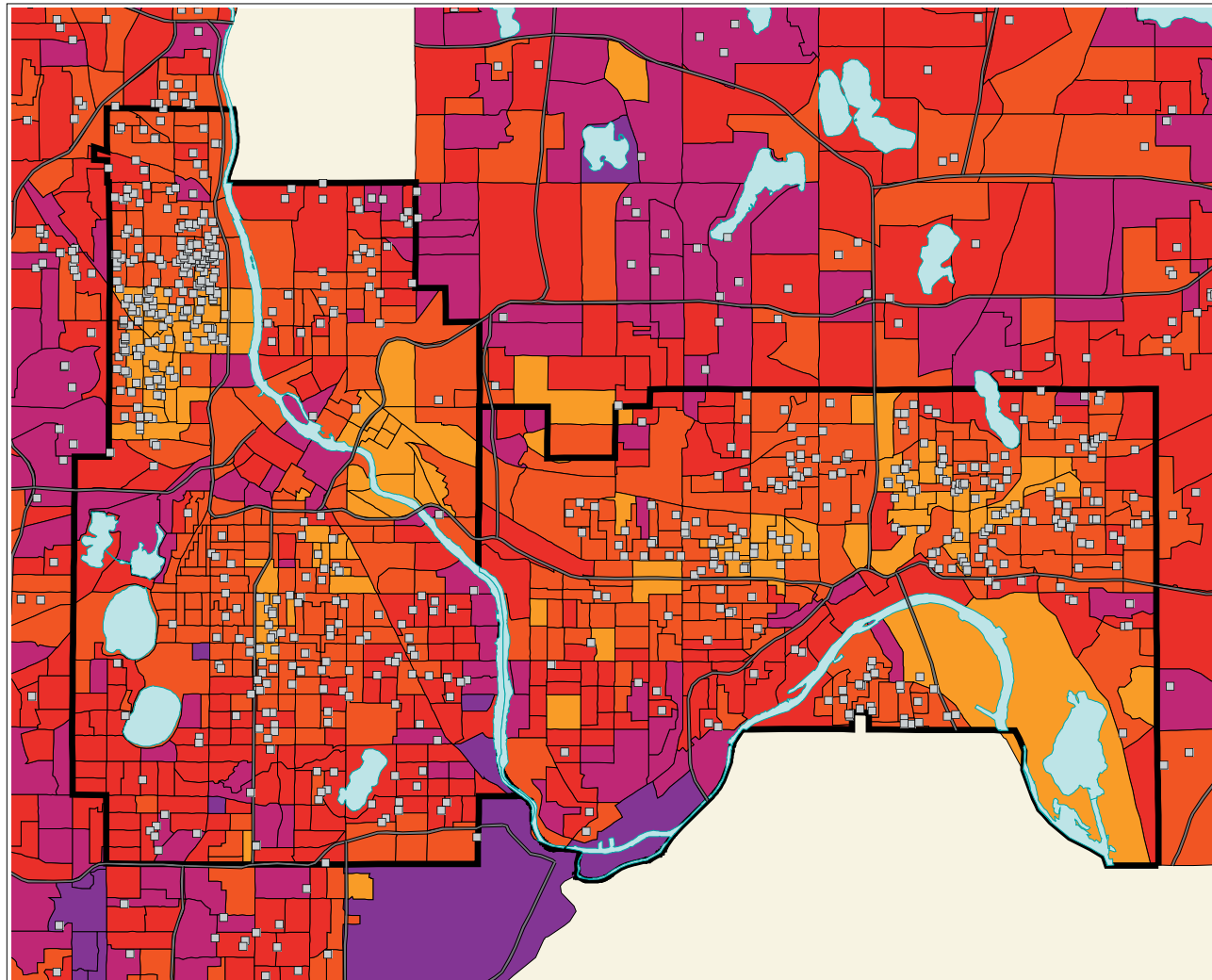


SECTION TWO:

FORECLOSURE AND SOCIOECONOMIC CHARACTERISTICS



Median Age of Individuals by Block Group



0 Miles 10

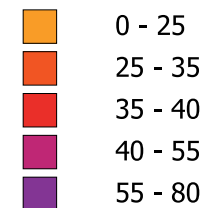
MAIN INNER-CITY CLUSTERS OF FORECLOSURES

1. Northwest Minneapolis
2. South Central Minneapolis
3. North/Northeast St. Paul
4. Northwest St. Paul
5. Westside St. Paul

MAIN SUBURBAN CLUSTER OF FORECLOSURE

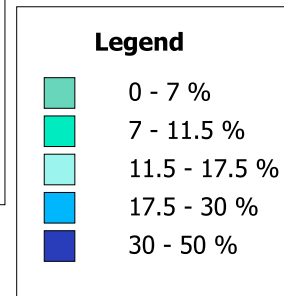
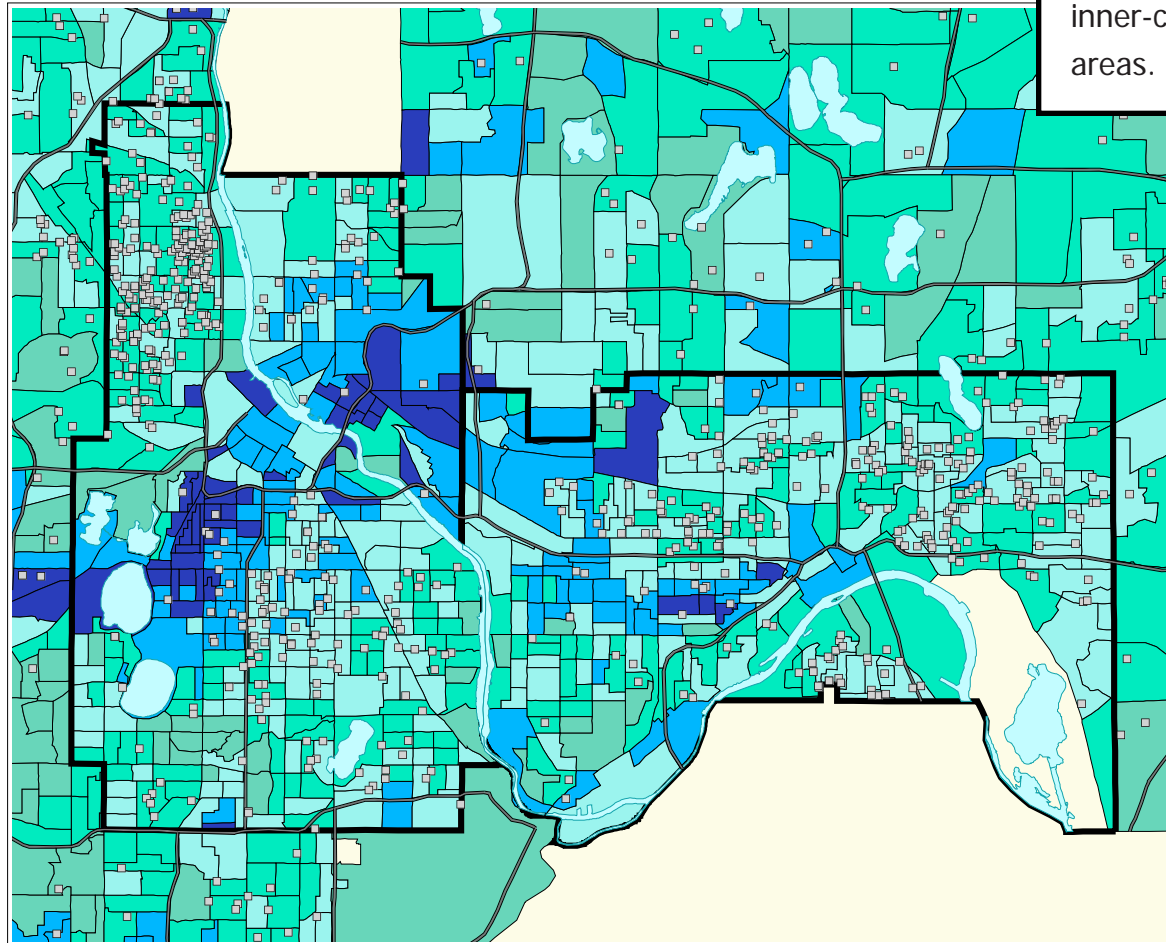
1. Northwest Suburbs of Minneapolis

Legend

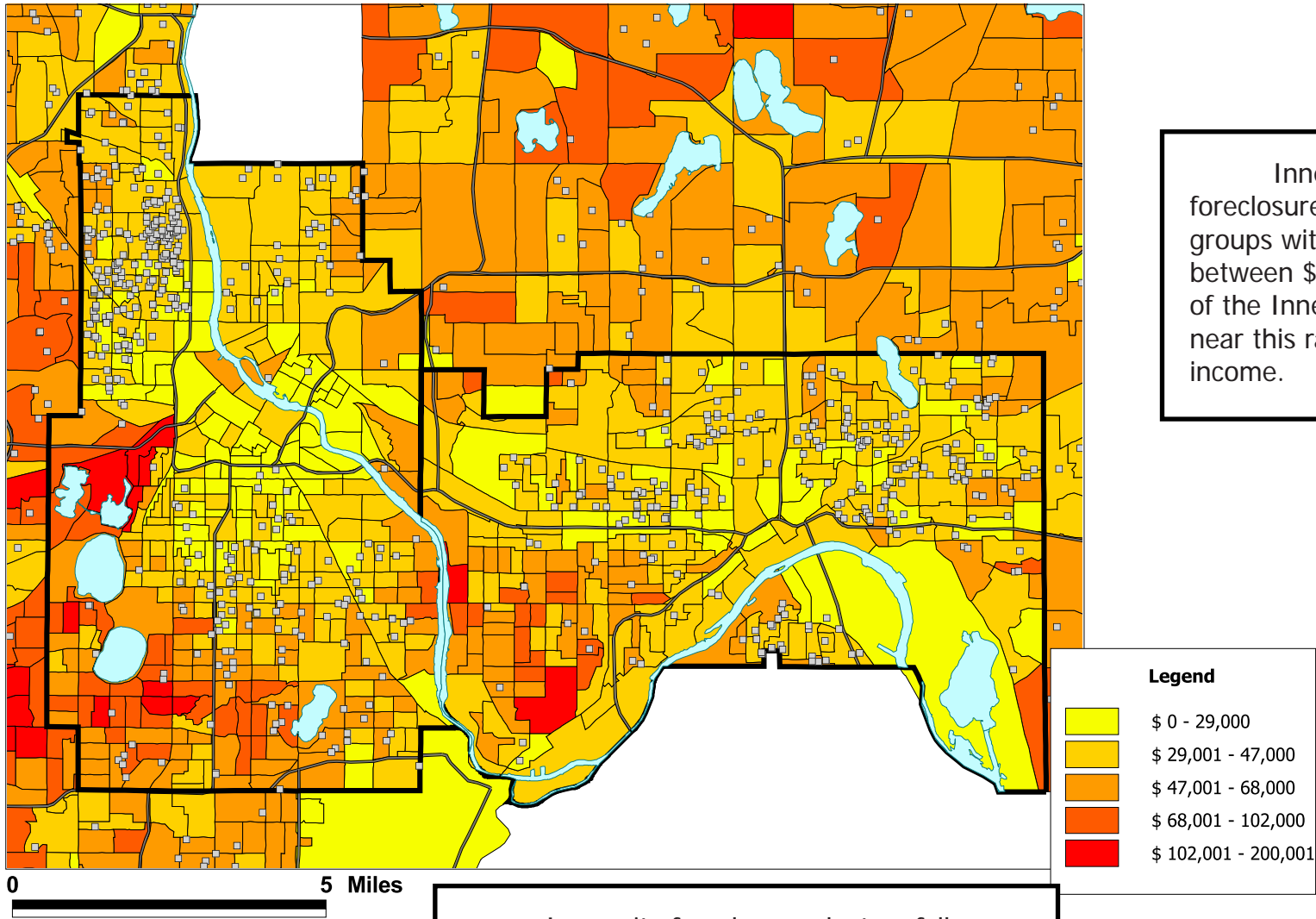


Percent Age 22-29 by Block Group

Inner-city foreclosure clusters exhibit high percentages of young people (under 18 years of age), especially cluster 1. As one would expect, areas that have high percentages of middle-aged and older people do not exhibit as many foreclosures as the younger population. This trend can also be seen in the suburbs, where the younger areas outside the inner-city have more foreclosures than older suburban areas.



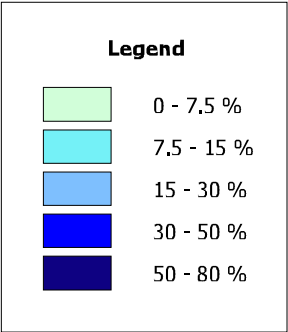
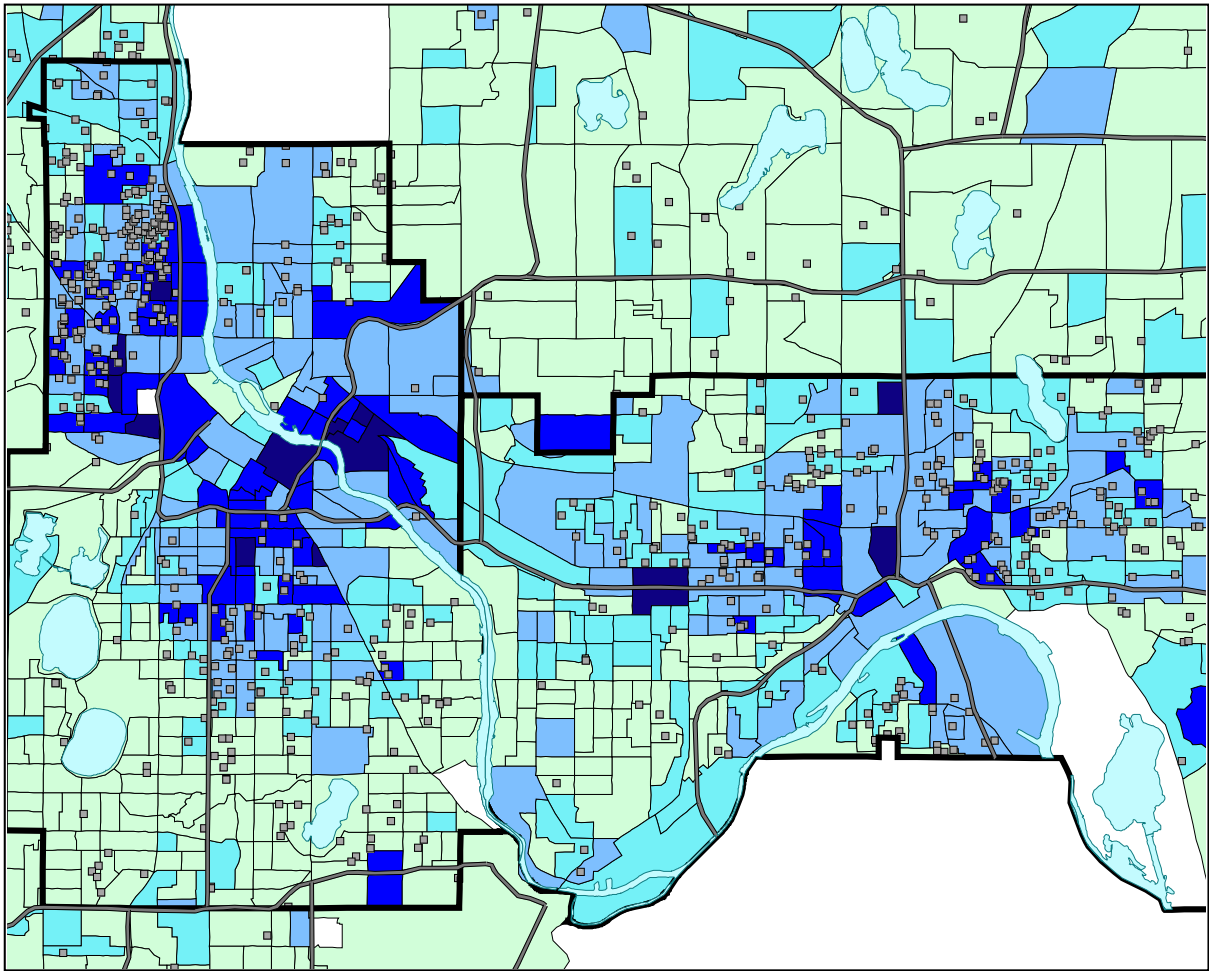
Median Household Income - 1999 Dollars



Inner-city block groups with foreclosure clusters mostly in block groups with a median income between \$29,001 to \$47,000. All 5 of the Inner-City Clusters fall in or near this range of median household income.

Inner-city foreclosure clusters fall mainly within block groups having 50-80 percent of the average median income. This applies to all 5 Inner-City Clusters of foreclosures. Block groups with less than 50 percent of average median income are often predominantly rental or industrial areas.

Percent of Households with 1999 Income Below Poverty Level



0 5 Miles

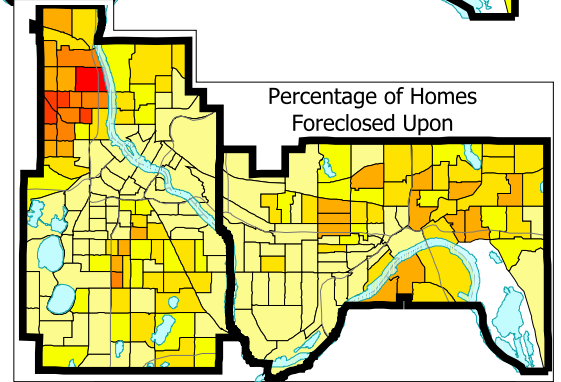
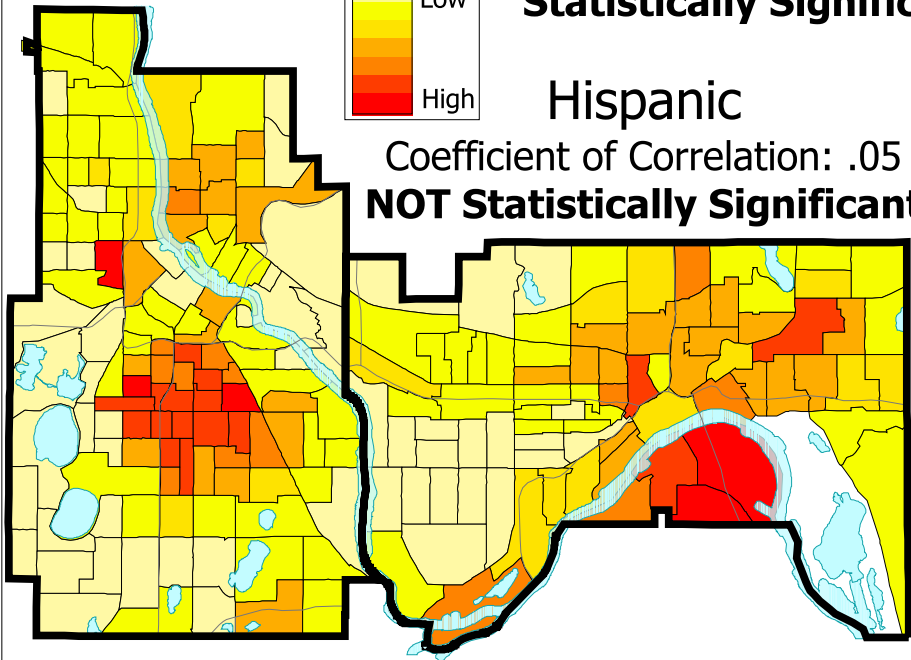
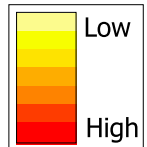
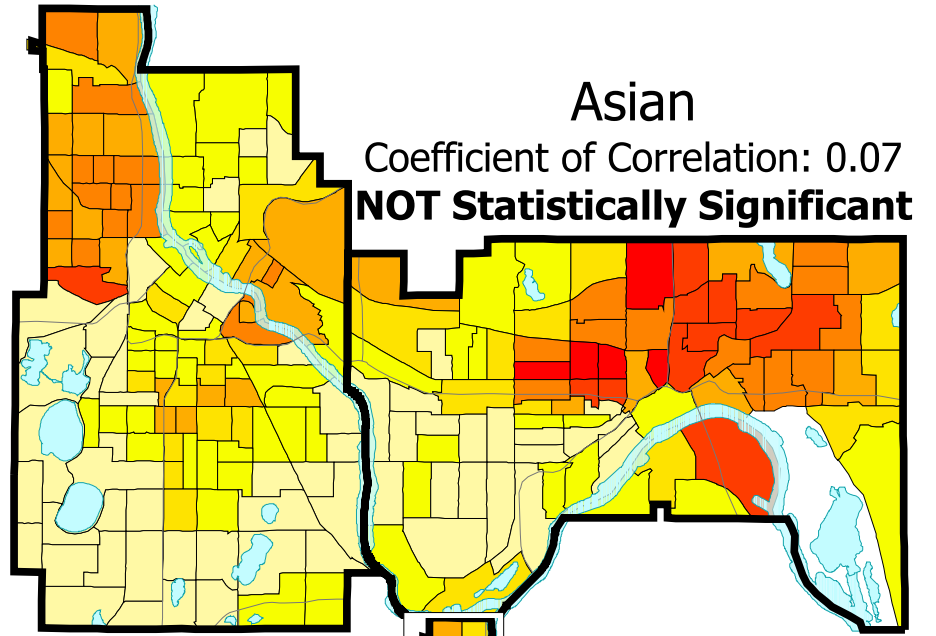
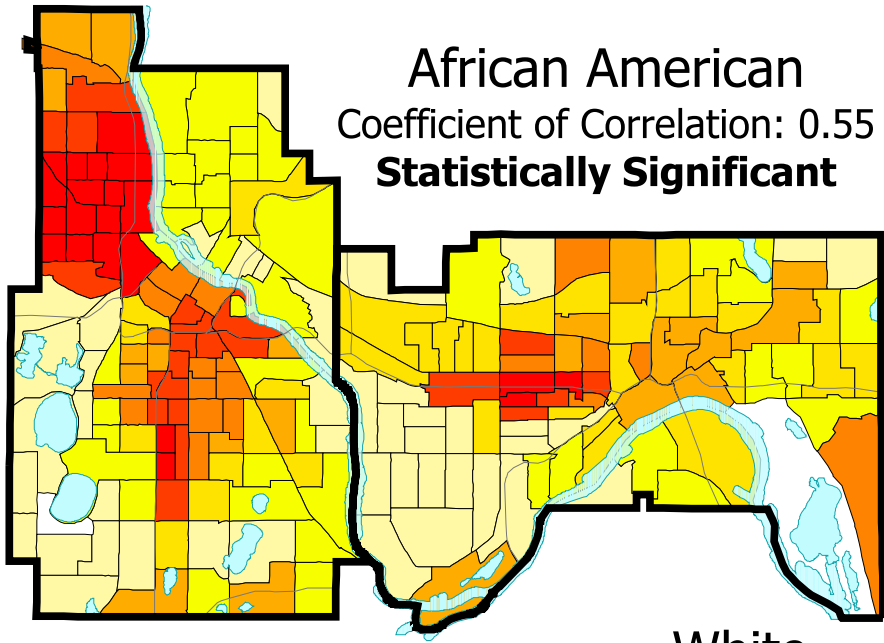
While a majority of block groups with foreclosure clusters appear to have poverty levels between 7.5-30 percent, this varies a lot. Cluster 1, Northwest Minneapolis, appears to have more block groups with 15-50 percent of households below the poverty level, more than any other cluster.

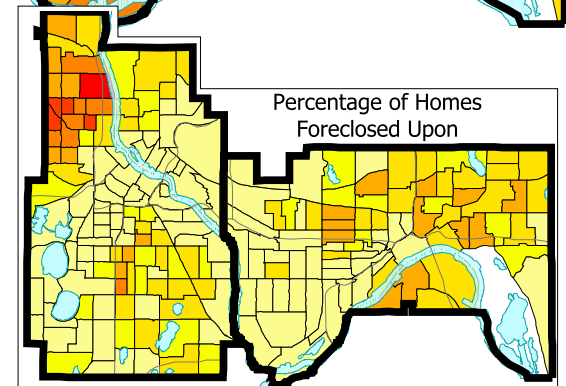
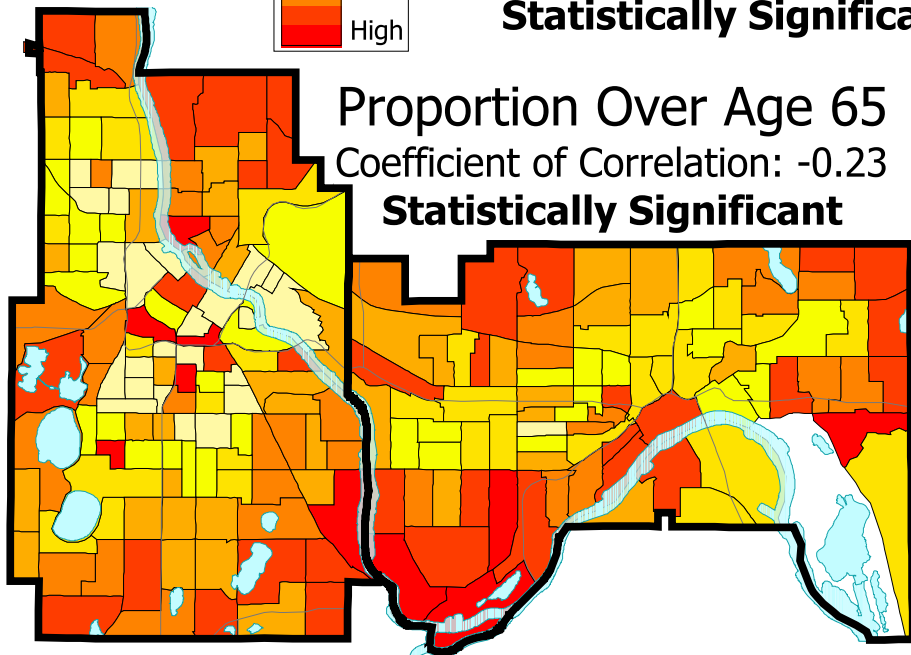
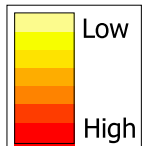
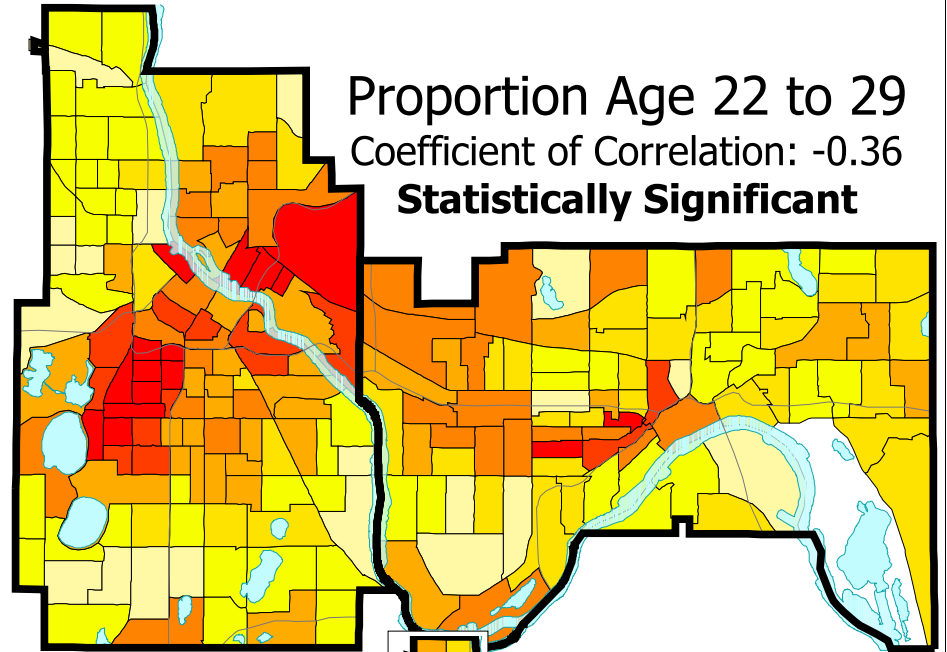
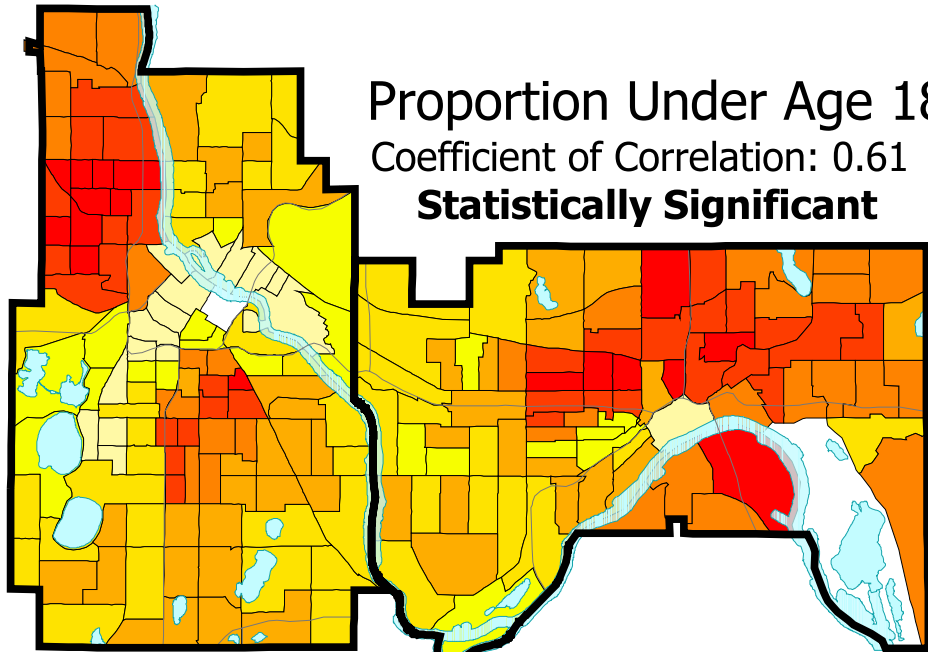
The majority of block groups with foreclosure clusters also appear to have higher percentage of African American households. Cluster 1 and 2 in Minneapolis especially have both high concentrations of foreclosures and high concentrations of African American households, with many foreclosures occurring on block groups where 30-80 percent of the households are African American.

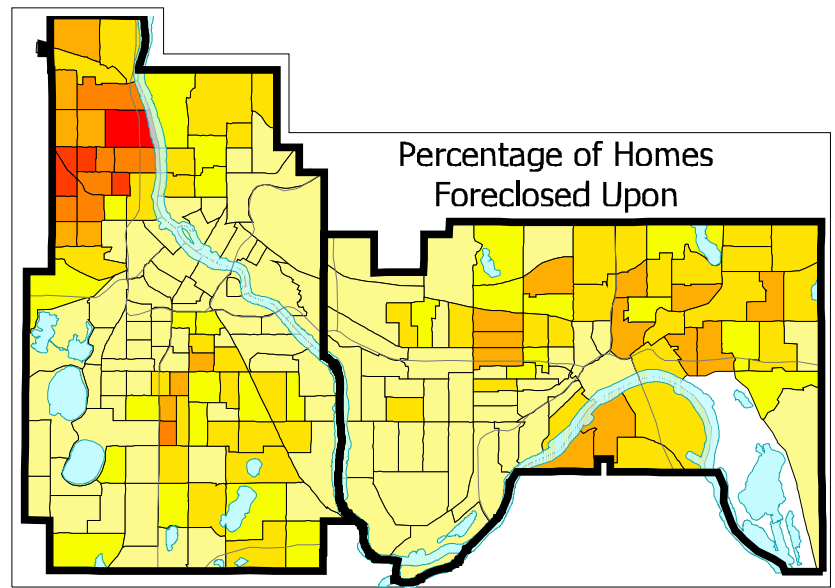
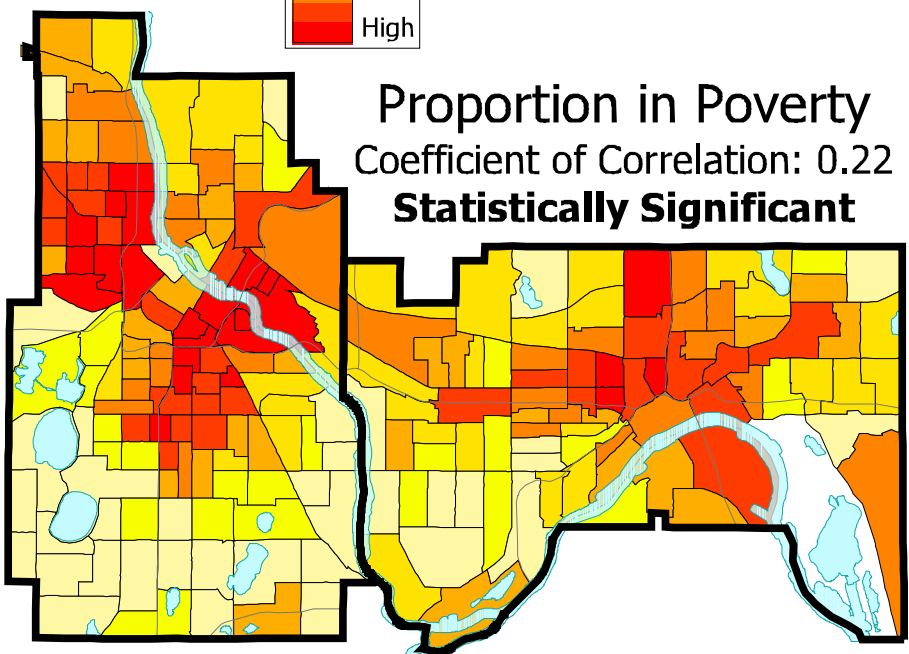
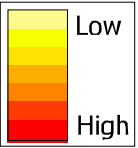
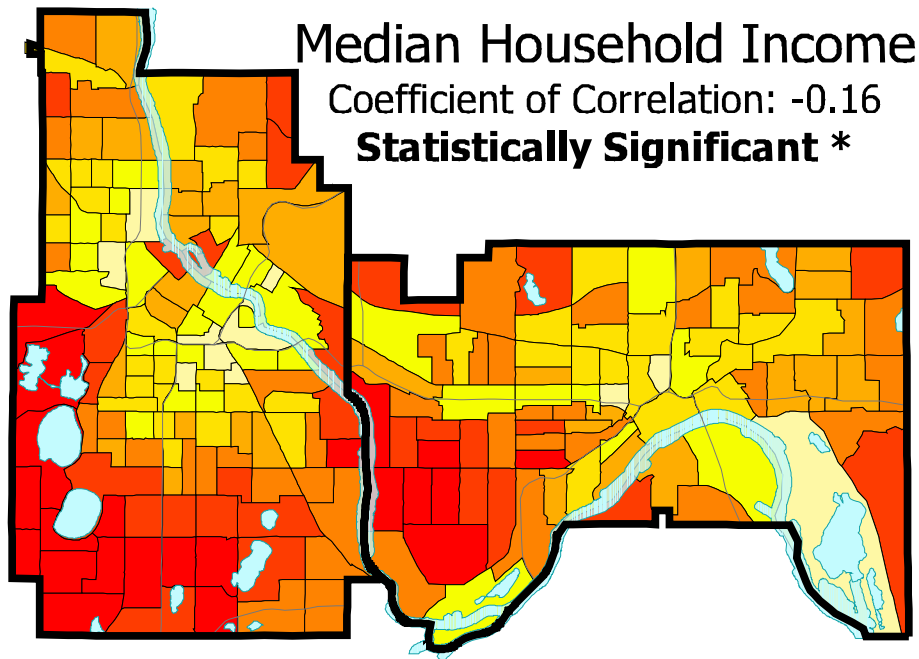
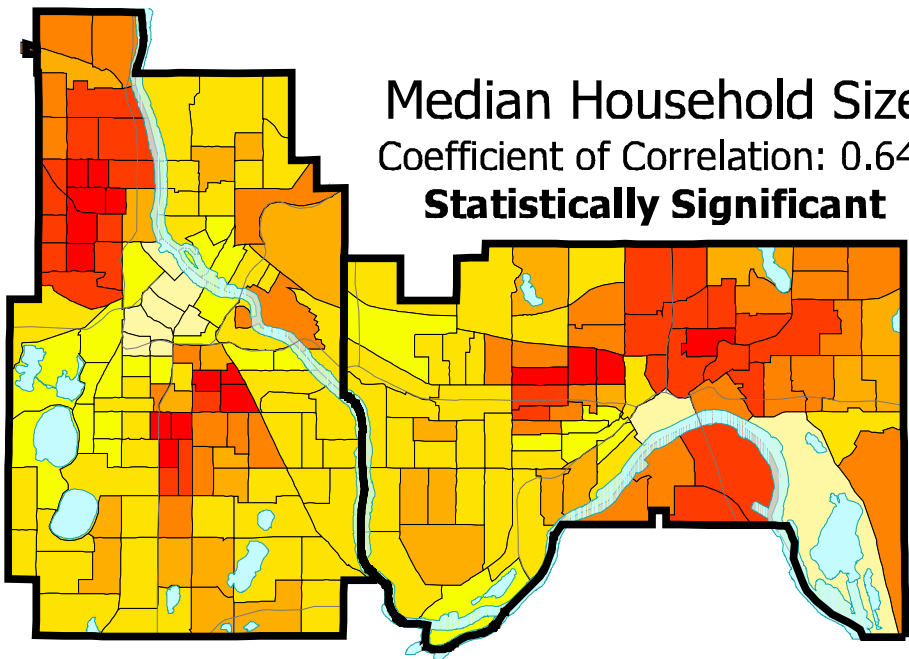
The highest concentration of Hispanic/Latino households are on the West Side of Saint Paul, or Cluster 5 with block groups 20-60 percent Hispanic. Cluster 2, South Central Minneapolis, also has a lot of block groups 20-35 percent Hispanic.

Block groups where higher concentrations of foreclosures and Asian households occur more often in Saint Paul, particularly Clusters 3 and 4. However, these occurrences do not appear to be very significant.

The inner-city areas with less than 20 percent white households appear to have the most foreclosures, in all of the 5 Inner-City Clusters of foreclosures. Moving beyond the inner-city, foreclosures occur mostly in block groups that are 80-100 percent white.







* - Only significant at a 95% level of confidence, not at a 99% level.