

# PHA Plans

## Streamlined Annual Version

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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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 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

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# Streamlined Annual PHA Plan

## for Fiscal Year: 2009

### PHA Name: Topeka Housing Authority

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Topeka Housing Authority

**PHA Number:** KS002

**PHA Fiscal Year Beginning:** (mm/yyyy) 01/2009

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units: 662  
Number of S8 units: 1,073

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units:

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**PHA Plan Contact Information:**

Name: Sophie George  
Director of Operations

Phone: 785-357-8842 Ext. 450  
Email (if available): sgeorge@tha.gov

TDD: Kansas Relay System 1-800-766-3777

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

PHA's main administrative office     PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.     Yes     No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library     PHA website     Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA     PHA development management offices
- Other (list below)
  - Public Library
  - PHA Website

**Streamlined Annual PHA Plan**  
**Fiscal Year 2009**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

**A. PHA PLAN COMPONENTS**

<input type="checkbox"/>	1. Site-Based Waiting List Policies	4
	<b>903.7(b)(2) Policies on Eligibility, Selection, and Admissions</b>	
<input checked="" type="checkbox"/>	2. Capital Improvement Needs	5
	<b>903.7(g) Statement of Capital Improvements Needed</b>	
<input checked="" type="checkbox"/>	3. Section 8(y) Homeownership	6
	<b>903.7(k)(1)(i) Statement of Homeownership Programs</b>	
<input checked="" type="checkbox"/>	4. Project-Based Voucher Programs	7
<input type="checkbox"/>	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	
<input checked="" type="checkbox"/>	6. Supporting Documents Available for Review	9
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<input checked="" type="checkbox"/>	8. Capital Fund Program 5-Year Action Plan	27
<input checked="" type="checkbox"/>	9. Board Resolution	39

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;** and

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. Site-Based Waiting Lists-Previous Year**

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:  
Tax Credit Project  
Tennessee Town

5.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ?  
(If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description: We refer to TOTO

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?  
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

#### **4. Use of the Project-Based Voucher Program**

##### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below):

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts): 16 Units  
Census Tract 5

#### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction:

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types	Annual Plan: Operations and

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NONE	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
NONE	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name:	Grant Type and Number Capital Fund Program Grant No: KS16P002501-08 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: 1)  
  Performance and Evaluation Report for Period Ending:  
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	200,054			
3	1408 Management Improvements	200,046			
4	1410 Administration	98,905			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	86,217			
10	1460 Dwelling Structures	357,550			
11	1465.1 Dwelling Equipment—Nonexpendable	4,500			
12	1470 Nondwelling Structures	8,000			
13	1475 Nondwelling Equipment	45,000			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,000,272			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
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				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PHA Wide</b>	Operations	1406		200,054				
<b>001-Pineridge</b>	Management Improvement	1408		63,762				
	Administration-Mgt Fee	1410		31,861				
	Sewer Line Replacement	1450		1,500				
	Sewer Clean Out	1450		1,500				
	Fencing	1450		4,000				
	Landscaping	1450		4,000				
	Lawn Improvement	1450		1,500				
	Playground Resurface	1450		3,000				
	Concrete	1450		2,000				
	Ground Erosion/site draining	1450		5,000				
	Retaining Walls	1450		2,000				
	Exterior Dividers	1460		817				
	Soffit/Facia	1460		900				
	Window Replacement	1460	16	50,000				
	HVAC	1460		1,500				
	HVAC Vent Cleaning	1460		1,900				
	Weatherization	1460		500				
	Mudjack Units	1460		900				
	Plumbing Upgrade	1460		1,500				
	Electrical Upgrade	1460		1,500				

**Annual Statement/Performance and Evaluation Report**  
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Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Flooring	1460		1,500				
	Water Heaters	1460		1,500				
	Dwelling brick repair	1460		1,500				
	Guttering/Splashblocks	1460		1,000				
	Door Replacement	1460		1,500				
	Disaster/Ins. unit	1460		1,500				
	Remodel Unit	1460		1,500				
	Appliances	1465		1,500				
<b>001-Pineridge</b>	<b>SUBTOTAL</b>			<b>180,140</b>				
<b>002- Jackson</b>	Management Improvement	1408		30,823				
	Administration/Mgt Fee	1410		15,402				
	Sewer/Drain	1450		1,500				
	Exterior Refurbish	1450		1,500				
	Retaining Walls	1450		2,000				
	HVAC	1460	14	30,000				
	Entry Doors	1460		500				
	Ceiling Tile	1460		500				
	Public Safety & Security Upgrade	1460		10,000				
	Plumbing Upgrade	1460		1,500				
	Electrical Upgrade	1460		500				

**Annual Statement/Performance and Evaluation Report**  
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Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Flooring	1460		1,500				
	Rebuild Domestic Hotwater mixing	1460		1,500				
	Replace Kitchen sinks, countertops, cabinets	1460		1,500				
	Toilets	1460		27,450				
	Shower Heads	1460		1,500				
	Lobby Furniture	1460		1,500				
	Blinds	1460		1,500				
<b>002-Jackson</b>	<b>SUBTotal</b>			<b>130,675</b>				
<b>003-Polk</b>	Management Improvement	1408		32,938				
	Administration/Mgt Fee	1410		15,402				
	Exterior Lighting	1450		10,000				
	Concrete	1450		2,000				
	Exterior Refurbish	1460		1,500				
	Flooring	1460		1,500				
	Plumbing	1460		1,500				
	Remodel Units	1460		1,500				
	Electrical Upgrade	1460		300				
	HVAC	1460		10,000				
	Hot Water Tank Upgrade	1460		30,000				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

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Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Toilets	1460		30,600				
	Cabinets	1460		1,500				
	Doors	1460		1,500				
	Halls Upgrade	1460		1,500				
	Blinds	1460		1,500				
	Appliances	1465		1,500				
<b>003-Polk</b>	<b>Subtotal</b>			<b>144,740</b>				
<b>04a-Deer Creek</b>	Management Improvement	1408		27,801				
	Administration/Mgt Fee	1410		13,892				
	Sewer Clean Out	1450		1,500				
	Fencing	1450		2,500				
	Concrete	1450		2,000				
	Playground Surface	1450		3,000				
	Screens	1460		10,000				
	Flooring	1460		1,500				
	Replace sinks, countertops, cabinets	1460		1,500				
	Water Heaters	1460		1,500				
	Electrical Upgrade	1460		500				
	Guttering/Splash Blocks	1460		1,000				
	Cabinets	1460		1,500				
	Weatherization	1460		1,000				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Doors	1460		1,000				
	Remodel Unit	1460		1,500				
	Disaster/Ins. Unit	1460		1,500				
	Showers	1460		5,000				
	Toilets	1460		500				
	Faucets	1460		500				
	Water Heaters	1460		1,500				
<b>04a-Deer Creek</b>	<b>Subtotal</b>			<b>80,693</b>				
<b>04b-Western</b>	Management Improvement	1408		6,648				
	Administration/Mgt Fee	1410		3,322				
	Sewer/Clean Out	1450		1,500				
	Fencing	1450		2,500				
	Playground Surface	1450		3,000				
	Flooring	1460		1,500				
	Replace sinks, countertops, cabinets	1460		1,500				
	Water Heaters	1460		1,500				
	Guttering/Splashblocks	1460		500				
	Screens	1460	22	10,000				
	HVAC	1460		500				
	Plumbing	1460		500				
	Electrical	1460		500				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Doors	1460		500				
	Remodel Unit	1460		1,500				
	Showers	1460	22	10,000				
	Toilets	1460		500				
	Appliances	1465		1,500				
<b>04b-Western</b>	<b>Subtotal</b>			<b>47,470</b>				
<b>005 Tyler Towers</b>	Management Improvement	1408		22,664				
	Administration/Mgt Fee	1410		11,325				
	Roof	1450		1,000				
	Concrete	1450		2,000				
	Exterior Lighting	1450		1,500				
	Flooring	1460		1,500				
	Plumbing	1460		1,000				
	HVAC	1460		10,000				
	Replace sinks, countertops, cabinets	1460		1,500				
	Public Safety & Security Upgrade	1460		10,000				
	Fire Protection Upgrade	1460		1,500				
	Door Replacement	1460		500				
	Toilets	1460	32	14,400				
	Shower Heads	1460		500				
	Water Heaters	1460		500				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Elevator	1460		25,000				
	Blinds	1460		1,000				
	Appliances	1465		1,500				
<b>005-Tyler Towers</b>	<b>Subtotal</b>			<b>107,389</b>				
<b>008 Tennessee Town</b>	Management Improvement	1408		7,554				
	Administration/Mgt Fee	1410		3,775				
	Sewer Clean Out	1450		500				
	Sewer Line	1450		500				
	Concrete	1450		2,000				
	Landscaping	1450		500				
	Counter tops/cabinets	1460		1,000				
	Flooring	1460		1,000				
	Plumbing	1460		500				
	Water Heaters	1460		500				
	HVAC	1460		500				
	Weatherization	1460	25	500				
<b>008-Tennessee Town</b>	<b>Subtotal</b>			<b>18,829</b>				
<b>009 Marshall Square</b>	Management Improvement	1408		7,856				
	Administration/Mgt Fee	1410		3,926				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
Development # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Concrete	1450		2,000				
	Asphalt	1450		10,000				
	Landscaping	1450		4,000				
	Fencing	1450		2,500				
	Outdoor Benches/Tables	1450		1,000				
	Guttering	1450		1,000				
	Remodel Units	1460		5,000				
009-Marshall Square	<b>Subtotal</b>			<b>37,282</b>				
<b>COCC</b>	Non Dwelling Structures			5,000				
	Non Dwelling Equipment			45,000				
	Public Safety & Security			3,000				
<b>COCC</b>	<b>Subtotal</b>			<b>53,000</b>				
<b>SUMMARY</b>								
<b>AMP 1</b>	<b>Includes Shared \$60,945</b>			<b>288,555</b>				
<b>AMP 2</b>	<b>Includes Shared \$43,791</b>			<b>207,360</b>				
<b>AMP 3</b>	<b>Includes Shared \$50,352</b>			<b>238,434</b>				
<b>AMP 4</b>	<b>Includes Shared \$9,980</b>			<b>47,262</b>				
<b>AMP 5</b>	<b>Includes Shared \$34,986</b>			<b>165,661</b>				
<b>COCC</b>				<b>53,000</b>				

**12. Capital Fund Prgm & Capital Fund Prgm Replacement Housing Factor Annual Statement/Performance & Evaluation Report**

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Topeka Housing Authority	Grant Type and Number Capital Fund Program Grant No: KS16P002501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no : 2 )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	184,923	184,923	0	0
3	1408 Management Improvements	54,903	54,903	0	0
4	1410 Administration-Management fee	92,461	92,461	0	467.46
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	0	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	111,666	111,666	83,000	19,534.00
10	1460 Dwelling Structures	336,960	286,960	0	237,010.47
11	1465.1 Dwelling Equipment Nonexpendable	43,700	43,700	0	33,107.50
12	1470 Nondwelling Structures	20,000	110,000	0	99,040.48
13	1475 Nondwelling Equipment	80,000	4,000	0	27,418.07
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collaterization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant(sum of lines 2–20)	924,613	924,613	83,000	416,608.88
22	Amount of line 21 Related to LBP Activities	0	0	0	0
23	Amount of line 21 Related to Section 504 compliance	0	0	0	0
24	Amount of line 21 Related to Security – Soft Costs	0	0	0	0
25	Amount of Line 21 Related to Security – Hard Costs	0	0	0	0
26	Amount of line 21 Related to Energy Conservation Measures	0	0	0	0

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>PHA WIDE</b>	Operations	1406		184,923	184,923		0	
<b>001 PINERIDGE</b>	Fees & Costs	1430		0	0		0	
	Management Improvements	1408		23,431	23,431		0	
	Administration-Management fee	1410		29,470	29,470		0	
	Sewer Line Replacement/Cleanout	1450		2,600	1,000		0	
	Concrete	1450		1,000	2,600		2,591.61	
	Fencing	1450		13,200	13,200		2,880.00	
	Landscaping	1450		2,515	7,515		7,225.00	
	Playground resurface	1450		300	300		0	
	Plumbing Upgrade	1460		2,000	8,000		7,725.36	
	Window Replacement	1460		45,000	21,800		20,084.66	
	Flooring	1460		3,500	3,500		1,025.00	
	Electrical Upgrade	1460		500	2,000		473.36	
	HVAC	1460		59,175	48,175		37,788.67	
	Water Heaters	1460		4,000	5,500		5,086.98	
	Dwelling Brick Repair	1460		100	100		0	
	Guttering/Splashblocks	1460		1,000	2,000		1,595.58	
	Door Replacement	1460		2,000	6,500		6,000.13	
	HVAC Vent Cleaning	1460		5,000	4,000		2,800.00	
	Weatherization	1460		1,000	500		50.00	
	Toilet Upgrade	1460		0	2,000		73.95	
	Safety and Security	1460		0	600		568.42	
	Remodel Unit	1460		0	800		710.90	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Dryer Vents	1460		0	800		786.50	
	Cabinets/Countertops	1460		0	2,000		598.60	
	Appliances	1465		15,000	20,000		14,425.00	
	Non-Dwelling Equipment	1475		0	7,000		6,144.73	
<b>002 JACKSON TOWERS</b>	Management Improvement	1408		5,543	5,543		0	
	Administration-management fee	1410		14,246	14,246		0	
	Sewer/Drain	1450		500	500		0	
	HVAC	1460		5,000	20,000		18,923.53	
	Entry Doors	1460		500	500		0	
	Ceiling Tile	1460		500	100		100	
	Public Safety/security upgrade	1460		20,000	15,000		550.19	
	Plumbing Upgrade	1460		500	6,000		4,816.38	
	Electrical Upgrade	1460		100	100		0	
	Flooring	1460		1,200	3,000		2,280.00	
	Brick Repair	1460		25,000	1,000		1,000.00	
	Rebuild Domestic Hotwater Mixing	1460		1,500	1,500		0	
	Replace kitchen sinks, countertops,cabinets	1460		5,000	3,300		1,276.00	
	Toilet Upgrade	1460		0	400		236.34	
	Shower Doors	1460		0	1,700		856.78	
	Appliances	1465		5,000	5,000		1,348.68	
	Non Dwelling Equipment	1475		0	6,700		6,611.50	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>003 POLK PLAZA</b>	Management Improvement	1408		7,089	7,089		0	
	Administration-management fee	1410		15,224	15,224		0	
	Exterior Refurbish	1450		3,646	2,646		0	
	Disaster	1460		0	1,000		704.50	
	Cabinets, Countertops	1460		0	15,000		10,577.97	
	Doors	1460		0	5,000		3,585.63	
	Flooring	1460		1,200	2,200		1,225.50	
	Plumbing	1460		3,000	3,000		752.79	
	Remodel Units	1460		25,000	4,000		87.75	
	Electrical Upgrade	1460		1,000	1,000		0	
	HVAC	1460		10,235	5,235		1,943.40	
	Hot Water Tank Upgrade	1460		30,000	28,000		0	
	Shower Doors	1460		0	1,000		772.66	
	Toilet Upgrade	1460		0	1,000		68.15	
	Public Safety & Security	1460		0	5,000		4,712.18	
	Appliances	1465		8,500	8,500		348.17	
<b>04a DEER CREEK</b>	Management Improvement	1408		9,765	9,765		0	
	Administration-Management fee	1410		12,850	12,850		0	
	Sewer Clean out	1450		1,500	1,500		0	
	Concrete addition/replacements	1450		1,000	1,000		0	
	Fencing	1450		540	540		0	
	Landscape	1450		5,000	2,800		19.95	
	HVAC	1460		5,000	5,000		2,411.10	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Flooring	1460		1,200	3,200		2,690.31	
	Plumbing/water heaters	1460		6,100	6,100		4,688.35	
	Replace sinks, countertops, cabinets	1460		5,000	3,000		1,441.56	
	Electrical Upgrade	1460		100	1,500		1,400.26	
	Doors	1460		0	300		135.37	
	Toilet Upgrade	1460		0	1,000		274.02	
	Guttering/Splash blocks	1460		1,000	500		338.42	
	Appliances	1465		7,500	7,500		330.94	
<b>04b WESTERN</b>	Management Improvement	1408		1,064	1,064		0	
	Administration-Management fee	1410		3,073	3,073		0	
	Sewer Clean Out	1450		750	750		0	
	Fencing	1450		415	415		0	
	Flooring	1460		1,200	1,200		0	
	Replace sinks, countertops, cabinets	1460		4,000	4,000		1,102.14	
	Replace Waterheaters	1460		700	700		0	
	Guttering/Splashblocks	1460		300	300		0	
	Screen Replacement	1460		5,000	5,000		0	
	HVAC	1460		5,000	5,000		0	
	Plumbing	1460		300	300		0	
	Electrical	1460		100	100		0	
	Appliances	1465		1,800	1,800		0	
<b>005 TYLER TOWERS</b>	Management Improvement	1408		5,240	0		0	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		Grant Type and Number Capital Fund Program Grant No: KS16P00250107 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Administration-Management fee	1410		10,475	10,475		0	
	Concrete	1450		100	100		0	
	Flooring ( units)	1460		1,200	4,200		3,652.09	
	Plumbing	1460		1,000	2,000		1,593.60	
	HVAC	1460		5,500	4,500		1,356.40	
	Replace Sinks, Countertops, Cabinets	1460		5,000	4,000		2,922.68	
	Public Safety/Security Upgrade	1460		20,000	11,000		0	
	Fire Protection Upgrade	1460		1,550	1,550		0	
	Door Replacement	1460		1,000	500		160.31	
	Shower Door Replacement	1460		0	500		493.50	
	Toilet Upgrade	1460		0	500		142.10	
	Appliances	1465		4,500	4,000		0	
	Non-Dwelling Equipment	1475		0	7,000		6,596.30	
<b>008 TENNESSEE TOWN</b>	Management Improvement	1408		1,146	1,146		0	
	Administration-Management fee	1410		3,492	3,492		0	
	Sewer Clean out	1450		50	50		0	
	Concrete	1450		50	50		0	
	Landscaping	1450		500	100		0	
	Flooring	1460		400	900		662.48	
	Plumbing	1460		100	500		442.45	
	Water heaters	1460		700	700		388.44	
	HVAC	1460		5,000	5,000		1,811.00	

**12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report**

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: Topeka Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: KS16P00250107 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2007</b>			
Develop # Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	Replace Sinks, Countertops, cabinets	1460		2,000	2,000		0	
	Appliances	1465		1,400	1,400		0	
<b>009 MARSHALL SQUARE</b>	Management Improvement	1408		1,625	1,625		0	
	Administration-Management fee	1410		3,631	0		0	
	Outdoor Seating	1450		0	200		199.72	
	Windows	1460		0	2,500		2,484.00	
	Guttering/Splashblocks	1460		0	4,600		4,593.59	
	Flooring	1460		0	100		100.00	
	Door Replacement	1460		0	700		700.00	
	Cabinets/Countertops	1460		0	1,900		1,873.11	
	Non-Dwelling Structure	1470		0	8,200		8,167.27	
<b>COCC</b>	Asphalt Resurfacing	1450		83,000	83,000	83,000	0	
	Non-Dwelling Structures	1470		80,000	80,000		52,263.76	
	Safety & Security	1470		0	0		447.80	
	Non-Dwelling Equipment	1475		20,000	20,000		13,545.80	

**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: 2009 PHA FY: 2009			Activities for Year: <u>2</u> FFY Grant: 2010 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	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: 2009 PHA FY: 2009			Activities for Year: <u>2</u> FFY Grant: 2010 PHA FY: 2010		
	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>3</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>4</u> FFY Grant: 2012 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	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: 2011 PHA FY: 2011			Activities for Year: <u>4</u> FFY Grant: 2012 PHA FY: 2012		
	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>3</u> FFY Grant: 2011 PHA FY: 2011			Activities for Year: <u>4</u> FFY Grant: 2012 PHA FY: 2012		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
	002-005	Public Safety/Security	20,000	002-005	Public Safety/Security	20,000
	004a-004b	Shower Replace Addition	30,000	004a-004b	Shower Replace Addition	30,000
	004a-004b	Screen Replacement	20,000	004a-004b	Screen Replacement	20,000
	PHA Wide	Appliances	50,000	PHA Wide	Appliances	50,000
	PHA Wide	Maintenance Equipment	15,000	PHA Wide	Maintenance Equipment	15,000
	PHA Wide	Vehicle Equipment	5,000	PHA Wide	Vehicle Equipment	5,000
<b>Total CFP Estimated Cost</b>			<b>\$900,000</b>			<b>\$900,000</b>

**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: 2013 PHA FY: 2013					
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>			
	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			
<b>Total CFP Estimated Cost</b>			\$			\$

**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: 2013 PHA FY: 2013					
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>			
	001-0002-003-004a-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 replacemt	900			
	002-003-005	Domestic H/W upgrade	30,000			
	002-003-005	Lobby/floor/balcony furnishings	15,000			
<b>Total CFP Estimated Cost</b>			\$			\$

**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: 2013 PHA FY: 2013					
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>			
	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			
<b>Total CFP Estimated Cost</b>			<b>\$900,000</b>			



# Capital Fund Program Five-Year Action Plan

## Part I: Summary

PHA Name				<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2  FFY Grant: PHA FY:	Work Statement for Year 3  FFY Grant: PHA FY:	Work Statement for Year 4  FFY Grant: PHA FY:	Work Statement for Year 5  FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					



RESOLUTION NO. 2008 - 05

TOPEKA HOUSING AUTHORITY  
ANNUAL AND FIVE YEAR PLAN  
FOR 2009-2013

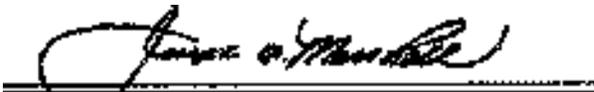
Whereas, the Topeka Housing Authority Board of Commissioners has reviewed the Annual and Five Year Plan for 2009-2013; and,

Whereas, this Annual and Five Year Plan reflects the views, interests and concerns of the Board of Commissioners and THA residents; and,

Whereas, the process used in developing this Annual and Five Year Plan met requirements set out by HUD and the Board of Commissioners;

Now be it Resolved, that this Annual and Five Year Plan for 2009-2013 is approved for submission to HUD no later than October 15, 2008.

This Resolution was approved and adopted on this 23rd day of September, 2008 by the Topeka Housing Authority Board of Commissioners. This Resolution is effective on adoption.



Joseph

E.

Marshall, Senior, Chair  
Topeka Housing Authority Board

John Johnston  
Executive Director of Commissioners

# ATTACHMENT A VAWA

## CHAPTER 12 DOMESTIC VIOLENCE

### OVERVIEW [PIH 2006-42; Public Law 109-162]

The Violence Against Women and Justice Department Reauthorization Act of 2005 protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. These provisions apply both to Public Housing Authorities administering Public Housing and Section 8 Programs and to owners renting to families under Section 8 Rental Assistance Programs. These provisions also apply to applicants of these programs.

The Topeka Housing Authority (THA) is concerned about and committed to addressing problems relating to domestic violence directed toward women, and it is the policy of THA to comply in all respects with the federal Violence Against Women Act. At the same time, THA recognizes that domestic violence can be directed toward men, and THA is concerned about and committed to addressing problems relating to this form of domestic violence as well.

### DEFINITIONS

**Domestic Violence:** [as defined in Section 40002(a)(6) of VAWA 1994]

Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

**Dating Violence:** [as defined in Section 40002(a)(8) of VAWA 1994]

Violence committed by a person:

- Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- Where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - The length of the relationship
  - The type of relationship
  - The frequency of interaction between the persons involved in the relationship

**Stalking:** [as defined in Title VI of VAWA 1994]

- To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; or
- To place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- In the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:
  - That person;
  - A member of the immediate family of that person; or
  - The spouse or intimate partner of that person.



**Immediate Family Member:**

- A spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis (in place of a parent) or;
- Any other person living in the household of that person and related to that person by blood or marriage.

**DENIAL OF ASSISTANCE TO AN APPLICANT**

An applicant for the Public Housing Program who has been a victim of domestic violence, dating violence, or stalking shall not be denied assistance if they are otherwise qualified for admission.

**TERMINATION OF ASSISTANCE TO RESIDENTS**

An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

THA may terminate assistance to and act to remove a lawful occupant or resident who engages in criminal acts or threatened acts of violence or stalking involving family members or others without terminating assistance or evicting victimized lawful occupants or residents.

Within the limitations of HUD requirements and THA administrative policies, THA will honor court orders regarding the rights of access to and/or control of subsidized units, including Emergency Protection Orders, Domestic Violence Orders, and other orders issued to protect the victim and to address the distribution or possession of property among household members when a family "breaks up."

There is no limitation on the ability of THA to evict for cause unrelated to the incident or incidents of domestic violence, dating violence, or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims.

There is no prohibition on THA evicting if it "can demonstrate an actual and imminent threat to other residents or those employed at or providing service to the property if that resident's (victim's) tenancy is not terminated."

Any protections provided by law which give greater protection to the victim are not superceded by these provisions.

THA will require certification by the victim of victim status on such forms as the THA and/or HUD shall prescribe or approve.

**CHAPTER 15**  
**DOMESTIC VIOLENCE**  
**OVERVIEW [PIH 2006-42; Public Law 109-162]**

The Violence Against Women and Justice Department Reauthorization Act of 2005 protects tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them. These provisions apply both to Public Housing Authorities administering Public Housing and Section 8 Programs and to owners renting to families under Section 8 Rental Assistance Programs. These provisions also apply to applicants of these programs.

The Topeka Housing Authority (THA) is concerned about and committed to addressing problems relating to domestic violence directed toward women, and it is the policy of THA to comply in all respects with the federal Violence Against Women Act. At the same time, THA recognizes that domestic violence can be directed toward men, and THA is concerned about and committed to addressing problems relating to this form of domestic violence as well.

**DEFINITIONS**

**Domestic Violence:** [as defined in Section 40002(a)(6) of VAWA 1994]

Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

**Dating Violence:** [as defined in Section 40002(a)(8) of VAWA 1994]

Violence committed by a person:

- Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- Where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - The length of the relationship
  - The type of relationship
  - The frequency of interaction between the persons involved in the relationship

**Stalking:** [as defined in Title VI of VAWA 1994]

- To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; or
- To place under surveillance with the intent to kill, injure, harass or intimidate another person; and
- In the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to:
  - That person;
  - A member of the immediate family of that person; or
  - The spouse or intimate partner of that person.

**Immediate Family Member:**

- A spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis (in place of a parent) or;
- Any other person living in the household of that person and related to that person by blood or marriage.

**DENIAL OF ASSISTANCE TO AN APPLICANT**

An applicant for the Section 8 Program, or for any other programs operated under the Section 8 Administrative Plan, who has been a victim of domestic violence, dating violence, or stalking shall not be denied assistance if they are otherwise qualified for admission.

**TERMINATION OF ASSISTANCE TO PARTICIPANT**

An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence.

THA may terminate assistance to and act to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking involving family members or others without terminating assistance to victimized lawful occupants or tenants.

Within the limitations of HUD requirements and THA administrative policies, THA will honor court orders regarding the rights of access to and/or control of subsidized units, including Emergency Protection Orders, Domestic Violence Orders, and other orders issued to protect the victim and to address the distribution or possession of property among household members when a family "breaks up."

There is no limitation on the ability of THA to terminate assistance for cause unrelated to the incident or incidents of domestic violence, dating violence, or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims.

There is no prohibition on THA terminating assistance if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated."

Any protections provided by law which give greater protection to the victim are not superceded by these provisions.

THA will require certification by the victim of victim status on such forms as the THA and/or HUD shall prescribe or approve.

**TOPEKA HOUSING AUTHORITY**  
**LEASE ADDENDUM**

All Public Housing Authorities must comply with the provisions of the federal Violence Against Women Act (VAWA), and all Public Housing residents must sign a lease addendum that incorporates VAWA language. Definitions for VAWA terms and specific actions that the Topeka Housing Authority will take to comply with this Act are set out in the Topeka Housing Authority's (THA) Admissions and Continued Occupancy Plan (ACOP).

If a member of the resident's household, guest, or other person under the resident's control, engages in criminal activity directly relating to domestic violence, dating violence, or stalking, such conduct shall not be cause for termination of the lease or occupancy rights of the victim, if the resident or an immediate member of the resident's family is the victim or threatened victim of the domestic violence, dating violence or stalking.

One or more incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy right of the victim of such violence.

Nothing in this lease addendum prohibits THA from evicting the member of the household who has engaged in actual or threatened actions of domestic violence, dating violence, or stalking.

A resident who claims as a defense to an eviction action that the eviction action is due to criminal activity directly relating to domestic violence, dating violence or stalking, must provide written certification that they are a victim of domestic violence, dating violence, or stalking, and that the incident or incidents which are the subject of the eviction notice are bona fide incidents of actual or threatened abuse. This written certification must be provided within fourteen days after THA requests the certification in writing, which may be the date of the termination of lease letter. It may also be the date of any other written communication from THA stating that the resident is subject to eviction due to the incident which the resident alleges was a bona fide instance of actual or threatened abuse. The certification requirement may be complied with by completing the certification form available from THA. Information provided in the certification form shall be retained in confidence, shall not be entered into a shared data base, and shall not be provided to a related entity unless the resident consents in writing, the information is required for use in eviction proceedings, or its use is otherwise required by law.

THA may bifurcate the lease under, in order to evict, remove, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant:

THA may evict a resident for any violation of a lease not premised on the act or acts of violence in question against the resident or a member of the resident's household, provided that the resident who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking is not subjected to a more demanding standard than other residents in determining whether to evict or terminate. A victim resident who allows a perpetrator to violate a court order relating to the act or acts of violence is subject to eviction. A victim resident who allows a perpetrator who has been barred from THA property to come onto THA property, including but not limited to the victim's apartment and any other area under their control, is subject to eviction.

THA may terminate the tenancy of any resident if there is a demonstrated actual and imminent threat to other residents or those employed at or providing service to the Housing Authority if that resident's tenancy is not terminated.

None of the provisions of this addendum shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking.

IN WITNESS WHEREOF, the parties have executed this Lease Addendum on \_\_\_\_\_.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Resident

\_\_\_\_\_  
THA Representative

## **VIOLENCE AGAINST WOMEN ACT (VAWA) NOTIFICATION TO PUBLIC HOUSING RESIDENTS**

### **THE FEDERAL LAW**

The federal Violence Against Women Act (VAWA) says that women and men who are victims of domestic violence, dating violence, or stalking cannot be evicted from Public Housing because of acts of violence against them. (Note: this law contains some exceptions---see below.)

### **EXCEPTIONS**

Again, with the following exceptions, it is NOT a violation of your lease and you CANNOT be evicted from Public Housing for reasons relating to your being a victim of actual or threatened domestic violence, dating violence, or stalking.

However, THA can evict:

Perpetrators of domestic violence, dating violence, or stalking;

Victim(s) of domestic violence if there is a threat of harm to other persons;  
and/or,

Victims of domestic violence for reasons not related to domestic violence, dating violence or stalking.

### **WHAT TO DO IF YOU GET A LEASE VIOLATION**

If you get a lease violation that you believe is related to an incident of domestic violence, dating violence, or stalking, you may want to claim protection under VAWA. If so, call or write the THA staff member who sent you the lease violation.

Depending on the situation, they will ask you to:

Fill out a simple, one-page form (available from THA);

Provide a copy of a police report, restraining order or other police or court records pertaining to the violence; and/or,

Provide other documentation.

### **CONFIDENTIALITY**

THA staff will treat any inquiry about domestic violence, dating violence or stalking confidentially.

### **FOR MORE INFORMATION**

More information about THA's VAWA policies and procedures is available at THA's office at 2010 SE California, Topeka, Kansas. If you have questions please contact Cathy Harrison at 357-8842 ext 460.





**VIOLENCE AGAINST WOMEN ACT (VAWA)  
NOTIFICATION TO SECTION 8 AND MAINSTREAM PROGRAM PARTICIPANTS AND  
LANDLORDS**

**THE FEDERAL LAW**

The federal Violence Against Women Act (VAWA) says that women and men who are victims of domestic violence, dating violence, or stalking cannot be terminated from the Section 8 or Mainstream Programs or evicted by their landlord because of acts of violence against them. (Note: this law contains some exceptions---see below.)

**EXCEPTIONS**

Again, with the following exceptions, it is NOT a violation of the Section 8 or Mainstream voucher and a participant CANNOT be terminated from the Section 8 or Mainstream Programs for incidents related to being a victim of actual or threatened domestic violence, dating violence, or stalking. Section 8 and Mainstream Program participants also cannot be evicted by their landlord for incidents related to domestic violence, dating violence, or stalking.

However, THA can terminate participation and landlords can evict:

- Perpetrators of domestic violence, dating violence, or stalking;
- Victim(s) of domestic violence if there is a threat of harm to other persons; and/or,
- Victims of domestic violence for reasons not related to domestic violence, dating violence or stalking.

**SECTION 8 OR MAINSTREAM PROGRAM TERMINATION OR EVICTION**

If a Section 8 or Mainstream Program participant receives a termination letter from THA or an eviction notice from their landlord that they believe is related to an incident of domestic violence, dating violence, or stalking, they may want to claim protection under VAWA. If so, the participant would need to contact their landlord and THA.

The landlord and/or THA may ask a Program participant to:

- Fill out a simple, one-page form (available from THA);
- Provide a copy of a police report, restraining order or other police or court records pertaining to the violence; and/or,
- Provide other documentation.

**PORTABILITY/MOVING TO ANOTHER LOCATION**

Within THA guidelines, participants are able to move to another location after their first year of assistance with a Section 8 or Mainstream voucher, provided they are not in violation of their lease.

In addition, VAWA allows a family to move:

- To protect the victim(s) of domestic violence, dating violence, or stalking; and,
- They believe they are in imminent danger if they remain in the unit.

**CONFIDENTIALITY**

THA staff will treat any inquiry about domestic violence, dating violence or stalking confidentially.

**FOR MORE INFORMATION**

More information about THA's VAWA policies and procedures is available at THA's office at 2010 SE California, Topeka, Kansas. If you have questions please contact Cathy Harrison at 357-8842 ext 460.