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.
Like our colleagues around the country, we are pleased to see the experienced and talented HUD team created by the Obama Administration. Secretary Shawn Donovan, Assistant Secretary Sandra Henriquez and their colleagues are tackling the many challenges they inherited, including insufficient funding, loss of career staff, antiquated computer systems, rule-bound programs and lack of communication between program staff. We support their call for full funding for rent subsidies and administrative costs for both public housing (1.2 million homes) and the Section 8 program (2.2 million vouchers). The majority of the 7 million program residents (21,000 in St. Paul) are seniors, persons with disabilities or young children.
The PHA’s 16 hi-rises are located in many neighborhoods in Saint Paul, as shown on the map at the end of this report. They provide safe, affordable, quality housing to over 2600 residents, 75% of whom are seniors or younger people with disabilities. Occupancy rates consistently exceed 99%, and turnover is about 15% annually. Most major renovation work (see page 10) is completed without displacing residents from their apartments.

Community health care providers and educational institutions sponsor wellness fairs and health clinics in some of the buildings. The Congregate Housing Services Program (CHSP) featured on pages 12-13 helps residents remain in their own apartments and avoid institutional care.
At left: Seal Hi-Rise.
Top Center: Harold Purtell was appointed to the PHA's Board of Commissioners in 2009, representing hi-rise residents.
This page: PHA Hi-Rise residents enjoying their annual picnic at Lake Phalen Park.
This page: The computer lab at Mt. Airy Homes Community Center is popular with youth of all ages and their parents. Aided by a HUD Neighborhood Networks grant, the computer lab staff and volunteers help residents learn essential computer skills in a safe, supportive environment.
Community centers at the PHA’s four family housing developments support families from many cultures. Computer labs (funded in part by a HUD Neighborhood Networks grant) help children and their parents cross the “digital divide” so they can achieve more at school and compete successfully for jobs.

The “Promise Fellows” featured on page 16 coordinate year-round “Youth Connections” activities at the community centers and around the community.

Every August one of the housing sites hosts the Annual “National Night Out” celebration, organized by residents and staff with tremendous support from the Saint Paul Police Department, private corporations like Target, and community partner agencies like the Boys and Girls Club.
On May 28, 2009 the PHA hosted a press event at the McDonough Homes Community Center to announce that it had obligated over $11 million in Recovery Act and other HUD capital funding, just nine weeks after receiving the funding. The PHA is using the “Economic Stimulus” funds to complete major modernization work in public housing and to improve life-safety systems in PHA properties. The insured value of the PHA’s housing stock is $564 million.

At left: U.S. Senator Amy Klobuchar said, “The Recovery Act was intended to create jobs and jumpstart the economy, and that’s what’s happening here.”

Below: “Jobs-Jobs-Jobs”: The PHA directly hired 27 temporary staff, in addition to awarding construction contracts that created or preserved an estimated 170 jobs.
The PHA is using most of its formula grant under the Recovery Act to modernize 150 rowhouse units at McDonough Homes. This is the PHA’s largest public housing development for families, built in 1952. This contract will finish upgrading all 580 (fully occupied) units, modernization work that began in 2002 and was delayed by cuts in capital funding. Total cost: $34 million.
The PHA’s 14-story apartment building at 1743 East Iowa Avenue was constructed in 1970 as “elderly public housing” with 148 one-bedroom apartments. Installing new exterior windows and stucco will save energy and improve residents’ comfort for many more years. Fire safety sprinklers and a new fire alarm system are also being installed with ARRA funding.
The PHA’s family housing stock includes over 400 single family homes and duplexes on scattered sites, with a wide variety of structures and locations citywide (see map on last page). Staff inspects every unit at least twice a year, with more frequent “drive-by” inspections. The properties are renovated as needed to preserve them for future residents.
The PHA's home management services program (also called CHSP, for Congregate Housing Services Program) provides case coordination, housekeeping, daily meals and monitoring, plus other needed services at five PHA hi-rises to assist frail or disabled residents who are at risk of nursing home placement. Residents contribute toward the cost of services by paying a percentage of their income (between 10 and 20%); HUD and matching local resources cover the remainder of program costs. Two daily meals are served 365 days per year, one in conjunction with the Presbyterian Homes Dining Program. CHSP operates at Valley, Ravoux, Edgerton, Montreal and Iowa Hi-Rises. Congress and HUD should expand CHSP ("go to scale") to serve more residents.
Far left: Jamie Olson assists in meal preparation.

Center: Deborah Haines serves a meal to a resident.

Right: Vinh Nguyen cleans a client’s apartment.

Below right: Sheila Kahlert from partner Amherst H. Wilder Foundation and CHSP Coordinator Tara Schwartz.

At Right: Kathy Ward of partner Presbyterian Homes prepares a meal with assistance from CHSP staff members Luwen Wang and James Freeman.

Center: Wilder Nurse Barb Breva consults with a resident.
fiscal year 2009
FINANCIAL STATEMENTS

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, 2009.
During the Republican National Convention in St. Paul, the PHA hosted a media event highlighting the need for affordable housing. The September 3, 2008 event at the Ravoux Hi-Rise was planned and coordinated by National NAHRO and the Minnesota Chapter of NAHRO. Speakers supported the “Housing America” campaign and other solutions to the housing crisis.

At left: Keynote speakers Bruce Katz from the Brookings Institution and Chip Halbach of Minnesota Housing Partnership provided national and state-wide perspectives on housing needs. Below left: Minnesota Congresswoman Betty McCollum described housing needs in Saint Paul and statewide, and pledged her support for adequate funding for affordable housing programs. Below right: PHA Housing Policy Director Al Hester accepted NAHRO’s Legislative Advocacy Award on behalf of the PHA and Minnesota NAHRO.
The PHA’s award-winning “Promise Fellows” program helps students close the educational achievement gap and experience real civic engagement. The Promise Fellows created after-school programs (“Youth Connections”) and summer activities (“Summer of Service”) that have attracted hundreds of children, young people and their families, and community volunteers.

The PHA’s partners are the Minnesota Alliance With Youth and the Amherst H. Wilder Foundation, with national support from AmeriCorps and the Corporation for National & Community Service.
Five public housing residents were awarded scholarships of $1,000 each through the PHA’s Resident Scholarship Program. The scholarships help pay tuition for public housing and Section 8 participants who are pursuing post-secondary education. Since the scholarship program’s inception in FY 1996, the PHA has awarded a total of 26 scholarships. This year’s recipients were (pictured below):

- Najaha Musse, Mt. Airy Homes
- Afi Adetou-Tookpa, Iowa Hi-Rise
- Cindy Xiong, Dunedin Hi-Rise
- Genet Esheta, Central Hi-Rise
- Sopheak Pho, Ravoux Hi-Rise
At right: 2008 Agency Team of the Year Award, “Hi-Rise Surface Damage Response Team,” left to right: Tim Braun, Jim Rooney, and Dave Lang (not pictured: Beth Forest, Brenda Hibbard, Marv Leuthardt and Hank Petro).

Below: 2009 Agency Team of the Year Award, “Iowa Exterior Renovation Team,” left to right: Laura Hodges, Teresa Vaplon, Jordan Huckleby, Cynthia Collier, Dave Lang and Jim Rooney (not pictured: Angela Brisson, Beth Forest, James Freeman, Brenda Hibbard, Maneewan Lee, Marv Leuthardt, Jamie Olson and Laquita Perry).

Steve Ahner • Ubax Ali • Rita Ander • Mitch Anderson • Tim Angaran • Tristy Auger • Betty Lou Authier • Chris Avalos • Ben Awaah • Jessica Bader • Elyse Bailey • Tammy Bailey • Keith Bakken • Charlene Barber • Margarita Barry • Jan Bednarek • Bob Bighley • Al Borman • Sandy Borndale • Tim Braun • Robyn Brewin • Charisse Brown • Sue Brown • Calvin Buchanan • Gerald Cannon • Mike Carey • Dennis Carlson • Dennis Churilla • Pat Clarkin • Mikyla Clayson • Pat Cline • Cindy Collier • Pat Connolly • Cindy Cook • Sandy Crosby • Joe Davis • Sharon DeValerio • Jeffrey Diemert, Jr. • Sandra Dobbins • Barb Dock • Patti Doncits • Maxine Donovan • Cedric Ealy • Michael Ellis • Tim Englund • Dave Erickson • John Falzone • Arnie Flores • Everett Fontaine • Beth Forest • Pat Forest • Tim Franko • James Freeman • Kathy Frits • Terri Gindorff • Brett Glaus • John Glaus • Deborah Goulet • Holly Gray • Larry Gurtin • Jon Gutzmann • Deborah Haines • Jean Hausladen • Cheryl Hawley • Kimberly Henry • Chong Her • Christine Her • Maika Her • Salay Her • Tina Her • Rito Hernandez • Zahra Hersi • Al Hester • Brenda Hibbard • John Higgs • Glenn Hobbins

Above: Kathy Lantry, St. Paul City Council President, was 2008 staff recognition event guest speaker.

At Left: Members of the Katha Dance Theatre entertained at the 2008 recognition event with classical Kathak dances of northern India.
Angela Holm • Linda Houdek • Alicia Huckleby • Julia Hupperts • Howard Jackson • Jen Jackson • Judy Jackson • Jim Jaunty • Monique Jefferson
Carol Jerde • Steve Johnson • Steve Jones • Az Jones, Jr. • Rick Jordan • Ken Judd • Blia Jurewitsch • Michelle Kallenbach • Dong Kim • Anthony King
Jake Klein • Curt Kline • Doua Kong • Marek Kopec • William Kover • Punnavith Koy • Merhawit Kubrom • Paul LaBelle • Michael
LaManna • Dave Lang • Gerry Langeslag • Kenneth Langevin • Tim Lanigan • Keith Larocque •
Jordan LaSota • Chong Lee • Hlee Lee • Hue Lee • Kia Lee • Maneewan Lee •
LouAnn Leski • Marv Leuthardt • Kristine Lindgren • Stephanie Long • Houa Lor • Kia Lor • Rich Lowen • Wayne Lundeen • Kirk Lyksett • Joanne
MacDonald • Ruth Madison • Kathy Maloney • John Martineau •
Benjamin Martinson • Ana Matos • Jerome McGrew • Chris
McKellepp • Jim McKellepp • Mike McMurray • Julie Meyer • John
Miller • Patti Minehan • Kara Moen • Ron Moen • Mai
Moua • Mary Lo Moua • Mike Moua • Jo Murphy •
John Myers • Paul Nelson • Ana New York •
Evelyn Ngantu Bin • Kim Nguyen • Vinh Nguyen • Mike Niedzielski • Gino Nitti • Jim Noyola • April
Ogbuowelu • Rich Perrizo • Michele Peterson •
Hank Petro • Rich Phillipi • Dan Pierre • Carneice Poe • Steve Pojanowski • Joe Polencheck • Wes Pond • Ernesto Puente • Martin Puente • Julianna
Quast • Mark Quilling • Len Rambo • Craig Randall
Matt Rapp • Gerry Rhyan • Reggie Rieken • Olga Rocha • Jim Rooney • Larry Ros • Sandy Runquist
Rick Salak • Dan Santos • Sherrie Sasse • Perry
Sautbine • Nancy Schmidt • Dennis Schmitz • Pat
Schumacher • Tara Schwartz • Nina Sembroski •
Christopher Sindt • Tom Slater • Rickie
Sorenson • Dave Spiegelberg • Pat Stanger-
Jacobsen • Cynthia Stover • Gregory Strachota
Heather Strachota • Christopher Stromberg •
Trevor Stroschein • Tony Swanson • Randy
Taylor • Pat Tepley • Wil Ternoir • Kong Thao •
Xiong Thao • Douglas Thomas • Terry Thomas •
Vicky Thorsen • Eileen Tittle • Connie Toavs •
Tony Ton • Les Unklesbay • Bee Wang • Chong
Toua Vang • Mai Vang • Seng Vang • Mike
VanHorn • Teresa Vaplon • Nick Ventrelli • Jeff
Vilmo • Michelle Vignig • Laurie Wachtler • Lu
Wen Wang • Barbara Williams • Jack Willis •
Mike Winston • John Wright • Chao Xyong •
Cynthia Yang • Gao Yang • Kabo Yang •
Kaohno Yang • Maichoua Yang • Rosalyn Yang •
Tia Yang • Robyn Zapata • Korin Zeiher
PHA HOUSING SITES

Public Housing Units
- Scattered Site: 405
- Hi-Rise: 2,548
- Family Development: 1,296

Total Public Housing Units: 4,249

Insured Value: $564 million

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

- 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

Family Housing Developments
- Dunedin Terrace: 104
- McDonough Homes: 580
- Mt. Airy Homes: 298
- Roosevelt Homes: 314

Total Housing Development Units: 1,296

Family Scattered Site Housing
- 405

Total PHA Housing Units: 4,249

Total Section 8 Units: 4,256

Total PHA-Owned and Section 8 Units: 8,505

Photography by Steven Wewerka, Nicole Blasing, Dan Nguyen and PHA Staff
Graphic Design & Layout by Laurie Wachter
Printed on Recycled Paper

Equal Housing Opportunity