PART 4.
2002 HOME PROGRAM
ANNUAL PERFORMANCE REPORT

May 2003

Special acknowledgements to:

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Housing Finance Unit

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Low-Income Housing Developers in Washington State

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State of Washington
Dept. of Community, Trade and
Economic Development

INTRODUCTION

This Annual Performance Report summarizes the progress made in Washington State's HOME Program during the performance period of January 1, 2002 to December 31, 2002.

Eligible activities included acquisition, moderate and substantial rehabilitation, new construction, minor home repair and tenant-based rental assistance. Many of the HOME Program projects reached well beyond our goal of serving families at or below 50 percent of the area median income and served those households at or below 30 percent.

State of Washington
Dept. of Community, Trade and
Economic Development

CONSOLIDATED PLAN

The Department of Community, Trade and Economic Development (CTED) made tremendous strides in fulfilling the overall strategy, objectives and priorities of the state Consolidated Plan.

The successful implementation of the Consolidated Plan is due to a number of key factors. One major factor is that CTED has been successful in establishing, nurturing, and solidifying professional working relationships with local community-based organizations, representing the many different facets of the housing arena. This includes private lenders, realtors, nonprofit and other government agencies.

As stated in the Consolidated Plan, one of the primary objectives is to significantly increase the quantity and quality of affordable housing for that segment of the population most in need. This goal is being accomplished by targeting HOME and state funds to households at or below 50 percent of the area median income. As noted in the introduction, many households served are well below 30 percent of the area median income level.

Another priority of the Consolidated Plan is to make more housing resources available to rural communities. First priority in awarding HOME funds was given to jurisdictions that did not receive HOME or Community Development Block Grant funds through entitlement, and second priority was given to CDBG entitlement jurisdictions.

ANALYSIS OF FUND DISTRIBUTION

Over $72 million has been awarded to projects for activities identified in the state's HOME program description since the HOME Program began in Washington State. Of that $72 million, approximately $7 million was awarded during this performance period. Eligible activities include home repair and rehabilitation, tenant-based rental assistance, moderate and substantial rehabilitation, and new construction. Many of these projects have made substantial progress toward completion. The following information summarizes the activities by the state's HOME Program during the performance period and discusses the relationship of each activity with the State's Consolidated Plan.

TENANT-BASED RENTAL ASSISTANCE (TBRA)

Performance Period Awards: **$1,577,891**
Projected Households Served: **378**

Funds were awarded to fourteen agencies to provide tenant-based rental assistance during the reporting period. The program was revised to increase the number of eligible applicant agencies. The client-targeted groups now include foster children ages 18-20 who are transitioning to independence; chronically mentally ill, developmental disabled, or other special needs populations; farm workers who are seeking permanent year round rental housing; households transitioning to self sufficiency; homeless families with children; and pregnant or parenting youth. These activities are aligned with the state's Five Year Strategy by helping households retain existing housing or find housing which is safe, decent and affordable.

1050 households had been assisted by 12/31/02 and another 284 are expected to be assisted with 2002 funds.

Fair housing is an eligible activity for funding under the TBRA rules adopted by CTED. Compliance with fair housing requirements and definitions and use of the Fair Housing Logo are program requirements and are included in the monitoring instrument used by CTED to monitor program activities.

HOME REPAIR AND REHABILITATION PROGRAM (HRRP)

Performance Period Awards: **$1,926,108**
Projected Households Served: **162**

The funds were allocated to 16 agencies that have existing weatherization programs. In awarding funds, preference was given to rural areas. The goal of the HRRP is to meet the needs of low-income clients in the most cost-effective manner by performing repairs while doing residential retrofits. Complete weatherization must be done in addition to the repair and total repair cost per unit cannot exceed $25,000. Formerly the Minor HOME Repair Program, the Home Repair and Rehabilitation Program continues to meet the needs identified in the state's Consolidated Plan by assisting very low-income homeowners retain their housing through home repair, rehabilitation and weatherization, and preserving existing housing stock.

NEW CONSTRUCTION

Performance Period Awards:

Rental Housing:	**$2,268,493**
Homeownership:	**None**
Projected Households Served:	**176**

The awards for new construction projects during this performance period include funding from multiple fiscal years. The construction of new affordable rental continues to be a significant aspect of the state's HOME Program. The creation of new affordable housing stock enables populations who are not well-served by the present housing stock, including large families, single non-elderly, frail elderly and others to access affordable housing.

MODERATE AND SUBSTANTIAL REHABILITATION/ACQUISITION

Performance Period Awards:

Substantial Rehabilitation/Moderate Rehabilitation:	**$1,139,000**
Acquisition:	**None**
Projected Households Served:	**89**

The awards for moderate and substantial rehabilitation and acquisition projects made during this performance period include funding from multiple fiscal years. The substantial rehabilitation and acquisition of existing affordable housing stock and vacant buildings, where feasible, increases the local capacity to house its populations in safe, decent and affordable housing. Washington State requires a long-term commitment to affordability in these housing units. These activities are consistent with the state's strategy to develop the availability and affordability of housing for renter households earning less than 50 percent of area median income.

PRIVATE SECTOR PARTICIPATION

The success of the state's HOME Program depends upon the network that has been established with the private sector. This network is not only a mechanism to exchange vital information pertaining to the affordable housing market and the delivery of service to that market, but also a financial resource to leverage state and federal funds.

CTED continues to collaborate with the Building Industry Association of Washington, Washington Association of Businesses, Washington Association of Realtors, Washington State Housing Finance Commission, Mortgage Bankers Association, Housing Energy Efficiency Policy Advisory Council, Washington Apartment Association, and many other private organizations to address issues affecting the affordable housing market.

The Washington State Housing Policy Act (43.185B RCW) addresses a broad range of elements, each of which can impact the production of affordable housing. The primary goal of the Act is to coordinate, encourage, and direct, when necessary, the efforts of the public and private sectors in the attainment of safe and decent housing for every resident of the state. To help achieve the objectives of the Act, the Governor appointed an Affordable Housing Advisory Board (AHAB). The 21-member Board has representatives from home mortgage lenders, residential construction, real estate, apartment management and operation, for-profit and non-profit developers, special needs populations, public housing authorities, homeless shelter operators, and representatives from state, county and city government.

The ongoing activities of the AHAB have made an impact on the issues that impede the production of affordable housing. The AHAB brings representatives of the major sectors within the housing industry together with advocates for affordable housing to determine optimum ways of meeting the state's goals regarding affordable housing.

COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO)

Performance Period Awards: $1,330,654
Projected Households Served: 110

These funds were awarded to two organizations to complete New Construction projects during this performance period. CTED will ensure that the 15% CHDO set-aside requirement is met for each FFY allocation of HOME Program funds. Historically, CTED meets or exceeds this requirement. During this reporting period 19 percent of the total HOME awards were awards to CHDO's.

AFFIRMATIVE MARKETING

All recipients of HOME funds activate their affirmative marketing policies prior to the initiation of HOME funded projects. CTED requires that every recipient of HOME funds take specific actions to provide information and attract eligible persons from all racial, ethnic and gender groups in the housing market. Contractual language requires that each recipient of HOME Program funds use affirmative marketing practices in soliciting renters and buyers who participate in the program.

The following procedures are used for all HOME-assisted units throughout the compliance period:

1. Project sponsor advertising of vacant units must include the equal housing opportunity logo or statement. Advertising media may include, but is not limited to, newspaper, radio, television, brochures, leaflets, or a sign displayed in a window.

2. The project sponsor will be required to solicit applications for the vacant units from persons in the housing markets who are least likely to apply for HOME-assisted housing without benefit of special outreach efforts, including placing advertising in minority-specific media.

3. The project sponsor must maintain a file containing all marketing efforts (i.e., copies of newspaper ads, memos of phone calls, copies of letter, etc.) The records, which help assess the results of these actions, must be available for inspection by CTED.

4. The project sponsor shall maintain a listing of all tenants residing in each unit at the time of application submittal through the end of the compliance period.

MINORITY OUTREACH

All CTED contractors are required by contract to make a good faith effort to solicit bids from minority (MBE) and women (WBE) owned businesses enterprises. Applicants for HOME Program funds are required to describe the efforts they would make to encourage participation by MBE's and WBE's prior to receiving HOME funds and, once funded, are contractually obligated to make a reasonable effort to solicit bids from MBE's and WBE's. Contractors solicited bids using newspaper ads and direct mailings.

CTED contractors have had limited success obtaining bids and contracting with both MBE's and WBE's in many areas of the state. Some areas of the state have no local MBE's or WBE's. In other areas, MBE's and WBE's are simply not interested in contracting for work of this nature. In an effort to improve performance in the use of MBE's and WBE's for future contracts, contractors will continue to advertise in women and minority media which are distributed statewide, as well as general circulation publications, and to contact both local and non-local MBE's and WBE's directly to determine their interest in receiving future bid requests. Details concerning the impact of CTED's MBE and WBE outreach efforts are noted on the attached report form.

TENANT RELOCATION ASSISTANCE

CTED discourages the displacement of low-income tenants in HOME-funded projects. Applicants are encouraged to develop projects, which minimize the displacement of low-income tenants, including the development of new construction projects to increase the number of available low-income housing units.

Tenants are surveyed by applicants early in the development of HOME funded projects to identify the need for relocation assistance. Tenants are surveyed upon receipt of site control for a project, during construction and upon completion of the project to determine their need for relocation assistance.

Tenants are identified as non-displaced, temporarily relocated, or displaced. Persons needing temporary relocation assistance include those moved within a project, or off-site temporarily, during a project. Those persons identified as displaced will receive relocation assistance as noted in the Uniform Relocation Act (URA) or 104(d) requirements, as applicable.

Notices will be distributed by recipients of HOME funds to all tenants of HOME-assisted housing units. The general information notice will be distributed after receipt of site control for the project. Notices of eligibility for relocation assistance or non-displacement will be distributed after closing on the property.

During the performance period three households were temporarily relocated, but no households were displaced.

SHORTFALL FUNDS

There was no shortfall of funds in the reporting period.

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 03/31/2005)

Match Contributions for
Federal Fiscal Year (yyyy) 2002

Part I Participant Identification

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction	3. Name of Contact (person completing this report)
SG530100	State of Washington	Doug Hunter

5. Street Address of the Participating Jurisdiction	4. Contact's Phone Number (include area code)
P.O. Box 48350	(360)725-292

6. City	7. State	8. Zip Code
Olympia	WA	98504-8350

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	$ 4,414,918	
2. Match contributed during current Federal fiscal year (see Part III.9.)	$ 1,158,196	
3. Total match available for current Federal fiscal year (line 1 + line 2)		$ 5,308,348
4. Match liability for current Federal fiscal year		$ 1,727,873
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		$ 3,580,475

Part III Match Contribution for the Federal Fiscal Year

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
3066	04/30/02	$159,968						$159,968
3066	08/30/02	$645,850						$645,850
2662	03/07/02	$2,038						$2,038
2864	04/01/02	$2,016						$2,016
2861	04/15/02	$1,913						$1,913
3036	09/04/02	$5,503						$5,503
2905	09/11/02	$4,360						$4,360
3055	12/04/02	$549						$549
2724	02/01/02	$580						$580
2906	01/01/02	$1,929						$1,929
2990	09/01/02	$522						$522

form **HUD-40107-A** (12/94)

Name of the Participating Jurisdiction

State of Washington

Federal Fiscal Year (yyyy)

2002

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
2679	04/30/02	$1,683						$1,683
2667	09/30/03	$2,122						$2,122
2576	03/28/02	$1,572						$1,572
2759	09/06/02	$3,070						$3,070
2834	02/06/02	$1,257						$1,257
2835	01/07/02	$56						$56
2831	04/02/02	$294						$294
20021	01/02/02	$1,344						$1,344
2650	11/19/01	$2,692						$2,692
2721	11/13/01	$9,457						$9,457
2443	01/22/02	$463						$463
2651	01/08/02	$6,228						$6,228
2800	01/22/02	$2,830						$2,830
20029	03/26/02	$914						$914
200122	02/28/02	$2,144						$2,144
200006	08/26/02	$186						$186
2895	06/27/02	$7,407						$7,407
200210	06/11/02	$2,235						$2,235
2801	01/29/02	$5,215						$5,215

form HUD-40107-A (12/94)

Name of the Participating Jurisdiction

State of Washington

Federal Fiscal Year (yyyy)

2002

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
2897	03/26/02	$5,042						$5,042
2869	01/22/02	$8,259						$8,259
3152	05/28/02	$1,233						$1,233
2926	05/20/02	$6,310						$6,310
3047	06/20/02	$4,481						$4,481
3153	08/21/02	$6,152						$6,152
2792	11/15/01	$2,300						$2,300
2701	12/15/01	$1,711						$1,711
2668	12/15/01	$1,000						$1,000
3000	01/15/02	$3,675						$3,675
3034	06/15/02	$478						$478
3053	07/15/02	$5,401						$5,401
3035	06/15/02	$2,819						$2,819
3073	08/15/02	$2,027						$2,027
2796	01/15/02	$2,282						$2,282
2674	03/11/02	$79						$79
2673	01/02/02	$636						$636
2672	02/20/02	$35						$35
3037	09/04/02	$4						$4

form **HUD-40107-A** (12/94)

Name of the Participating Jurisdiction

State of Washington

Federal Fiscal Year (yyyy)

2002

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
3037	09/04/02	$978						$978
3056	08/30/02	$4,583						$4,583
3057	08/30/02	$1,687						$1,687
3058	08/30/02	$5,135						$5,135
3059	08/30/02	$2,140						$2,140
1280	03/30/02					$5,936		$5,936
2723	12/30/01					$2,302		$2,302
2407	10/30/01					$5,504		$5,504
2722	04/30/02					$8,611		$8,611
2770	03/30/02					$25,490		$25,490
2844	04/30/02					$10,168		$10,168
3045	09/30/02					$1,704		$1,704
2916	06/20/02	$2,379						2,379
3146	09/08/02	$1,784						$1,784
2772	02/25/02	$1,450						$1,450
2775	02/25/02	$487						$487
2771	02/25/02	$1,029						$1,029
2729	08/16/02	$3,793						$3,793
2619	03/28/02	$739						$739

form HUD-40107-A (12/94)

Name of the Participating Jurisdiction

State of Washington

Federal Fiscal Year (yyyy)

2002

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
2658	03/28/02	$8,105						$8,105
2877	07/17/02	$1,088						$1,088
3072	09/20/02	$1,735						$1,735
2641	02/25/02	$4,872						$4,872
2636	03/28/02	$1,965						$1,965
2814	03/28/02	$3,652						$3,652
2559	10/10/01	$26						$26
2776	08/16/02	$1,618						$1,618
2878	08/16/02	$4,103						$4,103
2455	10/10/01	$26						$26
2637	03/28/02	$1,721						$1,721
2621	02/25/02	$137						$137
2561	11/09/01	$117						$117
2622	02/25/02	$1,277						$1,277
2303	03/28/02	$749						$749
2638	02/25/02	$1,445						$1,445
2560	03/28/02	$5,210						$5,210
2639	03/28/02	$5,164						$5,164
2634	02/25/02	$260						$260

Name of the Participating Jurisdiction

State of Washington

Federal Fiscal Year (yyyy)

2002

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
2731	08/16/02	$4,166						$4,166
2996	08/16/02	$2,251						$2,251
2357	12/31/01	$995						$995
2635	03/28/02	$2,931						$2,931
2640	02/25/02	$5,453						$5,453
2777	08/16/02	$8,418						$8,418
2879	08/16/02	$3,346						$3,346
2730	06/14/02	$10,879						$10,879
2903	06/14/02	$1,316						$1,316
2558	03/28/02	$2,558						$2,558
2797	10/01/01	$13						$13
Bloom	10./01/01	$225						$225
Griffin	10/01/01	$115						$115
Moran	10/01/01	$30						$30
Wharton	11/01/01	$212						$212
Jolley	11/01/01	$3,991						$3991
Robinette	11/01/01	$290						$290
Bloxom	12/01/01	$863						$863
Elliott	12/01/01	$473						$473

form **HUD-40107-A** (12/94)

Name of the Participating Jurisdiction

State of Washington

Federal Fiscal Year (yyyy)

2002

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
Lewis	12/01/01	$1,332						$1,332
Ristau	12/01/01	$972						$972
Bays	01/01/02	$1,115						$1,115
Portrey	02/01/02	$780						$780
Flottman	03/01/02	$929						$929
Harnasch	03/01/02	$26						$26
Kennedy	03/01/02	$1,516						$1,516
Peters	03/01/02	$98						$98
2837	05/01/02	$185						$185
2685	05/01/02	$378						$378
Hooper	06/01/02	$76						$76
Woodruff	06/01/02	$686						$686
McKerlie	06/01/02	$368						$368
Louie	07/01/02	$891						$891
3038	07/01/02	$1,378						$1,378
Littleton	07/01/02	$3,722						$3,722
Rhodes	08/01/02	$109						$109
Kenobbie	08/01/02	$1,137						$1,137
2799	08/01/02	$22						$22

form **HUD-40107-A** (12/94)

Name of the Participating Jurisdiction

Federal Fiscal Year (yyyy)

1. Project No. or Other ID	2. Date of Contribution (mm/dd/yyyy)	3. Cash (non-Federal sources)	4. Foregone Taxes, Fees, Charges	5. Appraised Land / Real Property	6. Required Infrastructure	7. Site Preparation, Construction Materials, Donated labor	8. Bond Financing	9. Total Match
Husfloan	09/01/02	$191						$191
Wlyrick	09/01/02	$2,883						$2,883
Base	09/01/02	$9,445						$9,445
2656	10/11/01	$2,777						$2,777
2892	10/31/01	$3,250						$3,250
2935	09/30/02	$2,625						$2,625
3028	09/30/02	$2,825						$2,825
3076	07/31/02	$3,813						$3,813
3077	07/31/02	$2,439						$2,439
2462	02/28/02	$2,892						$2,892
2865	03/31/02	$3,946						$3,946

form HUD-40107-A (12/94)

Annual Performance Report
HOME Program

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 03/31/2005)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31. Send one copy to the appropriate HUD Field Office and one copy to: **HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410**	This report is for period (mm/dd/yyyy) Starting	Ending	Date Submitted (mm/dd/yyyy)
	01-01-02	12-31-02	05/15/03

Part I Participant Identification

1. Participant Number	2. Participant Name		
SG530100	State of Washington		
3. Name of Person completing this report	4. Phone Number (Include Area Code)		
Doug Hunter	(360)725-292		
5. Address	6. City	7. State	8. Zip Code
P.O. Box 48350	Olympia	WA	98504-8350

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
$79,048	$283,308	$243,892	N/A	$118,464

Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE) b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	f. White Non-Hispanic
A. Contracts 1. Number	55			2		53
2. Dollar Amount	$16,742,048			$133,222		$16,608,826
B. Sub-Contracts 1. Number	470				8	462
2. Dollar Amount	$8,410,773				$1,400,030	$7,009,743

	a. Total	b. Women Business Enterprises (WBE)	c. Male
C. Contracts 1. Number	55	3	52
2. Dollar Amount	$11,871,076	$4,781,432	$7,089,644
D. Sub-Contracts 1. Number	470	12	458
2. Dollar Amounts	$13,281,745	$565,643	$12,716,092

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	N/A					
2. Dollar Amount	N/A					

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost
1. Parcels Acquired	3	$664,242
2. Businesses Displaced	N/A	
3. Nonprofit Organizations Displaced	N/A	
4. Households Temporarily Relocated, not Displaced	1	$610

Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	N/A					
6. Households Displaced - Cost	N/A					