“return on investment” in terms of more stable families, kids learning in school, able-bodied adults working, and persons with disabilities and elderly persons living independently with support services rather than living in institutions. We will continue to make that case to our elected officials and we invite you to join us in that effort.

Through our new Resident Initiatives Department (created with no net increase in staff) the PHA is working with our Resident Councils to form new partnerships with public and private community agencies. Together we help residents improve their health and well-being.

The “Free Bikes 4 Kids” bike giveaway highlighted on page 12 of this report and the activities funded by the Statewide Health Improvement Program (SHIP) grant noted on page 17 are among the new Resident Initiatives accomplishments.

As we write this we are watching the Congressional process slowly grind toward passage of a HUD appropriations bill that will, by all appearances, underfund the Public Housing and Housing Choice Voucher/Section 8 programs again next year.

At the same time, we were delighted that the Minnesota Legislature recently approved and the Governor signed a $100 million affordable housing funding bill that included $20 million in bonding for the preservation and rehabilitation of the state’s public housing inventory. This record-high commitment to affordable housing underscores public housing’s importance to our communities and to the 36,000 low income households across our state that depend on this program. These funds also will help create jobs in the residential construction sector by funding rehabilitation projects for the state’s aging public housing system.

We believe that with adequate public funding, affordable housing programs can produce a high

**executive and senior staff**

Betty Lou Authier  
Maintenance Senior Manager

Jennifer Cook  
Administrative Support Assistant

Al Hester  
Housing Policy Director

Alicia Huckleby  
Resident Initiatives Director

Merhawit Kubrom  
Equal Opportunity & Diversity Director

Kathy Maloney  
Administrative Support Assistant

Tom Reding  
Chair, Board of Commissioners

Jon Gutzmann  
Executive Director
Above: Attorney Louise Seeba greets new Board member Mary Puente.
Below: Current board members Missy Staples Thompson and Marty Strub welcome new Board members Mary Puente and Georgie Kabeto.
The Presidents Council hosted the Annual Resident Council Officer Recognition Event on May 29, 2013. Board members from the sixteen Hi-Rise Resident Councils and guests gathered at the Paul & Sheila Wellstone Center to celebrate another successful, challenging year. They took this opportunity to recognize special accomplishments, such as Council treasurers who keep a watchful eye on the money; Board members who have served their Councils for many years; and Board members who take the lead developing support for new and ongoing resident-focused programs in their buildings.

The Presidents Council and individual Resident Councils also thanked the PHA staff including the Human Services Coordinators, the ROSS Team, the SHIP Team and the Safety & Security Officer, recognizing the great work they do for residents throughout the year. They presented Executive Director Jon Gutzmann with a plaque that read “High Performer”. They also took this opportunity to thank Harold Purtell for serving as the hi-rises’ representative on the PHA Board of Commissioners.

The President Council ended the event with entertainment from the “fearless Peer Team”. The Peer Team is a group of residents that are willing to go out to the Councils, other than their own, and help out wherever help is needed. They will stand in for Board members who are out ill and train new Board members. They are also natural entertainers!
Above: PHA staff members Stephanie Long, Alicia Huckleby and Eileen Tittle visit with residents during the Presidents Council luncheon.
Below: Residents perform their annual skit at the luncheon.
Every August one of four PHA Family Development sites hosts the annual National Night Out (NNO) celebration. These celebrations bring members of the community together with local service agencies, police and fire personnel, and PHA volunteers to raise community awareness, forge new relationships, strengthen existing relationships and help communities empower themselves to take back their neighborhoods.

This year’s event was held at Roosevelt Homes on St. Paul’s East Side. This event was made possible through partnerships with St. Paul Boys and Girls Club, PHA Resident Councils and the Resident Opportunities and Self-Sufficiency (ROSS) Program, St. Paul Police Department (SPPD) and A Community Outreach Program (ACOP), St. Paul Fire Department, Ramsey County Sexual Violence Services, Ramsey County Head Start, St. Paul Early Childhood Family Education (ECFE), Boy Scouts of America, Girl Scouts of America, Minnesota State Health Improvement Program (SHIP), Merrick Community Services, Dispute Resolution Center, Hiway Federal Credit Union, MN Department of Revenue, St. Paul Public Libraries, Twin Cities RISE!, Face to Face, Cornerstone Montessori School, Resources for Childcare, Hmong American Partnership, EZY Urgent Care, Community Dental Clinic, East Side Financial Center, Bahai Children’s Group and Mothers Against Drunk Driving (M.A.D.D.).

celebrating families
National Night Out allows residents to get together in a fun setting. The evening filled with games, prizes and food helps build community spirit.
Dunedin Homes modernization work continues. This is one of the completely remodeled family townhomes.

The PHA completed two large construction projects in 2013. One was the first phase of the Dunedin Terrace modernization (pictures below and on the following pages). The other was construction of a new six-plex at Roosevelt Homes (pictures at right and on the following pages). Both projects were made possible by combining federal funding under HUD’s Capital Fund Program with State funding through Minnesota Housing. The State’s $825,000 grant for Dunedin Terrace modernization and $540,000 loan for the Roosevelt six-plex were essential as federal funding alone was insufficient.

Phase I at Dunedin renovated 9 four-plex buildings with 36 dwelling units out of the 22 buildings (total 88 units). A prototype building had been modernized previously; and Phase II will upgrade another 3 buildings with 12 dwelling units by the end of 2014. The remaining 9 buildings (36 units) will be modernized in later phases. The renovations include converting flat roofs to hipped roofs, installing new windows and siding, completely renovating kitchens and baths, installing new interior doors and floors, painting interiors and improving the site. Each family is relocated for approximately 7 weeks while their dwelling unit is modernized.

The new six-plex at Roosevelt Homes provides 5 2-story, 2-bedroom units with full basements and a single-story two-bedroom accessible unit.
Above: construction phases of the new Roosevelt six-plex.
Below: completed Roosevelt six-plex units.
On April 11, 2013 the PHA celebrated the beginning of a multi-million dollar upgrade of its Dunedin Terrace public housing development.

The 88 rental units in 22 four-plex townhomes were originally built for low income families in 1966, along with the adjacent Dunedin Hi-Rise for elderly residents.

Speakers at the press event included Council-member Dave Thune; Senior Office Representative for Congresswoman Betty McCollum, Chao Lee; Field Representative for Senator Al Franken, Matt Croaston; PHA Commissioner Marty Strub; PHA Commissioner and Dunedin Terrace resident Georgie Kabeto; Executive Director Jon Gutzmann and staff.
On September 24, 2013 the PHA launched a million dollar addition to its Roosevelt Townhomes public housing development on the East Side. The six newly-built townhome units replaced a six-unit building that was removed after a natural gas explosion in 1980. The area again has 320 townhome rental units for low income families, as when it was built in 1952.

Speakers at the press event included (photos clockwise) PHA Commissioner Missy Thompson, Abou Amara from Representative Tim Mahoney’s staff, Erick Garcia Luna from Senator Amy Klobuchar’s staff, Roosevelt Homes resident Tou Pa Lor, Senator Foung Hawj and Councilmember Dan Bostrom.
In 2013, the PHA was selected for the second year in a row to partner with Free Bikes 4 Kidz (FB4K), a non-profit organization that provides refurbished and/or donated bikes to low-income youth.

During the week of December 2nd, 286 bicycles were given to public housing youth at the PHA’s four family developments. Each youth also received a bike lock and bike helmet thanks to St. Paul-Ramsey County Public Health, and Allina Health, respectively.

This event relied heavily on volunteer help. The moving company Two Men And A Truck voluntarily transported all 286 bicycles from the FB4K distribution site to the public housing developments.
Scholarship recipient Sherry Collins accepts her scholarship award from former St. Paul Mayor George Latimer at the August 2013 PHA Board of Commissioners meeting.

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 residents and Section 8 participants who are pursuing post-secondary education. Since the scholarship program’s inception, the PHA has awarded 108 scholarships to residents.

The 2013 recipients are:

**Sherry Collins, Mount Airy Homes** is finishing her Associate in Arts Degree at Saint Paul College and will transfer to Metropolitan State University in the spring of 2014 to complete a BA in Human Services.

**Grum Haile, Seal Hi-Rise** is attending St. Cloud State University where he is pursuing a Bachelor’s degree in mechanical and manufacturing engineering.

**LaTrelle Lloyd, Seal Hi-Rise** is a student at the University of Minnesota – Twin Cities where he is majoring in Graphic Design.

**Abdalla Nuno, Valley Hi-Rise** is a student at St. Cloud State University where he is majoring in Medical Laboratory Science.

**Zyida Yesuf, Central Hi-Rise** is a current student at Metropolitan State University where she is pursuing a Bachelor’s degree in social work.
The PHA’s skilled and dedicated Section 8 team accomplishes all of the essential tasks to run this complex rent subsidy program. The PHA pays about $35 million yearly in federal subsidies to 1200 property owners who provide safe, affordable housing to over 4500 households, with over 11,000 residents. The PHA has earned the HUD’s “High Performer” rating for Section 8 Management (SEMAP) for twelve straight years. Both Housing Policy Director Al Hester, who oversees the Section 8 program, and Section 8 Programs Manager Dominic Mitchell were recognized in 2013 by their peers in the Minnesota chapter of NAHRO, the National Association of Housing and Redevelopment Officials. The Section 8 team was honored by the PHA at an employee event in September.
On January 8, 2014 the St. Paul PHA dedicated its maintenance facility at McDonough Homes as the “Hank Petro Maintenance Facility”, recognizing Hank’s 47 years of dedicated service to the agency and its residents.

Under Hank’s direction, the Saint Paul PHA’s public housing properties have been maintained and modernized to high standards that are the envy of most public and private property managers. Excellent maintenance services and modernization work don’t just happen. They are the results of strong leadership, organization, teamwork, training and commitment to the mission of public housing, as well as close cooperation among all PHA departments.
At a strategic planning “mini-retreat” on April 24, 2013 the PHA’s Commissioners and staff explored ways to expand the PHA’s public housing stock by re-using the public housing subsidies available after selling some scattered site single family homes. One approved strategy is to continue seeking outside funds and suitable sites to built replacement units or additional units on land already owned by the PHA, like the newly-built six-plex at Roosevelt Townhomes (p. 11 of this report) and a similar four-plex to be built at Mt. Airy Homes.

Photos counterclockwise: Board Chair Tom Reding and Executive Director Jon Gutzmann; Legal Counsel Louise Seeba and PHA staff Kim Nguyen, Dominic Mitchell, Betty Lou Authier and Tim Angaran.
On April 30, 2013, St. Paul Fire Chief Tim Butler commended 23 employees of the St. Paul PHA at the completion of a massive two-decade-long program to retrofit all of the PHA’s 16 hi-rise apartment buildings with fire sprinklers.

On June 12, 2013, the PHA and the St. Paul-Ramsey County Department of Public Health celebrated an 18-month-long partnership under the second Statewide Health Improvement Program (SHIP) grant initiative.

A Community Outreach Program (ACOP) serves the PHA’s 4 family developments and 16 hi-rises. It includes a St. Paul Police Department Sergeant, 9 Police Officers and 2 Community Liaison Officers.

Left to right: St. Paul-Ramsey County Public Health Department employees Betsy Christensen, Rina McManus, Donald Gault and Ann Tranvik.
Mt. Airy Hi-Rise Community Center hosted the City of St. Paul and Ramsey County’s “All In” recycling kickoff event in April. With this new initiative, St. Paul residents will have more opportunity for composting organic materials and be able to recycle a wider variety of plastic items. Residents will drop everything into a single blue bin for pick up. St. Paul will also host six community cleanups this year where residents pay a modest fee to drop off bulky items like mattresses and couches, as well as some home construction materials. City officials say the single-sort and organics collection efforts will continue to expand, and they expect to begin distributing larger, wheeled blue bins to make recycling even easier in 2015.

Speakers at the event included those pictured above. At left, from left to right: St. Paul Public Housing Agency Executive Director Jon Gutzmann, Ramsey County Commissioner Victoria Reinhardt, Eureka Recycling President and CEO Tim Brownell, City of St. Paul Mayor Chris Coleman. At right, from left to right: City Council Member Chris Tolbert, City Council Member Russ Stark, City Council Member Amy Brendmoen and City Council Member Dai Thao.

Ed Goetz, public housing resident and the Recycling Coordinator for Mt. Airy Hi-Rise (since 1988), and Nina Semmelroth, PHA Public Housing Manager, also spoke about the importance of the new recycling changes.
The number of consecutive years the PHA's Public Housing program has received “High Performer” status under PHAS.

The number of community centers the PHA owns that provide a total of nineteen different services to residents and the surrounding communities.

Amount the PHA has invested since 1991 in ACOP (A Community Outreach Program), a community policing partnership with the Saint Paul Police Department.

Number of PHA Hi-Rises providing Congregate Housing Services Program (CHSP) which assists residents with independent living, helping them avoid premature nursing home placement.

Number of PHA Hi-Rises with fire sprinklers and upgraded fire alarm systems.

Number of residents living in the over 8,000+ PHA affordable homes.

The number of PHA Hi-Rises and number of PHA Hi-Rises with fire sprinklers and upgraded fire alarm systems.

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, 2013.

Opposite page: Staff recognition event guest speaker St. Paul Fire Chief Tim Butler.
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<thead>
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<th>Hi-Rise Apartments for Seniors, People with Disabilities and Singles</th>
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<tr>
<td>Central Hi-Rise</td>
<td>144</td>
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<tr>
<td>Cleveland Hi-Rise</td>
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<td>Dunedin Hi-Rise</td>
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<tr>
<td>Edgerton Hi-Rise</td>
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<tr>
<td>Montreal Hi-Rise</td>
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<td>McDonough Homes</td>
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<tr>
<td>Mt. Airy Homes</td>
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<td>Roosevelt Homes</td>
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| Total Public Housing | 4,259 |
| Insured Value | $602 million |
The PHA, along with civic leaders and many other community organizations, celebrated the life and contributions of Andy (W. Andrew) Boss after his passing in the spring of 2014.

In 2007 the PHA named our new administrative office building in downtown St. Paul after Andy, in recognition of his long commitment to this agency and its programs. Former St. Paul Mayor George Latimer said at that time, “Andy is a true servant and leader who has served as chairman of practically everything.” When he retired from the Board of Commissioners in 2010, Andy had served for 24 years, including 20 years as the Chairperson.

In addition to his longstanding commitment to affordable housing, Andy Boss was known for his contributions in the fields of education, civic and governmental affairs, human services, arts and culture, and philanthropy. He was widely praised for his problem-solving skill and for developing new leaders and organizations to meet community needs.
Photography by Kathleen Smith  
Rod Wilson  
and  
PHA Staff  

Graphic Design and Layout by Laurie Wachter