

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
-----------------------------------	---	--

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>01/2014</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 type="checkbox"/> 5-Year and Annual Plan <input checked="" 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	
					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	<p>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.</p> <p>Goals and objectives: 2010 – 2014: All updates are as of July 15, 2013:</p> <ol style="list-style-type: none"> 1. Occupy new St. Petersburg Housing Authority Administration Building. <ul style="list-style-type: none"> • <i>SPHA moved in to its newly constructed Administration Building in February 2012.</i> 2. Identify funding sources to develop new affordable housing through construction, demolition and/or acquisition. <ul style="list-style-type: none"> • <i>SPHA acquired 38 additional public housing units for elderly families with funds acquired through the sale of Graham Park. SPHA is also negotiating a deal with a developer to construct Wounded Warrior housing for Veterans using public housing dollars and tax credits. SPHA is also exploring the idea of using project based VASH vouchers for the project.</i> 3. Develop and retain housing authority staff. <ul style="list-style-type: none"> • <i>SPHA staff members continue to receive training and certifications in key program functions for continued excellence in program compliance and customer service. In 2013, SPHA staff received training and certifications in Procurement and Contract Management, Legal Issues, and Public Housing and Housing Choice Voucher Financials . Staff has also received professional training in record retention, human resource management, customer service, and other areas of its day-to-day operations.</i> 4. Improve marketing, public relations, and community relations. <ul style="list-style-type: none"> • <i>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.</i> • <i>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.</i> • <i>SPHA staff regularly submits our programs for housing industry "Best Practices" awards. We received five national awards to date for 2013. With regards to media relations, we also regularly distribute press releases about SPHA’s other achievements and work to improve relationships with local reporters.</i> 5. Continue Commissioner Certification training and development guidelines and processes. <ul style="list-style-type: none"> • <i>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 is scheduled to take place in August 2013. SPHA staff members also provide presentations on SPHA’s past and current operations to all new Commissioners, as well as department presentations at the monthly Board meetings.</i> 6. Continue to work on three Legislative actions as joint projects with area housing authorities <ol style="list-style-type: none"> a) Stop ‘Pay to Stay’ – National resolution b) Time limit benefits – National resolution c) Agency name review – State resolution <ul style="list-style-type: none"> • <i>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.</i>
-----	--

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p><i>SPHA has implemented a No Smoking policy at its complexes.</i></p> <p><i>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.</i></p> <p><i>See updates to SPHA's progress toward its 2010-2014 Goals in item 5.2 above.</i></p> <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 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 Towers for families 55+. SPHA may consider 'project-basing' additional vouchers, including VASH vouchers. 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>n/a: To be completed with 5-year plan</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>n/a: To be completed with 5-year plan</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: <i>Any demolition and/or disposition activity not included in the Annual Plan</i> • 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>
------	---

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>
------	--