FACTS About Our Public Housing Program

- The PHA owns and manages 4,274 units of public housing, comprised of:
  - 2,554 Hi-Rise units
  - 1,720 Family units, including 418 Scattered Site single family homes and duplexes
- The insured value of the PHA’s property is $659 million.
- In FY 2018, the PHA achieved “High Performer” status under PHAS for the 28th consecutive year.
- The PHA has maintained a 99% occupancy rate for 23 consecutive years.
- The PHA prepared and re-rented 615 vacant units in an average of 14.04 days per unit in FY 2018.
- 100% of units were inspected for housekeeping and preventive maintenance in FY 2018.
- The PHA collects over 99% of rents.
- The annual agency-wide financial and compliance audit of FY 2018 was completed with no adverse findings.
- 29,317 maintenance work orders (emergency and non-emergency) were completed in FY 2018.
- The PHA maintained a 100% resident satisfaction rating on maintenance work orders in FY 2018.
- The PHA owns four community centers that provide a total of 15 different services to residents and the surrounding communities.
- Since 1991, the PHA has invested $14.57 million in ACOP (“A Community Outreach Program”), a community policing partnership with the Saint Paul Police Department.
- In 2018 the PHA had 16 Police Officers-In-Residence (OIR) living in its Hi-Rises.
- The PHA oversees a Congregate Housing Services Program (CHSP) in four of its Hi-Rises. Program capacity is 125. Residents are assisted with independent living, thereby helping them avoid premature nursing home placement.

Mission Statement
“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.”

FACT
The PHA provides 8,998 affordable homes to over 21,000 people.

FACT
The PHA has been an independent governmental unit since 1977.

FACT
The PHA is governed by a seven-member Board of Commissioners appointed by the Mayor and approved by the City Council.
FACTS About Our Housing Choice Voucher Programs

The PHA administers 4,724 affordable housing opportunities through the Housing Choice Voucher Programs and other Section 8 subsidies, paying over $38 million annually in federal rent subsidies to private owners who rent units to eligible families and individuals with very low incomes. The PHA’s Section 8 program has earned HUD’s “High Performer” rating for 17 consecutive years.

“Housing Choice Vouchers” (HCVs) typically move with the renter to a landlord of their choosing. “Project-Based Vouchers” (PBVs) are HCVs that have been committed to specific units and buildings. Since beginning in 2000, the PHA’s PBV program has grown to 516 apartments in 24 separate projects. They are detailed below.

More than half of the units (328) are in “Supportive Housing” projects. “Mixed Income” housing is where there are PBV apartments mixed with market-rate rental housing buildings.

1. **Liberty Plaza Apartments.** Affordable Housing/major rehabilitation; 95 PBV; 2002.
2. **Rivertown Commons.** Mixed Income & Supportive Housing/existing housing; 20 PBV (6 supportive); 2002.
5. **Jackson Street Village.** Supportive Housing/new construction; 24 PBV; families with children, homeless or near homeless, and recovering from chemical dependency; 2003.
6. **Seventh Landing.** Supportive Housing/new construction; 12 PBV; homeless youth aging out of foster care system; 2003.
8. **Straus Building.** Mixed Income/major rehabilitation; 10 PBV; 2003.
9. **YWCA.** Supportive Housing/existing housing; 36 PBV; single parent households with children who are former or current MFIP participants; 2003.
10. **Families First I-II-III.** Supportive Housing/existing housing; 20 PBV; families with children, homeless or near homeless, recovering from chemical dependency, current or recent MFIP recipients; 2003-2004 (3 stages).
11. **Martin Luther King Court.** Supportive Housing/existing housing; 8 PBV; homeless or near homeless families with children where at least one person has been diagnosed with HIV/AIDS; 2004.
12. **St. Christopher Place.** Supportive Housing/existing housing; 14 PBV Single Room Occupancy (SRO); single adult men and women; 2004.
13. **Crestview Apartments/New Foundations I-II.** Supportive Housing/existing housing; 44 PBV; families with children, homeless, recovering from chemical dependency, current or recent MFIP recipients; 2002-2005 (2 stages).
14. **UniDale Apartments.** Mixed Income & Supportive Housing/new construction; 20 PBV (15 supportive); chronically homeless families with children; 2006.
15. **Sankofa Apartments.** Supportive Housing/rehabilitation; 4 PBV; Long-term homeless adults pregnant or parenting; 2008.
16. **Cleveland-Saunders.** Supportive Housing/existing; 10 PBV; Long-term homeless families; 2009.

17. **Delancey Apartments.** Supportive Housing/rehabilitation; 13 PBV; Long-term homeless families with disabilities; 2009.

18. **Winnipeg Apartments.** Supportive Housing/new construction; 6 PBV; Long-term homeless families and individuals; 2009.

19. **Lexington Commons.** Supportive Housing/rehabilitation; 48 PBV; Long-term homeless individuals; 2010.

20. **Renaissance Box.** Supportive Housing/rehabilitation; 10 PBV; Long-term homeless families; 2011.

21. **Fort Road Flats.** Supportive Housing/new construction; 8 PBV; Long-term homeless families; 2013.

22. **Ujamaa Housing.** Supportive Housing/rehabilitation; 12 PBV; homeless young males without family support; 2013.

23. **Western U Plaza (formerly Old Home Plaza).** Supportive Housing/new construction; 6 PBV; chronically homeless; 2015.

24. **Prior Crossing.** Supportive Housing/new construction; 32 PBV; homeless youth; 2016.

### FACTS About Our Capital Fund Program (CFP)

- The PHA’s FFY 2018 CFP allocation was $11.1 million.
- In 2018 the PHA administered approximately $32.2 million in open CFP grants.
- Contracts with minority-owned business enterprises in FY 2018: 6.1% of operating budget and 15.8% of capital fund budget.
- Contracts with businesses owned by women or persons with disabilities in FY 2018: 6.6% of operating budget and 30.4% of capital fund budget.
- In FY 2018, PHA awarded a total of $1.5 million to Section 3 businesses.
- Starting in 1991, the PHA invested $8.3 million in life safety improvements by installing fire sprinklers and upgrading the fire alarm systems in all 16 PHA Hi-Rises.

### FACT

In the Housing Choice Voucher Program, the average tenant payment for rent plus utilities is $359/month.

The average cost per voucher (rent subsidy plus administration) is $744/month.

### FACT

In the Public Housing Program, the average tenant payment for rent plus utilities is $392/month.

The total federal subsidy, including operating and capital improvements, is approximately $453/month.

### FACT

The average federal subsidy for Public Housing operating costs is $236/month.

The average federal subsidy for Public Housing capital improvements is $217/month.
**Hi-Rise Apartments for Seniors, People with Disabilities and Singles**

<table>
<thead>
<tr>
<th>Building</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Hi-Rise</td>
<td>144</td>
</tr>
<tr>
<td>Cleveland Hi-Rise</td>
<td>144</td>
</tr>
<tr>
<td>Dunedin Hi-Rise</td>
<td>143</td>
</tr>
<tr>
<td>Edgerton Hi-Rise</td>
<td>221</td>
</tr>
<tr>
<td>Exchange Hi-Rise</td>
<td>194</td>
</tr>
<tr>
<td>Front Hi-Rise</td>
<td>151</td>
</tr>
<tr>
<td>Hamline Hi-Rise</td>
<td>186</td>
</tr>
<tr>
<td>Iowa Hi-Rise</td>
<td>148</td>
</tr>
</tbody>
</table>

**Family Housing Developments**

<table>
<thead>
<tr>
<th>Building</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Montreal Hi-Rise</td>
<td>185</td>
</tr>
<tr>
<td>Mt. Airy Hi-Rise</td>
<td>153</td>
</tr>
<tr>
<td>Neill Hi-Rise</td>
<td>104</td>
</tr>
<tr>
<td>Ravoux Hi-Rise</td>
<td>220</td>
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<tr>
<td>Seal Hi-Rise</td>
<td>144</td>
</tr>
<tr>
<td>Valley Hi-Rise</td>
<td>159</td>
</tr>
<tr>
<td>Wabasha Hi-Rise</td>
<td>71</td>
</tr>
<tr>
<td>Wilson Hi-Rise</td>
<td>187</td>
</tr>
</tbody>
</table>

- **Dunedin Terrace**: 88 units
- **McDonough Homes**: 592 units
- **Mt. Airy Homes**: 302 units
- **Roosevelt Homes**: 320 units
- **Scattered Site Housing**: 418 units

**Total PHA-Owned and HCV/Section 8 Units**: 8,998

**Total PHA Housing Units**: 4,274

**Insured value**: $659 million