



FACTS About Our Public Housing Program

- The PHA owns and manages 4248 units of public housing, comprised of:
 - 2548 Hi-Rise units
 - 1700 Family units, including 404 Scattered Site single family homes and duplexes
- The insured value of the PHA's property is \$581 million.
- In FY 2010, the PHA achieved "High Performer" status under PHAS for the 20th consecutive year.
- The PHA has maintained a 99% occupancy rate for 15 consecutive years.
- The PHA prepared and re-rented vacant units in an average of 18.3 days in FY 2010.
- 100% of units were inspected for housekeeping and preventive maintenance in FY 2010.
- The PHA collects over 99% of rents.
- In 2010, the PHA celebrated its 12th consecutive year with no "findings" on financial and compliance audits by independent public auditors.
- 30,495 maintenance work orders (emergency and non-emergency) were completed in FY 2010.
- The PHA attained a 100% resident satisfaction rating on maintenance work orders in FY 2010.
- The PHA owns four community centers that provide a total of eighteen different services to residents and the surrounding communities.
- Since 1991, the PHA has invested \$10 million in ACOP ("A Community Outreach Program"), a community policing partnership with the Saint Paul Police Department.
- In 2010 the PHA had 13 Officers-In-Residence (OIR) living in its Hi-Rises.
- The PHA oversees a Congregate Housing Services Program (CHSP) in five 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 8,000+ affordable homes to over 20,000 people.

FACT

The PHA has been an independent governmental unit since 1977.

FACTS About Our Housing Choice Voucher Program

The PHA administers 4310 vouchers, totalling \$34 million, and has been a “High Performer” under HUD’s Section 8 Management Assessment Program (SEMAP) for eight years running.

Most Section 8 vouchers are “Tenant-Based” and move with the renter. “Project-Based Vouchers” (PBV) are assigned to particular units and buildings.

“Mixed income” housing provides some PBV-subsidized units in market-rate rental housing buildings.

The PHA Board has approved 467 PBV units in 24 projects that are active (3 other projects were canceled):

1. **Sibley Park Apartments.** Mixed income/new construction; 25 PBV; 2002.
2. **Liberty Plaza Apartments.** Affordable housing/major rehabilitation; 95 PBV; 2002.
3. **Jackson Street Village.** Supportive Housing/new construction; 24 PBV; families with children, homeless or near homeless, and recovering from chemical dependency; 2003.
4. **Families First I.** Supportive Housing/existing housing; 5 PBV; families with children, homeless or near homeless, recovering from chemical dependency, current or recent MFIP recipients; 2003.
5. **Crestview Apartments.** Supportive Housing/existing housing; 31 PBV; families with children, homeless, recovering from chemical dependency, current or recent MFIP recipients; 2002.
6. **Sibley Court Apartments.** Mixed income/new construction; 25 PBV; 2003.
7. **Seventh Landing.** Supportive Housing/new construction; 12 PBV; homeless youth aging out of foster care system; 2003.
8. **Rivertown Commons.** Mixed income/existing housing; 20 PBV; 2002.
9. **Families First II.** Supportive Housing/existing housing; 5 PBV; homeless families, mostly single-parent families with children, who are former or current MFIP participants; 2003.
10. **Strauss Building.** Mixed income/major rehabilitation; 10 PBV; 2003.
11. **Upper Landing.** Mixed income/new construction; 15 PBV; 2002.
12. **St. Christopher’s Place.** Supportive Housing/existing housing; 14 PBV Single Room Occupancy (SRO); single adult men and women; 2004.
13. **YWCA.** Supportive Housing/existing housing; 36 PBV; single parent households with children who are former or current MFIP participants; 2003.
14. **Families First III.** Supportive Housing/new construction; 6 PBV; chemically dependent, homeless or near homeless families with children; 2004.
15. **Martin Luther King Court.** Supportive Housing/existing housing; 8 PBV; homeless or near homeless families with children of which at least one person has been diagnosed with HIV/AIDS; 2004.
16. **Crestview Community Expansion.** Supportive Housing/new/existing; 13 PBV; families with children, homeless, recovering from chemical dependency; 2005.

17. **UniDale Apartments.** Supportive Housing/new construction; 20 PBV (10 supportive); chronically homeless families with children; 2006.
18. **Sankofa Apartments.** Supportive Housing/rehab; 4 PBV; Long-term homeless adults pregnant or parenting; 2008.
19. **Delancey Apartments.** Supportive Housing/rehab; 13 PBV; Long term homeless families with disabilities; 2009.
20. **Winnipeg Apartments.** Supportive Housing/new construction; 6 PBV; Long Term Homeless families and individuals; 2009.
21. **Cleveland-Saunders.** Supportive Housing/existing; 10 PBV; long-term homeless families; 2009.
22. **Lexington Commons.** Supportive Housing/rehab; 48 PBV; long-term homeless individuals; 2010.
23. **Aeon Renaissance Box.** Supportive Housing/rehab; 10 PBV; long-term homeless families; in development phase [2011].
24. **PPL West 7th Housing.** Supportive Housing/new construction; 8 PBV; long-term homeless families; in development phase [2012].

FACT

The PHA is governed by a seven-member Board of Commissioners appointed by the Mayor and approved by the City Council.

FACT

In the Section 8 Program, the average tenant payment for rent plus utilities is \$291/month.

The average subsidy payment is \$668/month.

FACTS About Our Capital Fund Program (CFP)

- The PHA's 2010 CFP budget is \$7.8 million.
- In 2010 the PHA oversaw approximately \$40 million in open CFP grants, including Recovery Act grants.
- Contracts with minority-owned business enterprises in FY10: 5.2% of operating budget and 9.9% of capital fund budget.
- Contracts with women- & disabled-person-owned businesses in FY10: 23% of operating budget and 24.8% of capital fund budget.
- To date, the PHA has awarded a total of \$3 million to Section 3 business concerns.
- Since 1991, the PHA has invested \$7.3 million in life safety improvements by installing fire sprinklers and upgrading the fire alarm systems in PHA-owned Hi-Rises.
- To date, the PHA has installed fire sprinklers and upgraded the fire alarm systems in 14 of its 16 Hi-Rises and is nearing completion on installation work at the 15th Hi-Rise.

FACT

In the Public Housing Program, the average tenant rent is \$246/month.

Operating costs are approximately \$534 per unit-month.

Total costs, including modernization costs, are approximately \$671 per unit-month.

Total subsidy is approximately \$321 per unit-month.

American Recovery & Reinvestment Act of 2009 (ARRA)



Central Hi-Rise

In February 2009, the PHA received approximately \$10 million in Recovery Act formula funding.

Formula-based Recovery Funding went to the following projects:

- McDonough Homes Modernization (\$9,097,153)
- Iowa Hi-Rise; Install Fire Safety Sprinklers (\$584,462)
- Central Duplex Exterior Modernization (\$384,167)

In September 2009, the PHA was awarded approximately \$7.1 million in Recovery Act competitive funding for the Central, Neill, Ravoux, Cleveland, Montreal and Dunedin hi-rise buildings.

The PHA used these funds to make the following energy and water conservation improvements:

- Lighting Improvements (\$178,781)
- Window Replacements (\$2,648,225)
- Boiler Replacements (\$3,569,929)
- Toilet Replacements (\$401,593)
- Refrigerator Replacements (\$155,360)

In addition, the PHA used \$92,585 of the grant funding for architectural services for the window replacements and \$105,660 for boiler system replacement engineering services.

The PHA also hired 27 long-term temporary Seasonal Maintenance Workers and Resident Management Aides; 16 of whom were public housing residents.

Saint Paul Public Housing Agency

**W. Andrew Boss Building
555 Wabasha Street N.
Suite 400
Saint Paul, MN 55102
Phone: (651) 298-5664
Fax: (651) 298-5666
www.stpha.org**

FACT

The PHA obligated 100% of its Recovery Funds in approximately nine weeks.



Dunedin Hi-Rise



*Graphic Design &
Layout by:
Laurie Wachter*