

# Annual Report 2022



Celebrating

**45**

YEARS!

# Board of Commissioners



Missy Staples Thompson  
Board Chair



Kevin Lindsey  
Vice Chair



Tom Reding  
Treasurer



Yer Chang  
Secretary



Pete Verdeja  
Assistant Secretary



John Cardoza  
Commissioner



Veronica Robinette  
Commissioner

## Message from our **Board Chair** and **Executive Director**

We are pleased to present this 2022 Annual Report showing some highlights at the PHA including a special page to celebrate the PHA's 45th Anniversary as an independent agency.

While the COVID-19 pandemic had a profound effect on everyday life at the PHA and in our homes, PHA Commissioners and staff remained mission-focused and results-driven. Our collective work reminded the community the PHA is an essential agency providing affordable rental housing to over 22,000 individuals. We remained "open for business" and mission-strong because this is a place filled with essential, hard-working, inventive and caring employees, guided by a supportive Board of Commissioners. We continued to evolve and adapt to an ever-changing work place. We learned that some PHA business functions performed remotely are as efficient, and more client-friendly than the previous in-office experiences. Like many organizations, our "remote versus in-office" plans are evolving to this day. Consideration includes regular evaluation of process improvements and customer service. We addressed challenges in attracting and retaining quality staff in a variety of ways. We are adding more deeply affordable housing resources through our HCV program. We redoubled our efforts to communicate our good work directly and in-person as well as through e-blasts, "Thursday Live" online sessions, web page communications, and Chair Thompson's new "Mission Moment" that now kicks off every Board meeting.

Happy 45th Anniversary, PHA!

# Legal Counsel



**Meghan Kisch**  
Senior Assistant  
City Attorney



**John Stechmann**  
Senior Assistant  
City Attorney



**Sean Whatley**  
Senior Assistant  
City Attorney

## 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.”



Right photo:  
Board Chair Missy  
Thompson and PHA  
Executive Director  
Jon Gutzmann.

# Executive Leadership Team



**Jon Gutzmann**  
Executive Director



**Louise Seeba**  
Deputy Executive Director/  
General Counsel



**Mai Moua**  
Executive Assistant/  
Communications Manager



**Tim Angaran**  
Maintenance Director



**Lisa Feidler**  
Housing Policy Director



**Al Hester**  
Housing Policy Director



**Alicia Huckleby**  
Human Resources/  
Resident Initiatives Director



**Dominic Mitchell**  
Housing Choice Voucher  
Director



**Kim Nguyen**  
Resident Services Director



**William Wallo**  
Budget Director/  
Interim Finance Director

# Happy 45<sup>th</sup> Anniversary PHA!

The St. Paul Public Housing Agency (PHA) separated from the St. Paul Housing Redevelopment Authority (HRA) in 1977 and it has been an independent public entity since then. In those 45 years the PHA has had two Executive Directors at the helm: Marshall Anderson, previously the HRA Housing Director, served from 1977 until he retired in 1987. Jon Gutzmann was appointed in 1987 and he celebrated his 35th year as PHA Executive Director this past August!



To mark its 45th anniversary, the PHA put together a short video (see [www.stpha.org](http://www.stpha.org) for 45th anniversary video) with remarks from its Board Chair, current and previous Executive Directors, and stakeholders, reflecting on its mission and accomplishments for the last 45 years.

Special thanks to the following individuals for making time to be a part of this video and celebrating this milestone with us!

- Missy Staples Thompson, Board Chair, St. Paul PHA
- Jon Gutzmann, Executive Director, St. Paul PHA, 1987- present
- Kevin Lindsey, Board of Commissioners, St. Paul PHA; CEO of the Minnesota Humanities Center; and founder of Lindsey Law
- Dr. MayKao Hang, Vice President of Strategic Initiatives, Founding Dean at Morrison Family College of Health, University of St. Thomas; former PHA resident and PHA department director
- Shawn Huckleby, Professor at Metropolitan State University; formerly with the U.S. Department of Housing and Urban Development
- Kim Nguyen, Director of Resident Services, former PHA resident, St. Paul PHA
- Marshall Anderson, Executive Director, St. Paul PHA, 1977-1987
- Jane Prince, St. Paul City Councilmember, Ward 7
- Gy Chajili, Human Services Coordinator, former PHA resident and PHA Commissioner, St. Paul PHA



Photo above: Jon Gutzmann, former PHA Board member and now MN Supreme Court Justice Natalie Hudson, and Andy Boss (Board Chair). (Photo circa 1995)



Photo above: PHA Board Chair Missy Staples Thompson, Jon Gutzmann, Marshall Anderson, Shawn Huckleby, Kim Nguyen, PHA Commissioner Kevin Lindsey, Dr. MayKao Hang, Councilmember Jane Prince, and Gy Chajili.



Photo above: St. Paul Mayor Melvin Carter with residents at the McDonough Family Resources Fair. (Photo circa 2019)



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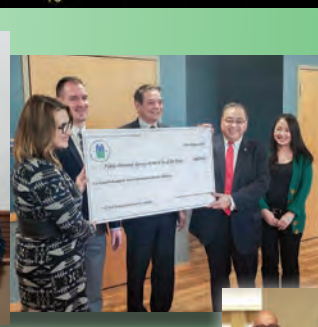
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# Little moments 45<sup>th</sup> BIG memories



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# ARBOR DAY

at

## Cleveland Hi-Rise



Above from left to right: PHA staff Angela Louricas, Jon Gutzmann, Natalie Mikkelson, and PHA Commissioner John Cardoza.

On April 29, 2022, PHA staff joined residents at Cleveland Hi-Rise for an Arbor Day celebration event.

*Arbor Day is a holiday celebrating nature and the planting and preservation of trees. Established by J. Sterling Morton, a resident of Nebraska City and the eventual Secretary of the Nebraska Territory, the first Arbor Day celebration took place on April 10, 1872. According to the website [arborday.org](http://arborday.org), it was estimated that “more than 1 million trees were planted in Nebraska” on that day. By 1920, more than 45 states were hosting their own Arbor Day celebrations. Today, Arbor Day has become a global event, with National Arbor Day in the United States occurring on the last Friday in April of each year.*



Above from left to right: PHA staff Natalie Mikkelson, Mela Krick, Charisse Brown, Tara Johnson, and Jodi Nottger.

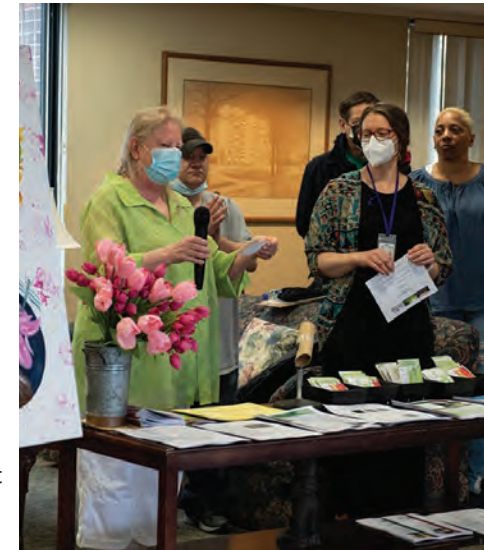
The Cleveland Hi-Rise Arbor Day event began with a brief program in the community room and culminated with the planting of several trees in the park area surrounding the hi-rise. It was a successful event with great participation from residents and staff.



Above photo: Commissioner John Cardoza and neighbors at Cleveland Hi-Rise.



Above from left to right: Kim Nguyen, Cleveland OIR Mat Jones, ACOP Sergeant Amy Boyer, ACOP Officer Carlos Wong, Jon Gutzmann, John Cardoza, and Ana Matos.



# Hi-Rise Activities

In March of 2022, the PHA partnered with COMPAS Art and Teaching Artist Katrina Knutson to facilitate a community art project with Cleveland Hi-Rise residents. Residents were eager to create a painting that celebrated nature near the building, especially since the Ford Plant redevelopment (now “Highland Bridge”) has changed the landscape. Cleveland’s new masterpiece was revealed during the 2022 Arbor Day Celebration held at Cleveland Hi-Rise, and is now on display in the Community Room for all Cleveland residents and staff to enjoy.



Picture above from left to right: PHA residents Mary Clark, Marian Thompson-Ewing, Katrina Knutson, and Mindy Johnson.

Every year the PHA budget includes funds to support the 16 Resident Councils to host their annual picnics. The volunteer Council officers at each hi-rise building work hard at organizing and planning every picnic, to ensure their success. Residents look forward to meeting their neighbors at their annual picnic while enjoying food and prizes.



Picture from left to right: Doug Loe (Lund’s General Manager), PHA resident Charlene Jerue, PHA Executive Director Jon Gutzmann, Maureen Michalski (Ryan Companies), and PHA resident Mary Clark.

The PHA has partnered with the University of Minnesota Extension and Ramsey County Master Gardeners since 2014 to host the PHA Garden Mentor Program. Resident gardeners develop their skills and learn about diagnosing plant problems, companion planting, pest control, planting for pollinators, growing microgreens, and other topics. In 2022, the PHA Garden Mentor Program held a six-week hybrid training (both virtual and in-person). Residents from Exchange, Hamline, Montreal and Neill participated in the training.



# Family National Night Out Fun Day



On Tuesday, August 2, 2022, PHA staff, the Roosevelt Resident Council and the Boys & Girls Club hosted another successful National Night Out (NNO) celebration at Roosevelt Homes on St. Paul's East side. Despite the hot and humid weather, many PHA residents and neighbors gathered to enjoy the food, music, activities and entertainment.

NNO has been an annual event since 1984, bringing together neighbors and local law enforcement officers to strengthen relationships and build camaraderie. This year's NNO participants included ACOP (the PHA/St. Paul Police Department community policing partnership), Boys & Girls Clubs, Roosevelt Family Resident Council and more. Roosevelt residents, PHA staff and community members had a fun-filled day while getting to know their neighbors, community service providers and members of the St. Paul Police Department.



Above from left to right: PHA staff Al Hester, Ana New York, HouPha Vang (Bee's son), Bee Vang, Mela Krick, Jodi Nottger, Kirk Lyksett, Tara Johnson, and Charisse Brown.

## Strengthen Relationships



# Activities





From left to right: Louise Seeba, HUD Deputy Secretary Adrienne Todman and Alicia Huckleby.

# A c t i v e L E A D E R S H I P

## HUD Deputy Secretary Visit to St. Paul PHA

On June 24, 2022, HUD Deputy Secretary Adrienne Todman and Regional Administrator Diane Shelley visited the PHA. Ms. Todman came to St. Paul for the National Community Development Association's 53rd Annual Conference. PHA General Counsel/Deputy Executive Director Louise Seeba, Human Resources/Resident Initiatives Director Alicia Huckleby and Executive Assistant/Communications Manager Mai Moua met with Ms. Todman and Ms. Shelley in the PHA's Boardroom.

Staff shared the good news about Ramsey County's recent award to the PHA of \$5.5 million from the County's "Inclusive Housing Development Program", with funds from the American Rescue Plan Act (ARPA) and other local sources. Ms. Todman and Ms. Shelley congratulated PHA staff on finding innovative ways to preserve existing affordable housing and increase the supply. Staff also highlighted the PHA's promotion of the Federal Communications Commission's (FCC's) Affordable Connectivity Program (ACP) through a partnership with Xfinity (Comcast).



From left to right: PHA staff Mai Moua, Louise Seeba, HUD Deputy Secretary Adrienne Todman, PHA staff Alicia Huckleby and Regional Administrator Diane Shelley.

## Empowering Women in the Workplace



Gallagher Empowering Women panel from left to right: Tricia Mason Dege, Kristin Gaarder, Julie Garrison, Alicia Huckleby, and Erin Hargrove.



From left to right: PHA staff Mai Moua, Beth Pacunas, Betsy Christensen, Alicia Huckleby, Angela Garrity, and See Her.

On September 22, 2022, Human Resources/Resident Initiatives Director Alicia Huckleby was invited to participate in a panel on "Empowering Women in the Workplace" hosted by Gallagher, a PHA partner consulting firm. The panelists were "local champions" who shared their stories and encouraged attendees to do the same. In addition to Alicia Huckleby, the panelists included: Kristin Gaarder, CHRO at Calabrio; Julie Garrison, VP of Administration at Summit Orthopedics; and Tricia Dege, Founder of Mom Mastermind and former CFO at HealthPartners. Other PHA staff also attended the event: Betsy Christensen, Angela Garrity, See Her, Mai Moua and Beth Pacunas.

# PHA Scholarships

## George & Nancy Latimer RESIDENT Scholarship

In 2022 the PHA's George and Nancy Latimer Public Housing Resident Scholarship Program\* awarded three more \$1,000 scholarships to residents of PHA-owned housing and Housing Choice Voucher (HCV; Section 8) participants. The scholarships help pay tuition and other school costs for residents of PHA-owned housing and HCV participants who are pursuing post-secondary education. This is the 27th year that the Board of Commissioners has budgeted for such scholarships. The scholarships are paid from the Building Fund and an anonymous contribution of \$1,000, not from the PHA's HUD funding. To date the PHA has awarded 144 scholarships totaling \$122,500.

\* The scholarship program honors former St. Paul Mayor George Latimer and his wife Nancy, who were great supporters of both education and affordable housing.



Above: Scholarship recipient Sherry Collins accepts her scholarship award from former St. Paul Mayor George Latimer at the August 2013 PHA Board of Commissioners meeting.

## Commissioners Scholarship Fund

In Fiscal Year 2022, the PHA Commissioners Scholarship Fund awarded \$750 to two employees for educational purposes, bringing the total amount awarded during the fund's history to \$17,683. Human Resources notifies employees when scholarship funds are available.

In 1998 Commissioner Richard Willits started the scholarship fund by giving back his per diem payments for attending Board meetings, saying he wanted to help PHA employees pay education-related expenses that are not covered by the PHA's tuition reimbursement plan. The tradition was continued by his successors, former Commissioners John Wilking and Marty Strub and now by Commissioner Pete Verdeja.



PHA Commissioner and St. Paul Building Trades Representative, Pete Verdeja

# Housing Choice Voucher

## PBV Awards

On December 8, 2022, PHA General Counsel/Deputy Executive Director Louise Seeba, PHA Commissioner John Cardoza, Housing Choice Voucher Programs Director Dominic Mitchell and Housing Choice Voucher Programs Assistant Director Corina Serrano and Executive Assistant/Communications Manager Mai Moua attended The Lumin Groundbreaking event hosted by CommonBond. This event celebrated the construction start of the first affordable housing development at St. Paul's Highland Bridge. The Lumin will provide 60 apartments for senior (55+) households with incomes of 30 percent AMI or below, with seven units reserved for "high priority homeless" populations. The Lumin will open in the fall of 2023. (On January 27, 2021, the PHA Board of Commissioners awarded 60 PBV units to CommonBond for this development located at 830 Cretin Avenue on the site of the old Ford plant in Highland.)

***"The PHA is proud to partner with CommonBond to help make The Lumin a safe, affordable and vibrant place for low-income families to call home. This is the most vouchers the PHA Board has approved at a single project in over 20 years; fully assisting all the homes in this development for those who need it most; those at or below 30% of Area Medium Income, some of whom are experiencing homelessness. This is also the first project serving the elderly that the PHA has been able to award Project Based Vouchers to." Louise Seeba, General Counsel/Deputy Executive Director***

The following community leaders and partners also spoke at the event: Ramsey Commissioner Rafael Ortega, City Councilmember Chris Tolbert, Mayor Melvin Carter, and CommonBond Communities President & CEO Deidre Schmidt.



Above: General Counsel/Deputy Executive Director Louise Seeba and CommonBond President & CEO Deidre Schmidt. (photo courtesy of CommonBond)



Above left to right: PHA Commissioner John Cardoza, PHA staff Louise Seeba, Dominic Mitchell, Corina Serrano, and St. Paul Mayor Melvin Carter.



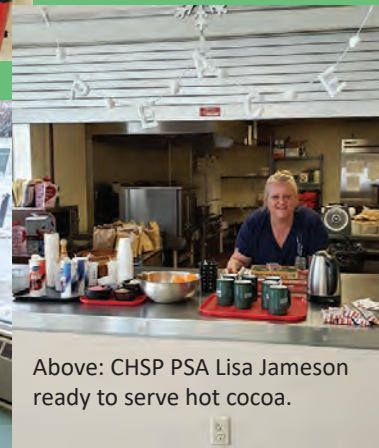
# Congregate Housing Services Program (CHSP)

The PHA's Congregate Housing Services Program (CHSP) was finally able to resume its popular "Wellness Events" for hi-rise residents enrolled in the program, after all social gatherings were suspended during the COVID-19 pandemic. One popular event was Hot Cocoa Party at the Montreal and Ravoux Hi-Rises where CHSP clients and staff enjoyed games of Skip-Bo, Shut the Box, and Spoons while sipping cocoa out of their new CHSP mugs. Socialization is essential to the overall health and well-being of our clients, and many said "We should do this more often!" CHSP staff agree, planning monthly events in 2023 including bingo, special meals, holiday parties, and more. As a staff member walked a client to her apartment carrying her bag of "wellness goodies" she had received, she commented, "I moved here 10 years ago for the CHSP program and I am so thankful for it." CHSP provides the services participants need to thrive while living in their own apartments at PHA hi-rises.



Left photo: CHSP Coordinator Melonie Hagman (middle) with CHSP client Cindy Land (left) and Chris Bremicker (right) at Montreal's Wellness Event.

Right photo: Montreal CHSP clients Sherrief Ousley, Marlene McIntosh, Mary Armstrong, and CHSP PSA Felicia Monk.



Above: CHSP PSA Lisa Jameson ready to serve hot cocoa.

In July 2022 the PHA's Board of Commissioners approved gradually reducing the number of sites where CHSP operates, eventually consolidating from the current four sites (Edgerton, Iowa, Montreal, and Ravoux Hi-Rises) to two sites (Montreal and Ravoux Hi-Rises). The consolidation is needed to preserve the program, keep it viable and continue serving current and future residents who want and need—and are willing to pay for—this combination of affordable housing and non-medical services.

**Over the last 40 years, the PHA has provided thousands of CHSP participants "safe, affordable, quality housing" and non-medical supportive services to help them "age in place" and avoid premature nursing home placement.**

Right photo: Ravoux CHSP clients Dorothy Guild-Canfield, Alesia Wentworth, Wilder client Steven Efteland, Kenton Sogge, and Chris Maddix.



# Front Hi-Rise

## Modernization

The St. Paul Public Housing Agency (PHA) invested \$5.8 million at Front Hi-Rise to replace the plumbing, boilers and heating system, and modernize all 151 apartment units, to preserve them for current and future generations of low-income individuals in St. Paul. Funding included \$3.8 million from the PHA's PBRA Operating and Replacement Reserve funds, a \$1 million subsidy from the Federal Home Loan Bank of Des Moines' Affordable Housing Program and a \$1 million forgivable construction loan from Minnesota Housing's Publicly Owned Housing Program.



Above left to right: Front apartment before and after modernization.

### Planning, Design and Engineering

The PHA hired Blumentals Architecture to lead the design team. Blumentals Architecture was responsible for the design of the unit modernization and overall project management. Steen Engineering was the engineering sub-consultant responsible for the plumbing, boiler replacement, mechanical and electrical design. The PHA worked closely with the design team to schedule and expedite the construction work. They developed a plan to relocate residents temporarily within the building, in units that were intentionally held vacant while the modernization work proceeded.



### Financial

The plumbing modernization at Front Hi-Rise cost an average of \$29,000/unit for the 151 housing units, not including replacing the building's boilers. The Federal Home Loan Bank of Des Moines' Affordable Housing Program and separate Publicly Owned Housing Program from Minnesota Housing each contributed \$1 million toward the construction costs, which allowed the PHA to increase the scope of the unit modernization work. All temporary units were promptly prepared for re-rental and the building is back to full occupancy.

### Summary of Front Hi-Rise Plumbing Modernization

Located in the St. Paul's North End neighborhood, Front Hi-Rise is a 20-story building with 150 one-bedroom units and a two-bedroom unit reserved for the St. Paul police officer who lives on-site. Front Hi-Rise is located at 727 Front Avenue and sits on a three acre plot of land. The building was constructed in 1969 and has a concrete frame and poured-in-place concrete exterior. The plumbing system in Front Hi-Rise had not been renovated since installation with the original construction of the building.

All 151 units had the plumbing replaced, including hot and cold water lines, plus waste and vent piping. As the plumbing was replaced, the PHA took the opportunity to update the units with new kitchen cabinets and countertops, kitchen sinks, new closet bi-fold doors, some new LED lights, and a new entertainment center cabinet in every unit. The bathrooms received new showers, toilets, sinks, towel bars, curtain rods and flooring along with new lighting and medicine cabinets in each unit. All flooring was replaced in many units and every unit received a fresh coat of paint on all the walls, ceilings and door frames.

After modernization, the plumbing, kitchens, and bathrooms in all 151 apartments have been renovated, greatly enhancing the quality of life of the residents. New solid maple kitchen cabinetry gives the apartments a bright, fresh, modern look.



Above left to right: Front Boiler before and after photos

## Project Details

### Unit Renovation

- Renovated kitchens with new maple cabinetry, countertops and fixtures
- Renovated bathrooms with new tile showers, toilets, sinks and fixtures
- New paint throughout the units
- New lighting installed in kitchens and bathrooms
- Bi-fold closet doors were replaced in the entryway and bedroom
- New entertainment cabinet in every unit
- New flooring in all the bathrooms and VCT flooring in select units



### Plumbing Upgrades

- New hot and cold water copper supply lines
- New waste and vent lines
- New horizontal water mains on first floor
- New shutoff valves for plumbing isolation in mezzanine along with improved access to piping and valves
- New domestic hot water storage tank system

### Mechanical and Heating Upgrades

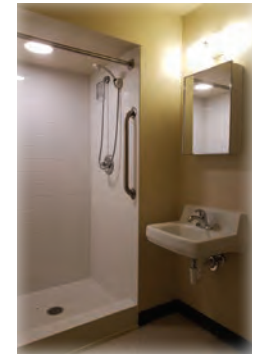
- Three new ultra high efficiency gas-fired Fulton Hydronic Boilers
- New heating system pumps
- New heating system expansion joints with access panels for easier maintenance
- New energy management system for remote system access

## Outcomes - Resident Satisfaction

The Front Hi-Rise residents are delighted with their renovated apartments as shown by comments like these:

- “The kitchen cabinets and countertops are so nice.”
- “The inconvenience of the project was worth it...I love the look of my updated unit.”
- “It feels like a brand new apartment with the fresh paint and new cabinets.”
- “The new lighting in the kitchen and bathroom really makes it brighter.”

\*\*\*\*\*



Above left to right: Front apartment before, during and after photos.

\*\*\*\*\*

## PHA Maintenance and Operations

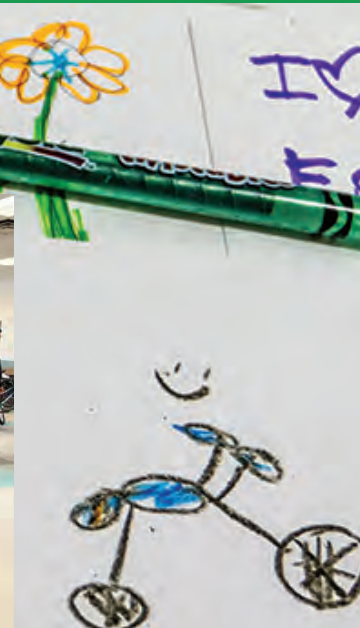
Maintenance calls for plumbing leaks and backups at Front Hi-Rise have been greatly reduced. The installation of all new water shut-off valves throughout the building will save time and cost for any future plumbing calls. Vacant units can be prepared quickly for re-rental because of the fresh paint, new kitchen and bathroom flooring, and new cabinetry and plumbing fixtures. Replacing existing building materials with longer-lasting materials such as copper supply piping, solid maple cabinetry, and new sinks should save maintenance costs in the future.

# Free Bikes 4 Kidz

The St. Paul Public Housing Agency (PHA) partnered with Free Bikes 4 Kidz twice in 2022, first in April 2022 for a planned giveaway, and again in December 2022 for a “surprise” second round of bike giveaways! Free Bikes 4 Kidz is transitioning back to their pre-pandemic winter bike giveaway schedule, so PHA was able to host a winter giveaway despite already having hosted one in the spring. PHA families and youth were thrilled to have another opportunity to sign up for a free bike. The PHA matched 195 youth and families with a fitted bicycle and helmet in April and 176 in December for a total of 371 bikes and helmets distributed in 2022. PHA’s overall total is now 2,342 bikes and helmets given to PHA families since 2012.

Two Men and a Truck helps move hundreds of bikes across the metro every year – and sometimes twice a year! The PHA is beyond grateful for Two Men and a Truck’s ongoing support. A big "THANK YOU" to all the PHA staff who helped out with bike registration and volunteered at the bike events. Another big "THANK YOU" to St. Paul Police Department ACOP for their help loading, unloading, and delivering bikes.

Left photo from left to right: ACOP Officer Israel Guzman Castillo, PHA staff Betsy Christensen, Beth Pacunas, Hailey Meshefski, and Emma Walker.





# Partner Activities

On May 27, 2022, the PHA collaborated with award-winning author Kao Kalia Yang and the Mississippi Creative Arts School to host an open outdoor reading for residents. Held at McDonough Homes on the hill behind the Mississippi school, the event attracted many residents and nearby neighbors. *(Top left photo: Author Kao Kalia Yang. Top right: Residents enjoying the reading event.)*



In July 2022, the PHA hosted book fairs at McDonough Homes and Mt. Airy Homes for residents. The books for all age groups came from St. Paul Public Libraries and the Free Book Buggie. The intent was to promote literacy at the family sites. The family sites currently have Little Free Libraries, but these additional book fairs provide more opportunities for youth to have access to books. The Free Book Buggie is a 501(c)(3) nonprofit serving the Twin Cities, Minnesota. *(Center left photo: Young readers with their new free books. Center right: PHA staff Lila Seeba and Diane Anastos invited residents to take free books that interested them.)*



The PHA and the Science Museum of Minnesota (SMM) partnered for a third Science Fair on August 11, 2022 at the McDonough Community Center. With the help of 15 resident and employee volunteers, the fair served approximately 125 young residents! The SMM provided 10 incredible activities from stomp rockets and binary code bracelets, to cardboard building in which several youth built a small cardboard city complete with a school! *(Bottom photos: Science fair participants enjoying activities with PHA and SMM staff.)*

# PHA Site Map

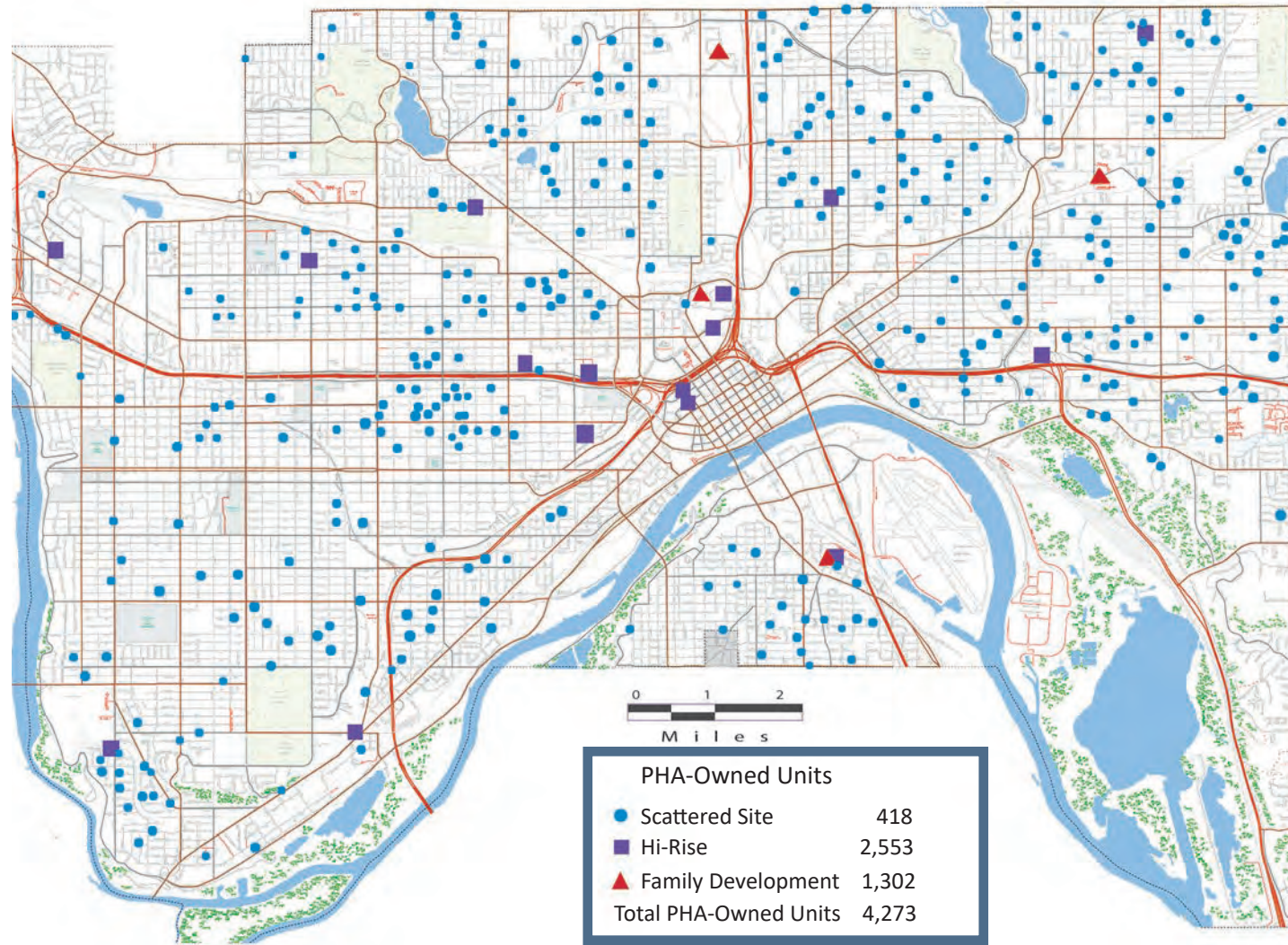
## PHA Hi-Rise Apartments

	<u>Units</u>
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	158
Wabasha Hi-Rise	71
Wilson Hi-Rise	<u>187</u>
<b>Total Hi-Rise Units</b>	<b>2,553</b>

## Family Housing Developments

	<u>Units</u>
Dunedin Terrace	88
McDonough Homes	592
Mt. Airy Homes	302
Roosevelt Homes	<u>320</u>
<b>Total Housing Development</b>	<b>1,302</b>

Family Scattered Site 418



Insured Value \$906 million

Total PHA-Owned Units 4,273  
 Total Housing Choice Voucher Units 5,242  
 Total PHA-Owned and HCV Units = 9,515

# Financials

The annual agency-wide financial and compliance audit of FY 2022 was completed with no adverse findings.

Financial statements are prepared using generally accepted accounting principles (GAAP) as applied to governmental entities. For more complete information, please see audited Annual Comprehensive Financial Report, March 31, 2022.

## ASSETS



- Cash - 24%
- Accounts and Grants Receivable - 2%
- Investments - 0%
- Prepaid Expenses, Inventory and Other - 1%
- Capital Assets, Net - 73%

## LIABILITIES & NET POSITION



- Accounts Payable - 1%
- Accrued Expenses - 4%
- Security Deposits and Deferred Revenue - 1%
- Mortgage Loans Payable - 5%
- Invested in Capital Assets (Net) - 68%
- Restricted Net Position - 6%
- Unrestricted Net Position - 15%

## REVENUES



- Rental Income - 19%
- HUD Operating Grant Revenue - 72%
- Capital Grant - 1%
- Investment Income - 0%
- Gain on Disposition of Capital Assets - 0%
- Other Income - 8%

## EXPENSES



- Administration - 15%
- Tenant Services - 3%
- Utilities - 6%
- Ordinary Maintenance and Operations - 14%
- General and Other Expenses - 4%
- Extraordinary Maintenance - 0%
- Housing Assistance Payments - 49%
- Depreciation Expense - 9%



EQUAL HOUSING  
OPPORTUNITY



**PUBLIC HOUSING AGENCY**  
**SAINT PAUL**

W. Andrew Boss Building  
555 Wabasha Street North Suite 400  
St. Paul, MN 55102

Graphic Design  
by Mai Moua

PRINTED ON  
RECYCLED PAPER

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Tom Dunn,  
Cheng Lee,  
Tou Vang,  
PHA staff & friends