

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027
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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, including changes to these policies, 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. The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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	<p>PHA Name: <u>Topeka Housing Authority</u> PHA Code: <u>KS002</u> PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM YYYY): <u>01/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>744</u> Number of Housing Choice Vouchers (HCVs) <u>1360</u> Total Combined Units/Vouchers <u>2104</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below 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.</p> <p>How the public can access this PHA Plan: Administrative Building and the Housing Authority website (tha.gov)</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="170 1761 1547 1825"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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		PH	HCV												

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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</p> <p>Mixed Finance Modernization or Development. THA constantly looks for ways to redevelop and modernize our Public Housing sites. One of the ways to accomplish this is to utilize LIHTC in mixed finance developments. We have not secured funding for one yet but will likely apply for funding in 2025.</p> <p>Demolition and/or Disposition. We have a pending disposition application for a small parcel of non-dwelling incidental land at Echo Ridge and that should be completed in 2025 if not earlier.</p> <p>Occupancy by Police Officers. We will continue to partner with the Topeka Police Department to provide housing for two TPD Officers at Echo Ridge.</p> <p>Project-Based Vouchers. There is a chance that we will have an opportunity to project base some vouchers to a property, but it is not guaranteed.</p> <p>Units with Approved Vacancies for Modernization. We will have units in modernization for various reasons throughout the year.</p> <p>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). We plan to apply for additional funding through the various CFP program grants such as safety and security.</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. THA continues to work to improve the quality of our public housing portfolio to make it more desirable, comfortable, high curb appeal and affordable. We have worked with Federal Home Loan Bank – Topeka on their Affordable Housing Program (AHP) and in 2019 we were awarded \$1,000,000 to replace all roofs, gutters, down spouts, 27 homes windows and add forced air ventilation to all 202 living units at Pine Ridge, our oldest and largest public housing community. In 2022 we were awarded a \$750, 000 AHP grant for our 2nd largest family site, Deer Creek. We paired that up with funds from our Capital Fund and are replacing all 92 homes roofs, gutters, down spouts, windows, and siding. This will greatly increase the curb appeal of this community. All work was completed in early 2024. We have plans to apply for AHP grants in the future to continue to preserve our aging public housing stock and stretch our capital fund further. THA, Inc. continues to increase the amount and quality of affordable housing available in our community. Over the last 4 years we have added 100 new homes to THA, Inc.'s portfolio. We have plans and a strategy of how to apply for funding to develop additional, quality, affordable housing for our community.</p>

B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See Capital Fund 5 Year Action Plan in EPIC approved by HUD. We plan to replace the balcony doors at Tyler Towers, flooring will be upgraded at Pine Ridge, replace electric panels in Pine Ridge and the fire monitoring system at Jackson Towers will be replaced as well.</p>				
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) If yes, please describe: We had 2 findings in our most recent fiscal year audit. 1. Non-Compliance with use of Housing Choice Voucher program funds. 2. Failure to comply with HQS inspection criteria.</p>				
C.	<p>Other Document and/or Certification Requirements.</p>				
C.1	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) 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>				
C.2	<p>Certification by State or Local Officials. <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>				
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>				
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.</p>				
C.5	<p>Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/> (b) If yes, please describe: THA was designated Troubled by HUD in September of 2023 due to a low PHAS Score. The primary driver of the low score is Public Housing Occupancy. THA has submitted a Recovery Plan and meets monthly with HUD to review progress. THA has made great improvements over the last 12 months. There is still work to be done, but our Board and Staff are committed to getting back on track.</p>				
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>				
D.1	<p>Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="170 1591 1542 2032"> <tr> <td data-bbox="170 1591 1542 1654"> <p>Fair Housing Goal: Attend Fair Housing Training</p> </td> </tr> <tr> <td data-bbox="170 1654 1542 1854"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>All THA Staff attends Fair Housing training annually. THA makes sure there are training opportunities for our Staff and Board annually preferably in person but virtual is allowed.</p> </td> </tr> <tr> <td data-bbox="170 1854 1542 1917"> <p>Fair Housing Goal: Posted Fair Housing Information</p> </td> </tr> <tr> <td data-bbox="170 1917 1542 2032"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Fair Housing information is posted in our lobby and is included in all leases, advertisement and solicitations.</p> </td> </tr> </table>	<p>Fair Housing Goal: Attend Fair Housing Training</p>	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>All THA Staff attends Fair Housing training annually. THA makes sure there are training opportunities for our Staff and Board annually preferably in person but virtual is allowed.</p>	<p>Fair Housing Goal: Posted Fair Housing Information</p>	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Fair Housing information is posted in our lobby and is included in all leases, advertisement and solicitations.</p>
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Fair Housing Goal: Reasonable Accommodation Requests

Describe fair housing strategies and actions to achieve the goal

Review and approve reasonable accommodation/modification requests. Staff is trained in how to identify, document, review and approve or deny reasonable accommodation or modification requests.

Form identification: KS002-Topeka Housing Authority Form HUD-50075-ST (Form ID - 1822) printed by Lu Whyne in HUD Secure Systems/Public Housing Portal at 03/26/2025 05:00PM EST

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Carrie Higgins, the Housing Services Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan
 for fiscal year 2025 of the Topeka Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
 Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Topeka, Shawnee County

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
 State Consolidated Plan.

The PHA plan provides new rental housing for LMI applicants that is consistent with the City's Analysis
 of Impediments , specifically the need for more affordable housing units.

In addition, the PHA's plan will leverage and work in conjunction with the City's Shelter Plus Care program
 that is part of the ConPlan.

Applicants that no longer need intensive case management can transition to a voucher with the PHA program.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will
 prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official: <u>Carrie Higgins</u>	Title: <u>Housing Services Director</u>
Signature: <u>Carrie Higgins</u>	Date: <u>10-8-2024</u>

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

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**Civil Rights Certification
(Qualified PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

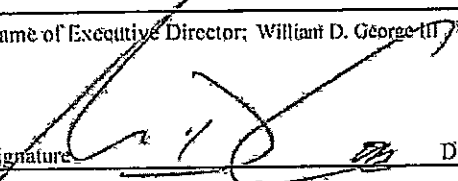
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

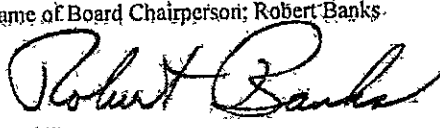
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Topeka Housing Authority
PHA Name

KS002
PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompanying herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director; William D. George III

Signature _____ Date 9/24/2024

Name of Board Chairperson; Robert Banks

Signature _____ Date 9/24/24

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701, *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the x 5-Year and/or x Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2025 , in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 24 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 24 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Topeka Housing Authority
PHA Name

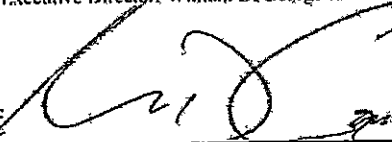
KS002
PHA Number/HA Code

- Annual PHA Plan for Fiscal Year 2025
- 5-Year PHA Plan for Fiscal Years 2025 - 2029

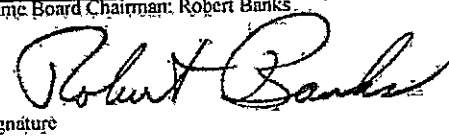
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802).

Name of Executive Director: William D. George III

Name Board Chairman: Robert Banks

Signature 

Date: 9/24/2024

Signature 

Date: 9/24/24

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

CITY OF TOPEKA
Contract No. 52089

Memorandum of Understanding
Between
Topeka Housing Authority
And
Topeka Police Department

As part of our mutual effort to increase safety, security and enforcement in the City of Topeka's public housing communities and as part of Topeka Housing Authority's One Strike Policy and Plan, we desire to enter into this Memorandum of Understanding between Topeka Housing Authority (referred to as THA) and Topeka Police Department (referred to as TPD). It is our belief that our partnership to create a drug and crime free environment and provide for the safety and protection of the residents of public housing in the City of Topeka, Kansas that it will be mutually beneficial to both departments.

Our mutual goals include the following:

- Reduction of "high fear" crimes
- Reduction of the fear of crime
- Reduction of vandalism
- Increased police visibility
- Reduced drug activity
- Reduced illegal entry to buildings
- Increased police crime prevention outreach
- Increased walking police patrols and bicycle police patrols
- Increased police visibility inside THA buildings
- Decreased level of graffiti
- Increased police interaction with residents
- Increased partnership with residents to individual and community concerns
- Implement a strategy where residents of public housing, TPD and THA are mutually responsible for safety and security in public housing
- Increased community reporting of problems of safety and security concerns
- Addressing quality of life issues, e.g. loud parties, drinking in public, abandoned vehicles, and disturbing the peace

As part of the TPD's baseline police services, TPD will assign, provide training, and supervise one Community Policing Officer who will serve as Public Housing community Policing Officer to all THA public housing sites, residents of these sites and residents living in property subsidized by HUD Section 8. This position will be filled dependent upon adequate staffing at TPD. Adequate staffing will be determined by the Chief of Police or their designee. In the event staffing does not allow for a Police Officer to be assigned to the Community Policing Housing Office position, THA and TPD will work together to determine a point of contact to assist THA in times of need. When staffing allows the following details what the Housing Officer will do.

- This officer will work closely with THA, the HUD office of the Inspector General and other law enforcement partners to investigate suspected criminal activity in public housing.
- He/She will interact with the youth and adults who participate in after school programs that are run out of Pine Ridge and Deer Creek, as time permits.
- He/She will partner with Family self-sufficiency staff to address and problem solve problems relating to public housing residents.
- He/She will have access to all reports of criminal activities that happen at public housing sites and will strive to keep THA staff advised on these activities and provide monthly reports on crime in public housing.
- He/She will report to THA, when it is known, that residents of public housing have been arrested for illegal activities away from public housing sites.
- He/She will work with public housing staff and the coordinators of HUD initiated grants to provide education to residents of public housing in the areas of drug and alcohol abuse, safety and security and CPTED.
- This Community Policing Officer will meet on a regular basis with the "One Strike Task Force" to advise and inform about illegal activities of public housing residents.
- He/She will attend, as requested, meetings of THA's Board and HUD grant advisory boards.
- He/She will perform criminal background checks of proposed applicants for public housing and the Section 8 program.
- The TPD will relay to the THA Executive Director or designee information related to any major crime or incident that occurs on THA property, and when possible attempt to do so before the media is informed. These would include major crimes/incidents such as violent deaths, armed robberies with injuries, serious aggravated assaults, and abducted children, disasters, and large-scale drug raids.

THA will provide the following to this partnership:

- A community policing sub-station at one or more public housing sites. They will be responsible for furnishing, cleaning, providing utilities and other maintenance of the substation(s), and will assume the responsibility for any damage to the unit by others.
- Law enforcement equipment, using HUD grants and other funding sources, to support the work of the community policing officers, Decisions to purchase equipment will have the prior approval of TPD's Chief or administrative staff. The ownership of this equipment will be determined in consultation with the source(s) of funding used for its purchase.
- Provide training of public housing residents and THA staff in the understanding of community policing and crime prevention issues associated with public housing.
- Openness and receptivity to the input of community policing officers at One Strike Task Force meetings.
- Access to THA Resident and Participant household information.
- Access to THA surveillance cameras and recordings.
- Access to THA Administrative Offices, Community Centers, and Common Areas.

The TPD, through its police officers, is empowered to enforce the following:

- All traffic laws
- All criminal laws
- All administrative rules established by THA
- The enforcement of additional THA rules and regulations and the performance of other duties as shall be specified in any written addenda agreed to by THA Executive Director and TPD Chief.

The Executive Director of THA and the Chief of TPD will either serve as a committee of two, or empower one or more people to represent them, to address and resolve any concerns or problems that might develop as this agreement is implemented.

This MOU can be terminated by mutual agreement, order of the City Manager or by either THA or TPD with a 30 day written notice.

This MOU will be reviewed, revised and/or modified on an annual basis. The current MOU will remain in effect until a new one is adopted or the existing one is terminated as described above.

Trey George

5/7/2024

Bryan Wheelles

5/3/2024

Trey George
Executive Director
Topeka Housing Authority

Bryan Wheelles
Chief
Topeka Police Department

Richard U. Nienstedt 5/14/2024

Date

Richard U. Nienstedt
Interim City Manager
City of Topeka



ATTEST:

Brenda Younger
City Clerk

Laud

mwm

5/9/2024

Topeka Police Presence at Echo Ridge

In the interest of protecting the safety and security of residents and providing a crime-free environment at the Echo Ridge housing development, THA and the participating Topeka Police uniformed officer signing this document agree that the named officer:

- Will serve as a visible deterrent to person and property crimes in Echo Ridge by virtue of his/her presence as a tenant at Echo Ridge.
- To the extent permissible under Topeka Police Department policies, inform THA of crimes and drug activities, ongoing crime intervention and investigation activities affecting THA or its residents.
- To the extent permissible under Topeka Police Department policies, coordinate with THA staff to address drug and crime activity through evictions, enforcement of THA's Bar and Ban policy and other strategies.
- Inform THA of THA rules and regulations violations and perform other duties as specified in any addenda to this agreement or prior written agreement between THA and the Topeka Police Department.

It is acknowledged by both parties that this agreement reflects the ongoing cooperative relationship between THA and the Topeka Police Department consistent with prior agreements and understandings, both written and verbal.

The agreement here is not intended to contravene or interfere with the right of the Topeka Police Department to determine the duty assignments of the uniformed officer named in this agreement, and recognizes the Department's authority to reassign the uniformed officer to other duties unrelated to this agreement, without notice or consultation with THA.

It is understood that this agreement may be modified at any time by mutual consent of THA and the uniformed officer signing this document, and that either party may unilaterally terminate this agreement upon notice to the other party.

PRESIDENT/CEO

Date: _____

OFFICER

Date: _____

Funding Application

Housing Choice Voucher Program

U.S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

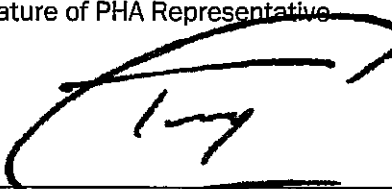
OMB Burden Statement. The public reporting burden for this information collection is estimated to be up to 5 hours, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information collection is required to assess the applicant's capacity and experience for a funding opportunity. Assurances of confidentiality are not provided under this collection. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Office of Public and Indian Housing, US. Department of Housing and Urban Development, Washington, DC 20410. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

Privacy Notice. The Department of Housing and Urban Development (HUD) is authorized to collect the information on this form by Section 8 of the U.S. Housing Act (42 U.S.C. 1437f). The purpose of this form is to assess the applicant's capacity and experience for a funding opportunity. The Personally Identifiable Information (PII) data collected on this form are not stored or retrieved within a system of record.

A. Name and Mailing Address of the Public Housing Agency (PHA) Topeka Housing Authority		B. PHA Code KS002
C. Number of Vouchers Requested 74	D. Geographic Area/Jurisdiction (describe the area in which assisted may live) Topeka/Shawnee County	

If directed in the NOFO or Funding Notice, complete additional fields on the next page of this form.

PHA Signature

Signature of PHA Representative 	Print or Type Name of Signatory Trey George	
Email Address tgeorge@tha.gov	Phone Number 785-286-7277	Date 11/18/2024