

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
and Annual Plan for
Fiscal Year Beginning 2008

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: The Housing Authority of the City of St. Petersburg

PHA Number: FL002

PHA Year Beginning: January 1, 2008

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- PHA satellite offices

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.5]

A. Mission

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: *It is the mission of the Housing Authority of the City of St. Petersburg to provide a variety of safe, sanitary, accessible, decent and affordable housing to eligible citizens of the City of St. Petersburg, while enhancing and promoting resident self-sufficiency.*

B. Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers: *For replacement/relocation*
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities: *Mixed Income Affordable Housing*
 - Acquire or build units or developments
 - Other
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction: *communication with residents*
 - Concentrate on efforts to improve specific management functions:
Create efficiencies through the continuation of the economies of scale initiative
 - Renovate/modernize public housing: *Continue to provide quality housing*
 - Demolish or dispose of public housing: *Graham Park*
 - Provide replacement public housing: *To provide affordable homeownership opportunities and/or mixed income affordable housing*
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
 - Objectives:
 - Provide voucher mobility counseling: *To new Section 8 Voucher holders*
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program
 - Implement public housing or other homeownership programs
 - Implement public housing site-based waiting lists: *(Currently in place)*
 - Convert public housing to vouchers (if feasible)
 - Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- PHA Goal: Provide an improved living environment
 - Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Continue to maintain public housing security improvements
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: *Develop or acquire mixed-income affordable housing and continue deconcentration efforts*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: Continue to promote resident self-sufficiency through our Section 3 program.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *Continue to make families aware of FHEO laws*
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

The following list contains statements related to the progress the St. Petersburg Housing Authority has made in reaching stated goals.

I. Finance – The Authority will work towards achieving financial independence from HUD for conventional housing through a variety of revenue producing methods.

- SPHA has made significant progress setting the framework for meeting this goal and will continue moving forward as opportunities present themselves and as directed by the Board of Commissioners. Specifically, the development of non-HUD subsidized affordable housing and the continued implementation of the “Economies of Scale” initiative will assist the Authority in meeting this goal.

II. Organizational Effectiveness – Continue an effective organizational structure to support accomplishment of the goals set for the Authority over the next five years. This includes continued review and update of internal controls, policies, procedures and processes for the entire organization.

- Organizational effectiveness will continue to be a priority of SPHA.

III. Resident Services Initiatives – Promote the development of programs and initiatives to encourage and assist residents in their transition to economic self-sufficiency.

- SPHA will continue to encourage collaboration and coordination among local service provider agencies to provide services and resources to residents.

IV. Assist, promote and develop affordable housing diversification throughout the City – The development of affordable housing outside the realm of traditional assisted housing can not be just and “add-on”. For the continued survival and success of the Authority, a priority shall be placed on development of non-conventional and non-HUD assisted affordable and market rate housing within the St. Petersburg Housing Authority’s jurisdiction. This shall be accomplished both individually by the Authority, and by forging partnerships with other organizations and agencies for the benefit of the community.

- SPHA will continue to make this goal a priority over the course of this five-year plan. The Authority will also continue to partner with local non-profit affordable housing providers, and may also partner with other housing authorities in Pinellas County in an attempt to develop new affordable housing and homeownership opportunities.

V. SPHA Image/Community Support – The Authority, through development of strong public relations programs, will use and create opportunities to promote and educate the community of its programs and the diversification of the projects it has undertaken to serve residents.

- This goal will continue. Through our “Economies of Scale” initiative, several housing authorities in Pinellas County will benefit from shared Communications Officer services.

Annual PHA Plan
PHA Fiscal Year Beginning January 1, 2008
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The St. Petersburg Housing Authority's (SPHA) Annual Agency Plan for fiscal year beginning 2008 provides detail regarding the Authorities policies and plans to realize its declared mission and achieve its stated goals as identified in the SPHA 5-Year Plan.

As Federal funding shortages for the development and operation of housing programs continues, SPHA along with three other housing authorities in Pinellas County also continue to move forward in a positive way by maintaining Economies of Scale (EOS) in many administrative and functional areas within our operations. The EOS initiative allows for cost savings, reduced operating expenses, and greater effectiveness through shared resources. The EOS program commands collaboration and communication among participating agencies, breaks down barriers (both real and perceived), and maximizes the use of resources for the provision of better services. An Economies of Scale Board provides EOS oversight and monitoring, and is comprised of commissioners of each of the housing authority boards. From the inception of EOS, combined savings of over \$1M annually have been realized by the participating agencies. In 2008 SPHA will continue to move forward with the EOS initiative by streamlining functions and partnering with other housing authorities in Pinellas County to save valuable resources and to provide a variety of affordable housing opportunities.

SPHA will continue to focus on creating sustainable affordable housing opportunities to address the challenges facing the low income and affordable housing industry today. There continues to be a need for affordable housing in the City of St. Petersburg, and in greater Pinellas County, particularly for families earning less than 80% of area median income. Housing for lower income families is generally concentrated in the inner city of St. Petersburg. The SPHA will continue moving forward with its plan to address these issues by providing and/or developing more affordable housing options. Mixed income housing and the possible development of retail

opportunities will provide the revenue stream needed to subsidize public housing eligible residents of our City. SPHA will also continue to encourage participation of private property owners, in areas outside the central city boundaries.

To this end, and in keeping with SPHA's goal of attaining financial independence from HUD, in 2008 SPHA plans to continue to move forward in the development of a business structure that will lend favorable business and financial support to the development of market rate affordable housing, and other entrepreneurial activities designed to provide the sources of revenue needed to help keep housing affordable for as many families as we can support.

In keeping with our EOS strategies, in 2008 SPHA will continue to share administrative offices with the Pinellas County Housing Authority; however, a new corporate location is being sought in the heart of Pinellas County, so that any potential merger of housing agencies within the county will lend itself to easy community, resident and business access of corporate services. SPHA will maintain a minimum of two satellite offices within the City of St. Petersburg.

SPHA will continue to encourage the involvement of the community as a whole in the development of the methods to meet the needs of our communities. SPHA's Resident Advisory Board met in September 2007 to discuss the development and content of this plan and is supportive of SPHA's goals.

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for De-concentration
- FY 2008 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements(section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Priority Needs	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	5,545	5	5	5	4	4	5
Income >30% but <=50% of AMI	5,344	5	5	5	4	4	5
Income >50% but <80% of AMI	3,749	3	4	4	4	3	3
Elderly	1,310	5	5	4	3	2	3
Families with Disabilities	2,220	5	4	4	4	3	3
Race/White	8,122	5	4	4	4	3	3
Race/Black	4,864	5	5	4	4	4	4
Race/Hispanic	777	5	4	4	4	4	4

What sources of information were used to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s and HUD Table 2A Priority Needs Summary Table
Indicate year: FY 2005-2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: Consolidated Annual Action Plan

B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1349		240
Extremely low income <=30% AMI	1039	77%	
Very low income (>30% but <=50% AMI)	243	18 %	
Low income (>50% but <80% AMI)	67	5%	
Families with children	785	58%	
Elderly families	43	3%	
Families with Disabilities	96	7%	
Race/White	468	34%	
Race/Black	877	65%	
Race/Asian	3	0%	
Race/Native American	1	0%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1 Year			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list
(Clearview Park)

	# of families	% of total families	Annual Turnover
Waiting list total	316		9 (3%)
Extremely low income <=30% AMI	274	88%	
Very low income (>30% but <=50% AMI)	33	10%	
Low income (>50% but <80% AMI)	6	2%	
Families with children	177	56%	
Elderly families	12	4%	
Families with Disabilities	3	.95%	
Race/White	38	12%	
Race/Black	270	85%	
Race/Asian	6	2%	
Race/Hispanic	1	.32%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	61	19%	1 (1.23%)
2 BR	94	30%	7 (77.77%)
3 BR	161	51%	1 (1.23%)
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 41 months (since 03/2004)

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list
(Disston Place)

	# of families	% of total families	Annual Turnover
Waiting list total	50		20 (40%)
Extremely low income <=30% AMI	36	72%	
Very low income (>30% but <=50% AMI)	13	26%	
Low income (>50% but <80% AMI)	1	2%	
Families with children	37	74%	
Elderly families	2	4%	
Families with Disabilities	5	10%	
Race/White	16	32%	
Race/Black	33	66%	
Race/Asian	1	2%	
Race/Hispanic	1	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR	40	80%	20 (100%)
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? 9 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list <i>(Romayne Apartments)</i>			
	# of families	% of total families	Annual Turnover
Waiting list total	302		21 (7%)
Extremely low income <=30% AMI	251	83%	
Very low income (>30% but <=50% AMI)	41	14%	
Low income (>50% but <80% AMI)	9	3%	
Families with children	202	67%	
Elderly families	9	3%	
Families with Disabilities	57	19%	
Race/White	64	21%	
Race/Black	238	79%	
Race/Asian	0	0	
Race/Hispanic	12	4%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	91	30%	14 (66.66%)
2 BR	211	70%	7 (33.33%)
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 20 months.			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input checked="" type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list <i>(Jordan Park)</i>		
	# of families	% of total families	Annual Turnover
Waiting list total	275	100%	45
Extremely low income <=30% AMI	167	61%	21
Very low income (>30% but <=50% AMI)	82	30%	10
Low income (>50% but <80% AMI)	26	9.45%	14
Families with children	199	72%	38
Elderly families	52	19%	5
Families with Disabilities	2	7%	2
Race/White	6	2%	
Race/Black	173	97%	
Race/Asian	0	0	
Race/Hispanic	2	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	96		
2 BR	140		
3 BR	17		
4 BR	22		
5 BR	0		
5+ BR	0		
Is the waiting list closed (select one)? XX <input type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? One Month			
Does the PHA expect to reopen the list in the PHA Plan year? XX <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through Section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other: Maximize participant portability throughout Pinellas County through cooperation and coordination with other PHA's.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance/ mixed-income housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: Develop or acquire affordable housing.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working (public housing)
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: 1) Project-base Housing Choice Vouchers if needed, 2) Support housing assistance applications of local housing organizations that specialize in providing assistance to the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: 1) Project-base Housing Choice Vouchers if needed, 2) support housing assistance applications of housing organizations that specialize in providing housing assistance to families with disabilities.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: 1) Move forward with disposition of larger communities of project-based public housing and replace with tenant-based Section 8 vouchers to increase housing choice, and 2) Create mixed income communities to increase affordable housing opportunities, and 3) Continue to provide staff training in the area of Fair Housing.

Reasons for Selecting Strategies:

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: The desire to expand the range of affordable housing and to develop new, affordable, mixed-income communities throughout our jurisdiction.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	1,633,976	Operations/Administration
a) Public Housing Capital Fund*	700,000	Modernization/Admin.
a) Annual Contributions for Section 8 Tenant-Based Assistance	17,000,000	Housing Choice Voucher HAP and Administration
a) Section 8 New Construction HAP Contract	640,000	Rogall Congregate
Other Federal Grants (list below):		
CF Replacement Housing Factor	250,000	Acquisition/Development
2. Prior Year Federal Grants (un-obligated funds only) (list below)		
FFY 2007 Capital Fund*	690,318	CFP Eligible Activities*
3. Public Housing Dwelling Rental Income		
Rental Income	230,000	Operations
4. Other income (list below)		
Investment Income	300,000	Program Income
4. Non-federal sources (list below)		
Rogall Tenant Rents	300,000	Rogall Operations
<i>*Up to 20% to be used for operations</i>		
Total resources	21,744,294	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) When the family reaches the top of the waiting list.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history

- Housekeeping
- Other (describe) PHA rental history

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management offices
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment

1. How many site-based waiting lists will the PHA operate in the coming year? 4

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? No Limit

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices of developments with site-based waiting lists
- At the development to which they would like to apply
- Other:

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: NA

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s):

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1-Victims of domestic violence

Substandard housing

Homelessness

High rent burden

1-Veterans preference

1-Working family preference

2 - Date and Time

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability (1)
- Veterans and veterans' families (1)
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its admissions policies based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments: All properties
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments (working family pref.)
- Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to other policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)
Adoption of flat rents.

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

1. Jordan Park

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
FDLE Sexual Predator database check on an annual basis.

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)
 - Eviction history, Damage to rental units, Drug trafficking by family members, previous LL contact information.

(2) Waiting List Organization

a. With which of the following program waiting lists is the Section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to Section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

As advertised

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60 -day period to search for a unit?

If yes, state circumstances below:

If the client states a hardship in locating an acceptable unit, additional days may be granted.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to Section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness

- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)

3. If the PHA will employ admission preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence (1)
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families (1)
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)

Date and Time (2)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) NA

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose Section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: NA

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
 Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase/change in family size
- Any time a family experiences an income increase above a threshold amount or percentage:
- Other (list below)
In accordance with the approved Administrative Plan and ACOP
For families paying flat rents, income may be reviewed every 3 years.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The Section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below) SPHA may seek approval from HUD to implement if warranted by market conditions.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below) The PHA may choose to serve additional families by lowering the payment standard

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other: at anytime there is a change in FMR's

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (Select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other: availability of unassisted rental housing

(2) Minimum Rent

a. What amount best reflects the PHA’s minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows: *SPHA’s Executive Director reports to the Board of Commissioners of the agency. A Chief Operating Officer (formerly Deputy Executive Director) reports to the Executive Director. The SPHA provides Executive Management services to the Pinellas County Housing Authority (PCHA) and the Dunedin Housing Authority through Board-approved Interlocal Agreements. SPHA also provides Section 8 administration and human resources services to PCHA.*

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served	Expected Turnover
Public Housing	648	60
Section 8 Vouchers	2692 baseline units	150
Section 8 New Const.	150	18

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

1. Conventional Housing Admissions and Continued Occupancy Policy
2. Preventive Maintenance Manual
3. Procurement Manual
4. Disaster Preparedness Plan
5. Communications Policies & Procedures
6. Personnel Policies and Procedures
7. Grievance Procedures
8. Fixed Assets Purchases
9. Accounting Policies

(1) Section 8 Management: (list below)

1. Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Jordan Park Apartments
2. Development (project) number: FL002-001, 020,021A,021B,022A,022B
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan are complete

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Graham Park- disposition / sale
- Development of mixed-financed affordable housing

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

- Development or acquisition of affordable housing units
- Replacement Housing Program grant activities
- Conversion of public housing to Section 8
- Disposition and sale of the Jordan Park Gym Complex

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Graham Park 1b. Development (project) number: FL 29P002003
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(12/2004)</u>
5. Number of units affected: 336
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: November 2004 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: Jordan Park Gym Complex 1b. Development (project) number: No Assigned Number- Formerly included in FL002-001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/> of NON-Dwelling Structure (Previously dispositioned as part of overall HOPE VI disposition of Jordan Park)
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application planned for submission: NA – Previously approved
5. Number of units affected: NONE (Non-Dwelling Structure)
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development <input checked="" type="checkbox"/> Non-Dwelling Structure
7. Timeline for activity: a. Actual or projected start date of activity: 2007 b. Projected end date of activity: 2008

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description- (Not applicable)

- Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

SPHA may seek to voluntarily convert our smaller, scattered sites to Voucher assistance at some time in the future.

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)
NOTE: (SPHA’s HOPE VI Homeownership Program was completed in 2005. SPHA may apply for and/or establish a different type of homeownership program in the coming year.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **(High performing PHAs may skip to component 12.)**

2. Program Description: NA

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option? NA

b. PHA established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? NA

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 7/2004

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (Select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families

- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
St. Petersburg College Classes	150	Specific criteria	Center for Achievement	ALL
Computer Technology	60	Specific criteria	Center for Achievement	ALL
Computer Learning/Coaching	50	All eligible	Development Offices	PH

(2) Family Self-Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	N/A
Section 8	0	N/A

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size? (**NA. SPHA does not have a minimum program size**)
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

See Attachment.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports

- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti- drug programs
- Other (describe below)

Which developments are most affected? (list below)

- 1) Jordan Park
- 2) Graham Park

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) Development of mixed-income communities

Which developments are most affected? (list below)

- 1) Jordan Park
- 2) Graham Park

C. Coordination between PHA and the St. Petersburg Police Department

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)
 - Interaction between police and residents

2. Which developments are most affected? (list below)

- 1) Jordan Park
- 2) Graham Park

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan? *NA- No PHDEP Funds available*

Yes No: Has the PHA included the PHDEP Plan in this PHA Plan? *NA*

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD? *NA*
If not, when are they due (state below)? *NA*

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

- 1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?
- 2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting

- Comprehensive stock assessment
- Other: (list below)
Disposition and sale, Development of affordable housing, management by PCHA

3. Yes No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA MUST select one)

Attached at Attachment (File name)

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

(The Resident Board Member is Ms. Lorraine Perry)

3. Description of Resident Election Process: Not Applicable

a. Nomination of candidates for place on the ballot: (select all that apply) NA

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one) NA

Any recipient of PHA assistance

Any head of household receiving PHA assistance

- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply) NA

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of St. Petersburg, Florida
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Development of affordable housing opportunities and possibly additional homeownership opportunities
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The challenge is twofold: to restore the inner-city neighborhoods, and to expand the range of affordable housing elsewhere by taking advantage of every opportunity to develop new affordable units throughout the City.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

- During 2008 the SPHA Board may adopt a policy to project-base a portion of its' Section 8 Housing Vouchers in an effort to create additional long term assisted housing within its' area of operation.
- SPHA's Definition of Significant Amendment to the PHA Plan: Changes regarding demolition or disposition, designation, or conversion activities.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment A – Deconcentration Policy

The following De-concentration of Poverty Policy was adopted by the St. Petersburg Housing Authority Board of Commissioners at the May 19, 1999 regular monthly meeting.

RESOLUTION NO. 1705

A RESOLUTION AUTHORIZING THE AMENDMENT OF THE ADMISSIONS AND CONTINUED OCCUPANCY POLICY FOR PUBLIC HOUSING PROPERTIES TO COMPLY WITH THE INCOME-MIXING AND DE-CONCENTRATION OF POVERTY REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 requires Public Housing Authorities to adopt policies and procedures to provide for income mixing and de-concentration of poverty in public housing developments through waiting list management and public housing admissions policies; and

WHEREAS, income mixing and de-concentration plans must be submitted to HUD by June 18, 1999; and

WHEREAS, the St. Petersburg Housing Authority's Admissions and Continued Occupancy Policy for Public Housing Properties currently provides for an Authority-based waiting list and determines the order of preference for public housing applicants by date and time order of submission of a completed application ("first come, first served"); and

WHEREAS, to achieve income-mixing and de-concentration of poverty in SPHA's public housing stock, SPHA staff recommends the establishment of a site-based waiting list for each development; and

WHEREAS, said site-based waiting list shall give preference for working families, i.e. families with a household income greater than 30% of the Area Median Income (AMI) for up to 60% of the units in each development with the exception of the Graham-Rogall development; and

WHEREAS, the Graham-Rogall site-based waiting list shall not give preference for families over 30% of AMI; and

WHEREAS, staff further recommends establishment of rent incentives such as ceiling rents and flat rents to be implemented at all SPHA developments and the development of a marketing strategy in coordination with the HOPE VI program designed to attract working families to all developments.

NOW, THEREFORE BE IT RESOLVED THAT: The Board of Commissioners of the St. Petersburg Housing Authority authorizes the amendment of the Admissions and Continued Occupancy Policy for Public Housing properties to provide for site-based waiting lists with a preference for working families for up to 60% of the units in each development (except in the Graham-Rogall development), and the establishment of ceiling rents and flat rents for each development, and directs the Executive Director to submit said income mixing and de-concentration plan to the U. S. Department of Housing and Urban Development.

Attachment B – Community Services and Self-Sufficiency Policy

RESOLUTION #1978

A RESOLUTION ADOPTING A COMMUNITY SERVICE AND

**SELF-SUFFICIENCY POLICY AS AN AMENDMENT TO THE
ADMISSIONS AND CONTINUED OCCUPANCY POLICY**

WHEREAS, HUD Notice PIH 2003-17 was issued on June 20, 2003 regarding the reinstatement of the public housing community service and self-sufficiency requirement authorized under Section 12 of the United States Housing Act of 1937, as amended; and

WHEREAS, Notice PIH 2003-17 reinstates the requirement for all eligible adult public housing residents to perform 8 hours of community service per month, or to participate in an economic self-sufficiency program for 8 hours each month, or a combination thereof, by October 31, 2003; and

WHEREAS, in order to ensure compliance and consistent implementation and administration of the requirements of Notice PIH 2003-17, SPHA staff recommends the adoption of a Community Service and Self-Sufficiency Policy; and

WHEREAS, staff recommends the amendment of the SPHA Admissions and Continued Occupancy Policy to include the Community Service and Self-Sufficiency Policy; and

WHEREAS, the Executive Director has reviewed and approved the proposed policy and agree with staff's recommendations.

NOW THEREFORE, the Board of Commissioners of the St. Petersburg Housing Authority hereby approves the Community Service and Self-Sufficiency Policy as an amendment to SPHA's Admissions and Continued Occupancy Policy.

APPROVED AND ADOPTED this 28th day of August 2003.

Walter G. Smyth
Chairman

Darrell Irions
Secretary

COMMUNITY SERVICE AND SELF SUFFICIENCY POLICY

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the SPHA Public Housing Lease.

B. Definitions

Community Service - volunteer work that includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, Community clean-up programs, beautification programs, other youth or senior organizations;
 - Work at the Authority to help improve physical conditions;
 - Work at the Authority to help with children's programs;
 - Work at the Authority to help with senior programs;
 - Helping neighborhood groups with special projects;
- Working through resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
 - Caring for the children of other residents so they may volunteer.

NOTE: Political activity is excluded. Any activity conducted on any SPHA property, must be pre-approved in writing by SPHA.

Self Sufficiency Activities - activities that include, but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence; and
- Full time student status at any school, college or vocational school.

Exempt Adult - an adult member of the family who

- Is 62 years of age or older;

- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;
- Is working at least 20 hours per week; or
- Is participating in a welfare to work program.

C. Requirements of the Program

1. The eight (8) hours per month may be either volunteer work or self-sufficiency program activity, or a combination of the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.
3. Activities must be Performed within the community and not outside the jurisdictional area of the Authority.
4. Family obligations:
 - At lease execution or re-examination after July 31, 2003, all adult members (18 or older) of a public housing resident family must:
 - Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and
 - Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in non-renewal of their lease.
 - At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by the Authority or its management agent) of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
 - If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.
5. Change in exempt status:
 - If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and provide documentation of such.
 - If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Authority obligations

1. To the greatest extent possible and practicable, the Authority will:
 - provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement*); and
 - provide in-house opportunities for volunteer work or self sufficiency programs.
2. The Authority will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial Application and at lease execution.
3. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.
4. Noncompliance of family member:
 - At least thirty (30) days prior to annual re-examination and/or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members;
 - If the Authority finds a family member to be noncompliant, the Authority will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month period;
 - If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;
 - The family may use the Authority's Grievance Procedure to protest the lease termination.

Attachment C – Policy for Pet Ownership in Public Housing

This attachment explains the Authority's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of the Authority to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and the financial interest of the PHA.

This policy does not apply to animals trained to assist persons with specific handicaps as long as such animals are reported to the Housing Authority and made available for identification within ten (10) days of their entrance upon the premises. In accordance with Federal regulations and the Dwelling Lease Agreement of the St. Petersburg Housing Authority (SPHA), pet is subject to applicable state and/or local laws, if any, and the following limitations:

All pets must be approved in advance by the SPHA management and the pet owner must submit and enter into a Pet Agreement with the SPHA.

All pets must be registered with the property management office prior to the pet being brought on SPHA premises. This will include a certificate signed by a licensed veterinarian or a state or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the animal has received all inoculations required by applicable state and local law. Registration must be renewed and will be coordinated with the annual recertification date and proof of license and inoculation will be submitted at least 30 days prior to annual reexamination.

Dogs and cats must be spayed or neutered.

SPHA may refuse to register a pet if the pet:

- Is not a common household pet;
- If the keeping of the pet would violate any applicable house pet rule in effect at the time as promulgated by SPHA;
- If the pet owner fails to provide complete pet registration, information or fails annually or upon request by SPHA to update the pet registration;
- If SPHA reasonably determines, based on the pet owner's habits and practices, that the pet owner will be unable to keep the pet in compliance with the pet rules and other lease obligations.

SPHA may not refuse to register a pet based on the determination that the pet owner is financially unable to care for the pet. If the SPHA refuses to register a pet, a written notification will be sent to the pet owner stating the reason for denial and shall be served in accordance with HUD Notice requirements.

If a pet gives birth to a litter, the resident must remove all pets from the premises except one.

Types of Pets Allowed

Tenants are not permitted to have more than one *type* of pet.

Pet must fall under the definition of common household pet, defined as follows:

- Domesticated dog, cat, domesticated bird, fish or turtle that is traditionally kept in the home for pleasure rather than for commercial purposes. All pets must weigh no more than 25 lbs., maximum weight full-grown, and must not exceed two feet, maximum full-grown height.
- Reptiles (except turtles) and rodents, including but not limited to, hamsters, gerbils, mice, etc., are prohibited.

Designation of No-Pet Areas

The following areas are designated no-pet areas:

Lobby Areas.

Laundry Rooms.
Community Space Areas.
Community Hallway Areas.
Entrance/Exit Ways for Egress.

Pets must be maintained within the residents unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash no longer than 5 feet or carried and under the control of the resident or other responsible individual at all times.

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

Additional Fees and Deposits for Pets

A refundable pet deposit, which is in addition to any other deposit that may be required for residency, of One Hundred Dollars (\$100.00) will be required. SPHA will provide resident with a written notice stating the amount of the pet deposit which is being used for reasonable expenses directly attributable to the presence of the pet and the reason for the use of the deposit.

The PHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death, less any damage caused by the pet to the dwelling unit.

Cleanliness Requirements

Litter Box Requirements. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin.

Removal of Waste From Other Locations. The Resident/Pet Owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in an outside trash bin or other container provided by the PHA. Litter waste shall not be disposed of down trash shoots unless properly bagged & secured.

Pet Rule Violations

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the Pet Rule Policy, written notice will be served. The Notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated.

If the resident/pet owner and the PHA are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by the PHA, the PHA may serve notice to remove the pet.

The PHA may initiate procedures for termination of tenancy based on a pet rule violation if: The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified; and The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease.

Attachment D

Resident Advisory Board of the St. Petersburg Housing Authority

- **Graham Park**

Mr. Bill Walsh

Graham/Rogall RMC
325 Martin Luther King Jr. St. S.
St. Petersburg, FL 33705

- **Jordan Park**

Felicia Bristol

Jordan Park
1245 Jordan Park St. So.
St. Petersburg, FL

Dolores Fletcher

Jordan Park
1245 Jordan Park St. So.
St. Petersburg, FL

- **Clearview Park**

Lorraine Perry, Commissioner
governing board)

Clearview Park
3200 37th Avenue North
St. Petersburg, FL 33713

(Resident membership on SPHA's

Section 8

Deborah Harvey
Carol Allen

C/O SPHA Administrative Office
C/O SPHA Administrative Office

Attachment E

Statement Regarding Intent to Project-Base Section 8 Vouchers

SPHA may project base Section 8 vouchers upon HUD approval to do so. Upon determination of need, and in the best interest of the housing authority and residents, SPHA may seek approval to project base vouchers.

ATTACHMENT F

Annual Plan Supplement RASS Follow-Up Plan

Following is the St. Petersburg Housing Authority's Current RASS Follow-up Plan:

1. Communication

Clearview Park/Disston Place/Romayne

SPHA will, in order to increase resident satisfaction in the area of communication:

- Continue to take Resident Interest Committee meetings to the properties to address resident concerns;
- Meet with residents in small group settings for information meetings;
- Facilitate the election of a full Resident Council Board for the Disston Place and Clearview Park properties as SPHA has applied for disposition of James Park.

Graham Park – During the 2003-2004 fiscal year, SPHA determined that selling both the Graham Park building and the adjoining Rogall Congregate building was in the best interest of the residents and the Authority. The pending sale of the building has been process for about a year now and the elderly and disabled residents are particularly concerned about their future once the building is sold. The sale is in legal pending resolution. Unfortunately, it has been difficult to give definitive answers to residents about how their residency at Graham will be affected until the sales contract is executed. This has probably contributed to their perception of lack of “communication” between them and the Housing Authority. This property has a very active Resident Council which provides newsletters to all residents of all activities and events of the property. SPHA staff meets regularly with the Graham RMC to discuss any resident concerns or issues with the management staff, and to address any other concerns they may have regarding their residency. Townhall meetings between management and residents are held monthly. To improve communications, SPHA will:

- Provide a written article for the Graham Newsletter each month providing an update regarding the sale of the building and other upcoming events
- Meet with the RMC on a monthly basis to answer questions, provide information
- Continue to attend the monthly Townhall meetings with residents to provide current updates and information

2. Safety

SPHA previously contracted with the St. Petersburg Police Department (SPPD) to provide “housing Officers”, whose duties were to address the Housing Authority's developments. Since the elimination of the PHDEP grant and continued cuts in funding SPHA has not been able to continue this contract with the St. Petersburg Police Department. However, the SPPD does provide Community Police Officers to all St. Petersburg neighborhood associations and one office in particular is assigned to all SPHA properties. Therefore, each of our housing developments is represented by a CPO. Although the CPO's are not visible on a daily basis, they are only a telephone call away. SPPD's CPO's continue to provide patrol of the properties, both day and night and provide monthly police reports for all properties to SPHA. The CPO's also make arrests of residents, guests, or unauthorized persons who are engaging in illegal drug activities and other crimes in the Clearview Park, Jordan Park, Disston Place and Romayne developments. The new management will have a daily presence on each site to assist residents with their day-to-day concerns. SPHA is confident that this too will help residents to feel safer in their homes and in the common areas of their developments. The development of the Resident Association on these problems can further enhance the residents' safety concerns. Tenant patrols can be formed to assist with safety concerns as well. SPHA will continue to support tenant patrols and encourage the property management staff to assist residents in developing them. SPHA will also provide information to residents about the Neighborhood Crime Watch and encourage their development.

3. Neighborhood Appearance

The Clearview Park development has recently been modernized to include exterior improvements with interior improvements quickly approaching. The grounds were re-sodded, landscaped and a new sprinkler system installed. The exterior buildings have been painted and the parking lot resurfaced. A new sign was purchased and installed to welcome our "residents" home. The property looks absolutely beautiful after the completion of the exterior improvements. The interior renovations will include rough and finish carpentry, millwork, shelving, doors, frames and hardware, drywall and framing, flooring, painting and sealants, ceiling finish and repair, toilet accessories, window treatments, handrails, HVAC, plumbing, electrical and appliances. SPHA is confident that these major improvements will improve the residents' perception of their "neighborhood appearance".

The Jordan Park development is managed by Landex and owned by Jordan Park Development Partners. The appearance of the property is improving daily. The management company has started and completed an overall painting project of all buildings that required repainting. Sod has been replaced, and they have entered into an agreement with a new landscape company to keep the lawns maintained properly. The landscape company will also maintain the irrigation systems to ensure sprinkler heads are intact and lawns are being watered on a schedule. The management company has replaced all broken window shutters, and screen doors. Exterior painting is scheduled to be completed in the last quarter of 2007. SPHA is confident that these improvements will improve the residents' perception of their "neighborhood appearance".

The Disston Place property is a 33 unit apartment complex. The property has a laundry facility, covered parking, and a swimming pool. The property is located in a very nice neighborhood that is close to many amenities including the bus line. SPHA recently completed extensive exterior improvements including parking lot improvements, irrigation and landscape, exterior painting, etc. Additional exterior improvements will include exterior stairwell renovation in 2008. The laundry facility has been upgraded with all new washer and dryers. As this is already a lovely development, SPHA is confident that these improvements will improve the residents' "perception" of their neighborhood appearance.

Romayne is a very nice 20 unit two-story apartment building. It was recently painted and re-landscaped. A new irrigation system was also installed.

In addition, in 2008 we will implement a resident newsletter for all of our properties so that we can improve communication and share information. We are confident that these and other projects and programs will improve communications with and the quality of life for our residents. SPHA is committed to continuing to address residents' needs in the best way possible.

Attachment G

Replacement Housing Factor Plans

REVISED REPLACEMENT HOUSING FACTOR PLAN

1st Five-Year Increment
FFY 2001 through FFY 2005

I. Project Description

For the past several years, the St. Petersburg Housing Authority (SPHA) has focused on ways to create sustainable affordable housing opportunities, both rental and homeownership, to address the challenges facing the low income and affordable housing industry today. There continues to be a tremendous need for affordable, workforce housing within the City of St. Petersburg, and throughout greater Pinellas County, particularly for families earning less than 80% of area median income. Therefore, it is SPHA's goal to utilize these replacement housing factor funds to provide additional affordable housing opportunities. SPHA's first 5-year Replacement Housing Factor (RHF) plan consists of two phases.

Phase I – Romaine Apartments

In Phase I, HUD approved the use of RHF funds in combination with HOPE VI funds for the purchase and rehab of a 20 unit apartment complex (Romaine Apartments) located in north St. Petersburg.

Phase II – Acquisition 6 Units (Gateway Place)

In Phase II of SPHA's First Increment RHF Plan, SPHA will use the remaining First Increment RHF funds to purchase 6 units in the 20-unit Gateway Place Apartments. These six units will not require rehab, however, seven of the remaining 14 units in this complex will require some rehab. Therefore rehab is included in the development schedule.

II. Project Details

Phase I – Romaine Apartments

In Phase I, HUD approved the use of RHF funds in combination with HOPE VI funds for the purchase and rehab of a 20 unit apartment complex (Romaine Apartments) located in north St. Petersburg. The HUD approved breakdown is as follows:

HOPE VI (17 Units) - \$ 1,372,750.00
 RHF Funds (3 Units) - \$ 285,453.00

Phase II – Gateway Place (Acquisition of 20 Units in Conjunction with 2nd Increment RHF Funding)

Total units – The remainder of SPHA’s first increment RHF funding, in combination with SPHA’s second increment RHF funding, will support the acquisition and rehab of a 20 unit multifamily complex.

Method of Construction – Acquisition with rehab

Unit Type – Multi-family Walk-Up

Unit Size: 2 bedroom

Family Type – Family

III. Development Schedule

Phase I – Romyne Apartments

Task	Target Completion Date
PHA hires architect	2001
Locate site suitable for acquisition and rehab	2003
Submission of development/site acquisition proposal to the HUD Field Office	May 2003
Acquisition	July 2003
Rehab Plans and Specifications	December 2003
Completion of Rehab	February 2006
Date of Full Availability (DOFA)	February 2006
End of Initial Operating Period	March 2006

Phase II – Gateway Place 6 Units

Task	Target Completion Date
Locate site(s) suitable for acquisition and rehab*	Complete
Submission of development/site acquisition proposal to the HUD Field Office	March 15, 2007
SPHA receives HUD Approval	April 15, 2007
Rehab Plans and Specifications	May 2007
Start of project rehab	May 2007

Completion of Rehab	June 2007
Date of Full Availability (DOFA)	June 2007
End of Initial Operating Period	August 2007

* SPHA's previous target completion date was May 2005; however SPHA revised its' previously approved submission due date due to changing market conditions in the City of St. Petersburg and greater Pinellas County. However, SPHA has successfully located a suitable development for acquisition, and has amended its RHF Plan to include the acquisition of Gateway Place, a multifamily walk-up apartment community. The acquisition of this site will allow the SPHA to meet the final obligation due date for the first increment RHF funding.

NOTE: The accumulation of several years of RHF funding was required In order for the planned acquisition to be possible.

Proposed Budget

Phase I - Complete

Sources: <i>Romayne Apartments</i> – 3 Units	
2001 Capital Fund Replacement Housing Funds	\$ 76,789.39
2002 Capital Fund Replacement Housing Funds	\$ 139,101.00
2004 Capital Fund*	\$ 69,562.61
<i>Total Phase I</i>	\$ 285,453.00

Phase I - Complete and units are under ACC.

Phase II – Gateway Place (20 Units Total)

Total Development Cost: Gateway Place	ACTUAL TDC	MAX TDC*
Two Bedroom - 19 @ \$126,882.00	\$2,410,758.00	\$2,410,758.00
One Bedroom - 1 @ \$ 99,641.00	\$ 99,641.00	\$ 99,641.00
Total	\$2,510,399.00	\$2,510,399.00

* Max HUD TDC per Notice PIH 2006-22 (HA)

Sources:

Sources:	
2003 Capital Fund Replacement Housing Funds	\$ 268,885.00
2004 Capital Fund Replacement Housing Funds	\$ 311,395.00
2005 Capital Fund Replacement Housing Funds	\$ 203,080.00
<i>Total 1st Increment RHF Phase II Funding Sources</i>	\$ 783,360.00

Uses:

Uses: RHF 1 st Increment Phase II - 6 Units	
Gateway Place Acquisition (No Rehab)	\$ 783,360.00
Uses: RHF 2 nd Increment - 14 Units	

Gateway Place Acquisition	\$ 1,516,640.00
Rehab/Unit Modernization	\$ 80,000.00
Fees/ Costs (Environmental, Inspections, Survey, Legal)	\$ 20,000.00
Site Improvements	\$ 20,000.00
Contingency	\$ 15,399.00
Relocation	\$ 75,000.00
<i>Total Second Five-Year Increment Anticipated Funding Sources</i>	\$ 1,727,039.00
Grand Total 1st and 2nd Increments	\$2,510,399.00

IV. Leveraging

The first increment RHF plan does not include significant leveraging as it is not required.

REPLACEMENT HOUSING FACTOR PLAN

2nd Five-Year Increment FFY 2006 through FFY 2010

I. Project Description

The St. Petersburg Housing Authority (SPHA) continues to focus on ways to create sustainable affordable housing opportunities, both rental and homeownership, to address the challenges facing the low income and affordable housing industry today. During the next five years and beyond, it is expected that there will continue to be a tremendous need for affordable, workforce housing within the City of St. Petersburg, and throughout greater Pinellas County, particularly for families earning less than 80% of area median income.

Therefore, it is SPHA's goal to utilize Second Increment Replacement Housing Factor (RHF) funds to provide additional funding needed for the acquisition of a twenty (20) unit apartment complex, Gateway Place. Second Increment RHF funding will be used to acquire fourteen (14) of the units. (First Increment RHF funding will be used for six (6) of the twenty units).

SPHA will use, upon HUD approval, affordable housing funding set aside from the sale of the James Park public housing development to fund a portion of this acquisition with rehab. Second increment RHF funding for 2006 will be used as well, and RHF for years 2007, 2008, 2009 and 2010 will be used, as it becomes available, to reimburse the James Park Affordable Housing fund. Non-HUD leverage will also be used for this transaction as required.

II. Project Details

Total units to be developed – This Second Five-Year Increment of RHF funding leveraged with our commitment of non-public housing funds, and combined with the remainder of our 1st increment RHF funding and affordable housing funds, will support the acquisition of the 20 unit Gateway Place apartment complex, along with the rehabilitation/modernization of seven (7) of the units and the transition of one of the units into a handicap accessible unit.

Method of Construction – Acquisition with Rehab

Unit Type – Multi-family Walk-Up

Unit Size: 1 and 2 Bedrooms

Family Type – Family

III. Development Schedule

Task	Target Completion Date
Locate site suitable for development	February 2007
Submission of development/site acquisition proposal to the HUD Field Office	March 15, 2007
HUD approval of development proposal	April 15, 2007
Acquisition of Site	April 30, 2007
Rehab of ADA Unit Complete	June 30, 2007
Date of Full Availability (DOFA)	June 2007
End of Initial Operating Period	August 2007

NOTE: The accumulation of several years of RHF funding will not be required for the acquisition of Gateway Place as SPHA will utilize its affordable housing funds (James Park sale proceeds), upon HUD approval to do so, and subsequently, will reimburse the affordable housing fund when Second Increment RHF 2007 – 2010 is made available to SPHA. In addition, the SPHA will plan to use a portion of its Third Increment RHF funding to repay the affordable housing fund upon HUD approval of a RHF plan for the Third Increment funding when it is made available.

IV. Proposed Budget

Total Development Cost: Gateway Place	ACTUAL TDC	MAX TDC*
Two Bedroom - 19 @ \$126,882.00	\$2,410,758.00	\$2,410,758.00
One Bedroom - 1 @ \$ 99,641.00	\$ 99,641.00	\$ 99,641.00
Total	\$2,510,399.00	\$2,510,399.00

* Max HUD TDC per Notice PIH 2006-22 (HA)

Sources:

Sources:	
2006 2nd Increment RHF	\$ 162,522.00
2007 2 nd Increment RHF	\$ 200,000.00 est.
2008 2 nd Increment RHF	\$ 200,000.00 est.
2009 2 nd Increment RHF	\$ 200,000.00 est.
2010 2 nd Increment RHF	\$ 200,000.00 est.
<i>SPHA Affordable Housing (James Park Sale Proceeds)</i>	\$ 133,246.00
<i>2004 Capital Fund (EE&G Settlement Funds returned to the Capital Fund program)</i>	\$ 275,000.00
<i>Leverage of Non-Public Housing Funds</i>	\$ 356,271.00
Total 2nd Increment RHF Plan Funding Sources	\$1,727,039.00

Uses:

Uses: RHF 1 st Increment Phase II - 6 Units	
Gateway Place Acquisition	\$ 783,360.00
Uses: RHF 2 nd Increment - 14 Units	
Gateway Place Acquisition	\$ 1,516,640.00
Rehab/Unit Modernization	\$ 80,000.00
Fees/ Costs (Environmental, Inspections, Survey, Legal)	\$ 20,000.00
Site Improvements	\$ 20,000.00
Contingency	\$ 15,399.00
Relocation	\$ 75,000.00
<i>Total Second Five-Year Increment Anticipated Funding Sources</i>	\$ 1,727,039.00
Grand Total 1st and 2nd Increments	\$2,510,399.00

Leveraging

The St. Petersburg Housing Authority is committed to providing additional affordable housing opportunities and therefore pledges to provide significant leverage from our own Non-public housing funds. SPHA will provide a total of **\$356,271.00** (1/3 of our total first 5-Year Increment of RHF funding) in Non-public housing funds to make this a viable project. A letter of commitment is attached to this plan.

V. Statement Addressing Approval of Five Year Plan, all Annual Plans and Compliance with Obligation and Expenditure deadlines in FY's 1998-2007 for All Capital Fund Grants

The St. Petersburg Housing Authority's Five Year Plan and all Annual Plans have been approved by the HUD Miami Field Office. The St. Petersburg Housing Authority is in compliance with all obligation and expenditure deadlines for all open Capital Fund grant programs.

REPLACEMENT HOUSING FACTOR PLAN

3rd Five-Year Increment FFY 2007 through FFY 2011

VI. Project Description

The St. Petersburg Housing Authority (SPHA) will continue to focus on ways to create sustainable affordable housing opportunities, both rental and homeownership, to address the challenges facing the low income and affordable housing industry today.

A Replacement Housing Factor Plan for the 3rd Five Year Increment of funding will be developed to continue to work toward meeting our housing goals. SPHA may determine the need to combine this increment of funding with the 4th increment of funding to be received in FFY 2012 through 2016.

Attachment I

CAPITAL FUND TABLES

Annual Statement

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of St. Petersburg		Grant Type and Number Capital Fund Program Grant No: FLP002501-08 Replacement Housing Factor Grant No: FLR00201 and FLR00202			Fed FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	100,000			
3	1408 Management Improvements	138,063			
4	1410 Administration	69,031			
5	1411 Audit	5,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	27,000			
10	1460 Dwelling Structures	293,224			
11	1465.1 Dwelling Equipment—Nonexpendable	8,000			
12	1470 Non-dwelling Structures	10,000			
13	1475 Non-dwelling Equipment	15,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	300,000			
19	1501 Collateralization or Debt Service				
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	990,318			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of St. Petersburg		Grant Type and Number Capital Fund Program Grant No: FLP002501-08 Replacement Housing Factor Grant No: FLR00201 and FLR00202			Fed FY of Grant: 2008
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures	25,000			

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Housing Authority of the City of St. Petersburg, Florida		Grant Type and Number Capital Fund Program Grant No: FLP002501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL2-1 Jordan Park	Exterior Painting	1460		40,000				
	Appliances	1465.1	4 est.	2,000				
	Site/Landscape Improvements	1450		17,000				
AMP FL2-3 Graham Park	Building Repair/ Improvements	1460		30,000				
AMP 2- FL2 Clearview/ FL219 Disston Place/ FL23 Romaine/FL18 SS/FL24 Gateway	Dwelling Structure Improvements	1460		223,224				
	Non-Dwelling Structure Improvements	1470		10,000				
	Site Improvements	1450		10,000				
	Appliances	1465.1	16 est.	6,000				
Authority-Wide	Fees & Costs	1430		25,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary								
PHA Name: Housing Authority of the City of St. Petersburg			Grant Type and Number Capital Fund Program Grant No: FLP002501-08 Replacement Housing Factor Grant No: FLR00201 and FLR00202				Fed FY of Grant: 2008	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report								
Line	Summary by Development Account		Total Estimated Cost			Total Actual Cost		
			Original	Revised		Obligated	Expended	
1408	Management Improvements		138,063					
1406	Operations		100,000					
1411	Audit		10,000					
1410	Administration		69,031					
1475	Non-Dwelling Equipment		15,000					
1502	Contingency		0					
1499	Development		300,000					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: St. Petersburg Housing Authority		Grant Type and Number Capital Fund Program No: FLP002501-08 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL2-5 Clearview Park	03/31/2010			12/31/2011			
FL2-019 Disston Place/FL23 Romaine FL18/Scattered Site FL24/Gateway	03/31/2010			12/31/2011			
Authority-Wide	03/31/2010			12/31/2011			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of St. Petersburg		Grant Type and Number Capital Fund Program Grant No: FLP002501-07 Replacement Housing Factor Grant No:			Fed FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	139,909	100,000		
3	1408 Management Improvements	139,909	138,063		
4	1410 Administration	69,955	69,031		
5	1411 Audit	5,000	5,000		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	25,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	345,000	27,000		
10	1460 Dwelling Structures	100,115	293,224		
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	8,000		
12	1470 Non-dwelling Structures	10,000	10,000		
13	1475 Non-dwelling Equipment	25,000	15,000		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	200,000	0		
19	1501 Collateralization or Debt Service				
20	1502 Contingency	155,000	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	909,888	690,318		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	25,000			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Housing Authority of the City of St. Petersburg	Grant Type and Number Capital Fund Program Grant No: FLP002501-07 Replacement Housing Factor Grant No:	Fed FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report		

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: Housing Authority of the City of St. Petersburg, Florida	Grant Type and Number Capital Fund Program Grant No: FLP002501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
--	---	----------------------------------

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL2-1 Jordan Park	Exterior Painting	1460		40,000				
	Appliances	1465.1	4 est.	2,000				
	Site/Landscape Improvements	1450		17,000				
AMP FL2-3 Graham Park	Building Repair/ Improvements	1460		130,000				
AMP 2- FL2 Clearview/ FL219 Disston Place/ FL23 Romaine/FL18 SS/FL24 Gateway	Dwelling Structure Improvements	1460		123,224				
	Non-Dwelling Structure Improvements	1470		10,000				
	Site Improvements	1450		10,000				
	Appliances	1465.1	16 est.	6,000				
Authority-Wide	Fees & Costs	1430		25,000				
	Management Improvements	1408		138,063				
1406	Operations			100,000				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary								
PHA Name: Housing Authority of the City of St. Petersburg			Grant Type and Number Capital Fund Program Grant No: FLP002501-07 Replacement Housing Factor Grant No:				Fed FY of Grant: 2007	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report								
Line	Summary by Development Account	Total Estimated Cost			Total Actual Cost			
		Original		Revised	Obligated		Expended	
1411	Audit			5,000				
1410	Administration			69,031				
1475	Non-Dwelling Equipment			15,000				
1502	Contingency			0				
1499	Development			0				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: St. Petersburg Housing Authority		Grant Type and Number Capital Fund Program No: FLP002501-07 Replacement Housing Factor No:				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
- FL2-5 Clearview Park	03/31/2009			12/31/2010			
FL2-019 Disston Place/FL23 Romaine FL18/Scattered Site FL24/Gateway	03/31/2009			12/31/2010			
Authority-Wide	03/31/2009			12/31/2010			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of St. Petersburg		Grant Type and Number <u>Replacement Housing Factor</u> Grant No's: FL14R002501-07			Fed FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	136,858	136,858		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of St. Petersburg		Grant Type and Number Replacement Housing Factor Grant No's: FL14R002501-07		Fed FY of Grant: 2007	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part II: Supporting Pages							
PHA Name: Housing Authority of the City of St. Petersburg, Florida		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R002501-07 and FL14R002502-07			Federal FY of Grant: 2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised	Funds Obligated	Funds Expended
(FL14R00250107)							
Unknown Development	Development Activities	1499		136,858.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of St. Petersburg		Grant Type and Number <u>Replacement Housing Factor</u> Grant No's: FL14R00250207			Fed FY of Grant: 2007
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	152,591.00	152,591.00		
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: St. Petersburg Housing Authority (FL002)		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FL14R002501-07 and FL14R002502 - 07				Federal FY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
New developments	08/2012			12/2012			

Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: St. Petersburg Housing Authority		<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 3			
Development Number/Name/HA-Wide	2008	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 1 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2009
-	Annual Statement				
FI002-005 Clearview Park		\$141,374	\$80,000	\$45,713	\$160,000
FL002-003 Graham Park		4,280	11,014	\$0	
FL002-019 Disston Place		130,655	215,784	300,790.68	130,000
Jordan Park FI002-001		0	0	0	
FL002-019 Romaine Apartments		76,562	20,000	10,902	80,000
FL002-20,21A, 21B,22A,22B Jordan Park		0	0	0	59,000
Authority-Wide		504,701	530,056	444,465.52	166,000
Contingency		0	0	0	205,000
CFP Funds Listed for 5-year planning		861,352	856,854	801,871.00	800,000
Replacement Housing Factor Funds		203,080	142,385.56	311,395	200,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for 2008	Activities for Year : <u>2</u> FFY Grant: 2005 PHA FY: 2006			Activities for Year: 3 FFY Grant: 2006 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
					-	
See	FL2-1/Jordan Park			FL2-1/Jordan Park		
Annual	FL2-5/Clearview Park	Unit Modernization	\$ 61,780.00	FL2-5/Clearview Park	Management Office Renovation	\$50,000.00
Statement		Management Office Mod	\$ 31,000.00		Unit Modernization	\$30,000.00
		Playground	\$ 34,774.00			
		Appliances	\$ 13,820.00			
		Sub-Total	\$141,374.00			
	FL2-19/Disston Place	Dwelling Equip	\$ 30,284.00	FL2-/Disston Place	Building Improvements	\$215,784.00
		Site Improvements	\$ 16,486.00			
		Dwelling/unit Structure Modernization	\$ 83,885.00			
				FL2-23/Romayne Apts.	Unit Modernization	\$20,000.00
	FL2-23/Romayne Apts.	Site Improvements	\$7,000.00			
				FL2-3/Graham Park	Building Repair	\$11,014.00
	FL2-3/Graham Park	Security Cameras	\$4,280.00			
	RHF Re-Payment per HUD	Development	\$69,562.00			
	Authority-Wide		\$504,701.00	Authority-Wide		\$530,056.00
	Total CFP Estimated Cost		\$ 861,352.00	Total CFP Estimated Cost		\$856,854.00

Activities for Year : <u>1</u> FFY Grant: 2004 PHA FY: 2005			Activities for Year: 5 FFY Grant: 2008 PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
			FL2-1/Jordan Park	Unit Mod/ Dwelling Structures/ Appliances Site Improvements	\$40,000.00 4,000.00 15,000.00
FL2-5 Clearview Park	Fence Replacement	\$ 35,703.00		Sub-Total	59,000.00
	Exterior Improvements	\$ 10,010.00			
			FL2-5/ Clearview Park	Cabinet Replacement	100,000.00
				Unit Modernization	6,000.00
				Appliances	\$4,000.00
				Roof Repair/Replace	\$50,000.00
FL2-19/Disston Place	Unit Mod, Exterior Painting, building repairs, site work	300,790.68		Sub-Total	\$ 160,000.00
			FL2-19 /Disston Place	Kitchen Cabinets	\$100,000.00
				Unit Modernization	\$25,000.00
				Appliances	\$5,000.00
				Sub-Total	\$130,000.00
FL2-23/Romayne Apts.	Replace Air Handlers	\$10,902.00	FL2-23/Romayne Apts	Cabinet Replacement	\$60,000.00
				Hot Water Heaters	6,000.00
				Bathroom Vanities	\$10,000.00
				Parking Lot Resurface	\$4,000.00
			FL2-24 New Property	Roof Replacement	\$75,000.00
				Unit Mod/HVAC	\$20,000.00
				Hot Water Heaters	\$10,000.00
				Dwelling Structure Repairs	\$100,000.00
Authority-Wide		\$444,465.52	Authority-Wide		\$166,000.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name:
Housing Authority of the City of St. Petersburg
Grant Type and Number Capital Fund Program Grant No: FLP002501-06 **Fed FY of Grant: 2006**
 Replacement Housing Factor Grant No:

Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no: 1)**
 Performance and Evaluation Report for Period Ending: 09-2007 **Final Performance and Evaluation Report**

Line	Original	Revised	Obligated	Expended
1406 Operations	171,371		171,371	
1408 Management Improvements	158,000		158,000	2,961
1410 Administration	85,685		85,685	
1411 Audit	10,000		10,000	
1430 Fees and Costs	75,000		75,000	52,545.92
1450 Site Improvements	10,000		10,000	
1460 Dwelling Structures	276,798		276,798	205,795
1465 Dwelling Equipment	10,000		10,000	531
1470 Non-Dwelling Structures	50,000		50,000	50,000
1475 Non-Dwelling Equipment	10,000		10,000	
1490 Replacement Reserve				
1492 Moving to Work Demonstration				
1495.1 Relocation Costs				
1499 Development Activities				
1501 Collateralization or Debt Service				
1502 Contingency				
Amount of Annual Grant: (sum of lines 2 – 20)				
Amount of line 21 Related to LBP Activities				
Amount of line 21 Related to Section 504 compliance	20,014			
Amount of line 21 Related to Security – Soft Costs				
Amount of Line 21 Related to Security – Hard Costs				
Amount of line 21 Related to Energy Conservation Measures	10,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of St. Petersburg, Florida		Grant Type and Number Capital Fund Program Grant No: FLP002501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL2-1 Jordan Park	Dwelling Improvements	1460						
FL2-3 Graham Park	Building/Unit Repair	1460		11,014	11,014	11,014		Planned
FL2-5 Clearview Park	Management Office Rehab	1470		50,000	50,000	50,000	50,000	Complete
	Building Repair/Unit Modernization	1460		25,000	30,000	30,000	30,000	Complete
FL2-19 Disston Place	Building Structure/Fire Alarm/Stairwells/Balconies	1460		118,000	173,784	173,784	114,147	In Process
	Unit Modernization	1460		42,000	42,000	42,000	42,000	Complete
FL-23 Romaine	Unit Mod	1460		20,000	20,000	20,000		In Process
Authority-Wide	Dwelling Equipment-Non- Expendable	1465.1		10,000	10,000	10,000	10,000	Complete
	Fees & Costs	1430		75,000	75,000	75,000	55,506	In Process
	Operations	1406		158,000	171,371	171,371		In Process
	Management Improvements	1408		158,000	158,000	158,000	2,961	In Process
	Audit	1411		5,000	10,000	10,000		In Process
	Administration	1410		79,000	85,685	85,685	2,245	In Process
	Non-Dwelling Equipment	1475		40,000	10,000	10,000		Planned
	Contingency	1502		20,014	0	0		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of St. Petersburg, Florida		Grant Type and Number Capital Fund Program No: FLP002501-06 Replacement Housing Factor No:				Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	NA
FL2-5 Clearview Park	08/31/2007			08/31/2009			
FL2-019 Disston PL FL23 Romaine FI01 Jordan Park	08/31/2007			08/31/2009			
Authority-Wide	08/31/2007			08/31/2009			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of St. Petersburg, Florida	Grant Type and Number: Capital Fund Program Grant No: FLP002501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
---	--	-------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2006 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	172,270		172,270	140,238.96
3	1408 Management Improvements	172,270		172,270	138,613.26
4	1410 Administration	86,135		86,135	
5	1411 Audit	21,190		21,190	3,105.57
6	1415 Liquidated Damages				
7	1430 Fees and Costs	45,000	35,000	45,000	35,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	23,486		23,486	21,249.00
10	1460 Dwelling Structures	135,665	145,665	135,665	33,849.95
11	1465.1 Dwelling Equipment—Nonexpendable	27,600	62,164	62,164	61,588.84
12	1470 Non-dwelling Structures	31,000		31,000	31,000
13	1475 Non-dwelling Equipment	34,774	42,610	34,774	34,948.96
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	69,562		69,562	69,439
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	861,352		861,352	506,883.54
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	30,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of St. Petersburg, Florida		Grant Type and Number Capital Fund Program Grant No: FLP002501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
FL2-1 Jordan Park	Dwelling Improvements	1460						
FL2-3 Graham Park	N/A	1460						
FL2-5 Clearview Park	Management Office Rehab	1470		31,000		31,000	31,000	Underway
	Playground Equipment	1475		34,774		34,774	34,949	Complete
	Appliances	1465		27,600		27,600	25,254	Underway
	Unit Modernization	1460		48,000		48,000	14,259	Underway
FL2-19 Disston Place	Building/Stairwell Repairs	1460		87,665		87,665	10,570	Underway
	Dwelling Equipment	1465		30,284		30,284	27,434	Underway
	Landscape/Irrigation	1450		16,486		16,486	12,900	Underway
FL/Romayne	Site Improvements	1450		7,000		7,000	2,849	Underway
Authority-Wide	Development – RHF repayment	1499		69,562		69,562	69,439	Underway
	Fees & Costs	1430		45,000	35,000	35,000	35,000	Underway
	Operations	1406		172,270		172,270	140,239	Underway
	Management Improvements	1408		172,270		172,270	132,780	Underway
	Audit	1411		21,190		21,190	3,106	Underway
	Administration	1410		86,135		86,135		
	Non-Dwelling Equipment	1475		7,836		7,836		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of St. Petersburg, Florida		Grant Type and Number Capital Fund Program No: FLP002501-05 Replacement Housing Factor No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
FL2-5 Clearview Park	08/17/2007			08/17/2009			
FL2-019 Disston PL FL23 Romaine FI01 Jorcan Park	08/17/2007			08/17/2009			
Authority-Wide	08/17/2007			08/17/2009			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of St. Petersburg Florida	Grant Type and Number Capital Fund Program Grant No: FL14P00250104 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
--	--	-------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	150,000.00	150,000.00	150,000.00	150,000.00
3	1408 Management Improvements	150,000.00	150,000.00	150,000.00	150,000.00
4	1410 Administration	75,000.00	75,000.00	75,000.00	25,718.12
5	1411 Audit	10,000.00	10,000.00	10,000.00	10,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00	59,466.00	59,466.00	59,466.00
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00	217,867.00	217,867.00	179,321.18
10	1460 Dwelling Structures	266,871.00	139,538.48	154,607.00	154,607.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	69,562.00	0	0	0
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	801,871.00	801,871.00	801,871.00	729,111.89
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: St. Petersburg Housing Authority		Grant Type and Number Capital Fund Program Grant No: F114P00250104 Replacement Housing Factor Grant No:				Federal FY of Grant: 2004		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Authority Wide	Operations	1406		150,000.00	150,000.00	150,000.00	150,000.00	Complete
	Management Improvements	1408		150,000.00	150,000.00	150,000.00	150,000.00	Complete
	Administration	1410		75,000.00	75,000.00	75,000.00	25,718.00	Underway
	Audit	1411		10,000.00	10,000.00	10,000.00	10,000.00	Complete
	Architecture Fees	1430		50,000.00	59,465.52	59,465.52	59,465.52	Complete
	Site Improvements	1450		171,967.00	217,867.00	217,867.00	179,321.00	Underway
	Dwelling Equipment	1465		0	0	0	0	
	Non-Dwelling Equipment	1475		0	0	0	0	
	Dwelling Structures	1460		185,438.00	139,538.48	139,538.48	154,607.07	Complete
	GRAND TOTALS			801,871.00	801,871.00	801,871.00	729,111.89	

Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of St. Petersburg Florida		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R002501-06			Federal FY of Grant: 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	162,522.00	176,272.00	176,272.00	33,886.44
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	162,522.00	176,272.00	176,272.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of St. Petersburg Florida	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R002501-05	Federal FY of Grant: 2005
--	---	--------------------------------------

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/06
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	203,080.00		203,080.00	203,080.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	203,080.00		203,080.00	203,080.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of St. Petersburg Florida		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R002501-04		Federal FY of Grant: 2004	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/06 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	311,395.00		311,395.00	311,395.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	311,395.00		311,395.00	311,395.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL14P002501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	--	--

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	107,723.00	107,723.00	107,723.00	107,723.00
3	1408 Management Improvements	107,723.00	107,723.00	107,723.00	107,723.00
4	1410 Administration	54,000.00	54,000.00	49,158.16	49,158.16
5	1411 Audit	10,000.00	10,000.00	10,000.00	10,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	234,169.00	234,169.00	231,456.14	231,456.14
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	25,000.00	32,554.70	32,554.70	32,554.70
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	538,615.00	538,615.00	538,615.00	538,615.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL14P002501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	---

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Authority-Wide	Operations	1406		107,723.00		107,723.00	107,723.00	Complete
	Management Improvements	1408		107,723.00		107,723.00	107,723.00	Complete
	Administration	1410		54,000.00		49,158.16	49,158.16	Complete
	Audit	1411		10,000.00		10,000.00	10,000.00	Complete
	A & E Fees	1430						
	Non-Dwelling Equipment	1475		25,000.00		32,554.70	32,554.70	Complete
	TOTAL AUTHORITY WIDE			314,220.00		307,158.86	307,158.86	
Clearview Park FL 2-5	Site Improvements	1450		234,169.00		231,456.14	231,456.14	Complete
	TOTAL CLEARVIEW PARK			234,169.00		231,456.14	231,456.14	
	GRAND TOTAL			538,615.00		538,615.00	538,615.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL14P002502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	---	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	32,186.00	32,186.00	32,186.00	32,186.00
3	1408 Management Improvements	32,186.00	32,186.00	32,186.00	32,186.00
4	1410 Administration	16,093.00	16,093.00	16,093.00	16,093.00
5	1411 Audit	5,000.00	5,000.00	5,000.00	5,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	25,693.00	25,693.00	25,693.00	25,693.00
10	1460 Dwelling Structures	25,000.00	25,000.00	25,000.00	25,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	15,000.00	15,000.00	15,000.00	15,000.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	9,774.00	9,774.00	9,774.00	9,774.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	160,932.00	160,932.00	160,932.00	160,932.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL14P002502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	----------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL14P002502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
--	--	------------------------------

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Authority- Wide	Operations	1406		32,186.00		32,186.00	32,186.00	Complete
	Management Improvements	1408		32,186.00		32,186.00	32,186.00	Complete
	Administration	1410		16,093.00		16,093.00	16,093.00	Complete
	Audit	1411		5,000.00		5,000.00	5,000.00	Complete
	A & E Fees	1430						
	Non-Dwelling Equipment	1475		9,774.00		9,774.70	9,774.70	Complete
	TOTAL AUTHORITY WIDE			95,239.00				
CLearview/Disston	Site Improvements	1450		25,693.00		25,693.00	25,693.00	Complete
Graham Park	Dwelling Equipment	1465		15,000.00		15,000.00	15,000.00	Complete

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: FL14P002502-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Disston/Scattered	Unit Modernization	1460		25,000.00		25,000.00	25,000.00	Complete
	TOTAL PROPERTIES			65,693.00		65,693.00	65,693.00	
	GRAND TOTAL			160,932.00		160,932.00	160,932.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of St. Petersburg, Florida	Grant Type and Number: Capital Fund Program Grant No: Replacement Housing Factor Grant No: FL14R002501-03	Federal FY of Grant: 2003
---	---	-------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	268,885.00	268,885.00	268,885.00	268,885.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	268,885.00	268,885.00	268,885.00	268,885.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of St. Petersburg, Florida			Grant Type and Number Capital Fund Program No: Replacement Housing Factor No: FL14R002501-03			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Development	05-2009		03-2007			03-2007	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:
Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL 14P00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
--	--	---

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	165,425	165,425	165,425	165,425
3	1408 Management Improvements	165,425	165,425	165,425	165,425
4	1410 Administration	82,712	82,712	82,712	82,712
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	25,000	25,000	25,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	241,563	241,563	241,563	241,563
11	1465.1 Dwelling Equipment—Nonexpendable	75,000	75,000	75,000	75,000
12	1470 Nondwelling Structures	20,000	20,000	20,000	20,000
13	1475 Nondwelling Equipment	52,000	52,000	52,000	52,000
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	827,125		827,125	827,125
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:
Summary

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG	Grant Type and Number Capital Fund Program Grant No: FL 14P00250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
--	--	---

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Capital Fund Program Grant No: FL 14P00250102					
		Federal FY of Grant: 2002					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
Authority Wide	Operations	1406	165,425.00	165,425.00	165,425.00	165,425.00	Complete
	Management Improvements	1408	165,425.00	165,425.00	165,425.00	165,425.00	Complete
	Audit	1408	0	0	0	0	
	A & E Fees	1430	25,000.00	25,000.00	25,000.00	25,000.00	Complete
	Administration	1410	82,712.00	82,712.00	82,712.00	82,712.00	Complete
	TOTAL AUTHORITY WIDE		438,562.00	438,562.00	438,562.00	438,562.00	
Graham Park	Lobby Improvements	1460	31,563.00	0	0	0	NA
FL2-3	Reconfigure Building Entrance	1460	60,000.00	0	0	0	NA
	ADA Compliance and Modernization	1460	100,000.00	75,618.42	75,618.42	75,618.42	Complete
	Dwelling Equipment	1465.1	50,000.00	50,000.00	11,912.00	11,912.00	Complete
	Management Office Improvements	1470	20,000.00	3,000.00	1,525.00	1,525.00	Complete
	Trash Compactor	1475	12,000.00	9,000.00	9,000.00	9,000.00	Complete
	Emergency Generator	1475	40,000.00	27,585.00	27,585.00	27,585.00	Complete
	TOTAL GRAHAM PARK		313,563.00	165,203.42	125,640.00	125,640.00	
James Park/ Clearview	Unit Modernization	1460	0	25,044.00	25,044.00	25,044.00	Complete
FL2-5	Roof Repairs	1460	25,000.00	8,400.00	8,400.00	8,400.00	Complete
	Roof repairs	1460	25,000.00	2,400.00	2,400.00	2,400.00	Complete
	Dwelling Equipment	1465	25,000.00	38,000.00	39,088.00	39,088.00	Complete
	Unit Renovation	1460		100,000.00	100,000.00	100,000.00	Complete
	TOTAL JAMES/CLEARVIEW		75,000.00	173,844.00	173,844.00	173,844.00	

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG			Capital Fund Program Grant No: FL 14P00250102					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work		
			Original	Revised	Funds Obligated	Funds Expended			
Disston Place	Unit Modernization	1460	0	53,664.00	53,664.00	53,664.00	Complete		
FL2-23	Non-Dwelling Structure Imp.	1470	0	20,000.00	20,000.00	20,000.00	Complete		
	Non-Dwelling Equipment	1475	0	15,415.00	15,415.00	15,415.00	Complete		
TOTAL--DISSTON PLACE			0	89,079.00	89,079.00	89,079.00			
GRAND TOTAL			827,125.00	827,125.00	827,125.00	827,125.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program No: FL1400P00250-102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
All Activities	05/2004		05/2004	05/2006		05/2006	NA	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program No: FL1400P00250-102 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of St. Petersburg Florida	Grant Type and Number Capital Fund Program Grant No: FL14P00250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
--	--	--

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	176,488.00		176,488.00	176,488.00
3	1408 Management Improvements	129,640.18		129,640.18	129,640.18
4	1410 Administration	88,244.00		88,244.00	88,244.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00		50,000.00	50,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	39,907.00		39,907.00	39,907.00
10	1460 Dwelling Structures	239,819.82		236,432.32	236,432.32
11	1465.1 Dwelling Equipment—Nonexpendable	106,991.35		110,378.85	110,378.85
12	1470 Non-dwelling Structures	40,000.00		40,000.00	40,000.00
13	1475 Non-dwelling Equipment	11,351.65		11,351.65	11,351.65
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	882,442.00		882,442.00	882,442.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	15,000		15,000	15,000
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of St. Petersburg Florida	Grant Type and Number Capital Fund Program Grant No: FL14P00250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
--	---	----------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: HOUSING AUTHORITY OF THE CITY OF ST. PETERSBURG		Grant Type and Number Capital Fund Program Grant No: F114P002501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Authority Wide	Operations	1406		176,488.00		176,488.00	176,488.00	Complete
	Management Improvements	1408		129,640.18		129,640.18	129,640.18	Complete
	Fees and Costs	1450		50,000.00		50,000.00	50,000.00	Complete
	Administration:							
	Salary, Benefits, & Sundry	1410		88,244.00		88,244.00	88,244.00	Complete
	Audit	1411						
	Non-Dwelling Equipment	1475		11,351.65		11,351.65	11,351.65	Complete
	TOTAL AUTHORITY WIDE			455,723.83		455,723.83	455,723.83	
James/Clearview Park – FL2-5	Site Improvements	1450		39,907.00		39,907.00	39,907.00	Complete
	Unit Modernization	1460		22,768.97		22,768.97	22,768.97	Complete
	Non-Dwelling Structure	1470		40,000.00		40,000.00	40,000.00	Complete
	Appliances	1465		27,214.75		27,214.75	27,214.75	Complete
	TOTAL JAMES/CLEARVIEW PARK			129,890.72		129,890.72	129,890.72	
Graham Park FL2-3	Dwelling Equipment	1465		79,776.60		83,164.10	83,164.10	Complete
	Dwelling Structure/Unit Mod	1460		217,050.85		217,050.85	217,050.85	Complete
	TOTAL GRAHAM PARK			296,827.45		296,827.45	296,827.45	
	Grand Total			882,442.00		882,442.00	882,442.00	

