



FACTS About Our Public Housing Program

- The PHA owns and manages 4262 units of public housing, comprised of:
 - 2554 Hi-Rise units
 - 1708 Family units, including 402 Scattered Site single family homes and duplexes
- The insured value of the PHA's property is \$614 million.
- In FY 2016, the PHA achieved "High Performer" status under PHAS for the 26th consecutive year.
- The PHA has maintained a 99% occupancy rate for 21 consecutive years.
- The PHA prepared and re-rented 685 vacant units in an average of 15.67 days per unit in FY 2016.
- 100% of units were inspected for housekeeping and preventive maintenance in FY 2016.
- The PHA collects over 99% of rents.
- The annual agency-wide financial and compliance audit of FY 2016 was completed with no adverse findings (only one finding in the last 19 years).
- 28,200 maintenance work orders (emergency and non-emergency) were completed in FY 2016.
- The PHA maintained a 100% resident satisfaction rating on maintenance work orders in FY 2016.
- The PHA owns four community centers that provide a total of 24 different services to residents and the surrounding communities.
- Since 1991, the PHA has invested \$13.40 million in ACOP ("A Community Outreach Program"), a community policing partnership with the Saint Paul Police Department.
- In 2016 the PHA had 17 Police Officers-In-Residence (OIR) living in its Hi-Rises.
- The PHA oversees a Congregate Housing Services Program (CHSP) in five of its Hi-Rises. Program capacity is 125. Residents are assisted with independent living, thereby helping them avoid premature nursing home placement.

Mission Statement

"The PHA helps families and individuals with low incomes achieve greater stability and self reliance by providing safe, affordable, quality housing, and links to community services."

FACT

The PHA provides 8,926 affordable homes to over 21,000 people.

FACT

The PHA has been an independent governmental unit since 1977.

FACT

The PHA is governed by a seven-member Board of Commissioners appointed by the Mayor and approved by the City Council.

FACTS About Our Housing Choice Voucher Programs

The PHA administers 4664 vouchers, totaling \$38 million, and has been a “High Performer” under HUD’s Section 8 Management Assessment Program (SEMAP) for fifteen consecutive years.

Most Section 8 vouchers are “Tenant-Based” and move with the renter. “Project-Based Vouchers” (PBV) are assigned to particular units and buildings. “Mixed income” housing provides some PBV-subsidized units in market-rate rental housing buildings.

Beginning in 2000 the PHA Board has approved 27 requests for project-based voucher assistance totaling 517 units in 24 separate projects (3 other projects were canceled and the current total is 515 units). More than half of the PBV units (327) are “supportive housing”.

1. **Sibley Park Apartments.** Mixed income/new construction; 24 PBV; 2002.
2. **Liberty Plaza Apartments.** Affordable housing/major rehabilitation; 95 PBV; 2002.
3. **Jackson Street Village.** Supportive Housing/new construction; 24 PBV; families with children, homeless or near homeless, and recovering from chemical dependency; 2003.
4. **Families First I-II-III.** Supportive Housing/existing housing; 20 PBV; families with children, homeless or near homeless, recovering from chemical dependency, current or recent MFIP recipients; 2003-2004 (3 stages).
5. **Crestview Apartments/New Foundations I-II.** Supportive Housing/existing housing; 44 PBV; families with children, homeless, recovering from chemical dependency, current or recent MFIP recipients; 2002-2005 (2 stages).
6. **Sibley Court Apartments.** Mixed income/new construction; 25 PBV; 2003.
7. **Seventh Landing.** Supportive Housing/new construction; 12 PBV; homeless youth aging out of foster care system; 2003.
8. **Rivertown Commons.** Mixed income/existing housing; 20 PBV (6 supportive); 2002.
9. **Straus Building.** Mixed income/major rehabilitation; 10 PBV; 2003.
10. **Upper Landing.** Mixed income/new construction; 15 PBV; 2002.
11. **St. Christopher Place.** Supportive Housing/existing housing; 14 PBV Single Room Occupancy (SRO); single adult men and women; 2004.
12. **YWCA.** Supportive Housing/existing housing; 36 PBV; single parent households with children who are former or current MFIP participants; 2003.
13. **Martin Luther King Court.** Supportive Housing/existing housing; 8 PBV; homeless or near homeless families with children of which at least one person has been diagnosed with HIV/AIDS; 2004.
14. **UniDale Apartments.** Supportive Housing/new construction; 20 PBV (15 supportive); chronically homeless families with children; 2006.
15. **Sankofa Apartments.** Supportive Housing/rehab; 4 PBV; Long-term homeless adults pregnant or parenting; 2008.
16. **Delancey Apartments.** Supportive Housing/rehab; 13 PBV; Long-term homeless families with disabilities; 2009.

17. **Winnipeg Apartments.** Supportive Housing/new construction; 6 PBV; Long-term homeless families and individuals; 2009.
18. **Cleveland-Saunders.** Supportive Housing/existing; 10 PBV; Long-term homeless families; 2009.
19. **Lexington Commons.** Supportive Housing/rehab; 47 PBV; Long-term homeless individuals; 2010.
20. **Renaissance Box.** Supportive Housing/rehab; 10 PBV; Long-term homeless families; 2011 (also 8 “Shelter Plus Care” units.)
21. **Fort Road Flats.** Supportive Housing/new construction; 8 PBV; Long-term homeless families; 2013.
22. **Ujamaa Housing.** Supportive Housing/rehab; 12 PBV; homeless young males without family support; 2013.
23. **Western U Plaza (formerly Old Home Plaza).** New construction/rehab/Supportive Housing; 6 PBV; in development phase; 2015.
24. **Prior Crossing.** New construction/Supportive Housing; 32 PBV; homeless youth; 2016.

FACTS About Our Capital Fund Program (CFP)

- The PHA’s FFY 2016 CFP allocation was \$7.1 million.
- In 2016 the PHA administered approximately \$25 million in open CFP grants.
- Contracts with minority-owned business enterprises in FY 2016: 10.2% of operating budget and 17.3% of capital fund budget.
- Contracts with businesses owned by women or persons with disabilities in FY 2016: 11.4% of operating budget and 22.5% of capital fund budget.
- In FY 2016, PHA awarded a total of \$1.8 million to Section 3 businesses.
- Starting in 1991, the PHA invested \$8 million in life safety improvements by installing fire sprinklers and upgrading the fire alarm systems in all 16 PHA Hi-Rises.

FACT

In the Housing Choice Voucher Program, the average tenant payment for rent plus utilities is \$342/month.

The average cost per voucher (rent subsidy plus administration) is \$720/month.

FACT

In the Public Housing Program, the average tenant payment for rent plus utilities is \$356/month.

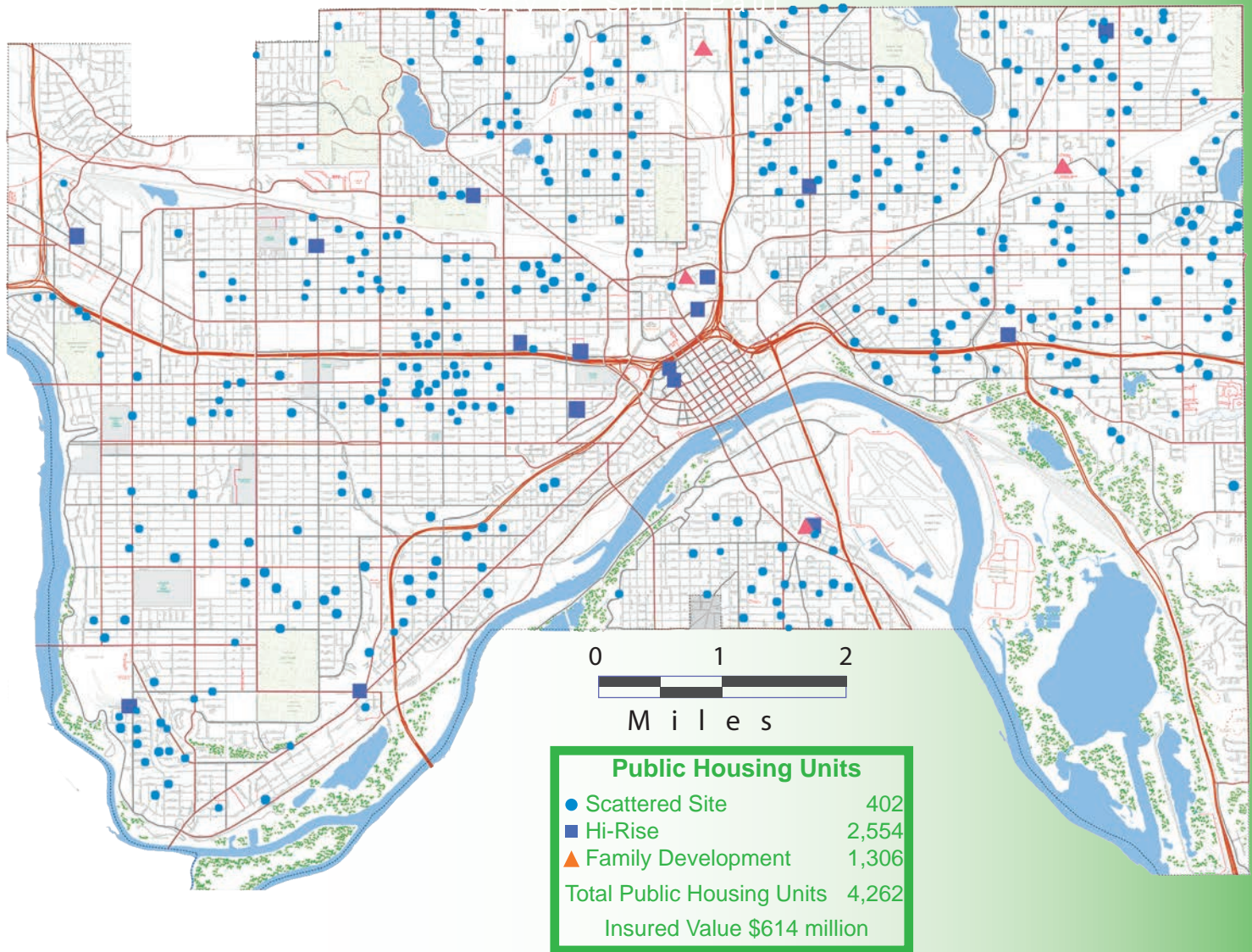
The total federal subsidy, including operating and capital improvements, is approximately \$395/month.

FACT

The average federal subsidy for operating costs is \$255/month.

The average federal subsidy for capital improvements is \$140/month.

PHA Housing Sites



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

	Units		Units
Central Hi-Rise	144	Montreal Hi-Rise	185
Cleveland Hi-Rise	144	Mt. Airy Hi-Rise	153
Dunedin Hi-Rise	143	Neill Hi-Rise	104
Edgerton Hi-Rise	221	Ravoux Hi-Rise	220
Exchange Hi-Rise	194	Seal Hi-Rise	144
Front Hi-Rise	151	Valley Hi-Rise	159
Hamline Hi-Rise	186	Wabasha Hi-Rise	71
Iowa Hi-Rise	148	Wilson Hi-Rise	187

Family Housing Developments

	Units
Dunedin Terrace	104
McDonough Homes	580
Mt. Airy Homes	302
Roosevelt Homes	320

Family Scattered Site Housing

402

Total Hi-Rise Units	2,554
Total Housing Development Units	1,306
Family Scattered Site Housing	402
Total PHA Housing Units	4,262
Total Section 8 Units	4,664
Total PHA-Owned and Section 8 Units	8,926

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