



# Jordan Park Relocation Frequently Asked Questions (FAQs) (July 2021)

Questions 13 through 18 are new additions to the FAQs.

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

- a. **Disposition Application:** On May 27, 2021, SPHA received approval of the Section 18 disposition application from the U.S. Department of Housing and Urban Development (HUD) Special Application Center (SAC). HUD expects that SPHA will begin relocation of residents within 90 days of the approval. Next, SPHA must submit an application to HUD for Tenant Protection Vouchers (TPVs) as part of the relocation process. It usually takes HUD about 30 days to approve an application for TPVs.
- b. **HCV Waitlist:** SPHA has received board approval to enact the involuntary displacement preference for Jordan Park residents. Currently, SPHA plans to issue 60-day notices to Phase 1 residents, in order to abide by the HUD timeline. (For additional information, see questions 13 and 14.)

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

Yes, but you must first receive your Notice of Eligibility from SPHA **and** meet with a Relocation Specialist. 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? (UPDATED)

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. Another resident survey was conducted online in early June 2021.

SPHA has hired Social Services Coordinators to assist with mobility counseling and the relocation process. The relocation staff will reach out to residents in late June/early July to begin meeting 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? (UPDATED)**

SPHA’s Relocation Team will work with every family to find a new home. Eligible families will receive a Notice of Eligibility & 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 once they receive the Notice of Eligibility & Notice to Move. 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 4 months of approval of the Section 18 Disposition application.

**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? (UPDATED)**

Absolutely. SPHA relocation staff will be working closely with housing specialists 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 1 of the 206 family apartments will begin immediately. Once Phase 1 has been completely rehabilitated, relocated residents who choose to return will be moved into their new apartments. Phase 2, the final rehab phase, will begin as soon as the apartments are vacated, using the same plan as we used in Phase 1.

## **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)? (UPDATED)**

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 one month's rent or other amount as determined by SPHA)
- 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.
- e. \$100 Dislocation Payment

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. 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 (DOT), 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. SPHA will only pay up to the DOT Fixed Rate moving expense amount. Failure to provide receipts for moving expenses **will** 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. Fixed rate moving expenses will ONLY be paid to the resident upon vacating the public housing unit.**

## **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.

## **13. When will my voucher be issued?**

SPHA will begin to issue vouchers to Phase 1 residents in July 2021. Vouchers will be issued to Phase 2 residents in the near future.

## **14. Will voucher extensions be granted?**

Voucher extensions will be granted on a case-by-case basis.

## **15. Why should I complete another assessment?**

Relocation Specialists will complete a new assessment with you. This assessment is more detailed and will focus the relocation process on your family's specific needs and circumstances.

## **16. How much money am I getting?**

You must meet with your Relocation Specialist to complete the new assessment. At that time, they will go over your relocation benefit package with you.

## **17. When am I getting my money?**

Any money (a check) paid directly to a resident will be provided once:

- a. The resident vacates the public housing unit; and
- b. A satisfactory inspection of the unit is completed by Jordan Park staff; and
- c. The Relocation Specialist submits a payment request to the SPHA Finance Department; and
- d. The resident turns in their keys to Jordan Park property management staff;
- e. Then, the resident can pick up their check from the Relocation Specialist.

## **18. Can you provide the HCV payment standard?**

Please see next page.

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**St. Petersburg Housing Authority 2021 Payment Standards**  
**Effective Date 02/1/2021**

<b>ZIP Code</b>	<b>Efficiency</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
33701	\$979	\$1,034	\$1,265	\$1,639	\$2,013
33702	\$1,056	\$1,111	\$1,353	\$1,760	\$2,156
33703	\$1,265	\$1,331	\$1,628	\$2,112	\$2,596
33704	\$1,056	\$1,111	\$1,353	\$1,760	\$2,156
33705	\$1,133	\$1,188	\$1,452	\$1,881	\$2,321
33706	\$1,188	\$1,254	\$1,529	\$1,991	\$2,442
33707	\$1,122	\$1,177	\$1,441	\$1,870	\$2,299
33708	\$1,254	\$1,320	\$1,617	\$2,101	\$2,585
33709	\$1,001	\$1,056	\$1,287	\$1,672	\$2,057
33710	\$1,023	\$1,078	\$1,320	\$1,716	\$2,101
33711	\$1,155	\$1,210	\$1,485	\$1,925	\$2,365
33712	\$1,111	\$1,166	\$1,430	\$1,859	\$2,277
33713	\$1,199	\$1,265	\$1,540	\$2,002	\$2,453
33714	\$990	\$1,045	\$1,276	\$1,661	\$2,035
33716	\$1,364	\$1,430	\$1,749	\$2,277	\$2,794
33755	\$1,089	\$1,144	\$1,397	\$1,815	\$2,233
33756	\$1,023	\$1,078	\$1,320	\$1,716	\$2,101
33760	\$1,078	\$1,133	\$1,386	\$1,804	\$2,211
33765	\$1,034	\$1,089	\$1,331	\$1,727	\$2,123
33770	\$1,056	\$1,111	\$1,364	\$1,771	\$2,178
33771	\$1,089	\$1,144	\$1,397	\$1,815	\$2,233
33772	\$1,166	\$1,221	\$1,496	\$1,947	\$2,387
33773	\$1,056	\$1,111	\$1,353	\$1,760	\$2,156
33774	\$1,034	\$1,089	\$1,331	\$1,727	\$2,123
33777	\$1,254	\$1,309	\$1,606	\$2,090	\$2,563
33778	\$1,111	\$1,166	\$1,430	\$1,859	\$2,277
33781	\$957	\$1,012	\$1,232	\$1,595	\$1,969
33782	\$1,166	\$1,221	\$1,496	\$1,947	\$2,387