

Annual PHA Plan
(Standard PHAs and Troubled PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA INFORMATION

A.1 PHA Name: Topeka Housing Authority PHA Code: KS002
 PHA Type: Standard PHA Troubled PHA
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2021
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
 Number of Public Housing (PH) Units 744 Number of Housing Choice Vouchers (HCVs) 1350 Total Combined Units/Vouchers 2094
 PHA Plan Submission Type: Annual Submission Revised Annual Submission

Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Y N Statement of Housing Needs and Strategy for Addressing Housing Needs
- Y N Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Y N Financial Resources.
- Y N Rent Determination.
- Y N Operation and Management.
- Y N Grievance Procedures.
- Y N Homeownership Programs.
- Y N Community Service and Self-Sufficiency Programs.
- Y N Safety and Crime Prevention.
- Y N Pet Policy.
- Y N Asset Management.
- Y N Substantial Deviation.
- Y N Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s).

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Y N Hope VI or Choice Neighborhoods.
- Y N Mixed Finance Modernization or Development.
- Y N Demolition and/or Disposition.
- Y N Designated Housing for Elderly and/or Disabled Families.
- Y N Conversion of Public Housing to Tenant-Based Assistance.
- Y N Conversion of Public Housing to Project-Based Assistance under RAD.
- Y N Occupancy by Over-Income Families.
- Y N Occupancy by Police Officers.
- Y N Non-Smoking Policies.
- Y N Project-Based Vouchers.
- Y N Units with Approved Vacancies for Modernization.
- Y N Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N
 Y N

(b) If yes, please describe:

B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>THA has been busy! We were able to successfully author an Affordable Housing Program (AHP) grant through Federal Home Loan Bank and secured funding to replace every roof, decking, fascia, gutter and downspout at our Pine Ridge development. The total funding available is \$1,000,000.00.</p> <p>Our nonprofit, THA, Inc. has been working to acquire a new affordable housing development as well as starting a new development that will rehabilitate a historic building in downtown Topeka. In total these two developments will add 41 new affordable housing units in Topeka and an additional 91 affordable housing units owned by THA, Inc.</p> <p>THA continues to look at viable options for expansion and redevelopment of our aging public housing portfolio. We have great partnerships in place that help keep THA as an integral part of our community.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Capital Improvements.</p>	
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Our most recent HUD 5-Year Action Plan (HUD-50075.2) was approved on 07/23/2019.</p>

Mixed Finance Modernization or Development

THA is exploring different funding opportunities to redevelop our public housing portfolio and add non-ACC units under our nonprofit, THA, Inc.

Demolition and/or Disposition

THA does anticipate the need to dispose of some units currently in our ACC. We are currently at our Fair Cloth limit so any new units made available or acquired will have to take away from our existing portfolio. Currently, we do not know the exact locations or timing of the request as we are currently exploring a few different options.

Occupancy by Police Officers

THA has approval for two security units to be lived in by Topeka Police Officers at Echo Ridge. Currently we have one Police Officer living in a unit at Echo Ridge. We do not have a second Police Officer for the other approved unit, so we have an income qualified public housing resident living there currently.

Units with Approved Vacancies for Modernization

Below is the unit approved for Modernization and a listing of what was needed and its status.

2804 SE Highland Ct. – Fire in Unit

The entire inside of the unit must be renovated. All drywall, windows, cabinets, appliances, flooring, and fixtures must be replaced. This is a loss that has been reported to our insurance company and they have selected a GC to do the work, but the work has not started.

Other Capital Grant Programs

THA was awarded a Safety and Security Grant in 2017. This has been a great grant and allowed us to enhance our door access and camera systems at all three of our high-rise locations. Our residents have told us they feel much safer and greatly appreciate the upgrades. THA would like to apply for additional Safety and Security Grants in the future to address our other properties.

Part I: Summary	
PHA Name: Topeka Housing Authority	Grant Type and Number Capital Fund Program Grant No. KS01P00250120 Replacement Housing Factor Grant No. Date of CFFP:
<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"/> Performance and Evaluation Report	
Type of Grant	Final Performance and Evaluation Report
Line	Summary by Development Account
	Total Estimated Cost
	Original Revised (2) Obligated Expended
1	Total non-CFP Funds
2	1406 Operations
3	1408 Management Improvement
4	1410 Administration
5	1480 General Capital Activity
6	1492 MovingToWorkDemonstration
7	1501 Collater Exp / Debt Srvc
8	1503 RAD-CFP
9	1504 Rad Investment Activity
10	1505 RAD-CPT
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)
	Total Actual Cost (1)

(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 include here

Part I: Summary		PHA Name: Topeka Housing Authority	Grant Type and Number Capital Fund Program Grant No. KS01P00250120 Replacement Housing Factor Grant No. Date of CFFP:	FFY of Grant: FFY of Grant Approval:
<p><input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (Revision No:)</p> <p><input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report</p>				
Type of Grant	Summary by Development Account			
Line	Total Estimated Cost	Revised (2)	Total Actual Cost (1)	
	Original		Obligated	Expended
12	9000 Debt Reserves			
13	9001 Bond Debt Obligation			
14	9002 Loan Debt Obligation			
15	RESERVED			
16	RESERVED			
17	RESERVED			
18a	RESERVED			
18ba	RESERVED			
19	RESERVED			
20	RESERVED			
21	Amount of Annual Grant: (sum of lines 2-20)	\$1,396,655.00		

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Part I: Summary

PHA Name: Topeka Housing Authority

Grant Type and Number: Capital Fund Program Grant No. KS01P00250120
 Replacement Housing Factor Grant No. _____
 Date of CFFP: _____

FFY of Grant: _____
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
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director _____ **Date** _____

Signature of Public Housing Director _____ **Date** _____

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 (4) RHF funds shall be include here

Part II: Supporting Pages									
PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. CFPP(Yes/No):				Federal FFY of Grant:			
		KS01P00250120							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work	
				Original	Revised (1)	Funds Obligated	Funds Expended		
Not associated with any specific development	Administration (Administration (1410)) Description : Administration	1410		\$139,655.00					
Not associated with any specific development	Operations (Operations (1406)) Description : Operations	1406		\$279,331.00					
KS002000004 - TYLER TOWERS	Doors (Dwelling Unit-Interior (1480)) Description : Replace doors on Tyler units.	1480		\$145,000.00					

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(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. Replacement Housing Factor Grant No. CFPP(Yes/No):			Federal FFY of Grant:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work	
				Original	Revised (1)	Funds Obligated	Funds Expended		
KS002000001 - PINE RIDGE MANOR	Flooring (Dwelling Unit-Interior (1480)) Description : Install new LVT in all units at Pine Ridge.	1480		\$500,000.00					
Not associated with any specific development	Vehicles (Non-Dwelling Equipment- Expendable/Non-Expendable (1480)) Description : Vehicles/Equipment	1480		\$75,000.00					
Not associated with any specific development	Appliances (Dwelling Unit-Interior (1480)) Description : Appliances	1480		\$75,000.00					

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Part II: Supporting Pages									
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		KS01P00250120							
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost (2)		Status of Work	
				Original	Revised (1)	Funds Obligated	Funds Expended		
Not associated with any specific development	PHA Wide Emergency (Dwelling Unit- Exterior (1480),Dwelling Unit-Interior (1480)) Description : PHA Wide Emergency	1480		\$75,000.00					
KS002000004 - TYLER TOWERS	Flooring (Non-Dwelling Interior (1480)) Description : Replace flooring on floors 2-9	1480		\$107,669.00					
	Total:			\$1,396,655.00					

(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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Topeka Housing Authority		Federal FFY of Grant:			
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	

(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.