



555 N. Wabasha Street Suite 400  
651-298-5664 • Fax 651-298-5666  
Hearing Impaired: 651-292-7280

## **MONTHLY MANAGEMENT REPORT MONTH ENDING SEPTEMBER 30, 2005**

(End of 2nd Quarter of Fiscal Year 2006)

### **CONTENTS**

	<u>Page</u>
Low Income Housing Owned or Administered by PHA.....	i
Occupancy Summary - Current Month .....	1
Occupancy - Year to Date .....	2
Families and Individuals Housed .....	2
Vacancy Days.....	3
Vacant Unit Turnaround Time .....	4
Waiting Lists - Public Housing and Section 8 .....	5
Uncollected Rents and Tenant Accounts Receivable.....	6
Applications for Continued Occupancy .....	7
Lease Terminations for Cause .....	7
Unit Inspections: Preventive Maintenance and Housekeeping .....	8
Maintenance Work Orders and Resident Satisfaction.....	9-10
Unit Preparation and Turnaround Time .....	11-12
Scattered Site Vacant Unit Turnaround .....	13
Section 8 Utilization and Shopping Rate Success.....	14
Section 8 Utilization History .....	15
CHSP – Congregate Housing Services Program.....	16
Race and Ethnicity Data – Public Housing and Section 8 .....	17-18
Hi-Rise Age (62+) Distribution as of September 2005 .....	19
Hi-Rise Population Trends .....	20
Elderly and Disabled Heads of Households in Family Housing .....	21
Family Self-Sufficiency Quarterly Report .....	22
Public Housing Household Incomes .....	23
Turndown Report.....	24

# LOW INCOME HOUSING OWNED OR ADMINISTERED BY PHA

## PHA-OWNED UNITS - Public Housing

HUD Proj. No.	Development/ Name or Address	Original Total Units	Present Total Units	Present Total Hi-rise	Present Total Family	Number of dwelling units by bedroom size							DOFA:	
						0 BR	1 BR	2BR	3BR	4BR	5BR	6BR	Date of Initial Occupancy	
1-1	John J. McDonough Homes	520	484	0	484	0	37	258	115	66	8	0	12/31/52	
1-4	-1st Addition to McDonough	42	42	0	42	0	0	0	34	4	4	0	01/31/62	
1-8A	-2nd Addition to McDonough	54	54	0	54	0	0	0	18	20	16	0	12/31/64	
1-2	Franklin D. Roosevelt Homes	320	314	0	314	0	63	161	68	22	0	0	08/01/52	
1-3	Mt. Airy Homes & 200 E. Arch	448	425	153	272	0	99	86	172	48	20	0	07/01/59	
1-8B	-Addition to Mr. Airy	22	22	0	22	0	0	22	0	0	0	0	12/31/64	
1-10	-Mt. Airy Rehabs	10	3	0	3	0	0	2	0	1	0	0	03/01/66	
1-39	-Replacement uni	1	1	0	1	0	0	0	0	1	0	0	1/30/1998	
1-5	554 Central & Duplexes	186	183	141	42	69	71	1	12	8	22	0	01/31/64	
1-6	261 E. University	200	159	159	0	23	135	1	0	0	0	0	09/01/63	
1-7	325 Laurel & W Side Duplexes	155	120	104	16	2	101	10	7	0	0	0	12/31/63	
1-9	469 Ada & Dunedin Terrace	233	230	142	88	0	141	17	24	36	12	0	03/01/66	
1-11	899 South Cleveland	144	144	144	0	0	143	1	0	0	0	0	12/31/69	
1-13	1743 East lowe	148	148	148	0	0	147	1	0	0	0	0	08/01/70	
1-14	1300 Wilson	187	187	187	0	0	186	1	0	0	0	0	09/01/69	
1-15	727 Front	151	151	151	0	0	150	1	0	0	0	0	07/01/69	
1-16	280 Ravoux	220	220	220	0	0	219	1	0	0	0	0	01/01/70	
1-17	545 Wabasha	75	71	71	0	30	40	1	0	0	0	0	06/01/69	
1-18	1085 Montreal	187	185	185	0	0	184	1	0	0	0	0	02/01/70	
1-19	10 West Exchange	194	194	194	0	0	193	1	0	0	0	0	05/30/72	
1-20	Scattered Sites	36	17	0	17	0	0	0	6	11	0	0	12/31/68	
1-22	Scattered Sites	24	0	0	0								12/31/68	
1-23	Scattered Sites	26	26	0	26	0	0	0	20	5	1	0	02/28/77	
1-24	1000 Edgerton	220	219	219	0	0	218	1	0	0	0	0	01/31/74	
1-26	777 North Hamline	186	186	186	0	0	185	1	0	0	0	0	02/29/76	
1-27	825 Seal	144	144	144	0	0	143	1	0	0	0	0	05/31/76	
1-29	Scattered Sites	67	67	0	67	0	0	0	53	11	2	1	10/31/80	
1-30	Scattered Sites	25	25	0	25	0	0	0	22	3	0	0	10/31/81	
1-31	Scattered Sites	75	75	0	75	0	0	0	58	15	2	0	12/31/84	
1-32	Scattered Sites	26	26	0	26	0	0	0	18	6	2	0	03/31/89	
1-33	Scattered Sites	45	44	0	44	0	0	0	36	5	3	0	12/31/88	
1-34	Scattered Sites	50	50	0	50	0	0	0	40	6	3	1	06/30/90	
1-35	Scattered Sites	15	16	0	16	0	0	0	6	7	2	1	01/31/92	
1-37	Scattered Sites	25	25	0	25	0	0	0	5	8	10	2	05/31/93	
1-38	Scattered Sites HOMEWARD	35	1	0	1	0	0	0	1	0	0	0	01/31/96	
	<b>TOTAL PUBLIC HOUSING</b>	<b>4,496</b>	<b>4,258</b>	<b>2,548</b>	<b>1,710</b>	<b>124</b>	<b>2,455</b>	<b>569</b>	<b>715</b>	<b>283</b>	<b>107</b>	<b>5</b>		

## SECTION 8 UNITS - Rent Subsidies for Privately-Owned Housing

					0 BR	1 BR	2BR	3BR	4BR	5BR	6BR
MR6	Section 8 Mod. Rehab SRO's	75			75	0	0	0	0	0	0
V029	Section 8 Vouchers	3,984			27	1,246	1,080	1,141	298	82	18
	<b>TOTAL SECTION 8 SUBSIDIES</b>	<b>4,059</b>		<b>4,059</b>	<b>102</b>	<b>1,246</b>	<b>1,080</b>	<b>1,141</b>	<b>298</b>	<b>82</b>	<b>18</b>

			Hi-rise	Family	0 BR	1 BR	2BR	3BR	4BR	5BR	6BR
	TOTAL PHA UNITS	8,317	2,548	5,769	226	3,701	1,649	1,856	581	189	23

Section 8 utilization 3/31/05; McDonough Modn as of 6/30/04; Scattered Site dispositions 9/1/04; Updated 5/17/05 - FAH; Updated 6/14/05 - FAH

## SAINT PAUL PHA - MONTHLY OCCUPANCY SUMMARY -

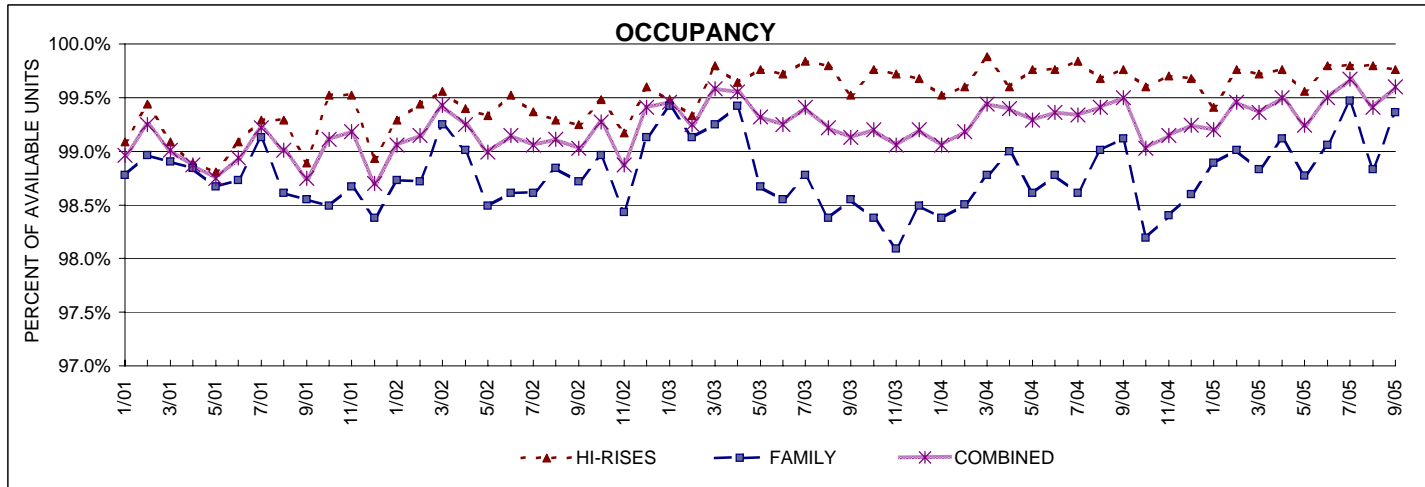
September 2005

Month Ending 9/30/2005

		Present Total Hi-rise Units	Present Total Family Units	Total Non DUs	Avail'ble for Occu- pancy	Vacant at Month End	Percent Occupied at End of Month	Units Vacated During Month	Units Readied During Month	Units Leased During Month	Turn- around Time (Days)
MN #	Name or Address										
FAMILY DEVELOPMENTS											
1-1,4,8A	John J. McDonough Homes	0	580	1	579	5	99.14%	16	21	23	35
1-2	Franklin D. Roosevelt Homes	0	314	0	314	1	99.68%	4	7	9	21
1-3,8B,10,39	Mt. Airy Homes & Rehabs	0	298	0	298	0	100.00%	3	4	3	20
1-9	Dunedin Terrace, including	0	104	0	104	0	100.00%	1	0	0	0
1-7	16 W. Side Duplexes										
SUBTOTAL DEVELPMTS		0	1,296	1	1,295	6	99.54%	24	32	35	30
SCATTERED SITES - FAMILY											
1-20	Scattered Sites	0	17	0	17						
1-22	Scattered Sites	0	0	0	0						
1-23	Scattered Sites	0	26	0	26						
1-29	Scattered Sites	0	67	0	67						
1-30	Scattered Sites	0	25	0	25						
1-31	Scattered Sites	0	75	0	75						
1-32	Scattered Sites	0	26	0	26						
1-33	Scattered Sites	0	44	0	44						
1-34	Scattered Sites	0	50	0	50						
1-35	Scattered Sites	0	16	0	16						
1-37	Scattered Sites	0	25	0	25						
1-5	Central Duplexes	0	42	0	42						
1-38	Scattered Sites	0	1	0	1						
	Subtotal Scattered Sites	0	414	0	414	5	98.79%	8	9	10	35
SUBTOTAL FAMILY		0	1,710	1	1,709	11	99.36%	32	41	45	31
HI-RISES											
1-3	Mt. Airy Hi-Rise	153	0	1	152	0	100.00%	1	1	1	20
1-5	554 Central Hi-Rise	141	0	1	140	0	100.00%	3	3	4	21
1-6	261 E. University Hi-Rise	159	0	2	157	0	100.00%	4	3	3	22
1-7	325 Laurel Hi-Rise	104	0	2	102	0	100.00%	2	2	2	24
1-9	469 Ada Hi-Rise	142	0	1	141	0	100.00%	2	2	2	8
1-11	899 S. Cleveland Hi-Rise	144	0	1	143	0	100.00%	0	1	1	26
1-13	1743 East Iowa Hi-Rise	148	0	1	147	0	100.00%	0	0	0	0
1-14	1300 Wilson Hi-Rise	187	0	1	186	0	100.00%	2	2	3	21
1-15	727 Front Hi-Rise	151	0	1	150	2	98.67%	4	3	2	16
1-16	280 Ravoux Hi-Rise	220	0	1	219	0	100.00%	6	6	6	20
1-17	545 Wabasha Hi-Rise	71	0	1	70	1	98.57%	2	2	0	0
1-18	1085 Montreal Hi-Rise	185	0	3	182	0	100.00%	1	2	3	19
1-19	10 West Exchange Hi-Rise	194	0	1	193	1	99.48%	2	2	1	18
1-24	1000 Edgerton Hi-Rise	219	0	1	218	2	99.08%	4	4	4	22
1-26	777 North Hamline Hi-Rise	186	0	3	183	0	100.00%	3	2	3	32
1-27	825 Seal Hi-Rise	144	0	1	143	0	100.00%	1	3	2	18
SUBTOTAL HI-RISES		2,548	0	22	2,526	6	99.76%	37	38	37	21
TOTALS		2,548	1,710	23	4,235	17	99.60%	69	79	82	26
2167 VACANCY DAYS		Present	Present	Total	Avail'ble	Vacant	Percent	Units	Units	Units	Turn-
1284 Make Ready Days		Total	Total	Non	for	at	Occupied	Vacated	Ready	Leased	around
883 Lease Up Days		Hi-rise	Family	DUs	Occu-	Month	at End	During	During	During	Time
		Units	Units		pancy	End	of Month	Month	Month	Month	(Days)

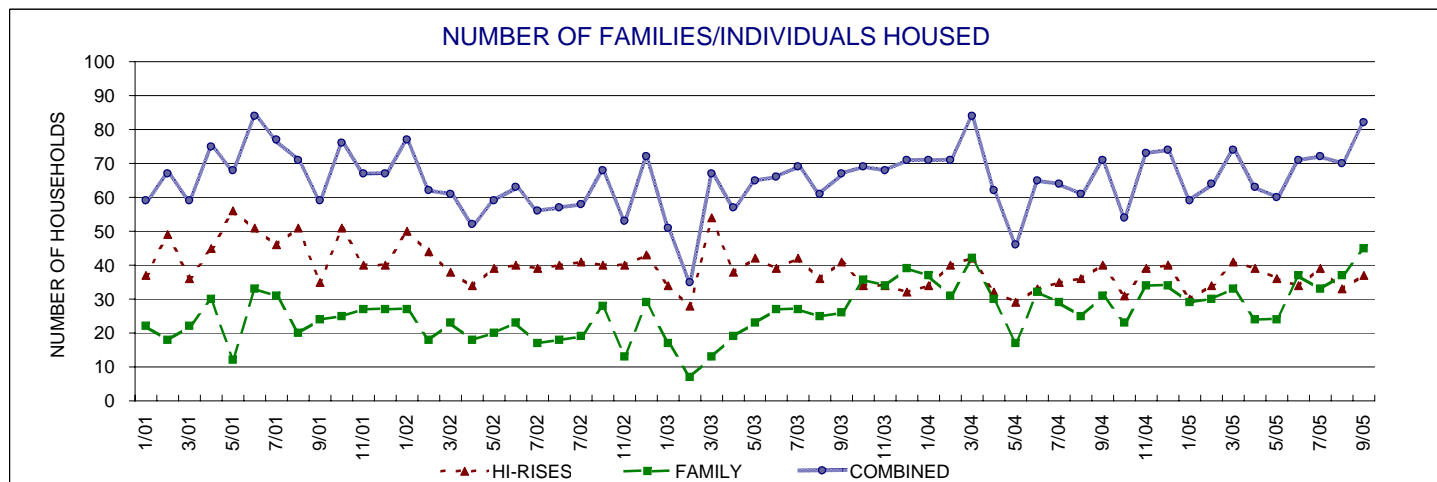
DATE: 10/4/2005

OCCUPANCY																						
	FY98	FY99	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005										FY2006				YTD
	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	AVG				
HI-RISES	99.0%	98.9%	98.9%	99.1%	99.2%	99.4%	99.7%	99.7%	99.4%	99.8%	99.7%	99.8%	99.6%	99.8%	99.8%	99.8%	99.8%	99.7%				
FAMILY	99.6%	99.0%	99.3%	98.9%	98.7%	98.9%	98.6%	98.8%	98.9%	99.0%	98.8%	99.1%	98.8%	99.1%	99.5%	98.8%	99.4%	99.1%				
COMBINED	99.2%	98.9%	99.1%	99.0%	99.0%	99.2%	99.3%	99.3%	99.2%	99.5%	99.4%	99.5%	99.2%	99.5%	99.7%	99.4%	99.6%	99.5%				
# Vacant	34	46	40	41	42	34	32	29	34	23	27	21	32	21	14	25	17	22				



2.

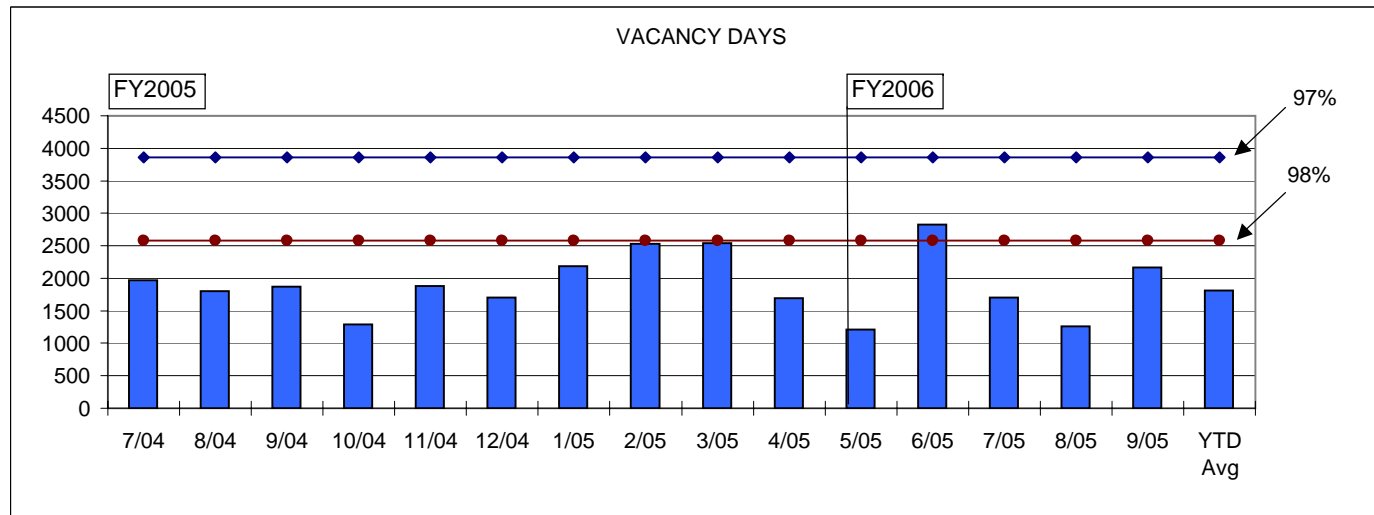
NUMBER OF FAMILIES HOUSED (UNITS LEASED, INCLUDING TRANSFERS)																		
	FY98	FY99	FY2000	FY2001	FY2002	FY 2003	FY 2004	FY2005	FY2006									YTD
	AVG	AVG	AVG	AVG	AVG	AVG	AVG	AVG	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	AVG
HI-RISES	44	42	47	42	46	39	38	35	30	34	41	39	36	34	39	33	37	36
FAMILY	28	30	18	21	25	19	30	29	29	30	33	24	24	37	33	37	45	33
COMBINED	72	73	65	63	70	57	68	64	59	64	74	63	60	71	72	70	82	70



## VACANCY DAYS

																FY 2006
MONTHLY	7/04	8/04	9/04	10/04	11/04	12/04	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	YTD Avg
UNITS LEASED	64	61	71	54	73	74	59	64	74	63	60	71	72	70	82	70
VACANCY DAYS	1971	1806	1870	1294	1880	1700	2185	2526	2544	1,690	1208	2824	1708	1257	2167	1809
																10854
VACANCY RATE (Cumulative)	1.39%	1.39%	1.40%	1.34%	1.36%	1.35%	1.38%	1.45%	1.49%	1.33%	1.12%	1.48%	1.44%	1.34%	1.40%	1.35%
OCCUPANCY RATE	98.61%	98.61%	98.60%	98.66%	98.64%	98.65%	98.62%	98.55%	98.51%	98.67%	98.88%	98.52%	98.56%	98.66%	#####	98.65%

OCCUPANCY TARGETS:			FY2006 YEAR TO DATE	
	97%	98%	98.65%	ACTUAL OCCUPANCY
Average Monthly Vacancy Days	3,864	2,576	1,809	Average Monthly Vacancy Days
Annual Vacancy Days	46,373	30,916	10,854	Total Vacancy Days (Year to Date)

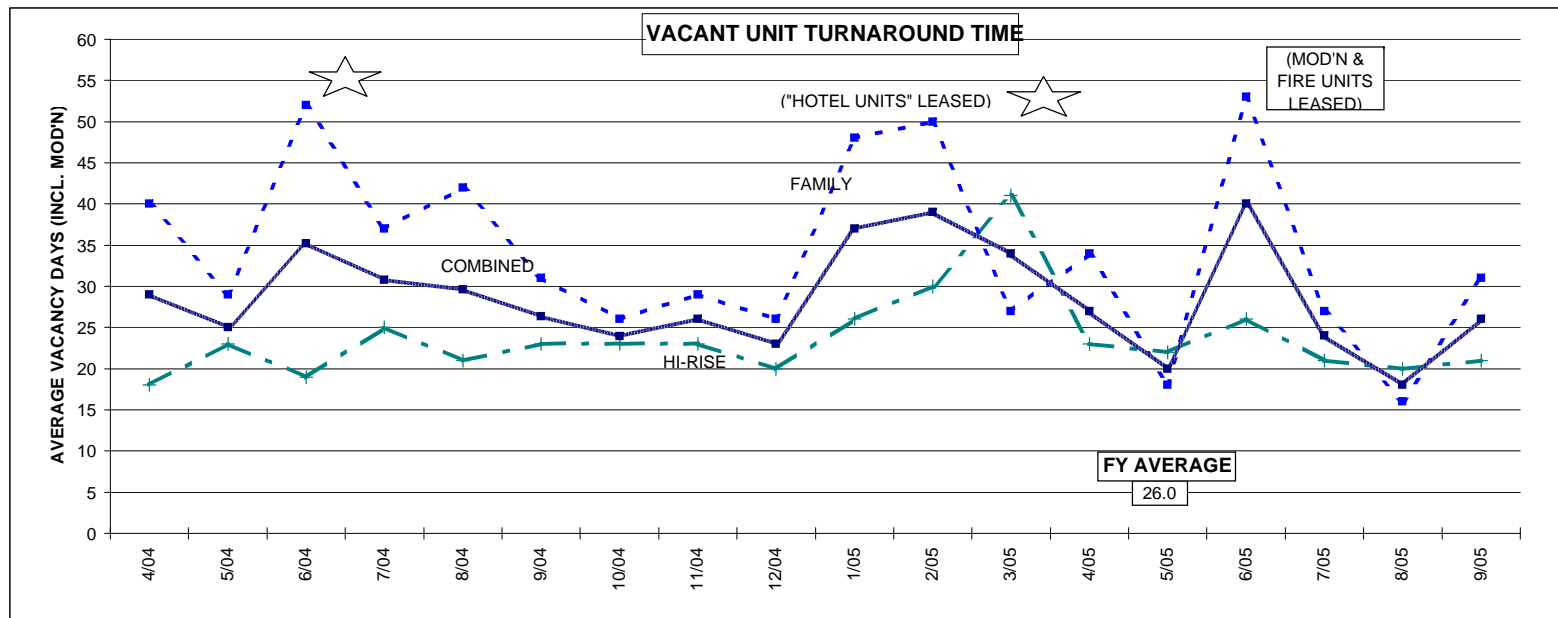


"Vacancy Days" is scored under the "Occupancy Loss" component of the PHAS Financial Condition score

"Modernization Vacancy Days" have not been deducted from the totals shown above

### VACANT UNIT TURNAROUND TIME

	FY2003	FY2004	FY2005	FY 2005												FY 2006						YTD
	AVG	AVG	AVG	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	AVG
HI-RISE - # OF UNITS	39	38	35	32	29	33	35	36	40	31	39	40	30	34	41	39	36	34	39	33	37	36
HI-RISE TURNAROUND	27.9	21.3	24.3	18	23	19	25	21	23	23	23	20	26	30	41	23	22	26	21	20	21	22
FAMILY - # OF UNITS	19	30	29	30	17	32	29	25	31	23	34	34	29	30	33	24	24	37	33	37	45	31
FAMILY TURNAROUND	44.4	37.3	36.4	40	29	52	37	42	31	26	29	26	48	50	27	34	18	53	27	16	31	30
TOTAL VACANCY DAYS	1897	1932	1916	1771	1152	2287	1971	1806	1870	1294	1880	1700	2185	2526	2544	1690	1208	2824	1708	1257	2167	1737
COMBINED # OF UNITS	57	68	64	62	46	65	64	61	71	54	73	74	59	64	74	63	60	71	72	70	82	67
COMBINED TURNAROUND	33.1	28.3	29.9	29	25	35	31	30	26	24	26	23	37	39	34	27	20	40	24	18	26	26
FISCAL YTD AVERAGE	33.1	28.3	30.0	28.6	27.1	30.1	30.3	30.2	29.4	28.7	28.3	27.6	28.5	29.5	30.0	26.8	23.6	29.5	27.9	25.9	26.0	26.0



\* Modernization vacancy days are included here, but they are excluded from the PHAS "Turnaround Time" indicator.

\*\*Hotel units\* used during modernization were leased during the starred months, raising the average family unit turnaround time.

The average vacant unit turnaround time in FY 2005, excluding modernization-vacancy days, was 26.4 days.

The average vacant unit turnaround time in FY 2004, excluding modernization-vacancy days, was 26.66 days. The average in FY 2003 was 28.87 days.

## WAITING LISTS - 9-30-05

### PUBLIC HOUSING WAITING LIST

The public housing waiting list was opened for all applicants on September 13, 2004.

WAITING LIST ACTIVITY	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Total
A. Previous Applicants	697	1256	2672	1077	384	131	6217
+ New Applicants	103	105	156	77	25	8	474
+ Reinstated	17	0	0	0	0	0	17
- Applic's Canceled/Withdrawn	0	28	16	16	7	4	71
- Applicants Denied	6	7	3	8	9	1	34
- Applicants Housed	2	29	11	13	2	2	59
= Applicants Pending	809	1297	2798	1117	391	132	6544

8	Hi-Rise Transfers
15	Family Transfers
23	Total Transfers
82	TOTAL LEASES SIGNED

	0 BR		1 BR		2 BR		3 BR		4 BR		5 BR		TOTAL	
B. Race and Ethnicity	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	105	13%	621	48%	639	23%	195	17%	42	11%	4	3%	1606	25%
African American	638	79%	537	41%	1650	59%	668	60%	193	49%	42	32%	3728	57%
Native American	7	1%	31	2%	68	2%	21	2%	11	3%	1	1%	139	2%
Asian	58	7%	104	8%	419	15%	225	20%	143	37%	84	64%	1033	16%
Pacific Islander	0	0%	0	0%	8	0%	0	0%	0	0%	0	0%	8	0%
Multiple Races	0	0%	0	0%	9	0%	5	0%	0	0%	0	0%	14	0%
None given	1	0%	4	0%	5	0%	3	0%	2	1%	1	1%	16	0%
<b>TOTAL</b>	<b>809</b>	<b>100%</b>	<b>1297</b>	<b>100%</b>	<b>2798</b>	<b>100%</b>	<b>1117</b>	<b>100%</b>	<b>391</b>	<b>100%</b>	<b>132</b>	<b>100%</b>	<b>6544</b>	<b>100%</b>
Hispanic	17	2%	83	6%	141	5%	60	5%	15	4%	3	2%	319	5%
Non-Hispanic	792	98%	1210	93%	2653	95%	1055	94%	374	96%	128	97%	6212	95%
Blank	0	0%	4	0%	4	0%	2	0%	2	1%	1	1%	13	0%

	0 BR		1 BR		2 BR		3 BR		4 BR		5+ BR		TOTAL	
C. Applicant Ages	0	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
62+ ("Elderly") *	0	0%	190	15%	58	2%	20	2%	9	2%	3	2%	280	4%
50 - 61 ("Near elderly") *	3	0%	459	35%	191	7%	89	8%	37	9%	15	11%	794	12%
25 - 49	411	51%	564	43%	1294	46%	820	73%	316	81%	112	85%	3517	54%
20 - 24	275	34%	66	5%	1005	36%	177	16%	26	7%	1	1%	1550	24%
18 - 19	120	15%	18	1%	250	9%	11	1%	3	1%	1	1%	403	6%
<b>All Ages</b>	<b>809</b>	<b>100%</b>	<b>1297</b>	<b>100%</b>	<b>2798</b>	<b>100%</b>	<b>1117</b>	<b>100%</b>	<b>391</b>	<b>100%</b>	<b>132</b>	<b>100%</b>	<b>6544</b>	<b>100%</b>

\*HUD terms

(Reports run on different dates show different totals.)

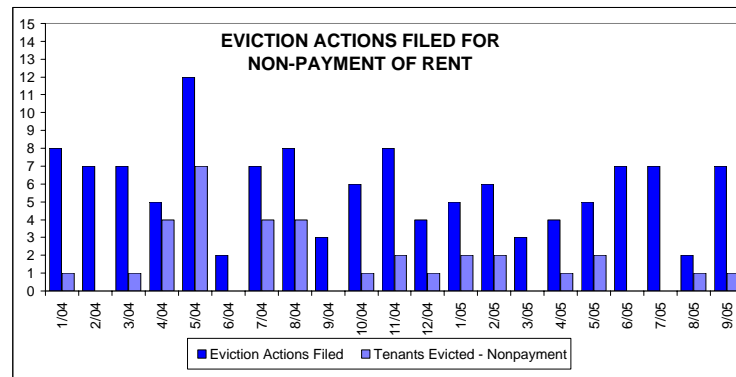
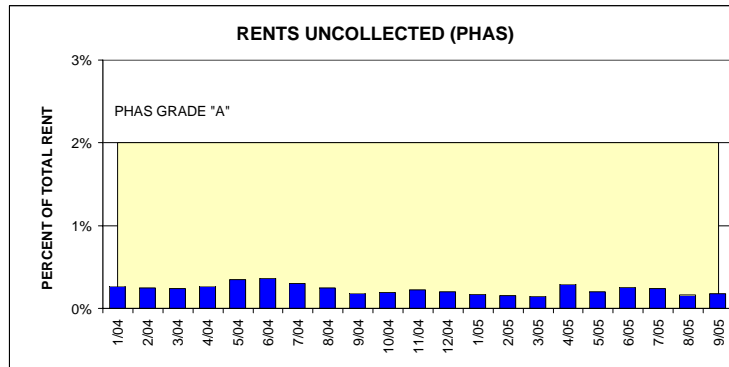
### SECTION 8 WAITING LIST

The Section 8 waiting list has been closed to new applicants since November 21, 2002.

	0 BR		1 BR		2 BR		3 BR		4 BR		5+ BR		TOTAL	
D. Race and Ethnicity	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
White	0	0%	257	48%	135	23%	80	15%	14	11%	4	10%	490	27%
African American	1	100%	245	46%	380	66%	395	75%	92	70%	20	50%	1133	62%
Native American	0	0%	15	3%	10	2%	14	3%	3	2%	0	0%	42	2%
Asian	0	0%	13	2%	39	7%	34	6%	19	15%	16	40%	121	7%
Pacific Islander	0	0%	0	0%	1	0%	0	0%	0	0%	0	0%	1	0%
Multiple Races	0	0%	7	1%	15	3%	7	1%	3	2%	0	0%	32	2%
None given	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%
<b>TOTAL</b>	<b>1</b>	<b>100%</b>	<b>537</b>	<b>100%</b>	<b>580</b>	<b>100%</b>	<b>530</b>	<b>100%</b>	<b>131</b>	<b>100%</b>	<b>40</b>	<b>100%</b>	<b>1819</b>	<b>100%</b>
Hispanic	0	0%	22	4%	27	45%	24	5%	7	5%	0	0%	80	4%
Non-Hispanic	1	100%	515	96%	553	95%	506	95%	126	96%	38	95%	1739	96%
Blank	0	0%	3	1%	0	0%	3	1%	1	1%	1	3%	8	0%

## RENTS UNCOLLECTED

	FY2005												FY 2006							
	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05		
BEGINNING BALANCE 3/31	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	1,764	1,764	1,764	1,764	1,764	1,764		
CUMULATIVE MONTHLY RENT ROLL	892,102	1,784,102	2,677,739	3,574,901	4,466,375	5,354,121	6,245,783	7,143,138	8,035,348	8,936,098	9,832,631	10,729,935	904,818	1,825,119	2,750,024	3,675,664	4,596,776	5,518,725		
CUMULATIVE NEGATIVE RENTS	6,466	12,983	18,866	25,159	32,223	39,450	46,651	53,249	59,839	66,438	73,795	80,622	6,843	12,739	18,639	24,724	31,379	38,000		
(A) TOTAL GROSS RENTS	901,627	1,800,144	2,699,664	3,603,119	4,501,657	5,396,630	6,295,493	7,199,446	8,098,246	9,005,595	9,909,485	10,813,616	913,425	1,839,622	2,770,427	3,702,152	4,629,919	5,558,489		
UNCOLLECTED RENT, CURRENT	2,199	4,111	1,552	3,197	3,167	2,539	2,959	5,042	3,870	2,017	2,634	1,764	2,097	3,224	4,056	3,676	2,445	2,325		
UNCOLLECTED RENT, VACATED	219	2,115	4,767	4,089	4,586	2,294	3,951	5,890	5,357	5,695	5,179	2,729	603	449	777	3,010	2,860	3,883		
CUMULATIVE COLLECTION WRITE-OFFS	0	0	3,445	3,445	3,445	5,259	5,259	5,259	7,365	7,365	7,365	11,179	0	0	2,279	2,279	2,279	3,566		
(B) TOTAL UNCOLLECTED RENT	2,418	6,226	9,765	10,732	11,198	10,093	12,169	16,192	16,591	15,077	15,178	15,673	2,700	3,673	7,112	8,965	7,585	9,774		
PHAS RATIO (B/A)	0.27%	0.35%	0.36%	0.30%	0.25%	0.19%	0.19%	0.22%	0.20%	0.17%	0.15%	0.14%	0.30%	0.20%	0.26%	0.24%	0.16%	0.18%		
PHAS STANDARD	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%		



## LEASE TERMINATIONS FOR NONPAYMENT OF RENT

	FY2005												FY2006							
	4/04	5/04	6/04	7/04	8/04	9/04	10/04	11/04	12/04	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05		
Termination letters sent	138	226	181	170	169	144	143	145	152	175	127	117	152	179	142	203	163	158		
Eviction Actions Filed	5	12	2	7	8	3	6	8	4	5	6	3	4	5	7	7	2	7		
Tenants Evicted - Nonpayment	4	7	0	4	4	0	1	2	1	2	2	0	1	2	0	0	1	1		



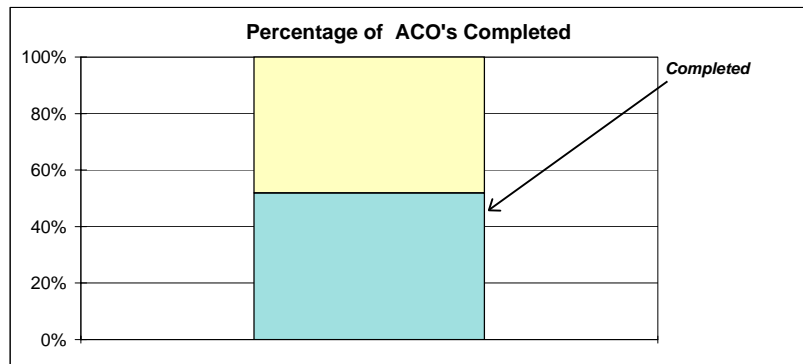
## ANNUAL APPLICATIONS FOR CONTINUED OCCUPANCY (ACO's) - FY2006

100% of required ACOs for FY2005 were completed.

	Avail. Units	Number of ACO's Performed by Month												Year to Date Total*	Year to Date Percent
		4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06	3/06		
HI-RISE	2526	206	284	191	153	189	5							1,028	41%
FAMILY	1710	95	321	135	240	122	257							1,170	68%
TOTAL*	4236	301	605	326	393	311	262							2,198	52%

\* Total ACO's may exceed total units due to residents moving and transferring during the year.

Some ACO's were still pending at year-end due to resident hospitalizations and other causes.



## PUBLIC HOUSING LEASE TERMINATIONS FOR CAUSE

(Units vacated during the month due to lease termination by Housing Manager for cause)

	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06	3/06	Year to Date Total*
Family Units	2	1	3	4	9	2							21
Hi-Rise Units	2	4	4	9	8	7							34
Total	4	5	7	13	17	9							55

Total Lease Terminations: FY96	31
FY97	66
FY98	61
FY99	42
FY00	56
FY01	74
FY02	68
FY03	66
FY04	75
FY05	72

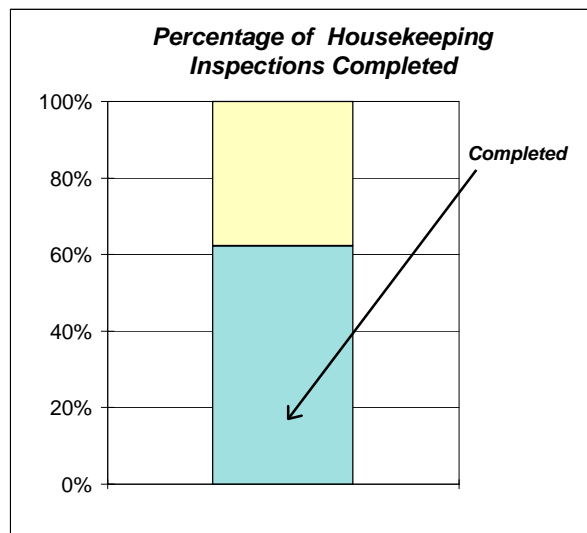
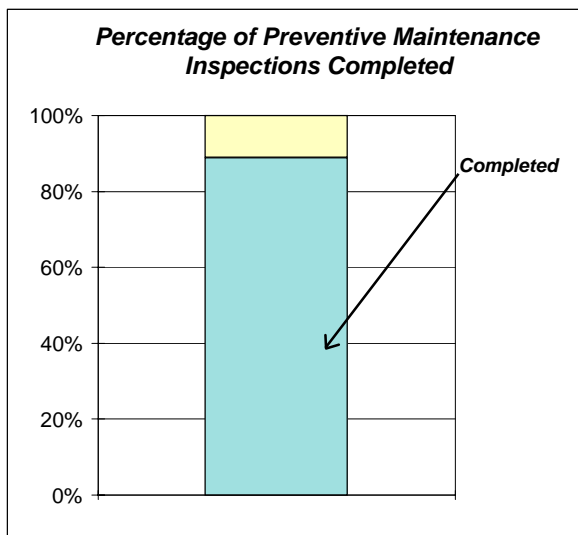
**PREVENTIVE MAINTENANCE INSPECTIONS - FY2006**  
**(PHAS UNIT INSPECTIONS)**

Maintenance Department

(100% of required FY 2005 inspections were completed)

	Units	Number of Inspections Performed by Month												Year To Date Total**	Year To Date Percent
		4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06	3/06		
<b>FAMILY*</b>	1710	236	231	233	207	180	176							1263	74%
<b>HI-RISE*</b>	2548	485	510	546	471	378	132							2522	99%
<b>TOTAL*</b>	4258	721	741	779	678	558	308							3785	89%

\*\* Totals may exceed 100% due to multiple inspections of some units.



**HOUSEKEEPING INSPECTIONS - FY2006**

Resident Services Department

(100% of required FY 2005 inspections were completed)

	Units	Number of Inspections Performed by Month												Year To Date Total	Year To Date Percent
		4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06	3/06		
<b>FAMILY HOUSING</b>	1710	186	264	219	199	245	161							1274	75%
<b>HI-RISE</b>	2548	67	238	247	284	284	256							1376	54%
<b>TOTAL</b>	4258	253	502	466	483	529	417							2650	62%

## Maintenance Work Orders

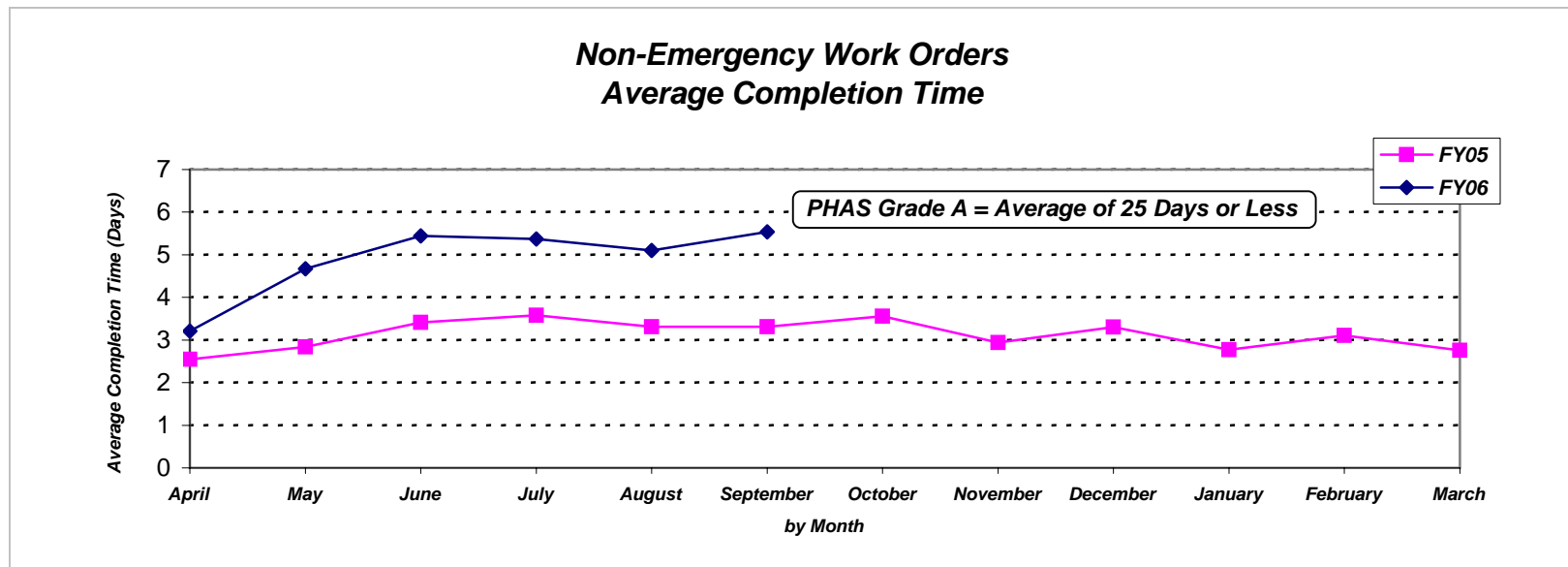
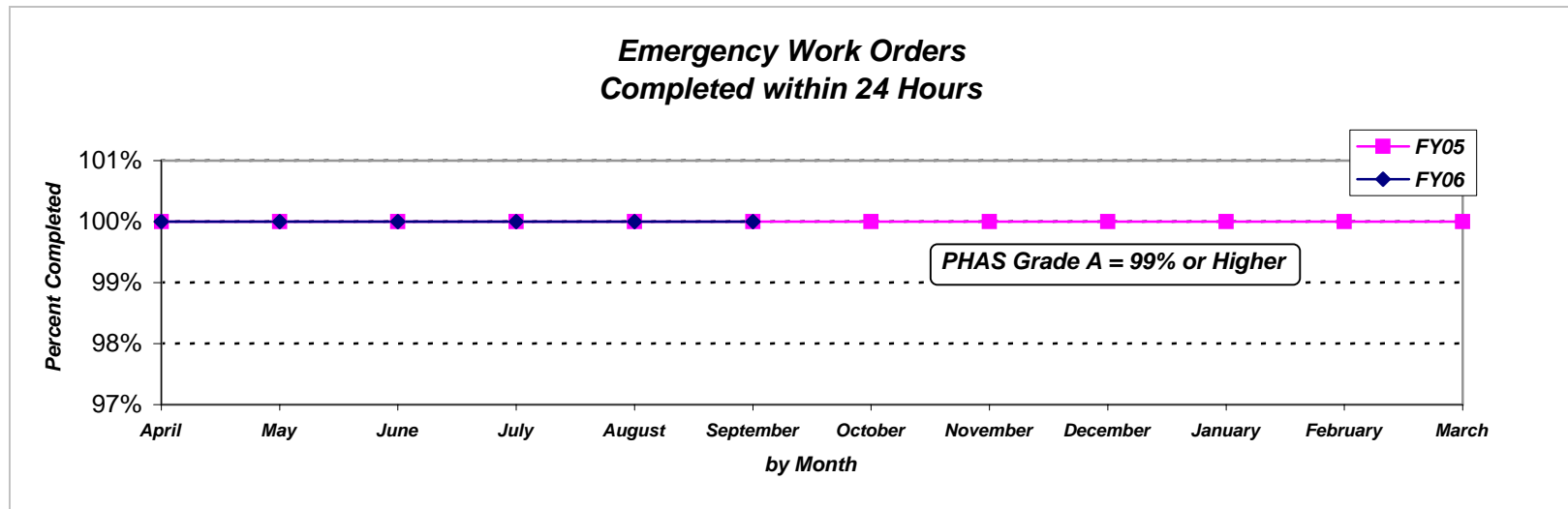
	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06	3/06	Year To Date
<b>Emergency Work Orders</b>													
Carried Forward from Last Month	0	0	0	0	0	0							
Received this Month	509	483	503	486	562	572							
Cancelled/Corrected	6	9	6	9	16	15							
Reporting Total	503	474	497	477	546	557							
Completed this Month	503	474	497	477	546	557							3,054
Completed within 24 Hours	503	474	497	477	546	557							3,054
<b>Percent within 24 Hours (PHAS)</b>	100%	100%	100%	100%	100%	100%							100%

	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06	3/06	Year To Date
<b>Non-Emergency Work Orders</b>													
Carried Over from Last Month	165	310	467	464	361	452							
Received this Month	2664	2584	2734	2493	2793	2893							
Cancelled/Corrected	43	38	57	48	45	80							
Reporting Total	2786	2856	3144	2909	3109	3265							
Completed this Month	2460	2372	2640	2531	2612	2869							15,484
<b>Average Completion Days (PHAS)</b>	3.21	4.67	5.44	5.37	5.10	5.54							4.89

## Maintenance Work Orders - Resident Satisfaction

	4/05	5/05	6/05	7/05	8/05	9/05	10/05	11/05	12/05	1/06	2/06	3/06	Year To Date
<b>Sampled</b>	34	28	24	26	29	39							180
<b>Dissatisfied</b>	0	0	0	0	0	0							0
<b>Satisfied</b>	34	28	24	26	29	39							180
<b>Percent Satisfied</b>	100%	100%	100%	100%	100%	100%							100%

# Maintenance Work Orders

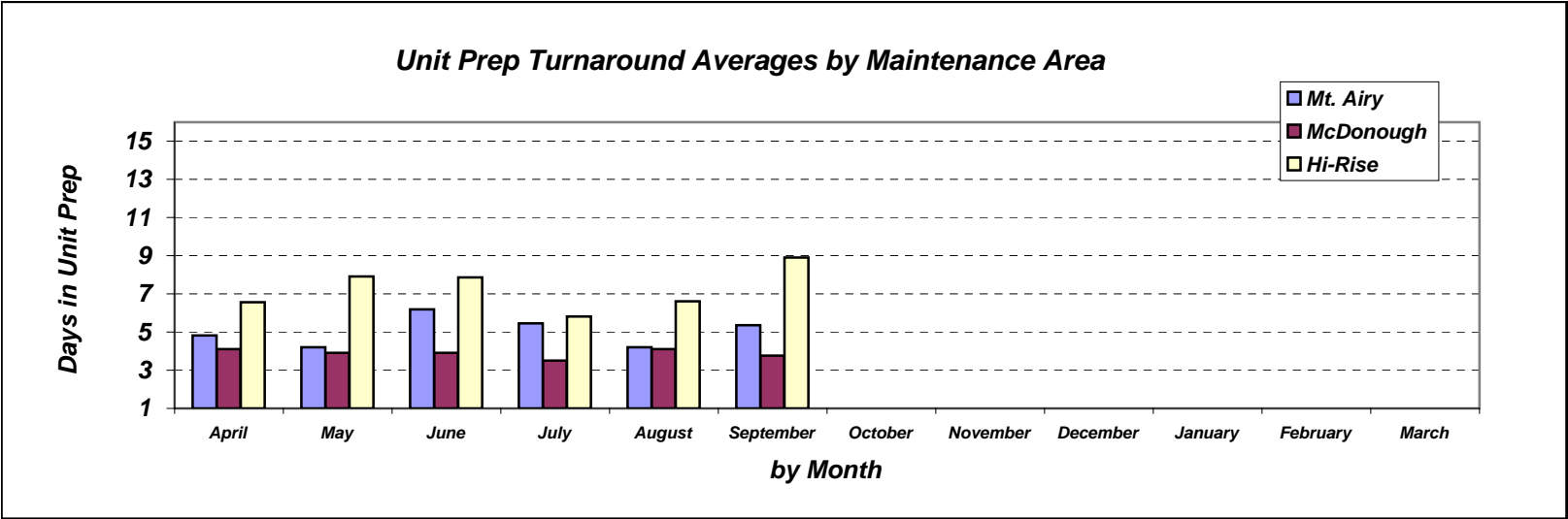
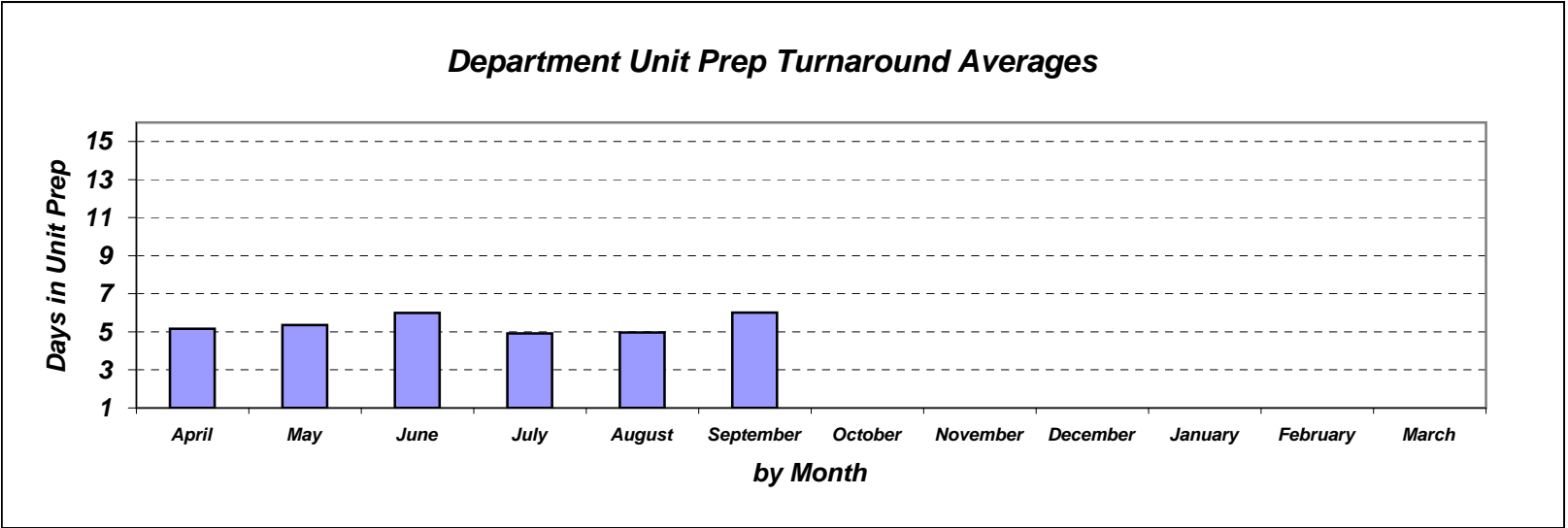


## Maintenance Department Unit Preparation Data

Month	Mt. Airy Maintenance			McDonough Maintenance			Hi-Rise Maintenance			Combined Maintenance		
	Units	Averages		Units	Averages		Units	Averages		Units	Averages	
	Readied	Prep Hours	Days	Readied	Prep Hours	Days	Readied	Prep Hours	Days	Readied	Prep Hours	Days
<b>April</b>	6	34.04	4.83	10	31.50	4.10	39	21.28	6.56	55	28.94	5.16
<b>May</b>	14	24.63	4.21	11	23.61	3.91	36	22.08	7.92	61	23.44	5.35
<b>June</b>	16	20.84	6.19	13	23.90	3.92	35	19.61	7.86	64	21.45	5.99
<b>July</b>	11	21.86	5.45	12	20.90	3.50	34	21.95	5.82	57	21.57	4.92
<b>August</b>	15	23.22	4.20	21	21.69	4.10	36	19.99	6.61	72	21.63	4.97
<b>September</b>	11	21.43	5.36	22	22.73	3.77	39	22.36	8.90	72	22.17	6.01
<b>October</b>												
<b>November</b>												
<b>December</b>												
<b>January</b>												
<b>February</b>												
<b>March</b>												
<b>Totals/Year to Date</b>	73			89			219			381		
<b>Averages/Year to Date</b>		23.38	5.05		23.50	3.89		21.23	7.30		23.04	5.42

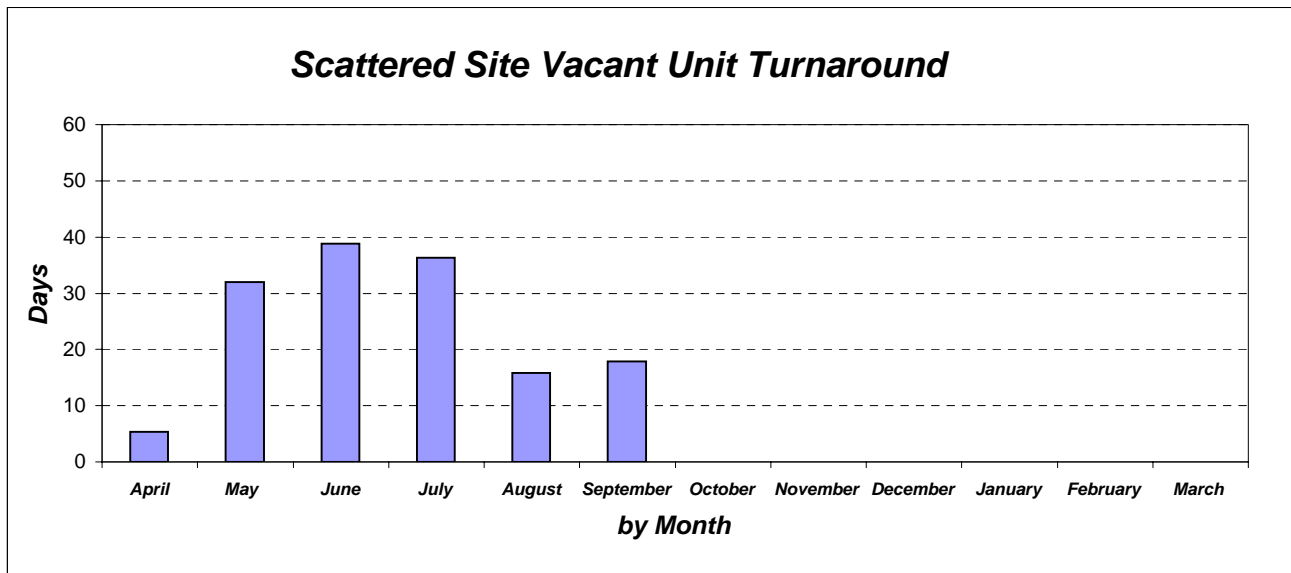
11.

Maintenance Department Unit Preparation Turnaround Time Averages



## Scattered Site Vacant Unit Turnaround

Month	Scattered Sites		
	Units Readied	Averages	
		Prep Hours	Days
<b>*April</b>	5	22.80	5.40
<b>**May</b>	3	54.42	32.00
<b>**June</b>	6	36.17	38.83
<b>**July</b>	10	28.88	36.30
<b>**August</b>	5	29.60	15.80
<b>**September</b>	8	30.53	17.88
<b>October</b>			
<b>November</b>			
<b>December</b>			
<b>January</b>			
<b>February</b>			
<b>March</b>			
<b>Totals/Year to Date</b>	37		
<b>Averages/Year to Date</b>		31.77	25.43



\* These numbers only include Maintenance staff unit prep time.

\*\* These numbers include Maintenance staff unit prep time and mod (major) work. In the future we plan on including re-rental time.

Budget Utilization	
Last Month	98.4%
FY to Date	100.2%

UNIT UTILIZATION	HARD TO HOUSE	HARD TO HOUSE-Disabled
98.7%	43	39

**HOUSING CHOICE VOUCHERS**

FY UNIT ALLOCATIONS		0BR	1BR	2BR	3BR	4BR	5BR	6BR	
a	TOTAL ACC (excl. 100 Disability Vouchers)								3884
b	TOTAL UNDER HAP	27	1209	1076	1125	296	84	17	3834
c	TOTAL NOT UNDER HAP								50
d	NEW ISSUES from WAITING LIST	0	12	10	10	6	1	0	39
e	SHOPPERS (incl NEW ISSUES)	1	41	59	89	20	7	0	217
f	TENANTS GOING UNDER HAP DUE TO NEW ISSUES	1	7	10	16	3	2	0	39
g	COMPLETE CANCEL OF NEW ISSUES	0	1	2	1	0	0	0	4
h	ALL CANCELED (as of End Of Month)	0	18	15	16	7	2	0	58
i	UNASSIGNED C/Vs								

**TENANT-BASED SECTION 8 SHOPPING SUCCESS RATES**

	0BR	1BR	2BR	3BR	4BR	5BR	6BR	TOTAL
NEW VOUCHERS UNDER HAP (e)	1	7	10	16	3	2	0	39
NEW VOUCHERS CANCELED (f)	0	1	2	1	0	0	0	4
SUCCESS RATE (e/f)	100%	88%	83%	94%	100%	100%		91%
	0BR	1-2BR	2-3BR	3-4BR	3-6BR	1-6BR		
NEW VOUCHERS UNDER HAP	1	17	26	19	21	39		
NEW VOUCHERS CANCELED	0	3	3	1	1	4		
SUCCESS RATE		85%	90%	95%	95%	91%		

**SEC 8 PORTABILITY**

SEC 8 PORTS IN PHA ADMINISTERS

167

SEC 8 PORTS OUT PHA IS BILLED FOR

360

RAFS	0BR	1BR	2BR	3BR	4BR	5BR	6BR	TOTAL
TOTAL AUTHORIZED								19
TOTAL UNDER HAP		0	0	0	0	0	0	19

MARY HALL (Mod Rehab SRO's)	0BR
UNDER HAP	73
EXCLUDES (No payment)	0
COMPLETE CANCELS	0
UNASSIGNED	2
PROOF (UNITS AUTHORIZED)	75

**SPECIAL ALLOCATIONS**

Program Name	ACC	HAP	%
Welfare to Wk	n/a	25	n/a
Mainstream/DV's	100	93	93%

\*WTW funding eliminated

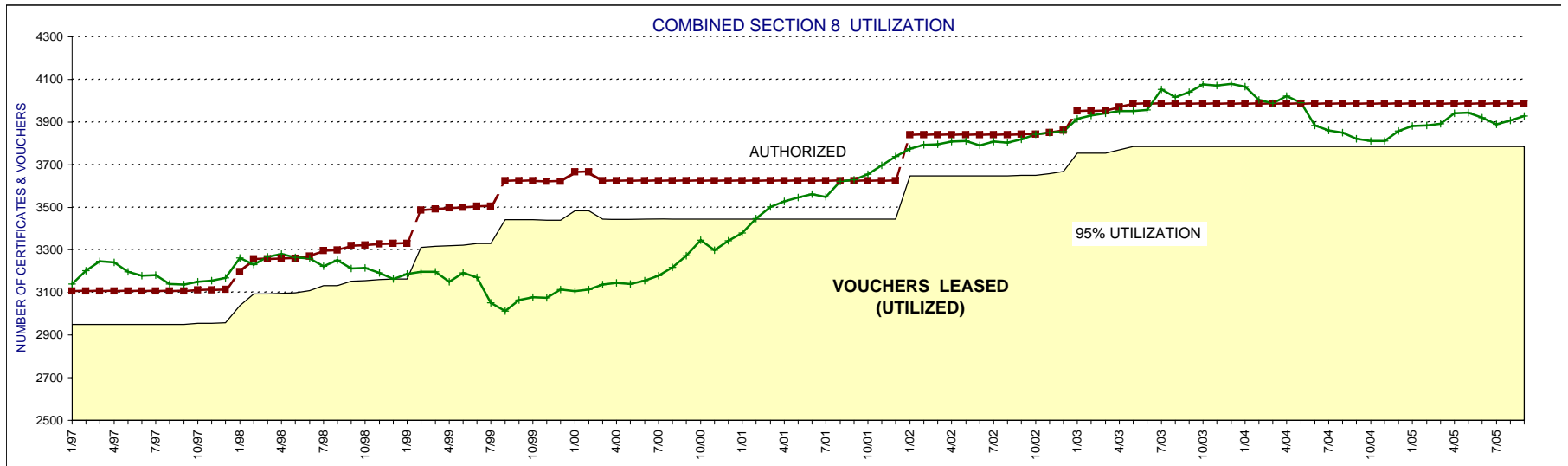
Vouchers revert to regular

PBA - Project-Based Assistance	Projects	Units
Total PBA's Authorized		544
PBA's Approved by Board (regular)	17	384
Hollman PBA's Approved by Board	2	25
All PBA Projects/Units Approved by HUD	16	348
All Projects Leasing/ Units Under Lease	14	309



### UTILIZATION OF SECTION 8 HOUSING CHOICE VOUCHERS

COMBINED	FY98	FY99	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005				FY2006						YTD AVG
	AVG	AVG	AVG	AVG	AVG	4/02	4/03	4/04	1/05	2/05	3/05	4/05	5/05	6/05	7/05	8/05	9/05	
TOTAL AUTHORIZED	3140	3332	3589	3625	3679	3839	3969	3984	3984	3984	3984	3984	3984	3984	3984	3984	3984	3984
TOTAL UNDER HAP	3192	3220	3105	3285	3657	3808	3952	4021	3880	3884	3892	3941	3944	3919	3890	3907	3927	3921
# NOT UNDER HAP	-53	112	484	340	21	31	17	(37)	104	100	92	43	40	65	90	77	57	62
VOUCHERS ISSUED						0	48	0	74	80	77	88	87	82	57	51	39	67
UTILIZATION RATE	102%	96.7%	86.5%	90.6%	99.7%	99.2%	99.6%	100.9%	97.3%	97.0%	97.6%	98.9%	98.9%	98.3%	97.6%	98.1%	98.7%	98.4%
"SHOPPERS"						261	200	152	221	214	219	214	245	269	256	257	217	243
				95% utilization =		3647	3771	3785	3785	3785	3785	3785	3785	3785	3785	3785	3785	3785



These are the "shopping success rates" for previous years for households issued vouchers:

The Section 8 waiting list has been closed to new applicants since November 21, 2002.

Year	Leased	Cancel	Success Rate
2004	0	3	----
2003	485	29	94%
2002	472	93	84%
2001	935	284	77%
2000	734	432	63%
1999	490	246	67%
1998	511	186	73%

Because HUD abruptly cut funding for vouchers in 2004, the PHA had to reduce the number of vouchers in use and reduce the cost per voucher. Therefore no new families from the waiting list were issued a voucher and leased up during 2004.

# PHA'S ASSISTED LIVING PROGRAM (CHSP - CONGREGATE HOUSING SERVICES PROGRAM)

9-30-05

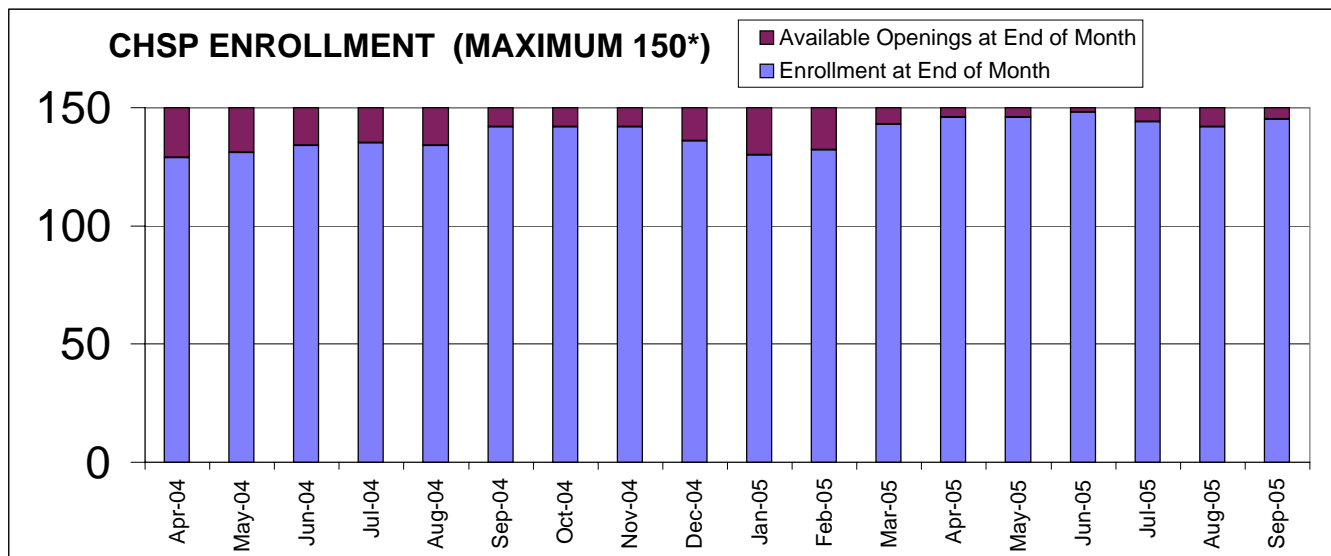
## PROGRAM ACTIVITY THIS MONTH - BY SITE

SITES	Full Enrollment Capacity*	Enrollment at End of Month	Available Openings at End of Month	Number Served This Month (Incl. Temps)	Number of New Enrollees In Program	Enrollees Who Exited Program	New Applicable This Month	All Applications in Process	Applicant's Waiting for Housing	PAC or PHA Denied Applicant's	Applicant's Withdrew or Refused Offer
RAVOUX	30	28	2	29	3	0	2	7	7	0	0
VALLEY*	15	20	-5	20	0	1	0	0	0	0	0
IOWA	30	30	0	32	2	1	2	4	4	1	0
EDGERTON	25	22	3	23	2	2	2	3	3	0	0
MONTREAL	35	30	5	30	0	1	3	3	3	0	0
MT AIRY	15	15	0	17	3	0	1	2	2	0	0
<b>ALL SITES*</b>	<b>150</b>	<b>145</b>	<b>5</b>	<b>151</b>	<b>10</b>	<b>5</b>	<b>10</b>	<b>19</b>	<b>19</b>	<b>1</b>	<b>0</b>

\*Negative numbers for "available openings" mean those sites served additional clients above their "full enrollment" target.

## PROGRAM ACTIVITY HISTORY - ALL SITES

ALL SITES*	Full Enrollment Capacity*	Enrollment at End of Month	Available Openings at End of Month	Number Served This Month (Incl. Temps)	Number of New Enrollees In Program	Enrollees Who Exited Program	New Applicable This Month	All Applications in Process	Applicant's Waiting for Housing	PAC or PHA Denied Applicant's	Applicant's Withdrew or Refused Offer
April-04	150	129	21	132	6	4	8	25	18	0	0
May-04	150	131	19	135	8	4	7	27	20	1	0
June-04	150	134	16	138	4	0	4	23	16	0	1
July-04	150	135	15	137	1	2	5	22	20	0	2
August-04	150	134	16	137	6	3	5	18	18	0	1
September-04	150	142	8	144	11	4	5	15	12	0	0
October-04	150	142	8	147	8	6	2	9	7	0	1
November-04	150	142	8	144	2	2	3	8	8	0	0
December-04	150	136	14	145	3	7	5	14	14	0	0
January-05	150	130	20	134	2	8	7	20	18	0	1
February-05	150	132	18	134	2	3	5	15	13	4	2
March-05	150	143	7	147	16	3	10	13	14	0	2
April-05	150	146	4	146	6	1	6	20	17	1	1
May-05	150	146	4	149	6	5	10	19	18	2	3
June-05	150	148	2	154	8	7	9	15	13	0	5
July-05	150	144	6	146	2	5	6	19	16	0	2
August-05	150	142	8	147	3	6	5	21	17	0	0
September-05	150	145	5	151	10	5	10	19	19	1	0



\* The PHA's contracts with HUD authorize up to 166 CHSP slots, but the budget supports no more than 150

# RACE/ETHNICITY OF PUBLIC HOUSING HOUSEHOLDS

09-30-05

3rd Quarter Calendar 2005

FAMILY HOUSING																	
HUD	Development	White		Afr-Am		Amlnd		Asian/PI		Multiple		TOTAL		Hisp		Non-Hisp	
Proj.	Name or Address	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1-1+	McDonough Homes	48	8.6%	246	44.2%	5	0.9%	255	45.8%	3	0.5%	557	100.0%	23	4.1%	534	95.9%
1-2	Roosevelt Homes	37	12.0%	112	36.2%	1	0.3%	157	50.8%	2	0.6%	309	100.0%	12	3.9%	297	96.1%
1-3+	Mt. Airy Homes	23	7.9%	130	44.5%	2	0.7%	137	46.9%	0	0.0%	292	100.0%	12	4.1%	280	95.9%
1-9	Dunedin Terrace	10	11.8%	45	52.9%	3	3.5%	26	30.6%	1	1.2%	85	100.0%	8	9.4%	77	90.6%
1-7	W. Side Duplexes	3	20.0%	12	80.0%	0	0.0%	0	0.0%	0	0.0%	15	100.0%	3	20.0%	12	80.0%
	Subtotal Developments	121	9.6%	545	43.3%	11	0.9%	575	45.7%	6	0.5%	1,258	100.0%	58	4.6%	1,200	95.4%
	Scattered Sites + Central Dup	37	9.2%	122	30.2%	4	1.0%	239	59.2%	2	0.5%	404	100.0%	11	2.7%	393	97.3%
	FAMILY PUBLIC HOUSING	158	9.5%	667	40.1%	15	0.9%	814	49.0%	8	0.5%	1,662	100.0%	69	4.2%	1,593	95.8%

HI-RISES																	
HUD	Development	White		Afr-Am		Amlnd		Asian/PI		Multiple		TOTAL		Hisp		Non-Hisp	
Proj.	Name or Address	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1-3A	Mt. Airy Hi-Rise	41	27.3%	30	20.0%	1	0.7%	78	52.0%	0	0.0%	150	100.0%	3	2.0%	147	98.0%
1-5A	Central Hi-Rise	19	13.9%	84	61.3%	1	0.7%	33	24.1%	0	0.0%	137	100.0%	2	1.5%	135	98.5%
1-6	261 E. University (Valley)	55	36.2%	77	50.7%	0	0.0%	19	12.5%	1	0.7%	152	100.0%	4	2.6%	148	97.4%
1-7A	Neill (Laurel) Hi-Rise	66	66.7%	30	30.3%	1	1.0%	2	2.0%	0	0.0%	99	100.0%	1	1.0%	98	99.0%
1-9A	Dunedin Hi-Rise	87	62.6%	43	30.9%	3	2.2%	6	4.3%	0	0.0%	139	100.0%	32	23.0%	107	77.0%
1-11	899 South Cleveland	121	85.8%	18	12.8%	1	0.7%	1	0.7%	0	0.0%	141	100.0%	8	5.7%	133	94.3%
1-13	1743 East Iowa	127	88.2%	10	6.9%	1	0.7%	6	4.2%	0	0.0%	144	100.0%	7	4.9%	137	95.1%
1-14	1300 Wilson	112	61.5%	55	30.2%	3	1.6%	11	6.0%	1	0.5%	182	100.0%	9	4.9%	173	95.1%
1-15	727 Front	80	54.1%	60	40.5%	1	0.7%	7	4.7%	0	0.0%	148	100.0%	3	2.0%	145	98.0%
1-16	280 Ravoux	125	57.9%	74	34.3%	1	0.5%	16	7.4%	0	0.0%	216	100.0%	9	4.2%	207	95.8%
1-17	545 Wabasha	31	45.6%	32	47.1%	2	2.9%	3	4.4%	0	0.0%	68	100.0%	2	2.9%	66	97.1%
1-18	1085 Montreal	133	73.5%	42	23.2%	1	0.6%	4	2.2%	1	0.6%	181	100.0%	6	3.3%	175	96.7%
1-19	10 West Exchange	123	65.1%	55	29.1%	4	2.1%	7	3.7%	0	0.0%	189	100.0%	8	4.2%	181	95.8%
1-24	1000 Edgerton	141	68.1%	46	22.2%	2	1.0%	18	8.7%	0	0.0%	207	100.0%	8	3.9%	199	96.1%
1-26	777 North Hamline	127	73.0%	36	20.7%	1	0.6%	9	5.2%	1	0.6%	174	100.0%	2	1.1%	172	98.9%
1-27	825 Seal	63	45.7%	53	38.4%	1	0.7%	21	15.2%	0	0.0%	138	100.0%	1	0.7%	137	99.3%
	HI-RISE TOTALS	1,451	58.9%	745	30.2%	24	1.0%	241	9.8%	4	0.2%	2,465	100.0%	105	4.3%	2,360	95.7%

ALL UNIT SIZES

OCCUPANCY		White		Afr-Am		Amlnd		Asian/PI		Multiple		TOTAL		Hisp		Non-Hisp	
	COMBINED PH & SEC 8	3,268	40.1%	3,443	42.2%	139	1.7%	1,292	15.8%	13	0.2%	8,154	100.0%	361	4.4%	7,793	95.6%

# RACE/ETHNICITY OF PUBLIC HOUSING HOUSEHOLDS

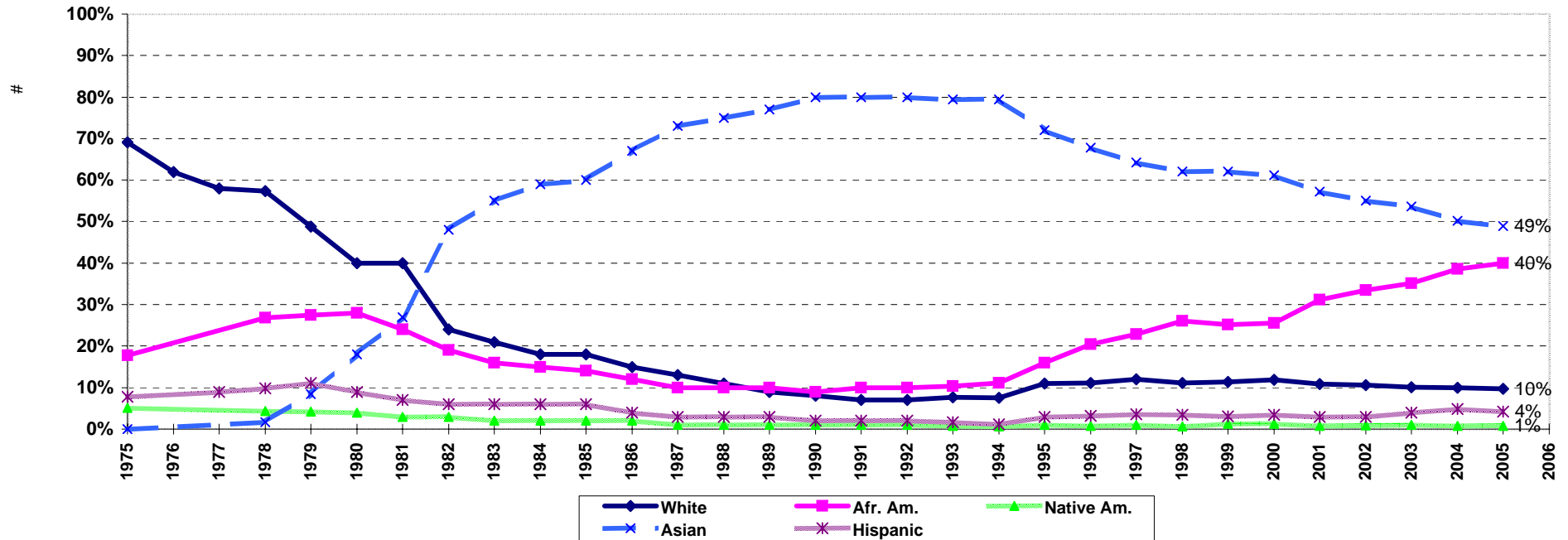
09-30-05

<b>PUBLIC HOUSING</b>	1,609	39.0%	1,412	34.2%	39	0.9%	1,055	25.6%	13	0.3%	4,127	100.0%	174	4.2%	3,953	95.8%
<b>SECTION 8</b>	1,659	41.2%	2,031	50.4%	100	2.5%	237	5.9%	0	0.0%	4,027	100.0%	187	4.6%	3,840	95.4%

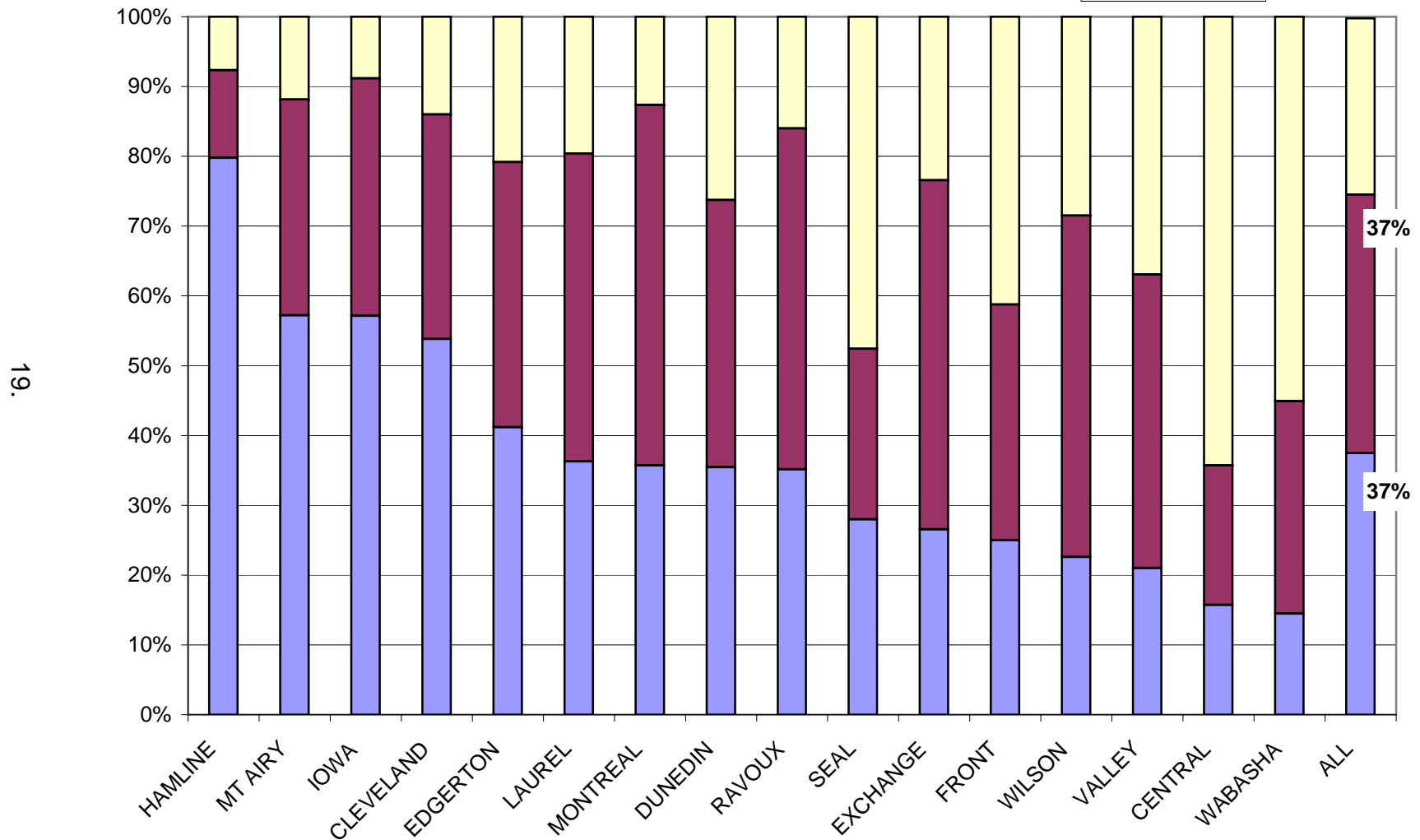
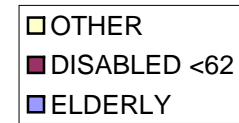
WAITING LISTS	White		Afr-Am		AmInd		Asian/PI		Multiple/None		TOTAL		Hisp		Non-Hisp/Blank	
<b>COMBINED PH &amp; SEC 8</b>	2,093	24.9%	4,901	58.4%	181	2.2%	1,169	13.9%	46	0.5%	8,390	100.0%	396	4.7%	7,994	95.3%
<b>PUBLIC HOUSING</b>	1,603	24.4%	3,762	57.3%	139	2.1%	1,047	15.9%	14	0.2%	6,565	100.0%	316	4.8%	6,249	95.2%
<b>SECTION 8</b>	490	26.8%	1,139	62.4%	42	2.3%	122	6.7%	32	1.8%	1,825	100.0%	80	4.4%	1,745	95.6%

c: JMG,Sr.Staff;N.Semmelroth,C.Toavs,K.Lindgren,P.O'Sullivan,B.Jurewitsch,R.Ander,S.Borndale;Housing Managers;J.MacDonald;Rick Jordan;M.Driscoll

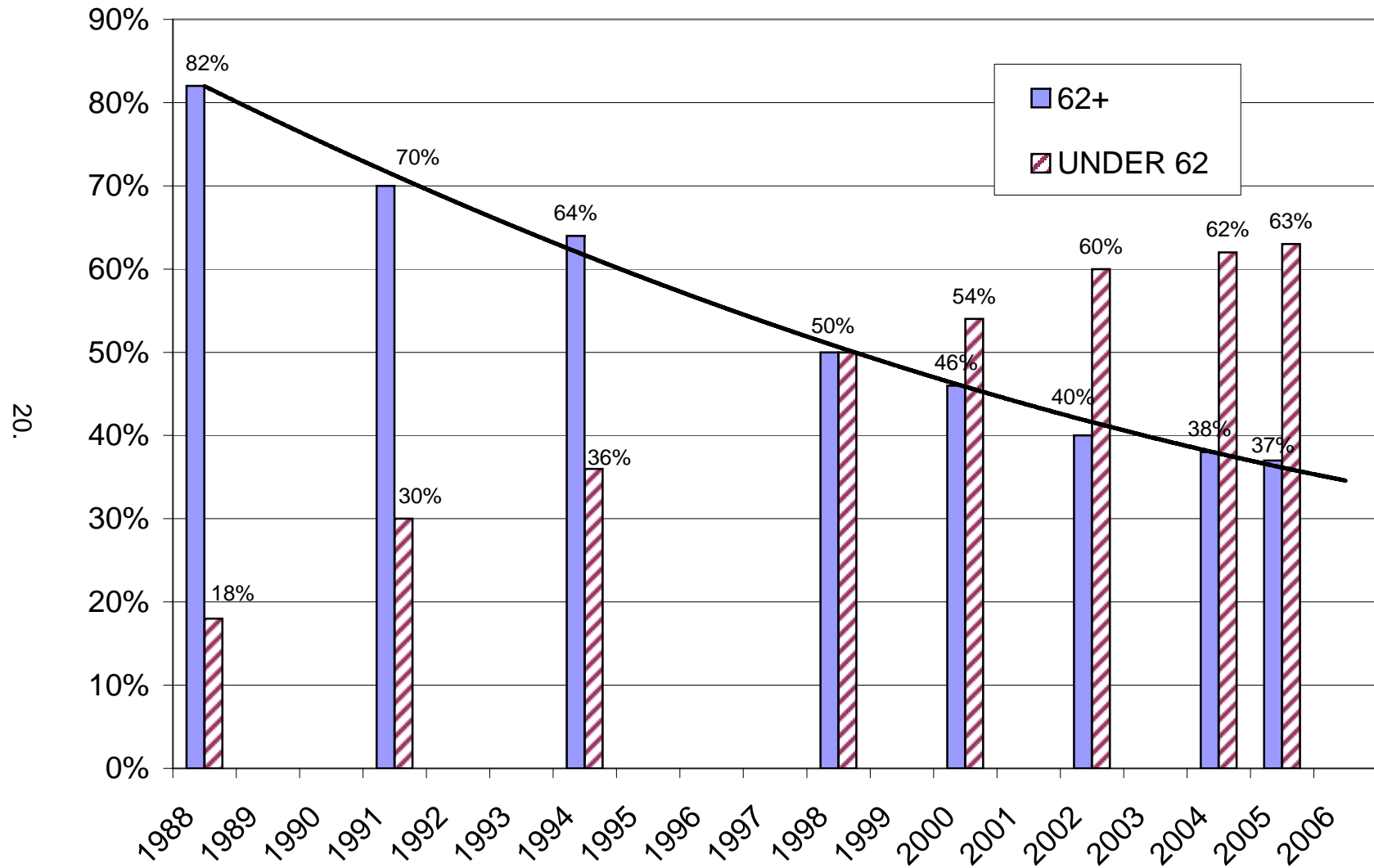
SAINT PAUL PHA'S FAMILY PUBLIC HOUSING RESIDENTS  
1975-2005



**PHA HI-RISES - September 2005**  
**Most Residents Are Elderly or Disabled**



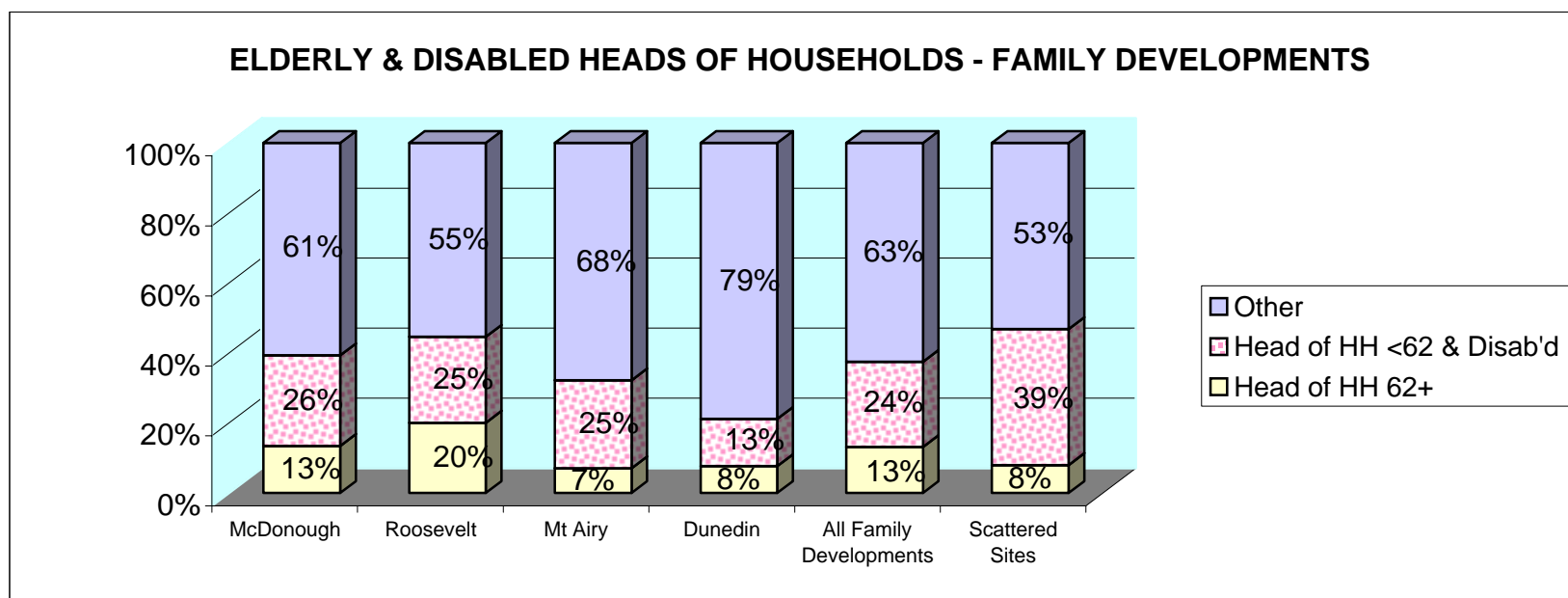
## HI-RISE POPULATION TRENDS



## ELDERLY & DISABLED HEADS OF HOUSEHOLDS IN PHA FAMILY HOUSING

	Total DU's	Other	Other	Head of HH 62+	Head of HH 62+	Head of HH <62 & Disab'd	Head of HH <62 & Disab'd	Head of HH 62+ OR Disab'd	Head of HH 62+ OR Disab'd
McDonough	580	352	61%	78	13%	150	26%	228	39%
Roosevelt	314	174	55%	63	20%	77	25%	140	45%
Mt Airy	298	202	68%	21	7%	75	25%	96	32%
Dunedin	104	82	79%	8	8%	14	13%	22	21%
<b>All Family Developments</b>	<b>1296</b>	<b>810</b>	<b>63%</b>	<b>170</b>	<b>13%</b>	<b>316</b>	<b>24%</b>	<b>486</b>	<b>38%</b>
<b>Scattered Sites</b>	<b>414</b>	<b>220</b>	<b>53%</b>	<b>33</b>	<b>8%</b>	<b>161</b>	<b>39%</b>	<b>194</b>	<b>47%</b>

21.



Note: McDonough and Roosevelt Homes have 1-bedroom units which typically house elderly and disabled single persons.

## FAMILY SELF-SUFFICIENCY QUARTERLY ACTIVITY UPDATE REPORT

**July 1, 2005 - September 30, 2005**  
(DRAFT)

	S/8	PH	TOTAL
<b>Current Active FSS Clients:</b>	<b>92</b>	<b>21</b>	<b>113</b>
New FSS Contracts Added:	9	2	11
FSS Clients Graduated this Quarter:	0	1	1
FSS Clients Terminated this Quarter:	4	2	6
Current Clients Ported-Out but Not Absorbed: (Receiving HRA has FSS Contract)	7	0	7
Revised FSS Program Minimum Size:	492	26	518
ACTIVE CLIENTS AT ENDING OF FY05 (March 31, 2005)	87	19	106
Total Clients Served FY06: (Counting Non-Absorbed Port-Outs)	102	21	123
FSS Clients Who Purchased Homes-to-Date:	19	2	21

### For HUD SEMAP Purposes

	S/8	PH	TOTAL
Total Clients Served FY06 to Date: (Not counting Non-Absorbed Port-outs)	96	21	117
<b>Total Clients Active on 9/30/2005:</b>	<b>92</b>	<b>21</b>	
<b>Active Clients on 9/30/2005 w/Escrow Accounts:</b>	<b>57</b>	<b>10</b>	
<b>%Total Clients on 9/30/2005 w/Escrow Accounts:</b>	<b>62%</b>	<b>48%</b>	



# SUMMARY OF PUBLIC HOUSING INCOMES

July 2005 Data

	FAMILY		HI-RISE	
<b>Average Household Size</b>	<b>4.3</b>		<b>1.0</b>	
<b>Average Income - All HHs</b>	<b>\$ 16,962</b>		<b>\$ 10,200</b>	
<i>Twin Cities Median Income</i>	<i>\$ 77,000</i>	<i>(4-person)</i>	<i>\$ 53,900</i>	<i>(1-person)</i>
<b>Average HH Income as Percent of Median Income</b>	<b>22%</b>		<b>19%</b>	

Income by Source	FAMILY		HI-RISE	
	Number	Percent	Number	Percent
HH's with Wage Income	746	45%	497	19%
Average Income from Wages	\$ 19,857		\$ 13,783	
HH's with SocSec or SSI	875	52%	1773	72%
Average Income from SS/SSI	\$ 8,633		\$ 8,699	
HH's with Public Assistance (MFIP, MSA)	687	41%	286	12%
Average Income from Public Assistance	\$ 4,893		\$ 1,367	
HH's with Income from Assets	237	14%	585	24%
Average Income from Assets	\$ 67		\$ 349	
HH's with Other Income (Child Support, pension, etc)	399	24%	880	33%
Average Other Income	\$ 2,801		\$ 2,856	
HH's with Excluded Income (Earned Income Disregard)	196	12%	105	4%
Average Excluded Income	\$ 7,732		\$ 8,414	

	FAMILY		HI-RISE	
	Number	Percent	Number	Percent
Occupied Units Reported	1673		2487	
Average Rent Paid	\$ 231		\$ 215	
Average Utility Allowance	\$ 104		\$ -	
Average Rent + Utilities	\$ 335		\$ 215	
<b>Flat Rent Payers</b>	<b>180</b>	<b>11%</b>	<b>306</b>	<b>12%</b>
<b>Households with Zero Income</b>	<b>28</b>	<b>2%</b>	<b>132</b>	<b>5%</b>

## Unit Refused -Turndown Report for 2nd & 3rd Quarters, 2005

Hi Rises	Total Offered	Total Turndowns	Total Housed	% Turndowns
Mt. Airy	14	6	8	43%
Central	28	15	13	54%
Valley	24	5	19	21%
Neil	11	5	6	45%
Dunedin	30	15	15	50%
Cleveland	11	3	8	27%
Iowa	12	3	9	25%
Wilson	43	20	23	47%
Front	24	7	17	29%
Ravoux	33	10	23	30%
Wabasha	14	6	8	43%
Montreal	26	9	17	35%
Exchange	14	5	9	36%
Edgerton	44	18	26	41%
Hamline	24	13	11	54%
Seal	9	3	6	33%
<b>Sub Total</b>	<b>361</b>	<b>143</b>	<b>218</b>	<b>40%</b>

Turndown by Reasons		
Reasons	# of Turndowns	% Turndowns
Doesn't like location	65	25%
Doesn't like unit	47	18%
Found other housing	6	2%
Has lease in place	2	1%
Has Section 8	2	1%
Needs larger unit	3	1%
Needs parking space	2	1%
Needs smaller unit	2	1%
No longer interested	9	3%
No response	34	13%
No show to see unit or sign Lease	2	1%
Not ready to move	77	30%
Wants 1 BR	2	1%
Wants unit at another site	6	2%
Wants unit on lower floor	1	0%
<b>Total</b>	<b>260</b>	<b>100%</b>

Family Developments				
McDonough Homes	120	45	75	38%
Roosevelt Homes	82	35	47	43%
Mt. Airy Homes	36	12	24	33%
Dunedin Terrace	14	5	9	36%
Central Scats.**	66	20	46	30%
<b>Sub Total</b>	<b>318</b>	<b>117</b>	<b>201</b>	<b>37%</b>

Hi Rise + Family	Total Offered	Total Turndowns	Total Housed	% Turndowns
<b>Grand Total</b>	<b>679</b>	<b>260</b>	<b>419</b>	<b>38%</b>

Turndown by Management Sites		
Management Sites	Total Turndowns	% Turned Down
Central Scattered Sites	35	13%
Dunedin Mmgt	20	8%
Hi Rise Mgmt	83	32%
McDonough Homes	45	17%
Mt. Airy Mgmts	18	7%
Roosevelt Homes	35	13%
Valley Mgmt	24	9%
<b>Total Turndown by Management Sites</b>		<b>260</b>

\*\*Includes turndowns by transfers from Scats tenant training list.