

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>St. Petersburg Housing Authority</u> PHA Code: <u>FL002</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>371</u> Number of HCV units: <u>3501 (including VASH)</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The housing authority's mission is to provide a variety of safe, sanitary, accessible, decent, and affordable housing to eligible citizens of the City of St. Petersburg, while enhancing and promoting resident self-sufficiency.												

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
Goals and objectives: 2015 – 2019:

1. Improve marketing, public relations, community relations
 - *SPHA continues to make progress toward this goal. Our bi-annual newsletter, The Housing Homefront, is distributed in an electronic format to a host of stakeholders and ties to the agency's website (www.stpeteha.org). Both contain in-depth news about SPHA and the Dunedin Housing Authority (administered by SPHA). SPHA also distributes a Landlord newsletter to both attract new HCV Landlords with training and program information and to provide up-to-date helpful information to participating HCV Landlords.*
 - *SPHA has a 15 minute radio talk show once a month on a local radio station. Staff uses this time to educate and update listeners about SPHA programs and services. Also, staff has identified civic organizations, neighborhood associations and other potential stakeholders and works to foster relationships with them as part of our on-going community outreach plan. Executive staff and Commissioners are available to make presentations to these groups through SPHA's Speakers Bureau.*
 - *SPHA staff regularly submits our programs for housing industry "Best Practices" awards. We received first runner-up in the best practices contest from Housing Authority Insurance Group.*
2. Develop and execute property strategy
 - *SPHA is disposing of its commercial properties: the Center for Achievement (1048 22nd Street South), the Midtown Youth and Family Enrichment Center (1201 22nd Street South), and the Commercial Building (1221 22nd Street South). SPHA may dispose of the building located at 2240 9th Street South, or SPHA may continue leasing the property.*
 - *SPHA may also dispose of its single scattered site single family home located at 4326 14th Avenue South. The property is currently occupied by a public housing family who has expressed an interest in purchasing the home. The tenant's income meets HUD's threshold requirement for purchase.*
 - *SPHA may purchase additional public housing using its Replacement Housing Factor (RHF) funds, and/or public housing sales proceeds, and/or general public housing funds, and/or tax credits or other funding sources. SPHA may also purchase additional affordable housing.*
 - *SPHA may work with the City of St. Petersburg to redevelop Citrus Grove Apartments, located at 731 15th Street South. The City may apply for a Choice Neighborhood Grant or other funding from the U.S. Department of Housing and Urban Development. SPHA may invest its public housing dollars (including RHF funds, public housing sale funds, or general public housing funds) in the project.*
3. Develop and implement Veteran's Housing Initiative
 - *SPHA created a Wounded Warrior Advisory Committee to determine the needs, design, and funding options for local Wounded Warriors. SPHA plans to acquire, acquire with rehab, or construct 20 to 125 units of Wounded Warrior Housing. The units will include public housing units, as well as affordable units and possibly market rate units. A portion of the units will be handicap-accessible, with Wounded Warriors in mind. SPHA may consider partnering with another Housing Authority on this project. SPHA may also consider doing a Request for Proposals from developers or other partners.*
 - *SPHA may choose to do a Request for Proposals for Project Based Vouchers for Veterans. SPHA may project base up to 20% of its baseline units. Project based units may include Single Room Occupancy (SRO) units.*
4. Develop Succession Plan
 - *SPHA has completed a preliminary succession plan that details the current agency needs and implements a plan on how to meet those needs.*
 - *A few members of SPHA staff may plan to retire within the next 1-5 years, and training has commenced with current staff for potential replacements.*
5. Develop funding gap strategy
 - *This is a continuous goal of constructing and/or acquiring new affordable housing using new funding sources (as detailed above).*
6. Continue Commissioner Certification training and development guidelines and processes.
 - *All new Commissioners are encouraged by the Board to receive professional third-party training on the basics of serving on a Public Housing Authority Board of Commissioners. A Commissioner training took place in 2014, as well as one Commissioner attended a NAHRO*

- conference. SPHA staff members also provide presentations on SPHA's past and current operations to all new Commissioners.
- The Commissioners may also choose to update their by-laws with regards to the training requirements.

7. Continue to work on three Legislative actions as joint projects with area housing authorities

- Stop 'Pay to Stay' – National resolution
- Time limit benefits – National resolution
- Agency name review – State resolution

- The Chief Executive Officer has spoken with congressional representatives regarding the above referenced Legislative actions. SPHA pays out approximately a half a million dollars in negative rents annually, that is, residents whose rent minus a utility allowance results in payments being made to the resident from Federal subsidies. It is SPHA's position that a significant number of new applicants could have been served using this funding, and many more would be served if reasonable time limits were imposed on clients receiving housing benefits, who are not elderly or severely disabled.

PHA Plan Update

- Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

See updated Goals above in Section 5.2.

SPHA is looking to divest of its current commercial properties. Staff is hoping to negotiate a sale of the buildings to St. Petersburg College, or any other qualified buyer.

SPHA has submitted a Disposition Application for the Center for Achievement, located at 1048 22nd Street South, currently leased by St. Petersburg College for their Midtown Campus, and for the Midtown Youth and Family Enrichment Center (also known as the Jordan Park gym), located at 1201 22nd Street South, which is currently vacant.

SPHA has also submitted a Disposition Application for the Commercial Building, located at 1221 22nd Street South, currently leased by Advantage Financial Services, an accounting/tax preparation firm.

SPHA may also submit a Disposition Application for the commercial property located at 2240 9th Avenue South, currently leased to the Dr. Carter G. Woodson African American Museum.

SPHA will implement HUD's cost savings measure with regard to utility allowances on January 1, 2015. SPHA will use the utility allowance for either the tenant's voucher size or the occupied unit size, whichever is less.

SPHA hereby amends its flat rent policies to comply with the statutory changes contained within, Public Law 113-76, the Fiscal Year 2014 Appropriation Act. SPHA will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80% of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new flat rental amount will apply to all new program admissions effective June 1, 2014. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option. SPHA will place a cap on any increase in a family's rental payment that exceeds 35%, and is a result of changes to the flat rental amount as follows:

- *Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount;*
- *The PHA will present two rent options to the family as follows:*
- *The lower of the product of the calculation and the updated flat rental amount; and*
- *The income-based rent.*

SPHA may choose to implement PIH Notice 2011-33, designating one or more public housing property with the working family preference and requiring work activity as a condition of continued occupancy at that development. This will require a modification to the Lease and House Rules. SPHA may also add a Working Family preference to the Housing Choice Voucher program.

The Dunedin Housing Authority (DHA) is currently administered by SPHA. Should DHA choose to convert its public housing units to project based vouchers, SPHA will administer those vouchers.

6.0

	<p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><i>A copy of the plan may be obtained at SPHA's Central Office located at 2001 Gandy Blvd. North, St Petersburg, FL 33702.</i></p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>SPHA is also seeking other available local, state, federal, and private funding sources. SPHA may develop or rehab housing within its jurisdiction, specifically Citrus Grove Apartments, located at 731 15th St. South, with or without a partner. SPHA may also acquire or acquire with rehab Gateway Apartments, located at 2000 Gandy Blvd. for Veteran's housing.</i></p> <p><i>SPHA is exploring the option of converting public housing units to Section 8 Project Based units. SPHA currently has one-hundred five (105) project based vouchers at Serenity Towers for families 55+, forty (40) project based vouchers at Catholic Charities' Pinellas Hope II Development for homeless families, and one-hundred sixty-two (162) project based vouchers at Philip Benjamin Tower for families 55+. SPHA may consider project-basing additional vouchers, including VASH vouchers, for Veterans (including SRO units). This includes creating project based vouchers for one of its own properties.</i></p> <p><i>See disposition excerpt from Section 5.2, #2 above.</i></p> <p><i>In addition, SPHA is exploring the option of participating in HUD's Rental Assistance Demonstration (RAD) program.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p><i>See attached schedules.</i></p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p><i>See attached schedules.</i></p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input checked="" type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p><i>See attached forms.</i></p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p><i>See attached forms.</i></p>

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><i>See item 5.2 above.</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <ul style="list-style-type: none"> • Substantial Deviation from the 5-Year Plan: <i>Any demolition and/or disposition activity not included in the 5-Year Plan.</i> • Significant amendment or modification to the Annual Plan: <p><i>Capital Fund Program Significant Amendment Definition:</i></p> <p><i>A Significant Amendment or Modification is a change in policy pertaining to the operation of the HA. The HA will consider the following actions as a Significant Amendment or Modification:</i></p> <ul style="list-style-type: none"> • <i>Addition of new work items (excludes emergency work) not included in the Capital Fund Program (CFP) 5-Year Action Plan or Annual Statement(s) exceeding a cumulative amount of \$33,235.90^[1] under the current Fiscal Year which relate to the overall rehabilitation and improvement of the physical plant.</i> • <i>Demolition and/or disposition activities, new or amended development plans, designation or conversion actions not currently identified in the Five-Year Plan or either the Annual Plan, or otherwise approved by HUD.</i> <ul style="list-style-type: none"> • SPHA compliance with Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109 – 162, H.R. 3402) signed by President Bush on January 3, 2005, and effective for PHAs with fiscal years beginning July 1, 2007. Title VI, Housing Opportunities and Safety for Battered Women and Children, Section 603, amended Section 5A of the United States Housing Act of 1937 (42 U.S.C. 1437c-1): <i>SPHA provides a housing preference for victims of domestic violence for its Housing Choice Voucher program waiting list.</i>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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^[1] Average of 10% of the latest funded CFP grant.