As described in this report, the PHA Board and staff focused on “RAD Conversion” throughout much of 2017-2018, meeting with residents and other stakeholders along the way. We are on track to submit the extensive “RAD Financing Plans” to HUD early in 2019, which should be one of the last big steps toward securing predictable, stable federal subsidies for most of the PHA’s formerly-public housing properties. With long-term contracts locking in subsidies for “Project-Based Rental Assistance” (PBRA) and annual inflation adjustments to those subsidies for 3,855 apartments, the PHA will be better able to manage, maintain and improve our properties. Importantly, this form of RAD conversion maintains public ownership and does not mean “privatization” of public housing.

In addition to preparing for the RAD conversion, the PHA staff has been focused on converting our computer business systems to a new software platform. The software systems allow our staff to efficiently process applications for housing assistance; schedule, conduct and record unit inspections; plan, budget and manage income (including rent collection) and expenses; plan and record maintenance and capital improvements in PHA-owned dwelling units; and manage the subsidies (over $3 million each month) paid to private property owners through the Housing Choice Voucher program.

**Mission Statement**

“The PHA helps families and individuals with low incomes achieve greater stability and self reliance by providing safe, affordable, quality housing, and links to community services.”
Hi-Rise Resident Council officers and PHA staff come together each year to recognize the important work of the council officers and resident volunteers. The focus at this year’s annual Recognition Event, which is organized by the Presidents Council, was on volunteers. Each Hi-Rise has residents who are willing to share their time and talents to improve the lives of all residents. The gardeners beautify the grounds and share fresh produce with all. Some residents attend the Wilder Leadership Program, to become better leaders in their community. Other residents are interested in helping residents maintain a healthy lifestyle by organizing walking groups or leading “Bone Builder” exercise classes. QuickBooks Peers assist the councils in use of funds and maintaining fiscal responsibility. The councils are guided in democratically electing new council officers each year by resident peers who have been trained as Election Judges.

PHA and HUD, recognizing the importance of resident-led programs, support resident volunteers through the resident councils. In addition, PHA provides training for residents and scholarships to the Wilder Leadership program and the Garden Mentorship training.

The Presidents Council and the individual Hi-Rise Resident Councils truly enable residents to create a positive living environment and improve the quality of life for all residents.

Hi-Rise residents engage in a number of health and wellness activities at their hi-rise and in their community. “Walkability” and crosswalk safety efforts are a focus at several hi-rise locations due to their proximity to busy city streets. Ravoux Hi-Rise Resident Council received a 2018 “Commuter Choice Honorable Mention Award” from Metro Transit for their ongoing efforts to improve walkability along Marion Street. “Having a new crosswalk helps me feel that I matter and that I am important to my community,” said one resident from Ravoux. Another resident shared, “Having a disability causes me to need a little more time to make it across the street. The marked crosswalk in front of the building helps people remember to slow down and wait for me to cross the street.”

Residents are moving more, exploring the city, and spending time in nature. Allina Health’s “Walk with a Doc” events promote walking, provide an opportunity to explore current health topics with a healthcare provider, and build social connections among residents. Walking events rotate to a different PHA site each month so each site can showcase their neighborhood. Trips to Saint Paul Regional Parks for fishing, nature scavenger hunts, wildlife walks and bird watching are a highlight of summer and fall activities with the Saint Paul Parks and Recreation Park Ambassadors. Residents had an opportunity to share input with City staff about park improvements to be included in Hidden Falls/Crosby Farm Regional Park’s Master Plan.
On Tuesday, August 7, 2018, the Roosevelt Homes Management staff and Roosevelt Resident Council hosted National Night Out in collaboration with the East Side Boys & Girls Club (BGC). Over 500 families and individuals in the neighborhood attended the event on the summer evening filled with fun and excitement!

There were more than 25 community partners and organizations represented who provided resources, games, prizes, entertainment and more to everyone. Event highlights included the MN National Guard rock climbing wall, the St. Paul Fire Department showcasing a live-fire kitchen safety demonstration, “Hear the Music” Hearing Health Experience by Songs for Sound, raffling off new and used bikes for children and youths by BGC and Allina Health, City Wide Resident Council and Roosevelt Resident Council funding for inflatables and raffle prizes, youth cultural dances, outdoor yoga by Grey Ducks, and PHA staff with ACOP officers volunteering to serve a good meal. The event was spectacular!

Promotes positive police-community relationships
The City Wide Resident Council of the City of St. Paul (CWRC) applied for and received a mini-grant from the Statewide Health Improvement Partnership (SHIP) to support healthy eating behaviors through community outreach at McDonough Homes. CWRC partnered with the PHA, Ramsey County Public Health Department, the City of St. Paul Parks and Recreation Department and the University of MN Extension to recruit and train McDonough Youth Champions about the negative health impact of sugary beverages and the benefits of drinking water. The Youth Champions designed and created “Rethink Your Drink” posters, made presentations to educate and mentor their peers and families about sugar shock, conducted outreach activities at various community events and starred in four short videos about “Rethink Your Drink”, to use in future educational programming. A special thank you goes out to the City of St. Paul and our partners for making the production of these videos possible.

PHA and City Wide partnered with “Free Bikes 4 Kids” for a 7th year to provide youth with a fitted bicycle and helmet provided by Allina Health. More than 1,600 bicycles have been given to families at PHA over the past seven years. “Two Men and a Truck” has provided moving services at no cost. A number of staff and volunteers helped out during the bike giveaway events. Each family site has a custom Nice Ride Bike “Fixtation” outdoor bicycle repair station with tire pump and tools available for use.

Four more public housing residents received $1,000 scholarships through the PHA’s George and Nancy Latimer Public Housing Resident Scholarship Program. The scholarships help pay tuition and other school costs for public housing residents and Section 8/HCV participants who are pursuing post-secondary education. This is the twenty-third year that the Board of Commissioners has budgeted for such scholarships. The scholarships are paid from the Building Fund, not from the PHA’s HUD funding. The PHA also received an anonymous contribution of $1,000 to help pay for these scholarships. With the current awards, the PHA has awarded 130 scholarships totaling $108,500.

On August 1, 2018, the PHA hosted a comprehensive Job and Resource Fair in partnership with Avivo and Augustana ElimCare at the Mt. Airy Homes Community Center. More than 25 employers and several community resource organizations offered job applications, training opportunities, free resume reviews and job seeking skills support to over 60 attendees from the community.

Twenty PHA residents have successfully completed small business training provided by African Economic Development Solutions (AEDS). Moving forward, these graduates will have access to unlimited counseling in business development, marketing insights, general support and financial advice, leads, and Shari’a banking if relevant. The PHA partnered with AIDS in December 2015 to bring Small Business Development Training to public housing sites. The most recent class, the largest one yet, ran from September 6, 2018, through October 16, 2018.
Valley Hi-Rise is an 11-story apartment building with 158 units originally constructed in 1963. Prior to the plumbing modernization, the building was experiencing a number of leaks and other plumbing issues that were causing damage to critical areas and units. The PHA replaced all the vertical water supply and waste lines in every unit of the building along with all the horizontal mains. The project was completed without displacing residents from the building and the plumbing work gave the PHA a chance to modernize the units.

Valley Hi-Rise has four different styles of units and each has a unique layout that required different solutions by the engineer, the architect and the contractor. The total length of the construction project was approximately one year working from one end of the building to the other.

The project was a success, being completed within the project budget and on schedule due to the hard work of all the St. Paul PHA staff and contractors. The residents were extremely happy with their modernized units with new kitchen cabinets, freshly painted walls, waxed floors and new plumbing fixtures. In addition, PHA maintenance staff were pleased with the results because the number of work orders to repair plumbing issues has dropped significantly.

On June 18, 2018, the PHA began a much needed remodeling and expansion of the Resident Services office space at the Roosevelt Homes Community Center. This work was made possible through the PHA’s non-routine operating budget. The Center was originally built in 1951 as a community hall with offices, a small daycare and a maintenance shop. It was expanded twice (1969 and 1992) to add new office space and expand the daycare center, computer lab and two offices.

Upon completion of the project in November 2018, the Resident Services office space expanded to include two conference rooms to serve larger families meeting with staff, an accessible bathroom on the first floor, storage for rental tools for the townhome residents and an expanded lobby with additional seating and vending. Staff also received a new kitchenette and expanded storage spaces for files and supplies. As part of the project, the common area floors were replaced and upgrades were made to the life safety systems throughout the building.

Plumbing Modernization

Valley Hi-Rise

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Center Renovation

On June 18, 2018, the PHA began a much needed remodeling and expansion of the Resident Services office space at the Roosevelt Homes Community Center. This work was made possible through the PHA’s non-routine operating budget. The Center was originally built in 1951 as a community hall with offices, a small daycare and a maintenance shop. It was expanded twice (1969 and 1992) to add new office space and expand the daycare center, computer lab and two offices.

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Center Renovation
The St. Paul PHA is a 28 consecutive year HUD designated high performing large PHA that owns and manages a $688 million physical plant of 4,273 housing units providing safe, affordable, quality housing to about 10,000 low income residents.

We are about to complete a RAD PBRA debt-free conversion. We are switching nearly our entire portfolio (3,855/4,273 units) to RAD PBRA. Why RAD PBRA? Because the St. Paul PHA will never privatize public housing. Under RAD PBRA, the PHA retains full ownership of this deeply affordable precious asset. And because we are a debt free conversion, we have no need to access Low-Income Housing Tax Credit (LIHTC) funds or other forms of financing that require the creation of a non-profit affiliate to hold the asset. RAD also offers the following advantages over traditional public housing funding:

- Through RAD, we are locking in for 20 years the better 2018 capital and operating funding Congress recently appropriated;
- We will receive annual inflation adjustments of 2% to 3% on that better money over the next 20 years;
- We will meet all projected capital needs for the next 20 years without the need for any debt financing. And we think the HUD multi-family regulatory framework has advantages over the HUD PIH regulatory environment for the converted properties.

Over the past several years the PHA has been replacing obsolete janitorial and snow removal equipment with the latest industry offerings. New walk-behind orbital floor scrubbers (like the blue Clarke floor machine in the photo below) offer an improved ergonomic design, longer battery life, greater throttle control and an ability to remove floor wax without the use of chemicals. New power snow brooms with rotating bristles sweep clean a 36-inch wide swath of pavement, improving pedestrian safety and reduce the need to apply ice melting chemicals (salt) that can be harmful to the environment.

At its September 26, 2018, meeting the PHA’s Board of Commissioners approved awarding a contract for installing Therapeutic Walk-In Bathtubs at Neill, Cleveland, Iowa, Dunedin, Wilson, Ravoux, Seal and Montreal Hi-Rises to Erickson Plumbing Heating Air Electric of Blaine, Minnesota. The contract consisted removing the existing bathtub in one tub room at each of the eight Hi-Rises and installing a therapeutic walk-in tub in its place, along with installing a new floor drain in each of those tub rooms. The new bathtubs enhance the quality of life of our Hi-Rise residents.
Partners Recognition

Every other year the Agency takes time to formally recognize and thank the agencies and individuals who have dedicated their time, resources, and expertise not just to the St. Paul Public Housing Agency, but more importantly, to the approximately 21,000 individuals we assist who either live in public housing or receive a Housing Choice Voucher. To date, the PHA has entered into approximately 104 formal partnerships.

At the 2018 Partners Recognition Event, the Resident Initiatives Department (pictured in the bottom left) highlighted the following partners:

- Susan Brown of Mademoiselle Miel, who utilizes space on the roof of the PHA’s Central Administrative Office for urban beekeeping. (Top row, middle)
- The University of Minnesota Extension: Master Gardeners Program. Certified Master Gardeners are matched with resident gardening committees to provide mentoring services. (Top row, right)
- The Amherst H. Wilder Foundation’s Twin Cities Mobile Market, a retro-fitted metro transit bus that is a grocery store on wheels serving nine PHA sites. (Bottom row, right)
- The University of Minnesota School of Nursing and the University of Minnesota Extension: Center for Family Development for their work with the Dunedin Hi-Rise and family resident councils on nutrition access and education, and physical activity. (Bottom row, middle)

PHA Agency Goal #12 is “Continue active leadership in national and state housing organizations.” Our staff serve leadership roles in the National and Minnesota NAHRO (National Association of Housing and Redevelopment Officials), the Public Housing Authorities Directors Association (PHADA) and the Council of Large Public Housing Authorities (CLPHA). PHA staff also serve on boards for other non-profit organizations that share our mission and goals.

Section 8/HCV Programs Manager Dominic Mitchell serves on MN NAHRO’s Board of Directors and National NAHRO’s Professional Development Committee. (Photo on right)

PHA staff helped Accessible Space Inc. (ASI) celebrate its 40th Anniversary in 2018. Since 1988 the PHA’s partnership with ASI has provided affordable, accessible housing with services to hundreds of residents with mobility impairments. (Photo lower left)

ACOP (A Community Outreach Policing Program) continues to demonstrate the effectiveness of partnerships between public housing and police departments through community policing. With leadership shared between the PHA and the St. Paul Police Department, ACOP improves safety for PHA residents and staff and benefits the St. Paul community as a whole. (Photo lower right)
The PHA works closely with community organizations to ensure that hi-rise residents with limited mobility are still able to access needed services such as groceries and health care, by bringing these resources onsite. In December 2014, the PHA partnered with the Amherst H. Wilder Foundation’s Twin Cities Mobile Market (TCMM) to bring fresh, low cost healthy food options to four PHA sites on a regular basis. The TCMM has also made efforts to be as inclusive as possible by being responsive to resident requests for culturally specific food items, and by providing alternative shopping methods for residents who may not be physically able to leave their apartments or board the bus. Over the past four years, this partnership has increased to include nine PHA locations that are now serviced by the TCMM on a bi-weekly basis.

Due to increasing needs at our hi-rises, five new Assistant Manager positions were added to the Hi-Rise Management Team. The Hi-Rise Management Team oversees 14 of the 16 PHA hi-rises scattered throughout the City of St. Paul. The new Assistant Managers started work in October and November 2018. Since then, there has been increased satisfaction with customer relations and service delivery to PHA tenants, in addition to increased staff presence on-site. Resident concerns and lease compliance issues are addressed more promptly. Staff have more time for scheduling appointments and for seeing residents who walk in.

On April 12, 2018, the PHA held a reception to bid farewell to A Community Outreach Program’s (ACOP) then-Sergeant Kent Cleveland and welcome his successor, Sergeant Don Grundhauser. ACOP is a partnership between St. Paul PHA and St. Paul Police Department (SPPD) for community policing. It was created in 1991 with funding from HUD’s Public Housing Drug Elimination Program (PHDEP). The grant ended in 2002; however, the St. Paul PHA has made it a priority to continue the program out of our operation funds. The program has been going strong for 28 years.

Commander Cleveland led the ACOP unit from 2012-2018. During that time, he raised the bar for community policing. During his tenure, he helped put many high profile criminals behind bars, brought National Night Out and Safe Summer Nights to a whole new level and further solidified the PHA/SPPD partnership.

Sergeant Don Grundhauser is a 23-plus-year veteran of the SPPD. Prior to ACOP, he was assigned to the Patrol Division, Special Weapons and Tactics (SWAT) Unit, the Focusing our Resources on Community Empowerment (FORCE) Unit, the Narcotics Unit, the Gang and Gun Unit, and the Alcohol, Tobacco, Firearms, and Explosives Federal Task Force. Sergeant Grundhauser grew up in St. Paul and continues to volunteer and serve the community.
At its March 2018 meeting the Board approved converting the Agency’s housing management software to Tenmast Software. The PHA “went live” in the new software on November 13, 2018.

In preparation for the conversion over 100 PHA staff members received hands-on training in the Tenmast software system in addition to completing more than 2000 online training modules through Tenmast University. Each department also had the opportunity to select at least one “Power User”. Power Users received more intense training, enabling them to be front line experts on the Tenmast system. After the software conversion these individuals will continue to serve as resources to their coworkers, assist in software training of new employees, and provide a point of contact for future procedural changes and troubleshooting of common problems. While many staff hours have been spent on the software conversion, it is still a work in progress. PHA project leaders will continue to coordinate with staff to collect and extract the data necessary to generate various departmental reports. There are also further implementation tasks scheduled for the coming year including a new online application, tenant portal and landlord portal, and additional software conversion and implementation tasks in connection with the PHA’s upcoming RAD conversion.
PHA Hi-Rise Apartments

Units
Central Hi-Rise 144
Cleveland Hi-Rise 144
Dunedin Hi-Rise 143
Edgerton Hi-Rise 221
Exchange Hi-Rise 194
Front Hi-Rise 151
Hamline Hi-Rise 186
Iowa Hi-Rise 148
Montreal Hi-Rise 185
Mt. Airy Hi-Rise 153
Neill Hi-Rise 104
Ravoux Hi-Rise 220
Scotia Hi-Rise 144
Valley Hi-Rise 158
Wabasha Hi-Rise 71
Wilson Hi-Rise 187

Total Hi-Rise Units 2,553

Total Public Housing Units 4,273

Total Housing Choice Voucher Units 4,714

Total PHA-Owned and Section 8 Units 8,987

Family Housing Developments

<table>
<thead>
<tr>
<th>Housing Development</th>
<th>Units</th>
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<tr>
<td>Dunedin Terrace</td>
<td>88</td>
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<tr>
<td>McDonough Homes</td>
<td>592</td>
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<tr>
<td>Mt. Airy Homes</td>
<td>302</td>
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<tr>
<td>Roosevelt Homes</td>
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<td>Total Housing Develop 1,302</td>
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Family Scattered Site 418