

**Grantee: State of Utah**

**Grant: B-11-DN-49-0001**

**October 1, 2013 thru December 31, 2013 Performance Report**

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**Grant Number:**

B-11-DN-49-0001

**Obligation Date:****Award Date:****Grantee Name:**

State of Utah

**Contract End Date:****Review by HUD:**

Submitted - Await for Review

**LOCCS Authorized Amount:**

\$5,000,000.00

**Grant Status:**

Active

**QPR Contact:**

Susan Kolthoff

**Estimated PI/RL Funds:**

\$750,000.00

**Total Budget:**

\$5,750,000.00

## Disasters:

### Declaration Number

NSP

## Narratives

### Summary of Distribution and Uses of NSP Funds:

The distribution of NSP funds will be in the targeted Salt Lake County. The funds will be used to develop rental housing for LMMI beneficiaries.

### How Fund Use Addresses Market Conditions:

The State of Utah first determined that Salt Lake County was the county with the greatest need of stabilization. From there all of the areas in the county were reviewed to determine the best use of the funds. The project will demolish blighted structures and replace them with low to moderate housing. The location will provide residents with access to public transit, affordable housing, employment and nearby services. A tiered approach is not being utilized to determine the distribution of funding. The State of Utah is the only entity in Utah receiving an NSP allocation.

### Ensuring Continued Affordability:

Will be maintained for the NSP 3 funded projects in accordance with HOME regulation at 24 CFR Part 92.254.(a)(5) which states, "to ensure affordability, the participating jurisdiction must impose either resale or recapture requirements, at its option." Participating Jurisdiction (PJ's) must choose one option or the other for each unit assisted. Accordingly, DHCD has chosen the recapture option based upon HUD HOMEfire Vol.5, November, 2003 which states.

The recapture option for HOME - assisted homebuyer units is described at 24 CFR 92.254 (a)(5)(ii). Under the recapture option, the PJ recovers all or a portion of the HOME assistance to the homebuyers, if the housing does not continue to be the principal residence of the qualified low-income family that purchased the unit for the duration of the period of affordability.

### Definition of Blighted Structure:

The area delineated by the recipient meets a definition of a slum, blighted, deteriorated or deteriorating area under State or local laws. Utah Code Annotated 1953, 17B-4-604, states that areas selected must be characterized by buildings or structures considered unsafe or unfit to occupy, or are conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime because of any three or more of the following factors, which the applicant must demonstrate to be the case:

- a) defective character of physical construction;
- b) high density of population and overcrowding;
- c) inadequate ventilation, light, or spacing between buildings;
- d) mixed character and shifting of uses, resulting in obsolescence, deterioration, or dilapidation;
- e) economic deterioration or continued disuse;
- f) lots of irregular shape or inadequate size for proper usefulness and development, or laying out of lots in disregard of the contours and other physical characteristics of the ground and surrounding conditions;
- g) inadequate sanitation or public facilities which may include streets, open spaces, and utilities;
- h) areas that are subject to being submerged by water; and existence of any hazardous or solid waste, defined as any substance defined, regulated, or listed as a hazardous substance, hazardous material, hazardous waste, toxic waste, pollutant, contaminant, or toxic substance, or identified as hazardous to human health or the environment under state or federal law or regulation.



**Definition of Affordable Rents:**

Will follow the HOME rental rate guidelines found in 24 CFR 92.252 as adopted by NSP.

**Housing Rehabilitation/New Construction Standards:**

The Division of Housing and Community Development will inspect all NSP3 funded projects and assess the adherence to rehabilitation standards using the same schedule and checklists as the HOME-funded programs. The HOME final rule (92.251(a)(1)) requires that every unit being rehabilitated with HOME funds meet one of the following rehabilitation standards: local housing code; or the articles on property or sanitary standards in one of three model codes (Uniform Building Code (ICBO), the National Building Code (BOCA), or the Council of American Building Officials (CABO) one or two family coded; or the Minimum Property Standards (MPS) in 24 CFR 200.925 or 200.926. All gut rehabilitation or new construction of residential buildings up to three stories will be designed to meet the standard for Energy Star Qualified New Homes.

**Vicinity Hiring:**

The developer that is used will certify and report on Section 3 hiring and to the maximum extent feasible will provide for the hiring of employees that reside in the vicinity of the project or attempt to contract with small businesses that are owned and operated by persons residing in the vicinity of the project.

**Procedures for Preferences for Affordable Rental Dev.:**

After a thorough review of the NSP3 requirements, needs analysis and the amount of rental housing for affordable housing available in the target area, a preference for affordable rental housing was determined to be the best use of the NSP3 funds for Utah.

**Grantee Contact Information:**

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1385 S State Street, Fourth Floor, Salt Lake City, UT 84115

<b>Overall</b>	<b>This Report Period</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$9,500,000.00
<b>Total Budget</b>	\$0.00	\$5,000,000.00
<b>Total Obligated</b>	\$0.00	\$5,000,000.00
<b>Total Funds Drawdown</b>	\$506,397.47	\$4,542,896.63
<b>Program Funds Drawdown</b>	\$506,397.47	\$4,542,896.63
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$36,499.16	\$4,572,998.32
<b>Match Contributed</b>	\$0.00	\$51,133,610.00



## Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$51,133,610.00
Limit on Public Services	\$750,000.00	\$0.00
Limit on Admin/Planning	\$500,000.00	\$42,896.63
Limit on State Admin	\$0.00	\$42,896.63

## Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$500,000.00	\$500,000.00

## Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,250,000.00	\$1,250,000.00

## Overall Progress Narrative:

Progress continues on the State Street project. All NSP funds have been

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
UT-NSP3 - 1, Redevelopment	\$500,000.00	\$4,500,000.00	\$4,500,000.00
UT-NSP3 - 3, State Administration	\$6,397.47	\$500,000.00	\$42,896.63



## Activities

**Grantee Activity Number:** NSP3  
**Activity Title:** NSP3 - State Street 25%

**Activity Category:**

Construction of new housing

**Project Number:**

UT-NSP3 - 1

**Projected Start Date:**

11/01/2011

**Benefit Type:**

Direct Benefit (Households)

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

11/01/2016

**Completed Activity Actual End Date:**

**Responsible Organization:**

State of Utah

**Overall**

	<b>Oct 1 thru Dec 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$750,000.00
<b>Total Budget</b>	\$0.00	\$750,000.00
<b>Total Obligated</b>	\$0.00	\$0.00
<b>Total Funds Drawdown</b>	\$500,000.00	\$750,000.00
<b>Program Funds Drawdown</b>	\$500,000.00	\$750,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$750,000.00	\$750,000.00
State of Utah	\$750,000.00	\$750,000.00
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Demolish existing blighted structures and replace with mixed use property.

**Location Description:**

State Street Project

**Activity Progress Narrative:**

Set up an additional activity for the 25% of the 50%AMI requirement. This is made up of one of the construction loans. Construction is underway and they are making progress. The contractor had some administrative set backs that they have overcome and we should start seeing considerable progress.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Units with solar panels</b>	0	0/0
<b>#Low flow toilets</b>	0	0/15



#Low flow showerheads	0	0/15
#Units with bus/rail access	0	0/15
#Units exceeding Energy Star	0	0/15
#Sites re-used	0	0/0
#Units w/ other green	0	0/15
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15
# of Multifamily Units	0	0/7
# of Singlefamily Units	0	0/8

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/15	0
# Renter Households	0	0	0	0/0	0/0	0/15	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP3 Fund - Wall Street Reform & Consumer Protection Act of 2010	\$750,000.00
Total Other Funding Sources	\$750,000.00



**Grantee Activity Number:** NSP3 - State Street

**Activity Title:** NSP3 - State Street

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

UT-NSP3 - 1

**Project Title:**

Redevelopment

**Projected Start Date:**

10/15/2011

**Projected End Date:**

09/01/2012

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Tannach Properties LLC

**Overall**

	<b>Oct 1 thru Dec 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$3,250,000.00
<b>Total Budget</b>	\$0.00	\$3,250,000.00
<b>Total Obligated</b>	\$0.00	\$4,000,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$3,250,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$3,250,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	(\$750,000.00)	\$3,250,000.00
Tannach Properties LLC	(\$750,000.00)	\$3,250,000.00
<b>Match Contributed</b>	\$0.00	\$25,566,805.00

**Activity Description:**

Provide construction loan for the development of vacant space for low/moderate income housing.

**Location Description:**

261 S State Street

**Activity Progress Narrative:**

Construction is underway and they are making progress. The contractor had some administrative set backs that they have overcome and we should start seeing considerable progress.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Units with solar panels</b>	0	0/0
<b>#Low flow toilets</b>	0	0/165
<b>#Low flow showerheads</b>	0	0/165
<b>#Units with bus/rail access</b>	0	0/165
<b>#Units exceeding Energy Star</b>	0	0/165
<b>#Sites re-used</b>	0	0/2



#Units $\zeta$ other green	0	0/0
Activity funds eligible for DREF (Ike)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/165
# of Multifamily Units	0	0/165

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/165	0/165	0
# Renter Households	0	0	0	0/0	0/165	0/165	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP3 Fund - Wall Street Reform & Consumer Protection Act of 2010	\$3,250,000.00
Total Other Funding Sources	\$3,250,000.00





**Grantee Activity Number:** NSP3-State Street 25%

**Activity Title:** State Street 25%

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

UT-NSP3 - 1

**Project Title:**

Redevelopment

**Projected Start Date:**

10/15/2011

**Projected End Date:**

09/01/2012

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

LaPorte Management, LLC

**Overall**

	<b>Oct 1 thru Dec 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$0.00	\$500,000.00
<b>Total Funds Drawdown</b>	\$0.00	\$500,000.00
<b>Program Funds Drawdown</b>	\$0.00	\$500,000.00
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$0.00	\$500,000.00
LaPorte Management, LLC	\$0.00	\$500,000.00
<b>Match Contributed</b>	\$0.00	\$25,566,805.00

**Activity Description:**

Provide construction loan for the development of low income housing.

**Location Description:**

261 State Street, Salt Lake City, UT 84111

**Activity Progress Narrative:**

Construction is underway and they are making progress. The contractor had some administrative set backs that they have overcome and we should start seeing considerable progress.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b>#Units with solar panels</b>	0	0/0
<b>#Low flow toilets</b>	0	0/15
<b>#Low flow showerheads</b>	0	0/15
<b>#Units with bus/rail access</b>	0	0/15
<b>#Units exceeding Energy Star</b>	0	0/15
<b>#Sites re-used</b>	0	0/0



#Units $\zeta$ other green	0	0/15
Activity funds eligible for DREF (Ike	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/15
# of Multifamily Units	0	0/15

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/15	0/0	0/15	0
# Renter Households	0	0	0	0/15	0/0	0/15	0

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP3 Fund - Wall Street Reform & Consumer Protection Act of 2010	\$500,000.00
Total Other Funding Sources	\$500,000.00



<b>Grantee Activity Number:</b>	<b>UT-NSP3-3</b>
<b>Activity Title:</b>	<b>State Administration</b>

**Activity Category:**

Administration

**Activity Status:**

Planned

**Project Number:**

UT-NSP3 - 3

**Project Title:**

State Administration

**Projected Start Date:**

05/11/2011

**Projected End Date:**

05/11/2013

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

State of Utah

**Overall**

	<b>Oct 1 thru Dec 31, 2013</b>	<b>To Date</b>
<b>Total Projected Budget from All Sources</b>	N/A	\$500,000.00
<b>Total Budget</b>	\$0.00	\$500,000.00
<b>Total Obligated</b>	\$0.00	\$500,000.00
<b>Total Funds Drawdown</b>	\$6,397.47	\$42,896.63
<b>Program Funds Drawdown</b>	\$6,397.47	\$42,896.63
<b>Program Income Drawdown</b>	\$0.00	\$0.00
<b>Program Income Received</b>	\$0.00	\$0.00
<b>Total Funds Expended</b>	\$36,499.16	\$72,998.32
State of Utah	\$36,499.16	\$72,998.32
<b>Match Contributed</b>	\$0.00	\$0.00

**Activity Description:**

Administration

**Location Description:**

324 S State Street, Salt Lake City, UT 84111

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.



## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
NSP3 Fund - Wall Street Reform & Consumer Protection Act of 2010	\$0.00
Total Other Funding Sources	\$0.00

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