

<h1 style="margin: 0;">DRAFT</h1> <h2 style="margin: 0;">PHA 5-Year and Annual Plan</h2>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
--	---	--

1.0	PHA Information PHA Name: <u>Topeka Housing Authority</u> PHA Code: <u>KS002</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>744</u> Number of HCV units: <u>1243</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: THA's mission is to successfully provide accessible, affordable housing. Success will be defined as: <ul style="list-style-type: none"> • Putting applicants, tenants, and participants first; • Market competitiveness; and, • Fiscal strength and integrity. 				

5.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p style="text-align: center;">GOALS AND OBJECTIVES</p> <p>Goal 1 Increase the stock of THA owned/supported housing by 415 units.</p> <p>Objective 1 Increase total of available Section 8, Mainstream, VASH, etc. vouchers from 1,243 to 1,600 Objective 2 Build 16 LIHTC in-fill units at Tennessee Town Objective 3 Build 66 LIHTC green community units Objective 4 Build/rehab 200 units at a site or sites to be determined</p> <p>Goal 2 Improve the quality of assisted housing</p> <p>Objective 1 Improve PHAS score yearly Objective 2 Improve SEMAP score yearly Objective 3 Fully convert to asset management Objective 4 Update/improve 662 units in original 5 AMPS</p> <p>Goal 3 Increase assisted housing choices</p> <p>Objective 1 Increase the number of new Section 8 landlords from 340 to 380 Objective 2 Increase out of poverty area renters from 60% to 65% Objective 3 Implement homeownership programs that allow 10 households to purchase a home Objective 4 Convert 25 Public Housing units to vouchers Objective 5 Project base 50 Section 8 slots Objective 6 Adjust voucher payment standards as required</p> <p>Goal 4 Increase assisted housing choices</p> <p>Objective 1 Make \$50,000 in security improvements at PH complexes Objective 2 Designate a complex(s) for specific resident group(s)</p> <p>Goal 5 Promote participant self-sufficiency</p> <p>Objective 1 Increase employed adults from 85% to 95% Objective 2 Assist 14 participants in acquiring job prep/training Objective 3 Assist 100 elderly/disabled persons in acquiring needed services/assistance</p> <p>Goal 6 Insure equal opportunity in housing</p> <p>Objective 1 Take affirmative measures to insure fair and equal access to accessible, affordable housing Objective 2 Take affirmative measures to provide a suitable living environment in accessible, affordable housing</p>
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p style="text-align: center;">Administrative Building Topeka Public Library Housing Authority Web Site</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><i>Tennessee Town II – construct and rent 16 elderly/disabled units using a \$833,000 Gap Filling CFRC grant and \$1,152,000 in tax credit equity.</i></p> <p><i>Echo Ridge – Construct and rent 66 family units using a \$10,000,000 CFRC “Green Communities” grant and \$3,450,000 in tax credit equity.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attachment</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attachment</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

HOUSING NEEDS

BACKGROUND

There are 5,900 renter households in Topeka with incomes under \$20,000. Of these households, 2,500 do not have affordable housing, and 3,400 have affordable housing.

Of the 3,400 households with incomes under \$20,000 that have affordable housing 662 are in units that THA owns and rents (Public Housing), and 1,243 are THA Section 8, NED and VASH program participants. The remaining 1,500 households are in other HUD subsidized units (project based Section 8 complexes, 202 complexes etc.).

Effectively, the private market produces no affordable housing for households at this income level. The math---the cost of money, the tax structure, insurance costs, construction costs, return on investment considerations, etc.---all work together to produce this result.

THE THREE AFFORDABLE HOUSING NEEDS

There are three fundamental housing needs. People need help...

- 1) Finding affordable housing
- 2) Paying for affordable housing
- 3) Retaining affordable housing

Some people have only one of these needs, but many households without affordable housing have more than one.

FINDING AFFORDABLE HOUSING

There are few housing options, none good, available to persons who in any combination have: a) criminal histories, particularly criminal histories that include incarceration; b) poor rental histories, c) bad credit, d) a history of institutionalization.

Without an intermediary of some sort and/or a sufficient financial guarantee landlords are likely to conclude, often based on bitter experience, that renting to persons with these characteristics is not a sound investment. More specifically, they are likely to conclude that no tenant is better for them financially than a tenant with these characteristics.

Discrimination in its many forms, directed toward a member of a protected class or toward persons not of protected classes but who have been singled out in some unfair way is also a barrier to finding affordable housing. A disability that would require substantial unit modification is also a barrier to finding housing.

PAYING FOR AFFORDABLE HOUSING

There are people that meet all of the tests of a desirable tenant who do not have affordable housing simply because they cannot pay for it. Often, these persons are elderly, temporarily or permanently disabled, or dislocated for one or more reasons---plant closings, marital breakups, ill health, etc.

RETAINING AFFORDABLE HOUSING

Persons who are in and out of the work force for one or more reasons, who have episodes of substance abuse, who are abused or who are abusive, and/or who have episodes of emotional/mental challenges have trouble retaining affordable housing.

9.0

Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

STRATEGIES FOR ADDRESSING HOUSING NEEDS

THA will use four primary strategies to address the needs identified in Section 9.0 above. These include:

- 1) **AFFORDABLE HOUSING PRODUCTION**
 - The use of 9%, 4% and other tax credit programs
 - The use of bond programs
- 2) **QUALITY MANAGEMENT/CONTINUOUS QUALITY IMPROVEMENT**
 - Improve PHAS score yearly
 - Improve SEMAP score yearly
 - Fully convert to asset management
 - Update/improve 662 units in 8 complexes
- 3) **PARTNERSHIPS AND COOPERATIVE AGREEMENTS**
 - **Increase the number of Section 8 landlords**
 - Increase out of poverty area renters
 - Implement homeownership programs
 - Convert Public Housing units to vouchers
 - Project base Section 8 slots
 - Adjust voucher payment standards as necessary
- 4) **TARGETING AND TARGETED REFINEMENTS**
 - **Make security improvements at PH complexes**
 - Designate a complex(s) for specific resident groups
 - Promote participant self-sufficiency
 - Increase employment
 - Assist persons in acquiring needed services/assistance
 - Insure equal opportunity in housing

9.1

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p style="text-align: center;">PROGRESS IN MEETING MISSION, GOALS</p> <p>MISSION THA's mission is to successfully provide accessible, affordable housing. Success will be defined as:</p> <ul style="list-style-type: none"> • Putting applicants, tenants, and participants first; • Market competitiveness; and, • Fiscal strength and integrity. <p>PROGRESS REPORT In general, THA is well respected in the Topeka community by elected officials, the staffs and boards of provider agencies and organizations, THA program participants, and members of the private sector. This respect comes from different persons for different reasons, but fundamentally it is a function of THA's mission focus and mission related achievements.</p> <p>AFFORDABLE HOUSING PRODUCTION/EXPANSION In the past five years the stock of THA owned/supported housing has increased by 390 units.</p> <p>QUALITY MANAGEMENT/CONTINUOUS QUALITY IMPROVEMENT THA's Public Housing Program and Section 8 Program were designated as "high performing" for all five years from 2006 to 2010.</p> <p>Over \$6 million in improvements were made in 662 units in 8 complexes from 2006 through 2010.</p> <p>After a series of system refinements over the past five years THA has reached the point of utilizing 99% of available Public Housing unit/months. For the same reason, THA is utilizing 99% of available Section 8 voucher/months.</p> <p>PARTNERSHIPS AND COOPERATIVE AGREEMENTS THA's "stable" of Section 8 landlords continues to grow through word of mouth testimonials from existing Section 8 landlords. As a result, the percentage of program participant living outside core poverty areas is growing as well.</p> <p>THA staff are active in a broad range of organizations, groups, and coalitions, and an extensive network of providers offers services to THA residents, both on and off-site.</p> <p>TARGETING AND TARGETED REFINEMENTS (a) Security Refinements THA significantly upgraded security technology at all three THA high rises in the past five years. And, THA's working relationship with the Topeka Police Department has expanded to the point that TPD officers have and regularly use offices in all five THA AMPS and at THA's central administrative office.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Definition for Substantial Deviation for the Topeka Housing Authority for 2011 Annual and Five-Year Plan</p> <p>The Topeka Housing Authority will consider the following to be significant amendments or modifications:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list other than changes made in response to statutory or regulatory changes or in response to substantial funding reductions; • The addition of non-emergency projects in excess of \$200,000 in any twelve-month period; • Any change that involves increasing or decreasing the THA's existing portfolio by more than 10%.
-------------	---

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
-------------	--

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

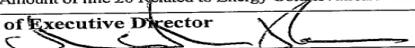
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226

Part I: Summary					FFY of Grant: 2009 ARRA FFY of Grant Approval: 2009
PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16S00250109 ARRA Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	128,214	89,242	89,242	89,242
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	27,582			
10	1460 Dwelling Structures	1,112,350	1,176,904	1,176,904	1,176,904
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,266,146	1,266,146	1,266,146	1,266,146

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: ARRA 2009			
PHA Name: Topeka Housing Authority		FFY of Grant Approval:			
Grant Type and Number Capital Fund Program Grant No: KS16S002501-09 ARRA Replacement Housing Factor Grant No: Date of CFFP:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹	
		Original	Revised²	Obligated	Expended
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date: 12/6/10		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16S0025019 ARRA CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: ARRA 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	Window Replacement	1460		95,000	95,000	95,000	95,000	
001- Pineridge	HVAC	1460		95,000	95,000	95,000	95,000	
	HVAC Venting	1460		12,500	12,500	12,500	12,500	
AMP 2	Exterior Lighting	1460		11,050	11,050	11,050	11,050	
002 - Polk Plaza	Interior Lighting	1460		10,000	10,000	10,000	10,000	
	HVAC	1460		8,000	8,000	8,000	8,000	
	Domestic Hot Water Upgrade	1460		46,000	46,000	45,000	45,000	
	Toilets	1460		30,800	30,800	30,600	30,600	
	Roof Replacement	1460		10,000	10,000	10,000	10,000	
002- Tennessee Town	Carport exterior refurbish	1460		6,000	6,000	6,000	6,000	
	Carport Lighting	1460		3,582	3,582	3,582	3,582	
AMP 3	Replace Cabinets, sinks, countertops	1460	18	36,000	36,000	36,000	36,000	
004 - Deer Creek	Screens	1460	22	152,000	156,967	156,967	156,967	
AMP 4	Roof Replacement	1460	18	10,000	10,000	10,000	10,000	
004 - Tyler Towers	Public Safety & Security	1460		10,000	10,000	10,000	10,000	
	Toilets	1460		36,000	36,000	36,000	36,000	
	Elevator	1460		14,400	14,400	14,400	14,400	
	Electrical Upgrade	1460		384,941	416,926	416,926	416,926	
AMP 5	HVAC	1460	95	96,409	96,409	96,409	96,409	
005 - Jackson	Public Safety & Security	1460		36,000	36,000	36,000	36,000	
	Toilets	1460		27,450	27,450	27,450	27,450	
	Electrical Upgrade	1460		10,000	10,000	10,000	10,000	
PHA Wide	1406 Operations	1406	Lump sum					
	1408 Management Improvements	1408	Lump sum					
	1410 Administration	1410	Lump sum	126,214	89,242	89,242	89,242	
	1430 Fees & Costs	1430	Lump sum					

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

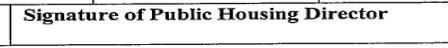
U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					FFY of Grant:2009 FFY of Grant Approval: 2009
PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P002501-09 Replacement Housing Factor Grant No: Date of CFFP: 09/13/2009			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	200,252	200,252	200,252	200,252
3	1408 Management Improvements	49,973	7,100	7,100	7,100
4	1410 Administration (may not exceed 10% of line 21)	98,880	98,880	98,880	98,880
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	135,701	135,183	135,183	135,183
10	1460 Dwelling Structures	467,047	509,196	509,196	509,196
11	1465.1 Dwelling Equipment—Nonexpendable	10,100	52,105	52,105	52,105
12	1470 Non-dwelling Structures	20,100	1,580	1,580	1,580
13	1475 Non-dwelling Equipment	40,300	18,057	18,057	18,057
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,022,153	1,022,153	1,022,153	1,022,153
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P002501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:ARRA 2009 FFY of Grant Approval: 2009	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input checked="" type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
		12/6/10				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Topeka Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: KS16P00250109
 CFFP (Yes/ No): No
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
001 - Pineridge AMP I	Landscaping	1460		4,000	4,000	4,000	4,000	
	Sewer Replace/Cleanout	1450		3,000	3,000	3,000	3,000	
	Lawn Improvement	1450		1,500	1,500	1,500	1,500	
	Playground Improvement	1450		1,500	1,500	1,500	1,500	
	Concrete	1450		2,000	2,000	2,000	2,000	
	Ground Erosion/site draining	1450		20,000	20,000	20,000	20,000	
	Retaining Walls	1460		2,000	2,000	2,000	2,000	
	Exterior Dividers	1460		25,000	25,000	25,000	25,000	
	Window Replacement	1460		50,000	50,000	50,000	50,000	
	HVAC	1460		50,000	50,000	50,000	50,000	
	HVAC Vent Cleaning	1460		1,900	1,900	1,900	1,900	
	Cabinet Countertops	1460		100	100	100	100	
	Mudjack Units	1460		100	100	100	100	
	Electrical Upgrade	1460		100	100	100	100	
	Plumbing Upgrade	1460		100	100	100	100	
	Flooring	1460		1,500	1,500	1,500	1,500	
	Guttering/Splashblocks	1460		1,000	1,000	1,000	1,000	
	Roof	1460		100	100	100	100	
	Dwelling Brick Repair	1460		100	100	100	100	
	Water heaters	1460		100	100	100	100	
	Door Replacement	1460		100	100	100	100	
	Disaster/Unit	1460		100	100	100	100	
	Rehab Unit	1460		20,000	20,000	20,000	20,000	
	Appliances	1465		1,500	1,500	1,500	1,500	
	Non Dwelling Upgrade	1470		100	100	100	100	
	Equipment Vehicle	1475		40,000	17,757	17,757	17,757	
Marshall Square	Rehab units	1460		10,000	10,000	10,000	10,000	
	Flooring	1460		1,000	1,000	1,000	1,000	
	Appliances	1465		1,000	1,000	1,000	1,000	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Topeka Housing Authority			Grant Type and Number Capital Fund Program Grant No: KS16P002501-09 CFPP (Yes/ No): no Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 2	Exterior Lighting	1450		100	100	100	100	
Polk	Concrete	1450		2,000	2,000	2,000	2,000	
	Landscaping	1450		100	100	100	100	
	Exterior Refurbish	1460		100	100	100	100	
	Flooring	1460		1,500	1,500	1,500	1,500	
	Remodel Units	1460		20,000	20,000	20,000	20,000	
	Electrical Upgrade	1460		100	100	100	100	
	Window Treatment	1460		100	100	100	100	
	Plumbing	1460		100	100	100	100	
	HVAC	1460		10,000	10,000	10,000	10,000	
	Cabinets/countertops	1460		1,500	1,500	1,500	1,500	
	Halls Upgrade	1460		1,500	1,500	1,500	1,500	
	Blinds	1460		100	100	100	100	
	Handrails	1460		100	100	100	100	
	Refinish Entrance Doors	1460		100	100	100	100	
	Lobby Furnishings	1460		150	150	150	150	
	Fire Protection Systems	1460		100	100	100	100	
	Public Safety/Security	1460		100	100	100	100	
	Brick Repair	1460		100	100	100	100	
	Public Safety & Security Upgrade	1460		100	100	100	100	
	Brick Repair	1460		100	100	100	100	
	Appliances	1465		1,500	1,500	1,500	1,500	
	Outdoor Safety	1475		100	100	100	100	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Topeka Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: KS16P002501-09
 CFFP (Yes/ No): no
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Tennessee Town	Concrete	1450		25,401	24,883	24,883	24,883	
	Sewer/Clean out	1450		100	100	100	100	
	Countertops	1460		22,000	22,000	22,000	22,000	
	Flooring	1460		8,280	60,429	50,429	50,429	
	Lighting	1460		5,000	5,000	5,000	5,000	
	Toilets	1460		6,600	6,600	6,600	6,600	
	Plumbing	1460		100	100	100	100	
	Electrical upgrade	1460		100	100	100	100	
	Landscaping	1460		5,000	5,000	5,000	5,000	
	Outside Building	1460		5,000	5,000	5,000	5,000	
	Rehab units	1460		1,500	43,505	43,505	43,505	
	Blinds	1460		100	100	100	100	
	Hot water heaters	1465		100	100	100	100	
	appliances	1465		1,500	1,500	1,500	1,500	
AMP 3	Concrete	1450		10,000	10,000	10,000	10,000	
003- Deer Creek	Landscaping	1450		100	100	100	100	
	Playground surface	1450		2,000	2,000	2,000	2,000	
	Sewer replacement	1450		1,500	1,500	1,500	1,500	
		1460		50,000	50,000	50,000	50,000	
	Cabinets	1460		1,500	1,500	1,500	1,500	
	waterheaters	1460		1,500	1,500	1,500	1,500	
	Electrical upgrade	1460		100	100	100	100	
	Guttering/splashblocks	1460		1,000	1,000	1,000	1,000	
	showers	1460		20,000	20,000	20,000	20,000	
	Doors	1460		100	100	100	100	
	Remodel units	1460		19,900	19,900	19,900	19,900	
	Disaster/Ins unit	1460		100	100	100	100	
	Toilet upgrade	1460		100	100	100	100	
	Appliances	1465		1,500	1,500	1,500	1,500	
	Equipment Vehicle	1470		20,000	1,480	1,480	1,480	
	Non dwelling structures	1475		100	100	100	100	
Western	Tree Trimming/removal	1450		100	100	100	100	
	Landscaping	1450		100	100	100	100	
	Sewer Replacement/clean out	1450		100	100	100	100	

	Playground surface	1450		3,000	3,000	3,000	3,000	
	Flooring	1460		1,500	1,500	1,500	1,500	
	Cabinets	1460		10,000	10,000	10,000	10,000	
	Lighting	1460		10,000	10,000	10,000	10,000	
	Showers	1460		5,000	5,000	5,000	5,000	
	Water heaters	1460		100	100	100	100	
	Guttering/splashblocks	1460		500	500	500	500	
	Doors	1460		100	100	100	100	
	Rehab units	1460		20,000	20,000	20,000	20,000	
	toilets	1460		10,000	10,000	10,000	10,000	
	Termite damages	1460		100	100	100	100	
	Plumbing	1460		100	100	100	100	
	Appliances	1465		1,500	1,500	1,500	1,500	
AMP 4	Resurface parking/drive area	1450		100	100	100	100	
Tyler Towers	Concrete	1450		100	100	100	100	
	Landscaping	1450		100	100	100	100	
	HVAC	1460		10,000	10,000	10,000	10,000	
	Heating/cooling control switch	1460		10,000	10,000	10,000	10,000	
	Flooring	1460		1,500	1,500	1,500	1,500	
	Plumbing	1460		100	100	100	100	
	Replace metal folding closet doors	1460		528	528	528	528	
	Replace shower doors	1460		5,000	5,000	5,000	5,000	
	Blinds	1460		100	100	100	100	
	Lighting	1460		200	200	200	200	
	Replace sinks, countertops, cabinets	1460		100	100	100	100	
	Electrical upgrade	1460		100	100	100	100	
	Public safety/security upgrade	1460		100	100	100	100	
AMP 5	Sewer/Clean out	1450		100	100	100	100	
Jackson	Landscaping	1450		100	100	100	100	
	Exterior refurbish	1450		30,000	30,000	30,000	30,000	
	Retaining walls	1450		25,000	25,000	25,000	25,000	
	Entry doors	1460		100	100	100	100	
	HVAC	1460		10,000	10,000	10,000	10,000	
	Electrical upgrade	1460		3,100	3,100	3,100	3,100	
	Replace kit sinks, countertops, cabinets	1460		1,500	1,500	1,500	1,500	
	Plumbing upgrade	1460		100	100	100	100	
	Ceiling tile replacement	1460		500	500	500	500	
	Flooring	1460		1,500	1,500	1,500	1,500	
	Replace Water heating val	1460		1,500	1,500	1,500	1,500	
	Countertops	1460		1,500	1,500	1,500	1,500	
	Boiler upgrade	1460		100	100	100	100	
	Lobby/floors furnishings	1460		15,000	15,000	15,000	15,000	
	Toilets	1460		100	100	100	100	
	Shower heads	1460		1,500	1,500	1,500	1,500	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Topeka Housing Authority	Grant Type and Number Capital Fund Program Grant No: KS00280000109F Replacement Housing Factor Grant No: Date of CFFP: 09-23-09	FFY of Grant: 2009 F Competitive FFY of Grant Approval: 2009

Type of Grant
 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	75,800			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	758,131			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Topeka Housing Authority	Grant Type and Number Capital Fund Program Grant No: KS00280000109F Replacement Housing Factor Grant No: Date of CFFP: 09/23/2009	FFY of Grant: 2009 F Competitive FFY of Grant Approval: 2009
--	--	---

Type of Grant

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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2 - 19)	833,931			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director	Date 09/15/2009	Signature of Public Housing Director	Date
---------------------------------	-----------------	--------------------------------------	------

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009G
PHA Name: Topeka Housing Authority	Grant Type and Number Capital Fund Program Grant No: KS00280000109G Replacement Housing Factor Grant No: Date of CFFP: 09-23-09	Competition FFY of Grant Approval: 2009

Type of Grant
 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	806,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,251,064			
8	1440 Site Acquisition				
9	1450 Site Improvement	486,791			
10	1460 Dwelling Structures	7,154,930			
11	1465.1 Dwelling Equipment—Nonexpendable	89,169			
12	1470 Non-dwelling Structures	212,046			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Topeka Housing Authority	Grant Type and Number Capital Fund Program Grant No: KS00280000109G Replacement Housing Factor Grant No: Date of CFFP: 09/23/2009	FFY of Grant: 2009 G Competitive FFY of Grant Approval: 2009			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input 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 ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	10,000,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 09/15/2009	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual State: /Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Topeka Housing
 Authority

Grant Type and Number
 Capital Fund Program Grant NoKS16P00250110
 Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant: 2010
 FFY of Grant Approval:

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending:
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	200,852			
3	1408 Management Improvements	51,168			
4	1410 Administration (may not exceed 10% of line 20)	101,275			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	106,863			
10	1460 Dwelling Structures	503,300			
11	1465.1 Dwelling Equipment—Nonexpendable	8,500			
12	1470 Non-dwelling Structures	100			
13	1475 Non-dwelling Equipment	40,200			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name:
 Topeka Housing
 Authority

Grant Type and Number
 Capital Fund Program Grant NoKS16P002501 10
 Replacement Housing Factor Grant No:
 Date of CFFP:

FFY of Grant:2010
 FFY of Grant Approval:

Type of Grant

- 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,014,258			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director _____ Date 08/02/10 Signature of Public Housing Director _____ Date _____

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages

PHA Name: Topeka Housing Authority

Grant Type and Number
 Capital Fund Program Grant No: KS16P00250110
 CFFP (Yes/No): No
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2010

Development # Name/ PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		202,852				
				12,533				
001 - Pineridge	Management Improvement	1408		36,164				
AMP I	Administration – Mgt Fee	1410		4,000				
	Landscaping	1450		3,000				
	Sewer Line replacement/cleanout	1450		2,000				
	Concrete	1450		20,000				
	Ground Erosion/site drainage	1450		2,000				
	Retaining Walls	1450		5,000				
	Exterior Dividers	1450		50,000				
	Window Replacement	1460	20	100				
	Cabinets/countertops	1460		100				
	Mudjack Units	1460		11,500				
	Outside silcock replacement	1460	50	20,000				
	Toilet Replacement	1460	50	1,500				
	Flooring	1460		1,000				
	Guttering/splashblocks	1460		100				
	Dwelling Brick repair	1460		100				
	Water Heaters	1460		100				
	Door Replacement	1460		100				
	Disaster/Ins. Unit	1460		6,000				
	Rehab Units	1465		1,500				
	Appliances	1470		100				
	Non Dwelling Upgrade	1475		40,000				
	Equipment Vehicle			216,897				
Pineridge	SUBTOTAL							
				10,000				
001- Marshall Square	Asphalt sealed/repared	1450		1,000				
Amp I	Flooring	1465		1,000				
	Appliances			12,000				
Marshall Square	SUBTOTAL							

Part II: Supporting Pages

PHA Name: Topeka Housing Authority

Grant Type and Number
Capital Fund Program Grant No: KS16P002501 10
CFFP (Yes/No): No
Replacement Housing Factor Grant No:

Federal FFY of Grant: 2010

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
002 - Polk Plaza	Management Improvements	1408		15,065				
AMP 2	Admin/Mgt. Fee	1410		20,340				
	Concrete	1450		1,000				
	Landscaping	1450		100				
	Exterior Refurbish	1450		100				
	Replace parking stops	1450		1,000				
	Remodel Units	1460		5,000				
	Electrical Upgrade	1460		2,000				
	Flooring	1460		1,500				
	Plumbing	1460		100				
	Domestic HW upgrade	1460		10,000				
	Halls upgrade	1460		20,000				
	Handrails	1460		100				
	Refinish Entrance Doors	1460		7,500				
	Lobby Furnishings	1460		150				
	Remodel Public Bathrooms	1460		10,000				
	Interior Door Replacement	1460		12,000				
	Fire Protection Systems	1460		100				
	Public Safety/Security	1460		100				
	Appliances	1465		1,500				
	Outdoor Seating	1475		100				
Polk Plaza	SUBTOTAL			107,755				
002 Tennessee Town	Management Improvements	1408		0				
AMP 2	Admin/Mgt Fee	1410		0				
	Concrete	1450		100				
	Sewer Clean Out	1450		100				
	Landscaping	1450		5,000				
	Flooring	1460		1,500				
	Lighting	1460	22	5,000				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: Topeka Housing Authority	Grant Type and Number Capital Fund Program Grant No: KS16P00250110 CFFP (Yes/ No): no Replacement Housing Factor Grant No:	Federal FFY of Grant: 2010
------------------------------------	---	----------------------------

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	Toilets	1460		6,600				
	Plumbing	1460		1,500				
	Rehab units	1460		2,000				
	Cabinets/countertops	1460	22	44,000				
	Blinds	1460		100				
	Hot water heaters	1460		100				
	appliances	1465		1,500				
Tennessee Town	SUBTOTAL			67,500				
003- Deer Creek	Management Improvement	1408		7,925				
AMP 3	Administration/Mgt fee	1410		17,372				
	Concrete	1450		10,000				
	Landscaping	1450		100				
	Dumpster enclosures	1450		100				
	Sewer replacement/clean out	1450		500				
	Guttering/splashblocks	1450		1,000				
	Cabinets/countertops	1460		51,500				
	waterheaters	1460		100				
	Electrical upgrade	1460		100				
	Flooring	1460		1,500				
	Interior Door Replacement	1460		20,000				
	Add showers	1460		20,000				
	Remodel units	1460		100				
	Disaster/Ins unit	1460		100				
	Toilet upgrade	1460		100				
	Duct cleaning	1460		23,000				
	Appliances	1465		1,500				
	Equipment/Vehicle	1475		100				
	Non Dwelling Structure	1475		100				
Deer Creek	SUBTOTAL			155,197				

003- Western Plaza	Management Improvement	1408		0			
AMP3	Admin/Mgt fee	1408		0			
	Concrete	1450		600			
	Landscaping/tree trim/removal	1450		200			
	Dumpster enclosures	1450		10,000			
	Sewer replacement/clean out	1450		100			
	Guttering/splashblocks	1450		500			
	Drainage repair	1450		10,000			
	Clothes line pole	1450		1,000			
	Flooring	1460		1,500			
	Interior Door Replacement	1460		10,000			
	Remodel Units	1460		10,000			
	Disaster/Ins. unit	1460		100			
	Toilet Upgrade	1460	10	3,500			
	Duct Cleaning	1460	25	6,250			
	Waterheaters	1460		100			
	Electrical Upgrades	1460		100			
	Exterior Unit Lights	1460		5,000			
	Appliances	1465		1,500			
Western	SUTOTAL			60,450			
004- Tyler Towers	Management improvement	1408		7,203			
AMP 4	Administration/mgt fee	1410		11,438			
	Replace Parking stops	1450		1,000			
	Concrete	1450		100			
	Landscaping	1450		100			
	Exterior Refurbish	1460		5,000			
	HVAC	1460		10,000			
	Heating/cooling control switch	1460		10,000			
	Plumbing	1460		100			
	Interior door replacement	1460		100			
	Replace shower doors	1460		100			
	Cabinets/countertops	1460		100			
	Electrical upgrade	1460		100			
	Remodel Public Bathrooms	1460		10,000			
	Appliances	1465		1,500			
Tyler Towers	SUBTOTAL			56,841			

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>1</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>2</u> FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
	PHA Wide	OPERATIONS	180,000	PHA Wide	OPERATIONS	180,000
	PHA Wide	Training	7,000	PHA Wide	Training	7,000
	PHA Wide	Background Checks	1,000	PHA Wide	Background Checks	1,000
	PHA Wide	Computer Services	1,000	PHA Wide	Computer Services	1,000
	PHA Wide	Internet Access	1,000	PHA Wide	Internet Access	1,000
	PHA Wide	Administer CF	90,000	PHA Wide	Administer CF	90,000
	PHA Wide	Audit	2,000	PHA Wide	Audit	2,000
	PHA Wide	Fees & Costs	5,000	PHA Wide	Fees & Costs	5,000
	001-004a-004b	Playground Surface	10,000	001-004a-004b	Playground Surface	10,000
	PHA Wide	Landscaping	10,000	PHA Wide	Landscaping	10,000
	PHA Wide	Concrete Replacement	10,000	PHA Wide	Concrete Replacement	10,000
	PHA Wide	Asphalt Resurface	10,000	PHA Wide	Asphalt Resurface	10,000
	PHA Wide	Fencing	10,000	PHA Wide	Fencing	10,000
	001	Ground Erosion/site draining	13,000	001	Ground Erosion/site draining	13,000
	PHA Wide	Project Signs	10,000	PHA Wide	Project Signs	10,000
	001-002	Retaining Walls	10,000	001-002	Retaining Walls	10,000
	003-005	Outdoor lighting upgrade	10,000	003-005	Outdoor lighting upgrade	10,000
	PHA Wide	Flooring	23,000	PHA Wide	Flooring	23,000
	PHA Wide	Plumbing Upgrade/sewer lines	5,960	PHA Wide	Plumbing Upgrade/sewer lines	5,960
	001-004a-004b-008	Water heaters	1,900	001-004a-004b-008	Water heaters	1,900
	PHA Wide	HVAC	75,000	PHA Wide	HVAC	75,000
	Pineridge 001	Window Replacement	50,000	Pineridge 001	Window Replacement	50,000
	Pineridge 001	Replace outside dividers	960	Pineridge 001	Replace outside dividers	960
	Total CFP Estimated Cost		\$			\$

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>1</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>2</u> FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
	001-002-003-004a-004b-005-008	Replace kitchen sinks cabinets/countertops	27,000	001-002-003-004a-004b-005-008	Replace kitchen sinks cabinets/countertops	27,000
	001	Mudjack Units	900	001	Mudjack Units	900
	001-004a-004b-008	Electrical Upgrade	900	001-004a-004b-008	Electrical Upgrade	900
	001	Soffit facia repair replace	900	001	Soffit facia repair replace	900
	001-002-005-008	Shower head efficiency upgrade	960	001-002-005-008	Shower head efficiency upgrade	960
	001-004a-004b-008	Guttering/splashblocks	2,300	001-004a-004b-008	Guttering/splashblocks	2,300
	PHA Wide	Faucet efficiency upgrade	2,960	PHA Wide	Faucet efficiency upgrade	2,960
	PHA Wide	Toilet efficiency upgrade	60,000	PHA Wide	Toilet efficiency upgrade	60,000
	001-002-003	Restore exterior walls	35,000	001-002-003	Restore exterior walls	35,000
	001-004a-004b	Dryer Venting	900	001-004a-004b	Dryer Venting	900
	PHA Wide	Door Replacement	900	PHA Wide	Door Replacement	900
	001	HVAC Vent Cleaning	1,900	001	HVAC Vent Cleaning	1,900
	001-003-004a-004b	Weatherization	1,900	001-003-004a-004b	Weatherization	1,900
	PHA Wide	Remodel Units	8,960	PHA Wide	Remodel Units	8,960
	002-005	Elev. Cab/door remodel	30,000	002-005	Elev. Cab/door remodel	30,000
	PHA Wide	Lighting energy cons	900	PHA Wide	Lighting energy cons	900
	PHA Wide	Unit Blinds	900	PHA Wide	Unit Blinds	900
	002-003-005	Ceiling tile replacemt	900	002-003-005	Ceiling tile replacemt	900
	002-003-005	Domestic H/W upgrade	30,000	002-003-005	Domestic H/W upgrade	30,000
	002-003-005	Lobby/floor/balcony furnishings	15,000	002-003-005	Lobby/floor/balcony furnishings	15,000
	Total CFP Estimated Cost		\$			\$

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>3</u> FFY Grant: 2013 PHA FY: 2013			Activities for Year: <u>4</u> FFY Grant: 2014 PHA FY: 2014		
	Development Name/Number	Major Work Categories		Development Name/Number	Major Work Categories	Estimated Cost
	PHA Wide	Operations	180,000	PHA Wide	Operations	180,000
	PHA Wide	Training	7,000	PHA Wide	Training	7,000
	PHA Wide	Background Checks	1,000	PHA Wide	Background Checks	1,000
	PHA Wide	Computer Services	1,000	PHA Wide	Computer Services	1,000
	PHA Wide	Internet Access	1,000	PHA Wide	Internet Access	1,000
	PHA Wide	Administer CF	90,000	PHA Wide	Administer CF	90,000
	PHA Wide	Audit	2,000	PHA Wide	Audit	2,000
	PHA Wide	Fees & Costs	5,000	PHA Wide	Fees & Costs	5,000
	001-004a-004b	Playground Surface	10,000	001-004a-004b	Playground Surface	10,000
	PHA Wide	Landscaping	10,000	PHA Wide	Landscaping	10,000
	PHA Wide	Concrete Replacement	10,000	PHA Wide	Concrete Replacement	10,000
	PHA Wide	Asphalt Resurface	10,000	PHA Wide	Asphalt Resurface	10,000
	PHA Wide	Fencing	10,000	PHA Wide	Fencing	10,000
	001	Ground Erosion/site draining	13,000	001	Ground Erosion/site draining	13,000
	PHA Wide	Project Signs	10,000	PHA Wide	Project Signs	10,000
	001-002	Retaining Walls	10,000	001-002	Retaining Walls	10,000
	003-005	Outdoor lighting upgrade	10,000	003-005	Outdoor lighting upgrade	10,000
	PHA Wide	Flooring	23,000	PHA Wide	Flooring	23,000
	PHA Wide	Plumbing Upgrade/sewer lines	5,960	PHA Wide	Plumbing Upgrade/sewer lines	5,960
	001-004a-004b-008	Water heaters	1,900	001-004a-004b-008	Water heaters	1,900
	PHA Wide	HVAC	75,000	PHA Wide	HVAC	75,000
	Pineridge 001	Window Replacement	50,000	Pineridge 001	Window Replacement	50,000
	Pineridge 001	Replace outside dividers	960	Pineridge 001	Replace outside dividers	960
	Total CFP Estimated Cost					\$

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>3</u> FFY Grant: 201 <u>3</u> PHA FY: 201 <u>3</u>			Activities for Year : <u>4</u> FFY Grant: 201 <u>4</u> PHA FY: 201 <u>4</u>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	001-0002-003-004a-004b-005-008	Replace kitchen sinks cabinets/countertops	27,000	001-0002-003-004a-004b-005-008	Replace kitchen sinks cabinets/countertops	27,000
	001	Mudjack Units	900	001	Mudjack Units	900
	001-004a-004b-008	Electrical Upgrade	900	001-004a-004b-008	Electrical Upgrade	900
	001	Soffit fascia repair replace	900	001	Soffit fascia repair replace	900
	001-002-005-008	Shower head efficiency upgrade	960	001-002-005-008	Shower head efficiency upgrade	960
	001-004a-004b-008	Guttering/splashblocks	2,300	001-004a-004b-008	Guttering/splashblocks	2,300
	PHA Wide	Faucet efficiency upgrade	2,960	PHA Wide	Faucet efficiency upgrade	2,960
	PHA Wide	Toilet efficiency upgrade	60,000	PHA Wide	Toilet efficiency upgrade	60,000
	001-002-003	Restore exterior walls	35,000	001-002-003	Restore exterior walls	35,000
	001-004a-004b	Dryer Venting	900	001-004a-004b	Dryer Venting	900
	PHA Wide	Door Replacement	900	PHA Wide	Door Replacement	900
	001	HVAC Vent Cleaning	1,900	001	HVAC Vent Cleaning	1,900
	001-003-004a-004b	Weatherization	1,900	001-003-004a-004b	Weatherization	1,900
	PHA Wide	Remodel Units	8,960	PHA Wide	Remodel Units	8,960
	002-005	Elev. Cab/door remodel	30,000	002-005	Elev. Cab/door remodel	30,000
	PHA Wide	Lighting energy cons	900	PHA Wide	Lighting energy cons	900
	PHA Wide	Unit Blinds	900	PHA Wide	Unit Blinds	900
	002-003-005	Ceiling tile replacemt	900	002-003-005	Ceiling tile replacemt	900
	002-003-005	Domestic H/W upgrade	30,000	002-003-005	Domestic H/W upgrade	30,000
	002-003-005	Lobby/floor/balcony furnishings	15,000	002-003-005	Lobby/floor/balcony furnishings	15,000
	Total CFP Estimated Cost		\$			\$

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>5</u> FFY Grant: 2015 PHA FY: 2015				
	Development Name/Number	Major Work Categories			
	PHA Wide	OPERATIONS	180,000		
	PHA Wide	Training	7,000		
	PHA Wide	Background Checks	1,000		
	PHA Wide	Computer Services	1,000		
	PHA Wide	Internet Access	1,000		
	PHA Wide	Administer CF	90,000		
	PHA Wide	Audit	2,000		
	PHA Wide	Fees & Costs	5,000		
	001-004a-004b	Playground Surface	10,000		
	PHA Wide	Landscaping	10,000		
	PHA Wide	Concrete Replacement	10,000		
	PHA Wide	Asphalt Resurface	10,000		
	PHA Wide	Fencing	10,000		
	001	Ground Erosion/site draining	13,000		
	PHA Wide	Project Signs	10,000		
	001-002	Retaining Walls	10,000		
	003-005	Outdoor lighting upgrade	10,000		
	PHA Wide	Flooring	23,000		
	PHA Wide	Plumbing Upgrade/sewer lines	5,960		
	001-004a-004b-008	Water heaters	1,900		
	PHA Wide	HVAC	75,000		
	Pineridge 001	Window Replacement	50,000		
	Pineridge 001	Replace outside dividers	960		
	Total CFP Estimated Cost		\$		\$

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>5</u> FFY Grant: 2015 PHA FY: 2015					
	Development Name/Number	Major Work Categories				
	001-002-003-004a-004b-005-008	Replace kitchen sinks cabinets/countertops	27,000			
	001	Mudjack Units	900			
	001-004a-004b-008	Electrical Upgrade	900			
	001	Soffit fascia repair replace	900			
	001-002-005-008	Shower head efficiency upgrade	960			
	001-004a-004b-008	Guttering/splashblocks	2,300			
	PHA Wide	Faucet efficiency upgrade	2,960			
	PHA Wide	Toilet efficiency upgrade	60,000			
	001-002-003	Restore exterior walls	35,000			
	001-004a-004b	Dryer Venting	900			
	PHA Wide	Door Replacement	900			
	001	HVAC Vent Cleaning	1,900			
	001-003-004a-004b	Weatherization	1,900			
	PHA Wide	Remodel Units	8,960			
	002-005	Elev. Cab/door remodel	30,000			
	PHA Wide	Lighting energy cons	900			
	PHA Wide	Unit Blinds	900			
	002-003-005	Ceiling tile replacement	900			
	002-003-005	Domestic H/W upgrade	30,000			
	002-003-005	Lobby/floor/balcony furnishings	15,000			
	Total CFP Estimated Cost		\$			\$

CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>5</u> FFY Grant: 2015 PHA FY: 2015					
	Development Name/Number	Major Work Categories				
	002-005	Public Safety/Security	20,000			
	004a-004b	Shower Replace Addition	30,000			
	004a-004b	Screen Replacement	20,000			
	PHA Wide	Appliances	50,000			
	PHA Wide	Maintenance Equipment	15,000			
	PHA Wide	Vehicle Equipment	5,000			
	Total CFP Estimated Cost		\$900,000			

