PHA’s Three Major Programs: All Federal Funding from HUD

1. Public Housing (Operating Fund)
2. Capital Fund
3. Section 8/ Housing Choice Vouchers

“High Performer” PHA for 28 consecutive years; providing 8,998 affordable homes to over 21,000 people.
APPROXIMATELY 133 MILLION HOUSING UNITS IN THE U.S. ABOUT 4% OF THEM RECEIVE FEDERAL SUBSIDIES THROUGH HUD ONLY ABOUT 1/4 OF ELIGIBLE HOUSEHOLDS RECEIVE RENT ASSISTANCE

Unsubsidized
128,301,840
96%

HUD Subsidized
5,050,000 4%
HUD - SUBSIDIZED HOUSING IN THE U.S.
5 MILLION HOMES - 4% OF HOUSING SUPPLY

- HOUSING CHOICE VOUCHERS 2,217,000
- PUBLIC HOUSING 1,020,000
- SEC 8 PROJECT-BASED 1,175,000
- ELDERLY & DISABLED 154,000
- OTHER 219,000
- USDA 265,000
PHAg-owned

Insured value $688 million

4,274 units

PHA-owned
St. Paul PHA is a “HIGH PERFORMER” in Public Housing and Section 8

• Top ratings for Public Housing and Section 8 Voucher Programs (“PHAS” and “SEMAP”)
• 99% of Rents Collected
• 99% Occupancy – 23 yrs
• Safe, affordable, quality housing
Section 8 Vouchers: Subsidies to Private Owners

$21.4 Billion

$40.3 Million

$36.7 Million

4724 Units, 1000 Owners
SEMAP “HIGH PERFORMER”

- SEMAP: HUD’s Section Eight Management Assessment Program
  - 15 factors, including
    - Lease-up rate
    - Inspections
    - Eligibility reviews
    - Rent approvals

  • All Section 8 Housing Choice Vouchers are leased and “utilized.”
  • During **FY 2017**, the PHA had 53,462 “unit-months-available” and 53,434 “unit-months-leased”, just 28 short of 100% (**99.95% utilization**).

  • During **FY 2016**, the PHA had 53,153 “unit-months-available” and 53,155 “unit-months-leased” (**100.0% utilization**).
Housing Choice Voucher Programs

(4,724 affordable housing opportunities)

General Housing Choice Vouchers (4225)
(including 558 received as Preservation Vouchers)

Project-Based Vouchers (516)
Supportive (328)

Enhanced/Protection Vouchers (61)
Mixed Income (188)

Family Unification Program (100)

Port Outs (634)

HUD-VASH (201)

Mainstream/Disability (117)

Mod Rehab SROs (81)

FSS (19)

Port Ins (201)
Online Section 8 Waiting List

• The waiting list was opened in September 2015 for one week.
  • Over 12,000 applications were submitted online.
  • The PHA conducted a lottery from those submissions for 3,500 spots on the list. The PHA started drawing from the list in November 2015.

• Depending on turnover and funding, the PHA may issue 300-400 vouchers per year to the waiting list.
• The waiting list was closed to new applications from 2007-2015.
Shopping Success Rates

Average shopping success rate over the last 6 months (538: total number of shoppers)

- 417 new lease ups in St. Paul (78%)
- 121 Vouchers expired (22%)

“Success” is defined as the number of clients who have leased a unit in St. Paul, relative to how many vouchers expire in a given month.
St Paul Public Housing Agency

2016 Section 8 Voucher Holders in High and Low Poverty

- Voucher Holders (n = 3,665)
  - those in High Poverty (n = 2,260)
  - those in Low Poverty (n = 1,405)

Low Poverty Census Tract (Up to 22.3%)
High Poverty Census Tract (Over 22.3%)

Map Created: September 2017
2017 Section 8 Voucher Holders with Children in High or Low Poverty Census Tracts

- HCV Holders in High Poverty (n=1,516)
- HCV Holders in Low Poverty (n=661)

Low Poverty Census Tract (Up to 21.6%)
High Poverty Census Tract (Over 21.6%)

Poverty rate from 2012-2016 American Community Survey
Map Created: May 2019
St Paul PHA’s Vouchers: TBV and PBV (Tenant-Based Vouchers & Project-Based Vouchers)

- 4,643 Housing Choice Vouchers
- 516 Project-Based Vouchers
- 24 developments
  - 19 with supportive services
  - 5 general occupancy

- In order for a project to be considered, “a developer/owner must submit a proposal through Minnesota Housing’s Consolidated Request for Proposals (‘SuperRFP’)”.

- The PHA’s PBV program underwent a rigorous OIG audit from 2009 to 2010.

- Currently project-basing 11.1% of our vouchers.
<table>
<thead>
<tr>
<th>PBV Project Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sibley Park Apts.</td>
<td>211 E 7th St.</td>
</tr>
<tr>
<td>Crestview Apts.</td>
<td>1161 Westminster</td>
</tr>
<tr>
<td>Liberty Plaza</td>
<td>280 Arundel</td>
</tr>
<tr>
<td>Rivertown Commons</td>
<td>175 Charles</td>
</tr>
<tr>
<td>YWCA I</td>
<td>251 Oxford</td>
</tr>
<tr>
<td>YWCA</td>
<td>91 Lexington Ave N.</td>
</tr>
<tr>
<td>Jackson St Village</td>
<td>1465 Jackson</td>
</tr>
<tr>
<td>Sibley Court Apts.</td>
<td>484 Temperance</td>
</tr>
<tr>
<td>Families First I</td>
<td>515 N. Dale</td>
</tr>
<tr>
<td>Families First II</td>
<td>914 Thomas</td>
</tr>
<tr>
<td>Families First III</td>
<td>849 University Ave. W.</td>
</tr>
<tr>
<td>Seventh Landing</td>
<td>1360 W 7th</td>
</tr>
<tr>
<td>Straus Building – Hollman</td>
<td>350 Sibley</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PBV Project Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Landing; Hollman</td>
<td>200 Wilken</td>
</tr>
<tr>
<td>Martin Luther King Court</td>
<td>840 Marshall Ave</td>
</tr>
<tr>
<td>St. Christopher Place</td>
<td>286 Marshall</td>
</tr>
<tr>
<td>UniDale Apts</td>
<td>627 Aurora</td>
</tr>
<tr>
<td>Sankofa Apts</td>
<td>990 LaFond</td>
</tr>
<tr>
<td>Cleveland-Saunders</td>
<td>930 Cleveland</td>
</tr>
<tr>
<td>Winnipeg Apts</td>
<td>850 Rice</td>
</tr>
<tr>
<td>Delancey Apts</td>
<td>700 Selby</td>
</tr>
<tr>
<td>Lexington Commons</td>
<td>375 Lexington</td>
</tr>
<tr>
<td>Renaissance Box</td>
<td>210 East 10th Street</td>
</tr>
<tr>
<td>Fort Road Flats</td>
<td>2242 West 7th St.</td>
</tr>
<tr>
<td>Western U Plaza (Old Home)</td>
<td>370 University Ave West</td>
</tr>
<tr>
<td>Ujamaa Housing</td>
<td>700 Selby Ave</td>
</tr>
<tr>
<td>Prior Crossing</td>
<td>1949 University Ave. W.</td>
</tr>
</tbody>
</table>
Section 8 Rents & Subsidies; Unit Sizes

- Average tenant payment for rent + utilities is $359/month
- Average subsidy payment to property owner is $677/month
- Almost all Section 8 participants are “Extremely Low Income” households; < 30% AMI
- Head of household or spouse is elderly or disabled in 51% of households.

(12/31/2017 data)
Public Housing Rents & Subsidies; Unit Sizes

- Average tenant payment for rent + utilities is **$404/month**
- Average federal subsidy is **$386 per month**
  - $246/month for operating costs
  - $140/month for capital improvements
- Most (77%) Public Housing residents are “Extremely Low Income” households; < 30% AMI
- Head of household or spouse is elderly or disabled in 66% of households.

(12/31/2017 data)
## Section 8 Households’ Income Sources

<table>
<thead>
<tr>
<th>Source</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wages</td>
<td>43%</td>
</tr>
<tr>
<td>Welfare (MFIP or GA)</td>
<td>38%</td>
</tr>
<tr>
<td>SSI/SocSec</td>
<td>56%</td>
</tr>
<tr>
<td>Other Income</td>
<td>32%</td>
</tr>
<tr>
<td>No Income</td>
<td>2%</td>
</tr>
</tbody>
</table>

- Head of household or spouse is elderly in 18% of households.
- Head of household or spouse is non-elderly and disabled in 33% of households.
- Some families have multiple sources of income.

(12/31/2017 Data)
Public Housing Households’ Income Sources

<table>
<thead>
<tr>
<th>Income Source</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wages</td>
<td>40%</td>
</tr>
<tr>
<td>Welfare (MFIP or GA)</td>
<td>30%</td>
</tr>
<tr>
<td>SSI/SocSec</td>
<td>63%</td>
</tr>
<tr>
<td>Other Income</td>
<td>13%</td>
</tr>
<tr>
<td>No Income</td>
<td>4%</td>
</tr>
</tbody>
</table>

- Head of household or spouse is elderly in 30% of households.
- Head of household or spouse is non-elderly and disabled in 35% of households.
- Some families have multiple sources of income.

(12/31/2017 Data)
Section 8 Tenures

Length of Stay on Section 8

- Less than 1 Year: 13%
- 1 to 2 Years: 9%
- 2 to 5 Years: 20%
- 5 to 10 Years: 21%
- 10 to 20 Years: 29%
- 20+ Years: 8%

Average Length of Stay at Move-Out is 8 Years

(12/31/2017 Data)
Public Housing Tenures

Length of Stay in Public Housing

Average Length of Stay at Move-Out is 7 Years

(12/31/2017 Data)
Most Common Reasons for Voucher Termination

- Failure to comply with annual recertification requirements
- Criminal Activity
- Failure to pay amounts owed (Payment agreements)
- Failure to provide complete and accurate information
- Lease Violations
- Eviction
HCV Race Data as of 3/31/17

Waiting List (1,791)

- African American: 22%
- White: 61%
- Asian/PI: 7%
- Multiple: 2%
- American Indian: 8%

Current participants (4,236)

- African American: 29%
- White: 62%
- Asian/PI: 1%
- Multiple: 6%
- American Indian: 2%
HCV Ethnicity Data as of 3/31/17

Waiting List (1,791)

- Non Hispanic: 93%
- Hispanic: 7%

Current participants (4,236)

- Non-Hispanic: 95%
- Hispanic: 5%
# PUBLIC HOUSING WAITING LIST

(As of 5/14/18, waiting list is open for 0BR-5BR)

### WAITING LIST ACTIVITY

<table>
<thead>
<tr>
<th></th>
<th>0 BR</th>
<th>1 BR</th>
<th>2 BR</th>
<th>3 BR</th>
<th>4 BR</th>
<th>5 BR</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous Applicants</td>
<td>3030</td>
<td>3165</td>
<td>2388</td>
<td>1762</td>
<td>625</td>
<td>184</td>
<td>1154</td>
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<tr>
<td>New Applicants</td>
<td>137</td>
<td>203</td>
<td>226</td>
<td>117</td>
<td>31</td>
<td>7</td>
<td>721</td>
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<tr>
<td>Reinstated</td>
<td>62</td>
<td>82</td>
<td>42</td>
<td>33</td>
<td>17</td>
<td>8</td>
<td>244</td>
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<tr>
<td>- Applic's Canceled/Withdrawn</td>
<td>22</td>
<td>86</td>
<td>19</td>
<td>18</td>
<td>16</td>
<td>0</td>
<td>161</td>
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<tr>
<td>- Applicants Denied</td>
<td>0</td>
<td>15</td>
<td>15</td>
<td>9</td>
<td>2</td>
<td>0</td>
<td>41</td>
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<tr>
<td>- Applicants Housed</td>
<td>1</td>
<td>14</td>
<td>4</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>23</td>
</tr>
</tbody>
</table>

= Applicants Pending

|          | 3206 | 3335 | 2618 | 1884 | 653  | 198  | 11894 |

### RACE AND ETHNICITY

<table>
<thead>
<tr>
<th>Race and Ethnicity</th>
<th>No.</th>
<th>%</th>
<th>No.</th>
<th>%</th>
<th>No.</th>
<th>%</th>
<th>No.</th>
<th>%</th>
<th>No.</th>
<th>%</th>
<th>No.</th>
<th>%</th>
<th>No.</th>
<th>%</th>
<th>No.</th>
<th>%</th>
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<tbody>
<tr>
<td>White</td>
<td>552</td>
<td>17</td>
<td>1300</td>
<td>41</td>
<td>505</td>
<td>16</td>
<td>320</td>
<td>17</td>
<td>72</td>
<td>11</td>
<td>10</td>
<td>5</td>
<td>2759</td>
<td>23</td>
<td></td>
<td></td>
</tr>
<tr>
<td>African American</td>
<td>2172</td>
<td>65</td>
<td>1520</td>
<td>46</td>
<td>1587</td>
<td>61</td>
<td>1069</td>
<td>57</td>
<td>410</td>
<td>63</td>
<td>141</td>
<td>71</td>
<td>6899</td>
<td>58</td>
<td></td>
<td></td>
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<tr>
<td>Native American</td>
<td>76</td>
<td>2</td>
<td>88</td>
<td>3</td>
<td>82</td>
<td>3</td>
<td>72</td>
<td>4</td>
<td>15</td>
<td>2</td>
<td>10</td>
<td>5</td>
<td>343</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asian</td>
<td>203</td>
<td>6</td>
<td>289</td>
<td>9</td>
<td>272</td>
<td>10</td>
<td>319</td>
<td>17</td>
<td>127</td>
<td>19</td>
<td>34</td>
<td>17</td>
<td>1244</td>
<td>10</td>
<td></td>
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<tr>
<td>Pacific Islander</td>
<td>11</td>
<td>0</td>
<td>13</td>
<td>0</td>
<td>15</td>
<td>1</td>
<td>10</td>
<td>1</td>
<td>3</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>52</td>
<td>0</td>
<td></td>
<td></td>
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<tr>
<td>Multiple Races</td>
<td>174</td>
<td>5</td>
<td>67</td>
<td>2</td>
<td>144</td>
<td>6</td>
<td>76</td>
<td>4</td>
<td>19</td>
<td>3</td>
<td>3</td>
<td>2</td>
<td>483</td>
<td>4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>None given</td>
<td>18</td>
<td>1</td>
<td>58</td>
<td>2</td>
<td>13</td>
<td>0</td>
<td>18</td>
<td>1</td>
<td>7</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>114</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

TOTAL

|          | 3206 | 100| 3335|100| 2618|100| 1884|100| 653 |100| 198 |100| 11894|100|

### APPLICANT AGES

| Age Group       | No. | %  | No. | %  | No. | %  | No. | %  | No. | %  | No. | %  | No. | %  |
|-----------------|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|-----|----|
| 62+ ("Elderly") * | 0   | 0  | 620 | 19| 36  | 4 | 26  | 1 | 6   | 1 | 1   | 1 | 689 | 6 |
| 50 - 61 ("Near elderly") * | 5   | 0  | 1517|45| 164 | 6| 134 | 7| 45  | 7| 14  | 7| 1879|16|
| 25 - 49         | 1893| 59 | 1044|31| 1665|64| 1594|85| 586 |90| 181 |91| 6963|50|
| 20 - 24         | 987 | 31| 120 |4 | 662 |25| 125 |7 | 13  |2 | 2   |1 | 1909|16|
| 18 - 19         | 321 | 10| 34  |1 | 91  |3 | 5   |0 | 3   |0 | 0   |0 | 454 |4 |

TOTAL

|          | 3206 | 100| 3335|100| 2618|100| 1884|100| 653 |100| 198 |100| 11894|100|

TOTAL LEASES

<table>
<thead>
<tr>
<th></th>
<th>36 SIGNED</th>
</tr>
</thead>
</table>

TOTAL SIGNED

|          | 3206 | 3335 | 2618 | 1884 | 653 | 198 | 11894 |

TOTAL LEASES

|          | 36 SIGNED |

TOTAL SIGNED
SAINT PAUL PHA'S FAMILY PUBLIC HOUSING RESIDENTS
1975 to JUNE 30, 2018

White  Afr. Am.  Native Am.  Asian  Hispanic
HI-RISE POPULATION TRENDS

- 62+
- UNDER 62
- Poly. (62+)


- 1988: 82%
- 1993: 70%
- 1998: 64%
- 2003: 60%
- 2008: 66%
- 2013: 65%
- 2018: 59%

- 2003: 34% %
- 2008: 34%
- 2013: 35%
- 2018: 41%

- 2008: 34%
- 2013: 35%
- 2018: 43%
Congregate Housing Services Program (CHSP)

- Goal is to assist individuals with independent living and avoid premature nursing home placement

- Our staff provide case coordination, housekeeping, laundry, and daily meals

- Program is 125 slots at four different PHA hi-rises: Ravoux, Edgerton, Iowa, and Montreal

- Program is funded through a combination of tenant fees, Federal funding from HUD, and several State and Local programs
PHA COMMUNITY CENTERS

Located at all four Family Housing Sites:

• McDonough Homes
• Roosevelt Homes
• Mt. Airy Homes
• Dunedin Terrace
COMMUNITY CENTER PROGRAMS

- Headstart (3 sites)
- St. Paul Parks and Recreation
- Computer Labs (2 sites)
- Youth Connections After School & Summer (4 sites)
- Learner Web. Adult Digital Learning
- Urban 4H
- Boys & Girls Club

- Bookmobile (4 sites)
- Youth Care Girls Support Group
- Health Clinic
- Dispute Resolution Center
- Food Shelf
- ACOP
- Resident Councils (4 sites)
- Keystone Community Services
- Kids Connection
FY 19 (FFY 2018) Budgets

- **Low Rent Public Housing** - $36,658,105.

- **Section 8**
  - Section 8 HCV administrative budget - $3,720,452.
  - Housing Assistance Payments (HAP) budget - $36,722,467, supplemented by approximately $437,493 from prior years’ excess HAP budget

- **W. Andrew Boss Building Fund**
  - Revenues - $866,990.
  - Expenditures - $745,670.

- **Capital Fund Program** - $11.1 million (FFY 2018)

- **Congregate Housing Services Program** - $822,996 (January 1, 2018 through December 31, 2018)