

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

Draft

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>01/2015</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>1,335</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 style="text-align: right; font-size: 48pt; opacity: 0.5;">Draft</p> <p>Goal 1 Increase the stock of THA owned/supported housing by at least 400 units.</p> <p>Objective 1 Increase total of available Section 8, Mainstream, VASH, etc. vouchers from 1,335 to 1,400</p> <p>Objective 2 Build 100 LIHTC units</p> <p>Objective 3 Rehab 200 units at a site to be determined</p> <p>Objective 4 Demolish and rebuild approximately 35 units</p> <p>Goal 2 Improve the quality of assisted housing</p> <p>Objective 1 Refine Asset Management systems and procedures</p> <p>Objective 2 Update/improve 744 Public Housing units</p> <p>Goal 3 Increase assisted housing choices</p> <p>Objective 1 Increase the number of new Section 8 landlords from 460-500.</p> <p>Objective 2 Increase the number of out of poverty area renters by 5%.</p> <p>Objective 3 Help 10 households purchase a home.</p> <p>Objective 4 Convert 25 Public Housing units to vouchers.</p> <p>Objective 5 Project base 50 Section 8 slots.</p> <p>Objective 6 Adjust voucher payment standards as required.</p> <p>Objective 7 Make \$50,000 in security improvements at PH complexes</p> <p>Objective 8 Designate a complex for a specific resident group</p> <p>Goal 4 Promote participant self-sufficiency</p> <p>Objective 1 Increase the number of employed adults 5%</p> <p>Objective 2 Assist 14 participants in acquiring job prep/training</p> <p>Objective 3 Support the Pine Ridge Partnership; create a second, similar Partnership (Success Zone)</p> <p>Objective 4 Assist 100 elderly/disabled persons in acquiring needed services/assistance</p> <p>Goal 5 Insure equal opportunity in housing</p> <p>Objective 1 Take affirmative measures to insure fair and equal access to accessible, affordable housing</p> <p>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: N/A</p> <p>(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;">Topeka Housing Authority Administrative Building 2010 SE California Ave. Topeka, KS 66607</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>THA will acquire LIHTC and other resources to replace/renovate units at Pine Ridge, Deer Creek, Northland Manor, and other THA complexes depending on the availability of private sector investments and grant funds. This will involve the demolition of units judged to be beyond their useful life, and disposition of property that has no usefulness for THA. In instances in which this is a viable option, THA will create homeownership opportunities. To be viable some projects may involve project basing Section 8 vouchers.</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.</p> <p style="text-align: center;">See 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.</p> <p>See HUD Form 50075.2 approved by HUD on January 25, 2012.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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. N/A</p>
9.0	<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.</p> <p style="text-align: center;">HOUSING NEEDS</p> <p>There are 5,900 renter households in Topeka with incomes under \$20,000. Of these households 3,400 have affordable housing and 2,500 do not.</p> <p>Of the 3,400 households with incomes under \$20,000 that have affordable housing 744 are in THA units (Public Housing), and 1,335 are THA Section 8, NED, Mainstream, and VASH program participants. With only limited exceptions the remaining 1,400 households are in other subsidized units (Project Based Section 8 complexes, 202 complexes etc.).</p> <p>In combination, the cost of money, the tax structure, insurance costs, construction costs, return on investment considerations, etc. make it impossible for the private market to produce affordable housing for households below this income level.</p> <p>THE THREE AFFORDABLE HOUSING BARRIERS There are three barriers to affordable housing.</p> <ol style="list-style-type: none"> 1) Finding affordable housing 2) Paying for affordable housing 3) Retaining affordable housing <p>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.</p> <p>Without an intermediary of some sort and/or sufficient financial guarantees landlords are likely to conclude that renting to persons with these characteristics is not a sound investment.</p> <p>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.</p> <p>PAYING FOR AFFORDABLE HOUSING There are people that meet all of the tests of a desirable tenant who do not have affordable housing 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. There are also people who invest most or some of these tests who would be desirable tenants which cannot pay for housing.</p> <p>RETAINING AFFORDABLE HOUSING Persons who are in and out of the work force, 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.</p>

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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.**

STRATEGY FOR ADDRESSING HOUSING NEEDS

THA will use four strategies to address the needs identified in Section 9.0 above.

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AFFORDABLE HOUSING PRODUCTION

- Use of 9%, 4% and other tax credit programs
- Use bond programs

QUALITY MANAGEMENT/CONTINUOUS QUALITY IMPROVEMENT

- Refine THA's Asset Management system
- Update/improve 744 Public Housing units

9.1

PARTNERSHIPS AND COOPERATIVE AGREEMENTS

- Increase the number of Section 8 landlords
- Increase out of poverty area renters
- Increase security by housing Police Officers
- Implement homeownership programs
- Convert Public Housing units to vouchers
- Project base Section 8 slots
- Adjust voucher payment standards as necessary
- Create "success zones" similar to the Pine Ridge Partnership at THA complexes and in surrounding neighborhoods

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

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

MISSION

THA's mission is to successfully provide accessible, affordable housing.

Success will be defined as:

- Putting applicants, tenants, and participants first;
- Market competitiveness; and,
- Fiscal strength and integrity.

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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.

AFFORDABLE HOUSING PRODUCTION/EXPANSION

In the past five years the stock of THA owned/supported housing has increased from 1,739 units to 2,079 units or 19.6%.

QUALITY MANAGEMENT/CONTINUOUS QUALITY IMPROVEMENT

THA made \$5.6 million in capital improvements made at 8 complexes from 2010 through 2014.

10.0

THA built two new complexes made up of 82 new units.

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.

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.

THA was instrumental in creating the Pine Ridge Partnership---two dozen agencies, businesses, and organizations---that has developed an aquaponics site, pre-school, Parents as Teachers site, and Born Learning Trail/Park, and Sustainable Communities Career Center at THA's Pine Ridge complex.

TARGETING AND TARGETED 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 regularly use THA's central administrative office.

(b) **Significant Amendment and Substantial Deviation/Modification.** Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Topeka Housing Authority will consider the following to be significant amendments or modifications:

- Changes to rent or admissions policies or organization of the waiting list other than changes made in response to statutory or regulatory changes, substantial funding reductions, and/or that have limited financial and other impact for applicants and tenants.
- The addition of non-emergency projects in excess of \$100,000 in any twelve-month period; and,
- Any change that involves increasing or decreasing the THA's existing portfolio by more than 5%

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>
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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.

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 8/31/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2015	
PHA Name: Topeka Housing Authority		Capital Fund Program Grant No: KS16P00250115		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CFRP:			
Type of Grant	Original	Revised ²	Total Estimated Cost	Obligated	Total Actual Cost ¹
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:					
<input type="checkbox"/> Performance by Development Account					
<input type="checkbox"/> Reserve for Disasters/Emergencies					
<input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line	Original	Revised ²	Total Estimated Cost	Obligated	Total Actual Cost ¹
1	0				
2	169,260				
3	0				
4	84,629				
5	0				
6	0				
7	0				
8	0				
9	0				
10	442,410				
11	75,000				
12	0				
13	75,000				
14	0				
15	0				
16	0				
17	0				

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

Part I: Summary		FFY of Grant: 2015	
PHA Name: Topeka Housing Authority	Grant Type and Number Capital Fund Program Grant No: KS16P00250115 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <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	0	
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	846,299	
21	Amount of line 20 Related to LBP Activities	0	
22	Amount of line 20 Related to Section 504 Activities	0	
23	Amount of line 20 Related to Security - Soft Costs	0	
24	Amount of line 20 Related to Security - Hard Costs	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	
Signature of Executive Director		Signature of Public Housing Director	
Date		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
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Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: 2015
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
005 Jackson	03/2017					
Soffit Replacement						
002 Polk	03/2017					
Replace holding tank						
002 Polk	03/2017					
Exterior Expansion joints						
004 Tyler	03/2017					
Kitchen Remodel						
005 Jackson	03/2017					
Lightning Rods/Cable						
PHA Wide	03/2017					
Washable Filters						
PHA Wide	03/2017					
Appliances						
PHA Wide	03/2017					
Trucks/ Equipment						

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

