Our Board of Commissioners

TOM REDING
Chair, Board of Commissioners

MARIA MANZANARES
Family Public Housing Resident

HAROLD PURTELL
Hi-Rise Public Housing Resident

KEVIN LINDSEY
Commissioner of Minnesota Department of Human Rights

MISSY STAPLES THOMPSON
Principal at Xanthus Partners, LLC

MARTY STRUB
Business Manager and President, Sheet Metal Workers Local 10

MERRY XIONG
ARMHS - Support Consultant

The St. Paul Public Housing Agency (PHA) is governed by a seven member Board of Commissioners, who 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.

Laura Pietan
Assistant City Attorney

David Palm
Assistant City Attorney
Our Mission

The PHA helps families and individuals with low incomes achieve greater stability and self reliance by providing safe, affordable, quality housing, and links to community services.
The Resident Councils of all 16 PHA hi-rises began participating in the Peace Pole Project movement in 2006. Planting a Peace Pole is the universal message of peace and poles have been planted in more than 180 countries. Each hi-rise council has sponsored a “planting” event. The Peace Poles are engraved with “May Peace Prevail on Earth” in four different languages. The poles at the PHA hi-rises represent a total of 18 languages.

Peace Pole Dedication Event

In the Spring of 2010 the Seal Hi-Rise Resident Council sponsored a “planting” that included readings, some original poetry, and music. It was a beautiful evening and a moving event filled with residents, neighbors and staff.
For the past thirteen years, with support from the PHA, the Presidents Council and their Resident Participation Committee have sponsored an annual picnic at Phalen Park. Several hundred residents participate each year and Resident Services staff and ACOP staff are guests. Everyone feasts on an exceptional picnic lunch and is entertained by live music that gets residents up and dancing. There are face painters, caricature artists, lawn games and drawings for door prizes. In addition to all the fun, community outreach agencies and medical providers offer pertinent medical information through hand-outs and on-site blood pressure screenings.

**Opportunity for Residents to Mingle and Get to Know One Another**
Family Self Sufficiency (FSS)

The FSS Program helps families and individuals currently living in Section 8 or Public Housing achieve economic independence and self-sufficiency. FSS participants are connected to community services and referred to a Case Manager to help improve their employment and educational status. Each participant identifies their unique goals for employment, schooling, or training-related services, and has the opportunity to establish an escrow account from increases in the rent due to earnings from employment. Graduates from the FSS program receive their escrow account money, and some families have used the money to purchase a home.

Below: Susan Hutchinson and family, FSS graduate and homeowner  
Top Right: Elizabeth Dimmick, FSS graduate  
Lower Right: Jennifer Stevenson, FSS graduate and staff with Community Action Partnership - Project Success
Dunedin Terrace Hosts the 2010 National Night Out Event

On August 3, 2010, Dunedin Terrace hosted the annual National Night Out Event in collaboration with West Side’s Neighborhood House. It was a great success with a turnout of over 1500 participants who enjoyed plenty of free food, kids’ activities and games. Balloon artists and face painters were also a big hit with the kids. We were pleased to see 28 community organizations hosting resource tables and over 442 bags of groceries were distributed through the local food shelf. There were attractions for all ages including an Army Air National Guard helicopter, live music and ethnic dancing troupes. The 97 degree temperatures only helped to ensure plenty of volunteers for the dunk tank!
HUD distributed some ARRA funds using a formula allocation. The PHA used $10,065,782 of formula funds for the final Phase V of the McDonough Homes Modernization, replacement of the fire alarm system/installation of fire suppression sprinklers at the Iowa hi-rise, and the final Phase of exterior modernization at 6 of the Central Duplexes. Phase V McDonough Homes modernization completed work at the final 150 (of 484 total) 1952 built family units. Iowa hi-rise was the 13th of the PHA’s 16 hi-rises to receive fire suppression sprinklers. HUD wanted the funds to be used on “shovel ready” projects that would quickly stimulate the economy. The PHA had 100% of the funds under contract within 10 weeks of funding receipt.
American Recovery and Reinvestment Act of 2009 Competition Grants

The PHA submitted six entries to HUD’s competition for energy and water conservation improvements at PHA hi-rises. Two applications were funded. A $3.3 million grant funded lighting improvements and window and toilet replacements at Central, Neill and Ravoux hi-rises. It also replaced boilers and domestic hot water systems at Central and Neill hi-rises and added solar hot water heaters at Neill hi-rise. The other $3.9 million grant funded lighting improvements and window, lighting, toilet and refrigerator replacements at Cleveland, Montreal and Dunedin hi-rises. It also replaced boilers and domestic hot water systems at Cleveland and Montreal hi-rises. 100% of the funds were under contract within 22 weeks of funding receipt.
August 25, 2010 marked the end of an era for the Saint Paul PHA when Board Chair Andy Boss presided over his last meeting and officially retired from the Board.

The other Commissioners, PHA Senior Staff members and former Mayor George Latimer thanked Mr. Boss for his leadership on the Board, his support and mentoring. Mr. Boss said he appreciated everyone’s kind words but he said much of the credit goes to others, and that he benefited more than he contributed while serving on the Board.

Pictured above: Andy Boss and his wife Linda; Andy Boss with Executive Director Jon Gutzmann and Vice Chair Tom Reding (later elected as the new Board Chair).
The PHA welcomed MayKao Y. Hang, President of the Amherst H. Wilder Foundation, to the McDonough Community Center on September 2, 2010. PHA-Wilder partnerships have helped many residents succeed. Ms. Hang also shares a personal history with the PHA: Her family lived at McDonough Homes when she was a child and later she was the PHA’s Resident Services Director. Speakers at the event thanked Ms. Hang for her inspiration and ongoing contributions to the community.

Pictured above (left to right and top to bottom): MayKao Hang; PHA Commissioner Maria Manzanares; Equal Opportunity and Diversity Director Merhawit Kubrom; Executive Director Jon Gutzmann and FSS Coordinator Kaohnou Yang.

The PHA Congratulates New Wilder Foundation President MayKao Hang
St. Paul PHA Hosts Visiting Delegation from Pusan National University’s College of Social Sciences

On February 23, 2010, the St. Paul PHA had the privilege of hosting a visiting delegation of faculty and Ph.D. students from the College of Social Sciences at Pusan National University in Pusan, South Korea. Led by Prof. Byung Hyun Park, Dean of the College, the group’s main purpose in visiting the Twin Cities was to learn about housing and the role of local governments and nonprofit agencies.

In addition to faculty and students, the group included several social service providers from public housing developments in Pusan who were interested in learning about programs and services provided to residents of public housing.

Their visit to the St. Paul PHA began with a detailed PowerPoint presentation on departmental operations and procedures. Special focus was placed on program delivery in the family site community centers and on partnerships with organizations such as Head Start, ECFE, Youth Connections, and ACOP that allow the PHA to better serve its residents. The delegation was then taken on tours of the Hamline and Ravoux hi-rises, as well as the McDonough Community Center, where they talked with management staff and observed site operations and service delivery first-hand.
### Assets
- **Cash** $969,174
- **Accounts Receivable** 2,925,914
- **Investments** 22,738,251
- **Prepaid Expenses, Inventory and Other** 995,825
- **Capital Assets, Net** 138,923,062

**Total Assets** $166,552,226

### Liabilities
- **Accounts Payable** $2,353,080
- **Accrued Expenses** 4,465,447
- **Security Deposits & Deferred Revenue** 1,550,767

**Total Liabilities** 8,369,294

### Net Assets
- **Invested in Capital Assets, Net** 138,923,062
- **Restricted Net Assets** 10,133,729
- **Unrestricted Net Assets** 9,126,141

**Total Net Assets** 158,182,932

**Total Liabilities & Net Assets** $166,552,226

### Revenue
- **Rental Income (Net of Bad Debt)** $12,476,577
- **HUD Operating Grant Revenue** 50,162,380
- **Capital Grant** 9,963,344
- **Investment Income** 130,991
- **Gain on Disposition of Capital Assets** 7,116
- **Other Income** 3,228,969

**Total Revenue** 75,969,377

### Expenses
- **Administration** 11,177,284
- **Tenant Services** 2,665,786
- **Utilities** 5,233,211
- **Ordinary Maintenance and Operations** 8,691,565
- **General and Other Expenses** 3,994,788
- **Extraordinary Maintenance** 722,340
- **Housing Assistance Payments** 34,684,768
- **Depreciation Expense** 7,661,892

**Total Expenses** 74,831,634

**Change in Net Assets** $1,137,743

**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, 2010.
Thanks to donations, financial support and hard work on the part of a dedicated group of residents known as the Computer Team, computer stations were created in a common area of each hi-rise.

The PHA donated used computers, monitors and printers and had the necessary wiring done to make each Community Room Wi-Fi compatible. The Computer Team upgraded all the computers to make them Wi-Fi ready and installed 2011 software including the necessary virus protection programs.

Each of the 16 hi-rises now has a computer station that is available to all residents of that building.
School Success, Leadership, Engagement in Community

The PHA is again a longstanding host site for two Americorps Promise Fellows providing year round youth programming in four family developments. The Corporation for National and Community Service, its affiliate, Minnesota Alliance with Youth, and local partners work with the PHA supporting Promise Fellow efforts to provide homework help, tutoring, educational enrichment, and opportunities for youth to serve and have a voice in their community. Promise Fellows recruit volunteers and build links between schools and community. Youth participate in experiences to help them succeed in school, close the achievement gap for students of color and learn effective conflict resolution skills in a multi-cultural community.
Five public housing residents were awarded scholarships of $1,000 each through the PHA’s George and Nancy Latimer Public Housing 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, the PHA has awarded a total of eighty-six scholarships to residents.

The 2010 recipients are:

**Antiquika Jones, McDonough Homes** - plans to attend North Central University this fall where she will pursue a bachelor’s degree in Secondary Education.

**Yonas Kitila, Seal Hi-Rise** - is pursuing a degree in Accounting. He is a current student at Century College and plans on transferring to the University of Minnesota to pursue his bachelor’s degree.

**Misrawi Nuguse, Dunedin Hi-Rise** - is a current student at Normandale Community College and Minneapolis Community and Technical College. He plans to transfer to the University of Minnesota to pursue a bachelor’s degree in Electrical Engineering.

**Mo Vue, McDonough Homes** - will attend Carleton College to pursue a degree in Accounting.

**Nhia Xiong, McDonough Homes** - plans to attend the College of St. Olaf this fall where he will pursue a degree in Engineering.
Hi-Rise Apartments for Seniors, People with Disabilities and Singles

- Central Hi-Rise: 141 units
- Cleveland Hi-Rise: 144 units
- Dunedin Hi-Rise: 142 units
- Edgerton Hi-Rise: 219 units
- Exchange Hi-Rise: 194 units
- Front Hi-Rise: 151 units
- Hamline Hi-Rise: 186 units
- Iowa Hi-Rise: 148 units

- Montreal Hi-Rise: 185 units
- Mt. Airy Hi-Rise: 153 units
- Neill Hi-Rise: 104 units
- Ravoux Hi-Rise: 220 units
- Seal Hi-Rise: 144 units
- Valley Hi-Rise: 159 units
- Wabasha Hi-Rise: 71 units
- Wilson Hi-Rise: 187 units

Total Hi-Rise Units: 2,548

Family Housing Developments

- Dunedin Terrace: 104 units
- McDonough Homes: 580 units
- Mt. Airy Homes: 298 units
- Roosevelt Homes: 314 units

Total Family Housing Development Units: 1,296

Family Scattered Site Housing

Total Family Scattered Site Housing: 404

Total PHA Housing Units: 4,248

Total Section 8 Units: 4,256

Total PHA-Owned and Section 8 Units: 8,504

Insured Value: $581 million
Meet Our Dream Team

Moqtar Abdulahi • Steve Ahner • Ubax Ali • Mitch Anderson • Tim Angaran • Tristy Auger • Betty Lou Authier • Chris Avalos • Ben Awaah • Jessica Bader • Tammy Bailey • Keith Bakken • Margarita Barry • William Battle • Jan Bednarek • Bob Bighley • Maika Boeckel • Al Borman • Matt Borndale • Sandy Borndale • Tim Braun • Robyn Brewin • Angela Brisson • Charisse Brown • Sue Brown • Calvin Buchanan • Mike Carey • Dennis Carlson • Dennis Churilla • Pat Clarkin • Pat Cline • Cindy Collier • Pat Connolly • Cindy Cook • Sandy Crosby • Joe Davis • Sharon DeValerio • Jeffrey Diemert, Jr. • Barb Dock •

Maxine Donovan • Angela Edwards • Michael Ellis • Tanya Ellison • Tim Englund • Dave Erickson • John Falzone • Arnie Flores • Everett Fontaine • Beth Forest • Pat Forest • Tim Franko • Kathy Frits • Terri Gindorff • Brett Glaus • John Glaus • Deborah Goullet • Holly Gray • Larry Gurtin • Jon Gutzmann • Melonie Hagman • Deborah Haines • Jean Hausladen • Cheryl Hawley • Kimberly Henry • Chong Her • Christine Her • Kou Her • Salay Her • Tina Her • Rito Hernandez • Al Hester • Brenda Hibbard • Glenn Hobbins • Angela Holm • Linda Houdek • Alicia Huckleby • Jordan Huckleby • Julia Hupperts •

Howard Jackson • Jen Jackson • Thanawood Jamons • Jim Jaunty • Carol Jerde • Steve Johnson • Tara 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 • John Kramschuster • Merhawit Kubrom • Paul LaBelle • Dave Lang • Gerry Langeslag • Kenneth Langevin • Tim Lanigan • Keith Larocque • Jordan LaSota • Hlée Lee • Hue Lee • Kia Lee • Maneewan Lee • LouAnn Leski • Kristine Lindgren • Stephanie Long • Houa Lor • Kia Lor • Rich Lowen •