



# Comprehensive Annual Financial Report

for the fiscal years ended March 31, 2014 and 2013

**Public Housing Agency of the City of Saint Paul**  
**Saint Paul, Minnesota**  
Prepared by Finance Department

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## **Introductory Section**



August 11, 2014

To the Chairperson and Members of the Board of Commissioners of  
the Public Housing Agency of the City of Saint Paul and the Citizens of Saint Paul:

We are pleased to present to you the Public Housing Agency of the City of Saint Paul's (the Agency's) Comprehensive Annual Financial Report (CAFR) for the fiscal year ended March 31, 2014. While this report is consistent with federal and state legal reporting requirements, it is also intended to supply additional information to interested readers.

This report reflects management's representations concerning the financial activity and condition of the Agency. The Agency's management is fully responsible for the content and reliability of this report. Management recognizes it must rely on its established daily internal control procedures to protect the Agency's assets from loss, theft or misuse. The Agency must also operate an information system that maintains adequate and appropriate financial data, such that the Agency's financial statements may be prepared in accordance with accounting principles generally accepted in the United States of America. Because cost versus the value to be achieved must be weighed in evaluating any procedure or system, the Agency's procedures and systems are designed to provide reasonable, not absolute, assurance that the financial statements will be free from material misstatements. We, as the Agency's management, state that to the best of our knowledge, this financial report is complete and reliable in all material respects.

McGladrey LLP has issued an unmodified opinion, dated August 11, 2014, on the Agency's financial statements for the year ended March 31, 2014. Their independent auditor's report is located at the front of the financial section of this report on pages 8 and 9.

Management's Discussion and Analysis (MD&A) provides a narrative summary of the year's financial activities, including comparisons and changes regarding the previous year. The MD&A immediately follows the auditor's opinion letter on pages 10 through 16. The MD&A is designed to be read in conjunction with this letter and the financial statements.

### **Profile of the Agency**

The Agency has been an independent governmental unit since 1977. Its historical roots are in the Housing and Redevelopment Authority of the City of Saint Paul (HRA), a unit of the City of Saint Paul established by the Minnesota Legislature in 1947. The HRA's initial goal was to remove slums and construct low-income housing in Saint Paul.

The Housing Act of 1949 established a national policy and goal of "a decent home and suitable living environment for every American family." Under that goal, and with federal funding, the HRA began the construction of the first public housing in Saint Paul. Over the next 27 years, the HRA constructed four large family housing developments and constructed or purchased 16 hi-rise buildings for elderly and disabled people.

Unlike many public housing programs, Saint Paul has never used hi-rise buildings for family housing. During the 1950s and 1960s, family public housing in Saint Paul took the form of townhouse-style developments. All but a few units have direct, ground-level access, yards and nearby outdoor gathering space. Since the completion of the last townhouse development in 1966, the Agency bought or built over 400 scattered site units. These family housing units are located in all neighborhoods in the city and help residents integrate into the community. All 16 public housing hi-rises primarily house elderly people and people with disabilities. The Agency currently owns and manages 4,259 public housing units. Twenty-two of these units are used for Officers in Residence (OIR), Accessible Space, Inc. (ASI) and Assisted Living Program (ALP) units.

In the early 1970s, the HRA began administering a federal rent subsidy program for eligible low-income households living in privately owned housing. The program evolved into the Section 8 Existing Housing Assistance Program. The program later became the Housing Choice Voucher program. In Saint Paul, that program, along with other related Section 8-type programs, serves over 4,580 families.

The Agency was separated from the City of Saint Paul and created by the Minnesota Legislature in 1977 to assume administration of subsidized housing programs and ownership of the public housing properties in Saint Paul. The Agency is funded by federal housing subsidies, rents paid by residents, special-purpose grants, and investment revenues. It receives no financial support from city or county taxes and makes a payment in lieu of taxes to defray the cost of city and county services.

A Board of Commissioners governs the Agency. The seven commissioners are appointed by the Mayor and approved by the City Council. Two commissioners represent public housing residents.

### **Financial Environment**

Although the three major levels of government, federal, state and local, each impact Agency operations in their own way, only the federal government provides regular funding. In the past two years, the Agency has received one grant and three long-term no-interest loans from the State of Minnesota to help preserve public housing. These grants will be used to assist in modernization work at one family development and to build three six-unit buildings and a four-unit building at other family developments. The Agency has no taxing authority.

**Federal funding and regulations:** Since nearly 80 percent of the Agency's revenue comes from the federal government (Department of Housing and Urban Development, or HUD), the Agency is particularly subject to annual congressional changes in funding and regulations. The Housing Choice Voucher program saw an increase of 38 vouchers during fiscal year 2014, with a commensurate increase in funding. The Low Rent program had a small increase as a result of congressional appropriations above last year's sequestration levels. Regulations regarding reserve levels have been subject to Congressional and HUD activity as well.

**State regulations:** State regulations impact the Agency from the amount of rent collected from our residents who receive economic assistance, to the limit on the amount of salary paid to the Agency's executive director, to the amount of sales tax the Agency is required to pay on most purchases.

**Local regulations:** The Agency is impacted by the payment in lieu of taxes (PILOT) agreement with the City of Saint Paul, which ensures that our residents continue to receive local government services in an equitable share.

The metro area housing rental market is of concern to the Agency, as it strives to fulfill its mission to help families and individuals with low incomes achieve greater stability and self-reliance by providing safe, affordable, quality housing and links to community services. The Agency operated its public housing units with a vacancy rate under 1 percent for the year.

## Long-Term Financial Planning

The Agency publishes a Five-Year Plan, which is updated annually. The plan for 2014 is briefly summarized as follows.

The Agency plan describes the programs, policies and practices that the Agency is carrying out in its current fiscal year, which began April 1, 2013. In general, the Agency is continuing the same course of action described in the HUD-approved plan for the previous fiscal year. This plan has proven successful over several years in meeting the needs of residents and the community, within the limits of available resources. The Agency focuses on its mission and Agency goals, stressing sound property management, modernization and maintenance, and sound Section 8 administration. The Agency is also continuing its successful home ownership and jobs programs for residents, and is working with other community partners to address the critical shortage of affordable housing in the Minneapolis and Saint Paul metro area. The Agency will continue to review other entrepreneurial activities as allowed under federal and state statutes.

## Relevant Financial Policies

**Cash management and investments:** Cash balances are monitored daily. Investments are made when deemed advisable based on cash flows associated with anticipated expenses and revenues, as well as maintenance of a cash-on-hand reserve. Criteria for investment selection are security, liquidity and yield. The Agency invests in direct obligations of the U.S. government, obligations of federal government agencies and government-sponsored agencies, certificates of deposit, or other investments as allowed by HUD and the State of Minnesota (HUD Notice PIH 2002-13 Cash Management and Investment Policies and Procedures).

The goal of the Agency's investment strategy is to have cash available when needed and to safely maximize interest income.

**Risk management:** The Agency carries insurance in the areas of property damage, general liability, vehicle coverage, public officials liability and commercial crime coverage. An active safety and loss control program has resulted in limited claims, which allows the Agency to take advantage of higher deductibles, resulting in reduced premium costs.

**Budgetary controls:** The Agency adopts annual budgets for Low Rent Public Housing, Section 8 and their Central Administrative Office Building Fund operations. Other grant program activities are budgeted based on the specific grant periods. Budgets are prepared by staff and reviewed, approved and presented by the Executive Director to the Board of Commissioners for approval.

During the past year, the Agency achieved both a Public Housing Assessment System for Low Income Public Housing (PHAS) "High Performer" status and a Section Eight Management Assessment Program (SEMAP) "High Performer" status recognition from HUD.

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Public Housing Agency of the City of Saint Paul for its comprehensive annual financial report for the fiscal year ended March 31, 2013. This was the ninth consecutive year that the Agency had received this prestigious award. In order to be awarded a Certificate of Achievement, the Agency must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

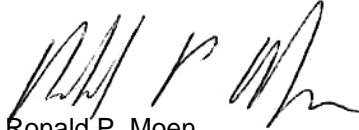
A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

We would like to thank and honor the staff of the Finance Department for their dedicated efforts in preparing this report. Our appreciation extends to all Agency employees who have a part in upholding the very high standards that are reflected in this document. Finally, our thanks to our Board of Commissioners for their interest, concern and commitment to establishing policies that allow and encourage a successful public housing operation.

Respectfully submitted,



Jon M. Gutzmann  
Executive Director



Ronald P. Moen  
Finance Director



Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**Public Housing Agency  
of the City of Saint Paul  
Minnesota**

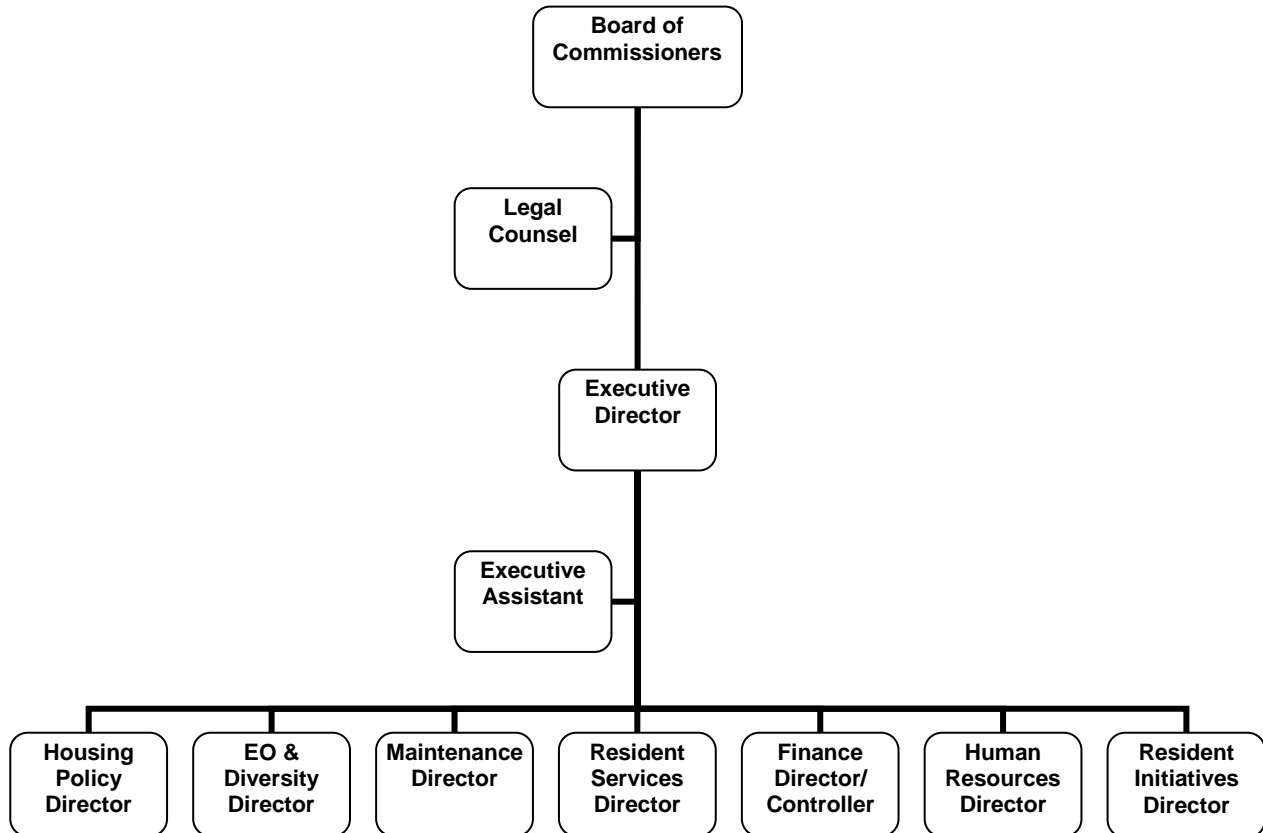
For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**March 31, 2013**

Executive Director/CEO

# Public Housing Agency of the City of Saint Paul

## Board-Approved Organizational Chart March 31, 2014



# Public Housing Agency of the City of Saint Paul

## List of Appointed Officials March 31, 2014 Board of Commissioners

Name	Term Expires
Tom Reding, Chair	September 1, 2016
Kevin Lindsey, Vice Chair	September 1, 2018
Marty Strub, Treasurer	September 1, 2014
Merry Xiong, Secretary	September 1, 2017
Mary Puente, Commissioner	September 1, 2015
Missy Staples Thompson, Commissioner	September 1, 2015
Georgie Kabeto, Commissioner	September 1, 2016

## **Financial Section**



## Independent Auditor's Report

To the Board of Commissioners  
Public Housing Agency of the City of Saint Paul  
Saint Paul, Minnesota

### Report on the Financial Statements

We have audited the accompanying basic financial statements of the Public Housing Agency of the City of Saint Paul (the Agency) as of and for the years ended March 31, 2014 and 2013, and the related notes to the financial statements, which collectively comprise the Agency's basic financial statements, as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Public Housing Agency of the City of Saint Paul as of March 31, 2014 and 2013, and the changes in its net position and its cash flows for the years then ended, in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and schedule of funding progress for the retiree health plan, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Public Housing Agency of the City of Saint Paul's basic financial statements. The supplementary information, as listed in the table of contents, as well as the introductory and statistical sections, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory section and statistical section, as listed in the table of contents, have not been subjected to the auditing procedures applied in the audit of the basic financial statements and accordingly, we do not express an opinion or provide any assurance on them.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated August 11, 2014, on our consideration of the Agency's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Agency's internal control over financial reporting and compliance.



Minneapolis, Minnesota  
August 11, 2014

## Public Housing Agency of the City of Saint Paul

### Management's Discussion and Analysis Year Ended March 31, 2014

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The management of the Public Housing Agency of the City of Saint Paul (the Agency) presents this narrative overview and analysis to the readers of the financial report of the Agency for the fiscal years ended March 31, 2014 and 2013. This document should be read in conjunction with the audited financial statements.

#### Financial Highlights

The total assets of the Agency exceeded its liabilities at the close of fiscal years 2014 and 2013 by \$168,072,217 and \$169,162,874, respectively. Net position consists of the following:

- The value of capital assets, reflecting the Agency's investments in land, structures and equipment, is \$144,190,887 and \$143,229,083 for 2014 and 2013, respectively. This amount is not available for expenditures.
- Restricted net position of \$19,857,252 and \$22,018,222 for 2014 and 2013, respectively, are restricted by HUD. Such funds may only be used for specific purposes.
- Unrestricted net position of \$4,024,078 and \$3,915,569 for 2014 and 2013, respectively, are available for use in meeting ongoing Agency obligations.

The Agency's total net position decreased by \$1,090,657 in 2014 and decreased by \$707,574 in 2013.

#### Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the basic financial statements of the Public Housing Agency of the City of Saint Paul. The Agency's basic financial statements consist of two parts: (1) statements of net position; statements of revenues, expenses and changes in net position; and statements of cash flows and (2) notes to financial statements. The report also contains other required supplementary information, as required by GASB and other supplemental financial data schedules (FDS), as required by HUD, and certain statistical information the Agency has chosen to include within this report.

**Basic financial statements:** These statements are designed to give the reader a broad overview of the Agency's finances. The Agency is supported primarily by intergovernmental revenues (HUD) and rental income. All of the Agency's activities are reported as one enterprise fund.

- The *statement of net position* presents information on all the Agency's assets and liabilities, with the difference between the two reported as total net position. Over time, changes in total net position may reflect changes in the financial position of the Agency.
- The *statement of revenues, expenses and changes in net position* presents information showing how the Agency's net position changed during the year. All changes in total net position are reported when the relevant event occurs, regardless of the timing of the cash flow. This means that revenues and expenses are reported in this statement for which the cash flow will occur in future periods. For example, unused paid leave time is reported as an expense of this period but will not actually be paid until some future fiscal period.
- The *statement of cash flows* reports cash receipts, cash payments and net changes in cash resulting from operating, investing and financing activities. It also provides insight into where cash came from, how it was used and what the change in cash balance was during the reporting period.

## Public Housing Agency of the City of Saint Paul

### Management's Discussion and Analysis Year Ended March 31, 2014

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**Notes to the financial statements:** The notes provide additional information that is essential to a full understanding of the data provided in the Agency's financial statements.

**Required supplementary information:** This schedule contains the detail of the Agency's funding progress of its retiree health plan.

**Financial data schedules:** These schedules contain detail by program, presented in the HUD-required format.

**Statistical information:** These schedules contain statistical data for certain Agency programs and activities.

Other information: The Agency adopts annual budgets for Low Rent Public Housing, Section 8, and the Central Administrative Office Building Fund operations. The Capital Grant Program and other special grants are budgeted on a project-length basis.

#### Condensed Statements of Net Position

	As of March 31		
	2014	2013	2012
Current and other noncurrent assets	\$ 32,607,661	\$ 34,281,066	\$ 32,368,408
Capital assets	144,190,887	143,229,083	145,872,272
Total assets	<u>\$ 176,798,548</u>	<u>\$ 177,510,149</u>	<u>\$ 178,240,680</u>
Current liabilities	\$ 6,034,985	\$ 5,855,741	\$ 6,162,720
Long-term liabilities	2,691,346	2,491,534	2,207,512
Total liabilities	<u>\$ 8,726,331</u>	<u>\$ 8,347,275</u>	<u>\$ 8,370,232</u>
Net position:			
Net investment in capital assets	\$ 144,190,887	\$ 143,229,083	\$ 145,872,272
Restricted by HUD	19,857,252	22,018,222	20,433,088
Unrestricted	4,024,078	3,915,569	3,565,088
Total net position	<u>\$ 168,072,217</u>	<u>\$ 169,162,874</u>	<u>\$ 169,870,448</u>

## **Public Housing Agency of the City of Saint Paul**

### **Management's Discussion and Analysis Year Ended March 31, 2014**

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#### **2014: Analysis of Changes in Condensed Statement of Net Position**

The largest portion of the Agency's net position, approximately 86 percent and 85 percent for 2014 and 2013, respectively, is composed of its investment in capital assets, net of depreciation (land, buildings and equipment). Since the Agency uses those assets in its primary mission to provide safe, secure and sanitary housing to low-income families, those assets are not available for future spending.

A portion of the Agency's total net position, 11 percent and 13 percent for 2014 and 2013, respectively, represents resources that are subject to external restrictions on how they may be used. Restricted net position is \$18,067,421 and \$22,018,222 for 2014 and 2013, respectively. Unrestricted net position total \$6,353,909 and \$3,915,569 for 2014 and 2013, respectively.

#### **2013: Analysis of Changes in Condensed Statement of Net Position**

The largest portion of the Agency's net position, 85 percent and 86 percent for 2013 and 2012, respectively, is composed of its investment in capital assets, net of depreciation (land, buildings and equipment). Since the Agency uses those assets in its primary mission to provide safe, secure and sanitary housing to low-income families, those assets are not available for future spending.

A portion of the Agency's total net position, 13 percent and 12 percent for 2013 and 2012, respectively, represents resources that are subject to external restrictions on how they may be used. Restricted net position is \$22,018,222 and \$20,433,088 for 2013 and 2012, respectively. Unrestricted net position total \$3,915,569 and \$3,565,088 for 2013 and 2012, respectively.

#### **Financial Operational Analysis**

The Agency uses fund accounting to reflect compliance with government requirements. Although HUD issues rules specific to public housing agencies, the Agency is subject to certain other federal, state and local financial reporting requirements.

The Agency is primarily supported by intergovernmental revenues (HUD) and rental income. The Agency has chosen to use a single enterprise fund, composed of several activities, which records the financial activity of the Agency. Enterprise funds, in general, focus on the determination of operating income, changes in total net position, financial position and cash flows.

**Public Housing Agency of the City of Saint Paul**

**Management's Discussion and Analysis  
Year Ended March 31, 2014**

**Condensed Statements of Revenues, Expenses and Changes in Net Position**

	Years Ended March 31		
	2014	2013	2012
Operating revenue:			
Tenant revenue, net of bad debt	\$ 13,496,032	\$ 12,925,610	\$ 12,763,985
HUD grants/subsidy	51,076,374	53,007,036	53,166,627
Other revenue	5,779,000	4,472,341	4,287,954
Total operating revenue	<u>70,351,406</u>	<u>70,404,987</u>	<u>70,218,566</u>
Operating expenses:			
Administrative	11,481,575	11,409,514	11,051,463
Tenant services	3,204,371	2,896,951	3,223,289
Housing assistance payments	37,333,478	36,828,903	35,720,546
Utilities	5,396,022	5,052,163	5,117,135
Ordinary maintenance	9,103,877	8,865,711	8,921,548
General expenses and other	2,896,354	3,038,049	2,602,298
Extraordinary maintenance	272,262	381,220	638,039
Depreciation expense	7,918,663	8,009,702	7,984,223
Total operating expenses	<u>77,606,602</u>	<u>76,482,213</u>	<u>75,258,541</u>
Operating loss	<u>(7,255,196)</u>	<u>(6,077,226)</u>	<u>(5,039,975)</u>
Nonoperating revenues and capital contributions:			
Investment income	76,965	108,176	110,495
Gain on disposition of capital assets	36,699	48,814	3,150
Capital contributions	6,050,875	5,212,662	5,268,553
Total nonoperating revenues and capital contributions	<u>6,164,539</u>	<u>5,369,652</u>	<u>5,382,198</u>
Change in net position	(1,090,657)	(707,574)	342,223
Beginning net position	169,162,874	169,870,448	169,528,225
Ending net position	<u>\$ 168,072,217</u>	<u>\$ 169,162,874</u>	<u>\$ 169,870,448</u>

## Public Housing Agency of the City of Saint Paul

### Management's Discussion and Analysis Year Ended March 31, 2014

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#### **2014: Analysis of Changes in the Condensed Statement of Revenues, Expenses and Changes in Net Position**

The Low Rent Public Housing program rental income increased by 4 percent, for a total increase of \$537,601 in 2014, and increased by 2 percent, for a total increase of \$266,844 in 2013. This resulted in total rental income of \$13,562,045 and \$13,024,444 in 2014 and 2013, respectively. On a per unit month (PUM) basis, rental income of \$266.58 PUM in 2014 increased from \$257.55 PUM in 2013. HUD subsidy decreased by \$1,286,981, or an average of \$25.30 PUM for 2014.

The Low Rent Public Housing program operating expenses increased, going from \$25,757,417 in 2013 to \$26,465,616 in 2014, or an increase of \$13.92 PUM, making the current figure \$520.22 PUM. Nonroutine expenditures (extraordinary maintenance and noncapitalized casualty losses) totaled \$397,111, compared to \$437,473 for 2013. This amounted to a 9 percent decrease. Depreciation expense for 2014 is \$7,431,351, as compared to \$7,544,284 for 2013.

The Section 8 Housing Choice Voucher program ended the year with average monthly lease-ups of 4,334 out of 4,380, or a 98.9 percent average lease-up rate that equated to 46 vouchers under-issued on a monthly basis. There was an average of 17 vouchers issued per month for the program. There was also an average of 176 "shoppers" each month. The program increased the total number of vouchers by 38 in 2014. This increase was a result of the addition of 15 new Veterans Affairs Supportive Housing (VASH) vouchers, 21 preservation vouchers and 2 replacement housing vouchers. This compares to 2013, when the average monthly lease-up rate was 99.7 percent based on 4,339 average monthly lease-ups for 4,353 approved vouchers, with an average of 31 vouchers issued and 203 "shoppers" per month.

The Agency saw an increase of incoming vouchers from other housing agencies. There were 206 port-in vouchers at March 31, 2014, a 10 percent decrease from 229 in 2013. In those cases, the Agency billed the home entity the full amount of the housing assistance payments (HAP) for a particular participant as well as 80 percent of the home entity's associated administrative fee. This generated \$2,338,949 and \$1,555,125 in revenue, of which \$2,221,716 and \$1,471,787 was paid to landlords in the form of HAP for 2014 and 2013, respectively. For comparison purposes, the Agency supported 556 and 564 voucher port-outs for 2014 and 2013, respectively, with the HAP and 80 percent of its administrative fee paid to the receiving housing agency. In 2014, total HAP to landlords was \$33,953,172, or 88 percent of all revenue. In 2013, total HAP to landlords was \$34,245,042, or 89 percent of all revenue.

The Section 8 program average HAP costs per voucher, \$646.00, decreased by 1.5 percent in 2014, as compared to \$655.58 in 2013. Operating costs PUM, \$59.01, decreased by 1.6 percent in 2014, as compared to \$59.99 in 2013.

The Capital Fund program receives HUD grant money on a reimbursement basis, while the grant accounts for construction in progress on the Agency's public housing properties. Funding is awarded in a series of overlapping four-year grants. For the four grants managed by the Agency during fiscal year 2014, federal fiscal year 2013 was in the amount of \$6,024,889, federal fiscal year 2012 was in the amount of \$5,962,239, federal fiscal year 2011 was in the amount of \$6,499,693, and federal fiscal year 2010 was in the amount of \$7,791,240. The Agency's fiscal years 2014 and 2013 ended with \$9,026,639 and \$10,190,731, respectively, in construction in progress.

## Public Housing Agency of the City of Saint Paul

### Management's Discussion and Analysis Year Ended March 31, 2014

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The Agency's central administrative office building is primarily occupied by the Agency itself (65 percent). Leases are in place for a majority of the remaining space. The Agency experienced its first commercial tenant vacancy in 2012. This space comprises 3 percent of the space in the building and remains vacant. The Agency continues to pursue possible options for this space.

#### **2013: Analysis of Changes in the Condensed Statement of Revenues, Expenses and Changes in Net Position**

The Low Rent Public Housing program rental income increased by 2 percent, for a total increase of \$266,844 in 2013, and increased by 2 percent, for a total increase of \$255,160 in 2012. This resulted in total rental income of \$13,024,444 and \$12,757,600 in 2013 and 2012, respectively. On a per unit month (PUM) basis, rental income of \$257.55 PUM in 2013 increased from \$251.15 PUM in 2012. HUD subsidy increased by \$407,673, or an average of \$8.06 PUM for 2013.

The Low Rent Public Housing program operating expenses increased, going from \$25,330,899 in 2012 to \$25,757,417 in 2013, or an increase of \$8.43 PUM, making the current figure \$509.33 PUM. Nonroutine expenditures (extraordinary maintenance and noncapitalized casualty losses) totaled \$437,473, compared to \$724,354 for 2012. This amounted to a 40 percent decrease. Depreciation expense for 2013 is \$7,544,284, as compared to \$7,531,620 for 2012.

The Section 8 Housing Choice Voucher program ended the year with average monthly lease-ups of 4,339 out of 4,353, or a 99.7 percent average lease-up rate that equated to 14 vouchers under-issued on a monthly basis. There was an average of 31 vouchers issued per month for the program. There was also an average of 203 "shoppers" each month. The program increased the total number of vouchers by 40 in 2013. This increase was a result of the addition of 40 new VASH vouchers. This compares to 2012, when the average monthly lease-up rate was 99 percent based on 4,162 average monthly lease-ups for 4,183 approved vouchers, with an average of 13 vouchers issued and 186 "shoppers" per month.

The Agency saw an increase of incoming vouchers from other housing agencies. There were 229 port-in vouchers at March 31, 2013, a 108 percent increase from 110 in 2012. In those cases, the Agency billed the home entity the full amount of the housing assistance payments (HAP) for a particular participant as well as 80 percent of the home entity's associated administrative fee. This generated \$1,555,125 and \$1,280,200 in revenue, of which \$1,471,787 and \$1,216,523 was paid to landlords in the form of HAP for 2013 and 2012, respectively. For comparison purposes, the Agency supported 443 and 419 voucher port-outs for 2013 and 2012, respectively, with the HAP and 80 percent of its administrative fee paid to the receiving housing agency. In 2013, total HAP to landlords was \$34,245,042, or 89 percent of all revenue. In 2012, total HAP to landlords was \$33,389,077, or 86 percent of all revenue.

The Section 8 program average HAP costs per voucher, \$655.58, decreased by 1 percent in 2013, as compared to \$665.12 in 2012. Operating costs PUM, \$59.99, decreased by less than 1 percent in 2013, as compared to \$59.78 in 2012.

The Capital Fund program receives HUD grant money on a reimbursement basis, while the grant accounts for construction in progress on the Agency's public housing properties. Funding is awarded in a series of overlapping four-year grants. For the four grants managed by the Agency during fiscal year 2013, federal fiscal year 2012 was in the amount of \$5,962,239, federal fiscal year 2011 was in the amount of \$6,499,693, federal fiscal year 2010 was in the amount of \$7,791,240, and federal fiscal year 2009 was in the amount of \$7,870,804. The Agency's fiscal years 2013 and 2012 ended with \$10,190,731 and \$10,354,896, respectively, in construction in progress.

## **Public Housing Agency of the City of Saint Paul**

### **Management's Discussion and Analysis Year Ended March 31, 2014**

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The Agency's central administrative office building is primarily occupied by the Agency itself (65 percent). Leases are in place for a majority of the remaining space. The Agency experienced its first commercial tenant vacancy in 2012. This space comprises 3 percent of the space in the building and remains vacant. The Agency continues to pursue possible options for this space.

#### **2014 Capital Assets**

The Agency had \$144,190,887 and \$143,229,083 for 2014 and 2013, respectively, invested in property and equipment, net of depreciation, as displayed in Note 4 (pages 27 and 28 of this report) to the financial statements. This is a net increase of \$961,804.

#### **2013 Capital Assets**

The Agency had \$143,229,083 and \$145,872,272 for 2013 and 2012, respectively, invested in property and equipment, net of depreciation, as displayed in Note 4 (pages 27 and 28 of this report) to the financial statements. This is a net decrease of \$2,643,189.

#### **Requests for Information**

This document is designed to provide an overview of the Agency's finances. Questions concerning any of the information provided in this document or requests for additional information should be addressed to the Finance Director, Public Housing Agency of the City of Saint Paul, 555 Wabasha St. N., Suite 400, St. Paul, MN 55102.

**Public Housing Agency of the City of Saint Paul**

**Statements of Net Position  
March 31, 2014 and 2013**

<b>Assets</b>	<b>2014</b>	<b>2013</b>
<b>Current Assets</b>		
Cash and cash equivalents (Note 2)	\$ 4,098,738	\$ 9,645,279
Accounts and grants receivable, net	1,860,448	1,097,784
Investments (Note 2)	24,360,303	21,232,885
Investments—restricted (Notes 2 and 3)	1,084,941	1,128,630
Prepaid expenses and inventory	875,551	859,586
<b>Total current assets</b>	<b>32,279,981</b>	<b>33,964,164</b>
<b>Noncurrent Assets</b>		
Other assets	327,680	316,902
Capital assets, net (Note 4)	144,190,887	143,229,083
<b>Total noncurrent assets</b>	<b>144,518,567</b>	<b>143,545,985</b>
<b>Total assets</b>	<b>\$ 176,798,548</b>	<b>\$ 177,510,149</b>
<b>Liabilities and Net Position</b>		
<b>Liabilities</b>		
<b>Current liabilities:</b>		
Accounts payable	\$ 1,705,506	\$ 1,783,038
Due to other governmental entities	213,649	221,158
Security deposits (Note 3)	946,475	930,515
Accrued expenses	2,560,627	2,351,940
Unearned revenues	608,728	569,090
<b>Total current liabilities</b>	<b>6,034,985</b>	<b>5,855,741</b>
Accrued compensated absences and other—long-term (Note 5)	2,691,346	2,491,534
<b>Total liabilities</b>	<b>8,726,331</b>	<b>8,347,275</b>
<b>Commitments and Contingencies (Note 8)</b>		
<b>Net Position</b>		
Net investment in capital assets	144,190,887	143,229,083
Restricted by HUD	19,857,252	22,018,222
Unrestricted	4,024,078	3,915,569
<b>Total net position</b>	<b>168,072,217</b>	<b>169,162,874</b>
<b>Total liabilities and net position</b>	<b>\$ 176,798,548</b>	<b>\$ 177,510,149</b>

See Notes to Financial Statements.

**Public Housing Agency of the City of Saint Paul**

**Statements of Revenues, Expenses and Changes in Net Position  
For the Years Ended March 31, 2014 and 2013**

	2014	2013
Revenues:		
Tenant rental revenue, net of bad debt	\$ 13,414,378	\$ 12,848,768
Tenant revenue—other	81,654	76,842
<b>Total tenant revenues</b>	<b>13,496,032</b>	12,925,610
HUD operating grant revenue	51,076,374	53,007,036
Other revenues	5,779,000	4,472,341
<b>Total revenues</b>	<b>70,351,406</b>	70,404,987
Operating expenses:		
Administrative	11,481,575	11,409,514
Tenant services	3,204,371	2,896,951
Housing assistance payments	37,333,478	36,828,903
Utilities	5,396,022	5,052,163
Ordinary maintenance and operations	9,103,877	8,865,711
Protective services	602,382	582,079
General expenses	2,161,843	2,394,749
Extraordinary maintenance	272,262	381,220
Casualty losses—noncapitalized	132,129	61,221
Depreciation expense	7,918,663	8,009,702
<b>Total operating expenses</b>	<b>77,606,602</b>	76,482,213
<b>Operating loss</b>	<b>(7,255,196)</b>	(6,077,226)
Nonoperating revenues:		
Investment income	76,965	108,176
Gain on disposition of capital assets	36,699	48,814
<b>Total nonoperating revenues</b>	<b>113,664</b>	156,990
<b>Loss before capital contributions</b>	<b>(7,141,532)</b>	(5,920,236)
HUD capital contributions	6,050,875	5,212,662
<b>Change in net position</b>	<b>(1,090,657)</b>	(707,574)
Net position, beginning	169,162,874	169,870,448
Net position, ending	<b>\$ 168,072,217</b>	<b>\$ 169,162,874</b>

See Notes to Financial Statements.

**Public Housing Agency of the City of Saint Paul**

**Statements of Cash Flows  
For the Years Ended March 31, 2014 and 2013**

	2014	2013
Cash Flows From Operating Activities		
Cash received from tenants	\$ 13,533,676	\$ 13,035,855
Cash received from HUD subsidies	50,839,139	53,834,331
Other revenues	5,260,362	4,474,374
Cash paid for operating expenses	(56,789,939)	(55,757,188)
Cash payments to employees	(12,600,922)	(12,712,705)
<b>Net cash provided by operating activities</b>	<b>242,316</b>	<b>2,874,667</b>
Cash Flows From Capital and Related Financing Activities		
Cash received from HUD—capital grants	6,050,875	5,212,662
Purchase of capital assets, net	(8,843,768)	(5,317,699)
<b>Net cash used in capital and related financing activities</b>	<b>(2,792,893)</b>	<b>(105,037)</b>
Cash Flows From Investing Activities		
Purchases of investments	(7,400,426)	(19,985,161)
Sales and maturities of investments	4,316,697	17,351,735
Interest income received	87,765	94,325
<b>Net cash used in investing activities</b>	<b>(2,995,964)</b>	<b>(2,539,101)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(5,546,541)</b>	<b>230,529</b>
Cash and Cash Equivalents, beginning of year	9,645,279	9,414,750
Cash and Cash Equivalents, end of year	<b>\$ 4,098,738</b>	<b>\$ 9,645,279</b>
Reconciliation of Operating Loss to Net Cash Provided by Operating Activities		
Operating loss	\$ (7,255,196)	\$ (6,077,226)
Depreciation expense	7,918,663	8,009,702
Changes in operating assets and liabilities:		
Receivables	(773,464)	939,470
Prepaid expenses and inventory	(15,965)	124,409
Other assets	(10,778)	(98,731)
Payables, security deposits, accrued expenses and unearned revenues	379,056	(22,957)
<b>Net cash provided by operating activities</b>	<b>\$ 242,316</b>	<b>\$ 2,874,667</b>

See Notes to Financial Statements.

## Public Housing Agency of the City of Saint Paul

### Notes to Financial Statements

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#### Note 1. Summary of Significant Accounting Policies

The basic financial statements of the Public Housing Agency of the City of Saint Paul (the Agency) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standards-setting body for establishing governmental accounting and financial reporting principles. Descriptions of the significant accounting policies follow:

**Reporting entity:** The Agency is a separate and independent agency, chartered as a political subdivision of the State of Minnesota (Laws of Minnesota, 1977, Chapter 228, Section 1).

Accounting principles generally accepted in the United States of America require that these financial statements present the Agency (the primary government) and its component units. The criteria provided in Governmental Accounting Standards Board Codification Section 2100 have been considered, and there are no agencies or entities that should be presented in these financial statements.

**Basis of accounting and financial statement presentation:** The Agency is a special-purpose government engaged only in business-type activities. The Agency has determined all its activities are classified and reported as required for enterprise funds and are therefore accounted for on the proprietary fund-type basis. The proprietary fund-type utilizes the accrual basis of accounting. Under this method, revenues are recorded when earned, and expenses are recorded when the liability has been incurred, regardless of the timing of the related cash flows.

**Fund accounting:** For governmental accounting, a fund is used to report on the Agency's financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

An enterprise fund is used to account for activities similar to those found in the private sector, where the determination of net income is necessary or useful to sound financial administration. Goods or services from such activities can be provided either to outside parties (enterprise funds) or to other departments or agencies primarily within the government (internal service funds).

An enterprise fund distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the enterprise fund's principal ongoing operations. The principal operating revenues of the Agency's enterprise fund are charges to customers for services related to rental activity, including subsidies received from the Department of Housing and Urban Development (HUD) for administering these services. Operating expenses for the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, and then unrestricted resources as they are needed.

As a general rule, the effect of intergrant activity has been eliminated from the statements of revenues, expenses and changes in net position. In the statement of net position, amounts reported in the programs as intergrant receivables and payables have been eliminated.

## Public Housing Agency of the City of Saint Paul

### Notes to Financial Statements

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#### Note 1. Summary of Significant Accounting Policies (Continued)

The activities of the Agency are described as follows:

**Low Rent (CACC No. C-4118, as amended):** Low Rent records transactions relating to the 16 high-rises, four family developments, and approximately 403 scattered-site homes, for a total of 4,259 dwelling units owned by the Agency. HUD provides operating subsidies for these units through a Consolidated Annual Contributions Contract (CACC). In accordance with the new Asset Management Reporting (AMP) as required by HUD beginning in 2009, the Low Rent program also includes activity of Capital Fund Program (CFP) grants, which are modernization funds received from HUD for capital improvements, major repairs, management improvements, operational costs and related planning costs to improve the physical quality of low-income housing units.

**Section 8:** The activities accounted for in Section 8 include Moderate Rehabilitation (Mary Hall—75 authorized vouchers and Booth Brown House Foyer—6 authorized vouchers), Disability Voucher (117 authorized vouchers), and Housing Choice Voucher (4,391 authorized vouchers, including 100 Family Unification Vouchers and 140 Veterans Affairs Supportive Housing Vouchers) programs. These activities were authorized by Section 8 of the National Housing Act and provide housing assistance payments to private, not-for-profit or public landlords to subsidize rent payments for low-income persons. The individual's subsidy is limited to the difference between 30 percent of the participant's adjusted household income and the fair market rent, as determined by HUD for specific unit sizes.

**Moderate Rehabilitation (CACC No. MN001MR, as amended):** Section 8 Moderate Rehabilitation funds rehabilitate low-income housing units over a contracted period of time. Both for-profit and not-for-profit developers may provide low-income housing under this program. The grant is designed to provide owners with sufficient rental income to pay for rehabilitation costs. Developers must obtain their own financing. HUD subsidizes rents once the units are accepted.

**Disability Voucher (CACC No. MN001DV, as amended):** Section 8 Disability Vouchers are the old mainstream program vouchers that enable families having a person with disabilities to lease affordable private housing of their choice. Disability Vouchers also assist persons with disabilities who often face difficulties in locating suitable and accessible housing on the private market.

**Housing Choice Voucher (CACC No. MN001VO, as amended):** Section 8 Housing Choice Voucher allows for non-Agency-owned housing units to be used for low-income housing. HUD provides a contracted dollar amount to the Agency, which is used to provide rental payment assistance to landlords.

The Agency administers the Family Unification Program (FUP) in partnership with Ramsey County Health and Human Services, who are responsible for referring FUP families and youths to the Agency for determination of eligibility for rental assistance. Those vouchers assigned to families are permanent vouchers and are intended to initially reunify the family with access to affordable housing. Vouchers assigned to youth are intended to assist youth ages 18 to 21 who are aging out of foster care, and those vouchers expire after 18 months.

The Agency also administers the Veterans Affairs Supportive Housing (VASH) vouchers in a partnership with the Department of Veterans Affairs (VA). The VA is responsible for referring eligible, homeless veterans to the agency for determination of eligibility for rental assistance. These are permanent vouchers set-aside from the regular vouchers, and are intended for homeless veterans who are initially in need of case management and clinical services. The program began in 2008, and the PHA continues to receive additional VASH vouchers annually.

## Public Housing Agency of the City of Saint Paul

### Notes to Financial Statements

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#### Note 1. Summary of Significant Accounting Policies (Continued)

**Congregate Housing Services Program Grant (CHSP):** The National Affordable Housing Act (11-28-1990), Section 802, provides funding for CHSP, which operates in five high-rises. CHSP provides assistance in necessary daily living activities, which enables residents to maintain independent living status, as opposed to becoming dependent on institutionalized care. Meal service, housekeeping assistance, personal care assistance and case management are available to participants at five high-rise sites, with funding from this grant and through the coordination of volunteers and other in-kind contributions. Participants pay a HUD-regulated fee for services received.

**Business Activities:** This accounts for the central administrative office building (see Note 9). The Agency also leases space within this building to external parties (see Note 9).

#### **State/Local Activities:**

**Wilder:** The Wilder Foundation provides financial assistance to qualified residents who are in need of help with the cost of meals provided through the CHSP program. The surplus is the difference between the fees charged to Wilder for those residents' meals and the cost of those meals. The surplus is available for the administration of the CHSP grant.

**Budgets:** Budgets for Low Rent Public Housing and Section 8 are adopted and amended on a HUD-prescribed basis. In general, operating budgets are on an annual basis, while the budgets for grants supported by Capital Fund Program Grant funds cover up to four years. Expenditures may not exceed total allocations by grant, although there is some flexibility on a line-item basis within the grant.

**Cash equivalents:** For purposes of the statement of cash flows, all highly liquid investments with a maturity of three months or less when purchased are considered to be cash equivalents.

**Accounts and grants receivable:** Grants receivable consist of amounts due from HUD for reimbursement of expenses or costs incurred by the Agency as of year-end. Accounts receivable consist of amounts owed for tenant rent, Section 8 portability (from other housing authorities), and operating expense reimbursement amounts owed by external service providers.

**Investments:** The Agency may utilize U.S. Treasury securities, U.S. agency securities, bankers' acceptances and certain other authorized investments as determined by HUD and the state of Minnesota. All investments are carried at fair value, with the unrealized gains and losses reported as a component of investment income.

**Prepaid expenses and inventory:** Prepaid expenses consist of certain deposits and prepayments. Inventories are stated at the lower of average cost or market and consist of expendable supplies and materials. Items are expensed when consumed, using a moving weighted-average cost method.

## Public Housing Agency of the City of Saint Paul

### Notes to Financial Statements

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#### Note 1. Summary of Significant Accounting Policies (Continued)

**Capital assets:** Land, structures and equipment are recorded at historical cost. Purchases over \$5,000 per unit and having a useful life of more than one year are capitalized. Donated assets are recorded at estimated fair value at the date of donation. Depreciation, using the straight-line method, is calculated on structures, site improvements and equipment over estimated useful lives as follows:

Asset Type	Estimated Life (In Years)
Land improvements	15
Buildings	30
Furniture, equipment and machinery—dwellings and administrative	3–10

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets is included as part of the capitalized value of the assets constructed.

**HUD subsidies and contributions:** Subsidies and contributions are recognized when eligibility requirements are met. These represent the most significant sources of revenue and contributed capital. The terms of these subsidies and contributions are defined in various Consolidated Annual Contributions Contracts. HUD subsidies for ongoing operations and housing assistance payments for each unit rented to qualified tenants are recorded as operating grant revenues. HUD contributions for project acquisition and development or modernization are recorded as capital contributions. HUD subsidies are included in HUD operating grant revenue within the statements of revenues, expenses and change in net position.

**Tenant rental revenue:** Revenue from rental charges to residents is recognized ratably over the terms of the lease agreements, which are generally on a month-to-month basis.

**Portability revenue:** Portability revenue, included in other revenue in the statements of revenues, expenses and changes in net position, is recognized ratably based on housing assistance payments and administrative fees associated with incoming vouchers from other housing agencies.

**Taxes:** The Agency, as a political subdivision of the State of Minnesota, is exempt from state and federal income tax and city sales tax, but is subject to state sales tax.

Under a cooperation agreement, the Agency makes payments in lieu of property taxes (PILOT) to the City of St. Paul on its rental housing properties.

The Agency pays property tax on the portion of the central administrative office building rented by non-tax-exempt commercial entities.

**Unearned revenues:** The Agency reports unearned revenues on its statements of net position. Unearned revenues arise when resources arrive before the Agency has met the eligibility requirements, such as when grant money is received before the qualifying expenditure is made. In the subsequent period, when the Agency has met the eligibility requirements, the liability for unearned revenue is removed from the statement of net position, and the revenue is recognized.

## Public Housing Agency of the City of Saint Paul

### Notes to Financial Statements

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#### Note 1. Summary of Significant Accounting Policies (Continued)

**Compensated absences:** Employees earn vacation at rates from 12 to 30 days per year. Unused vacation is allowed to accumulate up to 280 hours. Under certain conditions, certain vacation hours may be surrendered for cash during active employment. Employees are paid for all accumulated vacation upon termination. Vacation is recorded as an expense and a liability during the fiscal year in which it is earned. The current portion of accrued compensated absences of \$858,830 and \$856,585 for 2014 and 2013, respectively, is included in accrued expenses on the statements of net position.

The Agency recognizes and compensates its employees for 10 traditional holidays and two personal floating holidays. Holiday pay is recorded as salary expense when paid.

Employees earn sick leave at the rate of 120 hours per year. Unused sick leave is allowed to accumulate up to 2,400 hours per employee. Under certain conditions, employees may convert unused sick leave to hourly paid time or vacation time on a graduated percentage scale (between 25 percent and 55 percent). Employees are compensated for unused sick leave according to the same graduated scale at the time of separation from the Agency. Vested sick leave pay is recorded as an expense and a liability at the time the sick leave is earned.

Additional accruals are recorded for severance and retirement pay eligibility when earned during employment. In 2009, the labor groups agreed to have retirement pay contributed to an IRS-approved health care savings plan, thereby allowing a tax savings to the employee and the Agency.

Compensated absences paid during employment are charged to salaries. Termination settlements are charged to severance expense.

**Net position:** Net position is classified in three components. *Net investment in capital assets*; consist of capital assets net of accumulated depreciation. *Restricted net position* is noncapital assets that must be used for a particular purpose, as specified by creditors, grantors or contributors external to the Agency. *Unrestricted net position* is the remaining assets that do not meet the definition of *net investment in capital assets* or *restricted*. Section 8 housing assistance payment reserves is considered restricted net position, also requiring an equal amount of cash and investments to be restricted to cover these reserves.

**Estimates:** Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

**Risk management:** The Agency is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors or omissions; injuries to employees; and natural disasters. The Agency has purchased commercial insurance, which provides for these various risks of loss. Settled claims from insured losses have not exceeded commercial insurance coverage in any of the past three years.

**Public Housing Agency of the City of Saint Paul**

**Notes to Financial Statements**

**Note 2. Cash and Investments**

The Agency's deposits and investments consist of the following at March 31, 2014 and 2013:

	2014	2013
Deposits with financial institutions:		
Depository accounts	\$ 4,098,738	\$ 9,645,279
Fixed-income CDs	2,460,000	5,113,042
Total deposits	<u>6,558,738</u>	<u>14,758,321</u>
Investments:		
Mortgage-backed securities	22,985,244	17,248,473
Total deposits and investments	<u>\$ 29,543,982</u>	<u>\$ 32,006,794</u>

Deposits and investments are classified in the accompanying financial statements at March 31, 2014 and 2013, as follows:

	2014	2013
Cash and cash equivalents	\$ 4,098,738	\$ 9,645,279
Investments—current	24,360,303	21,232,885
Investments—restricted	1,084,941	1,128,630
	<u>\$ 29,543,982</u>	<u>\$ 32,006,794</u>

**Custodial credit risk—deposits:** The Agency's investment policy requires the Agency to follow state statutes. The Agency maintains its deposits at depository banks and financial institutions authorized by the Board, and all Agency deposits must be protected by insurance, surety bond or collateral. The surety bonds and/or the market value of collateral pledged must equal or exceed 110 percent of the deposits not covered by insurance or bonds. At March 31, 2014, all certificates of deposit (CDs) held were fully insured by the Federal Deposit Insurance Corporation (FDIC).

All Agency checking accounts were maintained at depositories approved by the Board.

**Investments:** Statutes authorize the Agency to invest in obligations of the U.S. Treasury and U.S. agencies, certificates of deposit, repurchase agreements, money market mutual funds, local government investment pools, and other forms as allowed by HUD and state law. The Agency's investment policy is limited to those investments authorized by statute.

**Interest rate risk:** As a means of limiting its exposure to fair value losses arising from rising interest rates, the Agency's interest rate risk policy limits the Agency's investment portfolio to maturities of less than five years without Board approval. The following table presents the estimated scheduled maturities of the Agency's investments as of March 31, 2014:

Investment Type	Fair Value	Investment Maturities (In Years)			
		Less Than 1	1–5	6–10	More Than 10
Fixed-income CDs	\$ 2,460,000	\$ 1,480,000	\$ 980,000	\$ -	\$ -
Mortgage-backed securities	22,985,244	19,974,278	3,010,966	-	-
	<u>\$ 25,445,244</u>	<u>\$ 21,454,278</u>	<u>\$ 3,990,966</u>	<u>\$ -</u>	<u>\$ -</u>

**Public Housing Agency of the City of Saint Paul**

**Notes to Financial Statements**

**Note 2. Cash and Investments (Continued)**

The following table presents the estimated maturities of the Agency's investments as of March 31, 2013:

Investment Type	Fair Value	Investment Maturities (In Years)			
		Less Than 1	1-5	6-10	More Than 10
Fixed-income CDs	\$ 5,113,042	\$ 1,734,042	\$ 3,379,000	\$ -	\$ -
Mortgage-backed securities	17,248,473	-	17,248,473	-	-
	<u>\$ 22,361,515</u>	<u>\$ 1,734,042</u>	<u>\$ 20,627,473</u>	<u>\$ -</u>	<u>\$ -</u>

**Credit risk:** As a means of managing its exposure that an issuer of a debt security will not fulfill its obligations, the Agency's credit risk policy is to follow state law, which limits investments in its authorized securities to certain credit risk ratings and maturities. As of March 31, 2014, the Agency's remaining investments carried the following ratings:

Investment Type	Fair Value	Rating as of Year-End: Standard & Poor's/ Moody's Investor Service	
		AA+/Aaa	NR/Aaa
Mortgage-backed securities	<u>\$ 22,985,244</u>	<u>\$ 22,985,244</u>	<u>\$ -</u>

As of March 31, 2013, the Agency's remaining investments carried the following ratings:

Investment Type	Fair Value	Rating as of Year-End: Standard & Poor's/ Moody's Investor Service	
		AA+/Aaa	NR/Aaa
Mortgage-backed securities	<u>\$ 17,248,473</u>	<u>\$ 17,248,473</u>	<u>\$ -</u>

**Custodial credit risk:** For an investment, the custodial credit risk is that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, the Agency will not be able to recover the value of its investments that are in the possession of another party. The Agency's custodial credit risk policy is to require all securities purchased to be made in such a manner that the securities are at all times insured, registered in the Agency's name, or in the possession of the Agency.

**Concentration of credit risk:** The Agency's concentration of credit risk policy is to place no limit on the amounts that may be invested in any one issuer. At March 31, 2014 and 2013, more than 5 percent of the Agency's investments are in the following issuers:

Issuer	2014	2013
Federal Home Loan Mortgage notes	43%	58%
Federal National Mortgage notes	22%	13%
Federal Home Loan Bank notes	26%	17%
Federal Farm Credit Bank notes	9%	12%
	<u>100%</u>	<u>100%</u>

## Public Housing Agency of the City of Saint Paul

### Notes to Financial Statements

#### Note 3. Tenant Security Deposits and FSS Escrow

Residents are required to pay a security deposit when moving into Agency property. That deposit, plus accrued interest, less any amounts due to the Agency, is refundable upon move-out. For the years ended March 31, 2014 and 2013, security deposits held by the Agency totaled \$946,475 and \$930,515, respectively, plus accrued interest, included in accrued expenses on the statements of net position, of \$107,606 and \$107,530, respectively.

An escrow account has been established for Section 8 and Low Rent Public Housing participants in the Family Self-Sufficiency (FSS) program. A portion of rent paid by residents participating in this program is held for them until the participating family meets individually established self-sufficiency goals. The escrowed amount is turned over to the head of household upon completion of their specific work plan or when 30 percent of the family's monthly adjusted income equals or exceeds the appropriate fair market rent. Escrows are nonrefundable if the family leaves the program. Interest is accrued on the account. At March 31, 2014 and 2013, FSS escrow amounts held by the Agency, included in accrued expenses on the statements of net position, totaled \$106,183 and \$153,449, respectively.

#### Note 4. Capital Assets

The following is a summary by category of capital assets as of March 31, 2014:

	Balance, March 31, 2013	Reclassifications and Additions	Retirements	Balance, March 31, 2014
Capital assets not being depreciated:				
Land	\$ 8,346,638	\$ -	\$ -	\$ 8,346,638
Construction in progress	10,190,731	5,650,372	6,814,464	9,026,639
Total capital assets not being depreciated	18,537,369	5,650,372	6,814,464	17,373,277
Capital assets being depreciated:				
Land improvements	26,306,153	156,664	-	26,462,817
Buildings	287,302,399	9,679,805	-	296,982,204
Furniture, equipment and machinery— dwellings and administrative	2,330,365	208,090	98,569	2,439,886
Total capital assets being depreciated	315,938,917	10,044,559	98,569	325,884,907
Less accumulated depreciation for:				
Land improvements	25,007,626	235,946	-	25,243,572
Buildings	164,166,067	7,492,513	-	171,658,580
Furniture, equipment and machinery— dwellings and administrative	2,073,510	190,204	98,569	2,165,145
Total accumulated depreciation	191,247,203	7,918,663	98,569	199,067,297
Total depreciable assets, net	124,691,714	2,125,896	-	126,817,610
Capital assets, net	\$ 143,229,083	\$ 7,776,268	\$ 6,814,464	\$ 144,190,887

**Public Housing Agency of the City of Saint Paul**

**Notes to Financial Statements**

**Note 4. Capital Assets (Continued)**

The following is a summary by category of capital assets as of March 31, 2013:

	Balance, March 31, 2012	Reclassifications and Additions	Retirements	Balance, March 31, 2013
Capital assets not being depreciated:				
Land	\$ 8,348,191	\$ -	\$ 1,553	\$ 8,346,638
Construction in progress	10,354,896	5,212,660	5,376,825	10,190,731
Total capital assets not being depreciated	18,703,087	5,212,660	5,378,378	18,537,369
Capital assets being depreciated:				
Land improvements	26,265,848	48,000	7,695	26,306,153
Buildings	282,053,745	5,327,891	79,237	287,302,399
Furniture, equipment and machinery— dwellings and administrative	2,308,447	169,832	147,914	2,330,365
Total capital assets being depreciated	310,628,040	5,545,723	234,846	315,938,917
Less accumulated depreciation for:				
Land improvements	24,677,556	337,572	7,502	25,007,626
Buildings	156,691,117	7,540,888	65,938	164,166,067
Furniture, equipment and machinery— dwellings and administrative	2,090,182	131,242	147,914	2,073,510
Total accumulated depreciation	183,458,855	8,009,702	221,354	191,247,203
Total depreciable assets, net	127,169,185	(2,463,979)	13,492	124,691,714
Capital assets, net	\$ 145,872,272	\$ 2,748,681	\$ 5,391,870	\$ 143,229,083

**Note 5. Long-Term Liabilities**

The following is a summary of changes in long-term liabilities for the year ended March 31, 2014:

	Balance, March 31, 2013	Additions	Reductions	Balance, March 31, 2014	Due Within One Year
Compensated absences	\$ 2,549,384	\$ 1,432,824	\$ 1,496,672	\$ 2,485,536	\$ 858,830
Other postemployment benefits	798,735	265,905	-	1,064,640	-
	\$ 3,348,119	\$ 1,698,729	\$ 1,496,672	\$ 3,550,176	\$ 858,830

The following is a summary of changes in long-term liabilities for the year ended March 31, 2013:

	Balance, March 31, 2012	Additions	Reductions	Balance, March 31, 2013	Due Within One Year
Compensated absences	\$ 2,532,061	\$ 1,454,529	\$ 1,437,206	\$ 2,549,384	\$ 856,585
Other postemployment benefits	512,062	286,673	-	798,735	-
	\$ 3,044,123	\$ 1,741,202	\$ 1,437,206	\$ 3,348,119	\$ 856,585

## Public Housing Agency of the City of Saint Paul

### Notes to Financial Statements

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#### Note 6. Pension Plan

The Agency requires all full-time employees to be part of a 401(a) defined contribution plan. This plan was established before the Agency became an independent entity; consequently, 14 City of Saint Paul employees (five employed and nine retired) are still part of the plan. For all other intents and purposes, it is a single-employer plan. A Board of Trustees independent of the Agency administers the plan. The Agency has the authority for establishing or amending contribution requirements.

Contributions are required of both the employer and employee participants equal to 7 percent and 5 percent of each employee's monthly base salary, respectively. Voluntary contributions and rollover contributions are also allowed. Employer contributions to the plan were approximately \$819,000 and \$804,000, and employee contributions amounted to approximately \$599,000 and \$588,000 for the years ended March 31, 2014 and 2013, respectively.

Employer and employee monthly contributions are invested by the participants in a selection of mutual fund shares. Vesting for employer contributions occurs on an incremental basis, with full vesting achieved at five years of service, attaining the age of 55, or termination of service due to disability. Employee contributions are fully vested at the time of contribution.

#### Note 7. Postemployment Health Care Plan

**Plan description:** Employees who have Agency-sponsored health coverage in force as of their termination date and who meet certain age and length of service requirements may be eligible for the Agency's retiree health care coverage. Eligible retirees may continue health coverage in the Agency's group health insurance program until they meet Medicare eligibility requirements.

From the date of retirement to the day the retiree meets Medicare eligibility requirements, retirees may participate in the Agency's group health coverage program with access to the same health plan (and benefit levels) available to active employees. Retirees can qualify to receive an Agency contribution of \$677 a month toward health plan premium until they meet Medicare eligibility requirements by meeting one of three specific age and length of service requirements.

The current retiree health care benefit plan is approved by the Agency's Board of Commissioners on a year-to-year basis. According to Minnesota Statute 179A.20, subdivision 2a, a contract may not obligate an employer to fund all or part of the cost of health care benefits for a former employee beyond the duration of the contract. The statute also states that a personnel policy may not obligate an employer to fund all or part of health care benefits for a former employee beyond the duration of the policy. Within the dictates of existing contracts, the Board of Commissioners may change the benefit structure at any time. The retiree health care plan does not issue a publicly available financial report.

**Funding policy:** Postemployment health care benefits are currently funded in relation to the annual required contribution (ARC) on a pay-as-you-go basis. The Board of Commissioners may change the funding policy at any time. In the years ended March 31, 2014, 2013 and 2012, the Agency paid \$677, \$654 and \$632 per month for the enrolled retirees described above, respectively, while these retirees contributed the excess of the cost of their plan per month to the Agency. In the years ended March 31, 2014, 2013 and 2012, member contributions totaled \$8,154, \$3,286 and \$2,249, respectively.

**Public Housing Agency of the City of Saint Paul**

**Notes to Financial Statements**

**Note 7. Postemployment Health Care Plan (Continued)**

**Annual OPEB cost and net OPEB obligation:** The Agency's annual other postemployment benefit (OPEB) expense is calculated based on the annual required contribution (ARC), which is actuarially determined in accordance with the parameters of GASB Codification Section P50. The Agency's ARC represents a level of funding that, if paid on an ongoing basis, would be projected to cover the normal cost each year and amortize the unfunded actuarial liabilities (UAL) over a 30-year period. During the year ended March 31, 2014, 10 former employees received the postemployment health care benefit. Contributions in relation to the ARC totaled 38 percent of the March 31, 2014, ARC. During the year ended March 31, 2013, 12 former employees received the postemployment health care benefit. Contributions in relation to the ARC totaled 31 percent of the March 31, 2013, ARC. During the year ended March 31, 2012, 11 former employees received the postemployment health care benefit. Contributions in relation to the ARC totaled 40 percent of the March 31, 2012, ARC. The table below shows the components of the Agency's annual OPEB cost, the amount actually contributed to the plan, and changes in the Agency's net OPEB obligation and the net OPEB obligation recorded by the Agency at the end of the year, included in accrued compensated absences and other—long-term on the statements of net position, relating to the postemployment health care plan:

	Years Ended March 31		
	2014	2013	2012
Annual required contribution	\$ 430,000	\$ 415,000	\$ 282,000
Interest on net OPEB obligation	30,000	20,000	12,000
Adjustment to annual required contribution	(26,000)	(17,000)	(10,000)
Adjustment for FYE 2009 underfunding	-	-	-
Annual OPEB cost	<u>\$ 434,000</u>	<u>\$ 418,000</u>	<u>\$ 284,000</u>

	Years Ended March 31		
	2014	2013	2012
Annual OPEB cost	\$ 434,000	\$ 418,000	\$ 284,000
Employer's contributions with interest	(168,000)	(131,000)	(113,000)
Increase in net OPEB obligation	<u>266,000</u>	<u>287,000</u>	<u>171,000</u>
Net OPEB obligation, beginning of year	799,000	512,000	341,000
Net OPEB obligation, end of year	<u>\$ 1,065,000</u>	<u>\$ 799,000</u>	<u>\$ 512,000</u>

The table below shows the Agency's annual OPEB cost, employer contributions and the percentage of annual OPEB cost contributed to the plan, for the years ended March 31, 2014, 2013 and 2012:

	2014	2013	2012
Annual OPEB cost	\$ 434,000	\$ 418,000	\$ 284,000
Employer contributions	168,000	131,000	113,000
Percentage contributed	39%	31%	40%

**Funded status and funding progress:** As of April 1, 2012, the most recent actuarial valuation date, the plan was completely unfunded. The actuarial accrued liability for benefits was \$3,915,000. The covered payroll was \$12,745,000, and the ratio of the UAL to the covered payroll was 31 percent.

**Public Housing Agency of the City of Saint Paul**

**Notes to Financial Statements**

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**Note 7. Postemployment Health Care Plan (Continued)**

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about future employment, mortality and the health care cost trend. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

A schedule of the funding progress, showing multi-year trend information about the actuarial accrued liability for benefits and the non-funded status, immediately follows the notes to the basic financial statements.

**Actuarial methods and assumptions:** Projections of benefits for financial reporting purposes are based on the plan and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

In the April 1, 2012, actuarial valuation, the Projected Unit Credit actuarial cost method was used. The actuarial assumptions included a 4 percent investment rate of return, net of administrative expenses, which is the expected long-term investment return on the Agency's own investments based on pay-as-you-go funding, and an annual health care cost trend rate of 9 percent initially, reduced by decrements to an ultimate rate of 5 percent after eight years. Both rates included a 3 percent inflation assumption. The UAL is being amortized as a level percentage of projected payroll on a closed basis. The remaining amortization period of the initial UAL at March 31, 2014, was 24 years.

**Note 8. Commitments and Contingencies**

**Construction commitments:** The Agency has entered into various contracts for construction projects, mainly relating to the Capital Fund programs. As of March 31, 2014, the remaining commitment on these construction projects totaled \$1,938,007. The costs are being funded by the respective grants.

**HUD-guaranteed debt:** Certain Housing Authority bonds and Federal Financing Bank (FFB) notes were issued by the Agency for the purpose of financing the acquisition, development and modernization of public housing property. HUD is the primary obligor of these bonds and notes and has guaranteed the debt service payments through annual CACC contributions. The Agency is the secondary obligor and has pledged its financed projects and revenues as collateral on the debt service payments in the event that HUD terminates its annual CACC contributions. Accordingly, the bonds and notes are not reported as liabilities in the accompanying financial statements. Bonds and notes outstanding as of March 31, 2014 and 2013, were as follows:

	Original Issue	Amount Outstanding	
		2014	2013
5% 7th Issue (1972) Housing Authority Bonds due serially through 2013	\$ 2,862,983	\$ -	\$ 113,214
5.125% 8th Issue (1973) Housing Authority Bonds due serially through 2014	3,725,000	170,000	370,000
	<u>\$ 6,587,983</u>	<u>\$ 170,000</u>	<u>\$ 483,214</u>

## Public Housing Agency of the City of Saint Paul

### Notes to Financial Statements

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#### Note 9. Rental Commitments Receivable

The Agency has entered into rental agreements with external parties for vacant space within the central administrative office building, of which approximately 34 percent is held for lease to external parties. The net book value of the office building was \$10,337,817 as of March 31, 2014, and related depreciation expense was \$440,455 for the year then ended. The rental commitments (net of rent abatement) for space are shown below:

#### Years Ending March 31,

2015	\$	259,150
2016		133,112
2017		39,704
2018		3,309
	\$	<u>435,275</u>

#### Note 10. Recent Accounting Pronouncements

**Accounting standards adopted during the current fiscal year, with no impact on the Agency's current financial reporting:**

- GASB Statement No. 61, *The Financial Reporting Entity: Omnibus—an amendment of GASB Statements No. 14 and No. 34*. This statement modifies certain requirements for inclusion of component units, amends criteria for blending, and clarifies the reporting of equity interests in legally separated entities.
- GASB Statement No. 69, *Government Combinations and Disposals of Government Operations*. This statement provides guidance for determining whether a specific government combination is a government merger, acquisition, or a transfer of operations, which will improve accounting for mergers and acquisitions among state and local governments.
- GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*. This statement requires a government that extends a nonexchange financial guarantee to recognize a liability when qualitative factors and historical data, if any, indicate this it is more likely than not the government will be required to make a payment on the guarantee.

**Accounting standards adopted in recent previous fiscal years that impact the Agency's current financial reporting:**

- GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, was adopted in fiscal year 2013. This statement provides financial reporting guidance for deferred outflows of resources and deferred inflows of resources.

## Public Housing Agency of the City of Saint Paul

### Notes to Financial Statements

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#### Note 10. Recent Accounting Pronouncements (Continued)

##### Accounting standards adopted in recent previous fiscal years, with no impact on the Agency's current financial reporting:

- GASB Statement No. 60, *Accounting and Financial Reporting for Service Concession Arrangements*, was adopted in fiscal year 2013.
- GASB Statement No. 64, *Derivative Instruments: Application of Hedge Accounting Termination Provisions; an amendment of GASB Statement No. 53*, was adopted in fiscal year 2013.
- GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, was adopted in fiscal year 2013.
- GASB Statement No. 66, *Technical Corrections—2012—an amendment of GASB Statements No. 10 and No. 62*, was adopted in fiscal year 2012.

##### Accounting standards deemed not applicable:

- GASB Statement No. 67, *Financial Reporting for Pension Plans—an amendment of GASB Statement No. 25*.
- GASB Statement No. 68, *Accounting and Financial Reporting for Pensions—an amendment of Statement No. 27*.
- GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date—an amendment of GASB No. 68*.

## **Required Supplementary Information**

**Public Housing Agency of the City of Saint Paul**

**Schedule of Funding Progress for the Retiree Health Plan  
Last Five Years**

	Actuarial Valuation Date—April 1				
	2009*	2010	2011*	2012	2013*
Actuarial value of assets	\$ -	\$ -	\$ -	\$ -	\$ -
Actuarial accrued liability (AAL) entry age normal cost method	\$ 2,839,686	\$ 2,782,250	\$ 2,946,155	\$ 3,915,277	\$ 4,174,964
Unfunded AAL (UAAL)	\$ 2,839,686	\$ 2,782,250	\$ 2,946,155	\$ 3,915,277	\$ 4,174,964
Funded ratio	0%	0%	0%	0%	0%
Estimated covered payroll	\$ 11,850,000	\$ 11,825,000	\$ 12,357,000	\$ 12,745,000	\$ 12,756,000
UAAL as a percentage of covered payroll	24%	24%	24%	31%	33%

Trend Information	Years Ended March 31				
	2010	2011	2012	2013	2014
Annual Required Contribution (ARC)	\$ 255,166	\$ 273,090	\$ 282,277	\$ 415,242	\$ 429,528
Employer contributions	\$ 221,000	\$ 84,000	\$ 113,000	\$ 131,000	\$ 164,000
Contributions as a percentage of the ARC	87%	31%	40%	31%	38%
Net OPEB obligation	\$ 160,000	\$ 340,898	\$ 512,164	\$ 798,735	\$ 1,064,640

\*Based on previous year's actuarial valuation

**Notes:**

See Note 7 in the notes to the basic financial statements for additional information relating to the plan description, funding, cost, obligation and actuarial methods/assumptions.

## **Supplementary Information Section**

**Public Housing Agency of the City of Saint Paul**

**Financial Data Schedule  
Combining Balance Sheet—All Programs  
March 31, 2014**

Line Item No.	Account Description	Low Rent 14.850a	Section 8 Voucher Choice Program 14.871	Section 8 MOD Rehab. Program 14.856	Section 8 Disability Vouchers 14.181	SRO 001 14.249	CHSP 14.170
<b>Assets</b>							
<b>Current Assets</b>							
Cash:							
111	Cash—unrestricted	\$ 580,010	\$ -	\$ 182,063	\$ 202,994	\$ 5,922	\$ -
113	Cash—other restricted	-	1,416,304	-	-	-	-
114	Cash—tenant security deposits	1,054,081	-	-	-	-	-
115	Cash—restricted for payment of current liability	-	14,113	-	-	-	-
100	<b>Total cash</b>	<b>1,634,091</b>	<b>1,430,417</b>	<b>182,063</b>	<b>202,994</b>	<b>5,922</b>	<b>-</b>
Accounts and notes receivable:							
121	Accounts receivable—PHA projects	-	34,410	-	-	-	-
122	Accounts receivable—HUD other projects	836,147	25,038	-	-	5,127	92,022
125	Accounts receivable—miscellaneous	582,935	-	-	-	-	-
126	Accounts receivable—tenants	218,905	-	-	-	-	-
127	Notes, loans & mortgages receivable—current	-	-	-	-	-	-
129	Accrued interest receivable	12,517	-	-	-	-	-
120	<b>Total receivables</b>	<b>1,650,504</b>	<b>59,448</b>	<b>-</b>	<b>-</b>	<b>5,127</b>	<b>92,022</b>
Investments and Other Assets							
131	Investments—unrestricted	12,842,950	1,858,308	-	-	-	-
132	Investments—restricted	84,941	1,000,000	-	-	-	-
142	Prepaid expenses and other assets	259,456	36,272	689	1,107	-	-
143	Inventories	131,316	-	-	-	-	-
144	Interprogram due from	-	519	-	-	-	-
	<b>Total investments and other assets</b>	<b>13,318,663</b>	<b>2,895,099</b>	<b>689</b>	<b>1,107</b>	<b>-</b>	<b>-</b>
150	<b>Total current assets and investments</b>	<b>16,603,258</b>	<b>4,384,964</b>	<b>182,752</b>	<b>204,101</b>	<b>11,049</b>	<b>92,022</b>
Noncurrent Assets							
Capital assets:							
161	Land and land improvements	32,946,384	-	-	-	-	-
162	Buildings	284,001,306	-	-	-	-	-
164	Furniture, equipment and machinery—dwellings and administrative	1,570,678	-	-	-	-	-
166	Accumulated depreciation	(193,794,149)	-	-	-	-	-
167	Construction in progress	9,026,639	-	-	-	-	-
160	<b>Total capital assets, net of accumulated depreciation</b>	<b>133,750,858</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
174	Other assets	149,850	-	-	-	-	3
180	<b>Total noncurrent assets</b>	<b>133,900,708</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3</b>
190	<b>Total assets</b>	<b>\$ 150,503,966</b>	<b>\$ 4,384,964</b>	<b>\$ 182,752</b>	<b>\$ 204,101</b>	<b>\$ 11,049</b>	<b>\$ 92,025</b>

(Continued)

Business Activities	State/ Local Wilder/ SHIP	Central Office Cost Center (COCC)	Shelter Plus Care 14.238	Eliminations	Total
\$ 485,082	\$ 158,169	\$ -	\$ -	\$ -	\$ 1,614,240
-	-	-	-	-	1,416,304
-	-	-	-	-	1,054,081
-	-	-	-	-	14,113
<u>485,082</u>	<u>158,169</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,098,738</u>
-	-	-	-	-	34,410
-	-	-	519	-	958,853
51	-	32,763	-	-	615,749
-	-	-	-	-	218,905
-	-	1,107,038	-	(1,107,038)	-
5,242	-	14,772	-	-	32,531
<u>5,293</u>	<u>-</u>	<u>1,154,573</u>	<u>519</u>	<u>(1,107,038)</u>	<u>1,860,448</u>
1,722,000	-	7,937,045	-	-	24,360,303
-	-	-	-	-	1,084,941
3,994	-	87,461	-	-	388,979
-	-	355,256	-	-	486,572
-	-	92,025	-	(92,544)	-
<u>1,725,994</u>	<u>-</u>	<u>8,471,787</u>	<u>-</u>	<u>(92,544)</u>	<u>26,320,795</u>
<u>2,216,369</u>	<u>158,169</u>	<u>9,626,360</u>	<u>519</u>	<u>(1,199,582)</u>	<u>32,279,981</u>
1,863,071	-	-	-	-	34,809,455
12,980,898	-	-	-	-	296,982,204
91,095	-	778,113	-	-	2,439,886
(4,597,247)	-	(675,901)	-	-	(199,067,297)
-	-	-	-	-	9,026,639
<u>10,337,817</u>	<u>-</u>	<u>102,212</u>	<u>-</u>	<u>-</u>	<u>144,190,887</u>
-	-	177,827	-	-	327,680
<u>10,337,817</u>	<u>-</u>	<u>280,039</u>	<u>-</u>	<u>-</u>	<u>144,518,567</u>
<u>\$ 12,554,186</u>	<u>\$ 158,169</u>	<u>\$ 9,906,399</u>	<u>\$ 519</u>	<u>\$ (1,199,582)</u>	<u>\$ 176,798,548</u>

**Public Housing Agency of the City of Saint Paul**

**Financial Data Schedule  
Combining Balance Sheet—All Programs (Continued)  
March 31, 2014**

Line Item No.	Account Description	Low Rent 14.850a	Section 8 Voucher Choice Program 14.871	Section 8 MOD Rehab. Program 14.856	Section 8 Disability Vouchers 14.181	SRO 001 14.249	CHSP 14.170
<b>Liabilities and Net Position</b>							
<b>Liabilities</b>							
Current liabilities:							
312	Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
321	Accrued wage/payroll taxes payable	514,428	99,933	1,598	2,580	155	-
322	Accrued compensated absences—current portion	602,516	115,544	1,850	-	73	-
325	Accrued interest payable	107,606	-	-	-	-	-
331	Account payable—HUD PHA programs	-	14,113	-	-	-	-
333	Accounts payable—other government	213,649	-	-	-	-	-
341	Tenant security deposits	946,475	-	-	-	-	-
342	Unearned revenues	576,611	15,351	12,956	3,810	-	-
345	Other current liabilities	84,941	86,474	-	-	-	-
346	Accrued liabilities—other	429,167	297	823	-	-	-
347	Interprogram due to	-	-	-	-	-	92,025
348	Loan liability—current—other	1,107,038	-	-	-	-	-
310	<b>Total current liabilities</b>	<b>4,582,431</b>	<b>331,712</b>	<b>17,227</b>	<b>6,390</b>	<b>228</b>	<b>92,025</b>
Noncurrent liabilities:							
354	Accrued compensated absences—noncurrent	1,116,786	238,000	3,730	2,173	-	-
357	Accrued pension and OPEB liabilities	712,883	143,073	2,421	3,810	-	-
300	<b>Total liabilities</b>	<b>6,412,100</b>	<b>712,785</b>	<b>23,378</b>	<b>12,373</b>	<b>228</b>	<b>92,025</b>
<b>Net Position</b>							
508.1	Net investment in capital assets	133,750,858	-	-	-	-	-
511.1	Restricted net position	10,341,008	2,329,831	-	-	-	-
512.1	Unrestricted net position	-	1,342,348	159,374	191,728	10,821	-
513	<b>Total net position</b>	<b>144,091,866</b>	<b>3,672,179</b>	<b>159,374</b>	<b>191,728</b>	<b>10,821</b>	<b>-</b>
600	<b>Total liabilities and net position</b>	<b>\$ 150,503,966</b>	<b>\$ 4,384,964</b>	<b>\$ 182,752</b>	<b>\$ 204,101</b>	<b>\$ 11,049</b>	<b>\$ 92,025</b>

Business Activities	State/ Local Wilder/ SHIP	Central Office Cost Center (COCC)	Shelter Plus Care 14.238	Eliminations	Total
\$ 14,759	\$ -	\$ 1,690,747	\$ -	\$ -	\$ 1,705,506
6,100	-	137,687	-	-	762,481
5,602	-	133,245	-	-	858,830
-	-	-	-	-	107,606
-	-	-	-	-	14,113
-	-	-	-	-	213,649
-	-	-	-	-	946,475
-	-	-	-	-	608,728
-	-	213,230	-	-	384,645
1,967	-	698	-	-	432,952
-	-	-	519	(92,544)	-
-	-	-	-	(1,107,038)	-
28,428	-	2,175,607	519	(1,199,582)	6,034,985
19,020	-	246,997	-	-	1,626,706
7,283	-	195,170	-	-	1,064,640
54,731	-	2,617,774	519	(1,199,582)	8,726,331
10,337,817	-	102,212	-	-	144,190,887
-	-	7,186,413	-	-	19,857,252
2,161,638	158,169	-	-	-	4,024,078
12,499,455	158,169	7,288,625	-	-	168,072,217
\$ 12,554,186	\$ 158,169	\$ 9,906,399	\$ 519	\$ (1,199,582)	\$ 176,798,548

**Public Housing Agency of the City of Saint Paul**

**Financial Data Schedule**

**Combining Schedule of Revenues, Expenses and Changes in Net Position—All Programs**

**For the Year Ended March 31, 2014**

Line Item No.	Account Description	Low Rent 14.850a	Section 8	Section 8	Section 8	SRO 001 14.249	CHSP 14.170
			Voucher Choice Program 14.871	MOD Rehab. Program 14.856	Disability Vouchers 14.181		
<b>Revenues:</b>							
70300	Tenant rental revenue	\$ 13,480,391	\$ -	\$ -	\$ -	\$ -	\$ -
70400	Tenant revenue—other	81,654	-	-	-	-	-
70500	<b>Total tenant revenues</b>	<b>13,562,045</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
70600	HUD PHA grants	12,970,069	-	-	-	-	804,877
70600-010	Housing assistance payments	-	33,226,147	327,922	708,097	30,021	-
70600-020	Ongoing administrative fees earned	-	2,663,875	70,382	107,941	5,667	-
70600-031	FSS coordinator	-	68,391	-	-	-	-
70600-040	Actual independent public accountant audit costs	-	-	-	-	-	-
70610	Capital grants	6,050,875	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-
70800	Other government grants	-	-	-	-	-	-
71100	Investment income—unrestricted	-	-	-	-	-	-
71100-020	Investment income—unrestricted—admin. fees	-	2,144	149	178	6	-
71400	Fraud recovery—HAP	-	158,077	-	-	-	-
71400-020	Fraud recovery—admin.	-	158,077	-	-	-	-
71500	Other revenues	1,447,064	2,338,949	-	-	-	1,175,787
71600	Gain or loss on the sale of capital assets	36,699	-	-	-	-	-
72000	Investment income—restricted—HAP	-	-	44	40	-	-
70000	<b>Total revenues</b>	<b>34,066,752</b>	<b>38,615,660</b>	<b>398,497</b>	<b>816,256</b>	<b>35,694</b>	<b>1,980,664</b>
<b>Expenses:</b>							
<b>Administrative:</b>							
91100	Salaries	2,941,979	1,491,295	23,834	38,503	2,306	45,600
91200	Auditing fees	43,845	19,048	306	490	61	500
91300	Management fee	3,313,018	-	-	-	-	-
91310	Bookkeeping fee	379,899	-	-	-	-	-
91400	Advertising and marketing	9,920	1,554	23	38	-	-
91500	Employee benefit contributions	1,122,904	590,706	9,090	14,679	810	15,705
91600	Office expense	381,117	238,684	4,567	6,960	-	-
91700	Legal expense	-	131,580	2,144	3,358	-	-
91800	Travel	35,922	46,557	813	1,284	-	-
91900	Other	237,452	250,571	2,826	4,532	-	35,652
92000	Asset management fee	510,482	-	-	-	-	-
91000	<b>Total administrative</b>	<b>8,976,538</b>	<b>2,769,995</b>	<b>43,603</b>	<b>69,844</b>	<b>3,177</b>	<b>97,457</b>
<b>Tenant services:</b>							
92100	Salaries	526,012	-	-	-	-	501,497
92300	Employee benefit contributions	197,314	-	-	-	-	177,602
92400	Other	597,838	-	-	-	-	1,204,108
92500	<b>Total tenant services</b>	<b>1,321,164</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,883,207</b>
<b>Utilities:</b>							
93100	Water	1,886,248	-	-	-	-	-
93200	Electricity	1,465,542	-	-	-	-	-
93300	Gas	827,726	-	-	-	-	-
93400	Fuel	243,174	-	-	-	-	-
93500	Labor	-	-	-	-	-	-
93700	Employee benefit contributions	-	-	-	-	-	-
93800	Other	603,555	-	-	-	-	-
93000	<b>Total utilities</b>	<b>5,026,245</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

(Continued)

Business Activities	State/ Local Wilder/ SHIP	Central Office Cost Center (COCC)	Shelter Plus Care 14.238	Eliminations	Total
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,480,391
-	-	-	-	-	81,654
-	-	-	-	-	13,562,045
-	-	-	92,985	-	13,867,931
-	-	-	-	-	34,292,187
-	-	-	-	-	2,847,865
-	-	-	-	-	68,391
-	-	-	-	-	-
-	-	-	-	-	6,050,875
-	-	3,313,018	-	(3,313,018)	-
-	-	510,482	-	(510,482)	-
-	-	379,899	-	(379,899)	-
-	-	-	-	-	-
8,552	-	65,852	-	-	74,404
-	-	-	-	-	2,477
-	-	-	-	-	158,077
-	-	-	-	-	158,077
828,516	42,007	180,231	-	(549,708)	5,462,846
-	-	-	-	-	36,699
-	-	-	-	-	84
837,068	42,007	4,449,482	92,985	(4,753,107)	76,581,958
36,674	-	2,190,753	372	-	6,771,316
500	-	2,500	-	-	67,250
-	-	-	-	(3,313,018)	-
-	-	-	-	(379,899)	-
224	-	3,531	-	-	15,290
13,783	-	838,110	147	-	2,605,934
1,759	-	401,207	-	(507,416)	526,878
-	-	285,720	-	-	422,802
-	-	60,382	-	(42,292)	102,666
75,991	27,984	334,431	-	-	969,439
-	-	-	-	(510,482)	-
128,931	27,984	4,116,634	519	(4,753,107)	11,481,575
-	-	-	-	-	1,027,509
-	-	-	-	-	374,916
-	-	-	-	-	1,801,946
-	-	-	-	-	3,204,371
5,049	-	-	-	-	1,891,297
83,213	-	-	-	-	1,548,755
-	-	-	-	-	827,726
-	-	-	-	-	243,174
8,429	-	67,435	-	-	75,864
3,146	-	32,776	-	-	35,922
169,729	-	-	-	-	773,284
269,566	-	100,211	-	-	5,396,022

**Public Housing Agency of the City of Saint Paul**

**Financial Data Schedule  
Combining Schedule of Revenues, Expenses and Changes in Net Position—All Programs (Continued)  
For the Year Ended March 31, 2014**

Line Item No.	Account Description	Low Rent 14.850a	Section 8 Voucher Choice Program 14.871	Section 8 MOD Rehab. Program 14.856	Section 8 Disability Vouchers 14.181	SRO 001 14.249	CHSP 14.170
Expenses (continued):							
Ordinary maintenance and operation:							
94100	Labor	4,139,037	-	-	-	-	-
94200	Materials and other	798,164	-	-	-	-	-
94300	Contract costs	2,111,398	-	-	-	-	-
94500	Employee benefit contributions	1,855,461	-	-	-	-	-
94000	<b>Total ordinary maintenance and operation</b>	<b>8,904,060</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Protective services:							
95200	Protective services—other labor costs	573,932	-	-	-	-	-
95000	<b>Total protective services</b>	<b>573,932</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
General expenses:							
96100	Insurance premiums	820,809	59,410	591	950	-	-
96200	Other general expenses	10,502	271,390	-	5,244	-	-
96300	Payments in lieu of taxes	691,428	-	-	-	-	-
96400	Bad debt—tenant rents	66,013	-	-	-	-	-
96800	Severance expense	74,925	813	-	-	-	-
96000	<b>Total general expenses</b>	<b>1,663,677</b>	<b>331,613</b>	<b>591</b>	<b>6,194</b>	<b>-</b>	<b>-</b>
96900	<b>Total operating expenses</b>	<b>26,465,616</b>	<b>3,101,608</b>	<b>44,194</b>	<b>76,038</b>	<b>3,177</b>	<b>1,980,664</b>
97000	<b>Excess of operating revenues over operating expenses</b>	<b>7,601,136</b>	<b>35,514,052</b>	<b>354,303</b>	<b>740,218</b>	<b>32,517</b>	<b>-</b>
97100	Extraordinary maintenance	264,982	-	-	-	-	-
97200	Casualty losses—noncapitalized	132,129	-	-	-	-	-
97300	Housing assistance payments	-	33,953,172	327,966	708,137	30,021	-
97350	HAP—portability in	-	2,221,716	-	-	-	-
97400	Depreciation expense	7,431,351	-	-	-	-	-
90000	<b>Total expenses</b>	<b>34,294,078</b>	<b>39,276,496</b>	<b>372,160</b>	<b>784,175</b>	<b>33,198</b>	<b>1,980,664</b>
10000	<b>Excess (deficit) of revenues over expenses before transfers</b>	<b>(227,326)</b>	<b>(660,836)</b>	<b>26,337</b>	<b>32,081</b>	<b>2,496</b>	<b>-</b>
11040	Program equity transfers	-	-	-	-	-	-
	<b>Changes in net position</b>	<b>(227,326)</b>	<b>(660,836)</b>	<b>26,337</b>	<b>32,081</b>	<b>2,496</b>	<b>-</b>
11030	Net position, beginning	144,319,192	4,333,015	133,037	159,647	8,325	-
	Net position, ending	<b>\$ 144,091,866</b>	<b>\$ 3,672,179</b>	<b>\$ 159,374</b>	<b>\$ 191,728</b>	<b>\$ 10,821</b>	<b>\$ -</b>
<b>Other Financial Data</b>							
11170	Administrative fee equity	\$ -	\$ 1,342,355	\$ 159,378	\$ 191,728	\$ 10,817	\$ -
11180	Housing assistance payments equity	-	2,329,831	-	-	-	-
11190	Units months available	50,784	52,559	900	1,404	72	-
11210	Number of units months leased	50,647	52,004	892	1,381	70	-
11270	Excess cash	9,376,002	-	-	-	-	-
11610	Land purchases	252,658	-	-	-	-	-
11620	Building purchases	8,104,581	-	-	-	-	-
11640	Furniture & equipment—admin. purchases	118,831	-	-	-	-	-
13901	Replacement Housing Factor Funds	356,021	-	-	-	-	-

Business Activities	State/ Local Wilder/ SHIP	Central Office Cost Center (COCC)	Shelter Plus Care 14.238	Eliminations	Total
48,534	-	-	-	-	4,187,571
3,365	-	-	-	-	801,529
130,060	-	-	-	-	2,241,458
17,858	-	-	-	-	1,873,319
199,817	-	-	-	-	9,103,877
28,450	-	-	-	-	602,382
28,450	-	-	-	-	602,382
14,473	-	49,823	-	-	946,056
1,110	-	-	-	-	288,246
62,466	-	-	-	-	753,894
-	-	-	-	-	66,013
-	-	97,909	-	-	173,647
78,049	-	147,732	-	-	2,227,856
704,813	27,984	4,364,577	519	(4,753,107)	32,016,083
132,255	14,023	84,905	92,466	-	44,565,875
7,280	-	-	-	-	272,262
-	-	-	-	-	132,129
-	-	-	92,466	-	35,111,762
-	-	-	-	-	2,221,716
440,455	-	46,857	-	-	7,918,663
1,152,548	27,984	4,411,434	92,985	(4,753,107)	77,672,615
(315,480)	14,023	38,048	-	-	(1,090,657)
-	-	-	-	-	-
(315,480)	14,023	38,048	-	-	(1,090,657)
12,814,935	144,146	7,250,577	-	-	169,162,874
\$ 12,499,455	\$ 158,169	\$ 7,288,625	\$ -	\$ -	\$ 168,072,217
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,704,278
-	-	-	-	-	2,329,831
-	-	-	-	-	105,719
-	-	-	-	-	104,994
-	-	-	-	-	9,376,002
-	-	-	-	-	252,658
-	-	-	-	-	8,104,581
-	-	-	-	-	118,831
-	-	-	-	-	356,021

Public Housing Agency of the City of Saint Paul

Financial Data Schedule  
Combining Balance Sheet—Low Rent  
March 31, 2014

Line Item No.	Account Description	AMP 1 14.850a	AMP 2 14.850a	AMP 3 14.850a	AMP 4 14.850a
Assets					
Current Assets					
Cash:					
111	Cash—unrestricted	\$ 47,961	\$ 26,863	\$ 65,554	\$ 51,866
113	Cash—other restricted	-	-	-	-
114	Cash—tenant security deposits	153,659	118,132	131,265	78,237
115	Cash—restricted for payment of current liability	-	-	-	-
100	<b>Total cash</b>	<u>201,620</u>	<u>144,995</u>	<u>196,819</u>	<u>130,103</u>
Accounts and notes receivable:					
122	Accounts receivable—HUD other projects	10,674	157,215	25,013	35,719
125	Accounts receivable—miscellaneous	963	9,490	38,626	291
126	Accounts receivable—tenants	67,919	17,776	23,796	8,262
129	Accrued interest receivable	1,711	1,605	1,310	884
120	<b>Total receivables</b>	<u>81,267</u>	<u>186,086</u>	<u>88,745</u>	<u>45,156</u>
Investments and Other Assets					
131	Investments—unrestricted	1,586,418	1,372,796	1,358,400	961,916
132	Investments—restricted	-	9,000	22,131	15,090
142	Prepaid expenses and other assets	49,200	20,636	20,944	25,068
143	Inventories	-	30,166	30,287	-
144	Interprogram due from	-	-	-	-
	<b>Total investments and other assets</b>	<u>1,635,618</u>	<u>1,432,598</u>	<u>1,431,762</u>	<u>1,002,074</u>
150	<b>Total current assets and investments</b>	<u>1,918,505</u>	<u>1,763,679</u>	<u>1,717,326</u>	<u>1,177,333</u>
Noncurrent Assets					
Capital assets:					
161	Land and land improvements	5,092,028	1,717,716	2,145,684	1,666,089
162	Buildings	62,335,324	19,123,016	27,861,140	31,509,321
164	Furniture, equipment and machinery—administrative	409,002	96,356	96,888	128,752
166	Accumulated depreciation	(33,307,806)	(14,758,995)	(17,082,932)	(20,167,971)
167	Construction in progress	42,679	590,122	338,416	759,692
160	<b>Total capital assets, net</b>	<u>34,571,227</u>	<u>6,768,215</u>	<u>13,359,196</u>	<u>13,895,883</u>
174	Other assets	22,369	12,008	13,950	13,339
180	<b>Total noncurrent assets</b>	<u>34,593,596</u>	<u>6,780,223</u>	<u>13,373,146</u>	<u>13,909,222</u>
190	<b>Total assets</b>	<u>\$ 36,512,101</u>	<u>\$ 8,543,902</u>	<u>\$ 15,090,472</u>	<u>\$ 15,086,555</u>

(Continued)

AMP 5 14.850a	AMP 6 14.850a	AMP 7 14.850a	AMP 8 14.850a	AMP 9 14.850a	AMP 11 14.850a	AMP 12 14.850a	Total
\$ 113,875	\$ 38,080	\$ 25,817	\$ 180,544	\$ 16,789	\$ 7,784	\$ 4,877	\$ 580,010
-	-	-	-	-	-	-	-
152,614	60,193	117,982	140,084	100,241	1,674	-	1,054,081
-	-	-	-	-	-	-	-
266,489	98,273	143,799	320,628	117,030	9,458	4,877	1,634,091
51,370	8,727	169,152	191,416	122,237	46,692	17,932	836,147
6,481	463,940	4,393	39,850	18,901	-	-	582,935
31,972	8,811	25,458	14,923	19,846	142	-	218,905
1,760	581	1,599	1,545	1,476	46	-	12,517
91,583	482,059	200,602	247,734	162,460	46,880	17,932	1,650,504
2,003,422	656,256	1,368,496	2,204,521	1,222,219	81,315	27,191	12,842,950
2,000	7,400	2,890	21,810	4,620	-	-	84,941
40,833	9,570	24,263	34,609	33,745	588	-	259,456
21,112	-	31,193	18,558	-	-	-	131,316
-	-	-	-	-	-	-	-
2,067,367	673,226	1,426,842	2,279,498	1,260,584	81,903	27,191	13,318,663
2,425,439	1,253,558	1,771,243	2,847,860	1,540,074	138,241	50,000	16,603,258
10,096,763	897,607	1,871,632	3,856,758	5,573,807	28,300	-	32,946,384
41,922,544	10,551,022	25,782,300	37,773,968	26,274,950	867,721	-	284,001,306
462,128	46,761	90,340	152,102	88,349	-	-	1,570,678
(38,732,075)	(7,462,297)	(16,209,787)	(23,481,848)	(22,565,561)	(24,877)	-	(193,794,149)
639,360	215,131	930,553	3,166,652	2,137,791	168,327	37,916	9,026,639
14,388,720	4,248,224	12,465,038	21,467,632	11,509,336	1,039,471	37,916	133,750,858
27,407	7,173	15,938	19,597	18,069	-	-	149,850
14,416,127	4,255,397	12,480,976	21,487,229	11,527,405	1,039,471	37,916	133,900,708
\$ 16,841,566	\$ 5,508,955	\$ 14,252,219	\$ 24,335,089	\$ 13,067,479	\$ 1,177,712	\$ 87,916	\$ 150,503,966

Public Housing Agency of the City of Saint Paul

Financial Data Schedule  
 Combining Balance Sheet—Low Rent (Continued)  
 March 31, 2014

Line Item No.	Account Description	AMP 1 14.850a	AMP 2 14.850a	AMP 3 14.850a	AMP 4 14.850a
Liabilities and Net Position					
Liabilities					
Current liabilities:					
311	Bank overdraft	\$ -	\$ -	\$ -	\$ -
312	Accounts payable	-	-	-	-
321	Accrued wages/payroll taxes payable	88,752	48,797	40,311	48,457
322	Accrued compensated absences—current portion	82,258	65,630	60,995	60,186
325	Accrued interest payable	14,964	10,797	9,645	8,597
333	Accounts payable—other government	153	35,707	42,209	14,611
341	Tenant security deposits	138,695	107,335	121,620	69,640
342	Unearned revenues	41,047	79,167	155,567	6,438
345	Other current liabilities	-	9,000	22,131	15,090
346	Accrued liabilities—other	26,447	55,013	33,764	8,997
347	Interprogram due to	-	-	-	-
348-050	Loan Liability—current—other	-	-	-	-
310	<b>Total current liabilities</b>	<b>392,316</b>	<b>411,446</b>	<b>486,242</b>	<b>232,016</b>
Noncurrent liabilities:					
354	Accrued compensated absences—noncurrent portion	152,449	121,707	112,999	111,536
357	Accrued pension and OPEB liabilities	115,215	65,487	68,959	63,488
350	<b>Total noncurrent liabilities</b>	<b>267,664</b>	<b>187,194</b>	<b>181,958</b>	<b>175,024</b>
300	<b>Total liabilities</b>	<b>659,980</b>	<b>598,640</b>	<b>668,200</b>	<b>407,040</b>
Net Position					
508.1	Net investment in capital assets	34,571,227	6,768,215	13,359,196	13,895,883
511.1	Restricted net position	1,280,894	1,177,047	1,063,076	783,632
512.1	Unrestricted net position	-	-	-	-
513	<b>Total net position</b>	<b>35,852,121</b>	<b>7,945,262</b>	<b>14,422,272</b>	<b>14,679,515</b>
600	<b>Total liabilities and net position</b>	<b>\$ 36,512,101</b>	<b>\$ 8,543,902</b>	<b>\$ 15,090,472</b>	<b>\$ 15,086,555</b>

AMP 5 14.850a	AMP 6 14.850a	AMP 7 14.850a	AMP 8 14.850a	AMP 9 14.850a	AMP 11	AMP 12	Total
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
114,922	17,463	49,732	69,211	36,228	555	-	514,428
108,304	23,839	50,841	91,970	58,493	-	-	602,516
15,299	5,253	12,092	13,904	16,851	204	-	107,606
30,097	15,197	34,537	41,138	-	-	-	213,649
137,315	54,940	105,890	126,180	83,390	1,470	-	946,475
36,377	59,108	37,131	149,502	12,274	-	-	576,611
2,000	7,400	5,000	19,700	4,620	-	-	84,941
68,075	31,743	61,463	65,620	37,489	40,556	-	429,167
-	-	-	-	-	-	-	-
-	-	-	567,038	-	540,000	-	1,107,038
512,389	214,943	356,686	1,144,263	249,345	582,785	-	4,582,431
200,839	44,133	94,140	170,475	108,508	-	-	1,116,786
135,638	29,161	73,450	93,844	67,456	185	-	712,883
336,477	73,294	167,590	264,319	175,964	185	-	1,829,669
848,866	288,237	524,276	1,408,582	425,309	582,970	-	6,412,100
14,388,720	4,248,224	12,465,038	21,467,632	11,509,336	1,039,471	37,916	133,750,858
1,603,980	972,494	1,262,905	1,458,875	1,132,834	(444,729)	50,000	10,341,008
-	-	-	-	-	-	-	-
15,992,700	5,220,718	13,727,943	22,926,507	12,642,170	594,742	87,916	144,091,866
\$ 16,841,566	\$ 5,508,955	\$ 14,252,219	\$ 24,335,089	\$ 13,067,479	\$ 1,177,712	\$ 87,916	\$ 150,503,966

**Public Housing Agency of the City of Saint Paul**

**Financial Data Schedule  
Combining Schedule of Revenues, Expenses and Changes in Net Position—Low Rent  
For the Year Ended March 31, 2014**

Line Item No.	Account Description	AMP 1 14.850a	AMP 2 14.850a	AMP 3 14.850a	AMP 4 14.850a
<b>Revenues:</b>					
70300	Tenant rental revenue	\$ 1,836,107	\$ 1,533,604	\$ 1,661,560	\$ 933,010
70400	Tenant revenue—other	-	14,190	18,606	-
70500	<b>Total tenant revenues</b>	<b>1,836,107</b>	<b>1,547,794</b>	<b>1,680,166</b>	<b>933,010</b>
70600	HUD PHA grants	2,194,009	1,172,579	1,293,011	1,101,879
70610	Capital grants	28,583	583,073	259,088	447,233
71500	Other revenues	64,449	127,209	260,123	25,682
71600	Gain or loss on sale of capital assets	27,057	-	-	-
72000	Investment income—restricted—HAP	-	-	-	-
70000	<b>Total revenues</b>	<b>4,150,205</b>	<b>3,430,655</b>	<b>3,492,388</b>	<b>2,507,804</b>
<b>Expenses:</b>					
<b>Administrative:</b>					
91100	Salaries	363,414	314,409	271,980	339,836
91200	Auditing fees	5,978	4,938	5,716	3,247
91300	Management fee	454,632	372,906	433,160	245,991
91310	Bookkeeping fee	52,178	42,735	49,673	28,230
91400	Advertising and marketing	1,277	770	858	685
91500	Employee benefit contributions	142,391	117,940	102,523	130,373
91600	Other operating	54,033	40,848	49,286	27,306
91700	Legal	-	-	-	-
91800	Travel	3,234	3,135	4,155	2,074
91900	Other	41,699	18,334	29,536	22,855
92000	Asset management fee	69,600	57,720	66,720	37,682
91000	<b>Total administrative</b>	<b>1,188,436</b>	<b>973,735</b>	<b>1,013,607</b>	<b>838,279</b>
<b>Tenant services:</b>					
92100	Salaries	86,000	51,072	48,776	80,030
92300	Employee benefit contributions	33,616	19,073	18,299	29,714
92400	Other	64,003	125,835	58,958	41,028
92500	<b>Total tenant services</b>	<b>183,619</b>	<b>195,980</b>	<b>126,033</b>	<b>150,772</b>
<b>Utilities:</b>					
93100	Water	407,957	156,153	114,662	166,450
93200	Electricity	56,801	263,606	271,057	37,336
93300	Gas	15,570	187,101	184,957	25,090
93400	Fuel	-	57,267	66,013	-
93500	Labor	-	-	-	-
93700	Employee benefit contributions	-	-	-	-
93800	Other	6,373	5,622	3,885	2,821
93000	<b>Total utilities</b>	<b>486,701</b>	<b>669,749</b>	<b>640,574</b>	<b>231,697</b>
<b>Ordinary maintenance and operation:</b>					
94100	Labor	764,802	326,956	351,849	369,003
94200	Materials and other	176,622	53,877	62,542	68,305
94300	Contract costs	258,469	264,159	242,355	136,526
94500	Employee benefit contributions	334,728	156,857	165,321	162,952
94000	<b>Total ordinary maintenance and operation</b>	<b>1,534,621</b>	<b>801,849</b>	<b>822,067</b>	<b>736,786</b>

(Continued)

	AMP 5 14.850a	AMP 6 14.850a	AMP 7 14.850a	AMP 8 14.850a	AMP 9 14.850a	AMP 11 14.850a	AMP 12 14.850a	Total
\$	2,055,771	\$ 758,318	\$ 1,516,611	\$ 1,795,442	\$ 1,388,425	\$ 1,543	\$ -	\$ 13,480,391
	14,466	5,664	12,396	16,332	-	-	-	81,654
	2,070,237	763,982	1,529,007	1,811,774	1,388,425	1,543	-	13,562,045
	2,424,003	792,940	1,336,220	1,638,801	1,011,902	4,725	-	12,970,069
	330,318	65,043	342,197	2,627,815	805,261	524,348	37,916	6,050,875
	92,146	554,286	75,003	241,628	6,516	22	-	1,447,064
	3,000	-	-	-	6,642	-	-	36,699
	-	-	-	-	-	-	-	-
	4,919,704	2,176,251	3,282,427	6,320,018	3,218,746	530,638	37,916	34,066,752
	512,736	114,685	295,681	422,865	304,949	1,424	-	2,941,979
	6,300	2,728	5,261	5,974	3,703	-	-	43,845
	475,388	205,723	396,281	447,170	280,943	824	-	3,313,018
	54,518	23,580	45,427	51,255	32,213	90	-	379,899
	2,103	487	1,352	1,204	1,184	-	-	9,920
	197,380	44,194	110,889	160,275	116,377	562	-	1,122,904
	63,814	22,471	41,949	58,756	22,506	148	-	381,117
	-	-	-	-	-	-	-	-
	2,210	6,900	3,853	4,242	6,069	50	-	35,922
	58,941	12,236	18,548	27,244	8,054	5	-	237,452
	73,200	31,800	61,200	69,120	43,320	120	-	510,482
	1,446,590	464,804	980,441	1,248,105	819,318	3,223	-	8,976,538
	64,325	23,415	46,336	88,569	37,362	127	-	526,012
	23,022	9,066	17,296	32,925	14,260	43	-	197,314
	68,955	84,071	37,637	93,859	23,492	-	-	597,838
	156,302	116,552	101,269	215,353	75,114	170	-	1,321,164
	333,097	64,526	155,230	186,594	301,111	468	-	1,886,248
	196,674	141,333	255,934	242,690	-	111	-	1,465,542
	91,142	1,710	181,638	140,518	-	-	-	827,726
	30,181	-	51,720	37,993	-	-	-	243,174
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	217,797	184,117	3,669	169,008	9,580	683	-	603,555
	868,891	391,686	648,191	776,803	310,691	1,262	-	5,026,245
	825,480	140,925	454,383	522,548	382,199	892	-	4,139,037
	163,306	29,501	84,819	87,585	71,607	-	-	798,164
	356,894	118,580	257,555	331,947	144,723	190	-	2,111,398
	355,941	69,992	208,649	233,898	166,779	344	-	1,855,461
	1,701,621	358,998	1,005,406	1,175,978	765,308	1,426	-	8,904,060

**Public Housing Agency of the City of Saint Paul**

**Financial Data Schedule  
Combining Schedule of Revenues, Expenses and Changes in Net Position—Low Rent (Continued)  
For the Year Ended March 31, 2014**

Line Item No.	Account Description	AMP 1 14.850a	AMP 2 14.850a	AMP 3 14.850a	AMP 4 14.850a
Expenses (continued):					
Protective services:					
95200	Other contract costs	82,852	69,465	86,921	43,872
General expenses:					
96100	Insurance premiums	174,521	50,728	55,894	79,652
96200	Other general expenses	310	228	254	155
96300	Payments in lieu of taxes	120,856	62,639	59,322	61,695
96400	Bad debt—tenant rents	(2,842)	4,625	2,932	139
96800	Severance expense	4,757	1,688	10,306	12,504
96000	<b>Total general expenses</b>	<b>297,602</b>	<b>119,908</b>	<b>128,708</b>	<b>154,145</b>
96900	<b>Total operating expenses</b>	<b>3,773,831</b>	<b>2,830,686</b>	<b>2,817,910</b>	<b>2,155,551</b>
97000	<b>Excess (deficit) of operating revenues over operating expenses</b>	<b>376,374</b>	<b>599,969</b>	<b>674,478</b>	<b>352,253</b>
97100	Extraordinary maintenance	35,673	20,156	7,100	32,385
97200	Casualty losses—noncapitalized	2,142	34,915	(110)	2,908
97300	Housing assistance payments	-	-	-	-
97400	Depreciation expense	1,776,696	414,014	621,369	894,462
90000	<b>Total expenses</b>	<b>5,588,342</b>	<b>3,299,771</b>	<b>3,446,269</b>	<b>3,085,306</b>
10010	Operating transfers in	262,246	103,458	-	183,250
10020	Operating transfers out	(262,246)	(103,458)	-	(183,250)
10080	Special Items net gain/loss	-	-	-	-
10091	Inter-project excess cash transfer in	-	100,000	-	150,000
10092	Inter-project excess cash transfer out	(400,000)	-	(700,000)	-
10100	<b>Total other financing sources (uses)</b>	<b>(400,000)</b>	<b>100,000</b>	<b>(700,000)</b>	<b>150,000</b>
10000	<b>Excess (deficit) of revenues over expenses before transfers</b>	<b>(1,838,137)</b>	<b>230,884</b>	<b>(653,881)</b>	<b>(427,502)</b>
11040	Program equity transfers	-	-	-	-
	<b>Changes in net position</b>	<b>(1,838,137)</b>	<b>230,884</b>	<b>(653,881)</b>	<b>(427,502)</b>
11030	Net position, beginning	37,690,258	7,714,378	15,076,153	15,107,017
	Net position, ending	<b>\$ 35,852,121</b>	<b>\$ 7,945,262</b>	<b>\$ 14,422,272</b>	<b>\$ 14,679,515</b>
<b>Other Financial Data</b>					
11190	Unit months available	6,960	5,712	6,636	3,768
11210	Unit months leased	6,957	5,695	6,625	3,765
11270	Excess cash	\$ 1,167,036	\$ 1,060,619	\$ 928,292	\$ 728,056
11610	Land purchases	3,975	3,104	-	-
11620	Building purchases	24,608	579,969	259,088	447,233
11640	Furniture & equipment—admin. purchases	32,841	3,458	13,043	10,943
13901	Replacement Housing Factor Funds	-	-	-	-

AMP 5 14.850a	AMP 6 14.850a	AMP 7 14.850a	AMP 8 14.850a	AMP 9 14.850a	AMP 11 14.850a	AMP 12 14.850a	Total
87,078	43,278	74,596	85,870	-	-	-	573,932
136,694	26,420	66,243	110,797	119,751	109	-	820,809
304	122	2,621	1,698	219	4,591	-	10,502
103,666	28,045	62,632	64,939	127,634	-	-	691,428
21,609	10,276	14,695	18,318	(3,739)	-	-	66,013
2,722	22,366	1,737	17,089	1,518	238	-	74,925
264,995	87,229	147,928	212,841	245,383	4,938	-	1,663,677
4,525,477	1,462,547	2,957,831	3,714,950	2,215,814	11,019	-	26,465,616
394,227	713,704	324,596	2,605,068	1,002,932	519,619	37,916	7,601,136
52,338	7,775	48,585	24,184	36,786	-	-	264,982
10,212	52,366	14,221	9,141	6,334	-	-	132,129
-	-	-	-	-	-	-	-
1,076,560	229,400	627,326	915,256	851,391	24,877	-	7,431,351
5,664,587	1,752,088	3,647,963	4,663,531	3,110,325	35,896	-	34,294,078
334,201	3,529	23,810	69,890	-	-	-	980,384
(334,201)	(3,529)	(23,810)	(69,890)	-	-	-	(980,384)
-	-	-	-	-	-	-	-
-	-	50,000	900,000	-	100,000	50,000	1,350,000
-	(250,000)	-	-	-	-	-	(1,350,000)
-	(250,000)	50,000	900,000	-	100,000	50,000	-
(744,883)	174,163	(315,536)	2,556,487	108,421	594,742	87,916	(227,326)
-	-	-	-	-	-	-	-
(744,883)	174,163	(315,536)	2,556,487	108,421	594,742	87,916	(227,326)
16,737,583	5,046,555	14,043,479	20,370,020	12,533,749	-	-	144,319,192
\$ 15,992,700	\$ 5,220,718	\$ 13,727,943	\$ 22,926,507	\$ 12,642,170	\$ 594,742	\$ 87,916	\$ 144,091,866
7,284	3,156	6,072	6,852	4,332	12	-	50,784
7,270	3,144	6,056	6,830	4,293	12	-	50,647
\$ 1,477,369	\$ 901,821	\$ 1,114,100	\$ 1,323,809	\$ 1,070,556	\$ (445,656)	\$ 50,000	\$ 9,376,002
5,299	-	55,154	145,909	10,917	28,300	-	252,658
685,019	65,043	493,081	4,038,254	794,343	680,027	37,916	8,104,581
31,994	-	2,383	24,169	-	-	-	118,831
-	-	-	-	-	356,021	-	356,021

**Public Housing Agency of the City of Saint Paul**

**Schedule of Expenditures of Federal Awards  
For the Year Ended March 31, 2014**

Federal Grantor	Catalogue of Federal Domestic Assistance Number	Expenditures
U.S. Department of Housing and Urban Development:		
CHSP	14.170	\$ 804,877
Low Rent Public Housing	14.850a	11,553,518
Section 8 Housing Choice Voucher	14.871	35,958,413
Supportive Housing for Persons with Disabilities	14.181	816,038
Section 8 Project-Based Cluster:		
Moderate Rehabilitation	14.856	398,304
Moderate Rehabilitation—Single Room Occupancy	14.249	35,688
		<u>433,992</u>
Capital Fund Program	14.872	7,467,426
Shelter Plus Care	14.238	92,985
		<u>\$ 57,127,249</u>

## **Statistical Section**

## **Public Housing Agency of the City of Saint Paul**

### **Summary of Statistical Section**

The following tables have been prepared to summarize relevant financial and program data for the Public Housing Agency of the City of Saint Paul.

#### **REVENUE TABLES**

Table 1	Agency Revenue by Agency/HUD Program
Table 2	Low Rent Public Housing Revenue by HUD Classification
Table 3	Section 8 Revenue by HUD Classification
Table 4	Minnesota Revenue Recapture Program

#### **EXPENSE TABLES**

Table 5	Agency Expenses by HUD Program
Table 6	Low Rent Public Housing Expenses by HUD Classification
Table 7	Section 8 Expenses by HUD Classification
Table 8	Agency Salary Expense by Department
Table 9	Low Rent Public Housing Collection Write-Offs

#### **NET POSITION TABLES**

Table 10	Agencywide Changes in Net Position
Table 11	Agencywide Assets, Liabilities and Net Position
Table 12	Agencywide Net Position by Type
Table 13	Agencywide Capital Assets

#### **PROGRAM TABLES**

Table 14	Agencywide Full-Time Equivalent (FTE) by Department
Table 15	Unit Type Composition
Table 16	Unit Demographics
Table 17	Low Rent Public Housing and Section 8 Utilization

Unless otherwise indicated, the tables show data for the last 10 fiscal years.

The Revenue, Expense and Net Position Tables display data for all Agency programs. Two major programs, Low Rent Public Housing and Section 8 Rental Assistance, are further broken down by HUD classifications for both revenue and expense. HUD's Asset Management model requires the use of fees paid by the "projects" to the Central Office. These fees are omitted from the totals on both the Revenue and Expense Tables. Their net effect is zero, so are not considered to impact the Agency's position as a whole. Two significant expense lines, salaries and collection losses, are further detailed as well.

The Comprehensive Annual Financial Report, as the name implies, is financial in nature. However, it is important to understand some program components to place the financial data in the correct context. The Program Tables are included to give a background on the number of employees, Low Rent Public Housing unit information, and Low Rent and Section 8 utilization.

The Agency does not have the ability to tax, nor does it receive any tax revenues; therefore, statistics related to population, per capita income, and area employment are not relevant to the Agency.

**Public Housing Agency of the City of Saint Paul**

**Agency Revenue by Agency/HUD Program  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Section 8 Certs/Mod	\$ 278,237	\$ 306,563	\$ 322,789	\$ 352,731	\$ 363,724	\$ 368,789	\$ 427,115	\$ 396,362	\$ 401,182	\$ 398,497
Section 8 Vouchers	37,536,502	36,639,950	34,487,712	36,457,710	34,248,633	32,765,741	37,730,735	38,713,418	38,551,971	38,615,660
Section 8 Disability Vouchers	209,924	656,445	692,027	878,622	828,549	806,129	791,520	810,722	806,012	816,256
Section 8 Single Room Occupancy	-	-	-	-	8,398	13,022	28,150	29,373	27,670	35,694
Shelter Plus Care	-	-	-	-	-	-	38,887	58,063	58,896	92,985
DHAP	-	-	-	90,632	52,408	4,198	-	-	-	-
RAFS	126,894	56,681	13,198	-	-	-	-	-	-	-
Veterans Affairs Supportive Housing	-	-	-	-	-	118,457	365,392	-	-	-
Low Rent Housing (includes COCC)	23,183,266	21,990,243	23,425,957	25,659,469	28,084,814	26,941,873	26,672,951	27,537,612	27,887,449	26,845,404
Business Activities	759,823	1,228,918	886,995	861,105	890,275	872,911	876,770	858,459	833,363	837,068
CIAP/Comp Grant/Capital Fund (Annual)	7,324,221	7,371,910	9,979,958	6,349,252	6,508,330	6,857,702	7,122,735	5,692,920	5,920,438	7,467,431
Capital Fund Recovery Grant (Formula)	-	-	-	-	-	5,899,205	4,166,577	-	-	-
Capital Fund Recovery Grant (Competitive)	-	-	-	-	-	130,134	7,009,031	12,968	-	-
Congregate Housing Program	2,346,651	1,828,559	1,733,033	1,783,026	1,674,747	1,694,351	1,893,797	1,998,484	1,894,663	1,980,664
Wilder	148,506	146,965	124,468	115,638	43,316	16,596	14,216	14,848	15,740	14,026
Service Coordinators	160,054	-	-	-	-	-	-	-	-	-
Web Learner Grant	-	-	-	-	-	-	6,120	12,257	-	-
Health Improvement Grants	-	-	-	-	-	-	-	-	38,620	27,981
Resident Opportunity & Self-Sufficiency Grant (ROSS)	232,698	100,822	8,950	-	-	-	-	-	-	-
Neighborhood Networks	-	-	-	-	27,327	93,317	90,607	38,749	-	-
<b>Total Agency revenues</b>	<b>\$ 72,306,776</b>	<b>\$ 70,327,056</b>	<b>\$ 71,675,087</b>	<b>\$ 72,548,185</b>	<b>\$ 72,730,521</b>	<b>\$ 76,582,425</b>	<b>\$ 87,234,603</b>	<b>\$ 76,174,235</b>	<b>\$ 76,436,004</b>	<b>\$ 77,131,666</b>

Note 1: Low Rent Housing revenue does not include internal fees.

Note 2: Does not include elimination entries.

**Public Housing Agency of the City of Saint Paul**

**Low Rent Public Housing Revenue by HUD Classification  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Dwelling rental	\$ 10,588,726	\$ 11,078,857	\$ 11,680,840	\$ 11,887,433	\$ 12,045,042	\$ 12,451,097	\$ 12,426,822	\$ 12,683,626	\$ 12,947,602	\$ 13,480,391
Excess utilities	47,076	47,611	65,011	81,094	80,796	78,546	75,618	73,974	76,842	81,654
Nondwelling rental	990	1,980	2,970	2,640	2,860	660	-	495	-	-
Interest income	283,965	470,344	752,100	838,814	381,886	76,307	97,573	92,229	85,511	65,852
Other income	416,180	546,632	673,133	613,247	1,028,179	940,301	1,105,413	1,275,246	1,179,406	1,627,295
Gain (loss) from disposition of real property	1,814,379	122,677	15,316	1,291,401	22,500	7,116	68,959	3,150	48,814	36,699
HUD subsidy*	10,031,950	9,722,142	10,184,322	11,145,847	14,546,052	16,311,542	14,986,650	13,849,376	14,257,050	12,970,069
<b>Total Low Rent Public Housing revenue</b>	<b>\$ 23,183,266</b>	<b>\$ 21,990,243</b>	<b>\$ 23,373,692</b>	<b>\$ 25,860,476</b>	<b>\$ 28,107,315</b>	<b>\$ 29,865,569</b>	<b>\$ 28,761,035</b>	<b>\$ 27,978,096</b>	<b>\$ 28,595,225</b>	<b>\$ 28,261,960</b>
Average units leased	4,211	4,210	4,208	4,219	4,220	4,230	4,227	4,228	4,212	4,221
Revenue per average unit month	\$ 458.78	\$ 435.28	\$ 462.88	\$ 510.79	\$ 555.04	\$ 588.37	\$ 567.01	\$ 551.44	\$ 565.75	\$ 558.02
Subsidy per average unit month	198.53	192.44	201.69	220.15	287.24	321.35	295.45	272.97	282.07	256.09

Note 1: Beginning in fiscal year 2009, CFP Grant revenue is included.

Note 2: Does not include internal fee revenue.

**Public Housing Agency of the City of Saint Paul**

**Section 8 Revenue by HUD Classification  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Housing assistance payments	\$ 32,192,311	\$ 33,316,813	\$ 32,144,373	\$ 34,285,644	\$ 31,274,014	\$ 30,036,620	\$ 33,806,596	\$ 35,080,819	\$ 34,743,868	\$ 34,292,187
Port-in housing assistance payments	2,696,391	1,391,218	455,999	323,560	786,246	625,830	1,900,287	1,208,606	1,468,020	2,224,320
Administration fees	2,558,357	2,573,816	2,558,916	2,683,070	3,003,653	3,109,725	3,289,819	3,334,785	3,223,966	2,916,256
Hard-to-house fees	56,025	-	-	-	-	-	-	-	-	-
Auditing fees	12,732	-	-	-	-	-	-	-	-	-
Interest on reserves/investments	6,064	86,177	132,918	187,548	109,962	47,920	17,800	15,916	16,709	2,561
Portability-in admin. and other revenue	144,394	75,012	27,415	18,048	61,823	42,186	124,571	71,647	87,105	114,629
Fraud recovery/other revenue	358,389	159,922	180,403	191,192	213,606	209,857	203,840	238,102	247,167	316,154
<b>Total Section 8 revenue</b>	<b>\$ 38,024,663</b>	<b>\$ 37,602,958</b>	<b>\$ 35,500,024</b>	<b>\$ 37,689,062</b>	<b>\$ 35,449,304</b>	<b>\$ 34,072,138</b>	<b>\$ 39,342,913</b>	<b>\$ 39,949,875</b>	<b>\$ 39,786,835</b>	<b>\$ 39,866,107</b>
ACC authorized monthly unit count	4,059	4,066	4,103	4,103	4,121	4,286	4,310	4,511	4,551	4,589
Average monthly units leased	3,954	4,006	4,032	4,167	4,027	4,373	4,155	4,354	4,531	4,529
Average monthly revenue per unit	\$ 801.40	\$ 782.22	\$ 733.71	\$ 753.72	\$ 733.58	\$ 649.29	\$ 789.07	\$ 764.62	\$ 731.75	\$ 733.53

Note: Revenue per unit includes portability-in revenues.

**Public Housing Agency of the City of Saint Paul**

**Minnesota Revenue Recapture Program  
Last 10 Fiscal Years  
(Unaudited)**

Fiscal Year	Section 8		Public Housing		Total	
	Dollar Amount	Number of Recaptures	Dollar Amount	Number of Recaptures	Dollar Amount	Number of Recaptures
2005	\$ 52,177	120	\$ 50,369	141	\$ 102,546	261
2006	44,237	94	47,047	117	91,284	211
2007	50,762	103	57,539	137	108,301	240
2008	49,109	108	53,075	155	102,184	263
2009	70,932	142	80,356	211	151,288	353
2010	38,460	91	76,511	184	114,971	275
2011	35,699	75	60,862	148	96,561	223
2012	40,056	78	55,352	141	95,408	219
2013	45,005	82	34,542	87	79,547	169
2014	57,790	91	47,579	99	105,369	190
<b>Totals</b>	<b>\$ 484,227</b>	<b>984</b>	<b>\$ 563,232</b>	<b>1,420</b>	<b>\$ 1,047,459</b>	<b>2,404</b>

Note: The Agency began this program in 1997 to recover bad debts through property and income tax refunds and state lottery winnings.

**Public Housing Agency of the City of Saint Paul**

**Agency Expenses by HUD Program  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Section 8 Certs/Mod	\$ 279,306	\$ 306,659	\$ 319,862	\$ 345,571	\$ 346,549	\$ 375,149	\$ 388,367	\$ 372,710	\$ 375,981	\$ 372,160
Section 8 Vouchers	37,120,743	35,454,263	33,387,929	34,098,089	33,382,374	36,646,873	36,506,032	37,606,573	38,850,448	39,264,336
Section 8 Disability Vouchers	213,239	657,199	685,583	851,919	807,499	784,819	768,713	785,358	777,006	784,175
Section 8 Single Room Occupancy	-	-	-	-	6,799	12,042	26,191	27,309	25,947	33,198
Shelter Plus Care	-	-	-	-	-	-	38,887	58,063	58,896	92,985
DHAP	-	-	-	29,394	55,677	15,989	-	-	-	-
RAFS	126,894	56,681	13,198	-	-	-	-	-	-	-
Veterans Affairs Supportive Housing	-	-	-	-	-	8,708	171,587	-	-	-
Low Rent Housing	21,298,444	21,968,703	22,286,843	22,852,582	24,087,586	24,638,317	25,407,849	25,751,550	25,736,243	25,607,360
Business Activities	551,507	461,189	580,236	555,621	558,082	580,173	636,627	724,334	658,610	712,093
CIAP/Comp Grant/Capital Fund	7,324,221	7,371,910	9,979,958	6,349,252	8,039,034	6,857,702	7,122,735	5,692,920	5,920,438	7,467,426
Capital Fund Recovery Grant (Formula)	-	-	-	-	-	5,899,205	4,166,577	-	-	-
Capital Fund Recovery Grant (Competitive)	-	-	-	-	-	130,134	7,009,031	12,968	-	-
Congregate Housing Program	2,346,651	1,828,559	1,733,033	1,783,032	1,674,747	1,694,351	1,893,797	1,998,484	1,894,663	1,980,664
Wilder	133,378	210,933	81,542	92,907	19,754	9,355	10,724	38,219	9,705	-
Service Coordinators	160,054	-	-	-	-	-	-	-	-	-
Web Learner Grant	-	-	-	-	-	-	6,120	12,256	-	-
Health Improvement Grants	-	-	-	-	-	-	-	-	38,620	27,984
Resident Opportunity & Self-Sufficiency Grant (ROSS)	232,698	100,822	8,950	-	-	-	-	-	-	-
Neighborhood Networks	-	-	-	-	27,327	93,317	90,607	38,749	-	-
<b>Total Agency expenses</b>	<b>\$ 69,787,135</b>	<b>\$ 68,416,918</b>	<b>\$ 69,077,134</b>	<b>\$ 66,958,367</b>	<b>\$ 69,005,428</b>	<b>\$ 77,746,134</b>	<b>\$ 84,243,844</b>	<b>\$ 73,119,493</b>	<b>\$ 74,346,557</b>	<b>\$ 76,342,381</b>

Note 1: Depreciation expense was not included in the Low Rent and Business Activities programs.

Note 2: The CIAP/Comp Grant/Capital Fund expense line includes capital expenses.

Note 3: Low Rent Public Housing expenses do not include internal fees.

Note 4: Does not include elimination entries.

**Public Housing Agency of the City of Saint Paul**

**Low Rent Public Housing Expenses by HUD Classification  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Administrative	\$ 6,903,177	\$ 6,885,099	\$ 6,895,139	\$ 6,941,360	\$ 8,089,868	\$ 8,717,203	\$ 8,562,429	\$ 8,508,493	\$ 8,786,242	\$ 8,889,773
Tenant services	787,738	812,706	866,406	880,849	930,466	958,749	970,429	1,234,862	1,094,134	1,321,164
Utilities	4,362,505	4,625,108	5,047,291	5,122,787	5,238,233	5,000,462	4,910,347	4,865,510	4,806,213	5,126,456
Maintenance	7,171,252	7,435,838	7,538,458	7,935,683	8,266,912	8,556,799	9,364,381	8,765,256	8,706,304	8,904,060
Protective service	-	-	-	-	2,909	-	-	557,011	553,776	573,932
General expense	1,451,766	1,296,714	1,403,742	1,360,258	2,944,115	3,626,391	3,051,298	1,537,542	2,059,858	1,811,409
Nonroutine maintenance	622,006	913,238	535,807	531,547	619,337	702,410	568,080	724,354	437,473	397,111
<b>Total Low Rent Public Housing expenses</b>	<b>\$ 21,298,444</b>	<b>\$ 21,968,703</b>	<b>\$ 22,286,843</b>	<b>\$ 22,772,484</b>	<b>\$ 26,091,840</b>	<b>\$ 27,562,014</b>	<b>\$ 27,426,964</b>	<b>\$ 26,193,028</b>	<b>\$ 26,444,000</b>	<b>\$ 27,023,905</b>
Average monthly units leased	4,211	4,211	4,208	4,219	4,220	4,230	4,227	4,228	4,212	4,221
Average monthly expense per unit	\$ 421.48	\$ 434.75	\$ 441.36	\$ 449.80	\$ 515.24	\$ 542.99	\$ 540.71	\$ 516.26	\$ 523.17	\$ 533.52

Note 1: Depreciation expense was not included in this table.

Note 2: Beginning in fiscal year 2009 includes CFP Operating Grant expenses.

Note 3: Does not include internal fees.

**Public Housing Agency of the City of Saint Paul**

**Section 8 Expenses by HUD Classification  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Administrative	\$ 2,603,635	\$ 2,749,016	\$ 2,494,057	\$ 2,551,396	\$ 2,656,212	\$ 2,810,907	\$ 2,888,228	\$ 2,840,745	\$ 2,898,038	\$ 2,874,460
General	41,470	65,136	219,336	212,811	264,664	334,238	341,118	288,488	360,623	338,398
Housing assistance payments	34,968,183	33,603,969	31,679,981	32,531,372	31,615,546	34,682,446	34,631,547	35,662,717	36,770,721	37,241,012
<b>Total Section 8 expenses</b>	<b>\$ 37,613,288</b>	<b>\$ 36,418,121</b>	<b>\$ 34,393,374</b>	<b>\$ 35,295,579</b>	<b>\$ 34,536,422</b>	<b>\$ 37,827,591</b>	<b>\$ 37,860,893</b>	<b>\$ 38,791,950</b>	<b>\$ 40,029,382</b>	<b>\$ 40,453,870</b>
ACC authorized monthly unit count	4,059	4,066	4,103	4,103	4,121	4,286	4,310	4,511	4,551	4,589
Average monthly units leased	3,954	4,006	4,032	4,167	4,027	4,373	4,155	4,354	4,531	4,529
Total admin. and general expense per unit (Avg)	55.75	58.54	56.08	55.28	60.44	59.93	64.77	59.89	59.93	59.12
Total HAP expense per unit (Avg)	736.98	699.03	654.76	650.58	654.24	660.92	694.58	682.57	676.28	685.23
Total expense per unit (Avg)	<b>\$ 792.73</b>	<b>\$ 757.57</b>	<b>\$ 710.84</b>	<b>\$ 705.86</b>	<b>\$ 714.68</b>	<b>\$ 720.86</b>	<b>\$ 759.34</b>	<b>\$ 742.46</b>	<b>\$ 736.21</b>	<b>\$ 744.35</b>

Note: Expense per unit includes portability-in expenses.

**Public Housing Agency of the City of Saint Paul**

**Agency Salary Expense by Department  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Executive	\$ 196,255	\$ 203,001	\$ 232,669	\$ 218,397	\$ 168,013	\$ 169,100	\$ 180,908	\$ 188,044	\$ 185,728	\$ 179,525
Human Resources	154,388	158,542	157,591	162,563	135,576	140,525	140,677	146,731	192,407	198,587
Section 8	944,559	923,431	968,607	1,002,901	1,530,749	1,603,181	1,645,573	1,635,230	1,595,364	1,605,441
Public Housing Policy	187,499	195,166	109,728	112,722	74,583	73,962	73,001	74,172	75,554	53,119
Equal Opportunity & Diversification	189,951	151,682	117,286	102,889	19,116	51,771	46,396	48,098	64,444	65,281
Finance	827,389	963,617	928,135	738,371	594,860	636,627	627,521	650,263	657,022	665,378
Technical Service	717,886	197,834	-	-	-	-	-	-	-	-
Maintenance	3,969,687	4,464,748	4,729,237	4,665,216	4,890,962	4,896,616	5,288,256	4,817,522	4,898,185	4,893,080
Resident Services	3,702,342	3,638,283	3,721,899	3,198,951	3,228,497	3,439,532	3,535,680	3,700,794	3,758,297	3,667,312
Resident Initiatives	-	-	-	-	-	-	-	-	-	93,431
<b>Total Agency salary expense</b>	<b>\$ 10,889,956</b>	<b>\$ 10,896,304</b>	<b>\$ 10,965,152</b>	<b>\$ 10,202,010</b>	<b>\$ 10,642,356</b>	<b>\$ 11,011,314</b>	<b>\$ 11,538,012</b>	<b>\$ 11,260,854</b>	<b>\$ 11,427,001</b>	<b>\$ 11,421,154</b>
FTE	235.50	222.19	215.64	217.74	220.04	228.38	232.61	231.86	231.86	228.53
Salary cost per FTE	\$ 46,242	\$ 49,040	\$ 50,849	\$ 46,854	\$ 48,366	\$ 48,215	\$ 49,602	\$ 48,567	\$ 49,284	\$ 49,977

Note 1: This table reflects salaries only. It does not include terminal leave benefits, sick or vacation payouts.

Note 2: Technical Service was absorbed into Maintenance in fiscal year 2007.

Note 3: Does not include small grant salaries, or capitalized CFP salaries.

**Public Housing Agency of the City of Saint Paul**

**Low Rent Public Housing Collection Write-Offs  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Dwelling rental	\$ 10,588,726	\$ 11,078,857	\$ 11,680,840	\$ 11,887,433	\$ 12,045,042	\$ 12,451,097	\$ 12,426,822	\$ 12,683,626	\$ 12,947,602	\$ 13,480,391
Excess utilities	47,076	47,611	65,011	81,094	80,796	78,546	75,618	73,974	76,842	81,654
Nondwelling rental	990	1,980	2,970	2,640	2,860	660	-	495	-	-
<b>Total rents charged</b>	<b>10,636,792</b>	<b>11,128,448</b>	<b>11,748,821</b>	<b>11,971,167</b>	<b>12,128,698</b>	<b>12,530,303</b>	<b>12,502,440</b>	<b>12,758,095</b>	<b>13,024,444</b>	<b>13,562,045</b>
Write-offs as a percent of rents charged	0.36%	1.07%	1.67%	0.86%	0.87%	0.42%	0.25%	(0.05)%	0.76 %	0.49 %
<b>Net write-off amounts</b>	<b>\$ 37,809</b>	<b>\$ 118,972</b>	<b>\$ 196,157</b>	<b>\$ 102,431</b>	<b>\$ 105,966</b>	<b>\$ 53,066</b>	<b>\$ 31,399</b>	<b>\$ (6,385)</b>	<b>\$ 98,834</b>	<b>\$ 66,013</b>
Write-offs as a percent of increase (decrease) from prior year	(54.91)%	214.67%	64.88%	(47.78)%	3.45%	(49.92)%	(40.83)%	(120.34)%	1,647.91 %	33.21 %
Average units leased	4,211	4,210	4,208	4,219	4,220	4,230	4,227	4,228	4,212	4,221
Write-offs per unit month	\$ 0.75	\$ 2.36	\$ 3.88	\$ 2.02	\$ 2.09	\$ 1.05	\$ 0.62	\$ (0.13)	\$ 1.96	\$ 1.30

## Public Housing Agency of the City of Saint Paul

### Agencywide Changes in Net Position Last 10 Fiscal Years (Unaudited)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Operating revenue:										
Tenant revenue (net of bad debt)	\$ 10,598,983	\$ 11,009,476	\$ 11,552,665	\$ 11,866,097	\$ 12,125,838	\$ 12,476,577	\$ 12,471,041	\$ 12,763,985	\$ 12,925,610	\$ 13,496,032
HUD grants/subsidy	48,123,406	48,581,716	47,986,115	51,128,226	49,449,073	50,162,380	53,129,556	53,166,627	53,007,036	51,076,374
Other revenue	5,719,428	4,179,482	2,718,647	2,712,485	3,588,715	3,022,705	4,800,153	4,049,852	4,225,338	5,779,000
<b>Total operating revenue</b>	<b>64,441,817</b>	<b>63,770,674</b>	<b>62,257,427</b>	<b>65,706,808</b>	<b>65,163,626</b>	<b>65,661,662</b>	<b>70,400,750</b>	<b>69,980,464</b>	<b>70,157,984</b>	<b>70,351,406</b>
Operating expenses:										
Administrative	11,523,276	11,560,206	11,496,254	11,575,768	10,356,982	11,186,639	11,142,681	11,102,580	11,409,514	11,469,422
Tenant services	3,493,374	2,746,273	2,588,780	2,663,119	2,600,300	2,656,431	2,855,403	3,172,172	2,896,951	3,204,371
Housing assistance payments	35,077,117	33,652,690	31,691,339	32,554,698	31,672,700	34,684,768	34,670,095	35,720,546	36,828,903	37,333,478
Utilities	4,513,533	4,805,039	5,251,085	5,344,344	5,465,475	5,233,211	5,167,005	5,117,135	5,052,163	5,396,022
Ordinary maintenance	7,278,538	7,549,628	7,670,763	8,086,777	8,405,911	8,691,565	9,512,161	8,921,548	8,865,711	9,103,877
General expenses and other	1,660,674	1,344,796	1,266,225	1,648,250	3,392,589	3,994,635	3,614,659	2,492,456	2,976,828	2,764,225
Extraordinary maintenance	470,492	906,123	513,578	544,421	535,321	722,493	572,554	747,881	442,441	404,391
Depreciation expense	7,324,200	7,313,084	7,079,744	7,257,922	7,457,298	7,661,892	7,829,671	7,984,223	8,009,702	7,918,663
<b>Total operating expenses</b>	<b>71,341,204</b>	<b>69,877,839</b>	<b>67,557,768</b>	<b>69,675,299</b>	<b>69,886,576</b>	<b>74,831,634</b>	<b>75,364,229</b>	<b>75,258,541</b>	<b>76,482,213</b>	<b>77,594,449</b>
<b>Operating loss</b>	<b>(6,899,387)</b>	<b>(6,107,165)</b>	<b>(5,300,341)</b>	<b>(3,968,491)</b>	<b>(4,722,950)</b>	<b>(9,169,972)</b>	<b>(4,963,479)</b>	<b>(5,278,077)</b>	<b>(6,324,229)</b>	<b>(7,243,043)</b>
Nonoperating revenues and capital contributions:										
Capital contributions	5,171,832	5,060,732	7,586,119	3,897,192	6,508,330	9,963,344	16,115,238	5,268,553	5,212,662	6,050,875
Gain on disposition of capital assets	1,814,379	122,677	15,316	1,291,401	22,500	7,116	68,959	3,150	48,814	36,699
Other, mainly investment income	280,449	581,542	933,751	858,781	517,198	337,255	124,574	348,597	355,179	64,812
<b>Total nonoperating revenues and capital contributions</b>	<b>7,266,660</b>	<b>5,764,951</b>	<b>8,535,186</b>	<b>6,047,374</b>	<b>7,048,028</b>	<b>10,307,715</b>	<b>16,308,771</b>	<b>5,620,300</b>	<b>5,616,655</b>	<b>6,152,386</b>
<b>Change in net position</b>	<b>367,273</b>	<b>(342,214)</b>	<b>3,234,845</b>	<b>2,078,883</b>	<b>2,325,078</b>	<b>1,137,743</b>	<b>11,345,292</b>	<b>342,223</b>	<b>(707,574)</b>	<b>(1,090,657)</b>
Beginning net position	149,386,785	149,754,058	149,411,844	152,646,689	154,720,112	157,045,190	158,182,933	169,528,225	169,870,448	169,162,874
Ending net position	<u>\$149,754,058</u>	<u>\$149,411,844</u>	<u>\$152,646,689</u>	<u>\$154,725,572</u>	<u>\$157,045,190</u>	<u>\$158,182,933</u>	<u>\$169,528,225</u>	<u>\$169,870,448</u>	<u>\$169,162,874</u>	<u>\$168,072,217</u>

Note 1: Elimination entries are included.

Note 2: Internal Fees are not included.

**Public Housing Agency of the City of Saint Paul**

**Agencywide Assets, Liabilities and Net Position  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Assets	\$ 158,660,621	\$ 156,376,581	\$ 160,884,353	\$ 161,336,724	\$ 164,973,028	\$ 166,552,226	\$ 177,741,360	\$ 178,240,680	\$ 177,510,149	\$ 176,798,548
Liabilities	8,906,563	6,964,247	8,367,397	6,616,612	7,927,839	8,369,294	8,213,135	8,370,232	8,347,275	8,726,331
Net position	<u>\$ 149,754,058</u>	<u>\$ 149,412,334</u>	<u>\$ 152,516,956</u>	<u>\$ 154,720,112</u>	<u>\$ 157,045,189</u>	<u>\$ 158,182,932</u>	<u>\$ 169,528,225</u>	<u>\$ 169,870,448</u>	<u>\$ 169,162,874</u>	<u>\$ 168,072,217</u>
Agencywide increase (decrease) as a percent of prior year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Assets	0.02 %	(1.44)%	2.88 %	0.28 %	2.25 %	0.96 %	6.72 %	0.28 %	(0.41)%	(0.40)%
Liabilities	(3.56)%	(21.81)%	20.15 %	(20.92)%	19.82 %	5.57 %	(1.87)%	1.91 %	(0.27)%	4.54 %
Net position	0.25 %	(0.23)%	2.08 %	1.44 %	1.50 %	0.72 %	7.17 %	0.20 %	(0.42)%	(0.64)%

Note 1: Elimination entries are included.

**Public Housing Agency of the City of Saint Paul**

**Agencywide Net Position by Type  
Last 10 Fiscal Years  
(Unaudited)**

Fiscal Year	Net Investment in Capital Assets	Restricted Net Position	Unrestricted Net Position	Total
2005	\$ 134,558,798	\$ 14,607,520	\$ 587,740	\$ 149,754,058
2006	135,311,831	11,938,272	2,161,741	149,411,844
2007	136,491,401	12,534,707	3,620,581	152,646,689
2008	135,010,603	17,923,003	1,791,966	154,725,572
2009	135,509,070	13,059,293	8,476,826	157,045,189
2010	138,923,062	10,133,729	9,126,141	158,182,932
2011	147,900,662	18,578,425	3,049,138	169,528,225
2012	145,872,272	20,433,088	3,564,612	169,869,972
2013	143,229,083	22,018,222	3,915,569	169,162,874
2014	144,190,887	19,857,252	4,024,078	168,072,217

Note 1: Elimination entries are included.

## Public Housing Agency of the City of Saint Paul

### Agencywide Capital Assets Last 10 Fiscal Years (Unaudited)

Low Rent Capital Assets	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Land and land improvements	\$ 31,448,981	\$ 31,545,999	\$ 31,631,234	\$ 32,273,883	\$ 32,757,776	\$ 32,757,776	\$ 34,604,554	\$ 32,750,968	\$ 32,789,719	\$ 32,946,384
Buildings	211,708,657	219,653,777	220,144,038	233,125,768	239,670,627	246,214,818	269,699,324	269,076,447	274,325,101	284,001,306
Furniture, equipment and machinery	2,093,381	1,998,987	2,051,372	2,140,387	2,105,231	2,010,396	2,108,753	2,233,873	2,247,535	2,348,791
Accumulated depreciation	(131,501,336)	(138,165,064)	(144,721,552)	(151,006,162)	(157,886,661)	(164,944,992)	(172,215,362)	(179,740,804)	(187,090,410)	(194,470,050)
<b>Low Rent total capital assets, net</b>	<b>\$ 113,749,683</b>	<b>\$ 115,033,699</b>	<b>\$ 109,105,092</b>	<b>\$ 116,533,875</b>	<b>\$ 116,646,973</b>	<b>\$ 116,037,998</b>	<b>\$ 134,197,269</b>	<b>\$ 124,320,484</b>	<b>\$ 122,271,945</b>	<b>\$ 124,826,431</b>

Low Rent Increase (Decrease) as a Percent of Prior Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Land and land improvements	0.43 %	0.31 %	0.27 %	2.03 %	1.50 %	0.00 %	5.64 %	(5.36)%	0.12 %	0.48 %
Buildings	3.53 %	3.75 %	0.22 %	5.90 %	2.81 %	2.73 %	9.54 %	(0.23)%	1.95 %	3.53 %
Furniture, equipment and machinery	0.55 %	(4.51)%	2.62 %	4.34 %	(1.64)%	(4.50)%	4.89 %	5.93 %	0.61 %	4.51 %
Accumulated depreciation	4.99 %	5.07 %	4.75 %	4.34 %	4.56 %	4.47 %	4.41 %	4.37 %	4.09 %	3.94 %
	0.99 %	1.13 %	(5.15)%	6.81 %	0.10 %	(0.52)%	15.65 %	(7.36)%	(1.65)%	2.09 %

Business Activity Capital Assets	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Land and land improvements	\$ 1,863,071	\$ 1,863,071	\$ 1,863,071	\$ 1,863,071	\$ 1,863,071	\$ 1,863,071	\$ 1,863,071	\$ 1,863,071	\$ 1,863,071	\$ 1,863,071
Buildings	12,033,652	12,894,772	12,894,772	12,912,734	12,924,774	12,933,539	12,976,413	12,977,298	12,977,298	12,980,898
Furniture, equipment and machinery	66,504	66,504	66,504	66,504	66,504	74,574	74,574	74,574	82,830	91,095
Accumulated depreciation	(643,785)	(1,071,659)	(1,513,885)	(1,956,111)	(2,399,436)	(2,844,442)	(3,280,975)	(3,718,051)	(4,156,793)	(4,597,247)
<b>Business Activity total capital assets, net</b>	<b>\$ 13,319,442</b>	<b>\$ 13,752,688</b>	<b>\$ 13,310,462</b>	<b>\$ 12,886,198</b>	<b>\$ 12,454,913</b>	<b>\$ 12,026,742</b>	<b>\$ 11,633,083</b>	<b>\$ 11,196,892</b>	<b>\$ 10,766,406</b>	<b>\$ 10,337,817</b>

Business Activity Increase (Decrease) as a Percent of Prior Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Land and land improvements	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %
Buildings	3.72 %	7.16 %	0.00 %	0.14 %	0.09 %	0.07 %	0.33 %	0.01 %	0.00 %	0.03 %
Furniture, equipment and machinery	2.22 %	0.00 %	0.00 %	0.00 %	0.00 %	12.13 %	0.00 %	0.00 %	11.07 %	9.98 %
Accumulated depreciation	171.11 %	66.46 %	41.27 %	29.21 %	22.66 %	18.55 %	15.35 %	13.32 %	11.80 %	10.60 %
	0.20 %	3.25 %	(3.22)%	(3.19)%	(3.35)%	(3.44)%	(3.27)%	(3.75)%	(3.84)%	(3.98)%

**Public Housing Agency of the City of Saint Paul**

**Agencywide Full-Time Equivalent (FTE) by Department  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Executive	3.00	3.00	3.50	3.25	3.50	3.00	3.50	3.50	3.50	3.00
Human Resources	2.50	2.50	2.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
Section 8	24.00	22.00	21.00	22.00	25.63	25.00	27.00	26.00	23.00	22.00
Public Housing Policy	3.00	3.00	1.50	1.25	1.00	1.00	1.00	1.00	1.00	1.00
Equal Opportunity and Diversification	2.50	2.50	1.80	0.90	0.38	0.75	0.75	0.75	0.75	0.75
Finance	15.50	14.50	13.50	13.50	14.50	15.50	15.50	16.50	16.50	16.00
Technical Service	12.00	-	-	-	-	-	-	-	-	-
Maintenance	88.00	95.00	95.00	97.00	97.00	100.00	100.00	99.00	99.00	97.80
Resident Services	85.00	79.69	77.34	76.84	75.03	80.13	81.86	82.11	85.11	83.48
	-	-	-	-	-	-	-	-	-	1.50
<b>Total Agency FTE</b>	<b>235.50</b>	<b>222.19</b>	<b>215.64</b>	<b>217.74</b>	<b>220.04</b>	<b>228.38</b>	<b>232.61</b>	<b>231.86</b>	<b>231.86</b>	<b>228.53</b>

Note 1: During fiscal year 2006, the Technical Service department was dissolved and merged into the Maintenance department.

**Public Housing Agency of the City of Saint Paul**

**Unit Type Composition  
Last 10 Fiscal Years  
(Unaudited)**

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Family	1,710	1,710	1,710	1,701	1,701	1,701	1,700	1,700	1,699	1,705
Hi-rise	2,548	2,548	2,548	2,548	2,548	2,548	2,548	2,548	2,554	2,554
<b>Total units</b>	<b>4,258</b>	<b>4,258</b>	<b>4,258</b>	<b>4,249</b>	<b>4,249</b>	<b>4,249</b>	<b>4,248</b>	<b>4,248</b>	<b>4,253</b>	<b>4,259</b>

**Public Housing Agency of the City of Saint Paul**

**Unit Demographics  
March 31, 2014  
(Unaudited)**

Unit Inventory	Units
Major family developments:	
McDonough Homes	580
Roosevelt Homes	320
Mt. Airy Homes	298
Dunedin Homes	104
Major hi-rise developments:	
Mt. Airy	153
Central	144
Valley	159
Neill	104
Dunedin	143
Cleveland	144
Iowa	148
Wilson	187
Front	151
Ravoux	220
Wabasha	71
Montreal	185
Exchange	194
Edgerton	221
Hamline	186
Seal	144
Scattered family units	403
<b>Total units</b>	<b>4,259</b>
Agency units by bedroom size:	
0 bedrooms	126
1 bedroom	2,458
2 bedrooms	574
3 bedrooms	720
4 bedrooms	269
5 bedrooms	107
6 bedrooms	5
<b>Total units</b>	<b>4,259</b>

**Public Housing Agency of the City of Saint Paul**

**Low Rent Public Housing and Section 8 Utilization  
Last 10 Fiscal Years  
(Unaudited)**

Fiscal Year	Low Rent Public Housing			Section 8		
	Average Monthly Units	Average Monthly Vacancies	Average Monthly Utilization Rate	HUD Authorized Average Monthly Units	Average Monthly Vouchers Utilized	Average Monthly Utilization Rate
2005	4,211	29	99.3%	4,059	3,954	97.4%
2006	4,210	25	99.4%	4,066	4,006	98.5%
2007	4,208	27	99.4%	4,095	4,032	98.5%
2008	4,220	20	99.5%	4,103	4,181	101.9%
2009	4,220	14	99.7%	4,121	4,027	97.7%
2010	4,230	4	99.9%	4,286	4,373	102.0%
2011	4,227	7	99.8%	4,310	4,155	96.4%
2012	4,228	1	100.0%	4,511	4,354	96.5%
2013	4,212	19	99.5%	4,551	4,531	99.6%
2014	4,232	27	99.4%	4,589	4,529	98.7%
10-year average	4,220	17	99.6%	4,269	4,214	98.7%