

City Council Announcements

October 2, 2007

A. Information Needed by Council Staff

1. Rocky Mountain Power Underground Cost Review:

Rocky Mountain Power will soon be providing the City with a written estimate (obtained from bid) regarding the potential burying of the 800 South Transmission Lines. The estimate should be provided to the Council no later than November 2007.

The City Council, according to State Statute, has 30 days to **agree and pay** for the incremental cost to bury the transmission lines.

State Code allotting 30 days for the decision reads as follows:

54-14-204. Requirements or conditions on facility considered waived if local government does not pay for actual excess cost 30 days before construction.

Any requirement or condition in any permit, authorization, approval, exception, or waiver of a local government for a facility that imposes an actual excess cost shall be considered waived if the local government does not pay the public utility for the actual excess cost, except any actual excess costs specified in Subsection **54-14-201**(2)(a) or (2)(b), within 30 days before the date construction of the facility should commence in order to avoid a significant risk of impairment of safe, reliable, and adequate service to customers of the public utility.

The City Engineering Division could arrange for the review by an outside consultant at a cost between \$5,000 - \$8,000.

1. **Would the City Council prefer the formal estimate be presented to the entire City Council, or to the representatives whose district is directly affected by this area? (Districts 4, 5, and 6)**

2. **Is the City Council interested in hiring an outside consultant for review? (see option A below)**

A. The City Council has an additional option of utilizing the City Engineering Division to arrange for the review by an outside consultant at a cost of between \$5,000 - \$8,000. Is this the preferred option?

1. If option A is chosen, would the Council prefer to fund the cost from the Council Office Consulting Line Item Budget, or provide the funds to Engineering through a budget opening (using fund balance)?

3. If option A is not the preferred choice, may Staff proceed with hiring the consultant prior to the arrival of the proposal in order to ensure the 30-day deadline is met?

2. Council Office has received the Quarterly Housing Report for Fiscal Year 2006-2007, Fourth Quarter. **Do Council Members desire a briefing?**

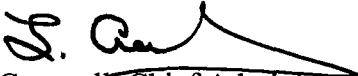
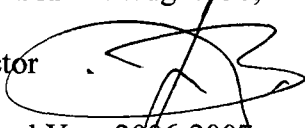
A. LOUIS ZUNGUZE
DIRECTOR

BRENT B. WILDE
DEPUTY DIRECTOR

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

ROSS C. "ROCKY" ANDERSON
MAYOR

CITY COUNCIL TRANSMITTAL


TO: Lyn Creswell, Chief Administrative Officer **DATE:** August 30, 2007
FROM: Louis Zunguze, Community Development Director 
SUBJECT: Quarterly Housing Report for Fiscal Year 2006-2007,
Fourth Quarter
STAFF CONTACT: LuAnn Clark, Director of Housing and Neighborhood
Development, at 535-6136 or luann.clark@slcgov.com
ACTION REQUIRED: None
DOCUMENT TYPE: Briefing
BUDGET IMPACT: None

DISCUSSION:

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

Analysis: The following information is included in the report:

- HUD Audit of Housing and Neighborhood Development
- 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
- Neighborhood Housing Services Quarterly Report
- Utah Point-In-Time Homeless Count
- Economic Update

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Attachment A
HUD Audit of Housing and
Neighborhood Development

U. S. Department of Housing and Urban Development



Community Planning and Development

Region VIII, Denver
1670 Broadway
Denver, Colorado 80202

Phone: 303-672-5414
Fax: 303-672-5028
Web: www.hud.gov

MAY 03 2007

Ms. LuAnn Clark
Director
Division of Housing and Neighborhood Development
451 South State Street, Room 406
Salt Lake City, UT 84111

Dear Ms. Clark:

This letter transmits the results of the monitoring review conducted by Mrs. Judy K. Padgett, Community Development Representative, beginning on April 2, 2007, and concluding on April 6, 2007.

Scope of Review

This review was carried out to determine compliance with the HOME program regulations found at 24 CFR Part 92. Our focus was on the physical condition of projects along with review of rehabilitation activity files, including lead-based paint, recordkeeping, site visits, program income, and written agreements of the following rental housing projects:

- ❖ 2002-Activity #1136 – Utah Non Profit Housing Corp. - \$295,985 of HOME funding for Rehabilitation costs.
- ❖ 2003-Activity #1275 – Pauline Downs Apartments - \$104,765 of HOME funding for Rehabilitation costs.
- ❖ 2005-Activity #1566 – Rio Grande Project. - \$24,042.62 of HOME funding for Rehabilitation costs.

An entrance conference, where we discussed the methodology for the review and the proposed schedule for the week, was held with:

- ❖ Luann Clark, Director of Housing and Neighborhood Development;
- ❖ Sandi Marler, Community Development Program Specialist
- ❖ Libby Bracken, Accountant/Auditor

An exit conference was held at 10:00 a.m. on April 6, 2007, with Luann Clark, Sandi Marler and Libby Bracken to discuss our review results.

In conducting our review, HUD may conclude that identified deficiencies are either Findings or Concerns. A Finding is a deficiency in program performance based on a statutory or regulatory requirement which must be addressed and for which corrective actions are authorized subject to the Department's discretion. A Concern is a deficiency in program performance, which is not based on

a statutory or regulatory requirement. HUD may call the Concern to the grantee's attention and, where appropriate, may recommend actions to address Concerns and/or provide technical assistance. A Concern may also involve a program performance issue which, if not addressed, could result in the Grantee taking inappropriate steps that could lead to a Finding. As a result of this review, there were two Concerns and no Findings as described below.

CONCERN #1 - While the agreements specify records to be maintained some did not always make sense or were not up-to-date, for instance.

- "Records that demonstrate compliance with the requirements of Section 92.254..", which is a homeownership requirement in an agreement for rental housing.
- "Records that indicate whether the project is mixed-income, mixed-use or both in accordance with Section 92.255 (this requirement has to do with converting Rental units into homeownership) OR 92.256 (which no longer exists)."

RECOMMENDED ACTION #1 -Review the subrecipient agreement prior to issuance for record keeping applicability to a subrecipient. This ensures subrecipients maintain appropriate and accurate HOME documentation.

CONCERN #2 – There was a lack of documentation of 504 and lead based paint requirements, when the requirements were not applicable.

The city determined it was not feasible to meet 504 accessibility requirements. Documentation was not present in the file supporting this conclusion of either Jacob or Pauline Downs Apartments.

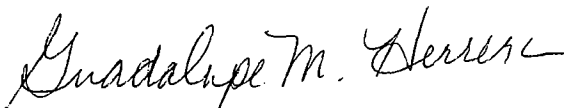
A conversation with Bob Drennan revealed the Rio Grande project was exempt from lead-based paint requirements because it is an SRO project.

RECOMMEND ACTION #2 – Document rehabilitation files with 504 accessibility and lead-based paint determinations, even if the determination is that the project is exempt.

We have concluded that with the exception of the concerns noted above that Salt Lake City is compliant with the regulations of the HOME program.

If you have any questions, please contact Mrs. Judy K. Padgett or me at (303) 672-5081.

Sincerely,



Guadalupe M. Herrera
Director
Community Planning
and Development

MONITORING REPORT
SALT LAKE CITY
April 2 - 6, 2007

The following report provides a summary by program activity for the HOME Program regulations found at 24 CFR Part 92.

RENTAL REHABILITATION - We specifically examined three rental rehabilitation projects, one from program year 2002, 2003 and 2005. These three projects were the largest (most funding received) rental projects found in the Integrated Disbursement Information System (IDIS).

- ❖ 2002-Activity #1136 – Utah Non Profit Housing Corp. - \$295,985 of HOME funding for Rehabilitation costs.
- ❖ 2003-Activity #1275 – Pauline Downs Apartments - \$104,765 of HOME funding for Rehabilitation costs.
- ❖ 2005-Activity #1566 – Rio Grande Project. - \$24,042.62 of HOME funding for Rehabilitation costs.

Rental rehabilitation is an eligible HOME activity as it meets the requirements at 24 CFR § 92.205.

Our review concluded that these are eligible HOME rehabilitation project costs:

- Jacob Apartments - \$295,985 in rehabilitation costs including removal and replacement of existing siding, new roof, refinish existing balconies and landings, new heating and ventilation system, electrical work, lead-based paint, door replacement, cabinet and counter top replacements, and installation of new flooring and appliances.
- Rio Grande Single Room Occupancy Apartments - \$24,042.62 in rehabilitation costs including paint, carpet and installation of an outside security camera for the safety of the tenants in this high crime area.
- Pauline Downs Apartments - \$104,765 in rehabilitation costs of a new heating and ventilation system.

Additionally, all work was competitively procured and awarded to the lowest bidder making costs reasonable and in-line with the industry standard.

Tenant files were examined for income determinations as follows:

- Jacob Apts. – there are 12 (out of 12 total) HOME assisted units and we reviewed 4 tenant files (33%)

- Rio Grande – there are 24 (out of 49 total) HOME assisted units and we reviewed 5 tenant files (20%)
- Pauline Downs – there are 52 (out of 112) HOME assisted units and we reviewed 10 (19%).

All three rental housing projects contained either wage statements or a written statement from the administrator of a government program under which the family receives benefits along with tenant certifications.

The source documentation in all tenant files meets the regulatory requirements at 24 CFR § 92.203.

While reviewing the city's project files (quarterly activity reports and tax credit biannual occupancy reports) and the project tenant files we discovered:

- Jacob Apartments – All tenant families were originally homeless and had incomes below 30% of area media income.
- Rio Grande – All tenants were below 38% of area median income.
- Pauline Downs Apartments – All tenant families were below 50% of area median income with 16 of the families below 40% of area median income.

With reported actions and review of tenant files it is apparent that 100 percent of the family incomes in these units are well below 60% of area median income required by the income targeting regulations at 24 CFR § 92.216.

The three HOME rental rehabilitation activity "Agreements" and "Project Evaluation" forms were examined for eligibility:

- Jacob Apartments – The \$295,985 is in the form of a grant.
- Rio Grande – The \$24,042.62 is in the form of a grant
- Pauline Downs Apartments – The \$104,765 is in the form of a low-interest loan at one percent amortized over thirty years.

Grants and low-interest loans are acceptable forms of assistance in accordance with 24 CFR § 92.205(b).

While reviewing IDIS reports and the city project files we found:

- Jacob Apartments – Invested \$24,665.42 in HOME funds per-unit (\$295,985 divided by 12 HOME units). This meets the minimum investment of \$1,000 per-unit. This complex consists of one, two and three bedroom apartments making the maximum per-unit subsidy \$103,755.33 for a one bedroom, \$126,166.95 for a two bedroom, and \$163,966.95 for a three bedroom. \$24,665.42 does not exceed any of the maximum per-unit subsidy limits.
- Rio Grande – Invested \$1001.77 in HOME funds per-unit (\$24,042.62 divided by 24 HOME units). This meets the minimum investment of \$1,000 per-unit. This entire

complex is an SRO making the maximum per-unit subsidy \$90,512.10 per-unit. \$1001.77 per-unit does not exceed the maximum per-unit subsidy limit.

- Pauline Downs Apartments – Invested \$2,014.71 in HOME funds per-unit (\$104,765 divided by 52 units). This meets the minimum investment of \$1,000 per-unit. This complex consists of zero, one and two bedroom units making the maximum per-unit subsidy limits \$90,512.10 for a zero bedroom, \$103,755.33 for a one bedroom, and \$126,166.95 for a two bedroom. \$2,014.71 does not exceed any of the maximum per-unit subsidy limits.

All of these rental projects have met the minimum and maximum per-unit subsidy limits in accordance with 24 CFR § 92.205(c).

We reviewed the “Salt Lake City HOME Program Project Evaluation” form for each of the three projects and discovered:

- Jacob Apartments – HOME funding was the only source of governmental assistance provided and the owner is matching the HOME funding with \$125,000 (28% of the funds needed) in private donations.
- Rio Grande – HOME funding was the only source of governmental assistance provided and the owner was matching the HOME funding with \$15,000 (38% of the funds needed) of its own funds.
- Pauline Downs Apartments – HOME funding was the only source of governmental assistance at this time provided and the owner was matching the HOME funding with \$126,905 (53% of funds needed) of its own funds. Refinancing of this project was accomplished in 1993.

Since there were no other sources of governmental assistance to evaluate, the city has met the subsidy layering requirement found at 24 CFR § 92.250(b).

We found that in all three rental projects, all of which contained more than five HOME-assisted units, had rents lower than the low HOME rent:

- Jacob Apartments – The highest rent is \$256 and low HOME rent is \$575 up to \$798 depending on size of unit.
- Rio Grande - The low HOME rent is \$520 for an efficiency unit and the rents being charged at the RIO Grande are no more than \$265.
- Pauline Downs Apartments - The low HOME rent is \$575 for a 1-bedroom unit and the rents being charged at Pauline Downs are no more than \$420 with the resident portion less. A zero bedroom low HOME rent is \$526 and rents at Pauline Downs are \$380 to \$525. A two bedroom low HOME rent is \$690 and rents at Pauline Downs are \$635 for a two bedroom.

Moreover, the tenants were paying no more than 30 percent of their adjusted income.

The documentation reveals that this is acceptable in accordance with the rent limitation requirements at 24 CFR § 92.252(a) and (b).

We noted that the affordability period for the three rental rehabilitation projects are as follows:

- Jacob Apartments – With a per-unit cost of \$24,665.42 the affordability period is 10 years.
- Rio Grande – With a per-unit cost of \$1,001.77 the affordability period is 5 years.
- Pauline Downs Apartments – This project included refinancing as a tax credit project for low and very-low income persons in 1993 with an affordability period of 99 years. No additional affordability period was set.

Moreover, each project file contained either a recorded “Declaration of Property Restriction” or “Deed of Trust with an Assignment of Rents”.

All of these affordability periods meet the affordability period requirements in accordance with 24 CFR § 92.252(e).

We observed that the HOME “Agreements” designated whether the units will be fixed or floating. This is in accordance with the fixed and floating HOME units requirements in accordance with 24 CFR § 92.252(j).

With the exception of Jacob Apartments all leases were prepared for one year. Because Jacob Apartments clientele are homeless persons, the leases are set for a three month period and an addendum is done at the end of the three month period with a new lease done once a year.

None of the leases reviewed contained the prohibited provisions.

The leases reviewed were found to be in accordance with the tenant and participant protection regulations at 24 CFR § 92.253.

It was evident from project files that the rental rehabilitation for all three projects was done in accordance with local codes as required by 24 CFR § 92.251(a)(1). Each file contained a final payment with evidence of a city inspection for the rehabilitation work done. Additionally, on-site visits revealed that the properties were, in fact, rehabilitated with appropriate on-going maintenance being provided as the units were clean and appeared well kept. The grounds were well manicured and provided an inviting appearance.

A conversation with Bob Drennan, Housing Rehabilitation Supervisor, revealed the following:

- Jacob Apartments – Although the rehabilitation was substantial, it was only 12 units. Therefore, it was determined that because of the age and the way this building was made (two-story with no elevator) that it was not feasible to make this property handicapped accessible.

- Rio Grande – There was no substantial rehabilitation to this 49 unit (24 HOME-assisted) SRO building, but there are three handicapped accessible units (roughly six percent) on the lower floor.
- Pauline Downs Apartments – There was no substantial rehabilitation to the 112 unit (52 HOME-assisted) buildings. It was determined that because of the age and the fact that there are no elevators in these buildings it was not economically feasible to make this property handicapped accessible.

These determinations are in accordance with the 504 accessibility regulations at 24 CFR § 92.251.

Review for compliance with the lead-safe housing rule of the three project files revealed:

- Both Bob Drennan and Luann Clark have taken the Lead-Based Paint certification course and are knowledgeable about HUD's lead-based paint requirements in accordance with 24 CFR § 35.170.
- Jacob Apartments – Documentation reflecting a risk assessment and testing was performed and a determination made that interim/removal and replacement controls would be done while the building was being renovated as required by 24 CFR § 35.115 and § 35.170.
 - The maintenance workers were trained in and used lead-based paint work practices in accordance with 24 CFR § 35.930(b)(2).
 - Property management practices were also adopted to ensure that the normal repair work done will not disturb those surfaces with lead-based paint.
 - The risk assessor appeared to be a qualified risk assessor as indicated by the Risk Assessor Certification Number required by 24 CFR § 35.930(c)(2).
 - A notice of lead hazard evaluation and reduction was provided to residents in accordance with 24 CFR § 35.910.
 - The Health Department met with each of the families which have children under the age of six and all have been tested.
 - A clearance report showing units passed clearance required by 24 CFR § 35.1340(c).
 - The examiner was separate from the entity performing the lead hazard control work (the examiner was Bob Drennan with Salt Lake City along with Justin Crosby of Intermountain Environmental Consultants and the entity performing the work was Bo Construction) as required by 24 CFR § 35.1340(f).
 - Finally, residents were temporarily relocated in order to protect them and their belongings in accordance with 24 CFR § 35.1345
- Rio Grande Apartments – A conversation with Salt Lake City revealed that this project is exempt from lead-based requirements in accordance with 24 CFR § 35.115(a)(2) because it is an SRO.
- Pauline Downs Apartments – Documentation in the project file revealed that this project is exempt in accordance with 24 CFR § 35.115(a)(5) because the buildings already had lead-based paint removed under a previous grant from HUD.

Although we did not do a review of relocation, temporary relocation was provided to tenants at the Jacob Apartments because of the substantial rehabilitation performed. Notices to the tenants were provided. Rehabilitation was completed on vacant units (there were two vacant units at the on-set of rehabilitation) prior to the units which contained tenants. As the vacant units were completed tenants were temporarily moved to the completed units.

Salt Lake City has met the requirements of the Lead Safe Housing Rule for these projects.

Records and reports reveal that Salt Lake City has a written Affirmative Fair Housing Marketing Plan. What's more, each of the three project owners we reviewed provided an Affirmative Marketing Plan. These plans revealed these owners are reaching out to those persons below 50% of area median income by contacting local service providers or referrals. Additionally, they are advertising via brochures, industry magazines, newspapers and flyers.

Salt Lake City has met the affirmative marketing requirements in accordance with 24 CFR § 92.351.

The three owner agreements reviewed described:

- ❖ The purpose of the funding including scope of services,
- ❖ The time of performance,
- ❖ The contract term,
- ❖ Local code compliance,
- ❖ Affordability requirements,
- ❖ Affirmative marketing requirements,
- ❖ Financial management requirements including obligation, expenditure and disbursement of funds requirements.
- ❖ Contract termination clause,
- ❖ Conflict of interest clause,
- ❖ Conditions for religious organizations,
- ❖ Records and reports requirements,
- ❖ Reversion of Assets,
- ❖ Laws and regulation compliance (24 CFR Part 92)
- ❖ Other federal requirements (fair housing records, displacement and relocation, labor, lead-based paint, records retention, etc.)
- ❖ Program Income (in the case of a loan), and
- ❖ Enforcement of the agreement.

We do have one concern with the written agreements.

CONCERN #1 - While the agreements specify records to be maintained some did not always make sense or were not up-to-date, for instance.

- "Records that demonstrate compliance with the requirements of Section 92.254..", which is a homeownership requirement in an agreement for rental housing.

- "Records that indicate whether the project is mixed-income, mixed-use or both in accordance with Section 92.255 (this requirement has to do with converting Rental units into homeownership) OR 92.256 (which no longer exists)."

RECOMMENDED ACTION #1 -Review the subrecipient agreement prior to issuance for record keeping applicability to a subrecipient. This ensures subrecipients maintain appropriate and accurate HOME documentation.

With the exception of the concern, the written agreements contain all of the required clauses and statements in accordance with 24 CFR 92.504. Therefore, we have determined that the city is in compliance with the subrecipient agreement requirements.

Salt Lake City's records were organized and consistent. The written materials and project files indicate that the program activities are consistent with the consolidated plan.

Furthermore, the records for the three activities we reviewed contained appropriate project record information. For instance:

- ❖ Every project record reviewed contained a sub-recipient agreement with applicable clauses, invoices, a description of the use of HOME funds, and applicable reports, etc.
- ❖ The source and application of funds for each project.
- ❖ Records demonstrating that each project meets the property standards of § 92.251 and the lead-based paint requirements of § 92.355.
- ❖ Records demonstrating that each rental housing project meets the affordability and income targeting requirements of § 92.252.
- ❖ Records demonstrating that each family is income eligible in accordance with § 92.203.

However, we do have one concern with the city's recordkeeping.

CONCERN #2 – There was a lack of documentation of 504 and lead based paint requirements, when the requirements were not applicable

The city determined it was not feasible to meet 504 accessibility requirements. Documentation was not present in the file supporting this conclusion of either Jacob or Pauline Downs Apartments.

A conversation with Bob Drennan revealed the Rio Grande project was exempt from lead-based paint requirements because it is an SRO project.

RECOMMEND ACTION #2 – Document rehabilitation files with 504 accessibility and lead-based paint determinations, even if the determination is that the project is exempt.

The recordkeeping system is maintained in a way that allowed HUD to determine whether the HOME program requirements at 24 CFR § 92.508 (2)(ii) had been met or not.

During the risk assessment process we reviewed IDIS report PR01-HUD Grants and Program Income and became concerned because this report revealed HOME program income was not spent but the entitlement HOME funds were fully spent. Therefore, we reviewed only HOME program income.

As defined at 24 CFR § 92.2 program income for the HOME program means “gross income received by the participating jurisdiction, subrecipient or State recipient which is directly generated from the use of HOME funds (including HOME program income) and matching contributions.” Additionally, 24 CFR § 92.503 requires participating jurisdictions to specify in written agreements whether the subrecipient may retain the program income for additional HOME projects or not.

The city generates HOME program income when loans are made with HOME funds. The city generates program income from loans made from acquisition, new construction of rental projects, rehabilitation of rental projects and homeownership loans. It was evident from written agreements that the city requires subrecipients to remit program income back to the city.

The city walked us through the receipt, recordation, approval for use of and expenditure of HOME program income. When HOME loan payments or other HOME income is received by the Accounting Department, the funds are recorded on a spreadsheet (ledger), and then twice a year a “Program Income Initiative” is taken before the City Council to approve use of the HOME program income. This “Initiative” is generated via a memorandum from the Accounting Department to Luann Clark, Director, Housing and Neighborhood Development as a budget request for program income recognition/appropriation in the Housing Loans Fund. The program income is then recorded in IDIS and is ready for use. Because the city only transfers the funds twice a year, when we reviewed the PR01- HUD Grants and Program Income report it appeared the city was utilizing HOME entitlement funds prior to HOME program income.

It was evident from documentation that Salt Lake City is receipting and expending HOME program income in accordance with the specified regulations.

Overall, the Salt Lake City staff is quite knowledgeable and very aware of HOME program requirements. The staff is following HUD guidelines to ensure compliance with the HOME program.

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

HOUSING AND NEIGHBORHOOD DEVELOPMENT

HOUSING PROGRAMS REPORT FISCAL YEAR 2006-2007

QUARTER 4 (April 1, 2007 – June 30, 2007)

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

The First Time Homebuyer Program, which uses HOME, CDBG, and private funding sources, has purchased and rehabilitated fourteen houses and placed 320 families in properties during the fiscal year. In addition, four First Time Home Buyer homes are currently being rehabilitated, seven homes are available for sale, and three homes and a vacant lot are under contract. HAND has increased its efforts to purchase new houses, and is currently negotiating with the Housing Authority of Salt Lake City to purchase approximately 20 homes over the next two years. In addition, it has looked at 156 homes since the middle of February, made offers to purchase six, and was successful to obtaining three. Plans have also been approved to build houses on Gillespie and Colorado Streets, and bids have been received for constructions which are presently being evaluated. A final plat is also being submitted to Planning to create a flag lot on 1400 West. Once approved, two new houses will be built on the lot.

HAND is facing a critical affordability crunch which is pricing many low income people out of the market. The average loan amount this past year was 17% higher than the previous year, and the average mortgage for the next ten projects will be more than 21% higher than the average for last fiscal year. Homes that sold a little over a year ago at prices in the \$90,000 to \$100,000 range are now selling between \$125,000 and \$135,000. Yet, in spite of these large increases, our area median income has not increased in the last three years. In spite of this, we are doing everything we can keep our houses affordable to low income families.

First Time Home Buyer Loans

	Fiscal YTD	4th Quarter
Loans Closed	14	5
Dollar Amount	\$2,056,843.00	\$808,691.00
Average Per Loan	\$146,917.36	\$161,738.20

Single Family Rehabilitation Projects

	Fiscal YTD	4th Quarter
Loans Closed	44	11
Dollar Amount	\$671,695.00	\$189,410.00
Change Orders	\$ 1,755.00	\$0.00
Average Per Loan	\$15,373.86	\$17,219.09
Number of Units	44	11
Average Per Unit	\$15,373.86	\$17,219.09

Multi-Family Rehabilitation Projects

HAND was ready to close on a multi-family rehabilitation project with over 100 units when problems were discovered with an engineering recommendation which put the project on hold until the issues can be resolved. HAND has also mailed out flyers to all apartment complexes in the city constructed before 1978 and is beginning to get responses. In addition, HAND is currently working with the owners of two properties to develop rehabilitation projects.

Housing Program Funding Sources

FUNDING SOURCES	Fiscal YTD 07/01/06 – 6/30/07	% OF FUNDS	4th Quarter 4/01/07 – 6/30/07	% OF FUNDS
Community Development Block Grant	\$ 658,275.00	24.1%	\$ 121,020.00	12.1%
Rental Rehab Funds	\$ 0.00	0.0%	\$ 0.00	0.0%
Personal Contributions	\$ 109,640.00	4.0%	\$ 68,000.00	6.8%
Private Funding Sources	\$ 1,148,531.00	42.1%	\$ 476,949.00	47.8%
Home	\$ 704,519.00	25.8%	\$ 320,887.00	32.2%
River Park Funds	\$ 60,693.00	2.2%	\$ 0.00	0.0%
Other Funds	\$ 48,635.00	1.8%	\$ 11,245.00	1.1%
TOTAL	\$ 2,730,293.00	100%	\$ 998,101.00	100%

Direct Mail Efforts

DATE of MAILING	NUMBER	AREA
April 29, 2007	497	500 South to 900 South, I-15 to Redwood
June 6, 2007	511	1300 S. to 1700 South, 900 W. to Redwood
June 13, 2007	500	1300 S. to 1700 South, 900 W. to Redwood
June 20, 2007	500	State St. to 700 East, 900 S. to 1700 South
June 27, 2007	500	State St. to 700 East, 900 S. to 1700 South
Total Mailed	2508	

HAND mailed out 5,924 brochures during the fiscal year.

Outreach and Marketing Efforts

HAND reevaluated its marketing brochures for the Housing Rehabilitation program and determined personal letters would be more effective to increase the number of applicants. Therefore, HAND has begun sending out personal letters to advertise the Housing Rehabilitation program. From the early responses, it appears that this initiative is much more effective and HAND is receiving more applications for the program.

HAND is continuing to review its marketing efforts to increase the number of applicants for both the Housing Rehabilitation and First Time Home Buyer programs. Although First Time Home Buyer applications are still below normal, they are beginning to show signs of increasing. This should continue as interest rates increase. However, higher home prices are adversely impacting HAND's ability to serve first time buyers with incomes below sixty percent of median.

In addition to its direct mail efforts, HAND's outreach initiatives have included presenting information on its programs at the Fair Housing Conference, the Rose Park and Popular Grove community councils, the University of Utah Married Student Conference, and the Senior Resource Fair.

Attachment C
Building Permit Activity and
Housing Starts

Building Permit Activity for the Fourth Quarter

APRIL

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	5	5
Condo Multi Family	103	2
Total New Construction	108	7
Additions, Alterations and Repairs	295	102
Total Residential Construction	393	107
Demolition Permits		
Single Family Dwelling	3	3
Pre-Mfg Home	1	1

MAY

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	15	15
Total New Construction	15	14
Additions, Alterations and Repairs	567	135
Total Residential Construction	582	150
Demolition Permits		
Single Family Dwelling	4	4
Duplex	4	2

JUNE

	<u>No. of Units</u>	<u>Permits Issued*</u>
Single Family Dwelling	11	11
Multi Family Condo	43	1
Total New Construction	54	12
Additions, Alterations and Repairs	443	122
Total Residential Construction	497	134
Demolition Permits		
Single Family Dwelling	5	5

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

Housing Starts for the Fourth Quarter

1	5/3/2007	426 N	HODGES	LN	1 FAMILY RESIDENT
1	5/3/2007	422 N	HODGES	LN	1 FAMILY RESIDENT
1	5/3/2007	430 N	HODGES	LN	1 FAMILY RESIDENT
1	5/3/2007	450 N	HODGES	LN	1 FAMILY RESIDENT
1	5/3/2007	410 N	HODGES	LN	1 FAMILY RESIDENT
1	5/3/2007	414 N	HODGES	LN	1 FAMILY RESIDENT
1	5/3/2007	434 N	HODGES	LN	1 FAMILY RESIDENT
1	5/3/2007	418 N	HODGES	LN	1 FAMILY RESIDENT
1	5/3/2007	438 N	HODGES	LN	1 FAMILY RESIDENT
1	5/3/2007	444 N	HODGES	LN	1 FAMILY RESIDENT
2	4/5/2007	739 S	300 W		CONDO MULTI FAMILY
2	4/27/2007	804 W	100 S		1 FAMILY RESIDENT
2	5/11/2007	1533 S	NATURA	ST	1 FAMILY RESIDENT
2	5/14/2007	1628 W	EISENHOWER	WAY	1 FAMILY RESIDENT
2	5/14/2007	256 S	DEMPSEY	LN	1 FAMILY RESIDENT
2	6/7/2007	261 S	EISENHOWER	WAY	1 FAMILY RESIDENT
2	6/19/2007	1644 W	EISENHOWER	WAY	1 FAMILY RESIDENT
2	6/19/2007	1622 W	EISENHOWER	WAY	1 FAMILY RESIDENT
2	6/19/2007	1617 W	EISENHOWER	WAY	1 FAMILY RESIDENT
2	6/19/2007	1652 W	EISENHOWER	WAY	1 FAMILY RESIDENT
3	4/13/2007	715 N	WEST CAPITOL	ST	1 FAMILY RESIDENT
3	6/27/2007	1393 E	ARLINGTON	DR	1 FAMILY RESIDENT
3	4/4/2007	423 N	G	ST	1 FAMILY RESIDENT
3	4/13/2007	715 N	WEST CAPITOL	ST	1 FAMILY RESIDENT
4	4/10/2007	88 S	900 E		CONDO MULTI FAMILY
4	4/23/2007	155 W	LUCY	AVE	1 FAMILY RESIDENT
4	6/12/2007	415 S	1100 E		1 FAMILY RESIDENT
4	6/12/2007	415 S	1100 E		1 FAMILY RESIDENT
4	6/1/2007	520 S	500 E		CONDO MULTI FAMILY
4	6/12/2007	415 S	1100 E		1 FAMILY RESIDENT
4	6/12/2007	415 S	1100 E		1 FAMILY RESIDENT
5	6/1/2007	1137 E	MILTON	AVE	1 FAMILY RESIDENT
6	4/27/2007	1711 E	YALECREST	AVE	1 FAMILY RESIDENT
6	5/4/2007	2215 E	KENSINGTON	AVE	1 FAMILY RESIDENT
7	5/29/2007	562 E	COMMONWEALTH	AVE	1 FAMILY RESIDENT
7	6/22/2007	2788 S	ALDEN	ST	1 FAMILY RESIDENT
7	6/29/2007	1178 E	RAMONA	AVE	1 FAMILY RESIDENT

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

Boarded Buildings Activity
4th Quarter 2007
April 1, 2007 through June 30, 2007

Existing Boarded buildings as of April 1, 2007	124
Vacant/Secure Buildings as of April 1, 2007*	26
Demolition	2
Resolved	8
New boarded buildings	8
Total boarded buildings June 30, 2007	115
Buildings vacant/secure June 30, 2007*	29

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

Prepared by,
Craig Weinheimer

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

7/9/2007

Address	Sidwell No.	District #1 Owner	Owner's Address	Boarded*	Comments
578 N. Redwood Rd.	08-34-202-12	Alan T. Parsons	724 South 300 East	Oct-99 Residential	listed for sale by owner
1898 North 2200 West	08-21-276-001	Cottonwood Airport Center LC c/o Cottonwood Realty Service	2855 Cottonwood parkway #56 Salt Lake City, Ut 84121	1-Jun Residential	Vacant/Secure Residential
1862 North 2200 West	08-21-276-002	Cottonwood Airport Center LC c/o Cottonwood Realty Service	2855 Cottonwood Parkway #56 Salt Lake City, UT 84121	1-Jun Residential	Vacant/Secure Residential
1822 North 2200 West	08-21-276-005	Cottonwood Airport Center LC c/o Cottonwood Realty Service	2855 Cottonwood Parkway #56 Salt Lake City, Utah 84121	1-Jun Residential	Vacant Secure Residential
175 West 400 North	08-36-282-010	Donise Davidson	679 East 200 south Salt Lake City, UT 84102	3-Feb Residential	Partially boarded secure, residential
1801 W 1100 N	08-27-176-002	Garth & Oral M North	1071 N Redwood Rd Salt Lake City UT 84116	3-Dec Residential	Boarded Residential
989 W 800 N	08-26-454-002	1st Horizon Home Loans	4000 Horizon Wy Irving TX, 75063	4-Sep Residential	Secure/Vacant
737 No 900 W	08-26-454-039	Intermountain Home solutions LLC	2659 S Wellington St SLC, Ut 84106	5-Apr Residential	Foreclosure
153 No Laxton ct	08-35-452-008	David Pulley	153 N Laxton Ct. SLC, Ut 84116	Sep-05 Residential	CTO by Health Dept.
728 N Redwood Rd	08-27-452-009	Richard & Jen Phung	3083 W 6250 So. Taylorsville, Ut 84084	Residential 5-Jul	

467 N Morton Dr.	08-34-151-007	Martin Graciano	467 N Morton Drive	Residential	Fire
			Salt Lake City, Utah 84116	5-Oct	Active Rebuild permit
1019 N Colorado St.	08-27-281-016	The Housing Authority of SLC	1776 So West Temple St.	Residential	Fire, Pre demo app.
			Salt Lake City, Ut 84115	5-Nov	HAAB approved demo
174 N Harold St.	08-34-380-002	KZT Utah LLC.	PO BOX 233	Residential	Gigante Project
			Los Gatos, Ca 95031		
167 N Harold St.	08-34-379-002	Patricia Dorcich	PO BOX 2337	Residential	Pre-demo, moving
			Boulder Creek, Ca 95006		to new location
					Gigante Project
191 N Harold St.	08-34-331-016	KZT Utah LLC.	PO BOX 233	Residential	Gigante Project
			Los Gatos, Ca 95031		
191 N Redwood Rd.	08-34-331-022	KZT Utah LLC	PO BOX 233	Residential	Gigante Project
			Los Gatos, Ca 95031		
197 N Redwood Rd.	08-34-331-027	KZT Utah LLC	PO BOX 233	Residential	Gigante Project
			Los Gatos, Ca 95031		
594 N Billy Mitchell Rd	07-36-201-004	KRE Properties LLC	4140 Utica Ridge Rd	Commercial	
			Bettendorf, Ia 52722		
1788 W Altair Circle	08-34-328-012	Thomas Investments Holdings	PO Box 9948		
			Salt Lake City, Utah 84109	Residential	

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

7/9/2007

Address	Sidwell No.	District #2 Owner	Owner's Address	Boarded*	Comments
632 S. Glendale St.	15-02-383-013	Carl W. Barney, Jr.	1854 E 5725 S Ogden UT 84403	PRE 1986 Residential	CTO
624 South 900 West	15-02-455-017	R & J Property Inv. c/o Rick Butterfield	1777 E. Carriage Park Cir Salt Lake City Ut 84104	Jan-00 Residential	Closed to Occ.by health dept.
1638 West Dalton Ave	15-10-401-004	Jon T Bugger	30 N 200 E Centerville, Utah 84014	1-Jun Residential	Boarded, posted
922 W. 400 So.	15-02-402-017	Maka L Vai	922 W 400 So SLC, UT	1-Nov Residential	sold w/o final inspec. building violations,
1244 So. Emery	16-06-403-016	Lorraine Ellis C/o Sylvia Johnson	2906 82nd Ave Oakland, CA 94605	8/29/2002 Residential	Boarded by Defa
749 So. Prospect St.	15-10-203-001	Garth C. & Oral M & Garth W. North	1071 No. Redwood Rd. SLC, Ut 84116	11/7/2002 Residential	Boarded w/o permits
974 West Euclid Ave	15-02-203-013	Tomejiro Yamamoto %Bill Parsons	1054 W Tally Ho Salt Lake City, Ut 84116	2-Nov Residential	vacant/secure Residential
359 N 700 W	08-35-279-022	John & Helen Powell	3645 S 500 Salt Lake City Ut 84106	3-Oct Residential	Boarded Secure Residential
946 W Montague	15-11-258-013	Chase Manhattan Mortg. Corp	PO Box 701994 Salt Lake City, Ut 84107	4-Jul Residential	Forclosure Vacant Secure
824 W 500 N	08-35-227-024	Sam Parker	948 W Vahe St Draper, Ut 84020	4-Oct Residential	Boarded

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

353 N 700 W	08-35-279-023	John R & Helen Powell	5373 S Ridgecrest Dr. Taylorsville, Ut	Residential 6-Feb	
1511 So 1000 W	15-14-253-052	Community Dev. Of Utah	501 E 1700 So SLC, Ut 84105	Residential 6-Feb	Fire Damage Pre-demo
833 W Emeril Ave.	08-35-458-011	Exchange Properties Inc Daniel Fox	11075 S State St #104 Sandy, Utah 84070	Residential 6-Jan	Closed to Occ. structural problems
570 S Post St	15-02-451-035	Robert & Maria Maestas	1216 W Gillepsie Ave Salt Lake City, Ut 84104	Residential 6-Feb	
773 W 1300 S	15-11-480-003	Salt Lake City Corp Property Management	451 So State St Rm225 SLC, Ut 84111	Residential 6-Jun	Sorensen Center Unity Center project
1497 W Wasatch Ave.	15-10-232-001	Craig Binks	1497 West Wasatch Ave. SLC, Ut 84104	Residential 6-Jun	Fire Damaged Pre-demo
1395 So Concord St.	15-14-103-004	Garth C North	1071 N Redwood Rd. Salt Lake City, Utah 84116	Residential Jul-06	vacant duplex
1269 W California Ave	15-14-102-001	Ross R. & Lindakay Hightower	164 E 5900 So #112A Murray, Utah 84107	Residential	
873 South Navajo St.	15-11-151-011	Unlimited Soul Investments	2273 South 2885 West Syracuse, Utah 84075	Residential	Obtained Permit - 3/29/2007
358 North Redwood Rd.	08-34-251-011	Justin Puchar	1197 West Red Rose Lane Murray, Utah 84123	Residential	Obtained PTB 4/25/2007

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

7/9/2007

			District #3		
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments
362 No. Edmonds Pl.	08-36-154-034	Edward & Tonya Hayes	351 E. 6310 So. Murray, Utah 84107	Mar-00 Residential	Boarded 3/00 NO ptb owner unkown loc.
344 W. 600 No.	08-36-127-012	Brian C. Scholle	PO Box 8113 Midvale, Ut 84047	Sping 1996 Residential	
550 W 200 N	08-36-305-025	Brenda Marshall	538 N 800 W Salt Lake City UT 84116	4-Jul Residential	Vacant Secure
405 N "I" Street	09-32-155-010	John Olsen	405 N I Street Salt Lake City UT 84103	3-Nov Residential	Vacant Secure
175 W 400 N	08-36-282-010	Donise K Davidson	679 E 200 S SLC, Ut 84102	3-Mar Residential	vacant Secure
253 W Fern Ave	08-25-456-007	Earl & Leila Rinker	253 W. Fern Ave. SLC, Ut 84103	5-Mar Residential	Boarded owner deceased
839 W 1500 N	08-23-478-001	Karl L Christensen	839 w 1500 N SLC, UT 84116	5-Jan Residential	Active permits 1-06 fire damage
243 W 700 N	08-25-457-008	Nathan R. Julian	1890 Browns Park Dr. Bountiful, Ut 84010	4-Sep Residential	active permits Closed by Health Dept.
261 W 500 N	08-36-254-014	Leon Kevin Cardon	261 W 500 N SLC, Ut 84103	3-Nov Residential	Permits active major rehab
647 N Grant St	08-35-226-011	Patricia B Watson	727 South 1000 West Salt Lake City, Ut 84104	5-Aug Residential	Boarded Residential

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT					
7/9/2007					
			District 4		
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments
455 E. Sego Ave. (650s)	16-06-326-011	Richard K. Thomas	167 W. 1300 North Sunset, UT 84015	1992 Residential	PTB Expires 26-Aug 2003
46 S. 700 East	16-05-353-007	Julie A. Imaizumi and John K. Williams-	780 E. Northcliffe Dr. SLC, UT 84103-3339	Spring 1997 Residential	Boarded
634 South 700 East	16-06-283-008	Martha Daniels C/O Janice Durham	1960 South 400 East SLC, Utah 84115	Apr-99 Residential	Vacant Secure CTO fire damage
666 East 300 South	16-06-454-019	William Bleazard	329 S. Vincent Court SLC UT, 84102-2109	PRE 1998 Residential	PTB 10-06
427 E. 600 South	16-06-477-027	LDS Church 363-9031	50 E. North Temple St. SLC, UT 84104	PRE 1992 Residential	PTB Exp 3/21/03
563-565 E 600 S	16-06-477-023				
573 E. 600 South	16-05-353-001	Patsy V. Kuronya	788 E. Shiloh Way Murray, UT 84107-7654	PRE 1990 Residential	PTB Exp 10/23/05 For sale
652 E. 600 South	16-07-276-028	TSI Partnership limited %Simon Property Group	PO Box 6120 Indianapolis IN 46206	PRE 1990 Residential	Exp, 10/09/05
501 E 900 South	16-08-101-006	Rentco	PO Box 11911 Salt Lake City UT 84147	Spring 1997 Commercial	PTB Exp 3/01/06
50 S 700 E		Julie A. Imaizumi & John K. Williams	780 E. North Cliff Drive SLC, Utah 84103-333980	May-89 Residential	PTB Exp 7/01
346 East 600 South	16-06-457-001	Clinton Chealey	PO Box 1150 Grantsville, Utah 84029	Feb-00 Residential	Living in trailer in front yard, closed to Occ. 3rd District

632 S 700 E rear	16-05-353-014	TS1 Partnership LTD	PO Box 6120	1-Aug	Permit Exp 10/9/02	
		C/O Simon Property Tax	Indianapolis In,462066	Residential		
		Dept.				
138 East 800 South	16-07-152-016	Sarah Corum	779 E 9000 So #217	Oct-98	Fire in Single Family	
			Sandy, Ut 84094	Residential	illegal units	
551 W 300 S	15-01-302-001	Nicholas & Co	PO Box 45005	3-Nov	Vacant warehouse	
			Salt Lake City UT 84145	Commercial	transient problems	
541 W 300 S	15-01-153-001	Nicholas & Co	PO Box 45005	3-Nov	Vacant warehouse	
			Salt Lake City UT 84145	Commercial	transient problems	
330 E Stanton	16-06-452-003	Bryant & Sheliah Safford	1874 N Skyline Dr	4-Dec	Boarded no permit	
		TBS/Stanton LLC	Orem UT 84097	Residential		
1123 E 700 S	16-08-203-011	George Beckstead	1123 E 700 S	3-Jun	CTO health Dept.	
		%Don Jensen	Salt Lake City Ut 84102	Residential		
521 E. 900 So.	16-07276-031	Lionel M Drage	3830 So. 2900 E.	2/24/2004	Rehab w/permits	
		% Fillia H Uipi	Salt Lake City, Ut 84109	Residential		
219 W 200 S	15-01-254-018	Kaliopé Zezekakis	2832 E Maruice Dr	3-Sep	Secured	
		%Dean Zekas	Salt Lake City UT 84124	Residential		
49 E 900 S	16-07-151-021	9th Street Development	404 E 4500 S #B10	4-Jun	Boarded	
			Murray, UT 84107	Commercial		
925 E East Place	16-05-332-013	Louise Christensen	965 S 1500 E	4-Sep	Boarded	cw
			Salt Lake City, UT 84105	Residential		

322 So. 1100 E.	16-05-402-026	Paul Schaaf	1140 E. Harrison Ave. SLC, Ut 84105	1-Sep Residential	Stay Granted Going to B.O.A.	
724 So Gudgell Ct.	16-07-209-008	Harold C Casper	646 East 4065 South #17 Murray Ut 84107	5-Sep residential	Boarded Residential	
850 So Edison St	16-07-152-025	St. George Inn II LLC	8 East Broadway St #400 Salt Lake City, Ut 84111	5-Aug commercial	Commercial Boarded	
353 So 800 E	16-05-305-004	Training Table c/o Ken Chard	4535 So 2300 E SLC, Ut 84117	12/1/2004 residential	Duplex, owner looking to add to parking	
831 So Washington St	15-12-253-004	SNT Enterprises	1429 E Roosevelt Ave Salt Lake Citu, Ut 84105	5-Apr Residential	Vacant/Secure Closed to Occupancy	
419 S Pleasant Ct	15-01-406-009	L&P LLC	12197 So Montane Ct. Draper, Utah 84020-9174	5-Aug Residential	Fire Damaged 7-29-05	
644 So 600 E	16-06-480-022	DU Company Inc.	PO Box 65644 Salt Lake City, Utah 84165	Residential 5-Sep	vacant secure weeds	
506 S 800 E	16-05-351-029	Randall E & Dorothy Bloomfield	764 S 800 E #127 SLC, UT 84102	6-Mar Residential	housing and junk	
829 S 300 W	15-12-252-004	Cuong Chi Luong	255 S 1000 W SLC, Ut 84104	Residential 6-Feb	Closed by Health Dept. vacant secure	
349 W 700 S	15-12-130-002	Malualani B Hoopiania % Cuma Hoopiiania	1767 S Texas St. Salt Lake City, Utah 84108	Commercial 6-Jul	Fire damage	
566 W 200 So	15-01-108-011	Mary M Drasbek	530 Utterback Store Rd. Great Falls, VA	Residential Jul-06		
155 E 900 S	16-07-176-017	Bonnie F Miller Inv. LTD	344 E Draper Downs Dr.	Residential	Fire Damage	

			Draper, Utah 84020	6-Jun	demo application	
726 S 300 E	16-07-130-019	Hilda L. Kirk	7927 So Titan St.	Residential	active permits	
		% Floyd Earl Kirk	Cottonwood Hts, Utah			
			84121			
563 E 600 S	16-06-477-023	Metro Envision Real Estate	321 S Main St. #201	residential	Vacant Duplex	
		% Toshio Osaka	Salt Lake City, Utah			
			84111			
825 So Washington St	15-12-253-003	SNT Enterprises LC	231 W 800 S #A	Residential	Active permits	
			Salt Lake City, Utah 84101	Sep-06		
836-838 So Jefferson	15-12-254-027	Kurt Vanderslice	320 W 170 South	Duplex	Vacant/Secured	
			La Verkin Ut. 84745		PTB Expired 4/29/08	
815 E 700 S	16-08-126-010	D Jensen	958 W 200 N	Residential	citation#159930	
			Salt Lake City, Ut 84116		boarding letter sent 3/27/07	
425 East Cottage Ave.	16-06-459-018	Robert Bates	425 East Cottage Ave.			
			Salt Lake City, Utah 84111	Residentail	Closed by Health Dept.	

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT					
7/9/2007					
		District #5			
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments
1856 South Edison St.	16-18-308-011	Douglas C. Bott 486-1691	1863 S. State St. SLC, UT 84115-2075	1996 Residential	permit exp. 11/30/2004 BOA commercial appeal
420 E. Redondo Ave.	16-18-460-004	FirmLand Investment, Inc.	425 E. 2100 South SLC, UT 84115-2237	1990 Residential	Boarded
1247 S 1100 E.	16-08-477-064	Liberty Heights Properties	PO Box 521494 Salt Lake City, Utah	Aug-00 Commercial	Boarded no permit DRT new building
915-17 So Jefferson St	15-12-279-004	Greg Anderson	915 S Jefferson St Salt Lake City, Utah 84101	6/4/1999 Residential	No Permit to board
1380 S. W. Temple St	15-13-227-006	SNT Enterprises c/o Sattar N Tabriz	1370 South West Temple St. Salt Lake City, Utah 84115	1-Jun Residential	Application For Demo Conditional use
1163 So. West Temple St.	15-12-431-008	David R. & Deanna M. Williams	PO Box 25670 Honolulu, HI 96825	2-Nov Residential	Fire damage garage demolished
35 East Redondo Ave.	16-18-353-018	Katheryn J. Price	4848 So. Highland Dr. Salt Lake City, Utah 84117	3-Feb	Vacant/Secure
222 W Fayette Dr.	15-12-258-026	Tiffani & Mike Provost	3824 S Villa Dr SLC, Ut 84109	3-Jun Residential	Active rehab
415 E. 2100 So.	16-19-202-003	Firm Land Investment	425 E. 2100 So. Salt Lake City, UT 84115	3-Dec Residential	Fire Damage,
676 E Downington Ave	16-17-304-004	R&J Property Inv. c/o Rick Butterfield	1777 E. Carriage Park Cir. Salt Lake City, UT 84121	Jun-04 Residential	Vacant/ secure shows signs of settlement
121 W Lucy Ave	15-12-477-004	NTS Investments, LLC	320 W 500 S #16	4-Sep	new owner

			Bountiful, Ut	Residential	
1032 S Jefferson St.	15-12-408-014	B-Boys	7240 So. Highland Dr	4-Sep	on going rehab
			Cottonwood Heights, Ut 84121	Residential	
1594 S State St.	16-18-157-011	Mike Vardakis	601 S State St	5-May	vacant secure
			Salt Lake City, Utah 84111	Commercial	
1046 So 400 W	15-12-328-008	Amalgamated Ent.	220 So Banks Ct	5-May	Commercial, old warehouse
		Don Layton	SLC, Ut 84102	Commercial	transient issues, boarded
1341 E Michigan Ave	16-09-153-058	James & Collette Walsh	1341 E Michigan Ave	6-Aug	
			Salt Lake City, Ut 84105		
1224 S. 300 E	16-07-378-031	Hatch Properties Inv. LLC	105 W 300 N	Residential	Vacant Duplex
		% Jack D. Hatch	Helper, Utah 84526	6-Sep	transient problems
23 E Cleveland Ave.	16-18-101-020	Dan Garzarelli	1813 S 1500 E	Residential	Boarded no PTB
			Salt Lake City, Utah 84105	6-Jun	Junk/tire storage
254 West Fayette	15-12-257-023	Ronald & Danielle Torgersen	514 North Locust Ave.	Residential	Vacant Duplex
			Lindon, Utah 84042		

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT					
7/9/2007					
		District #6			
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments
1316 E Downington Ave	16-17-430-001	Helen Udell	P O Box 11924	4-Mar	duplex
		%Roger Swensen	Salt Lake City, UT 84147	Residential	Vacant
1530 Canterbury Dr.	16-14105-006	Theresa Odor	1530 Canterbury Dr.	4-Oct	partially boarded residential
			SLC, Ut 84108	Residential	new owner 6/06
					Stop card issued 8/21/06
1381 E. 2100 S.	16-16-354-031	Sugarmill Lofts LLC	3177 S Highland Dr		Front, side and rear door unsec
1385 E. 2100 S.	16-16-354-032	Sugarmill Lofts LLC	3177 S Highland		
1391 E. 2100 S.	16-16-354-033	Sugarmills Lofts LLC	3177 S Highland		
2006 S. 1400 E.	16-16-354-028	Sugarmill Lofts LLC	3177 S Highland		vacant and secure house

CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT					
7/9/2007					
		District #7			
Address	Sidwell No.	Owner	Owner's Address	Boarded*	Comments
2028 S Lake St	16-17-357-030	Andersen Invest. Corp	2749 E Parley's Way #310	4-Jul	Boarded
			Salt Lake City UT 84109	Residential	
2165 So 2100 E	16-22-107-008	Robert B Sheldon	354 E Tenth Ave.	Residential	vacant partial boarded
			Salt Lake City, Ut 84103		
2818 S Highland Dr	16-29-229-002	John E Arrington	8974 S Wild Willow cove	residential	vacant partial boarded
			Sandy, Ut 84093		
2148 South 900 East	16-20-131-030	Smith Development	3642 Oak Wood Drive	Comm.	Vacant Partial Boarded
			Park City, Utah		
676 E. Downington	16-17-304-004	R&J Properties	10 W Broadway #600	Residential	Vacant partially boarded

Attachment E
Housing Trust Fund Ledger

RDA AND HOUSING TRUST FUND QUARTERLY REPORTS LEDGER**4th Quarter - 2006-07**

2006-2007 - RDA HOUSING TRUST FUND	CREDIT	DEBIT	BALANCE
BEGINNING BALANCE as of April 1, 2007			1,133,016.41
Multi-Ethnic Senior Housing Project		300,000.00	833,016.41

2006-2007 - HOUSING TRUST FUND	CREDIT	DEBIT	BALANCE
BEGINNING BALANCE as of April 1, 2007			4,413,739.00

Attachment F
Residential Subdivision and
Condominium Activity Quarterly Report

QUARTERLY REPORT - SUBDIVISION/CONDOMINIUM APPROVALS ACTIVITY REPORT						
April - June 2007						
	Approval Date	Approval Body	Project	Address	# of Lots/ Units	Type
Preliminary Plats*	4/19/2007	Administrative Hearing	NIN Tech East VII Subdivision	1650 South Gladiola	7	Industrial
	4/19/2007	Administrative Hearing	1950 Industrial Park Condominiums	1950 South 900 West	22	New Industrial Condominium
	4/19/2007	Administrative Hearing	B Street Townhomes - Condominium	62 North B Street	3	New Residential Condominiums
	3/23/2007	Planning Commission	City Haven Condominiums Phase 1, 2 and 3	804,808 and 818 East 300 South, 310-320 South 800 East 319 South 800 East	35	Residential Condominium Conversion ¹
	4/19/2007	Administrative Hearing	Babcock House Condominium	485 East 4th South	6	Residential Condominium Conversion ¹
	4/19/2007	Administrative Hearing	Occam Lofts Condominium	244 South 500 West	80	New Residential Condominiums
	4/19/2007	Administrative Hearing	One & Nine Condominiums	88 South 900 East	43	New Residential Condominiums
	5/3/2007	Administrative Hearing	Country Club View Condominiums	2011 South 2100 East	46	New Residential Condominiums
	5/3/2007	Administrative Hearing	Manor Condominiums	283 East South Temple	21	Residential Condominium Conversion ¹
	5/17/2007	Administrative Hearing	Flooring Services Condominium	2020 West Industrial Circle	2	Industrial Condominium Conversion ¹
	5/17/2007	Administrative Hearing	Pratezk Industrial Park Plat 4 Subdivision	1550 South 5500 West	1	Industrial Lot Consolidation ***
	5/17/2007	Administrative Hearing	Iron Rose II Subdivision Amendment	4000 West 700 South	1	Industrial Lot Consolidation ***
	5/17/2007	Administrative Hearing	McFarland / Oviatt Subdivision	376 West 700 North	2	Residential Minor Subdivision
	5/24/2007	Administrative Hearing	6th South Building Condominium	935 East 600 South	21	Residential Condominium Conversion ¹
	6/7/2007	Administrative Hearing	Freeport West Industrial Park Plat 2 Subdivision	5175 West California Avenue	7	Industrial Minor Subdivision
	6/7/2007	Administrative Hearing	Fountain Place Subdivision	1000 South 500 West	1	Lot Consolidation ***
	6/7/2007	Administrative Hearing	Bothwell & McConaughty Subdivision	29 North 1000 West	1	Commercial Lot Consolidation ***
	6/7/2007	Administrative Hearing	The Rockwell Condominium	143 East 1st Avenue	24	Residential Condominium Conversion ¹
	6/21/2007	Administrative Hearing	Gateway West Subdivision	500 West South Temple	2	Non-Residential
	6/21/2007	Administrative Hearing	Liberty Court Townhomes Condominium	750 South 500 East	9	New Residential Condominium
	4/25/2007	Planning Commission	678 F Street Lot Line Adjustment / Minor Subdivision	678 North F Street	1	Residential Minor Subdivision ***
	6/27/2007	Planning Commission	Capitol View Planned Development Subdivision	690 North West Capitol	17	Minor Subdivision Residential

Minor Subdivisions (notice of final)	4/25/2007	Planning Commission	678 F Street Lot Line Adjustment / Minor Subdivision	678 North F Street	1	Residential Minor Subdivision ***
	8/23/2006	Administrative Hearing	688 F Street Minor Subdivision	688 North F Street	2	Residential Minor Subdivision
Final Plats	4/12/2007	Administrative Hearing	East Stratford Condominiums	1560 East Glenmarc	8	Residential Condominium Conversion ¹
	5/16/2006	Administrative Hearing	Quail Run At Foothill Drive Phase 3 Condominium	1843-1845 Paschal Cir.	2	Residential Condominium Conversion ¹
	5/16/2006	Administrative Hearing	Quail Run At Foothill Drive Phase 4 Condominium	1839-1841 Paschal Cir	2	Residential Condominium Conversion ¹
	5/16/2006	Administrative Hearing	Quail Run At Foothill Drive Phase 7 Condominium	1831-1833 Foothill Drive	2	Residential Condominium Conversion ¹
	5/16/2006	Administrative Hearing	Quail Run At Foothill Drive Phase 8 Condominium	1855-1857 Foothill Drive	2	Residential Condominium Conversion ¹
	4/12/2007	Administrative Hearing	Rowhaus Condominiums	1130 S. West Temple	16	Residential
	12/19/2006	Administrative Hearing	Intermountain Space Center Subdivision	2455 West 1500 South	1	Industrial
	4/12/2005	Administrative Hearing	Rowhaus 2 Condominiums	125 W. Fremont Ave	8	Residential
	11/17/2005	Administrative Hearing	Bara 3rd Subdivision Amendment	3200 West 1250 South	2	Industrial
	6/5/2007	Planning Commission	Nordhoff Subdivision Amendment	1455 Perry Ave.	2	Residential
Amended Final Plats	9/27/2007	Planning Commission	Charles S. Desky Amended Subdivision Plat	25 North Redwood Road	1	Commercial Lot Consolidation ***
Quarter Totals						
Preliminary*					Lots / Units	352
Final					Lots / Units	49

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

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

** Addition of property to existing lots.

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

Attachment G
Community Development Corporation
Quarterly Report

QUARTERLY/ANNUAL REPORT

CDBG and HOME Programs

Quarterly reports shall be due to Salt Lake City no later than October 15, 2006, January 15, 2007, April 15, 2007, and July 15 2007. In addition to the quarterly reports, the annual report shall also be due no later than July 31, 2007. Submit all reports to:

Libby Bracken Phone: 535-7276
Housing & Neighborhood Development
451 South State St., Room 406
Salt Lake City, UT 84111

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

NAME OF SUBGRANTEE ORGANIZATION: Community Development Corporation of Utah (CDC)

PROJECT/PROGRAM NAME: Own in Salt Lake and Housing Development Services

TIME PERIOD COVERED: April 1, 2007 to June 30, 2007
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.

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	10	_____
20	Balance of individuals reporting more than one race	_____	_____
TOTALS		10	_____

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)

Number of clients assisted at 30% AMI or lower	1
Number of clients assisted between 31% and 50% AMI	1
Number of clients assisted between 51% and 60% AMI	0
Number of clients assisted between 61% and 80% AMI	8

Total Number of Households/Persons Served during the Quarter: 10

Attachment H
Neighborhood Housing Services
Quarterly Report

CDBG QUARTERLY/ANNUAL REPORT

CDBG quarterly reports shall be due to Salt Lake City no later than October 31, 2006, January 31, 2007, April 30, 2007, and July 31, 2007. In addition to the quarterly reports, the annual report shall also be due no later than July 31, 2007. Submit all reports to:

Libby Bracken
Housing & Neighborhood Development
451 South State St., Room 406
Salt Lake City, UT 84111

Phone: 535-7276

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

NAME OF SUBGRANTEE ORGANIZATION: _____ SLNHS _____

PROJECT/PROGRAM NAME: _____ CDBG _____

TIME PERIOD COVERED: _____ 4-1-07 _____ to _____ 6-30-07 _____
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. An "Unknown" category entitled is not acceptable. If necessary, make a best guess estimate.

CODE	RACE/ETHNICITY	Total Number	Hispanic
14	American Indian or Alaska Native	1	
16	American Indian or Alaska Native and White	4	
19	American Indian or Alaska Native and Black or African American	1	
13	Asian	1	
17	Asian and White		
12	Black or African American	6	
18	Black or African American and White	1	
15	Native Hawaiian or Other Pacific Islander	7	1
11	White	110	42
20	Balance of individuals reporting more than one race	16	
TOTALS		147	43

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. An "Unknown" category is not acceptable. If necessary, make a best guess estimate.

Number of clients assisted at 30% AMI or lower	104
Number of clients assisted between 31% and 50% AMI	10
Number of clients assisted between 51% and 60% AMI	8
Number of clients assisted between 61% and 80% AMI	16
Number greater than 80% AMI	9
Total Number of Households/Persons Served during the Quarter:	147

Attachment I
Utah Point-In-Time Homeless Count

	BRAG	DAVIS	FIVE COUNTY	MOUNTAIN LAND	OGDEN/ WEBER	SALT LAKE	SIX COUNTY	GRAND	CARBON/ EMERY	SAN JUAN	TOOELE	UINTAH BASIN	**	STATE TOTALS
July 2006 State Est. Population	153,779	286,547	195,817	533,349	224,758	996,374	72,236	9,024	29,942	14,647	54,375	44,281		2,615,129
Point-In-Time														
HOMELESS - SHELTERED														
Individuals	6	11	76	27	244	1,127	4	5	18	0	18	0		1,536
Persons in Families	46	92	59	51	32	701	9	0	2	3	2	3		1,000
Unaccompanied Children				4		33								37
TOTAL SHELTERED	52	103	135	82	276	1,861	13	5	20	3	20	3		2,573
Families with Children	14	30	22	18	11	261	3	0	0	1	1	1		362
HOMELESS - UNSHELTERED														
Individuals	1	0	10	29	14	165	1	18	2	0	33	7		280
Persons in Families	0	0	0	0	0	0	0	0	0	0	0	0		0
TOTAL UNSHELTERED	1	0	10	29	14	165	1	18	2	0	33	7		280
TOTAL HOMELESS	53	103	145	111	290	2,026	14	23	22	3	53	10		2,853
Memo:														
Chronically Homeless														
Sheltered	0	0	33	10	88	344	0	5	2	0	3	0		485
Unsheltered	1	0	10	29	14	165	1	18	2	0	33	7		280
Total Chronically Homeless	1	0	43	39	102	509	1	23	4	0	36	7		765
Hospital Patients	0	0	0	1	0	18	0	0	0	0	0	0		19
Children in Schools	210	1,118	290	1,235	546	2,561	161	9	167	880	185	68		7,430
Jail/Prison	0	0	0	7	1	213	0	0	0	0	12	0		233
ANNUALIZED HOMELESS ESTIMATES *														
HOMELESS - SHELTERED														
Individuals	30	55	380	135	1,220	5,635	20	25	90	0	90	0		7,680
Persons in Families	230	460	295	255	160	3,505	45	0	10	15	10	15		5,000
Unaccompanied Children	0	0	0	20	0	165	0	0	0	0	0	0		185
TOTAL SHELTERED	260	515	675	410	1,380	9,305	65	25	100	15	100	15		12,865
HOMELESS - UNSHELTERED														
Individuals	2	0	20	58	28	330	2	36	4	0	66	14		560
Persons in Families	0	0	0	0	0	0	0	0	0	0	0	0		0
TOTAL UNSHELTERED	2	0	20	58	28	330	2	36	4	0	66	14		560
TOTAL HOMELESS	262	515	695	468	1,408	9,635	67	61	104	15	166	29		13,425
% of 2006 Est. Population	0.17%	0.18%	0.35%	0.09%	0.63%	0.97%	0.09%	0.68%	0.35%	0.10%	0.31%	0.07%		0.51%
Chronically Homeless	2	0	86	78	204	1,018	2	46	8	0	72	14		1,530
SUBPOPULATIONS														
Severely Mentally Ill	0	0	105	50	340	900	10	0	20	0	0	0		1,425
Substance Abuse	0	0	60	20	490	2,050	0	5	30	0	5	0		2,660
Veterans	0	0	10	0	245	710	0	0	20	0	5	0		990
Persons with HIV/AIDS	5	0	0	0	10	50	0	0	0	0	0	0		65
Victims of Domestic Abuse	25	55	30	30	45	205	0	5	5	0	15	0		415
Other/Unknown	0	0	175	35	90	1,720	10	15	15	0	65	0		2,125
UNMET NEEDS - JANUARY 23, 2007														
Wait List														
Emergency Shelter	0	0	1	4	0	259	0	0	0	0	0	0		264
Transitional Housing	0	9	30	47	31	439	0	0	0	0	0	0		556
Total Wait List	0	9	31	51	31	698	0	0	0	0	0	0		820
Turned Away														
Emergency Shelter	0	0	8	4	0	44	0	0	0	0	0	0		56
Transitional Housing	0	0	8	0	0	12	0	0	0	0	0	0		20
Total Turned Away	0	0	16	4	0	56	0	0	0	0	0	0		76

** Due to unavailability of housing in Duchesne and Uintah Counties, 564 persons are living in motels and at RV sites; they are not supported by homeless agency funding.

POINT-IN-TIME	Salt Lake Continuum of Care				Mountainland Continuum of Care				Balance of State Continuum of Care				Total					
	Sheltered	Unsheltered	Total	%	Sheltered	Unsheltered	Total	%	Sheltered	Unsheltered	Total	%	Sheltered	Unsheltered	Total	%		
Homeless Count																		
Total																		
- Individuals	1,160	165	1,325	65.4%	31	29	60	54.1%	382	86	468	65.4%	1,573	280	1,853	64.9%		
- Persons in Families	701	0	701	34.6%	51	0	51	45.9%	248	0	248	34.6%	1,000	0	1,000	35.1%		
Total	1,861	165	2,026	100%	82	29	111	100%	630	86	716	100%	2,573	280	2,853	100%		
- Families with Children	261	0	261		18	0	18		83	0	83		362	0	362			
- Chronically Homeless	344	165	509	25.1%	10	29	39	35.1%	131	86	217	30.3%	485	280	765	26.8%		
Subpopulations																		
- Severely Mentally Ill	217	19	236	11.7%	10	4	14	12.2%	101	14	115	16.0%	328	37	365	12.7%		
- Chronic Substance Abuse	460	41	501	24.7%	4	1	5	4.9%	124	17	141	19.7%	588	59	647	22.9%		
- Veterans	145	13	158	7.8%	0	0	0	0.0%	57	8	65	9.0%	202	21	223	7.9%		
- Persons with HIV/AIDS	10	2	12	0.5%	0	1	1	0.0%	3	1	4	0.5%	13	4	17	0.5%		
- Victims of Domestic Violence	90	8	98	4.8%	18	6	24	22.0%	88	12	100	14.0%	196	26	222	7.6%		
- Other/Unknown	466	41	507	25.0%	13	5	18	15.9%	91	12	103	14.4%	570	58	628	22.2%		
Total	1,388	124	1,512	74.6%	45	17	62	54.9%	464	64	528	73.7%	1,897	205	2,102	73.7%		
ANNUALIZED *																		
Annual Estimate																		
	Sheltered	Unsheltered	Total	%	Sheltered	Unsheltered	Total	%	Sheltered	Unsheltered	Total	%	Sheltered	Unsheltered	Total	%		
Homeless Count																		
Total																		
- Individuals	5,800	330	6,130	63.6%	155	58	213	45.5%	1,910	172	2,082	62.7%	7,865	560	8,425	62.8%		
- Persons in Families	3,505	0	3,505	36.4%	255	0	255	54.5%	1,240	0	1,240	37.3%	5,000	0	5,000	37.2%		
Total	9,305	330	9,635	100.0%	410	58	468	100.0%	3,150	172	3,322	100.0%	12,865	560	13,425	100.0%		
- Families with Children	1,305	0	1,305		90	0	90		415	0	415		1,810	0	1,810			
- Chronically Homeless	688	330	1,018	10.6%	20	58	78	16.7%	262	172	434	13.1%	970	560	1,530	11.4%		
Utah July 2006 Est. Population													2,615,129				0.51%	
Subpopulations																		
- Severely Mentally Ill	1,085	96	1,181	12.3%	50	18	68	14.5%	505	69	574	17.3%	1,640	183	1,823	13.6%		
- Chronic Substance Abuse	2,300	204	2,504	26.0%	20	7	27	5.8%	620	85	705	21.2%	2,940	296	3,236	24.1%		
- Veterans	725	64	789	8.2%	0	0	0	0.0%	285	39	324	9.8%	1,010	103	1,113	8.3%		
- Persons with HIV/AIDS	50	9	59	0.6%	0	5	5	1.1%	15	7	22	0.7%	65	21	86	0.6%		
- Victims of Domestic Violence	450	40	490	5.1%	90	32	122	26.0%	440	60	500	15.1%	980	132	1,112	8.3%		
- Other/Unknown	2,330	207	2,537	26.3%	65	23	88	18.8%	455	62	517	15.6%	2,850	292	3,142	23.4%		
Total	6,940	620	7,560	78.5%	225	85	310	66.1%	2,320	322	2,642	79.5%	9,485	1,027	10,512	78.3%		

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a) The unsheltered individuals are considered to be chronically homeless
The percent is determined by 509 divided by 2,026.

aa) The unsheltered subpopulation is determined by the sheltered

population divided by 1,861 times 165.

b) The unsheltered individuals are considered to be chronically homeless
The percent is determined by 39 divided by 111.

bb) The unsheltered subpopulation is determined by the sheltered number divided

by 82 times 29.

c) The unsheltered individuals are considered to be chronically homeless.
The percent is determined by 217 divided by 716.

cc) The unsheltered subpopulation is determined by the sheltered number divided by 630 times 86.

d) The unsheltered number of 280 is the sum of 165, 29, and 86.
The percent is determined by 765 divided by 2,853.

dd) The unsheltered subpopulation totals are the sum of the three continuums

* The sheltered and unsheltered families are annualized by multiplying by five; the chronically homeless and unsheltered individuals are annualized by multiplying by two.

THREE YEAR POINT IN TIME COMPARISON 2005-2007

JANUARY POINT-IN-TIME	BRAG			DAVIS			FIVE COUNTY			MOUNTAINLAND			OGDEN/WEBER		
	2005	2006	2007	2005	2006	2007	2005	2006	2007	2005	2006	2007	2005	2006	2007
HOMELESS - SHELTERED															
Individuals	9	8	6	23	67	11	54	115	76	51	44	27	110	209	244
Persons in Families	21	42	46	45	119	92	123	113	59	57	52	51	33	50	32
Unaccompanied Children										9	4				
TOTAL SHELTERED	30	50	52	68	186	103	177	228	135	108	105	82	143	259	276
Families with Children	7	11	14	16	38	30	37	32	22	16	17	18	10	17	11
HOMELESS - UNSHELTERED															
Individuals	0	8	1	8	0	0	15	39	10	140	144	29	9	24	14
Persons in Families	0	0	0	48	0	0	0	0	0	45	14	0	0	0	0
TOTAL UNSHELTERED	0	8	1	56	0	0	15	39	10	185	158	29	9	24	14
TOTAL HOMELESS	30	58	53	124	186	103	192	267	145	293	263	111	152	283	290

Memo:

Chronically Homeless															
Sheltered	4	4	0	14	19	0	26	54	33	22	14	10	75	71	88
Unsheltered	0	8	1	56	0	0	15	39	10	185	144	29	9	24	14
Total Chronically Homeless	4	12	1	70	19	0	41	93	43	207	158	39	84	95	102
Hospital Patients			0			0		2	0		1	1		3	0
Children in Schools		168	210		1,157	1,118		513	290		1,117	1,235		527	546
Jail/Prison			0			0			0		0	7		0	1

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JANUARY POINT-IN-TIME	SALT LAKE			SIX COUNTY		
	2005	2006	2007	2005	2006	2007
HOMELESS - SHELTERED						
Individuals	938	1102	1,127	14	14	4
Persons in Families	706	751	701	5	13	9
Unaccompanied Children	4	28	33			
TOTAL SHELTERED	1,648	1,881	1,861	19	27	13
Families with Children	233	223	261	2	5	3
HOMELESS - UNSHELTERED						
Individuals	194	203	165	0	0	1
Persons in Families	0	0	0	0	0	0
TOTAL UNSHELTERED	194	203	165	0	0	1
TOTAL HOMELESS	1,842	2,084	2,026	19	27	14

Memo:

Chronically Homeless						
Sheltered	309	338	344	6	9	0
Unsheltered	194	203	165	0	0	1
Total Chronically Homeless	503	541	509	6	9	1
Hospital Patients		12	18			0
Children in Schools		3001	2,561		225	161
Jail/Prison		203	213			0

THREE YEAR POINT IN TIME COMPARISON 2005-2007

JANUARY POINT-IN-TIME	GRAND COUNTY			CARBON/EMERY			SAN JUAN COUNTY			TOOELE			UINTAH BASIN		
	2005	2006	2007	2005	2006	2007	2005	2006	2007	2005	2006	2007	2005	2006	2007
HOMELESS - SHELTERED															
Individuals	2	2	5	29	52	18	0	0	0	0	18	4	2	0	
Persons in Families	6	3	0	2	10	2	9	2	3	0	2	10	13	3	
Unaccompanied Children	0	1		0			0					0			
TOTAL SHELTERED	8	6	5	31	62	20	9	2	3	0	0	20	14	15	3
Families with Children	3	1	0	0	3	0	3	1	1	0	1	4	6	1	
HOMELESS - UNSHELTERED															
Individuals	0	2	18	20	0	2	0	0	0	0	33	1	0	7	
Persons in Families	0	0	0	0	0	0	0	0	0	0	0	3	0	0	
TOTAL UNSHELTERED	0	2	18	20	0	2	0	0	0	0	0	33	4	0	7
TOTAL HOMELESS	8	8	23	51	62	22	9	2	3	0	0	53	18	15	10

Memo:

Chronically Homeless															
Sheltered	1	1	5	24	27	2	0	0	0	0	3	2	0	0	
Unsheltered	0	0	18	20	2	2	0	0	0	0	33	4	0	7	
Total Chronically Homeless	1	1	23	44	29	4	0	0	0	0	36	6	0	7	
Hospital Patients		0	0		0	0		0	0		0			0	
Children in Schools		27	9		135	167		868	880		185		36	68	
Jail/Prison			2		0	0		0	0		12			0	

JANUARY POINT-IN-TIME	STATE TOTALS					
	2005	2006	2006 (a)/u 2005	2006	2007	2007 (a)/u 2006
HOMELESS - SHELTERED						
Individuals	1,234	1,615	-23.59%	1,615	1,536	5.14%
Persons in Families	1,017	1,168	-12.93%	1,168	1,000	16.80%
Unaccompanied Children	4	38	-89.47%	38	37	2.70%
TOTAL SHELTERED	2,255	2,821	20.06%	2,821	2,573	9.64%
Families with Children	331	354	-6.50%	354	362	-2.21%
HOMELESS - UNSHELTERED						
Individuals	387	420	-7.86%	420	280	50.00%
Persons in Families	96	14	585.71%	14	0	
TOTAL UNSHELTERED	483	434	11.29%	434	280	55.00%
TOTAL HOMELESS	2,738	3,255	18.88%	3,255	2,853	12.35%

Memo:

Chronically Homeless						
Sheltered	483	537	-10.06%	537	485	10.72%
Unsheltered	483	420	15.00%	420	280	50.00%
Total Chronically Homeless	966	957	0.94%	957	765	25.10%
Hospital Patients		18		18	19	-5.26%
Children in Schools		7,774		7,774	7,430	4.63%
Jail/Prison		203		203	235	-13.62%

Attachment J
Economic Update

THE ROCKY MOUNTAIN ECONOMY: UPDATE

May 2007

The economy of the Rocky Mountain region continued its 3-year expansion during the first quarter of 2007. In March 2007, seasonal adjusted nonfarm employment increased by 135,800 jobs or 2.8 percent compared with the same month a year ago. The rate of job growth in Utah during the past 12 months was 4.6 percent, or 54,900 jobs. Colorado followed closely with 43,000 jobs, or a 1.9-percent increase. Major employment advances in the construction, trade and professional and business services sectors occurred in both Utah and Colorado. In Montana and Wyoming job gains of 9,800 and 12,200 jobs, respectively, were supported by increases in the construction, and natural resources and mining sectors. The steady growth in North Dakota and South Dakota of approximately 7,000 jobs each enhanced the strong performance for the region. Because of strong employment growth, unemployment rates in all states in the region were less than the national rate of 4.4 percent. The seasonally adjusted unemployment rate as of March 2007 varied from 2 percent in Montana to 3.6 percent in Colorado.

The nation's nonfarm job total increased a healthy 177,000 in March, while February increases were revised upwards. The data shows a stronger job picture than expected. Except for manufacturing, and professional and business services, most sectors saw substantial gains. The major surprise was a 56,000 jump in construction jobs, nearly offsetting the 61,000 February drop. Construction employment is now up 16,000 from last March, an unexpected occurrence given that housing starts are significantly down. Residential construction lost 134,000 jobs, but that has been more than offset by an increase in nonresidential construction. Over the last 12 months, the economy has added 1,937,000 jobs, which is relatively strong given the low level of unemployment. Real GDP slowed to a 1.3 percent annual rate in the first quarter 2007 after a 2.5 percent pace in the fourth quarter 2006. The slowing of GDP growth primarily reflects weakness in the fluctuating government component, and in trade and inventory figures. The pace of new-home starts edged up 2.1 percent in March, but is down 25 percent from a year ago. Builders are seeing soft demand because of tighter lending standards, affordability issues, and a reduced presence of investors in the housing market. It is still too early to say which direction construction will take over the next several months. Paralleling national trends, building permit activity in the region through March was down by 26 percent from the same time last year. The decline in Colorado accounted for about 70 percent of the total decline for the region.

An active March pushed existing single-family home sales in the Denver area 2.6 percent ahead of last year's pace and is at its highest level since August 2006. Conversely, average home sale price increases in Denver turned negative during the first quarter of 2007, or down 3.7 percent from a year ago. Unsold inventories in March were up 6.4 percent from February, but on a year-to-year basis, the inventory is 3.2 percent below the level recorded a year ago. The inventory, however, is double the average recorded during the 1990s. The existing home sales market is expected to remain a "buyers" market over the next 12 months. Fourth quarter 2006 data indicates an increase in the single-family foreclosure rates for both the region and the nation. Colorado, with a foreclosure rate of 1.46 percent, increased the most in the region. The high rate in Colorado has been driven by rising mortgage interest rates on adjustable-rate mortgages and sub-prime loans, which have been used in the state to a greater degree than other states in the region.

U.S. consumer prices jumped 0.6 percent in March from February, and are up 2.8 percent from a year ago. The recent increase was caused almost entirely by rising energy prices. Taking out energy and food, the core index advanced only 0.1 percent. The Federal Reserve has held the funds rate at 5.25 percent since August 2006 until more data becomes available. As of the end of March, the average mortgage interest rate was low at 6.16 percent and decreased by 16 basis points from a year earlier.

ROCKY MOUNTAIN ECONOMIC INDICATORS

25-May-07

Indicator	Data as of	Most Recent Mth./Qtr.	Previous Mth./Qtr.	Year Ago	Change	
					Last Mth/Qtr	Year Ago
Nonfarm Employment (seasonally adjusted):						
Colorado	March-07	2310.8	2308.6	2267.5	0.1%	1.9%
Montana	March-07	441.5	439.4	431.7	0.5%	2.3%
North Dakota	March-07	358.1	357.6	351.3	0.1%	1.9%
South Dakota	March-07	405.8	403.9	397	0.5%	2.2%
Utah	March-07	1244.1	1235.5	1189.2	0.7%	4.6%
Wyoming	March-07	286.6	285.3	274.4	0.5%	4.4%
Rocky Mountin Region	March-07	5046.9	5030.3	4911.1	0.3%	2.8%
United States	March-07	137596	137419	135659	0.1%	1.4%
Unemployment Rate (seasonally adjusted):						
Colorado	March-07	3.6	3.8	4.4	-0.2	-0.8
Montana	March-07	2	2.5	3.4	-0.5	-1.4
North Dakota	March-07	3.1	3.2	3.1	-0.1	0
South Dakota	March-07	3.1	3.4	3.2	-0.3	-0.1
Utah	March-07	2.4	2.3	3.1	0.1	-0.7
Wyoming	March-07	2.6	2.3	2.8	0.3	-0.2
Rocky Mountin Region	March-07	3.1	3.2	3.7	-0.1	-0.6
United States	March-07	4.4	4.5	4.7	-0.1	-0.3
GDP Growth Rate - United States	1st qtr 07	1.3	2.5	5.6	na	na
U.S. Housing Starts (Annual rate)	March-07	1,564,000	1,532,000	2,085,000	2.1%	-25.0%
Residential Building Permits:						
Colorado	YTD-Mar-07	7,107	na	10,774	na	-34.0%
Montana	YTD-Mar-07	973	na	1,151	na	-15.5%
North Dakota	YTD-Mar-07	336	na	212	na	58.5%
South Dakota	YTD-Mar-07	879	na	1,830	na	-52.0%
Utah	YTD-Mar-07	5,204	na	5,873	na	-11.4%
Wyoming	YTD-Mar-07	618	na	584	na	5.8%
Rocky Mountain Region	YTD-Mar-07	15,117	na	20,424	na	-26.0%
Apartment Vacancy Rates:						
Colorado Springs MSA	1st qtr 07	9.5	10.2	9.8	-0.7	-0.3
Denver/Boulder area	1st qtr 07	7.4	7.0	7.7	0.4	-0.3
Salt Lake City MSA	1st qtr 07	5.1	na	6.5	na	-1.4
United States	1st qtr 07	10.1	9.8	9.5	0.3	0.6
Existing Single-Family Sales: Denver PMSA						
Active Listings	March-07	26,430	24,838	27,309	6.4%	-3.2%
Number of Sales	YTD-Mar-07	8,395	na	8,179	na	2.6%
Average Price	YTD-Mar-06	\$297,728	na	\$309,268	na	-3.7%
Existing Home Sales: United States						
Annual Rate of Sales (SA)	March-07	6,120,000	6,680,000	6,900,000	-8.4%	-11.3%
Average Price	March-07	\$263,500	\$260,100	\$264,500	1.3%	-0.4%
Single Family Foreclosure Rate:						
Rocky Mountain	4th qtr 06	1.10	1.03	1.00	0.07	0.10
United States	4th qtr 06	1.19	1.05	0.99	0.14	0.20
Consumer Price Index - All Items:						
Denver-Boulder CMSA	2nd Half 06	199.1	na	192.6	na	3.4%
United States (SA)	March-07	205.2	203.9	199.6	0.6%	2.8%
Mortgage Interest Rate:	March-07	6.16	6.29	6.32	-0.13	-0.16