

Affordable Housing Preservation and New Production at PHA



May 2018

1. Core efforts:

- Continue aggressively seeking additional funding to preserve the 4,274 units of public housing the PHA owns and manages. (The insured value of this stock is \$659 million. The average income of PHA residents is \$18,400, about 25% of the AMI.) Preservation funding sources include the federally funded Capital Fund Program (CFP) and Rental Assistance Demonstration (RAD), the Minnesota Housing POHP program, and the FHLBDM affordable housing program.
- Continue aggressively seeking funding to preserve and expand the PHA's Housing Choice Voucher (HCV) program that provides 4,699 affordable housing opportunities to households renting privately-owned homes and apartments. (The average income of HCV participants is \$16,000, about 20% of the AMI.) New production includes VASH, FUP, Mainstream and Tenant Protection Vouchers.

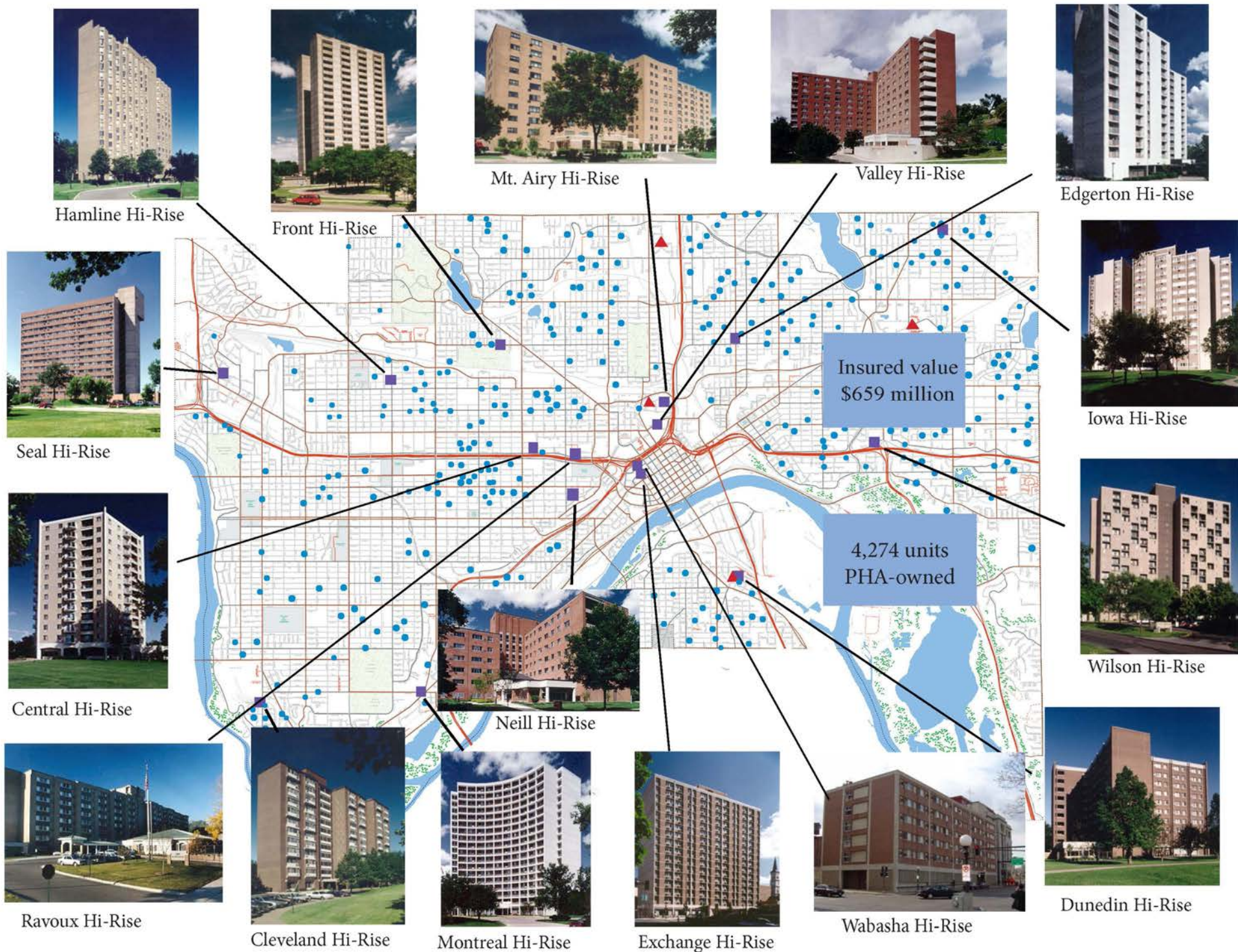
2. Cooperation with longstanding partners (i.e., Ramsey County, the St. Paul Foundation, the City of St. Paul, and others) on policy, preservation and new production efforts:

- Pursuing Board approval to offer 100 PBV over the next five to ten years for supportive housing for people experiencing homelessness, leveraging the creation of additional affordable housing beyond the PHA voucher; and/or
- Pursuing Board approval to offer another 100 PBV over the next five to ten years for mixed-income affordable housing developments, leveraging the creation of additional affordable housing beyond the PHA voucher; and/or
- Pursuing Board approval to offer up to 25 VASH PBV over the next five years, creating stable housing opportunities for our veterans; and/or
- Administering new and renewed products with partners (such as a locally funded shallow rent subsidy program, homeownership opportunities, new Mainstream, FUP, and VASH voucher allocations); and/or
- Participating in community-wide discussions and solutions regarding the old Mary Hall structure.

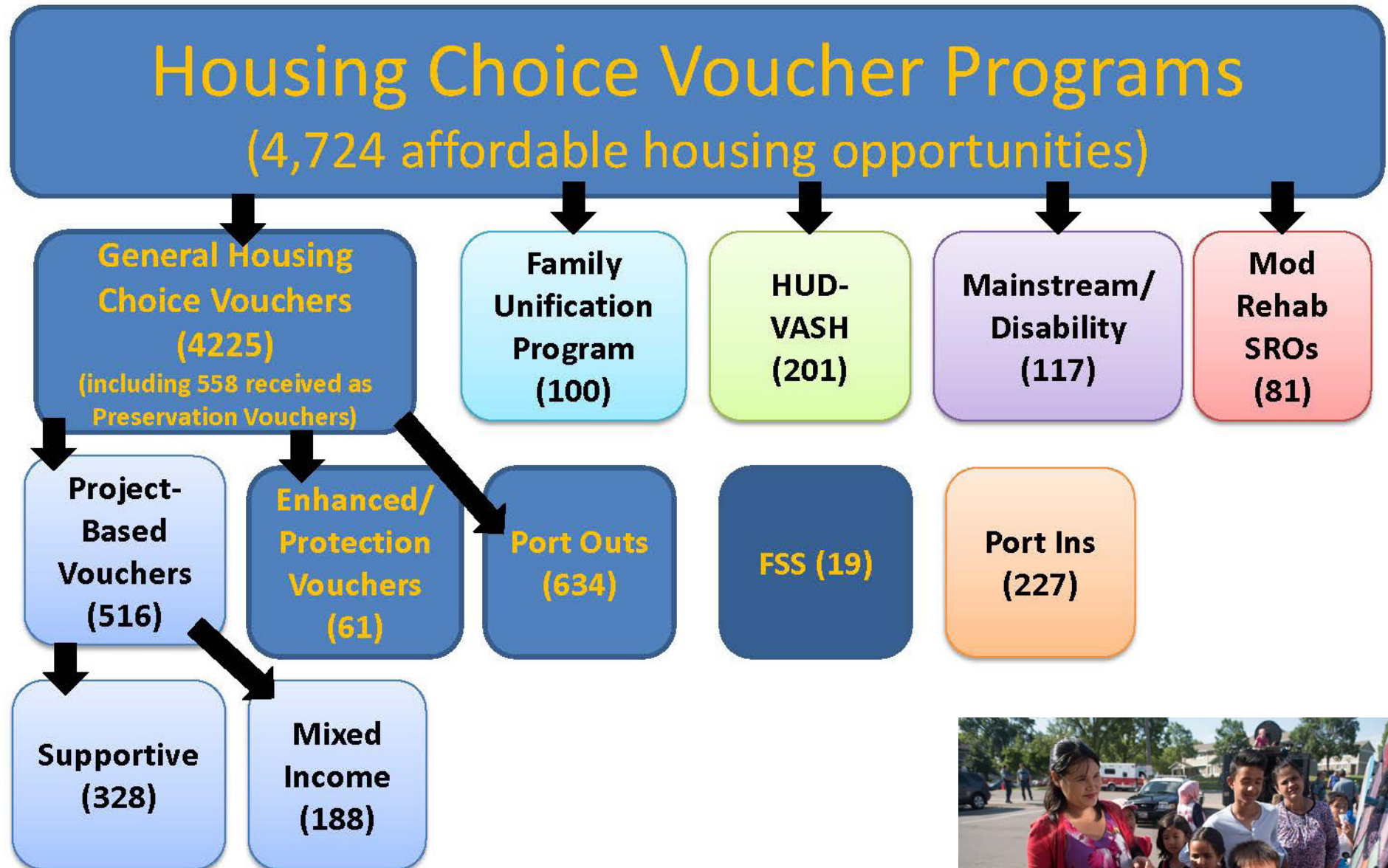
3. Further "outside the box" preservation and new production ideas:

- PHA as a possible co-developer of affordable housing on property the PHA owns (i.e., expand the Central Office parking structure and include new affordable housing; develop affordable housing on Valley Hi-Rise land; in-fill affordable housing at other PHA-owned sites such as Valley and Seal Hi-rises; increase density of affordable housing at select PHA duplex sites).
- PHA as a possible co-developer of affordable housing on property the City or County owns (such as the Public Health site Ramsey County owns adjacent to our Central Office and across the street from a Green Line transit station).
- PHA could work with the City to pursue joint goals recommended in the Fair Housing Report, including participation in City Landlord trainings, developing exception rent areas, or other owner recruitment ideas included in the report. PHA could also look outside the report and consider other voucher mobility ideas, including increased shopping times for voucher holders.
- PHA as a limited funder of new production ideas if our resources are matched with other re-purposed or re-imagined funds (said that way because these are fully subscribed with vested stakeholders), including CDBG, HOME, HRA tax-levy, Ramsey County HRA tax levy, etc. PHA dollars help leverage other sources of funding while furthering PHA's mission for St. Paul's low-income residents.

Public Housing Program



Housing Choice Voucher Program



FACTS about PHA and HCV

About PHA

1. The PHA owns and manages 4,274 units of public housing, comprised of
 - 2,554 Hi-Rise units
 - 1,720 Family units, including 418 Scattered Site single family homes and duplexes.
2. The insured value of the PHA's property is \$659 million.
3. The PHA has maintained a 99% occupancy rate for 22 consecutive years.
4. In FY 2017, the PHA achieved "High Performer" status under PHAS for the 27th consecutive year.
5. The PHA collects over 99% of rents.
6. The annual crime statistics report (provided by the St. Paul Police Department) confirms that the crime rates in the PHA's family housing areas continue to be lower than the citywide average for Part 1 Crimes. Part 1 Crimes include homicide, rape, robbery, aggravated assault, residential burglary, commercial burglary, theft, motor vehicle theft and arson. (SPPD Calls for Service, 2016.)
7. PHA has 30 years of data confirming the average length of stay in public housing is 7 years.

About HCV (Housing Choice Voucher) Programs

1. The HCV administers 4,699 housing opportunities with private landlords, totaling \$42.5 million/yr.
2. The HCV administers 516 Project-Based Vouchers to date, with over 60% committed to participants utilizing supportive services.
3. The HCV Program has been a "High Performer" under HUD's Section 8 Management Assessment Program (SEMAP) for 17 consecutive years.
4. The HCV Program has utilized over 98% of the funding/vouchers for 17 consecutive years, recently utilizing 99.95% of vouchers (53,434 unit months utilized out of 53,462 available) in 2017, and utilizing 100.00% of vouchers (53,155 unit months utilized out of 53,153 available) in 2016.
5. The HCV Program administers the program with no regard to race, most recently (FY 2018) serving 63% African American participants, 28% Caucasian participants, and 6% Asian American participants; while our waiting list included 61% African American applicants, 21% Caucasian applicants, and 8% Asian American applicants.

