

Public Housing Agency of the City of Saint Paul

**PHA Plan for PHA FY 2013
(FFY 2012)
Attachments to Agency Plan, Version 1**

Note: All of the documents created in MS-Word are combined in a single file, and the two Capital Fund budgets (Attachments G and H) are Excel workbooks in separate files.

- Attachment A. Membership of the Resident Advisory Board
- Attachment B. Comments on Agency Plan and PHA Responses
- Attachment C. PHA Management Organizational Chart
- Attachment D. Officer in Residence Program
- Attachment E. Violence Against Women Act Amendments of 2005
- Attachment F. Pending Disposition Activities
- Attachment G. Capital Fund Program Annual Statements/Performance and Evaluation Reports for FFY 2009- 2011 and FFY 2012 Capital Fund Annual Statement (Application) (Excel file)
- Attachment H. Capital Fund Program 5-Year Action Plan (Excel file)
- Attachment I. Update: Public Housing Policy Changes
- Attachment J. Possible “Moving To Work” Application
- Attachment K. Possible Emergency Medical Technician (EMT) Program
- Attachment L. Section 8 Voucher Policy Changes
- Attachment M. Housing Needs; Excerpts from the City of Saint Paul, Minnesota Consolidated Plan and Submission 2005 - 2009 (PDF)
- Attachment N. Concept: Public Housing for Veterans or Other Eligible Families or Individuals

MEMBERSHIP OF THE RESIDENT ADVISORY BOARD

The following resident leaders were designated by the PHA Board of Commissioners on July 28, 1999 as the PHA's Resident Advisory Board (RAB):

- All members of the Hi-Rise Presidents Council (16 members, comprised of the president of each hi-rise).
- All members of the Family Residents' City-Wide Residents Council (16 members, including the four officers from each of the four family housing developments).
- The two PHA Commissioners who are residents of public housing (currently Harold Purtell and Maria Manzanares).
- Section 8 representatives who volunteered for the RAB in response to mailings and flyers in the Rental Office.

The Resident Advisory Board membership fluctuates due to changes in officers, residents moving out of public housing or leaving the Section 8 program, etc. Some public housing resident leaders who are not currently members of the Presidents Council or CWRC have participated actively in the RAB meetings.

PHA staff mailed RAB meeting agendas to all of the RAB members listed above. Mailings have also been sent to Southern Minnesota Regional Legal Services, Inc. (SMRLS).

SUMMARY OF COMMENTS ON AGENCY PLAN AND PHA RESPONSES

RAB Comments

The PHA **Resident Advisory Board** (RAB) met four times in August, September and October 2011 to discuss the Agency Plan requirements and drafts and other policy issues. Dave Lang, PHA Construction Programs Manager, talked to the Resident Advisory Board about the PHA process and timeline for developing the Capital Fund Program budget. The RAB did not submit any written comments on the draft Plan. Staff responded to RAB members' oral comments during the meetings.

Resident Comments on Capital Fund Needs

PHA staff attends Resident Council meetings in all hi-rises and family developments to describe the Capital Fund planning process and receive resident comments on capital planning needs. The residents did not submit written comments.

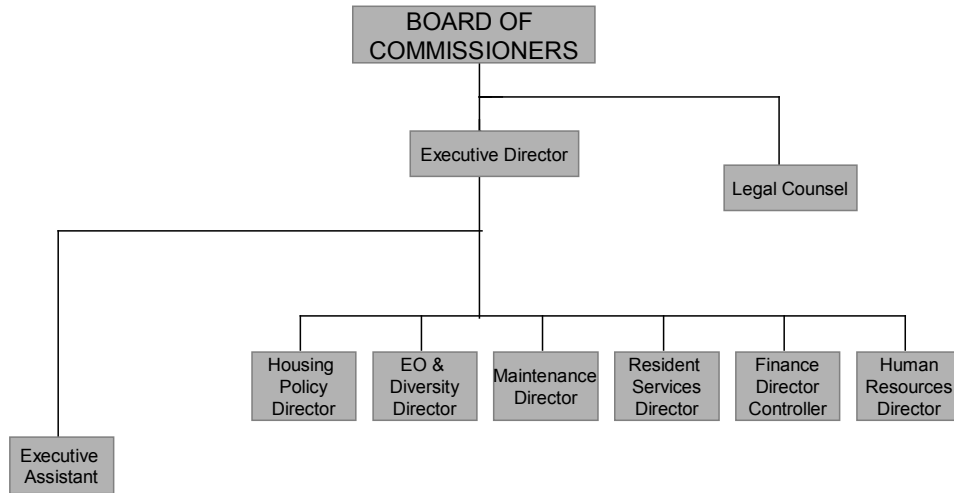
Comments from the Public Hearings

The Agency Plan Public Hearing will be held on November 17, 2011, at Neill Hi-Rise, 325 Laurel Avenue in St. Paul. If written comments are submitted before or during the hearing, the PHA will respond to them in the Agency Plan that is submitted to HUD.

ATTACHMENT C to Saint Paul PHA Agency Plan for PHA FY 2013 (FFY 2012)

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

BOARD APPROVED ORGANIZATIONAL CHART



Revision Approved 8/24/2005

Officer In Residence Program

HUD and the PHA's Board of Commissioners have approved the plan for the **Officer In Residence Program** that currently allows one Saint Paul Police Department officer to live in each of the PHA's hi-rise apartment buildings, and at one of the PHA's family housing developments. Each of the PHA's sixteen's hi-rises has an Officer In Residence, aside from short-term vacancies due to normal turnover. With the PHA Board's approval, two officers currently live at Central and Edgerton Hi-Rises. The PHA may consider adding more Officers in Residence in the future to further increase security for residents and staff.

Each Officer in Residence makes a one year commitment to the program initially, schedules office hours for resident contact, attends resident council meetings and get-togethers when possible, and provides information and assistance to staff and residents related to illegal activity in and around the development. The officer also parks a police squad car in an assigned space in front of the building during off-duty hours. In exchange for making these commitments, the Officers in Residence do not pay rent to the PHA. Each officer signs a special lease with the PHA.

The PHA staff and Commissioners believe that this arrangement is needed to improve security for residents and staff, complementing the successful ACOP community policing program.

Under current HUD policies the PHA no longer receives operating subsidy for dwelling units rented to law enforcement officers.

Violence Against Women Act Amendments of 2005

On April 25, 2007 the PHA Board of Commissioners approved a Policy on Protections for Victims of Domestic Violence (“VAWA Policy”) and related amendments to the PHA’s Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program. The policies are posted on the PHA’s Internet website, www.stpaulpha.org.

The PHA adopted these policies in compliance with the Violence Against Women Act (VAWA) Amendments of 2005. The Act also requires the PHA to describe in the Agency Plan any goals, objectives, policies or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking. (Sec. 603).

- The PHA supports the goals of the VAWA Amendments and will comply with its requirements.
- The PHA will continue to administer its housing programs in ways that support and protect residents (including Section 8 Housing Choice Voucher program participants) and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking.
- The PHA will not take any adverse action against a resident/participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. “Adverse action” in this context includes denial or termination of housing assistance.
- The PHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents.
- The PHA will continue to develop policies and procedures as needed to implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the PHA’s housing programs. The PHA cooperates with St. Paul area public and non-profit agencies that provide activities, services and programs to assist and support victims of domestic violence. (See attached list of agencies or go to the website for Minnesota Coalition for Battered Women - <http://www.mcbw.org>)
- The PHA’s VAWA Policy states that “The PHA will provide notices explaining the VAWA protections to applicants for housing assistance (both Section 8 Housing Choice Vouchers and Public Housing), to public housing residents and Section 8 voucher participants, and to property owners participating in the voucher program.”
- The PHA has provided VAWA training to its staff, and to other housing agencies through the Minnesota Chapter of NAHRO.

ATTACHMENT E to Saint Paul PHA Agency Plan for PHA FY 2013 (FFY 2012)

[Minnesota Coalition for Battered Women](#)

Minnesota Services Search

Search by Shelter Name, City or County

St Paul	Submit
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Search	Name	Business Phone	Crisis Line	Area Served
	St. Paul Intervention Project	651-645-2824	651-645-2824	Ramsey County
	Jewish Domestic Abuse Collaborative - Jewish Family Services of St. Paul	651-698-0767		Hennepin, Ramsey Counties
	Breaking Free	651-645-6557	651-645-6557	Ramsey County
	Casa de Esperanza	651-646-5553	651-772-1611	Hennepin, Ramsey Counties
	CSD of MN Deaf Domestic Violence Program	651-487-8867 (TTY)	dvhelp@skytel.com (crisis e-mail/pager)	Hennepin, Ramsey Counties
	Minnesota Network on Abuse in Later Life	651-636-5311		Statewide
	Praxis International	651-525-0487		National
	Southern Minnesota Regional Legal Services	651-228-9823		Southern Minnesota
	Women of Nations	651-251-1603	651-222-5836	Hennepin, Ramsey Counties
	Women's Advocates	651-227-9966	651-227-8284	Statewide
	Wilder Foundation - Violence Prevention and Intervention Services	651-280-2310		Ramsey, Anoka, Dakota, Washington
	Bridges to Safety	651-266-9901	651-266-9901	Ramsey County

Minnesota Coalition for Battered Women
 590 Park Street, Suite 410, St. Paul, MN 55103
 Voice: (651) 646-6177 or (800) 289-6177
 Fax: (651) 646-1527

Pending Disposition Activities

The only disposition activity underway or contemplated when this Plan was written was the sale of one scattered site public housing house.

It is a four-bedroom, single family home. The Board approved staff's recommendation to sell the property based on the high cost to repair and renovate the home to correct existing problems and to abate lead base paint, so that it could be brought up to the PHA's standards for scattered site homes. The PHA will submit a disposition application to HUD's Special Applications Center in November 2011 and the sale probably will occur near the end of the current PHA fiscal year or the new fiscal year that begins April 1, 2012.

The PHA is considering using the sales proceeds from this house along with other Replacement Housing Funds from HUD (from past sales of scattered site homes), to purchase or construct a multi-family public housing rental property to house veterans, possibly disabled veterans. The PHA's Board has given concept approval to explore this possibility along with other development opportunities.

Staff discussed this property disposition with the PHA's Resident Advisory Board on October 4, 2011. The RAB members said they supported the sale, after being assured that the family that had lived in the property would be (or had been) transferred to another public housing home and would continue to receive housing assistance.

The PHA also intends to request HUD approval to remove the PHA's Central Administrative Office Building (CAO), the W.A. Boss Building located at 555 Wabasha Street North, from a Declaration of Trust which secured HUD's interest in PHA property. This declaration of trust is shared with the MN1-40 project, a single family dwelling. Under HUD's "Asset Management" model the CAO is now part of the PHA's "Central Office Cost Center" so the declaration of trust in favor of HUD is no longer required.

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

[See above; no other pending disposition activities or plans.](#)

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

ATTACHMENT G-H to Saint Paul PHA Agency Plan for PHA FY 2013 (FFY 2012)

Attachments G and H to the Agency Plan are Excel Spreadsheets in separate files.

Attachment G. Capital Fund Program Annual Statements/Performance and Evaluation Reports for FFY 2008- 2010, including FFY 2011 Capital Fund Annual Statement (Application)

Attachment H. Capital Fund Program 5-Year Action Plan

ATTACHMENT I to Saint Paul PHA Agency Plan for PHA FY 2013 (FFY 2012)

UPDATE: PUBLIC HOUSING POLICY CHANGES

The PHA's Board of Commissioners has not approved any significant amendments to the PHA's Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program since the PHA submitted its last Annual Plan. The complete policies are posted on the PHA's Internet website,

www.stpaulpha.org.

POSSIBLE APPLICATION FOR “MOVING TO WORK” STATUS?

PHA staff and the Resident Advisory Board have discussed the possibility that the PHA may be able to apply to HUD to participate in the “Moving to Work” (MTW) program. A PHA approved for MTW has more flexibility in managing its HUD funding, with some latitude to streamline the current income and rent calculations in the public housing and Section 8 voucher programs, and other benefits. The details would be stated in a MTW Plan which would be developed with extensive involvement of PHA residents, stakeholders and the community.

If the PHA receives preliminary HUD approval to pursue Moving To Work status, the Resident Advisory Board will be reconvened to discuss it.

If the PHA is permitted to apply for MTW, we will post information on the PHA’s Internet website, www.stpaulpha.org.

Under Consideration: Emergency Medical Technicians

When this Plan was drafted the PHA was considering a possible program to house Emergency Medical Technicians (EMTs) in one or more public housing hi-rises, similar to the Officer In Residence Program (See Attachment D, above). PHA staff have had preliminary discussions with officials from the Saint Paul Fire Department, which trains and employs EMT's.

Such a program would have to be approved by the PHA's Board of Commissioners and HUD before being implemented.

Section 8 Vouchers Policy Changes

The PHA's Board of Commissioners has not approved any significant amendments to the PHA's Admission and Occupancy Policies for the Public Housing Program and the Section 8 Housing Choice Voucher Program since the PHA submitted its last Annual Plan. The complete policies are posted on the PHA's Internet website, www.stpaulpha.org.

ATTACHMENT M to Saint Paul PHA Agency Plan for PHA FY 2013 (FFY 2012)

The attached excerpt from the City of Saint Paul's Draft Consolidated Plan for 2010 – 2014 illustrates several facets of the housing needs in the community, in addition to the data shown in the attached Agency Plan.

Development Concept: Public Housing for Veterans or Other Eligible Families or Individuals

Over the past year the PHA staff and Board have been considering possibilities for developing new public housing, possibly for veterans, in a new or rehabilitated multi-unit building, using existing PHA resources to leverage other funds. We have had discussions with staff from the local and national offices of the Corporation for Supportive Housing (CSH), which has launched initiatives at the national and Minnesota levels to create housing with supportive services for homeless veterans. We are also discussing possible development opportunities with City of St. Paul staff and other interested parties.

At Resident Advisory Board (RAB) meetings in 2010 and 2011 staff discussed the proposed concept of developing a new multi-unit building for veterans, possibly homeless and/or disabled veterans, or other eligible groups, using the Capital Fund/Replacement Housing Factor fund, proceeds from property sales and other available public housing resources to leverage other funds. The RAB members said they supported the concept for developing new housing for eligible individuals or families, especially if it targeted veterans.