8.9%	\$ 117,641.00	8.9%
River Park Funds	\$ 0.00	0.0%	\$ 0.00	0.0%
Other Funds	\$ 30,800.00	2.9%	\$ 30,800.00	2.3%
TOTAL	\$ 1,338,632	100%	\$ 1,338,632.00	100%

Outreach and Marketing Efforts

HAND is continuing its outreach and marketing efforts. It has mailed out 5,470 brochures and letters during this fiscal year, and plans to continue its mailings through the winter using a different letter that emphasizes emergency repairs. HAND has also marketed its programs at the Farmer's Market, the Sunday Anderson Senior Fair, and the Community Fair. 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.

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

Building Permit Activity for the First Quarter

JULY

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	7	7
Total New Construction	7	7
Additions, Alterations and Repairs	71	92
Total Residential Construction	78	99

AUGUST

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	1	1
Total New Construction	1	1
Additions, Alterations and Repairs	139	91
Total Residential Construction	140	92

SEPTEMBER

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family	2	2
Total New Construction	2	2
Additions, Alterations and Repairs	131	75
Total Residential Construction	115	77

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

Housing Starts for the First Quarter

228075 7/15/08	Mattson Residence new single family	3022 East St Mary's	1,500,000	90701017
224693 6/13/07	Wayman Residence New s/f dwelling	1464 South 1000 West	250,000	90701019
09-03057 5/26/09	Montgomery Villa new s/f dwelling	260 South Eisenhower Way	135,000	90713024
09-03547 6/17/09	Taylor Residence new s/f dwelling	2260 E Parleys Terrace	950,000	90722013
09-03667 6/23/09	Biesinger/Swinyard Res new s/f dwelling	1342 South Lincoln Street	175,000	90729004
09-03423 6/11/09	Nilsson Residence New single family	530 West 400 North	198,000	90730018
227485 6/5/08	Brown Residence new single family	1648 New Bedford Drive	1,089,000	90731005
09-03739 6/25/09	Miller Residence New s/f dwelling	1840 East Herbert Avenue	325,000	90803007
08-03334 11/6/08	Hines Residence new s/f residence	2282 South Signal Pointe Cir	300,000	90904025
09-03793 6/29/09	Scott Residence New single family	403 East Oak Forest Road	1,985,000	90918008

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

Boarded Buildings Activity
1st Quarter 2010
July 1, 2009 through September 30, 2009

Existing Boarded buildings as of June 30, 2009	66
Vacant/Secure Buildings as of June 30, 2009*	85
Demolition	1
Resolved	1
New boarded buildings	4
Total boarded buildings September 30, 2009	68
Buildings vacant/secure September 30, 2009*	103

*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**

Districts	Boarded Buildings	Vacant & Secured Buildings
District #1	7	9
District #2	18	13
District #3	6	15
District #4	24	32
District #5	8	24
District #6	2	5
District #7	3	5
Total	68	103

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

10/1/2009

District #1 - Boarded

<i>Address</i>	<i>Sidwell No.</i>	<i>Owner</i>	<i>Owner's Address</i>	<i>Boarded*</i>	<i>Comments</i>
1815 North Catherine St.	08-22-276-004	Tony R. Sieverts	10084 South Altavilla Drive Sandy, UT 84092	Commercial	
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	
732 North Redwood Road	08-27-452-008	Thomas Phung	2470 S. Redwood Rd. #207 West Valley, Utah 84119	Residential	
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
District #1 - Vacant & Secured					
594 North Billy Mitchell Rd.	07-36-201-004	KRE Properties LLC	4140 Utica Ridge Road Bettendorf, LA 52722	Commercial	
1515 West Riverview Ave.	08-22-276-001	Mary South	279 North Quince Street Salt Lake City, UT 84103	Commercial	

1848 West Sir Charles Dr.	08-27-157-010	Ma L F Dela Cruz	P. O. Box 33053 Las Vegas, NV 89133	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	
526 North 1100 West	08-35-133-012	Atkins 1100 LLC	526 North 1100 West Salt Lake City, UT 84116	Residential	
1172 North 1300 West	08-26-152-004	May J. McClellan c/o Penny J. McClellan	13451 Entreen Avneue San Diego, California 92129	Residential	
742 North 1400 West	08-27-479-013	John C. & Eva M. Silver	742 North 1400 West Salt Lake City, Utah 84116	Residential	
1260 West 900 North	08-26-302-024	George W. Tvedtnes	1260 West 900 North Salt Lake City, Utah 84116	Residential	

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT					
10/1/2009					
District #2 - Boarded					
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments
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
48 South Jeremy Street	15-02-205-006	Tunnel Investments LLC	P. O, Box 645 Lehi, UT 84043	Commercial	
223 So. Montgomery St.	15-03-260-002	Joel Rodriguez & Mayra Escobar	223 South Montgomery St. Salt Lake City, UT 84104	Residential	
1500 W. North Temple St.	08-34-476-016	Jae Ju & Lib Bun Jun	1500 West North Temple St. Salt Lake City, UT 84116	Commercial	
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,
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	
		District #2 - Vacant & Secured			
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
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
507 South Fulton Street	15-04-376-001	Teni M. Faamoe	5352 South Peachwood Cir. Taylorsville, UT 84118	Commercial	
1050 West Pierpont Ave.	15-02-179-008	Edward W. & Gladys R. Evans	11991 South 2240 West Riverton, UT 84065	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	
1465 West 1300 South	15-10-480-006	Wells Fargo Bank NA	One Home Campus Des Moines, IA 50328	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
10/1/2009**

District #3 - Boarded

<i>Address</i>	<i>Sidwell No.</i>	<i>Owner</i>	<i>Owner's Address</i>	<i>Boarded*</i>	<i>Comments</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
530 West 400 North	08-36-152-060	Signature Books Inc.	530 West 400 North Salt Lake City, UT 84116	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

321 N. Almond St. #rear	08-36-427-010	Amanda Ekstrom	1957 South 120 West Orem, UT 84058	Residential	
854 West Everett Avenue	08-23-456-014	Greenlight Holdings of American LLC	629 East 4055 South Murray, Utah 84107	Commercial	
166 E.Fourth Ave. AKA 168 E.Fourth Avenue	09-31-337-035	Garth W. Allred	P. O. Box 1896 St. George, UT 84771	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	
1119 East First Avenue	09-32-481-016	Locke Avenues LLC One Alliance Center	3500 Lenox Road #200 Atlanta, GA 30326	Residential	
579 W. North Temple St.	08-36-354-020	GCII Investments LC	242 South 200 East Salt Lake City, Utah 84111	Commercial	
451 East Northmont Way	09-30-426-002	HSBC Bank USA	3476 Stateview Boulevard Ft. Mills, SC 29715	Residential	
41 South University St.	16-04-103-001	Alpha Tau House Corporation c/o Robert Mansfield	50 South Main Street #1600 Salt Lake City, UT 84101	Residential	
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
530 West 400 North	08-36-152-060	Signature Books Inc.	530 West 400 North Salt Lake City, UT 84116	Residential	
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
10/1/2009**

District 4 - Boarded

<i>Address</i>	<i>Sidwell No.</i>	<i>Owner</i>	<i>Owner's Address</i>	<i>Boarded*</i>	<i>Comments</i>
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
455 East Segoe 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 & Sheliah 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.

551 West 300 South	15-01-302-001	Nicholas & Co.	P. O. Box 45005 Salt Lake City, UT 84145	Commercial	
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	Kalioppe 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	
District #4 - Vacant & Secured					
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 Segoe 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	
643 South 300 East	16-06-386-002	Justin M. Luke	643 South 300 East Salt Lake City, UT 84111	Residential	
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	
540 East 500 South	16-06-476-032	Huntpark Development, LLC c/o Derek J. Whetten	686 East 110 South Unit 204 American Fork, UT 84003	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	P. O. Box 573681	Residential	

		c/o John G. McGee	Murray, Utah 84157		
438 East 700 South	16-07-209-004	Delia E. Grutter & Patricia G. G. Jones	1187 East Laird Avenue Salt Lake City, Utah 84105	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
10/1/2009**

District #5 - Boarded

<i>Address</i>	<i>Sidwell No.</i>	<i>Owner</i>	<i>Owner's Address</i>	<i>Boarded*</i>	<i>Comments</i>
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
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 Downington Ave.	16-18-307-002	Federal Home Loan Mortgage Corporation	5000 Plano Parkway Carrollton, Texas 75010	Residential	
128 East Downington Ave.	16-18-307-003	US Bank National Association	1417 North Magnolia Avenue Ocala, Florida 34474	Residential	
134 East Downington 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	
1367 South Lincoln Street	16-17-132-005	Carl E. Connelly	2263 E. High Mountain Drive Sandy, UT 84092	Residential	
1341 East Michigan Avenue	16-09-153-058	James & Collette Walsh	1341 East Michigan Avenue Salt Lake City, Utah 84105	6-Aug	
1359 East Roosevelt Ave.	16-16-103-019	Timothy Linford	2579 East Cinnabar Lane Cottonwood Heights UT 84121	Residential	
35 East Redondo Avenue	16-18-353-018	Kathryn J. Price	4848 South Highland Drive Salt Lake City, Utah 84117	3-Feb	Vacant/Secured
1453 East Sherman Avenue	16-09-357-028	Lin Chia Lin Hsu	10914 South Ascot Parkway Sandy, UT 84092	Residential	

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	
1480 South 300 East	16-18-132-031	Daryld Watson & Tracy Hansen	1450 Sagewood Rd. Apt. #11 Price, UT 84501	Residential	
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	Commercial, old warehouse Transient issues, Boarded

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

10/1/2009

District #6 - Boarded

<i>Address</i>	<i>Sidwell No.</i>	<i>Owner</i>	<i>Owner's Address</i>	<i>Boarded*</i>	<i>Comments</i>
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	Residential	

District #6 - Vacant & Secured

2010 East Hollywood Ave.	16-15-358-002	Timothy Linford	2579 East Cinnabar Lane Cottonwood Hghts, UT 84121	Residential	
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	
1750 East 1300 South	16-09-459-003	James & Sara Horner c/o Brentwood Mgt Group #200	11812 San Vicente Blvd. Los Angeles, CA	Residential	
2018 South 1700 East	16-16-454-004	Mandy Soderborg	3201 East 3925 South Salt Lake City, UT 84124	Residential	

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

10/1/2009

District #7 - Boarded

<i>Address</i>	<i>Sidwell No.</i>	<i>Owner</i>	<i>Owner's Address</i>	<i>Boarded*</i>	<i>Comments</i>
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
2855 South Highland Dr.	16-28-103-008	C. Ray Openshaw III c/o Trust Department	1127 West Dalton Avenue Salt Lake City, UT 84104	Commercial	
2739 So. McClelland St.	16-20-457-012	Norman D. & Diane Gritton & Carol Wilson	4272 Sunnyside Drive Riverside, California 92506	Residential	
2233 East Parleys Ter.	16-22-327-007	William P. & Ricard B. Neville	3109 Haddonstone Drive Owens Cross Rds. AL 35763	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

RDA AND HOUSING TRUST FUND QUARTERLY REPORTS LEDGER

First Quarter 2009-2010

2009-2010 - RDA HOUSING TRUST FUND	CREDIT	DEBIT	BALANCE
BEGINNING BALANCE as of October 1, 2009			1,196,000.00
RDA Contribution to Trust Fund	360,550.00		1,556,550.00
Park Place Apartment Project		142,291.00	1,414,259.00

2009-2010 - HOUSING TRUST FUND	CREDIT	DEBIT	BALANCE
BEGINNING BALANCE as of October 1, 2009			3,716,000.00

Attachment E
Residential Subdivision and
Condominium Activity Quarterly Report

QUARTERLY REPORT - SUBDIVISION/CONDOMINIUM APPROVALS ACTIVITY REPORT

July - September 2009

	Assigned Date	Approval Body	Project	Address	# of Lots/ Units	Type	
Preliminary Plats*	8/13/2009	Administrative Hearing	Yeti Park Subdivision	791 South Gladiola Street	2	Non Residential	
	8/12/2009	Administrative Hearing	G&K Services	1655 South 4370 West	2	Non Residential	
	8/11/2009	Administrative Hearing	Parleys Corporate Center Condo	2505 East Parleys Way	5	Non Residential	
	8/19/2009	Administrative Hearing	TSB Foundry Subdivision	736 West 1390 South	2	Non Residential	
	8/13/2009	Administrative Hearing	Our Lady of Guadalupe	715 West 300 North	1	Non Residential	
	8/14/2009	Administrative Hearing	Nin Tech IX	3881 West California	6	Non Residential	
	9/9/2009	Administrative Hearing	Shadow Mountain Subdivision	1526 South 700 West	3	Non Residential	
	9/23/2009	Administrative Hearing	Westgate Lofts Phase 2	320 West 200 South	2	Non Residential	
	9/24/2009	Administrative Hearing	Nin Tech VIII	1550 S. Distribution	3	Non Residential	
	9/27/2009	Administrative Hearing	Northrup Grumman	2211 W. North Temple	1	Non Residential	
	9/30/2009	Administrative Hearing	Stratford Avenue Condos	828 East Stratford	6	Residential	
	9/30/2009	Planning Commission	5 acre Plat A Big Field Survey	1150 S 500 West	2	Non Residential	
	9/29/2009	Administrative Hearing	678 North H Street Condos	678 North H Street	2	Residential	
	9/24/2009	Administrative Hearing	Capitol Theatre	50 West 200 South	1	Non Residential	
	Quarter Totals						
	Preliminary*					Lots / Units	38

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

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

Attachment F
Community Development Corporation
Quarterly Report

SALT LAKE CITY CDBG QUARTERLY STATUS REPORT

FY 09/10: 1st Qtr. 2nd Qtr. 3rd Qtr. 4th Qtr.

Name of Subrecipient: Community Development Corp of Utah		
Name of Program: CDBG Administration - recapture/subordination		
Contact Person: Jean Barton	Phone #: 801-994-7222	Email: jean@cdc.utah.gov

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

SECTION II - BENEFICIARY GOALS

Annual Client Goal:	# Houseolds (H):	OR	# Persons (P):
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SECTION III - BENEFICIARIES SERVED (Number of Households (H) or Persons (P) Served)

1. Total Beneficiaries Served THIS Quarter: 9 Households or Persons (H or P): H
2. If Households (H), number of Female Headed Households: THIS QUARTER: 2
- ASSIST, CDC, NeighborWorks: How many clients for THIS QUARTER were renters: 0
3. Beneficiary Income Information - Provide Information for THIS QUARTER only

Income Category (Median Family Income)	New/Continuing access to Service or Infastructure	Improved access to Service or Infastructure	Service or Infastructure no longer substandard
Extreemly Low (<30% MFI)	1		
Very Low (31% to 50% MFI)	2		
Low/Mod (51%-79% MFI)	6		
Non-Low Mod (>80% MFI)			
Totals:	9	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	8	2
12	1	
13		
14		
15		
16		
17		
18		
19		
20		
Total	9	2

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 mulitple race categories listed above)

Attachment G
NeighborWorks® Salt Lake
Quarterly Report

SALT LAKE CITY CDBG QUARTERLY STATUS REPORT

FY 09/10:

1st Qtr. x 2nd Qtr. 3rd Qtr. 4th Qtr.

Name of Subrecipient: NeighborWorks Salt Lake
 Name of Program:

SECTION IV: HOMELESS SUPPORT ACTIVITIES - FILL IN SHADED AREAS ONLY
ACTIVITIES INCLUDE:

Homeless prevention including emergency financial assistance and supportive services; emergency shelter including facility-based shelter, hotel/motel vouchers, transitional shelter/housing, drop-in centers, and street outreach; transitional housing in a public facility; permanent housing, construction of rental housing, acquisition and rehabilitation of rental housing, and essential services including case management, housing search assistance, substance abuse treatment, and job placement.

Total # of Persons assisted with residential services (shelter):		0
	# Adults:	
	# Children:	

Total # of persons assisted with non-residential services:		
---	--	--

Total # of single persons assisted with emergency or transitional shelter:		0
	# Unaccompanied Adult Males:	
	# Unaccompanied Adult Females:	

Total # of Family households assisted with emergency or transitional headed by:		0
	Single males 18 years of age and older:	
	Single females 18 years of age and older:	
	Single males under 18 years of age:	
	Single females under 18 years of age:	
	Two parents 18 years of age and older:	
	Two parents under 18 years of age:	

Total # of Family households assisted with emergency or transitional shelter, no children:		
---	--	--

In the information requested below, check ALL subpopulations that apply.
 The requirement to gather unduplicated numbers does NOT apply to this category.

Total subpopulations assisted with emergency or transitional shelter:		0
	Chronically Homeless:	
	Severely mentally ill:	
	Other disability:	
	Veterans:	
	Persons with HIV/AIDS:	
	Victims of domestic violence:	
	Elderly (62 and older):	

Total number served in emergency or transitional shelters:		0
	Barracks:	
	Group Home:	
	Scatter Site:	
	Single family housing :	
	Mobile home/trailer :	
	Hotel/motel:	
	Oher:	

Attachment H
Economic Update

Market Watch and Opportunities - September 2009

Economic Market Analysis Division (EMAD) - Denver

MARKET WATCH: Salt Lake City, Utah (Salt Lake County only - excludes Tooele and Summit Counties) (Ross/Antoine)

Economic conditions have continued to slow in the Salt Lake City metro area. Nonfarm employment fell by 2.2 percent during the 12-months ending August 2009, a significant decline from the 1.8 percent growth during the previous 12-month period. The 12-month average unemployment rate increased from 3.1 to 4.7 percent during the same period. The apartment market has softened considerably in the past few quarters due to a declining economy, a large number of new units coming online, and a surplus of unsold homes being temporarily rented. According to Apartment Realty Advisors, the mid-year 2009 vacancy rate in Salt Lake County increased to 7.8 percent from the 5.3 percent rate recorded a year ago. During the same period, the average apartment rent decreased by 2 percent to \$756. There are currently about 3,400 units under construction, primarily in the south and west parts of the county. In addition, there are approximately 2,400 units in the preliminary planning stages. Given an expected decline in employment in 2009 and slower growth in 2010, absorption is expected to fall short of deliveries. Effective rents are likely to stagnate or decline while vacancy rates are likely to increase, especially where construction has been concentrated in the southern and western portions of Salt Lake County. **As a result, there is only limited market rate potential in some submarkets, primarily in or near the downtown Salt Lake City area where new construction has been limited.** Local conditions should be continuously reassessed over the next few quarters to see how the housing market responds to the weaker economy.

MARKET OPPORTUNITY: Salt Lake City, Utah (Salt Lake, Summit, and Tooele) (Ross/Antoine)

Note: See the comments above in the Market Watch section. The Salt Lake City metro area has been removed from the Opportunity List due to a slowing economy, softer rental market conditions, and a large number of units under construction.

MARKET WATCH VS. MARKET OPPORTUNITIES

Market Watch: These are areas with a large number of units in the pipeline and/or soft market conditions. We do not recommend scheduling pre-application meetings (TAP) or submitting pre-application packages (MAP) for new construction projects in these areas unless otherwise noted. Mortgagees may want to hold applications for these areas until the pipeline clears and/or market conditions improve, but additional applications should be discouraged in the short run. In addition, there may be limited opportunities for small and/or affordable projects in some of these areas, which can be addressed on a case-by-case basis.

Market Opportunities: These areas 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. may not be required. MAP submissions should still include the full, independent study called for in the MAP Guide.

**HOUSING & NEIGHBORHOOD DEVELOPMENT DIVISION
TRANSMITTAL SUBMISSION FORM**

RECEIVED
OCT 23 2009

Transmittal Title: Quarterly Housing Report for Fiscal Year 2009-2010
First Quarter

Date Submitted to CD: 10/22/09
(Transmittals must be submitted by no later than 12:00 p.m. on the due date.)

Scheduled for Council?

Yes Date: _____

No

Director's Signature: *Laura Gear*

Comments/Special Instructions: