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

Top: Merry Xiong, ARMHS - Support Consultant
Marty Strub, Business Manager/President, Sheet Metal Workers Local 10
Shirley Kane, Hi-Rise Public Housing Resident

Middle: Kevin Lindsey, General Counsel, Halleland Lewis Nilan & Johnson
Maria Manzanares, Family Public Housing Resident

Bottom: Tom Reding, Assistant Chief of Police, St. Paul Police Department (Retired)

Right: Michael Driscoll, Legal Counsel (Retired)
Laura Pietan, Legal Counsel
We are pleased to present this Annual Report showing some 2007 highlights at the St. Paul Public Housing Agency. We are grateful to the PHA’s many community partners who help the Agency accomplish our mission of serving residents.

One major challenge facing the PHA is “Asset Management”, HUD’s latest attempt to micromanage public housing agencies. Even High Performer agencies like the St. Paul PHA are being forced to adopt incredibly complex new accounting and budgeting processes. Congress and HUD must provide adequate funding and more flexibility, to enable local housing agencies to continue serving the families who depend on us for safe, affordable, quality housing.

W. Andrew Boss
Chair, Board of Commissioners

Jon M. Gutzmann
Executive Director

Above: Housing leaders met in New York City in December 2007 to consider “Public Housing in the 21st Century”: Executive Directors Jon Gutzmann, St. Paul PHA; Douglas Apple (left), New York City Housing Authority; Carl Green (right), Philadelphia Housing Authority.

Above: PHA Senior Staff from left to right
Seated: Alicia Huckleby, Tristy Auger, Ron Moen
Standing: Sheri Russell, Jon Gutzmann, Mike McMurray, Lyle Schumann, Al Hester, Hank Petro and Kathy Maloney
In September 2007 the St. Paul PHA dedicated its Central Administrative Office building in downtown St. Paul to the Agency’s Board Chair, W. Andrew (Andy) Boss.

Jon Gutzmann recommended that the Agency dedicate the building to Mr. Boss, “as one small gesture to publicly recognize Andy’s 22 years (and counting) of dedicated service to the PHA.” The Board of Commissioners readily agreed.

Mr. Boss was appointed to the PHA Board of Commissioners in 1986 and has served as its Chair since May 1990.

Above: speakers at the event were from left to right: Tim Kaiser, PHADA Executive Director; Cheryl Dickson, former President and CEO of the Minnesota Humanities Commission; Kit Hadley, Director, Minneapolis Public Library and former PHA Commissioner; and St. Paul Mayor Chris Coleman.
The speakers praised Mr. Boss’s skills as a Chairman who promotes inclusive and wise decision-making, supports staff, advances the Agency’s mission, and offers a vision for the future of the agency and the community. He is also known for his numerous contributions in the fields of education, civic and governmental affairs, human services, arts and culture, and philanthropy.

The event also marked the PHA’s 30th anniversary as an independent agency.
INDEPENDENT LIVING

These pages: PHA residents enjoying the annual Hi-Rise picnic at Lake Phalen Park.
The St. Paul PHA provides “safe, affordable, quality housing” for 20,000 residents. Many live independently without assistance, needing only the federal housing subsidy. Other Public Housing residents rely on a variety of services and support systems to avoid institutional care. Here are some of the services offered to residents by the PHA and our community partners:

- The PHA’s **Congregate Housing Services Program (CHSP)** helps elderly and/or disabled residents with case coordination, housekeeping, laundry, daily meals and monitoring.

- **Wilder Foundation’s Assisted Living Program (ALP) and Accessible Space, Inc. (ASI)** both provide assisted living services for residents at risk of long-term nursing home placement. Services include daily meals, housekeeping, laundry, medication set-up, nurse visits and others.

- **Meals Programs** - The Community Action Partnership provides a daily meal at many PHA hi-rises under the federal Title III Senior Nutrition Program.
The PHA provides homes for 1700 families (about 3000 adults, 4000 children) in four townhome developments and scattered single family homes and duplexes throughout St. Paul. Each townhome development is a diverse community where residents and management work together to increase cultural understanding and respect for differences.

The PHA community center at each family development provides space where our partner agencies offer a variety of services for residents and the wider neighborhood. PHA staff encourage residents to use the preschool programs, after-school homework help, health clinics, youth/adult support groups, food shelves, dispute resolution, Scouting programs, English language and GED classes, income tax assistance, recreation programs, Resident Council offices...
and computer labs. The St. Paul Police ACOP program has offices on site and provides community policing, as well as leadership and sports opportunities for youth.

PHA staff work with Resident Councils and the police to make public housing developments safe neighborhoods where families can thrive. Housing managers enforce lease requirements consistently and fairly, with “zero tolerance” for illegal drugs and other criminal activity.
The PHA’s Maintenance Department combines day-to-day property maintenance with carefully planned major capital improvements to keep our aging housing stock in excellent condition. By promptly completing routine maintenance the PHA delays the need for major renovations, and all capital improvements are designed to reduce the need for routine maintenance. Residents are involved in the modernization planning.

Maintenance Contracts staff prepare contract specifications, solicit bids, award contracts (with Board approval as needed) and administer contracts for a wide range of products and services, from routine refuse hauling and pest control, to elevator service, to multi-million dollar renovations. The two largest renovations in progress are at McDonough Homes (pictured on the opposite page) and Iowa Hi-Rise (shown above).

At left: Top photo: Iowa Hi-Rise. Bottom photo: Hi-Rise residents enjoying their annual picnic.
Modernization continues at McDonough Homes (580 townhome units). Capital Fund grant cuts have delayed the work, now estimated to take 13 years and cost $44 million.
In 2007 a pair of “Promise Fellows” became mentors and heroes to hundreds of young residents. The program is a PHA partnership with the Minnesota Alliance With Youth and the Amherst H. Wilder Foundation, with support from AmeriCorps and the Corporation for National & Community Service. The Alliance is the state affiliate of America’s Promise, a national collaborative network that builds upon the collective power of communities and partners to help fulfill the Five Promises for every young person in America. Promise Fellows help students close the educational achievement gap and experience civic engagement.

With guidance from PHA staff, the Promise Fellows achieved impressive results:

- 222 youth participated in the "Youth Connections" after school program
- 65 adult PHA residents volunteered 448 hours
- 42 youth volunteers served a total of 650 hours
Promise #3: A healthy start and future

Promise #4: Marketable skills through effective education

Promise #5: Opportunities to give back through community service
FY 2007 FINANCIAL STATEMENTS

Assets

Cash $ 1,528,451
Accounts Receivable 1,910,345
Investments 18,156,087
Prepaid Expenses, Inventory and Other 1,300,637
Capital Assets, Net 136,491,401

Total Assets $ 159,386,921

Liabilities

Accounts Payable $ 2,287,282
Accrued Expenses 2,990,196
Security Deposits & Deferred Revenue 1,462,754

Total Liabilities 6,740,232

Net Assets

Invested in Capital Assets, Net 136,491,401
Restricted Net Assets 12,534,707
Unrestricted Net Assets 3,620,581

Total Net Assets 152,646,689

Total Liabilities & Net Assets $ 159,386,921

Revenue

Rental Income $ 11,552,665
HUD Operating Grant Revenue 47,986,115
Capital Grant 7,586,119
Other Government Grants 13,198
Investment Income 870,946
Other Income 2,783,570

Total Revenue 70,792,613

Expenses

Administration 11,496,254
Tenant Services 2,588,780
Utilities 5,251,085
Ordinary Maintenance and Operations 7,670,763
General and Other Expenses 1,266,225
Extraordinary Maintenance 513,578
Housing Assistance Payments 31,691,339
Depreciation Expense 7,079,744

Total Expenses 67,557,768

Change in Net Assets $ 3,234,845

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, 2007.
The St. Paul Police Department helps keep PHA residents and staff safe and secure:

- The ACOP community policing program serves the PHA’s family housing areas.
- The resident-run DoorWatch Program helps keep unwanted visitors out of hi-rises.
- “Officers in Residence” live in PHA hi-rises.
- Off-duty police officers monitor hi-rises and family developments after-hours.
- The PHA helps law enforcement by providing security camera surveillance of PHA properties.

At left: St. Paul Police Chief John Harrington speaks to PHA families at an Internet Safety seminar. Below: ACOP officers served residents at the National Night Out celebration at McDonough Homes.
MEET OUR EXCEPTIONAL STAFF

Above: Agency Team of the Year Award, “Accounting Operations,” left to right: Ron Moen, Pat Schumacher, Pat Riley, Dennis Schmitz, Maxine Donovan, Rich Perrizo and Angela Holm (not pictured: Michelle Kallenbach and Ranee Kostron).

At right: This year’s Employee Recognition Event was highlighted by a PHA rap performance by Martin Puente and Rito Hernandez.

Below: Outstanding Risk Taking Award, “Air Conditioner Installation Policy Team,” left to right: Julia Hupperts, Julianna Quast, Bee Vang, Heather Strachota, Ana New York, Ben Awaah and Mike Moua (not pictured: Larry Ros and Chong Toua Vang).
Michael F. Driscoll, the PHA’s general legal counsel since 1986, retired from the St. Paul City Attorney’s Office in December 2007. For over 21 years he provided prompt, sound legal advice and practical guidance to the PHA’s staff and Board. He was a key member of the PHA’s leadership team, helping achieve the mission of providing safe, affordable, quality housing to low income families and individuals.

Mike’s expertise spans a wide range of issues in state and federal housing law, contracts and construction law, public employment law, fair housing law, data practices and other specialized areas. He is well known for his passion for justice, fairness and equal opportunity, and his commitment to the highest standards of conduct, both personally and professionally.
<table>
<thead>
<tr>
<th>Hi-Rise Apartments for Seniors, People with disabilities and Singles</th>
<th>Units</th>
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</thead>
<tbody>
<tr>
<td>Central Hi-Rise</td>
<td>141</td>
</tr>
<tr>
<td>Cleveland Hi-Rise</td>
<td>144</td>
</tr>
<tr>
<td>Dunedin Hi-Rise</td>
<td>142</td>
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<tr>
<td>Edgerton Hi-Rise</td>
<td>219</td>
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<tr>
<td>Exchange Hi-Rise</td>
<td>194</td>
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<tr>
<td>Front Hi-Rise</td>
<td>151</td>
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<tr>
<td>Hamline Hi-Rise</td>
<td>186</td>
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<tr>
<td>Iowa Hi-Rise</td>
<td>148</td>
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<tr>
<td>Montreal Hi-Rise</td>
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<tr>
<td>Mt. Airy Hi-Rise</td>
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<tr>
<td>Neill Hi-Rise</td>
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<tr>
<td>Ravoux Hi-Rise</td>
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<tr>
<td>Seal Hi-Rise</td>
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<td>Valley Hi-Rise</td>
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<tr>
<td>Wabasha Hi-Rise</td>
<td>71</td>
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<tr>
<td>Wilson Hi-Rise</td>
<td>187</td>
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<tr>
<td><strong>Total Hi-Rise Units</strong></td>
<td><strong>2,548</strong></td>
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<tr>
<th>Family Housing Developments</th>
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<tbody>
<tr>
<td>Dunedin Terrace</td>
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<tr>
<td>McDonough Homes</td>
</tr>
<tr>
<td>Mt. Airy Homes</td>
</tr>
<tr>
<td>Roosevelt Homes</td>
</tr>
<tr>
<td><strong>Total Housing Development Units</strong></td>
</tr>
</tbody>
</table>

| Family Scattered Site Housing | 421 |
| Total PHA Housing Units       | 4,249 |
| Total Section 8 Units         | 4,103 |
| **Total PHA-Owned and Section 8 Units** | **8,352** |

**Public Housing Units**
- Scattered Site: 421
- Hi-Rise: 2,548
- Family Development: 1,280

Total Public Housing Units 4,249

Insured Value $518 million