

DRAFT



ST. PETERSBURG HOUSING AUTHORITY



DRAFT 2022 PHA ANNUAL PLAN

The PHA Plan is a comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals submitted annually to the Department of Housing and Urban Development (HUD). Included in this packet is the Annual Plan Form which must be submitted to HUD annually.

DRAFT

TABLE OF CONTENTS

HUD Form 50075... A - A

B.1 Revision of PHA Plan Elements

Attachment 1 – Deconcentration Policy

Attachment 2 – HCV Administrative Plan

Attachment 3 – Admissions and Continued Occupancy Policy

Attachment 4 – Financial Resources

Attachment 5 – Homeownership

Attachment 6 – Significant Amendment and Substantial Deviation.....

B.2 New Activities

Attachment 7 – New Activities

B.3 Civil Rights Certification

B.4 Progress Report

Attachment 8 – Progress Report

B.6 Resident Advisory Board Comments

Attachment 9 – Resident Advisory Board Comments.....

B.7 Certification by State or Local Officials

B.8 Board Resolution to Accompany the Annual Plan

C. Statement of Capital Improvements

Five-Year Action Plan

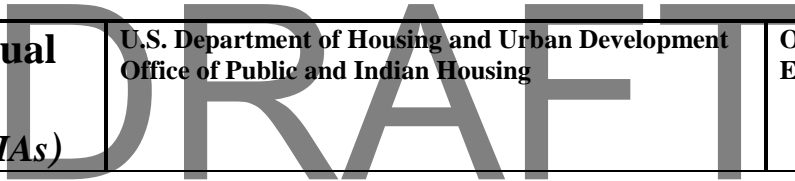
D. Public Notices and Outreach

Copies of Public Notices and Outreach Materials

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016



Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.																															
A.1	<p>PHA Name: <u>Housing Authority of the City of St. Petersburg</u> PHA Code: <u>FL002</u></p> <p>PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2022</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>243</u> Number of Housing Choice Vouchers (HCVs) <u>3663</u></p> <p>Total Combined <u>3906</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																											
				PH	HCV																										
Lead PHA:																															

B.	Annual Plan Elements
-----------	-----------------------------

B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review. See Attachment # 1</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below: See Attachment #1</p>
------------	---

B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan. See Attachment #2</p>
------------	--

B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. See Attachment # 3</p>
------------	--

DRAFT

B.4.	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
Other Document and/or Certification Requirements.	
C.1	Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan <u>Form 50077-ST-HCV-HP</u> , <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.2	Civil Rights Certification. <u>Form 50077-ST-HCV-HP</u> , <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the PHA Plan? Consultation with RAB in process. Y N <input type="checkbox"/> <input type="checkbox"/> If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.4	Certification by State or Local Officials. <u>Form HUD 50077-SL</u> , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
D.1	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. To be inserted.



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #1**

B.1 Revision of PHA Plan Elements:

- ✓ Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions:

Deconcentration Policy:

Deconcentration of Poverty

It is the policy of the Housing Authority to provide for deconcentration of poverty and income mixing by targeting higher income tenants into areas where lower income residents reside and lower income tenants into areas where higher income residents reside.

SPHA shall conduct an annual analysis of the incomes of the families residing in the Public Housing developments to determine the Established Income Range (EIR). The income analysis shall be conducted as follows:

- **Step 1** - SPHA shall determine the average household income for both developments by taking the aggregate total of all household income and dividing by the total occupied households.
- **Step 2** - SPHA shall then determine the average income of each development by taking the total of all household income in that development and dividing by the total occupied units in that development.
- **Step 3** – The established income range (EIR) shall be calculated as 85% to 115% of the aggregate average household income for both developments.
- **Step 4** – The average household income for each development shall then be compared to the EIR to determine if the development is low income or high income.

The EIR will determine if additional income mixing strategies need to be developed and implemented.



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #2**

HCV Administrative Plan revision: SPHA revised its Housing Choice Voucher Administrative Plan via Board Resolution in January 2021, February 2021, April 2021, and June 2021 as follows:

- Amendment of HCV Administrative Plan to Include Homeless Preference for HCV Waiting List (January 2021)
- Amendment of HCV Administrative Plan to Revise Involuntary Displacement Preference for HCV Waiting List (January 2021)
- Amendment of HCV Administrative Plan to Include “Good Cause Refusal” Provision (January 2021)
- Amendment of HCV Administrative Plan to Include Pinellas County Resident Preference for HCV Waiting List (January 2021)
- Amendment of HCV Administrative Plan to Revise Waiting List “Special Admission” Provision (January 2021)
- Amendment of the HCV Administrative Plan to include the Mainstream Voucher Program (February 2021)
- Revision of the HCV Administrative Plan to include the Foster Youth to Independence Program (April 2021)
- Amendment of the HCV Administrative Plan to include an option for a Biennial Inspection Schedule (April 2021)
- Amendment of the HCV Administrative Plan to include the Emergency Housing Voucher Program (June 2021)

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval to Amend HCV Administrative Plan to Include Homeless Preference for HCV Waiting List

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its administrative plan to be in compliance with the U.S. Department of Housing and Urban Development (HUD).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to revise the Section 8 Housing Choice Voucher (HCV) program Administrative Plan in order to implement the changes relevant to local market conditions.

DESCRIPTION AND JUSTIFICATION

According to 24 Code of Federal Regulations (CFR) 982.54, the PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the Public Housing Authority's (PHAs) Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

In light of the recent COVID 19 pandemic and the subsequent economic crisis, many families have found themselves in financial distress. Some have even become homeless due to a lack of income resulting from the pandemic's impact on the economy. SPHA would like to expand access to affordable housing for those families in dire need. The change that SPHA would like to implement to address this issue is to revise the wait list preference for involuntarily displaced families to increase the point value of the preference to ten (10) points.

POLICY IMPACT

This action is consistent with SPHA's policy and complies with federal regulation.

ECONOMIC IMPACT/FUNDING SOURCE

No new or additional funding is required to be in compliance with this final rule.

ALTERNATIVES

There is no alternative if we are to comply with program regulations.

DRAFT RESOLUTION

RESOLVED, by the Board of Commissioners of the SPHA that the President/CEO is hereby authorized to implement the revision of Section 8 HCV program Administrative Plan to include a waitlist preference for homeless families, effective February 1, 2021.

ATTACHMENT

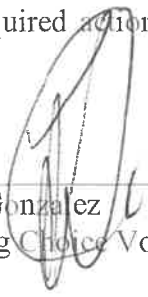
Draft language for Homeless Preference.

RECOMMENDATION

The President/ CEO recommends adoption of this Resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.



Larry Gonzalez
Housing Choice Voucher Officer



Michael Lundy
Chief Executive Officer

DRAFT

Insert the following revisions on page 22-23 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST; specifically, amended to include Homeless Families, residents of Pinellas County, Florida and displaced families preference points..

B. Local Preferences

CFR 982.202 (d) & 982.207

Applicants will be selected from the Waiting List based on a preferences point system in as approved by the Board and then by date and time of application or Lottery:

Current Local Preferences

1. Disabled or Elderly = One (1) Point. Persons of families where the head of household, spouse or co-head is elderly or disabled. Proof of preference will be required at the time of selection.
2. Veterans = One (1) Point. A person who served in the active military service and who was discharged or released under conditions other than dishonorable. Military Reserve members also qualify if currently serving honorably or discharged under conditions other than dishonorable. If the veteran dies before being admitted to the program, then the spouse of the veteran shall maintain their place and preference on the waiting list. Status is to be verified by:
 - a. A DD 214 (Certificate of Release or Discharge from Active Duty) will serve as proof of service for those no longer active or reserve duty; or
 - b. A current enlistment contract and/or unexpired military identification card will serve as appropriate proof of veteran status for those still in active reserve status or current enlistment.
3. Homeless families = One (1) Point. Applicant family is currently residing in Emergency Shelter, Transitional Shelter, Permanent Supportive Housing or participating in homeless services at/in/through a participating Pinellas County Continuum of Care agency and have received a written letter of recommendation from that agency not less than 30 days ago.
4. Resident of Pinellas County Florida = Ten (10) points. A person or family that live, work or who have been hired to work within SPHA's jurisdiction, or county it is located in. Proof of preference will be required at the time of selection.
5. Displacement preference = Ten (10) Points. A person or family displaced is defined as one whose dwelling is condemned by governmental action (federal, state or local), or a person whose dwelling has been extensively damaged or destroyed as a result of a declared disaster or otherwise formally recognized under federal disaster relief laws.

DRAFT

6. Preference for victims of Domestic Violence = One (1) point. Applicants who are victims of domestic violence will receive a preference. In order to qualify for a preference on the waitlist for Domestic Violence, applicants should provide documentation that incidents of domestic violence have occurred within the past year.

Status is to be verified by:

- a. Referral from domestic violence shelter (e.g., Hubbard House)
- b. Confidentiality of applicant status shall be maintained by the agency in accordance with the provisions of the Violence Against Women Act of 1994.

All applicable preferences shall be made part of the public notice, and/or notices sent to applicants.

DRAFT
RESOLUTION #2021-03
APPROVAL TO AMEND HCV ADMINISTRATIVE PLAN TO INCLUDE HOMELESS PREFERENCE FOR HCV WAITING LIST

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

WHEREAS, staff proposes amending the Administrative Plan to establish policies and procedures for creating a wait list preference for homeless families as a local preference; and

WHEREAS, the addition of the chapters will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, in accordance with this Resolution, effective February 1, 2021. .

APPROVED AND ADOPTED this 28th day of January 2021.

Stephanie Owens
Chairperson

Michael Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval to Amend HCV Administrative Plan to Revise Involuntary Displacement Preference for HCV Waiting List

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its administrative plan to be in compliance with the U.S. Department of Housing and Urban Development (HUD).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to revise the Section 8 Housing Choice Voucher (HCV) program Administrative Plan in order to implement the changes relevant to local market conditions.

DESCRIPTION AND JUSTIFICATION

According to 24 Code of Federal Regulations (CFR) 982.54, the PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the Public Housing Authority's (PHAs) Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

The revisions to the administrative plan are designed to reduce administrative burdens on the SPHA, enable the SPHA to better target assistance to families in need of such assistance, and reduce federal costs. Expediting the implementation of these provisions will help the SPHA to benefit from the changes in the law that will create efficiency and effective cost-savings benefits for all stakeholders. The changes that are applicable to the Section 8 HCV program include the following: revise the wait list preference for Displaced Families to increase the point value of the preference to ten (10) points.

POLICY IMPACT

This action is consistent with SPHA's policy and complies with federal regulation.

ECONOMIC IMPACT/FUNDING SOURCE

No new or additional funding is required to be in compliance with this final rule.

ALTERNATIVES

There is no alternative if we are to comply with program regulations.

DRAFT RESOLUTION

RESOLVED, by the Board of Commissioners of the SPHA that the President/CEO is hereby authorized to implement the revision of Section 8 HCV program Administrative Plan to revise the wait list preference for displaced families to increase the point value of the preference to ten (10) points, effective February 1, 2021.

ATTACHMENT

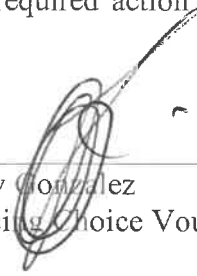
Draft language for revised Displaced Family preference.

RECOMMENDATION

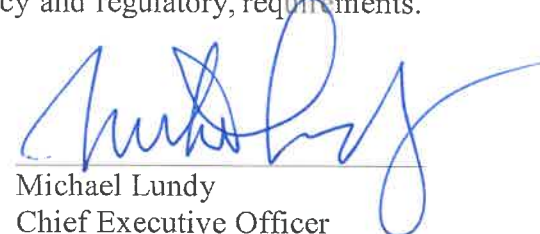
The President/ CEO recommends adoption of this Resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory, requirements.



Larry Gonzalez
Housing Choice Voucher Officer



Michael Lundy
Chief Executive Officer

DRAFT

Insert the following revisions on page 22-23 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST; specifically, amended to include Homeless Families, residents of Pinellas County, Florida and displaced families preference points..

B. Local Preferences

CFR 982.202 (d) & 982.207

Applicants will be selected from the Waiting List based on a preferences point system in as approved by the Board and then by date and time of application or Lottery:

Current Local Preferences

1. Disabled or Elderly = One (1) Point. Persons of families where the head of household, spouse or co-head is elderly or disabled. Proof of preference will be required at the time of selection.
2. Veterans = One (1) Point. A person who served in the active military service and who was discharged or released under conditions other than dishonorable. Military Reserve members also qualify if currently serving honorably or discharged under conditions other than dishonorable. If the veteran dies before being admitted to the program, then the spouse of the veteran shall maintain their place and preference on the waiting list. Status is to be verified by:
 - a. A DD 214 (Certificate of Release or Discharge from Active Duty) will serve as proof of service for those no longer active or reserve duty; or
 - b. A current enlistment contract and/or unexpired military identification card will serve as appropriate proof of veteran status for those still in active reserve status or current enlistment.
3. Homeless families = One (1) Point. Applicant family is currently residing in Emergency Shelter, Transitional Shelter, Permanent Supportive Housing or participating in homeless services at/in/through a participating Pinellas County Continuum of Care agency and have received a written letter of recommendation from that agency not less than 30 days ago.
4. Resident of Pinellas County Florida = Ten (10) points. A person or family that live, work or who have been hired to work within SPHA's jurisdiction, or county it is located in. Proof of preference will be required at the time of selection.
5. Displacement preference = Ten (10) Points. A person or family displaced is defined as one whose dwelling is condemned by governmental action (federal, state or local), or a person whose dwelling has been extensively damaged or destroyed as a result of a declared disaster or otherwise formally recognized under federal disaster relief laws.

DRAFT

6. Preference for victims of Domestic Violence = One (1) point. Applicants who are victims of domestic violence will receive a preference. In order to qualify for a preference on the waitlist for Domestic Violence, applicants should provide documentation that incidents of domestic violence have occurred within the past year.

Status is to be verified by:

- a. Referral from domestic violence shelter (e.g., Hubbard House)
- b. Confidentiality of applicant status shall be maintained by the agency in accordance with the provisions of the Violence Against Women Act of 1994.

All applicable preferences shall be made part of the public notice, and/or notices sent to applicants.

DRAFT
RESOLUTION #2021-04
**APPROVAL TO AMEND HCV ADMINISTRATIVE PLAN TO REVISE
INVOLUNTARY DISPLACEMENT PREFERENCE FOR HCV WAITING LIST**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

WHEREAS, staff proposes amending the Administrative Plan to establish policies and procedures to increase preference points for Displaced Families from one (1) point to ten (10) points; and

WHEREAS, the addition of the chapters will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, effective February 1, 2021.

APPROVED AND ADOPTED this 28th day of January 2021.

Stephanie Owens
Chairperson

Michael Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY
REQUEST FOR BOARD ACTION

**Approval to Amend HCV Administrative Plan to Include “Good Cause Refusal”
Provision**

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its administrative plan to be in compliance with the U.S. Department of Housing and Urban Development (HUD).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to revise the Section 8 Housing Choice Voucher (HCV) program Administrative Plan in order to implement the changes relevant to local market conditions.

DESCRIPTION AND JUSTIFICATION

According to 24 Code of Federal Regulations (CFR) 982.54, the PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the Public Housing Authority's (PHAs) Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

The revisions to the administrative plan are designed to reduce administrative burdens on the SPHA, enable the SPHA to better target assistance to families in need of such assistance, and reduce federal costs. Expediting the implementation of these provisions will help the SPHA to benefit from the changes in the law that will create efficiency and effective cost-savings benefits for all stakeholders. The change that SPHA would like to implement is to include a provision in the Administrative Plan for “Good Cause Refusal” which will allow HCV applicants that need to refuse/decline a voucher due to some unforeseen situation to remain on the wait list, instead of being removed.

POLICY IMPACT

This action is consistent with SPHA’s policy and complies with federal regulation.

ECONOMIC IMPACT/FUNDING SOURCE

No new or additional funding is required to be in compliance with this final rule.

ALTERNATIVES

There is no alternative if we are to comply with program regulations.

DRAFT RESOLUTION

RESOLVED, by the Board of Commissioners of the SPHA that the President/CEO is hereby authorized to implement the revision of Section 8 HCV program Administrative Plan to include a “Good Cause Refusal” provision, effective February 1, 2021.

ATTACHMENT

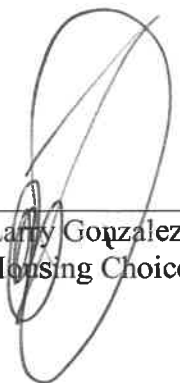
Draft language of “Good Cause Refusal” provision.

RECOMMENDATION

The President/ CEO recommends adoption of this Resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory, requirements.



Larry Gonzalez
Housing Choice Voucher Officer



Michael Lundy
Chief Executive Officer

DRAFT

Insert the following revisions on page 23 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST; specifically, amended to include “D. Updating the Wait List”.

I. “Good Cause Refusal” When an Applicant is Selected from the Waiting List

An applicant selected from the wait list may refuse to accept the selection for “good cause” once during the applicant’s the time the applicant is on the wait list. *Good cause* includes situations in which an applicant is willing to move but is unable to do so at the time of the selection, or the applicant demonstrates that acceptance of the selection would cause undue hardship not related to considerations of the applicant’s race, color, national origin, etc. Examples of good cause for refusal of a unit offer include, but are not limited to, the following:

The family demonstrates to SPHA’s satisfaction that accepting the selection will require an adult household member to quit a job, drop out of an educational institution or job training program, or take a child out of day care or an educational program for children with disabilities.

The family demonstrates to SPHA’s satisfaction that accepting the selection will place a family member’s life, health, or safety in jeopardy. The family should offer specific and compelling documentation such as restraining orders, other court orders, risk assessments related to witness protection from a law enforcement agency, or documentation of domestic violence, dating violence, or stalking. Reasons offered must be specific to the family. Refusals due to location alone do not qualify for this good cause exemption.

A health professional verifies temporary hospitalization or recovery from illness of the principal household member, other household members (as listed on final application) or live-in aide necessary to the care of the principal household member.

The unit has lead-based paint and the family includes children under the age of six.

In the case of selection refusal for good cause the applicant will not be removed from the waiting list but placed at the bottom of the preferenced or non-preferenced list depending on their application status. The applicant will not be given the opportunity to be selected for a minimum of six (6) months.

DRAFT
RESOLUTION #2021-05
APPROVAL TO AMEND HCV ADMINISTRATIVE PLAN TO INCLUDE
"GOOD CAUSE REFUSAL" PROVISION

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

WHEREAS, staff proposes amending the Administrative Plan to establish policies and procedures to include a “Good Cause Refusal” provision; and

WHEREAS, the addition of the chapters will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, to be effective February 1, 2021.

APPROVED AND ADOPTED this 28th day of January 2021.

Stephanie Owens
Chairperson

Michael Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval to Include Pinellas County Resident Preference for HCV Waiting List

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its administrative plan to be in compliance with the U.S. Department of Housing and Urban Development (HUD).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to revise the Section 8 Housing Choice Voucher (HCV) program Administrative Plan in order to implement the changes relevant to local market conditions.

DESCRIPTION AND JUSTIFICATION

According to 24 Code of Federal Regulations (CFR) 982.54, the PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the Public Housing Authority's (PHAs) Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

The revisions to the administrative plan are designed to reduce administrative burdens on the SPHA, enable the SPHA to better target assistance to families in need of such assistance, and reduce federal costs. Expediting the implementation of these provisions will help the SPHA to benefit from the changes in the law that will create efficiency and effective cost-savings benefits for all stakeholders. The change that SPHA would like to make is to include a waitlist preference for residents of Pinellas County, Florida. This will help to make sure the limited resource of affordable housing in St. Petersburg is made more accessible to residents in the community.

POLICY IMPACT

This action is consistent with SPHA's policy and complies with federal regulation.

ECONOMIC IMPACT/FUNDING SOURCE

No new or additional funding is required to be in compliance with this final rule.

ALTERNATIVES

There is no alternative if we are to comply with program regulations.

DRAFT RESOLUTION

RESOLVED, by the Board of Commissioners of the SPHA that the President/CEO is hereby authorized to implement the revision of Section 8 HCV program Administrative Plan as presented, effective February 1, 2021.

ATTACHMENT

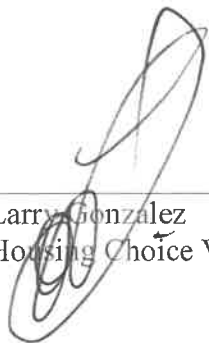
Draft language for Pinellas County Resident wait list preference.

RECOMMENDATION

The President/ CEO recommends adoption of this Resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory, requirements.



Larry Gonzalez
Housing Choice Voucher Officer



Michael Lundy
Chief Executive Officer

DRAFT

Insert the following revisions on page 22-23 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST; specifically, amended to include Homeless Families, residents of Pinellas County, Florida and displaced families preference points..

B. Local Preferences

CFR 982.202 (d) & 982.207

Applicants will be selected from the Waiting List based on a preferences point system in as approved by the Board and then by date and time of application or Lottery:

Current Local Preferences

1. Disabled or Elderly = One (1) Point. Persons of families where the head of household, spouse or co-head is elderly or disabled. Proof of preference will be required at the time of selection.
2. Veterans = One (1) Point. A person who served in the active military service and who was discharged or released under conditions other than dishonorable. Military Reserve members also qualify if currently serving honorably or discharged under conditions other than dishonorable. If the veteran dies before being admitted to the program, then the spouse of the veteran shall maintain their place and preference on the waiting list. Status is to be verified by:
 - a. A DD 214 (Certificate of Release or Discharge from Active Duty) will serve as proof of service for those no longer active or reserve duty; or
 - b. A current enlistment contract and/or unexpired military identification card will serve as appropriate proof of veteran status for those still in active reserve status or current enlistment.
3. Homeless families = One (1) Point. Applicant family is currently residing in Emergency Shelter, Transitional Shelter, Permanent Supportive Housing or participating in homeless services at/in/through a participating Pinellas County Continuum of Care agency and have received a written letter of recommendation from that agency not less than 30 days ago.
4. Resident of Pinellas County Florida = Ten (10) points. A person or family that live, work or who have been hired to work within SPHA's jurisdiction, or county it is located in. Proof of preference will be required at the time of selection. The use of this preference will not have the purpose or effect of delaying or otherwise denying admission to the program based on race, color, ethnic origin, religion, disability, or age of any member of an applicant family.
5. Displacement preference = Ten (10) Points. A person or family displaced is defined as one whose dwelling is condemned by governmental action (federal, state or

DRAFT

local), or a person whose dwelling has been extensively damaged or destroyed as a result of a declared disaster or otherwise formally recognized under federal disaster relief laws.

6. Preference for victims of Domestic Violence = One (1) point. Applicants who are victims of domestic violence will receive a preference. In order to qualify for a preference on the waitlist for Domestic Violence, applicants should provide documentation that incidents of domestic violence have occurred within the past year.

Status is to be verified by:

- a. Referral from domestic violence shelter (e.g., Hubbard House)
- b. Confidentiality of applicant status shall be maintained by the agency in accordance with the provisions of the Violence Against Women Act of 1994.

All applicable preferences shall be made part of the public notice, and/or notices sent to applicants.

DRAFT
RESOLUTION #2021-06
**APPROVAL TO AMEND HCV ADMINISTRATIVE PLAN TO INCLUDE
PINELLAS COUNTY RESIDENT PREFERENCE FOR HCV WAITING LIST**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

WHEREAS, staff proposes amending the Administrative Plan to establish policies and procedures to include a preference for Pinellas County residents; and

WHEREAS, the addition of the chapters will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, effective February 1, 2021.

APPROVED AND ADOPTED this 28th day of January 2021.

Stephanie Owens
Chairperson

Michael Lundy
Secretary

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval to Amend HCV Administrative Plan to Revise Waiting List "Special Admission" Provision

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its administrative plan to be in compliance with the U.S. Department of Housing and Urban Development (HUD).

PURPOSE AND OBJECTIVE

The purpose of this request is to obtain Board approval to revise the Section 8 Housing Choice Voucher (HCV) program Administrative Plan in order to implement the changes relevant to local market conditions.

DESCRIPTION AND JUSTIFICATION

According to 24 Code of Federal Regulations (CFR) 982.54, the PHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the Public Housing Authority's (PHAs) Board of Commissioners or other authorized PHA officials. The administrative plan states PHA policy on matters for which the PHA has discretion to establish local policies.

The revisions to the administrative plan are designed to reduce administrative burdens on the SPHA, enable the SPHA to better target assistance to families in need of such assistance, and reduce federal costs. Expediting the implementation of these provisions will help the SPHA to benefit from the changes in the law that will create efficiency and effective cost-savings benefits for all stakeholders. The change that SPHA would like to implement is to revise the "Special Admission" provision in the Administrative Plan to clarify the circumstances in which a family may receive a voucher outside of regular HCV wait list procedures.

POLICY IMPACT

This action is consistent with SPHA's policy and complies with federal regulation.

ECONOMIC IMPACT/FUNDING SOURCE

No new or additional funding is required to be in compliance with this final rule.

ALTERNATIVES

There is no alternative if we are to comply with program regulations.

DRAFT RESOLUTION

RESOLVED, by the Board of Commissioners of the SPHA that the President/CEO is hereby authorized to implement the revision of Section 8 HCV program Administrative Plan to revise the “Special Admission” provision as presented, effective February 1, 2021.

ATTACHMENT

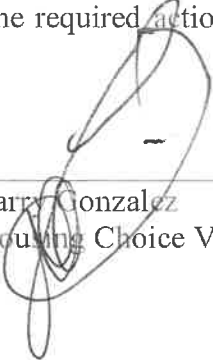
Draft language of revised Special Admission provision.

RECOMMENDATION

The President/ CEO recommends adoption of this Resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.



Larry Gonzalez
Housing Choice Voucher Officer



Michael Lundy
Chief Executive Officer

DRAFT

Insert the following revisions on page 22 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST; specifically, amended to include “Special Admissions”.

2. “Special Admissions”

A. Certain families are issued vouchers or project-based voucher units, outside the context of the waiting list. These families:

a. are being relocated from SPHA’s public housing properties or Low Income Housing Tax Credit properties in which SPHA is participating that are being demolished, undergoing substantial capital improvements, modernization, or rehabilitation or change in use, or who are being relocated pursuant to agreements already in place between SPHA and the tax credit property ownership entity; or because a unit that is the right size for their family is unavailable; or

b. have lost assisted housing or are about to lose assisted housing because a private owner receiving project-based Section 8 Housing Choice Voucher assistance opts out of, chooses not to renew the HAP contract or fails quality inspections, requiring that their HAP contract be cancelled, or reduce the number of units; or

c. are receiving assistance in a Section 8 Housing Choice Voucher SRO program and the owner of the program fails inspections, intends to opt out, not renew, or reduce the program size.

B. A family qualifies for one of these vouchers when they receive notice that they will have to move for one of the reasons cited above.

C. Eligible families will be issued vouchers in an order based on date on which they receive notice to move.

D. Generally, SPHA will receive replacement housing vouchers to assist these families, but if the process of obtaining these vouchers is delayed, the families will be issued vouchers to prevent their becoming homeless.

DRAFT
RESOLUTION #2021-07
APPROVAL TO AMEND HCV ADMINISTRATIVE PLAN TO REVISE
WAITING LIST "SPECIAL ADMISSION" PROVISION

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

WHEREAS, staff proposes amending the Administrative Plan to establish policies and procedures for: Revision of the wait list “Special Admission” provision; and

WHEREAS, the addition of the chapters will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, to be effective February 1, 2021.

APPROVED AND ADOPTED this 28th day of January 2021.

Stephanie Owens
Chairperson

Michael Lundy
Secretary

**HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG
REQUEST FOR BOARD ACTION**

**APPROVAL TO AMEND THE HOUSING CHOICE VOUCHER
ADMINISTRATIVE PLAN TO INCLUDE THE
MAINSTREAM VOUCHER PROGRAM**

February 25, 2021

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its Housing Choice Voucher (HCV) Administrative Plan to be compliant with the U.S. Department of Housing and Urban Development's (HUD) Notice PIH 2020-01, Mainstream Housing Choice Voucher Program (MHCVP). SPHA seeks to amend the Administrative Plan to include language implementing the Mainstream Voucher Program, effective March 1, 2021.

PURPOSE AND OBJECTIVE

The purpose of the MHCVP is to provide funding to housing agencies to assist non-elderly persons with disabilities, particularly those who are transitioning out of institutional or other separated settings; at serious risk of institutionalization; currently experiencing homelessness; previously experienced homelessness and currently a client in a permanent supportive housing or rapid rehousing project; or at risk of becoming homeless.

DESCRIPTION AND JUSTIFICATION

In December 2020, the SPHA applied for and received seventy-five (75) Mainstream vouchers to assist non-elderly persons with disabilities. Mainstream vouchers provide tenant-based or project-based rental assistance and follow the same program policies as the regular tenant-based voucher program. The SPHA's current Administrative Plan does not list a preference for those applicants that qualify for the mainstream voucher program. Under the Mainstream program guidelines, the SPHA is required to update the Administrative Plan's Wait List preferences within 6 months of the award.

According to 24 CFR 982.54, the SPHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the SPHA's Board of Commissioners. The administrative plan states SPHA policy on matters for which the SPHA has discretion to establish local policies.

POLICY IMPACT

This policy will allow the SPHA to offer Mainstream vouchers to eligible families selected from the HCV wait list.

DRAFT
RESOLUTION #2021-13
**A RESOLUTION TO AMEND THE HCV ADMINISTRATIVE PLAN TO ADD
THE MAINSTREAM VOUCHER PROGRAM**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction; and

WHEREAS, SPHA received an award from HUD of \$750,000 to fund the implementation of a Mainstream Voucher Program to serve non-elderly disabled persons; and

WHEREAS, staff proposes to amend the Administrative Plan to include language implementing the Mainstream Voucher Program, effective March 1, 2021; and

WHEREAS, the amendment to include language implementing the Mainstream Voucher Program will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, effective March 1, 2021.

APPROVED AND ADOPTED this 27th day of February 2021.

Stephanie Owens
Chairperson

Michael Lundy
Secretary

**ST. PETERSBURG HOUSING AUTHORITY
REQUEST FOR BOARD ACTION**

**Approval to Revise the Housing Choice Voucher Administrative Plan
to Include the Foster Youth to Independence Program**

April 22, 2021

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its Housing Choice Voucher (HCV) Administrative Plan to be compliant with the U.S. Department of Housing and Urban Development’s (HUD) Notice PIH 2020-08, Foster Youth to Independence Program (FYI). SPHA seeks to amend the Administrative Plan to include language implementing the Foster Youth to Independence Program. The SPHA will use Admin Fee reserves in order to expedite lease up for youth referred to SPHA that are currently homeless, but where SPHA has not yet received the FYI vouchers from HUD.

PURPOSE & OBJECTIVE

The purpose of the FYI is to provide funding to housing agencies to offer Housing Choice Vouchers to prevent or end homelessness among young adults under the age of 25 who are, or have recently left, the foster care system without a home.

DESCRIPTION & JUSTIFICATION

In March 2021, the SPHA applied for and is slated to receive twenty-five (25) FYI vouchers to provide housing assistance and supportive services to young people with a child welfare history who are at-risk-of or experiencing homelessness. FYI, in conglomeration with local resources, will assist communities in ensuring that every young person who has had experience with the child welfare system has access to safe, affordable housing where they are supported to reach self-sufficiency by working toward their education and employment goals. The SPHA’s current Administrative Plan does not list the FYI program as an available program. Under the FYI program guidelines, the SPHA is required to update the Administrative Plan in accordance with applicable program regulations and requirements.

According to 24 CFR 982.54, the SPHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the SPHA’s Board of Commissioners. The administrative plan states SPHA policy on matters for which the SPHA has discretion to establish local policies.

POLICY IMPACT

Since this is a special program based on specialized vouchers and referrals from an outside agency, FYI eligible youth that are referred by the Public Child Welfare Agency (PCWA) will be issued vouchers without regard to their placement or status on SPHA’s HCV waitlist.

The administration of the FYI Program is an example of the SPHA’s commitment to work with local partners to expand opportunities for individuals and families to access quality affordable rental housing.

DRAFT

ECONOMIC IMPACT/FUNDING SOURCE

The economic impact is unknown at this time, as SPHA has not yet received an award amount from HUD.

ALTERNATIVES

There are no alternatives if we are to comply with the program regulations.

DRAFT RESOLUTION

RESOLVED, BY THE Board of Commissioners of the SPHA that the CEO is hereby authorized to amend the Housing Choice Voucher (HCV) Administrative Plan to include the Foster Youth to Independence Program.

ATTACHMENT

See Attachment 1.

RECOMMENDATION

The President/CEO recommends adoption of this resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.

Larry Gonzalez, HCV Officer

Date

Danielle Thomas, Chief Operating Officer

Date

Michael O. Lundy, Chief Executive Officer

Date

DRAFT

RESOLUTION # 2021-16

A RESOLUTION TO REVISE THE HCV ADMINISTRATIVE PLAN TO INCLUDE THE FOSTER YOUTH TO INDEPENDENCE PROGRAM

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction; and

WHEREAS, SPHA received an award from HUD of twenty-five (25) Foster Youth to Independence Program (FYI) vouchers to serve young adults under the age of 25 who are, or have recently left, the foster care system without a home; and

WHEREAS, staff proposes seeks to amend the Administrative Plan to include language implementing the Foster Youth to Independence Program; and

WHEREAS, the inclusion of new language will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution.

APPROVED AND ADOPTED this 22nd day of April 2021.

James Dates
Chairperson

Michael O. Lundy
Secretary

Attachment 1

DRAFT

Insert the following revisions on page 27-28 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST;

Priority Local Preference – Special Programs and Other Referrals

Certain families may be assisted without being placed on the SPHA's waiting list.

Foster Youth to Independence

Through the Foster Youth to Independence (FYI) initiative, HUD will provide vouchers for youth eligible under the Family Unification Program (FUP), subject to availability and as described in PIH Notice 2020-28.

This is a targeted allocation; HUD is investing in local cross-system collaborative efforts to prevent and end homelessness among youth with a current or prior history of child welfare involvement.

As a requirement of these FYI vouchers, SPHA is required to enter into partnership agreements with the local supportive service agency and public child welfare agencies (PCWAs) to provide the necessary referrals and required supportive services. SPHA will enter partnership agreements with the local agencies and PCWAs to obtain these vouchers. The FYI vouchers are issued on a rolling basis with a maximum allowable allocation of 25 vouchers for the fiscal year, with the ability to request additional vouchers with 90 percent or greater utilization. These vouchers "sunset" when the youth leaves the program and has a maximum lifetime of 36 months.

These vouchers are issued by HUD on a rolling basis and funding is targeted to youth that meet certain eligibility criteria. Youth eligibility is defined as follows:

1. Has attained at least 18 years and not more than 24 years of age;
2. Left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act; and
3. Is homeless or is at risk of becoming homeless at age 16 or older.

Should a youth fail to use the voucher, SPHA will request a new referral from our partners, and will seek to issue the voucher to another eligible youth if one has been identified.

SPHA may admit an eligible youth for a FYI voucher who is not on the SPHA wait list or without considering the family's waiting list position. Per PIH Notice, 2020-28, if the PCWA refers an eligible youth to SPHA that is currently homeless, or will become homeless before the award of the FYI vouchers is completed, SPHA may use administrative fee reserves to expedite lease up for that youth.

All applicable preferences shall be made part of the public notice, and/or notices sent to applicants.

DRAFT

ST. PETERSBURG HOUSING AUTHORITY REQUEST FOR BOARD ACTION

Approval to Revise the Housing Choice Voucher Administrative Plan to Include an Option for a Biennial Inspection Schedule

April 22, 2021

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its Housing Choice Voucher (HCV) Administrative Plan to be compliant with the U.S. Department of Housing and Urban Development's (HUD) Notice PIH 2016-05. The SPHA seeks to amend the Administrative Plan to include language enabling the HCV program to exercise the option to implement a Housing Quality Standard biennial schedule for inspections under the Housing Choice Voucher Program, effective May 1, 2021.

PURPOSE AND OBJECTIVE

HUD allows PHAs to inspect assisted units during the term of the housing assistance payment (HAP) contract at least biennially instead of annually. The purpose is to provide implementation guidelines in the event the SPHA exercises the option to convert to a biennial HQS inspection schedule.

DESCRIPTION AND JUSTIFICATION

The current SPHA Administrative Plan states that a unit under the HCV program will be inspected at least annually. The FY 2014 appropriations bill allows the SPHA to inspect assisted units during the term of the housing assistance payment (HAP) contract at least biennially instead of annually.

According to 24 CFR 982.54, the SPHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the SPHA's Board of Commissioners. The administrative plan states SPHA policy on matters for which the SPHA has discretion to establish local policies.

POLICY IMPACT

This policy will allow the SPHA the flexibility to adjust inspections based on current market conditions.

ECONOMIC IMPACT/FUNDING SOURCE

No economic impact at this time. Funding source – HCV Operations

ALTERNATIVES

There are no alternatives if we are to comply with the program regulations.

DRAFT

DRAFT RESOLUTION

RESOLVED, BY THE Board of Commissioners of the SPHA that the CEO is hereby authorized to revise the Housing Choice Voucher (HCV) Administrative Plan to include a biennial inspection schedule option, effective May 1, 2021.

ATTACHMENT

See Attachment 1.

RECOMMENDATION

The President/CEO recommends adoption of this resolution.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.

Larry Gonzalez, HCV Officer

Date

Danielle Thomas, Chief Operating Officer

Date

Michael O. Lundy, Chief Executive Officer

Date

DRAFT

RESOLUTION # 2021-17

A RESOLUTION TO REVISE THE HCV ADMINISTRATIVE PLAN TO INCLUDE THE OPTION TO CONDUCT BIENNIAL INSPECTIONS

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction;

WHEREAS, staff proposes amending the Administrative Plan to include an option to implement a Biennial HQS Inspection schedule; and

WHEREAS, the addition of the biennial inspections will serve to streamline requirements for the HCV program.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution.

APPROVED AND ADOPTED this 22nd day of April 2021.

James Dates
Chairperson

Michael O. Lundy
Secretary

Attachment 1

DRAFT

Insert the following revisions on page 84-85 of the Administrative Plan under Chapter 10 HOUSING QUALITY STANDARDS AND INSPECTIONS;

HOUSING QUALITY STANDARDS AND INSPECTIONS

[24 CFR 982.401]

C. ANNUAL HQS INSPECTIONS [24 CFR 982.405(a)]

The SPHA conducts an inspection in accordance with Housing Quality Standards at least biennially, as required by SEMAP. Special inspections may be scheduled between anniversary dates.

HQS deficiencies which cause a unit to fail must be corrected by the landlord unless it is a fail for which the tenant is responsible.

The family must allow the SPHA to inspect the unit at reasonable times with reasonable notice. [24 CFR 982.551(d)]

Biennial Inspections

SPHA hereby adopts the flexibility allowed by Congress and HUD to conduct inspections on a biennial basis. HUD requires the SPHA to inspect each unit under a HAP contract at least annually or biennially to confirm that the unit still meets HQS. The inspection may be conducted in conjunction with the family's annual reexamination but also may be conducted separately.

For participants continuing to receive assistance and remaining in the same unit, a new inspection is required within 730 days of the last inspection. The SPHA reserves the right to inspect certain dwelling units annually if the history of past inspections reflects a high rate of HQS failures, or more frequently if a special inspection is requested.

Section 220 of the 2014 Appropriations Act allows the SPHA to comply with the requirement to inspect assisted dwelling units during the term of a HAP contract by inspecting such units not less than biennially instead of annually and to rely upon alternative inspection methods to meet this requirement. Any alternate inspection method used by the SPHA, will be in compliance with HQS requirements and consistent with federal regulations.

SPHA will provide advanced notice to residents and landlords prior to commencing a biennial inspection schedule.

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval to Amend the Housing Choice Voucher Administrative Plan to Include the Emergency Housing Voucher Program

June 24, 2021

INTRODUCTION

The Housing Authority of the City of St. Petersburg (SPHA) proposes to revise its Housing Choice Voucher (HCV) Administrative Plan to be compliant with the U.S. Department of Housing and Urban Development's (HUD) Notice PIH 2021-15, Emergency Housing Voucher Program (EHV). SPHA seeks to amend the Administrative Plan to include language implementing the Emergency Housing Voucher Program, effective July 1, 2021.

PURPOSE/OBJECTIVE

The purpose of the EHV program is to provide funding to housing agencies to offer Emergency Housing Vouchers to prevent or end homelessness among those having a risk of housing instability.

DESCRIPTION/JUSTIFICATION

In May 2021, the SPHA received seventy-nine (79) EHV vouchers to provide housing assistance and supportive services targeted to individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

The SPHA's current Administrative Plan does not list the EHV program as an available program. Under the EHV program guidelines, the SPHA is required to update the Administrative Plan in accordance with applicable program regulations and requirements.

According to 24 CFR 982.54, the SPHA must adopt a written administrative plan that establishes local policies for administration of the program in accordance with HUD requirements. The administrative plan and any revisions of the plan must be formally adopted by the SPHA's Board of Commissioners. The administrative plan states SPHA policy on matters for which the SPHA has discretion to establish local policies.

POLICY IMPACT

Since this is a special program based on specialized vouchers and referrals from an outside agency, EHV eligible participants that are referred by the Continuum of Care will be issued vouchers without regard to their placement or status on SPHA's HCV waitlist.

The administration of the EHV Program is an example of the SPHA's commitment to work with local partners to expand opportunities for individuals and families to access quality affordable rental housing.

ECONOMIC IMPACT/FUNDING SOURCE

The SPHA received an award from HUD to fund the Emergency Housing Voucher Program, beginning July 1, 2021. The award will include administrative fees and funding for other eligible expenses the SPHA administering EHV's may receive.

ALTERNATIVES

There are no alternatives if we are to comply with the program regulations.

DRAFT RESOLUTION

RESOLVED, BY THE Board of Commissioners of the SPHA that the CEO is hereby authorized to amend the Housing Choice Voucher (HCV) Administrative Plan to include the Emergency Housing Voucher Program, effective July 1, 2021.

ATTACHMENT

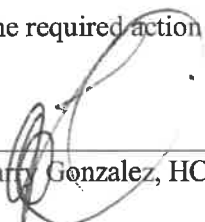
See Attachment 1

RECOMMENDATION

The Executive Director/CEO recommends the Board of Commissioners approve this Request for Board Action to amend the Housing Choice Voucher (HCV) Administrative Plan to include the Emergency Housing Voucher Program, effective July 1, 2021.

CERTIFICATION

The required action is in conformance with all legal, policy and regulatory requirements.



Larry Gonzalez, HCV Officer

Date 6/17/2021



Danielle Thomas, Chief Operating Officer

Date 6/17/21

Attachment 1

DRAFT

Insert the following revisions on page 27-28 of the Administrative Plan under Chapter 4 ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST;

Priority Local Preference – Special Programs and Other Referrals

Certain families may be assisted without being placed on the SPHA’s waiting list.

Emergency Housing Vouchers

Emergency Housing Vouchers (EHV) are specifically designed for households who are:

- Homeless;
- At Risk of Homelessness;
- Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking;
- Recently homeless and for whom providing rental assistance will prevent the family’s homelessness or having high risk of housing instability.

Detailed information on household eligibility can be found in PIH Notice 2021-15.

This is a targeted allocation and directs the vouchers to the jurisdictions of greatest need. HUD is investing in local cross-system collaborative efforts to prevent and end homelessness.

As a requirement of these EHV vouchers, SPHA is required to enter into partnership agreements through the MOU for the EHV program, with the local supportive service agency to provide the necessary referrals and required supportive services. The EHV vouchers are issued on a rolling basis with a maximum allowable allocation of 79 vouchers. The SPHA will not be allowed to re-issue EHV vouchers after September 30, 2023 but can issue vouchers never leased.

All applicable preferences shall be made part of the public notice, and/or notices sent to applicants.

DRAFT

RESOLUTION #2021-20

A RESOLUTION TO AMEND THE HCV ADMINISTRATIVE PLAN TO INCLUDE THE EMERGENCY HOUSING VOUCHER (EHV) PROGRAM

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires Housing Authorities to incorporate HUD regulations into the Section 8 Housing Choice Voucher (HCV) Administrative Plan; and

WHEREAS, the St. Petersburg Housing Authority (SPHA), annually reviews and adjust the Administrative Plan to ensure full compliance of all HUD regulations and service programs for the assigned jurisdiction; and

WHEREAS, SPHA received an award from HUD of seventy-nine (79) Emergency Housing Vouchers (EHV) vouchers to serve individuals and families who are experiencing homelessness; at risk of experiencing homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability; and

WHEREAS, staff proposes seeks to amend the Administrative Plan to include language implementing the Emergency Housing Voucher Program, effective July 1, 2021; and

WHEREAS, the addition will serve to assist and expand affordable housing opportunities for families served by the SPHA.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the St. Petersburg Housing Authority hereby authorizes the Chief Executive Officer to amend the Housing Choice Voucher Program Administrative Plan, in accordance with this Resolution, effective July 1, 2021.

APPROVED AND ADOPTED this 24th day of June 2021.

James Dates, Chairperson

Michael O. Lundy, Secretary



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #3**

Admissions and Continued Occupancy Policy (ACOP) revision: SPHA revised its Admissions and Continued Occupancy Policy (ACOP) via Board Resolution in January 2021 as follows:

- Revision to the Public Housing Admissions and Continued Occupancy Policy (ACOP) to Modify the Existing Veterans' Preference and to Add a Preference for Homeless Individuals and Families

ST. PETERSBURG HOUSING AUTHORITY

REQUEST FOR BOARD ACTION

Approval of a Revision to the Public Housing Admissions and Continued Occupancy Policy (ACOP) to modify the Existing Veterans' Preference and to add a Preference for Homeless Individuals and Families

January 28, 2021

INTRODUCTION

The St. Petersburg Housing Authority's Admissions and Continued Occupancy Policy (ACOP) provides certain preferences for individuals and families on the Public Housing site-based waiting lists as follows:

- 1) Involuntary displacement as a result of SPHA repositioning/relocation actions - (four (4) points;
- 2) Residents of SPHA Affordable (Public) Housing Program, or other SPHA Housing Program who are displaced through no fault of their own due to modernization, rehabilitation, demolition/disposition, repositioning, relocation, or loss of funding – four (4) points;
- 3) Veterans who are honorably discharged – three (3) points;
- 4) Working Families, elderly and/or disabled families- two (2) points;
- 5) Victims of domestic violence who have completed a residential program through a licensed domestic violence shelter and are referred to SPHA – one (1) point.

PURPOSE/OBJECTIVE

To obtain Board approval to modify the Veteran's preference as stated in Chapter 5, Establishing Preferences and the Waiting List(s), Paragraph B., Preferences, of the ACOP, modifying the third (3rd) bullet to read as follows:

“Three (3) points will be awarded to Veterans who are honorably discharged or who are discharged or released under conditions other than “dishonorable”

Previously, the language required awarding points only to veterans with an “honorable” discharge, including a medical release. However, Veterans who receive a general release or discharge are eligible for full veteran's benefits from the Veteran's Administration. Therefore, staff recommends including Veterans with a general release or discharge in the wait list preference. “Dishonorably” discharged veterans are not eligible for the preference.

To obtain Board approval to add a wait list preference to Chapter 5, Establishing Preferences and the Waiting List(s), Paragraph B., Preferences, of the ACOP to award

one (1) point for homeless individuals or families. Staff proposes to modify the ACOP after the sixth (6th) bullet point to add the following language:

“One (1) point will be awarded to homeless individuals or families who are residing in an Emergency Shelter or participating in homeless services in or through a Continuum of Care (COC) Program. To receive the preference, an applicant must provide a written letter of recommendation from the COC or a COC-participating agency dated within thirty-(30) days of notification of an offer of a Public Housing unit.”

The purpose of the new preference is providing safe, decent and accessible subsidized housing to homeless individuals and families to allow the provision of services by COC agencies to additional persons, so long as the individual or family meets Public Housing eligibility requirements.

DESCRIPTION/JUSTIFICATION

It is anticipated that the current and continuing COVID-19 pandemic will cause a rise in homelessness as eviction prohibitions and moratoriums are lifted. To facilitate the housing of Veterans, SPHA wishes to provide a preference to all Veterans with the only exclusion of Veterans with a dishonorable discharge. SPHA will assist COC Programs and COC-participating agencies in providing services to more homeless individuals and families affected by the pandemic by providing housing to eligible homeless persons, allowing others to receive services.

If approved, staff will add a definition of the term “Continuum of Care Program” to the ACOP Glossary:

Continuum of Care: As defined and designated by HUD, a Continuum of Care (COC) Program includes:

- Promotion of communitywide commitment to the goal of ending homelessness
- Provision of funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness
- Promotion of access to and effect utilization of mainstream programs by homeless individuals and families
- Optimizes self-sufficiency among individuals and families experiencing homelessness.

POLICY IMPACT

ACOP - Revision to wait list preferences.

ECONOMIC IMPACT/FUNDING SOURCE

Public Housing subsidy funding will not be affected by the preferences.

ATTACHMENTS

Resolution #2021-08

ALTERNATIVES

None considered.

RECOMMENDATION

The Chief Executive Officer (CEO) hereby recommends Board approval of the modification of the Public Housing Admissions and Continued Occupancy Policy to modify the existing Veteran’s preference to include all Veterans who were not dishonorably discharged. The CEO further recommends Board approval of the addition of an admissions preference for homeless individuals and families who are eligible to receive Public Housing subsidy, effective February 1, 2021.

CERTIFICATION

The requested action complies with legal, policy, and regulatory requirements.

Robin Adams
Digitally signed by Robin Adams
DN: cn=Robin Adams, o, ou,
email=radams@stpeteha.org,
c=US
Date: 2021.01.21 12:25:51 -05'00'

Robin Adams
Asset Management Officer


Michael O. Lundy
Chief Executive Officer

DRAFT

RESOLUTION #2021-08

REVISION TO THE PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) TO MODIFY THE EXISTING VETERANS' PREFERENCE AND TO ADD A PREFERENCE FOR HOMELESS INDIVIDUALS AND FAMILIES

WHEREAS, the St. Petersburg Housing Authority's Public Housing Admissions and Continued Occupancy Policy (ACOP) provides certain preferences for individuals and families on the Public Housing site-based waiting lists; and

WHEREAS, SPHA recognizes an anticipated increase in homelessness due to the current and continuing COVID-19 pandemic, and staff recommends the modification of wait list preferences to include Veterans with a general release or discharge and to add a preference for public housing eligible homeless individuals and families; and

WHEREAS, staff recommends revising the ACOP to modify the existing Veterans' preference and to add a preference with the weight of one (1) point for applicants who are residing in an Emergency Shelter and/or receiving homeless services in or through a Continuum of Care Agency (COC); and

WHEREAS, the Chief Executive Officer has reviewed and approved staff's recommendation for said revisions.

NOW, THEREFORE, BE IT RESOLVED THAT the St. Petersburg Housing Authority Board of Commissioners hereby authorizes the revision of the Admissions and Continued Occupancy Policy to modify the existing Veterans' Preference to include Veterans with a general release or discharge, and to add a preference for homeless individuals and families as provided herein, effective February 1, 2021.

APPROVED AND ADOPTED this 28th day of January 2021.

Stephanie A. Owens
Chairperson

Michael O. Lundy
Secretary



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #4**

B.1 Revision of PHA Plan Elements:

✓ Financial Resources

SPHA will seek additional financial resources through Low Income Housing Tax Credits (LIHTC) and bond financing, and anticipates applying for Community Development Block Grant and Community Redevelopment Area funds from the City of St. Petersburg.

SPHA will also pursue Family Self Sufficiency and other grant opportunities for its Public Housing and HCV programs.

Included with this overview is an outline of the planned sources and uses for the 2022 Agency Plan.

Financial Resources: Planned Sources and Uses for 2022 Agency Plan

DRAFT

Sources	Planned \$	Planned Uses
1. Federal Grants (FFY 2021 grants)		
a) Public Housing Operating Fund	\$ 1,366,534.00	Conventional Public Housing Program
b) Public Housing Capital Fund Program	\$ 627,998.00	Funds capital expenditures
Annual Contributions for Section 8		Funds the Housing Choice Voucher
c) Tenant-Based Assistance	\$ 34,821,743.00	Program (Including admin)
 Prior Year Federal Grants		
2. (unobligated funds only)		
FL14P002501	\$ 948,860.25	Unobligated Funds
 3. Dwelling Rental Income		
	\$ 493,872.00	Public Housing
	\$ 463,228.00	Affordable Housing
 4. Other Income (list below)		
Other Tenant Revenue	\$ 15,025.00	
Interest Income	\$ 16,788.00	
Other	\$ 76,052.00	
 Total Resources		
	\$ 38,830,100.25	Authority-wide



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #5**

B.1 Substantial Deviation and Significant Amendment / Modification

- ✓ Provide the PHA's definition of "significant amendment" and "substantial deviation/modification."

"Significant Amendment" or "Substantial Deviation" to the 5-Year Plan or "Significant Amendment / Modification" to the Annual Plan are any changes that would affect SPHA's mission, goals, objectives, and policies as stated in the Plans.

Significant Amendment / Modification

- 1) A Significant Amendment to the PHA 5-Year or Annual Plan is defined as:
 - A change in the planned or use of funds under the Capital fund that exceeds 30% of the HHA's total annual budget.

- 2) A Significant Amendment to the 5-Year or Annual Plan will meet the following requirements:
 - The PHA will consult with the Resident Advisory Board (RAB) as defined in 24 CFR 903.13;
 - The PHA will ensure consistency with the Consolidated Plan of the jurisdiction as defined in 24 CFR 903.15;
 - The PHA will provide for a review of the amendments/modifications by the public during a 45-day public review period as defined in 24 CFR 903.17;
 - The PHA will not adopt the amendment until the PHA has duly called an open meeting of the Board of Commissioners where the amendment is adopted;
 - The PHA will not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures as in defined at 24 CFR 903.23.

Substantial Deviation

DRAFT

SPHA defines “substantial deviation” as:

- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the SPHA’s strategic goals of increasing the availability of decent, safe and affordable housing for the citizens of the jurisdiction served;
- Any single or cumulative annual change in the planned or actual use of federal funds as identified in the five-year plan that exceeds 30% of the SPHA annual program budgets for HCV or public housing activities;
- A mandate from the Board of Commissioners of the SPHA to modify, revise, or delete the long-range goals and objectives of a program;

A substantial deviation does not include any changes in HUD rules and regulations which require or prohibit changes to activities listed herein. The 5-Year Plan will be modified and re-submitted to HUD via correspondence from the Executive Director/CEO, and upon approval of the Board of Commissioners of the SPHA. A substantial deviation will not trigger the same submittal requirements as a Significant Amendment.



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #6**

B.2 New Activities

✓ Choice Neighborhoods Initiative (CNI)

If eligible, SPHA may partner with the City of St. Petersburg on the submission of a CNI Planning Grant application, or may apply as a sole applicant.

✓ Mixed Finance Modernization or Development

SPHA plans to create additional housing serving low-income families and seniors in the City of St. Petersburg via mixed finance, Project-Based (Section 8) Vouchers (PBV), Low-Income Housing Tax Credits, bonds, or other mechanisms such as RAD, Faircloth, Section 18, etc. Because development is contingent on available funding, an accurate timetable is not available at this time.

SPHA plans to develop additional housing through its non-profit, RISE Development Corporation, allowing SPHA to lessen its dependence on HUD funding. Major recapitalization is planned to provide extensive rehabilitation work, demolition of 31 units and the planned construction of a 60-unit Senior midrise in Jordan Park (SPHA's AMP 3). Substantial rehabilitation work is also planned for its five (5) AMP 2 developments.

SPHA plans to create housing for veterans via acquisition or construction in accordance with 24 CFR 970.19 (e)(2)(i) using Public Housing proceeds and/or other available funding sources. SPHA owns a lot comprised of approximately 1.3 acres at the intersection of Hartford Street and 32nd Avenue North that can be used as the location of new construction of housing for veterans or other vulnerable populations. SPHA may purchase existing housing for rehabilitation for this purpose. SPHA also plans to create additional affordable housing using 4% tax credits, bonds, 9% tax credits, Housing Trust Funds, loans and/or other funding, as it becomes available.

DRAFT

SPHA is also considering the development of a mid-rise elderly building on vacant land at it Clearview Park housing site.

✓ Demolition and/or Disposition

Single-family house: SPHA plans to dispose of its single scattered site house (FL002000002, PIC Unit 2900327) located at 4326 14th Avenue South in St. Petersburg. SPHA plans to sell the property to the existing tenant. In the event that the existing tenant does not or will not qualify, SPHA may relocate the resident and offer the house for sale to another existing public housing resident first, and then a Housing Choice Voucher participant, or other resident at 80% or below of the Area Median Income. SPHA may include the Scattered Site house as a part of a RAD portfolio and/or Homeownership program and dispose of it via the de minimus option.

Jordan Park former Senior Village: The disposition and demolition of 31 units at Jordan Park Apartments (1245 Jordan Park Street South, FL002000003) has been approved by HUD. In 2021, SPHA submitted an application for financing to the Pinellas County Housing Finance Authority for bond financing and to the Florida Housing Finance Corporation for Low-Income Housing Tax Credits (LIHTC) to fund the development of a 60-unit midrise building, subsidized with PBV. The planned new construction of senior housing provides an additional 29 units of senior housing for low-income persons to the south St. Petersburg community. Construction is slated to begin in Fall/Winter 2021.

Jordan Park family site: In 2021, SPHA received HUD approval for disposition the remaining 206 units from the public housing program to a HCV platform or other applicable funding source, to recapitalize the property and finance construction of a 60-unit midrise and major rehabilitation of the 206 family apartments. SPHA applied for funding from the City of St. Petersburg under one or more city funding programs such as Community Redevelopment Area funds, CDBG, etc.

All units in Jordan Park are in need of major and extensive rehab, with an estimated \$14 million needed for immediate repairs. The property cannot be sufficiently improved or maintained in its current configuration as 100% public housing and 100% tax credits. In anticipation of the relocation activities for Jordan Park, SPHA revised the HCV Administrative Plan to create a waitlist preference for households that are displaced by governmental action, which will be beneficial for current Jordan Park residents. Renovations are slated to begin in Fall/Winter 2021.

Other public housing sites: SPHA may apply for disposition of the properties included in FL002000002 (Disston Place Apartments, Clearview Park, Romaine Apartments, Gateway Place and Sunset Oaks) from the public housing program to a HCV platform or other applicable funding source.

DRAFT

✓ Conversion of Public Housing to Project-Based Assistance under RAD

SPHA may pursue opportunities under the Faircloth Amendment and the RAD program to support redevelopment.

✓ Project Based Vouchers (PBV)

SPHA may project base up to 20% of its total voucher allocation for the recapitalization of Jordan Park (FL002000003) and/or the units in FL002000002. This is consistent with the PHA Plan as it will assist in maximizing HCV lease up and improve the quality of housing selection in south St. Petersburg.

SPHA may convert its public housing or affordable housing properties to project based vouchers through Section 18, Streamlined Voluntary Conversion or other means allowable by applicable HUD regulations.

SPHA plans to create veterans housing via acquisition or construction of Project Based Section 8 units, using public housing sale proceeds, in accordance with 24 CFR 970.19 (e)(2)(i), or other applicable programs and/or funding sources. SPHA may solicit a Request for Proposals (RFP) for the Project Based Vouchers. SPHA may choose to do a solicitation for regular Project Based Vouchers or VASH Project Based Vouchers.

✓ Units with Approved Vacancies for Modernization

SPHA has several projects planned with its Capital Fund grants that may require units to be taken offline as approved vacancies for modernization. All work has been approved in the various capital fund budgets and includes, but is not limited to, kitchen and bathroom remodels, flooring replacements, etc.

✓ Other Capital Grant Programs

SPHA will apply for Emergency Safety and Security Grants and/or other capital grants as HUD makes them available and it is determined that the agency meets the criteria for award.



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #7**

B3. Progress Report

1. Improve marketing, public relations, and community relations

- SPHA produces annual reporting to the City and State with current information about SPHA operations. In June 2021, SPHA staff presented the annual report to the City Council Committee of the Whole.
- In August 2021, SPHA staff was a Bronze sponsor of the first annual golf tournament for the Jordan Park Projects Nostalgic Association, where proceeds go toward educational scholarships for low-income students living in the Jordan Park public housing community.
- SPHA issues press releases and media advisories to update the public on activities within the agency.
- The agency's website (www.stpeteha.org) is utilized to share agency news and accomplishments with the general public, along with distributing information regarding services, classes and other information beneficial to residents.
- SPHA has a Facebook page through which it shares important information and current events with the general public and residents. The agency also launched Twitter and Instagram accounts in 2021 to expand its outreach to the community.
- SPHA held several meetings with Jordan Park residents and invited representatives local community organizations and the Pinellas County School Board to attend and share important information with residents.
- SPHA distributes a monthly newsletter to public housing tenants to keep them informed of agency activities, requirements, and plans.
- SPHA staff continues to partner with St. Petersburg College to offer local scholarship opportunities specifically for SPHA public housing residents. According to Caity Carter, the Scholarship Manager for the St. Petersburg College Foundation (SPCF):

Each academic year SPCF awards 5 tuition scholarships (\$1,000 each), 10 book scholarships (\$250 each) and 5 refurbished computers to students for the St. Petersburg Public Housing Resident Scholarship.

Awards began in Fall of 2017 and a total of 80 awards have been given, totaling \$35,700 in scholarships plus the value of the computers.

AY	Book Scholarships	Tuition Scholarships	Computers	Scholarship \$
17-18	10	5	5	\$7,500
18-19	10	5	5	\$7,500
19-20	10	5	5	\$7,500
20-21	10	5	5	\$7,500
21-22	10	5	5	\$7,500
Total	40	20	20	\$37,500
Total Awards	80 Awards			

2. Develop and execute property strategy

- SPHA reached its goal of divesting and disposing of its commercial properties in 2015 to further its core purpose of providing "...a variety of safe, sanitary, accessible, decent and affordable housing..." to low income families.
- SPHA plans to dispose of its sole scattered site single family home located at 4326 14th Avenue South by sale to a resident and/or program participant.
- SPHA plans to acquire and/or develop additional affordable housing using some or all of the following: public housing sales proceeds (which may be used for Project Based HCV units), 4% tax credits, 9% tax credits, bonds, financing through the Pinellas County Housing Finance Authority, grants, mortgages, and/or other sources.
- In 2021, SPHA issued a Request for Proposals for Project Based Vouchers. SPHA awarded a total of 125 PBVs to five proposers that are building new units in Pinellas County for veterans, persons with disabilities and other vulnerable populations.
 - Construction on some of the units is slated to begin in 2022.
 - SPHA may choose to project-base up to 20% of its vouchers.
- SPHA is considering Voluntary Conversion of Disston Place (FL002000002) to the voucher program. Additionally, the agency has developed a renovation plan for Disston Place which includes substantial rehabilitation of the interior and exteriors of the units (i.e. kitchens, bathrooms, roofs, parking lots, lighting, etc.)
- In February 2021, SPHA submitted a Section 18 Disposition application for Jordan Park (FL002000003), which included:
 - Repositioning of the remaining 206 public housing family site units to the Project-Based Voucher program
 - The development of 60 units of senior housing to replace the 31 units of Senior Village
 - Funding rehabilitation costs through the use of public financing (bonds and other local governmental funding and/or grants) and private equity (low-income housing tax credits)

- DRAFT**
- In May 2021, SPHA received HUD approval for the afore-mentioned Section 18 disposition application.
 - Relocation of Jordan Park residents began in July 2021.
3. Develop and implement Veterans' Housing Initiative
- SPHA plans to acquire "move-in ready" units, acquire units that require rehabilitation, or develop newly-constructed units as housing for veterans. The units may include some or all of the following: public housing units, Project Based Section 8 units, affordable units and/or 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 or organization on this project. SPHA may also consider issuing a Request for Proposals from developers or other partners. If using Project Based Vouchers, SPHA plans for the project to serve 'qualified families,' which may include elderly and/or disabled families or those receiving supportive services.
4. Develop funding gap strategy
- SPHA plans to utilize other funding sources outside of HUD, which may include tax credits, bonds, grants, creating a nonprofit (RISE Development Corporation), and creating a for profit entity to generate revenue through expertise (training other housing authorities and outside entities for a fee, providing property management to private organizations, conducting HQS inspections for neighboring housing authorities, etc.).
 - To that end, SPHA has submitted applications for funding to the following entities:
 - Application to the Florida Land Trust for \$2 million
 - Application to the Housing Finance Authority of Pinellas County for 4% Non-Competitive Tax Credits
 - SPHA plans to submit an application to the City of St. Petersburg for CDBG and CRA funds by the end of the fiscal year, as required.
5. Development of Social Services Department
- In November 2020, SPHA applied for a Resident Opportunity and Self-Sufficiency (ROSS) grant for Jordan Park. In April 2021, SPHA received a ROSS grant award of \$186,850 which will fund a ROSS Service Coordinator position for three (3) years.
 - SPHA's ROSS Service Coordinator started with the agency in June 2021.
 - In February 2021, SPHA submitted a Family Self-Sufficiency Program Action Plan to HUD for approval. In March 2021, SPHA received HUD approval of the plan.
 - In July 2021, SPHA hired two Social Service Coordinators to begin the development of an FSS program.
 - In August 2021, SPHA hired a part-time Van Driver to assist with resident relocation and transportation.



**St. Petersburg Housing Authority (SPHA)
2022 Annual Plan
HUD-50075-HP; Attachment #8**

C.3. Resident Advisory Board (RAB) Comments

CURRENTLY IN PROGRESS

DRAFT

C. Statement of Capital Improvements



Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG PHA Number: FL002			Locality (City/County & State) <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No:)			
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	DISSTON PLACE (FL002000002)	\$528,780.00	\$205,000.00	\$205,000.00	\$205,000.00	\$205,000.00
	AUTHORITY-WIDE	\$94,696.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$528,780.00
ID0013	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations		\$436,433.00
ID0015	1410 Administration (Administration (1410)-Salaries)	PHA-WIDE Administration (1410)		\$62,347.00
ID0033	A & E Fees (Contract Administration (1480)-Other Fees and Costs,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Parking)	Construction Administration		\$30,000.00
	AUTHORITY-WIDE (NAWASD)			\$94,696.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0020	1410 Administration(Administration (1410)-Salaries)	PHA-WIDE Administration (1410)		\$25,000.00
ID0021	1406 Operations(Operations (1406))	Operations		\$50,000.00
ID0024	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00
ID0038	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$115,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2024	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0029	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$115,000.00
ID0030	1406 Operations(Operations (1406))	Operations		\$50,000.00
ID0032	1410 Administration(Administration (1410)-Salaries)	PHA-WIDE Administration (1410)		\$25,000.00
ID0040	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)					
Work Statement for Year		3	2024		
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)				\$45,000.00
ID0039	Construction Inspector(Contract Administration (1480)-Other)	1 - Inspector position with benefits			\$45,000.00
	Subtotal of Estimated Cost				\$250,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0041	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$115,000.00
ID0042	1406 Operations(Operations (1406))	Operations		\$50,000.00
ID0043	1410 Administration(Administration (1410)-Salaries)	PHA-WIDE Administration (1410)		\$25,000.00
ID0045	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DISSTON PLACE (FL002000002)			\$205,000.00
ID0047	Interior/Exterior Unit Rehab/Site Work(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,RAD Funds Pre Closing (1480))	Unit interiors, exteriors, parking lots, roof systems, lighting, painting, other renovations.		\$115,000.00
ID0048	1410 Administration(Administration (1410)-Salaries)	PHA-WIDE Administration (1410)		\$25,000.00
ID0049	A & E Fees (Contract Administration (1480)-Contingency)	Contract Administration (1480) Contingency to support the New Construction and Rehab Work for Disston Place AMP2		\$15,000.00
ID0051	1406 Operations(Operations (1406))	Operations		\$50,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
1406 Operatons(Operations (1406))	\$49,696.00
Construction Inspector(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$94,696.00



Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00



Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00



Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00



Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Construction Inspector(Contract Administration (1480)-Other)	\$45,000.00
Subtotal of Estimated Cost	\$45,000.00