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.

Board of Commissioners

**Kevin Lindsey**
Commissioner of Minnesota
Department of Human Rights

**Harold Purtell**
Hi-Rise Public
Housing Resident

**Missy Staples Thompson**
Principal at
Xanthus Partners LLC

**Louise Seeba**
PHA General Counsel
Assistant City Attorney

**David Palm**
Assistant City Attorney

**Marty Strub**
Business Manager and President,
Sheet Metal Workers Local 10

**Merry Xiong**
Mental Health Practitioner
Ramsey County Community
Human Services

Legal Counsel

Executive and Senior Staff

**Raho Ahmed**
Administrative Support Assistant

**Betty Lou Authier**
Maintenance Senior Manager

**Al Hester**
Housing Policy Director

**Alicia Huckleby**
Program Coordinator

**Merhawit Kubrom**
Equal Opportunity & Diversity Director

**Kathy Maloney**
Administrative Support Assistant
As the St. Paul Public Housing Agency (PHA) turned 35 in 2012, we looked back at the Agency’s record of accomplishments and forward to the challenges ahead. We invite you to visit our website to enjoy our video history and to learn more about the PHA today: www.stpha.org.

In 1977 the “new” PHA was already known for its good work as a former division of the St. Paul Housing & Redevelopment Authority. The major public housing construction projects were all done, including four housing developments for low income families (built between 1952 and 1966), 16 “elderly” hi-rises (built 1959 – 1976) and the PHA’s first “scattered site” homes acquired.

In the 35 years since then, the PHA has tallied many awards including HUD’s National Outstanding Sustained Performance Awards (1991 and 1996). In 1996, the PHA had the highest performance ranking of the nation’s large housing authorities (the only year HUD published such a ranking). The PHA’s High Performer ratings for public housing (22 consecutive years) and Section 8 (11 consecutive years) are supported by 14 consecutive years of “zero audit findings” by independent financial auditors.

Jon is quoted in a new book by University of Minnesota Professor Ed Goetz, saying “the PHA has helped literally thousands of families and individuals find a home to stabilize their lives while they perhaps immigrated to this country, or connected with needed support services, or obtained an education or a job, or regained their health, or dealt with a disability.” Our greatest satisfaction is successfully delivering safe, affordable, quality housing to tens of thousands of low-income families and individuals over these past 35 years. Our pledge to the community is to fulfill this mission in the years to come.
Hi-Rise Living

Above: CHSP Program Coordinator Eileen Tittle
Right: Construction Program Manager Dave Lang

Above: Kim Nguyen, Principal Manager for Hi-Rise Sites
Right: Barbara Ingram, community volunteer
The St. Paul PHA’s Hi-Rise Presidents Council, representing the governing boards of the 16 hi-rise Resident Councils, hosts the annual Officers Luncheon shown on these pages. Planned and carried out by residents, this festive event brings together Resident Council leaders and PHA staff (Housing Managers, Human Service Coordinators, Maintenance Supervisors and others) to celebrate the prior year’s accomplishments and kick off the new year by setting goals.

Enthusiastic applause recognizes each of the Presidents Council’s teams for their accomplishments (Peer Team, Computer Team, Community Builders and the Resident Participation Committee) and new team members are introduced. These volunteers provide great service to the hi-rises that are their homes, and to the PHA as a whole.

It’s not all serious work, however. A favorite tradition at the annual luncheon is a resident-produced skit that highlights some of the humorous aspects of hi-rise living.
Every August a PHA family housing site hosts the Annual “National Night Out” celebration, like many other neighborhoods around St. Paul and across the nation. The events are organized by residents and staff with support from many community partners, including these:

- St. Paul Police ACOP Community Policing – and McGruff the Crime Dog!
- St. Paul Fire Department
- Boys and Girls Club
- Lao Family Community
- Girl Scouts
- Minnesota’s State Health Improvement Program (SHIP)
- AmeriCorps Promise Fellows
- Hiway Federal Credit Union
- “Fields to Families” Nutrition Project

The PHA’s Resident Councils help organize the National Night Out event as part of their Resident Opportunities & Self-Sufficiency (ROSS) Program, funded with a HUD grant.

National Night Out strengthens communities by building relationships among neighbors. One focus is crime-prevention awareness, building neighborhood support to fight back against crime. These photos are from the NNO events at the PHA’s McDonough Homes and Dunedin Terrace.
National Night Out is a great opportunity for residents to get to know one another and their community.
Modernization Work 2011-2012:
• McDonough Homes renovation finished (see p. 12)
• Fire suppression sprinklers installed (see p. 13)
• Elevator modernization began at three hi-rises.
• Exterior brick wall repair done at two hi-rises.
• New roofs installed at four hi-rises.
• Scattered site homes renovated when vacant.
• Created 6 new hi-rise apartments from office space.

Energy and water conservation work:
• New windows installed at 6 hi-rises.
• New boilers installed at 4 hi-rises.
• Lighting improvements done at all 16 hi-rises.
• All new toilets installed at 14 PHA hi-rises.

Modernization Funding Sources:
• HUD Capital and Operating Funds, American Recovery and Reinvestment Act
Major modernization begins at Dunedin Terrace (88 units in 22 four-plexes).
• PHASE 1: Modernize 28 dwelling units in 7 buildings; prototype completed in 2012.
• Remodel all kitchens and bathrooms.
• Convert to “hipped” roofs for improved drainage, easier maintenance, better insulation.
• Install all new windows to improve resident comfort and conserve energy.
• Replace old siding on second floor.
• Make site improvements.

New Construction at Roosevelt Homes.
• PHA will construct a new rowhouse building with 6, 2-bedroom units; one fully accessible.
• Construction starts April 2013; estimated completion December 2013.

Funding Sources for both projects include:
• HUD Replacement Housing Factor Funding and grants from the Minnesota Housing Agency.
Metropolitan State University (MSU) presented its 2012 “Community Partner of the Year” award to the St. Paul PHA to recognize a decade-long partnership that connects MSU student nurses with PHA residents.

PHA Human Services Coordinator Cheryl Hawley was one of the lead organizers of the program. She said, “This has been a wonderful collaboration with MSU’s Department of Nursing and Health Sciences. PHA residents receive health services improving their quality of life. The MSU students, under the guidance of skilled faculty supervisors, provide health education services in a community-based setting. The students bring skills, expertise, and knowledge and the residents bring their wisdom and life experiences. Everyone benefits!”

Elderly and disabled residents look forward to the nursing students’ visits to the PHA sites.
PHA Commissioners, staff and friends gathered in June 2011 to celebrate a historic planning document from the 1930s, which the PHA then presented to the St. Paul Public Library. The book, Saint Paul Housing Project: A Plan for Slum Clearance and Low Cost Housing, is now posted online at the Minnesota Digital Library’s “Minnesota Reflections” website:

http://reflections.mndigital.org/

The large-format book details the neighborhood where the PHA’s Mt. Airy Homes public housing development was built more than 20 years later. The book was created by the St. Paul City Planning Board, under the guidance of City Engineer George H. Herrold and a 45-member Citizens Housing Committee. A panel of housing experts discussed the history of affordable housing development in St. Paul and the City today.
On September 29, 2011, the PHA celebrated the end of our largest modernization project ever, the total renovation of the 580-unit McDonough Homes family housing development. The PHA invested $37 million over nine years to modernize the original 484 townhome-style apartments, to preserve them for future generations of low-income families. Funding included $25 million from HUD’s Capital Fund Program, $3 million from selling PHA scattered site homes and $9 million from a grant under the American Recovery and Reinvestment Act of 2009 (ARRA). No local, state or borrowed funds were used to complete the work. McDonough Homes maintained 99% occupancy throughout the modernization. 

McDonough Homes Closeout Event
Fire safety sprinklers make hi-rise apartment buildings safer for residents, staff, guests — and firefighters,” St. Paul Fire Chief Tim Butler and Fire Marshall Steve Zaccard told the PHA’s Hi-Rise Presidents Council at a meeting on October 22, 2012. The Fire Department’s top brass presented a commendation to the PHA for installing fire sprinklers in all 16 hi-rises, an 11-year, $8-million project.

Fire Chief Butler said the sprinklers keep fires from spreading between units or floors, so there is no need for firefighters to evacuate residents. Most of the PHA’s 2500 hi-rise residents are elderly, or younger persons with disabilities.

Several local contractors installed the sprinklers and the required upgrades to fire alarm systems.
The SHIP is sailing at the St. Paul PHA!

A grant from Minnesota’s Statewide Health Improvement Program (SHIP) funds activities and services for St. Paul PHA residents, through a partnership between the PHA and the St. Paul-Ramsey County Department of Public Health (SPRCDPH). The PHA’s Hi-Rise Presidents Council and Citywide Family Residents Council help plan and carry out the program.

SHIP encourages and supports residents who want to improve their health through better nutrition, more active lifestyles, and tobacco reduction. Popular activities have included

- Exercise classes
- Farmer’s markets at PHA properties, and
- Youth bicycling and bike safety events at PHA sites.

**Fields To Families**

*July through October 2012*

Hamline Hi-Rise

**THURSDAYS 12-2PM**

Farm fresh produce delivered directly to you at an affordable cost.
Promise Fellows coordinate the PHA’s Youth Connections program for hundreds of young public housing residents in St. Paul. The program focuses on character building, leadership, academic enrichment and community involvement.

Youth Connections operates year-round through PHA community centers at all four public housing developments for families. Community agencies and volunteers recruited by the Promise Fellows provide on-site homework help, tutoring, leadership opportunities, mentorship, educational enrichment and opportunities for community engagement. All of the activities and special projects are designed to promote school success.

The PHA and the City Wide [Family] Resident Council provide the required matching funds. Minnesota Alliance With Youth assigned the AmeriCorps Promise Fellows to the PHA.
PHA Staff

Bee Moua • Mai Moua • Mary Moua • Ying Moua • Timothy Mudge • Jo Murphy • John Myers • Paul Nelson • Ana New York • Kim Nguyen • Phung Nguyen • Vinh Nguyen • Mike Niedzielski • Gino Nitti • Jim Noyola • April Ogbuowelu • Tony Olson • Michele Peterson • Hank Petro • Rich Phillippi • Dan Pierre • Carneice Poe • Steve Pojanowski • Joe Polencheck • Wes Pond • Ernesto Puente • Martin Puente • Keila Pujols Sorensen • Julianna Quast • Mark Quilling • Len Rambo • Matt Rapp • Anthony Rea • Gerry Rhyan • Reggile Rieken • Olga Rocha • Jim Rooney • Larry Ros • Sandy Runquist • Rick Salak • Dan Santos • Sherrie Sasse • Perry Sautbine • Kenneth Scherkenbach • Nancy Schmidt • Pat Schumacher • Tara Schwartz • Nina Semmelroth • Bob Sherry • Christopher Sindt • Merton Smith • Rickie Sorensen • Dave Spiegelberg • Gregory Strachota • Heather Strachota • Trevor Stroschein • Tony Swanson • Randy Taylor • Pat Tepley • Wil Ternoir • Kong Thao • Douglas Thomas • Terry Thomas • Eileen Tittle • Tony Ton • Les Unklesbay • John Urbanski • Bee Van • Chong Toua Van • Mai Her Van • Pa Van • Pa Nhia Van • Seng Van • Mike VanHorn • Teresa Vaplon • Maurice Vasquez • Nick Ventrelli • Jeff Vilmo • Michelle Virnig • Laurie Wachter • Mark Wang • Anthony Ware • Cherise Warford • Barbara Williams • Mike Winston • John Wright • Chao Xyong • Cynthia Yang • Gao Yang • Ka Yang • Kaohnou Yang • Rosalyn Yang • Cynthia Yuen • Robyn Zapata • Korin Zeiher •

City of Saint Paul

0 1 2 Miles

Public Housing Units
- Family Scattered Site Housing Units: 403
- Hi-Rise Units: 2,554
- Family Development Units: 1,296

Total Public Housing Units: 4,253
Total Section 8 Units: 4,551
Total PHA-Owned and Section 8 Units: 8,804

Insured Value: $599 million

PHA Site Map

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

Central Hi-Rise: 144
Cleveland Hi-Rise: 144
Dunedin Hi-Rise: 143
Edgerton Hi-Rise: 221
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

Family Housing Developments

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

Total Public Housing: 4,253

Family Scattered Site Housing: 403
**St. Paul PHA By The Numbers**

<table>
<thead>
<tr>
<th>Asset Category</th>
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<tr>
<td>Cash</td>
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<tr>
<td>Accounts Receivable</td>
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<tr>
<td>Investments</td>
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<tr>
<td>Prepaid Expenses, Inventory and Other</td>
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<td>Capital Assets, Net</td>
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<table>
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<td>Accounts Payable</td>
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<td>Accrued Expenses</td>
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<td>Security Deposits &amp; Deferred Revenue</td>
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<td>Unrestricted Net Assets</td>
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<tr>
<td>Restricted Net Assets</td>
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<tr>
<td>Invested in Capital Assets, Net</td>
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**Revenue**

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<td>Investment Income</td>
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<td>Gain on Disposition of Capital Assets</td>
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<td>Rental Income (Net of Bad Debt)</td>
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<td>HUD Operating Grant Revenue</td>
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**Expenses**

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<td>Extraordinary Maintenance</td>
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<tr>
<td>General &amp; Other Expenses</td>
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<td>Depreciation Expense</td>
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<td>Utilities</td>
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<td>Tenant Services</td>
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<td>Administration</td>
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<td>Ordinary Maintenance &amp; Operations</td>
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<tr>
<td>Housing Assistance Payments</td>
<td>47%</td>
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</tbody>
</table>

**NOTE:** Financial statements are prepared using generally accepted accounting principles (GAAP) as applied to government entities. For more complete information, please see the audited Financial and Compliance Report, March 31, 2012.

- **The number of consecutive years the PHA has invested in hi-rise life safety improvements since 1991.** $7.3 MILLION
- **The number of consecutive years the PHA has been awarded the Government Finance Officers Association (GFOA) Certificate of Achievement award.** 7
- **The number of consecutive years the PHA’s Public Housing program has received “High Performer” status under PHAS.** 22
- **Total of the 4,551 Housing Choice Vouchers which include 467 Project Based Voucher units in 24 active projects.** $38 MILLION
- **The number of consecutive years the PHA’s Housing Choice Voucher program has been a “High Performer” under HUD’s SEMAP program.** 11
- **Percent of occupancy maintained over the past 17 years AND percent of rents collected.** 99
- **Average number of days taken to prepare and re-rent a unit.** 13.3
- **Number of residents living in the over 8,000+ PHA affordable homes.** TWENTY THOUSAND
- **Amount the PHA has invested in hi-rise life safety improvements since 1991.** $7.3 MILLION
Promise Fellows field trip to Como Zoo

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