

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

Comprehensive Annual Financial Report

for the Fiscal Years Ended March 31, 2018 and 2017



Prepared by the Finance Department



PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

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INTRODUCTORY SECTION



August 16, 2018

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 Statement (CAFR) for the fiscal year ended March 31, 2018. 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.

Baker, Tilly, Virchow and Krause, LLP has issued an unmodified opinion on the Agency's financial statements for the year ended March 31, 2018. Their independent auditor's report is located at the front of the financial section of this report.

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 contained in this document. 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 relied on high rise apartment 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. After 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 4,274 public housing units. Twenty-two of these units are used for law enforcement officers (Officers in Residence, or OIR) and services with special needs (Accessible Space, Inc., or ASI, and Assisted Living Program, or ALP) .

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 approximately 4,700 families.

The Agency was separated from the City of Saint Paul and was 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. In recent years the Agency has recently received loans from the State of Minnesota to assist with preservation of public housing and to construct 22 new townhome units that now receive federal public housing subsidies. The Agency 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. The Board hires an Executive Director who is in charge of day to day operations.

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 operational funding. In the past four years, the Agency has received two forgivable loans and three long term no-interest loans from the State of Minnesota, and one forgivable loan from the Federal Home Loan Bank (FHLB), to help preserve public housing. The Agency is in the process of securing another forgivable loan from the State of and a forgivable loan from the FHLB. These loans have been, and will be, used to assist with modernization work in a large family development, build three six-unit buildings and one four-unit building, and assist with modernization in two hi-rises. The Agency will continue to apply for these type of loans to assist with long term capital modernization of our properties. The Agency has no taxing authority.

Federal funding and regulations: Since approximately 78 percent of the Agency's revenues 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 43 vouchers during Fiscal Year 2018, with a commensurate increase in funding. The Low Income Public Housing program has fluctuated up and down over the past years as a result of congressional appropriations.

State regulations: State regulations impact the Agency from the amount of rent collected from our residents who receive welfare assistance, to the limit on the amount of salary paid to the Agency's executive director. The Agency rarely pays sales tax (there are a few extenuating circumstances).

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

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 2018 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, 2017. 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 jobs programs, working with other community partners. The Agency's Five-Year and Annual Capital Fund Plan include major plumbing system replacements at all of the PHA's 16 hi-rise apartment buildings, having completed Ravoux hi-rise, nearing completion for Valley hi-rise, with the expectation to begin Montreal Hi-rise in the next fiscal year. The Agency will continue to review other entrepreneurial activities as allowed under federal and state statutes.

In 2017 the PHA submitted applications to HUD to convert most of its public housing inventory to "Project-Based Rental Assistance" (PBRA) through HUD's Rental Assistance Demonstration (RAD). If approved by HUD, the PBRA funding stream is expected to be more predictable and reliable than the current federal subsidies for public housing (Operating Fund and Capital Fund). The RAD applications were pending at HUD at the end of FY 2018 and PHA staff expected to receive approval to take the next steps toward conversion later in calendar year 2018. If HUD accepts the PHA's conversion applications, final approval might come in calendar year 2019. The PHA's Board and staff intend to provide the same high level of maintenance and management services after the conversion to the PBRA funding stream.

Relevant Financial Policies

The Agency adopts annual fiscal year budgets for Low Income Public Housing, Housing Choice Voucher, and the Agency's W. Andrew Boss (central administrative office) building 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 the U.S. Department of Housing and Urban Development.

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, 2017. This was the thirteenth consecutive year that the Agency has 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 commend 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. Gutzman
Executive Director



Ronald P. Moen
Finance Director / Controller



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

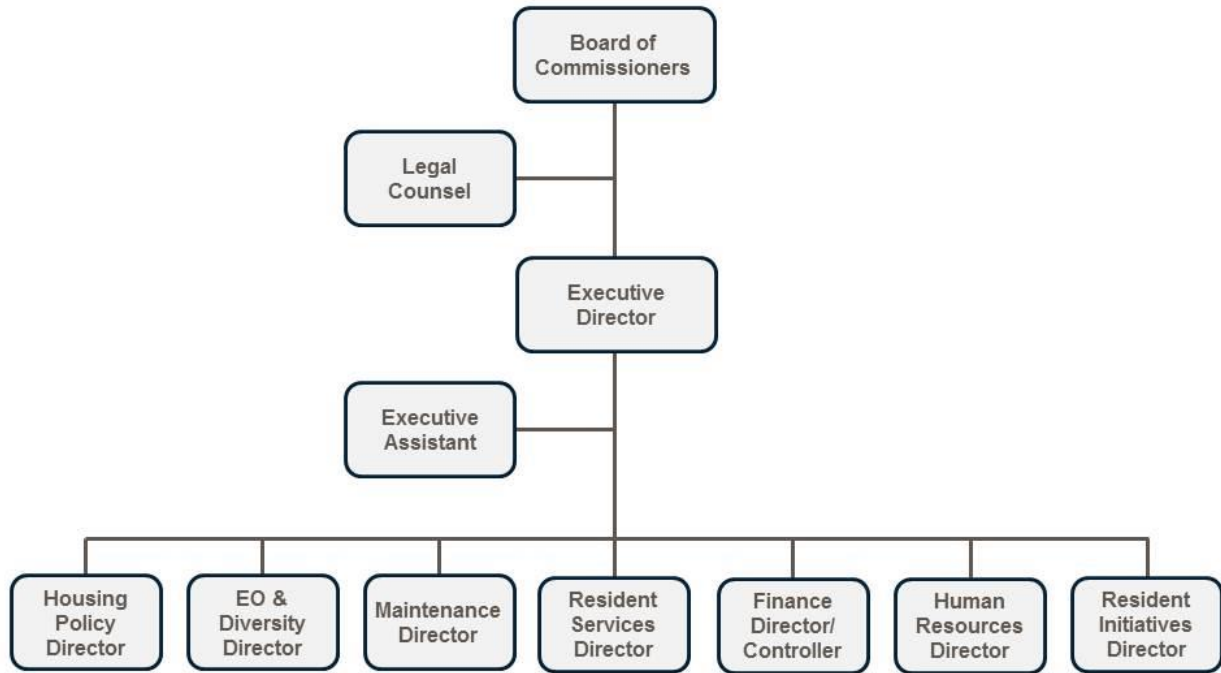
March 31, 2017

Christopher P. Morrill

Executive Director/CEO

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

BOARD-APPROVED ORGANIZATIONAL CHART March 31, 2018



PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

**LIST OF APPOINTED OFFICIALS
Board of Commissioners
March 31, 2018**

<u>Name</u>	<u>Term Expires</u>
Tom Reding, Chair	September 1, 2021
Kevin Lindsey, Vice Chair	September 1, 2018
Missy Staples Thompson, Treasurer	September 1, 2020
Pete Verdeja, Assistant Secretary	September 1, 2019
Yer Chang, Secretary	September 1, 2022
John Cardoza, Commissioner	September 1, 2019
Irina Rutz, Commissioner	September 1, 2019

FINANCIAL SECTION

INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of the Public Housing Agency of City of Saint Paul as of and for the years ended March 31, 2018 and 2017, and the related notes to the financial statements, which collectively comprise the Public Housing Agency of City of Saint Paul'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.

Auditors' 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 audits 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 auditors' 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 over financial reporting relevant to the Public Housing Agency of City of Saint Paul'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 Public Housing Agency of City of Saint Paul'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.

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

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 City of Saint Paul, as of March 31, 2018 and 2017, and the changes in financial position and 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.

Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Public Housing Agency of City of Saint Paul's basic financial statements. The financial data schedules and schedule of expenditures of federal awards as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such 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. The 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 financial data schedules and schedule of expenditures of federal awards are fairly stated in all material respects, in relation to the basic financial statements as a whole.

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

Other Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Public Housing Agency of City of Saint Paul's basic financial statements. The introductory section and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has 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 it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August 16, 2018 on our consideration of the Public Housing Agency of City of Saint Paul's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and 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 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 Public Housing Agency of City of Saint Paul's internal control over financial reporting and compliance.

Baker Tilly Virchow Krause, LLP

Minneapolis, Minnesota
August 16, 2018

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

For the Year Ended March 31, 2018

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, 2018 and 2017. 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 2018 and 2017 by \$166,392,716 and \$167,911,100, respectively. Net position consists of the following:

- > The value of capital assets, reflecting the Agency's investments in land, structures and equipment less related capital-related debt outstanding, is \$141,674,022 and \$145,611,784 for 2018 and 2017, respectively. This amount is not available for expenditures.
- > Restricted net position of \$19,103,282 and \$17,122,869 for 2018 and 2017, respectively, are restricted by HUD. Such funds may only be used for specific purposes.
- > Unrestricted net position of \$5,615,412 and \$5,176,447 for 2018 and 2017, respectively, are available for use in meeting ongoing Agency obligations.

The Agency's total net position decreased by \$1,518,384 and \$1,215,870 in 2018 and 2017, respectively.

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 (UNAUDITED) For the Year Ended March 31, 2018

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 Income 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		
	2018	2017	2016
Current and other noncurrent assets	\$ 34,539,262	\$ 31,568,586	\$ 35,235,377
Capital assets	146,179,022	148,536,784	146,773,275
Total Assets	\$ 180,718,284	\$ 180,105,370	\$ 182,008,652
Current liabilities	\$ 6,684,952	\$ 6,101,333	\$ 6,960,397
Long-term liabilities	7,640,616	6,092,937	5,921,285
Total Liabilities	\$ 14,325,568	\$ 12,194,270	\$ 12,881,682
Net position:			
Net investment in capital assets	\$ 141,674,022	\$ 145,611,784	\$ 143,848,275
Restricted by HUD	19,103,282	17,122,869	20,253,949
Unrestricted	5,615,412	5,176,447	5,024,746
Total Net Position	\$ 166,392,716	\$ 167,911,100	\$ 169,126,970

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

For the Year Ended March 31, 2018

2018: Analysis of Changes in Condensed Statement of Net Position

The largest portion of the Agency's net position, approximately 85 percent and 87 percent for 2018 and 2017, respectively, is composed of net investment in capital assets. 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, approximately 11 percent and 10 percent for 2018 and 2017, respectively, represents resources that are subject to external restrictions on how they may be used. Restricted net position is \$19,103,282 and \$17,122,869 for 2018 and 2017, respectively. Unrestricted net position total \$5,615,412 and \$5,176,447 for 2018 and 2017, respectively.

2017: Analysis of Changes in Condensed Statement of Net Position

The largest portion of the Agency's net position, approximately 87 percent and 85 percent for 2017 and 2016, respectively, is composed of net investment in capital assets. 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, approximately 10 percent and 12 percent for 2017 and 2016, respectively, represents resources that are subject to external restrictions on how they may be used. Restricted net position is \$17,122,869 and \$20,253,949 for 2017 and 2016, respectively. Unrestricted net position total \$5,176,447 and \$5,024,746 for 2017 and 2016, 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 (UNAUDITED)

For the Year Ended March 31, 2018

Condensed Statements of Revenues, Expenses and Changes in Net Position

	2018	2017	2016
Operating Revenue:			
Tenant revenue, net of bad debt	\$ 16,797,772	\$ 15,740,553	\$ 14,996,102
HUD grants/subsidy	54,182,841	52,435,802	53,563,375
Other revenue	5,648,567	4,872,641	4,273,459
Total Operating Revenue	76,629,180	73,048,996	72,832,936
Operating Expenses:			
Administrative	12,686,245	13,032,816	12,539,365
Tenant services	3,067,666	3,302,917	3,092,814
Housing assistance payments	39,617,015	38,401,289	36,878,639
Utilities	5,362,164	5,380,754	5,213,282
Ordinary maintenance	10,064,762	10,354,080	9,409,338
General expenses and other	3,508,026	3,638,182	3,215,470
Extraordinary maintenance	939,693	960,413	489,600
Depreciation expense	8,035,366	7,951,095	7,895,773
Total Operating Expenses	83,280,937	83,021,546	78,734,281
Operating Loss	(6,651,757)	(9,972,550)	(5,901,345)
Nonoperating Revenues and Capital Contributions:			
Investment income	242,775	223,999	188,338
Gain on disposition of capital assets	47,754	6,684	35,383
Capital contributions	4,842,844	8,525,997	8,168,818
Total Nonoperating Revenues and Capital Contributions	5,133,373	8,756,680	8,392,539
Change in Net Position	(1,518,384)	(1,215,870)	2,491,194
Beginning Net Position	167,911,100	169,126,970	166,635,776
Ending Net Position	\$ 166,392,716	\$ 167,911,100	\$ 169,126,970

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

For the Year Ended March 31, 2018

2018: Analysis of Changes in the Condensed Statement of Revenues, Expenses and Changes in Net Position

The Low Income Public Housing program rental income increased by approximately 7 percent, for a total increase of \$1,040,449 in 2018, and increased by approximately 5 percent, for a total increase of \$762,318 in 2017. This resulted in total rental income of \$16,864,663 and \$15,824,214 in 2018 and 2017, respectively. On a per unit month (PUM) basis, rental income of \$330.52 PUM in 2018 increased from \$310.61 PUM in 2017. The HUD subsidy decreased by \$65,550, or an average of \$1.28 PUM for 2018.

The Low Income Public Housing program operating expenses decreased, going from \$28,705,840 in 2017 to \$28,109,204 in 2018, or a decrease of \$12.55 PUM, making the current figure \$550.90 PUM. Nonroutine expenditures (extraordinary maintenance and noncapitalized casualty losses) totaled \$937,546 in 2018, compared to \$1,083,329 for 2017. This amounted to a 13 percent decrease. Depreciation expense for 2018 is \$7,527,748, as compared to \$7,452,196 for 2017.

The Section 8 Housing Choice Voucher program ended the year with average monthly lease-ups of 4,405 out of 4,490, or a 98.1 percent average lease-up rate that equated to no vouchers under/over-issued on a monthly basis. There was an average of 21 vouchers issued per month for the program. There was also an average of 203 "shoppers" each month. The program had an increase of 43 vouchers during 2018. This compares to 2017, when the average monthly lease-up rate was 99.9 percent based on 4,453 average monthly lease-ups for 4,455 approved vouchers, with an average of 20 vouchers issued and 246 "shoppers" per month.

The Agency saw a decrease of incoming vouchers from other housing agencies. There were 268 port-in vouchers at March 31, 2018, a 16 percent decrease from 319 in 2017. 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 \$2,656,722 and \$1,972,145 in revenue, of which \$2,509,724 and \$1,853,609 was paid to landlords in the form of HAP for 2018 and 2017, respectively. For comparison purposes, the Agency supported 677 and 719 voucher port-outs at fiscal year-end for 2018 and 2017, respectively, with the HAP and 80 percent of its administrative fee paid to the receiving housing agency. In 2018, total HAP to landlords was \$35,923,996 or 84 percent of all revenue. In 2017, total HAP to landlords was \$35,366,361, or 88 percent of all revenue.

The Section 8 program average HAP costs per voucher, \$666.70, increased by .8 percent in 2018, as compared to \$661.52 in 2017. Operating costs PUM, \$63.32, increased by .5 percent in 2018, as compared to \$62.98 in 2017.

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 2018, federal fiscal year 2017 was in the amount of \$7,159,806, federal fiscal year 2016 was in the amount of \$7,118,173, federal fiscal year 2015 was in the amount of \$6,786,832, and federal fiscal year 2014 was in the amount of \$6,725,092. The Agency's fiscal years 2018 and 2017 ended with \$15,612,302 and \$17,173,278, respectively, in construction in progress.

The Agency's central administrative office building is primarily occupied by the Agency itself (69 percent). Leases are in place for the remaining space. The lease with the Agency's anchor commercial tenant expires August 31, 2022.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

For the Year Ended March 31, 2018

2017: Analysis of Changes in the Condensed Statement of Revenues, Expenses and Changes in Net Position

The Low Income Public Housing program rental income increased by approximately 5 percent, for a total increase of \$762,318 in 2017, and increased by approximately 7 percent, for a total increase of \$955,573 in 2016. This resulted in total rental income of \$15,824,214 and \$15,061,896 in 2017 and 2016, respectively. On a per unit month (PUM) basis, rental income of \$310.61 PUM in 2017 increased from \$296.03 PUM in 2016. The HUD subsidy decreased by \$892,225, or an average of \$17.51 PUM for 2017.

The Low Income Public Housing program operating expenses increased, going from \$27,125,691 in 2016 to \$28,705,840 in 2017, or an increase of \$30.33 PUM, making the current figure \$563.46 PUM. Nonroutine expenditures (extraordinary maintenance and noncapitalized casualty losses) totaled \$1,083,329 in 2017, compared to \$456,523 for 2016. This amounted to a 137 percent increase. Depreciation expense for 2017 is \$7,452,196, as compared to \$7,388,900 for 2016.

The Section 8 Housing Choice Voucher program ended the year with average monthly lease-ups of 4,453 out of 4,455, or a 99.9 percent average lease-up rate that equated to no vouchers under/over-issued on a monthly basis. There was an average of 20 vouchers issued per month for the program. There was also an average of 246 "shoppers" each month. The program had an increase of 17 vouchers during 2017. This compares to 2016, when the average monthly lease-up rate was 100 percent based on 4,430 average monthly lease-ups for 4,429 approved vouchers, with an average of 18 vouchers issued and 233 "shoppers" per month.

The Agency saw an increase of incoming vouchers from other housing agencies. There were 319 port-in vouchers at March 31, 2017, a 187 percent increase from 111 in 2016. 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 \$1,972,145 and \$1,283,609 in revenue, of which \$1,853,609 and \$1,203,093 was paid to landlords in the form of HAP for 2017 and 2016, respectively. For comparison purposes, the Agency supported 719 and 534 voucher port-outs at fiscal year-end for 2017 and 2016, respectively, with the HAP and 80 percent of its administrative fee paid to the receiving housing agency. In 2017, total HAP to landlords was \$35,366,361, or 88 percent of all revenue. In 2016, total HAP to landlords was \$34,500,328, or 86 percent of all revenue.

The Section 8 program average HAP costs per voucher, \$661.52, increased by 1.9 percent in 2017, as compared to \$649.08 in 2016. Operating costs PUM, \$62.98, increased by 2.5 percent in 2017, as compared to \$61.45 in 2016.

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 2017, federal fiscal year 2016 was in the amount of \$7,118,173, federal fiscal year 2015 was in the amount of \$6,786,832, federal fiscal year 2014 was in the amount of \$6,725,092, and federal fiscal year 2013 was in the amount of \$6,024,889. The Agency's fiscal years 2017 and 2016 ended with \$17,173,278 and \$14,429,624, respectively, in construction in progress.

The Agency's central administrative office building is primarily occupied by the Agency itself (69 percent). Leases are in place for the remaining space. The lease with the Agency's anchor commercial tenant expires August 31, 2022.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

For the Year Ended March 31, 2018

2018 Capital Assets

The Agency had \$146,179,022 and \$148,536,784 for 2018 and 2017, respectively, invested in property and equipment, net of depreciation, as displayed in Note 4 (page 25 of this report) to the financial statements. This is a net decrease of \$2,357,762.

2017 Capital Assets

The Agency had \$148,536,784 and \$146,773,275 for 2017 and 2016, respectively, invested in property and equipment, net of depreciation, as displayed in Note 4 (pages 25 and 26 of this report) to the financial statements. This is a net increase of \$1,763,509.

2018 Long-term Debt

The Agency had \$4,505,000 and \$2,925,000 of mortgage loans payable for 2018 and 2017, respectively. In 2018 the Agency added two loans, for a total of five mortgage loans from Minnesota Housing Finance Agency (MHFA) and one Federal Home Loan Bank (FHLB) totaling \$1,580,000 of new loans as displayed in Note 5 (pages 27 through 29 of this report) to the financial statements.

2017 Long-term Debt

During both fiscal years 2017 and 2016, the Agency had four mortgage loans from Minnesota Housing Finance Agency (MHFA) totaling \$2,925,000 as displayed in Note 5 (pages 27 through 29 of this report) to the financial statements.

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
As of March 31, 2018 and 2017

	<u>2018</u>	<u>2017</u>
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$ 3,652,022	\$ 3,007,494
Accounts and grants receivable	1,500,557	1,302,482
Investments	25,521,078	24,324,305
Investments - restricted	2,676,276	1,654,208
Prepaid expenses and inventory	<u>1,069,859</u>	<u>1,176,966</u>
Total Current Assets	<u>34,419,792</u>	<u>31,465,455</u>
NONCURRENT ASSETS		
Other assets	119,470	103,131
Capital assets, net	<u>146,179,022</u>	<u>148,536,784</u>
Total Noncurrent Assets	<u>146,298,492</u>	<u>148,639,915</u>
TOTAL ASSETS	<u>\$ 180,718,284</u>	<u>\$ 180,105,370</u>
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable	\$ 1,880,182	\$ 1,581,750
Due to other governmental entities	489,348	336,887
Security deposits	987,350	983,690
Accrued expenses	2,648,816	2,557,865
Unearned revenues	<u>679,256</u>	<u>641,141</u>
Total Current Liabilities	<u>6,684,952</u>	<u>6,101,333</u>
NONCURRENT LIABILITIES		
Accrued compensated absences	1,421,721	1,556,044
Other postemployment benefits	1,713,895	1,611,893
Mortgage loans payable	<u>4,505,000</u>	<u>2,925,000</u>
Total Noncurrent Liabilities	<u>7,640,616</u>	<u>6,092,937</u>
Total Liabilities	<u>14,325,568</u>	<u>12,194,270</u>
NET POSITION		
Net investment in capital assets	141,674,022	145,611,784
Restricted by HUD	19,103,282	17,122,869
Unrestricted	<u>5,615,412</u>	<u>5,176,447</u>
Total Net Position	<u>166,392,716</u>	<u>167,911,100</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 180,718,284</u>	<u>\$ 180,105,370</u>

See accompanying 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, 2018 and 2017

	<u>2018</u>	<u>2017</u>
REVENUES		
Tenant rental revenue, net of bad debt	\$ 16,719,976	\$ 15,663,177
Tenant revenue-other	<u>77,796</u>	<u>77,376</u>
Total Tenant Revenues	16,797,772	15,740,553
HUD operating grant revenue	54,182,841	52,435,802
Other revenue	<u>5,648,567</u>	<u>4,872,641</u>
Total revenues	<u>76,629,180</u>	<u>73,048,996</u>
OPERATING EXPENSES		
Administrative	12,686,245	13,032,816
Tenant services	3,067,666	3,302,917
Housing assistance payments	39,617,015	38,401,289
Utilities	5,362,164	5,380,754
Ordinary maintenance and operations	10,064,762	10,354,080
Protective services	782,098	786,359
General expenses	2,657,990	2,691,742
Extraordinary maintenance	939,693	960,413
Casualty losses- noncapitalized	67,938	160,081
Depreciation expense	<u>8,035,366</u>	<u>7,951,095</u>
Total Operating Expenses	<u>83,280,937</u>	<u>83,021,546</u>
Operating Loss	<u>(6,651,757)</u>	<u>(9,972,550)</u>
NONOPERATING REVENUES		
Investment income	242,775	223,999
Gain on disposition of capital assets	<u>47,754</u>	<u>6,684</u>
Total Nonoperating Revenues	<u>290,529</u>	<u>230,683</u>
Loss Before Capital Contributions	<u>(6,361,228)</u>	<u>(9,741,867)</u>
CAPITAL CONTRIBUTIONS		
HUD capital contributions	<u>4,842,844</u>	<u>8,525,997</u>
CHANGE IN NET POSITION	(1,518,384)	(1,215,870)
NET POSITION - Beginning of Year	<u>167,911,100</u>	<u>169,126,970</u>
NET POSITION - END OF YEAR	<u>\$ 166,392,716</u>	<u>\$ 167,911,100</u>

See accompanying notes to financial statements.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

STATEMENTS OF CASH FLOWS
For the Years Ended March 31, 2018 and 2017

	<u>2018</u>	<u>2017</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash received from tenants	\$ 17,092,998	\$ 16,055,152
Cash received from HUD subsidies	54,240,466	52,294,240
Other revenues	5,415,589	4,414,735
Cash paid for operating expenses	(61,719,332)	(61,262,970)
Cash payments to employees for services	<u>(13,191,777)</u>	<u>(13,870,762)</u>
Net Cash From (Used For) Operating Activities	<u>1,837,944</u>	<u>(2,369,605)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Cash received from HUD - capital grants	4,409,493	9,155,440
Acquisition and construction of capital assets	(5,320,321)	(10,267,543)
Proceeds from disposition of capital assets	47,754	6,684
Proceeds from debt issued	<u>1,580,000</u>	<u>-</u>
Net Cash From (Used For) Capital and Related Financing Activities	<u>716,926</u>	<u>(1,105,419)</u>
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of investments	(27,296,623)	(24,699,409)
Sales and maturities of investments	25,043,716	28,650,356
Investment income received	<u>342,565</u>	<u>146,836</u>
Net Cash From (Used For) Investing Activities	<u>(1,910,342)</u>	<u>4,097,783</u>
Net Increase in Cash and Cash Equivalents	644,528	622,759
CASH AND CASH EQUIVALENTS - Beginning of Year	<u>3,007,494</u>	<u>2,384,735</u>
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ 3,652,022</u>	<u>\$ 3,007,494</u>
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating loss	\$ (6,651,757)	\$ (9,972,550)
Adjustments to reconcile operating loss to net cash provided by operating activities		
Depreciation	8,035,366	7,951,095
Changes in assets and liabilities		
Accounts and grants receivable	169,552	(331,031)
Prepaid expenses and inventory	107,107	102,645
Other assets	(16,339)	14,709
Payables, security deposits, accrued expenses and unearned revenues	<u>194,015</u>	<u>(134,473)</u>
NET CASH FROM (USED FOR) OPERATING ACTIVITIES	<u>\$ 1,837,944</u>	<u>\$ (2,369,605)</u>
NONCASH CAPITAL, INVESTMENT AND FINANCING ACTIVITIES:		
Unrealized gain (loss) on fair value of investments	<u>\$ (34,066)</u>	<u>\$ 38,913</u>

See accompanying notes to financial statements.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

INDEX TO NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

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PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Public Housing Agency of the City of Saint Paul (the Agency) conform to accounting principles generally accepted in the United States of America (GAAP) as applicable to enterprise funds of governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

A. 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). The reporting entity for the Agency consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The Agency has not identified any organizations that meet this criteria.

B. BASIS OF ACCOUNTING AND BASIC FINANCIAL STATEMENTS

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.

C. FUND ACCOUNTING, MEASUREMENT FOCUS AND FINANCIAL STATEMENT PRESENTATION

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.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

C. FUND ACCOUNTING, MEASUREMENT FOCUS AND FINANCIAL STATEMENT PRESENTATION (cont.)

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

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.

The activities of the Agency are described as follows:

Low-Income

Low-Income records transactions relating to the 16 high-rises, four family developments, and approximately 418 scattered-site homes, for a total of 4,274 dwelling units owned by the Agency. HUD provides operating subsidies for these units through a Consolidated Annual Contributions Contract (CACC). In accordance with Asset Management Reporting (AMP) as required by HUD beginning in 2009, the Low-income 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), Mainstream Voucher (117 authorized vouchers), and Housing Choice Voucher (4,501 authorized vouchers, including 100 Family Unification Vouchers and 176 Veterans Affairs Supportive Housing Vouchers) programs, for a total of 4,699 vouchers. 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.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

C. FUND ACCOUNTING, MEASUREMENT FOCUS AND FINANCIAL STATEMENT PRESENTATION (cont.)

Section 8 (cont.)

Mainstream 5-Year Voucher (CACC No. MN001DV, as amended): Section 8 Mainstream 5-Year Vouchers previously identified as Disability Vouchers that enable families having a person with disabilities to lease affordable private housing of their choice. Mainstream 5-Year Vouchers 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 is 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 24 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.

Family Self Sufficiency (FSS)

The Family Self-Sufficiency (FSS) program is a HUD initiative intended to promote the development of local strategies to enable families both in Low Income Public Housing and the Housing Choice Voucher program achieve economic independence and self-sufficiency. The grant is one year in duration and needs to be renewed by application each year. The Agency currently has active FSS programs in both Low Income Public Housing and Housing Choice Vouchers and utilizes the grant funds for program coordination services.

Congregate Housing Services Program Grant (CHSP)

The National Affordable Housing Act (11-28-1990), Section 802, provides funding for CHSP, which operates in four 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 four 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. The Agency also leases space within this building to external parties. See Note 9 for additional information.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

C. FUND ACCOUNTING, MEASUREMENT FOCUS AND FINANCIAL STATEMENT PRESENTATION (cont.)

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.

Statewide Health Improvement Partnership (SHIP Grant): The SHIP Grant provides funding for implementation of active living, nutrition, and tobacco cessation programs at all Low Income Public Housing locations. The grant is received through a partnership with the St. Paul-Ramsey County Department of Public Health.

Public Entity Innovation Grant (PEIG Grant): The PEIG Grant provides funding to reenergize existing recycling programs at all 16 Low Income Public Housing hi-rises. The grant will also provide for the implementation of a pilot organics collection service at one of the PHA's Low Income Public Housing family sites. The grant is received through a partnership with the St. Paul-Ramsey County Department of Public Health

D. BUDGETS

Budgets for Low-Income 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.

E. 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.

F. 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. As of March 31, 2018 and 2017, accounts and grants receivable consist of \$1,055,369 and \$679,643 of grant receivables due from HUD and \$445,188 and \$622,839 of accounts receivable, respectively.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

G. 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.

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by grantors or other external parties. As of March 31, 2018 and 2017, the Agency reported restricted investments related to tenant security deposits and FSS escrow accounts as disclosed in Note 3 in addition to Section 8 housing assistance payment reserves.

H. PREPAID EXPENSES AND INVENTORY

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

I. 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 acquisition 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:

<u>Asset Type</u>	<u>Estimated Life (In Years)</u>
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, if significant. No interest was capitalized during 2018 or 2017.

J. 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 changes in net position.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

K. 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.

L. PORTABILITY REVENUE

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

M. TAXES

The Agency, as a political subdivision of the State of Minnesota, is exempt from state and federal income tax, as well as state and city 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.

N. 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.

O. COMPENSATED ABSENCES

Employees earn vacation at rates from 10 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 \$935,829 and \$916,699 for 2018 and 2017, respectively, is included in accrued expenses on the statements of net position.

The Agency recognizes and compensates its employees for ten 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.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (cont.)

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.

P. LONG-TERM OBLIGATIONS

All long-term obligations to be repaid from Agency resources are reported as liabilities in the statement of net position. The long-term obligations consist primarily of mortgage loans payable, compensated absences, and net OPEB obligation.

Q. NET POSITION

Net position is classified and displayed in three components:

- a. Net investment in capital assets – Consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position – Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation. Section 8 housing assistance payment reserves and remaining net position in the low-income program are considered restricted due to grantor restrictions.
- c. Unrestricted net position – All other net position that do not meet the definition of “restricted” or “net investment in capital assets.”

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.

NOTE 2 – CASH AND INVESTMENTS

The Agency's deposits and investments consist of the following at March 31, 2018 and 2017:

	<u>2018</u>	<u>2017</u>
Deposits with financial institutions:		
Depository accounts	\$ 3,652,022	\$ 3,007,494
Fixed-income CDs	<u>2,188,232</u>	<u>5,737,997</u>
Total Deposits	5,840,254	8,745,491
Investments:		
Mortgage-backed securities	<u>26,009,122</u>	<u>20,240,516</u>
Total Deposits and Investments	<u>\$ 31,849,376</u>	<u>\$ 28,986,007</u>

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 2 – CASH AND INVESTMENTS (cont.)

Deposits and investments are classified in the accompanying financial statements at March 31, 2018 and 2017, as follows:

	<u>2018</u>	<u>2017</u>
Cash and cash equivalents	\$ 3,652,022	\$ 3,007,494
Investments – current	25,521,078	24,324,305
Investments – restricted	<u>2,676,276</u>	<u>1,654,208</u>
Totals	<u>\$ 31,849,376</u>	<u>\$ 28,986,007</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, 2018 and 2017, all certificates of deposit (CDs) held were fully insured by the Federal Deposit Insurance Corporation (FDIC), and depository accounts were secured by a collateral agreement with the bank.

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.

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.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS
As of and for the Years Ended March 31, 2018 and 2017

NOTE 2 – CASH AND INVESTMENTS (cont.)

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, 2018:

Investment Type	Fair Value	Investment Maturities (In Years)			
		Less Than 1	1-5	6-10	More Than 10
Fixed-income CDs	\$ 2,188,232	\$ 1,438,132	\$ 750,100	\$ -	\$ -
Mortgage-backed securities	26,009,122	12,506,830	13,502,292	-	-
Totals	<u>\$ 28,197,354</u>	<u>\$ 13,944,962</u>	<u>\$ 14,252,392</u>	<u>\$ -</u>	<u>\$ -</u>

The following table presents the estimated maturities of the Agency's investments as of March 31, 2017:

Investment Type	Fair Value	Investment Maturities (In Years)			
		Less Than 1	1-5	6-10	More Than 10
Fixed-income CDs	\$ 5,737,997	\$ 1,687,943	\$ 4,050,054	\$ -	\$ -
Mortgage-backed securities	20,240,516	2,200,292	18,040,224	-	-
Totals	<u>\$ 25,978,513</u>	<u>\$ 3,888,235</u>	<u>\$ 22,090,278</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, 2018, the Agency's remaining investments carried the following ratings:

Investment Type	Fair Value	Ratings as of Year-End: Standard & Poor's/ Moody's Investor Service	
		AA+/Aaa	NR/Aaa
Mortgage-backed securities	<u>\$ 26,009,122</u>	<u>\$ 26,009,122</u>	<u>\$ -</u>

As of March 31, 2017, the Agency's remaining investments carried the following ratings:

Investment Type	Fair Value	Ratings as of Year-End: Standard & Poor's/ Moody's Investor Service	
		AA+/Aaa	NR/Aaa
Mortgage-backed securities	<u>\$ 20,240,516</u>	<u>\$ 20,240,516</u>	<u>\$ -</u>

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS
As of and for the Years Ended March 31, 2018 and 2017

NOTE 2 – CASH AND INVESTMENTS (cont.)

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, 2018 and 2017, more than 5 percent of the Agency's investments are in the following issuers:

<u>Issuer</u>	<u>2018</u>	<u>2017</u>
Federal Home Loan Mortgage Corporation notes	32%	67%
Federal Home Loan Bank notes	60%	33%
Federal Farm Credit Bank notes	8%	-%
	<u>100%</u>	<u>100%</u>

FAIR VALUE MEASUREMENTS

The Agency categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted market prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The valuation methods for recurring fair value measurements are as follows:

- > Matrix pricing techniques

<u>Investment Type</u>	<u>March 31, 2018</u>			
	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Fixed-income CDs	\$ -	\$ 2,188,232	\$ -	\$ 2,188,232
Mortgage-backed securities	-	<u>26,009,122</u>	-	<u>26,009,122</u>
Totals	<u>\$ -</u>	<u>\$ 28,197,354</u>	<u>\$ -</u>	<u>\$ 28,197,354</u>

<u>Investment Type</u>	<u>March 31, 2017</u>			
	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Fixed-income CDs	\$ -	\$ 5,737,997	\$ -	\$ 5,737,997
Mortgage-backed securities	-	<u>20,240,516</u>	-	<u>20,240,516</u>
Totals	<u>\$ -</u>	<u>\$ 25,978,513</u>	<u>\$ -</u>	<u>\$ 25,978,513</u>

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

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, 2018 and 2017, Low Income security deposits held by the Agency totaled \$987,350 and \$983,690, respectively, plus accrued interest, included in accrued expenses on the statement of net position, of \$100,200 and \$101,170, respectively.

An escrow account has been established for Section 8 and Low Income 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, 2018 and 2017, FSS escrow amounts held by the Agency, included in accrued expenses on the statements of net position, totaled \$64,104 and \$55,027, respectively.

NOTE 4 – CAPITAL ASSETS

The following is a summary by category of capital assets as of March 31, 2018:

	Balance, March 31, 2017	Additions	Retirements	Balance, March 31, 2018
Capital assets not being depreciated:				
Land	\$ 8,326,295	\$ -	\$ -	\$ 8,326,295
Construction in progress	17,173,278	4,842,846	6,403,822	15,612,302
Total Capital Assets Not Being Depreciated	25,499,573	4,842,846	6,403,822	23,938,597
Capital assets being depreciated:				
Land improvements	27,117,527	92,337	-	27,209,864
Buildings	315,713,514	6,852,513	-	322,566,027
Furniture, equipment and machinery - dwellings and administrative	2,449,537	293,733	89,967	2,653,303
Total Capital Assets Being Depreciated	345,280,578	7,238,583	89,967	352,429,194
Less: Accumulated depreciation for:				
Land improvements	25,813,190	179,555	-	25,992,745
Buildings	194,159,393	7,688,390	-	201,847,783
Furniture, equipment and machinery - dwellings and administrative	2,270,784	167,424	89,967	2,348,241
Total Accumulated Depreciation	222,243,367	8,035,369	89,967	230,188,769
Total Depreciable Assets, Net	123,037,211	(796,786)	-	122,240,425
Capital Assets, Net	\$ 148,536,784	\$ 4,046,060	\$ 6,403,822	\$ 146,179,022

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS
As of and for the Years Ended March 31, 2018 and 2017

NOTE 4 – CAPITAL ASSETS (cont.)

The following is a summary by category of capital assets as of March 31, 2017:

	Balance, March 31, 2016	Additions	Retirements	Balance, March 31, 2017
Capital assets not being depreciated:				
Land	\$ 8,326,295	\$ -	\$ -	\$ 8,326,295
Construction in progress	14,429,625	8,525,998	5,782,345	17,173,278
Total Capital Assets Not Being Depreciated	22,755,920	8,525,998	5,782,344	25,499,573
Capital assets being depreciated:				
Land improvements	26,951,686	165,841	-	27,117,527
Buildings	308,981,843	6,731,671	-	315,713,514
Furniture, equipment and machinery - dwellings and administrative	2,506,624	73,439	130,526	2,449,537
Total Capital Assets Being Depreciated	338,440,153	6,970,951	130,526	345,280,578
Less: Accumulated depreciation for:				
Land improvements	25,630,984	182,206	-	25,813,190
Buildings	186,551,117	7,608,276	-	194,159,393
Furniture, equipment and machinery - dwellings and administrative	2,240,697	160,613	130,526	2,270,784
Total Accumulated Depreciation	214,422,798	7,951,095	130,526	222,243,367
Total Depreciable Assets, Net	124,017,355	(980,144)	-	123,037,211
Capital Assets, Net	\$ 146,773,275	\$ 7,545,854	\$ 5,782,345	\$ 148,536,784

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS
As of and for the Years Ended March 31, 2018 and 2017

NOTE 5 – LONG-TERM LIABILITIES

The following is a summary of changes in long-term liabilities for the year ended March 31, 2018:

	Balance, March 31, 2017	Additions	Reductions	Balance, March 31, 2018	Due Within One Year
Mortgage loans payable	\$ 2,925,000	\$ 1,580,000	\$ -	\$ 4,505,000	\$ -
Compensated absences	2,472,743	1,504,493	1,619,686	2,357,550	935,829
Other postemployment benefits	<u>1,611,893</u>	<u>102,002</u>	<u>-</u>	<u>1,713,895</u>	<u>-</u>
Totals	<u>\$ 7,009,636</u>	<u>\$ 3,186,495</u>	<u>\$ 1,619,686</u>	<u>\$ 8,576,445</u>	<u>\$ 935,829</u>

The following is a summary of changes in long-term liabilities for the year ended March 31, 2017:

	Balance, March 31, 2016	Additions	Reductions	Balance, March 31, 2017	Due Within One Year
Mortgage loans payable	\$ 2,925,000	\$ -	\$ -	\$ 2,925,000	\$ -
Compensated absences	2,442,179	1,677,852	1,647,288	2,472,743	916,699
Other postemployment benefits	<u>1,471,415</u>	<u>140,600</u>	<u>122</u>	<u>1,611,893</u>	<u>-</u>
Totals	<u>\$ 6,838,594</u>	<u>\$ 1,818,452</u>	<u>\$ 1,647,410</u>	<u>\$ 7,009,636</u>	<u>\$ 916,699</u>

Other Debt Information

There are a number of limitations and restrictions contained in the loan agreements. The Agency believes it is in compliance with all significant limitations and restrictions.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS
As of and for the Years Ended March 31, 2018 and 2017

NOTE 5 – LONG-TERM LIABILITIES (cont.)

Mortgage Loans Payable

Mortgage loans payable at March 31, 2018 and 2017 consist of the following:

Deferred mortgage loan payable of \$825,000 to the Minnesota Housing Finance Agency (MHFA) dated July 15, 2014. This publicly owned housing program loan is non-interest bearing and is due July 15, 2034. If the development is used for public housing for twenty years from the date of the mortgage note, repayment will be forgiven. If the Agency transfers ownership to another party or no longer occupies the property, the note shall become immediately payable. \$ 825,000

Deferred mortgage loan payable of \$1,200,000 to the Minnesota Housing Finance Agency (MHFA) dated March 22, 2016. This publicly owned housing program loan is non-interest bearing and is due March 22, 2036. If the development is used for public housing for twenty years from the date of the mortgage note, repayment will be forgiven. If the Agency transfers ownership to another party or no longer occupies the property, the note shall become immediately payable. 1,200,000

Mortgage loan payable of \$540,000 to the Minnesota Housing Finance Agency (MHFA) dated December 15, 2014. This economic development and housing challenge program mortgage note is non-interest bearing and is due December 15, 2044. If the Agency transfers ownership to another party or no longer occupies the property, the note shall become immediately payable. 540,000

Mortgage loan payable of \$360,000 to the Minnesota Housing Finance Agency (MHFA) dated December 7, 2015. This economic development and housing challenge program mortgage note is non-interest bearing and is due December 7, 2045. If the Agency transfers ownership to another party or no longer occupies the property, the note shall become immediately payable. 360,000

Mortgage Loans Payable as of March 31, 2017 2,925,000

Mortgage loan payable of \$1,080,000 to the Minnesota Housing Finance Agency (MHFA) dated May 16, 2017. This economic development and housing challenge program mortgage note is non-interest bearing and is due May 16, 2047. If the Agency transfers ownership to another party or no longer occupies the property, the note shall become immediately payable. 1,080,000

Deferred mortgage loan payable of \$500,000 to the Federal Home Loan Bank of Des Moines (FHLB) dated March 16, 2017. This Affordable Housing Program Agreement mortgage note is non-interest bearing and is due 15 years after substantial completion. If the development is used for public housing for 20 years from the date of the mortgage note, repayment will be forgiven. If the Agency transfers ownership to another party or no longer occupies the property, the note shall become immediately payable. 500,000

Mortgage Loans Payable as of March 31, 2018 \$ 4,505,000

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS
As of and for the Years Ended March 31, 2018 and 2017

NOTE 5 – LONG-TERM LIABILITIES (cont.)

Mortgage Loans Payable (cont.)

Debt service requirements to maturity are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2033	\$ 500,000	\$ -	\$ 500,000
2034	825,000	-	825,000
2036	1,200,000	-	1,200,000
2044	540,000	-	540,000
2045	360,000	-	360,000
2047	1,080,000	-	1,080,000
	<u>\$ 4,505,000</u>	<u>\$ -</u>	<u>\$ 4,505,000</u>

NOTE 6 – PENSION PLAN

The Agency requires all full-time employees to be part of a 401(a) defined contribution plan. The Pension Plan of the Housing and Redevelopment Authority of the City of St. Paul, Minnesota was established before the Agency became an independent entity; consequently, 7 City of Saint Paul employees (two employed and five 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 \$864,000 and \$907,000, and employee contributions amounted to approximately \$652,000 and \$685,000 for the years ended March 31, 2018 and 2017, respectively. Approximately \$22,000 and \$25,000 of forfeitures were recognized in the pension expense of the employer, for the years ended March 31, 2018 and 2017, 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.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

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 \$779 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, 2018, 2017 and 2016, the Agency paid \$779, \$752, and \$726 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, 2018, 2017 and 2016, member contributions totaled \$2,968, \$5,134 and \$10,819, respectively.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS
As of and for the Years Ended March 31, 2018 and 2017

NOTE 7 – POSTEMPLOYMENT HEALTH CARE PLAN (cont.)

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 45. 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, 2018, 11 former employees received the postemployment health care benefit. Contributions in relation to the ARC totaled 62 percent of the March 31, 2018, ARC. During the year ended March 31, 2017, 10 former employees received the postemployment health care benefit. Contributions in relation to the ARC totaled 46 percent of the March 31, 2017, ARC. During the year ended March 31, 2016, 12 former employees received the postemployment health care benefit. Contributions in relation to the ARC totaled 48 percent of the March 31, 2016, ARC. The table below shows the estimated 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:

	For the Years Ended March 31		
	2018	2017	2016
Annual required contribution	\$ 267,000	\$ 259,000	\$ 359,000
Interest on net OPEB obligation	55,000	52,000	50,000
Adjustment to annual required contribution	<u>(56,000)</u>	<u>(51,000)</u>	<u>(44,000)</u>
 Annual OPEB Cost	 <u>\$ 266,000</u>	 <u>\$ 260,000</u>	 <u>\$ 365,000</u>
	For the Years Ended March 31		
	2018	2017	2016
Annual OPEB cost	\$ 266,000	\$ 260,000	\$ 365,000
Employer's contributions with interest	<u>(165,000)</u>	<u>(120,000)</u>	<u>(174,000)</u>
Increase in net OPEB obligation	101,000	140,000	191,000
 Net OPEB Obligation, Beginning of Year	 <u>1,612,000</u>	 <u>1,472,000</u>	 <u>1,281,000</u>
 Net OPEB Obligation, End of Year	 <u>\$ 1,713,000</u>	 <u>\$ 1,612,000</u>	 <u>\$ 1,472,000</u>

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 7 – POSTEMPLOYMENT HEALTH CARE PLAN (cont.)

ANNUAL OPEB COST AND NET OPEB OBLIGATION (cont.)

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, 2018, 2017 and 2016:

	<u>2018</u>	<u>2017</u>	<u>2016</u>
Annual OPEB cost	\$ 266,000	\$ 260,000	\$ 365,000
Employer contributions	165,000	120,000	174,000
Percentage contributed	62%	46%	48%

FUNDED STATUS AND FUNDING PROGRESS

As of April 1, 2016, the most recent actuarial valuation date, the plan was completely unfunded. The actuarial accrued liability for benefits was \$2,423,822. The covered payroll was \$13,938,230, and the ratio of the UAL to the covered payroll was 17 percent.

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, 2016, actuarial valuation, the Projected Unit Credit actuarial cost method was used. The actuarial assumptions included a 3.5 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 6.6 percent initially, reduced by decrements to an ultimate rate of 4.4 percent after 58 years. Both rates included a 2.75 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, 2018, was 20 years.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 8 – COMMITMENTS AND CONTINGENCIES

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. Claims and judgments are recorded as expenses when the related liabilities are incurred.

CONSTRUCTION COMMITMENTS

The Agency has entered into various contracts for construction projects, mainly relating to the Capital Fund programs. As of March 31, 2018, the remaining commitment on these construction projects totaled \$2,054,053. The costs are being funded by the respective grants.

NOTE 9 – RENTAL COMMITMENTS

The Agency has entered into rental agreements with external parties for vacant space within the central administrative office building, of which approximately 30 percent is held for lease to external parties. The net book value of the office building was \$8,632,128 (cost of \$14,896,687 less accumulated depreciation of \$6,264,559) as of March 31, 2018, and related depreciation expense was \$437,354 for the year then ended. The rental commitments (net of rent abatement) for space over the next five years are shown below:

Years Ending March 31

2019	\$	247,034
2020		247,420
2021		216,255
2022		216,255
2023		<u>108,164</u>
Total	\$	<u>1,035,128</u>

NOTE 10 – 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. There were no significant reductions in coverage compared to the prior year.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 11 – RECENT ACCOUNTING PRONOUNCEMENTS

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

- > GASB Statement No. 68, *Accounting and Financial Reporting for Pensions—an amendment of Statement No. 27* was adopted in fiscal year 2016. This statement provides additional disclosures related to the Agency's defined contribution pension plan.
- > GASB Statement No. 72, *Fair Value Measurement and Application* was adopted in fiscal year 2017. This statement provides guidance for determining a fair value measurement for financial reporting purposes and applying fair value to certain investments and disclosures related to all fair value measurements.

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

- > GASB Statement No. 69, *Government Combinations and Disposals of Government Operations*, was adopted in fiscal year 2014.
- > GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, was adopted in fiscal year 2014.
- > GASB Statement No. 76, *The Hierarchy of Generally Accepted Accounting Principles for State and Local Governments* was adopted in fiscal year 2017.

Accounting standards deemed not applicable:

- > GASB Statement No. 67, *Financial Reporting for Pension Plans—an amendment of GASB Statement No. 25*.
- > GASB Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date—an amendment of GASB No. 68*.
- > GASB Statement No. 73, *Accounting and Financial Reporting for Pensions and Related Assets That Are Not Within the Scope of GASB 68, and Amendments to Certain Provisions of GASB Statements 67 and 68*.
- > GASB Statement No. 74, *Financial Reporting for Postemployment Benefit Plans Other Than Pensions*.
- > GASB Statement No. 77, *Tax Abatement Disclosures*
- > GASB Statement No. 78, *Pensions Provided Through Certain Multiple-Employer Defined Benefit Pension Plans*
- > GASB Statement No. 79, *Certain External Investments Pools and Pool Participants*
- > GASB Statement No. 80, *Blending Requirements for Certain Component Units*
- > GASB Statement No. 81, *Irrevocable Split-Interest Agreements*
- > GASB Statement No. 82, *Pension Issues-an amendment of GASB Statements 67,68, and 73*
- > GASB Statement No. 84, *Fiduciary Activities*
- > GASB Statement No. 86, *Certain Debt Extinguishment Issues*

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

NOTES TO FINANCIAL STATEMENTS As of and for the Years Ended March 31, 2018 and 2017

NOTE 11 – RECENT ACCOUNTING PRONOUNCEMENTS (cont.)

Accounting standards that may impact the Agency's financial reporting in subsequent years:

- > GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions*. This statement addresses reporting for postemployment benefits other than pensions and enhances related note disclosures and required supplementary information. This statement will be effective for fiscal year ending March 31, 2019.
- > GASB Statement No. 83, *Certain Asset Retirement Obligations*. This statement addresses accounting and financial reporting for certain asset retirement obligations, a legally enforceable liability associated with the retirement of a capital asset. This statement will be effective for the fiscal year ending March 31, 2020.
- > GASB Statement No. 85, *Omnibus 2017*. This statement addresses a variety of issues identified during implementation of certain GASB Statements. This statement is effective for the fiscal year ending March 31, 2019.
- > GASB Statement No. 87, *Leases*. This statement addresses accounting and financial reporting for leases and requires recognition for certain lease assets and liabilities for leases previously classified as operation leases. This statement will be effective for fiscal year ending March 31, 2021.
- > GASB Statement No. 88, *Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements*. This statement defines debt for purposes of disclosure in notes to financial statements and requires that additional essential information related to debt be disclosed in notes to financial statements. This statement will be effective for fiscal year ending March 31, 2020.

REQUIRED SUPPLEMENTARY INFORMATION

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

SCHEDULE OF FUNDING PROGRESS FOR THE RETIREE HEALTH PLAN
For the Years Ended March 31, 2018 and 2017

	Actuarial Valuation Date - April 1				
	2013*	2014	2015*	2016	2017*
Actuarial value of assets	\$ -	\$ -	\$ -	\$ -	\$ -
Actuarial accrued liability (AAL) entry age normal cost method	\$ 4,174,964	\$ 3,267,569	\$ 3,429,170	\$ 2,423,822	\$ 2,496,759
Unfunded AAL (UAAL)	\$ 4,174,964	\$ 3,267,569	\$ 3,429,170	\$ 2,423,822	\$ 2,496,759
Funded ratio	0%	0%	0%	0%	0%
Estimated covered payroll	\$ 12,756,000	\$ 13,222,000	\$ 13,206,000	\$ 13,938,000	\$ 14,343,000
UAAL as a percentage of covered payroll	33%	25%	26%	17%	17%

*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

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

FINANCIAL DATA SCHEDULE
 COMBINING BALANCE SHEET - ALL PROGRAMS
 As of March 31, 2018

Line Item No.	Account Descriptions	Project Total	14.896 PIH Family Self- Sufficiency Program	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.238 Shelter Plus Care	14.170 Congregate Housing Service Program
ASSETS							
Current Assets							
Cash							
111	Cash - unrestricted	\$ 2,222,370	\$ -	\$ 339,196	\$ 24,403	\$ -	\$ -
115	Cash - restricted for payment of current liabilities	-	-	1,169	-	-	-
100	Total Cash	<u>2,222,370</u>	<u>-</u>	<u>340,365</u>	<u>24,403</u>	<u>-</u>	<u>-</u>
Accounts and Notes Receivable							
122	Accounts receivable - HUD other projects	770,527	616	67,290	-	-	190,611
124	Accounts receivable - other government	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	39,007	-	50,541	-	-	-
126	Accounts receivable - tenants	183,953	-	-	-	-	-
129	Accrued interest receivable	<u>6,322</u>	<u>-</u>	<u>2,498</u>	<u>-</u>	<u>-</u>	<u>-</u>
120	Total Receivables, Net of Allowances for Doubtful Accounts	<u>999,809</u>	<u>616</u>	<u>120,329</u>	<u>-</u>	<u>-</u>	<u>190,611</u>
Investments and Other Assets							
131	Investments - unrestricted	14,791,439	-	2,003,965	-	-	-
132	Investments - restricted	1,182,861	-	1,493,415	-	-	-
142	Prepaid expenses and other assets	364,899	-	43,522	-	-	-
143	Inventories	154,194	-	-	-	-	-
144	Inter program due from	-	-	-	-	-	-
150	Total Current Assets	<u>19,715,572</u>	<u>616</u>	<u>4,001,596</u>	<u>24,403</u>	<u>-</u>	<u>190,611</u>
Noncurrent Assets							
161	Land	33,673,088	-	-	-	-	-
162	Buildings	309,532,411	-	-	-	-	-
164	Furniture, equipment and machinery - administration	1,672,844	-	-	-	-	-
166	Accumulated depreciation	(223,073,831)	-	-	-	-	-
167	Construction in progress	<u>15,612,302</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
160	Total Capital Assets, Net of Accumulated Depreciation	<u>137,416,814</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
174	Other Assets	<u>16,339</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
180	Total Noncurrent Assets	<u>137,433,153</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
290	TOTAL ASSETS AND DEFERRED OUTFLOW OF RESOURCES	<u>\$ 157,148,725</u>	<u>\$ 616</u>	<u>\$ 4,001,596</u>	<u>\$ 24,403</u>	<u>\$ -</u>	<u>\$ 190,611</u>

(Continued)

State/Local	Business Activities	14.879 Mainstream Vouchers	14.856 Lower Income Housing Assistance		Subtotal	Eliminations	Total
			Program-Section 8 Moderate	Central Office Cost Center (COCC)			
\$ 164,599	\$ 378,289	\$ 246,327	\$ 275,669	\$ -	\$ 3,650,853	\$ -	\$ 3,650,853
-	-	-	-	-	1,169	-	1,169
<u>164,599</u>	<u>378,289</u>	<u>246,327</u>	<u>275,669</u>	<u>-</u>	<u>3,652,022</u>	<u>-</u>	<u>3,652,022</u>
-	-	17,132	9,193	-	1,055,369	-	1,055,369
31,394	-	-	-	53,640	85,034	-	85,034
-	-	-	-	30,309	119,857	-	119,857
-	-	-	-	-	183,953	-	183,953
-	-	-	-	<u>47,524</u>	<u>56,344</u>	-	<u>56,344</u>
<u>31,394</u>	<u>-</u>	<u>17,132</u>	<u>9,193</u>	<u>131,473</u>	<u>1,500,557</u>	<u>-</u>	<u>1,500,557</u>
-	2,437,427	-	-	6,288,247	25,521,078	-	25,521,078
-	-	-	-	-	2,676,276	-	2,676,276
-	3,434	1,083	687	161,121	574,746	-	574,746
-	-	-	-	340,919	495,113	-	495,113
-	-	-	-	<u>222,621</u>	<u>222,621</u>	<u>(222,621)</u>	<u>-</u>
<u>195,993</u>	<u>2,819,150</u>	<u>264,542</u>	<u>285,549</u>	<u>7,144,381</u>	<u>34,642,413</u>	<u>(222,621)</u>	<u>34,419,792</u>
-	1,863,071	-	-	-	35,536,159	-	35,536,159
-	13,033,616	-	-	-	322,566,027	-	322,566,027
-	83,025	-	-	897,434	2,653,303	-	2,653,303
-	(6,347,584)	-	-	(767,354)	(230,188,769)	-	(230,188,769)
-	-	-	-	-	<u>15,612,302</u>	-	<u>15,612,302</u>
-	<u>8,632,128</u>	<u>-</u>	<u>-</u>	<u>130,080</u>	<u>146,179,022</u>	<u>-</u>	<u>146,179,022</u>
-	-	-	-	<u>103,131</u>	<u>119,470</u>	-	<u>119,470</u>
-	<u>8,632,128</u>	<u>-</u>	<u>-</u>	<u>233,211</u>	<u>146,298,492</u>	<u>-</u>	<u>146,298,492</u>
\$ 195,993	\$ 11,451,278	\$ 264,542	\$ 285,549	\$ 7,377,592	\$ 180,940,905	\$ (222,621)	\$ 180,718,284

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

FINANCIAL DATA SCHEDULE
 COMBINING BALANCE SHEET - ALL PROGRAMS
 As of March 31, 2018

Line Item No.	Account Descriptions	Project Total	14.896 PIH Family Self- Sufficiency Program	14.871 Housing Choice Vouchers	14.249 Section 8 Moderate Rehabilitation Single Room Occupancy	14.238 Shelter Plus Care	14.170 Congregate Housing Service Program
LIABILITIES AND NET POSITION							
Liabilities							
Current Liabilities							
312	Accounts payable <= 90 days	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
321	Accrued wage / payroll taxes payable	509,198	-	102,364	157	-	-
322	Accrued compensated absences - current portion	656,322	-	128,730	50	-	-
325	Accrued interest payable	100,208	-	54	-	-	-
331	Accounts payable - HUD PHA programs	-	-	1,169	-	-	-
333	Accounts payable - other government	489,348	-	-	-	-	-
341	Tenant security deposits	987,350	-	-	-	-	-
342	Unearned revenue	676,894	-	-	2,362	-	-
345	Other current liabilities	95,302	-	57,912	-	-	-
346	Accrued liabilities - other	520,625	-	38,991	-	-	-
347	Inter program - due to	-	616	-	-	-	190,611
310	Total Current Liabilities	<u>4,035,247</u>	<u>616</u>	<u>329,220</u>	<u>2,569</u>	-	<u>190,611</u>
Noncurrent Liabilities							
354	Accrued compensated absences - noncurrent	978,249	-	208,125	-	-	-
355	Loan liability - noncurrent	4,505,000	-	-	-	-	-
357	Accrued pension and OPEB liabilities	1,129,806	-	225,197	-	-	-
350	Total Noncurrent Liabilities	<u>6,613,055</u>	-	<u>433,322</u>	-	-	-
300	Total Liabilities	<u>10,648,302</u>	<u>616</u>	<u>762,542</u>	<u>2,569</u>	-	<u>190,611</u>
508.4	Net investment in capital assets	132,911,814	-	-	-	-	-
511.4	Restricted net position	13,588,609	-	1,099,749	-	-	-
512.4	Unrestricted net position	-	-	2,139,305	21,834	-	-
513	Total Equity - Net Assets / Position	<u>146,500,423</u>	-	<u>3,239,054</u>	<u>21,834</u>	-	-
600	TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND EQUITY - NET	<u>\$ 157,148,725</u>	<u>\$ 616</u>	<u>\$ 4,001,596</u>	<u>\$ 24,403</u>	<u>\$ -</u>	<u>\$ 190,611</u>

(Continued)

State/Local	14.856 Lower Income Housing				Subtotal	Eliminations	Total
	Business Activities	14.879 Mainstream Vouchers	Program-Section 8 Moderate	Assistance Central Office Cost Center (COCC)			
\$ -	\$ 12,116	\$ -	\$ -	\$ 1,868,066	\$ 1,880,182	\$ -	\$ 1,880,182
-	4,461	2,655	1,691	137,876	758,402	-	758,402
-	4,230	1,739	2,130	142,628	935,829	-	935,829
-	4,812	-	-	-	105,074	-	105,074
-	-	-	-	-	1,169	-	1,169
-	-	-	-	-	489,348	-	489,348
-	-	-	-	-	987,350	-	987,350
-	-	-	-	-	679,256	-	679,256
-	-	-	-	126,937	280,151	-	280,151
-	2,497	14	29	6,035	568,191	-	568,191
<u>31,394</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>222,621</u>	<u>(222,621)</u>	<u>-</u>
<u>31,394</u>	<u>28,116</u>	<u>4,408</u>	<u>3,850</u>	<u>2,281,542</u>	<u>6,907,573</u>	<u>(222,621)</u>	<u>6,684,952</u>
-	19,590	-	3,167	212,590	1,421,721	-	1,421,721
-	-	-	-	-	4,505,000	-	4,505,000
-	10,692	5,964	3,780	338,456	1,713,895	-	1,713,895
-	30,282	5,964	6,947	551,046	7,640,616	-	7,640,616
<u>31,394</u>	<u>58,398</u>	<u>10,372</u>	<u>10,797</u>	<u>2,832,588</u>	<u>14,548,189</u>	<u>(222,621)</u>	<u>14,325,568</u>
-	8,632,128	-	-	130,080	141,674,022	-	141,674,022
-	-	-	-	4,414,924	19,103,282	-	19,103,282
<u>164,599</u>	<u>2,760,752</u>	<u>254,170</u>	<u>274,752</u>	<u>-</u>	<u>5,615,412</u>	<u>-</u>	<u>5,615,412</u>
<u>164,599</u>	<u>11,392,880</u>	<u>254,170</u>	<u>274,752</u>	<u>4,545,004</u>	<u>166,392,716</u>	<u>-</u>	<u>166,392,716</u>
<u>\$ 195,993</u>	<u>\$ 11,451,278</u>	<u>\$ 264,542</u>	<u>\$ 285,549</u>	<u>\$ 7,377,592</u>	<u>\$ 180,940,905</u>	<u>\$ (222,621)</u>	<u>\$ 180,718,284</u>

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

FINANCIAL DATA SCHEDULE
 COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGE IN NET POSITION - ALL PROGRAMS
 For the Year Ended March 31, 2018

Line Item No.	Account Descriptions	Project Total	14.249 Section 8				14.170 Congregate Housing Service Program
			14.896 PIH Family Self-Sufficiency Program	14.871 Housing Choice Vouchers	Moderate Rehabilitation Single Room Occupancy	14.238 Shelter Plus Care	
REVENUES							
70300	Net tenant rental revenue	\$ 16,786,867	\$ -	\$ -	\$ -	\$ -	\$ -
70400	Tenant revenue - other	77,796	-	-	-	-	-
70500	Total Tenant Revenue	<u>16,864,663</u>	-	-	-	-	-
70600	HUD PHA operating grants	12,028,487	11,509	40,024,073	34,397	38,712	755,232
70610	Capital grants	4,842,844	-	-	-	-	-
70710	Management fee	-	-	-	-	-	-
70720	Asset management fee	-	-	-	-	-	-
70730	Bookkeeping fee	-	-	-	-	-	-
70750	Other Fees	-	-	-	-	-	-
70700	Total Fee Revenue	-	-	-	-	-	-
71100	Investment income - unrestricted	-	-	23,115	143	-	-
71400	Fraud recovery	-	-	306,213	-	-	-
71500	Other revenue	1,103,021	-	2,656,722	-	-	1,183,094
71600	Gain or loss on sale of capital assets	47,754	-	-	-	-	-
72000	Investment income - restricted	-	-	-	39	-	-
70000	Total Revenue	<u>34,886,769</u>	<u>11,509</u>	<u>43,010,123</u>	<u>34,579</u>	<u>38,712</u>	<u>1,938,326</u>
EXPENSES							
Administrative							
91100	Administrative salaries	3,310,841	7,680	1,656,352	2,532	165	54,918
91200	Auditing fees	44,425	-	19,681	62	-	500
91300	Management fee	3,128,919	-	-	-	-	-
91310	Bookkeeping fee	381,600	-	-	-	-	-
91400	Advertising and marketing	5,575	-	410	-	-	-
91500	Employee benefit contributions - administrative	1,181,842	3,045	585,388	857	65	19,907
91600	Office expenses	361,845	-	244,146	-	-	-
91700	Legal expense	-	-	113,943	-	-	-
91800	Travel	34,263	-	54,105	-	-	-
91900	Other	423,155	-	238,064	-	-	24,062
91000	Total Operating - Administrative	<u>8,872,465</u>	<u>10,725</u>	<u>2,912,089</u>	<u>3,451</u>	<u>230</u>	<u>99,387</u>
92000	Asset management fee	512,880	-	-	-	-	-
Tenant Services							
92100	Tenant services - salaries	578,557	784	-	-	-	423,135
92300	Employee benefit contributions - tenant services	204,348	-	-	-	-	146,006
92400	Tenant services - other	367,749	-	-	-	-	1,269,798
92500	Total Tenant Services	<u>1,150,654</u>	<u>784</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,838,939</u>
Utilities							
93100	Water	2,347,058	-	-	-	-	-
93200	Electricity	1,299,550	-	-	-	-	-
93300	Gas	591,865	-	-	-	-	-
93400	Fuel	111,333	-	-	-	-	-
93500	Labor	-	-	-	-	-	-
93700	Employee benefit contributions - utilities	-	-	-	-	-	-
93800	Other utilities expense	559,749	-	-	-	-	-
93000	Total Utilities	<u>4,909,555</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

(Continued)

State/Local	Business Activities	14.879 Mainstream Vouchers	14.856 Lower Income Housing Assistance Program-Section 8 Moderate	Central Office Cost Center (COCC)	Subtotal	Eliminations	Total
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,786,867	\$ -	\$ 16,786,867
-	-	-	-	-	77,796	-	77,796
-	-	-	-	-	16,864,663	-	16,864,663
-	-	884,315	406,116	-	54,182,841	-	54,182,841
-	-	-	-	-	4,842,844	-	4,842,844
-	-	-	-	3,128,919	3,128,919	(3,128,919)	-
-	-	-	-	512,880	512,880	(512,880)	-
-	-	-	-	381,600	381,600	(381,600)	-
-	-	-	-	52,966	52,966	(52,966)	-
-	-	-	-	4,076,365	4,076,365	(4,076,365)	-
-	12,064	1,910	1,841	203,509	242,582	-	242,582
-	-	-	-	-	306,213	-	306,213
114,499	834,162	-	-	28,636	5,920,134	(577,780)	5,342,354
-	-	-	-	-	47,754	-	47,754
-	-	-	154	-	193	-	193
114,499	846,226	886,225	408,111	4,308,510	86,483,589	(4,654,145)	81,829,444
49,198	63,407	43,152	27,494	2,332,369	7,548,108	-	7,548,108
-	500	500	312	2,500	68,480	-	68,480
-	-	-	-	-	3,128,919	(3,128,919)	-
-	-	-	-	-	381,600	(381,600)	-
-	68	12	6	2,146	8,217	-	8,217
15,609	19,061	14,961	9,532	817,867	2,668,134	-	2,668,134
3,015	390	6,231	3,920	408,555	1,028,102	(539,528)	488,574
-	-	3,030	1,864	508,734	627,571	-	627,571
118	-	1,399	889	67,237	158,011	(38,252)	119,759
28,245	64,494	5,593	3,527	423,228	1,210,368	(52,966)	1,157,402
96,185	147,920	74,878	47,544	4,562,636	16,827,510	(4,141,265)	12,686,245
-	-	-	-	-	512,880	(512,880)	-
-	-	-	-	32,286	1,034,762	-	1,034,762
-	-	-	-	11,118	361,472	-	361,472
9,170	-	-	-	24,715	1,671,432	-	1,671,432
9,170	-	-	-	68,119	3,067,666	-	3,067,666
-	6,731	-	-	-	2,353,789	-	2,353,789
-	76,057	-	-	-	1,375,607	-	1,375,607
-	-	-	-	-	591,865	-	591,865
-	-	-	-	-	111,333	-	111,333
-	8,002	-	-	136,028	144,030	-	144,030
-	2,771	-	-	55,092	57,863	-	57,863
-	167,928	-	-	-	727,677	-	727,677
-	261,489	-	-	191,120	5,362,164	-	5,362,164

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

FINANCIAL DATA SCHEDULE
 COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGE IN NET POSITION - ALL PROGRAMS
 For the Year Ended March 31, 2018

Line Item No.	Account Descriptions	Project Total	14.249 Section 8					14.170 Congregate Housing Service Program
			14.896 PIH Family Self-Sufficiency Program	14.871 Housing Choice Vouchers	Moderate Rehabilitation Single Room Occupancy	14.238 Shelter Plus Care		
EXPENSES (cont.)								
Ordinary Maintenance and Operations								
94100	Labor	\$ 4,547,382	\$ -	\$ -	\$ -	\$ -	\$ -	
94200	Materials	886,316	-	-	-	-	-	
94300	Contracts	2,471,425	-	-	-	-	-	
94500	Employee benefit contributions	1,988,390	-	-	-	-	-	
94000	Total Maintenance	<u>9,893,513</u>	-	-	-	-	-	
Protective Services								
95200	Contracts	752,334	-	-	-	-	-	
95000	Total Protective Services	<u>752,334</u>	-	-	-	-	-	
Insurance Premiums								
96110	Property insurance	540,992	-	-	-	-	-	
96120	Liability insurance	152,066	-	14,690	-	-	-	
96130	Workmen's compensation	199,902	-	37,919	-	-	-	
96140	All other insurance	85,813	-	24,104	-	-	-	
96100	Total Insurance Premiums	<u>978,773</u>	-	<u>76,713</u>	-	-	-	
General Expenses								
96200	Other general expenses	4,497	-	385,390	-	-	-	
96300	Payments in lieu of taxes	879,967	-	-	-	-	-	
96400	Bad debt - tenant rents	66,891	-	-	-	-	-	
96800	Severance expense	87,675	-	37,529	-	-	-	
96000	Total Other General Expenses	<u>1,039,030</u>	-	<u>422,919</u>	-	-	-	
96900	Total Operating Expenses	<u>28,109,204</u>	<u>11,509</u>	<u>3,411,721</u>	<u>3,451</u>	<u>230</u>	<u>1,938,326</u>	
Excess of Operating Revenue over Operating Expenses								
97000		<u>6,777,565</u>	-	<u>39,598,402</u>	<u>31,128</u>	<u>38,482</u>	-	
97100	Extraordinary maintenance	869,608	-	-	-	-	-	
97200	Casualty losses - non-capitalized	67,938	-	-	-	-	-	
97300	Housing assistance payments	-	-	35,923,996	28,165	38,482	-	
97350	HAP portability-in	-	-	2,509,724	-	-	-	
97400	Depreciation expense	7,527,748	-	-	-	-	-	
90000	Total Expenses	<u>36,574,498</u>	<u>11,509</u>	<u>41,845,441</u>	<u>31,616</u>	<u>38,712</u>	<u>1,938,326</u>	
10091	Inter project excess cash transfer in	1,610,000	-	-	-	-	-	
10092	Inter project excess cash transfer out	(1,610,000)	-	-	-	-	-	
10100	Total Other Financing Sources (Uses)	-	-	-	-	-	-	
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES								
10000		<u>\$ (1,687,729)</u>	<u>\$ -</u>	<u>\$ 1,164,682</u>	<u>\$ 2,963</u>	<u>\$ -</u>	<u>\$ -</u>	
11030	Beginning Equity	\$ 148,188,152	\$ -	\$ 2,074,372	\$ 18,871	\$ -	\$ -	
11040	Prior Period Adjustments, Equity Transfers and Correction of Errors	-	-	-	-	-	-	
11170	Administrative Fee Equity	-	-	2,139,305	-	-	-	
11180	Housing Assistance Payments Equity	-	-	1,099,749	-	-	-	
11190	Unit Months Available	51,024	-	53,883	72	-	-	
11210	Number of Unit Months Leased	50,922	-	52,863	63	-	-	
11270	Excess Cash	11,636,546	-	-	-	-	-	
11610	Land Purchases	50,709	-	-	-	-	-	
11620	Building Purchases	5,333,165	-	-	-	-	-	
11640	Furniture & Equipment - Administrative Purchases	160,425	-	-	-	-	-	
13901	Replacement Housing Factor Funds	-	-	-	-	-	-	

(Continued)

State/Local	Business Activities	14.879 Mainstream Vouchers	14.856 Lower Income Housing Assistance Program-Section 8 Moderate	Central Office Cost Center (COCC)	Subtotal	Eliminations	Total
\$ -	\$ 9,896	\$ -	\$ -	\$ -	\$ 4,557,278	\$ -	\$ 4,557,278
-	7,221	-	-	-	893,537	-	893,537
-	150,657	-	-	-	2,622,082	-	2,622,082
-	3,475	-	-	-	1,991,865	-	1,991,865
-	171,249	-	-	-	10,064,762	-	10,064,762
-	29,764	-	-	-	782,098	-	782,098
-	29,764	-	-	-	782,098	-	782,098
-	12,242	-	-	-	553,234	-	553,234
-	1,635	383	245	-	169,019	-	169,019
-	4,062	-	-	56,738	298,621	-	298,621
-	1,189	628	402	20,586	132,722	-	132,722
-	19,128	1,011	647	77,324	1,153,596	-	1,153,596
-	-	5,320	-	-	395,207	-	395,207
-	53,336	-	-	-	933,303	-	933,303
-	-	-	-	-	66,891	-	66,891
-	-	-	-	50,680	175,884	-	175,884
-	53,336	5,320	-	50,680	1,571,285	-	1,571,285
105,355	682,886	81,209	48,191	4,949,879	39,341,961	(4,654,145)	34,687,816
9,144	163,340	805,016	359,920	(641,369)	47,141,628	-	47,141,628
-	70,085	-	-	-	939,693	-	939,693
-	-	-	-	-	67,938	-	67,938
-	-	788,308	328,340	-	37,107,291	-	37,107,291
-	-	-	-	-	2,509,724	-	2,509,724
-	439,007	-	-	68,611	8,035,366	-	8,035,366
105,355	1,191,978	869,517	376,531	5,018,490	88,001,973	(4,654,145)	83,347,828
-	-	-	-	-	1,610,000	-	1,610,000
-	-	-	-	-	(1,610,000)	-	(1,610,000)
-	-	-	-	-	-	-	-
\$ 9,144	\$ (345,752)	\$ 16,708	\$ 31,580	\$ (709,980)	\$ (1,518,384)	\$ -	\$ (1,518,384)
\$ 155,455	\$ 11,738,632	\$ 237,462	\$ 243,172	\$ 5,254,984	\$ 167,911,100	\$ -	\$ 167,911,100
-	-	-	-	-	-	-	-
-	-	-	-	-	2,139,305	-	2,139,305
-	-	-	-	-	1,099,749	-	1,099,749
-	-	1,404	900	-	107,283	-	107,283
-	-	1,377	881	-	106,106	-	106,106
-	-	-	-	-	11,636,546	-	11,636,546
-	-	-	-	-	50,709	-	50,709
-	-	-	-	-	5,333,165	-	5,333,165
-	-	-	-	-	160,425	-	160,425
-	-	-	-	-	-	-	-

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

FINANCIAL DATA SCHEDULE
COMBINING BALANCE SHEET - LOW INCOME
As of March 31, 2018

Line Item No.	Account Description	AMP 1 14.850a	AMP 2 14.850a	AMP 3 14.850a	AMP 4 14.850a	AMP 5 14.850a
ASSETS						
Current Assets						
Cash						
111	Cash - unrestricted	\$ 304,274	\$ 217,688	\$ 251,836	\$ 167,504	\$ 350,783
100	Total Cash	<u>304,274</u>	<u>217,688</u>	<u>251,836</u>	<u>167,504</u>	<u>350,783</u>
Accounts and Notes Receivable						
122	Accounts receivable - HUD other projects	548	-	6,111	3,258	694,422
125	Accounts receivable - miscellaneous	2,945	4,459	5,093	1,130	3,419
126	Accounts receivable - tenants	62,055	10,504	10,765	16,451	25,980
129	Accrued Interest Receivable	673	824	959	366	996
120	Total Receivables	<u>66,221</u>	<u>15,787</u>	<u>22,928</u>	<u>21,205</u>	<u>724,817</u>
Investments and Other Assets						
131	Investments - unrestricted	1,948,592	1,518,189	1,736,939	1,079,589	2,359,849
132	Investments - restricted	155,743	126,982	175,942	81,597	159,810
142	Prepaid expenses and other assets	61,083	32,805	31,774	35,858	67,472
143	Inventories	-	35,074	48,237	-	14,598
	Total Investments Other Assets	<u>2,165,418</u>	<u>1,713,050</u>	<u>1,992,892</u>	<u>1,197,044</u>	<u>2,601,729</u>
150	Total Current Assets and Investments	<u>2,535,913</u>	<u>1,946,525</u>	<u>2,267,656</u>	<u>1,385,753</u>	<u>3,677,329</u>
Noncurrent Assets						
Capital Assets						
161	Land	5,184,579	1,725,770	2,162,695	1,695,722	10,317,149
162	Buildings	62,480,002	21,626,520	28,486,151	33,926,068	45,770,582
164	Furniture, equipment and machinery - administration	498,276	102,322	102,571	154,689	352,935
166	Accumulated depreciation	(39,902,658)	(16,072,119)	(19,615,940)	(23,777,560)	(42,943,820)
167	Construction in progress	225,922	573,164	282,171	115,992	6,013,604
160	Total Capital Assets, Net	<u>28,486,121</u>	<u>7,955,657</u>	<u>11,417,648</u>	<u>12,114,911</u>	<u>19,510,450</u>
Other Assets						
174	Other assets	-	482	659	-	285
180	Total Noncurrent Assets	<u>28,486,121</u>	<u>7,956,139</u>	<u>11,418,307</u>	<u>12,114,911</u>	<u>19,510,735</u>
290	TOTAL ASSETS	<u>\$ 31,022,034</u>	<u>\$ 9,902,664</u>	<u>\$ 13,685,963</u>	<u>\$ 13,500,664</u>	<u>\$ 23,188,064</u>
LIABILITIES AND NET POSITION						
Liabilities						
Current Liabilities						
321	Accrued wage / payroll taxes payable	\$ 89,529	\$ 47,672	\$ 46,539	\$ 53,361	\$ 107,666
322	Accrued compensated absences - current portion	88,882	72,155	66,725	65,501	117,413
325	Accrued interest payable	13,348	10,652	10,581	7,982	14,940
333	Accounts payable - other government	92,591	49,054	50,132	31,435	77,568
341	Tenant security deposits	142,395	106,235	125,620	73,615	138,740
342	Unearned revenue	22,005	113,059	222,037	11,441	19,349
345	Other current liabilities	-	10,095	39,741	-	6,130
346	Accrued liabilities - other	54,700	71,849	76,385	22,442	107,649
310	Total Current Liabilities	<u>503,450</u>	<u>480,771</u>	<u>637,760</u>	<u>265,777</u>	<u>589,455</u>
Noncurrent Liabilities						
354	Accrued compensated absences - noncurrent	132,479	107,546	99,455	97,631	175,005
355	Loan liability - noncurrent	-	-	-	540,000	860,000
357	Accrued pension and OPEB liabilities	187,059	99,487	105,372	104,989	217,326
350	Total Noncurrent Liabilities	<u>319,538</u>	<u>207,033</u>	<u>204,827</u>	<u>742,620</u>	<u>1,252,331</u>
300	Total Liabilities	<u>822,988</u>	<u>687,804</u>	<u>842,587</u>	<u>1,008,397</u>	<u>1,841,786</u>
Net Position						
508.4	Net investment in capital assets	28,486,121	7,955,657	11,417,648	11,574,911	18,650,450
511.4	Restricted net position	1,712,925	1,259,203	1,425,728	917,356	2,695,828
513	Total Net Position	<u>30,199,046</u>	<u>9,214,860</u>	<u>12,843,376</u>	<u>12,492,267</u>	<u>21,346,278</u>
600	TOTAL LIABILITIES AND NET POSITION	<u>\$ 31,022,034</u>	<u>\$ 9,902,664</u>	<u>\$ 13,685,963</u>	<u>\$ 13,500,664</u>	<u>\$ 23,188,064</u>

(Continued)

AMP 6 14.850a	AMP 7 14.850a	AMP 8 14.850a	AMP 9 14.850a	AMP 11 14.850a	AMP 12 14.850a	AMP 13 14.850a	Total
\$ 128,854	\$ 236,805	\$ 280,493	\$ 124,981	\$ -	\$ -	\$ 159,152	\$ 2,222,370
<u>128,854</u>	<u>236,805</u>	<u>280,493</u>	<u>124,981</u>	<u>-</u>	<u>-</u>	<u>159,152</u>	<u>2,222,370</u>
1,164	656	20,803	43,565	-	-	-	770,527
1,642	4,493	15,159	631	-	-	36	39,007
12,956	12,492	15,874	16,727	-	-	149	183,953
372	630	899	571	-	-	32	6,322
<u>16,134</u>	<u>18,271</u>	<u>52,735</u>	<u>61,494</u>	<u>-</u>	<u>-</u>	<u>217</u>	<u>999,809</u>
854,218	1,550,876	1,888,413	879,633	-	-	975,141	14,791,439
75,907	130,064	169,516	103,608	-	-	3,692	1,182,861
14,997	35,243	43,605	41,304	-	-	758	364,899
-	39,109	17,176	-	-	-	-	154,194
<u>945,122</u>	<u>1,755,292</u>	<u>2,118,710</u>	<u>1,024,545</u>	<u>-</u>	<u>-</u>	<u>979,591</u>	<u>16,493,393</u>
<u>1,090,110</u>	<u>2,010,368</u>	<u>2,451,938</u>	<u>1,211,020</u>	<u>-</u>	<u>-</u>	<u>1,138,960</u>	<u>19,715,572</u>
897,607	1,967,852	3,948,803	5,771,997	-	-	914	33,673,088
10,862,344	27,856,000	47,123,308	29,834,784	-	-	1,566,652	309,532,411
68,061	86,453	201,120	106,417	-	-	-	1,672,844
(8,383,110)	(18,867,559)	(27,784,428)	(25,646,094)	-	-	(80,543)	(223,073,831)
80,096	4,475,149	632,884	1,592,588	-	736	1,619,996	15,612,302
<u>3,524,998</u>	<u>15,517,895</u>	<u>24,121,687</u>	<u>11,659,692</u>	<u>-</u>	<u>736</u>	<u>3,107,019</u>	<u>137,416,814</u>
1,037	5,974	929	6,973	-	-	-	16,339
<u>3,526,035</u>	<u>15,523,869</u>	<u>24,122,616</u>	<u>11,666,665</u>	<u>-</u>	<u>736</u>	<u>3,107,019</u>	<u>137,433,153</u>
\$ 4,616,145	\$ 17,534,237	\$ 26,574,554	\$ 12,877,685	\$ -	\$ 736	\$ 4,245,979	\$ 157,148,725
\$ 22,487	\$ 47,314	\$ 58,705	\$ 35,337	\$ -	\$ -	\$ 588	\$ 509,198
25,586	54,867	101,478	63,703	-	-	12	656,322
5,356	11,114	12,420	13,663	-	-	152	100,208
20,365	52,747	63,513	50,301	-	-	1,642	489,348
58,760	113,950	134,550	89,945	-	-	3,540	987,350
68,847	39,574	170,777	9,805	-	-	-	676,894
11,791	5,000	22,545	-	-	-	-	95,302
34,103	54,681	50,040	48,170	-	-	606	520,625
<u>247,295</u>	<u>379,247</u>	<u>614,028</u>	<u>310,924</u>	<u>-</u>	<u>-</u>	<u>6,540</u>	<u>4,035,247</u>
38,135	81,779	151,252	94,949	-	-	18	978,249
-	-	2,025,000	-	-	-	1,080,000	4,505,000
47,967	115,763	147,543	104,089	-	-	211	1,129,806
86,102	197,542	2,323,795	199,038	-	-	1,080,229	6,613,055
<u>333,397</u>	<u>576,789</u>	<u>2,937,823</u>	<u>509,962</u>	<u>-</u>	<u>-</u>	<u>1,086,769</u>	<u>10,648,302</u>
3,524,998	15,517,895	22,096,687	11,659,692	-	736	2,027,019	132,911,814
757,750	1,439,553	1,540,044	708,031	-	-	1,132,191	13,588,609
<u>4,282,748</u>	<u>16,957,448</u>	<u>23,636,731</u>	<u>12,367,723</u>	<u>-</u>	<u>736</u>	<u>3,159,210</u>	<u>146,500,423</u>
\$ 4,616,145	\$ 17,534,237	\$ 26,574,554	\$ 12,877,685	\$ -	\$ 736	\$ 4,245,979	\$ 157,148,725

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

FINANCIAL DATA SCHEDULE
 COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - LOW INCOME
 For the Year Ended March 31, 2018

Line Item No.	Account Description	AMP 1 14.850a	AMP 2 14.850a	AMP 3 14.850a	AMP 4 14.850a
REVENUES					
70300	Net tenant rental revenue	\$ 2,715,784	\$ 1,659,810	\$ 1,748,583	\$ 1,228,351
70400	Tenant revenue - other	-	13,110	18,246	-
70500	Total Tenant Revenue	<u>2,715,784</u>	<u>1,672,920</u>	<u>1,766,829</u>	<u>1,228,351</u>
70600	HUD PHA operating grants	1,974,233	1,008,332	1,315,705	1,015,530
70610	Capital grants	38,148	1,069,285	22,441	9,407
71500	Other revenue	57,051	116,189	327,019	43,175
71600	Gain or loss on sale of capital assets	5,405	12,000	-	8,328
70000	Total Revenue	<u>4,790,621</u>	<u>3,878,726</u>	<u>3,431,994</u>	<u>2,304,791</u>
EXPENSES					
Administrative					
91100	Administrative salaries	451,459	319,480	340,268	357,479
91200	Auditing fees	6,027	5,030	5,762	3,312
91300	Management fee	427,462	350,713	407,239	235,803
91310	Bookkeeping fee	52,140	42,765	49,665	28,762
91400	Advertising and marketing	1,860	410	431	701
91500	Employee benefit contributions - administrative	164,134	114,325	120,287	124,329
91600	Office expenses	55,071	36,928	48,998	30,156
91800	Travel	1,930	4,130	4,671	1,036
91900	Other	73,604	43,176	44,046	39,357
91000	Total Administrative	<u>1,233,687</u>	<u>916,957</u>	<u>1,021,367</u>	<u>820,935</u>
92000	Asset management fee	69,600	57,720	66,720	38,400
Tenant Services					
92100	Tenant services - salaries	100,983	52,223	57,241	57,692
92300	Employee benefit contributions - tenant services	35,570	18,928	20,315	19,360
92400	Tenant services - other	79,885	34,603	36,777	36,505
92500	Total Tenant Services	<u>216,438</u>	<u>105,754</u>	<u>114,333</u>	<u>113,557</u>
Utilities					
93100	Water	494,695	198,247	226,289	188,667
93200	Electricity	62,205	193,590	218,312	38,521
93300	Gas	10,746	130,166	153,160	15,134
93400	Fuel	-	31,311	23,738	-
93800	Other utilities expense	6,552	7,441	2,868	3,128
93000	Total Utilities	<u>574,198</u>	<u>560,755</u>	<u>624,367</u>	<u>245,450</u>
Ordinary Maintenance and Operation					
94100	Labor	792,090	399,524	382,824	426,795
94200	Materials	185,769	68,404	77,339	82,942
94300	Contracts	267,802	343,307	279,612	144,738
94500	Employee benefit contributions	335,935	181,615	181,577	177,456
94000	Total Maintenance	<u>1,581,596</u>	<u>992,850</u>	<u>921,352</u>	<u>831,931</u>
Protective Services					
95200	Contracts	94,794	77,855	185,871	49,939
95000	Total Protective Services	<u>94,794</u>	<u>77,855</u>	<u>185,871</u>	<u>49,939</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	AMP 13 14.850a	Total
\$ 2,563,531	\$ 848,236	\$ 1,824,681	\$ 2,176,219	\$ 1,974,653	\$ -	\$ -	\$ 47,019	\$ 16,786,867
13,218	5,796	11,988	15,438	-	-	-	-	77,796
<u>2,576,749</u>	<u>854,032</u>	<u>1,836,669</u>	<u>2,191,657</u>	<u>1,974,653</u>	<u>-</u>	<u>-</u>	<u>47,019</u>	<u>16,864,663</u>
2,060,227	714,017	1,318,408	1,592,893	987,021	-	-	42,121	12,028,487
3,293,894	22,199	41,840	69,727	271,894	-	-	4,009	4,842,844
75,367	105,772	88,154	253,494	36,563	-	-	237	1,103,021
4,512	-	7,121	-	10,388	-	-	-	47,754
<u>8,010,749</u>	<u>1,696,020</u>	<u>3,292,192</u>	<u>4,107,771</u>	<u>3,280,519</u>	<u>-</u>	<u>-</u>	<u>93,386</u>	<u>34,886,769</u>
545,355	193,431	324,868	413,000	356,685	-	-	8,816	3,310,841
6,356	2,780	5,297	5,961	3,775	-	-	125	44,425
446,710	193,730	372,769	420,936	264,703	-	-	8,854	3,128,919
54,488	23,625	45,458	51,330	32,287	-	-	1,080	381,600
337	247	441	1,074	65	-	-	9	5,575
196,399	68,054	118,945	145,737	126,455	-	-	3,177	1,181,842
55,954	17,437	38,862	47,845	27,864	-	-	2,730	361,845
3,948	4,387	3,160	5,005	5,944	-	-	52	34,263
79,933	21,827	45,503	54,477	17,648	-	-	3,584	423,155
<u>1,389,480</u>	<u>525,518</u>	<u>955,303</u>	<u>1,145,365</u>	<u>835,426</u>	<u>-</u>	<u>-</u>	<u>28,427</u>	<u>8,872,465</u>
73,680	31,800	61,200	69,120	43,200	-	-	1,440	512,880
88,090	28,070	52,211	77,245	62,710	-	-	2,092	578,557
31,537	9,905	19,479	27,000	21,519	-	-	735	204,348
58,514	23,952	35,420	38,388	23,464	-	-	241	367,749
<u>178,141</u>	<u>61,927</u>	<u>107,110</u>	<u>142,633</u>	<u>107,693</u>	<u>-</u>	<u>-</u>	<u>3,068</u>	<u>1,150,654</u>
396,247	100,125	187,230	218,486	330,399	-	-	6,673	2,347,058
169,335	99,329	257,503	259,570	140	-	-	1,045	1,299,550
69,997	1,560	121,028	89,815	259	-	-	-	591,865
8,470	-	29,695	18,119	-	-	-	-	111,333
183,353	177,004	3,456	168,633	7,128	-	-	186	559,749
<u>827,402</u>	<u>378,018</u>	<u>598,912</u>	<u>754,623</u>	<u>337,926</u>	<u>-</u>	<u>-</u>	<u>7,904</u>	<u>4,909,555</u>
1,031,227	209,352	453,313	459,158	389,970	-	-	3,129	4,547,382
172,480	61,624	94,811	96,521	46,161	-	-	265	886,316
397,285	180,208	312,554	409,018	130,491	-	-	6,410	2,471,425
422,395	99,685	206,525	214,402	166,665	-	-	2,135	1,988,390
<u>2,023,387</u>	<u>550,869</u>	<u>1,067,203</u>	<u>1,179,099</u>	<u>733,287</u>	<u>-</u>	<u>-</u>	<u>11,939</u>	<u>9,893,513</u>
96,924	73,879	80,689	90,582	50	-	-	1,751	752,334
<u>96,924</u>	<u>73,879</u>	<u>80,689</u>	<u>90,582</u>	<u>50</u>	<u>-</u>	<u>-</u>	<u>1,751</u>	<u>752,334</u>

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

FINANCIAL DATA SCHEDULE
 COMBINING SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - LOW INCOME
 For the Year Ended March 31, 2018

Line Item No.	Account Description	AMP 1 14.850a	AMP 2 14.850a	AMP 3 14.850a	AMP 4 14.850a
Insurance Premiums					
96110	Property insurance	\$ 118,403	\$ 29,329	\$ 29,411	\$ 54,010
96120	Liability insurance	26,575	13,832	16,018	14,595
96130	Workmen's compensation	28,679	17,016	21,794	17,016
96140	All other insurance	15,048	11,307	8,515	6,213
96100	Total insurance Premiums	<u>188,705</u>	<u>71,484</u>	<u>75,738</u>	<u>91,834</u>
General Expenses					
96200	Other general expenses	-	-	-	-
96300	Payments in lieu of taxes	175,189	68,826	63,751	90,045
96400	Bad debt - tenant rents	8,754	7,551	5,886	8,124
96800	Severance expense	11,376	21,525	6,150	2,664
96000	Total Other General Expenses	<u>195,319</u>	<u>97,902</u>	<u>75,787</u>	<u>100,833</u>
96900	Total Operating Expenses	<u>4,154,337</u>	<u>2,881,277</u>	<u>3,085,535</u>	<u>2,292,879</u>
Excess of Operating Revenue Over Operating Expenses					
97000		<u>636,284</u>	<u>997,449</u>	<u>346,459</u>	<u>11,912</u>
97100	Extraordinary maintenance	110,293	89,442	82,964	52,525
97200	Casualty losses - noncapitalized	1,000	1,649	(291)	264
97400	Depreciation expense	1,641,966	381,253	639,884	873,752
90000	Total Expenses	<u>5,907,596</u>	<u>3,353,621</u>	<u>3,808,092</u>	<u>3,219,420</u>
10091	Inter project excess cash transfer in	-	225,000	-	245,000
10092	Inter project excess cash transfer out	(410,000)	-	(130,000)	-
10100	Total Other financing Sources (Uses)	<u>(410,000)</u>	<u>225,000</u>	<u>(130,000)</u>	<u>245,000</u>
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES					
10000		<u>\$ (1,526,975)</u>	<u>\$ 750,105</u>	<u>\$ (506,098)</u>	<u>\$ (669,629)</u>
11030	Beginning Equity	\$ 31,726,021	\$ 8,464,755	\$ 13,349,474	\$ 13,161,128
11040	Prior Period Adjustments, Equity Transfers and Correction	-	-	-	768
11190	Unit Months Available	6,960	5,712	6,636	3,840
11210	Number of Unit Months Leased	6,952	5,702	6,622	3,835
11270	Excess Cash	1,469,481	1,030,868	1,116,848	811,467
11610	Land Purchases	30,600	-	-	-
11620	Building Purchases	7,548	1,069,285	22,441	31,687
11640	Furniture & Equipment - Administrative Purchases	23,261	27,314	-	38,260
13901	Replacement Housing Factor Funds	-	-	-	-

(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	AMP 13 14.850a	Total
\$ 93,042	\$ 14,025	\$ 37,626	\$ 75,439	\$ 84,896	\$ -	\$ -	\$ 4,811	\$ 540,992
22,855	7,541	15,399	18,369	16,328	-	-	554	152,066
37,637	8,959	24,476	26,279	17,421	-	-	625	199,902
10,316	3,375	10,203	15,519	5,317	-	-	-	85,813
<u>163,850</u>	<u>33,900</u>	<u>87,704</u>	<u>135,606</u>	<u>123,962</u>	<u>-</u>	<u>-</u>	<u>5,990</u>	<u>978,773</u>
4,497	-	-	-	-	-	-	-	4,497
147,408	26,418	71,079	81,193	153,846	-	-	2,212	879,967
(3,650)	4,402	37,983	(35)	(2,124)	-	-	-	66,891
8,900	6,965	5,770	18,835	5,328	-	-	162	87,675
<u>157,155</u>	<u>37,785</u>	<u>114,832</u>	<u>99,993</u>	<u>157,050</u>	<u>-</u>	<u>-</u>	<u>2,374</u>	<u>1,039,030</u>
<u>4,910,019</u>	<u>1,693,696</u>	<u>3,072,953</u>	<u>3,617,021</u>	<u>2,338,594</u>	<u>-</u>	<u>-</u>	<u>62,893</u>	<u>28,109,204</u>
<u>3,100,730</u>	<u>2,324</u>	<u>219,239</u>	<u>490,750</u>	<u>941,925</u>	<u>-</u>	<u>-</u>	<u>30,493</u>	<u>6,777,565</u>
156,335	32,437	237,964	57,023	50,625	-	-	-	869,608
364	8,307	-	29,594	27,051	-	-	-	67,938
<u>1,099,545</u>	<u>220,725</u>	<u>686,996</u>	<u>1,191,466</u>	<u>748,893</u>	<u>-</u>	<u>-</u>	<u>43,268</u>	<u>7,527,748</u>
<u>6,166,263</u>	<u>1,955,165</u>	<u>3,997,913</u>	<u>4,895,104</u>	<u>3,165,163</u>	<u>-</u>	<u>-</u>	<u>106,161</u>	<u>36,574,498</u>
970,000	170,000	-	-	-	-	-	-	1,610,000
-	-	(30,000)	(250,000)	(790,000)	-	-	-	(1,610,000)
<u>970,000</u>	<u>170,000</u>	<u>(30,000)</u>	<u>(250,000)</u>	<u>(790,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
\$ 2,814,486	\$ (89,145)	\$ (735,721)	\$ (1,037,333)	\$ (674,644)	\$ -	\$ -	\$ (12,775)	\$ (1,687,729)
\$ 18,525,753	\$ 4,371,893	\$ 17,693,169	\$ 24,674,064	\$ 13,042,367	\$ 768	\$ 6,775	\$ 3,171,985	\$ 148,188,152
6,039	-	-	-	-	(768)	(6,039)	-	-
7,332	3,156	6,072	6,852	4,320	-	-	144	51,024
7,307	3,150	6,061	6,844	4,305	-	-	144	50,922
2,437,164	610,785	1,170,655	1,306,228	560,321	-	-	1,122,729	11,636,546
19,259	-	-	-	850	-	-	-	50,709
3,774,635	22,199	41,840	88,477	271,044	-	-	4,009	5,333,165
-	-	-	34,378	37,212	-	-	-	160,425
-	-	-	-	-	-	-	-	-

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended March 31, 2018

Federal Grantor/Grant Program Title	Catalogue of Federal Domestic Assistance Number	Expenditures	Amounts provided to subrecipients
U.S. Department of Housing and Urban Development			
Congregate Housing Services Program	14.170	\$ 755,232	\$ -
Family Self-Sufficiency Program	14.896	11,509	-
Public and Indian Housing	14.850a	12,021,220	-
Housing Voucher Cluster			
Section 8 Housing Choice Vouchers	14.871	42,678,266	-
Mainstream Vouchers	14.879	884,315	-
Total Housing Voucher Cluster		<u>43,562,581</u>	-
Section 8 Project-Based Cluster			
Lower Income Housing Assistance Program - Section 8 Moderate Rehabilitation	14.856	406,116	328,340
Section 8 Moderate Rehabilitation Single Room Occupancy	14.249	34,397	28,165
Total Section 8 Project-Based Cluster		<u>440,513</u>	<u>356,505</u>
Public Housing Capital Fund	14.872	4,850,111	-
Shelter Plus Care	14.238	<u>38,713</u>	<u>38,482</u>
Total Federal Awards		<u>\$ 61,679,879</u>	<u>\$ 394,987</u>

STATISTICAL SECTION

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

SUMMARY OF STATISTICAL SECTION For the Year Ended March 31, 2018

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 Income 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 Income Public Housing Expenses by HUD Classification
- Table 7 Section 8 Expenses by HUD Classification
- Table 8 Agency Salary Expense by Department
- Table 9 Low Income 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 Income Public Housing and Section 8 Utilization

DEBT SERVICE TABLES

- Table 18 Schedule of Outstanding Debt by Type

DEMOGRAPHIC INFORMATION

- Table 19 City of Saint Paul, Minnesota Demographic and Economic Statistics

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 Income 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 Income Public Housing unit information, and Low Income and Section 8 utilization.

Public Housing Agency of the City of Saint Paul

**Table 1 - Agency Revenue by PHA/HUD Programs
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Section 8 Certs/Mod	\$ 363,724	\$ 368,789	\$ 427,115	\$ 396,362	\$ 401,183	\$ 398,497	\$ 394,428	\$ 392,752	\$ 392,968	\$ 408,111
Section 8 Vouchers	34,248,633	32,765,741	37,730,735	38,713,422	38,551,972	38,615,659	36,474,272	39,962,314	40,380,252	43,010,123
Section 8 Disability Vouchers	828,549	806,129	791,520	810,722	806,012	816,256	772,640	871,693	853,183	886,225
Section 8 Single Room Occupancy	8,398	13,022	28,150	29,373	27,670	35,694	27,730	23,847	32,981	34,579
Shelter Plus Care	-	-	38,887	58,063	58,896	92,985	91,048	99,699	85,001	38,712
DHAP	52,408	4,198	-	-	-	-	-	-	-	-
Veterans Affairs Supportive Housing	-	118,457	365,392	-	-	-	-	-	-	-
PIH Family Self-Sufficiency Program	-	-	-	-	-	-	3,524	16,612	32,640	11,509
Low Income Public Housing (includes COCC)	28,084,814	26,941,873	26,672,951	27,537,612	27,887,449	26,845,404	27,495,372	28,907,117	29,108,934	30,268,803
Business Activities	890,275	872,911	876,770	858,459	833,407	837,068	865,623	855,157	837,549	846,226
CIAP/Comp Grant/Capital Fund (Annual)	6,508,330	6,857,702	7,122,735	5,692,920	5,920,438	7,467,426	7,868,062	8,630,337	8,624,558	4,850,111
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	1,674,747	1,694,351	1,893,797	1,998,484	1,894,664	1,980,664	2,005,386	2,023,069	2,036,479	1,938,326
Wilder	43,316	16,596	14,216	14,847	15,740	14,026	13,568	13,768	11,887	9,144
Web Learner Grant	-	-	6,120	12,256	-	-	-	-	-	-
Health Improvement Grants	-	-	-	-	38,620	27,981	49,590	79,799	58,437	67,900
Star Grant	-	-	-	-	-	-	-	-	5,000	-
Public Entity Innovation Grant	-	-	-	-	-	-	-	-	16,501	30,132
UMN SNAP-Ed Grant	-	-	-	-	-	-	-	-	7,162	7,323
Neighborhood Networks	27,327	93,317	90,607	38,749	-	-	-	-	-	-
Total Agency revenues	\$ 72,730,521	\$ 76,582,425	\$ 87,234,603	\$ 76,174,237	\$ 76,436,051	\$ 77,131,660	\$ 76,061,243	\$ 81,876,164	\$ 82,483,532	\$ 82,407,224

Note 1: Low Income Housing revenue does not include internal fees

Note 2: Does not include elimination entries

Public Housing Agency of the City of Saint Paul

**Table 2 - Low Income Public Housing Revenue by HUD Classification
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Dwelling rental	\$ 12,045,042	\$ 12,451,097	\$ 12,426,822	\$ 12,683,626	\$ 12,947,602	\$ 13,480,391	\$ 14,026,613	\$ 14,985,354	\$ 15,746,838	\$ 16,786,867
Excess utilities	80,796	78,546	75,618	73,974	76,842	81,654	79,710	76,542	77,376	77,796
Nondwelling rental	2,860	660	-	495	-	-	-	-	1	52,966
Interest income	381,886	76,307	97,573	92,229	85,511	65,852	30,979	136,352	173,533	203,509
Other income	1,028,179	940,301	1,105,413	1,275,246	1,179,407	1,627,293	1,134,003	1,148,743	1,109,026	1,078,691
Gain (loss) from disposition of real property	22,500	7,116	68,959	3,150	48,814	36,699	61,089	35,383	6,684	47,754
HUD subsidy*	14,546,052	16,311,542	14,986,650	13,849,376	14,257,052	12,970,066	12,280,338	12,986,262	12,094,037	12,028,487
Total low income public housing revenue	\$ 28,107,315	\$ 29,865,569	\$ 28,761,035	\$ 27,978,096	\$ 28,595,228	\$ 28,261,955	\$ 27,612,732	\$ 29,368,636	\$ 29,207,495	\$ 30,276,070
Avg Units Leased	4,220	4,230	4,227	4,228	4,212	4,221	4,219	4,223	4,240	4,244
Revenue Per Avg. Unit Month	\$ 555.03	\$ 588.41	\$ 566.95	\$ 551.50	\$ 565.73	\$ 558.02	\$ 545.36	\$ 579.54	\$ 574.11	\$ 594.56
Subsidy Per Avg. Unit Month	\$ 287.24	\$ 321.37	\$ 295.43	\$ 273.00	\$ 282.06	\$ 256.09	\$ 242.54	\$ 256.26	\$ 237.73	\$ 236.21

Note 1: Beginning in FY09 CFP Operating Grant Revenue is included

Note 2: Does not include internal fee revenue

Public Housing Agency of the City of Saint Paul

**Table 3 - Section 8 Revenue by HUD Classification
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Housing assistance payments	\$ 31,274,014	\$ 30,036,620	\$ 33,806,596	\$ 35,080,819	\$ 34,743,868	\$ 34,292,187	\$ 32,990,448	\$ 36,014,467	\$ 35,759,138	\$ 37,794,826
Port-in housing assistance payments	786,246	625,830	1,900,287	1,208,606	1,468,020	2,224,295	937,972	1,204,916	1,854,241	2,503,397
Administration fees	3,003,653	3,109,725	3,289,819	3,334,788	3,223,966	2,916,256	3,365,607	3,642,813	3,631,296	3,554,075
Interest on reserves/investments	109,962	47,920	17,800	15,915	16,709	2,561	15,786	28,061	28,799	27,202
Portability-in admin and other revenue	61,823	42,186	124,571	71,648	87,105	114,629	53,797	78,807	117,879	153,326
Fraud Recovery/Other revenue	213,606	209,857	203,840	238,102	247,168	316,178	305,460	281,542	268,032	306,213
Total Section 8 revenue	\$ 35,449,304	\$ 34,072,138	\$ 39,342,913	\$ 39,949,878	\$ 39,786,836	\$ 39,866,106	\$ 37,669,070	\$ 41,250,606	\$ 41,659,385	\$ 44,339,039
ACC authorized monthly unit count	4,121	4,286	4,310	4,511	4,551	4,589	4,589	4,639	4,656	4,699
Average monthly units leased	4,027	4,373	4,155	4,354	4,531	4,529	4,551	4,623	4,647	4,599
Average monthly revenue per unit	\$ 733.53	\$ 649.27	\$ 789.00	\$ 764.62	\$ 731.75	\$ 733.53	\$ 689.76	\$ 743.58	\$ 747.07	\$ 803.42

Note 1: Revenue per unit includes portability-in revenues.

Public Housing Agency of the City of Saint Paul

Table 4 - Minnesota Revenue Recapture Program
 Last Ten Fiscal Years
 (Unaudited)

FY	SECTION 8		PUBLIC HOUSING		TOTAL	
	\$ Amount	# of Recaptures	\$ Amount	# of Recaptures	\$ Amount	# of Recaptures
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
2015	63,342	113	71,389	157	134,731	270
2016	69,118	113	60,138	145	129,256	258
2017	55,807	89	47,106	123	102,913	212
2018	70,929	134	54,658	137	125,587	271
TOTALS	\$ 547,138	1,008	\$ 588,493	1,432	\$ 1,135,631	2,440

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

**Table 5 - Agency Expenses by HUD Programs
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Section 8 Certs/Mod	\$ 346,549	\$ 375,149	\$ 388,366	\$ 372,710	\$ 375,978	\$ 372,156	\$ 368,670	\$ 365,236	\$ 362,444	\$ 376,531
Section 8 Vouchers	33,382,374	36,646,873	36,506,036	37,606,573	38,850,454	39,264,336	38,445,876	38,969,442	40,586,839	41,845,441
Section 8 Disability Vouchers	807,499	784,819	768,714	785,358	777,005	784,176	798,852	818,235	834,695	869,517
Section 8 Single Room Occupancy	6,799	12,042	26,191	27,309	25,947	33,202	25,243	21,184	30,081	31,616
Shelter Plus Care	-	-	38,887	58,063	58,896	92,985	91,048	99,699	85,001	38,712
DHAP	55,677	15,989	-	-	-	-	-	-	-	-
Veterans Affairs Supportive Housing	-	8,708	171,587	-	-	-	-	-	-	-
PIH Family Self-Sufficiency Program	-	-	-	-	-	-	3,524	16,612	32,640	11,509
Low Income Public Housing	24,087,586	24,638,317	25,407,849	25,751,550	25,736,243	25,607,360	27,164,037	27,942,380	30,897,995	29,912,998
Business Activities	558,082	580,173	636,625	724,334	658,609	712,094	639,089	678,087	681,840	752,971
CIAP/Comp Grant/Capital Fund	8,039,034	6,857,702	7,122,735	5,692,920	5,920,438	7,467,426	7,868,062	8,630,337	8,624,558	4,850,111
Capital Fund Recovery Grant (Formula)	-	5,899,205	4,166,577	-	-	-	-	-	-	-
Capital Fund Recovery Grant (Competitive)	-	130,134	7,009,038	12,968	-	-	-	-	-	-
Congregate Housing Program	1,674,747	1,694,351	1,893,796	1,998,484	1,894,664	1,980,664	2,005,386	2,023,069	2,036,479	1,938,326
Wilder	19,754	9,355	10,724	38,219	9,707	-	14,106	13,935	13,896	-
Web Learner Grant	-	-	6,120	12,256	-	-	-	-	-	-
Health Improvement Grants	-	-	-	-	38,620	27,984	49,590	79,799	58,437	67,901
Star Grant	-	-	-	-	-	-	-	-	5,000	-
Public Entity Innovation Grant	-	-	-	-	-	-	-	-	16,501	30,132
UMN SNAP-Ed Grant	-	-	-	-	-	-	-	-	7,162	7,324
Neighborhood Networks	27,327	93,317	90,607	38,749	-	-	-	-	-	-
Total Agency Expenses	\$ 69,005,428	\$ 77,746,134	\$ 84,243,852	\$ 73,119,493	\$ 74,346,561	\$ 76,342,383	\$ 77,473,483	\$ 79,658,015	\$ 84,273,568	\$ 80,733,089

Note 1: Depreciation expense is not included in the Low Income and Building Activities Programs.

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

Note 3: Low Income Housing expenses do not include internal fees

Note 4: Does not include elimination entries

Public Housing Agency of the City of Saint Paul

**Table 6 - Low Income Public Housing Expenses by HUD Classification
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Administrative	\$ 8,089,868	\$ 8,717,203	\$ 8,562,429	\$ 8,504,349	\$ 8,786,243	\$ 8,889,788	\$ 9,211,945	\$ 9,804,199	\$ 10,270,334	\$ 9,871,616
Tenant services	930,466	958,749	970,429	1,234,862	1,094,134	1,321,164	1,164,077	1,176,891	1,372,314	1,218,773
Utilities	5,238,233	5,000,462	4,910,347	4,865,510	4,806,213	5,126,453	4,953,552	4,953,546	5,100,317	5,100,675
Maintenance	8,266,912	8,556,799	9,364,381	8,765,256	8,706,306	8,904,056	8,936,603	9,276,537	10,205,731	9,893,513
Protective service	2,909	-	-	557,011	553,776	573,931	621,649	718,454	756,902	752,334
General expense	2,944,115	3,626,391	3,051,298	1,537,542	2,059,876	1,811,412	1,923,547	2,017,749	2,207,629	2,145,807
Nonroutine maintenance	619,337	702,410	568,080	724,354	437,473	397,107	470,024	456,523	1,083,329	937,546
Total low income public housing expenses	\$ 26,091,840	\$ 27,562,014	\$ 27,426,964	\$ 26,188,884	\$ 26,444,021	\$ 27,023,911	\$ 27,281,397	\$ 28,403,899	\$ 30,996,556	\$ 29,920,264
Avg monthly units leased	4,220	4,230	4,227	4,228	4,212	4,221	4,219	4,223	4,240	4,244
Avg monthly expense per unit	\$ 515.23	\$ 543.03	\$ 540.66	\$ 516.23	\$ 523.17	\$ 533.57	\$ 538.82	\$ 560.50	\$ 609.28	\$ 587.57

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

Note 2: Beginning in FY09 includes CFP Operating Grant Expenses

Note 3: Does not include internal fees

Public Housing Agency of the City of Saint Paul

**Table 7 - Section 8 Expenses by HUD Classification
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Administrative	\$ 2,656,212	\$ 2,810,907	\$ 2,888,228	\$ 2,840,745	\$ 2,898,050	\$ 2,874,460	\$ 3,045,398	\$ 2,985,466	\$ 3,008,234	\$ 3,037,962
General	264,664	334,238	341,118	288,488	360,613	338,399	365,653	409,042	489,190	506,610
Housing assistance payments	31,615,546	34,682,446	34,631,547	35,662,717	36,770,721	37,241,011	36,227,590	36,779,589	38,316,635	39,578,533
Total Section 8 expenses	\$ 34,536,422	\$ 37,827,591	\$ 37,860,893	\$ 38,791,950	\$ 40,029,384	\$ 40,453,870	\$ 39,638,641	\$ 40,174,097	\$ 41,814,059	\$ 43,123,105
ACC authorized monthly unit count	4,121	4,286	4,310	4,511	4,551	4,589	4,589	4,639	4,656	4,699
Average monthly units leased	4,027	4,373	4,155	4,354	4,531	4,529	4,551	4,623	4,647	4,599
Total expense per unit (Avg)	\$ 714.64	\$ 720.83	\$ 759.28	\$ 742.46	\$ 736.21	\$ 744.35	\$ 725.82	\$ 724.17	\$ 749.84	\$ 781.39
Total admin and general expense per unit (Avg)	60.44	59.93	64.76	59.89	59.93	59.12	62.46	61.19	62.72	64.23
Total HAP expense per unit (Avg)	654.20	660.89	694.52	682.57	676.28	685.23	663.36	662.98	687.12	717.16

Note 1: Expense per unit includes portability-in expenses.

Public Housing Agency of the City of Saint Paul

**Table 8 - Agency Salary Expense by Department
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Executive	\$ 168,013	\$ 169,100	\$ 180,908	\$ 188,044	\$ 185,728	\$ 179,525	\$ 176,553	\$ 185,654	\$ 184,860	\$ 192,051
Human Resources	135,576	140,526	140,677	146,731	192,407	198,587	242,648	264,156	254,152	187,067
Section 8	1,530,749	1,603,181	1,645,573	1,635,231	1,595,364	1,615,442	1,724,259	1,692,378	1,695,958	1,729,531
Public Housing Policy	74,583	73,962	73,001	74,172	75,792	53,119	54,107	55,900	74,837	67,982
Equal Opportunity & Diversity	19,116	51,771	46,396	48,098	64,444	65,280	78,628	20,492	-	-
Finance	594,860	636,627	627,521	650,263	657,022	665,377	691,655	655,681	656,975	636,618
Maintenance	4,890,962	4,896,618	5,288,256	4,817,522	4,898,185	4,824,361	5,009,269	5,150,203	5,639,954	5,538,820
Resident Services	3,228,497	3,439,532	3,535,680	3,700,794	3,758,297	3,666,153	3,783,116	4,056,918	4,382,074	4,119,572
Resident Initiatives	-	-	-	-	-	93,431	125,463	156,400	198,357	195,354
Total Agency salary expense	\$ 10,642,356	\$ 11,011,317	\$ 11,538,012	\$ 11,260,855	\$ 11,427,239	\$ 11,361,275	\$ 11,885,698	\$ 12,237,782	\$ 13,087,167	\$ 12,666,995
FTE	220.04	228.38	232.61	231.86	231.86	228.53	230.73	232.73	228.86	225.38
Salary cost per FTE	\$ 48,366	\$ 48,215	\$ 49,602	\$ 48,567	\$ 49,285	\$ 49,715	\$ 51,513	\$ 52,584	\$ 57,184	\$ 56,203

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

NOTE 2: Does not include small grant salaries, or capitalized CFP salaries

NOTE 3: Resident Initiatives department added for FY 14

Public Housing Agency of the City of Saint Paul

**Table 9 - Low Income Public Housing Collection Write-Offs
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Dwelling rental	\$ 12,045,042	\$ 12,451,097	\$ 12,426,822	\$ 12,683,626	\$ 12,947,602	\$ 13,480,391	\$ 14,026,613	\$ 14,985,354	\$ 15,746,838	\$ 16,786,867
Excess utilities	80,796	78,546	75,618	73,974	76,842	81,654	79,710	76,542	77,376	77,796
Nondwelling rental	2,860	660	-	495	-	-	-	-	1	52,966
TOTAL RENTS CHARGED	\$ 12,128,698	\$ 12,530,303	\$ 12,502,440	\$ 12,758,095	\$ 13,024,444	\$ 13,562,045	\$ 14,106,323	\$ 15,061,896	\$ 15,824,215	\$ 16,917,629
Write-Offs as a % of Rents Charged	0.87%	0.42%	0.25%	-0.05%	0.76%	0.49%	0.46%	0.44%	0.53%	0.40%
NET Write-Off Amounts	\$ 105,966	\$ 53,066	\$ 31,399	\$ (6,385)	\$ 98,833	\$ 66,012	\$ 64,277	\$ 65,794	\$ 83,661	\$ 66,891
Write-Offs as a % of Increase/ (Decrease) from Prior Year	3.45%	-49.92%	-40.83%	-120.33%	1647.89%	-33.21%	-2.63%	2.36%	27.16%	-20.05%
Avg Units Leased	4,220	4,230	4,227	4,228	4,212	4,221	4,219	4,223	4,240	4,244
Write-Offs Per Unit Month	\$ 2.09	\$ 1.05	\$ 0.62	\$ (0.13)	\$ 1.96	\$ 1.30	\$ 1.27	\$ 1.30	\$ 1.64	\$ 1.31

Public Housing Agency of the City of Saint Paul

**Table 10 - Agency Wide Changes in Net Position
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Operating Revenue										
Tenant Revenue (net of bad debt)	12,125,838	12,476,577	12,471,041	12,763,985	12,925,610	13,496,033	14,042,046	14,996,102	15,740,553	16,797,772
HUD Operating Grants/Subsidy	49,449,073	50,162,380	53,129,556	53,166,627	53,007,036	51,076,371	49,559,155	53,563,375	52,435,802	54,182,841
Other Revenue	3,588,715	3,022,705	4,800,153	4,049,852	4,225,338	5,778,997	3,935,850	4,278,311	4,872,641	5,648,567
Total Operating Revenue	65,163,626	65,661,662	70,400,750	69,980,464	70,157,984	70,351,401	67,537,051	72,837,788	73,048,996	76,629,180
Operating Expenses										
Administrative	10,356,982	11,186,639	11,142,681	11,102,580	11,409,514	11,469,426	11,957,623	12,539,365	13,032,816	12,686,245
Tenant Services	2,600,300	2,656,431	2,855,403	3,172,172	2,896,951	3,204,371	3,056,761	3,092,814	3,302,917	3,067,666
Housing Assistance Payments	31,672,700	34,684,768	34,670,095	35,720,546	36,828,903	37,333,477	36,317,924	36,878,639	38,401,289	39,617,015
Utilities	5,465,475	5,233,211	5,167,005	5,117,135	5,052,163	5,396,019	5,217,488	5,213,282	5,380,754	5,362,164
Ordinary Maintenance	8,405,911	8,691,565	9,512,161	8,921,548	8,865,711	9,103,872	9,075,779	9,409,338	10,354,080	10,064,762
General Expenses and Other	3,392,589	3,994,635	3,614,659	2,492,456	2,976,828	2,764,230	2,952,845	3,181,491	3,478,101	3,440,088
Extraordinary Maintenance	535,321	722,493	572,554	747,881	442,441	404,387	492,891	528,432	1,120,494	1,007,631
Depreciation Expense	7,457,298	7,661,892	7,829,671	7,984,223	8,009,702	7,918,661	7,774,903	7,895,773	7,951,095	8,035,366
Total Operating Expenses	69,886,576	74,831,634	75,364,229	75,258,541	76,482,213	77,594,443	76,846,214	78,739,134	83,021,546	83,280,937
Operating Loss	(4,722,950)	(9,169,972)	(4,963,479)	(5,278,077)	(6,324,229)	(7,243,042)	(9,309,163)	(5,901,346)	(9,972,550)	(6,651,757)
Nonoperating revenues and capital contributions										
Capital contributions	6,508,330	9,963,344	16,115,238	5,268,553	5,212,662	6,050,875	7,750,702	8,168,818	8,525,997	4,842,844
Gain on disposition of capital assets	22,500	7,116	68,959	3,150	48,814	36,699	61,089	35,383	6,684	47,754
Other, mainly investment income	517,198	337,255	124,574	348,597	355,179	64,812	60,931	188,338	223,999	242,775
Total nonoperating revenues and capital contributions	7,048,028	10,307,715	16,308,771	5,620,300	5,616,655	6,152,386	7,872,722	8,392,539	8,756,680	5,133,373
Change in Net Position	2,325,078	1,137,743	11,345,292	342,223	(707,574)	(1,090,656)	(1,436,441)	2,491,193	(1,215,870)	(1,518,384)
Beginning Net Position	154,720,112	157,045,190	158,182,933	169,528,225	169,870,448	169,162,874	168,072,218	166,635,777	169,126,970	167,911,100
Ending Net Position	157,045,190	158,182,933	169,528,225	169,870,448	169,162,874	168,072,218	166,635,777	169,126,970	167,911,100	166,392,716

Note 1: Elimination entries are included

Note 2: Internal Fees are not included

Public Housing Agency of the City of Saint Paul

Table 11 - Agency Wide Assets, Liabilities and Net Position
Last Ten Fiscal Years
(Unaudited)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Assets	\$ 164,973,028	\$ 166,552,226	\$ 177,741,360	\$ 178,240,680	\$ 177,510,149	\$ 176,798,548	\$ 177,522,221	\$ 182,008,652	\$ 180,105,370	\$ 180,718,284
Liabilities	7,927,839	8,369,294	8,213,135	8,370,232	8,347,275	8,726,331	10,886,445	12,881,682	12,194,270	14,325,568
Net Position	\$ 157,045,189	\$ 158,182,932	\$ 169,528,225	\$ 169,870,448	\$ 169,162,874	\$ 168,072,217	\$ 166,635,776	\$ 169,126,970	\$ 167,911,100	\$ 166,392,716

AGENCY WIDE increase/ (decrease) as a % of prior year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Assets	2.25%	0.96%	6.72%	0.28%	-0.41%	-0.40%	0.41%	2.53%	-1.05%	0.34%
Liabilities	19.82%	5.57%	-1.87%	1.91%	-0.27%	4.54%	24.75%	18.33%	-5.34%	17.48%
Net Position	1.50%	0.72%	7.17%	0.20%	-0.42%	-0.64%	-0.85%	1.49%	-0.72%	-0.90%

Note 1: Elimination entries are included

Public Housing Agency of the City of Saint Paul

**Table 12 - Agency Wide Net Position by Type
Last Ten Fiscal Years
(Unaudited)**

Fiscal Year	Net Investments in Capital Assets	Restricted net position	Unrestricted net position	Total
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	3,565,088	169,870,448
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
2015	143,674,767	18,918,156	4,042,853	166,635,776
2016	143,848,275	20,253,949	5,024,746	169,126,970
2017	145,611,784	17,122,869	5,176,447	167,911,100
2018	141,674,022	19,103,282	5,615,412	166,392,716

Note 1: Elimination entries are included

Public Housing Agency of the City of Saint Paul

**Table 13 - Agency Wide Capital Assets
Last Ten Fiscal Years
(Unaudited)**

LOW INCOME capital assets	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Land and land improvements	\$ 32,757,776	\$ 32,757,776	\$ 32,743,494	\$ 32,750,968	\$ 32,789,719	\$ 32,946,382	\$ 33,046,509	\$ 33,414,910	\$ 33,580,751	\$ 33,673,088
Buildings	239,670,627	246,214,818	256,722,911	269,076,447	274,325,100	284,001,305	289,735,878	295,948,228	302,679,898	309,532,411
Furniture, equipment and machinery	2,105,231	2,010,396	2,108,753	2,233,873	2,247,535	2,348,791	2,491,647	2,423,599	2,366,511	2,570,278
Accumulated depreciation	(157,886,661)	(164,944,992)	(172,215,362)	(179,740,804)	(187,090,410)	(194,470,049)	(201,740,402)	(208,954,879)	(216,334,791)	(223,841,185)
Low Income total capital assets, net	\$ 116,646,973	\$ 116,037,998	\$ 119,359,796	\$ 124,320,484	\$ 122,271,944	\$ 124,826,429	\$ 123,533,632	\$ 122,831,858	\$ 122,292,369	\$ 121,934,592
LOW INCOME increase/(decrease) as a % of prior year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Land and land improvements	1.50%	0.00%	-0.04%	0.02%	0.12%	0.48%	0.30%	1.11%	0.50%	0.27%
Buildings	2.81%	2.73%	4.27%	4.81%	1.95%	3.53%	2.02%	2.14%	2.27%	2.26%
Furniture, equipment and machinery	-1.64%	-4.50%	4.89%	5.93%	0.61%	4.51%	6.08%	-2.73%	-2.36%	8.61%
Accumulated depreciation	4.56%	4.47%	4.41%	4.37%	4.09%	3.94%	3.74%	3.58%	3.53%	3.47%
	0.10%	-0.52%	2.86%	4.16%	-1.65%	2.09%	-1.04%	-0.57%	-0.44%	-0.29%
BUSINESS ACTIVITY capital assets	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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	12,924,774	12,933,539	12,976,413	12,977,298	12,977,298	12,980,898	12,982,773	13,033,616	13,033,616	13,033,616
Furniture, equipment and machinery	66,504	74,574	74,574	74,574	82,830	91,095	91,095	83,025	83,025	83,025
Accumulated depreciation	(2,399,436)	(2,844,442)	(3,280,975)	(3,718,051)	(4,156,793)	(4,597,247)	(5,036,179)	(5,467,919)	(5,908,577)	(6,347,584)
Business Activities total capital assets, net	\$ 12,454,913	\$ 12,026,742	\$ 11,633,083	\$ 11,196,892	\$ 10,766,406	\$ 10,337,817	\$ 9,900,760	\$ 9,511,793	\$ 9,071,135	\$ 8,632,128
BUSINESS ACTIVITY increase/ (decrease) as a % of prior year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
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	0.09%	0.07%	0.33%	0.01%	0.00%	0.03%	0.01%	0.39%	0.00%	0.00%
Furniture, equipment and machinery	0.00%	12.13%	0.00%	0.00%	11.07%	9.98%	0.00%	-8.86%	0.00%	0.00%
Accumulated depreciation	22.66%	18.55%	15.35%	13.32%	11.80%	10.60%	9.55%	8.57%	8.06%	7.43%
	-3.35%	-3.44%	-3.27%	-3.75%	-3.84%	-3.98%	-4.23%	-3.93%	-4.63%	-4.84%

Public Housing Agency of the City of Saint Paul

**Table 14 - Agency Full Time Equivalent (FTE) by Department
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Executive	3.50	3.00	3.50	3.50	3.50	3.00	3.00	3.00	3.00	3.00
Human Resources	3.00	3.00	3.00	3.00	3.00	3.00	4.00	4.25	3.50	3.50
Section 8	25.63	25.00	27.00	26.00	23.00	22.00	22.00	22.00	22.00	22.00
Public Housing Policy	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Equal Opportunity & Diversity	0.38	0.75	0.75	0.75	0.75	0.75	0.75	1.00	1.00	-
Finance	14.50	15.50	15.50	16.50	16.50	16.00	16.00	16.00	13.75	14.00
Maintenance	97.00	100.00	100.00	99.00	99.00	97.80	99.00	99.00	98.00	98.00
Resident Services	75.03	80.13	81.86	82.11	85.11	83.48	83.48	84.98	84.61	81.88
Resident Initiatives	-	-	-	-	-	1.50	1.50	1.50	2.00	2.00
Total Agency FTE	220.04	228.38	232.61	231.86	231.86	228.53	230.73	232.73	228.86	225.38

Note 1: Resident Initiatives department added in FY 14

Note 2: Equal Opportunity & Diversity Department dissolved in FY 18

Public Housing Agency of the City of Saint Paul

**Table 15 - Unit Type Composition
Last Ten Fiscal Years
(Unaudited)**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Family	1,701	1,701	1,700	1,700	1,699	1,705	1,708	1,708	1,720	1,720
Hi-rise	2,548	2,548	2,548	2,548	2,554	2,554	2,554	2,554	2,554	2,554
Total units	4,249	4,249	4,248	4,248	4,253	4,259	4,262	4,262	4,274	4,274

Public Housing Agency of the City of Saint Paul

**Table 16 - Unit Demographics
March 31, 2018
(Unaudited)**

Unit Inventory	Units
Major family developments:	
McDonough Homes	592
Roosevelt Homes	320
Mt. Airy Homes	302
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	402
Total units	<u><u>4,274</u></u>
PHA units by bedroom size:	
0 bedrooms	126
1 bedrooms	2,458
2 bedrooms	595
3 bedrooms	716
4 bedrooms	268
5 bedrooms	106
6 bedrooms	5
Total units	<u><u>4,274</u></u>

Public Housing Agency of the City of Saint Paul

Table 17 - Low Income Public Housing and Section 8 Utilization
 Last Ten Fiscal Years
 (Unaudited)

FY	PUBLIC HOUSING			SECTION 8		
	Average Monthly Units Available	Avg Monthly Vacancies	Avg Monthly Utilization Rate	HUD Authorized Average Monthly Units	Avg Monthly Vouchers Utilized	Avg Monthly Utilization Rate
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	99.6%	4,551	4,531	99.6%
2014	4,232	27	99.4%	4,589	4,529	98.7%
2015	4,238	24	99.4%	4,589	4,551	99.2%
2016	4,240	22	99.5%	4,639	4,623	99.7%
2017	4,246	29	99.3%	4,656	4,647	99.8%
2018	4,252	22	99.5%	4,699	4,599	97.9%
10 YR AVG	4,232	17	99.6%	4,495	4,439	98.8%

Public Housing Agency of the City of Saint Paul

**Table 18 - Schedule of Outstanding Debt
Last Ten Fiscal Years
(Unaudited)**

Debt	Date of Issue	Type of Debt	Amount	Units	Per Unit	Outstanding Balance 3/31/2018	Final Year of Payment
MHFA Loan - Roosevelt	12/15/14	Non-Forgivable	\$ 540,000	6	\$ 90,000	\$ 540,000	12/15/44
MHFA Loan - Mt Airy	12/07/15	Non-Forgivable	360,000	4	90,000	360,000	12/07/45
MHFA Loan - McDonough	05/16/17	Non-Forgivable	1,080,000	12	90,000	1,080,000	05/15/47
MHFA Loan - Dunedin	07/15/14	Forgivable	825,000	36	22,917	825,000	07/16/34
MHFA Loan - Dunedin	03/22/16	Forgivable	1,200,000	20	60,000	1,200,000	03/23/36
FHLBDM Loan - Valley	3/16/2017**	Forgivable	500,000	159	3,145	500,000	9/28/33*
TOTAL			\$ 4,505,000	237	\$ 19,008	\$ 4,505,000	

Fiscal Year Ended	Non-Forgivable	%	Forgivable	%	Total
3/31/2015	\$ 540,000	39.56%	\$ 825,000	60.44%	\$ 1,365,000
3/31/2016	900,000	30.77%	2,025,000	69.23%	2,925,000
3/31/2017	900,000	30.77%	2,025,000	69.23%	2,925,000
3/31/2018	1,980,000	43.95%	2,525,000	56.05%	4,505,000

The Agency incurred no debt prior to July 2014.

* Based on estimated substantial completion date of September 28, 2018

**Draws on loan began in fiscal year 2018

Public Housing Agency of the City of Saint Paul

**Table 19 - City of Saint Paul, Minnesota Demographic and Economic Statistics
Last Ten Fiscal Years
(Unaudited)**

Fiscal Year	Population *	Per Capita Personal Income	Personal Income **	Labor Force ***	Unemployment Rate ***
2008	288,055	\$ 27,120	\$ 7,294,251,800	144,589	5.5%
2009	287,501	24,702	6,947,235,100	143,492	7.9%
2010	285,068	25,066	7,145,514,488	148,515	7.6%
2011	286,367	25,576	7,106,711,800	149,870	6.9%
2012	289,270	25,072	7,165,005,800	150,515	6.0%
2013	294,873	25,695	7,636,250,500	151,967	5.1%
2014	297,640	26,268	7,818,407,520	152,612	4.2%
2015	300,353	25,611	7,692,209,635	153,855	3.7%
2016	304,442	26,054	7,931,854,576	153,035	3.5%
2017	309,180	26,896	8,315,693,459	153,216	2.8%

Data from City of Saint Paul, Minnesota 2017 Consolidated Annual Financial Report (Table 17)

* 2008-2009, 2011-2013, & 2016-2017 data is based on Metropolitan Council estimates. 2010, 2014, and 2014-2015 data is based on U.S. Census Bureau information

** 2008-2015 data provided by U.S. Census Bureau's Annual American Community Survey. 2016-2017 data is provided by Minnesota Department of Employment and Economic Development (DEED)

*** Annual average - not seasonally adjusted. Data provided by Minnesota DEED