

PAYMENT IN LIEU OF TAXES AT THE PHA
BACKGROUND
WHY AND HOW?
RELEVANCY TO CITIZENS LEAGUE STUDY

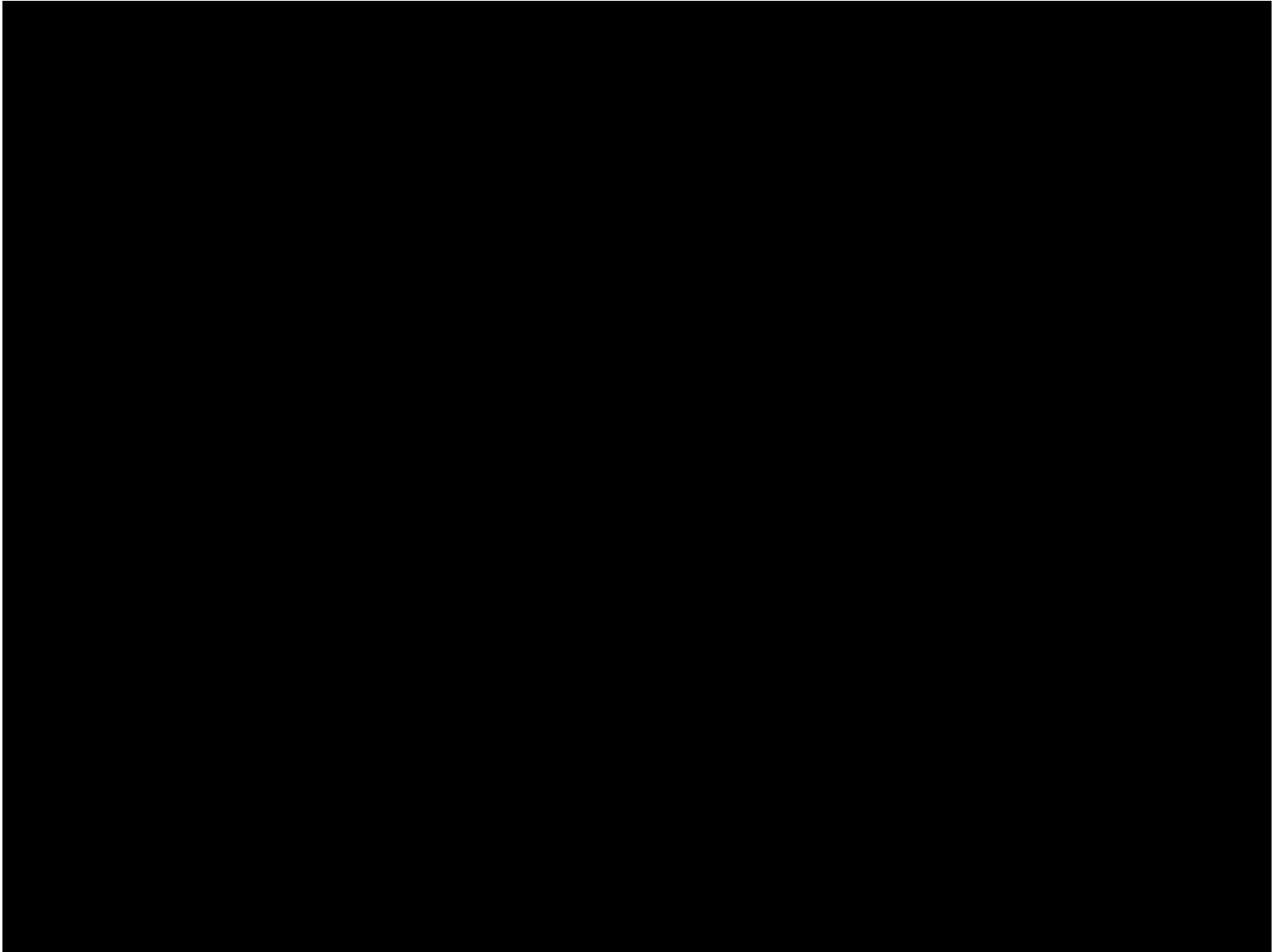


Background and Programs and Services Review at St. Paul PHA

1. PHA provides 8,938 affordable homes and links to services for over 21,000 people in St. Paul.
2. “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.”
3. We are also in the business of saving lives. One story from “One Day on Earth” video.



Cleveland Hi-Rise Resident



National Housing Goals

U.S. Housing Act of 1937:

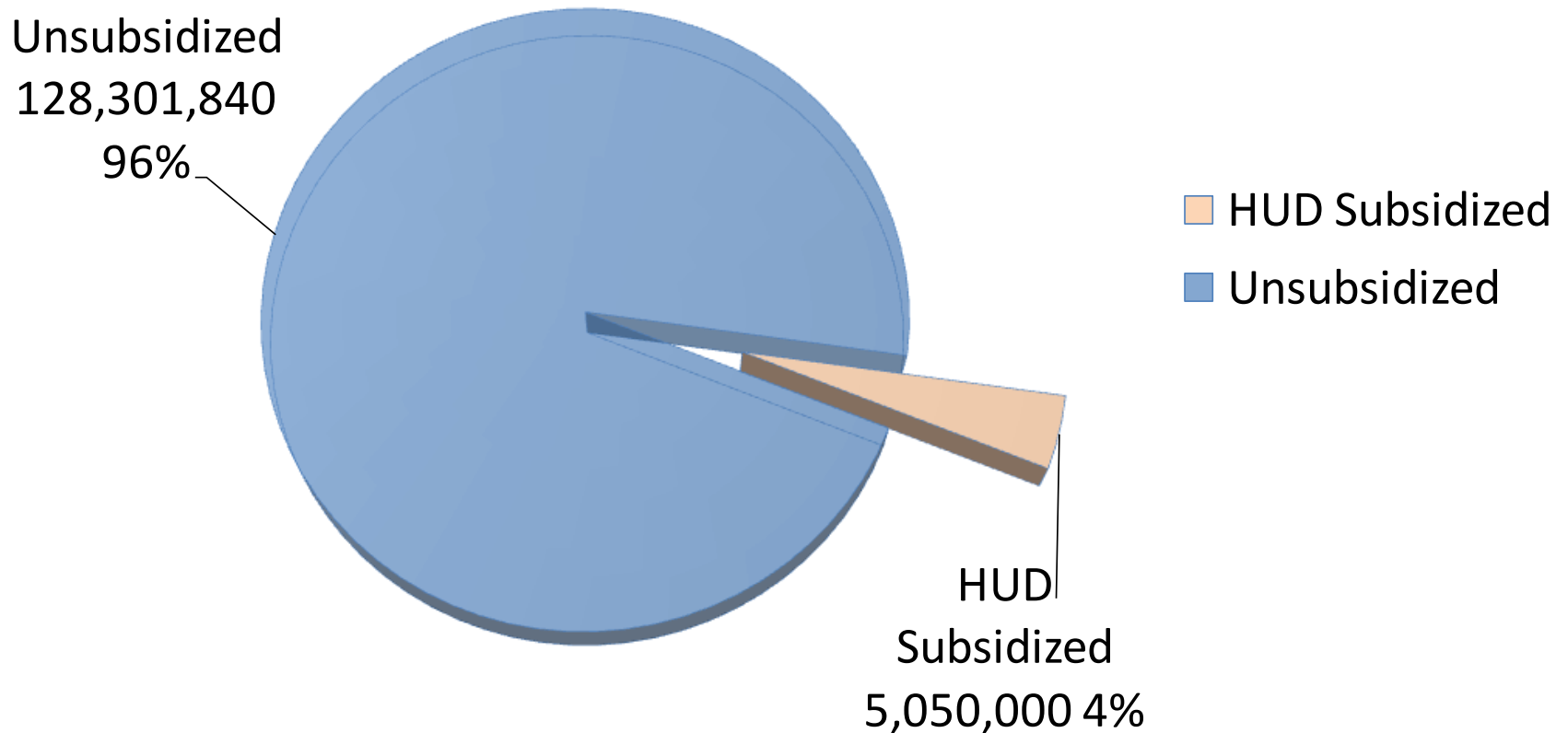
- “decent, safe, and sanitary dwellings for families of lower income”

U.S. Housing Act of 1949:

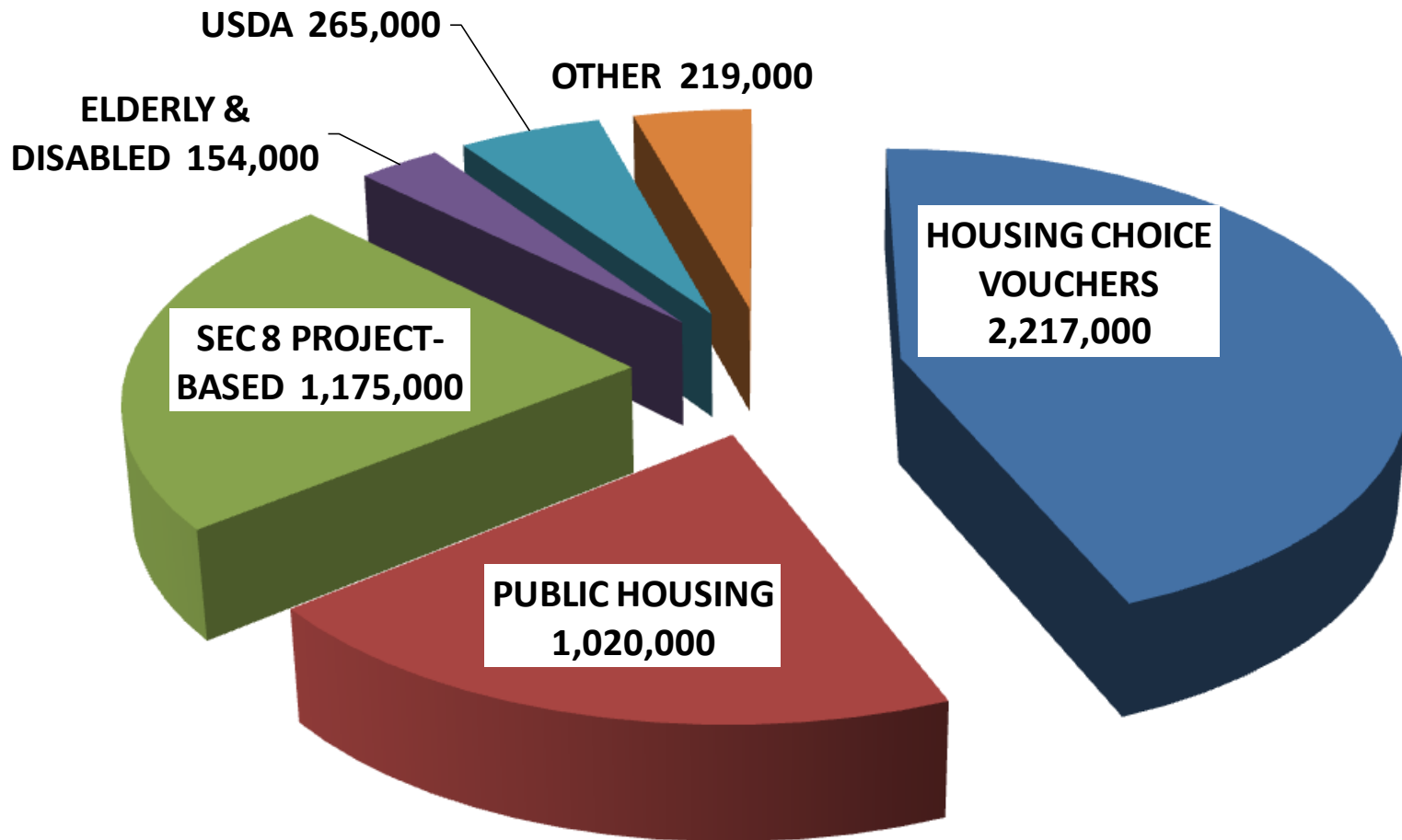
- “a decent home and a suitable living environment for every American family”

Almost every year Congress passes bills and the President signs them into law that amend the Housing Act of 1937 with policy changes (authorization bills) or annual program funding (appropriation bills).

**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**



**HUD -SUBSIDIZED HOUSING IN THE U.S.
5 MILLION HOMES - 4% OF HOUSING SUPPLY**



History of St. Paul HRA/PHA

HRA: St. Paul Housing & Redevelopment Authority

- State Statute: Chapter 462, 1949 Session, Minnesota Legislature
- St. Paul HRA is an independent body with a Board of Commissioners (City Council members added in 1976).
- HRA administers housing and urban redevelopment programs.
- HRA still operates, through City Dept of Planning & Economic Development (PED), City Council and Mayor's office.

PHA: Public Housing Agency of the City St. Paul

- State Statute: Chapter 228, 1977 Session, Minnesota Legislature, May 20, 1977.
- City Council Resolution: June 23, 1977. 1st PHA Board of Commissioners meeting: September 7, 1977.
- 2017 is the PHA's 40th year as an independent governmental entity.

Saint Paul PHA

Board of Commissioners



Yer Chang
Research Analyst, Minnesota
Department of Human Services



Georgie Kabeto
Family Public Housing Resident



Kevin Lindsey
Commissioner of Minnesota
Department of Human Rights



Mary Puente
Hi-Rise Public Housing Resident



Marty Strub
Past Business Manager
and President,
Sheet Metal Workers Local 10



Missy Staples Thompson
Principal at Xanthus Partners LLC



Tom Reding, Chair
Board of Commissioners
Retired Assistant Chief of Police



Jon Gutzmann
Executive Director

Message from PHA Board Chair and Executive Director

The PHA administers federal rent subsidies that provide safe, affordable housing to more than 21,000 Saint Paul residents. Almost half of the residents live in the 4,262 public housing homes and apartments the PHA owns and manages. The PHA also administers 4,668 Housing Choice Vouchers (HCV). We are proud to report the PHA remains a well run and innovative organization. "Well run" is evidenced in many ways, including the high morale of PHA employees and their success in fulfilling our mission. We are proud to receive HUD's High Performer designation in public housing for the 26th consecutive year and HUD's High Performer designation in the HCV program for the 15th consecutive year. [Examples: we maintained a 99% occupancy rate in public housing for the 21st consecutive year and achieved 100% unit utilization in the HCV program.]

That the PHA routinely receives independent confirmation of our high performance is also rewarding; the recently completed audit had zero financial or compliance findings, bringing that record to one finding in the past 18 years. The PHA's innovative spirit was on display as well: we partnered with Emphasys Software to develop the "My Housing" public housing online application product. Separately, we signed a Community Solar Garden subscription agreement with Geronimo Energy that provides 10 PHA hi-rises and the Central Office with 100% solar energy. The agreement (serving 1,600 low income households) will also save the PHA an estimated \$130,000 per year in energy costs. For more about these and other accomplishments, please visit us at www.stpha.org. Thank you.

Legal Counsel



Louise Toscano Seeba
PHA General Counsel
Supervising Attorney



John Stechmann
Senior Assistant City
Attorney



Sean Whatley
Assistant City Attorney

Executive Office



Executive Department

Jon Gutzmann, Executive Director; Mai Maua, Executive Assistant/
Program Coordinator; Mao Yue, Administrative Support Technician;
Darmi Boru, Administrative Support Assistant

Senior Staff



Tim Angaran
Assistant Maintenance Director



Betty Lou Authier
Maintenance Director



Charisse Brown
Assistant Senior Manager



Al Hester
Housing Policy Director



Alicia Huckleby
Resident Initiatives Director



Mike McMurray
Human Resources Director



Dominic Mitchell
Section 8 Programs Manager



Ron Moen
Finance Director



Kim Nguyen
Assistant Resident Services Director



Mike Winston
Resident Services Director

PHA'S THREE MAJOR PROGRAMS: ALL FEDERAL FUNDING FROM HUD

1. Public Housing Operating Fund
2. Capital Fund Program
3. Section 8/ Housing Choice Vouchers
 - (No City or State operating funding)



High Performer PHA for 26 consecutive years; providing 8,938 affordable homes to over 21,000 people.

Saint Paul PHA



About half of our 8938 affordable housing opportunities are as a property owner:

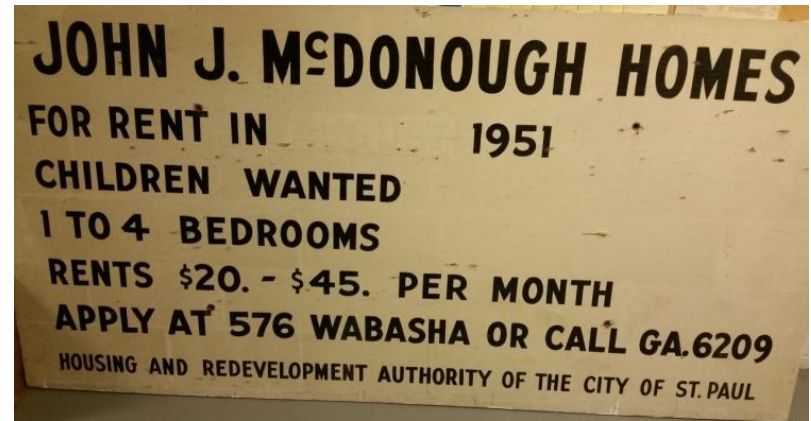
The PHA owns and manages 4,274 houses and apartments for low income people.



Public Housing in St. Paul

Federally Funded Public Housing

- U.S. Housing Act of 1937
- Funding awarded by Congress through Federal Housing Administration (FHA)
- (HUD created 1965)
- Cooperation Agreements between the City and HUD include PILOT (PDF attached)
- St. Paul was the first housing authority in Minnesota: therefore “MN 1” in HUD talk
- Funding increments received for “housing projects” (developments); MN 1-1, MN 1-2, etc. ➡
- MN 1-1 is McDonough Homes



Family Public Housing in St. Paul

Family Housing Developments

- MN 1-1: McDonough Homes (1952); originally 520 units
- MN 1-2: Roosevelt Homes (1952); originally 320 units
- MN 1-3: Mt. Airy Homes and Hi-Rise (1959); orig. 448 units
- MN 1-5: Central Duplexes and Hi-Rise (1964); orig. 186 units
- MN 1-7: W. Side Duplexes and Neill (Laurel) Hi-Rise (1963); orig. 200 units
- MN 1-9: Dunedin Terrace and Hi-Rise (1966); orig. 233 units

Additions to Family Housing

- MN 1-4: McDonough Homes 1st Addition (1962); 42 units
- MN 1-8A: McDonough Homes 2nd Addition (1964); 54 units
- MN 1-8B: Mt Airy Homes 1st Addition (1964); 22 units
- MN 1-10 Mt. Airy Homes Rehabs (1966); orig. 10 units
- Scattered Sites: MN 1-20 (1968), MN 1-22, -29, -30, -31, -32, -33, -34, -35, -36, -37, -38 (1996) (“Homeward”); orig. 450 units

2017 Total of Family Units: 1,720



Roosevelt Homes



Dunedin Terrace

**1720 FAMILY
UNITS**



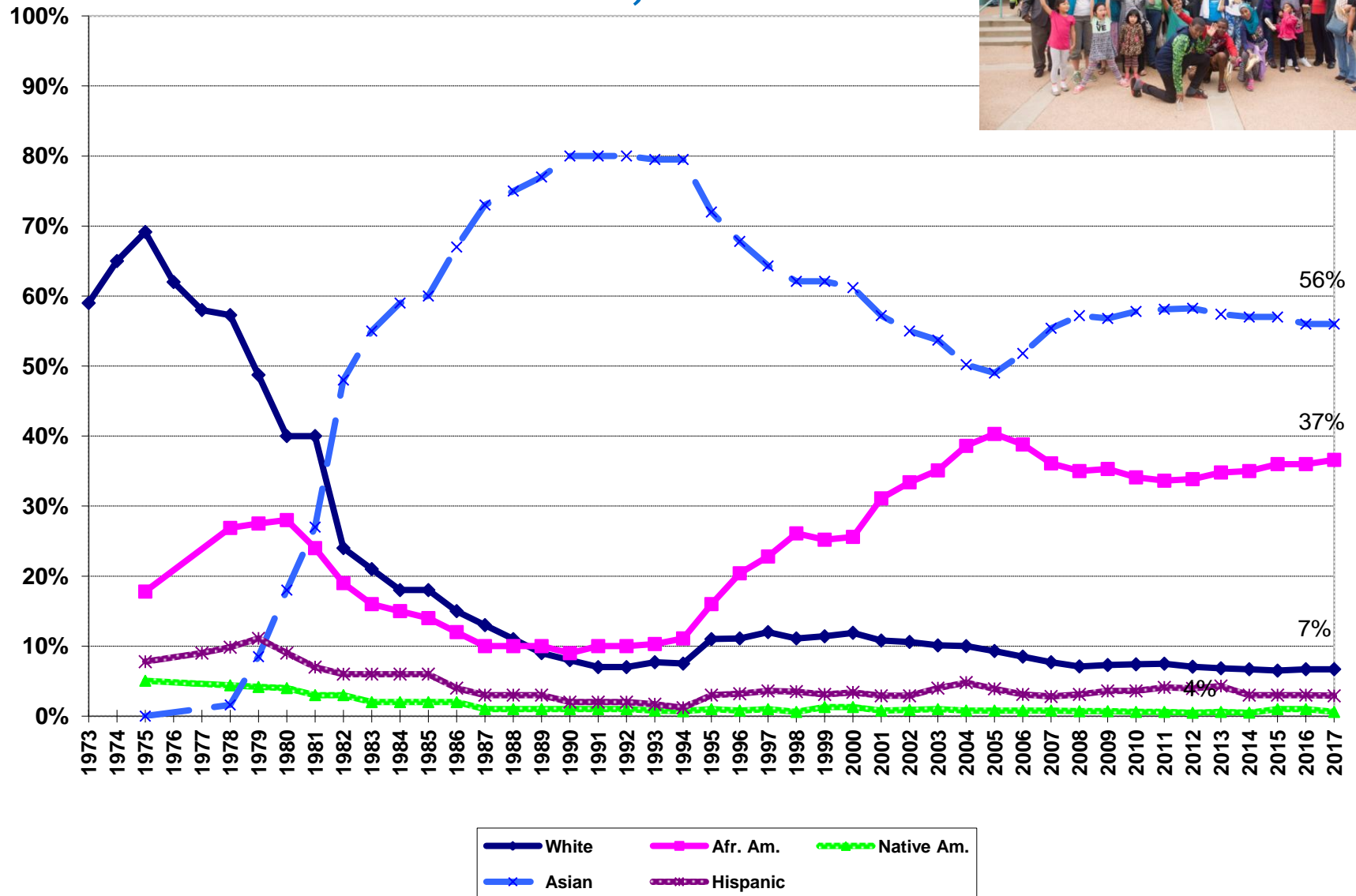
McDonough Homes



Mt. Airy Homes

SAINT PAUL PHA'S FAMILY PUBLIC HOUSING RESIDENTS

1975 to MARCH 31, 2017



“Elderly” Public Housing in St. Paul

- MN 1-3: Mt. Airy Hi-Rise (1959)
- MN 1-5: Central Hi-Rise (1964)
- MN 1-6: Neill (Laurel) Hi-Rise and W. Side Duplexes (1963)
- MN 1-11: Cleveland Hi-Rise (1969)
- MN 1-13: Iowa Hi-Rise (1973)
- MN 1-14: Wilson Hi-Rise (1969)
- MN 1-15: Front Hi-Rise (1969)
- MN 1-16: Ravoux Hi-Rise (1970)
- MN 1-17: Wabasha Hi-Rise (1969)
- MN 1-18: Montreal Hi-Rise (1970)
- MN 1-19: Exchange Hi-Rise (1972)
- MN 1-24: Edgerton Hi-Rise (1974)
- MN 1-26: Hamline Hi-Rise (1976)
- MN 1-27: Seal Hi-Rise (1976)

2017 Total of Hi-Rise Units: 2,554



1085 Montreal Hi-Rise



Valley Hi-Rise

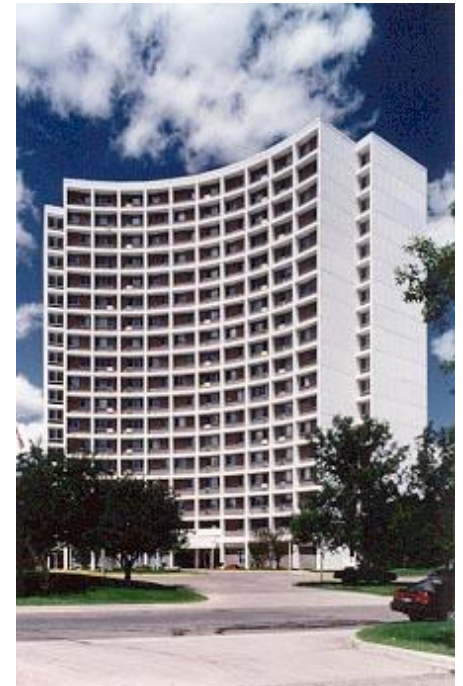


Neill Hi-Rise



Ravoux Hi-rise

Montreal
Hi-Rise



**2554 HI-RISE
UNITS**



Central Hi-Rise



Cleveland Hi-Rise



Dunedin Hi-Rise



Edgerton
Hi-Rise



Exchange Hi-Rise



Front Hi-Rise



Hamline
Hi-Rise



Iowa Hi-Rise



Mt. Airy Hi-Rise



Seal Hi-Rise



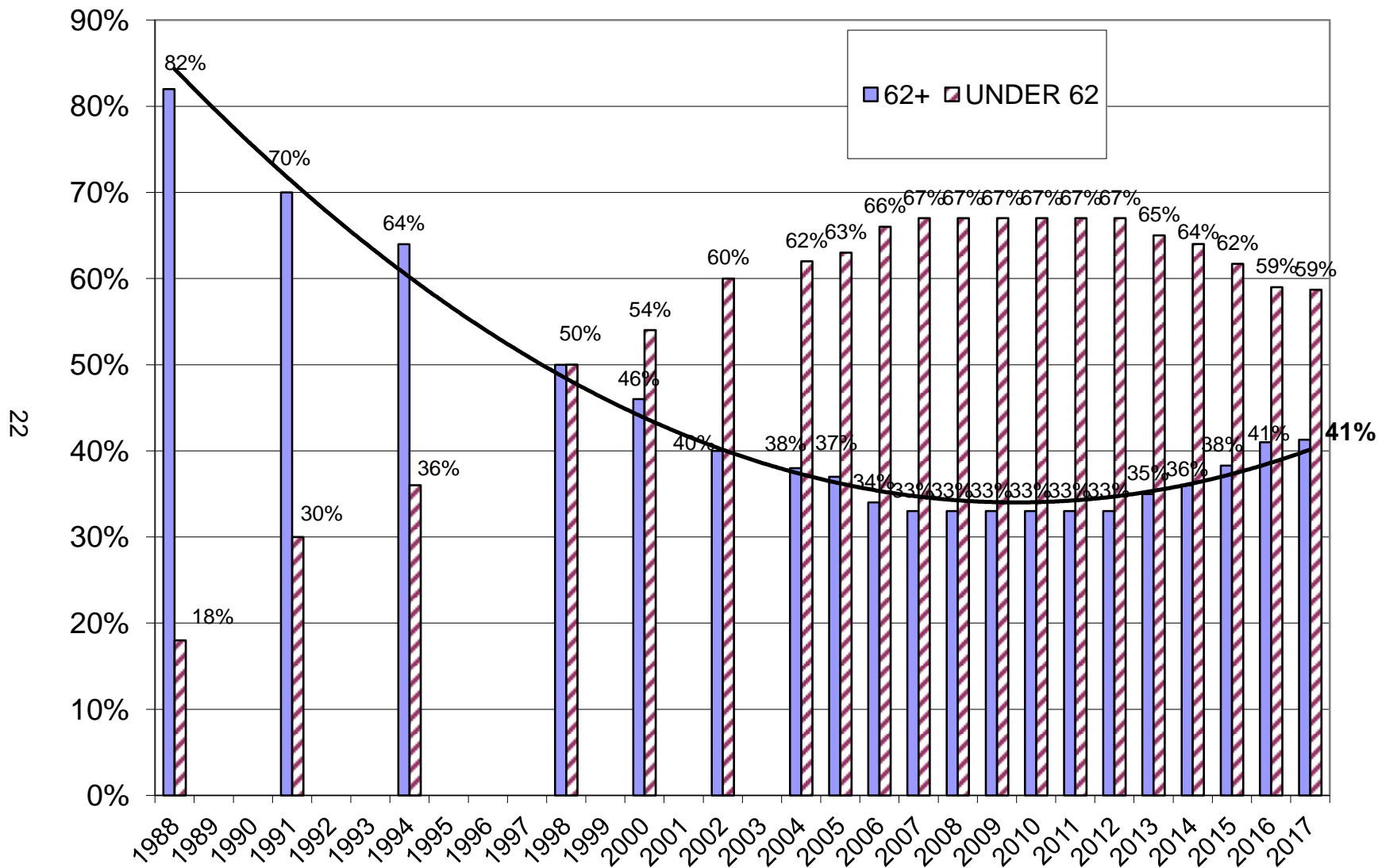
Wabasha Hi-Rise



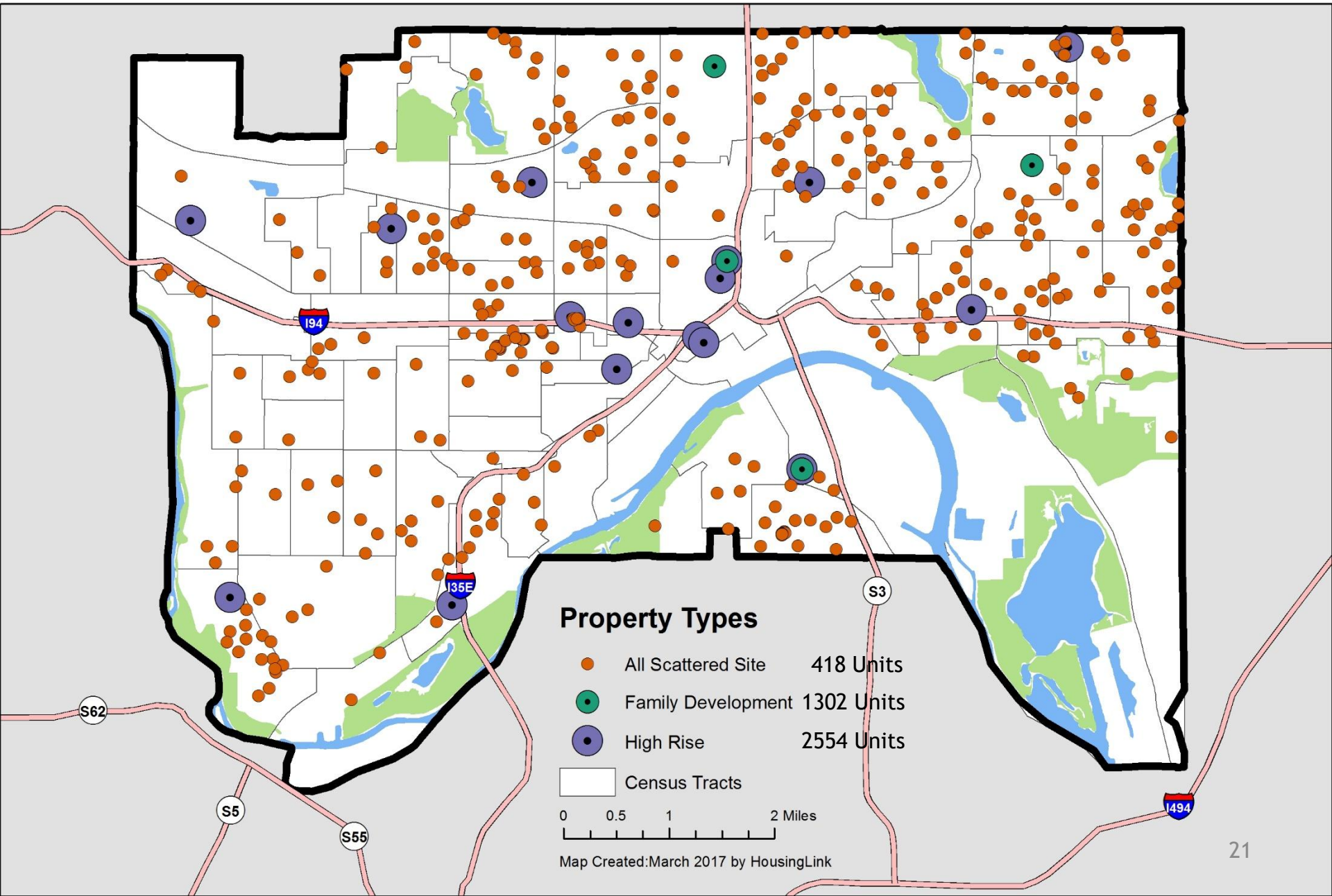
Wilson Hi-Rise

Saint Paul PHA - AGENCY PLAN

HI-RISE POPULATION TRENDS



St. Paul Public Housing Agency



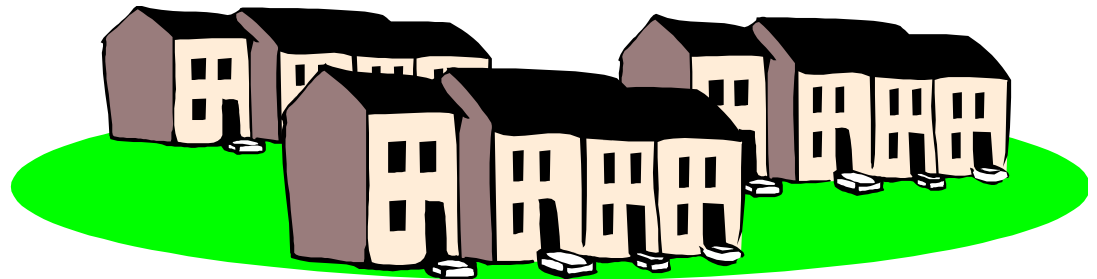
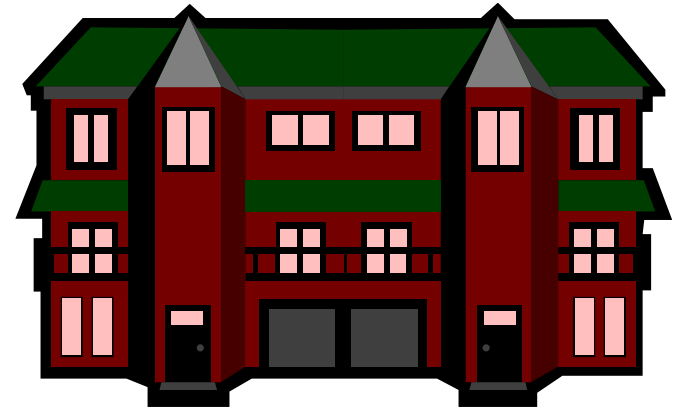
Saint Paul PHA



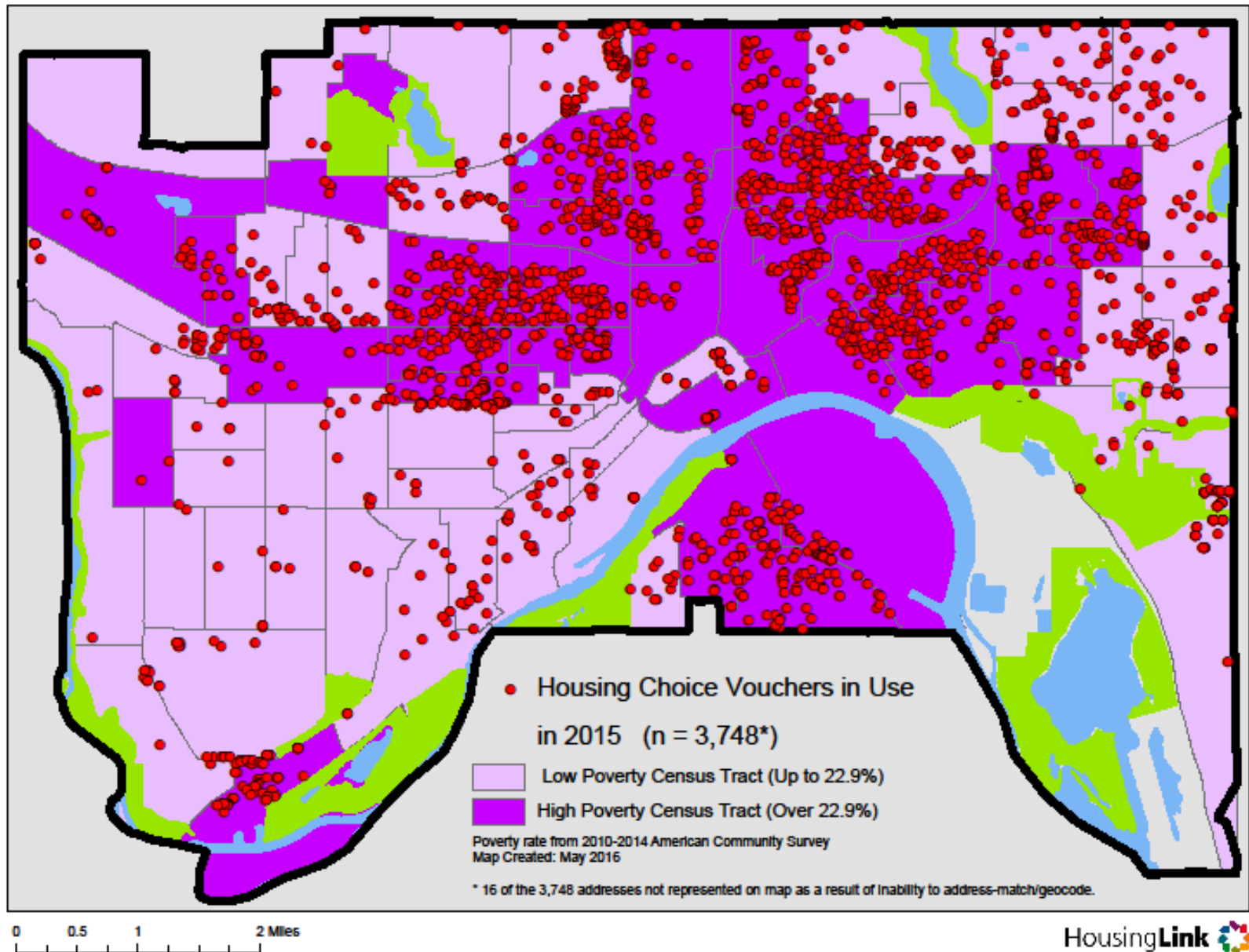
For our remaining portfolio, HCV, the PHA is a funder and affordable housing “connector.”

PHA pays \$37 million/yr. in Section 8 (HCV) rent subsidies to ~1200 private landlords. This private sector affordable housing model provides 4,600 rental homes and apartments to approx. 11,000 individuals.

These properties pay property tax.



St. Paul Public Housing Agency



St. Paul Public Housing Agency

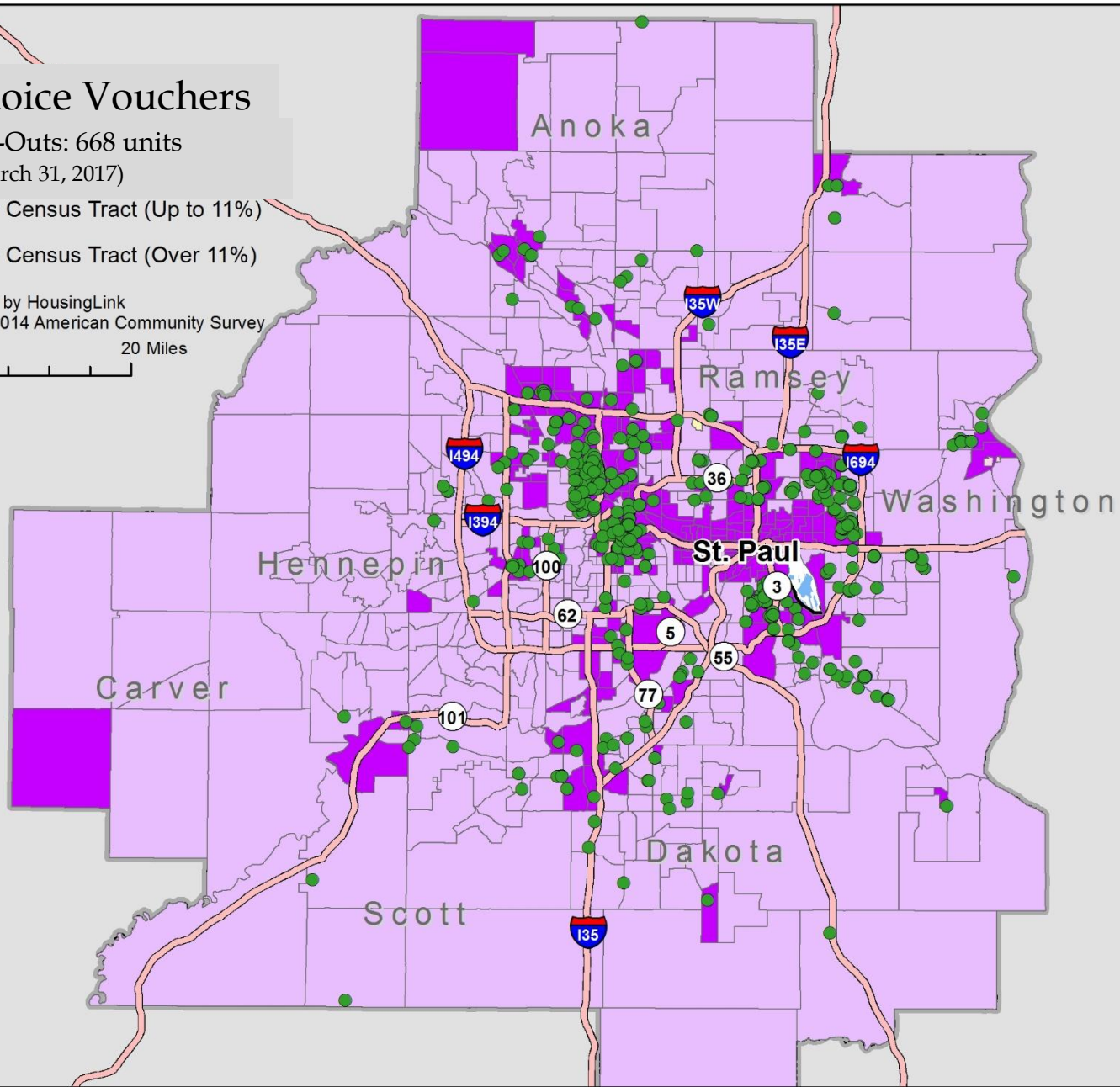
Housing Choice Vouchers

HCV Port-Outs: 668 units
(as of March 31, 2017)

- Low Poverty Census Tract (Up to 11%)
- High Poverty Census Tract (Over 11%)

Map Created: March 2017 by HousingLink
Poverty Rate from 2010-2014 American Community Survey

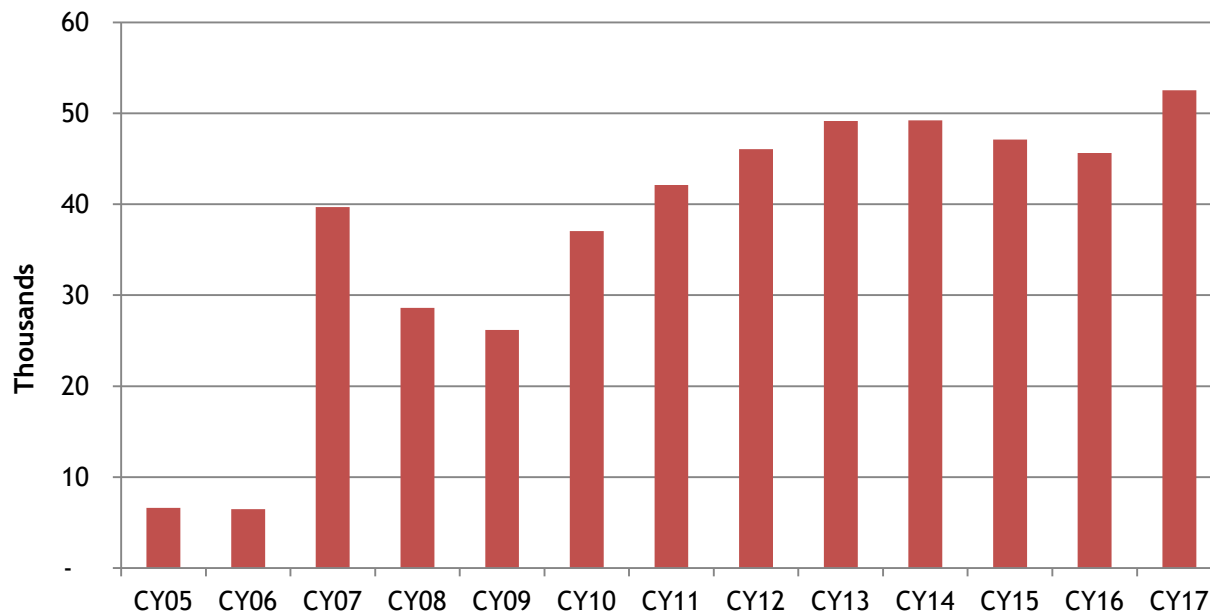
0 5 10 20 Miles





In 2004, the PHA constructed the W. A. Boss Central Administrative Office (555 Wabasha) primarily from the sale proceeds of its former office at 480 Cedar to MPR. We lease excess commercial office space to the public (largest tenant is the MN Credit Union Network). PHA pays property taxes on this commercial space.

Property taxes paid on commercial space in W. A. Boss Central Administrative Office



Facts about the PHA



- PHA governed by a seven-member Board appointed by the Mayor and approved by the City Council.
- FY 2017 annual operating budget of approx. \$81 million.
- PHA owns and manages 4274 units of public housing comprised of
 - 2554 Hi-Rise units
 - 1720 Family units including 402 scattered site single family homes and duplexes
- Insured value of the PHA's property is \$614 million.
- PHA also administers 4664 Section 8 Housing Choice Vouchers (HCV). All 4664 Section 8 Housing Choice Vouchers are 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).
 - Most are "tenant based" vouchers that renters place in privately-owned properties (with over 1200 private landlords participating).
 - 515 vouchers are "project-based" and are assigned to particular buildings as part of mixed income developments as well as supportive housing for people experiencing homelessness, veterans, etc. in partnership with local non-profit housing organizations such as AEON, Beacon Interfaith, Catholic Charities, Common Bond, PPL, TCHDC, etc.
- High Performer for public housing for 26th consecutive years. In 1996 the St. Paul PHA was the highest rated large housing agency in nation, the only year HUD published this data.
- High performer in Section 8 HCV program 16th consecutive year (16 of 17 years).
- Excellent independent financial and compliance audits (only one adverse finding in the last 19 years). GFOA certificates of excellence for 12 consecutive years.

Facts about the PHA



- Public housing is fully occupied: over 99% occupancy rate for 21 consecutive years.
- Public housing residents pay rent on time. Collection losses are less than 1.5% of all rents and charges billed each year. Consistent record for past 28 years.
- Public housing residents' average length of stay is 6 to 8 years (28 years of data).
- PHA residents comply with their lease. In FY16, 39 resident households moved out of public housing because the PHA terminated their lease for cause. The 39 lease terminations represent less than 1% of all households living in public housing during the year. Average 1% to 1.5% lease terminations/year over past 28 years.
- In FY16, a total of 1,270 files were processed for housing eligibility determination. 462 (36%) applications were approved; 808 (64%) were denied applying mandatory HUD screening criteria. This approval/denial rate is consistent over past 28 years.
- The annual crime statistics report (provided by the St. Paul Police Department) confirms that the crime rates in the PHA's family housing areas continue to be lower than the citywide average for Part 1 Crimes. (SPPD Calls for Service, 2015. Part 1 Crimes include homicide, rape, robbery, aggravated assault, residential burglary, commercial burglary, theft, motor vehicle theft and arson. A copy of that report available at www.stpha.org.)
- Since 1991, the PHA has invested \$14 million in ACOP (A Community Outreach Program), our successful 26 year community policing partnership with the City of St. Paul and the St. Paul Police Department. ACOP is a significant factor in our safety accomplishments.

Facts about the PHA



- PHA/SPPD “Officer In Residence” (OIR program) in each of our 16 hi-rises as well.
- PHA’s public housing units are well maintained (30,000 regular and emergency work orders completed per year). Capital grants expended on time following approved plans and budgets to ensure that the \$612 million “physical plant” is safe and sound.
- PHA’s work force is diverse. Of the 221 regular employees, 38% are people of color and 43% are women. 5% of the staff are current or former residents of public housing.
- We establish and meet 10-20% W/DBE and MBE contracting goals each year.
- Some of the W.A. Boss building NOI funds the George and Nancy Latimer scholarship program. Since its inception, post-secondary educational grants have been awarded to 123 public housing/HCV residents totaling \$101,500.
- The PHA has its own “informal” minimum wage (currently \$16.86 per hour) in recognition of its role as a poverty fighting organization as well as an affordable housing provider. We attempt to follow the NLIHC “Out of Reach” report that establishes “housing wages.”
- PHA also promotes sustainability. 10 Hi-Rises and the W.A. Boss Building are powered by 100% solar energy (CGS) for electricity (saves \$130,000/yr). PHA has a 30 year hi-rise recycling program, LED lighting, roof-top bees, community gardens, etc. These and other green initiatives earned the PHA the City’s 2017 Sustainable St. Paul Award.
- Resident Initiatives partnerships include Metro State University’s School of Nursing program (earning the PHA their Community Partner of the Year Award), Wilder’s Twin Cities Mobile Market, Ramsey County’s Statewide Health Improvement Program, etc.

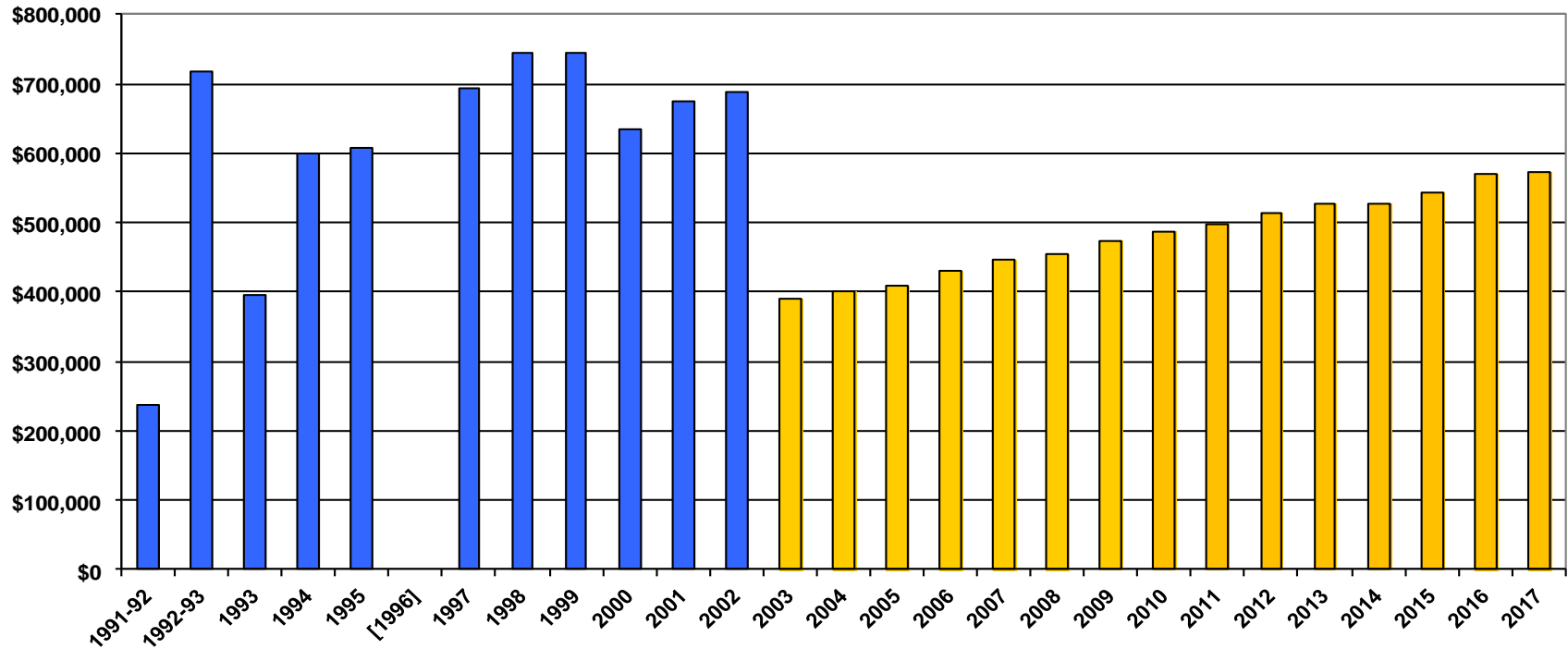
PHA Partners in Opportunity

AARP Minnesota: Tax Assistance
Active Living Ramsey Communities
African Economic Development Solutions (AEDS)
Allina Health
American Academy of Neurology
American Lung Association (ALA)
AmeriCorps Community Technology
Amherst H. Wilder Foundation: Assisted living Program
Amherst H. Wilder Foundation: Neighborhood Leadership Program
Amherst H. Wilder Foundation: Twin Cities Mobile Market
Art, ASAP Inc.
Association for Non-Smokers MN (ANSR)
Bethel University
Bike Fixation
Boy Scouts of America
Boys and Girls Club of the Twin Cities
Cindy Booker, Sabathani Community Center
City of Saint Paul: Department of Public Works
City of Saint Paul: Fire Department
City of Saint Paul: Parks and Recreation Department
City of Saint Paul: Police Department
City of Saint Paul: Right Track Program
City of Saint Paul: Saint Paul Public Libraries
City Wide Residents Council
Comcast Cable
Community Action Partnership (CAP): Energy Assistance
Community Action Programs of Ramsey & Washington County: Head Start
Concordia University: Department of Physical Therapy
Cycles for Change
Dero Bike Racks

Dispute Resolution Center
District Energy
Eureka Recycling
Free Bikes 4 Kidz
Gardening Matters
Health Partners
HealthRise Solutions
Highway Federal Credit Union
Hmong American Farmers Association (HAFA)
Hmong Cultural Center
Keystone Community Services
Kidcreate Studio
LOFT Literary Center
Lovin' The Skin I'm In (Robin Hickman)
Mademoiselle Miel
Major Taylor Bicycling Club
Metro State University: School of Nursing
Metro Transit
Minnesota Chamber of Commerce: Waste Wise
Minnesota Department of Health
Minnesota Department of Labor
Minnesota Department of Revenue
Minnesota Office of Higher Education
Minnesota Resource Center Inc.: Career Education Training Programs
Minnesota Resource Center Inc.: Employment Action Center
MN Green Corps
MORE Multicultural School for Empowerment
NAMI Minnesota (National Association of Mental Illness)
Nice Ride Minnesota
Nutrition Assistance Program for Seniors (NAPS)
Open Cities Health Center
Pharmacy at Cub Foods Store #1694
Presbyterian Homes
President's Council of St. Paul PHA Hi-Rises
Saint Paul Building Trades
Saint Paul College: Cosmetology, Wellness and Fitness Programs
Saint Paul Neighborhood Network (SPNN)

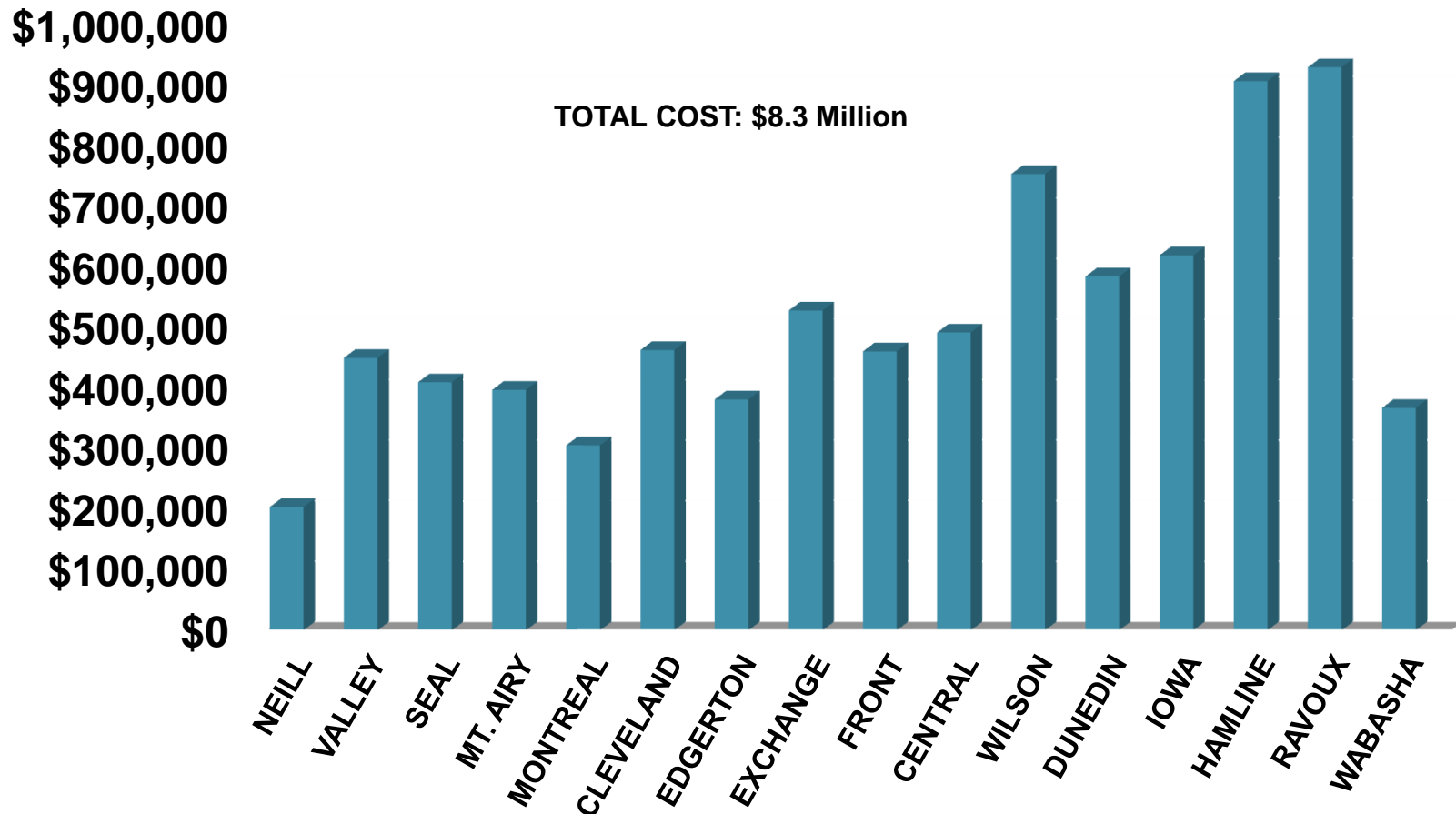
Saint Paul Public Schools: Early Childhood and Family Education
Saint Paul Public Schools: Specialized Transition Employment Planning (STEPS)
Saint Paul Regional Water Services
Saint Paul Smart Trips: Neighborhoods Program
Saint Paul Smart Trips: Women on Bikes
Saint Paul Urban Ministry
Saint Paul-Ramsey County Department of Environmental Health
Saint Paul-Ramsey County Department of Public Health
Second Harvest Heartland
SMRLS (Southern Regional Legal Services)
Statewide Health Improvement Program (SHIP)
Stratis Health
The Food Group
The Recyclery
Transit for Livable Communities (TLC)
Twin Cities Mobile Jazz Project
Two Men And A Truck
Union Gospel Mission
University of Minnesota Extension Programs: Cooking Matters
University of Minnesota Extension Programs: Ramsey County Master Gardeners
Urban Roots
US Department of Agriculture: SNAP-Ed
Volunteers of America: RSVP/Bone Builders
Walgreens Stores of St. Paul, Minnesota
Wellstone Center: Neighborhood House
Westside Community Health Services
YMCA Twin Cities
Youth CARE Minnesota
Youth Conservation Corps

PHA CONTRACT PAYMENTS TO CITY/SPPD FOR ACOP: Total \$14 Million Since 1991



- From 1991-2002 the PHA supported ACOP with HUD Grants (PHDEP).
- Since Congress eliminated PHDEP, the PHA has supported ACOP from our Operating Budget.
- An “Officer In Residence” (OIR) lives in each of the 16 PHA hi-rises, rent-free, with no HUD subsidy. Annual cost to PHA = \$75,000.

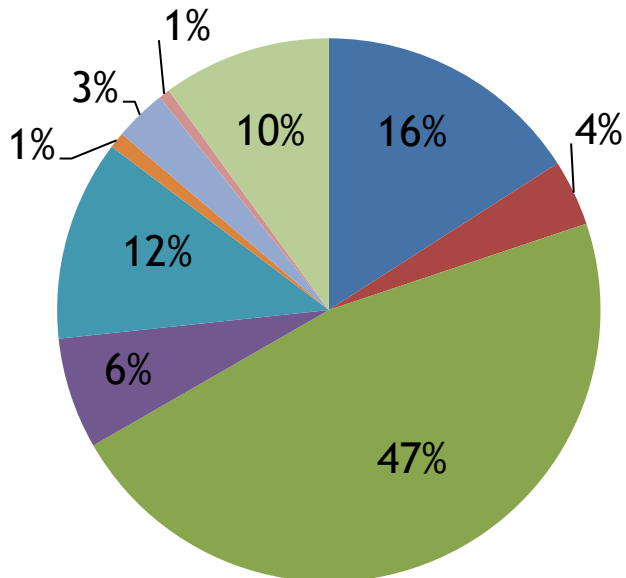
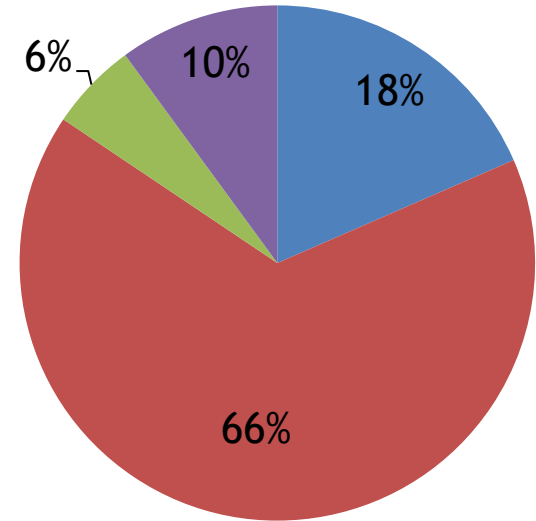
PHA'S Investment in Life Safety Improvements: Hi-Rise Sprinklers and Alarm Systems



Fiscal Year 2016

Revenues \$81,225,47

- Tenant revenue
- HUD operating grant revenue
- Other revenues
- HUD capital contributions

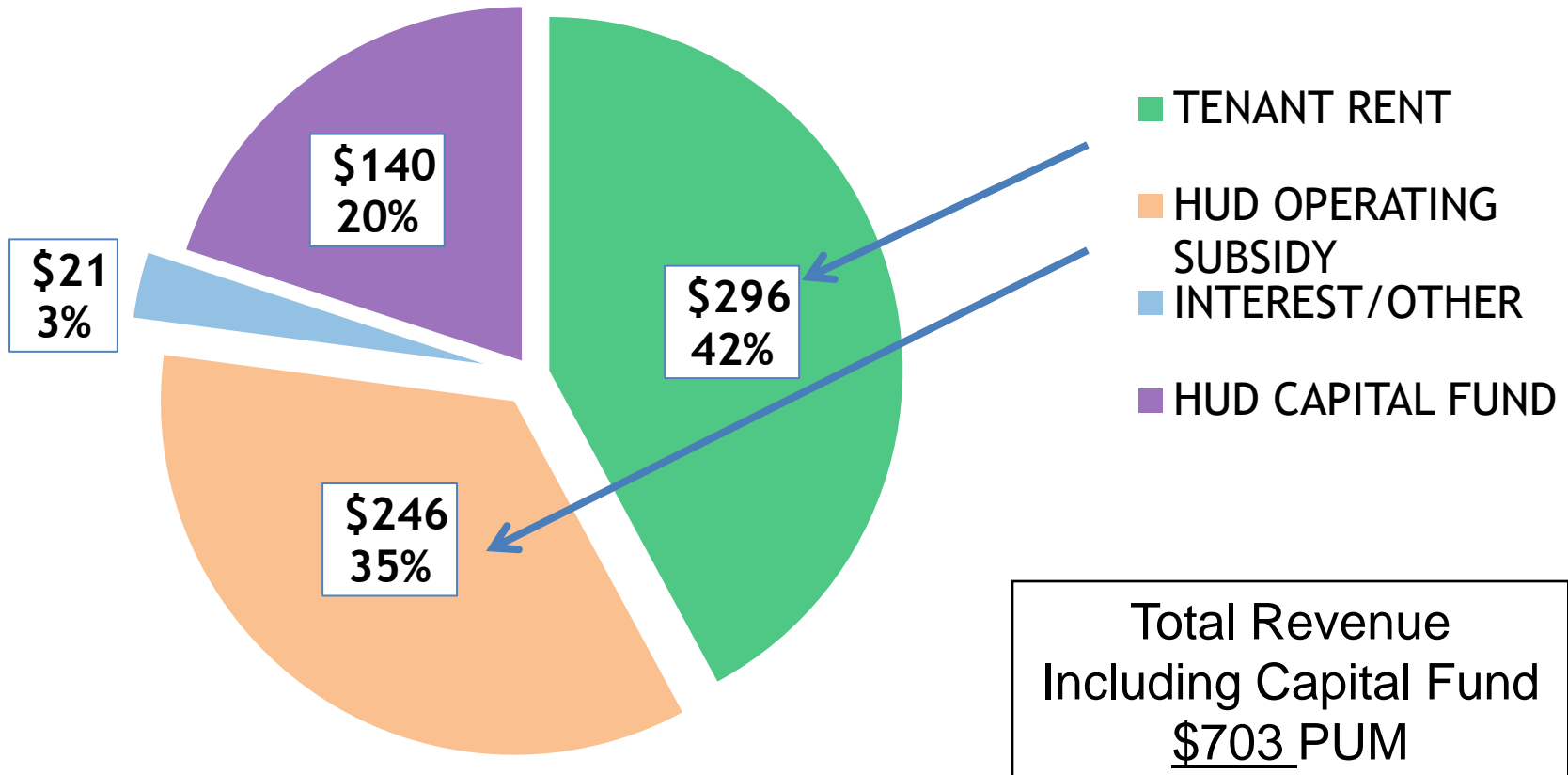


Expenses \$78,734,281

- Administrative
- Tenant Services
- Housing Assistance payments to private landlords
- Utilities
- Ordinary maintenance and operations
- Protective services
- General expenses
- Extraordinary maintenance



Sources of Funding for Public Housing (2016 FY/CY)



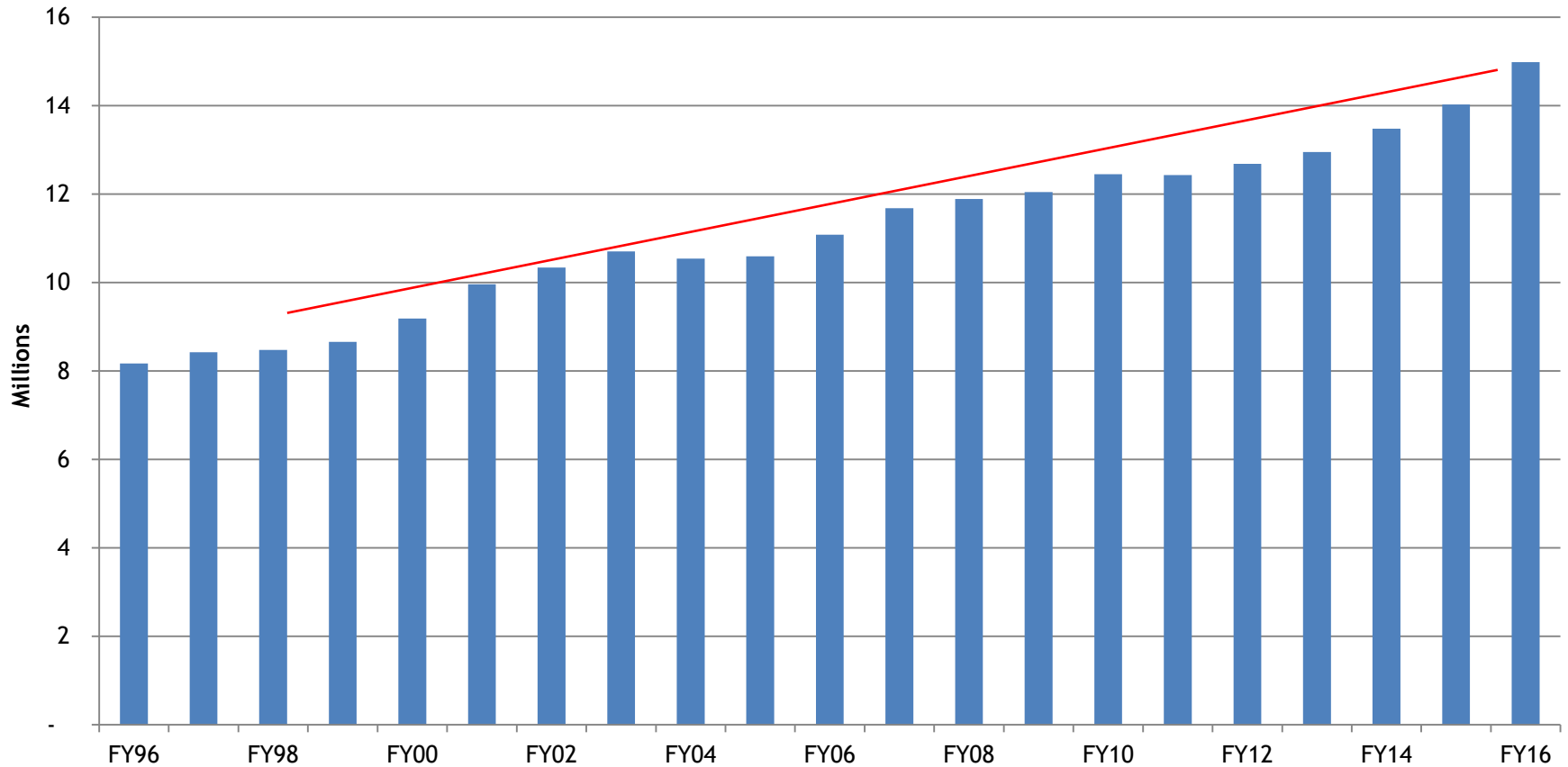
Public Housing Households' Income Sources

| | |
|----------------------|-----|
| Wages | 39% |
| Welfare (MFIP or GA) | 27% |
| SSI/SocSec | 62% |
| Other Income | 15% |
| No Income | 3% |



- Head of household or spouse is elderly in 29% of households.
- Head of household or spouse is non-elderly and disabled in 34% of households.
- Some families have multiple sources of income.

Tenant Dwelling Rental Income

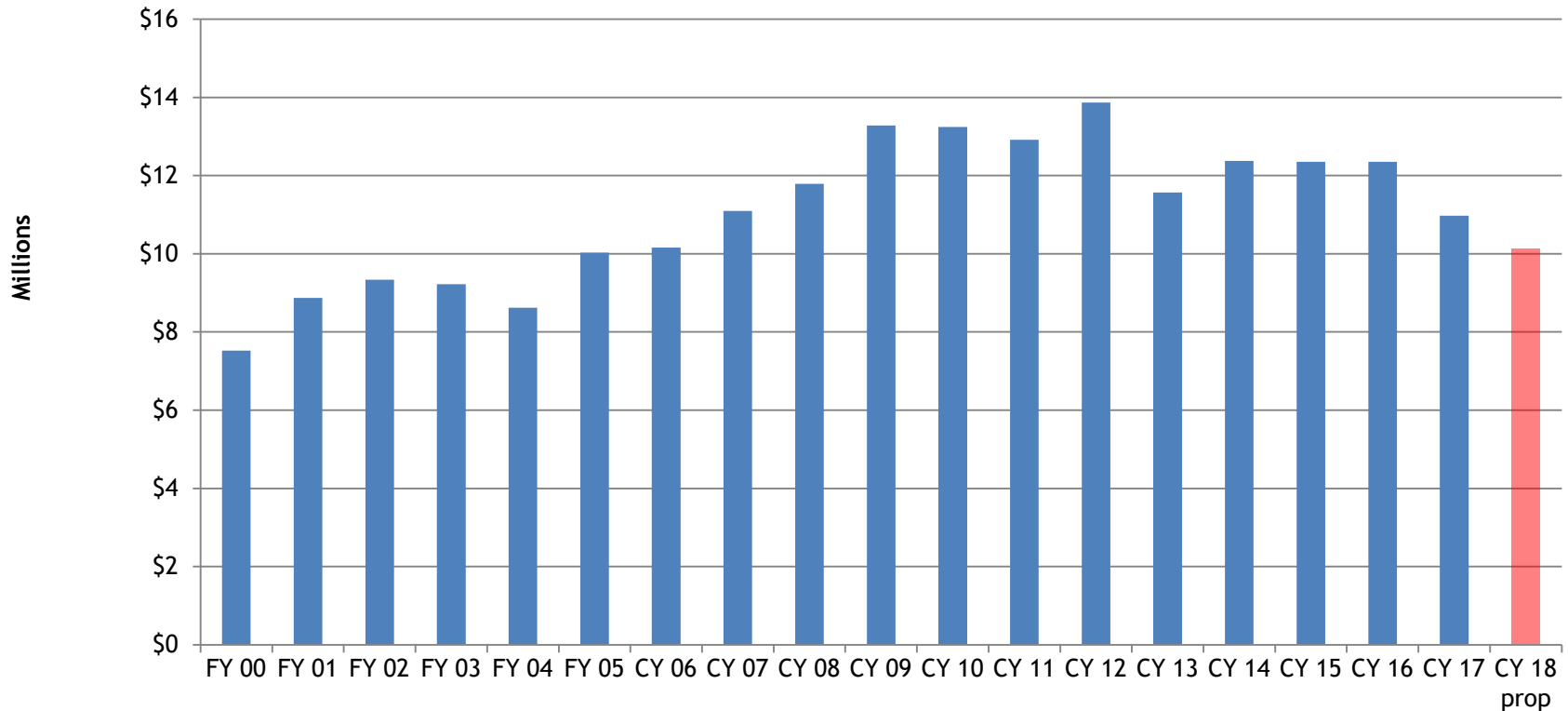


As of March 31, 2017 the average income of public housing households is \$18,393, or 27% of Area Median Income. Average household size is 2.4.

The income limit for a 2-person household to be admitted to public housing is \$54,400 (HUD's "Low Income" limit, ~80% of Twin Cities Area Median Income). The federal poverty line for 2 persons is \$16,020.



St. Paul PHA's Public Housing Operating Subsidy

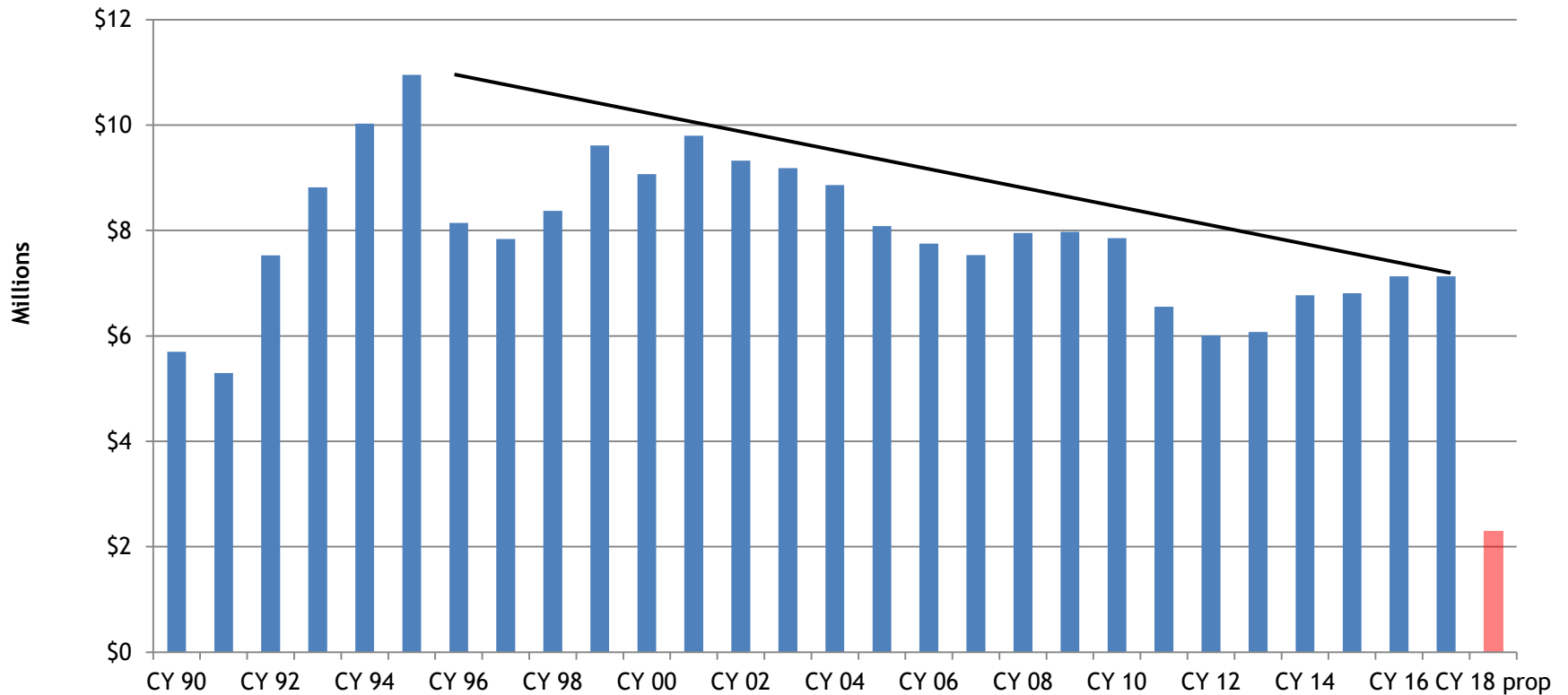


Appropriations: FFY2014 \$4.400B
 FFY2015 \$4.440B
 FFY2016 \$4.450B
 FFY2017 \$4.400B

**Proposed FFY2018 \$3.900B
 (81% of full subsidy eligibility)**



St. Paul PHA's Capital Fund Program Grants

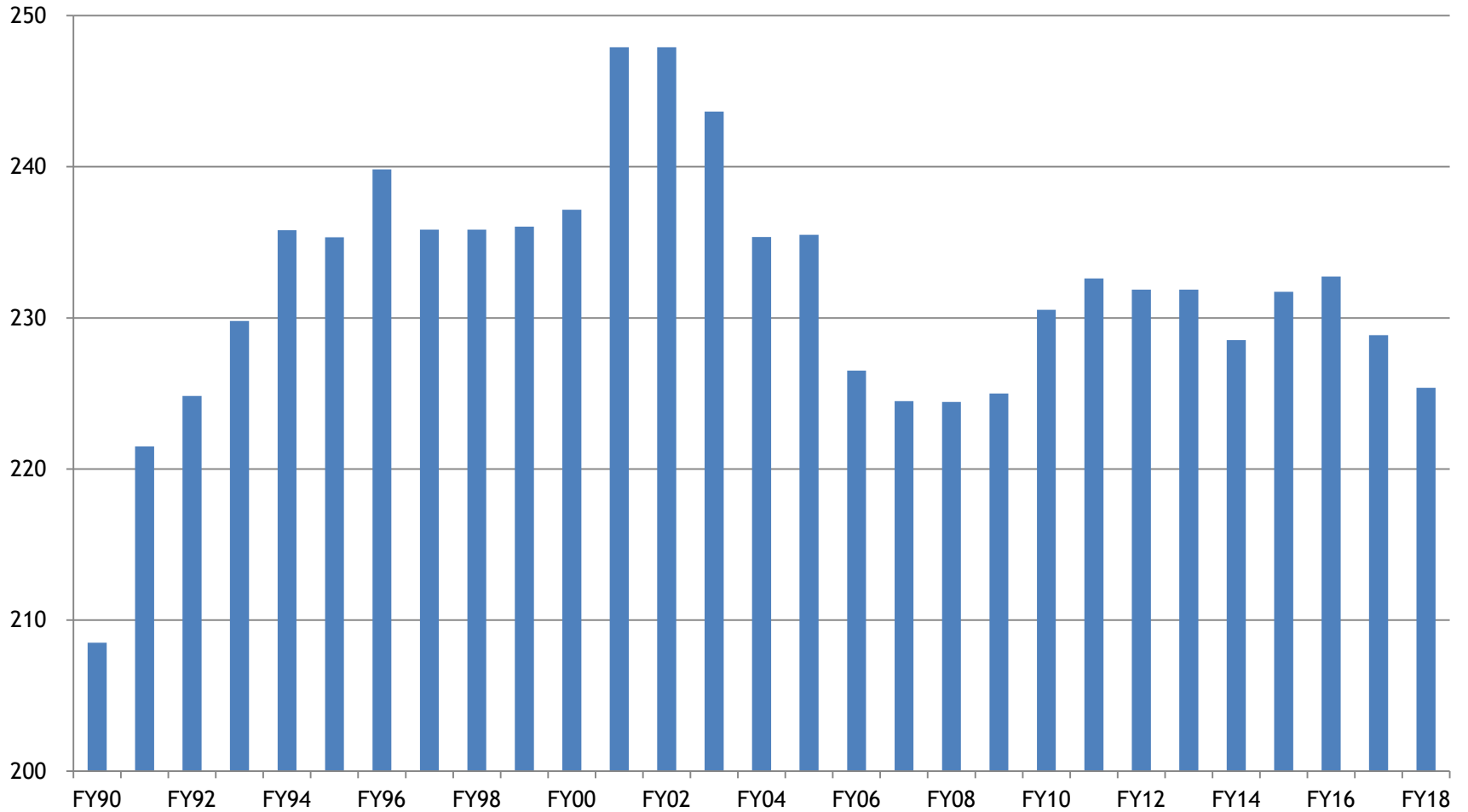


Appropriations: FFY2014 \$1.875B
 FFY2015 \$1.875B
 FFY2016 \$1.900B
 FFY2017 \$1.925B

(67% cut proposed) FFY2018 \$628M



Budgeted FTEs



PILOT FORMULA:

$$\frac{\text{SHELTER RENT X 5\%} + \text{RIGHT-OF-WAY / ASSESSMENTS}}{\text{TOTAL PILOT PAYMENT}}$$

(NOT TO EXCEED 10% OF SHELTER RENT)

(SHELTER RENT IS DEFINED AS TOTAL TENANT RENT LESS HEAT,
ELECTRICITY, GAS, SEWAGE DISPOSAL AND GARBAGE
REMOVAL)



FY17 PILOT calculation

| FY17 PILOT calculation | | | | | Lesser of 5% of Shelter Rent plus assessments (or) 10% of Shelter Rent | ROW/assessments | PILOT pmt to County prior to HUD proration (not < than 0) | PILOT pmt to County after HUD proration 88.44% (89.58% X 9 mo.) (85% X 3 mo.) |
|------------------------|---------------------------|------------------------------------|-------------------------------------|-----------------|--|-----------------|---|---|
| PILOT | Shelter Rent Collected | 5% of Shelter Rent Collected | 10% of Shelter Rent Collected | ROW/assessments | | | | |
| | | | | | | | | |
| AMP 1 | 1,739,952.09 | 86,997.61 | 173,995.21 | 136,161.20 | 173,995.21 | 136,161.20 | 37,834.01 | 33,460.40 |
| AMP 2 | 910,387.48 | 45,519.37 | 91,038.75 | 25,072.75 | 70,592.12 | 25,072.75 | 45,519.37 | 40,257.33 |
| AMP 3 | 971,127.79 | 48,556.39 | 97,112.78 | 16,858.82 | 65,415.21 | 16,858.82 | 48,556.39 | 42,943.27 |
| AMP 4 | 841,449.58 | 42,072.48 | 84,144.96 | 52,457.50 | 84,144.96 | 52,457.50 | 31,687.46 | 28,024.39 |
| AMP 5 | 1,645,887.15 | 82,294.36 | 164,588.72 | 90,991.84 | 164,588.72 | 90,991.84 | 73,596.88 | 65,089.08 |
| AMP 6 | 399,332.89 | 19,966.64 | 39,933.29 | 13,613.97 | 33,580.61 | 13,613.97 | 19,966.64 | 17,658.50 |
| AMP 7 | 1,115,600.22 | 55,780.01 | 111,560.02 | 34,857.63 | 90,637.64 | 34,857.63 | 55,780.01 | 49,331.84 |
| AMP 8 | 1,348,869.24 | 67,443.46 | 134,886.92 | 26,089.88 | 93,533.34 | 26,089.88 | 67,443.46 | 59,647.00 |
| AMP 9 | 1,366,080.57 | 68,304.03 | 136,608.06 | 136,775.64 | 136,608.06 | 136,775.64 | - | - |
| AMP 13 | 10,778.19 | 538.91 | 1,077.82 | - | 538.91 | - | 538.91 | 476.61 |
| totals | 10,349,465.20 | 517,473.26 | 1,034,946.53 | 532,879.23 | 913,634.78 | 532,879.23 | 380,923.13 | 336,888.42 |

| ROW/assess | recycling | right-of-way | storm sewer sep. | cert of occ. | elevator insp. | totals |
|---------------|------------------|-------------------|-------------------|------------------|-----------------|-------------------|
| AMP 1 | - | 65,986.89 | 63,984.81 | 6,189.50 | - | 136,161.20 |
| AMP 2 | 5,100.78 | 10,072.42 | 9,081.55 | 158.00 | 660.00 | 25,072.75 |
| AMP 3 | - | 7,712.36 | 8,786.46 | 140.00 | 220.00 | 16,858.82 |
| AMP 4 | - | 20,854.60 | 24,617.40 | 6,985.50 | - | 52,457.50 |
| AMP 5 | - | 35,168.87 | 48,870.97 | 6,249.00 | 703.00 | 90,991.84 |
| AMP 6 | 2,398.38 | 10,310.29 | 685.30 | - | 220.00 | 13,613.97 |
| AMP 7 | 217.44 | 14,783.70 | 12,880.99 | 6,124.50 | 851.00 | 34,857.63 |
| AMP 8 | - | 9,339.50 | 14,249.88 | 2,060.50 | 440.00 | 26,089.88 |
| AMP 9 | 19,678.32 | 73,695.73 | 30,734.09 | 12,667.50 | - | 136,775.64 |
| AMP 13 | - | - | - | - | - | - |
| totals | 27,394.92 | 247,924.36 | 213,891.45 | 40,574.50 | 3,094.00 | 532,879.23 |

Assessments paid to City real-time; PILOT paid to County after FYE

FY17

Pmt to County = \$336,888

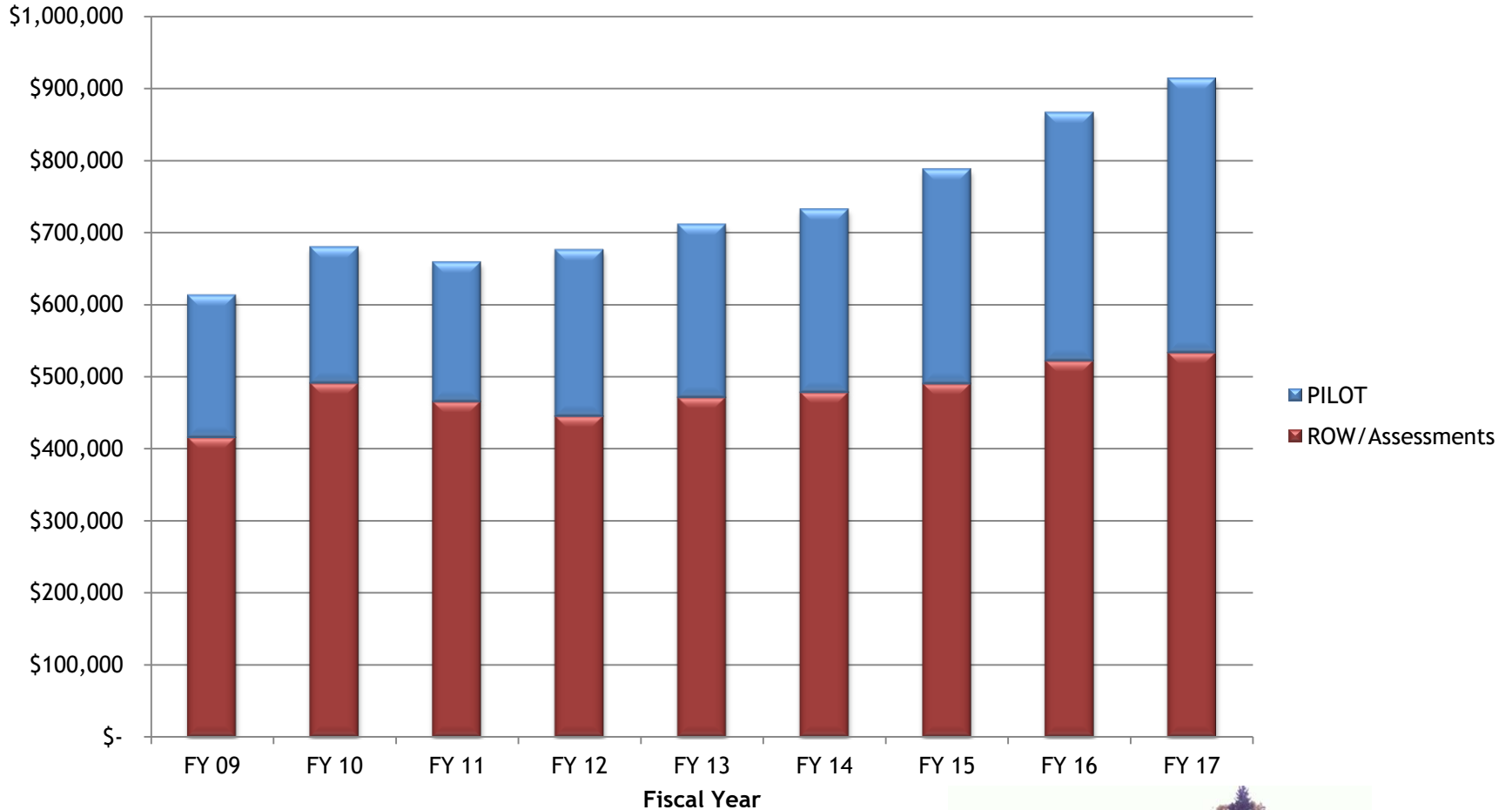
Pmt to City =

\$532,879

Total PILOT Pmt = \$869,767



PILOT and ROW/Assessments



Assessments are paid real time prior to the PILOT payment



Why does St. Paul PHA pay PILOT?

- Began as a “must” (specific requirement of the Cooperation Agreement).
- Evolving to “complete forgiveness” (with local government concurrence) as PHA financial plight worsens. Examples of large PHAs with agreements to no longer pay PILOT: Housing Authority of the City of Los Angeles, Housing Authority of the County of Los Angeles, Oakland, Boston, Seattle, King County, Newark, Puerto Rico, and Washington DC.
- Minneapolis Public Housing Authority (MPHA) has an agreement where the City’s portion of their PILOT payment (\$250,000) is returned to MPHA.



Why does St. Paul PHA pay PILOT?

- St. Paul PHA chooses to keep its PILOT payment in the “must” category as long as we can for a host of reasons:
 - Sense of civic duty and pride; we want to do our fair share to keep St. Paul a great place in which to live and work.
 - Our PILOT payment helps offset the cost of essential services which we know benefit our properties and clients.
 - In striving to fulfill our mission, and perhaps by making financial contributions “above and beyond” (i.e. community policing) the PHA also plays a small role in helping the City be a safe, healthy, and thriving community.



What Relevancy does St. Paul PHA's PILOT program have for this task force?

- PHA as an example of a reliable and increasingly quasi-voluntary contributor.
- In fulfilling its mission (affordable housing provider), PHA helps the City meet other quality of life goals (safety and security, health, education, diversity in employment, WDMBE contracting, etc.). The same can be said when tax exempt entities fulfill their diverse missions and business plans; they also advance broad community building and quality of life goals.
- One can envision a system of “basic” PILOT deductions/credits along the lines of the Boston model. But perhaps an out of box idea and “relevancy to the PHA's work” can be something like this: tax exempt entities earn extra and perhaps greater SILOT credits/deductions that are applied to their voluntary PILOT when these activities also mesh with specific City goals (i.e., job growth, diversity in hiring, WDMBE contracting, sustainability, livable wages, safety and security, added fire protection such as sprinklers, etc). Mayor, Council members and entity CEOs/stakeholders annually share in these proud community building achievements.

