AGREEMENT FOR SUPPLEMENTAL POLICE SERVICES

This Agreement is made and entered into this 1st day of April 2024 by and between the **PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL ("PHA"), and the CITY OF SAINT PAUL** ("City"), acting by and through its **DEPARTMENT OF POLICE** ("Police Department") pursuant to Minnesota Statute Section 471.59, for the provision of police services to improve the safety, security and livability of the PHA's public housing properties as identified below in this Agreement.

WHEREAS, since 1991 the PHA and the City have collaborated to provide the community policing program known as A Community Outreach Program ("ACOP") to create a drug-and crime-free environment and to provide for the safety and protection of residents, employees and visitors in public housing developments; and

WHEREAS, the PHA desires to continue the ACOP program; and

WHEREAS, the City, by and through its Police Department, desires to assist in the effort by providing effective police services at PHA locations;

NOW, THEREFORE, the PHA and the City agree as follows:

Section 1. Scope of Services Provided by the City

The City agrees that the services rendered by the personnel assigned to the ACOP unit under this Agreement (licensed, sworn police officers and non-sworn civilian employees) are in addition to baseline police services, and that routine police patrol and response to 911 calls in public housing developments will continue to be the responsibility of other Police Department personnel normally assigned to such duties in their areas. The level of these and other baseline police services will not be reduced.

The duties and responsibilities of the Police Department under this Agreement shall include, but not be limited to:

A. The City, by and through its Police Department, will assign under this Agreement the following ACOP staff: six (6) Police Officers and two (2) Community Liaison Officers. Additionally, the City, by and through its Police Department will assign three (3) Police Officers and one (1) Sergeant. Both assigned groups of officers will perform specialized patrols to enforce all state and local laws. All Police Department employees shall at all times remain part of, subject to and in direct relationship with the Police Department's chain of command and under Police Department rules, regulations and standard operating procedures.

B. The City agrees to assign police officers, under this Agreement, to targeted areas during specified periods of time identified by the PHA and agreed upon by the Police Department. In the event a police officer assigned to ACOP is injured or on leave, the City agrees to temporarily replace that officer if the leave extends beyond thirty (30) days.

C. The City agrees the Police Department will employ a community policing concept and ACOP personnel will be based at PHA locations as mutually agreed between the PHA and the Police Department, including primarily all PHA Family Developments and Hi-Rises. The City further agrees the Police Department will develop and maintain communications with residents and will assist in developing or enhancing crime prevention programs in public housing communities.

The St. Paul PHA primary locations covered by this Agreement shall be:

- The McDonough site at 1544 Timberlake Road;
- The Mt. Airy site at 200 E. Arch St., which includes the Mt. Airy Hi-Rise;
- The Valley Hi-Rise at 261 E. University Ave.;
- The Roosevelt site at 1575 Ames Ave;
- The Dunedin site at 469 Ada St., which includes Dunedin Hi-Rise;
- Central Hi-Rise at 554 W. Central Ave.;
- Cleveland Hi-Rise at 899 S. Cleveland Ave.;
- Edgerton Hi-Rise at 1000 Edgerton St.;
- Exchange Hi-Rise at 10 W. Exchange St.;
- Front Hi-Rise at 727 Front Ave.;
- Hamline Hi-Rise at 777 N. Hamline Ave.;
- Iowa Hi-Rise at 1743 E. Iowa Ave.;
- Montreal Hi-Rise at 1085 Montreal Ave.;
- Neill Hi-Rise at 325 Laurel Ave.;
- Ravoux Hi-Rise at 280 Ravoux St.;
- Seal Hi-Rise at 825 Seal St.;
- Wabasha Hi-Rise at 545 N. Wabasha St.; and
- Wilson Hi-Rise at 1300 Wilson Ave.

D. The City agrees to annually provide Police Department public data via the St. Paul Public Housing Crime Report, subject to federal and Minnesota state laws. This report will include, but not be limited to, crime statistics and breakdown by PHA property and the City of St. Paul. A sample of this St. Paul Public Housing Crime Report is attached to this Agreement as Attachment B. Quarterly reports of this information may be requested by the Executive Director or his designee. This Contract provides sufficient basis for the exchange between the City and the PHA of data and information described in the

Contract. A request for information or data outside of the scope of this Agreement shall be in writing. See Section 4B of this Agreement.

The City agrees to provide Police Department monthly calls for service reports with specifically not public addresses redacted pursuant to the Minnesota Government Data Practice Act ("MGDPA"). Public addresses and related public data will be provided in its entirety. A sample of the monthly calls for service report is attached to this Agreement as Attachment C. If the PHA, upon review of the monthly calls for service report wants further public data from an incident, they may make a request for additional public data regarding a specific address in accordance with federal and state laws, including the MGDPA. See Section 4B of this Agreement.

E. It is further agreed upon reasonable and proper notice but without necessity of a subpoena, police personnel will appear as witnesses in the St. Paul PHA's administrative grievance procedure, civil dispossessory hearings, or other civil or court proceedings where the issue includes criminal or quasi-criminal conduct on or near public housing property involving any resident, member of a resident's household, or any guest or guests of a resident or household member, or where the issue includes any criminal or quasi-criminal conduct off public housing property involving any resident or member of a resident's household. Any proceeding, preparation and testimony by police personnel is limited in nature to public data pursuant to federal and Minnesota state laws.

F. Without limiting any of the foregoing, the City agrees, with respect to the services to be performed by any police personnel in accordance with this Agreement, the appropriate Police Department officer or Supervisor will meet with resident leadership and management representatives of the PHA on a routine basis for the purposes of reviewing the enforcement and prevention efforts and planning for future changes or modifications anticipated by this Agreement. These meetings shall occur at least quarterly, or as needed at the request of either party.

G. The City and PHA agrees the Police Department personnel assigned to the ACOP unit work under this Agreement, unless they are subjected to emergency recall, as determined by the Police Department.

H. The City agrees it will provide the ACOP staff with such basic equipment and vehicles as may be necessary and reasonable in order to allow the police officers to carry out the duties anticipated under this Agreement, excluding the equipment PHA shall provide found in Section 2B3 of this Agreement. Any additional equipment requested by and furnished at the expense of the PHA shall remain the property of the PHA. The PHA and City may mutually agree to lease equipment or vehicles.

I. The Police Department will provide, at a minimum, sixteen (16) hours of training on community relations and interpersonal communications skills to new Police Department staff assigned to ACOP.

J. The Police Department shall designate a supervising officer as the Administrative Liaison Officer, who will work in concert with the Executive Director of the PHA or that official's designee. The Administrative Liaison Officer shall be the sergeant identified in Section 1A of this Agreement or an officer of higher rank.

The Administrative Liaison Officer will perform the following duties:

Establish a clearly defined process for prompt and regular reporting public data to PHA staff regarding felony, gross misdemeanor, and misdemeanor criminal activities of PHA residents and/or criminal activity occurring on PHA property, which shall include public police and public data reports from the Police Department's Records Unit, and monthly calls for service reports as described in Section 1D, paragraph two, of this Agreement (See Attachment C) in accordance with federal and state laws-including the MGDPA in order to facilitate appropriate responses and tracking of such activities.

1. Provide supervisory assistance;

2. Coordinate in resolving problems;

3. Assist in carrying out the provisions of this Agreement;

4. Establish and maintain an ongoing line of communication with Police Department commanders and other police personnel;

5. Initiate and monitor ongoing lines of communication with PHA staff and resident leaders to effectively employ the community policing concept and to address in a timely manner concerns raised by community leaders;

6. Assure he or she or a designee will attend Resident Council meetings at the PHA properties with two days notice from the PHA, unless responding to a call on PHA property prevents them from doing so;

7. Assures he or she or a designee will attend and participate in the Admission Orientation Programs for PHA Properties with two days notice from the PHA;

8. Assist or advise and participate in the planning and implementation of other community and/or security programs within the PHA, including but not limited to National Night Out, as allowed by their law enforcement function; and

9. Work with the PHA for the selecting of Police Department officers for the Officer In Residence program.

K. The City through its ACOP staff agrees to assist as requested in scheduling quarterly Police Department's Community Service Trainings. Providing two training session per quarter on law enforcement topic the Police Department has available for public education at a location of the PHA's choosing. The training will be conducted by Police Department staff, in accordance with their mission and its respective timelines. The PHA will assist the Police Department in providing the training. The training might include, but not be limited to, the following:

1. Crime prevention and security responsibilities;

2. Community organization/mobilization against the causes of and precursors to crime; and

3. Drug awareness and control.

Section 2. Scope of Services Provided by the PHA

A. The PHA will provide training, where appropriate, to ACOP personnel on public housing management issues, which shall include orientation to the lease agreement, and lease compliance enforcement procedures and policies.

B. The PHA will provide the following accommodations, services and equipment:

1. Accommodations – The PHA will provide suitable space to be used as office space at locations as mutually agreed upon between the PHA and the Police Department.

2. Services – Office space provided by the PHA will be supplied with all utilities except telephone service. The PHA also shall provide all labor, equipment and materials necessary to provide routine maintenance and repair service to maintain the space in good working order, including maintenance and repair of electrical, plumbing, sanitary, heating, ventilating and other facilities, appliances, and equipment supplied by the PHA.

3. Equipment – Office space provided by the PHA will be supplied with the equipment and supplies listed below. Requests for additional equipment must be made by the Administrative Liaison Officer in writing and mutual agreed upon by the PHA.

a. wires for PC and telephone connectivity
b. telephone handset
c. fax machine
d. printer
e. copier
f. paper and ink for printer and copier

4. Modification/Damage – The PHA will make reasonable modifications, including minor structural, electrical and mechanical changes to the accommodations provided in order to meet the City's operational needs. Any damage to the unit or equipment provided by the PHA for City employees, which the PHA determines to be above normal wear for the item or accommodation, shall be repaired or replaced by the City at the discretion of the PHA. A written request must be made by the Administrative Liaison Officer for any permanent or temporary modification to the office space or PHA property. Approval must be obtained by the PHA Executive Director or his designee prior to work being done. Modifications include but are not limited to: any type of wiring and mounting of police equipment, such as the installation of surveillance cameras.

C. The PHA shall adopt policies and procedures requiring its staff to promptly report to the Police Department any criminal activities occurring on PHA property, to facilitate appropriate response to and tracking of such activities.

D. The PHA reserves the right to reasonably request the Police Department to replace any ACOP personnel for the following reasons, with the knowledge that the specific assignment of ACOP personnel is at the discretion of the Police Department:

1. Neglect or non-performance of duties;

2. Disorderly conduct, use of abusive or offensive language, or fighting;

3. Criminal action;

4. Selling, consuming, possessing or being under the influence of intoxicants, including alcohol or illegal substances, while on assignment;

5. Substantiated complaints from public housing residents or management.
The PHA shall provide written enumeration of the reasons for the request for the replacement of the ACOP personnel, including documentation and witnesses to the alleged behaviors.

E. The PHA will provide the City with the applicable PHA rules and regulations as an addenda to this Agreement.

Section 3. Enforcement of Rules and Regulations

A. The Police Department is hereby empowered to enforce the following PHA rules and regulations to the extent they involve criminal activity, as allowed by their law enforcement function:

1. Authorized to remove unauthorized visitors in unoccupied structures on PHA properties to the extent it involves criminal activity.

2. Authorized to remove unauthorized visitors on PHA property to the extent they are involved in criminal activity, which shall include persons violating trespass orders lawfully issued by the PHA.

3. Authorized to remove and/or bring criminal enforcement actions against unauthorized visitors who are illegally destroying, defacing or removing PHA property.

4. Authorized to accompany PHA staff who are going to provide criminal trespass notice on PHA property.

5. Authorized, on behalf of the PHA, to give criminal trespass warnings to any persons deemed to be in violation of the rules or regulations, that is, to give notice to any violators that their entry on the property or premises is forbidden, and to arrest or cause the arrest and prosecution of any violators who refuse to leave or who return to the property or premises in violation of criminal trespass warnings, when appropriate.

B. The Police Department is also authorized to enforce the parking provisions of Saint Paul Legislative Code, Chapter 157 General Parking Restrictions, Public Housing Agency of the City of Saint Paul – Parking Restrictions, on PHA properties.

C. The Police Department is hereby empowered to have removed any and all vehicles found parked in violation of said rule or regulation, pursuant to established City law for impounding vehicles on PHA properties.

D. Nothing herein contained shall be construed as permitting or authorizing police officers to use any method or to act in any manner in violation of law or their sworn obligation as police officers.

Section 4. Communications, Reporting and Evaluation

A. Communications – Access to Information. The City agrees:

1. PHA will have access to all public information, in accordance with federal and Minnesota state laws.

2. The Police Department will provide to the PHA copies of public case number reports which document or substantiate actual or potential criminal activity in or connected with public housing residents and/or public housing developments in accordance with federal and Minnesota state laws. This information will be provided by the Police Department at no cost to the PHA.

B. Reporting. The Police Department will provide monthly, or as otherwise requested, calls for service reports for PHA properties (as described in Section 1D, paragraph two, of this Agreement). If the PHA, upon review of the incident address reports, wants further public data from an incident, which occurred on or off PHA property, they may make a request for additional information regarding a specific address or person in accordance with federal and state laws, including the MGDPA. See Section 1D of this Agreement.

C. Media Coordination. The Police Department will relay to the Executive Director or his designee public information related to any major crime or incident that occurs on PHA property, preferably before the media is informed or as soon as possible, in accordance with federal and Minnesota state laws.

D. Evaluation. The City and the PHA shall cooperate on future evaluations of the community policing program in public housing. The parties agree to work on any mutually identified areas they deem necessary.

Section 5. Plan of Operation

The Police Department and the PHA shall continue to administer the ACOP community policing program. At the request of either party, the parties shall jointly prepare a more specific plan of operations for use in preventing or eliminating crime.

Section 6. Term of Agreement

This Agreement is effective as of April 1, 2024 and shall continue in effect until March 31, 2025, or until the PHA reimbursement amount of $688,522.00, is expended, whichever occurs first. In the event renewal is not achieved by the expiration, the Agreement will continue in force until a

new Agreement is executed, with PHA paying at the FY 2025 rate of pay for the assigned ACOP staff as found in Section 7 of this Agreement.

Section 7. ACOP Assignment and Compensation to the City

A. All compensation to the City will be made on a cost reimbursement basis. The PHA agrees to pay the salaries for six (6) Officers and two (2) Community Liaison Officers (CLOs). PHA is not paying for the fringe benefits for these officers. The PHA will reimburse the City for services specified in this Agreement in a total amount not to exceed Six Hundred Eighty-Eight Thousand and Five Hundred Twenty Two Dollars ($688,522.00) in the following expense category:

Assigned Personnel Salaries Paid By PHA	$688,522.00

The City agrees to pay the fringe benefits for the above six (6) Officers and two (2) Community Liaison Officers. Additionally, the City agrees to pay for the salaries and fringe benefits for one (1) Police Sergeant and three (3) Officers assigned PHA duties. These payments will be in a total amount not to exceed $830,116.00.

Assigned Personnel Salaries and Fringe Benefits Paid By City	$830,116.00

B. The PHA shall reimburse the Police Department on a monthly basis as reflected in the documentation provided to the PHA, upon performance and reporting of the activities and receipt of invoices evidencing authorized expenditures.

C. The City shall provide the following documentation in requesting reimbursement:

Copies of Payroll Time Reports documenting names, employee identification, hours worked in public housing developments, supervisory approval of the report, and supervisory verification of the necessity for any overtime worked.

D. All requests for reimbursement are subject to the approval of the PHA's Executive Director, or that official's designee, and the PHA shall thereafter make payment of the approved amount within thirty days of receipt of the request for reimbursement. The non-approval by the PHA of any claimed reimbursement is not a waiver by the Police Department of the funds owed to them pursuant to this Agreement.

E. The Police Department agrees to conduct an internal audit on the schedules, assignments, and logs of ACOP officers when the PHA requests such an audit. Upon this request, the Police Department will provide the results of that audit to the PHA, when not prohibited by law.

Section 8. Audit Requirement

The City and the Police Department shall have their financial records audited annually (as part of the City's annual audit) by an independent auditor and provide to the PHA a copy of the audit report, which is required for the City as a subgrantee of federal funds.
The audit shall include the PHA funds expended under this agreement and shall conform to the requirements of OMB Circular A-128 or later OMB circulars as applicable. Any audit finding relating to use of the PHA funds under this agreement must be addressed and cleared in a timely manner.

Section 9. Non-Discrimination

The PHA, the City, and the Police Department agree in the administration of the program(s), on each party's own part, no person shall, on the grounds of race, color, religion, creed, national origin or ancestry, familial status, sex, status with regard to public assistance, marital status, disability, age, sexual or affectional orientation, political or other affiliation, be excluded from participation in the program(s) or be denied benefits of the program(s) and agree to comply with all federal, state, and local laws regarding discrimination.

Section 10. Data Privacy

All data collected, created, received, maintained, or disseminated by the City, the Police Department or the PHA for any purposes in the course of the performance of this Agreement is governed by the MGDPA or any other applicable state statutes, any state rules adopted to implement the Act, as well as federal regulations on data privacy. The parties agree to abide strictly by these statutes, rules, and regulations.

The PHA has designated, and the City and the Police Department agree to designate, a Responsible Authority pursuant to the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, who is the individual responsible for the collection, maintenance, use and dissemination of any set of data on individuals, government data, or summary data pursuant to this Agreement.

Section 11. Indemnification

The City does hereby release, discharge and agree to indemnify, protect, defend and save harmless the PHA from liability for any cost, damage, expense, injury or other casualty, to any person whomsoever or property whatsoever caused by or arising out of the Police Department's use and occupancy of PHA property provided under this Agreement, provided that such indemnification shall not be applicable where a decision or judgment of a court of competent jurisdiction indicates that said casualty to person or property was the direct result of acts of commission, omission, negligence or fault of the PHA, its agents or employees.

Each party agrees that it will be responsible for its own acts and/or omissions in carrying out the terms of this Agreement and the results thereof to the extent authorized by law and shall not be responsible for the acts and/or omissions of the other party and the results thereof. The liability of the City of Saint Paul and the Public Housing Agency of the City of Saint Paul, and their respective employees, officials and agents shall be governed by the provisions of the Minnesota Tort Claims Act, Minnesota Statutes, Chapter 466, et seq. and any other applicable law.

Section 12. Right of Entry, Inspection and Repair

The PHA, through its authorized employees or agents, shall have the right to enter the office spaces assigned by the PHA at any time, without advance notification, when there is reasonable cause to believe an emergency exists or during regular business hours upon one (1) day's notice for the purpose of inspection or repair of the office spaces or equipment therein or for such other purpose as may be deemed necessary by the PHA.

Section 13. Disposal of Personal Property

The PHA shall have the right to sell, destroy or otherwise dispose of any personal property left on the premises by the Police Department after the Police Department has vacated or abandoned the premises

Section 14. Amendments

Changes in the terms of this Agreement may be made only by written amendment mutually agreed upon and signed by both parties.

Section 15. Termination

Either party may terminate this Agreement upon providing sixty (60) days written notice to the other party. Such notice shall be delivered by Certified Mail, Return Receipt Requested.

Section 16. Attachments

The following attachments are hereby incorporated into this Agreement by reference:

Attachment A: ACOP FY 2025 Budget and Comparison
Attachment B: Sample St. Paul Public Housing Crime Report
Attachment C: Sample Monthly Calls for Service Report
Attachment D: PHA Model Lease for Subsidized Programs
Attachment E: PHA Hi-Rise House Rules (Hi-Rise and Family)

Section 17. Benefit and Duty

This Agreement will be binding upon and inure to the benefit only of the parties hereto. No third party or parties will derive any benefits from or have any rights pursuant to this Agreement. Nothing in this Agreement is intended to, nor does it, create a special duty on the part of either party to each other or to a third party.

This Agreement supersedes the most recent Agreement and all other previous Agreements entered into by the parties for the same purpose as this Agreement is made.

By signing below, the **Public Housing Agency of the City of Saint Paul, and the City of Saint Paul, Department of Police** enter into this Agreement which shall take effect on the date stated above.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL

Tim Braun
By: _____
Its: Tim Braun, Contracting Officer

William Wallo
By: William Wallo (Mar 4, 2024 16:27 CST)
Its: William Wallo, Chief Financial Officer

CITY OF SAINT PAUL DEPARTMENT OF POLICE

By:_____
Its: Chief of Police

By:_____
Its: Mayor, City of Saint Paul

By:_____
Its: Director, OFS

By:_____
Its: Director, Human Rights Dept.

By:_____
Its: Assistant City Attorney

ACOP FY 2025 - Attachment A
April 1, 2024 through March 31, 2025

Source: Operating Budget

FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2
$445,299	$456,400	$474,489	$490,815	$500,949	$516,086	$516,086	$529,718	$529

FY 2017	FY 2018	FY 2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY202
$569,956	$573,820	$590,990	$500,949	$516,086	$656,140	$664,083	$702,383	$688

Uses

	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2
Salaries - Officers (6) and Community Liaison Officers (2)	445,299	456,400	474,489	489,315	499,449	514,586	514,586	528,218	528
Miscellaneous/Supplies/ Communications	1,500	2,500	1,500	1,500	1,500	1,500	1,500	1,500	1
Total Uses:	**$446,799**	**$458,900**	**$475,989**	**$490,815**	**$500,949**	**$516,086**	**$516,086**	**$529,718**	**$529**

	FY 2017	FY 2018	FY 2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY202
Salaries - Officers (6) and Community Liaison Officers (2)	$569,956	$573,820	$590,990	$499,449	$514,586	$656,140	$664,083	702,383	688
Miscellaneous/Supplies/ Communications	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1
Total Uses:	**$571,456**	**$575,320**	**$592,490**	**$500,949**	**$516,086**	**$657,640**	**$665,583**	**$703,883**	**$690**

The City of Saint Paul and the Police Department will continue to pay the salaries of the ACOP Sergeant and three Police Officers, as well as employee benefits for all ACOP staff. The Police Department will continue to provide squad cars and other equipment for use by the ACOP unit staff.

2022 Saint Paul Public Housing Crime Report

Saint Paul Police Department

Axel Henry, Chief of Police

Prepared by Saint Paul Police,
Research and Development Unit

2022 Saint Paul Police Department Public Housing Statistical Report

Section	Description	Source	Page
Part I Offenses	Part I Reports or Group A by grid	Oracle database*	3-10
Part I Offenses	Per Capita Part I Reports or Group A by grid	Oracle database*	11-20
Part I Offenses	Part I Reports or Group A by grid by P.H.A. Site	Oracle database*	21
Part II Offenses	Select Part II or Group B offenses including weapons, narcotics, and vandalism	Oracle database*	22-24
Part II Offenses	Per Capita selected Part II or Group B offenses including weapons, narcotics, and vandalism	Oracle database*	25-27
Calls for Service	Comparisons by PHA Family Housing site and Saint Paul.	Oracle database*, PHA	28-29
Per Capita	Comparisons per capita of PHA Family Housing Sites and Saint Paul.	Oracle database*, PHA	30
Part I Offenses Reports Map	SPPD Crime Report map with PHA Family Sites and Hi-Rise Sites overlay.	ESRI ArcGIS	31
Quality of Life Calls Map	SPPD Crime Report map with PHA Family Sites and Hi-Rise Sites overlay.	ESRI ArcGIS	32
Narcotics Calls Map	SPPD Crime Report map with PHA Family Sites and Hi-Rise Sites overlay.	ESRI ArcGIS	33
Weapons Crimes Map	SPPD Crime Report map with PHA Family Sites and Hi-Rise Sites overlay.	ESRI ArcGIS	34

*Offenses from 2013-2020 are categorized according to the Uniform Crime Reports (UCR) Summary Reporting Hierarchy Rule, Offenses from 2021 to present are categorized by the FBI's National Incident Based Reporting System (NIBRS).
As of 2021 the terminology of Part I and Pat II crimes has be replaced with the NIBRS Group A, B, and C crimes.

Grids Included in Sections I & II*

Grid	*Family Housing Developments*
12	McDonough Homes
58	Roosevelt Homes
**92	Mt. Airy Homes
**194	Dunedin Terrace

Grid	*Hi-Rises*
18	Iowa
48	Front
54	Edgerton
62	Seal
**92	Mt. Airy, Valley
109	Central
110	Ravoux
117	Wilson
130	Neill
131	Exchange
131	Wabasha
**194	Ada
202	Cleveland
207	Montreal

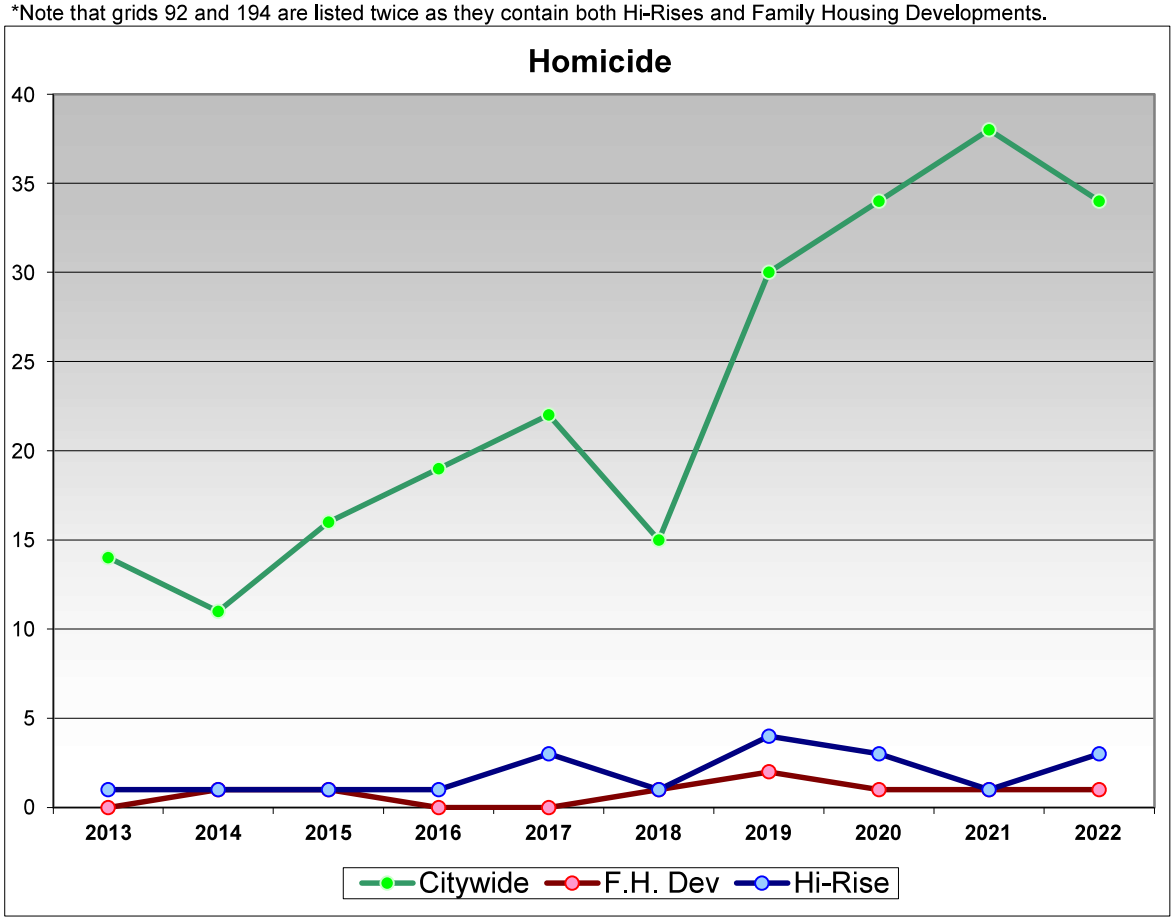
*Grids are geographic sections of the city (approx .25 sq.mi.) used by SPPD. Grids listed in this report include calls from the listed PHA properties **and surrounding area**.
**Note that Grids 92 and 194 are double-counted as they contain both Hi-Rises and Family Housing Developments.

Effective Jan 1, 2021, the Saint Paul Police Department transitioned to the FBI's National Incident Based Reporting System (NIBRS). Effective January 1, 2013, rape is now defined by the FBI as "Penetration, no matter how slight, of the vagina or anus with any body part or object, or oral penetration by a sex organ of another person, without the consent of the victim".

Offense: Homicide

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	0	0	0	0	0	0	0	1	0	0
58	0	0	1	0	0	1	1	0	1	1
***92**	0	0	0	0	0	0	0	0	0	0
***194**	0	1	0	0	0	0	1	0	0	0
Total	**0**	**1**	**1**	**0**	**0**	**1**	**2**	**1**	**1**	**1**
Hi-Rises										
18	0	0	0	0	0	0	0	0	0	0
48	0	0	0	0	0	0	0	0	0	0
54	1	0	0	0	1	1	1	0	1	2
62	0	0	0	0	0	0	0	0	0	0
***92**	0	0	0	0	0	0	0	0	0	0
109	0	0	0	0	0	0	1	0	0	0
110	0	0	0	0	2	0	1	1	0	0
117	0	0	1	0	0	0	0	1	0	0
130	0	0	0	1	0	0	0	0	0	0
131	0	0	0	0	0	0	0	0	0	1
***194**	0	1	0	0	0	0	1	0	0	0
202	0	0	0	0	0	0	0	0	0	0
207	0	0	0	0	0	0	0	1	0	0
Total	**1**	**1**	**1**	**1**	**3**	**1**	**4**	**3**	**1**	**3**
Saint Paul Citywide										
Total	**14**	**11**	**16**	**19**	**22**	**15**	**30**	**34**	**38**	**34**

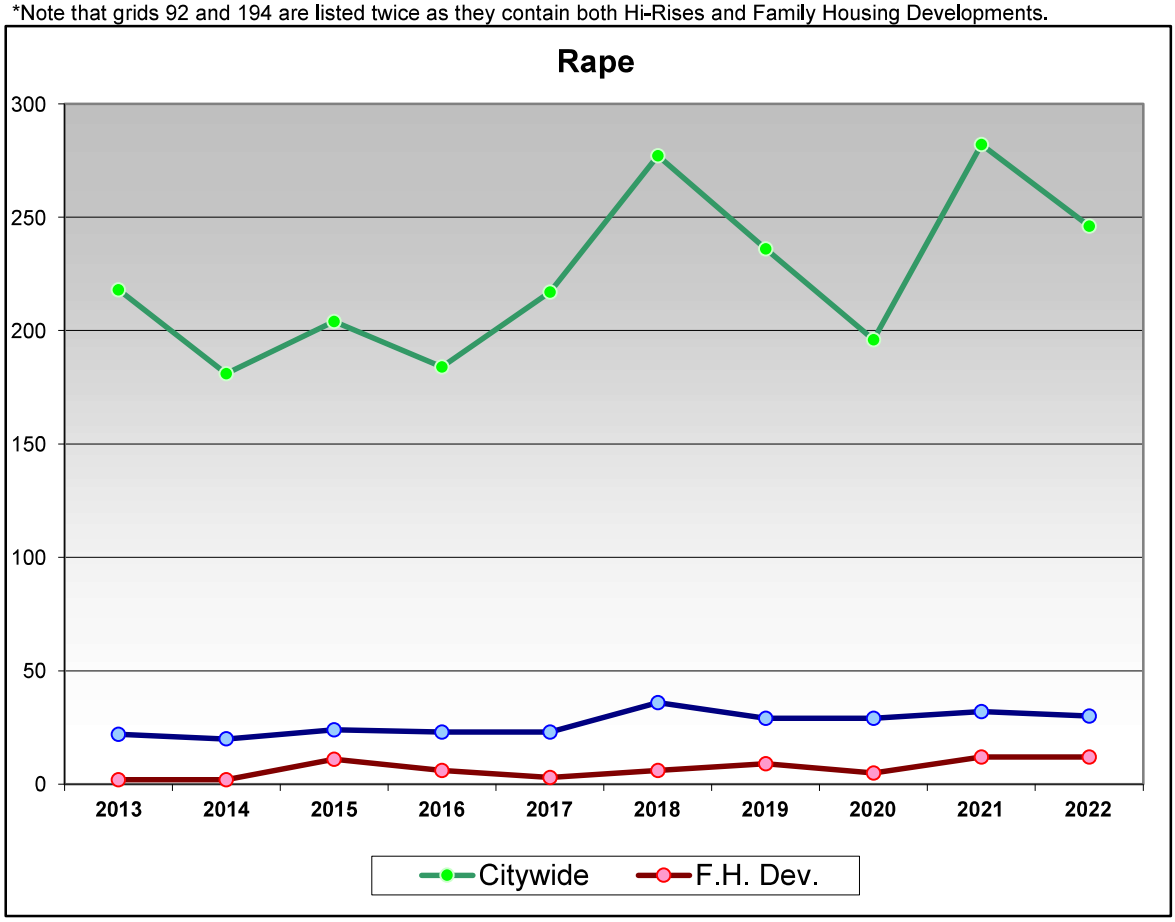
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Offense: Rape

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	1	1	6	3	0	0	2	2	2	1
58	0	0	0	1	1	0	3	2	1	1
***92**	0	0	2	0	0	3	2	1	2	7
***194**	1	1	3	2	2	3	2	0	7	3
Total	**2**	**2**	**11**	**6**	**3**	**6**	**9**	**5**	**12**	**12**
Hi-Rises										
18	4	1	0	2	0	7	0	2	0	1
48	1	0	0	1	2	1	2	0	1	0
54	2	5	3	4	4	2	4	4	3	7
62	2	0	1	0	0	1	1	0	1	3
***92**	3	0	2	0	0	3	2	1	2	1
109	1	2	2	4	0	2	1	0	1	3
110	3	1	3	5	4	3	6	6	2	3
117	0	2	2	0	3	4	2	4	3	2
130	1	3	2	2	0	1	2	0	1	1
131	1	5	6	3	8	9	5	12	11	5
***194**	4	1	3	2	2	3	2	0	7	3
202	0	0	0	0	0	0	1	0	0	0
207	0	0	0	0	0	0	1	0	0	1
Total	**22**	**20**	**24**	**23**	**23**	**36**	**29**	**29**	**32**	**30**
Saint Paul Citywide										
Total	**218**	**181**	**204**	**184**	**217**	**277**	**236**	**196**	**282**	**246**

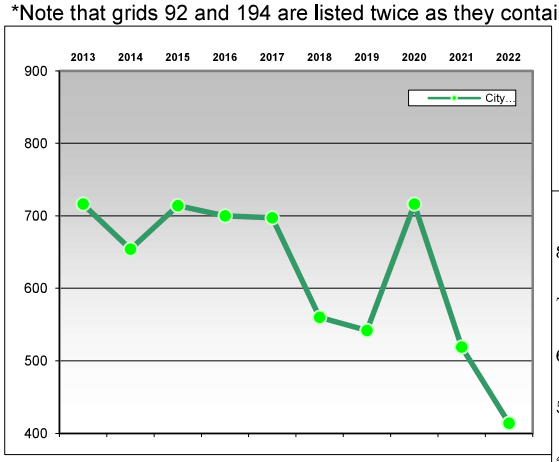
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.

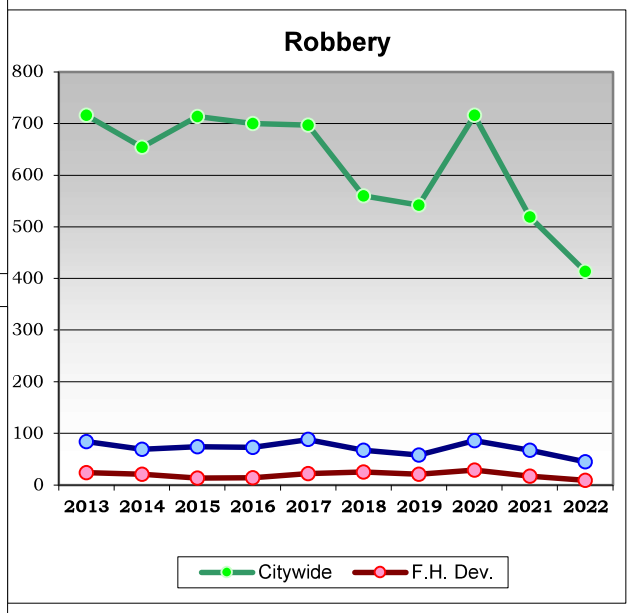


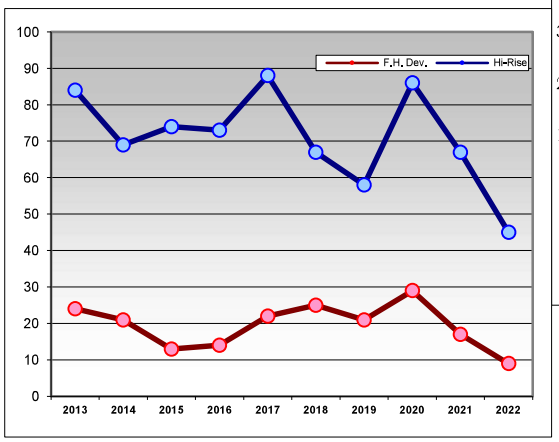
Offense: Robbery

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	2	8	1	3	2	8	7	9	7	1
58	3	2	2	3	4	5	4	3	2	1
***92**	10	1	4	4	5	6	5	6	3	1
***194**	9	10	6	4	11	6	5	11	5	6
Total	**24**	**21**	**13**	**14**	**22**	**25**	**21**	**29**	**17**	**9**
Hi-Rises										
18	2	2	4	0	2	0	3	7	1	2
48	1	4	1	3	2	2	2	4	6	3
54	28	18	24	17	16	18	10	13	15	8
62	0	2	0	8	3	4	2	4	5	3
***92**	10	1	4	4	5	6	5	6	3	1
109	6	8	9	13	9	5	9	7	5	6
110	3	8	11	6	4	9	5	11	5	2
117	6	0	3	1	4	6	7	8	7	5
130	5	1	3	1	3	1	1	3	1	1
131	12	11	8	15	27	6	6	7	11	7
***194**	9	10	6	4	11	6	5	11	5	5
202	1	2	0	1	1	3	2	4	2	0
207	1	2	1	0	1	1	1	1	1	2
Total	**84**	**69**	**74**	**73**	**88**	**67**	**58**	**86**	**67**	**45**
Saint Paul Citywide										
Total	**716**	**654**	**714**	**700**	**697**	**560**	**542**	**716**	**519**	**414**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



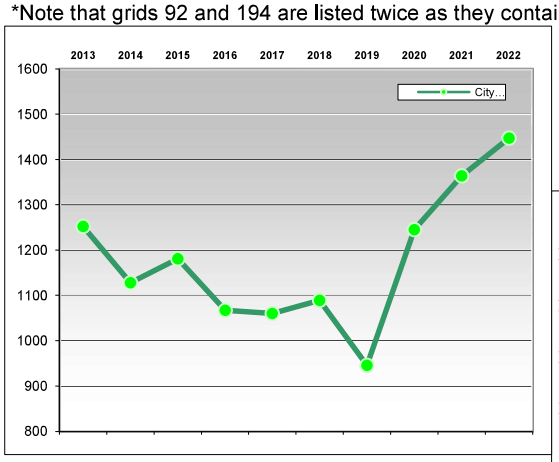


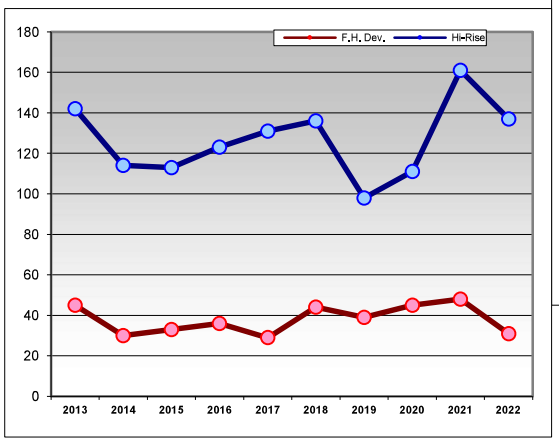


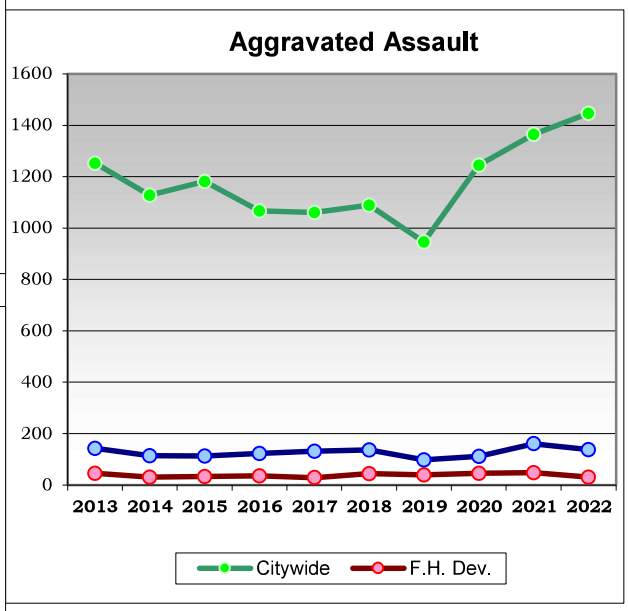
Offense: Aggravated Assault

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	YEAR									
Family Housing Development (F.H.Dev.)										
12	8	8	7	9	4	14	10	9	14	8
58	8	8	9	10	7	9	6	14	11	7
***92**	19	6	9	5	8	7	12	9	9	9
***194**	10	8	8	12	10	14	11	13	14	7
Total	**45**	**30**	**33**	**36**	**29**	**44**	**39**	**45**	**48**	**31**
Hi-Rises										
18	1	5	2	2	5	6	6	5	6	7
48	9	3	5	6	3	4	9	3	12	10
54	27	30	40	44	37	27	20	15	31	29
62	3	3	0	1	0	2	1	5	5	6
***92**	19	6	9	5	8	7	12	9	9	9
109	22	13	5	9	17	13	8	12	11	10
110	6	14	11	11	12	9	9	10	15	14
117	15	10	9	7	12	16	8	19	21	13
130	3	1	1	0	4	4	3	2	2	3
131	25	17	18	24	22	30	9	16	32	26
***194**	10	8	8	12	10	14	11	13	14	7
202	2	1	1	0	0	0	0	0	1	0
207	0	3	4	2	1	4	2	2	2	3
Total	**142**	**114**	**113**	**123**	**131**	**136**	**98**	**111**	**161**	**137**
Saint Paul Citywide										
Total	**1252**	**1128**	**1181**	**1067**	**1060**	**1089**	**946**	**1245**	**1364**	**1447**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



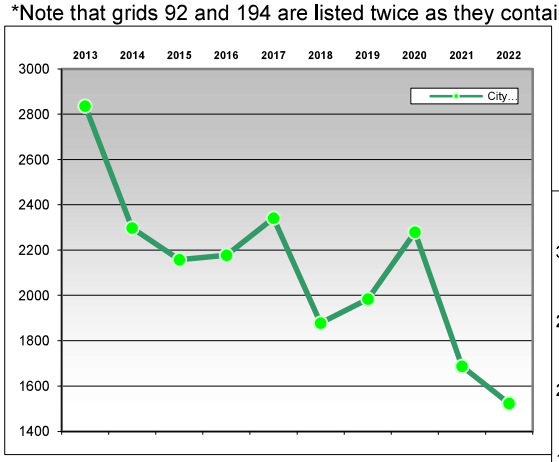


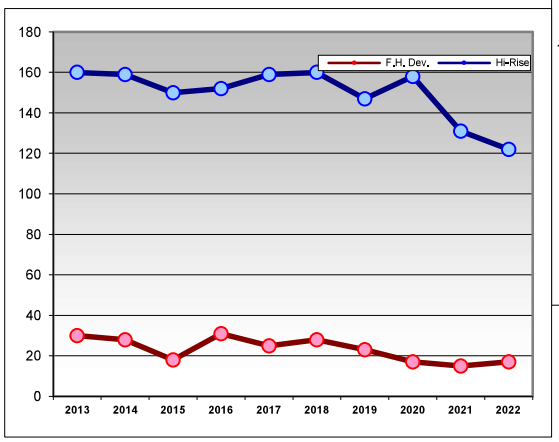


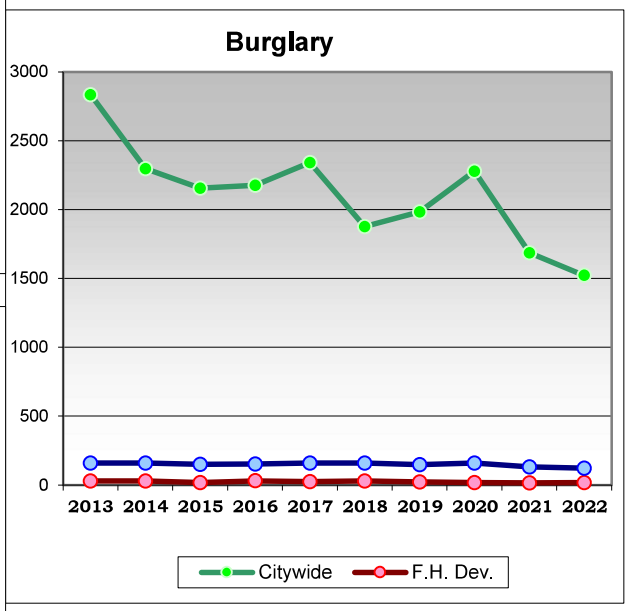
Offense: Burglary

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	6	2	3	2	6	3	4	6	2	4
58	12	10	3	14	6	11	8	5	4	3
***92**	3	4	3	6	3	2	2	2	3	3
***194**	9	12	9	9	10	12	9	4	6	7
Total	**30**	**28**	**18**	**31**	**25**	**28**	**23**	**17**	**15**	**17**
Hi-Rises										
18	14	8	13	12	12	9	13	16	2	14
48	12	18	21	16	15	16	8	18	24	8
54	44	38	27	22	40	25	24	30	9	20
62	9	5	2	13	12	22	16	11	11	18
***92**	3	4	3	6	3	2	2	2	3	3
109	14	9	10	12	10	10	10	13	6	5
110	12	10	15	14	12	15	16	16	12	4
117	12	26	19	13	19	9	13	6	23	8
130	6	6	6	12	6	10	13	10	11	9
131	4	10	8	6	5	5	8	9	2	9
***194**	9	12	9	10	10	12	9	4	6	7
202	17	10	9	8	9	8	5	12	10	10
207	4	3	8	8	6	17	10	11	12	7
Total	**160**	**159**	**150**	**152**	**159**	**160**	**147**	**158**	**131**	**122**
Saint Paul Citywide										
Total	**2835**	**2297**	**2157**	**2177**	**2341**	**1878**	**1983**	**2279**	**1687**	**1523**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



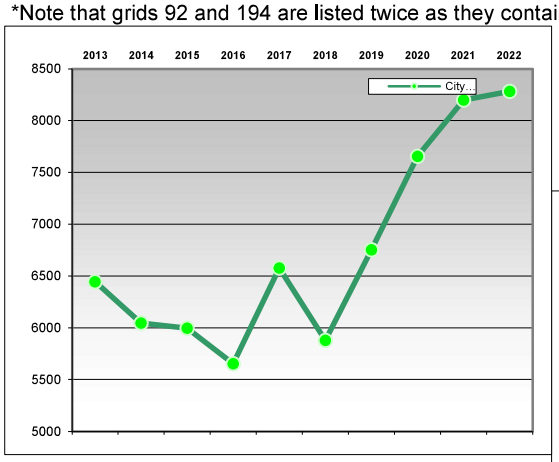


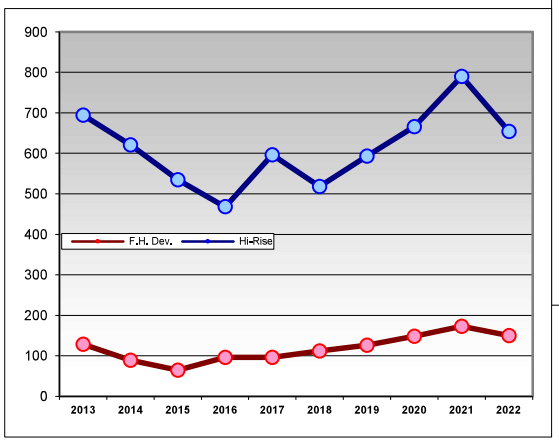


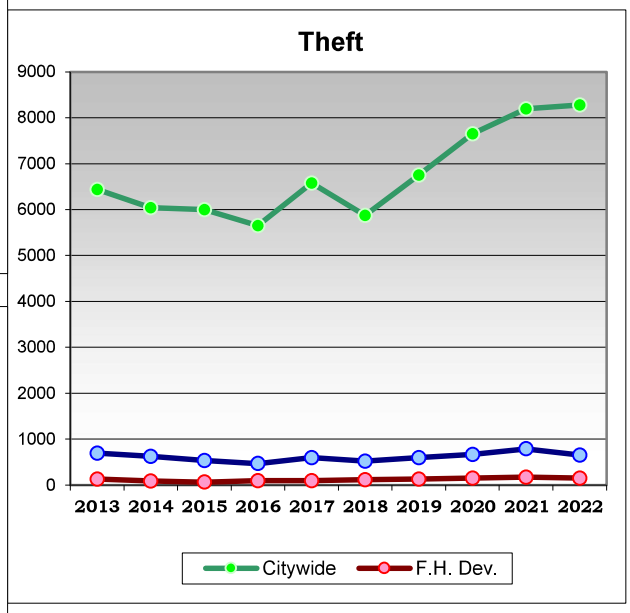
Offense: Theft

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	32	26	12	17	25	26	27	34	54	32
58	26	15	11	18	16	14	19	25	35	36
***92**	40	21	23	26	26	41	47	37	48	49
***194**	31	27	19	35	29	31	33	52	36	33
Total	**129**	**89**	**65**	**96**	**96**	**112**	**126**	**148**	**173**	**150**
Hi-Rises										
18	24	21	27	31	25	31	33	53	60	37
48	21	19	17	28	31	16	29	35	48	38
54	86	100	100	35	77	45	64	62	97	67
62	33	21	30	25	38	28	62	69	84	71
***92**	40	21	23	11	26	41	47	37	48	49
109	45	40	31	29	30	42	34	44	60	53
110	200	173	111	132	119	75	34	41	41	49
117	40	30	26	27	37	41	47	47	69	54
130	52	58	33	24	38	52	55	53	52	44
131	66	47	45	43	66	37	44	52	60	46
***194**	31	27	19	35	29	31	33	52	36	33
202	35	36	57	31	59	48	73	63	69	57
207	21	28	16	17	21	31	38	58	66	56
Total	**694**	**621**	**535**	**468**	**596**	**518**	**593**	**666**	**790**	**654**
Saint Paul Citywide										
Total	**6443**	**6045**	**5997**	**5653**	**6577**	**5877**	**6751**	**7656**	**8197**	**8282**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



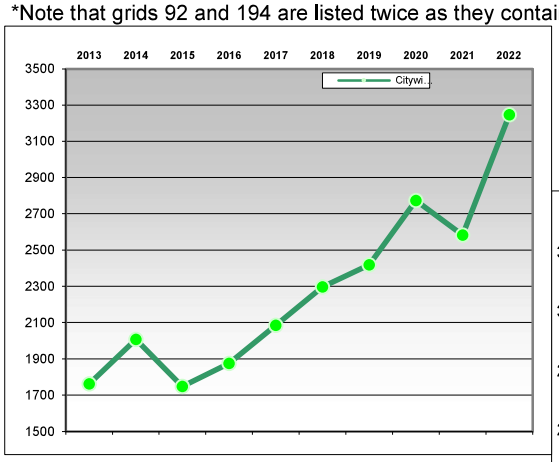


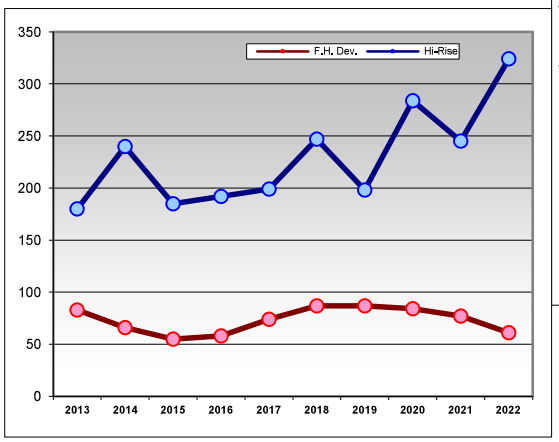


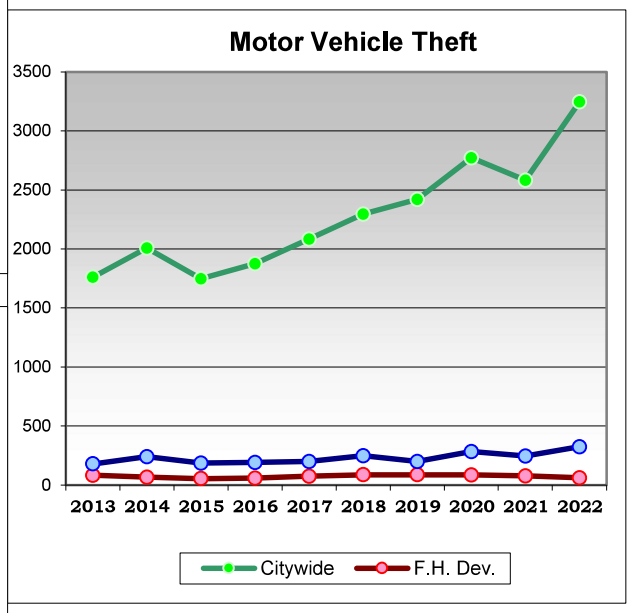
Offense: Motor Vehicle Theft

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	28	18	15	16	22	24	21	26	20	11
58	21	17	18	19	20	28	24	13	13	18
***92**	15	20	14	14	16	14	16	18	22	5
***194**	19	11	8	9	16	21	26	27	22	27
Total	**83**	**66**	**55**	**58**	**74**	**87**	**87**	**84**	**77**	**61**
Hi-Rises										
18	9	12	16	22	14	12	16	12	23	29
48	17	18	7	14	11	20	13	19	16	15
54	41	55	39	46	60	53	31	54	63	37
62	5	4	3	2	2	13	18	26	14	44
***92**	15	20	14	14	16	14	16	18	22	5
109	10	14	22	16	16	22	15	24	18	35
110	27	40	21	19	15	29	20	37	16	38
117	15	32	37	21	30	40	20	27	16	34
130	8	21	9	10	5	9	6	11	16	12
131	10	7	6	6	10	7	9	9	8	18
***194**	19	11	8	9	16	21	26	27	22	27
202	1	3	2	5	2	1	5	9	3	17
207	3	3	1	8	2	6	3	11	8	13
Total	**180**	**240**	**185**	**192**	**199**	**247**	**198**	**284**	**245**	**324**
Saint Paul Citywide										
Total	**1761**	**2008**	**1748**	**1874**	**2084**	**2296**	**2419**	**2774**	**2583**	**3247**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



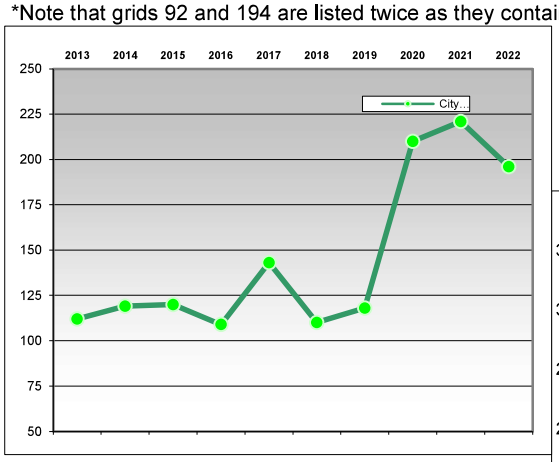


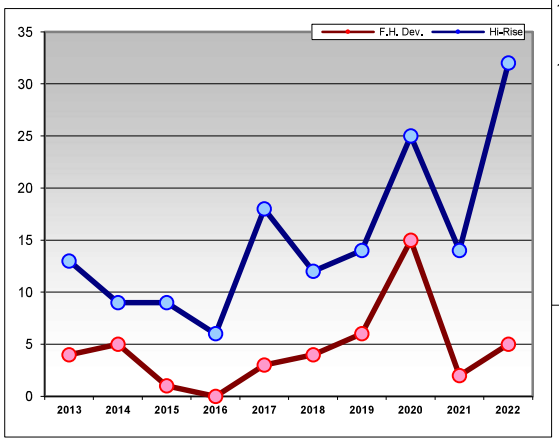


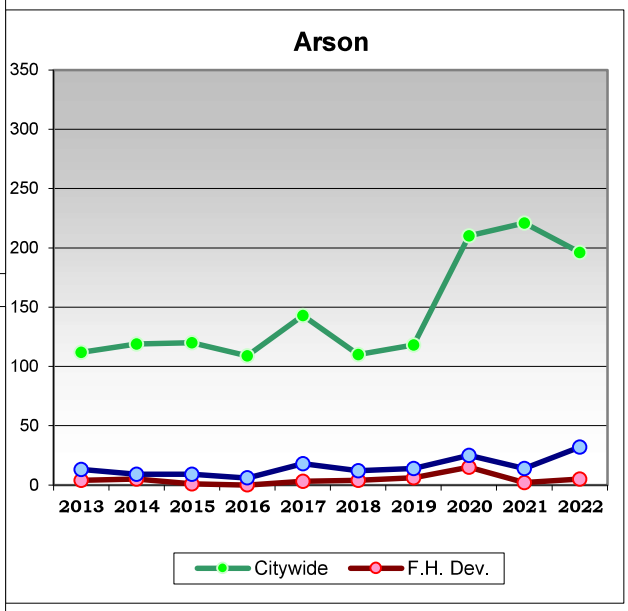
Offense: Arson

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	0	3	1	0	0	1	0	3	1	0
58	1	0	0	0	1	1	1	3	0	0
***92**	1	1	0	0	1	1	3	7	0	5
***194**	2	1	0	0	1	1	2	2	1	0
Total	**4**	**5**	**1**	**0**	**3**	**4**	**6**	**15**	**2**	**5**
Hi-Rises										
18	1	0	0	2	0	0	0	0	0	0
48	0	2	0	0	1	1	0	0	0	1
54	1	1	2	1	9	3	2	7	3	6
62	2	1	1	0	0	0	0	0	0	0
***92**	1	1	0	0	1	1	3	7	0	5
109	2	2	1	2	0	1	2	1	2	0
110	2	0	2	0	0	1	1	1	0	2
117	2	0	1	1	0	1	0	2	0	1
130	0	0	0	0	1	0	1	2	1	3
131	0	1	2	0	5	2	3	3	6	13
***194**	2	1	0	0	1	1	2	2	1	0
202	0	0	0	0	0	0	0	0	0	0
207	0	0	0	0	0	1	0	0	1	1
Total	**13**	**9**	**9**	**6**	**18**	**12**	**14**	**25**	**14**	**32**
Saint Paul Citywide										
Total	**112**	**119**	**120**	**109**	**143**	**110**	**118**	**210**	**221**	**196**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



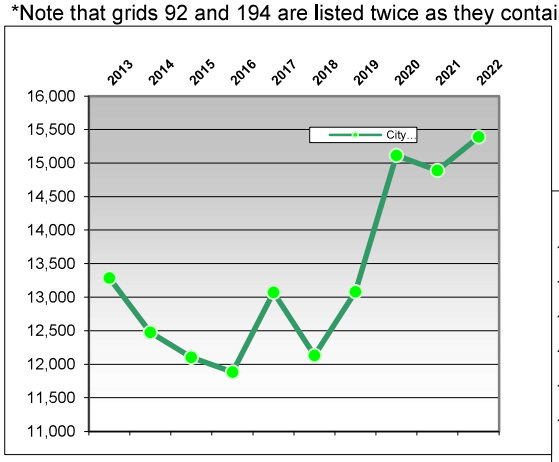


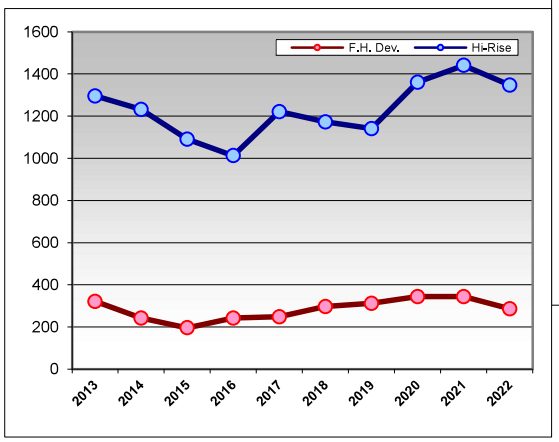


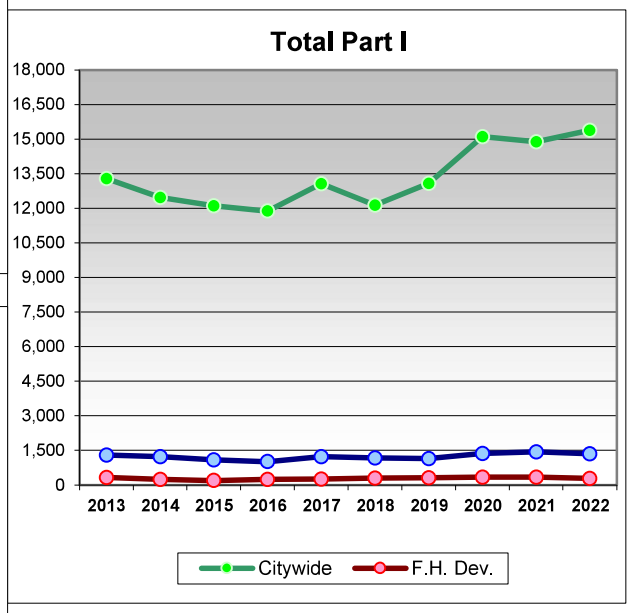
Total Part 1 or Group A Crime by Grid

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	YEAR									
Family Housing Development (F.H.Dev.)										
12	76	66	45	50	59	76	71	91	100	57
58	71	52	44	65	52	63	66	65	67	67
***92**	91	53	55	55	59	70	87	80	87	79
***194**	84	71	53	72	79	88	89	109	91	83
Total	**322**	**242**	**197**	**242**	**249**	**297**	**313**	**345**	**345**	**286**
Hi-Rises										
18	55	49	62	71	58	65	71	95	92	90
48	61	64	51	68	65	60	63	79	107	75
54	230	247	235	131	244	172	156	185	222	176
62	54	36	37	49	59	70	100	115	120	145
***92**	91	53	55	55	59	74	87	80	87	73
109	100	88	80	83	82	95	80	101	103	112
110	253	246	174	187	168	139	92	123	91	112
117	90	100	98	70	105	117	97	114	139	117
130	75	90	54	50	57	77	81	81	84	73
131	118	98	93	97	143	96	84	108	130	125
***194**	84	71	53	72	79	88	89	109	91	82
202	56	52	69	45	71	60	86	88	85	84
207	29	39	30	35	31	60	55	84	90	83
Total	**1296**	**1233**	**1091**	**1013**	**1221**	**1173**	**1141**	**1362**	**1441**	**1347**
Saint Paul Citywide										
Total	**13,285**	**12,476**	**12,105**	**11,884**	**13,074**	**12,133**	**13,080**	**15,111**	**14,891**	**15,389**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



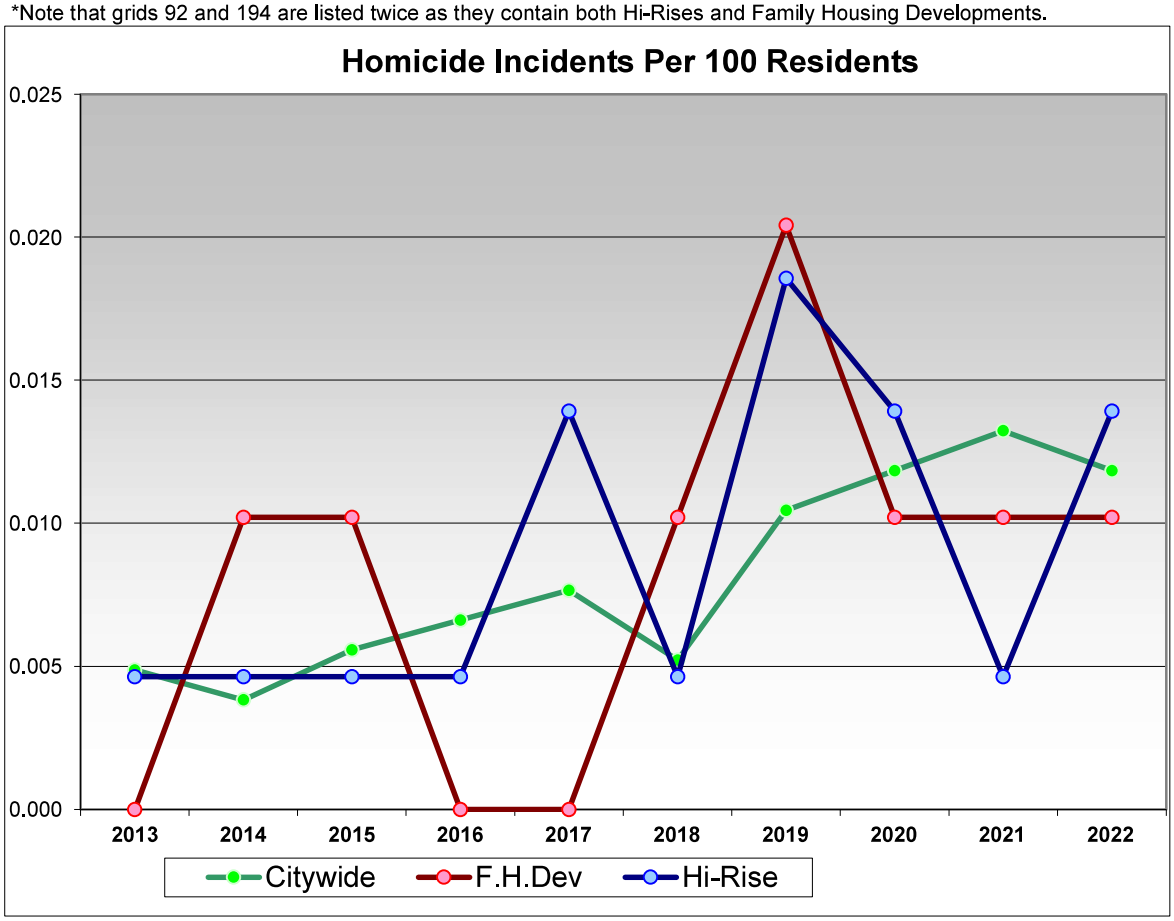




Offense: Homicide

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.00
58	0.00	0.00	0.05	0.00	0.00	0.05	0.05	0.00	0.05	0.05
***92**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
***194**	0.00	0.04	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00
Total	**0.000**	**0.010**	**0.010**	**0.000**	**0.000**	**0.010**	**0.020**	**0.010**	**0.010**	**0.01**
Hi-Rises										
18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
54	0.04	0.00	0.00	0.00	0.04	0.04	0.04	0.00	0.04	0.07
62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
***92**	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
109	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00
110	0.00	0.00	0.00	0.00	0.13	0.00	0.07	0.07	0.00	0.00
117	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.06	0.00	0.00
130	0.00	0.00	0.00	0.06	0.00	0.00	0.00	0.00	0.00	0.00
131	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12
***194**	0.00	0.04	0.00	0.00	0.00	0.00	0.04	0.00	0.00	0.00
202	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
207	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00
Total	**0.005**	**0.005**	**0.005**	**0.005**	**0.014**	**0.005**	**0.019**	**0.014**	**0.005**	**0.014**
Saint Paul Citywide										
Total	**0.005**	**0.004**	**0.006**	**0.007**	**0.008**	**0.005**	**0.010**	**0.012**	**0.013**	**0.012**

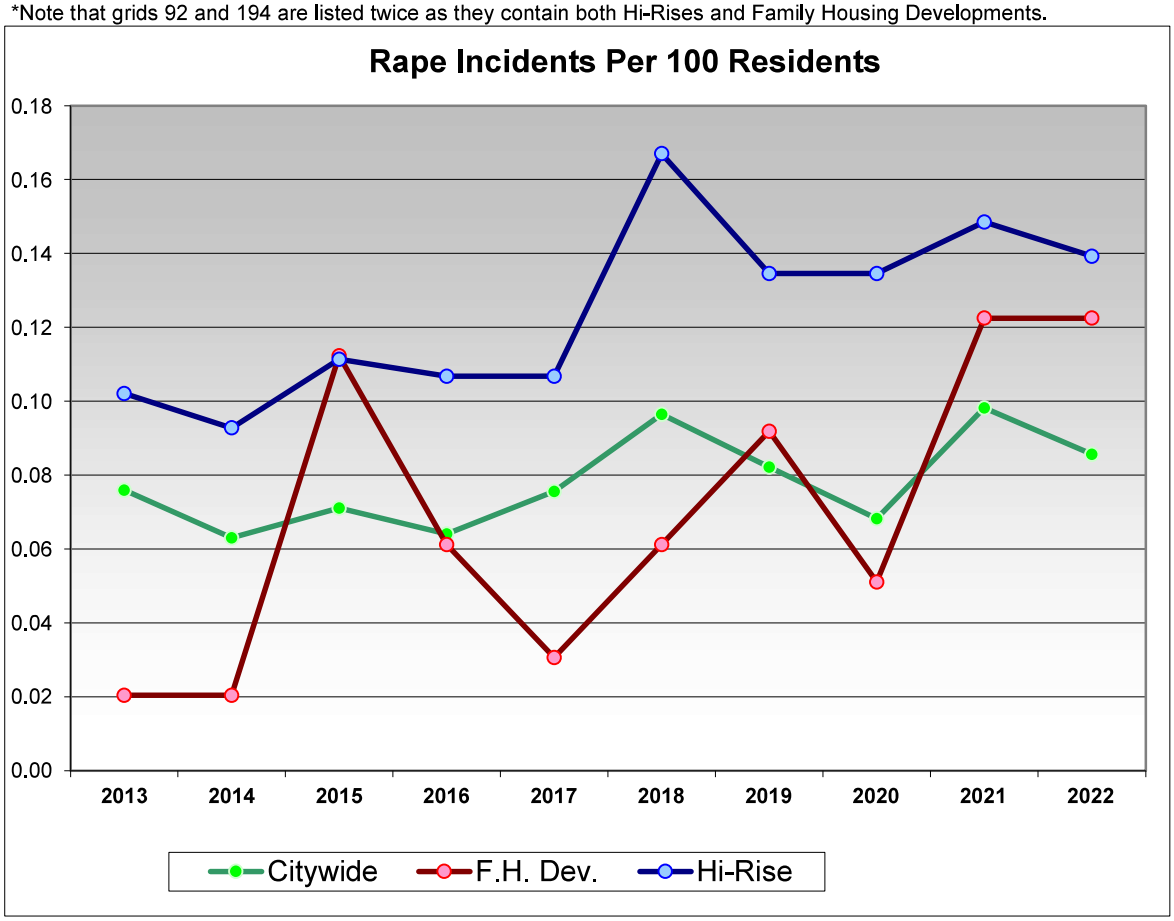
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Offense: Rape

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	0.03	0.03	0.21	0.10	0.00	0.00	0.07	0.07	0.07	0.03
58	0.00	0.00	0.00	0.05	0.05	0.00	0.14	0.09	0.05	0.05
***92**	0.00	0.00	0.09	0.00	0.00	0.13	0.09	0.04	0.09	0.31
***194**	0.04	0.04	0.12	0.08	0.08	0.12	0.08	0.00	0.28	0.12
Total	**0.02**	**0.02**	**0.11**	**0.06**	**0.03**	**0.06**	**0.09**	**0.05**	**0.12**	**0.12**
Hi-Rises										
18	0.24	0.06	0.00	0.12	0.00	0.41	0.00	0.12	0.00	0.06
48	0.05	0.00	0.00	0.05	0.10	0.05	0.10	0.00	0.05	0.00
54	0.07	0.18	0.11	0.15	0.15	0.07	0.15	0.15	0.11	0.26
62	0.33	0.00	0.17	0.00	0.00	0.17	0.17	0.00	0.17	0.50
***92**	0.13	0.00	0.09	0.00	0.00	0.13	0.09	0.04	0.09	0.04
109	0.05	0.10	0.10	0.20	0.00	0.10	0.05	0.00	0.05	0.15
110	0.20	0.07	0.20	0.33	0.26	0.20	0.40	0.40	0.13	0.20
117	0.00	0.11	0.11	0.00	0.17	0.22	0.11	0.22	0.17	0.11
130	0.06	0.17	0.11	0.11	0.00	0.06	0.11	0.00	0.06	0.06
131	0.12	0.59	0.71	0.35	0.95	1.06	0.59	1.42	1.30	0.59
***194**	0.16	0.04	0.12	0.08	0.08	0.12	0.08	0.00	0.28	0.12
202	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.00	0.00	0.00
207	0.00	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.11
Total	**0.10**	**0.09**	**0.11**	**0.11**	**0.11**	**0.17**	**0.13**	**0.13**	**0.15**	**0.14**
Saint Paul Citywide										
Total	**0.08**	**0.06**	**0.07**	**0.06**	**0.08**	**0.10**	**0.08**	**0.07**	**0.10**	**0.09**

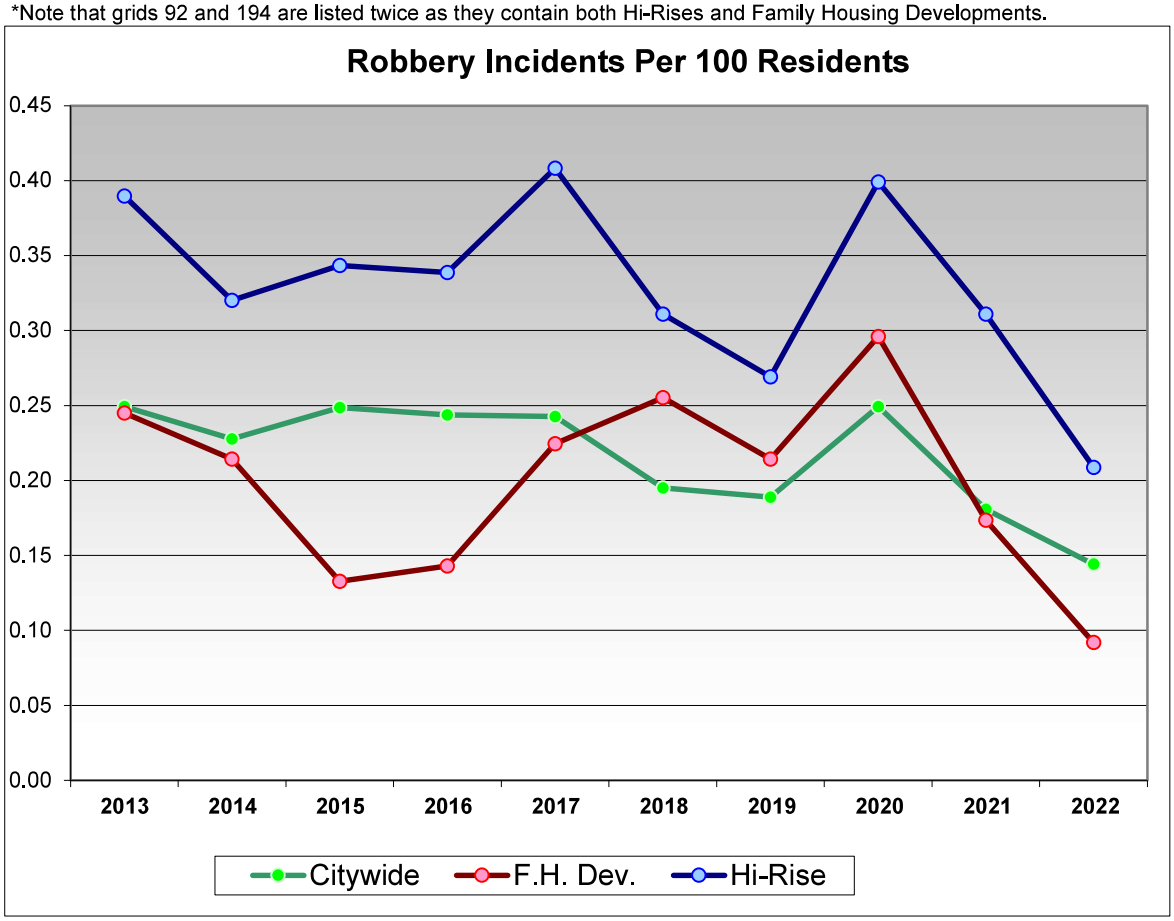
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Offense: Robbery

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	0.07	0.28	0.03	0.10	0.07	0.28	0.24	0.31	0.24	0.03
58	0.14	0.09	0.09	0.14	0.18	0.23	0.18	0.14	0.09	0.05
***92**	0.44	0.04	0.18	0.18	0.22	0.26	0.22	0.26	0.13	0.04
***194**	0.36	0.40	0.24	0.16	0.44	0.24	0.20	0.44	0.20	0.24
Total	**0.24**	**0.21**	**0.13**	**0.14**	**0.22**	**0.26**	**0.21**	**0.30**	**0.17**	**0.09**
Hi-Rises										
18	0.12	0.12	0.24	0.00	0.12	0.00	0.18	0.41	0.06	0.12
48	0.05	0.21	0.05	0.15	0.10	0.10	0.10	0.21	0.31	0.15
54	1.04	0.67	0.89	0.63	0.59	0.67	0.37	0.48	0.55	0.30
62	0.00	0.33	0.00	1.33	0.50	0.66	0.33	0.66	0.83	0.50
***92**	0.44	0.04	0.18	0.18	0.22	0.26	0.22	0.26	0.13	0.04
109	0.29	0.39	0.44	0.64	0.44	0.25	0.44	0.34	0.25	0.29
110	0.20	0.53	0.73	0.40	0.26	0.59	0.33	0.73	0.33	0.13
117	0.34	0.00	0.17	0.06	0.22	0.34	0.39	0.45	0.39	0.28
130	0.28	0.06	0.17	0.06	0.17	0.06	0.06	0.17	0.06	0.06
131	1.42	1.30	0.95	1.77	3.19	0.71	0.71	0.83	1.30	0.83
***194**	0.36	0.40	0.24	0.16	0.44	0.24	0.20	0.44	0.20	0.20
202	0.10	0.20	0.00	0.10	0.10	0.30	0.20	0.40	0.20	0.00
207	0.11	0.22	0.11	0.00	0.11	0.11	0.11	0.11	0.11	0.22
Total	**0.39**	**0.32**	**0.34**	**0.34**	**0.41**	**0.31**	**0.27**	**0.40**	**0.31**	**0.21**
Saint Paul Citywide										
Total	**0.25**	**0.23**	**0.25**	**0.24**	**0.24**	**0.20**	**0.19**	**0.25**	**0.18**	**0.14**

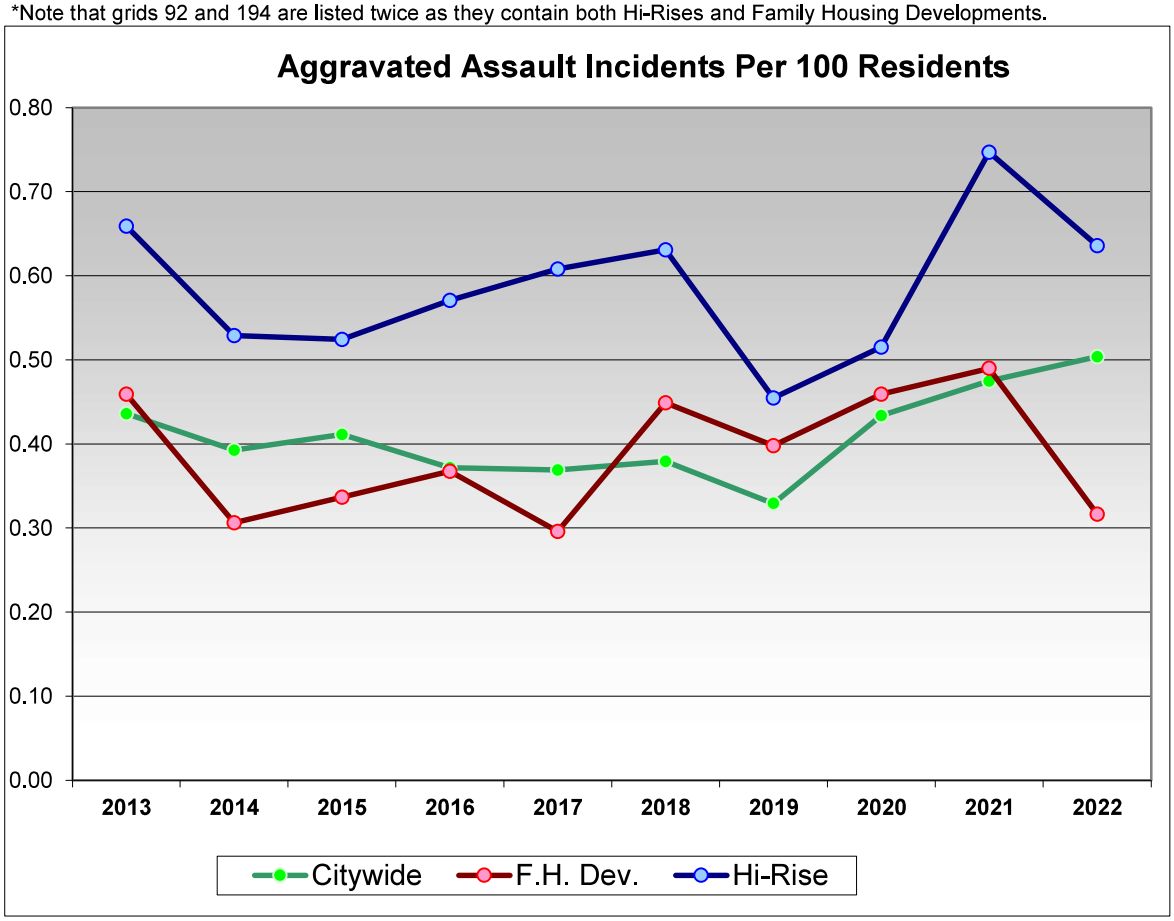
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Offense: Aggravated Assault

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	YEAR									
Family Housing Development (F.H.Dev.)										
12	0.28	0.28	0.24	0.31	0.14	0.49	0.35	0.31	0.49	0.28
58	0.37	0.37	0.41	0.46	0.32	0.41	0.27	0.64	0.50	0.32
***92**	0.84	0.26	0.40	0.22	0.35	0.31	0.53	0.40	0.40	0.40
***194**	0.40	0.32	0.32	0.48	0.40	0.57	0.44	0.53	0.57	0.28
Total	**0.46**	**0.31**	**0.34**	**0.37**	**0.30**	**0.45**	**0.40**	**0.46**	**0.49**	**0.32**
Hi-Rises										
18	0.06	0.29	0.12	0.12	0.29	0.35	0.35	0.29	0.35	0.41
48	0.46	0.15	0.26	0.31	0.15	0.21	0.46	0.15	0.62	0.51
54	1.00	1.11	1.48	1.63	1.37	1.00	0.74	0.55	1.15	1.07
62	0.50	0.50	0.00	0.17	0.00	0.33	0.17	0.83	0.83	1.00
***92**	0.84	0.26	0.40	0.22	0.35	0.31	0.53	0.40	0.40	0.40
109	1.08	0.64	0.25	0.44	0.83	0.64	0.39	0.59	0.54	0.49
110	0.40	0.92	0.73	0.73	0.79	0.59	0.59	0.66	0.99	0.92
117	0.84	0.56	0.51	0.39	0.67	0.90	0.45	1.07	1.18	0.73
130	0.17	0.06	0.06	0.00	0.23	0.23	0.17	0.11	0.11	0.17
131	2.96	2.01	2.13	2.84	2.60	3.55	1.06	1.89	3.78	3.07
***194**	0.40	0.32	0.32	0.48	0.40	0.57	0.44	0.53	0.57	0.28
202	0.20	0.10	0.10	0.00	0.00	0.00	0.00	0.00	0.10	0.00
207	0.00	0.33	0.44	0.22	0.11	0.44	0.22	0.22	0.22	0.33
Total	**0.66**	**0.53**	**0.52**	**0.57**	**0.61**	**0.63**	**0.45**	**0.52**	**0.75**	**0.64**
Saint Paul Citywide										
Total	**0.44**	**0.39**	**0.41**	**0.37**	**0.37**	**0.38**	**0.33**	**0.43**	**0.48**	**0.50**

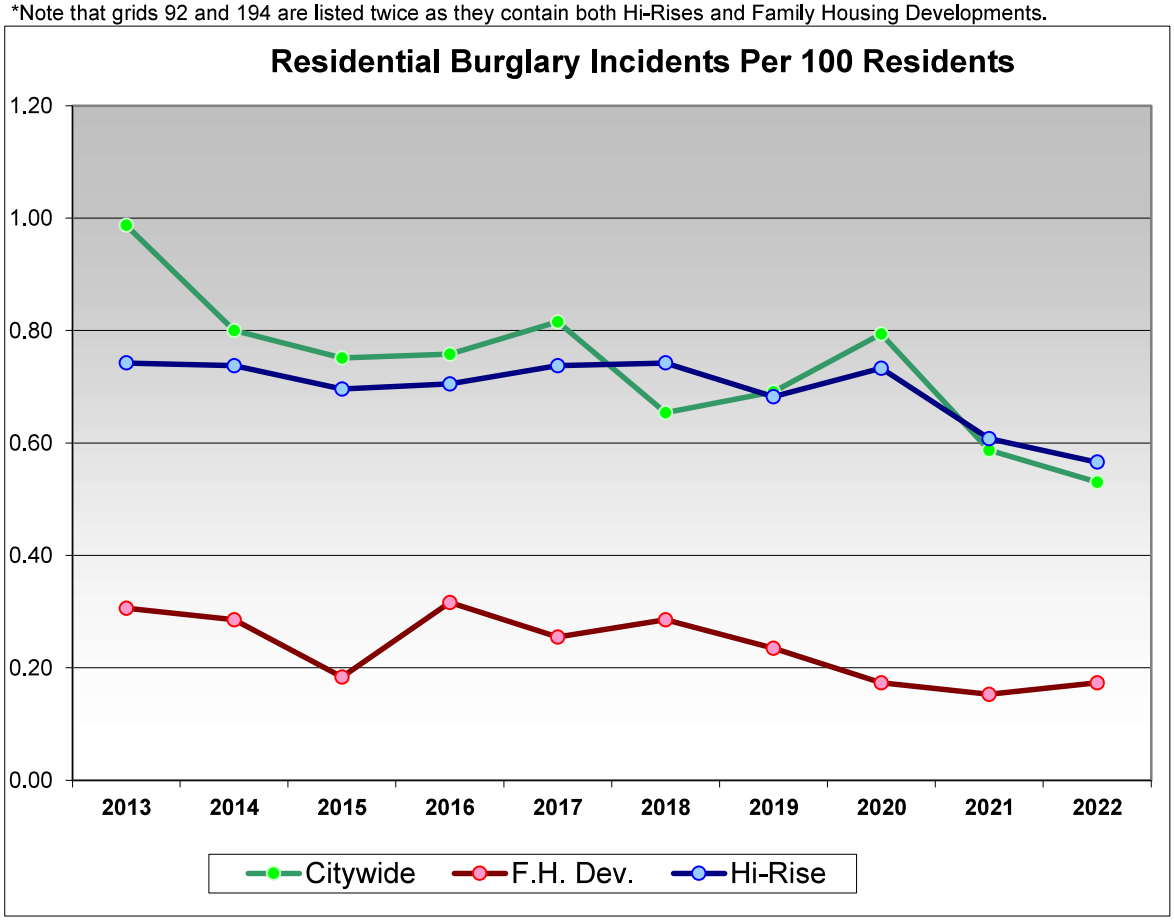
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Offense: Burglary

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	0.21	0.07	0.10	0.07	0.21	0.10	0.14	0.21	0.07	0.14
58	0.55	0.46	0.14	0.64	0.27	0.50	0.37	0.23	0.18	0.14
***92**	0.13	0.18	0.13	0.26	0.13	0.09	0.09	0.09	0.13	0.13
***194**	0.36	0.48	0.36	0.36	0.40	0.48	0.36	0.16	0.24	0.28
Total	**0.31**	**0.29**	**0.18**	**0.32**	**0.26**	**0.29**	**0.23**	**0.17**	**0.15**	**0.17**
Hi-Rises										
18	0.83	0.47	0.77	0.71	0.71	0.53	0.77	0.94	0.12	0.83
48	0.62	0.92	1.08	0.82	0.77	0.82	0.41	0.92	1.23	0.41
54	1.63	1.41	1.00	0.81	1.48	0.92	0.89	1.11	0.33	0.74
62	1.49	0.83	0.33	2.16	1.99	3.65	2.65	1.82	1.82	2.99
***92**	0.13	0.18	0.13	0.26	0.13	0.09	0.09	0.09	0.13	0.13
109	0.69	0.44	0.49	0.59	0.49	0.49	0.49	0.64	0.29	0.25
110	0.79	0.66	0.99	0.92	0.79	0.99	1.06	1.06	0.79	0.26
117	0.67	1.46	1.07	0.73	1.07	0.51	0.73	0.34	1.29	0.45
130	0.34	0.34	0.34	0.68	0.34	0.57	0.74	0.57	0.62	0.51
131	0.47	1.18	0.95	0.71	0.59	0.59	0.95	1.06	0.24	1.06
***194**	0.36	0.48	0.36	0.40	0.40	0.48	0.36	0.16	0.24	0.28
202	1.69	0.99	0.89	0.79	0.89	0.79	0.50	1.19	0.99	0.99
207	0.44	0.33	0.88	0.88	0.66	1.87	1.10	1.21	1.32	0.77
Total	**0.74**	**0.74**	**0.70**	**0.71**	**0.74**	**0.74**	**0.68**	**0.73**	**0.61**	**0.57**
Saint Paul Citywide										
Total	**0.99**	**0.80**	**0.75**	**0.76**	**0.82**	**0.65**	**0.69**	**0.79**	**0.59**	**0.53**

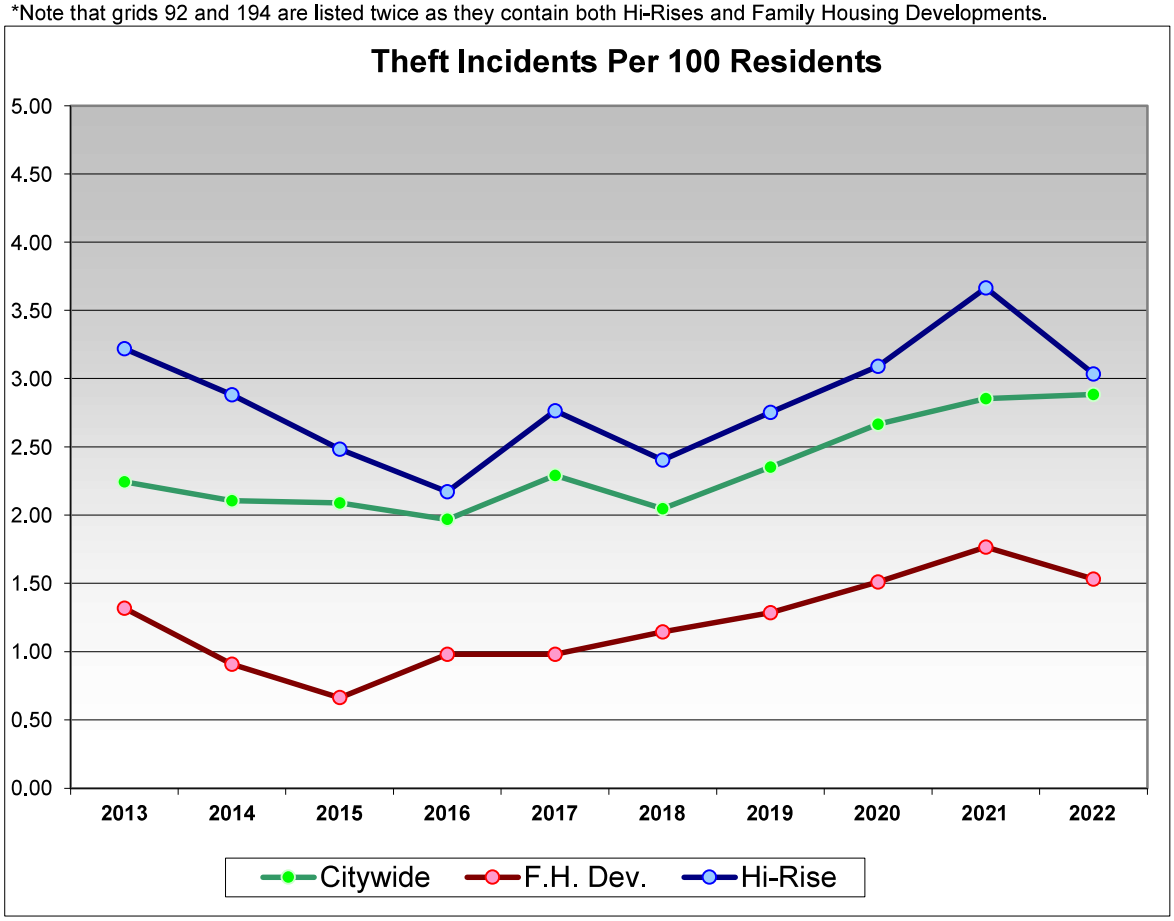
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Offense: Theft

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	1.12	0.91	0.42	0.59	0.87	0.91	0.94	1.19	1.89	1.12
58	1.19	0.69	0.50	0.82	0.73	0.64	0.87	1.14	1.60	1.64
***92**	1.76	0.93	1.01	1.15	1.15	1.81	2.07	1.63	2.11	2.16
***194**	1.25	1.09	0.77	1.41	1.17	1.25	1.33	2.10	1.45	1.33
Total	**1.32**	**0.91**	**0.66**	**0.98**	**0.98**	**1.14**	**1.29**	**1.51**	**1.77**	**1.53**
Hi-Rises										
18	1.42	1.24	1.59	1.83	1.47	1.83	1.95	3.13	3.54	2.18
48	1.08	0.98	0.87	1.44	1.59	0.82	1.49	1.80	2.46	1.95
54	3.18	3.70	3.70	1.29	2.85	1.66	2.37	2.29	3.59	2.48
62	5.47	3.48	4.98	4.15	6.30	4.64	10.28	11.44	13.93	11.77
***92**	1.76	0.93	1.01	0.48	1.15	1.81	2.07	1.63	2.11	2.16
109	2.21	1.96	1.52	1.42	1.47	2.06	1.67	2.16	2.95	2.60
110	13.19	11.41	7.32	8.71	7.85	4.95	2.24	2.70	2.70	3.23
117	2.25	1.69	1.46	1.52	2.08	2.30	2.64	2.64	3.88	3.04
130	2.95	3.29	1.87	1.36	2.16	2.95	3.12	3.01	2.95	2.50
131	7.80	5.56	5.32	5.08	7.80	4.37	5.20	6.15	7.09	5.44
***194**	1.25	1.09	0.77	1.41	1.17	1.25	1.33	2.10	1.45	1.33
202	3.48	3.57	5.66	3.08	5.86	4.77	7.25	6.26	6.85	5.66
207	2.31	3.08	1.76	1.87	2.31	3.41	4.18	6.37	7.25	6.15
Total	**3.22**	**2.88**	**2.48**	**2.17**	**2.77**	**2.40**	**2.75**	**3.09**	**3.67**	**3.03**
Saint Paul Citywide										
Total	**2.24**	**2.11**	**2.09**	**1.97**	**2.29**	**2.05**	**2.35**	**2.67**	**2.85**	**2.88**

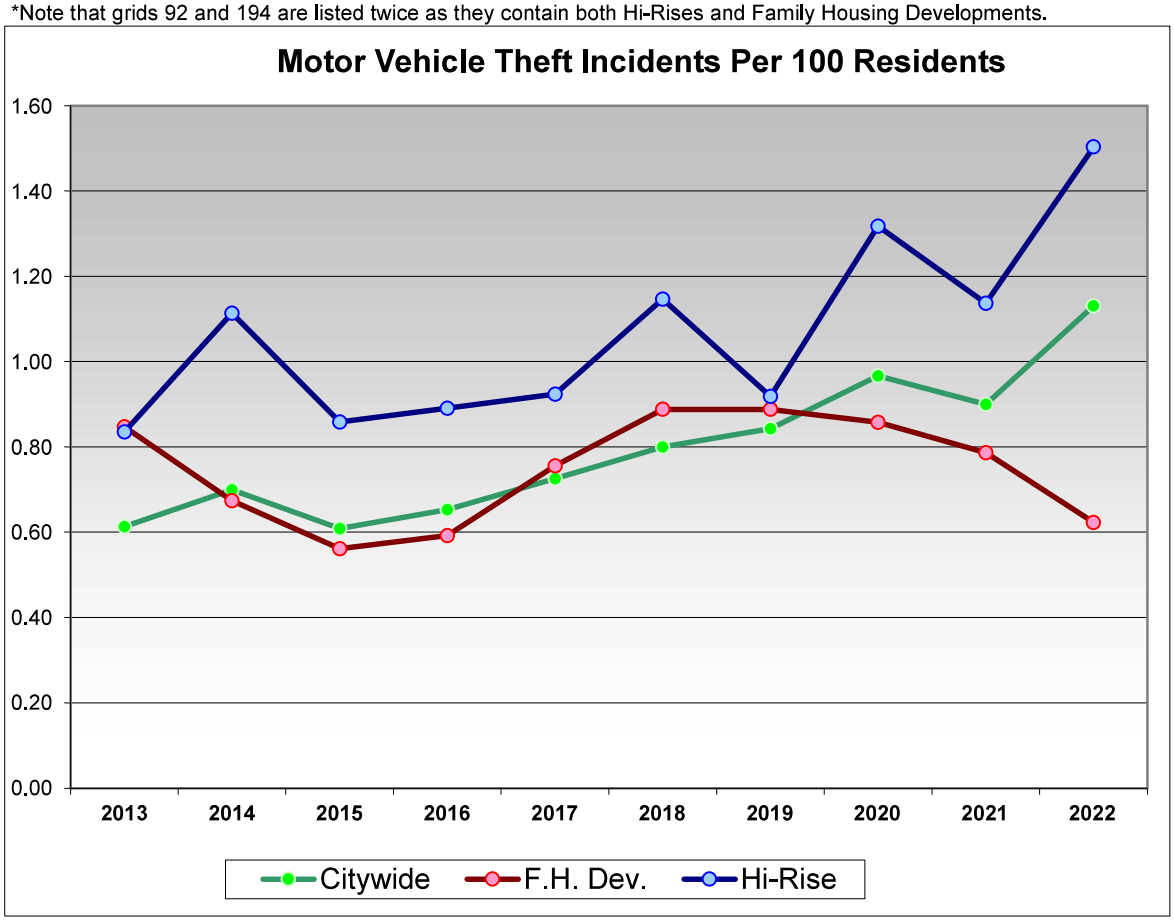
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Offense: Motor Vehicle Theft

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	YEAR									
Family Housing Development (F.H.Dev.)										
12	0.98	0.63	0.52	0.56	0.77	0.84	0.73	0.91	0.70	0.38
58	0.96	0.78	0.82	0.87	0.91	1.28	1.10	0.59	0.59	0.82
***92**	0.66	0.88	0.62	0.62	0.70	0.62	0.70	0.79	0.97	0.22
***194**	0.77	0.44	0.32	0.36	0.65	0.85	1.05	1.09	0.89	1.09
Total	**0.85**	**0.67**	**0.56**	**0.59**	**0.76**	**0.89**	**0.89**	**0.86**	**0.79**	**0.62**
Hi-Rises										
18	0.53	0.71	0.94	1.30	0.83	0.71	0.94	0.71	1.36	1.71
48	0.87	0.92	0.36	0.72	0.56	1.03	0.67	0.98	0.82	0.77
54	1.52	2.03	1.44	1.70	2.22	1.96	1.15	2.00	2.33	1.37
62	0.83	0.66	0.50	0.33	0.33	2.16	2.99	4.31	2.32	7.30
***92**	0.66	0.88	0.62	0.62	0.70	0.62	0.70	0.79	0.97	0.22
109	0.49	0.69	1.08	0.79	0.79	1.08	0.74	1.18	0.88	1.72
110	1.78	2.64	1.39	1.25	0.99	1.91	1.32	2.44	1.06	2.51
117	0.84	1.80	2.08	1.18	1.69	2.25	1.12	1.52	0.90	1.91
130	0.45	1.19	0.51	0.57	0.28	0.51	0.34	0.62	0.91	0.68
131	1.18	0.83	0.71	0.71	1.18	0.83	1.06	1.06	0.95	2.13
***194**	0.77	0.44	0.32	0.36	0.65	0.85	1.05	1.09	0.89	1.09
202	0.10	0.30	0.20	0.50	0.20	0.10	0.50	0.89	0.30	1.69
207	0.33	0.33	0.11	0.88	0.22	0.66	0.33	1.21	0.88	1.43
Total	**0.84**	**1.11**	**0.86**	**0.89**	**0.92**	**1.15**	**0.92**	**1.32**	**1.14**	**1.50**
Saint Paul Citywide										
Total	**0.61**	**0.70**	**0.61**	**0.65**	**0.73**	**0.80**	**0.84**	**0.97**	**0.90**	**1.13**

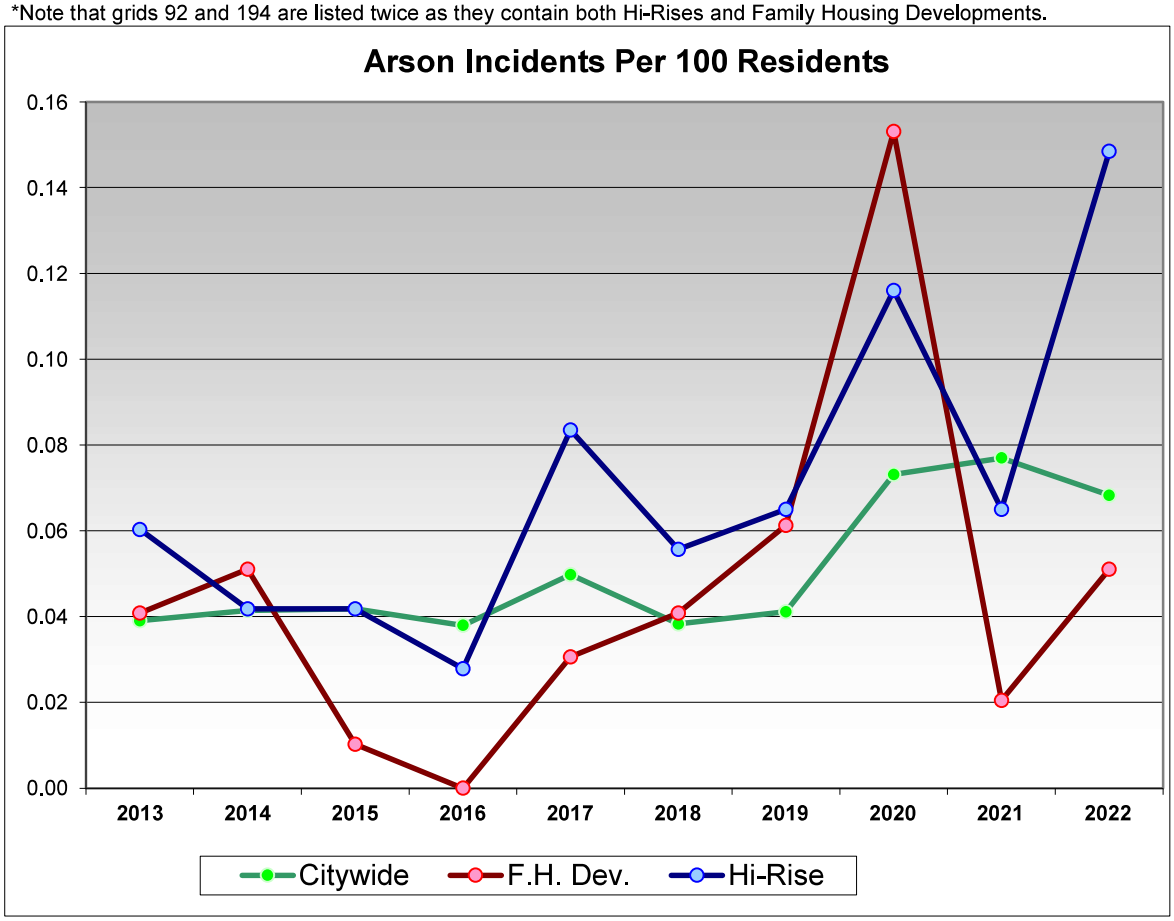
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Offense: Arson

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	0.00	0.10	0.03	0.00	0.00	0.03	0.00	0.10	0.03	0.00
58	0.05	0.00	0.00	0.00	0.05	0.05	0.05	0.14	0.00	0.00
***92**	0.04	0.04	0.00	0.00	0.04	0.04	0.13	0.31	0.00	0.22
***194**	0.08	0.04	0.00	0.00	0.04	0.04	0.08	0.08	0.04	0.00
Total	**0.04**	**0.05**	**0.01**	**0.00**	**0.03**	**0.04**	**0.06**	**0.15**	**0.02**	**0.05**
Hi-Rises										
18	0.06	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.00
48	0.00	0.10	0.00	0.00	0.05	0.05	0.00	0.00	0.00	0.05
54	0.04	0.04	0.07	0.04	0.33	0.11	0.07	0.26	0.11	0.22
62	0.33	0.17	0.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00
***92**	0.04	0.04	0.00	0.00	0.04	0.04	0.13	0.31	0.00	0.22
109	0.10	0.10	0.05	0.10	0.00	0.05	0.10	0.05	0.10	0.00
110	0.13	0.00	0.13	0.00	0.00	0.07	0.07	0.07	0.00	0.13
117	0.11	0.00	0.06	0.06	0.00	0.06	0.00	0.11	0.00	0.06
130	0.00	0.00	0.00	0.00	0.06	0.00	0.06	0.11	0.06	0.17
131	0.00	0.12	0.24	0.00	0.59	0.24	0.35	0.35	0.71	1.54
***194**	0.08	0.04	0.00	0.00	0.04	0.04	0.08	0.08	0.04	0.00
202	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
207	0.00	0.00	0.00	0.00	0.00	0.11	0.00	0.00	0.11	0.11
Total	**0.06**	**0.04**	**0.04**	**0.03**	**0.08**	**0.06**	**0.06**	**0.12**	**0.06**	**0.15**
Saint Paul Citywide										
Total	**0.04**	**0.04**	**0.04**	**0.04**	**0.05**	**0.04**	**0.04**	**0.07**	**0.08**	**0.07**

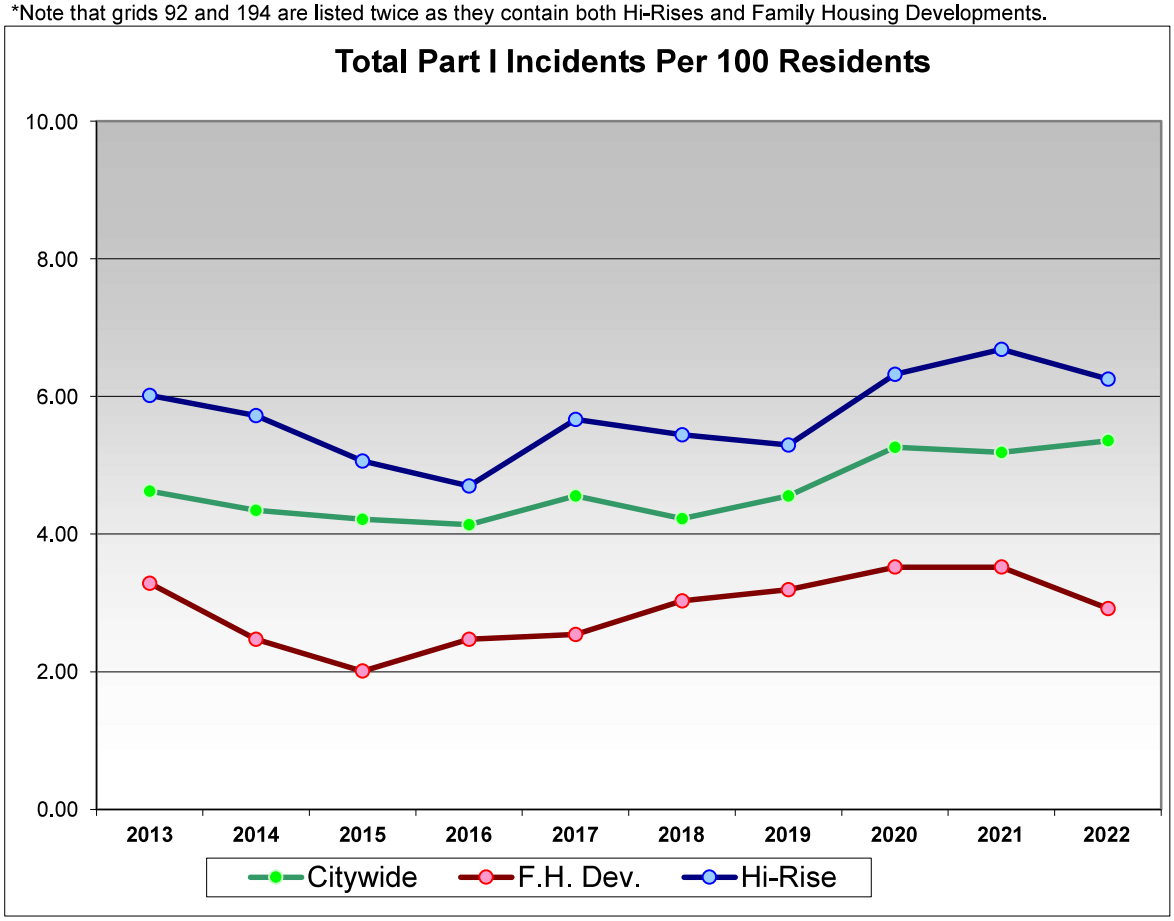
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Total Part 1 or Group A Crime by Grid

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	YEAR									
Family Housing Development (F.H.Dev.)										
12	2.65	2.31	1.57	1.75	2.06	2.65	2.48	3.18	3.49	1.99
58	3.24	2.38	2.01	2.97	2.38	2.88	3.02	2.97	3.06	3.06
***92**	4.01	2.33	2.42	2.42	2.60	3.08	3.83	3.52	3.83	3.48
***194**	3.39	2.87	2.14	2.91	3.19	3.56	3.60	4.40	3.68	3.35
Total	**3.29**	**2.47**	**2.01**	**2.47**	**2.54**	**3.03**	**3.19**	**3.52**	**3.52**	**2.92**
Hi-Rises										
18	3.24	2.89	3.66	4.19	3.42	3.83	4.19	5.60	5.43	5.31
48	3.13	3.29	2.62	3.49	3.34	3.08	3.23	4.06	5.49	3.85
54	8.51	9.13	8.69	4.84	9.02	6.36	5.77	6.84	8.21	6.51
62	8.96	5.97	6.14	8.13	9.78	11.61	16.58	19.07	19.90	24.05
***92**	4.01	2.33	2.42	2.42	2.60	3.26	3.83	3.52	3.83	3.22
109	4.91	4.32	3.93	4.08	4.03	4.67	3.93	4.96	5.06	5.50
110	16.69	16.23	11.48	12.34	11.08	9.17	6.07	8.11	6.00	7.39
117	5.06	5.62	5.51	3.93	5.90	6.58	5.45	6.41	7.81	6.58
130	4.25	5.10	3.06	2.84	3.23	4.37	4.59	4.59	4.76	4.14
131	13.95	11.58	10.99	11.47	16.90	11.35	9.93	12.77	15.37	14.78
***194**	3.39	2.87	2.14	2.91	3.19	3.56	3.60	4.40	3.68	3.31
202	5.56	5.16	6.85	4.47	7.05	5.96	8.54	8.74	8.44	8.34
207	3.19	4.29	3.30	3.85	3.41	6.59	6.04	9.23	9.89	9.12
Total	**6.01**	**5.72**	**5.06**	**4.70**	**5.67**	**5.44**	**5.29**	**6.32**	**6.69**	**6.25**
Saint Paul Citywide										
Total	**4.63**	**4.34**	**4.22**	**4.14**	**4.55**	**4.23**	**4.56**	**5.26**	**5.19**	**5.36**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Group A Crimes and Calls for Service by PHA Site

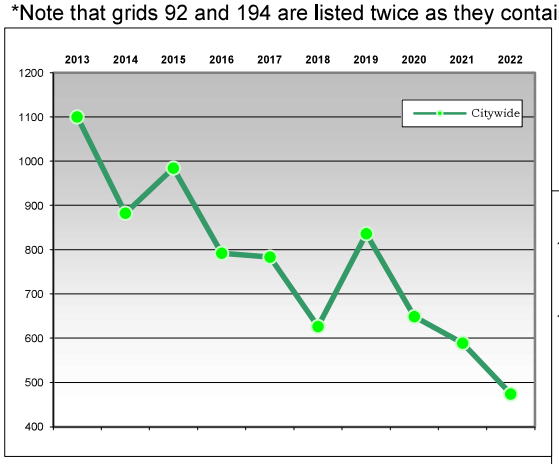
	REPORTS									Calls for Service
	Homicide	Rape	Robbery	Agg. Assault	Burglary	Theft	MV Theft	Arson	Total Part I	
Family Housing Developments (F.H. Dev.)										
Dunedin	0	0	0	0	0	1	2	0	**3**	84
McDonough	0	1	1	9	2	30	10	0	**53**	1081
Mt. Airy	0	1	1	3	2	15	4	0	**26**	831
Roosevelt	0	0	1	3	0	13	4	0	**21**	400
F.H. Dev. Total	**0**	**2**	**3**	**15**	**4**	**59**	**20**	**0**	**103**	**2,396**
Hi-Rises										
Central	0	0	1	0	0	4	4	0	**9**	303
Cleveland	0	0	0	0	0	6	3	0	**9**	289
Dunedin	0	0	0	1	0	2	3	0	**6**	320
Edgerton	0	0	0	3	0	3	2	0	**8**	431
Exchange	0	0	0	1	1	0	0	1	**3**	813
Front	0	0	0	0	0	1	1	0	**2**	321
Hamline	0	0	0	0	0	5	0	0	**5**	403
Iowa	0	0	0	1	0	2	1	0	**4**	455
Montreal	0	0	0	0	0	1	0	0	**1**	251
Mt. Airy	0	0	0	1	0	1	0	0	**2**	397
Neill	0	0	0	0	0	2	0	0	**2**	233
Ravoux	0	0	0	1	1	4	4	0	**10**	482
Seal	0	1	1	0	0	1	5	0	**8**	385
Valley	0	0	0	0	0	5	0	0	**5**	444
Wabasha	0	1	0	0	0	0	0	0	**1**	130
Wilson	0	0	0	0	0	4	3	0	**7**	386
Hi-Rises Total	**0**	**2**	**2**	**8**	**2**	**41**	**26**	**1**	**82**	**6,043**
Duplexes										
Central	0	0	0	0	0	2	2	0	**4**	43
Neill	0	0	0	0	0	0	2	0	**2**	27
Duplexes Total	**0**	**0**	**0**	**0**	**0**	**2**	**4**	**0**	**6**	**70**
Saint Paul Total										
City Total	**34**	**246**	**414**	**1,447**	**1,523**	**8,282**	**3,247**	**196**	**15,389**	**226,338**

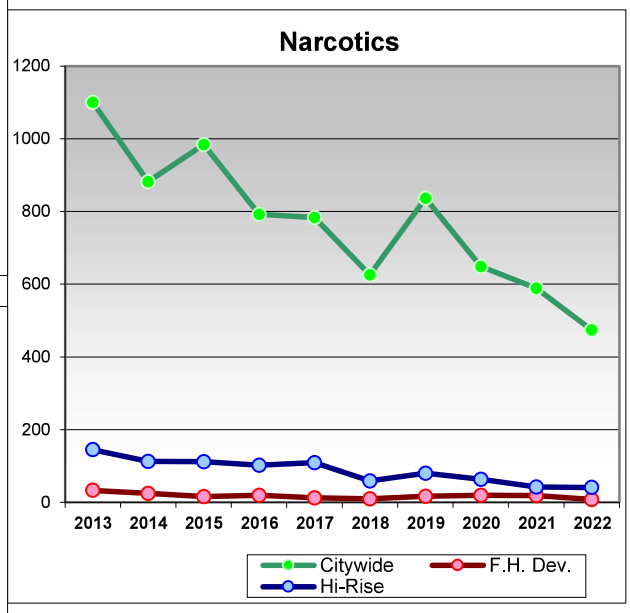
Part I crimes are those for which reports were written.
Calls for service include all calls except cancelled calls, off-duty calls, and traffic stops.

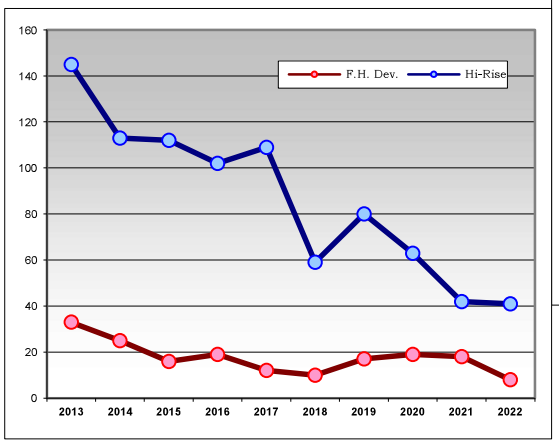
Offense: Narcotics

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	10	4	4	1	1	0	2	5	5	1
58	2	9	5	5	1	2	4	5	4	2
***92**	15	7	4	9	4	7	10	7	3	0
***194**	6	5	3	4	6	1	1	2	6	5
Total	**33**	**25**	**16**	**19**	**12**	**10**	**17**	**19**	**18**	**8**
Hi-Rises										
18	4	0	2	1	1	3	5	2	1	0
48	3	3	3	3	6	6	6	3	1	3
54	47	21	22	36	36	17	26	14	10	11
62	1	3	1	3	1	0	0	2	1	2
***92**	15	7	4	9	4	7	10	7	3	0
109	19	11	14	6	12	3	3	5	2	2
110	10	19	10	15	3	5	6	7	3	6
117	9	3	12	5	4	4	4	5	6	3
130	0	3	3	1	1	0	1	0	2	1
131	27	35	32	17	34	12	16	10	4	4
***194**	6	5	3	4	6	1	1	2	6	5
202	3	1	0	1	0	0	0	2	0	0
207	1	2	6	1	1	1	2	4	3	4
Total	**145**	**113**	**112**	**102**	**109**	**59**	**80**	**63**	**42**	**41**
Saint Paul Citywide										
Total	**1100**	**882**	**984**	**792**	**783**	**626**	**836**	**649**	**589**	**474**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.





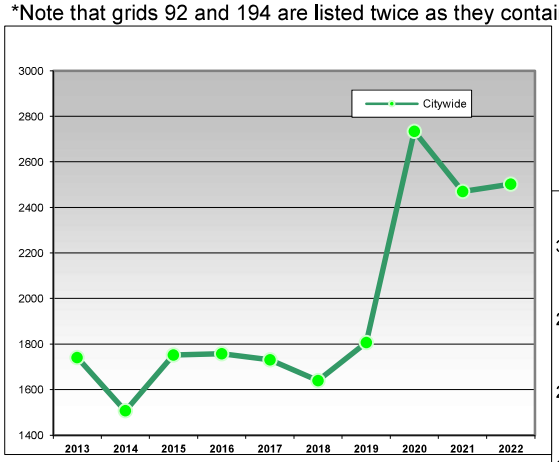


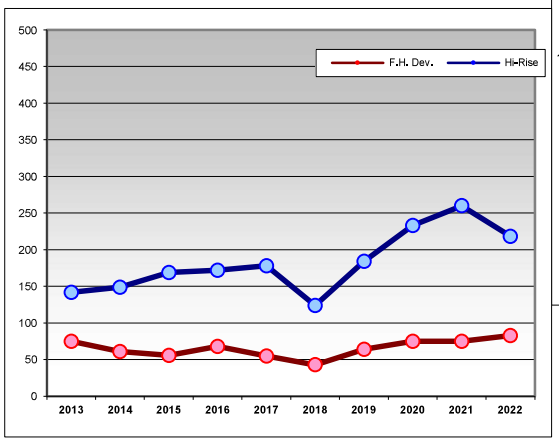
*Narcotics totals reflect all narcotics calls where a report was written.

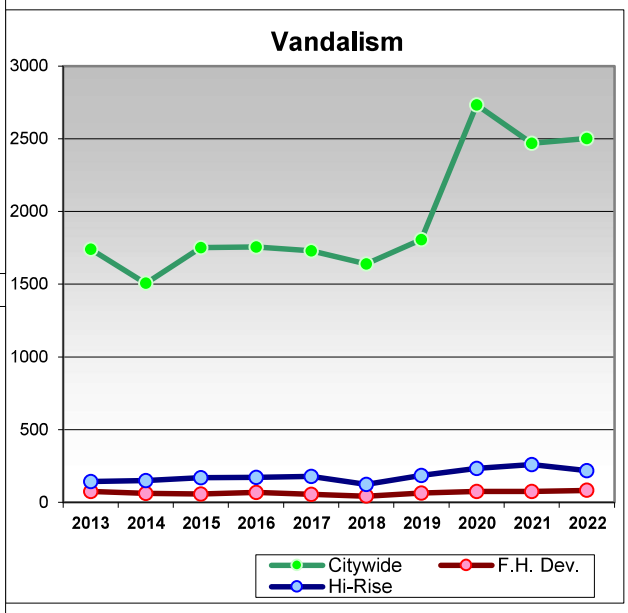
Offense: Vandalism

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	33	28	18	15	7	12	16	19	36	27
58	16	7	9	12	15	5	8	21	11	11
***92**	17	14	12	14	12	10	18	16	21	30
***194**	9	12	17	27	21	16	22	19	7	15
Total	**75**	**61**	**56**	**68**	**55**	**43**	**64**	**75**	**75**	**83**
Hi-Rises										
18	7	6	2	7	7	10	13	24	18	11
48	6	11	13	13	12	5	7	10	14	11
54	35	28	36	40	47	12	21	33	33	29
62	8	6	6	5	7	9	13	7	23	18
***92**	17	14	12	14	12	10	18	16	21	30
109	11	9	14	14	12	15	22	19	28	15
110	14	10	13	13	12	15	18	22	23	18
117	11	19	16	8	8	12	15	18	23	16
130	5	9	6	5	12	3	6	22	16	15
131	8	15	14	12	19	11	20	28	30	22
***194**	9	12	17	27	21	16	22	19	7	15
202	7	7	11	5	6	3	5	10	15	10
207	4	3	9	9	3	3	4	5	9	8
Total	**142**	**149**	**169**	**172**	**178**	**124**	**184**	**233**	**260**	**218**
Saint Paul Citywide										
Total	**1740**	**1507**	**1752**	**1757**	**1730**	**1639**	**1806**	**2734**	**2470**	**2502**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.





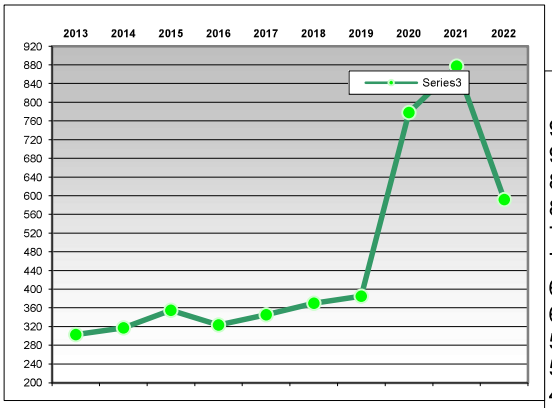


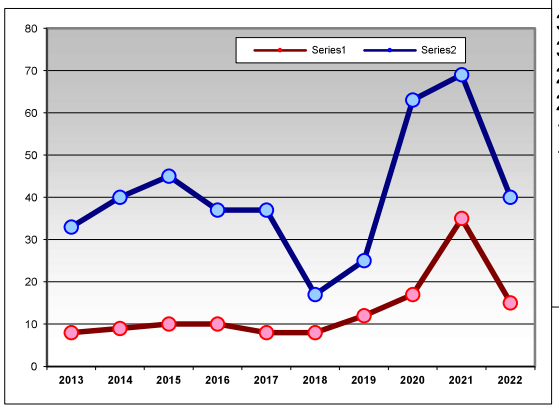
*Vandalism totals reflect all vandalism calls where a report was written.

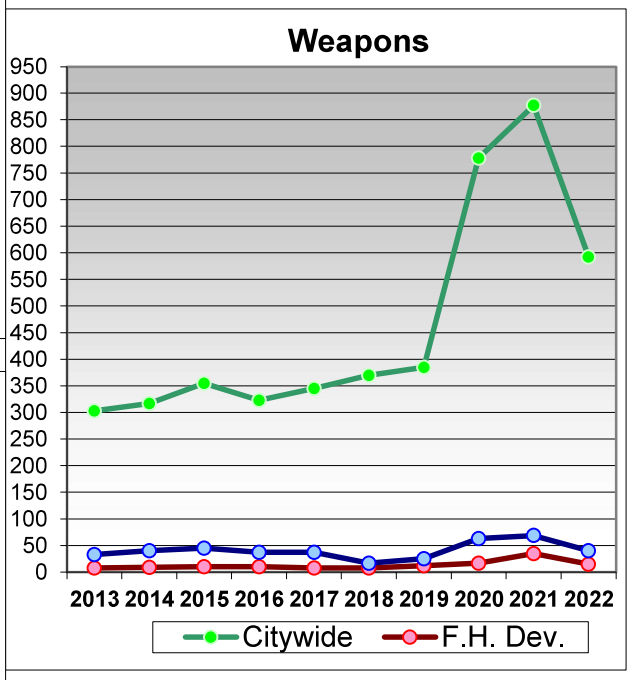
Offense: Weapons*

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	2	1	3	2	1	0	0	3	12	4
58	1	1	2	3	1	4	6	6	14	5
***92**	3	5	2	2	2	1	3	3	3	3
***194**	2	2	3	3	4	3	3	5	6	3
Total	**8**	**9**	**10**	**10**	**8**	**8**	**12**	**17**	**35**	**15**
Hi-Rises										
18	1	2	2	0	1	1	1	7	2	1
48	4	0	3	0	1	0	0	5	7	10
54	13	25	18	19	7	4	10	22	22	10
62	0	1	1	0	0	0	0	0	3	1
***92**	3	5	2	2	2	1	3	3	3	3
109	2	1	3	4	7	3	3	5	10	1
110	3	1	3	2	3	1	1	6	7	4
117	2	0	2	4	1	3	3	5	4	3
130	1	0	0	0	2	1	1	1	0	0
131	0	2	7	3	8	0	0	2	4	2
***194**	2	2	3	3	4	3	3	5	6	3
202	0	0	0	0	0	0	0	1	0	0
207	2	1	1	0	1	0	0	1	1	2
Total	**33**	**40**	**45**	**37**	**37**	**17**	**25**	**63**	**69**	**40**
Saint Paul Citywide										
Total	**303**	**317**	**355**	**323**	**345**	**370**	**385**	**778**	**877**	**592**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.





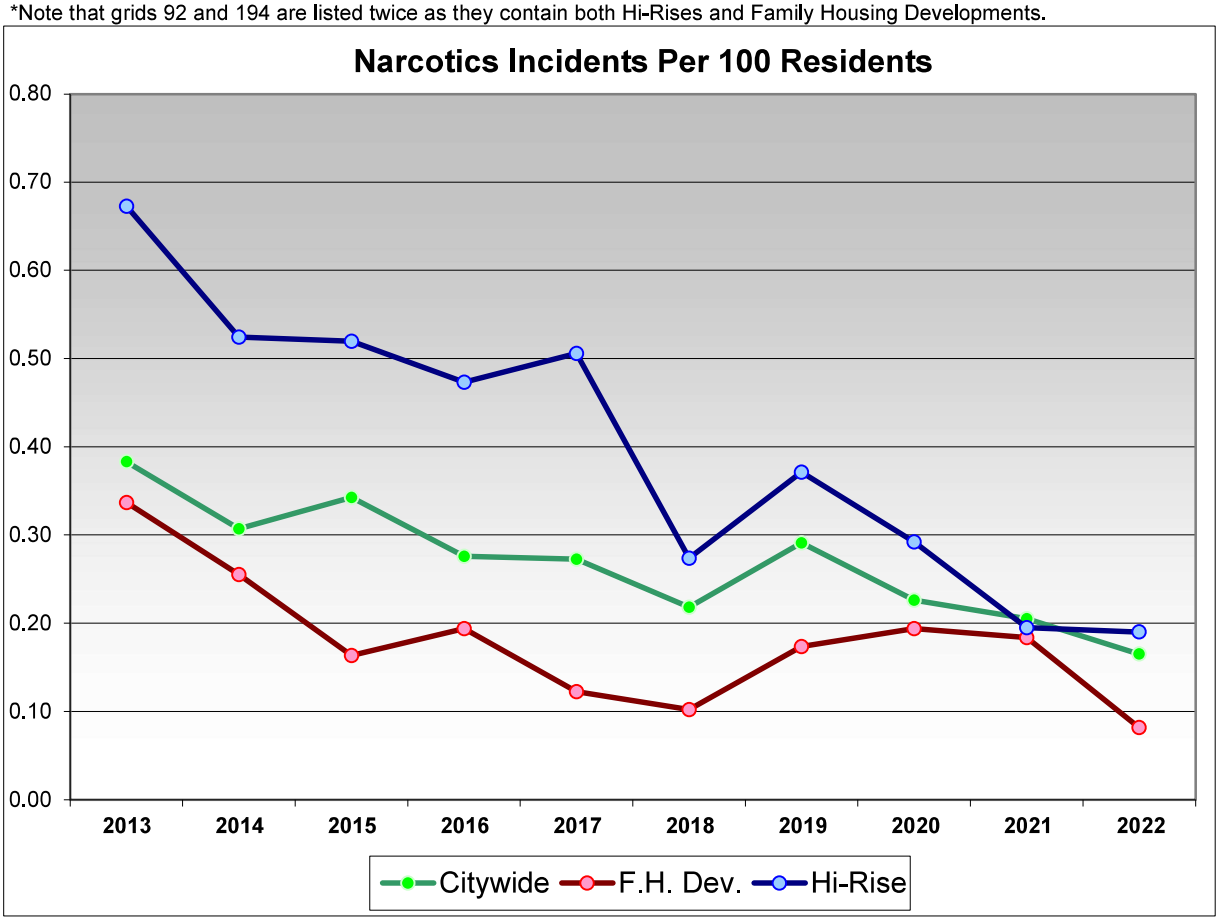


*Weapons totals include illegal transfer,possession, and reckless use of a firearm where a report was written.

Offense: Narcotics Per 100 Residents

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	YEAR									
Family Housing Development (F.H.Dev.)										
12	0.35	0.14	0.14	0.03	0.03	0.00	0.07	0.17	0.17	0.03
58	0.09	0.41	0.23	0.23	0.05	0.09	0.18	0.23	0.18	0.09
***92**	0.66	0.31	0.18	0.40	0.18	0.31	0.44	0.31	0.13	0.00
***194**	0.24	0.20	0.12	0.16	0.24	0.04	0.04	0.08	0.24	0.20
Total	**0.34**	**0.26**	**0.16**	**0.19**	**0.12**	**0.10**	**0.17**	**0.19**	**0.18**	**0.08**
Hi-Rises										
18	0.24	0.00	0.12	0.06	0.06	0.18	0.29	0.12	0.06	0.00
48	0.15	0.15	0.15	0.15	0.31	0.31	0.31	0.15	0.05	0.15
54	1.74	0.78	0.81	1.33	1.33	0.63	0.96	0.52	0.37	0.41
62	0.17	0.50	0.17	0.50	0.17	0.00	0.00	0.33	0.17	0.33
***92**	0.66	0.31	0.18	0.40	0.18	0.31	0.44	0.31	0.13	0.00
109	0.93	0.54	0.69	0.29	0.59	0.15	0.15	0.25	0.10	0.10
110	0.66	1.25	0.66	0.99	0.20	0.33	0.40	0.46	0.20	0.40
117	0.51	0.17	0.67	0.28	0.22	0.22	0.22	0.28	0.34	0.17
130	0.00	0.17	0.17	0.06	0.06	0.00	0.06	0.00	0.11	0.06
131	3.19	4.14	3.78	2.01	4.02	1.42	1.89	1.18	0.47	0.47
***194**	0.24	0.20	0.12	0.16	0.24	0.04	0.04	0.08	0.24	0.20
202	0.30	0.10	0.00	0.10	0.00	0.00	0.00	0.20	0.00	0.00
207	0.11	0.22	0.66	0.11	0.11	0.11	0.22	0.44	0.33	0.44
Total	**0.67**	**0.52**	**0.52**	**0.47**	**0.51**	**0.27**	**0.37**	**0.29**	**0.19**	**0.19**
Saint Paul Citywide										
Total	**0.38**	**0.31**	**0.34**	**0.28**	**0.27**	**0.22**	**0.29**	**0.23**	**0.21**	**0.17**

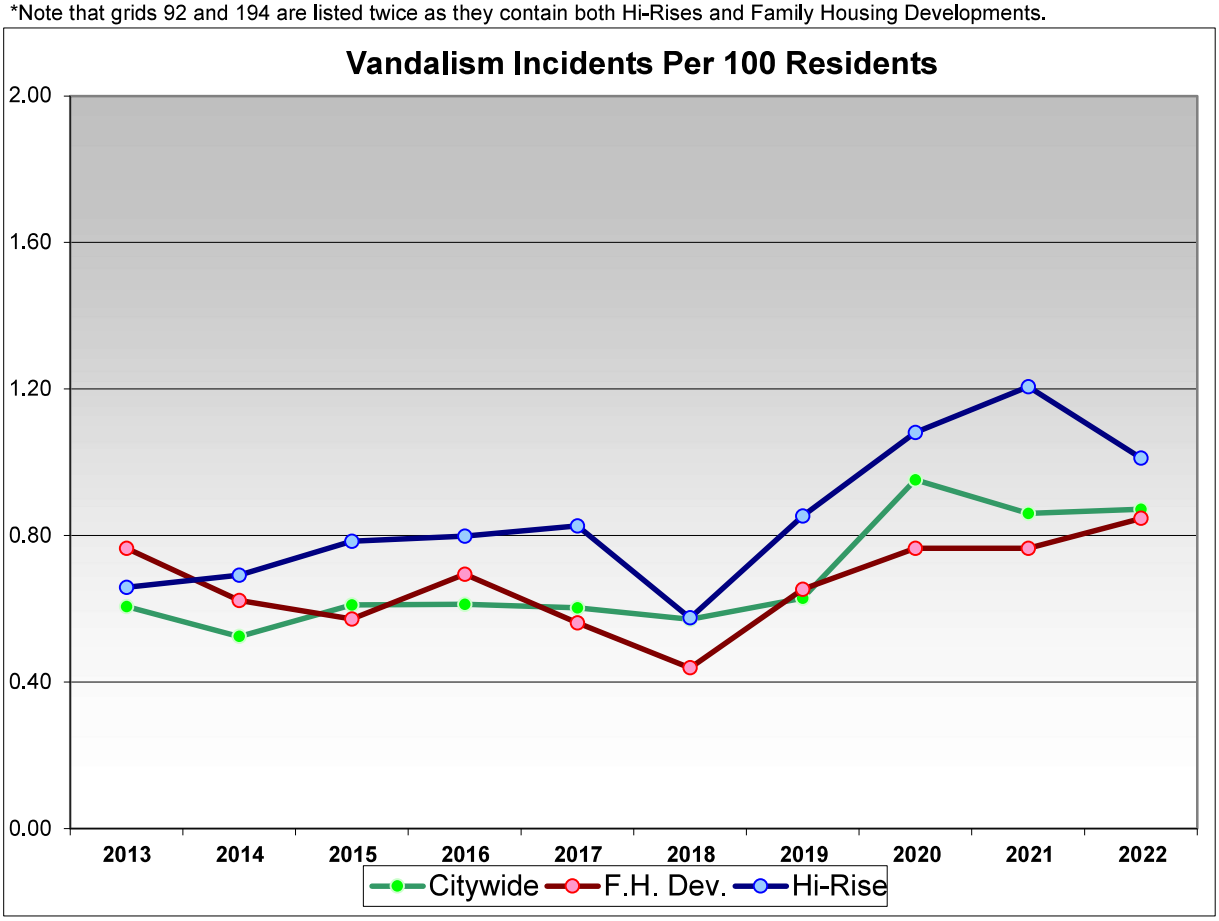
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Offense: Vandalism Per 100 Residents

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
					YEAR					
Family Housing Development (F.H.Dev.)										
12	1.15	0.98	0.63	0.52	0.24	0.42	0.56	0.66	1.26	0.94
58	0.73	0.32	0.41	0.55	0.69	0.23	0.37	0.96	0.50	0.50
***92**	0.75	0.62	0.53	0.62	0.53	0.44	0.79	0.70	0.93	1.32
***194**	0.36	0.48	0.69	1.09	0.85	0.65	0.89	0.77	0.28	0.61
Total	**0.77**	**0.62**	**0.57**	**0.69**	**0.56**	**0.44**	**0.65**	**0.77**	**0.77**	**0.85**
Hi-Rises										
18	0.41	0.35	0.12	0.41	0.41	0.59	0.77	1.42	1.06	0.65
48	0.31	0.56	0.67	0.67	0.62	0.26	0.36	0.51	0.72	0.56
54	1.29	1.04	1.33	1.48	1.74	0.44	0.78	1.22	1.22	1.07
62	1.33	1.00	1.00	0.83	1.16	1.49	2.16	1.16	3.81	2.99
***92**	0.75	0.62	0.53	0.62	0.53	0.44	0.79	0.70	0.93	1.32
109	0.54	0.44	0.69	0.69	0.59	0.74	1.08	0.93	1.38	0.74
110	0.92	0.66	0.86	0.86	0.79	0.99	1.19	1.45	1.52	1.19
117	0.62	1.07	0.90	0.45	0.45	0.67	0.84	1.01	1.29	0.90
130	0.28	0.51	0.34	0.28	0.68	0.17	0.34	1.25	0.91	0.85
131	0.95	1.77	1.65	1.42	2.25	1.30	2.36	3.31	3.55	2.60
***194**	0.36	0.48	0.69	1.09	0.85	0.65	0.89	0.77	0.28	0.61
202	0.70	0.70	1.09	0.50	0.60	0.30	0.50	0.99	1.49	0.99
207	0.44	0.33	0.99	0.99	0.33	0.33	0.44	0.55	0.99	0.88
Total	**0.66**	**0.69**	**0.78**	**0.80**	**0.83**	**0.58**	**0.85**	**1.08**	**1.21**	**1.01**
Saint Paul Citywide										
Total	**0.61**	**0.52**	**0.61**	**0.61**	**0.60**	**0.57**	**0.63**	**0.95**	**0.86**	**0.87**

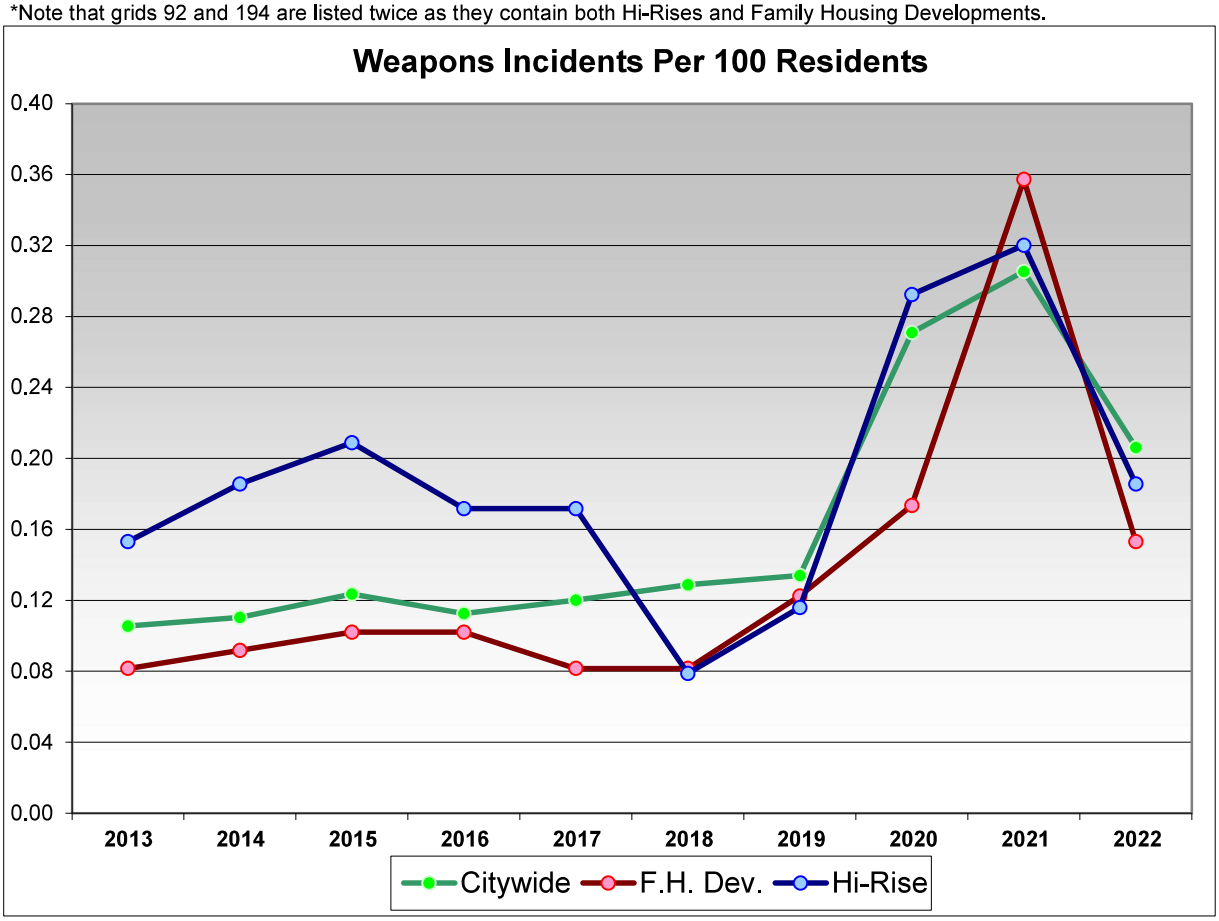
*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



Offense: Weapons Per 100 Residents*

Grid	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
	YEAR									
Family Housing Development (F.H.Dev.)										
12	0.07	0.03	0.10	0.07	0.03	0.00	0.00	0.10	0.42	0.14
58	0.05	0.05	0.09	0.14	0.05	0.18	0.27	0.27	0.64	0.23
***92**	0.13	0.22	0.09	0.09	0.09	0.04	0.13	0.13	0.13	0.13
***194**	0.08	0.08	0.12	0.12	0.16	0.12	0.12	0.20	0.24	0.12
Total	**0.08**	**0.09**	**0.10**	**0.10**	**0.08**	**0.08**	**0.12**	**0.17**	**0.36**	**0.15**
Hi-Rises										
18	0.06	0.12	0.12	0.00	0.06	0.06	0.06	0.41	0.12	0.06
48	0.21	0.00	0.15	0.00	0.05	0.00	0.00	0.26	0.36	0.51
54	0.48	0.92	0.67	0.70	0.26	0.15	0.37	0.81	0.81	0.37
62	0.00	0.17	0.17	0.00	0.00	0.00	0.00	0.00	0.50	0.17
***92**	0.13	0.22	0.09	0.09	0.09	0.04	0.13	0.13	0.13	0.13
109	0.10	0.05	0.15	0.20	0.34	0.15	0.15	0.25	0.49	0.05
110	0.20	0.07	0.20	0.13	0.20	0.07	0.07	0.40	0.46	0.26
117	0.11	0.00	0.11	0.22	0.06	0.17	0.17	0.28	0.22	0.17
130	0.06	0.00	0.00	0.00	0.11	0.06	0.06	0.06	0.00	0.00
131	0.00	0.24	0.83	0.35	0.95	0.00	0.00	0.24	0.47	0.24
***194**	0.08	0.08	0.12	0.12	0.16	0.12	0.12	0.20	0.24	0.12
202	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.00	0.00
207	0.22	0.11	0.11	0.00	0.11	0.00	0.00	0.11	0.11	0.22
Total	**0.15**	**0.19**	**0.21**	**0.17**	**0.17**	**0.08**	**0.12**	**0.29**	**0.32**	**0.19**
Saint Paul Citywide										
Total	**0.11**	**0.11**	**0.12**	**0.11**	**0.12**	**0.13**	**0.13**	**0.27**	**0.31**	**0.21**

*Note that grids 92 and 194 are listed twice as they contain both Hi-Rises and Family Housing Developments.



*Weapons offenses include illegal transfer,possession of assault weapons, and reckless use of a firearm.

Categories Included in Incident Groups for Per Capita Analysis

Domestics

Code	*Incident Description*
31	DOMESTICS
400's	AGGRAVATED ASSAULTS (DOMESTIC, OPP SEX, FAMILY CHILD)
851	OTHER ASSAULTS, STRANGULATION, OPP SEX
852	OTHER ASSAULTS, STRANGULATION, FAMILY/CHILD
853	OTHER ASSAULTS, STRANGULATION, NON-INTIMATE
861	OTHER ASSAULTS, ALL (DOMESTIC, OPP SEX)
862	OTHER ASSAULTS, ALL (DOMESTIC, FAMILY-CHILD)
863	OTHER ASSAULTS, (DOMESTIC, GROSS MISDEMEANOR)

Violence--Non Domestic

Homicide, Rape, Robbery, Aggravated Assault (non domestic)

Property Crimes--Non commercial

Residential Burglary, Theft, Motor Vehicle Theft, Arson (non commercial)

Quality of Life

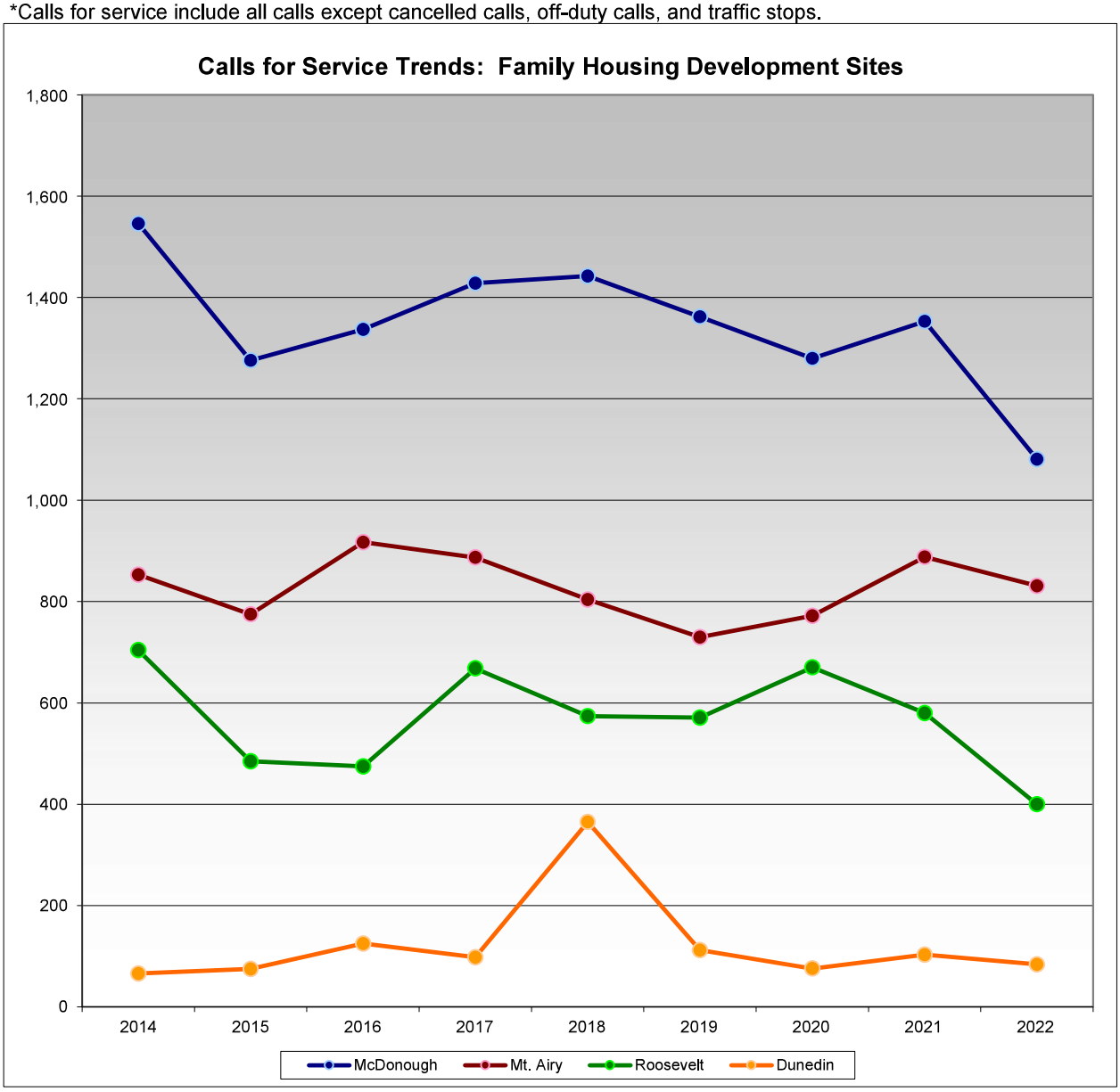
Code	*Incident Description*
24	DETOX
30	DISTURBANCE CALLS
32	FIGHTS
35	DISORDERLY BOYS, GIRLS, PERSONS
800	OTHER ASSAULTS
830	OTHER ASSAULT, THREATS W/O WEAPON, NON-TERRORISTIC
860	OTHER ASSAULTS, ALL
1400-1436	CRIMINAL DAMAGE TO PROPERTY
1500-1565	WEAPONS
1600-1630	PROSTITUTION AND COMMERCIAL VICE
1770	LEWD CONDUCT, INDECENT EXPOSURE
1800-1885	NARCOTIC DRUGS
1900-1930	GAMBLING
2200	LIQUOR LAWS
2210	OPEN BOTTLE IN AUTO
2220	FURNISHING LIQUOR TO A MINOR
2230	MINOR CONSUMING
2235	MINOR POSSESSION
2240	CONSUMPTION OF LIQUOR IN PUBLIC
2245	ALCOHOL IN A PARK
2250	SELLING LIQUOR DURING PROHIBITED HOURS
2260	LOITERING IN A TAVERN BY A MINOR
2270	STATE ALCOHOL TAX VIOLATION
2280	MISCELLANEOUS LIQUOR VIOLATION
2300	DRUNKENNESS
2400	DISORDERLY CONDUCT
2410	DISTURBING THE PEACE
2420	(DOC)--DISORDERLY CONDUCT
2500	VAGRANCY
2510	BEGGING
2520	LOITERING IN THE PARK
2530	LOITERING
2619	DISCHARGING A FIREARM IN THE CITY LIMITS
2620	LURKING
2626	OPERATING, VISITING A DISORDERLY HOUSE
2627	SALE OR DISTRIBUTION OF OBSCENE MATERIALS
2635	VIOLATION OF NOISE ORDINANCE
2640	URINATING IN PUBLIC

Calls for Police Service*

Family Housing Development Sites and population estimates used to compute Calls per 100 Residents provided by PHA.

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2022 Calls per 100 Residents
McDonough	1,546	1,276	1,337	1,428	1,442	1,362	1,280	1,353	1,081	47.02
Mt. Airy	853	775	917	887	804	730	772	888	831	58.11
Roosevelt	704	485	475	668	574	571	670	580	400	41.03
Dunedin	66	75	125	98	365	112	76	103	84	17.21
Saint Paul	202,113	208,394	212,352	239,720	240,291	243,586	247,334	241,303	226,338	78.82

*Calls for service include all calls except cancelled calls, off-duty calls, and traffic stops.

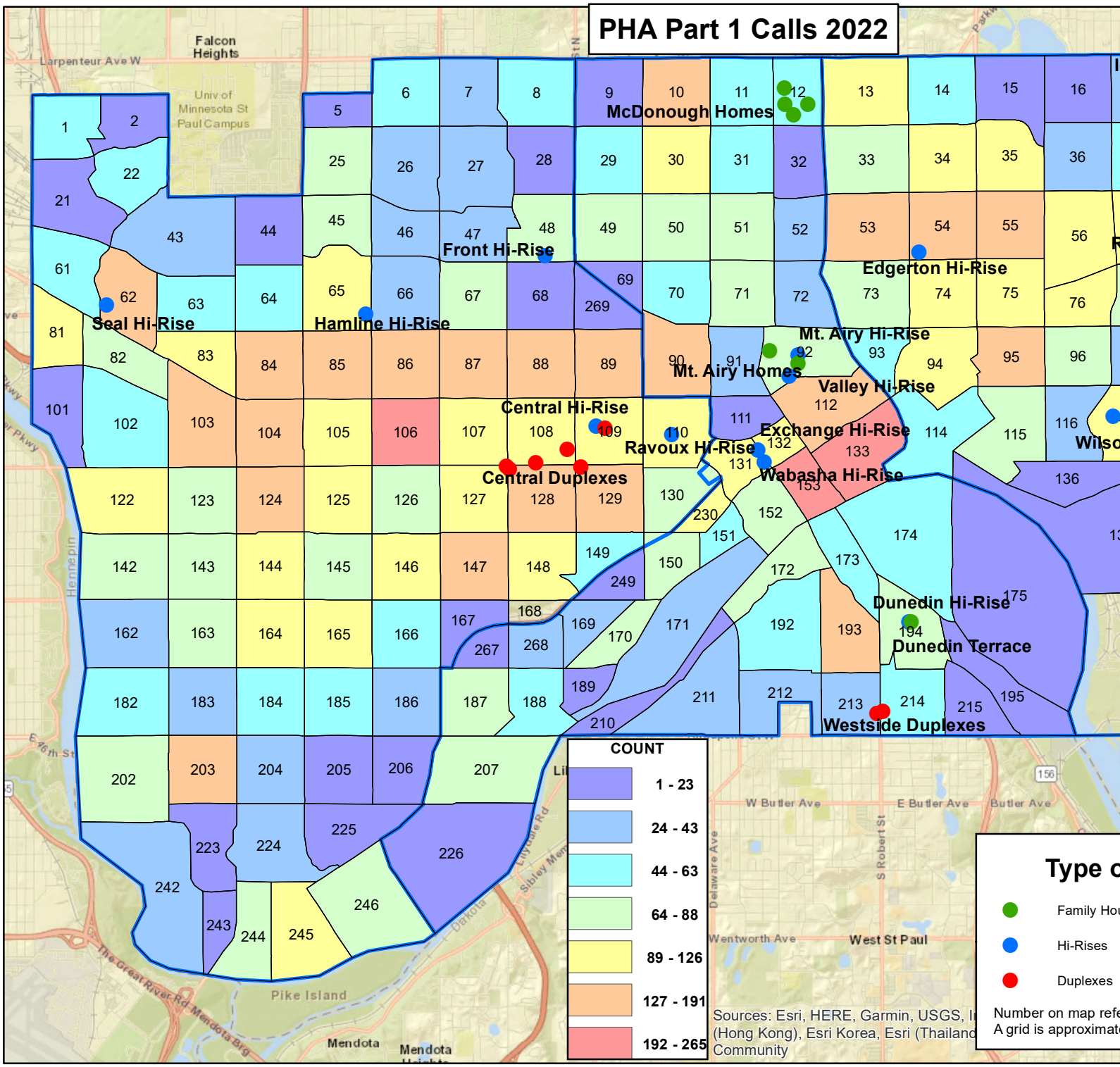


Per Capita Comparisons: Family Housing Development Sites and Saint Paul

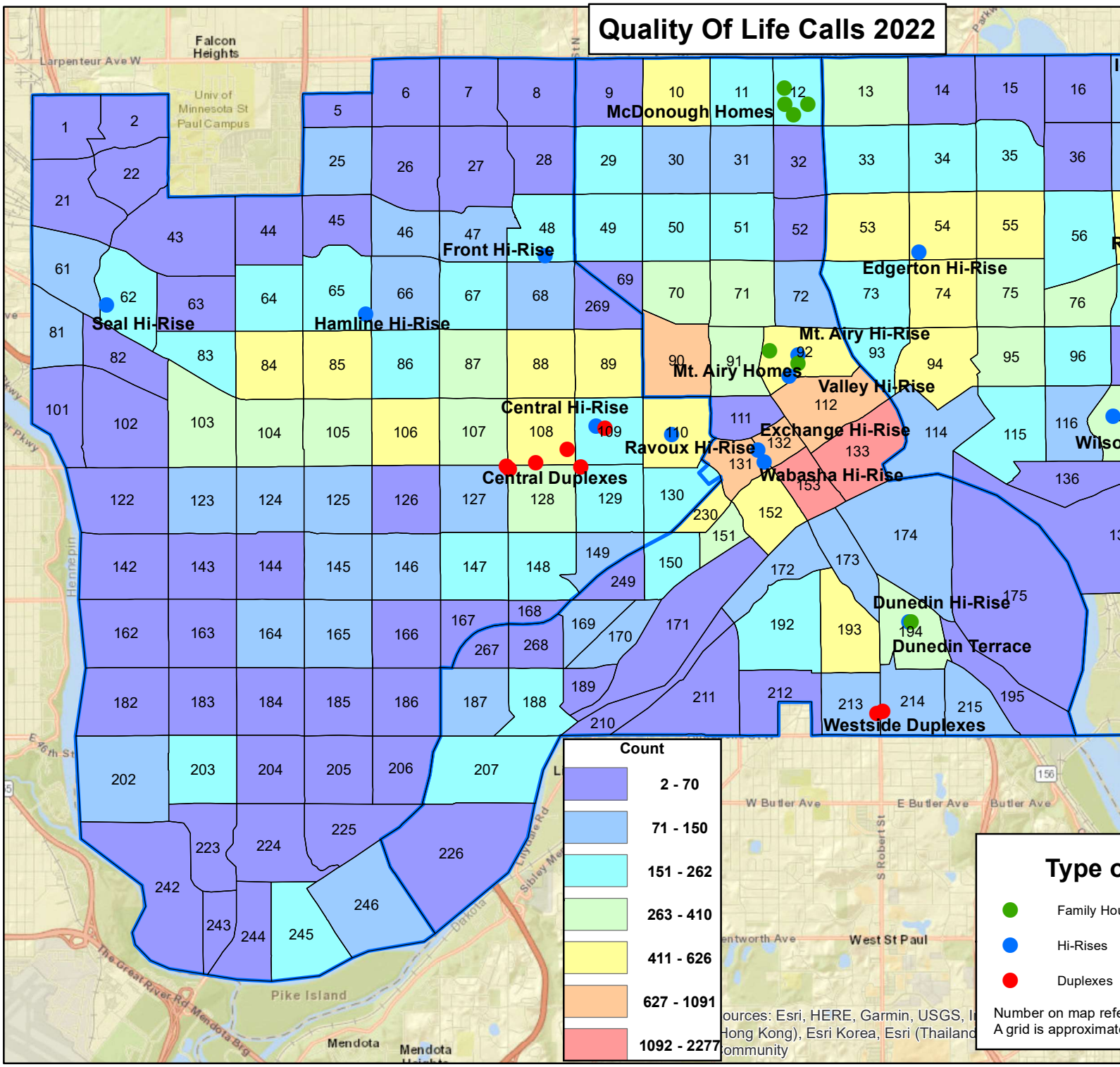
Incident groups are listed with total non-cancelled calls for service per 100 residents. Family Housing Development Sites are defined by addresses and intersections entirely within Family Housing Development property. Incident groups are defined on page 30.

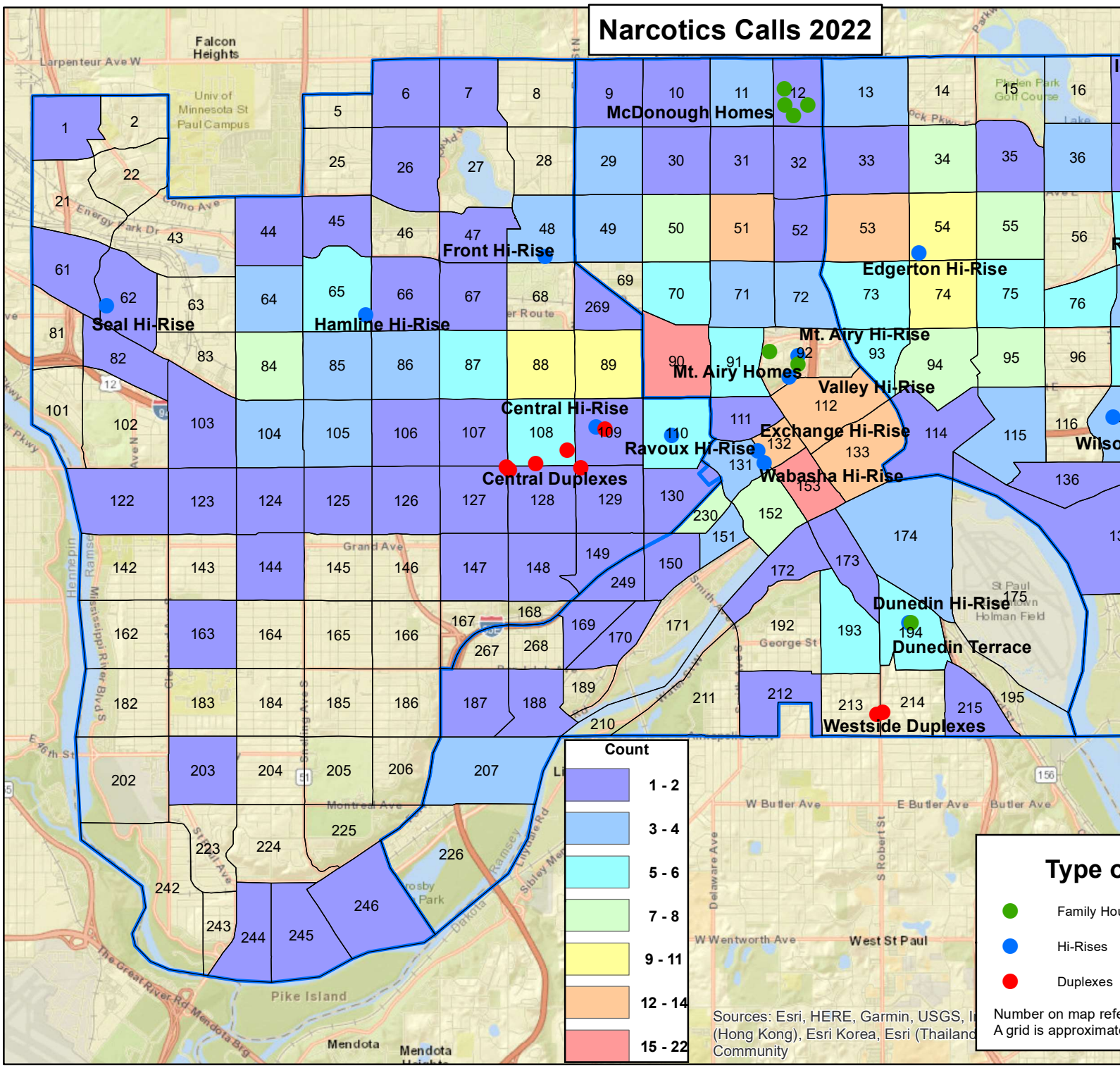
Crime Totals Are Per 100 Residents

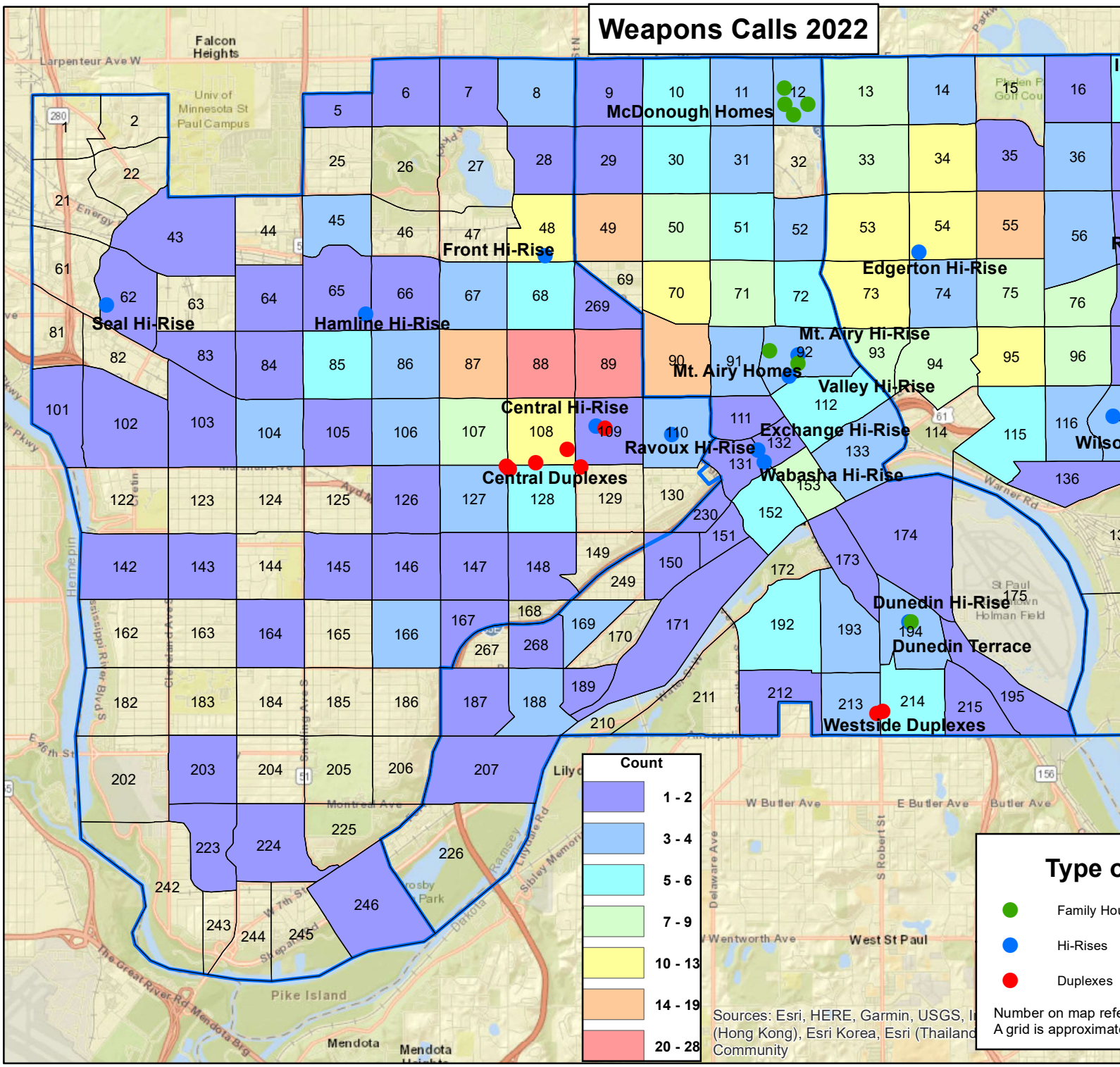
	McDonough	Mt. Airy	Roosevelt	Dunedin	Saint Paul
Population	2299	1430	975	488	310,000
# Homicide Incidents	0.00	0.00	0.00	0.00	0.01
# Rape Incidents	0.04	0.07	0.00	0.00	0.08
# Robbery Incidents	0.04	0.07	0.10	0.00	0.13
# Aggravated Assault Incidents	0.39	0.21	0.31	0.00	0.47
# Burglary Incidents	0.09	0.14	0.00	0.00	0.49
# Theft Incidents	1.30	1.05	1.33	0.20	2.67
# Motor Vehicle Theft Incidents	0.43	0.28	0.41	0.41	1.05
# Arson Incidents	0.00	0.00	0.00	0.00	0.06
# Narcotics Incidents	0.00	0.00	0.00	0.20	0.15
# Vandalism Incidents	1.00	1.33	0.21	0.41	0.81
# Weapons Incidents	0.17	0.07	0.00	0.00	0.19
# Domestic Calls for Service	2.39	2.73	3.38	0.82	1.99
# Violence-Not Domestic Calls for Service	0.26	0.28	0.31	0.00	0.40
# Property-Not Commercial Calls for Service	2.74	2.80	2.46	0.82	5.74
# Quality of Life Calls for Service	6.52	5.87	5.13	2.87	12.66


PHA Part 1 Calls 2022
Falcon Heights
Larpenteur Ave W
Univ of Minnesota St Paul Campus
McDonough Homes
Front Hi-Rise
Edgerton Hi-Rise
Seal Hi-Rise
Hamline Hi-Rise
Mt. Airy Hi-Rise
Mt. Airy Homes
Valley Hi-Rise
Central Hi-Rise
Exchange Hi-Rise
Ravoux Hi-Rise
Central Duplexes
Wabasha Hi-Rise
Dunedin Hi-Rise
Dunedin Terrace
Westside Duplexes
Wilso
Hennepin
E 76th St
Pike Island
Mendota
Mendota Heights
The Great River Rd
Sibley Mem
Dakota
Delaware Ave
S Robert St
W Butler Ave
E Butler Ave
Butler Ave
Wentworth Ave
West St Paul
156
COUNT
1 - 23
24 - 43
44 - 63
64 - 88
89 - 126
127 - 191
192 - 265
Type o
Family Hou
Hi-Rises
Duplexes
Number on map refe
A grid is approximat
Sources: Esri, HERE, Garmin, USGS, I
(Hong Kong), Esri Korea, Esri (Thailand
Community

Quality Of Life Calls 2022




Narcotics Calls 2022
McDonough Homes
Front Hi-Rise
Edgerton Hi-Rise
Seal Hi-Rise
Hamline Hi-Rise
Mt. Airy Hi-Rise
Mt. Airy Homes
Valley Hi-Rise
Central Hi-Rise
Exchange Hi-Rise
Ravoux Hi-Rise
Central Duplexes
Wabasha Hi-Rise
Dunedin Hi-Rise
Dunedin Terrace
Westside Duplexes
Count
1 - 2
3 - 4
5 - 6
7 - 8
9 - 11
12 - 14
15 - 22
Type o
Family Hou
Hi-Rises
Duplexes
Number on map refe
A grid is approximat
Sources: Esri, HERE, Garmin, USGS, I
(Hong Kong), Esri Korea, Esri (Thailand
Community


Weapons Calls 2022
McDonough Homes
Front Hi-Rise
Edgerton Hi-Rise
Seal Hi-Rise
Hamline Hi-Rise
Mt. Airy Hi-Rise
Mt. Airy Homes
Valley Hi-Rise
Central Hi-Rise
Exchange Hi-Rise
Ravoux Hi-Rise
Central Duplexes
Wabasha Hi-Rise
Dunedin Hi-Rise
Dunedin Terrace
Westside Duplexes
Falcon Heights
Univ of Minnesota St Paul Campus
Larpenteur Ave W
Energy
Hennepin
Cleveland Ave
Snelling Ave
Montreal Ave
W 7th St
E 7th St
Shepard Rd
The Great River Rd
Mendota Brg
Pike Island
Mendota
Mendota Heights
Crosby Park
Ramsey
Dakota
Lilydale Rd
Sibley Memorial
Delaware Ave
S Robert St
W Butler Ave
E Butler Ave
Butler Ave
Wentworth Ave
West St Paul
St Paul Downtown Holman Field
Warner Rd
Count
1 - 2
3 - 4
5 - 6
7 - 9
10 - 13
14 - 19
20 - 28
Type o
Family Hou
Hi-Rises
Duplexes
Number on map refe
A grid is approximat
Sources: Esri, HERE, Garmin, USGS, I
(Hong Kong), Esri Korea, Esri (Thailand
Community

ATTACHMENT C – SAMPLE MONTHLY CALLS FOR SERVICE REPORT

PHA Hi-Rises Sites Monthly Report
Feb 01 – Feb 15, 2014

CN	DATE	TIME	HNO	STREET	SFX	APT	DIR	DESCRIPTION	DISP
14020505	1-Feb-14	1	554	CENTRAL	AV		W	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020523	1-Feb-14	35	325	LAUREL	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020531	1-Feb-14	52	1000	EDGERTON	ST			INVESTIGATE-AND ALL OTHER	A
14020540	1-Feb-14	114	1300	WILSON	AV	301		DISTURBANCE- DISORDERLY BOYS,GIRLS,PERSONS	A
14020567	1-Feb-14	235	1000	EDGERTON	ST			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020584	1-Feb-14	335	1743	IOWA	AV		E	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020590	1-Feb-14	406	1085	MONTREAL	AV	1810		911 HANGUP	G
14020596	1-Feb-14	446	1300	WILSON	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020606	1-Feb-14	529	1085	MONTREAL	AV	18XX		FAMILY/CHILDREN-MENTAL/VULNERABLE ADULT	A
14020608	1-Feb-14	531	261	UNIVERSITY	AV		E	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020659	1-Feb-14	936	554	CENTRAL	AV		W	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020672	1-Feb-14	1015	727	FRONT	ST			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020673	1-Feb-14	1020	469	ADA	ST			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020675	1-Feb-14	1029	200	ARCH	ST		E	POLICE VISIT-PROACTIVE POLICE VISIT	C4
14020676	1-Feb-14	1029	200	ARCH	AV		E	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020686	1-Feb-14	1045	267	UNIVERSITY	AV		E	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020694	1-Feb-14	1055	280	RAVOUX	ST			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020696	1-Feb-14	1101	554	CENTRAL	AV		W	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020697	1-Feb-14	1104	1300	WILSON	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020715	1-Feb-14	1124	325	LAUREL	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020723	1-Feb-14	1139	1300	WILSON	AV			TRAFFIC-STOP/ADVISE	T
14020725	1-Feb-14	1140	280	RAVOUX	ST			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020733	1-Feb-14	1148	1000	EDGERTON	ST			POLICE VISIT-PROACTIVE POLICE VISIT	S
14020737	1-Feb-14	1153	10	EXCHANGE	ST		W	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020742	1-Feb-14	1203	545	WABASHA	ST		N	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020744	1-Feb-14	1205	1743	IOWA	AV	508	E	HARASSMENT PHONE CALLS	A
14020749	1-Feb-14	1215	261	UNIVERSITY	AV		E	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020758	1-Feb-14	1226	200	ARCH	ST		E	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020761	1-Feb-14	1241	1300	WILSON	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020774	1-Feb-14	1307	727	FRONT	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020802	1-Feb-14	1358	777	HAMLINE	AV		N	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020815	1-Feb-14	1414	825	SEAL	ST			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020816	1-Feb-14	1414	325	LAUREL	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020865	1-Feb-14	1600	899	CLEVELAND	AV	703	S	DISTURBANCE-DISORDERLY CONDUCT	RR
14020866	1-Feb-14	1600	261	UNIVERSITY	AV		E	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020928	1-Feb-14	1728	325	LAUREL	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14020946	1-Feb-14	1756	899	CLEVELAND	AV		S	POLICE VISIT-PROACTIVE POLICE VISIT	A
14020967	1-Feb-14	1848	1300	WILSON	AV			INVESTIGATE-AND ALL OTHER	A
14020968	1-Feb-14	1849	899	CLEVELAND	AV		S	PREVIOUS CN	PC
14021000	1-Feb-14	1953	469	ADA	ST			INVESTIGATE-AND ALL OTHER	A
14021006	1-Feb-14	2002	727	FRONT	AV	706		DOMESTICS	A
14021043	1-Feb-14	2104	200	ARCH	ST	720	E	AUTO THEFT- AUTOMOBILE	RR
14021052	1-Feb-14	2120	1300	EDGERTON	ST			INVESTIGATE-AND ALL OTHER	A
14021094	1-Feb-14	2222	1085	MONTREAL	AV			INVESTIGATE-AND ALL OTHER	A
14021102	1-Feb-14	2239	1743	IOWA	AV		E	INVESTIGATE-AND ALL OTHER	A
14021112	1-Feb-14	2251	1300	WILSON	AV			INVESTIGATE-AND ALL OTHER	A
14021146	1-Feb-14	2344	469	ADA	ST			INVESTIGATE-AND ALL OTHER	A
14021150	1-Feb-14	2353	825	SEAL	ST	2XX		CHECK WELFARE	A
14021170	2-Feb-14	34	1085	MONTREAL	AV			INVESTIGATE-AND ALL OTHER	A
14021218	2-Feb-14	233	1000	EDGERTON	ST			POLICE VISIT-PROACTIVE POLICE VISIT	A
14021239	2-Feb-14	334	261	UNIVERSITY	AV		E	POLICE VISIT-PROACTIVE POLICE VISIT	A
14021255	2-Feb-14	433	10	EXCHANGE	ST		W	POLICE VISIT-PROACTIVE POLICE VISIT	A
14021258	2-Feb-14	449	10	EXCHANGE	ST		W	WARRANT-OOC WARRANT SERVED	RR
14021263	2-Feb-14	549	1000	EDGERTON	ST			OTHER ASSAULT-DMSTIC-OTHER ASSAULTS,ALL FAMILY CHILD	RR
14021279	2-Feb-14	819	825	SEAL	ST			POLICE VISIT-PROACTIVE POLICE VISIT	S
14021296	2-Feb-14	856	899	CLEVELAND	AV		S	POLICE VISIT-PROACTIVE POLICE VISIT	A
14021302	2-Feb-14	928	1000	EDGERTON	ST			POLICE VISIT-PROACTIVE POLICE VISIT	A
14021309	2-Feb-14	946	1743	IOWA	AV		E	POLICE VISIT-PROACTIVE POLICE VISIT	A
14021317	2-Feb-14	1006	1300	WILSON	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14021319	2-Feb-14	1009	1300	WILSON	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14021347	2-Feb-14	1115	1000	EDGERTON	ST			INVESTIGATE-AND ALL OTHER	A
14021361	2-Feb-14	1145	200	ARCH	ST		E	POLICE VISIT-PROACTIVE POLICE VISIT	A
14021367	2-Feb-14	1156	469	ADA	ST			POLICE VISIT-PROACTIVE POLICE VISIT	A
14021373	2-Feb-14	1219	1085	MONTREAL	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14021377	2-Feb-14	1232	899	CLEVELAND	AV		S	POLICE VISIT-PROACTIVE POLICE VISIT	A
14021384	2-Feb-14	1249	825	SEAL	ST			POLICE VISIT-PROACTIVE POLICE VISIT	A
14021389	2-Feb-14	1308	727	FRONT	AV			POLICE VISIT-PROACTIVE POLICE VISIT	A
14021447	2-Feb-14	1540	1085	MONTREAL	AV	1106		PREVIOUS CN	PC
14021457	2-Feb-14	1618	777	HAMLINE	AV	401		911 HANGUP	C5
14021524	2-Feb-14	1836	10	EXCHANGE	ST	400		DISTRBANCE-DISORDERLY BOYS,GIRLS,PERSONS	A

OMB Approval No. 2502-0204

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL
MODEL LEASE FOR SUBSIDIZED PROGRAMS

1. **PARTIES AND DWELLING UNIT**: The parties to this Agreement are **(A)** the Public Housing Agency of the City of Saint Paul, referred to as the Landlord, and **(B)**_____, referred to as the Tenant. The Landlord leases to the Tenant(s) unit number **(C)**_____ located at **(D)**_____ in the project known as **(E)**_____

2. **LENGTH OF TIME (TERM)**: The initial term of this Agreement shall begin on **(F)**_____ and end after **(G)**_____**.** After the initial term ends, the Agreement will continue for successive terms of one **(H)** month each unless automatically terminated as permitted by paragraph 23 of this Agreement.

3. **RENT**: The Tenant agrees to pay **(I)$**_____ for the partial month ending on **(J)**_____**.** After that, Tenant agrees to pay a rent of **(K)$**_____ per month. This amount is due on the **(L)** the first day of the month at **(M)**_____**.** The Tenant understands that this monthly rent is less than the market (unsubsidized) rent due on this unit. This lower rent is available either because the mortgage on this project is subsidized by the Department of Housing and Urban Development (HUD) and/or because HUD makes monthly payments to the Landlord on behalf of the Tenant. The amount, if any, that HUD makes available monthly on behalf of the Tenant is called the tenant assistance payment and is shown on the "Assistance Payment" line of the Owner's Certification of Compliance with HUD's Tenant Eligibility and Rent Procedures form which is Attachment No. 1 to this Agreement.

4. **CHANGES IN THE TENANT'S SHARE OF THE RENT**: The Tenant agrees that the amount of rent the Tenant pays and/or the amount of assistance that HUD pays on behalf of the Tenant may be changed during the term of this Agreement if:

   A. HUD or the Contract Administrator (such as a Public Housing Agency) determines, in accordance with HUD procedures, that an increase in rents is needed;

   B. HUD or the Contract Administrator changes any allowance for utilities or services considered in computing the Tenant's share of the rent;

   C. the income, the number of persons in the Tenant's household or other factors considered in calculating the Tenant's rent change and HUD procedures provide that the Tenant's rent or assistance payment be adjusted to reflect the change;

   D. changes in the Tenant's rent or assistance payment are required by HUD's recertification or subsidy termination procedures;

   E. HUD's procedures for computing the Tenant's assistance payment or rent change; or

   F. the Tenant fails to provide information on his/her income, family composition or other factors as required by the Landlord.

   The Landlord agrees to implement changes in the Tenant's rent or tenant assistance payment only in accordance with the time frames and administrative procedures set forth in HUD's handbooks, instructions and regulations related to administration of multifamily subsidy programs. The Landlord agrees to give the Tenant at least 30 days advance written notice of any increase in the Tenant's rent except as noted in paragraphs 11, 15 or 17. The Notice will state the new amount the Tenant is required to pay, the date the new amount is effective, and the reasons for the change in rent. The Notice will also advise the Tenant that he/she may meet with the Landlord to discuss the rent change.

5. **CHARGES FOR LATE PAYMENTS AND RETURNED CHECKS**: If the Tenant does not pay the full amount of the rent shown in paragraph 3 by the end of the 5th day of the month, the Landlord may collect a fee of $5 on the 6th day of the month. Thereafter, the Landlord may collect $1 for each additional day the rent remains unpaid during the month it is due. The Landlord may not terminate this Agreement for failure to pay late charges, but may terminate this Agreement for non-payment of rent, as explained in paragraph 23. The Landlord may collect a fee of **(N) $20.00** on the second or any additional time a check is not honored for payment (bounces). The charges discussed in this paragraph are in addition to the regular monthly rent payable by the Tenant.

6. **CONDITION OF DWELLING UNIT**: By signing this Agreement, the Tenant acknowledges that the unit is safe, clean and in good condition. The Tenant agrees that all appliances and equipment in the unit are in good working order, except as described on the Unit Inspection Report which is Attachment No. 2 to this Agreement. The Tenant also agrees that the Landlord has made no promises to decorate, alter, repair or improve the unit, except as listed on the Unit Inspection Report.

7. **CHARGES FOR UTILITIES AND SERVICES**: The following charts describe how the cost of utilities and services related to occupancy of the unit will be paid. The Tenant agrees that these charts accurately describe the utilities and services paid by the Landlord and those paid by the Tenant.

A. The Tenant must pay for the utilities in column (1). Payments should be made directly to the appropriate utility company. The items in column (2) are included in the Tenant's rent.

(1) Put "x" by any Utility Tenant Pays Directly	**Type of Utility**	**(2) Put "x" by any Utility Included in Tenant Rent**
	Heat	
	Lights, Electric	
	Cooking	
	Water	
	Garbage	
	Other (Specify)	

B. The Tenant agrees to pay the Landlord the amount shown in column (3) on the date the rent is due. The Landlord certifies that HUD has authorized him/her to collect the type of charges shown in column (3) and that the amounts shown in column (3) do not exceed the amounts authorized by HUD.

	(3) Show $ Amount Tenant Pays to Landlord in Addition to Rent
Parking	$
Other (Specify.)	$
	$

8. **SECURITY DEPOSITS**: The Tenant has deposited **(P)$_____** with the Landlord. The Landlord will hold this security deposit for the period the Tenant occupies the unit. After the Tenant has moved from the unit, the Landlord will determine whether the Tenant is eligible for a refund of any or all of the security deposit. The amount of the refund will be determined in accordance with the following conditions and procedures.

A. The Tenant will be eligible for a refund of the security deposit only if the Tenant provided the Landlord with the 30-day written notice of intent to move required by paragraph 23, unless the Tenant was unable to give the notice for reasons beyond his/her control.

B. After the Tenant has moved from the unit, the Landlord will inspect the unit and complete another Unit Inspection Report. The Landlord will permit the Tenant to participate in the inspection, if the Tenant so requests.

C. The Landlord will refund to the Tenant the amount of the security deposit plus interest computed at **(Q)_____%** beginning **(R)_____,** less any amount needed to pay the cost of:

(1) unpaid rent;

(2) damages that are not due to normal wear and tear and are not listed on the Unit Inspection Report;

(3) charges for late payment of rent and returned checks, as described in paragraph 5; and

(4) charges for unreturned keys, as described in paragraph 9.

D. The Landlord agrees to refund the amount computed in paragraph 8.C within **(S)** 21 days after the Tenant has permanently moved out of the unit, returned possession of the unit to the Landlord, and given his/her new address to the Landlord. The Landlord will also give the Tenant a written list of charges that were subtracted from the deposit. If the Tenant disagrees with the Landlord concerning the amounts deducted and asks to meet with the Landlord, the Landlord agrees to meet with the Tenant and informally discuss the disputed charges.

E. If the unit is rented by more than one person, the Tenants agree that they will work out the details of dividing any refund among themselves. The Landlord may pay the refund to any Tenant identified in Paragraph 1 of this Agreement.

F. The Tenant understands that the Landlord will not count the Security Deposit towards the last month's rent or towards repair charges owed by the Tenant in accordance with paragraph 11.

9. **KEYS AND LOCKS**: The Tenant agrees not to install additional or different locks or gates on any doors or windows of the unit without the written permission of the Landlord. If the Landlord approves the Tenant's request to install such locks, the Tenant agrees to provide the Landlord with a key for each lock. When this Agreement ends, the Tenant agrees to return all keys to the dwelling unit to the Landlord. The Landlord may charge the Tenant **(T)$_____** for each key not returned.

10. **MAINTENANCE**:

A. The Landlord agrees to:

(1) regularly clean all common areas of the project;

(2) maintain the common areas and facilities in a safe condition;

(3) arrange for collection and removal of trash and garbage;

(4) maintain all equipment and appliances in safe and working order;

(5) make necessary repairs with reasonable promptness;

(6) maintain exterior lighting in good working order:

(7) provide extermination services, as necessary; and

(8) maintain grounds and shrubs.

B. The Tenant agrees to:

(1) keep the unit clean;

(2) use all appliances, fixtures and equipment in a safe manner and only for the purposes for which they are intended;

(3) not litter the grounds or common areas of the project;

(4) not destroy, deface, damage or remove any part of the unit, common areas, or project grounds;

(5) give the Landlord prompt notice of any defects in the plumbing, fixtures, appliances, heating and cooling equipment or any other part of the unit or related facilities; and

(6) remove garbage and other waste from the unit in a clean and safe manner.

11. **DAMAGES**: Whenever damage is caused by carelessness, misuse, or neglect on the part of the Tenant, his/her family or visitors, the Tenant agrees to pay:

A. the cost of all repairs and do so within 30 days after receipt of the Landlord's demand for the repair charges; and

B. rent for the period the unit is damaged whether or not the unit is habitable. The Tenant understands that HUD will not make assistance payments for any period in which the unit is not habitable. For any such period, the Tenant agrees to pay the HUD-approved market rent rather than the Tenant rent shown in paragraph 3 of this agreement.

12. **RESTRICTIONS ON ALTERATIONS**: No alteration, addition, or improvements shall be made in or to the premises without the prior consent of the Landlord in writing. The Landlord agrees to provide reasonable accommodation to an otherwise eligible tenant's disability, including making changes to rules, policies, or procedures, and making and paying for structural alterations to a unit or common areas. The Landlord is not required to provide accommodations that constitute a fundamental alteration to the Landlord's program or which would pose a substantial financial and administrative hardship. See the regulations at 24 CFR Part 8. In addition, if a requested structural modification does pose a substantial financial and administrative hardship, the Landlord must then allow the tenant to make and pay for the modification in accordance with the Fair Housing Act.

13. **GENERAL RESTRICTIONS**: The Tenant must live in the unit and the unit must be the Tenant's only place of residence. The Tenant shall use the premises only as a private dwelling for himself/herself and the individuals listed on the Owner's Certification of Compliance with HUD's Tenant Eligibility and Rent Procedures, Attachment 1. The Tenant agrees to permit other individuals to reside in the unit only after obtaining the prior written approval of the Landlord. The Tenant agrees not to:

A. sublet or assign the unit, or any part of the unit;

B. use the unit for unlawful purposes;

C. engage in or permit unlawful activities in the unit, in the common areas or on the project grounds;

D. have pets or animals of any kind in the unit without the prior written permission of the Landlord, but the landlord will allow the tenant to keep an animal needed as a reasonable accommodation to the tenant's disability, and will allow animals to accompany visitors with disabilities who need such animals as an accommodation to their disabilities; or

E. make or permit noises or acts that will disturb the rights or comfort of neighbors. The Tenant agrees to keep the volume of any radio, phonograph, television or musical instrument at a level which will not disturb the neighbors.

14. **RULES**: The Tenant agrees to obey the House Rules which are Attachment No. 3 to this Agreement. The Tenant agrees to obey additional rules established after the effective date of this Agreement if:

A. the rules are reasonably related to the safety, care and cleanliness of the building and the safety, comfort and convenience of the Tenants; and

B. the Tenant receives written notice of the proposed rule at least 30 days before the rule is enforced.

15. **REGULARLY SCHEDULED RECERTIFICATIONS**: Every year around the **(U)**_____ day of **(V)**_____ the Landlord will request the Tenant to report the income and composition of the Tenant's household and to supply any other information required by HUD for the purposes of determining the Tenant's rent and assistance payment, if any. The Tenant agrees to provide accurate statements of this information and to do so by the date specified in the Landlord's request. The landlord will verify the information supplied by the Tenant and use the verified information to recomputed the amount of the Tenant's rent and assistance payment, if any.

A. If the Tenant does not submit the required recertification information by the date specified in the Landlord's request, the Landlord may impose the following penalties. The Landlord may implement these penalties only in accordance with the administrative procedures and time frames specified in HUD's regulations, handbooks and instructions related to the administration of multifamily subsidy programs.

(1) Require the Tenant to pay the higher, HUD-approved market rent for the unit.

(2) Implement any increase in rent resulting from the recertification processing without providing the 30-day notice otherwise required by paragraph 4 of this Agreement.

B. The Tenant may request to meet with the Landlord to discuss any change in rent or assistance payment resulting from the recertification processing. If the Tenant requests such a meeting, the Landlord agrees to meet with the Tenant and discuss how the Tenant's rent and assistance payment, if any, were computed.

16. **REPORTING CHANGES BETWEEN REGULARLY SCHEDULED RECERTIFICATIONS**:

A. If any of the following changes occur, the Tenant agrees to advise the Landlord immediately.

(1) Any household member moves out of the unit.

(2) An adult member of the household who was reported as unemployed on the most recent certification or recertification obtains employment.

(3) The household's income cumulatively increases by $200 or more a month.

B. The Tenant may report any decrease in income or any change in other factors considered in calculating the Tenant's rent. Unless the Landlord has confirmation that the decrease in income or change in other factors will last less than one month, the Landlord will verify the information and make the appropriate rent reduction. However, if the Tenant's income will be partially or fully restored within two months, the Landlord may delay the certification process until the new income is known, but the rent reduction will be retroactive and the Landlord may not evict the Tenant for nonpayment of rent due during the period of the reported decrease and the completion of the certification process. The Tenant has thirty days after receiving written notice of any rent due for the above described time period to pay or the Landlord can evict for nonpayment of rent.

C. If the Tenant does not advise the Landlord of these interim changes, the Landlord may increase the Tenant's rent to the HUD-approved market rent. The Landlord may do so only in accordance with the time frames and administrative procedures set forth in HUD's regulations, handbooks and instructions on the administration of multifamily subsidy programs.

D. The Tenant may request to meet with the Landlord to discuss how any change in income or other factors affected his/her rent or assistance payment, if any. If the Tenant requests such a meeting, the Landlord agrees to meet with the Tenant and explain how the Tenant's rent or assistance payment, if any, was computed.

17. REMOVAL OF SUBSIDY:

A. The Tenant understands that assistance made available on his/her behalf may be terminated if events in either items 1 or 2 below occur. Termination of assistance means that the Landlord may make the assistance available to another Tenant and the Tenant's rent will be recomputed. In addition, if the Tenant's assistance is terminated because of criterion (1) below, the Tenant will be required to pay the HUD-approved market rent for the unit.

(1) The Tenant does not provide the Landlord with the information or reports required by paragraph 15 or 16 within 10 calendar days after receipt of the Landlord's notice of intent to terminate the Tenant's assistance payment.

(2) The amount the Tenant would be required to pay towards rent and utilities under HUD rules and regulations equals the Family Gross Rent shown on Attachment 1.

B. The Landlord agrees to give the Tenant written notice of the proposed termination. The notice will advise the Tenant that, during the ten calendar days following the date of the notice, he/she may request to meet with the Landlord to discuss the proposed termination of assistance. If the Tenant requests a discussion of the proposed termination, the Landlord agrees to meet with the Tenant.

C. Termination of assistance shall not affect the Tenant's other rights under this Agreement, including the right to occupy the unit. Assistance may subsequently be reinstated if the Tenant submits the income or other data required by HUD procedures, the Landlord determines the Tenant is eligible for assistance, and assistance is available.

18. TENANT OBLIGATION TO REPAY: If the tenant submits false information on any application, certification or request for interim adjustment or does not report interim changes in family income or other factors as required by paragraph 16 of this Agreement, and as a result, is charged a rent less than the amount required by HUD's rent formulas, the Tenant agrees to reimburse the Landlord for the difference between the rent he/she should have paid and the rent he/she was charged. The Tenant is not required to reimburse the Landlord for undercharges caused solely by the Landlord's failure to follow HUD's procedures for computing rent or assistance payments.

19. SIZE OF DWELLING: The Tenant understands that HUD requires the Landlord to assign units in accordance with the Landlord's written occupancy standards. These standards include consideration of unit size, relationship of family members, age and sex of family members and family preference. If the Tenant is or becomes eligible for a different size unit, and the required size unit becomes available, the Tenant agrees to:

A. move within 30 days after the Landlord notifies him/her that unit of the required size is available; or

B. remain in the same unit and pay the HUD-approved market rent.

20. ACCESS BY LANDLORD:

A. The Landlord agrees to enter the unit only during reasonable hours, to provide reasonable advance notice of his/her intent to enter the unit, and to enter the unit only after receiving the Tenant's consent to do so, except when urgency situations make such notices impossible or except under paragraph C below.

B. The Tenant consents in advance to the following entries into the unit:

(1) The tenant agrees to permit the Landlord, his/her agents or other persons, when authorized by the Landlord, to enter the unit for the purpose of making reasonable repairs and periodic inspections.

(2) After the Tenant has given a notice of intent to move, the Tenant agrees to permit the Landlord to show the unit to prospective tenants during reasonable hours.

C. If the Tenant moves before this Agreement ends, the Landlord may enter the unit to decorate, remodel, alter or otherwise prepare the unit for re-occupancy.

21. DISCRIMINATION PROHIBITED: The Landlord agrees not to discriminate based upon race, color, religion, creed, National origin, sex, age, familial status, and disability.

22. CHANGE IN RENTAL AGREEMENT: The Landlord may, with the prior approval of HUD, change the terms and conditions of this Agreement. Any changes will become effective only at the end of the initial term or a successive term. The Landlord must notify the Tenant of any change and must offer the Tenant a new Agreement or an amendment to the existing Agreement. The Tenant must receive the notice at least 60 days before the proposed effective date of the change. The Tenant may accept the changed terms and conditions by signing the new Agreement or the amendment to the existing Agreement and returning it to the Landlord. The Tenant may reject the changed terms and conditions by giving the Landlord written notice that he/she intends to terminate the tenancy. The Tenant must give such notice at least 30 days before the proposed change will go into effect. If the Tenant does not accept the amended agreement, the Landlord may require the Tenant to move from the project, as provided in paragraph 23.

23. TERMINATION OF TENANCY:

A. To terminate this Agreement, the Tenant must give the Landlord 30-days written notice before moving from the unit.

B. Any termination of this Agreement by the Landlord must be carried out in accordance with HUD regulations, State and local law, and the terms of this Agreement.

C. The Landlord may terminate this Agreement for the following reasons:

(1) the Tenant's material noncompliance with the terms of this Agreement;

(2) the Tenant's material failure to carry out obligations under any State Landlord and Tenant Act;

(3) drug related criminal activity engaged in on or near the premises, by any tenant, household member, or guest, and any such activity engaged in on the premises by any other person under the tenant's control;

(4) determination made by the Landlord that a household member is illegally using a drug;

(5) determination made by the Landlord that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents;

(6) criminal activity by a tenant, any member of the tenant's household, a guest or another person under the tenant's control:

(i) that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including property management staff residing on the premises); or

(ii) that threatens the health, safety, or right to peaceful enjoyment of their residences by persons residing in the immediate vicinity of the premises;

(7) if the tenant is fleeing to avoid prosecution, or custody or confinement after conviction, for a crime, or attempt to commit a crime, that is a felony under the laws of the place from which the individual flees, or that in the case of the State of New Jersey, is a high misdemeanor;

(8) if the tenant is violating a condition of probation or parole under Federal or State law;

(9) determination made by the Landlord that a household member's abuse or pattern of abuse of alcohol threatens the health, safety, or right to peaceful enjoyment of the premises by other residents;

(10) if the Landlord determines that the tenant, any member of the tenant's household, a guest or another person under the tenant's control has engaged in the criminal activity, regardless of whether the tenant, any member of the tenant's household, a guest or another person under the tenant's control has been arrested or convicted for such activity.

D. The Landlord may terminate this Agreement for other good cause, which includes, but is not limited to, the tenant's refusal to accept change to this agreement. Terminations for "other good cause" may only be effective as of the end of any initial or successive term.

The term "material noncompliance with the lease" includes: (1) one or more substantial violations of the lease; (2) repeated minor violations of the lease that: (i) disrupt the livability of the project; (ii) adversely affect the health or safety of any person or the right of any tenant to the quiet enjoyment to the leased premises and related project facilities, (iii) interfere with the management of the project, or (iv) have an adverse financial effect on the project; (3) failure of the tenant to timely supply all required information on the income and composition, or eligibility factors, of the tenant household (including, but not limited to, failure to meet the disclosure and verification requirements for Social Security Numbers, or failure to sign and submit consent forms for the obtaining of wage and claim information from State Wage Information Collection Agencies), and (4) Non-payment of rent or any other financial obligation due under the lease beyond any grace period permitted under State law. The payment of rent or any other financial obligation due under the lease after the due date but within the grace period permitted under State law constitutes a minor violation.

E. If the Landlord proposes to terminate this Agreement, the Landlord agrees to give the Tenant written notice and the grounds for the proposed termination. If the Landlord is terminating this agreement for

"other good cause," the termination notice must be mailed to the Tenant and hand-delivered to the dwelling unit in the manner required by HUD at least 30 days before the date the Tenant will be required to move from the unit and in accordance with State law requirements. Notices of proposed termination for other reasons must be given in accordance with any time frames set forth in State and local law. Any HUD-required notice period may run concurrently with any notice period required by State or local law. All termination notices must:

(1) specify the date this Agreement will be terminated;

(2) state the grounds for termination with enough detail for the Tenant to prepare a defense;

(3) advise the Tenant that he/she has 10 days within which to discuss the proposed termination of tenancy with the Landlord. The 10-day period will begin on the earlier of the date the notice was hand-delivered to the unit or the day after the date the notice is mailed. If the Tenant requests the meeting, the Landlord agrees to discuss the proposed termination with the Tenant; and

(4) advise the Tenant of his/her right to defend the action in court.

F. If an eviction is initiated, the Landlord agrees to rely only upon those grounds cited in the termination notice required by paragraph E.

24. **HAZARDS**: The Tenant shall not undertake, or permit his/her family or guests to undertake, any hazardous acts or do anything that will increase the project's insurance premiums. Such action constitutes a material non-compliance. If the unit is damaged by fire, wind, or rain to the extent that the unit cannot be lived in and the damage is not caused or made worse by the Tenant, the Tenant will be responsible for rent only up to the date of the destruction. Additional rent will not accrue until the unit has been repaired to a livable condition.

25. **PENALTIES FOR SUBMITTING FALSE INFORMATION**: Knowingly giving the Landlord false information regarding income or other factors considered in determining Tenant's eligibility and rent is a material noncompliance with the lease subject to termination of tenancy. In addition, the Tenant could become subject to penalties available under Federal law. Those penalties include fines up to $10,000 and imprisonment for up to five years.

26. **CONTENTS OF THIS AGREEMENT**: This Agreement and its Attachments make up the entire agreement between the Landlord and the Tenant regarding the unit. If any Court declares a particular provision of this Agreement to be invalid or illegal, all other terms of this Agreement will remain in effect and both the Landlord and the Tenant will continue to be bound by them.

27. **ATTACHMENTS TO THE AGREEMENT**: The Tenant certifies that he/she has received a copy of this Agreement and the following Attachments to this Agreement and understands that these Attachments are part of this Agreement.

A. Attachment No. 1 – Owner's Certification of Compliance with HUD's Tenant Eligibility and Rent Procedures, form HUD-50059.

B. Attachment No. 2 - Unit Inspection Report.

C. Attachment No. 3 - House Rules.

28. **TENANTS' RIGHTS TO ORGANIZE**: Landlord agrees to allow tenant and tenant organizers to conduct on the property the activities related to the establishment or operation of a tenant organization set out in accordance with HUD requirements.

29. **TENANT INCOME VERIFICATION**: The Tenant must promptly provide the Landlord with any letter or other notice by HUD to a member of the family that provides information concerning the amount or verification of family income in accordance with HUD requirements.

30. **RELATION TO HOUSING ASSISTANCE CONTRACT**: The lease agreement will terminate automatically if the Section 8 Housing Assistance contract terminates for any reason.

31. **SIGNATURES**:

TENANT
BY:

1. **(W)**_____ _____
Date

2. _____ _____
Date

3. _____ _____
Date

LANDLORD
BY:

1. **(W)**_____ _____
Date

Public reporting burden – HUD is not requesting approval of any burden hours for the model leases since use of leases are a standard business practice in the housing rental industry. This information is required to obtain benefits. The request and required supporting documentation are sent to HUD or the Contract Administrator (CA) for approval. The lease is a contract between the owner of the project and the tenant(s) that explains the terms for residing in the unit. Leases are a standard business practice in the housing rental industry. Owners are required to use the HUD model lease which includes terms normally covered by leases used in the housing rental industry plus terms required by HUD for the program under which the project was built and/or the program providing rental assistance to the tenants.

This information is authorized by 24 CFR 5.360, 236.750, 880.606, 883.701, 884.215, 886.127, 891.425, 891.625 and 891.765 cover lease requirements and provisions. This information is considered non-sensitive and does not require any special protection.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL
FAMILY SITE HOUSE RULES

The following House Rules have been established for all Public Housing Agency of the City of Saint Paul (PHA) Family Development properties being converted to the Rental Assistance Demonstration (RAD) Project Based Rental Assistance (PBRA) program. These House Rules are in addition to the requirements of the Multifamily HUD Model Lease ("Lease") and any addenda to the Lease. The provisions in Section 10 of these House Rules are required by RAD and control over any conflicting provisions in the Lease. All other provisions of these House Rules are supplementary and are only effective to the extent they are consistent with the provisions of the Lease. Violations of these House Rules will be considered a serious violation of the Lease and shall be good cause for termination.

1. MEMBERS OF HOUSEHOLD

The Tenant's household (as approved by the PHA) has the right to the exclusive use and occupancy of the unit, for use as the principal place of residence for Tenant's household. This right includes having guests stay in the unit up to fifteen (15) days for each guest in a rolling twelve-month period, continuous or sporadic. Upon a showing of special circumstances or need, the PHA may extend this period for a reasonable additional time, not to exceed thirty (30) days. This limitation does not apply to live-in aides and foster children who may reside in the unit with the consent of the PHA.

2. RENT AND OTHER PAYMENTS

A. Rental Payments

1. Rent is considered paid when the PHA receives the payment.
2. Tenant understands that late rent payments interfere with the PHA's ability to manage its housing program and have an adverse financial effect on the property. Tenant further understands that paying rent late four (4) or more times in a twelve-month period constitutes a repeated violation of the Lease that is grounds for termination of tenancy.
3. If Tenant wants to end the Lease, Tenant must comply with all applicable notice provisions and continue to pay rent for at least thirty (30) days after Tenant has given written notice to Management of an intent to vacate. For any days after thirty (30) days, rent will be based on the monthly rate divided and charged on a daily basis. If Tenant wants to end this Lease but fails to give the PHA a written notice, rent will be charged for thirty (30) days from the day the PHA learns that Tenant has moved.
4. Acceptance of rent with knowledge of good cause for termination of the Lease shall not constitute a waiver of the PHA's right to terminate the Lease on the basis of such good cause nor of the PHA's right to assert such good cause in any legal action.

B. Security Deposit

The PHA requires tenants to pay security deposits at or before lease signing. The amount of security deposit is equal to the greater amount of $50.00 or Tenant's monthly Total

Tenant Payment (TTP) at move-in. The security deposit will be held by the PHA in accordance with the Lease, Tenant Selection Plan, Minnesota law, and federal regulations.

C. <u>Other Charges Due</u>

Tenant is responsible for paying charges for, but not limited to, maintenance and repair costs, late rent payment fees, retroactive rent (overpaid assistance), fees for returned checks, legally allowable court costs, and other charges in accordance with the current schedule of charges distributed to Tenant and posted in the Management Office. Payment must be made to the PHA within thirty (30) days after the PHA gives written notice of the charges to Tenant.

3. PAYMENT OF UTILITIES

A. <u>By the PHA</u>

The PHA will pay the ordinary cost of water, garbage (trash) collection, sewer service, and will provide a range (stove) and refrigerator for the unit. Tenant may be charged for any additional fees or costs incurred by the PHA as a result of Tenant's excess use or consumption of these utilities.

B. <u>By Tenant</u>

1. Tenant is responsible for paying the full cost of gas, electricity, and heat directly to the utility provider. As part of the determination of the monthly rent, the PHA agrees to adjust the rent by the applicable utility allowance as stated in the Tenant Selection Plan.
2. Nonpayment of any Tenant-paid utilities that results in the disconnection of utility service for any length of time shall be grounds for termination of the Lease.

4. UNIT ASSIGNMENT & TRANSFER

A. <u>Unit Assignment and Change of Unit</u>

Tenants shall be assigned to and transferred between units in accordance with the PHA's Occupancy Standards and transfer policies contained in the Tenant Selection Plan.

B. Transfer to a new unit under any circumstance does not remove, eliminate, or otherwise excuse prior or existing Lease violations and the PHA retains the right to terminate the new lease for violations that occurred while Tenant occupied the previous unit.

5. OBLIGATIONS OF TENANTS, MEMBERS OF HOUSEHOLD, AND GUESTS

Tenant agrees to obey the following rules in addition to those outlined in the Lease. Tenant is also responsible for causing members of the household, guests, and other persons under Tenant's control to obey the following rules:

A. <u>Tenant shall</u>:

1. Meet with PHA staff at any reasonable time and place as the PHA requests and after reasonable notice, in order to discuss any matter affecting the Lease or Tenant's tenancy.
2. Pay reasonable charges, in accordance with the current schedule of charges distributed to Tenant and posted in the Management Office, for the repair of damages beyond normal wear and tear to the unit, development buildings, facilities, or common areas, caused by the action (or inaction) of Tenant, members of the household, or guests.

3. Use the unit solely as a private place to live and principal residence for Tenant and members of Tenant's household as identified in Section 1, and not use the unit or permit its use for any other purpose.
4. Promptly notify the PHA in writing if any family member no longer lives in the unit or otherwise establishes a principal place of residence elsewhere.
5. Obtain the consent of the PHA before members of the household engage in profit making activities in the dwelling unit. The PHA must also decide whether such activities are legal and incidental to the primary use of the leased unit for residence by members of the household. Even if certain profit-making activities are approved, the PHA shall not be responsible for making any modifications or alterations to the unit in connection with those activities.
6. Obey the written regulations, including, but not limited to, the requirements contained in the Family Handbook, which are posted in the Management Office. These rules, policies, and regulations are made a part of these House Rules by reference.
7. Comply with all applicable federal, state, and local codes, ordinances, laws and regulations including but not limited to those relating to building, housing, health, sanitation, safety, and fire.
8. Keep the unit in a clean and safe condition. Tenant shall maintain the unit in accordance with the PHA's Housekeeping Standards and shall allow PHA to conduct housekeeping inspections. The PHA's Housekeeping Standards are made a part of these House Rules by reference.
9. Prepare the unit and otherwise comply with PHA employee or contractor instructions to facilitate pest treatment. Tenants shall immediately report any signs of pest infestation to the PHA and fully cooperate with the PHA in its attempts to treat any infestation. Tenant shall not place infested furniture or other items in common areas such as hallways or stairwells. Failure to report an infestation or cooperate with pest control measures will be deemed a substantial violation of the Lease and grounds for immediate termination.
10. Dispose of all garbage, trash, rubbish, and other waste from the unit in a sanitary and safe manner.
11. Use only in a reasonable manner all electrical, plumbing, heating, ventilating, air-conditioning, elevators and other facilities in the development buildings and common areas.
12. Comply with the PHA's Parking Policies, which are a made a part of these House Rules by reference. Tenant shall park no more than one vehicle per licensed leaseholder in the designated parking areas (up to a maximum of two (2) vehicles for the household). Tenant must park a vehicle in a manner so that it will not obstruct traffic and may not allow any vehicles to remain in the parking area or other part of the housing development when such vehicle is unlicensed or no longer in operating condition. Tenant shall assure that the vehicle(s) on the premises have current license tabs, are insured, and are in compliance with applicable motor vehicle laws and ordinances. At Tenant's expense, the PHA may tow vehicles that are not in compliance with the Lease or the PHA's parking policy.
13. Immediately report to the Management Office any damage or vandalism to the premises.

14. Immediately report to the Maintenance Office any need for repair to the interior or exterior of the dwelling unit and any other area used by Tenant in connection with Tenant's occupancy of the unit.
15. Participate in a training program on housekeeping and home care skills if the PHA decides that the condition of the unit does not meet PHA Housekeeping Standards. Such training will be provided by the PHA.
16. Complete the required Admission Orientation Program no later than thirty (30) days from signing of the Lease. Such program will be provided by the PHA.
17. Comply with any community service or self-sufficiency requirements that may apply to RAD PBRA residents under Federal law and regulations.

B. <u>Tenant shall not</u>:

1. Assign or transfer the Lease or sublease the unit.
2. Provide housing for boarders or lodgers or other unauthorized persons.
3. Allow any person who has been trespassed by the PHA access to the unit, building common areas, or other PHA property. Tenant understands that the PHA has the right to trespass any non-tenant who has engaged in any criminal or drug-related activity (on or off the PHA premises), or who has engaged in other activities that pose a threat to the health or safety of PHA tenants or staff. Tenant further understands that the PHA may trespass any non-tenant who is believed to be residing in the unit as an unauthorized guest or who is otherwise in violation of the PHA's fifteen (15) day guest policy.
4. Disturb other tenants or neighbors. Tenant shall also ensure that guests, visitors, or other persons under control of Tenant or other household member do not disturb other tenants or neighbors. Persons who are permitted access to the unit or otherwise allowed to remain in the unit by Tenant or other household member are considered to be under the control of Tenant.
5. Scatter rubbish, or damage, destroy, deface or remove any part of the dwelling unit or premises, intentionally or unintentionally. Tenant must also prevent such action by guests, visitors or other persons under control of household members.
6. Store an excessive amount of items, clutter or fire hazards in the dwelling unit or on the premises in violation of any fire code or PHA Housekeeping Standards. Tenant may not obstruct an entryway, hallway, walkway, doorway, bathroom, shower, bathtub, sink, appliance, heating source, circuit breaker, window or smoke detector. Tenant further agrees not to disconnect, interfere with, cover, or remove smoke detectors, fire extinguishers, or carbon monoxide detectors. Tenant may not use the stove or oven to heat the unit.
7. Engage in any activity, including criminal activity that the PHA determines threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants or PHA employees. Tenant shall assure that no member of Tenant's household, or any guest or other person under Tenant's control engages in any such activity.
    a. <u>*Criminal activity* is defined as follows</u>: Criminal activity includes, but is not limited to, conduct that is unlawful, forbidden by and punishable by fine and/or imprisonment under state or federal law and local ordinances. The conduct need not be reported to a law enforcement agency, and need not result in an arrest or prosecution. For purposes of the housing program, such conduct includes, but is

not limited to, possession, use, or sale of a small amount of marijuana, any other petty misdemeanor, and acts of physical violence or the threat of such acts. Neither proof beyond a reasonable doubt nor conviction in a court of law is necessary to establish violation of the terms of the Lease or these House Rules.

b. Prohibited activities also include, but are not limited to, causing excessive noise; using threatening, abusive, or inappropriate language towards other tenants or PHA staff; loitering; or participating in activities resulting in police intervention.

8. Engage in drug-related criminal activity on or off the premises. Tenant shall assure that no member of Tenant's household or guest or other person under Tenant's control engages in drug-related criminal activity on or off the premises.
   a. *Drug-related criminal activity* is defined as follows: Drug-related criminal activity means the illegal manufacture, possession, sale, distribution, or use of a drug, as prohibited by State *or* Federal statute, law, or regulation.
   b. *Drug* means a controlled substance as defined by State *or* Federal statute, law, or regulation.
9. Engage in abuse or demonstrate a pattern of abuse of alcohol that the PHA determines affects the health, safety, or right to peaceful enjoyment of the premises by other tenants, neighbors or PHA employees. Tenant shall assure that no guest or other person under Tenant's control engages in such abuse or pattern of abuse.
10. Commit any fraud in connection with any Federal or State housing assistance program.
11. Make any repairs or changes or modifications to the unit or equipment provided by the PHA, or install any permanently attached carpet or any equipment, including, but not limited to, door locks, without the written approval of the PHA. Installation of satellite dishes, cable wiring, antennas or other reception devices shall only be permitted in accordance with rules adopted by the PHA, which are made a part of these House Rules by reference.
12. Interfere with or refuse to cooperate with PHA employees or contractors in the performance of their duties.
13. Have any fowl, snakes or other animals on the premises, except small caged birds, fish in aquariums, or small caged animals that will be kept indoors, in accordance with the PHA's Pet Policy.
14. Create (by act or omission) or permit to exist any condition on the premises which results in a risk to the personal health or safety of any person or damage to property.
15. Engage in, or allow members of the household, guests, or another person under the Tenant's control to engage in, any activity, including criminal activity, which impairs the physical or social environment of the premises, the neighborhood, or the development.
16. Smoke, or allow Tenant's guests, visitors or other persons under Tenant's control to smoke in the dwelling unit or on PHA property. Smoking is prohibited in all public housing units and interior areas (including, but not limited to, balconies, hallways, management offices, community centers, daycare centers, laundry areas, and similar facilities), as well as in outdoor areas within 25 feet of PHA buildings or adjacent outdoor common spaces. Smoking includes the use of anything that involves the ignition and burning of tobacco leaves, including, but not limited to, cigarettes, cigars, pipes, and waterpipes (hookahs).

6. TENANT HOUSEKEEPING, MAINTENANCE, AND WORK ORDER REQUESTS

A. Cleaning/Housekeeping

1. Tenant shall keep the unit and surrounding area clean and free of litter and debris.
2. Tenant shall maintain the unit in accordance with PHA Housekeeping Standards and applicable federal, state, and local codes, ordinances, laws, and regulations regarding housing, health, sanitation, safety, and fire.
3. Tenant shall not leave personal property in hallways, stairwells, or other common areas. Any personal property left in common areas will be considered abandoned and disposed of accordingly.
4. If Tenant fails to maintain the unit in accordance with Housekeeping Standards, pest control instructions, or other applicable requirements after receiving reasonable notice from Management to do so, PHA staff may clean and/or remove items, prepare Tenant's unit for a schedule pest control treatment, or otherwise perform these housekeeping responsibilities. If PHA staff performs any of these tasks after Tenant fails to do so, Tenant shall be charged for the cost of such work according to the current schedule of maintenance charges as distributed to Tenant and posted in the Management Office.

B. Common Areas and Yard Care

Tenants shall maintain walkways, stairs, landings, hallways, patios, and lawns, including regular mowing and snow removal. If after notification from the PHA for corrective action, Tenant neglects to maintain the areas assigned, the PHA shall have the work completed at Tenant's expense.

C. Keys/Lockouts

If Tenant is locked out of the unit after office hours, Tenant will need to wait until the next business day to arrange for apartment entry. Tenant shall be responsible for paying for replacement keys and/or other costs associated with a lockout call in accordance with the current schedule of maintenance charges as distributed to Tenant and posted in the Management Office.

7. INSPECTION AND ACCESS

A. Move-In Inspection

Before signing the Lease, the PHA and Tenant will inspect the unit. The Inspection Report, signed by the PHA and Tenant, will state the condition of the unit and note any equipment or appliances in the unit provided by the PHA. The PHA will correct any deficiencies noted on the Inspection Report as needed. A copy of the Inspection Report will be kept in Tenant's file and can be provided to Tenant upon request.

B. Move-Out Inspection

When Tenant moves out, the PHA will inspect the unit and furnish Tenant with a written statement of damages for which Tenant is responsible. Management will give Tenant the opportunity to be present at this inspection by giving Tenant written notice, within a reasonable time, of the time and date of the inspection. No notice will be provided if Tenant vacates without notice to Management. Any damages assessed will be charged to Tenant's move-out account statement.

C. Other Inspections and Access

PHA staff and contractors may enter Tenant's unit as follows:

1. The PHA will provide Tenant with two (2) days written notice stating the purpose of entry into the unit, except that the PHA will provide Tenant with reasonable notice (written or oral) when it is necessary to enter the unit for making improvements or repairs. The PHA's entry will be between the hours of 8:00 a.m. and 4:30 p.m. for the purposes of performing routine inspections and maintenance, including pest control operations, for making improvements or repairs, or to show the premises for re-rental.
2. The PHA may enter the unit at any time without prior notice to Tenant when there is a reasonable cause to believe an emergency exists.
3. If all adult members of the household are absent at the time of entry, the PHA will leave a written statement in the unit specifying the date, time and purpose of entry.
4. During any entry permitted by this section, the PHA may take pictures to show damage to PHA property, unsafe conditions, the presence of illegal drugs or other evidence of criminal activity, or housekeeping violations.
5. Tenant's failure to allow access, interference with the PHA's right to enter, or any other noncompliance with this section shall be grounds for termination of tenancy.

8. PET POLICY

Dogs and cats are generally not permitted as pets in any PHA Family Development properties. Small caged birds, fish in aquariums, small caged animals, or any other allowed pets must be kept indoors and otherwise in accordance with the PHA's Pet Policy. The PHA's Pet Policy does not pertain to animals that assist, support, or provide service to resident's with disabilities. However, rules for service animal approval, registration, maintenance, behavior, and sanitary requirements are outlined in the PHA's Pet Policy.

9. TERMINATION OF THE LEASE

A. Domestic Violence, Dating Violence, Stalking

1. The PHA will not terminate or refuse to renew Tenant's Lease and will not evict Tenant or a member of Tenant's household from the dwelling unit if Tenant or household member is a victim of actual or threatened "domestic violence, dating violence, or stalking," as those terms are defined by applicable laws and PHA policies.
2. Pursuant to Federal law, the PHA may bifurcate Tenant's Lease in order to evict, remove, or terminate the assistance to any person who is a Tenant or a lawful occupant under the Lease when such person engages in criminal acts of physical violence against family members or others, on or off the premises. The PHA may take such action without evicting, removing, terminating assistance to, or otherwise penalizing a victim of such violence who is a lawful occupant under Tenant's Lease.
3. Nothing in this section shall prohibit the PHA from terminating Tenant's Lease where it can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the development in which the unit is located.
4. Nothing in this section shall prohibit the PHA from terminating Tenant's Lease and evicting Tenant based on a violation of the Lease not involving domestic violence, dating violence, or stalking against Tenant or household member.

B. If Tenant transfers to another unit operated by the PHA, the Lease will terminate and a new lease will be executed for the unit into which Tenant moves. However, the signing of a new lease does not remove or eradicate prior or existing lease violations and the PHA retains the right to terminate the new lease for violations of a previous lease.

C. If Tenant continues to occupy the dwelling unit after the termination of the Lease, Tenant agrees to pay the PHA the reasonable value of the use of the premises for the period that the Tenant continues to occupy the unit. The reasonable value for the use of the premises is equivalent to the HUD-approved market rent for such period. However, such payments shall not constitute rent and by accepting such payments the PHA does not waive its right to assert any Lease violations in any legal action.

10. TENANT PROCEDURAL RIGHTS (REQUIRED BY RAD)

A. Termination Notification

HUD is incorporating additional termination notification requirements to comply with Section 6 of the United States Housing Act of 1937 (42 U.S.C. § 1437d) for public housing projects converting assistance under RAD, that supplement notification requirements in regulations at 24 C.F.R. § 880.607 and the Multifamily HUD Model Lease.

1. *Termination of Tenancy and Assistance*. The termination procedure for RAD conversions to PBRA will additionally require that the PHA provide adequate written notice of termination of the lease which shall not be less than:
   a. A reasonable period of time, but not to exceed 30 days:
      (i) If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
      (ii) In the event of any drug-related or violent criminal activity or any felony conviction.
   b. Not less than 14 days in the case of nonpayment of rent; and
   c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
2. *Termination of Assistance*. In all other cases, the requirements at 24 C.F.R. § 880.603, the Multifamily HUD Model Lease, and any other HUD multifamily administrative guidance shall apply.

B. Grievance Process

1. In addition to program rules that require that tenants are given notice of covered actions under 24 C.F.R. Part 245 (including increases in rent, conversions of a project from project-paid utilities to tenant-paid utilities, or a reduction in tenant paid utility allowances), HUD is incorporating tenant procedural rights to comply with the requirements of Section 6 of the United States Housing Act of 1937 (42 U.S.C. § 1437d). RAD PBRA will require that:
   a. Tenants will be provided with notice of the specific grounds of the PHA's proposed adverse action, as well as their right to an informal hearing with the PHA;
   b. Tenants will have an opportunity for an informal hearing with an impartial member of the PHA's staff within a reasonable period of time. An "impartial member of the PHA's staff" shall mean any person designated by the PHA who was not

directly involved in making the specific decision being challenged and is not a subordinate of the person who made the decision;

c. Tenants will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the PHA as a basis for the adverse action. With reasonable notice to the PHA, prior to the hearing and at Tenant's own cost, Tenant may copy any documents or records related to the proposed adverse action; and

d. The PHA will provide Tenant with a written decision within a reasonable period of time stating the grounds for the adverse action, and the evidence the PHA relied on as the basis for the adverse action.

2. The PHA will be bound by decisions from these hearings, except if:
   a. The hearing concerns a matter that exceeds the authority of the impartial party conducting the hearing; or
   b. The decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.
3. If the PHA determines that it is not bound by a hearing decision, the PHA must promptly notify the resident of this determination, and of the reasons for the determination.

C. <u>Family Right to Move</u>

Each family has the option to obtain tenant-based rental assistance (commonly known as a Housing Choice Voucher) from the PHA, subject to certain program limitations, at any time after the second year of occupancy. Before providing notice to terminate the lease, the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available, the PHA shall give the family priority to receive the next available opportunity for tenant-based rental assistance. After the PHA offers the family the opportunity for tenant-based rental assistance in accordance with HUD requirements and after the family has secured a lease with such tenant-based rental assistance, the family must give advance written notice of the intent to vacate in accordance with the lease.

11. NOTICES

A. Any notice to Tenant from the PHA will be in writing either:
1. Delivered personally and handed to Tenant or another member of Tenant's household who is an adult; or
2. Be sent by prepaid first class mail properly addressed.

B. If the notice is delivered to a person other than Tenant, the PHA will also mail a copy of the notice to Tenant.

C. Any notice that Tenant gives to the PHA must be in writing and either personally delivered to a PHA Management employee at the assigned Management Office or PHA Central Administrative Office, or be properly addressed and sent by first class mail.

12. EXTENDED ABSENCES

A. Tenant shall promptly notify the PHA in writing when the family (or any family member) is away from the unit for an extended period of time.

B. If all members of the household are out of the unit for a period of more than 180 consecutive days for any reason, the Lease may be terminated.

C. Tenants who are temporarily absent for any reason and for any length of time must remain in compliance with all terms and conditions of the Lease and these House Rules during such absence.

13. TENANT SELECTION PLAN & OCCUPANCY POLICIES

The Tenant Selection Plan referred to in the Lease and these House Rules are the policies as approved and amended by the PHA's Board of Commissioners and are made a part of the Lease and these House Rules by reference. A copy of the Tenant Selection Plan and amendments is posted online and in the Management Office and may be examined at any time during business hours.

14. CHANGES TO THESE RULES

The PHA reserves the right to make such other reasonable rules which may from time to time be needed for the safety, care, and cleanliness of the premises and/or preservation of good order therein.

15. RECEIPT OF LEASE, HOUSE RULES, AND OTHER DOCUMENTS BY TENANT

Tenant has received executed copies of the Lease, these House Rules, and the Grievance Procedure. Tenant has also been informed about the Tenant Selection Plan, the Hi-Rise/Family Handbooks, the current schedule of maintenance charges, and other documents referenced under the Lease and these House Rules, and Tenant understands how they all apply to Tenant's tenancy.

By signing below, Tenant acknowledges receiving and reading these Family Site House Rules and agrees to abide by them. Tenant understands that violating any of these rules or the policies referenced herein shall constitute a violation of the Lease and grounds for termination of tenancy.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL	**TENANT**
_____	_____
Date	Date
_____	_____
Housing Manager	Tenant (Head of Household)

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL
HI-RISE HOUSE RULES

The following House Rules have been established for all Public Housing Agency of the City of Saint Paul (PHA) Hi-Rise properties being converted to the Rental Assistance Demonstration (RAD) Project Based Rental Assistance (PBRA) program. These House Rules are in addition to the requirements of the Multifamily HUD Model Lease ("Lease") and any addenda to the Lease. The provisions in Section 10 of these House Rules are required by RAD and control over any conflicting provisions in the Lease. All other provisions of these House Rules are supplementary and are only effective to the extent they are consistent with the provisions of the Lease. Violations of these House Rules will be considered a serious violation of the Lease and shall be good cause for termination.

1. MEMBERS OF HOUSEHOLD

The Tenant's household (as approved by the PHA) has the right to the exclusive use and occupancy of the unit, for use as the principal place of residence for Tenant's household. This right includes having guests stay in the unit up to fifteen (15) days for each guest in a rolling twelve-month period, continuous or sporadic. Upon a showing of special circumstances or need, the PHA may extend this period for a reasonable additional time, not to exceed thirty (30) days. This limitation does not apply to live-in aides and foster children who may reside in the unit with the consent of the PHA.

2. RENT AND OTHER PAYMENTS

A. Rental Payments

1. Rent is considered paid when the PHA receives payment.
2. Tenant understands that late rent payments interfere with the PHA's ability to manage its housing program and have an adverse financial effect on the property. Tenant further understands that paying rent late four (4) or more times in a twelve-month period constitutes a repeated violation of the Lease that is grounds for termination of tenancy.
3. If Tenant wants to end the Lease, Tenant must comply with all applicable notice provisions and continue to pay rent for at least thirty (30) days after Tenant has given written notice to Management of an intent to vacate. For any days after thirty (30) days, rent will be based on the monthly rate divided and charged on a daily basis. If Tenant wants to end this Lease but fails to give the PHA a written notice, rent will be charged for thirty (30) days from the day the PHA learns that Tenant has moved.
4. Acceptance of rent with knowledge of good cause for termination of the Lease shall not constitute a waiver of the PHA's right to terminate the Lease on the basis of such good cause nor of the PHA's right to assert such good cause in any legal action.

B. Security Deposit

The PHA requires tenants to pay security deposits at or before lease signing. The amount of security deposit is equal to the greater amount of $50.00 or Tenant's monthly Total

Tenant Payment (TTP) at move-in. The security deposit will be held by the PHA in accordance with the Lease, Tenant Selection Plan, Minnesota law, and federal regulations.

C. <u>Other Charges Due</u>

Tenant is responsible for paying charges for, but not limited to, maintenance and repair costs, late rent payment fees, retroactive rent (overpaid assistance), fees for returned checks, legally allowable court costs, and other charges in accordance with the current schedule of charges distributed to Tenant and posted in the Management Office. Payment must be made to the PHA within thirty (30) days after the PHA gives written notice of the charges to Tenant.

3. PAYMENT OF UTILITIES

A. <u>By the PHA</u>

The PHA will pay the ordinary cost of water, garbage (trash) collection, sewer service, gas, electricity, and heat; and will provide a range (stove) and refrigerator for the unit. Tenant may be charged for any additional fees or costs incurred by the PHA as a result of Tenant's excess use or consumption of these utilities.

B. <u>By Tenant</u>

Tenant must notify the PHA and obtain approval before installing a room air conditioner, food freezer, or other major electrical appliance.

4. UNIT ASSIGNMENT & TRANSFER

A. <u>Unit Assignment and Change of Unit</u>

Tenants shall be assigned to and transferred between units in accordance with the PHA's Occupancy Standards and transfer policies contained in the Tenant Selection Plan.

B. Transfer to a new unit under any circumstance does not remove, eliminate, or otherwise excuse prior or existing Lease violations and the PHA retains the right to terminate the new lease for violations that occurred while Tenant occupied the previous unit.

5. OBLIGATIONS OF TENANTS, MEMBERS OF HOUSEHOLD, AND GUESTS

Tenant agrees to obey the following rules in addition to those outlined in the Lease. Tenant is also responsible for causing members of the household, guests, and other persons under Tenant's control to obey the following rules:

A. <u>Tenant shall</u>:

1. Meet with PHA staff at any reasonable time and place as the PHA requests and after reasonable notice, in order to discuss any matter affecting the Lease or Tenant's tenancy.
2. Pay reasonable charges, in accordance with the current schedule of charges distributed to Tenant and posted in the Management Office, for the repair of damages beyond normal wear and tear to the unit, development buildings, facilities, or common areas, caused by the action (or inaction) of Tenant, members of the household, or guests.
3. Use the unit solely as a private place to live and principal residence for Tenant and members of Tenant's household as identified in Section 1, and not use the unit or permit its use for any other purpose.

4. Promptly notify the PHA in writing if any family member no longer lives in the unit or otherwise establishes a principal place of residence elsewhere.
5. Obtain the consent of the PHA before members of the household engage in profit making activities in the dwelling unit. The PHA must also decide whether such activities are legal and incidental to the primary use of the leased unit for residence by members of the household. Even if certain profit-making activities are approved, the PHA shall not be responsible for making any modifications or alterations to the unit in connection with those activities.
6. Obey the written regulations, including, but not limited to, the requirements contained in the Hi-Rise Handbook, which are posted in the Management Office. These rules, policies, and regulations are made a part of these House Rules by reference.
7. Comply with all applicable federal, state, and local codes, ordinances, laws and regulations including but not limited to those relating to building, housing, health, sanitation, safety, and fire.
8. Keep the unit in a clean and safe condition. Tenant shall maintain the unit in accordance with the PHA's Housekeeping Standards and shall allow PHA to conduct housekeeping inspections. The PHA's Housekeeping Standards are made a part of these House Rules by reference.
9. Prepare the unit and otherwise comply with PHA employee or contractor instructions to facilitate pest treatment. Tenants shall immediately report any signs of pest infestation to the PHA and fully cooperate with the PHA in its attempts to treat any infestation. Tenant shall not place infested furniture or other items in common areas such as hallways or stairwells. Failure to report an infestation or cooperate with pest control measures will be deemed a substantial violation of the Lease and grounds for immediate termination.
10. Dispose of all garbage, trash, rubbish, and other waste from the unit in a sanitary and safe manner.
11. Use only in a reasonable manner all electrical, plumbing, heating, ventilating, air-conditioning, elevators and other facilities in the development buildings and common areas.
12. Comply with the PHA's Parking Policy, which are made a part of these House Rules by reference. Tenant shall park no more than one vehicle per licensed leaseholder in the designated parking areas (up to a maximum of two (2) vehicles for the household). Tenant must park a vehicle in a manner so that it will not obstruct traffic and may not allow any vehicles to remain in the parking area or other part of the housing development when such vehicle is unlicensed or no longer in operating condition. Tenant shall assure that the vehicle(s) on the premises have current license tabs, are insured, and are in compliance with applicable motor vehicle laws and ordinances. At Tenant's expense, the PHA may tow vehicles that are not in compliance with the Lease or the PHA's Parking Policy.
13. Immediately report to the Management Office any damage or vandalism to the premises.
14. Immediately report to the Maintenance Office any need for repair to the interior or exterior of the dwelling unit and any other area used by Tenant in connection with Tenant's occupancy of the unit.

15. Complete the required Admission Orientation Program no later than thirty (30) days from signing of the Lease. Such program will be provided by the PHA.
16. Comply with any community service or self-sufficiency requirements that may apply to RAD PBRA residents under Federal law and regulations.

B. <u>Tenant shall not</u>:

1. Assign or transfer the Lease or sublease the unit.
2. Provide housing for boarders or lodgers or other unauthorized persons.
3. Allow any person who has been trespassed by the PHA access to the unit, building common areas, or other PHA property. Tenant understands that the PHA has the right to trespass any non-tenant who has engaged in any criminal or drug-related activity (on or off the PHA premises), or who has engaged in other activities that pose a threat to the health or safety of PHA tenants or staff. Tenant further understands that the PHA may trespass any non-tenant who is believed to be residing in the unit as an unauthorized guest or who is otherwise in violation of the PHA's fifteen (15) day guest policy.
4. Disturb other tenants or neighbors. Tenant shall also ensure that guests, visitors, or other persons under control of Tenant or other household member do not disturb other tenants or neighbors. Persons who are permitted access to the unit or otherwise allowed to remain in the unit by Tenant or other household member are considered to be under the control of Tenant.
5. Scatter rubbish, or damage, destroy, deface or remove any part of the dwelling unit or premises, intentionally or unintentionally. Tenant must also prevent such action by guests, visitors or other persons under control of household members.
6. Store an excessive amount of items, clutter or fire hazards in the dwelling unit or on the premises in violation of any fire code or PHA Housekeeping Standards. Tenant may not obstruct an entryway, hallway, walkway, doorway, bathroom, shower, bathtub, sink, appliance, heating source, circuit breaker, window or smoke detector. Tenant further agrees not to disconnect, interfere with, cover, or remove smoke detectors, fire extinguishers, or carbon monoxide detectors. Tenant may not use the stove or oven to heat the unit.
7. Engage in any activity, including criminal activity that the PHA determines threatens the health, safety, or right to peaceful enjoyment of the premises by other tenants or PHA employees. Tenant shall assure that no member of Tenant's household, or any guest or other person under Tenant's control engages in any such activity.
    a. <u>*Criminal activity* is defined as follows</u>: Criminal activity includes, but is not limited to, conduct that is unlawful, forbidden by and punishable by fine and/or imprisonment under state or federal law and local ordinances. The conduct need not be reported to a law enforcement agency, and need not result in an arrest or prosecution. For purposes of the housing program, such conduct includes, but is not limited to, possession, use, or sale of a small amount of marijuana, any other petty misdemeanor, and acts of physical violence or the threat of such acts. Neither proof beyond a reasonable doubt nor conviction in a court of law is necessary to establish violation of the terms of the Lease or these House Rules.

b. Prohibited activities also include, but are not limited to, causing excessive noise; using threatening, abusive, or inappropriate language towards other tenants or PHA staff; loitering; or participating in activities resulting in police intervention.

8. Engage in drug-related criminal activity on or off the premises. Tenant shall assure that no member of Tenant's household or guest or other person under Tenant's control engages in drug-related criminal activity on or off the premises.
   a. *Drug-related criminal activity* is defined as follows: Drug-related criminal activity means the illegal manufacture, possession, sale, distribution, or use of a drug, as prohibited by State *or* Federal statute, law, or regulation.
   b. *Drug* means a controlled substance as defined by State *or* Federal statute, law, or regulation.
9. Engage in abuse or demonstrate a pattern of abuse of alcohol that the PHA determines affects the health, safety, or right to peaceful enjoyment of the premises by other tenants, neighbors or PHA employees. Tenant shall assure that no guest or other person under Tenant's control engages in such abuse or pattern of abuse.
10. Commit any fraud in connection with any Federal or State housing assistance program.
11. Make any repairs or changes or modifications to the unit or equipment provided by the PHA, or install any permanently attached carpet or any equipment, including, but not limited to, door locks, without the written approval of the PHA. Installation of satellite dishes, cable wiring, antennas or other reception devices shall only be permitted in accordance with rules adopted by the PHA, which are made a part of these House Rules by reference.
12. Interfere with or refuse to cooperate with PHA employees or contractors in the performance of their duties.
13. Have any fowl, snakes or other animals on the premises, except small caged birds, fish in aquariums, small caged animals that will be kept indoors or a dog or cat as approved by the PHA and in accordance with the PHA's Pet Policy.
14. Create (by act or omission) or permit to exist any condition on the premises which results in a risk to the personal health or safety of any person or damage to property.
15. Engage in, or allow members of the household, guests, or another person under the Tenant's control to engage in, any activity, including criminal activity, which impairs the physical or social environment of the premises, the neighborhood, or the development.
16. Smoke, or allow Tenant's guests, visitors or other persons under Tenant's control to smoke in the dwelling unit or on PHA property. Smoking is prohibited in all public housing units and interior areas (including, but not limited to, balconies, hallways, management offices, community centers, daycare centers, laundry areas, and similar facilities), as well as in outdoor areas within 25 feet of PHA buildings or adjacent outdoor common spaces. Smoking includes the use of anything that involves the ignition and burning of tobacco leaves, including, but not limited to, cigarettes, cigars, pipes, and waterpipes (hookahs).

6. TENANT HOUSEKEEPING, MAINTENANCE, AND WORK ORDER REQUESTS

A. Cleaning/Housekeeping

1. Tenant shall keep the unit and surrounding area clean and free of litter and debris.

2. Tenant shall maintain the unit in accordance with PHA Housekeeping Standards and applicable federal, state, and local codes, ordinances, laws, and regulations regarding housing, health, sanitation, safety, and fire.
3. Tenant shall not leave personal property in hallways, stairwells, or other common areas. Any personal property left in common areas will be considered abandoned and disposed of accordingly.
4. If Tenant fails to maintain the unit in accordance with Housekeeping Standards, pest control instructions, or other applicable requirements after receiving reasonable notice from Management to do so, PHA staff may clean and/or remove items, prepare Tenant's unit for a scheduled pest control treatment, or otherwise perform these housekeeping responsibilities. If PHA staff performs any of these tasks after Tenant fails to do so, Tenant shall be charged for the cost of such work according to the current schedule of maintenance charges as distributed to Tenant and posted in the Management Office.

B. <u>Keys/Lockouts</u>

If Tenant is locked out of the unit after office hours, Tenant may place an emergency work order for a replacement key by contacting the emergency maintenance phone number. Tenant shall be responsible for paying for replacement keys and/or other costs associated with a lockout call, including additional costs for an emergency or after-hours call, in accordance with the current schedule of maintenance charges as posted in the Management Office.

7. INSPECTION AND ACCESS

A. <u>Move-In Inspection</u>

Before signing the Lease, the PHA and Tenant will inspect the unit. The Inspection Report, signed by the PHA and Tenant, will state the condition of the unit and note any equipment or appliances in the unit provided by the PHA. The PHA will correct any deficiencies noted on the Inspection Report as needed. A copy of the Inspection Report will be kept in Tenant's file and can be provided to Tenant upon request.

B. <u>Move-Out Inspection</u>

When Tenant moves out, the PHA will inspect the unit and furnish Tenant with a written statement of damages for which Tenant is responsible. Management will give Tenant the opportunity to be present at this inspection by giving Tenant written notice, within a reasonable time, of the time and date of the inspection. No notice will be provided if Tenant vacates without notice to Management. Any damages assessed will be charged to Tenant's move-out account statement.

C. <u>Other Inspections and Access</u>

PHA staff and contractors may enter Tenant's unit as follows:

1. The PHA will provide Tenant with two (2) days written notice stating the purpose of entry into the unit, except that the PHA will provide Tenant with reasonable notice (written or oral) when it is necessary to enter the unit for making improvements or repairs. The PHA's entry will be between the hours of 8:00 a.m. and 4:30 p.m. for the

purposes of performing routine inspections and maintenance, including pest control operations, for making improvements or repairs, or to show the premises for re-rental.

2. The PHA may enter the unit at any time without prior notice to Tenant when there is a reasonable cause to believe an emergency exists.
3. If all adult members of the household are absent at the time of entry, the PHA will leave a written statement in the unit specifying the date, time and purpose of entry.
4. During any entry permitted by this section, the PHA may take pictures to show damage to PHA property, unsafe conditions, the presence of illegal drugs or other evidence of criminal activity, or housekeeping violations.
5. Tenant's failure to allow access, interference with the PHA's right to enter, or any other noncompliance with this section shall be grounds for termination of tenancy.

8. PET POLICY AND DEPOSIT

A. Tenant agrees to abide by all terms and conditions of the PHA's Pet Policy, which will be furnished to Tenant by the PHA. Failure to abide by the Pet Policy is grounds for termination.

B. Except as provided in subsection D below, Tenant shall be allowed to keep as a pet one cat or one dog that weighs no more than 25 pounds, or keep such other pet as is allowed by the PHA's Pet Policy. Tenant agrees to register the pet with the PHA *before* bringing the pet into the dwelling unit.

C. Tenant shall pay a pet deposit to the PHA in accordance with the PHA's Pet Policy. The PHA will hold the pet deposit until Tenant moves out or no longer owns or keeps a pet in the unit. The pet deposit will be fully refunded, with interest, provided that no pet damage has been done to the dwelling unit. Amounts necessary to repair such damage will be deducted from the pet deposit.

D. **EXCEPTIONS**: Dogs are not permitted at Mt. Airy, Dunedin, Wabasha, and Exchange hi-rises.

E. The PHA's Pet Policy does not pertain to animals that assist, support, or provide service to residents with disabilities. However, rules for service animal approval, registration, maintenance, behavior, and sanitary requirements are outlined in the PHA's Pet Policy.

9. TERMINATION OF THE LEASE

A. Domestic Violence, Dating Violence, Stalking

1. The PHA will not terminate or refuse to renew Tenant's Lease and will not evict Tenant or a member of Tenant's household from the dwelling unit if Tenant or household member is a victim of actual or threatened "domestic violence, dating violence, or stalking," as those terms are defined by applicable laws and PHA policies.
2. Pursuant to Federal law, the PHA may bifurcate Tenant's Lease in order to evict, remove, or terminate the assistance to any person who is a Tenant or a lawful occupant under the Lease when such person engages in criminal acts of physical violence against family members or others, on or off the premises. The PHA may take such action without evicting, removing, terminating assistance to, or otherwise penalizing a victim of such violence who is a lawful occupant under Tenant's Lease.
3. Nothing in this section shall prohibit the PHA from terminating Tenant's Lease where it can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the development in which the unit is located.

4. Nothing in this section shall prohibit the PHA from terminating Tenant's Lease and evicting Tenant based on a violation of the Lease not involving domestic violence, dating violence, or stalking against Tenant or household member.

B. If Tenant transfers to another unit operated by the PHA, the Lease will terminate and a new lease will be executed for the unit into which Tenant moves. However, the signing of a new lease does not remove or eradicate prior or existing lease violations and the PHA retains the right to terminate the new lease for violations of a previous lease.

C. If Tenant continues to occupy the dwelling unit after the termination of the Lease, Tenant agrees to pay the PHA the reasonable value of the use of the premises for the period that the Tenant continues to occupy the unit. The reasonable value for the use of the premises is equivalent to the HUD-approved market rent for such period. However, such payments shall not constitute rent and by accepting such payments the PHA does not waive its right to assert any Lease violations in any legal action.

10. TENANT PROCEDURAL RIGHTS (REQUIRED BY RAD)

A. Termination Notification

HUD is incorporating additional termination notification requirements to comply with Section 6 of the United States Housing Act of 1937 (42 U.S.C. § 1437d) for public housing projects converting assistance under RAD, that supplement notification requirements in regulations at 24 C.F.R. § 880.607 and the Multifamily HUD Model Lease.

1. *Termination of Tenancy and Assistance*. The termination procedure for RAD conversions to PBRA will additionally require that the PHA provide adequate written notice of termination of the lease which shall not be less than:
   a. A reasonable period of time, but not to exceed 30 days:
      (i) If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
      (ii) In the event of any drug-related or violent criminal activity or any felony conviction.
   b. Not less than 14 days in the case of nonpayment of rent; and
   c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
2. *Termination of Assistance*. In all other cases, the requirements at 24 C.F.R. § 880.603, the Multifamily HUD Model Lease, and any other HUD multifamily administrative guidance shall apply.

B. Grievance Process

1. In addition to program rules that require that tenants are given notice of covered actions under 24 C.F.R. Part 245 (including increases in rent, conversions of a project from project-paid utilities to tenant-paid utilities, or a reduction in tenant paid utility allowances), HUD is incorporating tenant procedural rights to comply with the requirements of Section 6 of the United States Housing Act of 1937 (42 U.S.C. § 1437d). RAD PBRA will require that:
   a. Tenants will be provided with notice of the specific grounds of the PHA's proposed adverse action, as well as their right to an informal hearing with the PHA;

b. Tenants will have an opportunity for an informal hearing with an impartial member of the PHA's staff within a reasonable period of time. An "impartial member of the PHA's staff" shall mean any person designated by the PHA who was not directly involved in making the specific decision being challenged and is not a subordinate of the person who made the decision;
c. Tenants will have the opportunity to be represented by another person of their choice, to ask questions of witnesses, have others make statements at the hearing, and to examine any regulations and any evidence relied upon by the PHA as a basis for the adverse action. With reasonable notice to the PHA, prior to the hearing and at Tenant's own cost, Tenant may copy any documents or records related to the proposed adverse action; and
d. The PHA will provide Tenant with a written decision within a reasonable period of time stating the grounds for the adverse action, and the evidence the PHA relied on as the basis for the adverse action.

2. The PHA will be bound by decisions from these hearings, except if:
   a. The hearing concerns a matter that exceeds the authority of the impartial party conducting the hearing; or
   b. The decision is contrary to HUD regulations or requirements, or otherwise contrary to federal, State, or local law.
3. If the PHA determines that it is not bound by a hearing decision, the PHA must promptly notify the resident of this determination, and of the reasons for the determination.

C. <u>Family Right to Move</u>

Each family has the option to obtain tenant-based rental assistance (commonly known as a Housing Choice Voucher) from the PHA, subject to certain program limitations, at any time after the second year of occupancy. Before providing notice to terminate the lease, the family must first contact the PHA to request tenant-based rental assistance if the family wishes to move with continued assistance. If tenant-based rental assistance is not immediately available, the PHA shall give the family priority to receive the next available opportunity for tenant-based rental assistance. After the PHA offers the family the opportunity for tenant-based rental assistance in accordance with HUD requirements and after the family has secured a lease with such tenant-based rental assistance, the family must give advance written notice of the intent to vacate in accordance with the lease.

11. NOTICES

A. Any notice to Tenant from the PHA will be in writing either:
1. Delivered personally and handed to Tenant or another member of Tenant's household who is an adult; or
2. Be sent by prepaid first class mail properly addressed.

B. If the notice is delivered to a person other than Tenant, the PHA will also mail a copy of the notice to Tenant.

C. Any notice that Tenant gives to the PHA must be in writing and either personally delivered to a PHA Management employee at the assigned Management Office or PHA Central Administrative Office, or be properly addressed and sent by first class mail.

12. EXTENDED ABSENCES

A. Tenant shall promptly notify the PHA in writing when the family (or any family member) is away from the unit for an extended period of time.

B. If all members of the household are out of the unit for a period of more than 180 consecutive days for any reason, the Lease may be terminated.

C. Tenants who are temporarily absent for any reason and for any length of time must remain in compliance with all terms and conditions of the Lease and these House Rules during such absence.

13. TENANT SELECTION PLAN & OCCUPANCY POLICIES

The Tenant Selection Plan referred to in the Lease and these House Rules are the policies as approved and amended by the PHA's Board of Commissioners and are made a part of the Lease and these House Rules by reference. A copy of the Tenant Selection Plan and amendments is posted online and in the Management Office and may be examined at any time during business hours.

14. CHANGES TO THESE RULES

The PHA reserves the right to make such other reasonable rules which may from time to time be needed for the safety, care, and cleanliness of the premises and/or preservation of good order therein.

15. RECEIPT OF LEASE, HOUSE RULES, AND OTHER DOCUMENTS BY TENANT

Tenant has received executed copies of the Lease, these House Rules, and the Grievance Procedure. Tenant has also been informed about the Tenant Selection Plan, the Hi-Rise/Family Handbooks, the current schedule of maintenance charges, and other documents referenced under the Lease and these House Rules, and Tenant understands how they all apply to Tenant's tenancy.

By signing below, Tenant acknowledges receiving and reading these Hi-Rise House Rules and agrees to abide by them. Tenant understands that violating any of these rules or the policies referenced herein shall constitute a violation of the Lease and grounds for termination of tenancy.

PUBLIC HOUSING AGENCY OF THE CITY OF SAINT PAUL	**TENANT(S)**
_____	_____
Date	Date
_____	_____
Housing Manager	Tenant (Head of Household)

ACOP Contract FY25

Final Audit Report 2024-03-04

Created:	2024-03-04
By:	St. Paul PHA-RS (ka.thao@stpha.org)
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