



Date

DRAFT 2025 PHA 5 YEAR PLAN

The 5-Year Plan provides 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. The 5-Year Plan is completed once every 5 PHA fiscal years by all PHAs.

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<b>5-Year PHA Plan</b> <b>(for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																																
<b>A.1</b>	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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 on 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 websites. 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"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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> <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:																							
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Lead PHA:																																	

<b>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
<b>B.1</b>	<b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.
<b>B.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.
<b>B.3</b>	<b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
<b>B.4</b>	<b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
<b>B.5</b>	<b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y    N  <input type="checkbox"/> <input type="checkbox"/></p> <p style="text-align: center; color: blue; font-size: 1.2em;"><b>Meeting to be held with RAB in late August 2024.</b></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a> Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan , must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>



**St. Petersburg Housing Authority (SPHA)  
5-Year Plan  
HUD-50075-5Y; Attachment # 1  
B1. Agency Mission**

It is the mission of the St. Petersburg Housing Authority (SPHA) to provide safe, sanitary, accessible, decent, and affordable housing to eligible citizens of the city of St. Petersburg, while enhancing and promoting resident self-sufficiency.

To achieve that mission, SPHA operates three housing programs, Public Housing, Affordable Housing, and Housing Choice Vouchers (commonly known as Section 8). Together, these programs provide quality and sustainable housing opportunities for approximately 4,000 qualifying low-income households.

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**St. Petersburg Housing Authority (SPHA)  
5-Year Plan  
HUD-50075-5Y; Attachment # 2  
B2. Goals and Objectives**

The St. Petersburg Housing Authority (SPHA) has identified the following primary goals that it will seek to pursue over the next five years:

- **Primary Goal 1:** Sustain the agency performance under HUD and other assessment programs and maximize the efficiency and effectiveness of operations.
- **Primary Goal 2:** Maintain and enhance the agency financial position and decrease dependence on traditional federal funding.
- **Primary Goal 3:** Increase community partnerships, enhance agency visibility, and educate public on the purpose and successes of SPHA.
- **Primary Goal 4:** Increase staff capabilities and efficiency through training, effective use of technology, and continuous process review. Review incentives for performance.
- **Primary Goal 5:** Continue expansion of resident initiatives to promote self sufficiency. Expand support services to senior residents.
- **Primary Goal 6:** Identify and evaluate potential growth initiatives. Identify sources of funds for development, acquisition and/or rehabilitation.

SPHA also established a detailed list of secondary goals and objectives associated with the above-mentioned primary goals, which is included with this document.



# St. Petersburg Housing Authority

## Strategic Plan 2024

### Vision Statement

To position the St. Petersburg Housing Authority as the recognized leader in affordable housing within the region, providing a wide range of solutions for real estate development, property management, and customer self-fulfillment.

### Mission Statement

It is the mission of the St. Petersburg Housing Authority (SPHA) to provide safe, sanitary, accessible, decent, and affordable housing to eligible citizens of the City of St. Petersburg, while enhancing and promoting self-sufficiency.

### Core Values

The SPHA core values are:

**Excellence:** The SPHA board and staff are committed to a standard of excellence in all efforts undertaken by the agency demonstrated through unmatched operational proficiency and exceptional outcomes.

**Purpose:** The SPHA efforts will be coordinated and focused in accordance with the agency vision and mission in order to meet the affordable housing needs in St. Petersburg and Pinellas County.

**Compassion:** The SPHA will carry out its mission with care and empathy to ensure efforts are an asset to the community and customers have the most opportunity for success.



# St. Petersburg Housing Authority

## Strategic Plan 2024

Description		Assignment	Original Due Date	Revised Due Date	Comments	
<b>Primary Goal 1:</b> Sustain the agency performance under HUD and other assessment programs and maximize the efficiency and effectiveness of operations.		Lundy	12/31/24 and Annually			
<b>Primary Goal 1</b>	<b>Secondary Goal 1A:</b> Monitor and sustain "High Performer" status under the Housing Choice Voucher Section Eight Management Assessment Program.	Lundy/Thomas/Gonzalez	12/31/24 and Annually			
	<b>Secondary Goal 1A</b>	<b>Objective 1A(a):</b> Maximize the utilization of voucher authority within established parameters.	Gonzalez	12/31/24 and Annually		
		<b>Objective 1A(b):</b> Ensure the timely recertification of participants, update to utility allowances, and maintenance of rent reasonableness system.	Gonzalez	12/31/24 and Annually		
		<b>Objective 1A(c):</b> Complete inspections (including quality control inspections) in accordance with required schedule.	Gonzalez	12/31/24 and Annually		
	<b>Secondary Goal 1B:</b> Monitor and sustain "High Performer" status under the Public Housing Assessment System.	Lundy/Thomas/Weekley	12/31/24 and Annually			
	<b>Secondary Goal 1B</b>	<b>Objective 1B(a):</b> Maintain unit vacancy rate at an average of 2% or less.	Weekley	12/31/24 and Annually		
		<b>Objective 1B(b):</b> Maintain unit turnaround at an average of 20 days or less.	Weekley	12/31/24 and Annually		
		<b>Objective 1B(c):</b> Ensure that tenants' accounts receivable remains below 5% at all times.	Weekley	12/31/24 and Annually		





# St. Petersburg Housing Authority

## Strategic Plan 2024

Description		Assignment	Original Due Date	Revised Due Date	Comments	
<b>Primary Goal 2:</b> Maintain and enhance the agency financial position and decrease dependence on traditional federal funding.		Lundy	Ongoing			
<b>Primary Goal 2</b>	<b>Secondary Goal 2A:</b> Maximize program funding and effectively manage expenses. Identify any alternate sources of funding for components of day-to-day operations.	Lundy/ Avington	Ongoing			
	<b>Secondary Goal 2A</b>	<b>Objective 2A(a):</b> Identify and apply for special purpose grants that would offset current or projected operating expenses or allow for program expansion.	Avington/ Everingham	Ongoing		
		<b>Objective 2A(b):</b> Identify and determine the feasibility of cost savings initiatives, new technology, or software systems. Develop committee to evaluate opportunities.	Thomas/ Avington/ Dept Heads	12/31/24		
		<b>Objective 2A(c):</b> Identify and secure sources for capital improvements to affordable housing portfolio. Reevaluate rent structures.	Avington	12/31/24		
	<b>Secondary Goal 2B:</b> Continue to diversify the physical and operational portfolio to address a wider range of affordable housing need.	Lundy/ Thomas	Ongoing			
	<b>Secondary Goal 2B</b>	<b>Objective 2B(a):</b> Continue with redevelopment of the Hartford Land and modernization of Saratoga Apartments. Complete initial redevelopment plan. Identify potential funding resources.	Lundy/ Avington	9/30/24		
		<b>Objective 2B(b):</b> Complete development of Hartford Land and modernization of Saratoga Apartments.	Lundy	6/30/26		
		<b>Objective 2B(c):</b> Complete due diligence and begin development of Ed White hospital site.	Lundy	12/31/24		
		<b>Objective 2B(d):</b> Complete redevelopment of the Ed White hospital site and relocate Central Office.	Lundy/ Thomas	12/31/26		
		<b>Objective 2B(e):</b> Continue to identify opportunities to utilize the project-basing authority under the Housing Choice Voucher Program with focus on in-house portfolio expansion.	Lundy/ Thomas/ Avington	12/31/2024 and Ongoing		



# St. Petersburg Housing Authority

## Strategic Plan 2024

Description		Assignment	Original Due Date	Revised Due Date	Comments	
<b>Primary Goal 3:</b> Increase community partnerships, enhance agency visibility, and educate public on the purpose and successes of SPHA.		Lundy	6/30/25			
<b>Primary Goal 3</b>	<b>Secondary Goal 3A:</b> Continue to enhance public image through increased involvement in community planning and area affordable housing efforts.	Lundy/ Fokianos	Ongoing			
	<b>Secondary Goal 3A</b>	<b>Objective 3A(a):</b> Continue to promote successes through local civic organizations, local press, industry publications, etc.	Lundy/ Fokianos	Ongoing		
		<b>Objective 3A(b):</b> Develop relationships with local and regional media outlets. Encourage coverage of SPHA activities.	Lundy/ Fokianos	Ongoing		
		<b>Objective 3A(c):</b> Increase participation in local groups and organizations related to affordable housing, real estate, or	Lundy	Ongoing		
	<b>Secondary Goal 3B:</b> Assess potential role in the Tropicana Field redevelopment efforts and identify opportunities for SPHA.	Lundy/ Thomas	3/31/25			
	<b>Secondary Goal 3B</b>	<b>Objective 3B(a):</b> Identify entities leading redevelopment efforts and establish relationships with key personnel.	Lundy/ Thomas	12/31/24		
		<b>Objective 3B(b):</b> Identify the role for the SPHA for the affordable components of the proposed housing plan.	Lundy/ Thomas	6/30/25		
		<b>Objective 3B(c):</b> Coordinate Board resources and contacts to promote relationships and advance agency credibility.	Lundy	9/30/25		
<b>Objective 3B(d):</b> Integrate efforts related to the Tropicana Field redevelopment project into the SPHA Strategic Plan.		Lundy/ Thomas/ Avington	12/31/25			



# St. Petersburg Housing Authority

## Strategic Plan 2024

Description		Assignment	Original Due Date	Revised Due Date	Comments
Primary Goal 3 (Continued)	<b>Secondary Goal 3C:</b> Develop and implement a campaign to expand public image and enhance local perception.		Thomas/ Fokianos	3/31/2025 and Ongoing	
	Secondary Goal 3C	<b>Objective 3C(a):</b> Increase participation in local civic groups to help educate the public on the purpose and capabilities of SPHA.	Lundy/ Thomas	12/31/24	
		<b>Objective 3C(b):</b> Develop in-house campaign to enhance corporate culture, communicate agency mission, and build morale.	Berns	12/31/24	
		<b>Objective 3C(c):</b> Develop and publish an agency-wide Annual Report, outlining accomplishments and key financial data.	Lundy/ Fokianos	3/31/25	
		<b>Objective 3C(d):</b> Develop and implement public relations campaign. Allocate budget.	Fokianos	12/31/24	
		<b>Objective 3C(d):</b> Expand branding efforts with newly developed logo (communications, vehicles, central facilities, etc).	Thomas/ Fokianos	6/30/25	
<b>Primary Goal 4:</b> Increase staff capabilities and efficiency through training, effective use of technology, and continuous process review. Review incentives for performance.		Lundy/ Thomas	6/30/25		
Primary Goal 4	<b>Secondary Goal 4A:</b> Review position specifications and qualifications requirements to ensure the most qualified applicant pool.		Thomas/ Berns	6/30/25	
	Secondary Goal 4A	<b>Objective 4A(a):</b> Update position descriptions, as needed, and adjust compensation range, as appropriate.	Berns	12/31/24	
		<b>Objective 4A(b):</b> Review interview approach, testing/experience requirements, and selection criteria to ensure the consideration of the most qualified applicants.	Thomas/ Berns	12/31/24	
		<b>Objective 4A(c):</b> Review and update Personnel Policy, as needed.	Lundy/ Berns	3/31/25	



# St. Petersburg Housing Authority

## Strategic Plan 2024

Description		Assignment	Original Due Date	Revised Due Date	Comments	
Primary Goal 4	<b>Secondary Goal 4B:</b> Develop and implement training for maintenance staff.	Thomas/ Weekley/ Berns	12/31/24			
	Secondary Goal 4B	<b>Objective 4B(a):</b> Assess current staff capabilities and identify (and quantify) needed skills.	Weekley	9/30/24		
		<b>Objective 4B(b):</b> Identify training resources and estimate budget. Review employee benefits related to participation in training.	Berns/ Weekley	9/30/24		
		<b>Objective 4B(c):</b> Assess maintenance organization and staffing. Determine need to reallocate work by trade.	Thomas/ Weekley	9/30/24		
		<b>Objective 4B(d):</b> Develop training schedule and implement. Realign position classifications and compensation as needed.	Berns	12/31/24		
		<b>Objective 4B(e):</b> Reassess system for after-hours coverage and related compensation.	Weekley	9/30/24		
	<b>Secondary Goal 4C:</b> Review voucher processes and procedures to identify potential areas for streamlining. Update desk manuals and investigate online support tools.	Thomas/ Gonzalez	3/31/25			
	Secondary Goal 4C	<b>Objective 4C(a):</b> Assess the current procedures for routine tasks and identify potential ways to reduce associated labor.	Gonzalez	9/30/24		
		<b>Objective 4C(b):</b> Revise Administrative Plan or procedures, as needed, to implement changes. Document procedures, preferably electronically.	Gonzalez	12/31/24		
		<b>Objective 4C(c):</b> Assess training needs, identify resources, create curriculum, and develop a training schedule. Allocate budget for development and ongoing training.	Gonzalez/ Berns	12/31/24		



# St. Petersburg Housing Authority

## Strategic Plan 2024

Description		Assignment	Original Due Date	Revised Due Date	Comments	
Primary Goal 4 (Continued)	<b>Secondary Goal 4D:</b> Assess the feasibility of implementing artificial intelligence, enhanced technology, or other automation tools to enhance efficiency, improve service, and reduce associated labor cost.	Thomas/ Dept Heads	12/31/24			
	<b>Secondary Goal 4D</b>	<b>Objective 4D(a):</b> Continue with the evaluation of Bob AI system to automate routine areas of the operation. Determine implementation cost and allocate budget.	Thomas/ Avington/ Dept Heads	12/31/2024 and Ongoing		
		<b>Objective 4D(b):</b> Continue to implement File Vision document imaging system. Develop plan for a transition to electronic signatures on documents.	Thomas/ Avington/ Dept Heads	12/31/2024 and Ongoing		
		<b>Objective 4D(c):</b> Review current system for call management. Assess need for automated support, dedicated staff for fielding calls, or alternative communication methods.	Thomas/ Gonzalez	12/31/24		
		<b>Objective 4D(d):</b> Expand practices and systems to other departments to continue streamlining of operations.	Thomas/ Dept Heads	12/31/2025 and Ongoing		
		<b>Objective 4D(e):</b> Evaluate the feasibility of automating the work order distribution and management process, including electronic signatures.	Weekley/ Denson	3/31/25		
	<b>Secondary Goal 4E:</b> Develop and implement a system to evaluate customer satisfaction and enhance level of satisfaction among residents.	Thomas/ Fokianos	3/31/2025 and Ongoing			
	<b>Secondary Goal 4E</b>	<b>Objective 4E(a):</b> Review and update the sampling methodology for the Customer Satisfaction Survey and conduct new survey.	Thomas	12/31/24		
		<b>Objective 4E(b):</b> Conduct a new customer satisfaction survey for applicants, participants, and residents. Compile results using old and new methodology and compare.	Thomas/ Fokianos	12/31/2024 and Annually		
		<b>Objective 4E(c):</b> Incorporate resulting improvement plan into overall operational plan.	Thomas	12/31/24		



# St. Petersburg Housing Authority

## Strategic Plan 2024

Description		Assignment	Original Due Date	Revised Due Date	Comments	
<b>Primary Goal 5:</b> Continue expansion of resident initiatives to promote self-sufficiency. Expand support services to senior residents.		Lundy/ Everingham	6/30/25			
<b>Primary Goal 5</b>	<b>Secondary Goal 5A:</b> Update applicant, resident, and participant needs assessments to evaluate program needs.	Everingham	9/30/24			
	<b>Secondary Goal 5A</b>	<b>Objective 5A(a):</b> Assess the current needs of seniors and identify service & support initiatives. Estimate budget/identify funding.	Everingham	12/31/24		
		<b>Objective 5A(b):</b> Assess residents' knowledge of available social services and social service needs.	Everingham	Ongoing		
		<b>Objective 5A(c):</b> Assess the feasibility and interest in homeownership of likely participants in other SPHA programs and identify potential resources for assistance.	Lundy/ Everingham	3/31/25		
	<b>Secondary Goal 5B:</b> Continue and expand resources for resident services and enhance resident access to information and program resources.	Everingham	Ongoing			
	<b>Secondary Goal 5B</b>	<b>Objective 5B(a):</b> Expand linkages to local service providers and include in online resources.	Everingham	12/31/24		
		<b>Objective 5B(b):</b> Implement an "I Need Help" feature on the website to function as data collection and resource targeting.	Everingham/ Denson/ Fokianos	3/31/25		
		<b>Objective 5B(c):</b> Enhance community linkages for service collaboration, employment assistance/support, or individual development. Execute MOUs.	Lundy/ Everingham	Ongoing		



# St. Petersburg Housing Authority

## Strategic Plan 2024

Description		Assignment	Original Due Date	Revised Due Date	Comments	
<b>Primary Goal 6:</b> Identify and evaluate potential growth initiatives. Identify sources of funds for development, acquisition and/or rehabilitation.		Lundy/ Avington	6/30/25			
<b>Primary Goal 6</b>	<b>Secondary Goal 6A:</b> Develop minimum criteria for potential property acquisition with respect to age, condition, environmental factors, and long-term viability.	Lundy	12/31/24			
	<b>Secondary Goal 6A</b>	<b>Objective 6A(a):</b> Assess current wait lists and area demographics to identify types of housing most in need. Identify potential unit types and property sizes to meet need.	Thomas/ Gonzalez/ Weekley	12/31/24		
		<b>Objective 6A(b):</b> Estimate redevelopment and operating budgets, project income, and assess short- and long-term financial feasibility.	Lundy/ Avington	6/30/25		
		<b>Objective 6A(c):</b> Board to approve criteria and dedicate funding for purchases, as available. Mobilize search and execute purchases.	Lundy	12/31/25 and Ongoing		
	<b>Secondary Goal 6B:</b> Assess the feasibility of expanding housing on existing land, identify potential resources, and estimate acquisition and ongoing operational budgets.	Lundy	6/30/25 and Ongoing			
	<b>Secondary Goal 6B</b>	<b>Objective 6B(a):</b> Assess the feasibility of developing additional units on vacant land at Clearview Park, determine demolition needs, and solicit for development partner.	Lundy	3/31/25		
		<b>Objective 6B(b):</b> Identify potential land parcels for purchase. Identify any tax parcels that may be available through condemnation by the City or County.	Lundy/ Thomas	6/30/25		
		<b>Objective 6B(c):</b> Develop and/or expand partnerships with local governmental or private providers of affordable housing to identify potential areas for synergy among agencies.	Lundy	12/31/25 and Ongoing		



# St. Petersburg Housing Authority

## Strategic Plan 2024

Description		Assignment	Original Due Date	Revised Due Date	Comments	
Primary Goal 6 (Continued)	<b>Secondary Goal 6C:</b> Investigate the feasibility of converting Palm Bayou into Workforce Housing aiming to serve residents below 120% of AMI.	Lundy	12/31/25			
	<b>Secondary Goal 6C</b>	<b>Objective 6C(a):</b> Determine physical improvements necessary to convert property to Workforce Housing. Estimate budget.	Lundy	12/31/24		
		<b>Objective 6C(b):</b> Identify funding or financing sources, secure funding, and initiate improvements.	Lundy/Thomas	6/30/25		
		<b>Objective 6C(c):</b> Determine necessary policy or procedure changes, develop "transition plan", and begin conversion.	Lundy/Thomas	12/31/25		
	<b>Secondary Goal 6D:</b> Determine highest and best use for Central Office Building/Land. Develop plan for execution.	Lundy	12/31/26			
	<b>Secondary Goal 6D</b>	<b>Objective 6D(a):</b> Appraise property and estimate sales proceeds in order to evaluate options.	Lundy	6/30/25		
		<b>Objective 6D(b):</b> Estimate any conversion or development costs related to highest and best use.	Lundy	9/30/25		
		<b>Objective 6D(c):</b> Begin predevelopment/development of Central Office site.	Lundy/Thomas	12/31/26		





**St. Petersburg Housing Authority (SPHA)  
5-Year Plan  
HUD-50075-5Y; Attachment # 3  
B3. Progress Report on meeting the goals  
and objectives described in the previous  
5-Year Plan**

1. Improve marketing, public relations, and community relations

- Between December 18, 2019, when the previous 5-year plan was submitted, and October 2024, when this current 5-Year plan is submitted, SPHA has taken significant steps to meet this goals, which are outlined below:
  - In July 2020, SPHA hired Michael Lundy as President/CEO, who brought with him over 40 years of experience and leadership in the affordable housing industry.
    - Mr. Lundy immediately began meeting with stakeholders including residents, local, county and state officials, and other partners and agencies to continue to improve and foster excellent working relationships.
  - In April 2022 SPHA engaged the services of a communications consulting firm, Sky Strategic Marketing, to assist with public relations and outreach efforts that ensure that SPHA assisted-families and the public are continuously informed about the latest happenings and events at SPHA.
  - In September 2022, SPHA hired Abby Everingham as Director of Social Services.
    - Mrs. Everingham played a critical role in fostering new partnerships and relationships between SPHA and local community organizations, which has been a huge benefit to SPHA-assisted families and the larger community.
    - A small sample of the organizations is provided below:
      - Area Agency on Aging
      - Tampa Bay Watch
      - Pathfinder Outdoor Education
      - Pinellas County Urban League
      - Pinellas County Schools – Adult Education
      - Girls, Inc.
      - Boys and Girls Club
      - Braiding with a Twist
      - Neighborhood Assistance Corporation of America
  - In May 2023, SPHA hired Nick Fokianos as Director of Communications.
    - Mr. Fokianos has been instrumental in continuing to raise the positive public profile of the agency through his facilitation of press releases, media interviews and news stories about SPHA’s work in the community.

- In May 2023, SPHA distributed its **Performance Report, “The Era of Transformation”** to stakeholders and made it available on the SPHA website.
- In August 2023, SPHA partnered with the NFL Alumni Association, Tampa Chapter, to host a “Back to School” event at Jordan Park that supplied more than 150 children with backpacks and school supplies. Community partners like the United Way, Bay Area Legal Services, St. Petersburg Police Department, and Pathfinder Outdoor Education to provide families with resources, education and support, while improving community relations.
- SPHA staff continues to partner with St. Petersburg College to offer local scholarship opportunities specifically for SPHA public housing residents. According to Anna Hays, 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 new computers to students for the St. Petersburg Public Housing Resident Scholarship.

Awards began in Fall of 2017 and a total of 140 awards have been given, totaling \$52,500 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
22-23	10	5	5	\$7,500
23-24	10	5	5	\$7,500
<b>Total</b>	70	35	35	<b>\$52,500</b>
<b>Total Awards</b>	<b>140 Awards</b>			

- SPHA has held all-staff customer service training in July 2021,
- In June and December 2023, and in June 2024, SPHA sent out satisfaction surveys to its residents, HCV participants and landlords.
- In July 2024, SPHA distributed its second **Performance Report, “New Horizons”** to stakeholders and made it available on the SPHA website.
- SPHA continues to issue press releases and media advisories to update the public on activities within the agency.
- SPHA regularly uses its Facebook page to which it shares important information and current events with the general public and residents, in addition to its Twitter and Instagram accounts, in an effort to expand its outreach to the community.

2. Develop and execute property strategy

- Jordan Park

- In May 2021, SPHA received HUD approval of its 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
  - Relocation of Jordan Park residents began in July 2021 and continued through October 2022.
- In January 2022, redevelopment of the 206 family units began and construction began on the senior mid-rise building.
- In October and November 2022, the first 97 renovated units (Phase 1) in the family site were occupied.
- In January 2023, the SPHA board selected “The Legacy at Jordan Park” as the name for the senior midrise building.
- In July 2023, the next 29 renovated units (Phase 2) in the family site were occupied. The remaining 80 units were completed and occupied by the end of November 2023.
- In September 2023, security cameras were installed at Jordan Park.
- Public Housing
  - SPHA engaged a contractor to replace the roof of Gateway Place Apartments.
  - In July 2023, SPHA began the kitchen and bath renovations for Disston Place Apartments. The renovations were completed by November 2023.
  - Security cameras were installed at both Disston Place Apartments and Sunset Oaks Apartments using Emergency Safety and Security Grant Funds.
  - New exterior doors and deadbolts were installed at Disston Place Apartments.
- Ed White Hospital
  - In December 2021, SPHA closed on the purchase of the Ed White Hospital with the intention of renovating the building to provide approximately 71 units of affordable housing for elderly families, in addition as serving as the new main office for SPHA.
    - In 2022, SPHA began pre-construction activities including architectural design and environmental reviews.
    - The 71 units will be subsidized with project-based vouchers (PBVs) will be rented to elderly persons (62+)
    - The 121,952 square foot property is located near the center of St. Petersburg with groceries, a public school, pharmacies, hospitals, and urgent care within a 3 mile radius; and has excellent public transportation available.

### 3. Develop and implement Veterans’ Housing Initiative

- Between 2020 through 2024, SPHA was awarded funding from HUD for additional vouchers which increased the units of affordable housing available in our area
  - HUD-VASH Vouchers – 50 vouchers awarded

- Out of a total of 375 VASH vouchers, 339 are leased.
  - Project Based Vouchers
    - In July 2024, SPHA issued a Request for Proposals for HUD-VASH Project Based Vouchers.
      - An award of XX vouchers was made to TBD.
4. Develop succession plan
    - In March 2024, SPHA worked with a consultant to develop a succession plan for key executive staff positions.
  5. 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.).
      - In October 2022, the St. Petersburg City Council awarded SPHA just under \$9 million in American Rescue Plan Act (ARPA) funds to build 71 units of affordable housing for seniors at the Ed White Hospital development.
      - In August 2023, SPHA was awarded \$1.5 million from the Federal Home Loan Bank of New York for use in the redevelopment of Ed White Hospital.
      - In 2023, SPHA applied for \$750,000 from the Federal Home Loan Bank of Pittsburgh for use in the redevelopment of the Ed White Hospital.
  6. Continue Commissioner certification training and develop guidelines and processes
    - Since the submission of the previous Five Year Plan, SPHA commissioners received training in the following areas:
      - Commissioner Roles
      - Personnel Policies
      - Procurement Policies and Procedures
      - Fair Housing
      - Five-year and Annual Plan
      - Housing Choice Voucher Program
      - Public Housing Admission and Continued Occupancy Policy
      - Public Housing Lease
      - Public Housing Grievance Procedure
  7. Continue to work on three (3) legislative actions as joint projects with area housing authorities
  8. Increased Provision of Social Services to SPHA Assisted Families
    - During 2023, SPHA social services staff continued their diligent efforts to support self-sufficiency and well-being for SPHA-assisted families
      - By July 31, 2023, there were 125 families enrolled in SPHA's Family Self-Sufficiency program, assisted by two Social Services Coordinators.

- 50 participants have over \$110,000 in escrow accounts.
- A bi-monthly workshop series was offered to all 125 families as well as families on the FSS waiting list.
- SPHA's Resident Services Coordinator facilitated over 17 on-site activities at SPHA properties to enhance the well-being for residents, including:
  - For seniors:
    - Water aerobics class
    - Line dancing class
    - Nutrition and cooking workshop
    - Painting class
    - Candle making class
  - For families
    - Monthly wellness group (Healing Circle)
    - Egg hunt & spring celebration
    - Learn n' play sessions
    - Mother's Day event
    - Healthy Summer kickoff celebration
    - Water safety class and pool party
    - Back to school event
    - Tree climbing sessions
    - Container herb gardening workshop
    - Braiding classes and graduation (5 sessions)
    - Literacy programming



**St. Petersburg Housing Authority (SPHA)  
5-Year Plan  
HUD-50075-5Y; Attachment # 4  
B4. Violence Against Women Act (VAWA)  
Goals**

To help meet the goals of the Violence Against Women Act (VAWA), St. Petersburg Housing Authority (SPHA) provides support and referrals to counseling for victims of domestic violence, dating violence, sexual assault, or stalking. SPHA's partner, Hope Villages of America, features an Abuse Services Program which provides free and confidential services, including access to a 24-hour hotline, counseling and shelters. Additionally, SPHA also established a local preference for victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking for admission to its Public Housing and Housing Choice Voucher programs.

SPHA has VAWA policies for its housing programs which clearly define and describe SPHA's efforts to ensure that VAWA victims retain their housing assistance. SPHA Social Services staff also assists victims with referrals to obtain critical assistance.

On March 15, 2022, President Biden signed into law the Violence Against Women Act Reauthorization Act of 2022, which was bipartisan legislation passed by Congress as part of the Omnibus appropriations package. In order to maintain compliance with the new legislation, upon receiving guidance from HUD in 2023 regarding the implementation of the VAWA amendments in covered programs, SPHA updated the HCV Administrative Plan and Public Housing Admissions and Continued Occupancy Policy.

SPHA's updated VAWA Policies have the following principal goals and objectives:

- Maintaining compliance with all applicable legal requirements imposed by VAWA;
- Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault, or stalking who are assisted by SPHA;
- Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault, or stalking;
- Creating and maintaining collaborative arrangements between SPHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence, sexual assault, or stalking, who are assisted by SPHA; and
- Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault, or stalking, affecting individuals who SPHA assists.

Additionally, SPHA's updated VAWA Policy states the Agency's commitment to cooperate with organizations and entities, both private and governmental, which provide shelter and/or services

to victims of domestic violence. If SPHA staff becomes aware that an SPHA assisted individual is a victim of domestic violence, dating violence, sexual assault, or stalking, SPHA will refer the victim to such providers of shelter or services as appropriate. While SPHA's VAWA Policy does not create any legal obligation requiring SPHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence, dating violence, sexual assault, or stalking or to make a referral in any particular case, SPHA's Emergency Transfer Plan does describe providers of shelter or other services to victims of domestic violence, dating violence, sexual assault, or stalking with which SPHA has referral or other cooperative relationships.

Lastly, SPHA's VAWA Policies incorporate and explain the Agency's use of the following four HUD documents required as per the VAWA Reauthorization Act of 2022:

1. Notice of Occupancy Rights under the Violence Against Women Act
2. Model Emergency Transfer Plan for Victims of Domestic Violence
3. Certification of Domestic Violence
4. Emergency Transfer Request for Victims of Domestic Violence



Creating Opportunities for Stronger Communities

**St. Petersburg Housing Authority (SPHA)  
5-Year Plan  
HUD-50075-HP  
B5. Significant Amendment or Modification**

*“Significant Amendment” or “Substantial Deviation” to the 5-Year 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 SPHA’s total annual budget.
  - Changes to rent (excluding changes in flat rent schedules), admissions policies, and/or organization of the waiting lists
  
- 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**

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.



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, \_\_\_\_\_, the \_\_\_\_\_  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years \_\_\_\_\_ and/or Annual PHA Plan for fiscal  
year \_\_\_\_\_ of the \_\_\_\_\_ is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

\_\_\_\_\_  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

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I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Signature:	Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

## C. Appendix



Copies of notices issued to SPHA residents and the public in the City of St. Petersburg; the notices request comments on the Annual Plan and announce the public hearing.

The board resolution approving the 5-Year Plan is also included.

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