

City Council Announcements

February 2 2010

A. Information Needed by Council Staff

1. Recently, a resolution associated with Payday Lending has come into the Council Office through Arthur Sutherland of the Coalition of Religious Communities. The draft resolution is for the City to request the State Legislature "take action in connection with the next regular session of the Legislature of Utah to enact laws that will prevent further exploitative interest rates for payday loans, including but not limited to enactment of an annual interest rate cap of 100 percent or below for any payday loans made in the State of Utah.

Does the Council wish to include and consider the resolution of support on the agenda for February 9, 2010?

2. The Council Chair and Vice Chair are interested in recognizing and congratulating several Utah hockey teams - players and coaches - for their success. These teams will be participating in National tournaments for their age divisions in the next couple of weeks. Factors that have contributed to the success of regional hockey teams include:
 - a. local interest and participation increased after Salt Lake City hosted the 2002 Olympics,
 - b. the quality and accessibility of Salt Lake City Sports Complex facilities, which includes 2 state-of-the-art Olympic ice sheets, and, of course,
 - c. the hard work and commitment of players, coaches, and parents.

The teams could attend either the February 9th or February 16th meeting. However, Council Member Love will not be in attendance at the February 16th meeting. Lastly, this year's winter Olympics are February 12-28, 2010.

Does the Council wish to recognize these hockey teams prior to their participation in the National tournament? If so, does the Council wish to include in the "Letter of Recognition" the factors or past investments (Olympics and SLC Sports Complex) the City has made to build quality facilities for their residents?

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

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

4. In past years at the beginning of each calendar year, Jim Lewis from Public Utilities identified available months for Council Members to include a double-sided Council District newsletter insert as part of the Public Utilities Department mailing (benefit: newsletter cost requires printing but no mailing cost). For 2010, the months of March and August are available. Public Utilities Department prefers to keep the number of District newsletters to a maximum of three for each month which equates to six available spots. Due to the timing of when Public Utilities Department would need Council Members' newsletters finalized to meet their March mailing deadline, the liaisons would have until the third week of February to finalize Council Members' newsletters and ready for printing.

FRANK B. GRAY
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL

SCANNED TO: *mayor*
SCANNED BY: *gray*
DATE: *1/15/2010*
RALPH BECKER
RECEIVED
JAN 15 2010
By *gray*

[Signature]

David Everitt, Chief of Staff

Date Received: 01/15/2010

Date Sent to City Council: 01/20/2010

TO: Salt Lake City Council
JT Martin, Chair

DATE: January 14, 2010

FROM: Frank Gray, Community & Economic
Development Department Director

[Signature]

Mary DeLaMare-Schaefer

SUBJECT: Quarterly Housing Report for Fiscal Year 2009-2010, Second 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 and Economic Development Department.

Analysis: The following information is included in the report.

- U.S. Department of Housing and Urban Development, Annual Community Assessment of Salt Lake City
- Loans to First-Time Homebuyers, Rehabilitation Projects, Funding Sources and Outreach/Marketing Efforts
- Housing Starts and Additions, Alterations and Repairs
- Boarded Building Activity and Closed/Boarded Houses/Apartments by Council District
- Housing Trust Fund Ledger
- Residential Subdivision and Condominium Activity Quarterly Report
- Community Development Corporation Quarterly Report



- NeighborWorks Salt Lake Quarterly Report
- Economic Update

Recommendation: None

PUBLIC PROCESS: None

RELEVANT ORDINANCES: None

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Attachment A
U.S. Department of Housing and Urban
Development, Annual Community
Assessment of Salt Lake City

U. S. Department of Housing and Urban Development



Community Planning and Development

Region VIII, Denver
1670 Broadway Street
Denver, Colorado 80202-4801

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

NOV 17 2009

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

Dear Ms. Clark:

Community Planning and Development (CPD) is striving to strengthen its working relationship with our State and local government partners to help achieve greater results in meeting the housing and community development needs of our low- and moderate-income customers. One of our important responsibilities in this ongoing process is the periodic assessment of your accomplishments and performance in the administration of funds provided by CPD and in meeting key program and Departmental objectives, as mandated by the statutes governing these programs.

This review examines information provided by the city. In conducting this assessment, we examine your activities for consistency with the priorities and objectives outlined in the Consolidated Plan and Annual Action Plan. We use the information contained in the Consolidated Annual Performance and Evaluation Report (CAPER), and the Integrated Disbursement Information System (IDIS) as well as any monitoring reviews conducted during the course of the program year.

Our assessment report that is enclosed covers the following areas:

- Meeting the statutory purposes of the programs
- Consistency with strategies and goals in the Consolidated Plan and Annual Action Plan
- Performance Measures
- Timeliness
- Caps on Obligations – CDBG-Administration, Public Service; HOME-CHDO set-aside, HOME Administration, ESG and HOPWA, and
- IDIS

Based upon our analysis and examination of the data available to us, we have determined that Salt Lake's overall progress has been more than satisfactory during the most recent program year. Salt Lake appears to be administering its programs in a manner consistent with the applicable regulatory requirements. During the period July 1, 2008 through June 30, 2009, Salt Lake has carried out its program substantially as described in its Consolidated Plan and has the continuing capacity to carry out its approved program in a timely manner. These conclusions on your overall program performance are based solely upon the information available to this office and do not constitute a comprehensive evaluation or approval of specific activities.

You have the opportunity to provide us with your review and comments on the draft Annual Community Assessment. Please provide any review and comments within 30 days of the date of this letter. We may revise the Assessment after considering your views. If we do not receive any response by the end of the 30-day period, the draft Annual Community Assessment will become final without further notice.

The final Annual Community Assessment must be made readily available to the public. You can assist us in this regard by sharing the final Annual Community Assessment with the media; with a mailing list of interested persons; with members of your advisory committee; or with those who attended hearings or meetings. You must also provide a copy of the final Annual Community Assessment to your independent public auditor. HUD will make the final Annual Community Assessment available to the public upon request and may provide copies to interested citizens and groups.

If you have any questions, please do not hesitate to contact Mrs. Judy K. Padgett, Community Planning and Development Representative at 303-672-5081 or via email at Judy.K.Padgett@hud.gov.

Sincerely,

A handwritten signature in cursive script that reads "LeRoy P. Brown". The signature is written in black ink and has a long horizontal flourish extending to the right.

LeRoy P. Brown
Director

Enclosure

ANNUAL COMMUNITY ASSESSMENT

JURISDICTION – SALT LAKE CITY, UT

PROGRAM YEAR START – JULY 1

PERIOD COVERED BY ASSESSMENT – JULY 1, 2008 – JUNE 30, 2009

HUD is required to conduct an annual review of performance by grant recipients according to the provisions of the Housing and Community Development Act and the National Affordable Housing Act. We must determine that each recipient complies with the statutes and has the continuing capacity to implement and administer the programs for which assistance is received. This is to report the results of our review of Salt Lake City's performance.

Part I. Summary of Consolidated Plan/Action Plan Review and Assessment

Salt Lake City is meeting the primary objective of the Community Development Block Grant (CDBG) Program, development of viable urban communities, by developing new affordable housing, rehabilitating older affordable housing, providing supportive services to low-income and homeless persons, and infrastructure improvements. Consistent with this primary objective, the Salt Lake City Financial Summary reveals the city provided 100 percent of the total CDBG assistance to low- and moderate-income persons.

It is evident from the Consolidated Plan and the Consolidated Annual Performance Evaluation Report (CAPER) that Salt Lake is focused on its priority needs with the overall cumulative accomplishments well over 100 percent of the goal in the fourth year of the Consolidated Plan period. Once again, we would like to comment that the table reflecting the priority needs goals, funds allocated, actual results and comments revealing the percentage of the goal met is quite helpful in determining whether the city is on track for meeting its goals or not.

Part II. Summary of Grantee Performance

Typically, we report what errors we find in the Integrated Disbursement Information System (IDIS) that the grantee needs to correct; however, because the new IDIS on-line reports are questionable at this time we are not reporting on data in IDIS. We do continue to work with key staff at the city if there appears to be erroneous data that has nothing to do with issues of IDIS on-line reports.

The Office of Fair Housing's review of the CAPER indicated: *"The City does an excellent job of providing information about activities it conducted to promote fair housing, i.e. the Mayor's task force, developing a fair housing ordinance, attending and providing fair housing education classes, and providing a city fair housing month proclamation, but it does not tie how the activities overcome the impediments identified in the Analysis of Impediments (AI). It also does not provide detailed information on the specific projects funded that address fair housing choice,*

how these projects overcome the impediments, and how it is affirmatively furthering fair housing choice. The city needs to provide the connection between the activities and the impediments, and provide the outcomes with race/ethnicity and disability information in order to meet its reporting requirements.” Additionally, “The Affirmatively Furthering section of the CAPER did not provide sufficient information regarding the specific activities funded this year that overcame the impediments identified in the AI. It also did not state if outreach was provided to the underserved populations including minority groups, families with children, and persons with disabilities within the community that the activity took place.”

As always, it is evident from narratives in the Annual Action Plan and CAPER that providing affordable housing is one of the city’s main goals. In conjunction with that goal, 99.9 percent of the rental and Tenant Based Rental Assistance units assisted those who are at less than 60 percent of area median income with 90.2% of those units assisting those less than 30 percent of area media income. The HOME Snapshot report reveals that Salt Lake is ranked an overall #1 in the state of Utah and is in the 93rd percentile of all HOME Participating Jurisdictions in the nation for committing and expending funds, their leveraging ratio for rental activities, low-income benefit, and leasing up rental units.

Salt Lake has utilized six percent of its HOME allocation for administration, meeting the ten percent limit set at 24 CFR § 92.207.

The HOME program requires at 24 CFR § 92.300 that 15 percent of the grant must be committed to CHDO activities. IDIS reports and the Headquarters issued HOME Deadline Compliance Status Report reveal that, as is standard for Salt Lake, the city is well above the 15 percent entitlement commitment to CHDO’s at a cumulative total of 25.2 percent.

Reviewing IDIS reports two months prior to the end of the program year, it was determined, that Salt Lake City had 1.17 grant years times the most recent CDBG grant amount remaining unexpended. This meets the 1.50 regulatory standard for timely expenditures and is lower than last year’s ratio of 1.32.

The CDBG Financial Summary Report demonstrates that Public Service obligations were 11.48 percent of the grant plus 2007 program income, meeting the 15 percent limit in 24 CFR § 570.201(e)(1). Salt Lake’s Planning and Administration obligation as stated on the city’s CDBG Financial Summary Report reveals the city is at 11.32 percent, well within the requirement of 24 CFR § 570.200(g).

According to IDIS, Salt Lake has expended 91 percent of its 2008 ESG grant as of October 15, 2009, revealing the city is well on its way to meeting the two-year expenditure deadline. Similarly, based on IDIS input, we have concluded that Salt Lake met the 5% cap on administrative costs (no funds were used for administration) and the 30 percent caps on essential services and homeless prevention for 2008.

On a final note, it appears from IDIS reports show timely disbursement of HOPWA funds. Calculating from sponsor funding mentioned in the CAPER, it appears that no sponsors are receiving more than seven percent of its grant amount for administration (a few are actually receiving less). This meets the requirement of 24 CFR § 574.300(b)(10)(ii) stating that each project sponsor receiving amounts from grants made under this program may use not more than seven percent of the amounts received for administrative costs.

Part III. HUD Evaluation and Conclusions

A. OVERALL EVALUATION

Based on reported actions, Salt Lake City does an exceptional job meeting the needs of the citizens and programs comply with the National Affordable Housing Act.

B. CONCLUSIONS AND FINDINGS

Community Planning and Development, Rocky Mountains, Denver, has reviewed available facts and data pertaining to the performance of Salt Lake City, for its Consolidated Plan and the formula Community Planning and Development Programs. The programs specified in that Plan are the Community Development Block Grant, the HOME Investment Partnership Act, the Emergency Shelter Grant and the Housing Opportunities for Persons with AIDS, during July 1, 2008 through June 30, 2009. Based on the overall review record and the information summarized above, CPD makes the following findings:

1. During the period specified above Salt Lake City has carried out its program substantially as described in its Consolidated Plan as approved.
2. The Consolidated Plan, as implemented, complies substantially with the requirements of applicable laws and regulations.
3. Salt Lake City has the continuing capacity to carry out its approved program in a timely manner.

PART IV. APPROVAL

SUMMARY PREPARED BY

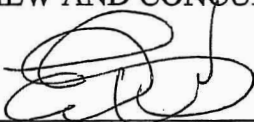


Judy K. Padgett, Community Development Representative

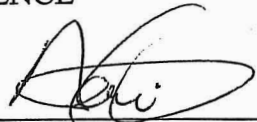
11/04/09

Date

REVIEW AND CONCURRENCE

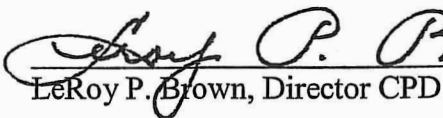


Ed Atencio, Program Manager



November 5, 2009
Date

APPROVAL



LeRoy P. Brown, Director CPD

11/13/09

Date

Attachment B
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 2
(October 1, 2009 – December 31, 2009)

The Housing and Neighborhood Development Division's funding sources include the Community Development Block Grant Program (CDBG), 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 353 families in properties. This fiscal year three First Time Home Buyer homes have been purchased and rehabilitated and one has been newly constructed. At the end of the quarter, three First Time Home Buyer homes were in the process of rehabilitation, one was available for sale, three had buyers in the loan approval process, three were under contract to purchase, and one was in the initial stages negotiation. HAND has also increased its efforts to find houses. Although the real estate market has slowed, homes priced under \$200,000 are still selling well as long as the purchasers are well qualified. HAND has also received permits on five other new construction projects and will bid them out during the third quarter.

First Time Home Buyer Loans

	Fiscal YTD	2nd Quarter
Loans Closed	8	5
Dollar Amount	\$1,356,532.00	\$798,249.00
Average Per Loan	\$169,566.50	\$159,649.80

Single Family Rehabilitation Projects

	Fiscal YTD	2nd Quarter
Loans Closed	67	21
Dollar Amount	\$521,937.00	\$236,863.00
Change Orders	\$ 11,503.00	\$8,163.00
Average Per Loan	\$7,961.79	\$11,279.19
Number of Units	67	21
Average Per Unit	\$7,961.79	\$11,279.19

Multi-Family Rehabilitation Projects

	Fiscal YTD	2 nd Quarter
Number of Projects	3	1
Dollar Amount	\$566,451.00	\$74,517.00
Average Per Loan	\$188,817.00	\$74,517.00
Number of Units	128	2
Average Per Unit	\$4,425.40	\$37,258.50

Housing Program Funding Sources

FUNDING SOURCES	Fiscal YTD 07/01/09 – 12/31/09	% OF FUNDS	2 nd Quarter 10/01/09 – 12/31/09	% OF FUNDS
Community Development Block Grant	\$ 621,878.00	25.3%	\$ 352,391.00	31.5%
Rental Rehab Funds	\$ 558,822.00	22.7%	\$ 74,517.00	6.7%
Personal Contributions	\$ 171,305.00	7.0%	\$ 100,613.00	9.0%
Private Funding Sources	\$ 889,082.00	36.2%	\$ 523,375.00	46.8%
Home	\$ 184,537.00	7.5%	\$ 66,896.00	6.0%
River Park Funds	\$ 0.00	0.0%	\$ 0.00	0.0%
Other Funds	\$ 30,800.00	1.3%	\$ 0.00	0.0%
TOTAL	\$ 2,456,424.00	100%	\$ 1,117,792.00	100%

Outreach and Marketing Efforts

HAND is continuing its outreach and marketing efforts. It has mailed 7,970 brochures and letters during this fiscal year and plans to continue its mailings. It also attended a Community Fair on October 31, 2009. 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 C
Housing Starts and Additions, Alterations
and Repairs

Quarterly Housing Report

Housing Starts for 2nd Quarter FY2010						
CAP # & Opened Date	Project Name	Project Address	Valuation	State Permit #	Issued Date	# of New Housing Units
October						
09-04296 07/22/2009	Edward Single Family Dwelling	2217 East Laird Avenue	1,000,000.00	91007004	10/7/2009	1
09-04784 08/12/2009	Shelby Single Family Dwelling	1435 East Military Way	600,000.00	91022013	10/22/2009	1
09-01789 03/24/2009	McCarthy Single Family Dwelling	524 North Main	74,500.00	91027014	10/27/2009	1
November						
09-05673 09/18/2009	Hulbert Single Family Dwelling	1547 East Yale Avenue	700,000.00	91113010	11/13/2009	1
December						
09-04638 08/05/2009	Liberty Homes	1668 West Eisenhower	135,000.00	91204003	12/4/2009	1
09-05802 09/24/2009	Parkin Single Family Dwelling	3060 West Sherwood	1,500,000.00	91221012	12/21/2009	1
09-04762 08/11/2009	Liberty City Walk Apartments	210 South 300 East	5,900,000.00	91222031	12/22/2009	73
09-06756 11/03/2009	Cromer Single Family Dwelling	1835 East Atkin	406,000.00	91228010	12/28/2009	1
Total New Housing Starts Permits for 2nd Quarter FY2010						
Number of New Units	Permits Issued					
80	8					

Additions, Alterations, & Repairs for 2nd Quarter FY2010	
October	
Number of Units	Permits Issued
554	90
November	
Number of Units	Permits Issued
100	49
December	
Number of Units	Permits Issued
83	59

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

Boarded Buildings Activity
2nd Quarter 2010
October 1, 2009 through December 31, 2009

Existing Boarded buildings as of September 30, 2009	68
Vacant/Secure Buildings as of September 30, 2009*	103
Demolition	0
Resolved	0
New boarded buildings	3
Total boarded buildings December 31, 2009	71
Buildings vacant/secure December 31, 2009*	111

*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	9	12
District #2	18	15
District #3	6	15
District #4	24	34
District #5	8	24
District #6	2	6
District #7	4	5
Total	71	111

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

1/5/2010

District #1 - Boarded

<i>Address</i>	<i>Sidwell No.</i>	<i>Owner</i>	<i>Owner's Address</i>	<i>Boarded*</i>	<i>Comments</i>
1569 North Baroness Street	08-22-330-009	Rene Guerra	1569 North Baroness Street Salt Lake City, UT 84116	Residential	
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	
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	
411 North Star Crest Drive	08-34-153-023	Tofua & Mele S. Tuuefiafi	2781 Provo Way Sacramento, CA 95822	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, IA 52722	Commercial	
1908 West Gander Lane	08-22-153-024	Wells Fargo Bank	One Home Campus Des Moines, IA 50328	Residential	
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	
279 North 900 West	08-35-403-038	Craig R. Vierig c/o Vierig & Co. Real Estate	5695 South Highland Drive Holladay, UT 84121	Residential	
442 North 1000 West	08-35-251-008	John Stewart	442 North 1000 West Salt Lake City, UT 84116	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 Entreken 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					
1/5/2010					
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	Residential	
1244-46 W. Arapahoe Ave.	15-02-356-016	Garth C. North	3653 South 500 East	Residential	
1365 South Concord St.	15-14-103-015	Garth C. North	3653 South 500 East	Residential	
632 South Glendale Street	15-02-383-013	Carl W. Barney, Jr.	1854 East 5725 South	PRE 1986	CTO
48 South Jeremy Street	15-02-205-006	Tunnel Investments LLC	P. O. Box 645	Commercial	
			Lehi, UT 84043		
223 So. Montgomery St.	15-03-260-002	Joel Rodriguez & Mayra Escobar	223 South Montgomery St.	Residential	
			Salt Lake City, UT 84104		
1500 W. North Temple St.	08-34-476-016	Jae Ju & Lib Bun Jun	1500 West North Temple St.	Commercial	
			Salt Lake City, UT 84116		
572 South Post Street	15-02-451-035	Bryan Roberts	10186 South 3345 West	Residential	
			South Jordan, Utah 84095		6-Feb
749 South Prospect Street	15-10-203-001	Garth C., Oral M. & Garth W. North	1071 North Redwood Road	11/7/2002	Boarded w/o permits
			Salt Lake City, Utah 84116	Residential	
1497 West Wasatch Ave.	15-10-232-001	Craig Binks	1497 West Wasatch Avenue	Residential	Fire Damaged
			Salt Lake City, Utah 84104		6-Jun
					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	Residential, Partially Boarded,
353 North 700 West	08-35-279-023	John R. & Helen Powell	5373 South Ridgcrest Drive Taylorville, Utah 84118	Residential
359 North 700 West	08-35-279-022	John R. & Helen M. Powell c/o Rita Richins	5385 South Ridgcrest Drive Taylorville, Utah 84118	Residential Boarded Secured
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 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 Vacant Duplex
974 West Euclid Avenue	15-02-203-013	Tomajiro Yamamoto c/o Bill Parsons	1054 West Tally Ho Salt Lake City, Utah 84116	2-Nov Vacant/Secured
507 South Fulton Street	15-04-376-001	Teni M. Faamoe	5352 South Peachwood Cir. Taylorville, 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	
774 West 300 North	08-35-427-021	Betty Lou Shirley	PO Box 651370 Salt Lake City, UT 84165	Residential	
709 West 400 North	08-35-279-011	Brian W. Reynolds	709 West 400 North Pleasant Grove, UT 84062	Residential	

**CLOSED/BOARDED HOUSES/APARTMENTS IN SALT LAKE CITY by CITY COUNCIL DISTRICT
1/5/2010**

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
1/5/2010**

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 Hoopiiana	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
543 South 1000 East	16-05-452-006	Lewis J. Paskett	369 East 900 South #132 Salt Lake City, UT 84111	Residential	
45 East 200 South	16-06-151-006	Alice Hsia	P. O. Box 80804 San Marino, California 91118	Commercial	

540 East 500 South	16-06-476-032	Huntpark Development, LLC	686 E. 110 So. Unit 204 American Fork, UT 84003	Residential	
543 East 600 South	16-06-477-018	Lynn Barney	1851 East Fairway Lane Draper, Utah 84020	Residential	
833 East 600 South	16-05-376-040	Three Stooges, LTD c/o John G. McGee	P. O. Box 573681 Murray, Utah 84157	Residential	
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

1/5/2010

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
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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
1/5/2010**

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	
1456 East Logan Avenue	16-16-157-009	Gary L. Beard	1456 East Logan Avenue Salt Lake City, UT 84111	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

1/5/2010

District #7 - Boarded

<i>Address</i>	<i>Sidwell No.</i>	<i>Owner</i>	<i>Owner's Address</i>	<i>Boarded*</i>	<i>Comments</i>
1835 East Atkin Avenue	16-28-227-023	Randy Cromar	1835 East Atkin Avenue Salt Lake City, UT 84106	Residential	
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 E
Housing Trust Fund Ledger

RDA AND HOUSING TRUST FUND QUARTERLY REPORTS LEDGER

Second Quarter 2009-2010

2009-2010 - RDA HOUSING TRUST FUND	CREDIT	DEBIT	BALANCE
BEGINNING BALANCE as of October 1, 2009			1,414,259.00

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

Attachment F
Residential Subdivision and
Condominium Activity Quarterly Report

QUARTERLY REPORT - SUBDIVISION/CONDOMINIUM APPROVALS ACTIVITY REPORT

October - December 2009

	Assigned Date	Approval Body	Project	Address	# of Lots/ Units	Type
Preliminary Plats*	10/6/2009	Administrative Hearing	Northrop Grumman Subdivision	2211 W. North Temple	1	Non Residential
	10/15/2009	Administrative Hearing	Yeti Park	791 South Gladiola	2	Non Residential
	10/16/2009	Administrative Hearing	Nin Tech East VIII Final	1550 Distribution Lane	2	Non Residential
	10/20/2009	Administrative Hearing	1368 Dokos	1368 Dokos Lane	1	Residential
	11/2/2009	Administrative Hearing	Merrimac Flats, PUD	38 West Merrimac	5	Residential
	11/5/2009	Administrative Hearing	Broadway Park Lofts	360 W Broadway	86	Non Residential
	11/25/2009	Administrative Hearing	Rose Park Golf Course Minor Subdivision	1526 South 700 West	1	Residential
Quarter Totals Preliminary*					Lots / Units	98

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 G
Community Development Corporation
Quarterly Report

SALT LAKE CITY CDBG QUARTERLY STATUS REPORT

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

Name of Subrecipient: Community Development Corporation		
Name of Program: Own in Salt Lake		
Contact Person: Francisco Ruiz	Phone #: 801-994-7222	Email: fruiz@cdcutah.org

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

no activity for this period

SECTION II - BENEFICIARY GOALS

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

1. Total Beneficiaries Served THIS Quarter: 0 Households or Persons (H or P): 0

2. If Households (H), number of Female Headed Households: THIS QUARTER: 0

ASSIST, CDC, NeighborWorks: How many clients for THIS QUARTER were renters:	<u> 0 </u>
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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)	0	0	0
Very Low (31% to 50% MFI)	0	0	0
Low/Mod (51%-79% MFI)	0	0	0
Non-Low Mod (>80% MFI)	0	0	0
Totals:	0	0	0

4. Race and Ethnicity - Number of Households or Persons

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

Race Categories

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

SALT LAKE CITY CDBG QUARTERLY STATUS REPORT

FY 09/10:

1st Qtr. _____	2nd Qtr. X	3rd Qtr. _____	4th Qtr. _____
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Name of Subrecipient: Community Development Corporation
Name of Program: Own in Salt Lake

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:		
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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:	

HOME QUARTERLY REPORT

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

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

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

NAME OF SUBGRANTEE ORGANIZATION: Community Development Corporation

PROJECT/PROGRAM NAME: Own in Salt Lake

TIME PERIOD COVERED: Oct 01 2009 to Dec 31 2009
Month Day Year Month Day Year

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

CODE	RACE/ETHNICITY	Total Number	Hispanic
14	American Indian or Alaska Native	<u>0</u>	<u>0</u>
16	American Indian <u>or</u> Alaska Native <u>and</u> White	<u>0</u>	<u>0</u>
19	American Indian or Alaska Native <u>and</u> Black or African American	<u>0</u>	<u>0</u>
13	Asian	<u>2</u>	<u>0</u>
17	Asian and White	<u>0</u>	<u>0</u>
12	Black or African American	<u>0</u>	<u>0</u>
18	Black <u>or</u> African American <u>and</u> White	<u>0</u>	<u>0</u>
15	Native Hawaiian or Other Pacific Islander	<u>0</u>	<u>0</u>
11	White	<u>9</u>	<u>2</u>
20	Balance of individuals reporting more than one race	<u>0</u>	<u>0</u>
TOTALS		<u>11</u>	<u>2</u>

INCOME INFORMATION

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

Number of clients assisted at 30% AMI or lower	<u>0</u>
Number of clients assisted between 31% and 50% AMI	<u>3 H</u>
Number of clients assisted between 51% and 60% AMI	<u>1 H</u>
Number of clients assisted between 61% and 80% AMI	<u>7 H</u>
Total Number of Households/Persons Served during the Quarter:	<u>11 H</u>

HOUSING ACTIVITIES

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

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

Homebuyer Assistance Activities:

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

Of the total number of persons assisted, how many:	
Are first time home buyers	<u>11</u>
Are receiving down payment/closing cost assistance	<u>11</u>
Are coming from subsidized housing	<u>0</u>
Are receiving housing counseling	<u>11</u>
Total number of housing units in entire project:	<u>N/A</u>
Of those, how many are HOME assisted	<u>N/A</u>
Total number of units in entire project meeting Energy Star Standards	<u>N/A</u>
Of those, how many are HOME assisted	<u>N/A</u>
Total number of units in entire project meeting 504 Accessibility Standards	<u>N/A</u>
Of those, how many are HOME assisted	<u>N/A</u>

Homebuyer Project Addresses for which these HOME funds assisted:

SEE EXHIBIT "A" ATTACHED

Homebuyer Development Activities:

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

Total number of housing units in entire project:	<u>N/A</u>
Of those, how many are HOME assisted	<u>N/A</u>
Of those, how many units are restricted for those at 80% AMI or less whether HOME assisted or not	<u>N/A</u>
Total number of units in entire project meeting Energy Star Standards:	<u>N/A</u>
Of those, how many are HOME assisted	<u>N/A</u>
Total number of units in entire project meeting 504 Accessibility Standards	<u>N/A</u>
Of those, how many are HOME assisted	<u>N/A</u>

Attachment H
NeighborWorks® Salt Lake
Quarterly Report

SALT LAKE CITY CDBG QUARTERLY STATUS REPORT

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

Name of Subrecipient: NeighborWorks Salt Lake		
Name of Program:		
Contact Person: Geoff Hardies	Phone #: 801.539.1590	Email: geoff@nwsaltlake.org

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

SECTION II - BENEFICIARY GOALS

Annual Client Goal:	# Households (H): _____	OR	# Persons (P): <u>450</u>
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SECTION III - BENEFICIARIES SERVED (Number of Households (H) or Persons (P) Served)

1. Total Beneficiaries Served THIS Quarter: 42 Households or Persons (H or P): H
2. If Households (H), number of Female Headed Households: THIS QUARTER: 16
- ASSIST, CDC, NeighborWorks: How many clients for THIS QUARTER were renters: _____
3. Beneficiary Income Information - Provide Information for THIS QUARTER only

Income Category (Median Family Income)	New/Continuing access to Service or Infrastructure	Improved access to Service or Infrastructure	Service or Infrastructure no longer substandard
Extremely Low (<30% MFI)	22		
Very Low (31% to 50% MFI)	7		
Low/Mod (51%-79% MFI)	8		
Non-Low Mod (>80% MFI)	5		
Totals:	42	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	38	8
12	0	0
13	1	0
14	0	0
15	3	0
16	0	0
17	0	0
18	0	0
19	0	0
20	0	0
Total	42	8

Race Categories

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

Attachment I
Economic Update

THE ROCKY MOUNTAIN ECONOMY: UPDATE

November 2009 (see attached Economic Indicators)

The economy of the Rocky Mountain region is beginning to show some signs of improvement, but the economy is still considerably weakened from a year ago. Seasonally adjusted nonfarm employment increased by a minuscule 0.1 percent in October, the first time in 14 months that positive growth has been seen in nonfarm employment. However, during the past year, employment in the region declined by 3.5 percent, or 178,700 jobs, which parallels the housing- and credit-induced national recession. Declines occurred in most sectors, with two-thirds of the job losses concentrated in construction, manufacturing, and professional and business services. Government and education and health services were the only sectors to record gains. The states with the largest employment declines were Colorado and Utah, which lost 100,600 jobs, or 4.3 percent, and 47,100 jobs, or 3.8 percent, respectively. In Montana, South Dakota, and Wyoming, nonfarm employment was down by 5,300, 7,800, and 16,700 jobs, respectively, representing declines of 1.2, 1.9, and 5.5 percent. Nonfarm employment in North Dakota declined by only 0.3 percent, or 1,200 jobs. The average unemployment rate in the region increased from 4.4 to 6.5 percent during the past 12 months. Unemployment rates rose in every state, but all were below the U.S. average of 10.2 percent. Wyoming registered the greatest unemployment rate increase, up by 4.2 percentage points to 7.4 percent.

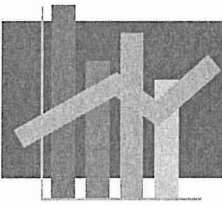
At the national level, U.S. payrolls in October 2009 fell by 190,000 jobs from September 2009, the 22nd straight month of losses, but the smallest in 14 months. Declines were again concentrated in the goods-producing sectors, with manufacturing and construction falling by just over 60,000 jobs. Real GDP growth increased at an annual rate of 2.8 percent; it was the first positive quarter in a year and the strongest growth in 2 years. The upturn reflects positive contributions from personal consumption, exports, private inventory, and in residential fixed investment. The national housing sector suffered a setback, as starts dropped 10.6 percent in October to an annual rate of 529,000, the lowest level in 6 months. Foreclosures, tight lending standards, and job losses slowed home construction in the region as well. The number of residential units permitted in the region during the 9-months ending September 2009 declined by approximately 10,660 units to 24,100, a 31-percent decrease from the same period a year ago. Because of the extension of the first-time homebuyer credit and lower existing home inventories, starts are expected to begin to recover by early 2010.

Nationally, existing home sales increased in October to an annual rate of 6,100,000, and sales are up 23.5 percent from a year earlier. A rise in foreclosure sales was a contributing factor in the average existing home price declining by 5 percent in October, to \$218,100. With existing unsold inventories declining, national home prices may begin to firm. In the Denver Metro Area, the average sales price of an existing single-family home decreased by 5 percent to \$263,500 for the 9 months ending September 2009, while the inventory of unsold single-family homes decreased by 17.1 percent to 19,830 units. Foreclosures in the region increased from 1.68 percent to 2.6 percent, but the increase was considerably less than the national average which increased from 2.97 percent to 4.47 percent. At the end of October 2009, the average 30-year fixed mortgage rate of 4.95 percent, according to Freddie Mac, was down 1.25 percentage points from last year. Apartment vacancy rates rose by at least 1 percentage point in Denver and Salt Lake City, but decreased in Colorado Springs by a similar magnitude in the past year.

The Consumer Price Index (CPI) for all items was relatively unchanged from a year earlier as was the core rate which excludes the volatile food and energy sectors. The Federal Reserve held to its 0 percent to 0.25 percent target range for federal funds. Recent Fed comments indicate that continued low federal funds rates will be needed for an extended period due to expected weak economic activity.

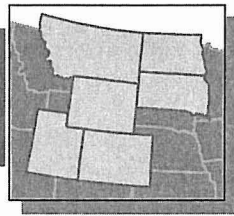
ROCKY MOUNTAIN ECONOMIC INDICATORS

Indicator	Data as of	Most Recent Mth./Qtr.	Previous Mth./Qtr.	Year Ago	Change		Source
					Last Mth/Qtr	Year Ago	
Nonfarm Employment (seasonally adjusted):							
Colorado	October-09	2,241.1	2,240.1	2,341.7	0.0%	-4.3%	BLS
Montana	October-09	440.3	437.1	445.6	0.7%	-1.2%	BLS
North Dakota	October-09	367.2	368.0	368.4	-0.2%	-0.3%	BLS
South Dakota	October-09	404.4	405.0	412.2	-0.1%	-1.9%	BLS
Utah	October-09	1,207.6	1,202.1	1,254.7	0.5%	-3.8%	BLS
Wyoming	October-09	284.8	287.4	301.5	-0.9%	-5.5%	BLS
Rocky Mountain Region	October-09	4,945.4	4,939.7	5,124.1	0.1%	-3.5%	BLS
United States	October-09	130,848	131,038	136,352	-0.1%	-4.0%	BLS
Unemployment Rate (seasonally adjusted):							
Colorado	October-09	6.9	7.0	5.3	-0.1	1.6	BLS
Montana	October-09	6.4	6.7	4.8	-0.3	1.6	BLS
North Dakota	October-09	4.2	4.1	3.2	0.1	1	BLS
South Dakota	October-09	5.0	4.8	3.2	0.2	1.8	BLS
Utah	October-09	6.5	6.2	3.5	0.3	3	BLS
Wyoming	October-09	7.4	6.8	3.2	0.6	4.2	BLS
Rocky Mountain Region	October-09	6.5	6.4	4.4	0.1	2.1	BLS
United States	October-09	10.2	9.8	6.6	0.4	3.6	BLS
GDP Growth Rate (%) - United States	3rd Qtr 09	2.8	-0.7	-2.7	3.5	5.5	BEA
U.S. Housing Starts (Annual rate)	October-09	529,000	592,000	763,000	-10.6%	-30.7%	Census
Residential Building Permits:							
Colorado	YTD-Sep-09	7,449	na	15,877	na	-53.1%	Census
Montana	YTD-Sep-09	1,422	na	2,144	na	-33.7%	Census
North Dakota	YTD-Sep-09	2,399	na	2,339	na	2.6%	Census
South Dakota	YTD-Sep-09	2,631	na	3,514	na	-25.1%	Census
Utah	YTD-Sep-09	8,794	na	8,727	na	0.8%	Census
Wyoming	YTD-Sep-09	1,381	na	2,131	na	-35.2%	Census
Rocky Mountain Region	YTD-Sep-09	24,076	na	34,732	na	-30.7%	Census
Apartment Vacancy Rates:							
Colorado Springs MSA	3rd Qtr 09	7.8	8.5	9.2	-0.7	-1.4	Apartment Insights
Denver/Boulder area	3rd Qtr 09	7.7	8.3	6.0	-0.6	1.7	Apartment Insights
Salt Lake City MSA	3rd Qtr 09	6.0	5.8	5.0	0.2	1.0	Reis, Inc.
United States	3rd Qtr 09	11.1	10.6	9.9	0.5	1.2	Census
Existing Single-Family Sales: Denver PMSA							
Active Listings	September-09	19,834	20,225	23,923	-1.9%	-17.1%	Denver MLS
Number of Sales	YTD-Sep-09	24,983	na	29,660	na	-15.8%	Denver MLS
Average Price	YTD-Sep-09	\$263,518	na	\$277,300	na	-5.0%	Denver MLS
Existing Home Sales: United States							
Annual Rate of Sales (SA)	October-09	6,100,000	5,540,000	4,940,000	10.1%	23.5%	NAR
Average Price	October-09	\$218,100	\$221,900	\$229,600	-1.7%	-5.0%	NAR
Residential (1-4 Family) Foreclosure Rate:							
Rocky Mountain Region	3rd Qtr 09	2.60	2.46	1.68	0.14	0.92	MBA Survey
United States	3rd Qtr 09	4.47	4.30	2.97	0.17	1.50	MBA Survey
Consumer Price Index - All Items:							
Denver-Boulder CMSA	1st Half 09	207.4	211.1	208.7	-1.8%	-0.6%	BLS
United States (SA)	October-09	216.4	215.8	216.9	0.3%	-0.2%	BLS



ROCKY MOUNTAIN

HUD Region VIII



The economy of the Rocky Mountain region continued to weaken in the third quarter of 2009, but there are indications that economic conditions are beginning to stabilize. The decline in seasonally adjusted nonfarm employment slowed considerably during the third quarter of 2009, down by 0.6 percent, or 29,400 jobs, from the third quarter of 2008 compared with a 1-year decline of 1.3 percent, or 67,100 jobs, for the second quarter of 2009. The average level of nonfarm employment for the 12-month period ending September 2009 was 5 million, down 113,500 jobs, or 2.2 percent, compared with employment levels for the previous 12-month period. During the 12-month period ending September 2009, regionwide employment declines occurred in nearly every sector, with two-thirds of the job losses recorded in the construction, manufacturing, and professional and business services sectors. The government and the education and health services sectors were the only ones to record gains, increasing by 20,800 jobs, or 2.3 percent, and 18,700 jobs, or 3.2 percent, respectively. During the 12-month period ending September 2009, the states with the largest employment declines were Colorado and Utah, which lost 71,500 jobs, or 3.0 percent, and 34,700 jobs, or 2.8 percent, respectively. In Montana, South Dakota, and Wyoming, nonfarm employment was down by 6,100, 3,500, and 1,300 jobs, respectively, representing declines of 1.4, 0.9, and 0.4 percent, respectively. Nonfarm employment in North Dakota increased by 1 percent, or 3,600 jobs, due to a relatively stable energy-related industry and less volatility in the construction sector, making the state's job growth rate during this period the fastest in the nation.

The declining economy has weakened labor markets throughout the Rocky Mountain region. During the 12 months ending September 2009, the average unemployment rate in the region was 5.9 percent, up from 3.9 percent for the same period a year earlier. Average unemployment rates were up in all states, but the rates for the region were all well below the average national rate of 8.5 percent. The unemployment rate in Colorado increased the most, rising by 2.4 percentage points from a year ago. The 4-percent unemployment rate in North Dakota was the lowest in the region, followed by rates in South Dakota and Wyoming, at 4.5 and 4.8 percent, respectively. Colorado had the highest rate, at 6.9 percent, followed by Montana and Utah, at 6 and 5.1 percent, respectively.

During the second quarter of 2009 (the most recent data available), existing single-family home sales activity in

the Rocky Mountain region remained relatively stable after declining the previous eight quarters. According to the NATIONAL ASSOCIATION OF REALTORS®, the annualized average rate of existing home sales for the second quarter of 2009 was up 0.5 percent from the first quarter of 2009. Even so, for the 12 months ending June 2009, existing home sales averaged 178,500, down 16 percent compared with sales for the 12 months ending June 2008. Home sales dropped in all states in the region, with the greatest rates of decline, more than 20 percent, occurring in North Dakota and Wyoming, where relatively high sales activity was reported during the previous 12-month period. Home sales were down by approximately 18 percent in Utah, 15 percent in Montana, and 14 percent in Colorado. According to the Federal Housing Finance Agency's Housing Price Index, for the second quarter of 2009, the index for the Rocky Mountain region declined by an average of approximately 3 percent compared with the index for the second quarter of 2008. The index declined by 1 percent in Colorado and approximately 3 percent in Montana and Wyoming. Utah, with an 11.6-percent drop in the index, was the only state in the region to exceed the 6.1-percent decline recorded nationally. The index rose by 2.8 percent in North Dakota and 1 percent in South Dakota.

In the third quarter of 2009, the home sales markets in most of the region's metropolitan areas were soft, a trend that began about 2 years ago. On a positive note, during the 12 months ending September 2009, inventories of unsold homes have declined significantly. According to the Boulder Area REALTOR® Association, the average price for existing single-family homes in the Boulder metropolitan area was \$410,000 for the 12 months ending September 2009, down 6 percent from the average price recorded for the previous 12 months. Single-family home sales for the 12 months ending September 2009 totaled about 2,500, representing a 23-percent decline. The Pikes Peak Association of REALTORS® reported that, for the Colorado Springs area, existing home sales were relatively unchanged from a year ago and the average sales price for single-family homes declined by 9 percent to \$211,400. Metrolist, Inc., reported that, during the 12 months ending September 2009, the average single-family home price in Denver declined by 5 percent to \$263,500 and sales were down by 16 percent compared with the price and sales volume recorded during the same period ending September 2008. Active listings of existing single-family homes in Boulder, Denver, and Colorado Springs were down 8, 17, and 20 percent, respectively. The large declines in inventories in Colorado Springs and Denver were due to reductions in homebuilding, relatively modest declines in existing home sales, and the decision of potential sellers to keep homes off the market until prices have stabilized. According to RealtyTrac® Inc., for the third quarter of 2009, foreclosure filings increased by 16 percent to 1,900 in Colorado Springs and by 2 percent to 9,200 in Denver compared with the third quarter of 2008. The higher rate of increase in Colorado Springs

compared with the Denver area was due to the more recent softer market conditions, especially during the past 12 months.

During the 12-month period ending September 2009, home sales activity in Utah markets declined from the level of sales during the previous 12 months, but the unsold inventory of homes also decreased. According to NewReach, Inc., for the 12-month period ending September 2009, existing single-family home sales in the Salt Lake City area declined by 19 percent to 7,400 units, active listings were down 17 percent to 5,540 units, and the average home sales price declined by 7 percent to \$257,300. In the Ogden-Clearfield area, for the 12-month period ending September 2009, existing single-family home sales declined by 16 percent to 4,400 units, the average sales price dropped by 6 percent to \$199,700, and active listings were down 17 percent to 3,140 units. New home sales in the Salt Lake City area were down 20 percent and the average price decreased by 18 percent to \$321,600. In the Ogden-Clearfield area, sales of new homes declined by 37 percent and the average sales price declined by 9 percent to \$270,800.

In response to decreased demand, homebuilding activity in the region continued a 3-year decline in the third quarter of 2009. During the 12-month period ending September 2009, single-family construction activity, as measured by the number of building permits issued, decreased by 8,700 units, or 34 percent, to 17,300, based on preliminary data. Permits were issued for an annual average of 76,100 single-family homes during the peak years of 2004 and 2005. In Colorado, the issuing of permits declined by about 4,600 units to 6,500 single-family homes during the 12-month period ending September 2009 and accounted for more than one-half of the total reduction in the region. Homebuilding activity in Colorado was affected by a 3-percent decline in employment, the largest job loss among the states in the region. In Utah, for the 12-month period ending September 2009, approximately 5,350 single-family homes were permitted, a decline of 1,750 homes compared with the number permitted during the previous 12-month period. In Montana and Wyoming, the number of single-family homes permitted for the 12-month period ending September 2009 declined by 38 and 39 percent, respectively, to 1,200 homes in each state. In South Dakota, for the 12-month period ending September 2009, permits for new single-family homes declined by 25 percent to 1,700 homes. In North Dakota, for the 12-month period ending September 2009, the number of single-family homes permitted was down by 300 homes, or 19 percent.

Rental housing market conditions during the third quarter of 2009 were mostly balanced to soft throughout much of the Rocky Mountain region. According to Reis, Inc., in the Salt Lake City area, during the third quarter of 2009,

the apartment vacancy rate of 6 percent was up from the rate of 5 percent recorded a year ago and the average overall asking rent remained relatively unchanged at \$750. During the third quarter of 2009, the apartment vacancy rate in Denver decreased 0.6 percentage points from the rate recorded during the second quarter of 2009 to 7.7 percent but was still up from the 6-percent rate recorded a year ago, according to Apartment Insights, published by Apartment Appraisers & Consultants. The average effective rent in Denver during the third quarter of 2009 was down 7 percent to \$780 but was relatively unchanged from the rent recorded during the second quarter of 2009. With a large number of apartment units in the construction pipeline, the softening trend in the Salt Lake City and Denver areas is expected to continue for the next 12 months. The Colorado Springs rental market remained soft, but the vacancy rate decreased to 7.8 percent from the 9.2-percent rate recorded a year ago, according to Apartment Insights. The arrival of approximately 6,300 military transfers to Fort Carson Army Base, located south of Colorado Springs, during the second and third quarters of 2009 has contributed to the lower vacancy rate. The average effective rent in Colorado Springs was relatively unchanged during the 12-month period ending September 2009, at \$635. According to the same survey, the vacancy rate in the Fort Collins area increased to 6.2 percent from 4.1 percent during the same quarter a year ago and the average rent was relatively unchanged at \$780.

In the Rocky Mountain region, for the 12 months ending September 2009, multifamily construction, as measured by the number of units permitted, totaled 7,600 units, based on preliminary data, representing a decline of 31 percent from the same period a year ago. With the exception of Utah, all states in the region issued fewer permits during the 12 months ending September 2009 compared with the same period a year earlier due to weak economic conditions, soft condominium sales market conditions, and a large number of apartments under construction. In Colorado, the number of multifamily units permitted decreased by more than 70 percent, or 4,000 units, down to 1,670 units. Nearly the entire decline measured in Colorado occurred in the Denver area, where developers expect little improvement in the market and where approximately 2,000 condominiums and 4,600 apartments currently under construction are expected to become available during the next 12 months. Multifamily construction in Utah increased by 1,020 units, or 40 percent, during the 12-month period ending September 2009, compared with multifamily construction during the previous 12 months. The increase was attributed to additional apartment construction prompted by builders' responses to relatively tight market conditions that existed a year ago, primarily in the Salt Lake City area.