The Saint Paul Public Housing Agency (PHA) is governed by a Board of Commissioners, whose members are appointed by the Mayor of Saint Paul and confirmed by the Saint Paul City Council. The Commissioners represent a variety of interests, but share a commitment to maintaining excellence in all of the PHA’s programs.

Commissioners during the PHA's Fiscal Year 2005
(left to right)

Top: Ong Yang, Family public housing resident; Tom Reding, Assistant Chief of Police, Saint Paul Police Department (Retired); Shirley Kane, Hi-Rise public housing resident
Bottom: Marty Strub, Sheet Metal Workers Local 10; Katherine Hadley, Director, Minneapolis Public Library; Kevin Lindsey, General Counsel, Halleland Lewis Nilan & Johnson

Above: PHA Executive Director Jon Gutzmann and Board Chair Andy Boss at a PHADA conference.

Michael Driscoll
PHA Legal Counsel
In this report we highlight the PHA's expert Finance, Accounting and Management Information Systems (MIS) staff. They support every aspect of our Public Housing and Housing Choice Voucher operations (over $65 million annually) and help the PHA maintain its record of eight consecutive years with no audit findings.

It seems like prudent fiscal management of housing programs becomes more difficult every year. When Congress and HUD change funding amounts and requirements abruptly, without clear and timely guidance, our finance experts and program managers work feverishly to keep the programs stable.

The Public Housing Operating Fund Rule is one of the biggest issues facing public housing agencies. PHA's are fearful that HUD is using "accounting guidance" to drive management decisions at the local level, putting even high-performing agencies at risk. The St. Paul PHA will continue to advocate for reasonable, flexible interpretations of statutory requirements and adequate funding to support safe, affordable, quality housing.
Hi-Rise Living

The changing population in PHA hi-rises reflects the changing world around us. In each building there is diversity in ages, races, cultures, and talents. Resident Councils and organizations offering services and programs in the hi-rises provide opportunities for residents to share their life histories, skills and experiences with each other, all contributing to a diverse and rich cultural environment.

Human Service Coordinators in each building help residents connect with needed resources and services, navigate Medicare Part D, connect with interpreters for those with limited English skills, and assure that those with handicaps and disabilities can access needed accommodations.

Above: Neill Hi-Rise, with 104 apartments, is located in the Cathedral Hill neighborhood.
2005 PHA Scholarship Recipients

Yusef Isse, Seal Hi-Rise, is attending Inver Hills Community College, pursuing a degree in Communications. A Somali immigrant to the United States, he attended ESL classes to learn English when he arrived. He is the first person in his family to complete high school and pursue a college education. He helps support his family and this scholarship opportunity will allow him to continue to pursue his educational dreams.

Meisha Martin, Central Hi-Rise (not pictured), is attending Augsburg College, where she is in her fourth year of study toward a degree in Social Work.

The PHA has awarded 61 resident scholarships over the last ten years. Now the funding ($5000 annually) comes from renting space in the PHA's administrative office building to commercial tenants. (See page 9)
Families housed in townhome developments, duplexes, and single family homes have easy access to services, programs and events in PHA-owned community centers in the PHA’s four family development sites. To help eliminate barriers to employment and strengthen resident families, the PHA’s community partners provide Head Start, Early Childhood and Family Education (ECFE), employment services, computer labs, tutoring programs, scouting and 4H programs, support groups for parents and youth, English language learning (ELL), citizenship classes, and other support services.

Active resident councils represent each family development site and Scattered Sites. Through the individual Councils and the City-Wide Residents Council, residents advise the PHA and provide leadership in their communities.

Roosevelt Homes hosted this year’s National Night Out celebration, which included a mariachi band.

At right: ACOP officers Laura Syring and Jon Conney laugh it up after dunking a fellow officer in the dunk tank at National Night Out.
2005 PHA Scholarship Recipients

**Robert Butler, Section 8 Voucher Participant** (above left), is attending Minneapolis Community & Technical College where he is pursuing a degree in Addiction Counseling and hopes to go on for a Bachelors Degree in Program Development. He says he hopes that this education will teach his children to work hard, and provide him and his family with a better way of life. Mr. Butler is enrolled in the PHA's Family Self-Sufficiency (FSS) program.

**Patricia Kelsey, Roosevelt Homes** (above right), is attending Saint Paul Community and Technical College, where she is pursuing a degree in Nursing. She is the mother of four small children. She hopes to get her CNA license and her LPN license. She is currently carrying a 4.0 grade point average. She hopes this scholarship opportunity will help her achieve her long-time dream of becoming a Nurse.

**Hellen Mekonnen, Mt. Airy Homes** (not pictured), is attending St. Cloud State University, pursuing a degree in Nursing. She has lived at Mt. Airy Homes since January 2002. She says she hopes this scholarship opportunity will help her achieve her goals so she can continue to help her family and her country.

This page: More photos from National Night Out, a fun annual event coordinated largely by residents.
Modernization work is continuing in 484 townhome units at McDonough Homes family site, built in 1952. Units get new bathrooms, kitchen cabinets, doors, floors and paint; and outside, new roofs, porches and stucco. Site work includes adding parking, improving site drainage and replacing sidewalks. The PHA is spreading the cost over several years of HUD Capital Fund grants. Units remain occupied while most of the work happens. Families are moved to a vacant unit at McDonough for 28 days while interior work in their unit is completed.
To supplement subsidies from HUD, the PHA leases space in its Central Administrative Office building to commercial tenants. The Minnesota Credit Union Network moved in during 2005, joining the Citizens League and Dr. Duane Jeske, DDS. The PHA’s Rental Office and administrative offices occupy the third and fourth floors.
Andy Boss has served on the Saint Paul Public Housing Agency’s Board since 1986. He is both the longest-tenured Commissioner and the longest-serving Chair in this PHA's 28-year history.

Jon Gutzmann says, "Andy has been an invaluable resource to the PHA Board and staff, and to me personally. He provides a unique perspective on many issues facing the PHA, as he draws on his leadership roles in finance, employment, community development and education. He is sensitive to City needs and neighborhood concerns, and personally committed to the PHA's mission of serving low-income people."

Left: Andy Boss received Minnesota NAHRO's Dedicated Service Award for Commissioners in 2005.

Top: PHA Board Chair Andy Boss and Executive Director Jon Gutzmann

Bottom: PHA Board members prepare for a meeting. Left to right: Kit Hadley, Shirley Kane, Ong Yang, Marty Strub, Andy Boss and Tom Reding
Jon Gutzmann, the PHA's Executive Director since 1987, was elected to a two-year term as President of the Public Housing Authorities Directors Association (PHADA) in May 2005. PHADA represents the professional administrators of approximately 1,900 housing authorities from all over the United States. Working with PHADA's other officers, members and professional staff, Jon continues to advocate for needed reforms in affordable housing programs.
Below Maxine Donovan, Administrative Support Technician and Michelle Kallenbach, Accountant, get ready to process tenant rent statements.

Above: Assistant Controller Ron Moen and Junella Pichelman, Finance Director/Controller

At left: Rich Perrizo, Administrative Support Specialist; Pat Schumacher, Administrative Support Technician; and Patrick Riley, Accounting Operations Manager

Above: Rick Betz, Budget and Reporting Manager
The PHA's expert Finance, Accounting and Management Information Systems (MIS) staff support every aspect of our Public Housing and Housing Choice Voucher operations (over $65 million annually).

In FY 2005, Finance Department staff:
- Processed 8,073 accounts payable checks to vendors totaling over $21.8 million and 22,947 checks to Section 8 landlords for more than $34.5 million
- Prepared and mailed 50,533 rent statements.

The PHA's in-house computer experts:
- Maintain and upgrade a wide area network serving 175 users
- Provide "Help Desk" service to all computer users
- Maintain and upgrade the PHA's phone systems.
## FY 2005 Financial Statements

### Assets
- Cash: $1,654,025
- Accounts Receivable: $1,537,151
- Investments: $18,397,822
- Prepaid Expenses, Inventory and Other: $1,212,825
- Capital Assets, Net: $135,858,798

**Total Assets**: $158,660,621

### Liabilities
- Accounts Payable: $2,170,264
- Accrued Expenses: $3,235,366
- Security Deposits & Deferred Revenue: $2,200,933
- Long-Term Debt: $1,300,000

**Total Liabilities**: 8,906,563

### Net Assets
- Investments in Capital Assets, Net: $134,558,798
- Restricted Net Assets: $14,607,520
- Unrestricted Net Assets: $587,740

**Total Net Assets**: 149,754,058

**Total Liabilities & Net Assets**: $158,660,621

### Revenue
- Rental Revenue: $10,636,792
- HUD Operating Grant Revenue: 48,123,406
- Capital Grant: 5,171,832
- Other Government Grants: 126,894
- Investment Income: 306,890
- Other Income: 7,406,913

**Total Revenue**: 71,772,727

### Expenses
- Administration: 11,523,276
- Tenant Services: 3,493,374
- Utilities: 4,513,533
- Ordinary Maintenance and Operations: 7,278,538
- General and Other Expenses: 1,724,924
- Extraordinary Maintenance: 470,492
- Housing Assistance Payments: 35,077,117
- Depreciation Expense: 7,324,200

**Total Expenses**: 71,405,454

**Change In Net Assets**: $367,273

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**NOTE**: Financial statements are prepared using generally accepted accounting principles (GAAP) as applied to governmental entities. For more complete information, please see the audited Financial and Compliance Report, March 31, 2005.
Comedian Louie Anderson returned to Roosevelt Townhomes, where his family had lived when he was young, and gave all of the residents a nice holiday surprise. With assistance from Cub Foods and others, he gave a turkey to each family living there. He also delivered a $5000 check to the Resident Council.

His funny stories have entertained fans across the country for over 20 years, but Louie Anderson gets very serious when he says "Thank you" to the St. Paul PHA for helping his family when they needed it. He shared that gratitude with a roomful of housing professionals at a 2005 Minnesota NAHRO conference, and everyone present was deeply moved.
We Are Proud of Our Staff
Above: Agency Team of the Year Award, left to right: Tristy Meier, Michele Peterson, Chris Avalos, Pat Forest and Cynthia Stover.

Below: Outstanding Risk Taking Award, left to right: John Higgs, Merhawit Kubrom, Tia Yang, Terry Thomas, Hue Lee, Patti Doncits, Surena Yang and Larry Gurtin.
The HOME Program helps families who receive public housing or voucher assistance through the St. Paul PHA to become homeowners. Thompson Associates’ staff provide home ownership education and individual loan counseling, working one-on-one with each family. By examining income, employment, financial obligations, and credit histories, they help each family understand and prepare for obtaining a mortgage and buying a home.

The HOME Program is a partnership between the PHA and the Family Housing Fund, Tom Fulton, President. The Family Housing Fund created a pool of funds to help participants with their down payments and closing costs. The PHA pays for the education and counseling.

Sue Didier (shown at right), President of Thompson Associates, and her staff have counseled over 1400 HOME participants since the program started in 1990. Almost 250 families have bought their own homes (55% from public housing and 45% from Section 8) and more are getting ready to buy.

Left: Thompson Associates staff, left to right: Gina DeNardo, Sue Didier and Stacey Newman
## Housing Sites

### Hi-Rise Apartments for Seniors, People with disabilities and Singles

<table>
<thead>
<tr>
<th>Units</th>
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<tbody>
<tr>
<td>Central Hi-Rise</td>
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<tr>
<td>Cleveland Hi-Rise</td>
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<tr>
<td>Dunedin Hi-Rise</td>
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<tr>
<td>Edgerton Hi-Rise</td>
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<td>Exchange Hi-Rise</td>
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<td>Front Hi-Rise</td>
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<td>Hamline Hi-Rise</td>
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<td>Iowa Hi-Rise</td>
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<td>Montreal Hi-Rise</td>
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<td>Mt. Airy Hi-Rise</td>
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<td>Seal Hi-Rise</td>
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<td>Valley Hi-Rise</td>
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<tr>
<td>Wabasha Hi-Rise</td>
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<tr>
<td>Wilson Hi-Rise</td>
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</tbody>
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**Total Hi-Rise Units**: 2,548

### Housing Developments for Families

- Dunedin Terrace: 88
- McDonough Homes: 580
- Mt. Airy Homes: 298
- Roosevelt Homes: 314

**Total Housing Development Units**: 1,280

### Scattered Site Housing for Families

- Total PHA Housing Units: 4,258
- Total Section 8 Units: 4,059

**Total PHA-Owned and Section 8 Units**: 8,317