We are proud to report the St. Paul PHA earned HUD’s “High Performer” status for the 24th consecutive year for our Public Housing program and the 13th consecutive year for our Housing Choice Voucher program. However, successful administration is threatened by federal budget caps and cumbersome, outdated program rules. We support PHADA, CLPHA and NAHRO’s advocacy for regulatory relief and reasonable budget increases so our programs can continue to serve families and individuals in need.

We are thankful the State of Minnesota once again committed resources to preserve public housing properties and develop affordable housing. With the leadership of Governor Mark Dayton and Minnesota Housing Commissioner Mary Tingerthal, and the support of the Legislature, grants and loans were awarded to essential projects around the state. We are grateful the PHA received $4 million for five new construction and modernization projects over the last three Legislative sessions. At the same time, the PHA’s $608 million physical plant has a backlog of approximately $70 million in modernization repairs.

We continue to improve customer service and efficiency, such as creating an online rent payment option for public housing residents. We also are participating in a “community solar garden” project that will reduce our utility costs for 25 years by $4 million while providing 85% of the electrical needs for 2,500 apartments from renewable energy. Our Resident Initiatives Department cultivates breakthrough partnerships with public and private community agencies to help residents improve their health and well-being.

We believe our housing programs produce a high “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 or with support services rather than living in institutions or on the street. We will continue to make that case to our elected officials and we invite you to join us in that effort.

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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.
This page: Proud Hamline Walkers from Hamline Hi-Rise
The sixteen hi-rise resident councils, under the leadership of the Presidents Council of PHA Hi-Rises (Presidents Council), continued to set and reach new goals in 2014.

A group of five resident Peer Advisors completed a sixteen hour accounting training course, which will allow them to assist and coach individual resident councils in financial management. Residents who serve as Computer Team members assisted all hi-rise resident councils with updating computer software, security systems and troubleshooting. The resident Community Building Team began a quarterly publication of an all hi-rise newsletter, titled The Insider, and the Resident Participation Committee expanded with members looking to be active and help make a difference in the hi-rises. As a result, resident-led walking clubs, like the one at Hamline Hi-Rise pictured on the opposite page, have begun to grow in popularity as residents encourage and educate their neighbors on the health benefits of maintaining an active lifestyle.
National Night Out is an annual event aimed at building relationships among neighbors and promotes positive police-community relationships to make neighborhoods a safer, better place to live. Every year the PHA family developments take turns hosting National Night Out. This year, the event was held at Dunedin Homes. It was a collaboration between the Dunedin Resident Council, PHA, Neighborhood House and El Rio Vista Recreation Center.

This event took months of planning and coordination and was led by the site Human Services Coordinator. Everything from recruiting PHA staff volunteers to setting up street closure is planned to help ensure a successful event.

At Dunedin, approximately 500 PHA residents, staff and service providers enjoyed an evening of food, games, safety demonstrations, youth events, and visits from the St. Paul Police and Fire Departments.
Kids of all ages enjoy National Night Out.
This page: modernization continues at Dunedin Terrace.

Far left: Dunedin structure before modernization.

Opposite page: exterior view and kitchen view of Mt. Airy 4-plex.
The Phase III modernization of 20 dwelling units in five buildings at the Dunedin Terrace Family site will be completed in 2015. The planned 2016 modernization of the remaining 16 dwelling units will complete the modernization of the 88 dwelling units that were originally constructed in 1966. The modernization work includes: converting flat roofs to hip roofs, replacing windows, replacing second floor siding, removing brick wing walls, totally replacing kitchens and bathrooms, and other miscellaneous interior and site work. HUD Capital Fund Program funds and $2,025,000 of Minnesota Housing Finance Agency forgivable loans funded the modernization work.

A new building containing one handicapped accessible 2-bedroom unit and three 2-story 2-bedroom units was built at Mt. Airy Homes to replace units that were removed from the site due to poor condition. HUD Capital Fund Program funds and a $360,000 Minnesota Housing Finance Agency 30 year, 0% interest, deferred payment loan funded the work.
On September 30, 2014 the PHA celebrated the start of construction on a new four-plex townhome at its Mt. Airy Homes public housing development. Early in 2015 the four families moved in and they are enjoying their new homes. The new two-bedroom townhome units are located on a site where two homes were demolished years ago. The area now has 302 townhome rental units for low income families.

Speakers at the press event in September included Minnesota Housing Commissioner Mary Tingerthal; Ben Peterson, Outreach Coordinator for Congresswoman Betty McCollum; Matt Croaston, Field Representative for Senator Amy Klobuchar; Mai Chong Xiong, Legislative Aide for Councilmember Dai Thao, PHA Commissioner Missy Thompson; PHA Commissioner Georgie Kabeto, Mt. Airy Homes resident Afaf Saleh; Executive Director Jon Gutzmann and PHA Construction Program Manager Dave Lang.
On May 4, 2015, the PHA received HUD approval to enter into a 25-year community solar garden subscription agreement with Geronimo Energy of Edina, Minnesota. Approximately 85% of the electrical consumption at 17 PHA buildings (16 hi-rises and the W. Andrew Boss Building (CAO)) will be supplied to the electrical grid by the community solar garden. Geronimo Energy estimates that the PHA’s electric utility costs will be reduced by approximately $183,500 per year.

In April 2015, the PHA entered into a one-year contract with Susan Brown, Apiarist (Beekeeper) and owner of Mademoiselle Miel, to provide equipment, supplies and services for three beehives on the rooftop of its CAO. The Agency’s participation in urban beekeeping fits within its green initiatives efforts, and adds the PHA to a growing list agencies and organizations that provide urban beekeeping sites in the Metro area. It is estimated that the PHA’s three beehives will produce approximately three gallons of honey per hive.
On February 24, 2015, the PHA hosted its first formal Partners Recognition Event, facilitated by the PHA’s Resident Initiatives Department. Approximately 50 “PHA Partners” were in attendance at the event, which celebrated the extraordinary work that these organizations are doing to provide opportunities and resources to public housing residents. Featured organizations included the Twin Cities Mobile Market; the Presidents Council of St. Paul PHA Hi-Rises and the City Wide Residents Council; Metropolitan State University’s School of Nursing; Resource, Inc.; Cycles for Change; Saint Paul Neighborhood Network; the Hmong American Farmers Association.

Sue Didier, President of Thompson Associates, and Mai Moua, the PHA’s Executive Assistant/Program Coordinator, spoke on the conclusion of a 25 year partnership with the Family Housing Fund that focused on creating homeownership opportunities for public housing residents and Section 8 participants.
2014 marked the PHA’s third year in partnering with Free Bikes 4 Kidz (FB4K), a local non-profit organization geared toward helping all kids ride into a happier, healthier childhood by providing refurbished and donated bikes to those most in need.

PHA Free Bikes 4 Kidz Week takes place in December, with a bike giveaway event at each of the PHA’s four family developments. 259 youth were matched to a bicycle through FB4K, and also received a bike lock and fitted bike helmet thanks to St. Paul-Ramsey County Public Health and Allina Health, respectively.

Each year, the incredible support from the community is truly what makes these bicycle giveaway events so successful - Two Men and a Truck offering bicycle moving services, Allina Health coordinating volunteers and signage, and more than 50 volunteers from residents, resident councils, ACOP, St. Paul community and many partner organizations.
The expansion of community gardens is providing more residents with opportunities to build community engagement and promote healthy living. The increased interest and participation in resident gardening led to new community gardens at Dunedin, McDonough, and Mt. Airy family homes, as well as an expansion of the raised garden bed program at 12 hi-rises (88 beds) and Dunedin townhome units (40 beds). Existing and new residents are encouraged and supported throughout the growing season with resources provided by the PHA and the St. Paul-Ramsey County Public Health Department (RCPHD) through a Statewide Health Improvement Program (SHIP) grant.

Each community garden site has a committee that oversees gardening activities, and receives additional support from RCPHD, U of MN Extension Program: Master Gardeners, and PHA Garden Mentors. The PHA is committed to providing tools, storage sheds, soil, plants, and a one year gardening resource training through Gardening Matters to the committees.
introducing our staff

Moqtar Abdulahi • Atinuke Adegoke • Steve Ahner • Ubax Ali • Deon Anderson Mitchell Anderson • Tim Angaran • Katherine Ashton • Richard Auchter • Betty Lou Authier • Chris Avalos • Ben Awaah • Jessica Bader • Tammy Bailey • Keith Bakken • Margarita Barry • Jan Bednarek • Bob Bighley • Nasra Bihi • Ashley Bolstad • Al Borman • Matt Borndale • Sandy Borndale • Tim Braun Robyn Brewin • Angela Brinson • Charisse Brown • Sue Brown • Latoya Bullock • Mike Carey • Dennis Carlson • Nicholas Casci • Betsy Christensen • Dennis Churilla • Pat Clarkin • Cindy Collier • Martin Connolly • Pat Connolly • Cindy Cook • Jennifer Cook • Sandy Crosby • Lashunda Cross • Joe Davis • Ronald Degerstrom • Natasha Dixon • Barb Dock • Maxine Donovan • Keith Draz • Jennifer Ellefson • Michael Ellis • Janelle Endy • Tim Englund • Sonja Escudero • John Falzone • Maiv Fang • Lisa Feidler Brent Feller • Stephen Felson • Arnie Flores • Everett Fontaine • Beth Forest Pat Forest • Tim Franko • Kathy Frits • Angela Garrity-Scharrbillig • Terri Gindorff • Brett Glaus • John Glaus • Michelle Grannes • Holly Gray • Larry Gurtin • Jon Gutzmann • Melonie Hagman • Deborah Haines • Pangie Harrington • Jean Hausladen • Kimberly Henry • Chong Her • Christine Her • Kou Her • Salay Her • Tina Her • Rito Hernandez • Al Hester • Brenda Hibbard Samuel Hill • Glenn Hobbins • Jared Hoffman • Angela Holm • Linda Houdek Alicia Huckleby • Jordan Huckleby • Kenneth Huntington • Julia Hupperts • Howard Jackson • Jen Jackson • Paul Jaeger • Carol Jerde • Steve Johnson • Tara Johnson • AZ Jones, Jr. • Rick Jordan Ken Judd • Adam Junior • Blia Jurewitsch • Michelle Kallenbach • Carlen Kang • Dong Kim • Anthony King • Curt Kline Marek Kopec • Punnavith Koy • John Kramschuster • Mela Krick • Merhawit Kubrom • Paul LaBelle • Dave Lang •
public housing units

- family scattered site housing units: 403
- hi-rise units: 2,554
- family development units: 1,302

Total public housing units: 4,259
Total Section 8 units: 4,589
Total PHA-owned and Section 8 units: 8,848

Insured value: $608 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: 320

Family scattered site housing: 403

Total public housing: 4,259
Insured value: $608 million
10 number of new public housing units constructed in the past two years

- 13 consecutive years our housing choice voucher program has received “high performer” status under semap

- 4365 acos (annual applications for continued occupancy) completed = 100%

- 25 fss (family self-sufficiency) participants who have purchased homes

- 408 new applicants on the public housing waiting list

- 24 consecutive years our public housing program has received “high performer” status under phas

- 5676 emergency work orders completed = 100%

- 4306 housekeeping inspections completed = 100%

- 125 chsp (congregate housing services program) capacity

- 159 authorized vash vouchers for homeless veterans; 124 under lease

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**by the numbers**

**Assets by percentage:**
- Accounts receivable: 14%
- Prepaid expenses, inventory and other: 2%
- Cash: 82%

**Liabilities & net position by percentage:**
- Restricted net position: 82%
- Accounts payable: 2%
- Unrestricted net position: 1%
- Accrued expenses: 1%
- Invested in capital assets, net: 1%
- Security deposits and deferred revenue: 1%

**Revenue by percentage:**
- Capital grant: 67%
- Other income: 16%
- Investment income: 12%
- Rental income (net of bad debt): 7%
- Hud operating grant revenue: 0%
- Gain on disposition of capital assets: 0%

**Expenses by percentage:**
- Depreciation expense: 48%
- General and other expenses: 12%
- Administration: 10%
- Utilities: 7%
- Housing assistance payments: 7%
- Ordinary maintenance and operations: 4%
- Tenant services: 4%
- Extraordinary maintenance: 0%

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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, 2014.