

MCDONOUGH HOMES TWELVE PLEX FACT SHEET:

1586 Jackson Street Units A, B, C, D, E & F

1606 Jackson Street Units A, B, C, D, E & F

July 9, 2015



Rendering of the completed McDonough Homes twelve-plex by Adist Architecture

History:

Most of the public housing units on the McDonough Homes site were built in 1952. The original dwelling unit count of 520 was reduced to 484 over the years as smaller 1 bedroom units were combined to make larger units. These new dwelling units replace twelve of those lost units. One new six-plex contains three two-bedroom dwelling units with full basements and three two-bedroom single level dwelling units that are fully handicapped accessible. The other new six-plex contains four two-bedroom dwelling units with full basements and two two-bedroom single level dwelling units that are fully handicapped accessible. These new public housing units will help to house some of the approximately 7200 families that are currently on the PHA's waiting list for housing. Approximately 2150 of those families are waiting for two-bedroom dwelling units.

Funding:

Funding for the original construction of McDonough Homes was provided by the Department of Housing and Urban Development (HUD) under HUD's Public Housing Program. HUD provides annual operating subsidies to the PHA to make up the difference between rental income and the PHA's actual operating expenses. HUD also provides annual grants to the PHA for the improvement and modernization of our public housing properties through the Capital Fund Program. Each family pays 30% of its adjusted annual income as rent to the PHA. The PHA is not part of the City of St. Paul and no state or local funds are used to fund the St. Paul Public Housing program. The 484 other townhome style units at the McDonough Homes site were modernized between 2002 and 2011 using HUD Capital Fund Program funds.

Funding for the construction of these six-plexes is being provided as follows; 1) by a \$1,080,000 loan from the Minnesota Housing Finance Agency under its Economic Development Housing Challenge program, 2) by approximately \$21,000 of HUD Replacement Housing Factor (RHF) grant funds, and 3) by \$1,738,000 of HUD Capital Fund Program grant funds. The HUD RHF grant funds were provided by HUD in 2015 to help restore units that were lost over the years due to unit sales and demolitions. Some units

were sold to raise funds to allow the PHA to continue operations despite declining HUD operating subsidy and declining capital fund program grants. The PHA would have had to return the RHF funding to HUD if it wasn't spent in a timely manner.

Design/Construction:

The twelve new dwelling units will meet the requirements for certification under the 2011 Enterprise Green Communities Program. The units will also meet federal Energy Star standards. The handicapped accessible units will comply with all handicapped accessibility codes. The twelve new dwelling units will have fire suppression sprinklers. The buildings will be constructed with durable materials to ensure low maintenance costs. Some of those durable materials include; 1) cementitious siding, 2) vinyl composition tile and ceramic tile floors (in bathrooms), 3) first floor security screens, and 4) heavy duty locks and other PHA standard materials that have been adopted through years of experience. Each unit will have two air conditioner sleeves that residents can use to install their air conditioners. Construction is expected to be completed by March 31, 2016 with resident occupancy soon thereafter.

PHA lease compliance and maintenance:

St. Paul PHA lease compliance and maintenance services will be provided by PHA staff in the McDonough Homes Resident Services Office at the McDonough Homes Community Center at 1544 Timberlake Road. The St. Paul PHA is nationally recognized as a "high performer" under HUD's Public Housing Management Assessment System (PHAS) and consistently maintains a vacancy rate of less than 1% of its 4,262 dwelling units.

Designers

Schematic design, construction documents and construction administration services are being provided by Adsit Architecture and Planning of Minneapolis and their sub-consultants. Construction is being accomplished by Weber Construction of North Saint Paul, Minnesota and their sub-contractors. The project is on schedule and on budget.