



Jordan Park Project Based Voucher Waiting List Frequently Asked Questions

February 2022

1. What is a Project Based Voucher (PBV)?

Project Based Vouchers provide rental assistance that is tied to a specific unit in a property contracted with the Housing Authority. The Housing Authority pays a portion of contracted rent in the form of a housing assistance payment to the owner on behalf of the Participant. The Participant pays the remaining rent, an amount that is roughly equivalent to 30% of their monthly income, and utility expenses.

2. What is the difference between the Tenant Based and Project-Based Voucher waiting lists?

Tenant Based Vouchers provide rental assistance for families in the private rental market. The voucher is provided to applicants and they can choose any housing that meets the requirements of the program. Applicants selected for the Tenant Based Waiting List may only receive a Tenant Based Voucher.

Project Based Vouchers provide rental assistance that **is tied** to a specific unit in a property contracted with the Housing Authority.

Applicants cannot transfer to the Tenant Based Waiting List from the Project Based Waiting List or vice-versa.

3. What are the eligibility requirements to submit a pre-application for the Jordan Park Project Based Waiting List?

To be eligible for the Jordan Park PBV units, applicants MUST have income that does not exceed 60% of the average medium income (AMI) for Pinellas County as determined by HUD annually. The current HUD Income Limits for Pinellas County are listed below:

2021 HUD INCOME LIMITS

| Number in Household | 60% AMI |
|---------------------|----------|
| 1 | \$31,020 |
| 2 | \$35,460 |
| 3 | \$39,900 |
| 4 | \$44,280 |
| 5 | \$47,880 |
| 6 | \$51,420 |

4. What is priority placement for this waiting list?

First, Residents and Participant Families that have been Involuntarily Displaced due to:

- i. is condemned or demolished by governmental action (federal, state, or local);
- ii. is a public housing unit or Low Income Housing Tax Credit unit in which SPHA has an interest that is undergoing substantial capital improvements, modernization, or rehabilitation or change in use and the person or family has received a “90 Day Notice to Vacate” from SPHA within 90 – 120 days of selection from the waitlist; or
- iii. has been extensively damaged or destroyed as a result of a declared disaster or otherwise formally recognized under federal disaster relief laws.

Second, after families in the first priority have been served, other Resident and Participant Families that have been relocated from SPHA’s public housing properties or Low Income Tax Credit Properties. Families

that are in the process of or have been relocated from properties in which SPHA is participating that are being demolished, undergoing substantial capital improvements, modernization, or rehabilitation or change in use. The relocation must have occurred within the five years to prior to selection from the wait list.

Third, after families in the first and second priority have been served, the SPHA will select **Resident of Pinellas County** - 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. If I am eligible to apply, how do I submit a pre-application for the Jordan Park Project-Based Wait List?

The St. Petersburg Housing Authority will be accepting On-line pre-applications for its Jordan Park PBV waiting list, beginning at 8:00 a.m. EST on Monday, February 07, 2022, until 5:00 p.m. EST on Thursday, February 10, 2022.

SPHA is accepting pre-applications online at www.waitlistcheck.com/FL2738.

No pre-applications will be accepted after the deadline of 5:00 p.m. EST on Thursday, February 10, 2022.

6. I'm already on the Jordan Park Public Housing Waiting List, do I need to apply to the Jordan Park Project Based Wait List?

If you are currently on the Jordan Park Public Housing Waiting List, you were mailed and emailed a notification asking if you wish to remain on the Wait List. If you indicated that you want to remain on the Wait List then your name will be transferred to the Jordan Park Project Based Wait List.