



FEB 14 2014

U.S. Department of Housing and Urban Development

Minneapolis Field Office
920 Second Avenue South, Suite 1300
Minneapolis, Minnesota 55402-4012

Commissioner Mary Tingerthal
Minnesota Housing
400 Sibley Street
Suite #300
St. Paul, MN 55101

Commissioner Katie Clark Sieben
Minnesota Department of Employment and
Economic Development
1st National Bank Building
332 Minnesota Street, Suite E-200
Saint Paul, MN, 55101-1351

Commissioner Lucinda E. Jesson
Minnesota Department of Human Services
P.O. Box 64998
Elmer C. Anderson Building
St. Paul, Minnesota 55164

Dear Mses. Tingerthal, Sieben and Jesson:

SUBJECT: Consolidated Plan End of Year Review – Program Year 2013

HUD is required to conduct an annual review of performance by grant recipients. Additionally, the Secretary must determine that the grant 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 to you the results of our reviews.

Report

The table below represents the funding we provided to the State in 2013 from our community development programs.

HUD Community Development Funding in 2013

Program	Allocation
Community Development Block Grant (CDBG)	\$17,307,283
HOME Investment Partnership Program (HOME)	\$5,922,224
Emergency Shelter Grant Program (ESG)	\$1,638,747
Housing for Persons with AIDS (HOPWA)	\$139,245
Total	\$25,007,499

Homeless residents also benefited from your participation in the HUD’s Continuum of Care program. Numerous organizations received funding through your support. We congratulate you on your many accomplishments during this past year on the achievement of Department Objectives. We have enclosed two reports that highlight these accomplishments: the PR 54 – CDBG Performance Profile Report; and the PR 20 – HOME Production Report.

We have completed our review of the state's Consolidated Annual Performance Evaluation Report, and have transmitted to your staff some requests for revisions or clarifications. We have received some of that information, and we are awaiting some additional information. We do not think that any of it will be difficult to resolve.

In 2013, we reviewed your HOPWA program and identified two findings of noncompliance. MN Housing staff provided corrective information and we are in the process of closing those findings out. This year we will review portions of your CDBG program. In 2011, we monitored the CDBG program and there are still findings open from that review. We will need to ensure they are resolved this year. There is an upcoming deadline for your Neighborhood Stabilization Program—3. By March 10, the state must expand an additional \$529,635, or it risks losing the funds. Your staff appears confident that they will meet this deadline.

Background Information

HUD's Office of Community Planning and Development has sought to establish partnerships with State and local governments. The focus of our partnership has been to work with communities to ensure that our joint efforts result in housing and community development programs and policies that benefit and serve low and moderate income persons. These efforts occur within the framework of the statutes we administer and the regulations and policies that are designed to improve program performance.

The provisions of the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, require the annual submission of performance reports by grant recipients receiving federal assistance through programs covered under these Acts. Additionally, these Acts require that a determination be made by the Secretary, that the grant recipient complies with the statutes and has the continuing capacity to implement and administer the programs for which assistance is received.

With the implementation of the Consolidated Planning Regulations of January 5, 1995, the Department began making comprehensive performance reviews of grantee's overall progress at least annually, as required by the statutes and section 91.525 of the regulations. The review consists of analyzing the consolidated planning process; reviewing management of funds; determining the progress made in carrying out policies and programs; determining the compliance of funded activities with statutory and regulatory requirements; determining the accuracy of required performance reports; as well as evaluating accomplishments in meeting key Departmental objectives.

This assessment not only meets the mandates of the statutes, but it also provides a basis for working together collaboratively to help grantee's achieve housing and community development goals. One critical outcome of this collaboration should be the development of a more comprehensive, effective, and concise Consolidated Plan and improved performance in achieving specific goals that correspond to the activities outlined in your forthcoming Action Plan.

Public Access

This Report must be made readily available to the public within 30 days of receipt of your comments. There are several ways the report can be made available to the public. You can assist us in this regard by sharing HUD's report with the media; with members of your advisory committee; or with those who attended hearings or meetings, placing it on your web site or distributing it through a LISTSERV. HUD will make this information available to the public upon request and may provide copies of future reports to interested citizens and groups.

Conclusion

Based on HUD's review of your CAPER submission and other evidence of your performance in administering CPD programs during the past year, we have determined that the State of Minnesota: (1) has carried out its programs substantially as described in its consolidated plan submission, and (2) has the continuing capacity to carry out the approved programs in a timely manner.

We appreciate the positive working relationship that the city's program staff maintains with this HUD field office. We look forward to continuing to support your efforts to meet the goals of the city's Consolidated Plan. If you have any questions about the enclosed comments or need technical assistance, please contact me at (612) 370-3019 extension 2020 or at michele.k.smith@hud.gov.

Sincerely,



Michele K. Smith, Director
Office of Community Planning and Development

Enclosures



U.S. Department of Housing and Urban Development
 Office of Community Planning and Development
 Integrated Disbursement and Information System
CDBG Community Development Block Grant Performance Profile
 PR54 - MINNESOTA
 Program Year From 10-01-2012 To 09-30-2013

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Program Year 2013 Funds

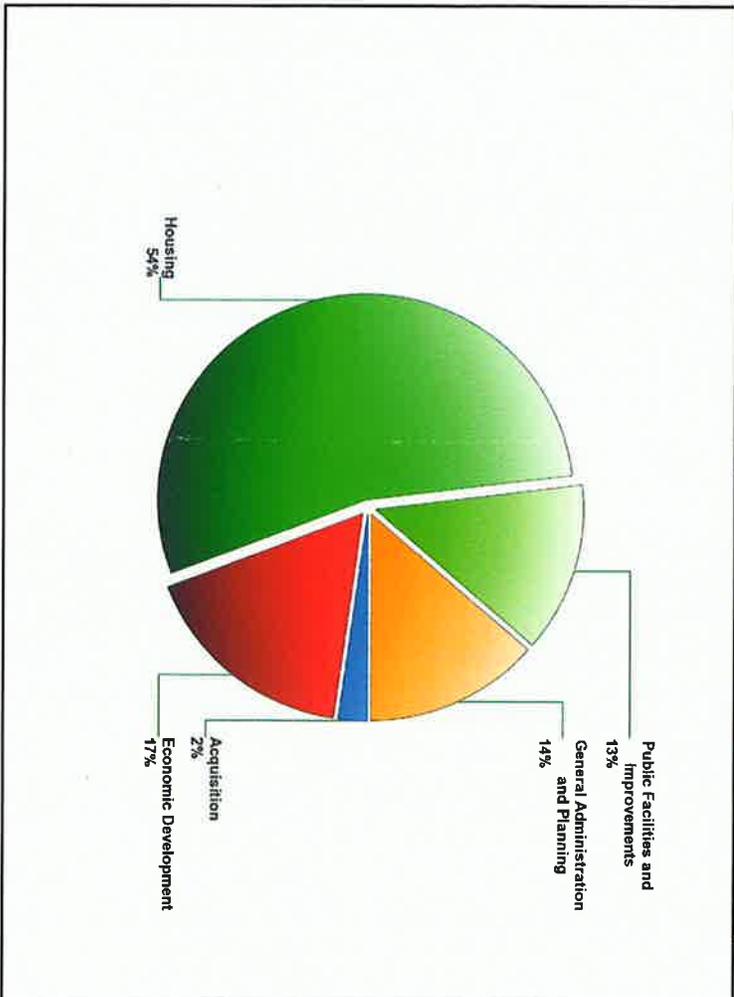
2013 CDBG Allocation \$17,307,283.00
 Program Income Received During Program Year 2013 \$7,097,734.73

Total Available¹ \$24,405,017.73

Expenditures²

Type of Activity	Expenditure	Percentage
Acquisition	\$345,117.62	2.23%
Economic Development	\$2,608,314.52	16.85%
Housing	\$8,373,634.09	54.09%
Public Facilities and Improvements	\$2,042,791.34	13.19%
General Administration and Planning	\$2,111,759.58	13.64%
Total	\$15,481,617.15	100.00%

Expenditures by Type of Activity (%) Expenditures by Type of Activity (\$)





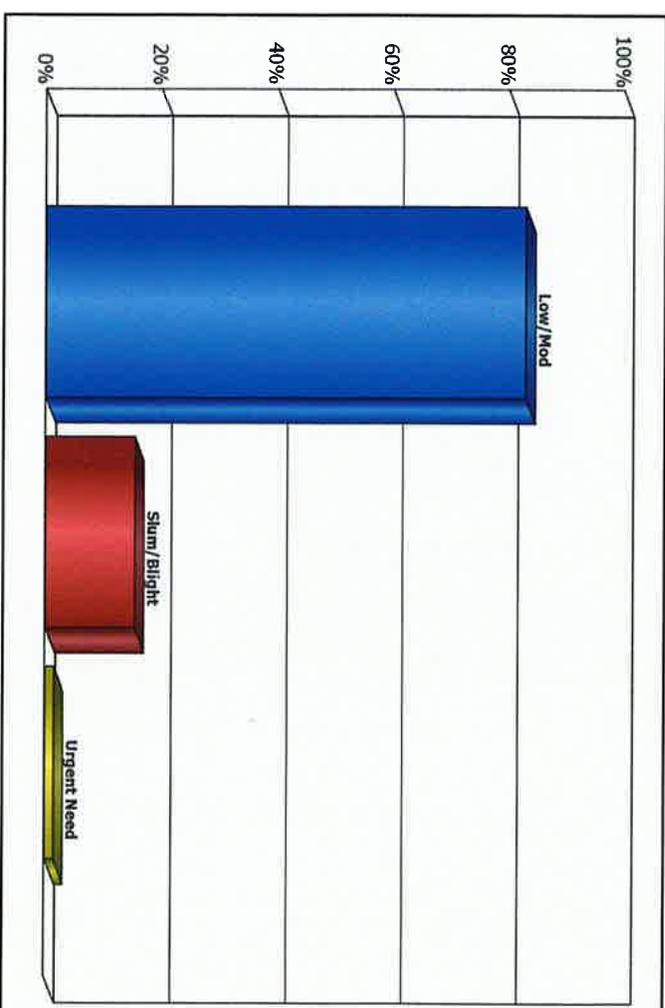
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Program Targeting

1 -Percentage of Expenditures Assisting Low- and Moderate-Income Persons and Households Either Directly or On an Area Basis ³	83.03%
2 -Percentage of Expenditures That Benefit Low/Mod Income Areas	15.28%
3 -Percentage of Expenditures That Aid in The Prevention or Elimination of Slum or Blight	15.45%
4 -Percentage of Expenditures Addressing Urgent Needs	1.52%
5 -Funds Expended in Neighborhood (Community For State) Revitalization Strategy Areas and by Community Development Financial Institution.	\$0.00
6 -Percentage of Funds Expended in Neighborhood (Community For State) Revitalization Strategy Areas and by Community Development Financial Institution	0.00%





U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System

CDBG Community Development Block Grant Performance Profile
 PR54 - MINNESOTA
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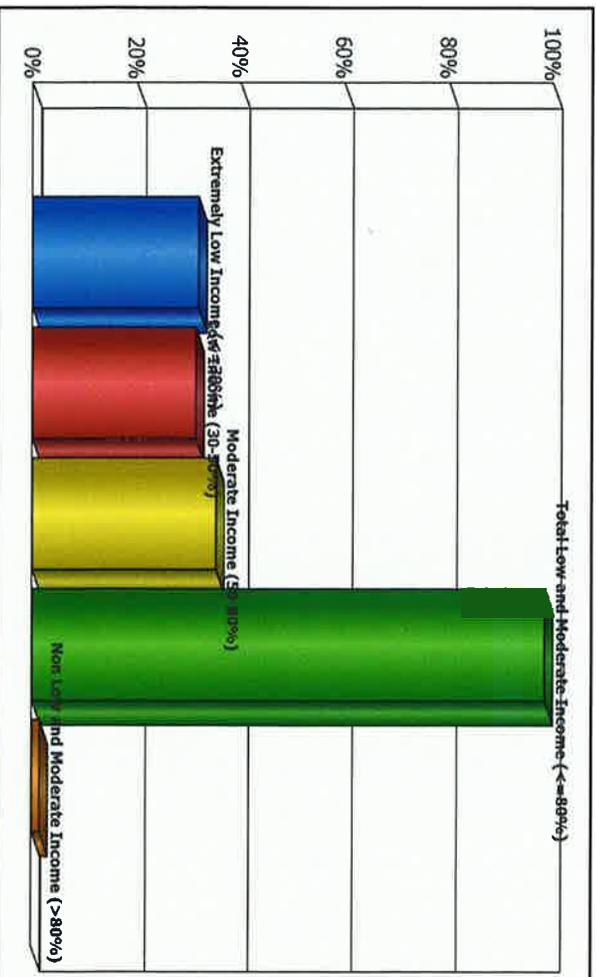
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CDBG Beneficiaries by Racial/Ethnic Category⁴

Race	Total	Hispanic
Unspecified & DO NOT USE	0.00%	0.00%
White	91.36%	100.00%
Black/African American	4.59%	0.00%
Asian	1.23%	0.00%
American Indian/Alaskan Native	0.71%	0.00%
Native Hawaiian/Other Pacific Islander	0.00%	0.00%
American Indian/Alaskan Native & White	0.35%	0.00%
Asian & White	0.00%	0.00%
Black/African American & White	0.18%	0.00%
Amer. Indian/Alaskan Native & Black/African Amer.	0.00%	0.00%
Other multi-racial	1.59%	0.00%
Asian/Pacific Islander (valid until 03-31-04)	0.00%	0.00%
Hispanic (valid until 03-31-04)	0.00%	0.00%

Income of CDBG Beneficiaries

Income Level	Percentage
Extremely Low Income (<=30%)	31.92%
Low Income (30-50%)	31.39%
Moderate Income (50-80%)	35.27%
Total Low and Moderate Income (<=80%)	98.59%
Non Low and Moderate Income (>80%)	1.41%





U.S. Department of Housing and Urban Development
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Integrated Disbursement and Information System
CDBG Community Development Block Grant Performance Profile

PR54 - MINNESOTA
Program Year From 10-01-2012 To 09-30-2013

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Program Year 2013 Accomplishments

Accomplishment	Number
Actual Jobs Created or Retained	4
Households Receiving Housing Assistance	574
Persons Assisted Directly, Primarily By Public Services and Public Facilities	0
Persons for Whom Services and Facilities were Available	2,382 ⁵
Units Rehabilitated-Single Units	435
Units Rehabilitated-Multi Unit Housing	117

Funds Leveraged for Activities Completed \$7,186,586.16

Notes

- 1 Also, additional funds may have been available from prior years.
- 2 The return of grant funds is not reflected in these expenditures.
- 3 Derived by dividing annual expenditures for low-and moderate-income activities by the total expenditures for all activities (excluding planning and administration, except when State planning activities have a national objective) during the program year.
- 4 For entitlement communities, these data are only for those activities that directly benefit low- and moderate-income persons or households. They do not include data for activities that provide assistance to low- and moderate-income persons on an area basis, activities that aid in the prevention and elimination of slums and blight, and activities that address urgent needs. For states, these data are reported for all activities that benefit low- and moderate-income persons or households, aid in the prevention and elimination of slums and blight, and address urgent needs.
- 5 This number represents the total number of persons/households for whom services/facilities were available for [in many cases] multiple area benefit activities as reported by grantees. A service or facility meeting the national objective of benefiting low- and moderate-income persons on an area basis is available to all residents of the area served by the activity. If one or more activities had the same or overlapping service areas, the number of persons served by each activity was used to calculate the total number served; e.g., if two activities providing different services had the same service area, the number of persons in the service area would be counted twice; once for each activity.



HOME Program Funding, Commitments, and Disbursements

Funding Commitments and Disbursements by Fiscal Year Source of Funds

Fiscal Year	Original Amount	Authorized Amount	Amount Committed	% Committed	Amount Disbursed	% Disbursed
1992	\$6,723,000	\$6,723,000	\$6,723,000	100.00%	\$6,723,000	100.00%
1993	\$4,622,000	\$4,622,000	\$4,622,000	100.00%	\$4,622,000	100.00%
1994	\$6,471,000	\$6,471,000	\$6,471,000	100.00%	\$6,471,000	100.00%
1995	\$7,686,000	\$7,686,000	\$7,686,000	100.00%	\$7,686,000	100.00%
1996	\$7,611,000	\$7,611,000	\$7,611,000	100.00%	\$7,611,000	100.00%
1997	\$7,527,000	\$7,527,000	\$7,527,000	100.00%	\$7,527,000	100.00%
1998	\$8,420,000	\$8,420,000	\$8,420,000	100.00%	\$8,420,000	100.00%
1999	\$9,146,000	\$9,146,000	\$9,146,000	100.00%	\$9,146,000	100.00%
2000	\$8,997,000	\$8,997,000	\$8,997,000	100.00%	\$8,997,000	100.00%
2001	\$10,223,000	\$10,223,000	\$10,223,000	100.00%	\$10,223,000	100.00%
2002	\$10,429,000	\$10,429,000	\$10,429,000	100.00%	\$10,429,000	100.00%
2003	\$10,388,000	\$10,388,000	\$10,388,000	100.00%	\$10,388,000	100.00%
2004	\$11,117,063	\$12,062,504	\$12,062,504	100.00%	\$12,062,504	100.00%
2005	\$10,557,257	\$10,557,257	\$10,557,257	100.00%	\$10,557,257	100.00%
2006	\$9,851,038	\$9,851,038	\$9,851,038	100.00%	\$9,851,038	100.00%
2007	\$9,959,909	\$9,959,909	\$9,959,909	100.00%	\$9,959,909	100.00%
2008	\$9,497,180	\$9,497,180	\$9,497,180	100.00%	\$9,497,180	100.00%
2009	\$10,483,796	\$10,483,796	\$10,483,796	100.00%	\$10,483,796	100.00%
2010	\$10,470,533	\$10,470,533	\$10,470,533	100.00%	\$10,470,533	100.00%
2011	\$9,243,787	\$9,243,787	\$9,147,720	98.96%	\$7,483,795	80.96%
2012	\$6,154,154	\$6,154,154	\$4,066,111	66.07%	\$1,015,415	16.50%
2013	\$5,922,224	\$5,922,224	\$592,222	10.00%	\$592,222	10.00%
Total	\$191,499,941	\$192,445,382	\$184,931,270	96.10%	\$180,216,650	93.65%

Fiscal Year	Projects Authorized	Projects Committed	% Projects Committed	Projects Disbursed	% Projects Disbursed
1992	\$6,717,150	\$6,717,150	100.00%	\$6,717,150	100.00%
1993	\$4,159,800	\$4,159,800	100.00%	\$4,159,800	100.00%
1994	\$6,165,300	\$6,165,300	100.00%	\$6,165,300	100.00%
1995	\$7,172,530	\$7,172,530	100.00%	\$7,172,530	100.00%
1996	\$6,526,655	\$6,526,655	100.00%	\$6,526,655	100.00%
1997	\$6,152,230	\$6,152,230	100.00%	\$6,152,230	100.00%
1998	\$7,578,000	\$7,578,000	100.00%	\$7,578,000	100.00%
1999	\$8,355,973	\$8,355,973	100.00%	\$8,355,973	100.00%
2000	\$8,950,908	\$8,950,908	100.00%	\$8,950,908	100.00%
2001	\$8,856,000	\$8,856,000	100.00%	\$8,856,000	100.00%
2002	\$8,865,100	\$8,865,100	100.00%	\$8,865,100	100.00%
2003	\$8,880,000	\$8,880,000	100.00%	\$8,880,000	100.00%
2004	\$10,633,860	\$10,633,860	100.00%	\$10,633,860	100.00%
2005	\$9,530,711	\$9,530,711	100.00%	\$9,530,711	100.00%
2006	\$8,880,495	\$8,880,495	100.00%	\$8,880,495	100.00%
2007	\$8,978,478	\$8,978,478	100.00%	\$8,978,478	100.00%
2008	\$8,553,345	\$8,553,345	100.00%	\$8,553,345	100.00%
2009	\$9,435,416	\$9,435,416	100.00%	\$9,435,416	100.00%
2010	\$9,423,480	\$9,423,480	100.00%	\$9,423,480	100.00%
2011	\$8,282,432	\$8,186,364	98.84%	\$6,522,440	78.75%
2012	\$5,538,739	\$3,450,696	62.30%	\$400,000	7.22%
2013	\$5,330,002	\$0	0.00%	\$0	0.00%
Total	\$172,966,602	\$165,452,490	95.66%	\$160,737,870	92.93%

Leveraging

HOME Dollars for Completed HOME Units	\$161,673,082	Total Dollars for Completed HOME Units	\$579,684,372
OTHER Dollars for Completed HOME Units	\$419,774,037	Ratio of OTHER Dollars to HOME Dollars	2.60



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 PR20 HOME - Production Report
 Grantee: MINNESOTA

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Program Production by Fiscal Year

	Disbursements for Completed Projects	Completed Units	Disbursements for TBRA Projects	Completed TBRA households
Activity in FY 1993	3,112,276	259	\$0	0
Activity in FY 1994	4,945,608	380	\$0	0
Activity in FY 1995	6,037,169	543	\$0	0
Activity in FY 1996	4,352,453	279	\$0	0
Activity in FY 1997	6,224,390	544	\$0	0
Activity in FY 1998	7,128,119	656	\$0	0
Activity in FY 1999	9,028,960	792	\$0	0
Activity in FY 2000	10,567,392	784	\$0	0
Activity in FY 2001	8,706,078	631	\$0	0
Activity in FY 2002	5,788,291	286	\$0	0
Activity in FY 2003	12,367,418	592	\$0	0
Activity in FY 2004	5,144,988	287	\$0	0
Activity in FY 2005	5,586,686	200	\$0	0
Activity in FY 2006	7,969,800	481	\$0	0
Activity in FY 2007	16,878,394	1,163	\$0	0
Activity in FY 2008	4,479,777	318	\$0	0
Activity in FY 2009	9,223,010	588	\$0	0
Activity in FY 2010	9,392,306	701	\$0	0
Activity in FY 2011	6,443,300	472	\$0	0
Activity in FY 2012	6,278,820	449	\$0	0
Activity in FY 2013	7,099,859	430	\$0	0
Activity in FY 2014	694,285	104	\$0	0
Total	157,449,377	10,939	\$0	0

Reservations/Commitments/Disbursements for CHDOs

Fiscal Year	Amount of HOME Funds Reserved	% Reserved	Amount of CHDO Funds Committed	% of Reserved Amount Committed	Amount of CHDO Funds Disbursed	% of Reserved Amount Disbursed
1992	1,109,103	16.50%	1,109,103	100.00%	1,109,103	100.00%
1993	1,529,328	33.09%	1,529,328	100.00%	1,529,328	100.00%
1994	1,000,000	15.45%	1,000,000	100.00%	1,000,000	100.00%
1995	1,741,799	22.66%	1,741,799	100.00%	1,741,799	100.00%
1996	1,954,760	25.68%	1,954,760	100.00%	1,954,760	100.00%
1997	85,741	1.14%	85,741	100.00%	85,741	100.00%
1998	1,263,000	15.00%	1,263,000	100.00%	1,263,000	100.00%
1999	2,468,655	26.99%	2,468,655	100.00%	2,468,655	100.00%
2000	1,887,667	20.98%	1,887,667	100.00%	1,887,667	100.00%
2001	1,533,450	15.00%	1,533,450	100.00%	1,533,450	100.00%
2002	2,975,788	28.53%	2,975,788	100.00%	2,975,788	100.00%
2003	1,460,206	14.06%	1,460,206	100.00%	1,460,206	100.00%
2004	1,291,176	11.61%	1,291,176	100.00%	1,291,176	100.00%
2005	2,652,203	25.12%	2,652,203	100.00%	2,652,203	100.00%
2006	1,987,251	20.17%	1,987,251	100.00%	1,987,251	100.00%
2007	0	0.00%	0		0	
2008	257,938	2.72%	257,938	100.00%	257,938	100.00%
2009	0	0.00%	0		0	
2010	0	0.00%	0		0	
2011	600,000	6.49%	600,000	100.00%	600,000	100.00%
2012	2,228,845	36.22%	2,228,845	100.00%	400,000	17.95%
2013	0	0.00%	0		0	
Total	28,026,908	14.64%	28,026,908	100.00%	26,198,063	93.47%



Lower Income Benefit (Based on occupants of completed projects and recipients of TBRA)

% of MEDIAN INCOME	% TBRA FAMILIES	% OCCUPIED RENTAL UNITS	% TBRA and OCCUPIED RENTAL UNITS	% OCCUPIED HOMEOWNER UNITS	% OCCUPIED HOMEBUYER UNITS
0 - 30%		58.05%	58.05%	49.10%	6.80%
31 - 50%		31.37%	31.37%	36.45%	29.43%
Subtotal 0 - 50%		89.42%	89.42%	85.55%	36.23%
51 - 60%		7.86%	7.86%	7.41%	25.14%
Subtotal 0 - 60%		97.28%	97.28%	92.96%	61.38%
61 - 80%		2.72%	2.72%	7.04%	38.62%
Total		100.00%	100.00%	100.00%	100.00%
REPORTED As VACANT	0	4		0	0



COMMITMENTS

Committed Activity Commitments

ACTIVITY	RENTAL	HOME BUYER	HOMEOWNER	TOTAL	% of FUNDS
Rehabilitation	5,645,000	N/A	102,771	5,747,771	99.72%
Aquisition	N/A	16,100	N/A	16,100	0.28%
Total	5,645,000	16,100	102,771	5,763,871	100.00%
% of FUNDS	97.9%	0.3%	1.8%		100.00%

Committed Units by Tenure and Activity

Activity Units	RENTAL	HOME BUYER	HOMEOWNER	TOTAL	% of UNITS
Rehabilitation	0	N/A	3	3	60.00%
Aquisition	N/A	2	N/A	2	40.00%
Total	0	2	3	5	100.00%
% of UNITS	0.0%	40.0%	60.0%		100.00%

Committed Activity Disbursements

ACTIVITY	RENTAL	HOME BUYER	HOMEOWNER	TOTAL	% of UNITS
Rehabilitation	3,844,000	N/A	68,595	3,912,595	99.59%
Aquisition	N/A	16,100	N/A	16,100	0.41%
Total	3,844,000	16,100	68,595	3,928,695	100.00%
% of UNITS	97.8%	0.4%	1.7%		100.00%



COMPLETIONS

Project Funding Completions by Activity Type and Tenure

ACTIVITY	RENTAL	HOME BUYER	HOMEOWNER	TOTAL	% of FUNDS
Rehabilitation	89,006,476	25,627,158	18,720,092	133,353,726	82.48%
New Construction	2,487,308	1,435,479	N/A	3,922,787	2.43%
Aquisition	744,741	23,651,828	N/A	24,396,569	15.09%
Total	92,238,525	50,714,465	18,720,092	161,673,082	100.00%
% of FUNDS	57.1%	31.4%	11.6%		100.00%

Units Completed by Activity Type and Tenure

ACTIVITY	RENTAL	HOME BUYER	HOMEOWNER	TOTAL	% of UNITS
Rehabilitation	7,012	361	1,338	8,711	79.63%
New Construction	59	55	N/A	114	1.04%
Aquisition	38	2,076	N/A	2,114	19.33%
Total	7,109	2,492	1,338	10,939	100.00%
% of UNITS	65.0%	22.8%	12.2%		100.00%

HOME Cost per Unit by Activity Type and Tenure (Based on Completions)

ACTIVITY	RENTAL	HOME BUYER	HOMEOWNER	AVERAGE
Rehabilitation	12,693	70,989	13,991	15,309
New Construction	42,158	26,100	N/A	34,410
Aquisition	19,598	11,393	N/A	11,540
AVERAGE	12,975	20,351	13,991	14,780



BENEFICIARY CHARACTERISTICS

Completed Units

Units By Number of Bedrooms

	RENTAL UNITS		HOMEBUYER UNITS		HOMEOWNER UNITS		TOTAL UNITS		TBRA UNITS	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
0 bedroom	140	1.97%	0	0.00%	1	0.07%	141	1.29%	0	0.00%
1 bedroom	3,384	47.64%	75	3.04%	76	5.69%	3,535	32.40%	0	0.00%
2 bedrooms	2,890	40.69%	1,018	41.21%	404	30.24%	4,312	39.53%	0	0.00%
3 bedrooms	642	9.04%	1,173	47.49%	556	41.62%	2,371	21.73%	0	0.00%
4 bedrooms	42	0.59%	188	7.61%	258	19.31%	488	4.47%	0	0.00%
5+ bedrooms	5	0.07%	16	0.65%	41	3.07%	62	0.57%	0	0.00%
Total	7,103		2,470		1,336		10,909		0	

Units By Occupancy

	RENTAL UNITS		HOMEBUYER UNITS		HOMEOWNER UNITS		TOTAL UNITS	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
Tenant	7,099	99.94%	1	0.04%	0	0.00%	7,100	65.08%
Owner	0	0.00%	2,469	99.96%	1,336	100.00%	3,805	34.88%
Vacant	4	0.06%	0	0.00%	0	0.00%	4	0.04%
Total	7,103		2,470		1,336		10,909	

Units By Race

	RENTAL UNITS		HOMEBUYER UNITS		HOMEOWNER UNITS		TOTAL UNITS		TBRA UNITS	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
White	6,580	92.69%	1,754	71.01%	1,266	94.76%	9,600	88.03%	0	0.00%
Black/African American	209	2.94%	283	11.46%	10	0.75%	502	4.60%	0	0.00%
Asian	42	0.59%	334	13.52%	6	0.45%	382	3.50%	0	0.00%
American Indian/Alaskan Native	81	1.14%	31	1.26%	20	1.50%	132	1.21%	0	0.00%
Native Hawaiian/Other Pacific Islander	4	0.06%	14	0.57%	0	0.00%	18	0.17%	0	0.00%
American Indian/Alaskan Native & White	19	0.27%	10	0.40%	0	0.00%	29	0.27%	0	0.00%
Asian & White	0	0.00%	0	0.00%	2	0.15%	2	0.02%	0	0.00%
Black/African American & White	1	0.01%	3	0.12%	1	0.07%	5	0.05%	0	0.00%
Amer. Indian/Alaskan Native & Black/African Amer.	2	0.03%	0	0.00%	0	0.00%	2	0.02%	0	0.00%
Other multi-racial	12	0.17%	6	0.24%	1	0.07%	19	0.17%	0	0.00%
Asian/Pacific Islander (valid until 03-31-04)	41	0.58%	8	0.32%	5	0.37%	54	0.50%	0	0.00%
Hispanic (valid until 03-31-04)	108	1.52%	27	1.09%	25	1.87%	160	1.47%	0	0.00%
Total	7,099		2,470		1,336		10,905		0	

Units By Median Income

	RENTAL UNITS		HOMEBUYER UNITS		HOMEOWNER UNITS		TOTAL UNITS		TBRA UNITS	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
0 to 30%	4,121	58.05%	168	6.80%	656	49.10%	4,945	45.35%	0	0.00%
30+ to 50%	2,227	31.37%	727	29.43%	487	36.45%	3,441	31.55%	0	0.00%
50+ to 60%	558	7.86%	621	25.14%	99	7.41%	1,278	11.72%	0	0.00%
60+ to 80%	193	2.72%	954	38.62%	94	7.04%	1,241	11.38%	0	0.00%
Total	7,099		2,470		1,336		10,905		0	



Units By Type of Rental Assistance

	RENTAL UNITS		HOMEBUYER UNITS		HOMEOWNER UNITS		TOTAL UNITS	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
Section 8	2,418	34.06%	7	0.28%	0	0.00%	2,425	22.24%
HOME TBRA	6	0.08%	0	0.00%	0	0.00%	6	0.06%
Other Federal, State, or Local Assistance	1,450	20.43%	1	0.04%	0	0.00%	1,451	13.31%
No Assistance	3,225	45.43%	2,461	99.68%	1,335	100.00%	7,021	64.40%
Total	7,099		2,469		1,335		10,903	

Units By Size of Household

	RENTAL UNITS		HOMEBUYER UNITS		HOMEOWNER UNITS		TOTAL UNITS		TBRA UNITS	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
1 person	4,357	61.37%	659	26.68%	523	39.15%	5,539	50.79%	0	0.00%
2 persons	1,463	20.61%	494	20.00%	322	24.10%	2,279	20.90%	0	0.00%
3 persons	752	10.59%	519	21.01%	160	11.98%	1,431	13.12%	0	0.00%
4 persons	360	5.07%	385	15.59%	138	10.33%	883	8.10%	0	0.00%
5 persons	117	1.65%	224	9.07%	110	8.23%	451	4.14%	0	0.00%
6 persons	36	0.51%	103	4.17%	49	3.67%	188	1.72%	0	0.00%
7 persons	9	0.13%	42	1.70%	25	1.87%	76	0.70%	0	0.00%
8+ persons	5	0.07%	44	1.78%	9	0.67%	58	0.53%	0	0.00%
Total	7,099		2,470		1,336		10,905		0	

Units By Type of Household

	RENTAL UNITS		HOMEBUYER UNITS		HOMEOWNER UNITS		TOTAL UNITS		TBRA UNITS	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
Single, Non-Elderly	2,662	37.51%	922	37.34%	275	21.09%	3,859	35.50%	0	0.00%
Elderly	2,268	31.96%	19	0.77%	394	30.21%	2,681	24.66%	0	0.00%
Single Parent	1,210	17.05%	619	25.07%	228	17.48%	2,057	18.92%	0	0.00%
Two Parents	495	6.97%	738	29.89%	339	26.00%	1,572	14.46%	0	0.00%
Other	462	6.51%	171	6.93%	68	5.21%	701	6.45%	0	0.00%
Total	7,097		2,469		1,304		10,870		0	