

City Council Announcements

December 1, 2009

A. Information Needed by Council Staff

1. The Council office has received the Quarterly Housing Report for the First Quarter, FY 2009-2010.

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

2. On November 5, during the Council's discussion regarding proposed changes to the City's demolition regulations, the Council asked that the Planning subcommittee develop a draft purpose statement for further discussion with the full Council. The Council indicated that after review of the purpose statement the draft ordinance would be distributed to the Administration and the public for review and comment. Please see the attached memorandum for the complete draft purpose statement.

Do Council Members support the proposed purpose statement?

SALT LAKE CITY CORPORATION

FRANK B. GRAY
DIRECTOR

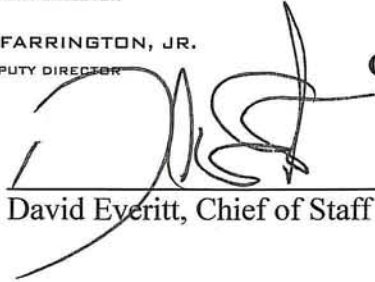
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RALPH BECKER
MAYOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

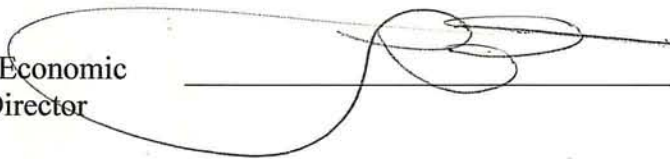
Date Received: 11/05/2009

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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P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486
TELEPHONE: 801-535-6230 FAX: 801-535-6005

WWW.SLCGOV.COM/CED



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

Recommendation: None

PUBLIC PROCESS: None

RELEVANT ORDINANCES: None

TABLE OF CONTENTS

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

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

HOUSING AND NEIGHBORHOOD DEVELOPMENT

HOUSING PROGRAMS REPORT FISCAL YEAR 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 Hoopiania	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):
----------------------------	-------------------------	-----------	-----------------------

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:

MEMORANDUM

DATE: November 25, 2009

TO: Council Members

FROM: Council Planning Subcommittee
Janice Jardine and Nick Tarbet

SUBJECT: Proposed amendments to the City's current demolition regulations
City Code, Chapter 18.64 – Demolition and Chapter 18.97 Mitigation of
Residential Housing Loss

During the Council's discussion of this item on November 5, the Council asked that the Planning subcommittee develop a draft purpose statement for further discussion with the full Council. (Please see draft statement below.) The Council indicated that after review of the purpose statement the draft ordinance would be distributed to the Administration and the public for review and comment. Council Members emphasized that this draft ordinance is not a completed product, but is intended to generate conversation and recommendations.

A summary of comments received as of November 25 are attached at the end of this memo.

Demolition Ordinance Purpose Statement
Purpose and Intent

- A. The purpose of the provisions in this Chapter is to:
1. Promote the public welfare by maintaining the integrity and continuity of the urban fabric and economic vitality;
 2. Provide an orderly and predictable process for demolition of buildings and structures;
 3. Ensure demolition occurs safely;
 4. Protect utilities and other infrastructure from damage during demolition;
 5. Provide for enforcement of timely completion of demolition and for improvement of property following demolition to ensure the site is not detrimental to the use and enjoyment of surrounding property;
 6. Provide for enforcement and maintenance of property to avoid purposeful demolition by neglect; and
 7. Encourage preservation of the City's housing stock.
- B. A primary intent of the City Council with respect to this Chapter is to avoid demolition, or partial demolition, of buildings in a manner that disrupts the character and development pattern of established neighborhood and business areas. Accordingly, the Council finds that it is in the public interest to:
1. Require existing buildings to be maintained in a habitable condition until replaced by new construction;
 2. Avoid demolition of existing structures until a building permit is issued for new construction; and

3. Avoid creation of vacant demolition sites with minimal or no landscaping or other improvements.

The following information was provided previously for the Council Work Session on November 5, 2009. It is provided again for background purposes.

Over the past several years Council Members have expressed a number of frustrations about the demolition ordinance. Different Council Members have been interested in different aspects of the ordinance. This draft ordinance brings the issue to the table for discussion.

The proposed changes are intended to address situations where existing structures have been demolished as part of anticipated new construction but, in some cases, construction is delayed and the site is allowed to sit vacant with minimal or no landscaping. This can disrupt existing development patterns of an area or negatively impact the character of an established neighborhood.

Issues that have come up in the past include:

1. Should the City allow buildings to be torn down before the developer has presented re-use plans to the City?
2. Is it good policy to allow landscaping in lieu of a re-use plan?
3. Is it good policy to allow parking lots as an interim re-use plan?
4. If the City determines that landscaping plans are appropriate:
 - a. Are they required in every circumstance?
 - b. What extent of landscaping is required?
 - c. What happens if the property owner takes down a building and doesn't landscape?
 - d. When are performance bonds required, and are the bond amounts adequate for the City to go in and perform the work?
5. Should the City require a mitigation payment for the loss of housing?
 - a. Is the current payment adequate to discourage the demolition of housing?
 - b. Should the mitigation be limited to residential zones?
6. Should housing units in National Historic Districts be subject to the same regulations as housing units located in local Historic Districts?
7. How can the City address situations where neighbors and the community council are supportive of removing a structure they consider a blight on the area or an attractive nuisance when City regulations require a waiting period?
8. How does the City avoid inadvertently creating an incentive for property owners to allow their properties to deteriorate in order to increase the likelihood that their property will be approved for demolition?
9. How does the City avoid inadvertently creating a disincentive for property owners who would like to redevelop their properties in a manner supported by the City's adopted land use plans and zoning and need to demolish structures prior to submitting a full set of building plans for City approval?

10. How far can the City go with its regulatory authority without inappropriately infringing on the rights of property owners?

The following is a brief summary of key items from the proposed draft ordinance relating to amendments to the City's demolition and housing mitigation regulations. They are provided here to assist in the Council's discussion on November 5. A copy of the draft ordinance in revision format is provided at the end of this memorandum. (Please note - All changes in the draft are not listed here.)

The intent is to receive feedback from the Council and identify steps to move this item forward for further action.

Additional items may be identified and discussed by Council Members.

Administrative staff has indicated concern with some of the proposed changes and will be prepared to discuss their issues with the Council.

Chapter 18.64 – Demolition

the current ordinance allows the issuance of a demolition permit if a permit for the replacement use has been issued or a landscaping plan has been approved and a bond filed.

A. 18.64.020 - Permit application

(See draft ordinance - pg.1, lines # 36-38)

1. Requires identification of the proposed use of the premises following demolition
2. The anticipated start date for new construction, and
3. Whether any development applications have been submitted or approved by the City.

B. 18.64.030 – Fees and Signature – Bond

(See draft ordinance - pgs.2-3, lines # 72-103)

1. Removes landscaping waiver fee
2. Requires fee for compliance with the requirements of this chapter and to assure the property is kept free of weeds and junk materials

~~3. Addition of bonding requirements~~

A bond would be required for abatement of helath, safet impacts, environmental impact, general clean up and landscaping

C. 18.64.040 – Issuance of Demolition Permit

(See draft ordinance - pgs.3-4, lines # 105- 162)

- Sec. A - A demolition permit shall be issued if:
 1. A building permit for a use replacing the building/structure has been approved and issued by the City, **OR**
 2. If the Chief Building Official or the Fire Marshal orders demolition of the structure due to natural disaster, fire, or other similar event; or hazardous or blighting conditions.
 - a. Requires the site to be landscaped within 30 days after demolition unless a building permit has been issued for new construction.

- b. Provisions of this section apply regardless of any contrary zoning regulations or standards.
- c. Requires a bond to cover proper installation and maintenance of the landscaping.
- d. Allows a delay in installing landscaping up to 6 months due to weather conditions and requires the property owner to escrow funds sufficient to ensure installation of the landscaping.

- Sec. B – Addresses property owner neglect by
 1. It is unlawful for a property owner to neglect a building/structure to the point that it fails to conform to standards in City Code, Chapter 18.50 Existing Residential Housing (Fit Premises), Sec. 18.50.140 through 18.50.230.
 2. Such neglect shall be a class B misdemeanor.
 3. Each day a violation occurs shall be a separate offense.
- Sec. C – requires:
 1. A housing mitigation plan for demolition of one or more dwelling units located in a residential zone, whether or not occupied. Housing mitigation and HAAB review would only be required for demolition of dwelling units located in residential zones.
 2. Compliance with the Historic Overlay District requirements 21A.34.020 sections J through P if located in a nationally listed historic district or is a nationally listed site, or is considered a significant or contributing structure. This requirement would need further study and review

D. 18.64.050 – Residential Demolition Provisions – Sec. F. HAAB Decision (Housing Advisory and Appeals Board)
(See draft ordinance - pg. 6, lines #251-256 and pg. 7, lines # 274-276)

1. Allows HAAB to delay issuance of a demolition permit for ~~may order a demolition permit not be issued for an additional~~ 6 months to allow further attempts to preserve the housing stock.
2. After any additional time period ordered by HAAB has expired, a demolition permit shall be issued subject to compliance with the housing mitigation plan.

E. 18.64.070 – removes the option for a post-demolition use plan waiver ~~procedure~~. (Landscaping waiver)
(See draft ordinance – pg. 7-8, lines # 296-331)

F. 18.64.070 – Pre-demolition Salvage Permits
(See draft ordinance - pg. 8, lines # 333-341)

- A pre-demolition salvage permit may be issued upon approval by the City of a building permit for new construction.

G. 18.64.080 – Expiration – Diligence
(See draft ordinance - pg. 9, lines # 357-360)

- Requires permit holder to ~~diligently~~ pursue completion of demolition work or City may declare bond forfeited and use funds to finish demolition and installation of landscaping.

Chapter 18.97 – Mitigation of Residential Housing Loss

A. 18.97.010 Purpose

(See draft ordinance - pg.11, lines # 419-425)

• **Question for Council consideration – should the purpose statement be updated?**

The ~~city~~City has experienced a loss of important affordable housing stock, particularly in its central ~~city~~City and Capitol Hill areas due to commercial expansion. It is the objective of the city to mitigate the adverse impacts of such losses, ~~when zoning changes are sought to accommodate expansion of commercial uses,~~ with due consideration for vested or protected property rights.

B. 18.97.020 – Housing Mitigation Condition Precedent to Demolition of Residential Units (See draft ordinance - pg.11, lines #431-440)

1. Requires a housing mitigation plan for a demolition permit that will result in a loss of one or more residential units located in a residential zone.

C. 18.97.040 – Housing Mitigation Justification

(See draft ordinance - pg.13 & 14, lines # 542-554)

1. Requires HAAB to consider a housing mitigation plan as part of the process for a demolition permit application.
2. Requires a report from the CED Director to HAAB justifying the method of housing mitigation recommended including a factually based justification for the mitigation.
3. Applicant may submit a similar proposal and factual and legal justification for mitigation or why the Director's recommendations are appropriate or should be modified.
4. HAAB action shall include an evaluation of the adequacy of the mitigation plan submitted by the applicant and recommended by the CED Director.

11.25.09

Demolition Ordinance Comments Received

Salt Lake City Historic Landmarks Commission

- The HLC supports a plan to protect the contributing structures of Salt Lake City's historic neighborhoods.
- The HLC has specific concerns about Section C 18.64.040
 - Potential impact of the preservation program and the workload of the HLC and staff to administer demolition applications in additional neighborhoods designated as National Historic Districts.
 - The use of National Historic District designation as criteria for special protection is a shift from established criteria of the National Park Service administration of the National Register.
 - The HLC would like direction from the Council on how an HLC review process as a component of a citywide demolition standard would function with their current role in administering the local historic districts standards

Joanna Rendi

- The City shouldn't allow someone to get a permit to demolish a property like the Sugarhouse property, without checking on the financing to rebuild?
- There should be a limited amount of time allowed for rebuilding, or the rights to build should be put up for bid to someone else who does have the money. The owner would still own the land and be entitled to collect rents.

Arla Funk

- The Demolition Ordinance should be sent to the HLC for further review and input because of the effect in the historic districts.
 - The HLC has been working on economic hardship and would like to provide our input in relation to demolition.
 - The costs of reuse of a building are not adequately addressed.
 - There needs to be a viable plan as to what is required if the demolition permit is denied.
 - Neglect is inadequately addressed.
 - Who will determine whether it is past or present?

Utah State Historical Society

- Our office feels that it is important to note that the National Register of Historic Places (36 CFR Part 60) and Salt Lake City locally-designated landmark sites are two very distinct and different programs. Some properties and districts may receive both designations; however, there is no

direct correlation between the two.

- Listing on the National Register is honorific and incentive-based and offers no automatic protection against demolition.
- There are no restrictions on the use, treatment, transfer, or disposition of private property. National Register listing does not lead to public acquisition or require public access. A property will not be listed for individual properties, the owner objects, or for districts, a majority of property owner's object. National Register listing does not automatically invoke local historic district zoning or local landmark designation.
- Enacting new controls at the local level on such properties, without a separate local process which allows property owner input, undermines the spirit of the National Register program and raises the question of procedural due process.
- It is the opinion of the SHPO that these types of local ordinances should apply to locally-designated properties only.

MEMORANDUM

DATE: October 29, 2009

TO: Council Members

FROM: Council Planning Subcommittee
Janice Jardine, Land Use Policy Analyst

SUBJECT: Proposed amendments to the City's current demolition regulations
City Code, Chapter 18.64 – Demolition and Chapter 18.97 Mitigation of
Residential Housing Loss

Over the past several years, the City has experienced situations where existing structures have been demolished as part of anticipated new construction but, in some cases, construction is delayed and the site is allowed to sit vacant with minimal or no landscaping. This can disrupt existing development patterns of an area or negatively impact the character of an established neighborhood. The proposed changes are intended to address these types of issues.

The following is a brief summary of key items from the proposed draft ordinance relating to amendments to the City's demolition and housing mitigation regulations. They are provided here to assist in the Council's discussion on November 5. A copy of the draft ordinance in revision format is provided at the end of this memorandum. (Please note - All changes in the draft are not listed here.)

The intent is to receive feedback from the Council and identify steps to move this item forward for further action.

Additional items may be identified and discussed by Council Members.

Administrative staff has indicated concern with some of the proposed changes and will be prepared to discuss their issues with the Council.

• **POTENTIAL PROCESS OPTIONS**

- A. City Council Work Session discussion (November 5)
- B. Staff prepare final draft ordinance
- C. Provide final draft for public review and comment
- D. City Council public hearing (December)
- E. Other options identified by the Council

Chapter 18.64 – Demolition

A. 18.64.020 - Permit application

(See draft ordinance - pg.1, lines # 36-38)

1. Requires identification of the proposed use of the premises following demolition
2. The anticipated start date for new construction, and
3. Whether any development applications have been submitted or approved by the City.

B. 18.64.030 – Fees and Signature – Bond

(See draft ordinance - pgs.2-3, lines # 72-103)

1. Removes landscaping waiver fee
2. Requires fee for compliance with the requirements of this chapter and to assure the property is kept free of weeds and junk materials
3. Addition of bonding requirements

C. 18.64.040 – Issuance of Demolition Permit

(See draft ordinance - pgs.3-4, lines # 105- 162)

- Sec. A - A demolition permit shall be issued if:
 1. A building permit for a use replacing the building/structure has been approved and issued by the City, **or**
 2. If the Chief Building Official or the Fire Marshal orders demolition of the structure due to natural disaster, fire, or other similar event; or hazardous or blighting conditions.
 - a. Requires the site to be landscaped within 30 days after demolition unless a building permit has been issued for new construction.
 - b. Provisions of this section apply regardless of any contrary zoning regulations or standards.
 - c. Requires a bond to cover proper installation and maintenance of the landscaping.
 - d. Allows a delay in installing landscaping up to 6 months due to weather conditions and requires the property owner to escrow funds sufficient to ensure installation of the landscaping.
- Sec. B – Addresses property owner neglect
 1. It is unlawful for a property owner to neglect a building/structure to the point that it fails to conform to standards in City Code, Chapter 18.50 Existing Residential Housing (Fit Premises), Sec. 18.50.140 through 18.50.230.
 2. Such neglect shall be a class B misdemeanor.
 3. Each day a violation occurs shall be a separate offense.
- Sec. C – requires:
 1. A housing mitigation plan for demolition of one or more dwelling units located in a residential zone, whether or not occupied.
 2. Compliance with the Historic Overlay District requirements 21A.34.020 sections J through P if located in a nationally listed historic district or is a nationally listed site, or is considered a significant or contributing structure.

D. 18.64.050 – Residential Demolition Provisions – Sec. F. HAAB Decision (Housing Advisory and Appeals Board)

(See draft ordinance - pg. 6, lines #251-256 and pg. 7, lines # 274-276)

1. HAAB may order a demolition permit not be issued for an additional 6 months to allow further attempts to preserve the housing stock.
2. After any additional time period ordered by HAAB has expired, a demolition permit shall be issued subject to compliance with the housing mitigation plan.

E. 18.64.070 – removes the post-demolition use plan waiver procedure. (Landscaping waiver)

(See draft ordinance – pg. 7-8, lines # 296-331)

F. 18.64.070 – Pre-demolition Salvage Permits

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- A pre-demolition salvage permit may be issued upon approval by the City of a building permit for new construction.

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- Requires permit holder to diligently pursue completion of demolition work or City may declare bond forfeited and use funds to finish demolition.

Chapter 18.97 – Mitigation of Residential Housing Loss

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1. Requires HAAB to consider a housing mitigation plan as part of the process for a demolition permit application.

2. Requires a report from the CED Director to HAAB justifying the method of housing mitigation recommended including a factually based justification for the mitigation.
3. Applicant may submit a similar proposal and factual and legal justification for mitigation or why the Director's recommendations are appropriate or should be modified.
4. HAAB action shall include an evaluation of the adequacy of the mitigation plan submitted by the applicant and recommended by the CED Director.

**Chapter 18.64
DEMOLITION**

18.64.010 Permit Required:

It is unlawful to demolish any building or structure in the cityCity, or cause the same to be demolished, without first obtaining a permit for demolition of each such building or structure from the cityCity building official as provided in this chapter.

18.64.020 Application For Permit:

To obtain a permit for demolition, an applicant mustshall submit an application in writing on a form furnished by the building official for that purpose. Each application shall:

- A. Identify and describe the type of work to be performed under the permit;
- B. State the address of the structure or building to be demolished;
- C. Describe the building or structure to be demolished including the type of use, type of building construction, size and square footage, number of stories, and number of residential dwelling units (if applicableany);
- D. Indicate the method and location of demolished material disposal;
- E. Identify the approximate date of commencement and completion of demolition;
- F. Indicate if fences, barricades, scaffolds or other protections are required by any cityCity code for the demolition and, if so, their proposed location and compliance;
- G. State whether fill material will be required to restore the site to level grade after demolition and, if required, the approximate amount of fill material;
- H. If the building or structure to be demolished contains any dwelling units, the application should state whether any of the dwelling units are presently occupied; and
- I. State the proposed use of the premises following demolition. If new construction is proposed following demolition, state the anticipated start date and whether any development applications have been submitted to and/or approved by the City.

18.64.030 Fees And Signature Bond:

A. **Signature:** The permit application shall be signed by the party or the party's authorized agent requesting the permit. SignatureA signature on the permit application constitutes a certification by the signee that the information contained in the application is true

DISCUSSION DRAFT - OCTOBER 28, 2009

45 and correct.

46
47 **B. Demolition Permit Application Fee:** The fee for a demolition permit application
48 shall be based on the building floor area as follows:

49

50 Building Floor Area	51 Fee
52 5 - 2,000 square feet	53 \$ 66.44
54 2,001-4,000 square feet	55 77.52
56 4,001-6,000 square feet	57 88.59
58 6,001-8,000 square feet	59 121.81
60 8,001-10,000 square feet	61 132.89
62 10,001-12,000 square feet	63 166.11
64 12,001-14,000 square feet	65 199.33
66 14,001-16,000 square feet	67 232.55
68 16,001-18,000 square feet	69 265.78
70 18,001-20,000 square feet	71 293.46
72 20,001-22,000 square feet	73 332.22
74 22,001-24,000 square feet	75 376.52
76 24,001-26,000 square feet	77 409.74
78 26,001-28,000 square feet	79 454.03
80 28,001-30,000 square feet	81 498.33
82 30,001-32,000 square feet	83 537.09

84 For each five hundred (500) square feet over thirty-two thousand (32,000) add an
85 additional \$11.07.

86 ~~C. **Waiver Fee:** Landscaping waiver requests shall also pay a fee of one hundred eighty
87 eight dollars twenty six cents (\$188.26) for the cost of the landscape waiver process.~~

88 ~~**D. Inspection Fee:** If landscaping is not required by the zoning ordinance, or if a
89 landscaping waiver is sought pursuant to section 18.64.070 of this chapter, an An additional fee
90 for the cost of inspecting the property to determine it compliance with the requirements of this
91 chapter and to assure the property is kept free of weeds and junk materials shall be collected in
92 the amount of one hundred ten dollars seventy four cents (\$110.74). If a waiver request is denied,
93 the one hundred ten dollars seventy four cents (\$110.74) paid under this subsection shall be
94 refunded.~~

95 ~~**D. Bond:** A bond in an amount sufficient to ensure abatement of potential impacts to
96 public health and safety and long-term environmental impacts, general clean-up of the
97 demolition site, and installation of landscaping, if required under this Chapter, shall be required
98 prior to issuance of a demolition permit.~~

99 1. The amount of the bond shall be determined by the building official as

DISCUSSION DRAFT - OCTOBER 28, 2009

89 sufficient to cover the cost of the proposed demolition and installation of landscaping, if
90 required by this chapter.

91
92 2. The form of the bond shall be as required in Section _____ of this code.

93
94 3. If the applicant fails to comply with provisions of the demolition permit and the
95 City has unreimbursed costs resulting from such failure, the City may call on the bond for
96 reimbursement. If the amount of the bond exceeds such costs, the remainder shall be
97 released to the applicant. If the amount of the bond is less than the cost incurred by the
98 City, the applicant shall be liable to the City for the difference. The building official may
99 require readjustment of bond amount if the scope of work changes after demolition work
100 has begun.

101
102 4. Bonding shall remain in place until all required work is complete and the final
103 inspection has been approved.

104
105 **18.64.040 ~~Postdemolition Use Plan Required~~ Issuance of Demolition Permit:**

106
107 ~~No A. A demolition permit shall be issued until one of the following requirements has~~
108 ~~been met only upon compliance with Subsection C of this section, if applicable, and if:~~

109
110 ~~1. A building permit for ~~thea~~ use replacing the demolished building or structure has~~
111 ~~been approved and issued by the building services and housinglicensing division.~~

112
113 ~~_____ B. A landscaping plan for the site, showing the sprinkling system and planted~~
114 ~~areas, has been approved and a performance bond to assure timely and proper installation~~
115 ~~and maintenance of the landscaping has been filed with the city in a form acceptable to~~
116 ~~the city. In the event the building official determines that landscaping is impracticable; or~~
117 ~~unnecessary given the characteristics of the site and the neighborhood, the landscaping~~
118 ~~requirement may be waived subject to the provisions of section 18.64.070 of this chapter.~~

119
120 ~~_____ C. In the event~~

121 ~~_____ 2. The chief building official or fire marshal orders immediate demolition because~~
122 ~~the premises have been damaged beyond repair because of a natural disaster, fire, or other~~
123 ~~similar event; or wherebecause immediate demolition and clearing of the land is~~
124 ~~necessary to remove hazardous or blighting conditions, the building official may waive~~
125 ~~the landscaping requirement and order immediate demolition.~~

126
127 ~~_____ D. For parcels in the D-1 zone, a permit for the use replacing. Landscaping~~
128 ~~shall be installed on the site as provided in Section 21A.48.100D2 of this code~~
129 ~~within thirty (30) days after demolition authorized under this Subsection A2 is~~
130 ~~completed, unless a building permit has been issued for one (1) or more new~~
131 ~~buildings or structures located on the same site as the demolished building or~~
132 ~~structure has been issued by building services and licensing, or a landscape plan~~

DISCUSSION DRAFT - OCTOBER 28, 2009

for the site has been approved.

i. Subsection 18.64.040A2a shall apply regardless of any contrary in accordance with subsection Title 21A.48.100D of this code. A performance bond to assure timely

ii. Timely and proper installation and maintenance of the landscaping shall be assured by a bond filed with the city City as provided in a form acceptable to Section 18.64.030D of this chapter.

b. Notwithstanding the foregoing Subsection A2a, installation of landscaping may be delayed due to weather conditions so long as landscaping is completed within six (6) months after demolition and the property owner escrows funds sufficient to assure installation of landscaping as reasonably determined by the city building services and licensing division.

B. It shall be unlawful for a property owner to neglect a building or structure to the point that the building or structure fails to conform with the standards set forth in Sections 18.50.140 to 18.50.230 of this title. Such neglect of a building or structure shall be a class B misdemeanor. Each day a violation occurs shall be a separate offense.

C. 1. If one (1) or more dwelling units located in a residential zone, whether or not occupied, will be removed under a demolition permit, a housing mitigation plan shall be prepared and acted upon as set forth in Chapter 18.97 of this title prior to issuance of the permit.

2. If proposed demolition involves a nationally designated landmark, a significant or contributing structure, or a structure in a nationally listed historic district, a demolition permit shall be issued only upon compliance with the provisions set forth in Subsections 21A.34.020J, K, L, M, N, O, and P of this title.

18.64.050 Residential Demolition Provisions:

If the structure for which a demolition permit is sought contains ~~residential~~ one (1) or more dwelling units, whether or not occupied, the building official shall consider the impact of the requested demolition permit's impact on the housing stock of Salt Lake City pursuant to the following provisions: unless the proposed demolition is conducted for health and safety reasons as provided in Subsection 18.64.040A2 of this chapter. In such event, this section shall not apply.

A. Impact Determination Standards: The building official, within ten (10) days ~~of the~~ after receipt of a demolition permit application, shall determine whether the requested demolition ~~permit and the postdemolition use plan~~ will result in:

1. Construction of a one (1) or more residential ~~unit or~~ units with a net loss of one

DISCUSSION DRAFT - OCTOBER 28, 2009

177 (1) or more than five (5) dwelling units; or
178

179 2. Construction ~~No net loss of a vacant lot, landscaped lot or parking lot~~ dwelling
180 units will occur due to the anticipated construction of new dwelling units pursuant to an
181 approved and issued building permit for the premises where the demolition will occur.
182

183 **B. No Impact Permit:** ~~If the building official determines that neither of the conditions of~~
184 subsection A Subsection A2 of this section ~~are met,~~ applies, the building official shall issue a
185 finding of no residential impact and the demolition permit ~~shall~~ may be issued.
186

187 **C. Impact Finding:** ~~If the building official finds one of the criteria in subsection~~
188 A Subsection A1 of this section applies, the building official shall issue a finding of residential
189 impact.
190

191 **D. Impact Notice:** Upon making a finding of residential impact, the building official
192 shall mail ~~a~~ written notice to the owners and residents of ~~properties~~ property located within ~~a~~ six
193 hundred ~~foot~~ feet (600') ~~radius~~ from the property line of the ~~property on which~~ lot where the
194 proposed demolition work will take place as shown on the last equalized property tax assessment
195 roll.
196

197 ~~_____~~ Notice shall also be mailed to any affected neighborhood-based organization
198 recognized pursuant to ~~subsection~~ Subsection 2.60.020C of this code. The notice shall specify:
199

200 1. The property proposed for demolition;

201 2. The proposed ~~postdemolition~~ replacement use;

202 3. The proposed housing mitigation plan;

203 4. The basis for the finding of residential impact; and
204

205 5. The date and time of a hearing before the ~~housing advisory~~ Housing Advisory
206 and ~~appeals board.~~ Appeals Board (HAAB).
207

208 **E. HAAB Impact Hearing:**
209

210 1. To allow time for effective consideration by the notified parties, the hearing
211 before the HAAB shall take place not less than thirty (30) days after the finding of
212 residential impact issued by the building official and not more than sixty (60) days after
213 the finding.
214

215 2. The HAAB shall take evidence from the applicant and all interested parties
216 regarding:
217

DISCUSSION DRAFT - OCTOBER 28, 2009

221 a. ~~Regarding~~The effect of the proposed demolition and
222 ~~postdemolitionreplacement~~ use ~~plan's effect plan~~ on:

223 i. The ~~city's~~City's housing stock,

224 ii. The City's employment and economic base,

225
226 iii. The character of the neighborhood where the subject property is
227 located,

228
229 iv. The ~~city's~~City's master plans for the area,

230
231 v. The ~~city's~~City's adopted housing policy~~s~~, and

232
233 vi. Any other policy adopted by the City which applies to the
234 subject property.

235
236 b. Regarding the ~~The~~ cost and economic practicality of repairing or
237 remodeling the structure proposed for demolition to comply with zoning
238 requirements and with building and housing codes~~; and~~

239
240 c. The proposed method of housing mitigation, including the factual basis
241 upon which the housing mitigation plan is premised and justified.

242
243 3. The HAAB may encourage ~~the an~~ applicant to work with the ~~city~~City and
244 interested parties to repair, remodel, preserve, or increase the ~~city's~~City's housing stock.

245
246 4. The HAAB shall issue its decision not more than ten (10) days after the
247 hearing.

248
249
250
251 **F. HAAB Decision:**

252
253 1. If Notwithstanding the acceptability of a housing mitigation plan, the HAAB
254 may order that a demolition permit not be issued for an additional period not to exceed
255 six (6) months to allow the City and interested parties time to make further attempts to
256 preserve the housing stock if the HAAB finds:

257
258 a. The proposed demolition and ~~postdemolitionreplacement~~ use plan ~~has a~~
259 ~~significant adverse~~are likely to adversely impact ~~on the city's~~;

260
261 i. The City's housing stock and ~~the~~ character of the neighborhood;
262 and

263
264 bii. Which is not outweighed by any positive effects on the

265 city'sCity's economic and employment base; and

266
267 ~~e. That it b. The structure proposed for demolition~~ is economically
268 practical to repair or remodel ~~the structure proposed for demolition~~ to comply
269 with zoning requirements and building and housing codes, ~~HAAB may order that~~
270 ~~the demolition permit not be issued for an additional period not to exceed ninety~~
271 ~~(90) days to allow the city and interested parties time to make further attempts to~~
272 ~~preserve the housing stock.~~

273
274 2. After ~~this~~any additional time period ordered by the HAAB has expired, the
275 requested permit shall be immediately issued subject to compliance with the housing
276 mitigation plan.

277
278 2.3. If the HAAB does not make the findings required by this
279 subsectionSubsection F, the demolition permit shall be issued ten (10) days after the
280 HAAB's decision.

281
282 **G. Appeal Of HAAB Decision:**

283
284 1. The applicant or any person or entity required to be notified of the demolition
285 pursuant to subsectionSubsection D of this section, if aggrieved by the HAAB decision,
286 may appeal to the ~~mayor~~Mayor by filing a written notice specifying the grounds for such
287 an appeal within ten (10) days of the HAAB decision.

288
289 2. Any other party identified in subsectionSubsection G1 of this section may
290 respond to the appeal in writing within ten (10) days of the appeal.

291
292 3. The ~~mayor~~Mayor or the ~~mayor's~~Mayor's designee shall consider the appeal on
293 the written record and shall issue a decision within ten (10) days of the close of any
294 written submissions.

295
296 **18.64.070 Postdemolition Use Plan Waiver Procedure:**

297
298 ~~—— A. If a waiver of the postdemolition use plan is sought under subsection 18.64.040E of~~
299 ~~this chapter, the applicant shall file with the building official, on a form provided therefor, a~~
300 ~~statement of any claimed hardship or other special circumstances justifying waiver of the~~
301 ~~postdemolition use plan requirements.~~

302
303 ~~—— B. The building official shall mail a written notice to the owners and residents of~~
304 ~~properties within a six hundred foot (600') radius from the edge of the property on which the~~
305 ~~proposed demolition work will take place as shown on the last equalized property tax assessment~~
306 ~~roll and any affected neighborhood based organization recognized pursuant to subsection~~
307 ~~2.60.020C of this code. The notice shall state the reasons given by the applicant for waiving the~~
308 ~~postdemolition use plan and state the date, time and location of a hearing before the city's~~

DISCUSSION DRAFT - OCTOBER 28, 2009

~~housing advisory and appeals board.~~

~~———— C. The chairperson of the housing advisory and appeals board shall select a panel of three (3) examiners from the roster of members and schedule a hearing date no sooner than thirty (30) days from the date of the petition and no later than sixty (60) days from the date of the petition, except that if a residential impact hearing is also required pursuant to subsection 18.64.050E of this chapter the two (2) hearings Such decision shall be combined.~~

~~———— D. In determining whether to waive the postdemolition use landscaping requirements, the board may consider the effects on surrounding properties, the character of the neighborhood, the master plan for the area, future plans for the property and similar factors.~~

~~———— E. ——— 1. The applicant, or any person or entity required to be notified of the demolition pursuant to subsection B based on the criteria set forth in Subsection F of this section, if aggrieved by the HAAB decision, may appeal to the mayor by filing a written notice specifying the grounds for such an appeal. A decision by the Mayor or the Mayor's designee may be appealed within ten (10) days of the HAAB decision to a court of competent jurisdiction.~~

~~2. Any other party identified in subsection B of this section may respond to the appeal in writing within ten (10) days of the appeal.~~

~~3. The mayor or the mayor's designee shall consider the appeal on the written record and issue a decision within ten (10) days of the close of any written submissions.~~

18.64.080-070 Predemolition Salvage Permits:

~~A. A If the City has approved a site plan or a building permit for new construction on the premises following demolition, a predemolition salvage permit may be issued for other than structural demolition. Such permit shall be required for the removal of doors, windows, special glass, fixtures, fittings, pipes, railings, posts, panels, boards, lumber, stones, bricks, marble, or similar materials on the exterior or interior of ~~the building~~any building. A predemolition salvage permit may not be issued for any property for which the City has not approved a building permit for new construction on the premises following demolition.~~

~~B. A predemolition salvage permit fee shall be paid in the amount of twenty percent (20%) of the demolition fee.~~

18.64.090080 Expiration—Diligence:

~~———— Permits~~

~~———— A. A demolition permit shall expire forty-five (45) calendar days from the date of issuance, unless a completion date allowing more time is requested and approved by the building official at the time of application. ~~Demolition permits~~A demolition permit may be renewablerenewed upon request prior to expiration with approval of the building official for one-~~

DISCUSSION DRAFT - OCTOBER 28, 2009

353 half (1/2) of the original permit fee, provided continuous progress is being made. If a permit is
354 allowed to expire without ~~the~~ prior renewal, any subsequent request for reinstatement shall be
355 accompanied by a reinstatement fee equal to the original demolition permit fee.
356

357 18.64.100 B. Once demolition has begun pursuant to a demolition permit, the permit holder shall
358 diligently pursue completion of the work authorized thereunder. If such work is not diligently
359 pursued the City may declare the bond required under Section 18.64.030D to be forfeited and
360 may use the proceeds to finish demolition as provided in such section.
361

362 18.64.090 Qualifications To Do Work:
363

364 It shall be unlawful for demolition work permitted under this chapter to be performed
365 except by:
366

367 A. A general contractor or subcontractor currently holding a license in good standing
368 with the state of Utah to do wrecking and/or demolition work.
369

370 B. A licensed general contractor currently holding a license in good standing with the
371 state of Utah qualified as a general contractor, but only when the demolition is incidental and
372 supplemental to the construction by the general contractor of a new structure on the
373 demolition site.
374

375 C. Salvage work under a predemolition salvage permit may be done without a
376 contractor's license provided all other conditions of this chapter are met.
377

378 18.64.110 Demolitions Requirement100 Demolition Requirements:
379

380 A. Prior to the commencement of any demolition or moving, the permittee shall plug all
381 sewer laterals at or near sidewalk lines as staked out by the department of public utilities. No
382 excavation shall be covered until such plugging is approved by the department or by the building
383 official. The permittee shall further ensure all utility services to the structure and/or premises
384 have been shut off and meters removed prior to commencement of demolition work.
385

386 B. When the applicant indicates the demolition will require more than thirty (30) days to
387 complete, and where required by the building official for the safety of the public, the applicant
388 shall also provide plans to fence the demolition site so that it is inaccessible to unauthorized
389 persons in a manner acceptable to the building official. The building official may waive the
390 fencing requirement if it is determined that fencing would be inappropriate or unnecessary to
391 protect safety or health. ~~unnecessary to protect safety or health.~~
392

393 C. A permit for demolition requires that all materials comprising part of the existing
394 structure(s), including the foundation and footings, be removed from the site. The depression
395 caused by the removal of such debris must be filled back and compacted to the original grade, as
396 approved by the building official, with fill material excluding detrimental amounts of organic

DISCUSSION DRAFT - OCTOBER 28, 2009

397 material or large dimension nonorganic material.

398
399 D. Permitted demolition work, including filling and leveling back to grade and removal
400 of required pedestrian walkways and fences, must be completed within the permit period unless
401 the building official finds that any part of the foundation of building or site will form an integral
402 part of a new structure to be erected on the same site for which plans have already been approved
403 by the building division. In such event, the building official may approve plans for appropriate
404 adjustments to the completion time and may impose reasonable conditions including the posting
405 of a bond, erection of fences, securing, or similar preventions to ensure the site does not create a
406 hazard after the demolition is completed.

407
408 **18.64.120110 Relationship To Other Ordinance:**

409 Provisions of this chapter shall be subordinate to any contrary specific provisions of
410 ~~chapter 21A.30 of this code, dealing with the downtown C-4 zoning district, and chapter~~Chapter
411 21A.34 of this code, dealing with demolition in historical districts, or ~~their~~its successor
412 ~~chapters~~chapter.
413
414
415

Chapter 18.97

MITIGATION OF RESIDENTIAL HOUSING LOSS ~~FROM REZONING~~

18.97.010 Purpose:

The ~~city~~City has experienced a loss of important affordable housing stock, particularly in its central ~~city~~City and Capitol Hill areas due to commercial expansion. It is the objective of the city to mitigate the adverse impacts of such losses, ~~when zoning changes are sought to accommodate expansion of commercial uses,~~ with due consideration for vested or protected property rights.

18.97.020 Housing Mitigation Condition Precedent To ~~Rezoning Or Permits For Parking Lots, In Areas Containing Demolition of~~ Residential Units:

A. Housing Mitigation Plan: Any ~~application for a demolition permit which, if issued, will result in a loss of one (1) or more residential units located in a residential zone; any~~ petition for a conditional use permit to authorize or expand vehicle parking in ~~a residential zones or mixed-use zone;~~ and any petition for a zoning change that would permit a nonresidential use of land, that includes within its boundaries residential dwelling units, may not be approved until a housing mitigation plan shall have been approved by the ~~city.~~City. The housing mitigation plan shall be proposed and submitted to the ~~city's planning director~~City's Planning Director and the ~~director~~Director of ~~community~~Community and ~~economic development by the petitioner not less than twenty (20) days prior to final action by the city on such a petition~~Economic Development and ~~shall~~ be accompanied by a housing impact statement.

B. Housing Impact Statement: The housing impact statement shall:

~~1) identify. Identify~~ the essential adverse impacts on the residential character of the area subject of the petition;

~~2) identify. Identify~~ by address any dwelling units targeted for demolition, following the granting of the petition;

~~3) separately. Separately~~ for each dwelling unit targeted for demolition, state its current fair market value, if that unit were in a reasonable state of repair and met all applicable building, fire and health codes;

~~4) state. State~~ the number of square feet of land zoned for residential use that would be rezoned or conditionally permitted to be used for purposes sought in the petition, other than residential housing and appurtenant uses; and

~~5) specify. Specify~~ a mitigation plan to address the loss of residential zoned land, residential units or residential character.

460
461 **18.97.030 Options For Mitigating Residential Loss:**
462

463 | Petitioners subject to the requirements of this chapter may satisfy the need for mitigation
464 of any residential housing unit losses by any one of the following three (3) methods:
465

466 | A. Replacement Housing: The petitioner may agree, in a legal form satisfactory to the
467 cityCity attorney, to construct the same number of residential dwelling units proposed for
468 demolition, within: 1) the cityCity municipal council district in which the land subject of the
469 petition is located; or 2) an adjoining council district, if the mitigation site is within a one mile
470 radius of the demolition site. Any such agreement shall include adequate security to guarantee
471 completion, within two (2) years of the granting of any rezoning or conditional use permit.
472

473 | B. Fee Based On Difference Between Housing Value And Replacement Cost: The
474 petitioner may pay to the cityCity housing trust fund the difference between the fair market value
475 of the housing units planned to be eliminated or demolished and the replacement cost of building
476 new units of similar square footage and meeting all existing building, fire and other applicable
477 law, excluding land values.
478

479 | C. Fee, Where Deteriorated Housing Exists, Not Caused By Deliberate Indifference Of
480 Landowner:
481

482 | 1. Request By Petitioner For Flat Fee Consideration: In the event that a residential
483 dwelling unit is targeted or proposed for demolition and is in a deteriorated state from
484 natural causes, such as fire, earthquake or aged obsolescence that is not occasioned by the
485 deliberate acts or omissions to act on the part of the petitioner or his predecessors in
486 interest, which detrimental condition reduces a dwelling unit's fair market value or
487 habitability as a residential dwelling unit, the petitioner may request an exemption from
488 the above two (2) methods of mitigation from the director of the city's department of
489 community and economic development, as provided below City's Department of
490 Community and Economic Development, as provided below. A judgment as to whether
491 deterioration has occurred as the result of deliberate indifference shall be based on a
492 preponderance of evidence.
493

494 | 2. Required Facts Of Natural Deterioration²/Increase Fair Market Value Of Units
495 To Be Demolished: The petitioner may submit to the director of the city's
496 department City's Department of community Community and economic
497 development Economic Development every fact known to support the proposition that the
498 residential dwelling units were not purposely allowed to deteriorate by lack of reasonable
499 maintenance, ordinary and prudent repairs, or other acts or omissions to act. The value of
500 the unit(s) targeted or proposed for demolition may be increased to the fair market value
501 that the units would have, if each unit was in a state of habitability and minimally
502 meeting applicable building codes and other applicable law, excluding land value. This
503 enhanced value will then be applied in thus computing any housing mitigation payment

DISCUSSION DRAFT - OCTOBER 28, 2009

504 provided in ~~subsection~~Subsection B of this section.

505
506 3. Flat Fee Mitigation Payment: In the event that the petitioner actually and
507 reasonably demonstrates to the ~~city's director~~City's Director of ~~community~~Community
508 and ~~economic development~~Economic Development that the costs of calculating and
509 analyzing the various methods of mitigation are unreasonably excessive in relationship to
510 the rough-estimated costs of constitutionally permitted mitigation, the department director
511 may recommend to the ~~city council~~City Council that a flat rate be paid by the petitioner
512 to the ~~city's~~City's housing trust fund. This flat rate shall be a sum not in excess of three
513 thousand three hundred twenty two dollars twenty cents (\$3,322.20) per dwelling unit to
514 be demolished. The three thousand three hundred twenty two dollars twenty cent
515 (\$3,322.20) flat fee shall be adjusted for inflation as of January 1 of each calendar year
516 following the initial adoption hereof, based on the consumer price index for the previous
517 twelve (12) months, or three percent (3%), whichever result is less.

518
519 **18.97.040 Housing Mitigation Justification To Council:**

520
521 A. Report To City Before Rezoning Hearings: The director of the ~~department~~Department
522 of ~~community~~Community and ~~economic development~~Economic Development shall prepare a
523 report justifying the method of housing mitigation recommended by the director, including the
524 factual basis upon which it is premised and a factually based justification for the
525 recommendation. This report ~~will~~shall be submitted to the ~~planning and zoning~~
526 ~~commission~~Planning Commission in sufficient time for its deliberation concerning the
527 advisability of effectuating the petitioner's request for a zoning change. The petitioner may,
528 likewise, submit its proposal and the factual and legal justification for mitigation, if any, or why
529 the director's recommendations are appropriate or should be modified. The commission ~~will~~shall
530 include in its evaluation an evaluation of the adequacy of the housing loss mitigation plan,
531 proposed by the petitioner and that recommended by director of the department of community
532 and economic development.

533
534 B. Report To Planning Director On Conditional Use Permit Petitions: In the event of a
535 conditional use permit, said report ~~will~~shall be submitted to the ~~city's planning director~~City's
536 Planning Director. The report ~~will~~shall be duly evaluated, considered and included in the
537 decision regarding any conditional use permit. The ~~planning director will~~Planning Director shall
538 memorialize, in writing, the factual basis supporting any decision dealing with the housing
539 mitigation component of any such conditional use permit and include this finding and evaluation
540 in the file for due consideration should there be an appeal relating thereto.

541
542 C. Report to Housing Advisory and Appeals Board: A housing mitigation plan required
543 under Chapter 18.64 (Demolition) of this title shall be considered by the Housing Advisory and
544 Appeals Board as provided in such chapter. The director of the Department of Community and
545 Economic Development shall prepare a report justifying the method of housing mitigation
546 recommended by the director, including the factual basis upon which it is premised and a
547 factually based justification for the recommendation. This report shall be submitted to the

DISCUSSION DRAFT - OCTOBER 28, 2009

Housing Advisory and Appeals Board in sufficient time for its deliberation concerning the advisability of effectuating the petitioner's request for a demolition permit. The petitioner may, likewise, submit its proposal and the factual and legal justification for mitigation, if any, or why the director's recommendations are appropriate or should be modified. The board shall include in its evaluation an evaluation of the adequacy of the housing loss mitigation plan, proposed by the petitioner and that recommended by director of the Department of Community and Economic Development.

18.97.050 Nature And Review Of Alleged Unconstitutional Or Illegal Housing Loss Mitigation:

Should any petitioner or other person, corporation or entity claim that this chapter or any application of it is illegal, unconstitutional or may constitute or effectuate an unconstitutional taking of property without appropriate compensation, either per se or as applied, the ~~city~~City shall be notified as soon as practicable and the provisions of ~~title~~Title 2, ~~chapter~~Chapter 2.66 (Constitutional Takings) of this code complied with, regarding each such claim.