

St. Paul Public Housing Agency 2015 Annual Report



Board of Commissioners



Yer Chang
Research Analyst, Minnesota
Department of Human Services



Georgie Kabeto
Family Public Housing Resident



Tom Reding, Chair
Board of Commissioners
Retired Assistant Chief of Police



Jon Gutzmann
Executive Director



Kevin Lindsey
Commissioner of Minnesota
Department of Human Rights



Mary Puente
Hi-Rise Public Housing Resident



Marty Strub
Past Business Manager
and President,
Sheet Metal Workers Local 10



Missy Staples Thompson
Principal at Xanthus Partners LLC

Message from PHA Board Chair and Executive Director

The PHA administers federal rent subsidies that provide safe, affordable housing to more than 21,000 Saint Paul residents. Almost half of the residents live in the 4,262 public housing homes and apartments the PHA owns and manages. The PHA also administers 4,668 Housing Choice Vouchers (HCV). We are proud to report the PHA remains a well run and innovative organization. “Well run” is evidenced in many ways, including the high morale of PHA employees and their success in fulfilling our mission. We are proud to receive HUD’s High Performer designation in public housing for the 26th consecutive year and HUD’s High Performer designation in the HCV program for the 15th consecutive year. (Examples: we maintained a 99% occupancy rate in public housing for the 21st consecutive year and achieved 100% unit utilization in the HCV program.)

That the PHA routinely receives independent confirmation of our high performance is also rewarding; the recently completed audit had zero financial or compliance findings, bringing that record to one finding in the past 18 years. The PHA’s innovative spirit was on display as well: we partnered with Emphasys Software to develop the “My Housing” public housing online application product. Separately, we signed a Community Solar Garden subscription agreement with Geronimo Energy that provides 10 PHA hi-rises and the Central Office with 100% solar energy. The agreement (serving 1,600 low income households) will also save the PHA an estimated \$130,000 per year in energy costs. For more about these and other accomplishments, please visit us at www.stpha.org. Thank you.

Legal Counsel



Louise Toscano Seeba
PHA General Counsel
Supervising Attorney



John Stechmann
Senior Assistant City
Attorney



Sean Whatley
Assistant City Attorney

Executive Office



Executive Department
Jon Gutzmann, Executive Director; Mai Moua, Executive Assistant/
Program Coordinator; Mao Vue, Administrative Support Technician;
Darmi Boru, Administrative Support Assistant

Senior Staff



Tim Angaran
Assistant Maintenance Director



Betty Lou Authier
Maintenance Director



Charisse Brown
Assistant Senior Manager



Al Hester
Housing Policy Director



Alicia Huckleby
Resident Initiatives Director



Mike McMurray
Human Resources Director



Dominic Mitchell
Section 8 Programs Manager



Ron Moen
Finance Director



Kim Nguyen
Assistant Resident Services Director



Mike Winston
Resident Services Director

Hi-Rise Living:
Walk with a Doc



Walk with a Doc is a partnership with Allina Health United Hospital to improve community health and social well-being by inviting PHA residents to come together for monthly group walks. A guest healthcare provider joins each month to chat about a current health topic and walk with the group. These 30 minute walks are for all ages and all abilities. Participants walk and roll through the neighborhood – feet, strollers, canes, wheelchairs, and walkers – all are welcome to join and move more! The walking event rotates to a different PHA housing site each month.



Hi-Rise Living:
Let's Move More Wellness



Since 2012, the PHA and public housing residents have partnered with Saint Paul-Ramsey County's Department of Public Health through SHIP, the Statewide Health Improvement Program, to promote policy, systems and environment change in the areas of active living, nutrition, and tobacco reduction.

At a recent Wellness Training workshop conducted by Health Partners and the YMCA, participants learned why moving more is important for health. The variety of wellness educational options are designed to help residents make healthier choices, actively engage in their public housing communities, and live fuller lives. Healthier food choices + more active lifestyles = Improved Wellness and Successful Tenancies.

Family National Night Out



Above: PHA staff - Oi Mattison, Assistant Housing Manager; Jessica Bader, Administrative Support Technician; Sonja Reeves, Human Services Coordinator

National Night Out (NNO) is an annual event aimed at making neighborhoods safer and better places to live by promoting positive police-community interactions and stronger neighbor relationships. Each year an NNO event is hosted by one of the four PHA family developments. This year's event took place at Roosevelt Homes and was a collaboration between the PHA, Roosevelt Resident Council and the St. Paul Boys and Girls Club.

The success of the evening was ensured by months of careful planning and preparation by the site Human Services Coordinator, getting approval for street closures, coordinating provider booths, recruiting volunteers from PHA staff, the Boys and Girls Club, 3M and Target, and more.

The event featured more than 20 partner organizations offering services and information to attendees, and over 1000 meals were served. In addition to food, guests enjoyed music, games, safety demonstrations and youth events, as well as visits from McGruff and the St. Paul Police Department Horse Patrol.



Mt. Airy Exterior Phase I

As sometimes happens with older buildings, a minor upgrade at the PHA's Mt. Airy Homes (272 family dwelling units built in 1959) turned into a major renovation project. When exterior trim was being replaced in 2014, staff discovered significant damage to the original window frames and sheathing under the stucco exteriors.

The PHA promptly hired a consultant (Braun Intertec) to investigate the cause and extent of the deterioration, recommend corrections and develop construction documents for the corrective work. The cause was found to be a combination of water penetration through the porous stucco, deterioration of various components under the stucco and excessive interior humidity. The scope and estimated cost of the renovation work (\$11.5 million) necessitated splitting it into phases, with the construction contract for the first phase (30 dwelling units in 12 buildings; \$1.2 million) awarded in April of 2015. (The second contract, for \$2 million for 40 dwelling units in 12 buildings, was awarded in March of 2016 and the third phase is planned to begin in March of 2017.) The PHA's annual grants from HUD's Capital Fund Program are the primary funding source. To supplement the CFP grants and accelerate the work, the PHA has requested funds from Federal Home Loan Bank of Des Moines and from the Minnesota Housing Finance Agency.

The pictures on this page show the damage to a typical wall and the finished product after removing and replacing the stucco with new cement siding, as well as replacing studs, sheathing, window frames, windows, roof/soffit/fascia and gutters. Since the work is all done on the outside of the home, the residents are able to remain in place throughout the work.



McDonough 12-Plex

The PHA awarded a \$2.8 million contract April 22, 2015 to build 12 new units in adjacent townhouses at McDonough Homes. Five of the units are single-level, two-bedroom apartments that are fully accessible for people with disabilities. The other seven units are also two bedroom, with two stories and full basements. The construction was funded by a long-term loan of \$1,080,000 of State funds through the Minnesota Housing Finance Agency (MFHA), supplementing the PHA's grants from HUD's Capital Fund Program. The work was completed in October 2016.

McDonough 12-Plex Press Event



Celebrating ACOP Year 25



On July 9, 2015 the PHA celebrated the start of construction on 12 townhomes at its 580-unit McDonough Homes public housing development. The development's original townhome rental units were built for low income families in 1952 and 1962-1964. The new buildings on Jackson Street will provide housing for twelve additional families.

Speakers at the press event in July included PHA Executive Director Jon Gutzmann; PHA Commissioner Kevin Lindsey; PHA Commissioner Missy Thompson; City Councilmember Amy Brendmoen; PHA Construction Programs Manager Dave Lang; and PHA resident Maxie Rosenbloom. Other speakers at the event included: Minnesota Housing Commissioner Mary Tingerthal; Chao Lee, Senior District Office Representative for Congresswoman Betty McCollum; and Meagan Bachmayer, Outreach Director for Senator Amy Klobuchar.



PHA Executive Director Jon Gutzmann and St. Paul Police Commander Todd Axtell (who was appointed Chief of Police in 2016) led the celebration marking the 25th anniversary of ACOP (A Community Outreach Program).

On July 30, 2015 over 1000 PHA residents and staff, St. Paul Police personnel and community leaders came to celebrate this milestone partnership between the Saint Paul Police Department and the PHA. Over 35 police officers attended the event, many of whom were past or present ACOP officers. Several police units were highlighted, including the Horse Patrol, K-9, SWAT and Motorcycle officers. Residents were treated to an outdoor cook-out which was sponsored and served by police volunteers representing the Safe Summer Nights program. Residents, police officers, PHA staff and volunteers enjoyed a night of music, games and activities. PHA residents enjoyed having the opportunity to meet with police officers, pet the K9 dogs and feed the horses from the Mounted Patrol. They also were able to experience what it's like to wear police gear, check out a squad car, sit on a police motorcycle and climb in a SWAT armored vehicle.

Free Bikes 4 Kidz



The PHA has partnered with the nonprofit organization “Free Bikes 4 Kidz” for four years in a row to give away gently used bikes to youth at our low-income family housing sites. During the first week of December 2015, a total of 254 free bikes, helmets and locks were distributed to youth at all four public housing family sites. A total of 997 bikes have been distributed to public housing families in the last four years.



PHA Partners



The PHA’s Resident Initiatives Department works to strengthen the Agency’s role and participation in all contracts, grants, partnerships and programs that promote supportive services, resident economic development and self-sufficiency. The department is also charged with evaluating the PHA’s participation in current supportive services programming, and determining where programming might be expanded based on need and available resources. In an average year, the PHA may work with over 80 individual service providers and community organizations. From providing grant funding and volunteers, to assisting with building a community garden, to bringing art education programs to PHA community centers, these PHA partners provide invaluable services to both the Agency and public housing residents.

Scholarship Recipients



PHA's Scholar Bees



Above: PHA staff members Ron Moen, Mai Moua with scholarship recipients Nue Nu, Pajuaplai Vang, Christopher Jewell, and staff member Alicia Huckleby. Left: Scholarship recipient Ker Lee.

Five more public housing residents have been awarded scholarships of \$1,000 each through the PHA's George and Nancy Latimer Public Housing Resident Scholarship Program. The scholarships help pay tuition and other school costs for public housing residents and Housing Choice Voucher participants who are pursuing post-secondary education. This is the twentieth year that the Board of Commissioners has budgeted for such scholarships. Since the scholarship program's inception, the PHA has awarded 118 scholarships to residents totaling \$96,500. The source of funding is the W.A. Boss Building Fund.

The 2015 recipients are:

1. Christopher Jewell, Wilson Hi-Rise.
2. Ker Lee, Mt. Airy Homes.
3. Temesghen Uzuz, Ravoux Hi-Rise.
4. Nue Nu, Central Hi-Rise.
5. Pajuaplai Vang, Section 8.

In 2014, the St. Paul Public Housing Agency (PHA) joined the league of urban beekeepers to support initiatives to increase the bee population and sustain native biodiversity. The PHA collaborates with Mademoiselle Miel, a local entrepreneur, who oversees beehives at various St. Paul and Minneapolis municipal locations and commercial agencies. The beehives are housed on the rooftop of the PHA's Central Administrative Office located at W. Andrew Boss Building; 555 N. Wabasha Street.

This initiative benefits the local community and especially PHA residents and Housing Choice Voucher (HCV) participants. Contributions will aid in funding the PHA's George and Nancy Latimer Public Housing Resident Scholarship Program. The scholarships assist public housing residents and HCV participants pay for post-secondary education.



PHA Staff



Top: Staff recognition event speaker Police Chief Tom Smith
 Bottom: Team Award "Powerless at Wilson Hi-Rise": Maurice Vasquez, John Glaus, Rich Lowen, Al Borman, Houa Lor, Dennis Churilla, Jen Jackson, Kaohnou Yang, and Mela Krick.



40 Years of Service Award



30 Years of Service Awards



Agency Team of the Year
 HVC Online Waiting List Opening



Outstanding Initiative Team
 Online Rent Payment



Team Award - High PHAS Score

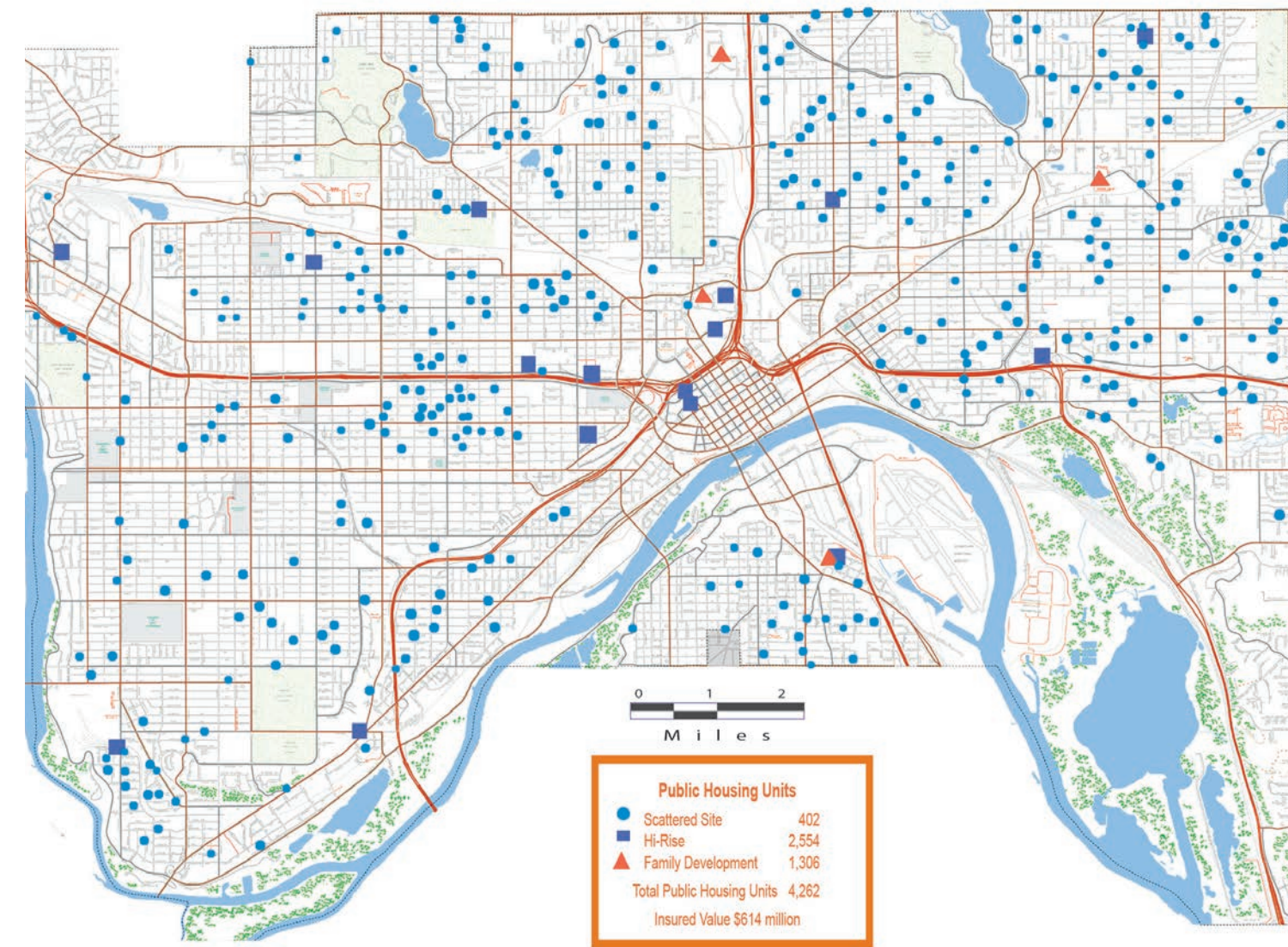


Moqtar Abdulahi • Ashley Adam • Atinuke Adegoke • Steve Ahner • Barb Alle • Diane Anastos • Mitch Anderson • Steven Anderson • Tim Angaran • Katie Ashton • Richard Auchter • Vanessa Austin • BettyLou Authier • Chris Avalos • Ben Awaah • Jessica Bader • Keith Bakken • Margarita Barry • Alix Bebus • Jan Bednarek • Bob Bighley • Gary Bocoock • Al Borman • Matt Borndale • Sandy Borndale • Darmi Boru • Tim Braun • Robyn Brewin • Tashira Britton • Charisse Brown • Stevie Bryant • Latoya Bullock • Mike Carey • Dennis Carlson • Leonard Casanova • Nick Casci • Betsy Christensen • Dennis Churilla • Pat Clarkin • Martin Connolly • Pat Connolly • Cindy Cook • Jennifer Cook • Sandy Crosby • Lashunda Cross • Joe Davis • Ronald Degerstrom • Natasha Dixon • Barb Dock • Keith Draz • Jennifer Ellefson • Janelle Endy • John Falzone • Lisa Feidler • Brent Feller • Beth Forest • Kenneth Francis • Tim Franko • Angela Garrity-Scharffbillig • Terri Gindorff • Brett Glaus • John Glaus • Aja Gonnigan • Michelle Grannes • Holly Gray • Larry Gurtin • Jon Gutzmann • Melonie Hagman • Deborah Haines • Pangie Harrington • Jean Hausladen • Kim Henry • Chong Her • Christine Her • Kang Her • Kou Her • Salay Her • Rito Hernandez • Al Hester • Brenda Hibbard • Glenn Hobbins • Angie Holm • Linda Houdek • Alicia Huckleby • Jordan Huckleby • Kenneth Huntington • Julia Hupperts • Mark Isakson • Howard Jackson • Jen Jackson • Paul Jaeger • Carol Jerde • Gloria Jiles • Steve Johnson • Tara Johnson • AZ Jones, Jr. • Rick Jordan • Ken Judd • Adam Junior • Bliia Jurewitsch • Michelle Kallenbach • Carlen Kang • Dong Kim • Anthony King • Curt Kline • Marek Kopec • John Kramschuster • Mela Krick • Michael Krier • Paul LaBelle • Dave Lang • Ken Langevin • Tim Lanigan • Keith Larocque • Dessi Larsen • Mark Larsen • Jordan LaSota • Hlee Lee • Kristine Lindgren • Julie Lo • Stephanie Long • Houa Lor • Kia Lor • Rich Lowen • Victor Lucio • Wayne Lundeen • Kirk Lyksett • Joshua Makes • Kathy Maloney • Ana Matos • Peter Matras • Oi Mattison • Chris McKellepp • Mike McMurray • Julie Meyer • John Miller • Spencer Miller • Jerrica Mims • Patty Minehan • Dominic Mitchell • Ron Moen • Sahro Mohamud • Denece Moore • Bee Moua • Mai Moua • Mary Moua • Ying Moua • Timothy Mudge • Jo Murphy • John Myers • Kyle Nelson • Tim Nelson • Ana New York • John Newton

Kim Nguyen • Phung Nguyen • Vinh Nguyen • Mike Niedzielski • Gino Nitti • Jim Noyola • Kathy Pansegrau • Joseph Pariseau • Rob Peterson • Jennifer Pfefferle • Rich Phillippi • Giovanni Pizzuti • Tori Plaisance • Carneice Poe • Steve Pojanowski • Ernesto Puente • Martin Puente • Julianna Quast • Mark Quilling • Matt Rapp • Anthony Rea • Uvalle Redknife • Sonja Reeves • Reggie Rieken • Rachel Robinson • Jim Rooney • Larry Ros • Patrick Rucci • Rick Salak • Dan Santos • Sherrie Sasse • Perry Sautbine • Nancy Schmidt • Nina Semmelroth • Bob Sherry • Mike Silvan • Kyler Skowronek • Amanda Smith • Merton Smith • Dave Spiegelberg • Stephanie St. Jacque • Joshua Stone • Gregory Strachota • Trevor Stroschein • Tim Sullivan • Tony Swanson • Adam Swenson • Randy Taylor • David Thao • Kong Thao • Jesse Thieme • Terry Thomas • Nancy Thomasson • Eileen Tittle • Brian Tomaino • Yen Tran • Jonathan Turner Bargen • Les Unklesbay • John Urbanski • Bee Vang • Khamdee Vang • Mai Her Vang • Pa Vang • Pang Ku Vang • Seng Vang • Teresa Vaplon • Maurice Vasquez • Nick Ventrelli • Jeff Vilmo • Michelle Virnig • Mao Vue • Anthony Ware • Cherise Warford • Mike Winston • Sue Xiong • Chao Yang • Cynthia Yang • Gao Yang • Ka Yang • Kaohnou Yang • Maly Yang • Yu Yang • Kara Young • Cynthia Yuen • Robyn Zapata



PHA Site Map



PHA Hi-Rise Apartments

	Units
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
Total Hi-Rise Units	2,554

Family Housing Developments

	Units
Dunedin Terrace	104
McDonough Homes	580
Mt. Airy Homes	302
Roosevelt Homes	320
Total Housing Development	1,306

Family Scattered Site: 402

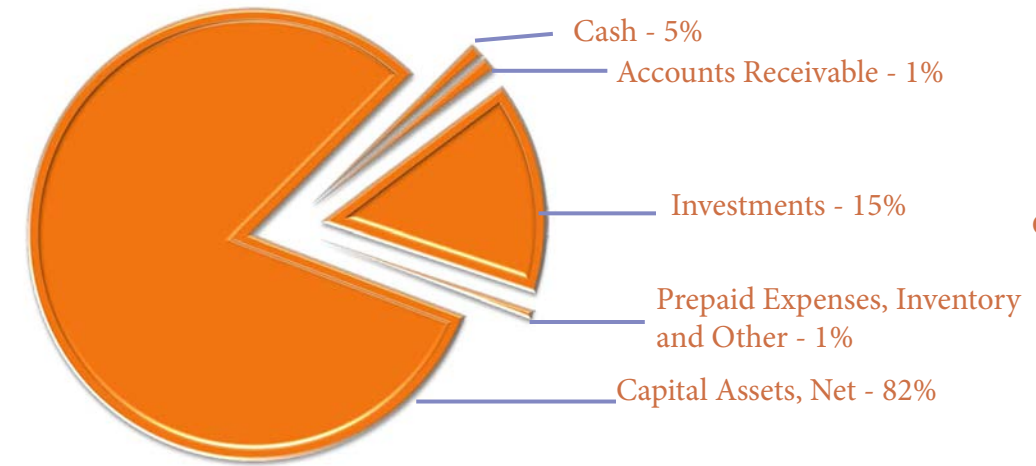
Total Public Housing: 4,262

Total Housing Choice Voucher Units: 4,668

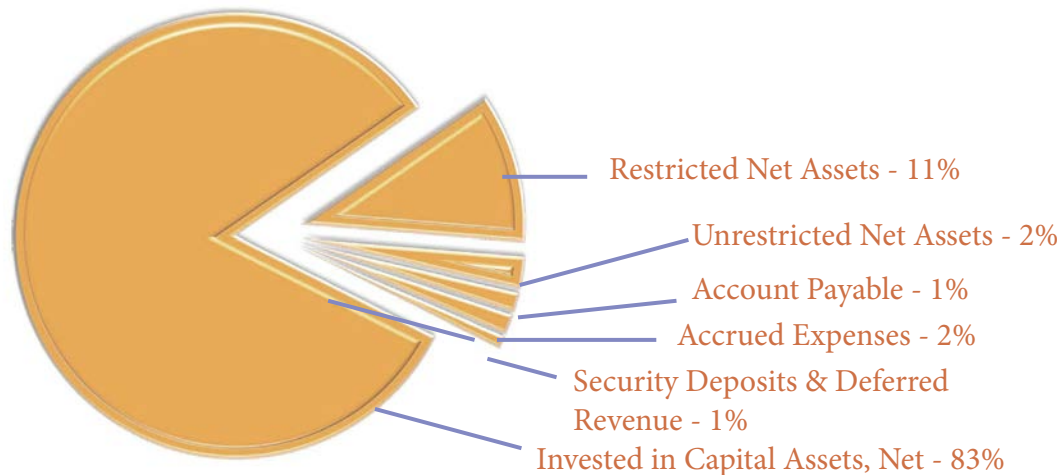
Total PHA-Owned and Section 8 Units: 8,930

PHA Financial Statements

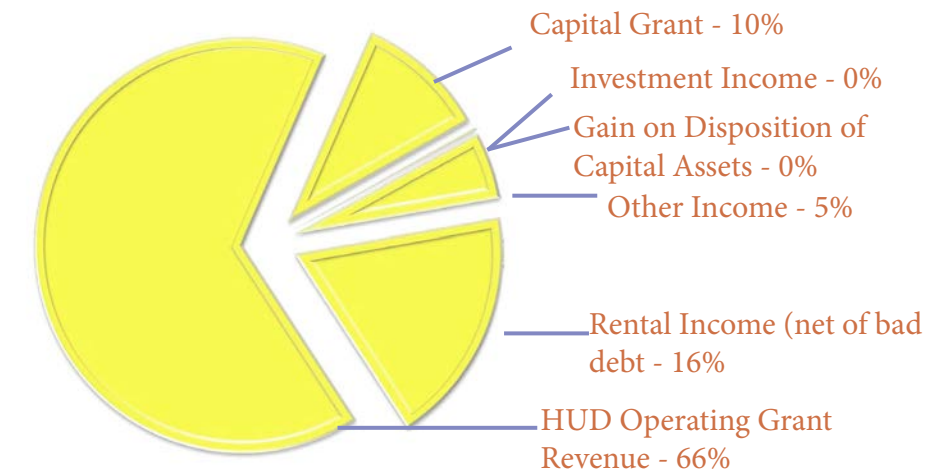
Assets



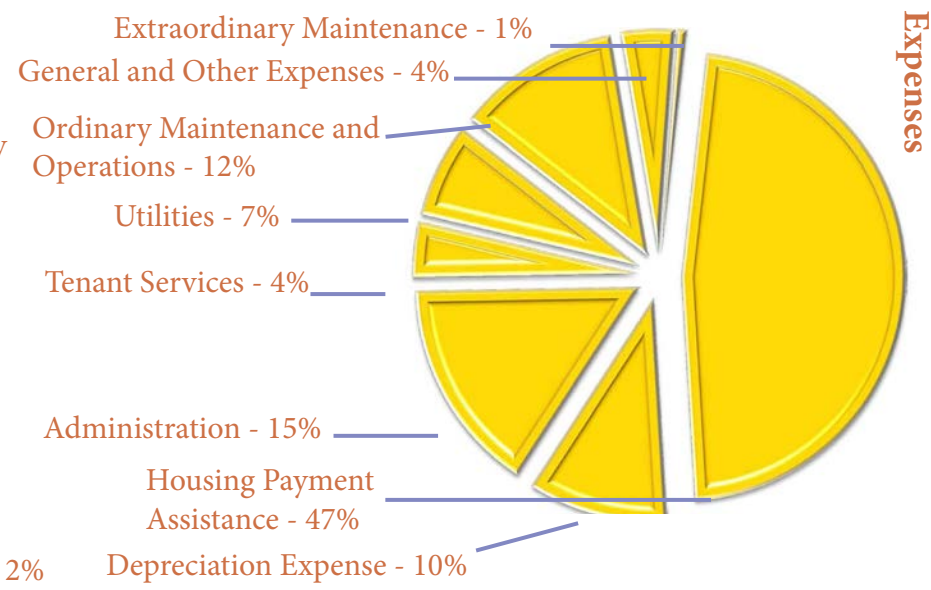
Liabilities and Net Assets



Revenue



Expenses

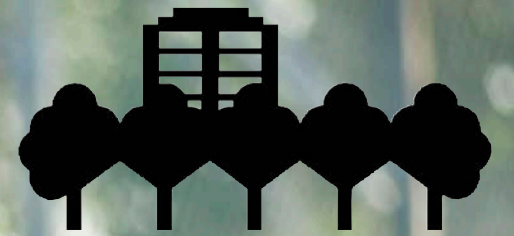


NOTE: Financial statements are prepared using generally accepted accounting principles (GAAP) as applied to governmental entities. For more complete information, please see the audited Financial and Compliance Report, March 31, 2015.

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Photography by
Kathleen Smith
Laurie Wachter
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and PHA Staff



PUBLIC HOUSING AGENCY

SAINT PAUL

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St. Paul, Minnesota 55102



EQUAL HOUSING
OPPORTUNITY



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