



# Jordan Park Relocation Frequently Asked Questions (FAQs)

(March 2021)

## 1. What is the latest update for the Jordan Park redevelopment process?

Since the January 2021 meetings held with Jordan Park residents and SPHA staff, some exciting activities have taken place. The latest details are below:

- a. **Relocation Surveys:** In January 2021, SPHA staff completed relocation surveys with 203 out of 205 Jordan Park resident households.
- b. **HCV Waitlist:** From February 1<sup>st</sup> thru February 4<sup>th</sup>, the SPHA's Housing Choice Voucher (HCV) waitlist was open. Over 200 Jordan Park households applied, and those applicants should expect to learn about their voucher application status in Summer 2021.
- c. **Resident Moving Services:** On February 9, 2021, SPHA issued a Request for Proposals for moving companies to provide moving services to Jordan Park. The proposals are due to SPHA on March 16, 2021. SPHA may enter into contract with one or more moving companies.
- d. **Funding:** On February 9, 2021, the Pinellas County Board of County Commissioners approved a \$38.3 million bond issue through the Housing Finance Authority of Pinellas County. This funding will help pay for the renovations of Jordan Park's family site and the new construction of a senior building.
- e. **Disposition Application:** On February 19, 2021, SPHA submitted an application to the U.S. Department of Housing and Urban Development (HUD) Special Application Center (SAC) using a method called "Section 18 disposition" requesting approval of the plan. SPHA expects to receive HUD approval of the application within 60 to 90 days from the submission date. Once HUD approves the plan, SPHA will begin the process of vacating the Jordan Park apartments in two (2) phases.

## 2. I got my voucher already and I want to move. Can I leave now and still receive my relocation benefits?

No. Any resident that moves from Jordan Park prior to HUD's approval of the Section 18 disposition application and/or your receipt of the 90 Day Notice of eligibility **will not** be eligible for relocation benefits. If you wish to receive relocation benefits, **DO NOT** move from Jordan Park until you receive notice in the mail from SPHA that confirms you are able to move **and** are eligible for relocation benefits.

## 3. What will SPHA do to help the residents of Jordan Park relocate?

SPHA surveyed all Jordan Park residents regarding their relocation preferences during the week of January 11, 2021. Residents were also provided with possible options in a survey taken by SPHA staff (questionnaire) in October 2020.

SPHA is also in the process of hiring staff to assist with mobility counseling and the relocation process. The relocation staff will work one-on-one with residents to assist them with identifying apartments, completing rental applications, and requesting payment for vendors from SPHA. Residents will be able to pursue housing in the local St. Petersburg area, or in anywhere else in the country where a local Public Housing Authority operates a voucher program.

**\*\*NOTE —** Residents living in the section of Jordan Park that will be renovated as part of "Phase Two" can remain in their unit until renovated units are ready for occupancy in "Phase One." Then "Phase Two" residents can move into the newly renovated "Phase One" units. "Phase Two" residents will be given more details of the option to remain in their unit in future meetings and notices from SPHA.

To ensure that you are eligible for relocation benefits, **do not move** until you receive written notice from SPHA.

## 4. Will I have to move away from St. Petersburg?

No. There is adequate housing in or near St. Petersburg for Jordan Park residents to move. While the demand for affordable housing in St. Petersburg is extremely high, SPHA recently increased its payment standards in the Housing Choice Voucher (HCV) program. This allows for payment of higher voucher amounts in "areas of opportunity," Families will have the option to live anywhere in the country, including available units in St. Petersburg and surrounding cities with a housing authority operating a voucher program.

## 5. When will Jordan Park residents be required to move? Will they be evicted?

SPHA's Relocation Team will work with every family to find a new home. The relocation process for families will begin when SPHA receives approval from HUD for the Section 18 Disposition application. Eligible families will receive a Notice of Eligibility & 90-Day Notice to Move by certified mail.

Residents who choose to move using a SPHA Housing Choice Voucher will have 60 to 90 days to locate suitable housing. Residents who want to leave St. Petersburg must complete a Request for Portability form. The SPHA Relocation Team will also assist residents who require reasonable accommodations for their housing search. All families should be moved from Phase One of Jordan Park within 3 to 6 months of approval of the Section 18 Disposition application, anticipated by the summer of 2021.

**NOTE: SPHA will continue to enforce the lease and residents that are found to be non-compliant with the lease may be evicted. Families that are evicted for non-compliance will not be eligible for relocation assistance.**

## 6. Will there be counseling provided to families who may have no experience renting from a private landlord or living in private rental property?

Absolutely. SPHA will be working closely with housing counselors and relocation staff to help ease the transition from public housing to SPHA-assisted private rental housing to make certain residents understand the terms of their new lease agreements.

## 7. What special consideration will be given to the special needs of elderly residents living in Jordan Park?

We plan to do everything possible to assist elderly residents who may have lived in St. Petersburg their entire lives. We will continue to meet with each elderly resident, asking them to tell us what THEY choose. Once they make a choice of what housing situation works best for them, our relocation team will work with them to facilitate a smooth transition into their new home.

## 8. Did you coordinate with the school district/city/state?

SPHA has had several meetings with local school district leaders, community leaders, City and leadership and will continue to engage these partners before and during implementation of any relocation activities.

## 9. What will happen to the buildings at Jordan Park once residents have moved?

The construction of the new 60-unit Senior Midrise and the substantial rehabilitation of Phase One of the 206 family apartments will begin immediately. Once Phase One has been completely rehabilitated, relocated residents who choose to return will be moved into their new apartments. Phase Two, the final rehab phase, will begin as soon as the apartments are vacated, using the same plan as we used in Phase One.

## 10. What happens to families that owe back rent or are otherwise not current on their payments to the SPHA?

SPHA staff will work with residents of Jordan Park to locate community resources to help families relocate without debt to their new public housing authority or Section 8 unit. Families will **not** be eligible for a voucher if they any owe money to SPHA and the voucher **will be denied**. Families will be notified if they are not eligible for a voucher due to a debt owed to the public housing program and given an opportunity to pay off the debt.

Families that are under a repayment agreement must pay off their entire balance to the public housing program before they can be issued a voucher; however, they will be eligible to transfer to another available public housing unit as long as they are in good standing and have made their payments on time.

**SPHA will continue to enforce the lease and residents that are found to be non-compliant with the lease may be evicted. Families that are evicted for non-compliance will not be eligible for relocation assistance.**

## 11. Will SPHA also pay for relocation expenses (security deposit, moving costs, and application fees)?

Yes. SPHA will pay:

- a. The cost of up to three rental application fees for each affected resident household (up to a maximum of \$300);
- b. Security deposit (up to a maximum of one month's rent)
- c. Fees related to reconnection of utilities, as long as the utilities were active in the name of the head of household.
- d. Moving costs for Jordan Park families, in accordance with the Fixed Payment for Moving Expenses, as determined by the federal government.

Residents can choose **one** of the three moving options:

1. **SPHA Move** – SPHA will contract with a professional moving company that will move residents to their new housing. Displaced residents may choose to have loading, moving, and unloading services provided by the SPHA-contracted mover plus receive a \$100 allowance. SPHA will provide packing supplies once a move has been scheduled. Residents in need of special accommodation should speak with their relocation counselor.
2. **Self-Move (Fixed Rate Moving Expense Allowance)** – Residents may choose to move themselves with no assistance from SPHA’s contract mover. If displaced households choose a self-move, SPHA will provide packing supplies once the move has been scheduled. Persons selecting this option will be entitled to a fixed payment for moving expenses determined in accordance with the Fixed Residential Moving Cost Schedule approved by the Department of Transportation, Federal Highway Administration, as published on a periodic basis in the federal register. This schedule is based on rooms of furniture in the displaced dwelling unit; bathrooms, hallways, closets and kitchens are not included in determining the number of rooms. **The fixed payment disbursement will not be provided until the resident turns in the keys to their Jordan Park unit to SPHA management and a satisfactory unit inspection has been conducted.** An inspection of the unit will be conducted prior to any payment disbursement to residents.
3. **Self-Move (Reimbursement of Reasonable Moving Related Expenses)** – SPHA will reimburse residents who choose to move themselves for ***reasonable*** moving related expenses. All expenses for reimbursement must be supported by original receipts. Failure to provide receipts or providing receipts for unreasonable moving expenses may result in the SPHA refusing to reimburse those expenses.

**SPHA will make payments to vendors directly on behalf of the tenant. Residents must submit a request to their relocation specialist who will submit it to the Finance Department for processing.**

## **12. Will Jordan Park residents be required to pay for repairs to their current units?**

Per the lease, residents will be responsible for any resident-caused damage, beyond normal wear and tear, for the remainder of their time in the unit. Residents that cause damage beyond normal wear and tear may not be eligible for a voucher. Repairs that are unrelated to resident-caused damage will be made at no cost to the residents.