

FACT SHEET



November 2024

FACTS About Our PHA-Owned Housing

- Total PHA-owned units 4,273, comprised of:
 - 2,553 Hi-Rise units, including 19 Officers in Residence/special purpose units
 - 1,720 Family units, including 418 Scattered Site single family homes and duplexes
- The insured value of the PHA's property is \$911 million.
- The PHA earned a "Superior" rating on the first Management and Occupancy Review (MOR) conducted in the PBRA program.
- The PHA prepared and re-rented 622 vacant PBRA hi-rise and family units in an average of 8.9 days in FY 2024.
- 100% of units were inspected for housekeeping and preventive maintenance in FY 2024.
- The PHA implemented an occupancy action plan that increased occupancy from a low of 91.6% in September 2023 to 98.9% at the fiscal year's end, resulting in an annual occupancy rate of 94% (PBRA and LIPH).
- The annual agency-wide financial and compliance audit of FY 2024 was completed with no adverse findings.
- 24,803 maintenance work orders (emergency and non-emergency) were completed in FY 2024; emergency work orders completed in less than 24 hours; non-emergency work orders completed in an average of 6.08 days.
- The PHA maintained a 100% resident satisfaction rating on maintenance work orders in FY 2024.
- The PHA owns four community centers that provide a total of 12 different services to residents and the surrounding communities.
- Since 1991, the PHA has invested \$18.5 million in ACOP ("A Community Outreach Program"), a community policing partnership with the Saint Paul Police Department.
- In 2024, the PHA had 15 Police Officers in Residence (OIR) living in its hi-rises.
- In FY 2024, the PHA's Congregate Housing Services Program (CHSP) served residents in two hi-rises. The program capacity is 125. Residents are assisted with independent living, helping them avoid premature nursing home placement.
- The PHA invested \$8.3 million in life safety improvements by installing fire suppression sprinklers and upgrading the fire alarm systems in all 16 PHA Hi-Rises, from 1991 to 2012.

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 9,516 affordable homes to over 20,000 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 5,243 affordable housing opportunities through the Housing Choice Voucher (HCV) Programs and other Section 8 subsidies, paying over \$60 million annually in federal rent subsidies to private owners who rent units to eligible families and individuals with very low incomes. The PHA's HCV/Section 8 program has earned HUD's "High Performer" rating for 23 consecutive years.

"Housing Choice Vouchers" (HCVs) allow the renter to move to a home or apartment of their choosing. "Project-Based Vouchers" (PBVs) are HCVs that have been committed to specific units and buildings. Since the beginning in 2000, the PHA's PBV program has grown to 759 PBVs under contracts in 32 separate projects. The PHA's Board has approved an additional 112 PBVs in three projects that were not yet under contract as of the date of this publication. They are all detailed below.

More than half of the PBVs are in "Supportive Housing" projects, which also offer services. "Mixed Income" housing provides PBVs in the same building with market-rate units. "VASH" PBVs are dedicated to homeless veterans, in partnership with the local VA Medical Center. "Elderly" PBVs are dedicated to individuals 62 years of age and older.

1. **Sibley Park Apartments (OAHS Sibley Park LLC).** Mixed Income/New Construction; 24 PBV; 2002.
2. **Crestview Apartments (PPL & New Foundations).** Supportive Housing/Existing Housing; 41 PBV; Homeless, recovering from chemical dependency; 2002-2005 (2 stages).
3. **Liberty Plaza Apartments (Twin Cities Housing Development Corporation).** Affordable Housing/ Rehabilitation; 90 PBV; 2002-2003.
4. **Rivertown Commons (The Cornerstone Group).** Mixed Income & Supportive Housing/Existing Housing; 20 PBV (6 supportive); 2002.
5. **YWCA (YWCA).** Supportive Housing/Existing Housing; 36 PBV; Single parent households; 2003.
6. **Jackson Street Village (RS Eden).** Supportive Housing/New Construction; 24 PBV; Homeless, recovering from chemical dependency; 2003.
7. **Sibley Court Apartments (OAHS Sibley Court LLC).** Mixed Income/New Construction; 24 PBV; 2003.
8. **Families First I-II-III (Model Cities).** Supportive Housing/Existing Housing; 19 PBV; Homeless, recovering from chemical dependency; 2003-2005 (3 stages).
9. **Seventh Landing (RS Eden).** Supportive Housing/New Construction; 13 PBV; Homeless Youth; 2003.
10. **Straus Building (Sherman Associates).** Mixed Income/Rehabilitation; 10 PBV; 2003.
11. **Upper Landing (Shelter Corporation).** Mixed Income/New Construction; 14 PBV; 2004.
12. **Martin Luther King Court (St. Paul Urban League).** Supportive Housing/Existing Housing; 8 PBV; Homeless families with children where one person has been diagnosed with HIV/AIDS; 2004.
13. **St. Christopher Place (Catholic Charities).** Supportive Housing/Existing Housing; 14 PBV Single Room Occupancy (SRO); Long-Term Homeless; 2004.
14. **UniDale Apartments (Legacy Management).** Mixed Income & Supportive Housing/New Construction; 19 PBV (15 supportive); Chronically Homeless; 2006.
15. **Sankofa Apartments (Model Cities).** Supportive Housing/Rehabilitation; 15 PBV; Long-Term Homeless Adults & Youth (pregnant or parenting); 2008.
16. **Cleveland-Saunders (YWCA).** Supportive Housing/Existing; 9 PBV; Long-Term Homeless Families; 2009.
17. **Winnipeg Apartments (Legacy Management).** Supportive Housing/New Construction; 5 PBV; Long-Term Homeless; 2009.

18. **Delancey Apartments (PPL).** Supportive Housing/Rehabilitation; 8 PBV; Long-Term Homeless with disabilities; 2009.
19. **Lexington Commons (CommonBond).** Supportive Housing/Rehabilitation; 45 PBV; Long-Term Homeless individuals; 2010.
20. **Renaissance Box (Aeon).** Supportive Housing/Rehabilitation; 10 PBV; Long-Term Homeless; 2011.
21. **Fort Road Flats (PPL).** Supportive Housing/New Construction; 8 PBV; Long-Term Homeless; 2013.
22. **Ujamaa Housing (PPL).** Supportive Housing/Rehabilitation; 11 PBV; Homeless young males without family support; 2013.
23. **Western University Plaza (Sand Company).** Supportive Housing/ New Construction; 6 PBV; Chronically Homeless; 2015.
24. **Prior Crossing (Beacon Interfaith).** Supportive Housing/New Construction; 24 PBV; Homeless Youth; 2016.
25. **Dorothy Day Residence (Catholic Charities).** Supportive Housing for the Homeless/VASH/Existing Housing; Long-Term Homeless; 39 PBV; 2020.
26. **Frogtown Crossroads (Wellington).** Mixed-Income/New Construction; 10 PBV; 2021.
27. **Mino Oski Ain Dah Yung (PPL).** Supportive Housing for the Homeless/Existing; 23 PBV; Homeless Youth; 2021.
28. **Crane Ordway (Aeon).** Mixed-Income/Existing; 19 PBV; 2021
29. **The Parkway (JB Vang).** Mixed-Income/New Construction; 10 PBV; 2022.
30. **Stryker Senior Housing (Neighborhood Development Alliance).** Mixed-Income/New Construction/VASH; 20 PBV; Board Approved 2020.
31. **The Lumin (CommonBond).** Elderly/New Construction; 60 PBV; Board Approved 2021.
32. **Kimball Court (Beacon Interfaith).** Supportive Housing for the Homeless/ Rehabilitation; 24 PBV; Board Approved 2021.
33. **Phalen Village (MWF Properties).** VASH /Elderly/New Construction; 21 PBV; Board Approved 2022.
34. **CB Ford Site II (CommonBond).** New Construction/Elderly; 45 PBV; Board Approved 2024.
35. **Jeremiah Program (Jeremiah Program).** Mixed Income/Existing 25 PBV; Board Approved 2024.
36. **Mary Hall (Aeon).** Mixed Income/VASH 42 PBV; Board Approved 2024.

HCV

In the Housing Choice Voucher Program, the average tenant payment for rent plus utilities is \$489 a month.

The total federal subsidy per voucher (rent subsidy plus administration) is \$1,000 a month.

RAD

For Multifamily (RAD), the average tenant payment for rent plus utilities is \$467 a month.

The total federal subsidy, including operating and capital improvements, is approximately \$472 a month.

LIPH

For public housing (LIPH), the average tenant payment for rent plus utilities is \$806 a month.

The total federal subsidy, including operating and capital improvements, is approximately \$543 a month.

FACT

The PHA executed a community solar agreement in 2018 that provides 10 of our hi-rises 100% solar power for electricity while saving more than \$100,000 per year for 25 years.

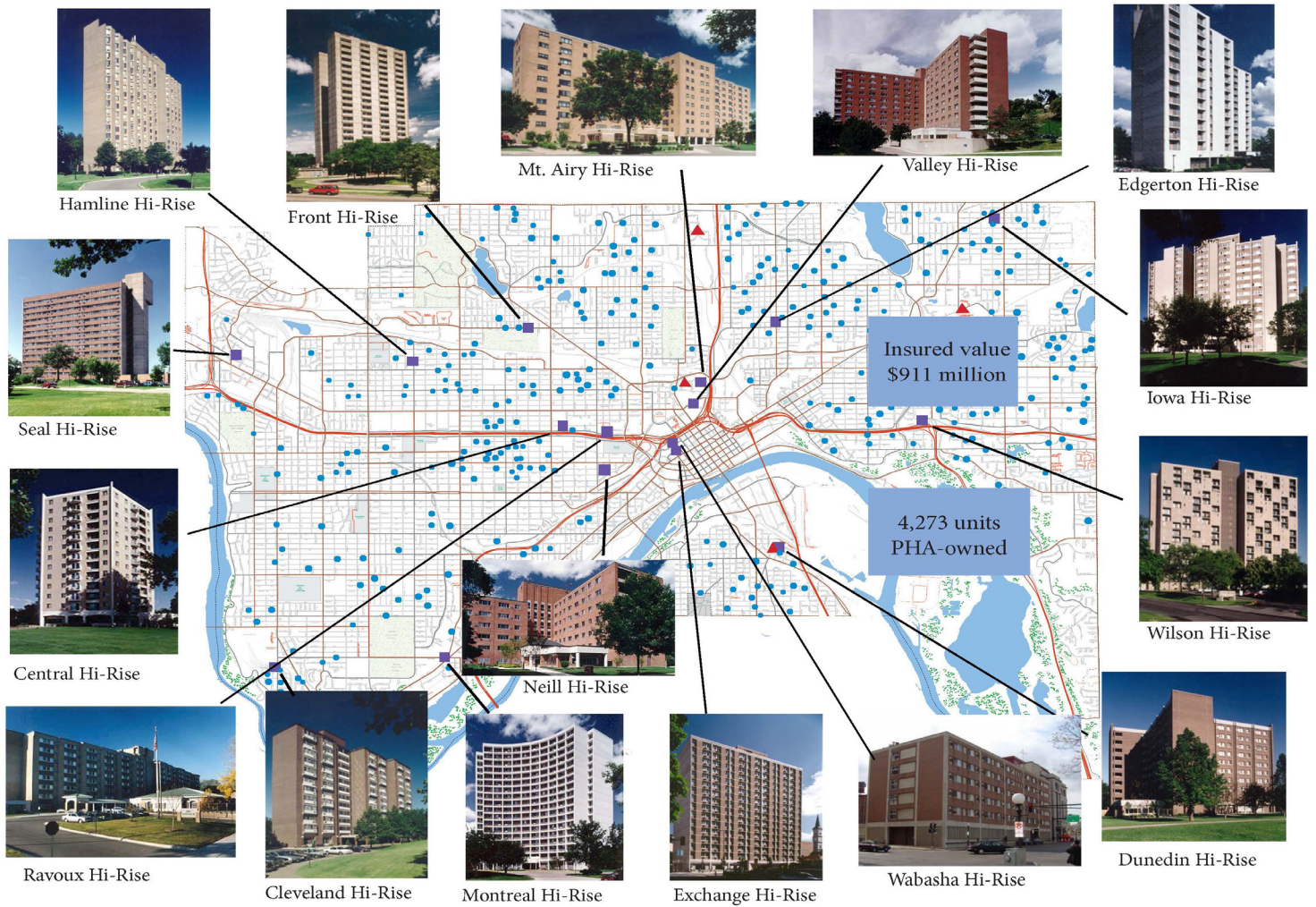
FACT

Effective January 1, 2020, the PHA successfully converted 3,836 units from Public Housing to Multifamily RAD PBRA. The PHA will never privatize “public housing”. Under RAD PBRA, the PHA retains full ownership of the properties. The PHA now has renewable 20-year subsidy contracts with HUD which include annual inflation adjustments.

FACT

The PHA has an annual total operating budget of \$114.2 million, owns \$911 million worth of physical assets with minimal debt (other than \$12.8 million of forgivable and 0% interest deferred loans.)

PHA-Owned Housing Sites



Hi-Rise Apartments for Seniors, People with Disabilities and Singles

	<u>Units</u>		<u>Units</u>
Central Hi-Rise	144	Montreal Hi-Rise	185
Cleveland Hi-Rise	144	Mt. Airy Hi-Rise	153
Dunedin Hi-Rise	143	Neill Hi-Rise	104
Edgerton Hi-Rise	221	Ravoux Hi-Rise	220
Exchange Hi-Rise	194	Seal Hi-Rise	144
Front Hi-Rise	151	Valley Hi-Rise	158
Hamline Hi-Rise	186	Wabasha Hi-Rise	71
Iowa Hi-Rise	148	Wilson Hi-Rise	187

Family Housing Developments

	<u>Units</u>		<u>Units</u>
▲ Dunedin Terrace	88	Hi-Rise Units	2,553
▲ McDonough Homes	592	Family Housing Development Units	1,302
▲ Mt. Airy Homes	302	Family Scattered Site Housing	418
▲ Roosevelt Homes	320	Total PHA-Owned Units	4,273
● Scattered Site Housing	418	Total HCV/Section 8 Units	5,243
		Total PHA-Owned and HCV/Section 8 Units	9,516



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