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.

Top: Tom Reding, Assistant Chief of Police, Saint Paul Police Department (Retired)
Maria Manzanares, Family public housing resident
Marty Strub, Sheet Metal Workers Local 10

Bottom: Shirley Kane, Hi-Rise public housing resident
Kevin Lindsey, General Counsel, Halleland Lewis Nilan & Johnson
Merry Xiong, ARMHS - Support Consultant

Michael Driscoll
PHA Legal Counsel
As this annual report goes to press, the new Congress is debating budget and policy issues that will help or hurt public housing agencies across the country. Housing agencies have endured years of unpredictable and insufficient funding for the Public Housing Operating Fund and Capital Fund, and the Section 8 Housing Choice Voucher program. We hope “the bleeding has stopped” and the new Congressional leadership will secure the funds and legislation that our agencies need for fiscal stability and administrative flexibility. In particular, we hope Congress will direct HUD to adopt more flexible, reasonable approaches to the coming transition to the “asset management” model of running public housing.

We could not be more proud of the St. Paul PHA’s staff and residents who are pictured on these pages, who are doing everything possible—despite the inadequate funding from Washington—to maintain our communities as fully occupied, well maintained, safe and attractive places to live.
Creating Community

Top left: Resident Planning Board, left to right: Janet Crafton, Cathy Hicks, Joyce Mitchell, Herald Purtell.
The St. Paul PHA’s 16 hi-rises are home to a diverse ethnic mix of older and younger individuals and couples, with a range of interests and abilities. They reflect the make-up of our surrounding communities, a complex mixture of cultures, beliefs and customs. As residents’ needs change, the PHA and community service providers try to adapt programs and services accordingly. Our goal is to create a positive experience and stable tenancy for all public housing residents.

Each hi-rise has a Resident Council that plans an assortment of activities for their buildings based on a consensus of the residents and available funds.

Consultant Alice Moorman and resident leaders assist the individual councils through the Hi-Rise Presidents Council and “Peer Counselors”.

Photos at left: Top: Guy Auger, Ravoux Hi-Rise resident enjoying the Holiday party. Bottom right: Alice Moorman, Consultant/Resident Council Services, and Mike Winston, Hi-Rise Principal Manager attend the Resident Council meeting. Bottom left: Judy Tabaka and Joan Hickman, Ravoux Hi-Rise residents.
The Resident Councils at Dunedin Terrace and Dunedin Hi-Rise, the Police ACOP program and the PHA partnered to host a National Night Out Celebration last August.
Families at McDonough Homes enjoy having their own plot in community gardens provided by the PHA. Families in other areas personalize their yards and porches with flowers.

Each of the PHA’s four family housing developments has a community center where partner agencies offer classes, services, referrals and activities for children and adults. Public housing residents and their neighbors from the surrounding community can receive free help from the Dispute Resolution Center, Americorps Promise Fellows, the Ramsey County Sheriff’s Tutoring program and many other programs.

Resident leaders are developed through Resident Councils at each PHA family development. Partners such as the Amherst H. Wilder Foundation offer leadership training programs for adults and youth on site. Resident volunteers help staff computer labs, plan community-wide events, and advise the PHA on common issues.

New residents participate in an on-site orientation program to foster successful tenancies and provide early links to services.
The PHA uses HUD Capital Fund grants to modernize public housing properties like the Central Duplexes, 42 units built in 1964 in St. Paul’s historic Summit-University neighborhood. New roof lines, porches and exterior finishes harmonize with the neighborhood and promote residents’ pride in their homes. To stretch shrinking Capital Fund grants, the work is being done in five phases. Private developers are building market-rate housing on adjacent lots, adding to the area’s revitalization.

This page: Central Duplex units after and during modernization.
McDonough Homes’ modernization was planned as a 10 year, $35 million project. Declining Capital Fund grants and rising construction costs pushed the projected end date from 2010 to 2015. The PHA recently committed $1.8 million to the project from scattered site home sales proceeds.

Residents are relocated briefly while their units are completed. When they move back, they have new bathrooms and kitchens, new doors, new floors and new paint; as well as new entry porches, sidewalks, parking areas and landscaping to improve site drainage.
Resident Services staff play key roles in effective public housing management and resident success. Management team members annually conduct 5,000 inspections and 7,000 rent determinations, and assist in collecting 99% of the rent charged. Their good work has helped the PHA earn “High Performer” PHAS ratings for 16 consecutive years.

The Resident Services’ Section 8 staff is an equally committed and skilled team, having earned the SEMAP “High Performer” rating again last year.

Teamwork requires a variety of technical skills, people skills, commitment to the PHA’s mission, trust and respect for team members and residents alike. The Resident Services staff uses in-house training events like the one pictured here to strengthen their team.
At left: Margarita Barry and Barbara Looney with Dispute Resolution Trainer Jeanne Zimmer.
Below: Resident Services staff members Surena Yang, Tia Yang, Paul LaBelle, Michelle Virnig, Steve Jordan and Ben Awaah.

Below: Resident Services staff members Cheryl Hawley, Zoranda Traxler, Kelly Willis, Gloria Lee and Mike Moua work together to unscramble their word puzzle during the training session.

Below: Resident Services staff members Pat Forest, Terry Thomas, Toua Vang, Tina Gohl, Mai Her Vang and Sandy Runquist pitch in to solve a word puzzle during training.

“No pessimist ever discovered the secret of the stars, or sailed to an uncharted land, or opened a new doorway for the human spirit.”
-- Helen Keller
Federal Spending For Public Housing

Total federal funding for public housing has declined by $1.4 billion since 2001 (Source: Center for Budget and Policy Priorities)

In recent years the St. Paul PHA has been responding to the ongoing federal disinvestment in public housing by delaying capital improvements, selling scattered site public housing properties (with replacement), reducing staff to 1992 levels and trimming other costs wherever possible. These charts illustrate the magnitude of the funding cuts. We are cautiously optimistic that we will soon see more financial and program support for public housing and Section 8 voucher programs.
Short-Term Strategies

1. Maximize net income from 555 N. Wabasha operations.
2. Sell 10 -16 Scattered Site units with replacement.
4. Maximize net income from present and future rooftop cell site leasing.
5. Designate and dedicate all new Capital Fund Program (CFP) inter-fund transfers that go from capital expenditures to operating expenditures.
6. Possibly seek CDBG/home funding from the City for life-safety improvements in PHA properties.
7. Possibly charge service providers rent in PHA Community Centers.
8. Make further staff reductions.

Long-Term Strategies

1. Create and hold non-HUD income-producing assets.
2. Manage non-HUD income-producing assets (fee management services only, not own).
3. Voluntary conversion of public housing to Housing Choice Vouchers (study further).
4. Seek Moving To Work (MTW) designation (study further).
5. Sell a certain number of public housing units without replacement (possible “last resort” activity).
6. Access private market “debt financing world” for energy performance contracting, capital bond financing (borrowing against specific assets ... study further).
7. Change the PHA operational “delivery model”:
   more outsourcing, more “just in time”inventory, lower performance standards and narrow the mission statement’s focus (possible “last resort” activity).

At left: PHA Commissioner Maria Manzanares and staff members Dave Lang, Steve Jordan and Mike Winston discuss strategic plans.
ACOP (A Community Outreach Program) is St. Paul’s successful 15-year community policing partnership between the City, the Police Department, the PHA and its residents. ACOP’s goals are to improve the social conditions which foster drug abuse and crime at PHA sites, improve relations between the residents and the Police Department, improve delivery of police services, and empower residents to be active in community safety issues.

ACOP officers serve the PHA’s four family sites (McDonough, Roosevelt, Mt. Airy and Dunedin)
and two hi-rises adjacent to family sites (Mt. Airy and Valley hi-rises). ACOP officers also volunteer their time to help mentor youth through organized sports (through the Police Athletic League) and other activities.

The OIR (Officer in Residence) program allows St. Paul Police Officers to live in PHA hi-rises rent-free in exchange for limited police services. The “OIR’s” help deter crime and build relationships with other residents and staff.

ACOP began in 1991 under HUD’s Public Housing Drug Elimination Program (“PHDEP”). We urge Congress to restore funding for this beneficial program.
Above: Tim Marx, Commissioner of Minnesota Housing Finance Agency, joined staff as guest speaker at the staff recognition event.

At right: The “Native Pride Dancers” entertained at the 2006 staff recognition event.

At left: Outstanding Risk Taking Award, “Excellent Emergency Team,” left to right: Tina Her, Tim Englund, Heather Strachota, Steve Jordan and Cynthia Collier (not pictured: Julie Meyer).
FY 2006 Financial Statements

**Assets**
- Cash: $849,289
- Accounts Receivable: $1,690,568
- Investments: $17,294,972
- Prepaid Expenses, Inventory and Other: $1,229,431
- Capital Assets, Net: $135,311,831

**Total Assets**: $156,376,091

**Liabilities**
- Accounts Payable: $2,600,761
- Accrued Expenses: $2,902,884
- Security Deposits & Deferred Revenue: $1,460,602

**Total Liabilities**: $6,964,247

**Net Assets**
- Investments in Capital Assets, Net: $135,311,831
- Restricted Net Assets: $11,938,272
- Unrestricted Net Assets: $2,161,741

**Total Net Assets**: $149,411,844

**Revenue**
- Rental Income: $11,009,476
- HUD Operating Grant Revenue: $48,581,716
- Capital Grant: $5,060,732
- Other Government Grants: $56,681
- Investment Income: $587,851
- Other Income: $4,245,478

**Total Revenue**: $69,541,934

**Expenses**
- Administration: $11,560,206
- Tenant Services: $2,746,273
- Utilities: $4,805,039
- Ordinary Maintenance and Operations: $7,549,628
- General and Other Expenses: $1,351,105
- Extraordinary Maintenance: $96,123
- Housing Assistance Payments: $33,652,690
- Depreciation Expense: $7,313,084

**Total Expenses**: $69,884,148

**Change In Net Assets**: $(342,214)
PHA Housing Sites

City of Saint Paul

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

Units
Central Hi-Rise 141
Cleveland Hi-Rise 144
Dunedin Hi-Rise 142
Edgerton Hi-Rise 219
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
Seal Hi-Rise 144
Valley Hi-Rise 159
Wabasha Hi-Rise 71
Wilson Hi-Rise 187
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 430

Total PHA Housing Units 4,258
Total Section 8 Units 4,059
Total PHA-Owned and Section 8 Units 8,317