

City of Topeka, Kansas Consolidated Plan



2016-2020

**Department of Housing & Neighborhood
Development**

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Consolidated Plan is a planning and resource allocation document required by the U.S. Department of Housing and Urban Development (HUD) in order for units of government to receive certain federal grant funds. It has been developed according to the requirements of the *Comprehensive Plan Management Process* tool device provided by HUD. The Consolidated Plan regulations combine into a single submission the planning and application elements of the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), HOME Investment Partnerships (HOME) programs, American Dream Down Payment Initiative (ADDI), and Housing Opportunities for Persons with AIDS (HOPWA). The reporting requirements for these programs are also consolidated into one performance report. In addition, the City produces the Consolidated Plan in order to ensure its eligibility for Supportive Housing, Shelter Plus Care, and other federal housing funds. The HUD regulations for the Consolidated Plan are located at 24 CFR Part 91.

Alignment: The City of Topeka's Consolidated Plan program year runs from January 1st through December 31st. In addition to the annual Consolidated Action Plan that specifies funding priorities and activities for 2016, this Consolidated Plan also includes budget goals and priorities for 2016-2020 thus effectively making it a 5-year Plan. This alignment in program year time periods allows the City to better coordinate the City's annual operating budget, annual capital improvement budget (CIB), and five-year Capital Improvements Program (CIP).

A Working Group, established by and composed of representatives from national housing and community development associations, as well as HUD and the Office of Management and Budget (OMB), began holding monthly meetings in June 2004 for the purpose of developing an outcome performance measurement system for key HUD housing and community development programs. The performance measurement system that was developed by the Working Group is described below. The objectives represent the goals that the Department of Housing and Urban Development hopes to achieve through the proposed funding, and the outcomes represent the ultimate impacts on the community that should result from this funding.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The following are the specific objectives and outcomes that the Department of Housing and Neighborhood Development of the City of Topeka expects to achieve through community development activities funded by the CDBG, HOME, and ESG programs.

Objective: Enhance the quality of targeted Topeka neighborhoods

Measure: Increase homeownership

Measure: Decrease vacant houses

Measure: Stabilize/increase in property value of neighborhoods

Objective: Increase homeownership and rental housing opportunities

Measure: Households benefiting from services performed by KDOC housing rehabilitation

Measure: Homebuyers assisted financially

Measure: Single-family homes constructed

Measure: Housing units rehabilitated

Measure: Neighborhood infrastructure finance/started

Objective: Enhance the linkage of housing with supportive services

Measure: Citizens housed through Shelter programs

Measure: Homeless persons assisted

Measure: Homeless situations prevented

Measure: Families achieving self-sufficiency

Measure: Citizens receiving supportive services

Objective: Leveraging Federal Resources

Measure: Home required match provided

Measure: CIP neighborhood infrastructure

Measure: Debt capital investment generated

Measure: Additional Financial opportunities obtained

Measure: Non-paid citizen volunteer

3. Evaluation of past performance

The City of Topeka has monitoring procedures in regard to funds provided by HUD. The procedures were developed to address federal, state and city statutory and regulatory requirements in addition to providing City staff with a system of ensuring project compliance and accomplishments. The City reports annually on the progress made toward meeting the goals established for assisting families.

The City has three major monitoring tools: policies, contract requirements and on-site monitoring. All projects are evaluated to determine if they are eligible, consistent with local, state and federal regulations and viable.

Projects funded through CDBG, HOME, and ESG will be managed directly through the Department of Housing and Neighborhood Development. All contracts contain the federal, state and local program requirements by which each sub-grantee must abide. Contracts are mailed to the agencies for their review before being executed. Construction projects that require compliance with federal wage standards are to be monitored by the City's Purchasing Department and its contract compliance officers.

During the project year, City staff schedules monitoring visits with selected sub-grantees. During the site visit the monitor reviews and records any evidence of performance in the administration of the program, benefit to low-income households, procurement procedures, record keeping, etc. The City has standardized procedures that are submitted to HUD cash and management information system.

During the affordability period the units and related rental documents are subject to regular inspection and review to ensure the units remain affordable as to qualified tenants, rent levels, and that units are maintained in program acceptable condition.

The City had had internal audits and HUD audits and no significant findings have been found within the scope of work.

4. Summary of citizen participation process and consultation process

In order to comply with the objectives established for the City of Topeka's Citizen Participation Plan, the following policies will be implemented by the Department of Housing & Neighborhood

Development: Housing & Neighborhood Development staff members will be available to furnish interested citizens with information concerning: The total amount of CDBG, ESG and HOME funds expected to be available for use; the range of activities that may be undertaken with those funds; proposed CDBG, ESG and HOME activities likely to result in displacement, and the City of Topeka's plans for minimizing such displacement.

The City of Topeka will conduct at least one public hearing annually for the CDBG, ESG and HOME programs. Meetings will be staffed for assisting non-English speaking persons and persons with impairments. At least one hearing will be advertised community-wide in the City of Topeka's official newspaper at least two (2) weeks in advance, in order to allow interested parties to express their views of needs or respond to proposals or questions related to the CDBG, ESG and HOME programs. In addition to the public hearing, a public hearing for the adoption of the Consolidated Plan, the annual Consolidated Action Plans and the HND budget is held during City Council meetings.

At least one public hearing will be conducted before the proposed Consolidated Plan is initially published for comment. This public hearing will provide an opportunity to obtain the views of citizens on housing and community development needs and to develop proposed activities for inclusion in the one-year action plan. A public hearing will be held after the thirty-day comment period has elapsed for the published draft of the Consolidated Plan. This hearing is to give residents an opportunity to comment on the proposed use of funds in the Plan.

At least fifteen calendar days prior to the submission of the annual performance report the City will announce the availability of and make copies available of the report at the Housing and Neighborhood Development office for citizen review and comment. In the event that a number of non-English speaking residents and/or persons with disabilities needing assistance are expected to participate in a public hearing, the City of Topeka will provide an interpreter and other needed assistance, including using staff or contracting with individuals to provide needed services.

The City of Topeka will publish a community-wide summary of the Five Year Consolidated Plan and/or the one (1) year action plan in the City's official newspaper. The summary will include the content and purpose of the consolidated plan and will contain a list of the locations where copies of the entire plan may be examined. A comment period of no less than thirty (30) calendar days after publication of the summary will be allowed for citizen input. In accordance with established policy, the City of Topeka will respond to written comments on the Consolidated Plan within fifteen (15) working days. In its preparation of the Consolidated Plan, the City of Topeka will consider all comments or views received related to the Consolidated Plan. The City of Topeka will incorporate appropriate comments or views

as modifications to the Consolidated Plan. Those comments not incorporated into the plan will be submitted as well, along with the reasons they were not accepted.

To help broaden participation to the 5 year Con Plan the City of Topeka provided 4 service provider meetings to encourage agencies within the community to participate. Additionally, the Citizens Advisory Committee was consulted which consists of neighborhood leaders.

5. Summary of public comments

The public comments received varied by audience. There was an overall theme that the City needed to address vacant/abandoned buildings. This seemed to be of large concern to the citizens. All comments are noted in the plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were viewed as important to the Consolidated Plan process.

7. Summary

The City of Topeka's 5 year Con Plan for 2016-2020 establishes a unified vision for community and economic development by integrating the issues in a comprehensive and coordinated fashion.

Mission of the Consolidated Plan: The Department of Housing & Neighborhood Development of the City of Topeka will concentrate resources geographically to entice collaborative investment from the private sector. A major emphasis will be to promote identifiable impacts and enhance neighborhood health. Where prior and ongoing financial investment is present, the Department of Housing & Neighborhood Development will invest to enhance current and future success of its neighborhoods.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	TOPEKA	Department of Housing and Neighborhood Development
HOME Administrator	TOPEKA	Department of Housing and Neighborhood Development
ESG Administrator	TOPEKA	Department of Housing and Neighborhood Development

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Obtaining the input of citizens, professionals, and other governmental entities is of the utmost importance during the draft of the Consolidated Action Plan. Effectively planning for a community would be difficult, if not impossible, without the support of its residents, especially low-income citizens directly affected by community development projects and programs. It is for these reasons that citizen participation is strongly encouraged throughout the processes of community revitalization planning, short and long range departmental planning, and plan implementation. The primary goal of this Citizens Participation Plan is to provide all citizens of the community with adequate opportunity to participate in an advisory role in the planning, implementation, and assessment of the Consolidated Plan. The Plan details the proposed use of the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), Emergency Solutions Grants (ESG), and other funding sources.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Topeka coordinates services for housing with private and public assisted entities. The Topeka Housing Authority, Cornerstone of Topeka and Valeo Behavioral Health Care all provide permanent housing or transitional housing to the homeless in our community. They continue to work together to transition people from homelessness into permanent housing.

Health Services are provided by the Shawnee County Health Agency, Veterans Administration and Valeo Behavioral Health Care. The range of services provides access to youth up to the elderly. The collaboration is essential in providing health care to those in need to help maximize money and service the community.

The child welfare agency is Kansas Children's Service League; they provide a runaway youth programs and collaborate with the CoC in effort to help alleviate homelessness. Additionally, the Shawnee County Health Agency is responsible for youth lead poisoning and gives the City of Topeka updates on the needs in our community.

Positive Connections provides HIV/AIDS services to the community. The collaboration with the City of Topeka continues as they are a part of the CoC.

The Topeka Housing Authority plays a key role in the coordination of services for housing needs in the community. The needs of the THA are key in development of services that the City of Topeka implements. Every effort has been made to reach out to all parties and get feedback on what they see as areas for growth. With the addition of having service provider meetings regarding the Con Plan the information that was received was extremely beneficial.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Topeka serves as the lead agency for the Continuum of Care. The CoC serves to coordinate efforts of all community stakeholders and service providers. As the lead agency, the city has ongoing constant communication with other providers who serve the chronically homeless, families with children, veterans, and unaccompanied youth. Examples of these providers include: Kansas Service Children’s League, Veterans Administration, Valeo Behavioral Health Care, Topeka Rescue Mission, etc. These agencies also address persons at risk to help alleviate future homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Topeka follows has many standards in regards to ESG assistance. Homeless Prevention is provided to individuals who are not yet homeless but are near homelessness. Rapid Re-Housing assistance is provided to those who are already homeless. ESG funds are given to multiple agencies and they disperse funds based on the required qualifications and on a first-come basis at each agency.

Rapid Re-Housing funds are provided to eligible participants for deposit and first month’s rent. The City of Topeka allows 100% of the cost to be funded through ESG funds. No funds are spent beyond the deposit and first month’s rent. When participants apply for homeless prevention, the City can pay up to 100% of the eligible costs to prevent homelessness. The participant can receive ESG assistance only one time a year to be eligible. Additionally, no cap has been set for the sub-grantees on how much they can pay for deposit, rent or utilities, however; the unit must meet the fair market rate for the area.

The Chairperson of the HTF annually appoints a monitoring committee. The monitoring committee is responsible for conducting the on-site reviews and assessing performance standards.

The agency/program being monitored provides the following information:

- Documents APR and HUD Monitoring Report (if occurred within the previous two years).
- Financial records that indicate the financial match proposed and actual match generated/received.
- Blank forms (not client records) used to document client eligibility regarding homeless status, income, disability status (if disability is a program requirement).
- Report on goal attainment for previous and current program year.
- If the program is responsible for housing, a record of unit inspections and maintenance logs.
- If rents are collected, a record that shows rent is collected in a timely fashion and how exceptions are addressed.

Once the monitoring committee has made recommendations, the reports are provided to the Homeless Task Force, which is the governing body of the CoC.

A request for proposal is sent out to the public to apply for ESG funds. The applications are reviewed by a committee and scored. Once the scores are established a recommendation is made to the Homeless Task Force (HTF), the governing body of the CoC. The HTF members vote on whether or not to fund the ESG agencies. Once approved by the HTF, the recommendation is made to the full city council for approval.

ESG agencies report quarterly on the outcomes of their programs and activities. Any discrepancy in proposed to actual outcomes would be taken before the HTF for consultation. An updated resource list is completed by the agencies on a quarterly basis to help with better collaboration and goal attainment.

The HMIS is administered by the Community Resources Council (CRC). Each agency funded with ESG funds is required to enter services into the system. The CRC has policies and procedures for use of the system that each agency must adhere to. The CRC is monitored by the Homeless Task Force and any administrative procedures are created at this meeting.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Topeka Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides input on public housing needs and requirements for Section 8 and public housing.
2	Agency/Group/Organization	CORNERSTONE OF TOPEKA
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides input on the market analysis and what the limitations are for affordable housing.
3	Agency/Group/Organization	Topeka Rescue Mission
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Services-Education Services-Employment Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on homeless needs, numbers of people affected, and strategies to alleviate the problem.

4	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides information on the needs of person experiencing domestic violence and strategies to help woman and children.
5	Agency/Group/Organization	Community Resources Council
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provides demographic information on people experiencing homelessness and racial, ethnic and other statistical information.
6	Agency/Group/Organization	Neighborhood Improvement Associations
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis

<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The NIAs are an integral part of the consolidated plan and the activities the City puts in the plan.</p>
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Identify any Agency Types not consulted and provide rationale for not consulting

None

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Topeka, KS	The Continuum of Care plan is part of the strategic plan. The CoC partners have identified permanent supportive housing as a need and the city is aware of this need in the community. If grant opportunities present themselves the City will make every effort to leverage more resources.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Topeka coordinates services with the Kansas Department of Health and Environment to help eradicate lead based paint in our community. Additionally, the City of Topeka works closely with Shawnee County on matters related to the city as a whole.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In an effort to broaden participation by the community, city staff engaged groups never before invited to participate in the development of the Consolidated Action Plan. As a result, reprioritization emerged in the 2016-2020 plan. Stakeholders identified need for increased tenant based rental assistance, demolition of blighted structures, and affordable homeownership opportunities.

Organization involved include: Continuum of Care Agencies, Cornerstone of Topeka, Topeka Housing Authority, Valeo Behavioral Health Care, Housing and Credit Counseling, Jayhawk Area on Aging, Community Action, Kansas Children's Service League, Shawnee County Health Agency, Positive Connections, Veterans Administration and leadership from the Neighborhood Improvement Associations (NIA).

The members of the Homeless Task Force provide services directly to low-income individuals in the community. Their direct interaction with low income individuals presented an opportunity to invite low income individuals to provide input on the development of the plan. In addition, community leaders from the NIAs are living in blighted areas and many of them are low income households.

HND employs bilingual employees and also contracts a translation service that can provide translation at every public meeting. Additionally, the City of Topeka contracts with agencies that can assist persons with impairments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	An ad was placed in the City Metro on July 8, 2015 regarding the availability of the draft Consolidated Action Plan.	None	None	
3	Internet Outreach	Non-targeted/broad community	Email listerves were sent, and announcement on website of draft Consolidated Action Plan.	None	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Service Providers	Discussion of the Consolidated Action Plan with area service providers to get input.	Service Provider Meeting for Con Plan Held on 05-19-2015 at City of Topeka, 620 SE Madison St.(2 individuals attended)Public comments:1. As homeowners alley improvements are important to beautifying the neighborhood.2. Job creation retention is critical.3. Mental health services.4. Youth activities.5. Services for disabled6. Priorities for service providers are to obtain more funding to reduce adverse circumstances.7. Social services have been	None	

Consolidated Plan

TOPEKA

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Table 4 – Citizen Participation Outreach

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TOPEKA

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

Based on HUD provided figures, the following data indicates the number and percentage of renters and homeowners who may be subject to housing problems, based on income level. The current statistics show that many Topekans have problems with being housing cost burdened.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The City of Topeka faces housing needs. Using recent Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD the following was found:

15% of all households have incomes that are extremely low (0-30% HAMFI)

28% of all households have incomes that are extremely low to low (0-50% HAMFI)

49% of all renter households that are extremely low-income (0-30% HAMFI) have one or more housing problems.

Approximately 45% of renter households are severely cost burdened: households pay over 50% of their income for rent and only 35% homeowners pay half or more of their income for housing costs

CHAS data is one dataset that demonstrates the number of households in need of housing assistance. For instance, it estimates the number of households with housing problems. A housing problem consists of one or more of the following four problems: cost burdened – monthly household costs exceed 30% of monthly income, overcrowding – more than one person per room, unit lacks complete kitchen facilities, and unit lacks complete plumbing facilities.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	122,377	126,842	4%
Households	52,143	54,409	4%
Median Income	\$35,928.00	\$40,362.00	12%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	8,325	7,120	11,070	6,220	21,675
Small Family Households *	2,600	2,310	3,635	2,355	11,200
Large Family Households *	505	710	705	280	1,230
Household contains at least one person 62-74 years of age	989	940	1,640	1,080	4,295

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	735	1,455	1,690	710	2,085
Households with one or more children 6 years old or younger *	1,595	1,610	1,815	915	2,225
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	145	95	110	25	375	15	30	30	10	85
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	40	65	25	200	0	0	0	20	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	100	380	90	100	670	50	85	160	0	295
Housing cost burden greater than 50% of income (and none of the above problems)	3,920	655	120	15	4,710	1,085	535	330	100	2,050
Housing cost burden greater than 30% of income (and none of the above problems)	835	1,980	1,575	75	4,465	430	905	1,510	495	3,340

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	290	0	0	0	290	100	0	0	0	100

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,235	1,170	390	160	5,955	1,150	650	520	125	2,445
Having none of four housing problems	1,895	3,010	5,070	2,185	12,160	655	2,290	5,090	3,750	11,785
Household has negative income, but none of the other housing problems	290	0	0	0	290	100	0	0	0	100

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,600	1,035	590	3,225	565	495	780	1,840
Large Related	325	205	105	635	110	190	94	394
Elderly	565	505	390	1,460	525	520	535	1,580

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	2,560	1,100	700	4,360	370	295	470	1,135
Total need by income	5,050	2,845	1,785	9,680	1,570	1,500	1,879	4,949

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,365	185	10	1,560	470	120	85	675
Large Related	300	30	0	330	95	35	4	134
Elderly	450	290	120	860	310	185	140	635
Other	2,040	215	35	2,290	260	225	100	585
Total need by income	4,155	720	165	5,040	1,135	565	329	2,029

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	120	270	110	95	595	50	75	160	20	305
Multiple, unrelated family households	0	125	30	0	155	0	10	0	0	10
Other, non-family households	50	25	20	30	125	0	0	0	0	0
Total need by income	170	420	160	125	875	50	85	160	20	315

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

Describe the number and type of single person households in need of housing assistance.

According to the 2010 census the City of Topeka has 3,934 single (living alone) households that are living in poverty. This could indicate that there is a proportion of low income households in the community comprised of the elderly. The city expects the number of elderly to grow over the next 5 years based on the growing number of baby boomers retiring or leaving employment. With fixed income and inability to work this group of disadvantages households will be a focus of the department in the coming years.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

This number is difficult to ascertain as complete data is unavailable. But based on available data there are approximately 500 families, of which 2/3 have children, in need of housing assistance that meet the criteria above.

What are the most common housing problems?

The most common problem is that households are cost burdened. Property value increases have greatly outpaced the rise in income levels for the lowest income households. It is natural to assume the rent levels would have to increase with higher property values to cover the costs of the rental property. Additionally, the utility rates continue to increase which affects the low income household the most.

Are any populations/household types more affected than others by these problems?

Naturally, the households with extremely low income (0-50% HAFMI) are the most effected. Of the low-income households, 84% of both renter and homeowner households identified as being cost burden. Cost burden is identified as paying more than 30% of your income towards housing related costs.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The characteristics of low-income individuals and families are limited education, affordable childcare, and lack of savings to prevent unexpected circumstances. In order to overcome extreme poverty these households need jobs that pay a living wage. Additionally, they need the education and skills to obtain a job that will pay more than the minimum wage.

Families receiving rapid re-housing assistance are in great need of advocates and extensive case management to help them out of poverty. By the end of the period of rapid re-housing a plan should be implemented to identify and eliminate a barrier to their advancement in the community.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Our jurisdiction does not provide estimates of the at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Substance abuse, mental illness, unstable job history, prior evictions, criminal background, poor money management, and domestic violence are all housing characteristics that have been linked with instability and may cause an increased risk of homelessness. Housing characteristics most commonly linked with instability and an increased risk of homelessness include high cost burden (the gap between income and the high cost of housing), a tight rental market, and a shortage of affordable housing. In addition, those individuals and families that are living in overcrowded and/or doubled up housing situations are particularly vulnerable to homelessness

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing problems are defined as a household having any one of the following: a cost burden greater than 30% of income, more than one person per room, and/or housing without complete kitchen or plumbing facilities. Disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,645	1,285	395
White	3,980	850	270
Black / African American	1,295	225	85
Asian	110	20	0
American Indian, Alaska Native	90	15	0
Pacific Islander	0	0	0
Hispanic	1,005	135	4

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,705	2,415	0
White	3,050	1,675	0
Black / African American	680	310	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	10	30	0
American Indian, Alaska Native	50	20	0
Pacific Islander	0	0	0
Hispanic	685	310	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

***The four housing problems are:**

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,995	7,075	0
White	2,745	5,270	0
Black / African American	690	725	0
Asian	25	55	0
American Indian, Alaska Native	20	65	0
Pacific Islander	0	0	0
Hispanic	410	815	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

***The four housing problems are:**

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	855	5,365	0
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	615	4,490	0
Black / African American	90	410	0
Asian	0	50	0
American Indian, Alaska Native	0	80	0
Pacific Islander	0	0	0
Hispanic	135	305	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

***The four housing problems are:**

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

For the 50-80% Area Median Income category, 34% of the jurisdiction as a whole had housing problems compared to the 80-100% Area Median Income category, with only 19%. Notably, the 0-30% and 30%-50% Area Median Income brackets had 25% and 22% respectively. This displays that the lower income households are experiencing significantly more housing problems than the higher income categories.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As noted on the chart below the amount of housing problems for minorities was approximately the same for the jurisdiction as a whole. The largest discrepancy was for the 0-30% minorities with a 4.5% increase in housing related problems. 70% had one or more of the four housing problems. Thus, the City of Topeka does not have a disproportionate greater need among the racial and ethnic group.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,385	2,545	395
White	3,145	1,685	270
Black / African American	1,085	435	85
Asian	110	20	0
American Indian, Alaska Native	90	15	0
Pacific Islander	0	0	0
Hispanic	815	330	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,820	5,295	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1,135	3,590	0
Black / African American	245	745	0
Asian	0	40	0
American Indian, Alaska Native	4	65	0
Pacific Islander	0	0	0
Hispanic	320	675	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

***The four severe housing problems are:**

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	910	10,160	0
White	635	7,375	0
Black / African American	170	1,245	0
Asian	15	70	0
American Indian, Alaska Native	0	85	0
Pacific Islander	0	0	0
Hispanic	90	1,135	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

***The four severe housing problems are:**

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	285	5,935	0
White	220	4,890	0
Black / African American	20	475	0
Asian	0	50	0
American Indian, Alaska Native	0	80	0
Pacific Islander	0	0	0
Hispanic	45	390	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

***The four severe housing problems are:**

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Again, the greatest need is within the lowest income bracket.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Thirty-eight percentage of the jurisdiction as a whole is housing cost burden, compared to 14% of racial and ethnic minorities. Based on these percentages there is no disproportionate greater need with any racial or ethnic minority.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,020	8,120	7,185	410
White	30,675	6,010	4,610	275
Black / African American	2,890	1,310	1,375	89
Asian	470	45	110	0
American Indian, Alaska Native	365	85	95	0
Pacific Islander	0	0	0	0
Hispanic	2,705	1,215	925	14

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Based on our analysis there is no need to address disproportionate housing costs need for minority or non-minority groups.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

According to the ACS 2007-2011, the median family income (MFI) was \$40,362. Approximately 21% of households in the City were low and moderate-income (incomes below 80% of MFI). Areas of highest low-income concentration are defined as those Census Tracts with a low-income population greater than 50%. These areas are found in Historic North Topeka East, Oakland, East Topeka North, East Topeka South, Central Highland Park, Highland Crest, Chesney Park, Central Park, Monroe, Tennessee Town, Old Town, and Downtown.

Areas of highest minority concentration (26% or more of the population) include parts of Oakland, Historic North Topeka West, Old Town, Monroe, Chesney Park, Central Park, Tennessee Town, Historic Holliday Park, East Topeka North, East Topeka South, East End, Highland Acres, Highland Crest, Central Highland Park, and Jefferson Square.

If they have needs not identified above, what are those needs?

The City of Topeka recognizes that the disproportionate factor is not race or ethnicity driven. Gaps have been identified in the extremely low income bracket outlining considerable cost burden factors, and housing problems, including overcrowding.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Areas of highest minority concentration (26% or more of the population) include parts of Oakland, Historic North Topeka West, Old Town, Monroe, Chesney Park, Central Park, Tennessee Town, Historic Holliday Park, East Topeka North, East Topeka South, East End, Highland Acres, Highland Crest, Central Highland Park, and Jefferson Square.

NA-35 Public Housing – 91.205(b)

Introduction

The Topeka Housing Authority has both public housing and Section 8 housing for the citizens in the City of Topeka. The need for more vouchers is evident in the following description.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	623	1,252	0	1,089	72	0	91

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	8,612	11,533	0	11,714	9,650	0	0
Average length of stay	0	0	2	3	0	4	0	0	0

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	1	2	0	2	1	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	82	195	0	183	6	0
# of Disabled Families	0	0	232	526	0	400	41	0
# of Families requesting accessibility features	0	0	623	1,252	0	1,089	72	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	384	725	0	632	41	0	52
Black/African American	0	0	223	495	0	428	29	0	38
Asian	0	0	2	3	0	3	0	0	0

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	13	23	0	22	0	0	1
Pacific Islander	0	0	1	6	0	4	2	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	42	91	0	83	2	0	6
Not Hispanic	0	0	581	1,161	0	1,006	70	0	85

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Currently, the Topeka Housing Authority has more accessible units in their portfolio than they have need on their waiting list. Although, they do house a great number of people with disabilities not all people have physical disabilities that require an accessible unit.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Topeka Housing Authority waiting list is currently 223 people. 1BR=158; 2BR=33; 3BR=26; 4BR=5; 5BR=1. The most unmet need of the families they serve in public housing is a need for assistance with security deposits and utility connection payments. The total number of people on the Housing Choice Voucher waiting list is 995. Recently the Section 8 waiting list was opened for the first time in a year, and within a short amount of time 763 have come in to apply. Individuals on the Section 8 list have the same concerns as those on the public housing waiting list; however they also have a need for assistance to pay application fees charged by private landlords.

How do these needs compare to the housing needs of the population at large

The needs of all people with low income describe the same limitations to finding housing. Application fees, deposits and utility connections can hinder their ability to find affordable housing.

Discussion

The City of Topeka will continue to collaborate with the THA in efforts to close the gap of housing needs in the community. The need for affordable housing is clearly exemplified by the number of people on their waiting list. The City plans on assisting the THA with efforts to expand and receive more vouchers for the community.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Topeka relies on the Topeka/Shawnee County Homeless Task Force to do the annual Point-in-Time count each year. The number of Veterans who are homeless has decreased each year. This is in part due to the number of HUD VASH vouchers the local Veterans Administration has available and the work of the community to get them housed. The number of chronically homeless individuals was 76 people.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	33	187	210	210	151	49
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	36	37	50	50	31	33
Chronically Homeless Individuals	26	50	30	30	15	45
Chronically Homeless Families	3	0	5	5	1	47
Veterans	0	4	5	5	5	25
Unaccompanied Child	2	5	5	5	2	21
Persons with HIV	1	7	7	7	5	34

Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The local shelter the Topeka Rescue Mission is our main source for data. They received no government funds, either local or federal. We rely on their data for educational and program planning purposes. The number becoming and exiting homeless has been challenging in our community. Currently, we are looking at new homeless management information systems that could help in this area.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	43	0
Black or African American	22	0
Asian	3	0
American Indian or Alaska Native	19	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	86	0
Not Hispanic	14	0

Data Source
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The number of Veterans who are homeless has decreased each year. This is in part due to the number of HUD VASH vouchers the local Veterans Administration has available and the work of the community to get them housed.

The number of families with children in need of housing assistance has been rising in our community. A total of 33 households with a total of 67 children were homeless on the day of the point-in-time count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Forty-nine percent of the individuals were Caucasian with African American following with 25%. Additionally, only 50% were Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Eighteen households were unsheltered, compared to 220 households who were in an emergency shelter and another 56 in transitional.

Discussion:

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Housing assessments must also consider those persons and households with special needs such as the disabled, elderly, victims of domestic violence, those suffering with HIV/AIDS or from substance abuse. This segment of the population not only requires basic housing, but also housing that matches affordability with functionality due to their limited abilities or need for access to medical care and human services.

Describe the characteristics of special needs populations in your community:

Residents of any age, especially those of limited incomes, facing a wide variety of challenges, including those with physical, cognitive and/or behavioral health issues; elders; at-risk youth; victims of violence; veterans; people in need of long term care to live in the community, rather than in institutions, persons with limited English proficiency, persons who are unemployed or underemployed or at risk of homelessness and those with special barriers, such as criminal backgrounds, that make accessing housing and employment more difficult.

What are the housing and supportive service needs of these populations and how are these needs determined?

The Topeka/Shawnee County Homeless Task Force is the governing body of the CoC. The CoC provides input to the City regarding the needs of people with special needs. The CoC has determined that there is a need for additional permanent supportive housing for this population. Due to the number of people on low fixed income a rental subsidy program would be ideal.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The HIV/AIDS population in the City of Topeka is growing. Positive Connections, formed as the Topeka AIDS Project in 1985, is Kansas' oldest HIV/AIDS service organization. Serving Topeka and an 17-county region of rural Northeast Kansas, Positive Connections provides medical case management to individuals living with HIV/AIDS and comprehensive community education and outreach services that prevent future infections.

Discussion:

The City of Topeka has a high number of people with mental illness and a large growing elderly population. These two categories are being assessed on an annual basis.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Topeka Rescue Mission (TRM) is currently in process of adding a children's center/daycare facility to their operations in Topeka. The Rescue Mission serves nearly 400 children each year who utilize the homeless facility with their families. The Center will provide daytime daycare service for pre-kindergarten children staying at the Mission.

Additionally, the second phase of the Rescue Mission expansion will be an intake facility that will provide short-term emergency shelter for women and families, a shelter for men and a long-term program shelter for men. This expansion will provide an additional 260 beds, or a total of 410 total beds in the mission. Following the two new additions, TRM plans to renovate the current facility to create an Empowerment and Transformation Center which will serve as a hub for adult education and training.

How were these needs determined?

The City of Topeka has partnered with TRM in this effort to expand the Mission and serve the homeless population in the community by donating land adjacent to the current facilities for their expansion.

Describe the jurisdiction's need for Public Improvements:

Topeka is an aging community, which like many older communities struggles with the cost of maintenance and upkeep of its public infrastructure. In the coming 5 year period the City will expend nearly \$20 million dollars to address its aging and dilapidated street system. In addition, nearly \$103 million dollars is anticipated to be spent on updates to the City's aging wastewater, storm water and potable water system. Neighborhoods will see an investment of \$7 million in infrastructure and housing improvements in the five year period. Finally, Topeka Fire Department is planned to have slightly over \$9.2 million in equipment and facilities upgrades to address public safety needs in the community. These improvements are included in the City's five year Capital Improvement Plan.

How were these needs determined?

The prioritization criteria used in the Capital Improvement Plan process include: Fiscal Impact, Health, Safety, Environment, Economic Viability and Return on Investment, and Comprehensive Plan and Smart Growth. The full prioritization process was completed for the 2015-2019 CIP, and updated for the 2016-2020 CIP as necessary. Results from the exercise were used to compile the current CIP.

Describe the jurisdiction's need for Public Services:

The City of Topeka has an excellent source of public services in the community. The agencies get around the table at several key meetings to discuss the need of the community. The Emergency Aid Council is a group of providers from all backgrounds sharing what is available in the community as well as what they need. The Homeless Task Force is another public service meeting.

The City of Topeka has a very large mental ill population that is being well served by the community mental health center.

How were these needs determined?

The needs were determined by public meetings and discussion with community stakeholders.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Home sales prices have largely recovered from the recent recession. The median home value is \$95,600, an increase of 46% since 2000. Housing affordability is a problem more for renters than homeowners. 38% of renters are 50% HAMFI or lower and 8.37% are still unemployed.

The majority of the housing stock within the City of Topeka was built before 1980 with over 13,000 build before 1950. With 21.1% of people living in poverty, the housing stock is likely in need of rehabilitation.

The tables in the next few pages provide some additional data mostly provided by HUD from the American Community Survey on the cost and other characteristics of City of Topeka's housing stock.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing stock within the City of Topeka is heavily weighted toward single-family housing, with 65 percent of households residing in single-family detached structures. Approximately 53 percent of households are home owners, with 72 percent of owner households living in housing units with three or more bedrooms. Thirty percent of housing units are in multifamily development, with two to twenty or more units in the structure. With over 17,943 multifamily units serving over 22,574 renter households, the data suggest that almost 4,600 renter households reside in single-family structures, either attached or detached. The use of single-family structures for rental housing does address some of the need for larger housing units for renter households.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	38,411	65%
1-unit, attached structure	2,939	5%
2-4 units	3,968	7%
5-19 units	6,746	11%
20 or more units	5,396	9%
Mobile Home, boat, RV, van, etc	1,830	3%
Total	59,290	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	32	0%	730	3%
1 bedroom	858	3%	6,969	31%
2 bedrooms	8,157	26%	9,806	43%
3 or more bedrooms	22,788	72%	5,069	22%
Total	31,835	101%	22,574	99%

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Topeka Housing Authority owns and operates 744 units of public housing, most of which are tenant-based. The public housing units target households with low to moderate incomes, though demand for units among low-income households prevails. Other units assisted through contracts with HUD target households with incomes below 80 percent of the area median income, such as the Shelter Plus Care Program, Tanglewood Program and the Valeo Housing Project.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Topeka does not expect to lose affordable housing inventory in the near future.

Does the availability of housing units meet the needs of the population?

In general, more rental housing appears to be the need for low-to-moderate income households. In the coming years, the growing senior population may put more market pressure on smaller apartment units, particularly efficiencies and one-bedroom units, as they look to downsize from the single-family home. Future development of units designed with retirees in mind and active senior apartment communities may take on a larger presence in the housing market.

Describe the need for specific types of housing:

As shown in the Units by Tenure data, the vast majority of owner households reside in home with three or more bedrooms (72%). By comparison, only 22% of renter households reside in units with three or more bedrooms. This indicates there is a need for more apartment developments or homes with three or more bedrooms.

Discussion

As the demographics of the city reflect the aging of the baby boom generation, the housing market will need to adapt to provide new housing opportunities for those seeking to downsize. The housing stock also demands larger rental units.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

According to the U.S. Census Bureau, 2006-2010 and the American Community Survey there are 5,175 more rental households with incomes below \$15,000 than there are units with rents at or below \$299 per month, a price that would be no more than 30% of their monthly income. Low-income renter

households, therefore, do not have enough units that are both affordable *and* available to them. There are 9,757 rental households which are paying more than 30% of their income as rent. Several methods to resolve this affordability imbalance for low-income renters is to build or rehabilitate more low-cost rental units, or provide vouchers for these households to afford rental units in the next highest category of the value distribution. In the owner-occupied category, however, there are 13,167 more units that are less than \$50,000 than there are low-income households. A number of programs directed towards prospective low-income and first-time homebuyers make the cost of buying a home more affordable.

The housing stock of the City of Topeka increased slightly from about 56,490 in 2000 to 59,582 in 2010, which is an increase of about 5.2%.

The vacancy rate for owner and renter-occupancy in 2010 was about 2.3% and 10.9% respectively. While the owner occupied vacancy rate slightly decreased from the 2000 rate, the renter vacancy rate increased from the 2000 rate of 7.5%.

In 2010, there were a total of 59,582 housing units in the City of Topeka. 31,430 of these units were owner-occupied, and 23,330 were renter-occupied units.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	65,700	95,600	46%
Median Contract Rent	395	498	26%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	11,758	52.1%
\$500-999	9,845	43.6%
\$1,000-1,499	476	2.1%
\$1,500-1,999	333	1.5%
\$2,000 or more	162	0.7%
Total	22,574	100.0%

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,225	No Data

% Units affordable to Households earning	Renter	Owner
50% HAMFI	8,080	4,310
80% HAMFI	16,675	10,360
100% HAMFI	No Data	14,240
Total	26,980	28,910

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	412	522	692	978	1,187
High HOME Rent	441	537	713	1,007	1,171
Low HOME Rent	441	537	713	848	946

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the census data, there appears to be a shortage of affordable housing for renter households. There are many more households with incomes less than \$10,000 than there are units with rents at or below \$250 a month. In the next rental category, however, there are many more units in the \$250 to \$500 range than there are renters with incomes ranging from \$10,000 to \$20,000. This indicates that renter households in the very lowest income category must rent units with price levels that exceed 30 percent of their monthly income. The distribution of rental households generally follows a normal distribution curve, with the exception being seen in the highest renter income bracket. The distribution of rental units peaks with the higher amounts occurring in the mid-range categories between \$250-\$750 per unit per month.

In contrast to the rental housing market in Topeka, there does *not* appear to be a shortage of homes available in the low-priced range as shown in Chart 2 below. In fact, the majority of homes in Topeka have a normal distribution, and exceed complimentary income bracket. This indicates that those who do have housing hardships have them because of a lack of income and not because of a lack of affordable housing available to them. Most of the ownership housing units in Topeka are valued between \$70,000 and \$200,000.

How is affordability of housing likely to change considering changes to home values and/or rents? Providing sound, decent and affordable housing for all people has been a national standard for most of this century. Without it, our health suffers, our learning suffers, our productivity

suffers, and most of all, families suffer the physical and social ills that emanate from inadequate and unsafe housing conditions. Unfortunately, the housing market crash in 2009 has impacted many facets of Topeka's housing markets—everything from decreased homeownership, increased numbers of foreclosures, and stagnant property values.

In 2000, the percent of renters with housing hardships was 32%, and the percent of owners with hardships was almost 11%. Now, according to the 2013 5 Year ACS, 47% of renters spend more than 30% of their income on housing and 21% of homeowners face the same hardship.

The affordability of housing for home values and rents has been challenging for our community. The city does not expect that to change much over the next 5 years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The HOME rents and Fair Market Rents are comparable to the Area Median Rent. With that being said the lack of affordable units is evident in the needs assessment. If we had more available units with these averages it would help our community.

Discussion

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The condition of housing units is strongly correlated to the income of the household residing within those housing units. In the City of Topeka, 79 percent of owner-occupied housing units and 53 percent of renter-occupied housing units have no housing problems reported. Four conditions are represented as housing problems, including lack of complete kitchen facilities, lack of complete plumbing facilities, more than one person per room, and cost burden (paying more than 30% of household income on housing expenses). The data shows that 21 percent of owner households and 44 percent of renter households have one housing problem or condition. Seventy-one percent of both owner-occupied and renter-occupied housing was built prior to 1980, making those units potential sources of lead-based paint contamination.

Definitions

The City of Topeka’s substandard housing definition includes any structure or a premise that has any of the following conditions or defects: any block of egress, safe walking surface, items not anchored, dilapidation of structure, unsafe for occupancy, neglected, not with in code requirements, unsanitary, threat to life and or safety.

The City of Topeka uses the rule of 30% replacement cost new. This rule says that the cost to repair the building/home cannot exceed 30% of what it would cost to build new. If it met this 30% rule the home would be suitable for rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,575	21%	9,988	44%
With two selected Conditions	147	0%	579	3%
With three selected Conditions	16	0%	29	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	25,097	79%	11,978	53%
Total	31,835	100%	22,574	100%

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,510	8%	1,791	8%
1980-1999	6,596	21%	4,790	21%
1950-1979	13,901	44%	11,264	50%
Before 1950	8,828	28%	4,729	21%
Total	31,835	101%	22,574	100%

Table 34 – Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	22,729	71%	15,993	1%
Housing Units build before 1980 with children present	1,545	5%	1,375	6%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Seventy-one percent of owner-occupied units and 71% of renter-occupied units were build prior to 1980 is 71%, this equates to 92% of the total number of units that potentially have lead based paint. Due to the aging population and the number of children living in low-to-moderate income households, lead based paint should be of major consideration. With the City's federal money we address the lead issue when all rehabilitation is complete. Additionally, with housing stock this old and the moderate percentage of low-to-moderate income households deferred maintenance is an issue.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Thirty-eight percent (10,305 households) of renter occupied units are below 50% of the HAMFI. With 71% of the rental housing older than 1980, an estimated 7,316 of those units would contain lead based paint hazards.

Discussion

The City of Topeka partners with the State of Kansas with a lead remediation grant. They will correct the lead hazard and then we will provide the rehabilitation to bring the property up to standards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Currently the Topeka Housing Authority has 204 people on the public housing waiting list. On average we move in approximately 250 people per year. There are always more people on the waiting list than units available and we maintain a 3% of less vacancy rate. In short the need is high for affordable rental housing options in Topeka and public housing is an important part of that affordable housing inventory. Another need of public housing in general is more funding allocated to capital funds. As public housing stock ages the cost to maintain it rises. Over the last five years THA’s capital fund has been reduced by over 40%. This is not an issue particular to our jurisdiction this is a common concern in the industry across the nation.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			678	1,243			437	0	901
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Currently the Topeka Housing Authority has 744 public housing units divided among 9 sites in Topeka. The oldest development was built between 1959-1963 and the newest developments were constructed in 2011. THA maintains our properties to the best of our ability with the funding that is available. Some of the older designed units are in need of being redeveloped and we are exploring and competing for different funding options to rehabilitate or reconstruct the older units. All THA units are part of a PHA plan.

Public Housing Condition

Public Housing Development	Average Inspection Score
Topeka Housing Authority	93

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Of the 744 public housing units currently online, 636 are over 30 years old could be updated and improved if funding would allow. They are constructed of old design and could use updated. the Topeka Housing Authority has made many energy saving improvements over the years and overall our tenants are happy with the home they are living in.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Topeka Housing Authority continues to strive to make the living environment of low an moderate income family better. With decrease funding, it has become more difficult to invest in the properties which takes away some of the resident pride while being housed in the program. Efforts will continue to be made with this goal in mind.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

In the City of Topeka, the extensive network of public, private, and non-profit agencies that comprise the local Continuum of Care (CoC) work in concert to meet the needs of homeless persons. The approach focuses on preventing and ending homelessness and rapidly returning people who have become homeless to housing. Particular emphasis is placed on assisting chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth (under 18). The network includes providers of housing and services for the homeless, as well as governmental departments and area non-profit agencies that provide services and link persons to mainstream benefits, helping the homeless find, and retain, housing. Housing facilities for the homeless include emergency shelters, transitional housing programs, and permanent supportive housing, as well as public housing and Housing Choice (Section 8) vouchers.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	177	55	5	174	0
Households with Only Adults	200	32	15	230	0
Chronically Homeless Households	0	0	0	50	0
Veterans	25	0	21	135	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Topeka has a regional community mental health center serving many of the homeless population. It offers a full range of health care services, including case management and job placement services. The city has two main hospitals along, health agencies, non-profit health center and many substance abuse treatment centers that all have services for the homeless.

Housing and Credit Counseling, Inc., has a local branch and provides credit counseling to the public and teaches the credit sessions of the local home buyer education classes. These services include budget counseling, debt management plans, and community outreach activities.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City of Topeka has 420 year round emergency shelter beds, some of which are designated for domestic violence victims. The Topeka Rescue Mission is our emergency shelter and is in the process of expanding its number of available beds, as well as adding programs that can help get people out of homelessness.

Transitional housing provides 51 beds for individuals. Rapid re-housing funds are many times used to support homeless individuals become housed in transitional housing.

The local Veterans Administration continues its efforts to meet the needs of homeless veterans living in the City of Topeka; veterans can apply for benefits, get linked to housing and receive case management. The City of Topeka has 135 HUD VASH vouchers, which makes the count of Veterans who are homeless very low.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

This section gives a brief outline of the facilities and services available to the special needs population within the City of Topeka. The governing body of the Continuum of Care, the Homeless Task Force provides most of the services to this population.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

There are supportive housing programs within the City of Topeka. The Shelter + Care program has 184 housing units available for homeless individuals and families, however this program averages 264 households per month. The participants in this program have case management and get services from their providers. The units are inspected to ensure that everything is in good repair and maintained. Community Action of Topeka has 14 housing units for homeless individuals with mental illness. This is permanent housing and the Valeo Behavioral Health Care offers on site case management. Valeo Behavioral Health Care also has a permanent supportive housing unit that houses 6 individuals at a given time.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

A partnership has been formed with agencies with referrals being made to transitional housing providers that are targeted for homeless people that need to be released from the hospital but have nowhere to go.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Topeka has an excellent relationship with the Continuum of Care and recognizes the need for more supportive permanent housing. The City will encourage the CoC agencies to fund another supportive housing program to help in this effort, if funds are available.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Topeka has an excellent relationship with the Continuum of Care and recognizes the need for more supportive permanent housing. The City will encourage the CoC agencies to fund another supportive housing program to help in this effort, if funds are available.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies affect the low to moderate income households more dramatically. An increase in the sales tax rate has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

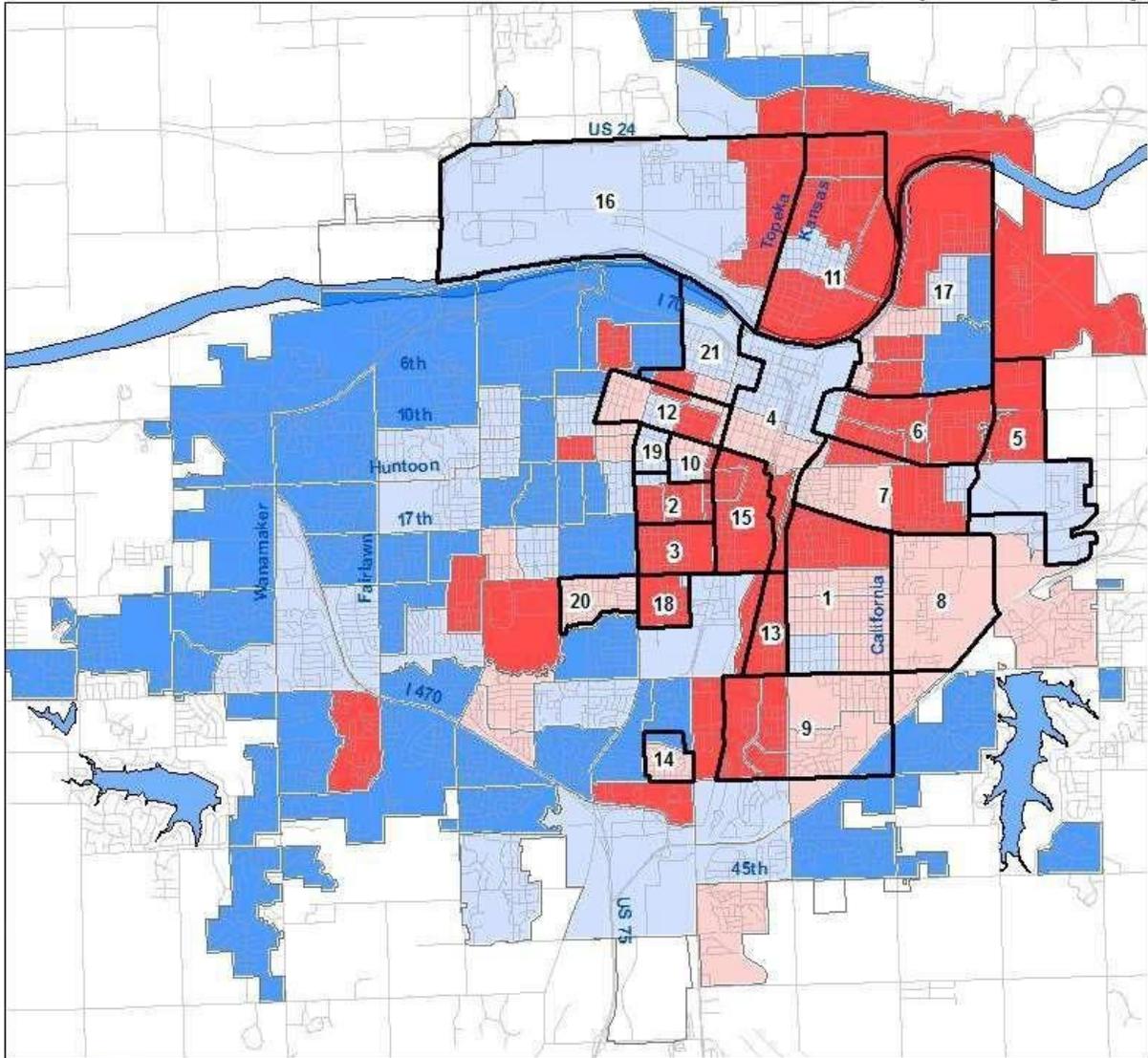
Demographics of the Community - The City of Topeka has a large majority of low to moderate income individuals. 21.1% of household are living in poverty compared to the US average of 15.4%. This makes affordable housing more difficult to acquire.

Quality Housing Stock- Homes of quality sell and rent at higher rates that are not affordable to our low to moderate income constituents.

Lending Practices and Qualified Applicants - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has excessive credit problems that limit their ability to obtain private financing on the open market. Lack of a down payment is also a problem.

City of Topeka Neighborhood Health 2014

1) Poverty Map



NIAs

- | | |
|--------------------------------|----------------------------|
| 1. Central Highland Park | 12. Historic Old Town |
| 2. Central Park | 13. Jefferson Square |
| 3. Chesney Park | 14. Likins Foster |
| 4. Downtown | 15. Monroe |
| 5. East End | 16. North Topeka West |
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| 7. East Topeka South | 18. Quinton Heights Steele |
| 8. Highland Acres | 19. Tennessee Town |
| 9. Highland Crest | 20. Valley Park |
| 10. Historic Holliday Park | 21. Ward Meade |
| 11. Historic North Topeka East | |

Poverty (% of Persons Below Poverty)

- 0 - 10%
- 11 - 20%
- 21 - 32%
- 33 - 100%

Poverty adjusted for overall increase in Topeka's Poverty Rate

US Census 2009-2013 American Community Survey

Health Map - Poverty

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The economic health of a community has a large impact on that ability of the job market, business activity, and individual’s level of education and employment status. The data below provide a look at where jobs and economic activity within the City of Topeka to provide employment opportunities and education levels.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	142	67	0	0	0
Arts, Entertainment, Accommodations	5,125	7,220	13	12	-1
Construction	1,972	2,701	5	4	-1
Education and Health Care Services	9,472	16,518	25	27	2
Finance, Insurance, and Real Estate	3,533	6,698	9	11	2
Information	1,255	1,945	3	3	0
Manufacturing	4,210	4,595	11	8	-3
Other Services	1,963	3,152	5	5	0
Professional, Scientific, Management Services	2,769	4,697	7	8	1
Public Administration	0	0	0	0	0
Retail Trade	5,266	8,754	14	15	1
Transportation and Warehousing	1,130	1,211	3	2	-1
Wholesale Trade	1,606	2,530	4	4	0
Total	38,443	60,088	--	--	--

Table 40 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Consolidated Plan

TOPEKA

67

Labor Force

Total Population in the Civilian Labor Force	65,761
Civilian Employed Population 16 years and over	60,255
Unemployment Rate	8.37
Unemployment Rate for Ages 16-24	28.33
Unemployment Rate for Ages 25-65	5.33

Table 41 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	12,324
Farming, fisheries and forestry occupations	2,833
Service	7,254
Sales and office	16,448
Construction, extraction, maintenance and repair	5,124
Production, transportation and material moving	3,392

Table 42 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	51,141	88%
30-59 Minutes	4,409	8%
60 or More Minutes	2,364	4%
Total	57,914	100%

Table 43 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in La or Force
Less than high school graduate	3,618	472	2,617
High school graduate (includes equivalency)	13,017	1,551	4,200
Some college or Associate's degree	15,500	1,045	3,510

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	16,132	364	2,227

Table 44 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	142	578	645	1,224	1,185
9th to 12th grade, no diploma	1,835	1,490	1,114	1,656	1,666
High school graduate, GED, or alternative	4,222	4,761	4,230	9,862	6,938
Some college, no degree	4,953	4,531	3,682	7,267	3,675
Associate's degree	797	1,487	1,198	1,954	529
Bachelor's degree	1,111	3,824	2,666	5,732	2,236
Graduate or professional degree	67	1,464	1,359	3,723	1,823

Table 45 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,247
High school graduate (includes equivalency)	24,425
Some college or Associate's degree	28,258
Bachelor's degree	41,765
Graduate or professional degree	55,035

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The most active business sector within the City of Topeka, in terms of the number of workers in the various industries, is Education and Health Care Services with 25% of all workers. That sector is followed by Retail Trade at 14%, Arts and Entertainment at 13% and Manufacturing at 11%.

Describe the workforce and infrastructure needs of the business community:

Economic growth and prosperity cannot be sustained by population growth alone. It is imperative that the business community encompass a workforce which develops the talent and potential of all of its citizens. The City will continue to allocate resources to enhance self-sufficiency and economic opportunity for low and moderate-income citizens. With the increase in manufacturing jobs, the workforce will need to accommodate this new drive. Additionally, the City will also continue to address infrastructure improvements such as roads, public waters, and public sewers in my low income residential areas, including rural areas.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Economic growth is crucial goal for the success of the city. The Chamber of Commerce has been trying to bring in companies that will help this growth. Recently, the City of Topeka has added a few manufacturing companies. With this change, low-to-moderate income households have a better opportunity for employment which will stimulate our economy further.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The majority of the jobs within the City of Topeka are in the Health Care and Education Field. These fields usually require a bachelor's degree or higher to obtain. The employable workforce includes over 16,000 with this education level. The majority of those graduates are older than 45 years of age indicating that an increase in this level is needed. When these baby boomers retire the younger population will need to fill this void.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

With almost 2,000 citizens unemployed, the City of Topeka will continue to brainstorm on ways to help the economic growth of the community. The Topeka Workforce Center is crucial in helping these individuals obtain employment. Many community colleges in the area have created technical degrees in lieu of obtaining a bachelor's degree. These technical skill are crucial to the workforce as well as the individuals. With a more intelligent workforce, the city has more leverage to get business to relocate to the City of Topeka.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

During this Consolidated Plan period, the City of Topeka will continue to assess and coordinate economic development initiatives in partnership with local workforce center to implement local economic initiatives.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

To determine if a low-income concentration exists, the Area Median Income of a Block Group must be below 50% of the Area Median Income for the Metropolitan Statistical Area (MSA). The data shows that 47% of renter-occupied households have one or more of the following housing conditions: extremely low income households with substandard housing, households experiencing housing cost burden, extremely low income households experiencing severe housing cost burden, and extremely low income households with overcrowding. The tables do not identify what neighborhoods they live in but the City has determined where the areas of poverty are found.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

As of 2010, minority homeowners only equaled 17% of all homeowners in the City while equaling 33% of the rental households in Topeka. This is in contrast to statistics from 2000 when minority homeowners equaled 19% of all homeowners and equaled 26% of the rental households in Topeka.

The racial breakup of people living in poverty is identified in the table below. There are a high percentage of people whom are minorities that are below the poverty level, at approximately 1 in 3 persons for most races.

What are the characteristics of the market in these areas/neighborhoods?

Principal market characteristics of these areas are very low incomes, predominantly rental units, higher concentration of minority groups, high rent burdens, poor building maintenance and structural conditions and high rates of crowding. Low incomes and high rent burdens make it difficult for renters in these market areas to improve their housing conditions.

Are there any community assets in these areas/neighborhoods?

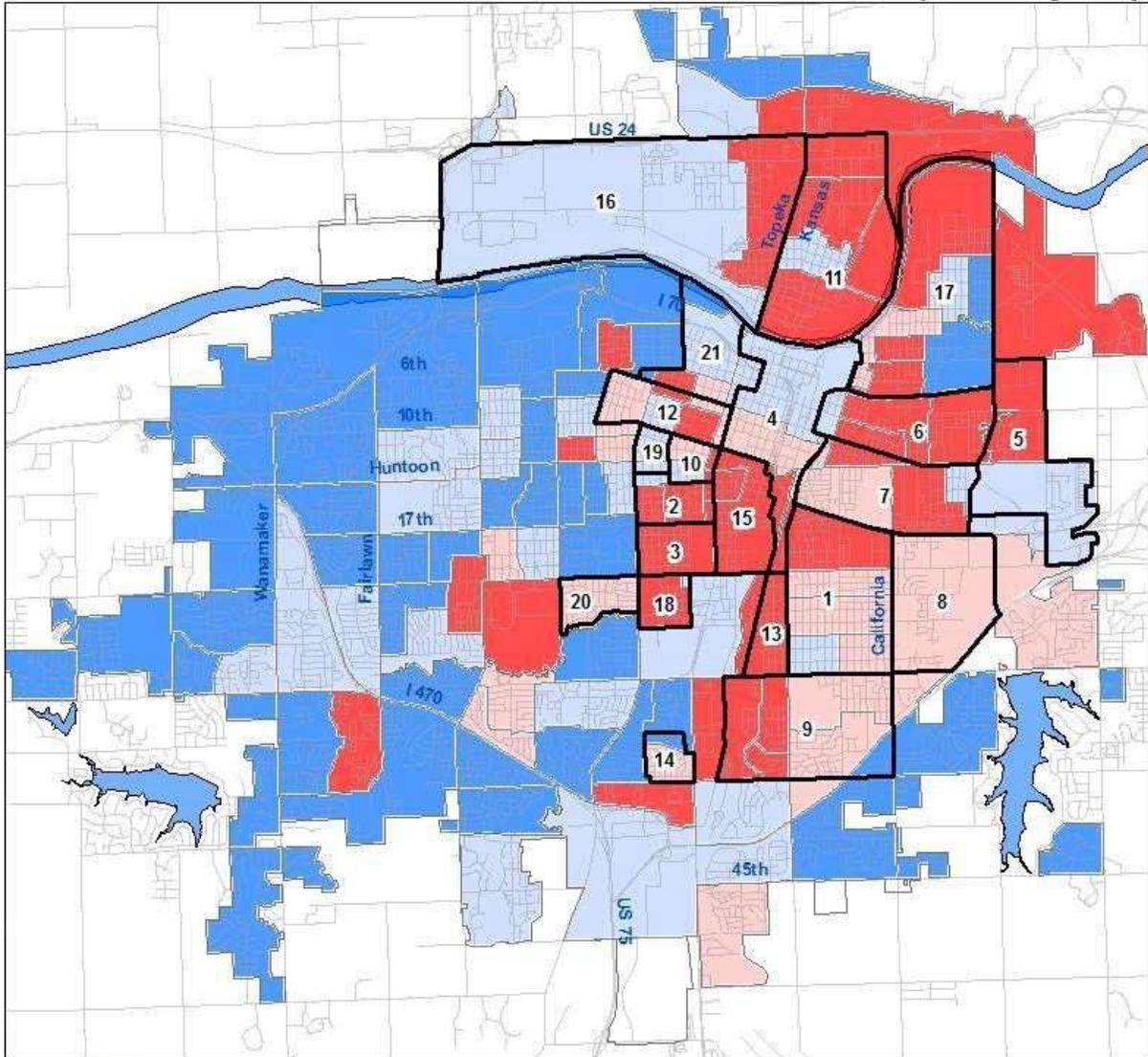
Community assets exist in the areas mentioned. These assets may vary depending on each community, but each neighborhood evaluates its assets available in order to determine what additional resources and opportunities that might be needed. The City of Topeka strives to increase assets in all neighborhoods.

Are there other strategic opportunities in any of these areas?

During this Consolidated Plan period, the County will continue to encourage funding alternatives to increase strategic opportunities in low and moderate income areas.

City of Topeka Neighborhood Health 2014

1) Poverty Map



NIAs

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Poverty (% of Persons Below Poverty)

- 0 - 10%
- 11 - 20%
- 21 - 32%
- 33 - 100%

Poverty adjusted for overall increase in Topeka's Poverty Rate

US Census 2009-2013 American Community Survey

Poverty Map

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan establishes priorities based on the needs assessment, outlines specific objectives for the next five years and identifies geographic priority areas. Priority needs are listed in each of the three statutory areas – decent housing, economic opportunity and a suitable living environment. The priorities are based on the market analysis, previous Analysis of Impediments to Fair Housing study, citizen participation, and program eligibility requirements.

The Plan describes strategies for reducing and ending homelessness through homeless prevention, outreach, emergency shelter and permanent supportive housing. Lead-based paint hazards are discussed and programs are implemented. The plan provides a summary of the City's anti-poverty strategy. It also discusses how it monitors the housing and community development projects to ensure long-term compliance with program and comprehensive planning requirements is described.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	At-Risk Areas
	Area Type:	CDFI area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	25
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	There are 24 areas within the community that are considered at-risk areas. All are located within neighborhood improvement association areas with predominantly low income households. Please see the City of Topeka 2015 Health Map. At-Risk areas are shaded in pink. These include portions of North Topeka West, Historic North Topeka East, Oakland, Ward Meade, Downtown Topeka, East Topeka North, Historic Old Town, East Topeka South, Monroe, Historic Holiday Park, Tennessee Town, Elmhurst, Norton, Randolph, College Hill, Central Park, Chesney Park, Central Highland Park, Jefferson Square, Quinton Heights Steele, SW 21st and Gage, Highland Crest, SW 37th and Topeka Blvd., SE 45th and Topeka Blvd.
	Include specific housing and commercial characteristics of this target area.	The majority of the housing stock in this area was built pre -1959 and in need of repair, rehabilitation or demolition. The commercial characteristics vary by neighborhood. In some intensive care areas there is no commercial development. Other areas within the community have neighborhood businesses, while others have commercial and retail. Commercial development is contingent upon the existence of arterial roads within the neighborhoods.

<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The identification of target areas is based on the City's neighborhood health maps. These maps are data driven from statistics within the city and the U.S. Census. Citizen input on our needs assessment directly correlates to the results of the health map. In addition to the input process for the Con Plan, city staff has communicated with the neighborhoods regarding the most recent status on the health map.</p>																
<p>Identify the needs in this target area.</p>	<p>The needs of the area include rehabilitation, infill housing and/or demolition of existing housing stock.</p>																
<p>What are the opportunities for improvement in this target area?</p>	<p>Investment in this area can help build homeownership, pride within the neighborhoods, and providing decent affordable rental housing.</p>																
<p>Are there barriers to improvement in this target area?</p>	<p>Rehabilitation of all the substandard housing in the intensive care areas is cost prohibitive. In order for all substandard housing to be rehabilitated there would have to be substantial private investment in addition to federal funds already dedicated to the purpose.</p>																
<p>2</p>	<table border="1"> <tr> <td data-bbox="743 1041 997 1098">Area Name:</td> <td data-bbox="997 1041 1443 1098">Intensive Care Areas</td> </tr> <tr> <td data-bbox="743 1098 997 1155">Area Type:</td> <td data-bbox="997 1098 1443 1155">CDFI area</td> </tr> <tr> <td data-bbox="743 1155 997 1211">Other Target Area Description:</td> <td data-bbox="997 1155 1443 1211"></td> </tr> <tr> <td data-bbox="743 1211 997 1268">HUD Approval Date:</td> <td data-bbox="997 1211 1443 1268"></td> </tr> <tr> <td data-bbox="743 1268 997 1325">% of Low/ Mod:</td> <td data-bbox="997 1268 1443 1325">65</td> </tr> <tr> <td data-bbox="743 1325 997 1381">Revital Type:</td> <td data-bbox="997 1325 1443 1381">Housing</td> </tr> <tr> <td data-bbox="743 1381 997 1438">Other Revital Description:</td> <td data-bbox="997 1381 1443 1438"></td> </tr> <tr> <td data-bbox="743 1438 997 1808"> <p>Identify the neighborhood boundaries for this target area.</p> </td> <td data-bbox="997 1438 1443 1808"> <p>There are 7 intensive care areas identified within the limits of the City of Topeka. All 7 are located within neighborhood improvement association areas with predominantly low income households. Please see the City of Topeka 2015 Health Map. Intensive Care areas are shaded in red. These include portions of Historic North Topeka East, Historic Old Town, Central Park, Monroe, East Topeka South, East Topeka North, and Highland Crest.</p> </td> </tr> </table>	Area Name:	Intensive Care Areas	Area Type:	CDFI area	Other Target Area Description:		HUD Approval Date:		% of Low/ Mod:	65	Revital Type:	Housing	Other Revital Description:		<p>Identify the neighborhood boundaries for this target area.</p>	<p>There are 7 intensive care areas identified within the limits of the City of Topeka. All 7 are located within neighborhood improvement association areas with predominantly low income households. Please see the City of Topeka 2015 Health Map. Intensive Care areas are shaded in red. These include portions of Historic North Topeka East, Historic Old Town, Central Park, Monroe, East Topeka South, East Topeka North, and Highland Crest.</p>
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<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The Intensive Care areas have very low homeownership, with a large percentage of people living in poverty. The homes are older and not well maintained than other areas of the community, which results in lower property values. The commercial characteristics vary by neighborhood. In some intensive care areas there is no commercial development. Other areas within the community have neighborhood businesses, while others have commercial and retail. Commercial development is contingent upon the existence of arterial roads within the neighborhoods.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The identification of target areas is based on the City's neighborhood health maps. These maps are data driven from statistics within the city and the U.S. Census. Citizen input on our needs assessment directly correlates to the results of the health map. In addition to the input process for the Con Plan, city staff has communicated with the neighborhoods regarding the most recent status on the health map.</p>
<p>Identify the needs in this target area.</p>	<p>The needs of the area include rehabilitation, infill housing and/or demolition of existing housing stock.</p>
<p>What are the opportunities for improvement in this target area?</p>	<p>Investment in this area can help build homeownership, pride within the neighborhoods, and providing decent affordable rental housing.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Rehabilitation of all the substandard housing in the intensive care areas is cost prohibitive. In order for all substandard housing to be rehabilitated there would have to be substantial private investment in addition to federal funds already dedicated to the purpose.</p>

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Department of Neighborhood Relations initiated the Stages Of Resource Targeting (SORT) model for investing public resources in Topeka's neighborhoods. In essence, resources are targeted to one or two areas where noticeable impacts can result. Furthermore, according to the SORT concept, the timing of various activities follows a prescribed format so that all of the targeted area's needs are met as opposed

to spot investment. In addition, each respective annual Consolidated Action Plan incorporates the line item of Neighborhood Infrastructure from the CIP budget. This further allows for better focusing of resources and enhances the leveraging of DNR resources. The City Council approves the ranking of the Target Areas on an annual basis based upon City staff recommendations and citizen input through a variety of channels.

Redevelopment areas and neighborhoods desiring to be a focus of SORT targeting from the Department of Housing & Neighborhood Development will be considered within the following conceptual framework for allocation resources:

Phase I – Planning Stage

This stage is where Neighborhood Revitalization Plans are initially developed. Residents within the community help develop the improvement plan for their neighborhood. The emphasis of this stage will be to identify various housing, neighborhood, community and economic development needs. In addition, efforts will be made to identify resources including, but not limited to, human, organizational and financial.

Phase II – Activation Stage

At this stage, the City will activate its existing resources, most of which will have little or no additional fiscal impact on City operations. Focusing existing activities such as Code Compliance, litigation regarding demolitions and crime reduction activities will be a major component of this stage. Existing programs administered by Housing and Neighborhood Development may also target areas in preparation for the next phase. Also, CIP funds for the repair and expansion of infrastructure will receive priority. Developing public/private partnerships will be necessary during this stage to ensure a framework that is conducive to future leveraging in the next phase. Homeownership of existing homes will be considered during this phase, while new construction will not.

Phase III – Investment Stage

Investment of new capital will be the highlight of this phase. However, City funds will not be the only focus. Because the Activation Stage included the development of public/private partnerships, an area must be prepared to demonstrate it has the potential to lure private capital to its region before it can advance to this phase. Leveraging of City resources will be a major activity during this phase. Other government capital resources as well as those from the private sector will be pursued during the Investment Stage. Only during this phase will the Department of Neighborhood Relations consider new construction, homeownership opportunities.

The Department of Neighborhood Relations will generally target a majority of its resources in no more than two or three redevelopment areas or neighborhoods per year. Each redevelopment area or neighborhood within a phase will be ranked based upon its ability to show measurable impacts with the

most efficient use of resources. Once a targeted redevelopment area or neighborhood has graduated to the top priority within the Investment Stage, it cannot receive new funding for more than three consecutive years. If however, significant measurable impacts are evident before the end of the three-year investment period, it may be removed from the top priority position.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Enhance Quality of Targeted Neighborhoods
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Intensive Care Areas
	Associated Goals	<ul style="list-style-type: none"> SORT Infrastructure Major Rehabilitation Exterior Rehabilitation Emergency Rehabilitation Accessibility Modifications Voluntary Demolition Homeownership Homeownership Counselig NIA Support Anti-Blight Activities Administration for CDBG
	Description	Enhance quality of targeted neighborhoods by increasing homeownership, decreasing vacant housing and stabilizing the property value.
	Basis for Relative Priority	Based on constituent input demolishing dilapidated buildings and focusing on target areas was most important.
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Intensive Care Areas
	Associated Goals	Empowerment Projects Inmate Program - Sidewalk Infill Housing
	Description	Increase homeownership and rental housing opportunities by using inmate crews to provide housing rehabilitation, homebuyers support, infill housing, rehabilitation, and neighborhood infrastructure.
	Basis for Relative Priority	Based on constituent input increasing ownership and providing rehabilitation were important to the community.
3	Priority Need Name	Enhance Linkage of Housing with Support Services
	Priority Level	High

Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Intensive Care Areas At-Risk Areas
Associated Goals	Social Service Grants Shelter Plus Care Emergency Solutions Grant Tenant Based Rental Assistance Administration for Shelter Plus Care
Description	Enhance housing with supportive services by sheltering homeless individuals, preventing homelessness, helping families achieve self-sufficiency, offering supportive services.
Basis for Relative Priority	Based on constituent input providing support services to homeless and at-risk of homeless individuals and families were important.

Narrative (Optional)

Census data indicates that Topeka has 21% percent of the people living in poverty. Based on the percentage of all housing stock built before 1970 and the number of people living in poverty, the City prioritized enhancing the quality of targeted neighborhoods.

Forty-three percent of the housing units in Topeka are occupied by renters. An additional 47% of all households are cost burdened. These facts combined lead to prioritizing increased homeownership and affordable rental housing.

Enhancing housing with supportive services and increasing support services in general, is another priority based on statistics regarding poverty levels, cost burdened families, number of people who are seniors or are facing mental illness.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance provides the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly-adjusted income toward the rent. If TBRA assistance was more readily available it would benefit the city’s large percentage of low income individuals.
TBRA for Non-Homeless Special Needs	Since a large percentage of low income households are on disability, the availability for TBRA would be of great value. Most people with limited income are paying more than 30% of their income towards housing costs. Our city has a greater percentage of people with mental illness and the time it takes to acquire social security disability can take years. TBRA could help assist people with all disabilities temporarily until benefits are received.
New Unit Production	The City of Topeka has a shortage of affordable housing and new housing stock can be very beneficial. Within the City of Topeka, 41% of the housing units were built before 1959, which typically require significant effort and expense to maintain and repair. In addition, another 30% were built between 1960 and 1979 and most likely have begun to experience significant mechanical systems failure. Combined, over 71% of the housing units are of an age that requires continued investment (2013 5-Year ACS). New units can also help revitalize the neighborhoods in which low to moderate income households live.
Rehabilitation	Since 71% of the housing stock are units older than 1979, there is a substantial number that need rehabilitation. Many have experienced mechanical and systems failure. In effort to revitalize and provide affordable housing to households, rehabilitation poses a good solution.
Acquisition, including preservation	Acquisition is essential because there are many abandoned, dilapidated or vacant properties that need attention and preservation. These properties lower property values attract criminal activity and perpetuate the broken window syndrome in our neighborhoods. Our funds are targeted for affordable housing thus acquisition would result in newly rehabbed units flowing back into the community.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

For 41 years the Department of Housing & Neighborhood Development (HND) has administered a variety of federally funded housing and neighborhood programs that have widespread economic impacts. Four of the primary funding sources are from the U.S. Department of Housing and Urban Development (HUD). They include: 1) Community Development Block Grant, 2) HOME Investment Partnership Grant, 3) Shelter Plus Care, and 4) Emergency Shelter Grants. These programs are identified and administered through the City’s approved 2016-2020 Consolidated Plan, the annual Consolidated Action Plans, and the Continuum of Care. In addition to the federal funds, DNR receives matching funds for the HOME Program as well as funds for Youth & Social Services from the City General Fund. In addition, CIP funds are also allocated to identified Target Areas. And finally, the City will utilize over \$300,000 for Neighborhood Stabilization from the State of Kansas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,662,399,	75,660	0	1,738,059	6,952,236	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	476,616	0	0	476,616	1,906,464	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	149,571	0	0	149,571	598,284	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Housing at TBRA Plan	1,445,925	0	0	1,445,925	5,783,700	Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance will provide the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly-adjusted income toward the rent. If TBRA assistance was more readily available it would benefit the city's large percentage of low income individuals. 91

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Economic Development Public Improvements	1,990,000	0	0	1,990,000	7,960,000	Capital Improvement program dollars for infrastructure, rehabilitation and replacement in LMI neighborhoods. The remainder is match for the HOME program.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The department’s Stages of Resource Targeting program leverages \$500,000 in federal housing funds to acquire \$1.4 million investment from the city’s capital improvement funds. The combination of these funds is used to target housing and infrastructure needs in the city’s most blighted and lowest income neighborhoods.

The Continuum of Care grant provides \$1.6 million of in-kind match for Shelter Plus Care program. The city also provides \$20,000 to the program as match to assist with administration.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City owned land is often converted to assist the department with infill housing for low to moderate income households. The land is also used for empowerment projects to build on, or create parks and sidewalks for neighborhoods.

Land is also used to help partner with service providers with the same mission to help provide affordable housing opportunities.

Discussion

The City is leveraging federal, state and local funds to enhance affordable housing opportunities Topeka. In addition, we are using our partnerships with affordable housing and social service providers, as well as other community stakeholders and residents. These collaborations enable the City's Department of Housing and Neighborhood Development to maximize the HUD objectives.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Topeka Housing Authority	PHA	Public Housing	Jurisdiction
CORNERSTONE OF TOPEKA	CHDO	Homelessness Ownership Rental	Jurisdiction
Habitat for Humanity	Non-profit organizations	Non-homeless special needs Ownership public services	Jurisdiction
Community Resources Council	Non-profit organizations	Non-homeless special needs Planning neighborhood improvements	Jurisdiction
KANSAS DEPARTMENT OF COMMERCE	Government	Ownership Planning Rental	State
Valeo Behavioral Health Care	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Positive Connections	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Veterans Administration	Government	Homelessness	Region
Neighborhood Improvement Associations	Non-profit organizations	Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Topeka Rescue Mission	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Jurisdiction
Topeka Metro	Private Industry	Non-homeless special needs Planning public services	Jurisdiction
Net Reach	Non-profit organizations	Non-homeless special needs Planning public services	Jurisdiction
Marian Clinic	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Region
East Topeka Council of Aging	Non-profit organizations	Homelessness public services	Jurisdiction
United Way	Non-profit organizations	Non-homeless special needs Planning public services	
COMMUNITY ACTION	Non-profit organizations	Homelessness public services	Jurisdiction
MEALS ON WHEELS, INC	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
CASA-Child in Need of Care	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Papans Landing	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
LULAC	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Topeka Youth Project	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YWCA	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
TDC OF TOPEKA, INC	Subrecipient	Non-homeless special needs public services	Jurisdiction
BIG BROTHERS & BIG SISTERS OF TOPEKA, INC.	Subrecipient	Non-homeless special needs public services	Jurisdiction
Shawnee Medical Society	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
El Centro	Subrecipient	Non-homeless special needs public services	Jurisdiction
KCSL	Government	Non-homeless special needs public services	Region
Boys & Girls Club of Topeka	Subrecipient	Non-homeless special needs	Jurisdiction
Washburn University	Public institution	Non-homeless special needs public facilities	Jurisdiction
USD 501	Government	Non-homeless special needs public services	Jurisdiction
Topeka Police Department	Government	Non-homeless special needs public services	Jurisdiction
Department of Property Maintenance, City of Topeka	Departments and agencies	Non-homeless special needs Planning neighborhood improvements	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Department of Community Engagement, City of Topeka	Departments and agencies	Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Heartland Visioning	Non-profit organizations	Planning	Jurisdiction
HOUSING & CREDIT COUNSELING, INC	Non-profit organizations	Homelessness Non-homeless special needs Ownership Rental public services	Jurisdiction
KANSAS LEGAL SERVICES INC	Non-profit organizations	Homelessness Non-homeless special needs public services	Jurisdiction
Capital City Bank	Private Industry	Ownership	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strength of the delivery system is a strong network of social service providers partnered with agencies that are targeting and implementing affordable housing initiatives. The Continuum of Care agencies use a standardize intake and assessment form as well as the homeless management information system to assess services and mainstream resources for low to moderate income household. These systems prevent duplication of services and help with the collaboration of efforts.

When the local state hospital closed years ago, it left a void in services for the mentally ill. The main mental health service provider is being restricted by recent new mandates. This shift of services effects individuals with mental illness in a dramatic way, and limits the amount of assistance they can receive. If the individuals are not receiving enough services, it can lead to more people becoming homeless. It can also cause problems with property maintenance issues (hoarding), police encounters and general disruption in the community.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Homeless Task Force consist of many providers working together to increase the effectiveness of the service delivery system. Issues about chronically homeless individuals, families with children, veterans and youth are topics of discussion at each meeting. Additionally, at the end of each meeting each agency representative has an opportunity to let others know what is happening at their organization. This helps all social service providers by giving them up-to-date information.

The City of Topeka also partners with the Topeka Rescue Mission (TRM), which is the homeless shelter. The TRM has an outreach team that goes out every day to find and assess homelessness in the community. Once individuals have been identified as homeless an assessment of their needs is complete and appropriate referrals and guidance are provided. The City has routine contact with this outreach team and participates in the referral process.

Outreach efforts are also recognized at the monthly Homeless Task Force meeting, which the City plays a large role. This meeting is attended by all service providers who directly work with people who are homeless or near homelessness.

Positive Connections, formed as the Topeka AIDS Project in 1985, is Kansas' oldest HIV/AIDS service organization. Serving Topeka and a 17-county region of rural Northeast Kansas, Positive Connections provides medical case management to individuals living with HIV/AIDS and comprehensive community education and outreach services that prevent future infections. The City of Topeka partners in every opportunity with Positive Connections to help eradicate HIV/AIDS.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Topeka has a solid network of community partners that assist in all aspects of service delivery. Agencies attend an Emergency Aid meeting each month to address concerns and to let other agencies know what is currently available. The special need population has more resources available than people without special needs. Low income individuals and families without a special need such as, mental health, or chronic medical issues are a larger segment of the population. Due to greater numbers of non-special needs persons in the community we need additional services in this area.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Topeka has supported the local Topeka Housing Authority in every application for tax credit financing projects. Additional tax credit projects would allow the THA to expand the number of people served. In addition to the support provided for tax credit projects, we work to identify partnership opportunities with the THA that would create additional affordable housing opportunities to low income individuals without special needs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	GoalName	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	SORT Infrastructure	2016	2020	Infrastructure Activities	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	General Fund: \$7,000,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 20000 Households Assisted
2	Empowerment Projects	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$689,450	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50920 Persons Assisted
3	Inmate Program -	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$602,620	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10000 Households Assisted
4	Social Service Grants	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	General Fund: \$2,350,000 CDBG: \$684,115	Public service activities other than Low/Moderate Income Housing Benefit: 43495 Persons Assisted

Sort Order	GoalName	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Infill Housing	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$19,120 HOME: \$67,675	Homeowner Housing Added: 5 Household Housing Unit
6	Major Rehabilitation	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$330,815 HOME: \$548,820 General Fund: \$167,500	Homeowner Housing Rehabilitated: 25 Household Housing Unit
7	Exterior Rehabilitation	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$389,000 General Fund: \$167,500	Rental units rehabilitated: 5 Household Housing Unit
8	Emergency Rehabilitation	2016	2020	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$1,165,730	Homeowner Housing Rehabilitated: 310 Household Housing Unit
9	Accessibility Modifications	2016	2020	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$415,600	Homelessness Prevention: 160 Persons Assisted
10	Voluntary Demolition	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$282,610	Buildings Demolished: 20 Buildings
11	Homeownership	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$153,380 HOME: \$887,935	Direct Financial Assistance to Homebuyers: 55 Households Assisted

Sort Order	GoalName	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Homeownership Counseling	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$214,450 General Fund: \$165,000	Homeowner Housing Added: 1010 Household Housing Unit
13	NIA Support	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$225,000	Public service activities for Low/Moderate Income Housing Benefit: 44363 Households Assisted
14	Anti-Blight Activities	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$300,000	Public service activities for Low/Moderate Income Housing Benefit: 53304 Households Assisted
15	Shelter Plus Care	2016	2020	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	Competitive McKinney-Vento Homeless Assistance Act: \$7,229,625	Public service activities for Low/Moderate Income Housing Benefit: 10895 Households Assisted
16	Emergency Solutions Grant	2016	2020	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	ESG: \$747,855	Homelessness Prevention: 100 Persons Assisted
17	Tenant Based Rental Assistance	2016	2020	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	HOME: \$179,925	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted

Sort Order	GoalName	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Administration for Shelter Plus Care	2016	2020	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	General Fund: \$100,000	Other: 1 Other
19	Administration for CDBG	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$1,246,800	Other: 1 Other
20	Program Delivery	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$1,971,605	Other: 1 Other
21	CHDO Operating Subsidy	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$102,395	Other: 1 Other
22	CHDO Housing Development	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$357,465	Other: 1 Other
23	HOME Administration	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	HOME: \$238,310	Other: 1 Other

Goal Descriptions

1	Goal Name	SORT Infrastructure
	Goal Description	This funding will help in specific target areas with infrastructure to help improve the area.
2	Goal Name	Empowerment Projects
	Goal Description	These funds will be spent on infrastructure activities which include sidewalks, parks and other neighborhood improvement initiatives.
3	Goal Name	Inmate Program - Sidewalk
	Goal Description	The inmate program assists with sidewalk repair and construction, as well as rehabilitation of housing units in LMI neighborhoods.

4	Goal Name	Social Service Grants
	Goal Description	The social service money helps with public services to address a variety of needs for LMI clientele.
5	Goal Name	Infill Housing
	Goal Description	The infill housing funds will help create new affordable housing.
6	Goal Name	Major Rehabilitation
	Goal Description	Major rehabilitation will be completed in target areas. The rehab is for owner occupied housing units.
7	Goal Name	Exterior Rehabilitation
	Goal Description	The project will rehabilitate existing rental properties in specific target areas.
8	Goal Name	Emergency Rehabilitation
	Goal Description	Project will assist LMI owner-occupied homes with immediate health and safety issues.
9	Goal Name	Accessibility Modifications
	Goal Description	This project will provide disability modifications to single family housing units to enable people to remain in their home independently.
10	Goal Name	Voluntary Demolition
	Goal Description	This project will demolish substantially deteriorated, vacant housing structures primarily located in the city's at risk and intensive care neighborhoods.
11	Goal Name	Homeownership
	Goal Description	This project will assist with homeownership by providing deferred 2nd mortgages to subsidize the purchase cost and the rehabilitation of homes for LMI neighborhoods.

12	Goal Name	Homeownership Counseling
	Goal Description	This project will assist with homeownership by providing counseling in both pre-ownership and post ownership.
13	Goal Name	NIA Support
	Goal Description	This project will support neighborhood groups and organizations to improve their capacity to carry out LMI area developmental activities.
14	Goal Name	Anti-Blight Activities
	Goal Description	This project will support neighborhood clean-ups of all LMI areas by providing dumpsters and clean-up of public right-of-ways. Takeover/Makeover provides removal of 150 tons of trash, in low income neighborhoods, by the Inmate Crew.
15	Goal Name	Shelter Plus Care
	Goal Description	This project will assist with a rent subsidy in the Shelter Plus Care program and deposit assistance through HOME funds.
16	Goal Name	Emergency Solutions Grant
	Goal Description	Provides rental and deposit assistance to both homeless and at-risk of homeless households.
17	Goal Name	Tenant Based Rental Assistance
	Goal Description	Provide rent and deposit assistance to people who are homeless or near homelessness.
18	Goal Name	Administration for Shelter Plus Care
	Goal Description	Provides administrative money to support the Shelter Plus Care Program.
19	Goal Name	Administration for CDBG
	Goal Description	Administration to assist with projects

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Topeka plans to build one home with HOME funds this year. It is expected that the homeowner will have low-moderate income level in order to qualify.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Topeka Housing Authority is required to have 10% of its entire portfolio of accessible units in Public Housing and they have achieved that number. They are at our faircloth limit (imposed by HUD) in Public Housing at this point. They are unable to increase Public Housing unless they demolish some and replace with new units which they attempted to do this year with tax credits but they did not receive the tax credits.

Activities to Increase Resident Involvements

The Topeka Housing Authority just received a grant from the Kansas Health Foundation which requires a resident led initiative. They will be implementing this in 2015. The City of Topeka plans to collaborate with the THA to help provide information to the residents about the TOTO program, which is a homeownership program. The Division of Community Engagement within HND will provide the residents with leadership skills in effort to support neighborhood improvement associations.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies affect the low to moderate income households more dramatically. An increase in the sales tax rate has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

Demographics of the Community - The City of Topeka has a large majority of low to moderate income individuals. 21.1% of household are living in poverty compared to the US average of 15.4%. This makes affordable housing more difficult to acquire.

Quality Housing Stock- Homes of quality sell and rent at higher rates that are not affordable to our low to moderate income constituents.

Lending Practices and Qualified Applicants - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has excessive credit problems that limit their ability to obtain private financing on the open market. Lack of a down payment is also a problem.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Since the City cannot participate in public policy as a body, it is important to help educate constituents on how to work within their existing budget. Education on budgeting is a critical component to help people get into affordable housing and remain housed. The department partners with agencies who help educate tenants and in particular, low income individuals. This assistance helps to support them despite public policy issues.

The economy has a large impact on the number of people living in poverty. The city helps low to moderate income individuals get into affordable housing despite the situation of the economy. If we can help with housing needs it will help stimulate the economy making it better for more people living in poverty. The departments programs allow low to moderate income people the opportunity to obtain housing while still being able to pay their other housing related costs.

Homeownership has become much harder than it was in the past. Today affordable homeownership requires a good credit score and financial backing. In effort to help individuals become homeowners the department partners with Housing and Credit Counseling for services to educate first time homebuyers and additionally help those interested in working on their credit score.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Topeka is the lead agency for the Continuum of Care (CoC). The CoC is administered by the Homeless Task Force (HTF), which consists of many agencies with programs geared towards ending homelessness. Some of the agencies do street outreach and report back to the HTF the problems or trends that they are experiencing. The people doing outreach also assess their individual needs to determine if referrals can be made to any other agencies within the HTF. The City of Topeka also has ESG funds to assist with rapid re-housing if appropriate.

The PATH program provides resources to outreach & engage homeless persons who also struggle with serious mental illness, assisting individuals to acquire housing while also engaging them in a multifaceted treatment system to improve their mental health functioning. The PATH Assertive Outreach Team made 561 contacts during the past year, including 518 contacts with chronically homeless individuals. An additional 119 consumers were enrolled in the PATH case management program, of which 89 were chronically homeless. Criteria for enrollment include identifying consumers who suffer from severe and persistent mental illness and need case management services to address daily living needs and improve overall functioning.

Addressing the emergency and transitional housing needs of homeless persons

The City of Topeka has two main shelters the Topeka Rescue Mission (TRM) and the Center for Safety and Empowerment's battered woman's shelter. The TRM has been at capacity on numerous occasions but has never had to turn anyone away for shelter. They are currently expanding and will soon have a larger area to house individuals in our community. They have excellent programs to help people access mainstream resources and agency referrals.

Cornerstone of Topeka, Inc. is a not-for-profit affordable housing provider and a certified Community Housing Development Organization, (CHDO) whose activities include a transitional housing program, (6 to 9 months) for those currently experiencing homelessness and an affordable housing program for low to moderate income persons and families. There are 20 housing units dedicated to the homeless and over 140 housing units in the affordable housing program. All Cornerstone tenants must have reliable income to be considered for housing.

Valeo Behavioral Health Care is a 501 (c) (3) private, non-profit organization providing comprehensive treatment services for mental health, substance use, and gambling addiction for individuals within Shawnee County. Crisis, Outreach and specialty case managers make contact with people to ensure that basic needs including housing, food, financial assistance and medical/mental health issues are addressed. Once the consumers obtain housing, case managers provide support and training in symptom management, budgeting, housekeeping services, as well as comprehensive additional services

deemed necessary to assist the consumer in maintaining tenure in the community. Valeo receives a grant through the Continuum of Care to provide transitional housing to homeless individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City of Topeka utilizes ESG funds for rapid re-housing. In addition, the City offers social service agencies approximately \$400,000 in funding, of which 25% is spent on emergency services. These emergency services help to fund additional rapid re-housing activities. The transitional housing agencies in our community are very aware of these funds to help individuals transition into permanent housing. The goal of all our transitional housing agencies is to transition all individuals immediately into permanent housing.

Our CoC and ESG funded agencies give priority to chronic homeless individuals. Veterans are referred to the HUD VASH program, which has been able to successfully house all the homeless Veterans. Families with children are given extra services at the mission so they can successfully transition to permanent housing and not return to homelessness.

Referrals that are made in addition to the rapid re-housing funds helps create a partnership to alleviate extended periods of homelessness. With these collaborations in place we hope to prevent all who receive services from being homeless again.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The City of Topeka uses both ESG funds and general fund money for Homeless Prevention. An RFP process goes out and local agencies can apply for prevention funding. Each agency is required to income qualify and enter each applicant in the HMIS. Homeless Prevention assistance is geared towards helping those from becoming homeless. The agencies work with the institutions to help people move into permanent housing and prevent them from entering into homelessness. The Emergency Aid meeting meets monthly to discuss who has available funding to help with prevention. The network of providers frequently discusses issues related to prevention and best practices for reaching other mainstream resources.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The connection among old housing stock, lead paint and lead poisoning has been clearly made on the national level for many years now. The challenge is to take reasonable actions that will result in lead hazard reduction. The actions to be taken during the year to evaluate and reduce lead based paint hazards are:

- Ensure meaningful notification of potential lead hazards is made to all persons using federally funded programs as required by regulation,
- coordinate and share EBL information with the Health Agency to identify the source of lead poisoning,
- apply the lead paint regulations to federally funded rehab projects, (which include Major Rehab, TOTO homeownership rehabilitation, Emergency Program, Exterior Repair Program and Rental Rehabilitation thru the CHDOs). In connection with the SORT model of targeting, rehabilitation “interim control” work is provided,
- provide aggressive and continuing information on lead paint poisoning to the public, particularly to low-income homeowners and tenants, landlords, and contractors. Anecdotal evidence indicates that through a lack of awareness many families are exposing themselves to serious lead poisoning as they undertake privately funded rehab activities on older homes, many times with their own labor,
- provide assistance to landlords of older subsidized units to defray the cost of lead hazard reduction,
- provide “lead-paint supervisor” training as need is determined to assist the contractors in their State licensing,
- the City, in conjunction with the State of Kansas, shall implement lead-paint notification to homeowners as part of the City’s contractor licensing and permit requirements.

In connection with the SORT model of targeting, housing units receiving rehabilitation work will receive lead-based paint interim control measures.

How are the actions listed above related to the extent of lead poisoning and hazards?

The Shawnee County Health Agency serves Topeka and Shawnee County as a federally qualified health center. The Health Agency administers a lead poisoning prevention program for children. The Department of Housing and Neighborhood Development will continue to coordinate information with the Health Agency on the incidence of children with elevated blood lead levels (EBLs) so that we can identify the homes which may be causing the lead poisoning and whether these units are under any federally funded programs. The Emergency Program has been amended to include some lead “interim controls” when a child 6 or younger is identified with an EBLL.

How are the actions listed above integrated into housing policies and procedures?

Federal lead-based paint regulations became effective in September 2000. These regulations require additional care be taken and work performed in order to provide lead hazard reduction in rehabilitation projects funded with federal money. Rehabilitation projects now require the use of formal paint testing, risk assessment, and planning. In addition, paint repair work will require the use of “trained workers” or “trained supervisors”. The City has found a substantial increase in the cost of rehabilitation projects when lead hazard reduction is included.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

It is unrealistic that the Consolidated Plan partners can address all factors that are related to poverty. The Consolidated Plan partners understand that eradication of poverty means providing residents the tools to help themselves achieve greater financial stability. In addition, the Consolidated Plan partners also know that the agencies can not address poverty alone. Investment of local resources is also necessary in order to address poverty. Creating programs and tailoring existing ones to assist people in improving their economic well-being is a cornerstone to all housing and community development work.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Many of the activities the City of Topeka plans to undertake or continue are anti-poverty activities:

- Providing funding for qualified low, very low, and extremely low income home buyers through the Topeka Opportunity To Own program
- Managing the permanent housing, Shelter Plus Care program, for homeless and disabled persons
- Maintaining the lead agency for the Continuum of Care
- Providing deposit assistance to participants in the permanent housing project
- Provide rehabilitation to make homes more affordable and to save on energy costs

Additionally, the ESG grant and the City's general fund annually allocates \$606,000 to sub-grantees. These funds are used for operation expenses, supportive services which include employment training, rapid re-housing and prevention activities; which all benefit low income persons.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Topeka has monitoring procedures in regard to funds provided by HUD. The procedures were developed to address federal, state and city statutory and regulatory requirements in addition to providing City staff with a system of ensuring project compliance and accomplishments. The City reports annually on the progress made toward meeting the goals established for assisting families.

The City has three major monitoring tools: policies, contract requirements and on-site monitoring. All projects are evaluated to determine if they are eligible, consistent with local, state and federal regulations and viable.

Projects funded through CDBG, HOME, and ESG will be managed directly through the Department of Housing and Neighborhood Development. All contracts contain the federal, state and local program requirements by which each sub-grantee must abide. Contracts are mailed to the agencies for their review before being executed. Construction projects that require compliance with federal wage standards are to be monitored by the City's Purchasing Department and its contract compliance officers.

During the project year, City staff schedules monitoring visits with selected sub-grantees. During the site visit the monitor reviews and records any evidence of performance in the administration of the program, benefit to low-income households, procurement procedures, record keeping, etc. The City has standardized procedures that are submitted to a HUD cash and management information system.

During the affordability period the units and related rental documents are subject to regular inspection and review to ensure the units remain affordable as to qualified tenants, rent levels, and that units are maintained in program acceptable condition.

Minority business contractors are encouraged to work on HUD assisted projects and advertisements are provided in the local paper on an annual basis.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

For 41 years the Department of Housing & Neighborhood Development (HND) has administered a variety of federally funded housing and neighborhood programs that have widespread economic impacts. Four of the primary funding sources are from the U.S. Department of Housing and Urban Development (HUD). They include: 1) Community Development Block Grant, 2) HOME Investment Partnership Grant, 3) Shelter Plus Care, and 4) Emergency Shelter Grants. These programs are identified and administered through the City’s approved 2016-2020 Consolidated Plan, the annual Consolidated Action Plans, and the Continuum of Care. In addition to the federal funds, DNR receives matching funds for the HOME Program as well as funds for Youth & Social Services from the City General Fund. In addition, CIP funds are also allocated to identified Target Areas. And finally, the City will utilize over \$300,000 for Neighborhood Stabilization from the State of Kansas.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,662,399	75,660		1,738,059	6,952,236	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	476,616	0	0	476,616	1,906,464	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	149,571	0	0	149,571	598,284	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Competitive McKinney-Vento Homeless Assistance Act	public - federal	Housing TBRA						Shelter Plus Care is a program designed to provide rental assistance to homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, or diagnosed with AIDS or a related disease) as a bridge to self-sufficiency. Participants may choose their residence from units where the landlord agrees to accept the established housing subsidy and abide by the Shelter Plus Care program guidelines. This rental assistance will provide the ongoing financial support needed to maintain the chosen residence as the participant works toward establishing greater financial stability and self-sufficiency. Individuals and families pay approximately 30% of their monthly-adjusted income toward the rent. If TBRA assistance was more readily available it would benefit the city's large percentage of low income individuals. 120
	Consolidated Plan		1,445,925	0	0	1,445,925	5,783,700	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Economic Development Public Improvements	1,990,000	0	0	1,990,000	7,960,000	Capital Improvement program dollars for infrastructure, rehabilitation and replacement in LMI neighborhoods. The remainder is match for the HOME program.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The department’s Stages of Resource Targeting program leverages \$500,000 in federal housing funds to acquire \$1.4 million investment from the city’s capital improvement funds. The combination of these funds is used to target housing and infrastructure needs in the city’s most blighted and lowest income neighborhoods.

The Continuum of Care grant provides \$1.6 million of in-kind match for Shelter Plus Care program. The city also provides \$20,000 to the program as match to assist with administration.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

City owned land is often converted to assist the department with infill housing for low to moderate income households. The land is also used for empowerment projects to build on, or create parks and sidewalks for neighborhoods.

Land is also used to help partner with service providers with the same mission to help provide affordable housing opportunities.

Discussion

The City is leveraging federal, state and local funds to enhance affordable housing opportunities Topeka. In addition, we are using our partnerships with affordable housing and social service providers, as well as other community stakeholders and residents. These collaborations enable to the City's Department of Housing and Neighborhood Development to maximize the HUD objectives.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infill Housing	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$3,824 HOME: \$13,463	Homeowner Housing Added: 1 Household Housing Unit
2	Major Rehabilitation	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$66,163 HOME: \$109,764 General Fund: \$33,500	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Exterior Rehabilitation	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$77,800 General Fund: \$33,500	Rental units rehabilitated: 10 Household Housing Unit

Sort Order	GoalName	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Emergency Rehabilitation	2016	2020	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$233,146	Homeowner Housing Rehabilitated: 35 Household Housing Unit
5	Accessibility Modifications	2016	2020	Affordable Housing Homeless	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$83,120	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 10 Household Housing Unit
6	Voluntary Demolition	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$56,522	Buildings Demolished: 4 Buildings
7	Homeownership	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$55,025 HOME: \$176,633	Homeowner Housing Rehabilitated: 8 Household Housing Unit
8	Homeownership Counseling	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$42,890	Homelessness Prevention: 150 Persons Assisted
9	Shelter Plus Care	2016	2020	Homeless	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	HOME: \$35,791	Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted

Sort Order	GoalName	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Inmate Program -	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$120,524	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
11	Empowerment Projects	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	CDBG: \$137,890	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
12	NIA Support	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$45,000	Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
13	Anti-Blight Activities	2016	2020	Non-Housing Community Development	Intensive Care Areas At-Risk Areas	Enhance Quality of Targeted Neighborhoods	CDBG: \$60,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
14	SORT Infrastructure	2016	2020	Infrastructure Activities	Intensive Care Areas At-Risk Areas	Increase Homeownership and Rental Housing	General Fund: \$1,400,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted
15	Social Service Grants	2016	2020	Affordable Housing	Intensive Care Areas At-Risk Areas	Enhance Linkage of Housing with Support Services	CDBG: \$136,823 ESG: \$149,571 General Fund: \$470,000	Public service activities for Low/Moderate Income Housing Benefit: 20000 Households Assisted

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Infill Housing
	Goal Description	
2	Goal Name	Major Rehabilitation
	Goal Description	
3	Goal Name	Exterior Rehabilitation
	Goal Description	
4	Goal Name	Emergency Rehabilitation
	Goal Description	
5	Goal Name	Accessibility Modifications
	Goal Description	
6	Goal Name	Voluntary Demolition
	Goal Description	
7	Goal Name	Homeownership
	Goal Description	
8	Goal Name	Homeownership Counseling
	Goal Description	
9	Goal Name	Shelter Plus Care
	Goal Description	

10	Goal Name	Inmate Program - Sidewalk
	Goal Description	
11	Goal Name	Empowerment Projects
	Goal Description	
12	Goal Name	NIA Support
	Goal Description	
13	Goal Name	Anti-Blight Activities
	Goal Description	
14	Goal Name	SORT Infrastructure
	Goal Description	
15	Goal Name	Social Service Grants
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

Consolidated Action Plan projects to be carried out in 2016.

Projects

#	Project Name
1	In-Fill Housing & Development
2	MAJOR REHABILITATION PROGRAM
3	EXTERIOR REHABILITATION PROGRAM
4	EMERGENCY REHABILITATION
5	ACCESSIBILITY MODIFICATIONS
6	VOLUNTARY DEMOLITION
7	HOMEOWNERSHIP
8	HOMEOWNERSHIP COUNSELING
9	CHDO NON-PROFIT SET-ASIDE AND RENTAL REHABILITATION
10	CHDO OPERATING SUBSIDY
11	TENANT-BASED RENTAL ASSISTANCE
12	KS DEPT OF CORRECTIONS-AFFORDABLE HOUSING
13	HOUSING REHABILITATION PROGRAM DELIVERY
14	EMPOWERMENT - PUBLIC FACILITY GRANTS
15	NEIGHBORHOOD SERVICES-NIA SUPPORT
16	ANTI-BLIGHT/NUISANCE PREVENTION
17	YOUTH & SOCIAL SERVICES
18	CDBG ADMINISTRATION
19	HOME ADMINISTRATION
20	SHELTER PLUS CARE
21	HESG 16 TOPEKA
22	CIP INFRASTRUCTURE

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

1	Project Name	In-Fill Housing & Development
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Infill Housing
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$3,824 HOME: \$13,535
	Description	Activity will facilitate and support new housing and subdivision development. These funds may undertake demolition, reconstruction, or affordable housing.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Single Low-Income Families
	Location Description	
	Planned Activities	1 Unit
2	Project Name	MAJOR REHABILITATION PROGRAM
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Major Rehabilitation
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$66,163 HOME: \$109,764 General Fund: \$33,500
	Description	PROJECT WILL REHABILITATE OWNER-OCCUPIED HOUSING UNITS IN SELECTED AREAS.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	9 Rehabilitated Single Unite or Low Moderate Housing (LMH)
	Location Description	
	Planned Activities	9 Units

3	Project Name	EXTERIOR REHABILITATION PROGRAM
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Exterior Rehabilitation
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$77,800 General Fund: \$33,500
	Description	PROJECT WILL REHABILITATE EXISTING OWNER-OCCUPIED HOUSING UNITS AND LMI OCCUPIED RENTAL UNITS IN DESIGNATED AREAS THAT ARE IN NEED OF SIGNIFICANT EXTERIOR REPAIRS.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	7 Units for Existing Owner-Occupied & LMI Occupied Rental Units in Designated Areas that are in need of significant exterior repairs
	Location Description	
	Planned Activities	7 Units
4	Project Name	EMERGENCY REHABILITATION
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Emergency Rehabilitation
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$233,146
	Description	PROJECT WILL ASSIST LMI OWNER- OCCUPANTS WITH EMERGENCY HOUSING REHABILITATION THAT POSE A HEALTH AND SAFETY HAZARD
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	72 SINGLE LMI FAMILY UNITS
	Location Description	
	Planned Activities	72 UNITS
5	Project Name	ACCESSIBILITY MODIFICATIONS

	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Accessibility Modifications
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$83,120
	Description	PROJECT WILL PROVIDE DISABILITY MODIFICATIONS TO SINGLE FAMILY HOUSING UNITS
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	45 SINGLE FAMILY HOUSING UNITS
	Location Description	
	Planned Activities	45 UNITS
6	Project Name	VOLUNTARY DEMOLITION
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Voluntary Demolition
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$56,522
	Description	PROJECT WILL DEMOLISH SUBSTANTIALLY DETERIORATED, VACANT HOUSING STRUCTURES PRIMARILY LOCATED WITHIN THE CITY'S AT-RISK AND INTENSIVE CARE NEIGHBORHOODS.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	8 VACANT DETERIORATE HOUSE STRUCTURES
	Location Description	
	Planned Activities	8 DETERIORATED VACANT HOUSING STRUCTURES
7	Project Name	HOMEOWNERSHIP
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership

	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$30,676 HOME: \$177,587
	Description	PROJECT WILL ASSIST WITH HOMEOWNERSHIP BY PROVIDING DEFERRED 2ND MORTGAGES TO SUBSIDIZE THE PURCHASE COST AND THE REHABILITATION OF HOMES FOR LMI HOUSEHOLDS
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	18 LMI HOUSEHOLDS
	Location Description	
	Planned Activities	18 UNITS
8	Project Name	HOMEOWNERSHIP COUNSELING
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership Counseling
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$42,890 General Fund: \$33,000
	Description	PROJECT WILL SUPPORT THE DELIVERY OF PROJECT #7 AND ASSIST LMI HOUSEHOLDS WITH PRE-OWNERSHIP AND POST-OWNERSHIP TRAINING IN BOTH SPANISH AND ENGLISH
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	220 LMI FAMILIES
	Location Description	
	Planned Activities	220 SESSIONS
9	Project Name	CHDO NON-PROFIT SET-ASIDE AND RENTAL REHABILITATION
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership

	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	HOME: \$71,493
	Description	PROJECT PROVIDES FUNDS FOR COSTS DIRECTLY ASSOCIATED WITH ADMINISTERING THE CDBG PROGRAMS THAT REHABILITATE RESIDENTIAL HOUSING UNITS
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI EXISTING HOUSING
	Location Description	
	Planned Activities	1 UNIT
10	Project Name	CHDO OPERATING SUBSIDY
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	HOME: \$20,590
	Description	PROJECT WILL ASSIST PROJECT 9 WITH OPERATIONAL COSTS
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	1 OPERATIONAL UNIT
11	Project Name	TENANT-BASED RENTAL ASSISTANCE
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Shelter Plus Care
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	HOME: \$35,985
	Description	PROJECT ASSISTS LMI TENANT BASED RENTAL ASSISTANCE

	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	541 LMI FAMILIES
	Location Description	
	Planned Activities	541 FAMILIES
12	Project Name	KS DEPT OF CORRECTIONS-AFFORDABLE HOUSING
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Inmate Program - Sidewalk
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$120,524
	Description	PROJECT WILL PROVIDE TWO CREWS OF FIVE TO SEVEN MINIMUM SECURITY WOMEN PRISONERS FOR THE REHABILITATION OF AFFORDABLE HOUSING UNITS AND OR THE REHAB OF SIDEWALKS. FUNDS WILL BE USED FOR SERVISORS SALARIES AS WELL AS MATERIALS AND SUPPLIES NEEDED FOR PROJECTS.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	400 LMI FAMILIES
	Location Description	
	Planned Activities	35 UNITS CLEANED & 4 SIDEWALKS CONSTRUCTED IN LMI NEIGHBORHOODS
13	Project Name	HOUSING REHABILITATION PROGRAM DELIVERY
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Major Rehabilitation Exterior Rehabilitation Emergency Rehabilitation Accessibility Modifications
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$394,321

	Description	PROJECT PROVIDES FUNDS FOR COSTS DIRECTLY ASSOCIATED WITH ADMINISTERING THE CDBG PROGRAMS THAT REHABILITATE RESIDENTIAL HOUSING UNITS
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI UNIT
	Location Description	
	Planned Activities	1 UNIT
14	Project Name	EMPOWERMENT - PUBLIC FACILITY GRANTS
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Empowerment Projects
	Needs Addressed	Increase Homeownership and Rental Housing
	Funding	CDBG: \$137,890
	Description	CONSTRUCTING NEW CONCRETE SIDEWALKS-PUBLIC GRANTS
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	2447 LMA
	Location Description	
	Planned Activities	SIDEWALK PROJECTS IN LMI AREAS
15	Project Name	NEIGHBORHOOD SERVICES-NIA SUPPORT
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	NIA Support
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$45,000
	Description	PROJECT WILL SUPPORT NEIGHBORHOOD GROUPS AND ORGANIZATIONS TO IMPROVE THEIR CAPACITY TO CARRY OUT LMI AREA DEVELOPMENT ACTIVITIES
	Target Date	12/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	44,363 LMI PEOPLE THROUGH NEIGHBORHOODS
	Location Description	
	Planned Activities	THIS FUND WILL ASSIST IN THE OPERATION OF NIA'S FOR NEWSLETTER MAILINGS AND OTHER QUALIFIED ACTIVITIES
16	Project Name	ANTI-BLIGHT/NUISANCE PREVENTION
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Anti-Blight Activities
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	CDBG: \$60,000
	Description	PROJECT WILL SUPPORT THE CLEAN-UP OF ALL LMI AREAS BY PROVIDING DUMPSTERS FOR LMI AREA CLEAN-UPS AND KDOC CREWS FOR PUBLIC RIGHT-OF-WAY CLEAN-UPS IN LMI AREAS
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	53,304 LMI PEOPLE/AREAS
	Location Description	
	Planned Activities	PROJECT WILL CLEAN-UP ALL LMI AREAS BY PROVIDING DUMPSTERS FOR LMI AREA CLEAN-UPS AND KDOC CREWS FOR PUBLIC RIGHT-OF-WAY CLEAN-UPS IN LMI AREAS.
17	Project Name	YOUTH & SOCIAL SERVICES
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Social Service Grants
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	CDBG: \$136,823 General Fund: \$470,000
	Description	PROJECT WILL PROVIDE INDIVIDUALS WITH SEVERE AND PERSISTENT MENTAL ILLNESS WITH HOUSING AND SUPPORT TO HELP PROMOTE LIVING INDEPENDENTLY

	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	60 INDIVIDUALS
	Location Description	
	Planned Activities	PROJECT SUSPECTED TO PROVIDE 60 INDIVIDUALS WITH SEVERE AND PERSISTENT MENTAL ILLNESS WITH HOUSING AND SUPPORT TO HELP PROMOTE LIVING INDEPENDENTLY
18	Project Name	CDBG ADMINISTRATION
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Infill Housing Major Rehabilitation Exterior Rehabilitation Emergency Rehabilitation
	Needs Addressed	Enhance Quality of Targeted Neighborhoods Increase Homeownership and Rental Housing Enhance Linkage of Housing with Support Services
	Funding	CDBG: \$249,360
	Description	CDBG ADMINISTRATION
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	ASSISTS WITH ALL CDBG PROJECTS
	Location Description	ASSISTS WITH ALL CDBG PROJECTS
	Planned Activities	ASSISTS WITH ALL CDBG PROJECTS
19	Project Name	HOME ADMINISTRATION
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Homeownership Homeownership Counseling
	Needs Addressed	Enhance Quality of Targeted Neighborhoods

	Funding	HOME: \$47,662 General Fund: \$20,000
	Description	HOME ADMINISTRATION TO ADMINISTER ALL HOME PROJECTS
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	ALL HOME PROJECTS
	Location Description	
	Planned Activities	ADMINISTER ALL HOME GRANT PROJECTS
20	Project Name	SHELTER PLUS CARE
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Shelter Plus Care
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	Competitive McKinney-Vento Homeless Assistance Act: \$1,445,925
	Description	TENANT BASED RENTAL ASSISTANCE FOR PEOPLE WHO ARE HOMELESS AND HAVE DISABILITIES
	Target Date	4/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	541 INDIVIDUALS ASSISTED WITH HOUSING FOR THE DURATION OF THE YEAR
	Location Description	
	Planned Activities	PROVIDE RENT AND DEPOSIT ASSISTANCE
21	Project Name	HESG 16 TOPEKA
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	Social Service Grants
	Needs Addressed	Enhance Linkage of Housing with Support Services
	Funding	ESG: \$149,571
	Description	HESG 16 TOPEKA
	Target Date	12/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	HESG 16 TOPEKA
	Location Description	
	Planned Activities	PROVIDE RENT & DEPOSIT ASSISTANCE TO HOMELESS AND AT-RISK HOMELESS HOUSEHOLDS
22	Project Name	CIP INFRASTRUCTURE
	Target Area	Intensive Care Areas At-Risk Areas
	Goals Supported	SORT Infrastructure
	Needs Addressed	Enhance Quality of Targeted Neighborhoods
	Funding	General Fund: \$1,400,000
	Description	CIP INFRASTRUCTURE
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	NEIGHBORHOOD RESIDENTS TARGET AREAS
	Location Description	
	Planned Activities	VARIOUS INFRASTRUCTURE ACTIVITIES

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

As adopted by the Neighborhood Element of the Comprehensive Plan, the City's goal is to commit up to 60% of annual Consolidated Plan funding for neighborhood development activities into high priority *intensive care* or *at risk* neighborhoods or areas. Neighborhood development is defined as any combination of housing, economic, or capital investment that substantially leverages outside resources to advance the long-term revitalization of a neighborhood or portion thereof. Five-year funding targets are established to implement adopted neighborhood revitalization plans for each planning area. At a minimum, the total funds spent for housing development in high priority areas will be as indicated during the five-year period of this plan. With minor exceptions, spending in these areas will be concentrated in multi-block areas that have been strategically identified through a neighborhood/area plan process for multi-faceted housing in-fill development and rehabilitation. Efforts will also be made to substantially accelerate housing activities in one or more high priority neighborhoods in 2016 by drawing on unspent funds. Any geographic area identified for funding from 2016-2020 would be eligible.

Geographic Distribution

Target Area	Percentage of Funds
Intensive Care Areas	30
At-Risk Areas	30

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Based on the neighborhood health model of *intensive care*, *at risk*, *out patient*, and *healthy* neighborhoods, treatment for neighborhoods should be based on a “continuum of care” approach. Those neighborhoods that are most distressed (*intensive care*) require the most intervention and therefore, will require sizeable resources and attention. But if all relevant resources are devoted to an *intensive care* area, an *at risk* neighborhood or an unstable *outpatient* neighborhood may fall prey to blighting influences themselves. To avoid “pushing the blight around”, a four-pronged approach, or continuum of care, should be employed (the neighborhoods below are not inclusive of all neighborhoods in Topeka and do not represent an absolute commitment to funding): **High Priority** – These are neighborhood areas that have the poorest health or that are rapidly declining, but that can be revitalized through moderately aggressive intervention over a short period of time due to substantial revitalization activity or potential. Areas: *Hi-Crest West, East Topeka North, East Topeka South, North Topeka East, North Topeka West, Quinton Heights Steele*; **Above Average Priority** – These are declining or rapidly declining *at risk/intensive care* neighborhood areas that have the poorest health that will require significant stimulus and major intervention over a longer period of time. Because of the

magnitude of poor health conditions or the lack of substantial revitalization activity/potential, they should act as a secondary top priority. Areas: *Chesney Park, Monroe, Historic Old Town, Tennessee Town, Ward Meade, Central Park, Historic Holliday Park, Jefferson Square, Central Highland Park, Hi-Crest East* **Average Priority** – These are stable/rising *at-risk* neighborhoods or declining *out patient* neighborhood areas of favorable health that will require either minor intervention or prevention measures to address a significant neighborhood need. Rising healthy neighborhoods may require some planning intervention to prevent incompatibilities. They should be treated on an as needed basis to ensure maintenance of their health. Areas: *Likins Foster, Valley Park, East End, Highland Acres, Oakland*

- **Low Priority** – Neighborhood areas of favorable or optimal health conditions that are least in need of intervention. Public intervention in the form of funding subsidies is not expected except to respond to private market forces that compromise the quality of health.

Areas: *Neighborhoods determined to be “Healthy” based on the 2011 Neighborhood Health Composite Map*

It should be noted the above stated priority areas are potential target areas for resource targeting. The actual target areas selected for funding will be awarded on an annual selection process based on the SORT concept as described previously herein and by governing body approval.

Discussion

Based on the Strategic Plan, the City allocates its non-administrative CDBG and HOME to projects and activities that benefit low to moderate income people.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Topeka receives funds to assist homeless individuals with disabilities rent assistance. This program is funded for 184 households however it averages 260 households per month. The City will continue to rehabilitate homes and provide infill housing for the community.

One Year Goals for the Number of Households to be Supported	
Homeless	330
Non-Homeless	15
Special-Needs	35
Total	380

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	330
The Production of New Units	2
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	367

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Topeka has recognized the need of homeless services based on information gathered from the Topeka/Shawnee County Homeless Task Force (HTF) and census data. The HTF involves agencies who are subrecipients of ESG funds and others who are funded by the Continuum of Care. There has always been a level of assistance provided to address homelessness in the community.

AP-60 Public Housing – 91.220(h)

Introduction

The Topeka Housing Authority's mission is to successfully provide accessible, affordable housing. Success is defined as: Putting applicants, tenants and participants first; market competitiveness; and fiscal strength and integrity.

In general, THA is well respected in the Topeka community by elected officials, staff and provider agencies. In the past 5 years the stock of THA owned/supported housing has increased from 1,739 units to 2,079 units or 19.6%.

Actions planned during the next year to address the needs to public housing

Over the next year the Topeka Housing Authority hopes to increase the total number of Section 8 vouchers. Additionally, the THA hopes to increase their landlord base so participants have a better chance of finding affordable housing.

Another goal of the THA is to increase the number of employed adults by 5%, while taking affirmative measures to insure fair and equal access to affordable housing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Topeka Housing Authority just received a grant from the Kansas Health Foundation which requires a resident lead initiative. This will be a new goal for the THA and one that will increase participation from the public housing residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Topeka Housing Authority is not designated as troubled.

Discussion

Currently THA has 744 public housing units divided among 9 sites in Topeka. The oldest development was built between 1959-1963 and the newest developments were constructed in 2011. THA maintains our properties to the best of our ability with the funding that is available. Some of the older designed units are in need of being redeveloped and we are exploring and competing for different funding options to rehabilitate or reconstruct the older units. All THA units are part of a PHA plan.

Currently the THA has 204 people on the public housing waiting list. On average moving in approximately 250 people per year. There is always more people on the waiting list than units available and they maintain a 3% of less vacancy rate. In short the need is high for affordable rental housing options in Topeka and public housing is an important part of that affordable housing inventory.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Topeka has implemented many successful strategies to prevent homelessness, encourage individuals living on the street to moving to housing, and provide services to those living in emergency shelter with the goal of successful permanent housing placements. The City plans to continue to implement and expand on many of these efforts. Within the next year the City also plans to continue to administer the rental assistance program to the maximum in effort to focus on serving more Veterans and chronically homeless individuals/families.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Topeka has a partnership with the Topeka Rescue Mission (TRM), which is the homeless shelter. The TRM has an outreach team that goes out every day to find and assess homelessness in the community. Once individuals have been identified as homeless an assessment of their needs is complete and appropriate referrals and guidance are provided. The City has routine contact with this outreach team and participates in the referral process when possible.

Outreach efforts are also recognized at the monthly Homeless Task Force meeting, which the City plays a large role. This meeting is attended by all service providers who directly work with people who are homeless or near homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Topeka uses Emergency Solutions Grant funds to help provide Rapid Re-Housing to eligible participants for deposit and first month's rent. The City of Topeka allows 100% of the cost to be funded through ESG funds. No funds are spent beyond the deposit and first month's rent. When participants apply for homeless prevention, the City can pay up to 100% of the eligible costs to prevent homelessness. The participant can receive ESG assistance only one time a year to be eligible. Additionally, no cap has been set for the sub grantees on how much they can pay for deposit, rent or utilities, however; the unit must meet the fair market rate for the area.

Cornerstone of Topeka, Inc. is not-for-profit affordable housing provider and a certified Community Housing Development Organization, (CHDO) whose activities include a transitional housing program, (6 to 9 months) for those currently experiencing homelessness and an affordable housing program for low to moderate income persons and families. There are 20 housing units dedicated to the homeless and

over 140 housing units in the affordable housing program. All Cornerstone tenants must have reliable income to be considered for housing.

Valeo Behavioral Health Care is a 501 (c) (3) private, non-profit organization providing comprehensive treatment services for mental health, substance use, and gambling addiction for individuals within Shawnee County. Crisis, Outreach and specialty case managers make contact with people to ensure that basic needs including housing, food, financial assistance and medical/mental health issues are addressed. Once the consumers obtain housing, case managers provide support and training in symptom management, budgeting, housekeeping services, as well as comprehensive additional services deemed necessary to assist the consumer in maintaining tenure in the community. Valeo receives a grant through the Continuum of Care to provide transitional housing to homeless individuals.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Topeka utilizes ESG funds for rapid re-housing. In addition, the City offers social service agencies approximately \$400,000 in funding, of which 25% is spent on emergency services. These emergency services help to fund additional rapid re-housing activities. The transitional housing agencies in our community are very aware of these funds to help individuals transition into permanent housing. The goal of all our transitional housing agencies is to transition all individuals immediately into permanent housing.

Our CoC and ESG funded agencies give priority to chronic homeless individuals. Veterans are referred to the HUD VASH program, which has been able to successfully house all the homeless Veterans. Families with children are given extra services at the mission so they can successfully transition to permanent housing and not return to homelessness.

Referrals that are made in addition to the rapid re-housing funds helps create a partnership to alleviate extended periods of homelessness. With these collaborations in place we hope to prevent all who receive services from being homeless again.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Topeka uses both ESG funds and general fund money for Homeless Prevention. An RFP process goes out and local agencies can apply for prevention funding. Each agency is required to income qualify and enter each applicant in the HMIS. Homeless Prevention assistance is geared towards helping those from becoming homeless. The agencies work with the institutions to help people move into permanent housing and prevent them from entering into homelessness. The Emergency Aid meeting meets monthly to discuss who has available funding to help with prevention. The network of providers frequently discusses issue related to prevention and best practices for reaching other mainstream resources.

Discussion

The City of Topeka continues to monitor its goal to end homelessness in our community. It is well understood that this is a community effort and everyone must work together to maximize resources and to offer the best possible services.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The Barriers To Affordable Housing are as follows:

Public policies affect the low to moderate income households more dramatically. An increase in the sales tax rate has a much more negative impact on low income households. This is due to a greater proportion of their income going to consumables and sales taxable items.

Demographics of the Community - The City of Topeka has a large majority of low to moderate income individuals. 21.1% of household are living in poverty compared to the US average of 15.4%. This makes affordable housing more difficult to acquire.

Quality Housing Stock- Homes of quality sell and rent at higher rates that are not affordable to our low to moderate income constituents.

Lending Practices and Qualified Applicants - All groups involved in providing affordable homeownership opportunities state the biggest reason more affordable owner-occupied housing is not built or renovated is because of the lack of qualified applicants. Too often, a low-moderate income household has excessive credit problems that limit their ability to obtain private financing on the open market. Lack of a down payment is also a problem

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Despite new challenges associated with local and state economic conditions, the major Obstacles to comprehensively meeting the needs of a primarily low-income population are continuing underinvestment, and lack of job center locations.

The City of Topeka recognizes the need for more economic growth. Its collaboration with the Chamber of Commerce in getting new companies to locate in Topeka could help our low income constituents obtain and maintain employment. This effort will continue this year in effort to lower the unemployment rate.

Additionally, the City of Topeka will continue conversations with the Topeka Metro, the transportation agency, in helping low income individuals receive low fair pricing to ride the bus. Conversation is continuing and the city recognizes that a larger transportation route could be beneficial to the low income constituents.

Discussion:

Although lending practices and qualified applicants are one of the toughest barriers to overcome, the City of Topeka will continue its efforts to help first time homebuyers with homeownership assistance.

AP-85 Other Actions – 91.220(k)

Introduction:

To help remove obstacles to meeting underserved needs and improve service delivery, the City of Topeka will facilitate the existing relationships with social service organizations, disseminate news and information, eliminate duplication of effort, and spearhead community-wide solutions to local needs.

The City of Topeka will continue to support the use of HMIS technology by all homeless service providers as a way to link the various categories of services provided in the community. Finally, HND will work with its various departments and divisions to find opportunities for collaboration between programs to leverage resources.

Actions planned to address obstacles to meeting underserved needs

The major obstacle to meeting the identified needs is the lack of funding resources. Significant funding cuts in previous years have had an impact on all programming of funds. However, the City of Topeka will continue to partner with other nonprofit organizations in order to leverage more resources in the community.

Actions planned to foster and maintain affordable housing

The City of Topeka will continue to support our CHDO and nonprofits, such as Habitat for Humanity. These organizations provide affordable housing to the constituents. The City will provide funding for owner occupied and renter occupied rehabilitation to assist low income families with maintaining their homes.

Actions planned to reduce lead-based paint hazards

Rehabilitation projects require the use of formal paint testing, risk assessment and planning. Additionally, the paint repair work requires the use of “trained workers”. Since the city has a very large amount of homes that were built before 1970 it is imperative that we combat the issue of lead based paint within the scope of our work. The City collaborates with the state that has a grant for lead remediation. The city will continue this collaboration and explore other options.

Actions planned to reduce the number of poverty-level families

The City of Topeka will continue to combat the number of poverty-level families by supporting incentives to attract, retain, and expand businesses. Additionally, the city will support organizations and programs that provide job training, education, and placement services.

Actions planned to develop institutional structure

The City of Topeka staff will continue to coordinate with various social service agencies, government departments, and businesses, to find opportunities to better serve the citizens within the city. These relationships are integral in streamlining the implementation of our CDBG and HOME projects in a time of limited funding. Communication will continue to be the key in the success of the programs. The City of Topeka will continue to foster these relationships to improve the success rate of our programs.

Actions planned to enhance coordination between public and private housing and social service agencies

Although the City of Topeka does not own or operate any public housing development, it collaborates with the Topeka Housing Authority on housing issues. It supports the efforts of other organizations in improving public housing conditions and availability. The City has developed a very strong working relationship with various agencies that offer housing to low-to-moderate income citizens. Some of these agencies include:

- Topeka Housing Authority
- Cornerstone of Topeka
- Habitat for Humanity

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The City of Topeka sporadically receives program income from its Housing Rehabilitation program. Any proceeds from that program are automatically allocated to the current active fiscal year.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not Applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The resale provisions for a regulatory period in accordance with the "HOME Affordability Period" table are included in all funding contracts for homebuyer activities. These require that any resale of the property during the regulatory period must be affordable to a reasonable range of low income homebuyers who meet HOME income requirements and who will use the property as their principal residence. If this restriction is not met, recapture of the entire amount of the HOME investment is triggered. The resale provision is designed to assure that resale of property within the period of affordability be made only to income eligible households.

The recapture provision happens if the housing does not continue to be the principle residence of the buyer for the duration of the HOME period of affordability then the HOME investment amount shall be recaptured on a prorated basis for the time the homeowner has owned and occupied the housing, following project completion, measured against the required affordability period.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The homeowners must meet income guidelines and not pay more than 30% of their income towards housing costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable

**Emergency Solutions Grant (ESG)
Reference 91.220(I)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The City of Topeka follows has many standards in regards to ESG assistance. Homeless Prevention is provided to individuals who are not yet homeless but are near homelessness. Rapid Re-Housing assistance is provided to those who are already homeless. ESG funds are given to multiple agencies and they disperse funds based on the required qualifications and on a first-come basis at each agency.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The HMIS is administered by the Community Resources Council (CRC). Each agency funded with ESG funds is required to enter services into the system. The CRC has policies and procedures for use of the system that each agency must adhere to. The CRC is monitored by the Homeless Task Force and any administrative procedures are created at this meeting. The City of Topeka currently is using the HMIS to make referrals to other agencies and to assess individual's needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

A request for proposal is sent out to the public to apply for ESG funds. The applications are reviewed by a committee and scored. Once the scores are established a recommendation is made to the Homeless Task Force (HTF), the governing body of the CoC. The HTF member's votes on whether or not to fund the ESG agencies. Once approved by the HTF, the recommendation is made to the full city council for approval.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Topeka is governed by an elected body; it is not possible to provide for the participation of a homeless individual or formerly homeless individual. However, the City of Topeka is the lead agency of the Topeka/Shawnee County Homeless Task Force which is the governing body of the CoC. The HTF is responsible for all aspects of the CoC including the ESG policies and procedures. This body has several formerly homeless individuals in attendance and they have the opportunity to vote on matters.

5. Describe performance standards for evaluating ESG.

The Chairperson of the HTF annually appoints a monitoring committee. The monitoring committee is responsible for conducting the on-site reviews and assessing performance standards. Additionally,

the monitoring committee meets quarterly to conduct on-site monitoring and establish the CoC funding priorities.

The agency/program being monitored will provide the following information:

- Documents – APR and HUD Monitoring Report (if occurred within the previous two years).
- Financial records that indicate the financial match proposed and actual match generated/received.
- Blank forms (not client records) used to document client eligibility regarding homeless status, income, disability status (if disability is a program requirement).
- Report on goal attainment for previous and current program year.
- If the program is responsible for housing, a record of unit inspections and maintenance logs.
- If rents are collected, a record that shows rent is collected in a timely fashion and how exceptions are addressed.

Once the monitoring committee has made recommendations, the reports are provided to the Homeless Task Force, which is the governing body of the CoC.

Discussion:

The City of Topeka has a designated staff person to make sure the Department of Housing and Neighborhood Development is following all the federal and local regulations.

Attachments

Citizen Participation Comments

A. Public Hearing

Held 04/20/2015 at City of Topeka, 620 SE Madison St.

(1 individual attended)

Public comments:

1. Affordable Housing Rentals are too high; people have to choose between housing or food.
2. Code Compliance needs to assist people in finding resources to repair their homes.
3. Work on CAC meetings.
4. Reinstitute the Incentive Program.

B. Public Hearing

Held 04/22/2015 at City of Topeka, 620 SE Madison St.

(1 individual attended)

Public comments:

1. Infill Houses.
2. Boarded houses need cleaned up to keep homeowners in neighborhoods.
3. Having a better relationship with landlords to solve problems.
4. Having a diverse neighborhood, instead of strictly low income.
5. Council members should attend NIA meetings monthly to learn roles of the neighborhood.
6. Target Area Sort Grants do not give a direction by the city on how to direct the organizing of energy/efforts.
7. Neighborhoods should work with property maintenance code to clean up the neighborhood.
8. Create a better communication between neighborhoods and city businesses with a focus of accomplishments on City 4.
9. Change the 7580 rule.
10. The SORT program is too complicated to explain to people; suggests going door to door to explain in neighborhoods.
11. Get a better understanding to neighborhoods on how to apply for grants to assess “How they are going to help the neighborhood”.
12. CAC should be used to solve problems.

C. Service Provider Meeting – Con Plan

Held on 05-19-2015 at City of Topeka, 620 SE Madison St.

(2 individuals attended)

Public comments:

1. As homeowners alley improvements are important to beautifying the neighborhood.
2. Job creation retention is critical.
3. Mental health services.
4. Youth activities.
5. Services for disabled
6. Priorities for service providers are to obtain more funding to reduce adverse circumstances.
7. Social services have been at a level of funding; we need to bring the social services to a priority level in finding more sources of funding.
8. Create more/better accessibility to transportation for people.
9. Sidewalk repairs to assist in transportation.
10. Infill housing is very important.
11. Affordable homeownership.
12. Downtown was not mentioned in survey or con plan. Homeowners are not interested in the downtown initiative.
13. Private sector needs to have a buy in and invest in the community.
14. Consolidate government and private sectors to reduce poverty.
15. Employment needs to be improved with the creation of more middle pay jobs.

D. Service Provider Meeting – Con Plan

Held on 05-21-2015 at City of Topeka, 620 SE Madison St.

(1 individual attended)

Public Comments:

1. Abandoned Structures. Need to do something about landlords who have properties that are bad all over Topeka. We need to tear them down. They have illegals activities
2. Affordable Housing- Homes don't pass inspections but people are living there. Landlords wont repair the home
3. City view Meals on Wheels as partner w/ Police & Fire. Could call every day about elderly adults. Primary goal empower folks to be successful
4. TOTO Program. Great public/private partnership. Blight homes become better and neighborhoods better. Great partnership.
5. Aging population. People with mental illness have had a substantial change over the years. People are outliving resources.

6. Education. It is necessary with programs. Need to educate community on resources. Need a pro-active way to reach out.
7. Franchise Fee Rebate Program is not advertised. We need more education on the program.

E. Citizen Input – Con Plan

(2 individuals)

1. Leave social service allocation where it needs to be. Money identified for use in social service. Unallocated funds not specified to specific project should not go back to GF Contracted & Social Services.
2. Youth Employment – Economic empowerment. Should sponsor a summer youth employment program for youth ages 14-15.
3. LMI Adult Training – self-sufficiency. To have better job skill training options available.
4. LMI business development – utilizing all business development and support agencies.
5. Innovation & Neighborhood/Community Empowerment – Technology for the neighborhoods. Wireless neighborhood mesh networks for LMI neighborhoods.
6. The department should be focusing on Connect Home; an internet broadband access to constituents in low income areas.

Grantee Unique Appendices

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Topeka Housing Authority</u> PHA Code: <u>K3000</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning (MM/YYYY): <u>01/2015</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above)		Number of HCV units: <u>1,325</u>		
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia (Check box if submitting a joint Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: THA's mission is to successfully provide accessible, affordable housing. Success will be defined as: <ul style="list-style-type: none"> ▶ Putting applicants, tenants, and participants first; ▶ Market competitiveness, and Fiscal strength and integrity 				

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

GOALS AND OBJECTIVES

Goal 1 Increase the stock of THA owned/supported housing by at least 400 units.

- Objective 1 Increase total of available Section 8, Mainstream, VASH, etc. vouchers from 1,325 to 1,400
- Objective 2 Build 100 LIHTC units
- Objective 3 Rehab 200 units at a site to be determined
- Objective 4 Demolish and rebuild approximately 35 units

Goal 2 Improve the quality of assisted housing

- Objective 1 Refine Asset Management systems and procedures
- Objective 2 Update/improve 744 Public Housing units

Goal 3 Increase assisted housing choices

- Objective 1 Increase the number of new Section 8 landlords from 460-500.
- Objective 2 Increase the number of out of poverty area renters by 5%.
- Objective 3 Help 10 households purchase a home.
- Objective 4 Convert 25 Public Housing units to vouchers
- Objective 5 Project base 50 Section 8 slots
- Objective 6 Adjust voucher payment standards as required.
- Objective 7 Make \$50,000 in security improvements at PH complexes
- Objective 8 Designate a complex for a specific resident group

Goal 4 Promote participant self-sufficiency

- Objective 1 Increase the number of employed adults 5%
- Objective 2 Assist 14 participants in acquiring job prep/training
- Objective 3 Support the Pine Ridge Partnership; create a second, similar Partnership (Success Zone)
- Objective 4 Assist 100 elderly/disabled persons in acquiring needed services/assistance

Goal 5 Insure equal opportunity in housing

- Objective 1 Take affirmative measures to insure fair and equal access to accessible, affordable housing
- Objective 2 Take affirmative measures to provide a suitable living environment in accessible, affordable housing

PHA Plan Update

6.0 (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: N/A
 (2) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Topeka Housing Authority Administrative Building
 2010 SE California Ave.
 Topeka, KS 66637

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.

7.0 THA will acquire LIHTC and other resources to replace/renovate units at Pine Ridge, Deer Creek, Northland Manor, and other THA complexes depending on the availability of private sector investments and grant funds. This will involve the demolition of units judged to be beyond their useful life, and disposition of property that has no usefulness for THA. In instances in which this is a viable option, THA will create homeownership opportunities. To be viable some projects may involve project based Section 8 vouchers.

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CDFP grant and CDFP financing.

See Attachment

8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See HUD Form 50075.2 approved by HUD on January 25, 2012.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A</p>
	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p style="text-align: center;">HOUSING NEEDS</p> <p>There are 5,900 renter households in Topeka with incomes under \$20,000. Of these households 3,400 have affordable housing and 2,500 do not.</p> <p>Of the 3,400 households with incomes under \$20,000 that have affordable housing 744 are in TEA units (Public Housing), and 1,335 are THA Section 8, NED, Mainstream, and VASH program participants. With only limited exceptions the remaining 1,400 households are in other subsidized units (Project Based Section 8 complexes, 232 complexes etc.).</p> <p>In combination, the cost of money, the tax structure, insurance costs, construction costs, return on investment considerations, etc. make it impossible for the private market to produce affordable housing for households below this income level.</p>
9.0	<p>THE THREE AFFORDABLE HOUSING BARRIERS There are three barriers to affordable housing.</p> <ol style="list-style-type: none"> 1) Finding affordable housing 2) Paying for affordable housing 3) Retaining affordable housing <p>FINDING AFFORDABLE HOUSING There are few housing options, none good, available to persons who in any combination have: a) criminal histories, particularly criminal histories that include incarceration; b) poor rental histories; c) bad credit; d) a history of institutionalization.</p> <p>Without an intermediary of some sort and/or sufficient financial guarantees landlords are likely to conclude that renting to persons with these characteristics is not a sound investment.</p> <p>Discrimination in its many forms, directed toward a member of a protected class or toward persons not of protected classes but who have been singled out in some unfair way is also a barrier to finding affordable housing. A disability that would require substantial unit modification is also a barrier to finding housing.</p> <p>PAYING FOR AFFORDABLE HOUSING There are people that meet all of the tests of a desirable tenant who do not have affordable housing because they cannot pay for it. Often these persons are elderly, temporarily or permanently disabled, or dislocated for one or more reasons---plant closings, marital breakups, ill health, etc. There are also people who invest most or some of these tests who would be desirable tenants which cannot pay for housing.</p> <p>RETAINING AFFORDABLE HOUSING Persons who are in and out of the work force, who have episodes of substance abuse, who are abused or who are abusive, and/or who have episodes of emotional/mental challenges have trouble retaining affordable housing.</p>

Strategy for Addressing Housing Needs: Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.

STRATEGY FOR ADDRESSING HOUSING NEEDS

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

AFFORDABLE HOUSING PRODUCTION

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

QUALITY MANAGEMENT/CONTINUOUS QUALITY IMPROVEMENT

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

PARTNERSHIPS AND COOPERATIVE AGREEMENTS

8.1

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

TARGETING AND TARGETED REFINEMENTS

- Make security improvements at PH complexes
- Designate a complex(s) for specific resident groups
- Promote participant self-sufficiency
- Increase employment
- Assist persons in acquiring needed services/assistance
- Insure equal opportunity in housing

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

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

MISSION

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

Success will be defined as:

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

PROGRESS REPORT

In general, THA is well respected in the Topeka community by elected officials, the streets and boards of provider agencies and organizations, THA program participants, and members of the private sector. This respect comes from different persons for different reasons, but fundamentally it is a function of THA's mission focus and mission related achievements.

AFFORDABLE HOUSING PRODUCTION/EXPANSION

In the past five years the stock of THA owned/supported housing has increased from 1,729 units to 2,079 units or 19.6%.

QUALITY MANAGEMENT/CONTINUOUS QUALITY IMPROVEMENT

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

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

PARTNERSHIPS AND COOPERATIVE AGREEMENTS

THA's "stable" of Section 8 landlords continues to grow through word of mouth testimonials from existing Section 8 landlords. As a result, the percentage of program participant living outside core poverty areas is growing as well.

THA staff are active in a broad range of organizations, groups, and coalitions, and an extensive network of providers offers services to THA residents, both on and off-site.

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

TARGETING AND TARGETED REFINEMENTS

THA significantly upgraded security technology at all three THA high rises in the past five years. And, THA's working relationship with the Topeka Police Department has expanded to the point that CPD officers regularly use THA's central administrative office.

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

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

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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and inform HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-

Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

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

Part I: Summary		Grant Type and Number		FFY of Grant 2015	
PIA Name: Topeka Housing Authority		Capital Fund Program Grant No: KS16M0250115		FFY of Grant Approval:	
		Replacement Housing Factor Grant No:			
		Date of CUPP:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Unliquidated Cost		Total Actual Cost ¹	
Line		Original	Resigned ²	Obligated	Expended
1	Tasked non-CFP Funds	0			
2	1406 Operations (may not exceed 20% of line 21) ³	169,260			
3	1408 Management Improvements	0			
4	1410 Administration (may not exceed 10% of line 2)	84,629			
5	1411 Audit	0			
6	1413 Liquidated Damages	0			
7	1450 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	467,410			
11	1463.1 Dwelling Equipment - Non-spendable	75,000			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	50,000			
14	1485 Demolition	0			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	0			
17	1499 Development Activities ⁴	0			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PIA's with under 250 units in jurisdiction may use 100% of CUPP Grants for operations.
⁴ RFP funds shall be included here.

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

Part I: Summary		FFY of Grant/2015 FFY of Grant Approval	
PHA Name: Topeka Housing Authority		Grant Type and Number: Capital Fund Program Grant No: K51690250115	
Date of CTFP:		Replacement Housing Factor Grant No:	
Type of Grant: <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision not Final Performance and Evaluation Report	
Summary by Development Account:		Total Estimated Cost	
Line		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA	0	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0	
19	1502 Contingency (may not exceed 8% of line 20)	0	
20	Amount of Annual Grant: (sum of lines 2-19)	846,299	
21	Amount of line 20 Related to LBP Activities	0	
22	Amount of line 20 Related to Section 504 Activities	0	
23	Amount of line 20 Related to Security - Soft Costs	0	
24	Amount of line 20 Related to Security - Hard Costs	0	
25	Amount of line 20 Related to Energy Conservation Measures	0	
Signature of Executive Director		Signature of Public Housing Director	
Date		Date	

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

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 08/31/2011

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

Part III: Implementation Schedule for Capital Fund Financing Program				Federal FFY of Grant: 2015	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
005 Jackson Soffit Replacement	03/2017				
002 Polk Replace holding tank	03/2017				
001 Pine Ridge Pine Ridge Tax Credit	03/2017				
004 Jyler Kitchen Remodel	03/2017				
005 Jackson Lighting Rode/Cable	03/2017				
PHA Wide Washable Filters	03/2017				
PHA Wide Appliances	03/2017				
PHA Wide Trucks/ Equipment	03/2017				

* Obligation and expenditure end dates can only be revised with HUD approval pursuant to Section 91 of the U.S. Housing Act of 1957, as amended.

ATTACHMENT A

Resident Advisory Board Comments

Resident Advisory Board Comments

Topeka Housing Authority did not receive any comments on the PHA Plan from the Resident Advisory Board

Topeka Housing Authority
Public Meeting
Draft Annual and Five Year Plan
2015

September 3, 2014

Name

Organization

No one attended but Sophie George and Aubrey Coufal

ATTACHMENT B

VAWA



THE TOPEKA HOUSING AUTHORITY
2010 S.E. California Ave Topeka KS 66607
Phone (786) 357-8842 FAX (786) 357-2646

**VIOLENCE AGAINST
WOMEN ACT (VAWA)
POLICY & PROCEDURES**

A. Applicability

The federal Violence Against Women Act (VAWA) offers some protections against eviction for residents of Public Housing and Section 8 Housing who are victims of domestic violence, dating violence, or stalking. Additionally, admission to these programs shall not be denied on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking, if the applicant otherwise qualifies for assistance or admission.

The provisions of 24 CFR Part 5, Subpart L are incorporated by reference in this VAWA policy, and these provisions shall apply if there is any conflict between federal provisions and the policies and procedures stated here.

B. Protections

1. Incidents of domestic violence, dating violence or stalking will not be considered to be serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
2. Criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, will not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. To protect the rights and promote the safety of victims of violence, a lease may be bifurcated (divided) so certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are preserved.
4. VAWA protections do not limit the authority of THA or a Section 8 landlord to evict or terminate assistance of the tenant or a family member for violations of the lease or family obligations that otherwise would constitute good cause to evict or grounds for termination.

C. THA Responsibilities

The following THA responsibilities are spelled out in 24 CFR Part 5, Subpart L:

1. Inform THA Public Housing tenants and Section 8 participants of their rights under VAWA, including their right to confidentiality and any exceptions to these rights and confidentiality protections.
2. Provide notice to Section 8 landlords of their rights and obligations under VAWA and related HUD regulations. In turn, Section 8 landlords are responsible for handling all requests for VAWA protections submitted on behalf of their tenants.
3. Include a description of VAWA protections in the Public Housing Dwelling Lease Agreement.
4. Implement policies and procedures to respond to VAWA protections requested by THA Public Housing tenants and occupants.

D. Procedures for Handling Requests for VAWA Protections Submitted on Behalf of Public Housing Tenants & Occupants

1. THA, at its discretion, may provide VAWA protections to a victim based solely on the victim's verbal statement or other corroborating evidence, and not require the written certification described below.
2. If THA determines that written certification of domestic violence must be provided:
 - a. THA's request for certification will be made in writing -- asking the victim, or a family member on the victim's behalf -- to certify that the individual is a victim of domestic violence, dating violence, or stalking.
 - b. The written request will include the following information:

- i. Use of HUD-50066 is not required; other types of certification are acceptable, and these other types are listed on the HUD-50066 form.
 - ii. The requested written certification must be returned to the specific THA employee named in the request letter, within 14 business days of receiving the request.
 - iii. If the requested written certification is not returned within 14 business days THA may evict the tenant or a family member for violations of the lease or family obligations that otherwise would constitute good cause for eviction.
- c. A copy of HUD-50066 will be enclosed with the written request from THA.
3. THA may, at its discretion, extend the deadline for submitting written certifications.

E. Processing Written VAWA Certifications

1. If written certification is requested, the victim may submit either HUD-50066 or Other Types of Certification listed below.
 - a. Form HUD-50066
 - i. It must include the name of the perpetrator.
 - ii. It may be based solely on the signed statement of the victim.
 - iii. THA will not request additional certification if a fully completed HUD-50066 is submitted.
 - b. Other Types of Certification (those are listed on HUD-50066)
 - i. Identification of the perpetrator is not required.
 - ii. May consist of a federal, state, tribal, territorial, or local police report or court record, or
 - iii. Documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the effects of abuse. If this type of documentation is submitted:
 - o The person signing the form must attest under penalty of perjury under 28 U.S.C. 1746 to the person's belief that the incident or incidents in question are bona fide incidents of abuse, and;
 - o The victim of domestic violence, dating violence, or stalking must sign or attest to the documentation.
2. Confidentiality. Any document provided for this purpose will be kept confidential, which means:
 - a. THA will not enter the information contained in the documentation into any shared database;
 - b. THA will not allow employees or contractors to have access to such information unless explicitly authorized by THA for reasons that specifically call for these persons to have access to this information;
 - c. THA will not disclose this information to any other organization or person unless:
 - i. Requested or consented to in writing by the individual making the documentation,
 - ii. Required for use in an eviction proceeding, or
 - iii. Otherwise required by law.

F. Response to Conflicting Certification

1. In cases where THA receives conflicting certification documents from two or more members of a household, each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator:
 - a. THA may determine which is the true victim by requiring third-party documentation, as described above in E. Processing Written VAWA Certifications, and;
 - b. In accordance with any HUD guidance on how such determinations will be made.
2. THA will honor any court orders addressing rights of access or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property.

G. Eviction When an Actual or Imminent Threat Exists

THA may evict or terminate assistance to any tenant or lawful occupant if THA can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the Public Housing or Section 8 assisted property if that tenant or lawful occupant is not terminated from assistance.

In this context, words, gestures, actions, or other indicators will be considered an "actual imminent threat" if they meet the definition of Actual and Imminent, below.

Eviction or termination of assistance will occur only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to:

1. Transferring the victim to a different unit;
2. Barring the perpetrator from the property;
3. Contacting law enforcement to increase police presence or develop other plans to keep the property safe; or
4. Seeking other legal remedies to prevent the perpetrator from acting on a threat.

Restrictions related to public safety cannot be based on stereotypes, but must be tailored to specific concerns about individual residents.

H. Definitions

Actual and imminent threat is a physical danger that is real, would occur soon, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include: The duration of the risk, the nature and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur.

Bifurcate means to divide a lease so certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact.

Dating violence means violence committed by a person:

1. Who is or has been in a romantic or intimate relationship with the victim; and
2. The existence of such a relationship is determined by the following:
 - a. The length of the relationship;
 - b. The type of relationship; and
 - c. The frequency of interaction between the persons involved in the relationship.

Domestic violence 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 cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under Kansas domestic or family violence laws, or by any other person against an adult or youth victim who is protected from that person's acts under Kansas domestic or family violence laws.

Immediate family member means, with respect to a person:

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

Stalking means:

1. a. To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; or,
b. To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and,
2. 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:
 - a. That person,
 - b. A member of the immediate family of that person, or
 - c. The spouse or intimate partner of that person.

VAWA means the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162, approved August 28, 2005), as amended by the U.S. Housing Act of 1937 (42 U.S.C. 1437d and 42 U.S. 1437f).

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2015, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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 P.H.A. is located.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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.
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 Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 P.C./DMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - 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;
 - Adequacy of 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 waiting list is consistent with affirmatively furthering fair housing;
 - 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 part 963.7(c)(3).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.

**Certification for
a Drug-Free Workplace**

U.S. Department of Housing
and Urban Development

Applicant Name Topeka Housing Authority

Program/Activity Receiving Federal Grant Funding
Public Housing

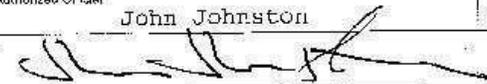
Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

- I certify that the above named Applicant will or will continue to provide a drug-free workplace by:
- a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.
 - b. Establishing an on-going drug-free awareness program to inform employees ---
 - (1) The dangers of drug abuse in the workplace;
 - (2) The Applicant's policy of maintaining a drug-free workplace;
 - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.
 - c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;
 - d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---
 - (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
 - e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
 - f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---
 - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 - g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above. Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, 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.
(8 U.S.C. 1005, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <u>John Johnston</u>	Title <u>President/CEO</u>
Signature 	Date <u>9/24/14</u>

Form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & 3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-CJ-6

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year: _____ quarter: _____ date of last report: _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Topeka Housing Authority 2010 SE California Ave. Topeka, KS 66607 Congressional District, if known: 1 st			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known: second		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: CFDA Number, if applicable: 14.870		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): None			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): 		
11. Information requested through this form is furnished by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the Executive when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: John Johnston Title: President/CEO Telephone No.: 785-357-8842 Date: 9/24/14		
Federal Use Only:					Authorized for Local Reproduction Standard Form 11-L (Rev. 7-97)

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Topeka Housing Authority

Program/Activity/Receiving Federal Grant Funding

Public Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying drawings, 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. 2729, 3302)

Name of Authorized Official

John Johnston

Title

President/CEO

Signature

Date (mm/dd/yyyy)

9/24/14

Previous editions obsolete

form HUD 50071 (3/86)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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 Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan 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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Topeka Housing Authority
PHA Name

KS002
PHA Number/HA Code

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 Dr. Frank Ybarra	Title Chairman of the Board
--	---------------------------------------

Signature 	Date 9.25.14
--	------------------------

form HUD-50077-CR (1/2009)
OMB Approval No. 2577-0226

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, Bradley Reiff the Interim Director of HND certify that the Five Year and
Annual PHA Plan of the Topeka Housing Authority is consistent with the Consolidated Plan of
City of Topeka, Shawnee County prepared pursuant to 24 CFR Part 91.

 10-1-14
Signed / Dated by Appropriate State or Local Official

form HUD-50077-SL (1/2009)
OMB Approval No. 2577-0226

RESOLUTION NO. 2014-09

TOPEKA HOUSING AUTHORITY
ANNUAL AND FIVE YEAR PLAN
FOR 2015-2020

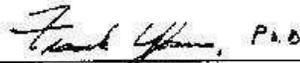
Whereas, the Topeka Housing Authority Board of Commissioners has reviewed the Annual and Five Year Plan for 2015-2020; and,

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

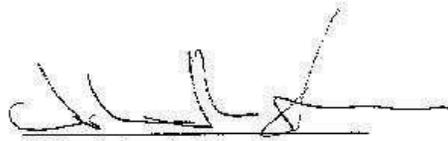
Whereas, the process used in developing this Annual and Five Year Plan met requirements set out by HUD and the Board of Commissioners;

Now be it Resolved, that this Annual and Five Year Plan for 2015-2020 is approved for submission to HUD no later than October 15, 2014.

This Resolution was approved and adopted on this 23rd day of September, 2014 by the Topeka Housing Authority Board of Commissioners. This Resolution is effective on adoption.



Frank Ybarra, Chair
Topeka Housing Authority Board
of Commissioners



John Johnston
President/CEO

Grantee SF-424's and Certification(s)

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission		*2. Type of Application
<input type="checkbox"/> Preapplication	<input checked="" type="checkbox"/> New	*If Revision, select appropriate letter(s):
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Continuation	* Other (Specify)
<input type="checkbox"/> Changed/Corrected Application	<input type="checkbox"/> Revision	
*3. Date Received:		4. Application Identifier: 203408
5a. Federal Entity Identifier: 203408		*5b. Federal Award Identifier: B15-MC-20-0003
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Topeka, Kansas		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 48-6028701		*c. Organizational DUNS: 1088049760000
d. Address:		
*Street1: 620 SE Madison, 1st Floor, Unit 8		
Street 2:		
*City: Topeka		
County:		
*State: Kansas		
Province:		
Country:		
*Zip/ Postal Code: 66607		
e. Organizational Unit:		
Department Name: Housing and Neighborhood Dev.		Division Name:
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.		First Name: Sasha
Middle Name:		
*Last Name: Stiles		
Suffix:		
Title: Director		
Organizational Affiliation: City of Topeka, KS - Department of Housing and Neighborhood Dev.		
*Telephone Number: 785-367-3711		Fax Number: 785-368-2546
*Email: sstiles@topeka.org		

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type: **C. City or Township Government**

Type of Applicant 2: Select Applicant Type:

- Select One -

Type of Applicant 3: Select Applicant Type:

- Select One -

*Other (specify):

*10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.216

CFDA Title:

Community Development Block Grant

*12. Funding Opportunity Number: **B15-MC-20-003**

*Title: **CDBG Entitlement**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

*15. Descriptive Title of Applicant's Project:

2016 Consolidated Action Plan- Community Development Block Grant

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant **KS-002**

*b. Program/Project **KS-002**

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: **01/01/2016**

*b. End Date: **12/31/2016**

18. Estimated Funding (\$):

*a. Federal **\$1,661,535.00**

*b. Applicant

*c. State

*d. Local

*e. Other **\$400,000.00**

*f. Program Income **\$40,000.00**

*g. TOTAL **\$2,101,535.00**

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

- Yes
- No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

**I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: **Mr.**

*First Name: **Jim**

Middle Name:

*Last Name: **Colson**

Suffix:

*Title: **City Manager**

*Telephone Number: **785-368-3725**

Fax Number:

*Email: **jcolson@topeka.org**

*Signature of Authorized Representative:

Date Signed: **7/1/15**

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission		
<input type="checkbox"/> Preapplication	*2. Type of Application <small>*If Revision, select appropriate letter(s).</small>	
<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> New	
<input type="checkbox"/> Changed/Corrected Application	<input type="checkbox"/> Continuation	<input type="checkbox"/> * Other (Specify)
	<input type="checkbox"/> Revision	
*3. Date Received:		4. Application Identifier: 203408
5a. Federal Entity Identifier: 203408		*5b. Federal Award Identifier: M15-MC-20-0003
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Topeka, Kansas		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 48-6028701		*c. Organizational DUNS: 1088049760000
d. Address:		
*Street1: 620 SE Madison, 1st Floor, Unit 8		
Street 2:		
*City: Topeka		
County:		
*State: Kansas		
Province:		
Country:		*Zip/Postal Code: 66607
e. Organizational Unit:		
Department Name: Housing and Neighborhood Dev.		Division Name:
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.		First Name: Sasha
Middle Name:		
*Last Name: Stiles		
Suffix:		
Title: Director		
Organizational Affiliation: City of Topeka, KS - Department of Housing and Neighborhood Dev.		
*Telephone Number: 785-367-3711		Fax Number: 785-368-2546
*Email: sstiles@topeka.org		

Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type: **C. City or Township Government**

Type of Applicant 2: Select Applicant Type:
- Select One -

Type of Applicant 3: Select Applicant Type:
- Select One -

*Other (specify):

*10. Name of Federal Agency:
US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:
14.231

CFDA Title:
Emergency Solutions Grant

*12. Funding Opportunity Number: **E15-MC-20-003**

*Title: **Emergency Solutions Grant**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

*15. Descriptive Title of Applicant's Project:
2016 Consolidated Action Plan- Emergency Solutions Grant Program

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant **KS-002**

*b. Program/Project: **KS-002**

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: **01/01/2016**

*b. End Date: **12/31/2016**

18. Estimated Funding (\$):

*a. Federal **\$146,983.00**

*b. Applicant

*c. State

*d. Local

*e. Other

*f. Program Income

*g. TOTAL **\$146,983.00**

19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

**I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr.

*First Name: **Jim**

Middle Name:

*Last Name: **Colson**

Suffix:

*Title: **City Manager**

*Telephone Number: **785-368-3725**

Fax Number:

*Email: **jcolson@topeka.org**

*Signature of Authorized Representative:

Date Signed: **7/1/2015**

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission		*2. Type of Application *3. (If Revision, select appropriate letter(s):
<input type="checkbox"/> Preapplication	<input checked="" type="checkbox"/> New	
<input checked="" type="checkbox"/> Application	<input type="checkbox"/> Continuation	* Other (Specify)
<input type="checkbox"/> Changed/Corrected Application	<input type="checkbox"/> Revision	
*3. Date Received:	4. Application Identifier: 203408	
5a. Federal Entity Identifier: 203408		*5b. Federal Award Identifier: M15-MC-20-0003
State Use Only:		
6. Date Received by State:		7. State Application Identifier:
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Topeka, Kansas		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 48-6028701		* c. Organizational DUNS: 1088049760000
d. Address:		
*Street1: 620 SE Madison, 1st Floor, Unit 8		
Street 2:		
*City: Topeka		
County:		
*State: Kansas		
Province:		
Country:		*Zip/Postal Code: 66607
e. Organizational Unit:		
Department Name: Housing and Neighborhood Dev.		Division Name:
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.		First Name: Sasha
Middle Name:		
*Last Name: Stiles		
Suffix:		
Title: Director		
Organizational Affiliation: City of Topeka, KS - Department of Housing and Neighborhood Dev.		
*Telephone Number: 785-367-3711		*Fax Number: 785-368-2546
*Email: sstiles@topeka.org		

Application for Federal Assistance SF-424

Version 02

9. Type of Applicant 1: Select Applicant Type: C. City or Township Government

Type of Applicant 2: Select Applicant Type:
- Select One -

Type of Applicant 3: Select Applicant Type:
- Select One -

*Other (specify):

*10. Name of Federal Agency:
US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:
14.239

CPDA Title:
HOME Investment Partnership

*12. Funding Opportunity Number: M15-MC-20-003

*Title: HOME Investment Partnership

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

*15. Descriptive Title of Applicant's Project:
2016 Consolidated Action Plan- HOME Investment Partnership

Attach supporting documents as specified in agency instructions.

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant **KS-002**

*b. Program/Project: **KS-002**

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

*a. Start Date: **01/01/2016**

*b. End Date: **12/31/2016**

18. Estimated Funding (\$):

*a. Federal **\$457,998.00**

*b. Applicant

*c. State

*d. Local

*e. Other

*f. Program Income **\$72,000.00**

*g. TOTAL **\$529,998.00**

***19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372

***20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)**

- Yes
- No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)

**I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: **Mr.**

*First Name: **Jim**

Middle Name:

*Last Name: **Colson**

Suffix:

*Title: **City Manager**

*Telephone Number: **785-368-3725**

Fax Number:

*Email: **jcolson@topeka.org**

*Signature of Authorized Representative:

Date Signed: **7/1/15**

Specific HOME Certifications

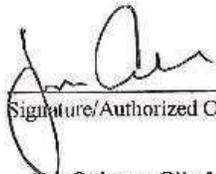
The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature/Authorized Official

7/1/15
Date

Jim Colson, City Manager
Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

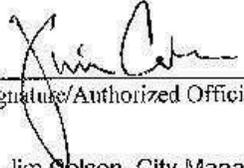
Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.



Signature/Authorized Official

Jim Colson, City Manager

Title

6/30/15

Date

**Applicant Assurances
and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2501-0017
(expires 03/31/2011)

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual must provide the following assurances and certifications. By submitting this form, you are stating that to the best of your knowledge and belief, all assertions are true and correct.

As the duly authorized representative of the applicant, I certify that the applicant [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

Name: Jim Colson, Title: City Manager
Organization: City of Topeka, KS, Date: _____

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the applicant to act in connection with the application and to provide any additional information as may be required.
2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(c)) and implementing regulations (24 CFR Part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).
3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR Part 8, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07), as amended, and implementing regulations at 24 CFR Part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.
4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR Part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR Part 24 and 24 CFR 42, Subpart A.

6. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et seq.) and related Federal authorities prior to the commitment or expenditure of funds for property acquisition and physical development activities subject to implementing regulations at 24 CFR parts 50 or 58.

7. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub-awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly.

Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

These certifications and assurances are material representations of the fact upon which HUD can rely when awarding a grant. If it is later determined that I the applicant, knowingly made an erroneous certification or assurance, I may be subject to criminal prosecution. HUD may also terminate the grant and take other available remedies.

form HUD-424-B (02/2004)

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

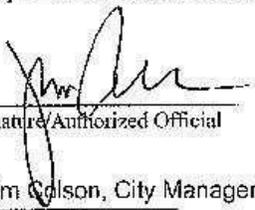
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official 6/30/15
Date

Jim Colson, City Manager
Title

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

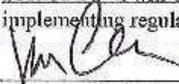
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official
Jim Colson, City Manager

Date 7/1/15

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
 City of Topeka, Kansas

Program/Activity Receiving Federal Grant Funding
 2016 Consolidated Action Plan

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
 - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

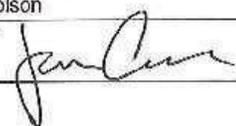
- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above. Place of Performance shall include the street address, city, county, State, and zip code. (Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

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 Jim Colson	Title City Manager
Signature 	Date 7/1/15

form HUD-50070 (3/98)
 ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Appendix - Alternate/Local Data Sources