



St. Paul Public Housing Agency

2023 ANNUAL REPORT



Retiring PHA
Executive Director
Jon M. Gutzmann

Board of Commissioners



From left to right: Missy Staples Thompson, Board Chair; Kevin Lindsey, Vice Chair; Liz Xiong, Commissioner; Jon Gutzmann, Executive Director; Yer Chang, Secretary; Leonard Thomas, Commissioner.



Tom Reding
Treasurer



Veronica Robinette
Commissioner



Above photo: Alicia Huckleby, Mai Moua and Missy Staples Thompson

The PHA Board of Commissioners approved Resolution Number 24-02/28-01 in Recognition of Dedicated Service by Jon M. Gutzmann at its February 28, 2024 meeting.



Resolution Number 24-02/28-01

**RESOLUTION IN RECOGNITION OF
DEDICATED SERVICE**

By

JON M. GUTZMANN

Whereas, Jon M. Gutzmann has served as Executive Director of the Saint Paul Public Housing Agency for over 36 years, from August 3, 1987, until his retirement on April 5, 2024; and

Whereas, he has provided distinguished service in many ways, including the following:

- With Jon’s vision and leadership, the PHA earned a national reputation for excellence in administering HUD’s affordable housing programs, as evidenced by “zero-finding” audits, HUD “High Performer” ratings and other awards; and
- Jon served in leadership positions at the local, state and national levels, bringing attention to the PHA’s success and helping other housing agencies improve their performance;
- Jon respected and supported everyone who served on the PHA’s Board of Commissioners over the years, providing the information and guidance for making prudent policy and budgetary decisions that would benefit residents, the organization and the community;
- Jon demonstrated his respect and appreciation for PHA employees at all levels, from front-line staff to Department Directors, motivating staff to carry out the Agency mission “to provide safe, affordable, quality housing to families and individuals with low incomes”;
- Jon’s personal concern for PHA residents and his commitment to the mission earned him the respect and gratitude of many thousands of residents, who enjoyed better lives in subsidized housing, with the help of knowledgeable, caring PHA staff.

NOW THEREFORE BE IT RESOLVED, that we, the Board of Commissioners of the Public Housing Agency of the City of Saint Paul, on behalf of the Board, the staff, and residents, do recognize and hereby acknowledge with deep appreciation, respect, and admiration for the services provided to the Agency and community by Jon M. Gutzmann and we wish him well in his retirement.

FEBRUARY 28, 2024

Leadership Team



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.”



From left to right: Meghan Kisch, Senior Assistant City Attorney; Al Hester, Housing Policy Director; John Stechmann, Senior Assistant City Attorney; Alicia Huckleby, Human Resources/Resident Initiatives Director; Sean Whatley, Senior Assistant City Attorney; Mai Moua, Communications Manager/Executive Assistant; Will Wallo, Chief Financial Officer; Kim Nguyen, Resident Services Director; Jon Gutzmann, Executive Director; Corina Serrano, Housing Choice Voucher Director; Lisa Feidler, Housing Policy Director; Louise Seeba, General Counsel/Deputy Executive Director; Tim Angaran, Maintenance Director; and Joe Furst, IT Manager.



Above photo: Jon Gutzmann, Missy Staples Thompson and Mai Moua.

LEGACY OF LEADERSHIP

Jon Gutzmann was appointed in 1987 and he celebrated his 36th year as PHA Executive Director in August 2023!

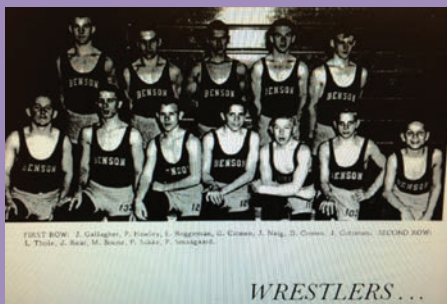


Right Photo : Jon Gutzmann, former PHA Board member and now MN Supreme Court Justice Natalie Hudson, and Andy Boss (Board Chair). (Photo circa 1995)



I am honored to have had the opportunity to work as the PHA's Executive Director for the past 36 years. The PHA is about people and places. And I like the phrase 'by the work one knows the worker.' Here are some things we accomplished together over the past 36 years:

Residents: 22,000 low-income individuals call PHA home. This happens in the 4,273 units we own and manage, and the 5,243 vouchers people use to rent in private sector housing. Most residents are elderly, frail elderly, people with disabilities, and employed adults. Respect, kindness, understanding, and literally "meeting people where they are" is what the 240 PHA employees honor with our work. I'm proud of the bigger stories, such as the PHA investing \$8.3 million over 21 years (1991 to 2012) to retrofit all 16 PHA hi-rises with fire suppression sprinklers when doing so was not required by law or funded with special appropriations. Similarly, I am proud of the program we invented with the St. Paul Police Department in 1998 to have police officers live in each hi-rise to provide additional safety, security, and community building with our most vulnerable residents. And our transformational 34-year community policing partnership with the St. Paul Police Department (ACOP) has consistently resulted in lower crime rates on PHA property than city averages. I'm also happy we listened to residents and made quality of life improvements to their homes such as installing walk-in bathtubs, raised bed gardens, community gardens, and constructing community centers with health clinics, Head Start classrooms, and more.



Left photo: Jon Gutzmann in 7th grade on the varsity wrestling team; first row on the right.



Above photo: Jon Gutzmann, George Latimer, Roy Garza, and Bruce Vento.



Above photo: Jon Gutzmann, Andy Boss, George Latimer and Tom Reding.



Above photo: Jon's family from left to right: Jocelyn Gutzmann, Jessica Volkmann, Jon, Koji Gutzmann and Jon's mother.

Staff: Through traditional and innovative measures we transformed an agency with 13% people of color in 1987 to 51% people of color and 45% women in 2023. At any given time 17% of our employees are current or former PHA residents, adding lived experience to our team of incredible public servants. Every job at the PHA is vital to fulfilling our mission. This is the most accomplished and dedicated group of people with whom I have ever worked. They are results-driven and get the job done 24/7 for PHA residents and therefore, all St. Paul residents.

Governing body: The men and women appointed by the Mayor, and confirmed by the City Council, to serve on the PHA Board are diverse and dedicated community leaders focused on the PHA's mission of providing safe, affordable, quality housing and links to community services.

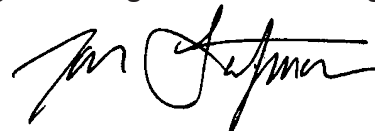
Asset: The insured value of PHA-owned properties is \$908 million. Preservation of this deeply affordable housing stock is critical and is accomplished by careful stewardship of the public funds entrusted to us. Because none of the funding is guaranteed beyond one year, the PHA's annual operating budget of \$106 million must be supplemented with other resources we secure with tireless advocacy. Since 2012, the PHA has obtained \$19.7 million in additional capital improvement funding from MN Housing, Ramsey County, and others. Additionally, in 2019 the PHA converted 3,836 units from HUD's Public Housing program to the HUD's Multifamily Rental Assistance Demonstration Project Based Rental Assistance program (RAD PBRA). Through RAD PBRA, the PHA locked in the 2018 funding appropriated by Congress which was higher than previous years. That base, plus annual inflation adjustments (7.3% in 2023) will help the PHA meet projected capital needs for the next 20 years without the need to incur debt. This is rare in our industry. RAD PBRA further guarantees that the PHA will never privatize public housing.

Financial oversight: The PHA's financial and compliance audit of FY 2023 was completed with no adverse findings. The Agency has had zero findings in the last 10 consecutive years and only one finding in the past 26 fiscal years. The PHA takes seriously its duty to preserve the public trust and do our small part to contribute to Minnesota's "good governance" reputation.

National reputation for excellence: The St. Paul PHA was rated the number one large Housing Authority in the nation the only year HUD issued such a report. HUD has rated the PHA a High Performer Agency for 27 consecutive years. In 2023, the PHA received eight "Superior" ratings, the highest rating category possible, and to our knowledge, the only "Superior" scores given by our HUD office to a RAD PBRA PHA.

Other accomplishments (policy advocacy, homeownership, affordable housing production, community solar agreement, research paper, etc.) are shared on our website (www.stpha.org).

This is the most meaningful work of my life. I have an overwhelming sense of gratitude for having been given this opportunity to serve our St. Paul community. Thank you.



Above photo left to right: Kevin Lindsey, Mayor Melvin Carter, Jon Gutzmann, Missy Staples Thompson, Tara Beard, Alicia Huckleby, and Nicolle Goodman.



Above photo left to right: George Latimer, Tom Feeney, Jon Gutzmann and Bruce Vento.



Above: Jon Gutzmann with Chief John Harrington and Congresswoman Betty McCollum.



Above: PHA RAD closing on October 3, 2019.

PHA's First MOR Score

PHA receives "Superior" Management and Occupancy Review (MOR) rating for its RAD-PBRA properties.



Right photo: PHA Senior Manager & MOR Project Leader (right) Tara Johnson and HUD Minneapolis staff Julie LaSota.

On September 29, 2023, HUD notified the PHA that it earned a "Superior" rating in its first-ever Management and Occupancy Review (MOR). This is the highest possible score for MORs. The review covered all eight RAD Project-Based Rental Assistance (RAD-PBRA) properties, including 3,836 dwelling units that were formerly in HUD's Public Housing Program. The transition to RAD-PBRA took effect on January 1, 2020.

The Superior rating confirms that PHA staff successfully navigated the huge transition from Public Housing to Project-Based Rental Assistance/Multifamily Housing. In addition, the high MOR score means the PHA's next review will be conducted in three years, the longest possible interval between reviews.

HUD conducts MORs of all properties in the Multifamily Housing programs to ensure that property owners/managers comply with the Department's rules and regulations. This MOR was conducted by approximately 15 HUD staff from the Minneapolis Field Office of Multifamily Housing. The two-part review began with an on-site file review on February 13, 2023 and concluded on March 2, 2023 with a physical site inspection of randomly selected RAD units.



"The PHA Board of Commissioners couldn't be more proud of the entire Saint Paul PHA staff for achieving a rare "Superior" rating on HUD's very first Management and Occupancy Review of our properties. Not fine, not just good, but Superior! We celebrate this rating and the ongoing work of our dedicated staff in managing and maintaining over 3,800 affordable housing units in Saint Paul."

- Board Chair Missy Staples Thompson

"We're ecstatic that HUD has rated all eight of our RAD-PBRA properties as "Superior". Staff continue to work tirelessly to ensure that our units are managed to the highest standards while providing safe, affordable and quality housing for our residents. It's our way to help ensure that the PHA's affordable housing, a valuable resource, will continue to thrive well beyond our time. Our MOR score is further confirmation of that work." - Kim Nguyen, Resident Services Director



Above and left photos: HUD staff conducting onsite file review



Dedication Event



On March 5, 2024, St. Paul PHA dedicated its Mt. Airy Community Center in St. Paul to its retiring Executive Director, Jon M. Gutzmann. It was a successful dedication ceremony with a great turnout from staff, Board members, residents, and Jon's children.

The PHA Board Chair, Missy Staples Thompson, recommended that the Agency dedicate the building to Mr. Gutzmann "as one small gesture to publicly recognize him for his 36 years of dedicated service to the PHA." Mr. Gutzmann is a nationally recognized leader in his field and has frequently been called upon to assist other agencies with his expertise. He was appointed in 1987 and celebrated his 36th year as PHA Executive Director in August 2023.



Above: Jon's family from left to right: Jocelyn Gutzmann, Jessica Volkmann, Jon, and Koji Gutzmann.

Activities at Family Sites



NNO National Night Out

On Tuesday, August 1, 2023, PHA staff, the Mt. Airy Resident Council, City Wide Resident Council, the St. Paul Police Department and the Boys & Girls Club collaborated to host another successful National Night Out (NNO) celebration at Mt. Airy Homes. This event was held at the Boys & Girls Club field next to Mt. Airy Homes on Jackson Street. This event took months of planning and coordination and was led by several PHA staff across multiple departments and the Mt. Airy Boys & Girls Club. More than 20 community partners and organizations helped by providing resources, fun activities, a live DJ & dance group, games and prizes for everyone.

NNO is an annual event aimed at building relationships among neighbors and promotes positive police-community relationships to make neighborhoods safer and better places to live.



Mt. Airy Tree Planting Celebration

On Wednesday, August 30, 2023, PHA staff and residents joined Frogtown Green for a tree planting celebration event at the Mt. Airy Hi-Rise community room. Frogtown Green is a community organization working with neighborhood residents and volunteers to make Frogtown the most sustainable neighborhood in Saint Paul. One important initiative of Frogtown Green is planting trees throughout the neighborhood on private and public land to add to the community's tree canopy and help improve the environmental health of residents and visitors. Frogtown Green provides the trees for free to interested homeowners and property owners. PHA's Mt. Airy property is located in the northeast corner of the Frogtown Neighborhood. PHA staff were thrilled with the opportunity to partner with Frogtown Green to add to the tree canopy.

The Mt. Airy tree planting celebration event began with a brief program in the community room and concluded with the planting of 12 shade trees along the northeast edge of the Mt. Airy property. Frogtown Green provided PHA with a variety of shade trees – including multi-stemmed river birch, northern pin oak, American elm 'Prairie Expedition', Ohio buckeye, and blue beech. It was a fun event with participation from residents and staff.

In October 2023, staff planted an additional 20 shade trees at Mt. Airy Homes with Frogtown Green.



Active Leadership

PHA staff takes HUD PDAS Monocchio and RA Shelley on a property tour

On October 30, 2023, PHA Executive Director Jon Gutzmann and PHA staff were invited to participate in a meeting at City Hall with Mayor Melvin Carter III and several HUD officials, to discuss cross-sector partnerships that support people experiencing homelessness, as well as other initiatives that benefit low-income residents of Saint Paul. HUD staff at the meeting included:

- Richard J. Monocchio, Principal Deputy Assistant Secretary for the Office of Public and Indian Housing (PDAS),
- Diane Shelley, Regional Administrator of HUD's Midwest Region,
- Stephen Lucas, Senior Advisor to Mr. Monocchio,
- Marie Mazwi, Acting Director of HUD's Minneapolis Field Office,
- Lucia Clausen, Minneapolis Public Housing and Indian Housing (PIH) Director, and
- Morgan Pontiff, HUD Minneapolis PIH Division Director.

In attendance from the St. Paul PHA were Human Resources Director/Resident Initiatives Director Alicia Huckleby, Resident Services Director Kim Nguyen-Gans, Housing Choice Voucher Programs Director Corina Serrano, Communications Manager/Executive Assistant Mai Moua, Chief Financial Officer William Wallo, and Maintenance Director Tim Angaran. Also in attendance were City of Saint Paul Housing Director Tara Beard, and Deputy Director of the City of Saint Paul's Planning and Economic Development Department Travis Bistodeau.



Left photo: PHA staff, HUD staff and City of St. Paul staff (middle back row HUD PDAS Monocchio and St. Paul Mayor Melvin Carter).

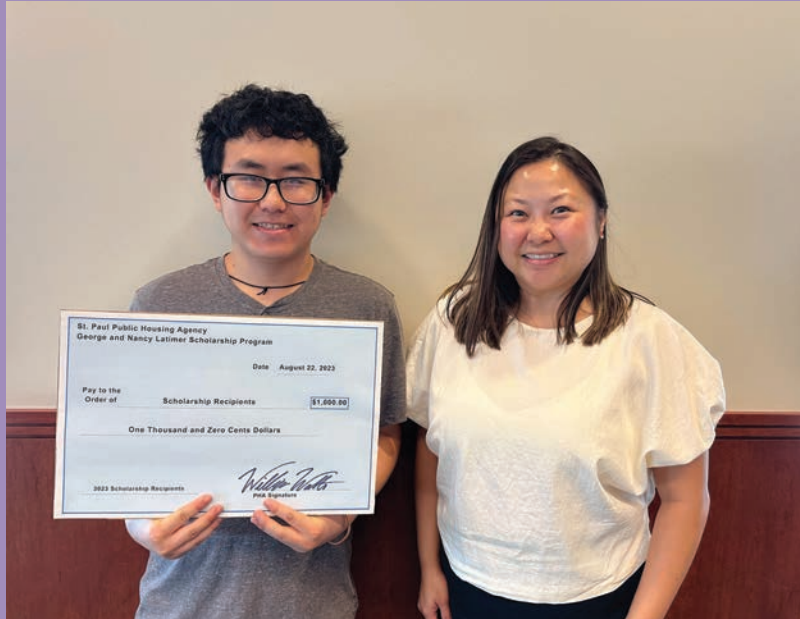
After the meeting at City Hall, Tim Angaran facilitated a tour of the PHA's Neill Hi-Rise, Mt. Airy Homes, and McDonough Homes for PHA and HUD staff. At the Mt. Airy Homes development, Housing Manager Andrew Carlson gave a tour of the Community Center, which includes a Head Start program, a gymnasium, and a resident computer lab; and serves as a hub for various community partner programs.



At the McDonough Homes site the group was able to view the construction site for a future seven-plex public housing development, made possible in large part by funding from Ramsey County. The County committed \$2.6 million toward the construction of the seven new townhome units at McDonough.



PHA SCHOLARSHIP OPPORTUNITIES



Above photo: Scholarship recipient KYX accepts his scholarship award, with HCV Programs Manager Sue Xiong.

In 2023 the PHA's George and Nancy Latimer Public Housing Resident Scholarship Program* awarded two more \$1,000 scholarships. The scholarships help pay tuition and other school costs for residents of PHA-owned housing and Housing Choice Voucher (HCV, Section 8) participants who are pursuing post-secondary education. This is the 28th 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 146 scholarships totaling \$124,500.

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

In Fiscal Year 2023, the PHA Commissioners Scholarship Fund awarded \$300 to two employees for educational purposes, bringing the total amount awarded during the fund's history to \$17,983. 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, Marty Strub and Pete Verdeja and now by Commissioner Liz Xiong.



Above photo: PHA Board Chair Missy Thompson (middle) and Vice Chair Kevin Lindsey (right) welcome new Commissioner Liz Xiong (left).

Hi-Rise Recycling Trainings with MN Waste Wise Foundation



Above photo: left Alboury Ndiaye from MN Waste Wise Foundation with hi-rise residents.

The PHA partnered with MN Waste Wise Foundation to host on-site recycling training sessions at each of the 16 hi-rises. This initiative was launched in November 2023 and completed in December. It is a one-hour interactive session to highlight the most common recycling FAQ's, such as "Can plastic bags go in the recycling bin?", and "How clean does your peanut butter jar really need to be?" Residents who participate receive a free recycling tote bag or recycling bin to use to collect recyclable items in their apartment.

Cookies with the Councilmember

On Thursday, August 31, 2023, the PHA's Dunedin Hi-Rise staff and residents hosted Saint Paul City Councilmember Rebecca Noecker's "Cookies with the Councilmember" event. These events give residents and neighbors an opportunity to meet and chat with Councilmember Noecker over cookies. The event was held in the Dunedin Hi-Rise community room and about a dozen residents attended that morning.



Right photo: Councilmember Rebecca Noecker (left) chats with residents.

Adult Bike Safety Class + Free Bike Giveaway

The PHA partnered with the Bicycle Alliance of MN (BikeMN) to host free bike repair at six PHA sites and bike safety classes at three PHA Hi-Rises. An adult bike giveaway was part of the bike safety class. Fifty-one residents who participated in the bike safety class received a fitted bike, helmet, lock, and lights. Residents were planning to use their bikes for transportation, health, and fun. PHA looks forward to continuing our partnership with BikeMN to offer adult bike education and bike access for years to come!



Above photo: Central hi-rise resident JR.



Above photo: Central hi-rise resident MV.

Right photo: bike repair at Ravoux hi-rise with BikeMN staff.



Hamline Hi-Rise Kitchen Modernization

The PHA contracted with Reiling Construction Inc., a certified minority- and woman-owned (M/WBE) and HUD-certified Section 3 business from St. Paul, to renovate the community room kitchen at Hamline Hi-Rise. Finn Daniels Architects prepared the construction drawings and specifications to make the changes needed to comply with MDH's Health and Food Safety Requirements.

Hamline Hi-Rise is a 17-story residential building constructed in 1976 which contains 186 one bedroom apartments, most occupied by senior residents. Hamline Hi-Rise residents have the opportunity to participate in a daily meal program operated out of the community room kitchen.

In addition to plumbing and electrical upgrades required by current City codes, the flooring and residential grade cabinets and countertops (installed in 1994) were replaced with commercial grade stainless steel counters and shelving. New commercial kitchen equipment for re-heating and serving food and cleaning dishes was also installed, along with durable and attractive commercial grade, fiber-reinforced wall coverings. The completed work has resulted in a more open and functional community room kitchen at Hamline Hi-Rise, which is enjoyed by the PHA's contracted meal service providers, PHA staff, and Hamline Hi-Rise residents.

Before



During



After



Housing Choice Voucher Programs

PHA earns HUD's "High Performer" rating for the 22nd year!

On May 30, 2023, the PHA Board of Commissioners certified the PHA's score of 93% (135 out of 145 points) for Fiscal Year 2023 under SEMAP, HUD's Section 8 Housing Choice Voucher Management Assessment Program. This score earns HUD's "High Performer" rating for the PHA for the 22nd year.

The PHA currently administers 5,243 Housing Choice Vouchers (an increase of 80 from the 5,163 administered at the end of FY 2022).

"The HCV Department continues to work tirelessly to fulfill our mission and continue to serve our families. We are also appreciative of our owner partners and community partnerships that assist us in meeting this goal." - HCV Programs Director Corina Serrano

"The PHA is successfully administering the Section 8/Housing Choice Voucher program with integrity and accountability, helping over 11,000 individuals and families with low incomes maintain safe, affordable, quality housing. Achieving "High Performer" status in the HCV program continues to be one of the Agency Goals and staff are taking steps to achieve it again for FY 2024." - Jon Gutzmann, Executive Director



Emergency Housing Vouchers Fully Leased Up

Working with several community partner agencies, the PHA successfully leased up all of its 157 Emergency Housing Vouchers (EHV) before the September 30, 2023 deadline for new issuances. Households eligible for the EHV included families and individuals who were homeless, fleeing domestic violence, at-risk of homelessness, or recently homeless.

A total of 185 families and individuals benefited from the special vouchers, since some families left the program and their voucher was given to a new family. The rent assistance will continue to be paid for current participants, but no more turnover vouchers can be issued to new participants.

HUD awarded the Emergency Housing Vouchers to the PHA in late July 2021. With the approval of the PHA's Board of Commissioners, the PHA promptly entered into an agreement with the Ramsey County Continuum of Care (CoC, known as Heading Home Ramsey, HHR), to help administer these vouchers.

Staff and stakeholders with HHR finalized the EHV referral process in August 2021, and referrals of eligible families began that month and continued through February 2023.

Congress authorized and funded the Emergency Housing Vouchers as part of the American Rescue Plan Act of 2021. The program began nationwide with \$5 billion dollars allocated for the vouchers, administrative fees and other eligible expenses through 2030. As of October 2023, the PHA had reimbursed service providers \$237,489 for services provided to EHV participants. Approximately \$2,820,883 was paid in EHV rent subsidies to participating property owner (landlords) during that period.

HCV Landlord Workshop



Above photo: PHA staff and landlords



Above photo left to right: HCV Director Corina Serrano and HCV Assistant Director Ying Moua



Above photo: Chief Financial Officer Will Wallo (middle).

Left photos: HCV staff and landlords.

On Thursday, September 21, 2023, the PHA's Housing Choice Voucher (HCV) Department hosted its annual Landlord Workshop at the Neighborhood House in St. Paul. This was the first in-person workshop since the pandemic and over a dozen current HCV landlords attended. This was an opportunity for landlords to meet staff, get program updates and ask general questions.

HCV Director Corina Serrano and Assistant Director Ying Moua (left photo) kicked off the event with staff introductions and several updates about the HCV program including the following:

- A new online owner portal will be coming soon in 2024;
- There will be changes in physical inspections, as HUD changes the standards from HQS (Housing Quality Standards) to NSPIRE (National Standards for the Physical Inspection of Real Estate);
- Requirements for carbon monoxide alarms are also changing; and
- The PHA is introducing a new "HCV Inbox" for owners to submit information and requests for rent increases and lease (non) renewals.

In addition to HCV staff's presentation, PHA's Chief Financial Officer Will Wallo provided information on landlord payments, highlighting the conversion to ACH or ReliaCard for PHA payments to property owners in 2024. General Counsel/Deputy Executive Director Louise Seeba and Law Clerk Sam Kadle also provided updates on the legal aspects of the HCV/Section 8 program. They highlighted the Fair Housing Act requirements, procedures for voucher terminations and evictions, and "rent reasonableness" determinations.

It was a successful workshop. Several property owners and managers who attended thanked staff for holding the workshop, saying they appreciated the updates and explanations and the opportunity to ask questions.



2023 PHA Length of Service Award Recipients

40 years
Linda Houdek
(not pictured)



35 years - Rich Lowen (left) with Maintenance Director Tim Angaran (right)



30 years - Chong Her (right) with Tim Angaran



25 years - Left to right: Tim Braun, Alicia Huckleby, Ernesto Puente and Houa Lor; not pictured: Blia Jurewitsch and Dan Santos



20 years - Mai Moua; not pictured: Reggie Rieken and MaiHer Vang



15 years - Kimberly Henry; not pictured: Gregory Strachota



10 years - left to right: Rachel Robinson, Mela Krick, and Jennifer Cook; not pictured: Paul Jaeger, Jerrica Mims, Bee Moua, and Joe Pariseau.



5 years - left to right: Sonia Yang, Bereket Gonfa, Antrinita Wright, Matt Cloutier, Adam Rohr, Michael Caliri, Lisa Frerotte, Sotta Sem, Sarath Nob and Paul Her. Not pictured: Jim Ruberto, Mark Spiegelberg and Thao Vang.

Congrats to our Team/Individual "Award Winners"



The Golden Sponge



Smiling through the Storm of Change



Superheroes



ACH Implementation



Coverage Crew



Rent Recovery

Willingness to "Go the Extra Mile"



Blazing the Trail



Ms. Proactive

Teacher-Mentor-Coach



Teambuilder Award



Your Construction & Renovation Partners



Fantastic Four

Leadership Goal Setting Retreat



On October 12, 2023, General Counsel/Deputy Executive Director Louise Seba led an Agency goal setting mini-retreat. About 30 staff participated, including department directors, other supervisors and front-line staff. They spent the morning reviewing the previous goals, brainstorming ideas for new goals, respectfully discussing and challenging each other's ideas, and removing goals that no longer applied. It was a fun and collaborative day.

The Board of Commissioners approved the revised Agency Goals for FY 2025 - 2026 at its January 24, 2024 meeting. The goals continue to emphasize the core work of the PHA, including managing, maintaining and modernizing PHA-owned properties, and administering the Housing Choice Voucher (HCV; Section 8) program.

The revised Agency Goals include maximizing HCV utilization and housing choice for participants, taking advantage of increased flexibility in the RAD-PBRA program to support more capital improvements and other initiatives, and exploring possible uses of social media to spread awareness of the Agency's work.

PHA Map

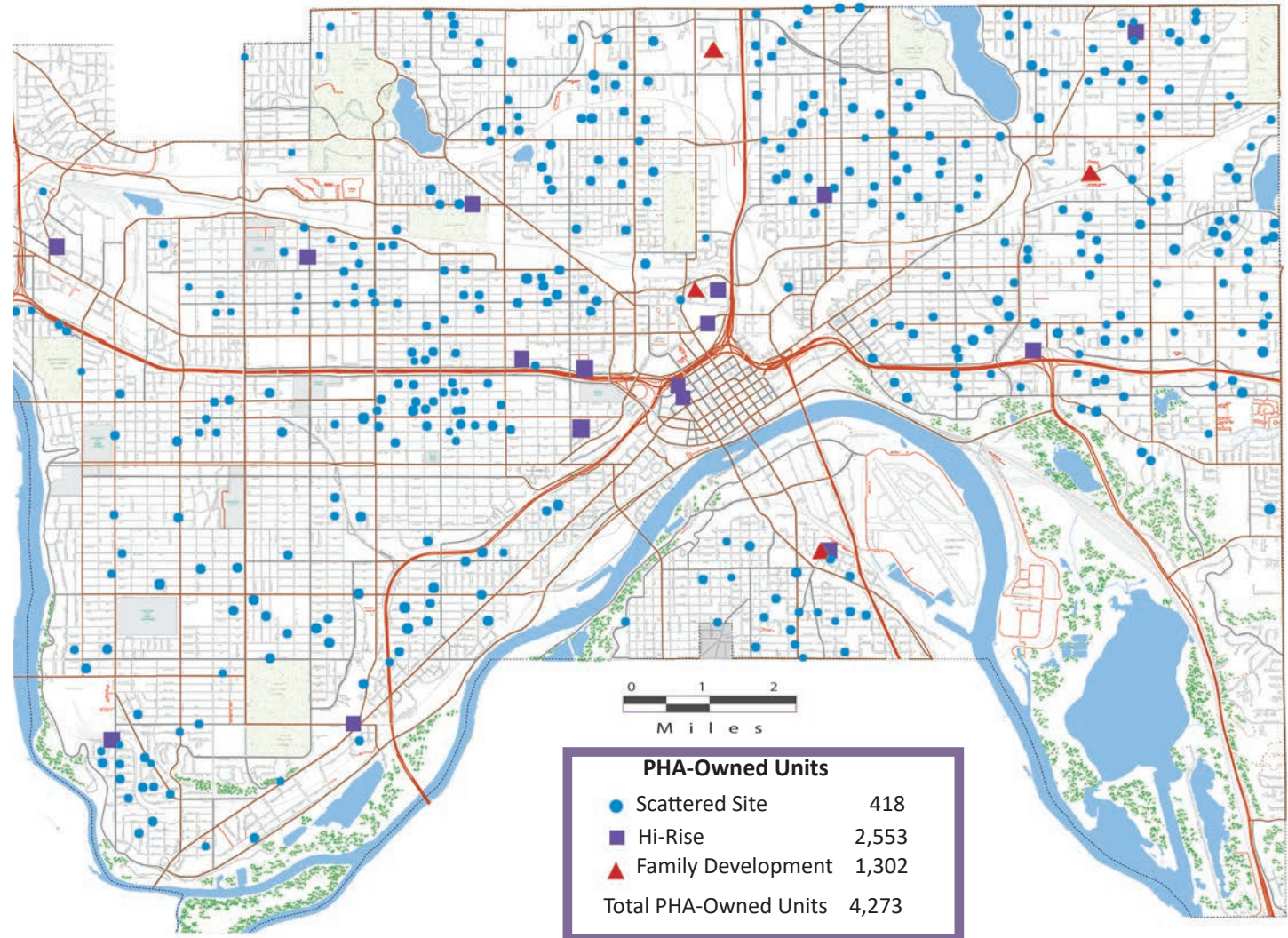
PHA Hi-Rise Apartments

	<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>
Total Hi-Rise Units	2,553

Family Housing Developments

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

Family Scattered Site 418



2023 Insured Value \$908 million

Total PHA-Owned Units 4,273

Total Housing Choice Voucher Units 5,243

Total PHA-Owned and HCV Units = 9,516

Financials

Assets

- Cash (23%)
- Accounts and Grants Receivable (3%)
- Investments (0%)
- Prepaid Expenses, Inventory and Other (8%)
- Capital Assets, Net (67%)



Liabilities & Net Assets

- Accounts Payable (1%)
- Accrued Expenses (4%)
- Security Deposits and Deferred Revenue (8%)
- Mortgage Loans Payable (6%)
- Invested in Capital Assets (Net) (61%)
- Restricted Net Position (6%)



Revenue



- Rental Income (net of bad debt) (18%)
- HUD Operating Grant Revenue (71%)
- Capital Grant (2%)
- Investment Income (0%)
- Gain on Disposition of Capital Assets (0%)
- Other Income (9%)

Expenses



- Administration (16%)
- Tenant Services (3%)
- Utilities (6%)
- Ordinary Maintenance and Operations (14%)
- General and Other Expenses (4%)
- Extraordinary Maintenance (0%)
- Housing Assistance Payments (49%)
- Depreciation Expense (8%)

The annual agency-wide financial and compliance audit of FY 2023 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, 2023.



“The PHA concluded its 10th consecutive fiscal year without an audit finding. This accomplishment is the result of hard work by all staff throughout the Agency and reflects the Agency’s continued commitment to financial management best practices and adherence to effective internal controls.”
- Chief Financial Officer Will Wallo



“The PHA's agency-wide financial and compliance audit of FY 2023 was completed with no adverse findings. The Agency has had zero findings in the last 10 consecutive years and only one finding in the past 26 fiscal years. The PHA takes seriously its duty to preserve the public trust.” - Executive Director Jon Gutzmann



Photography by Tom Dunn, Cheng Lee,
Sarah Morreim, Tou Vang, PHA staff & friends

Graphic Design
by Mai Moua



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