HOUSING & REDEVELOPMENT AUTHORITY MEETING

Monday, August 24, 2026 at 4:00 PM
Council Chambers, City Hall at 540 West Hills Circle
Roll Call: Dotson, Hole, Kropp, Olivo, Osman

1. **Agenda**
   1.1. HRA Agenda - August 24, 2026
2. **Roll Call**
3. **Approval of Last Meeting Minutes**
   3.1. HRA Board Minutes - July 27, 2026
4. **Executive Director's Report**
5. **Old Business**
   5.1. Board Memorandum
   5.2. Balance Sheets
   5.3. Financial Statements
   5.4. HCV & MS Demographics
   5.5. Bridges & Housing Subsidy Demographics
   5.6. Bring It Home Demographics
   5.7. Homeownership
6. **Other / New Business**
7. **Adjournment**

Regular HRA Meeting

Monday, August 24, 2026

4:00 PM

City Hall/Crandall Small Conference Room 120

Preliminary Agenda

1. Roll Call: Dotson, Fiske, Olivo, Rand, Schultz
2. Approval of Previous Meeting Minutes for July 27, 2026
3. Executive Directors Report
4. Old Business:
    a. Housing Choice Vouchers
    b. Mainstream Voucher
    c. Bridges
    d. Housing Subsidy
    e. Bring It Home
    f. Homeownership
5. Other/New business:
6. Adjourn

Next scheduled meeting is Monday, September 28, 2026.

MINUTES
HOUSING AND REDEVELOPMENT AUTHORITY OF OWATONNA
REGULAR MEETING on April 27, 2026

The regular meeting of the Owatonna Housing and Redevelopment Authority was called to order at 4:03 pm in the Crandall Small Conference Room by Chairperson Vicki Olivo.

Members present were Nathan Dotson, Julie Fiske, Vicki Olivo, Lindsay Schultz and Rebecca Rand. Also present were Housing Manager Ghassan Madkour, Community Development Director Troy Klecker, Council Member Don McCann, and Senior Administrative Technician Kristen Kopp.

Approval of the Minutes: A motion was made by Fiske and seconded by Schultz to approve the minutes of April 27, 2026, HRA Board meeting. All Commissioners voting Aye, the motion carried.

Executive Director's Report: Community Development Director Troy Klecker gave an update on housing projects. Aire Apartments are nearing completion with an August move-in date for the first tenants. Ascend South is under construction and will have 57 apartments. The Partridge Avenue project is in planning stages. The County, United Way, and the City all have a part in it. An engineer is working on designs right now and we will have more accurate dollar amounts. There have been a couple of study sessions with City Council. The County's and City's affordable housing dollars need to be used by the end of 2027. None of it would come out of local taxpayer dollars. Klecker will put a budget together once designs are done. Then they will proceed with zoning approval which include public hearings. The land will be transferred to the United Way. The houses will need to be sold between $250,000 to $300,000 range. We are working with Three Rivers Action Council. Dotson asked if there could be a forgivable loan attached to the sale that they would have to repay to prevent someone from taking advantage of the program. Klecker said there will be an agreement in place between the buyer and the United Way that will lay out a table in which, if they sell within the first years, they can collect a small amount of equity. Anything above that will go back to the United Way for affordable housing. United Way will be the owners of the land and will put the parameters in place. This is something we can do to show the community that we are working together toward affordable housing. He said that Eastgate 2 has been difficult to get tax credits awarded. It is tougher for outstate communities unless you have a lot of local contributions. The most we could possibly get is about $1 Million. Administration in Minnesota Housing will change, but as it stands today, we can't get enough points to be awarded. The land is under a purchase agreement with the developer, so they have first dibs. They are looking at a market rate project, but it is still up in the air. Any new housing will help the affordability factor. There have been some drastic changes in the criteria and it is a bigger competing pool. He said the last project is the Cashman lot. This was land on the corner of 3rd Avenue NW and 22nd Street NW that was donated by the Cashman family with the stipulation that it is used for affordable housing. We could maybe get four units on the lot. Klecker got a call from the neighboring apartment owner, Jeff Peach, who was interested in putting a garage on the lot for his tenants. If we were to sell it to him, could we get some of his existing units affordable? There have been some discussions with Jeff Peach and he would like to pursue that. Jeff Peach would pay for the lot, which assesses at $20,000 and would convert some of his units to affordable. We had some discussions with him on what that would look like and for how long. Klecker said if we could get $20,000 for the lot and put it toward affordable housing and try to negotiate as many units for as long as we can—because we have a piece of property that we are selling for a garage. We are selling it at market rate and getting additional affordable units. Klecker said he talked to Jim Cashman about this idea and he was fine with it. Rand wondered what the net income per unit would be. Madkour said that he would like to see the rent go under our payment standards. Olivo asked if we'd wait until a unit opens? Madkour said that is one of his concerns and said that they could expand it to his whole portfolio. Klecker said the tough part would be showing they are complying. Rand said that she has tracked this sort of thing before. Klecker said right now Jeff Peach is going to propose something that the board can discuss at the next meeting. Dotson said that sounds good. Madkour asked if the intent was to make these available to HRA clients or everyone. Klecker said that they could be available for everyone. There is a single-family development we are trying to get done on the north end—Mineral Springs Estates. There are 13 single family houses under construction as well as seven townhome units. Last year we had a total of 15 for the whole year.

Old Business: The Housing Choice Voucher program monthly report was presented by Madkour, including the City of Owatonna monthly balance sheet and revenue/expense report. HUD is not allowing us to take on any more vouchers. We are down to 82. We are not the only agency in this situation. We are at 34 for Mainstream with four out searching. Bridges is down to 37 clients. We had to terminate a couple, had one leave and one is deceased. Housing Subsidy is up to 10 clients and Bring It Home is up to 9 clients. There are 18 searching for Bring It Home. We are totaling at 172 clients.

A motion was made by Schultz and seconded by Rand to approve the reports as presented. All Commissioners voting Aye, the motion carried.

Other / New Business: Housing Manager Madkour said they did the HUD waitlist purge. They put out 178 letters to anyone that is beyond a year old and 113 people came off the waitlist. He will do a Bring It Home waitlist purge next year. Klecker said that the purge keeps things accurate.

He said the new HOTMA program and NSPIRE inspections will start in 2027.

Next Meeting: The next meeting will be Monday, August 24, 2026.

Adjournment: There being no further business, a motion to adjourn was made by Fiske and seconded by Schultz. All Commissioners voting Aye, the motion carried. The meeting adjourned at 5:05 pm.

Respectfully Submitted,
Ghassan Madkour
Housing Manager

MEMORANDUM

TO: OWATONNA HOUSING AND REDEVELOPMENT AUTHORITY BOARD

FROM: GHASSAN MADKOUR, HOUSING MANAGER

SUBJECT: MONTHLY DEMOGRAPHICAL AND FINANCIAL DATA

DATE: AUGUST 24, 2026

The purpose of this memorandum is to provide the Owatonna Housing and Redevelopment Authority with demographic and financial data on the HRA General Fund, Housing Choice Voucher, Mainstream Voucher, and Bridges Voucher programs.

OWATONNA HRA GENERAL FUND

YTD REVENUES:	$326,023.01
YTD Expenses:	$330,792.95

MHFA BRIDGES PROGRAM

Monthly HAP Revenue	$25,614.00
Monthly Expense	$25,614.00
Occupancy:	37
Average HAP:	$692.27

SECTION 8 HOUSING CHOICE PROGRAM

YTD REVENUE:	$650,742.65
YTD Expense:	$630,870.43
Households in Steele Co:	80
Average HAP:	$554.81
Households Portable Out:	1
Average HAP:	1,500.00
Total Assisted Households:	80 of 117 vouchers
Households Ported In Billing:	3

AMHI HOUSING SUBSIDY PROGRAM

Monthly HAP Revenue	$7,053.00
Monthly HAP Expense	$7,053.00
Occupancy:	10
Average HAP:	$705.30

MAINSTREAM PROGRAM

Monthly HAP Revenue	$20,021.71
Monthly HAP Expense	$20,021.71
Occupancy:	33 of 40 vouchers
Average HAP:	$606.72
Households Portable Out:	1

BRING IT HOME PROGRAM

Monthly HAP Revenue	$7,630.00
Monthly HAP Expense	$7,630.00
Occupancy:	14 of 30 vouchers
Average HAP:	$545.00

Requested Action: The Board is asked to review and approve the monthly reports and program expenditures.

City of Owatonna
Balance Sheet
Fund: 280 OWATONNA HRA
Period Ending: 8/2026

Account Number	Description	Debit	Credit
280-10100-000-000-000000	CASH	648,343.17	
280-12900-000-000-000000	LOANS RECEIVABLE	6,170.00	
280-13200-000-000-000000	DUE FROM OTHER GOVERNMENTS	2,112.13	
280-14200-000-000-000000	LAND HELD FOR RESALE	162,108.00	
280-16200-000-000-000000	BUILDINGS	52,000.00	
280-16210-000-000-000000	A/D BUILDINGS		-23,476.00
280-22015-000-000-000000	DEPOSITS - OTHER		-3,000.00
280-22332-000-000-000000	UNEARNED - OTHER		-50,070.00
280-29300-000-000-000000	FUND BALANCE		-805,583.36
Current Year Revenue/Expense		11,396.06	
	Fund totals:	882,129.36	-882,129.36

City of Owatonna
Balance Sheet
Fund: 282 OWATONNA HRA HUD SECTION 8 Period Ending: 8/2026

Account Number	Description	Debit	Credit
282-10100-000-000-000000	CASH	41,956.11	
282-10150-000-000-000000	RESTRICTED CASH - FSS DEPOSITS	27,572.00	
282-13200-000-000-000000	DUE FROM OTHER GOVERNMENTS	791.31	
282-20100-000-000-000000	ACCOUNTS PAYABLE	1,271.00	
282-22250-000-000-000000	FSS DEPOSITS		-27,158.96
282-29300-000-000-000000	FUND BALANCE		-74,892.68
Current Year Revenue/Expense		30,461.22	
	Fund totals:	102,051.64	-102,051.64

******* End of Report *********

Account	Description	Year budget	Month actual	Year to date
HRA Revenues				
280-31000-680-680-000000	PROPERTY TAXES	- 230,000.00	- 119,888.03	- 110,111.97
280-31030-680-680-000000	MOBILE HOME TAX		- 54.62	54.62
280-31040-680-680-000000	EXCESS TIF			
280-33622-680-680-000000	MN PRAIRIE HOUSING S	- 60,000.00	- 48,937.00	- 11,063.00
280-34109-680-680-000000	OTHER REVENUE		- 255.00	255.00
280-34120-680-680-000000	HUD - SEC 8 MGMT FEE	- 20,000.00		- 20,000.00
280-34950-680-680-000000	TIF ADMINISTRATIVE F	- 5,823.00	- 2,917.75	- 2,905.25
280-36210-680-680-000000	INTEREST EARNINGS	- 8,000.00	- 8,955.59	955.59
280-36220-680-680-000000	RENT/RENTALS	- 36,000.00	- 23,080.00	- 12,920.00
280-33426-680-681-000000	STATE - HOUSING BRID	- 378,107.00	- 211,374.00	- 166,733.00
280-33427-680-681-000000	STATE - HOUSING BRID	- 27,000.00	- 23,445.00	- 3,555.00
Account	**Description**	**Year budget**	**Month actual**	**Year to date**
HRA Expenses				
280-41000-680-680-000000	WAGES - REGULAR FT	114,021.00	71,449.76	42,571.24
280-41100-680-680-000000	WAGES - REGULAR PT	25,087.00	13,829.10	11,257.90
280-41410-680-680-000000	PERA	10,433.00	6,428.64	4,004.36
280-41420-680-680-000000	FICA	10,642.00	6,309.75	4,332.25
280-41500-680-680-000000	INSURANCE	17,613.00	10,867.82	6,745.18
280-41550-680-680-000000	WORKERS COMP INSURAN	821.00	488.70	332.30
280-41570-680-680-000000	MN PAID LEAVE EXPENS	1,085.00	668.54	416.46
280-42000-680-680-000000	OFFICE SUPPLIES	1,200.00	738.34	461.66
280-42120-680-680-000000	MOTOR FUELS & LUBRIC		105.66	- 105.66
280-43010-680-680-000000	OTHER PROFESSIONAL S	20,000.00		20,000.00
280-43018-680-680-000000	BACKGROUND CHECKS	1,300.00	225.00	1,075.00
280-43121-680-680-000000	PHONE	600.00	268.83	331.17
280-43122-680-680-000000	POSTAGE	1,300.00	651.32	648.68
280-43220-680-680-000000	TRAVEL & TRAINING	1,000.00	63.48	936.52
280-43250-680-680-000000	OPERATIONAL SERVICES	4,000.00		4,000.00
280-43320-680-680-000000	ADVERTISING & PROMOT	200.00		200.00
280-43400-680-680-000000	MEMBERSHIPS & SUBSCR	500.00	1,301.34	- 801.34
280-43500-680-680-000000	PROPERTY & LIABILITY	4,700.00	2,350.00	2,350.00
280-43711-680-680-000000	RENTAL PROPERTY EXPE	6,000.00	9,744.42	- 3,744.42
280-43720-680-680-000000	REPAIR & MAINT - EQU	500.00		500.00
280-43780-680-680-000000	REPAIR & MAINT - OTH			
280-43972-680-680-000000	SOUTHERN MN INITIATI	1,667.00		1,667.00
280-43983-680-680-000000	MN PRAIRIE HOUSING S	60,000.00	55,990.00	4,010.00
280-43990-680-680-000000	MISCELLANEOUS			
280-43994-680-680-000000	LAND PROJECTS	50,000.00		50,000.00
280-43996-680-680-000000	RENTAL CERTIFICATION	25,000.00	14,583.35	10,416.65
280-46000-680-680-000000	INTERFUND SERVICES		7,000.00	- 7,000.00

280-47000-680-680-000000	TRANSFER-OUT	18,320.00		18,320.00
280-49970-680-680-000000	DEPRECIATION			
280-43989-680-681-000000	HOUSING PAYMENTS - B	405,107.00	235,777.00	169,330.00
280-43973-680-683-000000	HOUSING PMTS - BRING		11,462.00	- 11,462.00
Account	**Description**	**Year budget**	**Month actual**	**Year to date**
HUD Revenues				
282-33111-680-682-000000	FEDERAL - PROGRAM	- 740,700.00	- 359,418.00	- 381,282.00
282-33112-680-682-000000	FEDERAL - ADMIN	- 109,973.00	- 54,534.00	- 55,439.00
282-33113-680-682-000000	FEDERAL - PROGRAM (M		- 150,136.00	150,136.00
282-33114-680-682-000000	FEDERAL - ADMIN (MS)		- 15,841.00	15,841.00
282-33160-680-682-000000	FEDERAL - OTHER	- 291,631.00		- 291,631.00
282-33627-680-682-000000	OTHER HA - PORT IN H	- 100,000.00	- 24,203.00	- 75,797.00
282-33628-680-682-000000	OTHER HA - PORT IN A	- 8,000.00	- 1,368.48	- 6,631.52
282-33629-680-682-000000	OTHER HA-PORT IN UTL	- 1,000.00	- 232.00	- 768.00
282-33630-680-682-000000	OTHER HA - PORT IN H		- 1,219.00	1,219.00
282-33631-680-682-000000	OTHER HA - PORT IN A		- 59.78	59.78
282-36007-680-682-000000	FRAUD RECOVERY - HAP	- 4,500.00	- 1,001.50	- 3,498.50
282-36008-680-682-000000	FRAUD RECOVERY - ADM	- 4,500.00	- 612.77	- 3,887.23
282-36210-680-682-000000	INTEREST EARNINGS	- 500.00	- 1,435.82	935.82
Account	**Description**	**Year budget**	**Month actual**	**Year to date**
HUD Expenses				
282-41000-680-682-000000	WAGES - REGULAR FT	54,496.00	34,961.83	19,534.17
282-41100-680-682-000000	WAGES - REGULAR PT	25,087.00	13,829.15	11,257.85
282-41410-680-682-000000	PERA	5,969.00	3,599.41	2,369.59
282-41420-680-682-000000	FICA	6,088.00	3,501.25	2,586.75
282-41500-680-682-000000	INSURANCE	12,394.00	6,207.81	6,186.19
282-41550-680-682-000000	WORKERS COMP INSURAN	470.00	273.48	196.52
282-41570-680-682-000000	MN PAID LEAVE EXPENS	621.00	374.32	246.68
282-43001-680-682-000000	AUDIT & ACCOUNTING S	19,587.00	1,170.00	18,417.00
282-43007-680-682-000000	MANAGEMENT FEES	7,500.00		7,500.00
282-43012-680-682-000000	PORT OUT ADMIN	1,750.00	444.64	1,305.36
282-43220-680-682-000000	TRAVEL & TRAINING	600.00		600.00
282-43953-680-682-000000	MAINSTREAM HAP	291,631.00	161,135.00	130,496.00
282-43954-680-682-000000	MS PORT OUT	1,300.00		1,300.00
282-43955-680-682-000000	MS PORT OUT ADMIN	800.00	453.68	346.32
282-43956-680-682-000000	MS PORT OUT UA	200.00		200.00
282-43961-680-682-000000	PORT OUT UA	1,000.00		1,000.00

282-43963-680-682-000000	HOME OWNERSHIP HAP	12,000.00	7,847.00	4,153.00
282-43981-680-682-000000	HOUSING PYMTS HAP	740,700.00	365,471.00	375,229.00
282-43985-680-682-000000	UTILITY PYMTS HAP	1,500.00	1,111.00	389.00
282-43986-680-682-000000	PORTABLE HSG PYMTS	19,000.00	10,972.00	8,028.00
282-43987-680-682-000000	PORTABLE UTIL PYMTS	1,000.00		1,000.00
282-43988-680-682-000000	PORTABLE REC HAP - H	67,700.00	29,171.00	38,529.00
282-43990-680-682-000000	MISCELLANEOUS			

Demographic Statistics Report

Vouchers - All Projects

Unit Locations	HoH Count	Percent	Fam Count	Percent
	1	1	6	3
Blooming Prairie	1	1	1	0
Ellendale	1	1	1	0
Owatonna	115	97	214	96
Total All Locations	118	100	222	100

Family Composition	Count	Percent	Avg Age
Average Family Size	2		
Elderly Heads of Household (age 62 or older)	27	23	70
Non-Elderly Heads of Household (age 61 or less)	91	77	45
Near-Elderly Heads of Household (ages 55 to 61)	23	19	58
Other Heads of Household (age 54 or less)	68	58	41
Female Heads of Household	82	69	50
Elderly	22	27	71
Non-Elderly	60	73	43
Near-Elderly	9	11	58
Other	51	62	40
Male Heads of Household	36	31	52
Elderly	5	14	65
Non-Elderly	31	86	49
Near-Elderly	14	39	58
Other	17	47	42
Disabled/Handicapped Heads of Household	84	71	54
Male	32	38	51
Female	52	62	54
Non-Minority Heads of Household	80	68	
Minority Heads of Household	38	32	
Black/African American	28	24	
American Indian/Alaska Native	1	1	
Hispanic	9	8	
# of Family Members younger than 18 years	78		11
# of Families with children	39	33	

Income Source	Annual Amount	Percent	Count	Percent
Child Support	$53,236	2.1	15	5
General Assistance	$429,816	17.3	125	42
Other Nonwage Sources	$75,180	3.0	6	2
SSI	$680,399	27.5	62	21
Social Security	$473,827	19.1	43	15
TANF (formerly AFDC)	$1,404	0.1	1	0
Unemployment Benefits	$37,544	1.5	3	1
Other Wage	$726,390	29.3	41	14
Total All Income Sources	$2,477,797	100	296	100

Public Assistance is the sole source of income for 12% of households.
Households that are working comprise 31% of households.
Of the working households, 0% of households also receive TANF.

Average Household Income	$20,998
Average Tenant Rent (0-Bdrm)	$179
Average Tenant Rent (1-Bdrm)	$337
Average Tenant Rent (2-Bdrm)	$396
Average Tenant Rent (3-Bdrm)	$607
Average Tenant Rent (4-Bdrm)	$865
Average Tenant Rent (5-Bdrm)	$549
Average Tenant Rent (Combined)	$415

Demographic Statistics Report

Vouchers - All Projects

Average TTP (rent + utilities per month)	$443
Average Housing Assistance Payment	$570

Length of Time On Program	Count	Percent
Less than 1 years	10	9
Less than 2 years	13	11
Less than 3 years	18	15
Less than 4 years	12	10
Less than 5 years	10	9
Less than 6 years	10	9
Less than 7 years	3	3
Less than 8 years	1	1
Less than 9 years	3	3
Less than 10 years	4	3
More than 10 years	33	28

Broad Range of Income	Count	Percent
$0 - $5,000	2	2
$5,000 - $10,000	9	8
$10,000 - $15,000	25	21
$15,000 - $20,000	37	32
$20,000 - $25,000	13	11
More than $25,000	31	26

Income Levels	Count	Percent
Over Income	118	100

Demographic Statistics Report

Bridges - All Projects

Unit Locations	HoH Count	Percent	Fam Count	Percent
Blooming Prairie	1	2	1	1
Dodge Center	1	2	1	1
Ellendale	1	2	2	2
Janesville	1	2	1	1
Kasson	4	8	7	8
Owatonna	38	79	65	77
Waseca	1	2	5	6
West Concord	1	2	2	2
Total All Locations	48	100	84	100

Family Composition	Count	Percent	Avg Age
Average Family Size	2		
Elderly Heads of Household (age 62 or older)	2	4	69
Non-Elderly Heads of Household (age 61 or less)	46	96	39
Near-Elderly Heads of Household (ages 55 to 61)	4	8	57
Other Heads of Household (age 54 or less)	42	88	38
Female Heads of Household	30	63	40
Elderly	1	3	74
Non-Elderly	29	97	39
Near-Elderly	2	7	59
Other	27	90	37
Male Heads of Household	18	38	42
Elderly	1	6	63
Non-Elderly	17	94	40
Near-Elderly	2	11	55
Other	15	83	38
Disabled/Handicapped Heads of Household	17	35	47
Male	10	59	41
Female	7	41	47
Non-Minority Heads of Household	39	81	
Minority Heads of Household	9	19	
Black/African American	4	8	
American Indian/Alaska Native	1	2	
Hispanic	5	10	
# of Family Members younger than 18 years	27		9
# of Families with children	13	27	

Income Source	Annual Amount	Percent	Count	Percent
Child Support	$25,690	3.3	5	4
General Assistance	$263,676	33.9	70	63
SSI	$119,292	15.3	14	13
Social Security	$86,736	11.2	7	6
Other Wage	$281,960	36.3	16	14
Total All Income Sources	$777,355	100	112	100

Public Assistance is the sole source of income for 29% of households.
Households that are working comprise 31% of households.
Of the working households, 0% of households also receive TANF.

Average Household Income	$16,195
Average Tenant Rent (0-Bdrm)	$213
Average Tenant Rent (1-Bdrm)	$265
Average Tenant Rent (2-Bdrm)	$318
Average Tenant Rent (3-Bdrm)	$459
Average Tenant Rent (4-Bdrm)	$1,123
Average Tenant Rent (Combined)	$322

Demographic Statistics Report

Bridges - All Projects

Average TTP (rent + utilities per month)	$307
Average Housing Assistance Payment	$680

Length of Time On Program	Count	Percent
Less than 1 years	15	31
Less than 2 years	18	38
Less than 3 years	6	13
Less than 4 years	7	15
Less than 5 years	2	4
Less than 6 years	0	0
Less than 7 years	0	0
Less than 8 years	0	0
Less than 9 years	0	0
Less than 10 years	0	0
More than 10 years	0	0

Broad Range of Income	Count	Percent
$0 - $5,000	3	7
$5,000 - $10,000	10	22
$10,000 - $15,000	13	28
$15,000 - $20,000	8	17
$20,000 - $25,000	5	11
More than $25,000	7	15

Income Levels	Count	Percent
Over Income	48	100

Demographic Statistics Report

Bring It Home - All Projects

Unit Locations	HoH Count	Percent	Fam Count	Percent
Owatonna	15	100	35	100

Family Composition	Count	Percent	Avg Age
Average Family Size	2		
Elderly Heads of Household (age 62 or older)	0	0	0
Non-Elderly Heads of Household (age 61 or less)	15	100	35
Near-Elderly Heads of Household (ages 55 to 61)	1	7	57
Other Heads of Household (age 54 or less)	14	93	34
Female Heads of Household	10	67	32
Elderly	0	0	0
Non-Elderly	10	100	32
Near-Elderly	1	10	57
Other	9	90	29
Male Heads of Household	5	33	43
Elderly	0	0	0
Non-Elderly	5	100	43
Near-Elderly	0	0	0
Other	5	100	43
Disabled/Handicapped Heads of Household	6	40	33
Male	3	50	48
Female	3	50	33
Non-Minority Heads of Household	12	80	
Minority Heads of Household	3	20	
Black/African American	2	13	
Hispanic	1	7	
# of Family Members younger than 18 years	18		8
# of Families with children	11	73	

Income Source	Annual Amount	Percent	Count	Percent
Child Support	$18,032	4.8	3	10
General Assistance	$32,832	8.8	10	32
Other Nonwage Sources	$3,576	1.0	1	3
SSI	$60,224	16.1	5	16
Social Security	$27,955	7.5	2	6
Unemployment Benefits	$13,312	3.5	1	3
Other Wage	$219,057	58.4	9	29
Total All Income Sources	$374,989	100	31	100

Public Assistance is the sole source of income for 13% of households.
Households that are working comprise 60% of households.
Of the working households, 0% of households also receive TANF.

Average Household Income	$24,999
Average Tenant Rent (0-Bdrm)	$313
Average Tenant Rent (1-Bdrm)	$313
Average Tenant Rent (2-Bdrm)	$601
Average Tenant Rent (3-Bdrm)	$947
Average Tenant Rent (Combined)	$635
Average TTP (rent + utilities per month)	$578
Average Housing Assistance Payment	$564

Length of Time On Program	Count	Percent
Less than 1 years	15	100
Less than 2 years	0	0
Less than 3 years	0	0

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Less than 4 years	0	0
Less than 5 years	0	0
Less than 6 years	0	0
Less than 7 years	0	0
Less than 8 years	0	0
Less than 9 years	0	0
Less than 10 years	0	0
More than 10 years	0	0

Broad Range of Income	Count	Percent
$0 - $5,000	0	0
$5,000 - $10,000	1	7
$10,000 - $15,000	1	7
$15,000 - $20,000	2	13
$20,000 - $25,000	5	33
More than $25,000	6	40

Income Levels	Count	Percent
Over Income	15	100