

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

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

Definitions.

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

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Housing Authority of the City of Iola</u> PHA Code: <u>KS049</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/01/2024</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>147</u> Number of Housing Choice Vouchers (HCVs) <u>0</u> Total Combined Units/Vouchers _____</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>The Housing Authority of the City of Iola operates a single general occupancy family public housing program, therefore is exempt from a de-concentration plan.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The Housing Authority of the City of Iola is making policies and procedure to help the PHA to meet its Mission and Goals as described in the PHA 5-year and Annual Plan</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD 50075.2 attached 5 Year Action Plan approved by HUD.</p>

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1)) Provide a 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. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))

Safety and Crime Prevention. Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs

provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(j))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

B.5 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

B.7 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.19) Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7(g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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 the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Eligibility Criteria for Admissions

In order to be eligible for admission to the Iola Housing Authority, the applicant must conform to the following eligibility criteria:

Criteria 1 – Citizenship

Each member of an applicant family must be a citizen, a national, or a non-citizen who has eligible immigration status. In the event that one or more family members are deemed ineligible under this provision, the family may still be eligible to receive assistance under the “rent for Families Under Non-Citizen Rule”.

Criteria 2 – Income Status

All families must meet the Iola Housing Authority current income criteria as established by HUD to be determined as eligible, whether the Housing Authority or any other assisted housing program has previously accepted them.

FOR OVER INCOME LIMIT RESIDENTS

Per the Housing Opportunity Through Modernization Act of 2016 (HOTMA), Section 103 amends the United States Housing Act of 1937 to require the Housing Authority of the City of Iola (IHA) to establish an income limit for continued occupancy in the public housing program such that if a family’s adjusted income has exceeded 120 percent of the area median income (AMI) (or a different limitation established by the Secretary) for two consecutive years the IHA must either terminate the family within six months of the second year income determination or charge the family a monthly rent equal to the greater of (1) the applicable Fair Market Rent (FMR); or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations (the parameters of which have not yet been established by the Department of Housing and Urban Development). The “over income limit” is also defined as the Very Low-Income level multiplied by 2.4. The over-income limits will automatically update in the Admissions and Continued Occupancy Policy (ACOP) no later than 60 days after HUD publishes new income limits each year. These figures will be attached to this policy upon implementation. If there is a change in income such that the family’s income falls below the “over-income limit”, past months are negated, and the two-year period begins anew if/when they return to that status in the future.

The Housing Authority of the City of Iola must begin tracking the two-year period for families at the annual or interim reexamination that determines the family’s adjusted income has exceeded the income limit. The IHA must notify a family of the potential changes to monthly rent after one year of “over-income limit” status. It will be the policy of the IHA to allow families exceeding the over-income limit established to remain in housing, paying the Fair Market Rent established by this authority, until guidelines are determined by HUD for the subsidy+operations+capital fund formula at which time rent will be determined by the greater of the two amounts. (See PIH Notice 2019-11)

As the IHA operates less than 250 housing units, we are exempt from the over-income limit if renting to families exceeding the over-income limit, because there are no income eligible families on the waiting list. During this period the IHA must submit a report annually to HUD about the number of families residing in public housing with incomes exceeding the over-income limit and the number of families on the waiting lists for admissions to public housing projects. This report must be publicly available.

24 CFR-960.261 also allows the IHA discretion to evict or terminate assistance of a family whose income exceeds the local low-income limit, except for families where at least one family member is receiving the Earned Income Disregard benefit. Therefore, it will be the policy of the IHA to allow families exceeding the low-income limit but below the over-income limit established remain in housing paying the Fair Market Rent established by this authority.

PHAs must ensure that all notices and communications are provided in a manner that is effective for persons with hearing, visual, and other disabilities. The PHA must ensure effective communication using appropriate auxiliary aids and services, such as interpreters, transcription services, brailled materials, large print, and accessible electronic communications, in accordance with Section 504 and ADA requirements. 24 C.F.R. § 8.6 and § 8.28; 28 CFR part 35, Subpart E. This includes the availability, free of charge, of sign language or other types of interpretation. For persons with vision impairments, upon request, this may include materials in braille or on tape.

Criteria 3 – Social Security Documentation

All family members must submit documentation of their Social Security number or appropriate certification that they will obtain the information.

Criteria 4 – Consent

The head of household and all adults over 18 years old must sign the following consent forms in order for the family to be considered eligible:

- ❖ Authorization for HUD or the Housing Authority to obtain from income information from the sources listed.
- ❖ Authorization for HUD or the Iola Housing Authority to verify income information from previous or current employers in order to determine assistance level.
- ❖ Authorization for the Iola Housing Authority to request a background check.

and telling them they have a right to an appeal with the Executive Director.

When an applicant has been determined eligible for housing a letter will be sent stating the reasons eligibility. The applicant will be placed on a waiting list. Applicants will be informed about any local preferences for the Iola Housing Authority. Local preferences are as follows:

- ❖ 100 points Homeless
- ❖ 100 points Domestic Violence
- ❖ 100 points Elderly/Handicapped/Disable

Waiting list will be updated periodically.

When a unit becomes vacant the Housing Authority of the City of Iola office staff will

- ❖ Verify the first eligible applicant on the waiting list is the person with the highest priority.
- ❖ Contact person to see if still interest in housing.
- ❖ Verify income and recalculate rent (if there are any changes).

Once a vacant unit has entered the make ready stage, the Housing Authority of the City of Iola will

- ❖ Offer that unit to the first eligible applicant with the highest priority on the waiting list.
- ❖ Contact the applicant by telephone and if they cannot be reached by telephone, a written offer for the unit will be made by letter.
- ❖ The unit offer will be documented in the applicant's e-file once a lease has been executed.

FINANCIAL RESOURCES

IOLA HOUSING AUTHORITY FINANCIAL RESOURCES	
Dwelling Rental	\$449,514.00
Non-dwelling Rental	\$500.00
CFP2023 (CURRENT)	\$415,191.00
CFP2022 (balance)	\$223,050.08
CFP2021 (balance)	\$ 1,522.00
Operating Subsidy	\$527,819.00
Proceeds from Section 18 Disposition (balance)	\$203,550.87
FFY 2021 and 2022 Capital Fund At Risk, Receivership Substandard and Troubled Grant (balance)	\$3,439,000.00
TOTAL	\$5,260,146.95

Rent Determination

Iola Housing Authority calculates a Total Tenant Payment (TTP) based on the highest of the following, rounded to the nearest dollar:

- ❖ 30% of the family's monthly adjusted income
- ❖ 10% of the family's monthly gross income
- ❖ Minimum Rent

Deductions/Allowances

Iola Housing Authority allows deduction for Child Care expenses for families who are working. Childcare expenses cannot exceed income, can only be counted for the number of hours the family member is working and must be verified.

Utility Allowances

Utility Allowance are provided for tenants who reside in the Iola Housing Authority duplex units. The tenants who reside in the duplex units are responsible for gas, electric and trash service. The current utility allowances are as follows:

- ❖ 1-bedroom \$52.00
- ❖ 2-bedroom \$64.00
- ❖ 3-bedroom \$68.00
- ❖ 4-bedroom \$87.00

If the Utility Allowance exceeds the TTP, a Utility Allowance check is issue for the difference to the City of Iola to be applied to the tenant's utility bill account.

Minimum Rent

The Iola Housing Authority has adopted the minimum rent of \$50.00 per month.

Hardship Exemption

Hardship Exemptions are offered to any tenant who qualifies for a Hardship Exemption. The Hardship Exemption must be verified by the Iola Housing Authority. The Hardship Exemption may be long term – 90 days or short term less than 90 days. During the Hardship rent is suspended but it must be paid when the Hardship Exemptions is no longer needed by the tenant.

Flat Rent

The Iola Housing Authority reviews Flat rents annually at the time Fair Market Rents are published by HUD. The Iola Housing Authority establishes Flat Rents at no less than 80% of the Fair Market Rent less the applicable Utility Allowance. The current Flat Rents are as follows:

	<u>Rent</u>	<u>Utility Allowance</u>	<u>Flat Rent</u>
Efficiency Apartment	\$482.00		\$482.00
1-bedroom Apartment	\$536.00		\$536.00
1-bedroom Duplex	\$536.00	\$52.00	\$484.00
2-bedroom Duplex	\$705.00	\$64.00	\$641.00
3-bedroom Duplex	\$876.00	\$68.00	\$808.00
4-bedroom Duplex	\$995.00	\$87.00	\$908.00

HOUSING NEEDS
AND STRATEGY
FOR ADDRESSING
HOUSING NEEDS

Housing Needs of Families on the Waiting List		
Public Housing		
	# of families	% of total families
Waiting list total	38	
Extremely low income <=30% AMI	25	66%
Very low income (>30% but <=50% AMI)	4	11%
Low income (>50% but < 80% AMI)	1	3%
Families with children	21	56%
Elderly/ disabilities families	10	27%

- Of the 38 people on the waiting list
 - 3 on the waiting list will sign a lease in the next two weeks
 - 4 want to live in a specific location which has limited vacancies at this time.
 - 10 applies less than 14 days ago.

The Iola Housing Authority's strategy for meeting housing needs:

- ❖ Increasing awareness of Iola Housing Authority (IHA) programs and services in the community through advertising, Facebook page, Instagram, and other media.
- ❖ Collaborate with Hope Unlimited the women's crisis center and Humanity House to ensure the populations they served are aware of programs offered by Iola Housing Authority.
- ❖ Ensure units are maintained in a decent, safe, and sanitary condition.
- ❖ Apply for grants funds that may help IHA to provide supportive services to residents to ensure they are able to maintain housing.
- ❖ Maximize the number of affordable housing units available to IHA by performing capital improvements where needed and feasible.
- ❖ Work with agencies such as Catholic Charities and Kansas Housing Corp. to help applicants who need assistance for deposits or past debts.

NEW ACTIVITIES

Units with Approved Vacancies for Modernization

Iola Housing Authority will request units to be approved vacancies by the HUD field office for Modernization when project listed in our CFP2022, CFP2022 ARTSCF and CFP2023 will cause a hardship for residents to live in the unit while the modernization is being completed.

GRANT

Iola Housing Authority received a NOFO FR-6500-N-81 – Capital Fund at Risk/Receivership/Substandard/Troubled Program grant. This grant is helping IHA begin to modernize some of the units which are hard to lease due to accessibility issues as well as the dryer hook up not being available inside the unit. We have also used the grant funds to replace VCT commercial tile with LVT glued down plank floor with give the units a homier look and feel. The grant funds are also used to improve landscape, update HVAC and fan coil systems; conference room upgrades to allow another revenue flow to IHA; improve our sidewalks, parking lots while addressing some erosion issues; replace corridor emergency lights and bathroom modernization.

UPDATING ACOP, OTHER POLICES AND LEASE AGREEMENT

Iola Housing Authority is in the process of updating the ACOP to include HOTMA regulations, Procurement policy, and Grievance Procedure. Included is a copy of our lease agreement which was approved by the IHA Board of Commissioners on -September 11, 2023 after no resident comments were received. Updated Procurement Policy was approved by the Board of Commissioners on September 11, 2023.

PLAYGROUND, LANDSCAPE AND WALKING TRAILS

Iola Housing Authority is in the process of updating our playground equipment on our Briarwood Cliff property (Wilson Lane) and Sunflower Villas (Eisenhower Drive). These two locations house the majority of our families. We are also considering putting in a walking trail around the playground on Sunflower Villas to encourage families to exercise.

TOWNHOUSE MODERNATION

IHA plans to remodel our community rooms – the kitchen, craft room and Assembly room. We plan to upgrade these room to provide additional revenue from rental payments from Community clubs and organizations. We also plan to remodel the women and men’s restroom located on the same floor as the community rooms. IHA also has scheduled the modernization of the elevators at the Townhouse with new cab features, lighting, safety bars and the panel board to meet State of Kansas regulations. In the CFP 2023 there may be some funds to remodel some Townhouse apartment bathrooms.

STATEMENT OF SIGNIFICANT AMENDMENT

Statement of Significant Amendment/Modification

Iola Housing Authority

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

Significant Amendment or Substantial Deviation/Modification - as referenced in the *Quality Housing and Work Responsibility Act of 1998, Section 511, (g)*, a significant amendment or modification to the annual plan may not be adopted, other than at a duly called meeting of the governing board of the public housing agency that is open to the public after a 45 day public notice; and be implemented, until notification of the amendment or modification is provided to the Secretary of the Department of Housing and Urban Development (HUD) and approved. Amendments or modifications, which are **not** defined as being significant and **will not** be subject to a public meeting with a 45 day public notice and notification to the Secretary of HUD will be the following amendments or modifications:

1. The transfer of work projects, from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund Program 5-Year Action Plan;
2. The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget;
3. Additional work projects funded by the Capital Fund Program not included in the 5-Year Action Plan, which have been deemed to be emergencies;
4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and
5. Any changes in the Housing Choice Voucher Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD PHA 5-Year and Annual Plan or required PHA Plan elements.

Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Housing Authority of the City of Iola

Program/Activity Receiving Federal Grant Funding

Public Housing Operating Fund Grant and Capital Fund Grants

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 sub recipients 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 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)

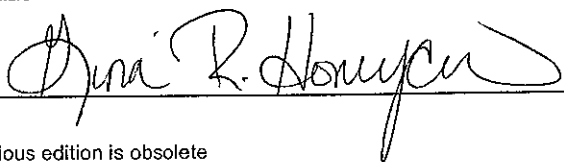
Name of Authorized Official

Gina R. Honeycutt

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10/04/2023

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 2577-0274
 02/28/2022

Part I: Summary

PHA Name : Iola Housing Authority

Locality (City/County & State)
 Original 5-Year Plan

Revised 5-Year Plan (Revision No:)

PHA Number: KS049

A. Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
HOUSING AUTHORITY OF THE CITY OF IOLA (KS049000001)	\$414,456.00	\$414,456.00	\$414,456.00	\$414,456.00	\$414,456.00

Capital Fund Program - Five-Year Action Plan

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 Office of Public and Indian Housing
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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOUSING AUTHORITY OF THE CITY OF IOLA (K5049000001)			\$414,456.00
ID0048	Security camera/Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Exterior Lighting)	Security camera for duplex units, security WIFI and video bridge to monitor all properties		\$150,000.00
ID0053	Architect (Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Development of plans and specification for projects. Conduct project management and oversight, and projected needs		\$65,000.00
ID0075	Copy of Operations(Operations (1406))	Move to operations to purchase miscellaneous furniture , equipment,		\$60,456.00
ID0077	Management Improvement (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing)	Staff training and conference		\$35,000.00
ID0078	Kitchen Modernization(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Move to operations to purchase miscellaneous furniture , equipment,		\$75,000.00
ID0095	Townhouse Exterior doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes)	Replace exterior doors at Townhouse		\$29,000.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$414,456.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOUSING AUTHORITY OF THE CITY OF IOLA (KS0490000001)			\$414,456.00
ID0022	Shelter areas(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Water Lines(Mains)	Canopied shelter for residents with fenced area so pets could exercise. Will need accessible sidewalk installed. (at Townhouse) and picnic shelter for duplex residents (accessible)		\$41,897.00
ID0034	Reinsulate/Repair Hydronic piping(Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Reinsulate and seal leaking joints and Repair needed hydronic/sewer pipe system		\$40,000.00
ID0042	Computer System Updates (Management Improvement (1403)-System Improvements)	New equipment where needed to include phone system, fax, copy machines etc.		\$85,000.00
ID0060	Architect(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	Development of plans and specification for projects. Conduct project management and oversight, and projected needs		\$20,000.00
ID0062	Mailbox at duplex(Non-Dwelling Construction-New Construction (1480)-Other)	Install new mailbox clusters		\$50,000.00
ID0080	Copy of Flooring repair/replacement/unit turnover(Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring)	Replace carpeting in halls and or dwelling unit with vinyl tile or plank flooring		\$26,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID00832	Copy of Copy of Operations(Operations (1406))	Move to operations to purchase miscellaneous furniture , equipment,		\$51,559.00
ID00833	Convert zero bedroom to one bedroom unit(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Subtotal of Estimated Cost	Convert zero bedroom units to one bedroom units in Townhouse where possible		\$414,456.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2026

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0021	HOUSING AUTHORITY OF THE CITY OF IOLA (KS049000001) Clean vents, ductwork, and replace vent covers(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Clean vents, ductwork and replace vent covers in the duplex homes		\$75,105.00
ID0040	Exterior repairs painting/gutters/brick(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Truck-Pointing)	Installation of house numbers and the Repair/replace needed areas on exterior painting, gutters, and brick		\$65,000.00
ID0047	Operations (Operations (1406))	Move to operations to purchase miscellaneous furniture, equipment, and cover unexpected extraordinary maintenance items etc.		\$75,000.00
ID0066	Architect (Contract Administration (1480)-Other;Contract Administration (1480)-Other Fees and Costs)	Development of plans and specification for projects. Conduct project management and oversight, and projected needs		\$65,000.00
ID0067	Appliances (Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Stoves, refrigerators, garbage disposal and hot water tank, boiler replacements		\$46,958.00
ID0071	Copy of Foundation repair (Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Foundations,Non-Dwelling Exterior (1480)-Foundation)	Pier and stabilize foundations of homes as needed		\$87,393.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year		3	2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost	
	Subtotal of Estimated Cost			\$414,456.00	

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Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2027

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0084	HOUSING AUTHORITY OF THE CITY OF IOLA (KS049000001) Security Lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting;Non-Dwelling Exterior (1480)-Lighting)	Lighting in parking lots and sidewalks		\$35,000.00
ID0085	Copy of Architect (Contract Administration (1480)-Other;Contract Administration (1480)-Other Fees and Costs)	Development of plans and specification for projects. Conduct project management and oversight, and projected needs		\$65,000.00
ID0086	Operations(Operations (1480))	Funds used for operating IHA purpose		\$75,000.00
ID0087	Copy of Kitchen modernization (Dwelling Unit-Interior (1480)-Appliances;Dwelling Unit-Interior (1480)-Electrical;Dwelling Unit-Interior (1480)-Flooring (non routine);Dwelling Unit-Interior (1480)-Kitchen Cabinets;Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets;Dwelling Unit-Interior (1480)-Other;Dwelling Unit-Interior (1480)-Plumbing)	Replacement of stoves, refrigerators kitchen cabinets, and countertops as needed in apartments.		\$70,000.00
ID0088	Landscape(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving;Non-Dwelling Site Work (1480)-Dumpster and Enclosures;Non-Dwelling Site Work (1480)-Fencing;Non-Dwelling Site Work (1480)-Landscape;Non-Dwelling Site Work (1480)-Playground Areas - Equipment;Non-Dwelling Site Work (1480)-Signage;Non-Dwelling Site Work (1480)-Curb and Gutter)	Landscape for property		\$150,000.00
ID0089	Management Improvement(Management Improvement (1408)-Empowerment Activities;Management Improvement (1408)-Equal Opportunity;Management Improvement (1408)-Staff Training;Management Improvement (1408)-System Improvements)	Staff training, conferences		\$19,456.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
4				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$414,456.00

Capital Fund Program - Five-Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	HOUSING AUTHORITY OF THE CITY OF IOLA (K5049000001)			\$414,456.00
ID0091	Townhouse Fire alarm system (Dwelling Unit-Interior (1480)-Other;Dwelling Unit-Interior (1480)-Electrical)	Upgrade the fire alarm system so all smoke alarms are hardwired		\$85,000.00
ID0092	Operations(Operations (1406))	Funds need to help with operation of the HHA		\$150,000.00
ID0093	Architect(Contract Administration (1480)-Other)	Development of plans and designs for specific projects.		\$70,000.00
ID0094	Management Improvements(Management Improvement (1408)-Other;Management Improvement (1408)-Staff Training)	Staff training, conferences		\$45,000.00
ID0096	Landscaping(Dwelling Unit-Site Work (1480)-Landscape;Dwelling Unit-Site Work (1480)-Playground Areas - Equipment;Non-Dwelling Site Work (1480)-Landscape;Non-Dwelling Site Work (1480)-Lighting;Non-Dwelling Site Work (1480)-Playground Areas - Equipment;Non-Dwelling Site Work (1480)-Signage)	curb appeal, mowing and planting		\$64,456.00
	Subtotal of Estimated Cost			\$414,456.00