We are pleased to present this 2016–2017 Annual Report showing some highlights at the PHA including a special page to celebrate the PHA’s 40th Anniversary as an independent agency. We believe the PHA’s success in administering its programs is the product of constant attention to the “basics”, combined with the willingness and ability to adapt to new challenges, and the diligent efforts of an experienced, talented staff and a dedicated and supportive Board of Commissioners.

On October 25, 2017 the PHA’s Board of Commissioners approved the Agency Goals for the Fiscal Years 2018 – 2019. As in previous years, the proposed goals continue to emphasize the core work of the PHA including public housing property management, maintenance and modernization; and Section 8 Housing Choice Voucher administration. The goals also reflect the Agency’s continued efforts to promote fair housing, employee and organizational development, safety and security, and sound housing policy at the State and National levels. The Agency Goals include references to the pending RAD conversions (to convert the PHA’s hi-rises and family housing developments from public housing to project-based Section 8 funding).

Mission Statement
“The PHA helps families and individuals with low incomes achieve greater stability and self reliance by providing safe, affordable, quality housing, and links to community services.”
Celebrating 40 Years of Affordable Housing
In 2016 the PHA awarded contracts for total replacement of the original plumbing at the Ravoux Hi-Rise to Frerichs Construction and VCI Environmental. Ravoux Hi-Rise has 220 apartments and was built in 1970.

Construction started in the basement in preparation for the apartment renovations. The work in the first "stack" of eight units started in June. Each eight-unit stack took 15 days to complete. More frequent repair calls signaled it was time for the elevators to be modernized.

The renovated elevators utilize modern gearless hoist machines with regenerative drives, replacing the original geared machines, DC motors and generators. The new gearless machines provide smoother ride quality and better efficiency at almost double the speed of the original equipment. The regenerative drive acts as a generator to return electricity back to the building, reducing electricity usage. Controllers and critical electrical components are shielded to reduce the possibility of water damage when fire safety sprinklers are activated in the building.

The new cabs feature stainless steel on the doors and wainscoting, and Corian side panels and rubber flooring to make the cabs more durable and attractive. The cabs could not be made wider due to the size of the existing hoistway but adding over 1 ½ feet to the interior height provides more head room for residents and accommodates moving larger furniture pieces.
The annual Presidents Council Hi-Rise Officers Recognition event pays tribute to the Council officers from all 16 PHA hi-rises. These tireless volunteers improve the quality of life in their buildings and help foster a positive living environment for all residents.

At this year’s recognition event the resident leaders shared success stories such as new fundraising techniques and graduation from the Wilder Foundation’s Neighborhood Leadership Training Program. Council officers leave this annual event recharged and ready to plan for the upcoming year.

Hi-Rise Activities

With the assistance of PHA staff and partner organizations, hi-rise residents engage in a variety of activities such as walking clubs, biking, gardening, and even fishing at a local park! These activities focus on improving residents’ health, wellness, and safety, which are key factors in creating healthy, accessible, thriving communities. The PHA hosted five crosswalk safety events as part of the City’s “Stop for Me” campaign, in cooperation with the St. Paul Police Department and our ACOP community policing program. The “Stop for Me” campaign offered an opportunity for residents and staff to identify hazardous crossings near PHA sites, raise awareness about crosswalk safety, and provide the City with safety improvement recommendations. Crosswalk safety events were hosted at Edgerton Hi-Rise, Iowa Hi-Rise, Ravoux Hi-Rise, McDonough Community Center and Roosevelt Community Center.

One big success for the “Stop for Me” campaign was improving the pedestrian crossings on busy streets near Ravoux Hi-Rise. The good result was the product of collaboration between residents at Ravoux Hi-Rise, PHA staff, the Saint Paul-Ramsey County Statewide Health Improvement Partnership, the Saint Paul Police Department and the City’s Public Works Department, aided by an AARP Community Challenge grant.
Public housing residents living in the PHA’s family developments are also developing activities that support healthier lifestyles, with help from our staff. The City Wide Residents Council (City Wide) and the PHA recently completed their 5th year partnering with “Free Bikes 4 Kids”, which gives young residents at the family sites a free bicycle and helmet. This year we gave away the 1,000th bike!

Dunedin Hi-Rise and Family residents in the “Dunedin Health Action Team” visited the City of Saint Paul’s West Side Farmers Market to learn about all of the great weekly offerings available to the community. The Health Action Team is a pilot project with the University of Minnesota’s Supplemental Nutrition Assistance Program Education (SNAP-Ed).

Beyond promoting physical activities and improved nutrition, both City Wide and the Presidents Council support the PHA’s job skills training and employment opportunities for residents (Section 3 activities). City Wide and the Presidents Council are wrapping up the final year of a three year HUD Resident Opportunities and Self Sufficiency (ROSS) Grant. Thanks to the ROSS Grant Coordinators’ hard work, public housing residents have been able to access job skills training and attend hiring fairs at PHA community centers. Below is a group of residents that graduated from the Workplace Essentials training provided by Avivo (formerly Minnesota Resource Center).

August 2017 National Night Out was a heap of old fashioned fun. The Mt. Airy Homes staff and Resident Council hosted the celebration and the Mt. Airy Boys and Girls club volunteered their building and field as the site. PHA families connected with each other and with community service agencies in the neighborhood. PHA staff and our partners in the area served up good food, snow cones and games for all ages on a gorgeous summer evening.

Fun was primary! Yet, the satisfying undercurrent was the connections to the personal and professional community surrounding residents – and it came with such beautiful smiles.
On August 25, 2016 the Saint Paul PHA hosted a Welcome Reception for St. Paul’s new Chief of Police, Todd Axtell, at the McDonough Community Center. Over 60 people attended the event, including PHA staff, ACOP officers and St. Paul Police Officers.

ACOP (A Community Outreach Program) is a community policing program that operates under a contract between the PHA and the City and Police Department (SPPD). Public housing residents get to know and trust the team of ACOP officers who are assigned full-time to work in public housing properties. In April 2017, the PHA renewed its contract with the SPPD for ACOP Year 27, representing one of the longest PHA community policing programs in the nation.

The Saint Paul City Council presented a “2017 Sustainable Saint Paul Award for Green Practices” to the PHA at a ceremony at City Hall on April 19, 2017.

At its Annual Conference in Pittsburgh in October 2017, NAHRO (National Association of Housing and Redevelopment Officials) honored the PHA by presenting its “Award of Excellence for Resident and Client Services” for the PHA’s Affordable Grocery Delivery Program. In partnership with the Amherst H. Wilder Foundation, the Twin Cities Mobile Market (TCMM) brings affordable, healthy food to seven PHA locations each week. Residents with limited mobility or transportation options, or who live in neighborhoods with limited food access, can step out their front door and onto this mobile grocery store on wheels. In July 2017 NAHRO presented a Merit Award to the TCMM, and also to the PHA’s Walking program, “Walk with a Doc”.

St. Paul Mayor Chris Coleman recognized the PHA on its 40th anniversary with a Proclamation declaring Friday, September 1, 2017 to be “Saint Paul Public Housing Agency Day.”

Local and National Recognitions

Above: PHA General Counsel Louise Seeba, Police Chief Todd Axtell, PHA Resident Services Director Mike Winston, & PHA Executive Director Jon Gutzmann

Above: NAHRO CEO Adrianne Todman, PHA Executive Director Jon Gutzmann, & NAHRO President Steve Merritt
On November 15, 2017 the PHA celebrated the 35th anniversary of the Congregate Housing Services Program. CHSP is a unique public housing program that prevents unnecessary institutionalization of frail elderly persons and persons with disabilities by combining affordable housing with non-medical services. CHSP currently serves residents in four PHA Hi-Rise apartment buildings (Edgerton, Iowa, Montreal and Ravoux Hi-Rises).

CHSP staff provides scheduled weekly housekeeping and laundry services, as well as daily “wellness checks,” socialization opportunities, and social services coordination. Two daily meals are served 365 days per year, one in conjunction with Presbyterian Homes and Services.

At the event CHSP Program Manager Melonie Hagman (pictured top right) shared why CHSP makes sense. The PHA’s average per-resident annual cost for CHSP housing and services is around $12,300. For comparison, the median annual cost for a private nursing home room in a Minnesota metropolitan area is around $100,000.

“We’re proud of the way CHSP helps so many public housing residents avoid premature hospitalization or nursing home placement by remaining healthy and self-reliant in their homes,” says PHA Executive Director Jon Gutzmann. “For 35 years St. Paul’s CHSP has been generating savings in health care costs while promoting residents’ well-being. It works, and it stands ready to be taken to scale.”

Special guest speaker and retired PHA employee Elaine Anderson (pictured right center) recalled CHSP’s history and early years. Ms. Anderson testified in Congress in support of CHSP in the early 1980s and helped launch the new program in St. Paul.

CHSP Participant Cathy Hicks (pictured lower right) shared how she is grateful that the CHSP services she receives have allowed her to remain living safely and independently in her PHA apartment for several years.
PHA Financial Report FY 17

GFOA Certificate of Achievement
The PHA was awarded the Government Finance Officers Association Certification of Achievement for Excellence in Financial Reporting for the 12th consecutive year in 2017 (for FY 16). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by the management and staff of a governmental unit or agency.

Assets

- Cash: 2%
- Accounts and Grants Receivable: 3%
- Prepaid Expenses, Inventory and Other: 3%
- Investments: 13%
- Capital Assets, Net: 83%

Liabilities & Net Assets

- Accounts Payable: 1%
- Security Deposits and Deferred Revenue: 1%
- Accrued Expenses: 3%
- Mortgages Payable: 2%
- Restricted Net Position: 9%
- Unrestricted Net Position: 3%
- Secured Loans Payable: 3%
- Unsecured Loans Payable: 9%
- Accrued Liabilities: 5%
- Prepaid Expenses: 6%

Revenue

- Rental Income (net of bad debt): 19%
- HUD Operating Grant Revenue: 64%
- Capital Grant: 11%
- Investment Income: 0%
- Other Income: 6%

Expenses

- Housing Assistance Payments: 60%
- Ordinary and General Expenses: 52%
- Depreciation Expense: 2%
- Housing Choice Voucher Expenses: 3%
- Mortgage-Related Expenses: 3%
- Extraordinary Maintenance: 1%
- General and Other Expenses: 3%
- Operating and Maintenance: 3%
- Utilities: 6%
- Tenant Services: 4%
- Administration: 15%

Family Housing Developments

- Dunedin Terrace: 88
- McDonough Homes: 592
- Mt. Airy Homes: 302
- Roosevelt Homes: 320

Total Housing Development: 1,302

Family Scattered Site: 418

Total Public Housing: 4,274

Total Housing Choice Voucher Units: 4,699

Total PHA-Owned and Section 8 Units: 8,973

PHA Site Map

Public Housing Units
- Scattered Site: 418
- Hi-Rise: 2,554
Total Public Housing Units: 4,274
Insured Value: $659 million

Note: Financial statements are prepared using generally accepted accounting principles (GAAP) as applied to governmental entities. For more complete information, please see the audited Comprehensive Annual Financial Report, March 31, 2017.

Cash 2%
Accounts and Grants Receivable 3%
Prepaid Expenses, Inventory and Other 3%
Investments 13%
Capital Assets, Net 83%
Accounts Payable 1%
Security Deposits and Deferred Revenue 1%
Accrued Expenses 3%
Mortgages Payable 2%
Restricted Net Position 9%
Unrestricted Net Position 3%
Secured Loans Payable 3%
Unsecured Loans Payable 9%
Accrued Liabilities 5%
Prepaid Expenses 6%
Rental Income (net of bad debt) 19%
HUD Operating Grant Revenue 64%
Capital Grant 11%
Investment Income 0%
Other Income 6%
Housing Assistance Payments 60%
Ordinary and General Expenses 52%
Depreciation Expense 2%
Housing Choice Voucher Expenses 3%
Mortgage-Related Expenses 3%
Extraordinary Maintenance 1%
General and Other Expenses 3%
Operating and Maintenance 3%
Utilities 6%
Tenant Services 4%
Administration 15%