

# PHAPlans

**5YearPlanforFiscalYears2002 -2006**

**AnnualPlanforFiscalYear2002**

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOM PLETEDIN  
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

## PHA Plan Agency Identification

**PHAName:** Trumbull Metropolitan Housing Authority

**PHANumber:** OH008

**PHAFiscalYearBeginning:** 07/2002

### Public Access to Information

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

### Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

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

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

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

**AnnualPHAPlan**  
**PHAFiscalYear2002**  
[24CFRPart903.7]

**i. AnnualPlanType:**

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

**StandardPlan**

**StreamlinedPlan:**

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

**TroubledAgencyPlan**

**ii. ExecutiveSummaryoftheAnnualPHAPlan**

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlights ofmajorinitiatives anddiscretionarypolicies thePHAhasincludedintheAnnualPlan.

The purpose of the Agency Plan is to empower and equip the PHA to exercise optimum flexibility in meeting local housing needs within the community while also meeting its own needs. The FY 2002 Annual Plan addresses the Authority's immediate operations, current policies, program participants, programs and services, and the PHA's strategy for handling operational concerns, resident concerns and needs, and programs and services for the upcoming fiscal year. The Agency Plan outlines the PHA's efforts in meeting the needs of the low, very low and extremely low income population in its community and effectively serves as a management, operational and accountability tool for the PHA.

Preliminary planning sessions were conducted with the Authority's residents, Resident Advisory Board, community leaders and organizations, and State and local authorities during the development of the Agency Plan to ensure that the needs of the residents and community are addressed in the Agency Plan. The Agency Plan is consistent with the Consolidated Plan/CHAS.

**Substantial Deviation, Significant Amendment or Modification to the Annual Plan:**

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A substantial deviation from the Five-Year Plan is defined as a change to the mission statement or the goals and objectives that would cause a change in the service provided to PH residents or to Section 8 Program participants including a significant change in the Authority's financial situation. We did not experience a substantial deviation from the 5-year plan during the fiscal year. However, we have added goal number six to the 5-year plan. We do not anticipate a substantial deviation from this plan during this fiscal year.

The following actions are considered to be Significant Amendments or Modifications:

1. Changes to rent or admissions policies or organization of the waiting list; and
2. Any change with regard to home ownership programs.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; HUD does not consider such changes significant amendments.

### **iii. Annual Plan Table of Contents**

[24CFR Part 903.79(r)] Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

#### **Table of Contents**

##### **Annual Plan**

- i. Executive Summary
- ii. Table of Contents
  1. Housing Needs
  2. Financial Resources
  3. Policies on Eligibility, Selection and Admissions
  4. Rent Determination Policies
  5. Operations and Management Policies
  6. Grievance Procedures
  7. Capital Improvement Needs
  8. Demolition and Disposition
  9. Designation of Housing
  10. Conversions of Public Housing
  11. Homeownership
  12. Community Service Programs
  
  13. Crime and Safety
  14. Pets
  15. Civil Rights Certifications (included with PHA Plan Certifications)
  16. Audit
  17. Asset Management
  18. Other Information

##### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

##### **Required Attachments:**

- Admissions Policy for Deconcentration
- FY2002 Capital Fund Program Annual Statement (oh008a01)
- FY2002 Capital Fund Program 5 Year Action Plan (oh 008b01)
- Capital Fund Program P&ER Reports as of 12 -31-01
  - 1999- oh008c01
  - 2000- oh008d01
  - 2001- oh008e01

- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Resident Advisory Board Members)
- Resident Commissioner on HA Governing Board

Optional Attachments:

- PHA Management Organizational Chart
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility,

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
		Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA Board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or	Annual Plan: Demolition

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	disposition of public housing	and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the result of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)



# **1.StatementofHousingNeeds**

[24CFRPart903.79(a)]

## **A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>HousingNeedsofFamilies intheJurisdiction byFamilyType</b>							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	4,300	4	3	2	3	3	4
Income>30%but <=50%ofAMI	6,600	3	3	3	3	3	3
Income>50%but <80%ofAMI	3,500	2	4	4	3	3	3
Elderly	1,970	4	3	3	4	3	3
Familieswith Disabilities	650	4	3	3	4	3	3
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant Based Assistance Waiting Lists**

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA -wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant based assistance			
<input checked="" type="checkbox"/> <b>Public Housing</b>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	373		
Extremely low income (<=30% AMI)	103	27.6	
Very low income (>30% but <=50% AMI)	96	25.7	
Low income (>50% but <80 % AMI)	174	46.7	
Families with children	128	34.3	
Elderly families	207	55.4	
Families w/ Disabilities	38	10.3	
Race/ethnicity (black)	72	19.4	
Race/ethnicity (white)	301	80.6	
Characteristics by BR Size (PH Only)			
1BR	148	59.2	
2BR	58	23.2	
3BR	74	17.6	
4BR			
5BR	NA		
5+BR	NA		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
<b>If yes:</b>			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

**Housing Needs of Families on the Waiting List**

Housing Need of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	109		
Extremely low income <=30% AMI	79	73	
Very low income (>30% but <=50% AMI)	29	27	
Low income (>50% but <80% AMI)	1	1	
Families with children	87	80	
Elderly families	13	12	
Families with Disabilities	9	9	
Race/ethnicity 1	42	30.3	
Race/ethnicity 2	65	46.7	
Race/ethnicity 4	2	14	
Characteristics by Bedroom Size (PH Only)			
1 BR	NA		
2 BR	NA		
3 BR	NA		
4 BR	NA		
5 BR	NA		
5+ BR	NA		
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 6 months			
Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families on to the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

### C.StrategyforAddressingNeeds

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**, and the Agency's reasons for choosing this strategy.

#### (1)Strategies

**Need:Shortageofaffordablehousingforalleligiblepopulations**

#### **Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:**

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethenumberofpublichousingunitsoffline
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixedfinancedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection8replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamilies torentthroughoutthejurisdiction
- Undertakemeasures to ensure access to affordable housing among families assistedbythePHA,regardless ofunitsizerequired
- Maintain or increase section 8 lease -up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- Participate in the Consolidated Plan development process to ensure coordinationwithbroadercommunitystrategies
- Other(listbelow)

#### **Strategy2:Increasethenumberofaffordablehousingunitsby:**

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed -financehousing
- Pursuehousingresourcesotherthan publichousingorSection8tenant -based assistance.
- Other:(listbelow)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30% of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose voucher targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty/minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

## **2. Statement of Financial Resources**

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	\$3,000,000	
b) Public Housing Capital Fund	\$3,000,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,900,000	
f) PHDEP (including any Technical Assistance funds)	-0-	
g) ROSS Grants	-0-	
h) CDBG	\$50,000	
i) HOME	\$25,000	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
PHDEP	\$360,000	
<b>3. Public Housing Dwelling Rental Income</b>	\$1,541,960	Public Housing Operations
<b>4. Other income (list below)</b>		
Non-Dwelling Rental	\$12,000	Public Housing Operations
<b>4. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>\$10,888,960</b>	

### **3.PHAPoliciesGoverningEligibility,Selection,andAdmissions**

[24CFRPart903.79(c)]

#### **A.PublicHousing**

Exemptions:PHAs that donot administerpublichousing arenot required to complete subcomponent 3A.

##### **(1)Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

**At the time of application taking, verification for eligibility is begun**

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

**Credit Reports and utility company checks**

**Requirement to attend pre-leasing orientation**

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

##### **(2)WaitingListOrganization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?



- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? (12 – includes public housing and Section 8.)

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously? If yes, how many lists?

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

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

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

In the case of Elderly applicants, one offer is done by each community on a geographic basis. Further information may be obtained from the Admissions and Continued Occupancy Policy.

**(4) Admissions Preferences**

a. Income targeting:

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)  
To promote self-sufficiency. Resident must provide proper documentation.
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences:(select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 1 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preference to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA - resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Anytime family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>
NA			

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a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and development targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis do not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug -related activity
- Other (describe below)

### (2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant -based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant assistance? (select all that apply)

- PHA main administrative office  
 Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families



- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special -purpose section 8 program to the public?

- Through published notices
- Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.79(d)]

##### **A. Public Housing**

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

ThePHAwillnotemployanydiscretionaryrent -settingpoliciesforincome basedrentinpublichousing.Income -basedrentsaresetatthehigherof30% ofadjustedmonthlyincome,10%ofunadjustedmonthlyincome,thewelfare rent,orminimumrent(lessHUDmandatorydeductionsandexclusions).(If selected,skiptosub -component(2))

---or---

ThePHAemploysdiscretionarypoliciesfordeterminingincomebasedrent(If selected,continuetquestionb.)

### b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0  
 \$1-\$25  
 \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

### c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent -setting policy)  
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent -setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)  
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rentre -determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

## (2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

## **B. Section 8 Tenant -Based Assistance**

Exemptions: PHA that do not administer Section 8 tenant -based assistance are not required to complete sub -component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Only those policies enacted under the QHWR Act of 1998 concerning minimum rent hardship exemptions have been adopted.

## **5. Operations and Management**

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

The Trumbull Metropolitan Housing Authority operates a total of 1,456 public housing units in 14 developments located in Trumbull County. The Trumbull Metropolitan Housing Authority provides housing to approximately 2,290 very-low, low and moderate income public housing residents of Trumbull. Also, Section 8 existing residents and those under the TMHA Voucher program make up approximately 1,826 tenants in approximately 640 total units.

The TMHA is a standard performer under its most recent PHAS submission. The Trumbull Metropolitan Housing Authority strives to provide quality housing for low income families, help residents increase their opportunities for self-sufficiency and achieve economic independence.

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	1,456	
Section 8 Vouchers	1,021	
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
PHDEP	1,456	
Other Federal Programs (list individually)		

### C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Personnel Policy, Procurement Policy, Capitalization Policy, Cash Management and Investment Policy, Insurance Policy, and Disposition of Property Policy.

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

### 6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub - component 6A.

#### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list addition to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
- PHA development management offices
- Other (list below)

#### B. Section 8 Tenant -Based Assistance

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list addition to federal requirements below:



2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (OH008a01)  
-or-  
 The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5 -Year Action Plan**

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a.  Yes  No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment (OH008b01)  
-or-  
 The Capital Fund Program 5 -Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

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

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)  
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

- 1. Development name:
- 2. Development (project) number:
- 3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?  
If yes, list developments or activities below:

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

**8. Demolition and Disposition**

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Highland Terrace
1b. Development (project) number:	OH008 -02
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	(10/09/01)
5. Number of units affected:	86
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: b. Projected end date of activity:

IN ADDITION TO THE SPECIFIC ACTIVITY IDENTIFIED ABOVE, THE TMHA IS CURRENTLY ASSESSING THE FEASIBILITY OF PARTIAL /COMPLETE DEMOLITION AND/OR DISPOSITION OF OTHER PUBLIC HOUSING PROPERTIES THAT WILL IMPROVE THE POTENTIAL FOR LONG TERM VIABILITY AND ENHANCE THE QUALITY OF LIFE FOR RESIDENTS .

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities** [24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission;

PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No:

Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	Riverview Buckeye
1b. Development (project) number:	OH00803
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(12/05/97)</u>
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected:	150
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant -Based Assistance**

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

**A. Assessments of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act**

1.  Yes  No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plans submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937**

**C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937**

**INITIAL VOLUNTARY CONVERSION ASSESSMENT**

1. How many of the PHA's developments are subject to the Required Initial Assessments? TMHA has 14 developments, 7 of which are covered developments.
  
2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy developments)? **Seven developments are high-rise buildings for the elderly/disabled as originally constructed.**
  
3. How many Assessments were conducted for the PHA's covered developments?  
Seven
  
4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments. **None at this time, however, we do understand that this is a non-binding assessment and the Housing Authority is pursuing the development of a complete asset management plan at this time and will report on any progress in the next agency plan submittal.**

**11.HomeownershipProgramsAdministeredbythePHA**

[24CFR Part 903.79(k)]

**A.PublicHousing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## B. Section 8 Tenant Based Assistance

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

*TMHA reserves the right to consider implementation of a Section 8 homeownership program during this fiscal year and will report on any discussions and/or activity in the annual plan update for the fiscal year beginning 07/2002.*

### 2. Program Description:

#### a. Size of Program

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

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants  
 26- 50 participants  
 51 to 100 participants  
 more than 100 participants

#### b. PHA -established eligibility criteria

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

## **12. PHA Community Service and Self -sufficiency Programs**

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

## A. PHA Coordination with the Welfare (TANF) Agency

### 1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive



services(ascontemplatedbysection12(d)(7)oftheHousingAct of1937)?

Ifyes,whatwasthedatethatagreementwassigned? DD/MM/YY

2.Othercoordinationeffortsbetween thePHAandTANFagency(selectallthat apply)

- Clientreferrals
- Informationsharingregardingmutualclients(forrentdeterminationsand otherwise)
- Coordinatetheprovisionofspecificsocialandself-sufficiencyservicesand programstoeligiblefamilies
- Jointlyadministerprograms
- PartnertoadministeraHUDWelfare-to-Workvoucherprogram
- Jointadministrationofotherdemonstrationprogram
- Other(describe)

**B. Servicesandprogramsofferedtoresidentsandparticipants**

**(1)General**

a.Self-SufficiencyPolicies

Which,ifanyofthefollowingdiscretionarypolicieswillthePHAemployto enhancetheeconomicandsocialself-sufficiencyofassistedfamiliesinthe followingareas?(selectallthatapply)

- Publichousingrentdeterminationpolicies
- Publichousingadmissionspolicies
- Section8admissionspolicies
- Preferenceinadmissiontosection8forcertainpublichousingfamilies
- Preferencesforfamiliesworkingorengagingintrainingoreducation programsfornon-housingprogramsoperatedorcoordinatedbythe PHA
- Preference/eligibilityforpublichousinghomeownershipoption participation
- Preference/eligibilityforsection8homeownershipoptionparticipation
- Otherpolicies(listbelow)

b.EconomicandSocialself-sufficiencyprograms

Yes  No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
Youth Leadership Development Program	*	Current Residents	PHA Main Office 801, 802, 804, 808	Public Housing Residents
GED Classes	*	Current Residents	PHA Main Office	Public Housing Residents
Youthbuild	*	Specific Criteria	PHA Main Office	Public Housing and others
Computer Learning Centers	*	Current Residents	801, 802, 804	Public Housing Residents
Drug Prevention Education for Youth	*	Current Residents	801, 802, 804, 808	Public Housing Residents
*Program size varies from site to site.				

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	50	0

b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address

the steps the PHA plan to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

1. Hire a Coordinator
2. Revise Action Plan
3. Notify current residents about programs and base implementation procedures on number of respondents.
4. Proceed with evaluations
5. Enter into Contract with participants
6. If asked, work with all agencies involved.

### C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

### D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

Changes have occurred with the FY 2002 budget that prohibit use of 2002 funds to enforce the community service requirements.

### 13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D. -

**A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower -level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

Highland Terrace                      Trumbull Homes  
Fairview Gardens                      Colt Court

**B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plan to undertake:

(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- Crime Prevention Through Environmental Design

- Activities targeted to at -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

Highland Terrace	Trumbull Homes
Fairview Gardens	Colt Court

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

Highland Terrace	Trumbull Homes
Fairview Gardens	Colt Court

**D. Additional information as required by PHDEP/PHDEP Plan**

PHA eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

**NA – PHDEP funds not available for this fiscal year.**

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment File name: \_\_\_\_\_)

## **14. RESERVED FOR PET POLICY**

[24CFR Part 903.79(n)]

**Pet Policy submitted with the 2001 PHA Plan Update. Current Policy on display and available for comment prior to public hearing.**

## **15. Civil Rights Certifications**

[24CFR Part 903.79(o)]

**Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans.**

## **16. Fiscal Audit**

[24CFR Part 903.79(p)]

1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
3.  Yes  No: Were there any findings as the result of that audit?
4.  Yes  No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain? \_\_\_\_\_
5.  Yes  No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)?

## **17. PHA Asset Management**

[24CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

In addition to the specific activity identified in Section 8 above, the TMHA is currently assessing the feasibility of partial/completed demolition and/or disposition of other public housing properties that will improve the potential for long-term viability and enhance the quality of life for residents.

3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24CFR Part 903.79(r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (Filename)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

### **B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub component C.) -

### 3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
  - Candidates could be nominated by any adult recipient of PHA assistance
  - Self-nomination: Candidates registered with the PHA and requested a place on ballot
  - Other: (describe)

- b. Eligible candidates: (select one)
- Any recipient of PHA assistance
  - Any head of household receiving PHA assistance
  - Any adult recipient of PHA assistance
  - Any adult member of a resident or assisted family organization
  - Other (list)

- c. Eligible voters: (select all that apply)
- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance) -
  - Representatives of all PHA resident and assisted family organizations
  - Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (State of Ohio Consolidated Plan)

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

- The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.



Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

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

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

## **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

Statement of Progress – Goals and Objectives

Resident Advisory Board Members

Resident Commissioner on HA Governing Board

Resident Customer Service Survey – Action Plan

Deconcentration Policy

**GOALS AND OBJECTIVES  
STATEMENT OF PROGRESS**

**Goal Number 1:            *Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract working families.***

During this fiscal year, an advertising campaign and security plan have been developed and executed in an effort to accomplish goal number one. A media campaign ensued which featured billboard, print ads and professionally developed direct mail pieces and brochures. These efforts were coordinated with a local marketing firm and designed specifically to influence prospective residents and their families. ia

A panel consisting of the Property Manager, Housing Director, Grants and Authority Relations Coordinator and the Resident Selection Coordinator was created to continually identify the marketing needs of four developments and address those needs accordingly. In order to foster better resident relations and enhance security, an after hours foot patrol was implemented and security cameras with a view that is accessible from central office have been installed. All efforts are frequently evaluated and altered appropriately.

**Goal Number 2 :            Increase opportunities for the residents to become self-sufficient and increase the level of supportive services.**

Several avenues that speak directly to the issues of self-sufficiency and supportive services were explored and pursued. Grants were secured to provide residents with a Family Self Sufficiency Coordinator and an Elderly Service Coordinator. These positions will promote employment and self-sufficiency while linking residents to the supportive services needed to overcome the obstacles in their daily lives.

TMHA also continues its collaboration with its residents tenant organization by lending support to its Resident Opportunities and Self Sufficiency grant administration. This project is in its first of three years and encourages residents to achieve independence by conducting job and life skills training while providing the supportive services needed for success.

**Goal Number 3 :            Establish a Staff Development Program that will result in increased team spirit, a more professional and knowledgeable staff, and exceptional customer service.**

The Grants & Authority Relations Coordinator has been charged with the task of identifying and implementing initiatives designed at building upon the team foundation exemplified by TMHA employees. Activities being currently undertaken include focus groups, community service projects and

the distribution of an electronic pamphlet that shares ideas for customer service among the workforce.

The MIS Administrator is in the process of polling the workers to determine their computer skill level and will develop several curricula based upon the results. The Human Resource Director and all departmental supervisors are continuously searching for training that will produce the most skilled and educated staff possible.

**Goal Number 4 : Enhance and improve the quality of the fiscal management system and develop a plan for the continued increase in the availability of reliable management information.**

The MIS Administrator has worked in concert with the finance department to streamline the fiscal management system and utilize the available software to its fullest potential. A comprehensive evaluation of the need for an upgraded software program is currently under advisement with a recommendation forthcoming in 2002. Members of the finance department, the MIS Administrator and the Executive Director are all represented in the evaluation and recommendation process. The objective is to finalize and implement the plan before 2003.

**Goal Number 5 : Develop and implement a plan for the Authority to become more diversified and entrepreneurial with a goal to decrease dependency on HUD subsidy.**

TMHA is currently assessing the local market for promoting its management capabilities on a fee for service basis. The Executive Director and his designees are building relationships with community entities as an ongoing process to establish partnerships and utilize various funding sources such as private foundations and statewide coalitions.

Currently, TMHA participates in a statewide coalition to administer Section 8 site based programs in Ohio. These partnerships have provided resources for training and operational costs that would have otherwise been unavailable. The Executive Director, staff and Board will continue to develop new, and enhance current county, city, community, and state relationships so that additional development can be accomplished.

**GoalNumber6: Identify additional housing needs of Trumbull County and execute initiatives to meet those needs.**

*Note: This goal has been added this year and is included in the PHA Plan Template in the 5 -Year Plan.*

TMHA staff will engage in ongoing assessments to determine the housing needs of Trumbull County. Current proposals under consideration include the increased usage of Section 8 vouchers, participating in the Section 8 Fair Share Allocation, HOPE VI, and any other HUD initiative that requires partnerships or the participation of a non-profit entity. TMHA will also consider strategic purchases of existing properties and of land for future development efforts.

<b>TMHARESIDENTS' ADVISORY BOARD 2002</b>	
GlenniePatterson	TrumbullHomes
SherryCarthorn	HighlandTerrace
AnnMiller	RiverviewBuckeye
AnnieStaggers	FairviewGardens
RichardMcDowell	RiverviewTod
NicholasEdgar	McKinleyTowers
MarthaBalciar	HubbardManor
VictoriaDanko	WarrenScatteredSites(ColtCourt)
JodyChiplis	RioTerra
ShirleySmith	GirardScatteredSites
JimEdwards	Northview
EvelynHumphery	Eastview
LyndaDamron	HilltopGardens
VivianMoldovan	ValleyWest
PatEmery	TheElms
DeborahHamner	ForestRidge
EdnaGorby	HeatonHouse
RitaBruce	WestParkManor

**RESIDENTBOARDMEMBER**

**CarlaThomas**

**ResidentofFairviewGardens**

**CurrentTermExpires:7/25/ 06**

**AppointedbyTrumbullCountyCommissioners**

## RESIDENT CUSTOMER SERVICE AND SATISFACTION SURVEY

### ACTION PLAN

The Trumbull Metropolitan Housing Authority (TMHA) must develop an action plan for any of the five areas included in the resident customer service survey that fall below 75 percent in accordance with HUD requirements. As a result of the survey, the TMHA must respond in the following areas: communication, safety and security, and neighborhood appearance. This plan addresses the required areas as reported in the Resident Assessment Sub System.

#### Communication:

To address the perceived communication problems, we feel we must reach the residents that feel we do things well. All too often, people view surveys as an opportunity to complain and individuals that have experienced either very little or no problems, fail to respond.

Still, we feel that the lack of a Standard Operating Procedures manual for management staff may have led to and contributed to residents not receiving clear and concise answers to their questions in a timely manner. To address this perceived problem, we have developed and will soon implement such a manual. From that point on, staff will be able to give clear and concise answers to residents questions and therefore clear the way for better communication with our residents.

#### Safety and Security:

To address our deficiencies as cited in the Safety and Security portion of the survey, Trumbull Metropolitan Housing Authority will implement the following tactics.

First, we will mandate that the contract with our local police department contain language for foot patrols. Secondly, our Security Coordinator, in conjunction with the Property Manager, will produce a monthly newsletter designed to increase awareness among our residents and promote the formulation of Tenant Patrols. Thirdly, TMHA's Security Coordinator will conduct weekly after hour inspections of the properties identified as having problems in the annual survey. Finally, we will implement a bike patrol for our inner city developments during spring, summer and fall months to help curtail late night activities.

#### Site and Neighborhood Conditions:

It is our opinion that we made great strides in improving the appearance of our developments this year. Again, many factors come into play that may not be the fault of the housing authority. To address this area we will continue to monitor parking areas, conduct routine grounds inspections and address noise complaints by appealing to and enlisting the help of our resident advisory board.



**TRUMBULL METROPOLITAN HOUSING AUTHORITY**  
**DECONCENTRATION POLICY**

**I. INTRODUCTION**

The Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that the Trumbull Metropolitan Housing Authority adopt policies and procedures governing the deconcentration of poverty and income mixing as required by section 10(a)(3)(B) of the 1937 Housing Act. It is the Trumbull Metropolitan Housing Authority's (TMHA) policy to provide for deconcentration of poverty and encourage income mixing.

The goal of this policy is to lessen the concentration of poverty and to create mixed-income communities within the TMHA's public housing developments. This will be accomplished through admissions practices designed to bring in higher income residents to lower income developments and lower income residents into higher income developments. Toward this end, TMHA will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Deconcentration Policy is intended to work in conjunction with the TMHA's annual income targeting requirements. The QHWRA requires that 40 percent of all new admissions to public housing developments during a fiscal year must be residents whose household income, at the time of admission, is equal to or lower than 30 percent of the Area Median Income. This "income targeting" requirement is separate from the Deconcentration Policy, which is comparative in nature.

The TMHA will affirmatively market housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

**II. DEFINITIONS**

The following definitions are provided in order to clearly define the affected developments and families under this Deconcentration Policy.

***Covered Developments*** : Public housing developments that are of general occupancy or family public housing developments that are not exempt from the deconcentration requirement.

***Exempt Developments*** : Public housing developments that are operated by housing authorities with fewer than 100 units; public housing developments that house only elderly persons or persons with disabilities, or both; public housing developments operated by housing authorities that operate only one general occupancy development; public housing developments approved for demolition or conversion to tenant-based assistance; and

public housing developments that include units operated in accordance with a HUD -approved mixed-finance plan using HOPE VI or public housing funds awarded before the effective date of the Deconcentration Final Rule.

**PHA-Wide Established Income Range** : The average annual household income of all residents of all covered developments.

**Development Average Household Income** : The average annual household income of all residents of a specific covered development.

**Developments Outside the PHA -Wide Established Income Range**: A development where the Development Average Household Income is between 85 percent and 115 percent of the PHA -Wide Established Income Range.

### III. ANALYSIS

In order to achieve and maintain deconcentration, the TMHA will comply with the following:

- a) Determine the PHA -Wide Established Income Range for all covered developments annually.
- b) Determine the average household income for each covered development.
- c) Determine whether each covered development falls above, within, or below the established income range.
- d) Determine, for those developments having average incomes outside the established income range, if there are factors to explain and/or justify the income profile as being consistent with and furthering two sets of goals: the goals of deconcentration and income mixing as specified by the statute; and the local goals and strategies contained in the TMHA Annual Plan.
- e) Where the income profile for a covered development is not explained and/or justified in the TMHA Annual Plan a specific policy to provide for deconcentration and income mixing in applicable covered developments.

Analysis will be completed at least annually, but may be accomplished more frequently to determine the effectiveness of various initiatives employed to achieve deconcentration.

### IV. ACTION PLAN

If a covered development has been identified as falling above or below the established income range, the TMHA will define and communicate specific procedures to be employed with the goal of achieving deconcentration. It is the goal of the TMHA to generally increase the level of income for residents of public housing, create more stratified developments, and obtain agency self sufficiency, therefore; the Deconcentration Policy shall not be employed to be counterproductive to that goal. In addition, the

policy will, under no circumstances, be employed through steering or in any way reducing the choice in residence of the individual family.

In order to deconcentrate a development, the TMHA will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income-targeting goal. To the greatest extent possible, the TMHA will provide incentives to encourage families with incomes below the established income range to accept units in developments with incomes above the established income range or to encourage families with incomes above the established income range to accept units in developments with incomes below the established income range.

The TMHA may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner. These may include but are not limited to:

- a) Rent Incentives to select particular developments.
- b) Payment Plans for deposits.
- c) Flexibility in move-in dates.

A family has the sole discretion whether to accept an offer of a unit made under the TMHA's deconcentration policy. TMHA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the deconcentration policy.

**PHAPlan  
TableLibrary**

1408	1450	1460	1465
21	412	69	200
		132	316
		137	
1410	1465	190	
24	200	253	
	316	306	
		364	
1430		369	
29		485	
		538	
		543	
1475		601	
38		659	
40		717	
		775	
		828	
1495		944	
44			

Comprehensive Grant Program (CGP)

**Part I: Summary**

HA Name <b>Trumbull Metropolitan Housing Authority</b>	Comprehensive Grant Number <b>OH12P008-70899</b>	FFY of Grant Approval <b>1999</b>
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Original Annual Statement  Reserve for Disaster/Emergencies  Revised Annual Statement/Revision Number 2  Performance and Evaluation Report for Program Year Ending **2001**  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$361,226.61	\$361,226.61	\$361,226.61	\$361,226.61
4	1410 Administration	\$99,970.00	\$99,970.00	\$99,970.00	\$99,970.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$80,813.49	\$86,438.49	\$86,438.49	\$86,438.49
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$211,288.26	\$209,065.00	\$209,065.00	\$209,065.00
10	1460 Dwelling Structures	\$1,505,316.20	\$1,517,632.30	\$1,517,632.30	\$1,417,165.55
11	1465.1 Dwelling Equipment-Nonexpendable	\$72,480.00	\$72,480.00	\$72,480.00	\$72,480.00
12	1470 Nondwelling Structures	\$47,501.66	\$27,501.66	\$27,501.66	\$27,501.66
13	1475 Nondwelling Equipment	\$448,567.78	\$443,036.94	\$443,036.94	\$412,147.57
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1495.1 Relocation Cost	\$27,500.00	\$37,313.00	\$37,313.00	\$37,313.00
16	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of 19)	\$0.00	\$0.00	\$0.00	\$0.00
19	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	\$2,854,664.00	\$2,854,664.00	\$2,854,664.00	\$2,723,307.88
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date Donald W Emerson Jr., Director X	Signature of Public Housing Director or Office of Native American Programs Administrator & Date: X
---------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

1 To be completed for the Performance & Evaluation Report or a Revised Annual Statement  
 2 To be completed for the Performance & Evaluation Report

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

Office of Public and Indian Housing

99CGPYr8

HA-Wide

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide Mgmt. Improvmts	1) Law Enforcement / Additional Police 2) Security Manager 3) Resident Initiative Coordinator	1408	All	\$299,826.61		\$299,826.01	\$299,826.61	Complete
		"	1	\$30,700.00		\$30,700.00	\$30,700.00	Complete
		"	1	\$30,700.00		\$30,700.00	\$30,700.00	Complete
			Total 1408	\$361,226.61	\$0.00	\$361,226.01	\$361,226.61	
HA-Wide Admin	Funding for DHD Staff @ 10% of the annual grant amount	1410		\$99,970.00		\$99,970.00	\$99,970.00	Complete
HA-Wide Fees and Costs	A & E services / Fees and Costs	1430		\$86,438.49		\$86,438.49	\$86,438.49	Complete
HA-Wide	Nonroutine vacancy prep.	1460						
"	Nonroutine PM repairs	1460						
"	Radio Communication System	1475	100%	\$200,000.00	\$215,466.82	\$215,466.82	\$191,847.07	Proceeding
"	Computers	1475	75%	\$248,567.78	\$227,590.40	\$227,590.40	\$220,300.50	Proceeding
"	Demolition ( OH802 Highland )	1485						
"	Relocation expenses OH802	1495.1	100%	\$27,500.00	\$37,313.00	\$37,313.00	\$37,313.00	Complete

Signature of Executive Director and Date

X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
OH801 Trumbull Homes	Site: None	1450	Total Site:					Complete	
	Mechanical and Electrical: Kitchen Lighting	1460	224	\$51,800.00		\$51,800.00	\$51,800.00		
			Total M&E:	\$51,800.00		\$51,800.00	\$51,800.00		
	Building Exterior: None	1460	Total B.E.:						
	Dwelling Units: Smoke Detectors	1460	As needed	\$33,000.00	\$0.00	\$0.00	\$0.00		Moved to a another year Delayed plans due to minor changes in priorities and specifications
			Total DUs:	\$33,000.00	\$0.00	\$0.00	\$0.00		
	Dwelling Equipment: None	1465.1	Total D.E.:						
	Interior Common Areas: None	1470	Total ICAs:						
	Site-Wide Facilities: None	1470	Total SWFs:						
	Nondwelling Equipment: None	1475	Total NDE:						
<b>Total, Trumbull</b>		<b>Project Total:</b>	<b>\$84,800.00</b>	<b>\$0.00</b>	<b>\$51,800.00</b>	<b>\$51,800.00</b>			

Signature of Executive Director and Date

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH802 Highland Terrace	Site: Site Rehab	1450	LS	\$190,498.26	\$188,275.00	\$188,275.00	\$188,275.00	Completed
			Total Site:	\$190,498.26	\$188,275.00	\$188,275.00	\$188,275.00	
	Mechanical and Electrical: None	1460						
			Total M&E:					
	Building Exterior: Exterior Building Rehab (200) Includes Asbestos removal	1460	LS	\$151,027.00	\$277,143.10	\$277,143.10	\$277,143.10	Complete
			Total B.E.:	\$151,027.00	\$277,143.10	\$277,143.10	\$277,143.10	
	Dwelling Units: Interior Unit Rehab (114)	1460	LS	\$491,990.00	\$598,436.47	\$598,436.47	\$497,990.00	Proceeding
			Total DUs:	\$491,990.00	\$598,436.47	\$598,436.47	\$497,990.00	
	Dwelling Equipment: None	1465.1						
			Total D.E.:					
	Interior Common Areas: None	1470						
			Total ICAs:					
	Site-Wide Facilities: None	1470						
			Total SWFs:					
Nondwelling Equipment: None	1475							
		Total NDE:						
<b>Total, Highland</b>			<b>Project Total:</b>	<b>\$833,515.26</b>	<b>\$1,063,854.57</b>	<b>\$1,063,854.57</b>	<b>\$963,408.10</b>	

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH803 Buckeye Apartments	Site: None	1450	Total Site:					Complete
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: Exterior Building Surface Repair Emergency Repair	1460	Total B.E.:	\$76,850.00		\$76,850.00	\$76,850.00	
	Dwelling Units: None	1460	Total DUs:					
	Dwelling Equipment: Window AC Units	1465.1	Total D.E.:	\$36,000.00		\$36,000.00	\$36,000.00	
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
	<b>Total, Buckeye</b>		<b>Project Total:</b>	<b>\$112,850.00</b>	<b>\$0.00</b>	<b>\$112,850.00</b>	<b>\$112,850.00</b>	

Signature of Executive Director and Date

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH804 Fairview Gardens	Site: None	1450	Total Site:					Moved to another year Highland Terrace renovations moving moving very quick. Change in specifications of detectors moved this work item back.
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: Exterior Siding	1460	28 bid					
			Total B.E.:					
	Dwelling Units: Smoke Detectors / additional floors	1460	200 Units	\$32,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$32,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
<b>Total, Fairview</b>		<b>Project Total:</b>	<b>\$32,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH805 Tod Apartments	Site: None	1450	Total Site:					Emergency Complete Surface repair contract has legal problems in the performance of the contractor. Due to Highland moving very quick, surface repair moved to another year. Funds added to Highland Modernization
	Mechanical and Electrical:	1460	100%					
	Total M&E:							
	Building Exterior: Exterior Building Surface Repair / & Emergency Brick Repair	1460	100%	\$180,000.00	\$79,533.25	\$79,533.25	\$79,533.25	
	Total B.E.:			\$180,000.00	\$79,533.25	\$79,533.25	\$79,533.25	
	Dwelling Units: None	1460	Total DUs:					
	Dwelling Equipment: Window AC Units	1465.1	150	\$36,480.00		\$36,480.00	\$36,480.00	
	Total D.E.:			\$36,480.00		\$36,480.00	\$36,480.00	
	Interior Common Areas: Emergency Call Light Fixtures Common Area Doors	1470		\$27,950.00	\$7,950.00	\$7,950.00	\$7,950.00	
	Total ICAs:			\$27,950.00	\$7,950.00	\$7,950.00	\$7,950.00	
Site-Wide Facilities: None	1470	Total SWFs:						
Interior Common Areas: None	1470	Total NDE:						
<b>Total, Tod</b>		<b>Project Total:</b>	<b>\$244,430.00</b>	<b>\$87,483.25</b>	<b>\$123,963.25</b>	<b>\$123,963.25</b>		

Signature of Executive Director and Date

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH806 McKinley Towers	Site: None	1450	Total Site:					Complete
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: Exterior Building Surface Repair	1460	100%	\$186,000.00	\$185,571.00	\$185,571.00	\$185,571.00	
			Total B.E.:	\$186,000.00	\$185,571.00	\$185,571.00	\$185,571.00	
	Dwelling Units: Smoke Detectors	1460		\$6,396.50		\$6,396.50	\$6,396.50	
			Total DUs:	\$6,396.50		\$6,396.50	\$6,396.50	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
Total, McKinley		Project Total:	\$192,396.50	\$185,571.00	\$191,967.50	\$191,967.50		

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH807 Hubbard Manor	Site: Drive and Concrete work	1450	Specific	\$20,790.00		\$20,790.00	\$20,790.00	Complete
			Total Site:	\$20,790.00		\$20,790.00	\$20,790.00	
	Mechanical and Electrical: None	1460						
			Total M&E:					
	Building Exterior: None	1460						
			Total B.E.:					
	Dwelling Units: None	1460						
			Total DUs:					
	Dwelling Equipment: None	1465.1						
			Total D.E.:					
Interior Common Areas: None	1470							
		Total ICAs:						
Site-Wide Facilities: None	1470							
		Total SWFs:						
Nondwelling Equipment: None	1475							
		Total NDE:						
Total, Hubbard			Project Total:	\$20,790.00	\$0.00	\$20,790.00	\$20,790.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

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(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Lancer Court Warren Scattered Sites	Site: None	1450	Total Site:					Moved to another year. Delayed plans due to minor changes in priorities and specifications. Highland Remod moving very quick.
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: None	1460	Total B.E.:					
	Dwelling Units: Smoke Detectors	1460	As needed	\$9,300.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$9,300.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
	Total, Lancer		Project Total:	\$9,300.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Colt Court Warren Scattered Sites	Site: None	1450	Total Site:					Moved to another year. Delayed plans due to minor changes in priorities and specifications. Highland Remod moving very quick. Complete Extra funds moved to finish other work items.
	Mechanical and Electrical: None	1460	Total M&E:					
	Dwelling Units: Smoke Detectors	1460	As Needed	\$9,400.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$9,400.00	\$0.00	\$0.00	\$0.00	
	Dwelling Units: Waterproofing basements/Sanitary	1460	3 bldgs	\$62,500.00	\$55,200.00	\$55,200.00	\$55,200.00	
			Total DUs:	\$62,500.00	\$55,200.00	\$55,200.00	\$55,200.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
<b>Total, Colt</b>		<b>Project Total:</b>	<b>\$71,900.00</b>	<b>\$55,200.00</b>	<b>\$55,200.00</b>	<b>\$55,200.00</b>		

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report



Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Reo Court Warren Scattered Sites	Site: None	1450	Total Site:					Moved to another year. Delayed plans due to minor changes in priorities and specifications. Highland Remod moving very quick.
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: None	1460	Total B.E.:					
	Dwelling Units: Smoke Detectors	1460	As needed	\$9,300.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$9,300.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
	<b>Total, Reo</b>		<b>Project Total:</b>	<b>\$9,300.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

Signature of Executive Director and Date

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Signature of Public Housing Director or Office of Native American Programs Administrator and Date

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH809 Rio Terra	Site: None	1450	Total Site:					Moved to another year. Delayed plans due to minor changes in priorities and specifications. Highland Remod moving very quick.
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: None	1460	Total B.E.:					
	Dwelling Units: Smoke Detectors	1460	As needed	\$10,000.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$10,000.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
	Total, Rio		Project Total:	\$10,000.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date  
  
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Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH811 Girard Scattered Sites	Site: None	1450	Total Site:					Moved to another year. Delayed plans due to minor changes in priorities and specifications. Highland Remod moving very quick.
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: None	1460	Total B.E.:					
	Dwelling Units: Smoke Detectors	1460	As needed	\$9,500.00	\$0.00	\$0.00	\$0.00	
			Total DUs:	\$9,500.00	\$0.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
	Total, Girard		Project Total:	\$9,500.00	\$0.00	\$0.00	\$0.00	

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(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH812 Northview Apartments	Site: None	1450	Total Site:					Complete
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: None	1460	Total B.E.:					
	Dwelling Units: Smoke Detectors	1460	As needed	\$4,873.50	\$0.00	\$4,873.50	\$4,873.50	
			Total DUs:	\$4,873.50	\$0.00	\$4,873.50	\$4,873.50	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475	Total NDE:					
	<b>Total, Northview</b>		<b>Project Total:</b>	<b>\$4,873.50</b>	<b>\$0.00</b>	<b>\$4,873.50</b>	<b>\$4,873.50</b>	

Signature of Executive Director and Date

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH813 Eastview Apartments	Site: None	1450	Total Site:					Complete
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: Exterior Repairs	1460	As needed	\$102,364.00	\$0.00	\$102,364.00	\$102,364.00	
			Total B.E.:	\$102,364.00	\$0.00	\$102,364.00	\$102,364.00	
	Dwelling Units: None	1460	Total DUs:					
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
	<b>Total, Eastview</b>		<b>Project Total:</b>	<b>\$102,364.00</b>	<b>\$0.00</b>	<b>\$102,364.00</b>	<b>\$102,364.00</b>	

Signature of Executive Director and Date

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH814 Hilltop Gardens	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460						
			Total M&E:					
	Building Exterior: None	1460						
			Total B.E.:					
	Dwelling Units: None	1460						
			Total DUs:					
	Dwelling Equipment: None	1465.1						
			Total D.E.:					
Interior Common Areas: None	1470							
		Total ICAs:						
Site-Wide Facilities: None	1470							
		Total SWFs:						
Nondwelling Equipment: None	1475							
		Total NDE:						
<b>Total, Hilltop</b>			<b>Project Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

Signature of Executive Director and Date

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH816 Valley West	Site: None	1450	Total Site:					Complete
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: Roof Replacement / Exterior Repair	1460	Total B.E.:	\$79,444.20	\$0.00	\$79,444.20	\$79,444.20	
	Dwelling Units: None	1460	Total DUs:	\$79,444.20	\$0.00	\$79,444.20	\$79,444.20	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: Carpet / Repairs	1470	As needed	\$16,269.66	\$0.00	\$16,269.66	\$16,269.66	
	Site-Wide Facilities: Common Area Doors:	1470	As needed	\$3,282.00	\$0.00	\$3,282.00	\$3,282.00	
	Nondwelling Equipment: None	1475	Total NDE:	\$3,282.00	\$0.00	\$3,282.00	\$3,282.00	
	Total, Valley		Project Total:	\$98,995.86	\$0.00	\$98,995.86	\$98,995.86	

Signature of Executive Director and Date

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Comprehensive Grant Program (CGP)

Part III: Implementation Schedule

Office of Public and Indian Housing

Development Number/ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1) Law Enforcement / Additional Police	Mar-01		Mar-01	Jun-01		Jun-01	
2) Security Manager	Dec-99		Dec-99	Jun-01		Jun-01	
3) Resident Initiative Coordinator	Dec-99		Dec-99	Jun-01		Jun-01	
0							
0							
1430 A&E Services & Fees & Costs	Dec-01		Dec-01	Jun-01		Jun-01	
HA_Wide Computer System	Sep-00		Sep-00	Dec-01		Dec-01	
OH802 Relocation	Sep-00		Sep-00	Dec-01		Dec-01	
HA-Wide Nonroutine vacancy prep.							
" Nonroutine PM repairs							
" Radio Communication System	Sep-00		Sep-00	Mar-02			
"							
" Demolition ( OH802 Highland )	Sep-00		Sep-00	Dec-01		Dec-01	
OH801 Trumbull	Mar-01	Mar-00	Mar-00	Mar-02	Sep-00	Sep-00	Some work items moved to another year.
OH802 Highland	Sep-01		Sep-01	Mar-02		Mar-02	
OH803 Buckeye	Sep-00		Dec-99	Dec-99		Dec-00	
OH804 Fairview	Dec-01		Dec-01	Mar-02		Dec-01	Some work items moved to another year.
OH805 Tod	Mar-01	Sep-99	Sep-99	Dec-01	Jun-01	Jun-01	Some work items moved to another year.
OH806 McKinley	Mar-01		Mar-01	Dec-01		Dec-01	
OH807 Hubbard	Jun-01		Jun-01	Dec-01		Dec-01	Had to add more parking spots later. Ran out.
OH808 Lancer	Dec-01			Mar-02			Moved work item to another year.
OH808 Colt	Dec-01		Sep-01	Mar-02	Dec-01	Dec-01	Some work items moved to another year.
OH808 Reo	Dec-01			Mar-02			Moved work item to another year.
OH809 Rio	Dec-01			Mar-02			Moved work item to another year.
OH811 Girard	Dec-01			Mar-02			Moved work item to another year.
OH812 Northview	Mar-01		Mar-01	Dec-01		Dec-01	
OH813 Eastview	Mar-01	Jun-00	Jun-00	Mar-01	Dec-00	Dec-00	Moved work item to another year.
OH814 Hilltop	Dec-01			Mar-02			Moved work item to another year.
OH816 Valley	Sep-00		Sep-00	Dec-01		Dec-01	

Signature of Executive Director and Date

X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report



**Five-Year Action Plan**  
**Part I: Summary**  
 Capital Fund (CFP)

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

OMB Approval No. 2577-0157 (Exp. 7/31/98)

HA Name:		Locality: (City/County & State)		(X) Original	( ) Revision No: _____	
Trumbull Metropolitan Housing Authority		Warren, Ohio - Trumbull County				
A. Development Number/Name	Yr 11-50102 Work Statement for Year 1 FFY: 2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003	Yr 13-50104 Work Statement for Year 3 FFY: 2004	Yr 14-50105 Work Statement for Year 4 FFY: 2005	Yr 15-50106 Work Statement for Year 5 FFY: 2006	
OH 801 Trumbull Homes	<b>See Annual Statement</b>	\$0	\$0	\$0	\$0	
OH802 Highland Terrace		\$1,070,000	\$0	\$0	\$0	
OH803 Buckeye Apartments		\$0	\$0	\$0	\$0	
OH804 Fairview Gardens		\$0	\$0	\$0	\$0	
OH805 Tod Apartments		\$0	\$0	\$0	\$0	
OH806 McKinley Towers		\$885,000	\$1,979,000	\$866,000	\$0	
OH807 Hubbard Manor		\$0	\$0	\$0	\$86,000	
OH808 Warren Scattered Sites		\$0	\$0	\$598,000	\$1,748,000	
OH809 Rio Terra		\$0	\$0	\$506,000	\$0	
OH811 Girard Scattered Sites		\$0	\$0	\$0	\$0	
OH812 Northview Apartments		\$0	\$0	\$0	\$0	
OH813 Eastview Apartments		\$0	\$0	\$0	\$83,000	
OH814 Hilltop Gardens		\$0	\$0	\$0	\$0	
OH816 Valley West		\$0	\$0	\$0	\$0	
<b>B. Physical Improvements Subtotal</b>			<b>\$1,955,000</b>	<b>\$1,979,000</b>	<b>\$1,970,000</b>	<b>\$1,917,000</b>
C. Management Improvements 1408			\$427,000	\$403,000	\$402,000	\$410,000
D. HA-Wide Nondwelling 1470/1475		\$30,000	\$30,000	\$30,000	\$30,000	
E. Administration 1410		\$100,000	\$100,000	\$100,000	\$100,000	
F. Other (Fees & Costs and Relocation) 1430/1495		\$91,000	\$86,000	\$111,000	\$146,000	
G. Operations 1406		\$100,011	\$105,011	\$90,011	\$100,011	
H. Demolition 1485						
I. Replacement Reserve 1490						
J. Mod Used for Development 1498						
<b>K. Total CGP Funds</b>		<b>\$2,703,011</b>	<b>\$2,703,011</b>	<b>\$2,703,011</b>	<b>\$2,703,011</b>	
<b>L. Total Non-CGP Funds</b>						
<b>M. Grand Total</b>		<b>\$2,703,011</b>	<b>\$2,703,011</b>	<b>\$2,703,011</b>	<b>\$2,703,011</b>	
Signature of Executive Director and Date: Donald W. Emerson Jr., Executive Director		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X		X				

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	HA-Wide Physical Improvements			HA-Wide Physical Improvements		
	HA-Wide Physical Improvements Year 2			HA-Wide Physical Improvements Year 3		
	Yr 12-50103	Totals	\$0	Yr 13-50104	Totals	\$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	HA-Wide Physical Improvements			HA-Wide Physical Improvements		
	HA-Wide Physical Improvements Year 4			HA-Wide Physical Improvements Year 5		
	Yr 14-50105	Totals	\$0	Yr 15-50106		\$0

form HUD-52834 (10/96)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
<b>See Annual Statement</b>	OH 801 Trumbull Homes			OH 801 Trumbull Homes		
	OH 801 Trumbull Homes Year 2			OH 801 Trumbull Homes Year 3		
	Yr 12-50103	Totals	\$0	Yr 13-50104	Totals	\$0

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH 801 Trumbull Homes			OH 801 Trumbull Homes		
	OH 801 Trumbull Homes Year 4			OH 801 Trumbull Homes Year 5		
	Yr 14-50105	Totals	\$0	Yr 15-50106	Totals	\$0

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH802 Highland Terrace  Continue Comprehensive Moderization Defesible Space Dwelling Modernization Non-Dwelling Modernization	LS	\$1,070,000	OH802 Highland Terrace		
	OH802 Highland Terrace Year 2			OH802 Highland Terrace Year 3		
	FFY: 2003	Totals	\$1,070,000	FFY: 2004	Totals	\$0

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	Yr 14-50105	Yr 15-50106
--	-------------	-------------

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Work Statement for Year 4 FFY: 2005			Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH802 Highland Terrace			OH802 Highland Terrace		
	OH802 Highland Terrace Year 4			OH802 Highland Terrace Year 5		
	FFY: 2005	Totals	\$0	FFY: 2006	Totals	\$0

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Yr 11-50102	Yr 12-50103 Work Statement for Year 2	Yr 13-50104 Work Statement for Year 3
-------------	---------------------------------------------	---------------------------------------------

Work Statement for Year 1 FFY: '2002	FFY: 2003			FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH803 Buckeye Apartments			OH803 Buckeye Apartments		
	OH803 Buckeye Apartments Year 2			OH803 Buckeye Apartments Year 3		
	FFY: 2003	Totals	\$0	FFY: 2004	Totals	\$0

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Yr 11-50102 Work Statement for Year 1	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of	Quantity	Estimated Cost	Development Number/Name/General Description of	Quantity	Estimated Cost



FFY: '2002	Major Work Categories	Quantity	Cost	Major Work Categories	Quantity	Cost
See Annual Statement	OH803 Buckeye Apartments			OH803 Buckeye Apartments		
	OH803 Buckeye Apartments Year 4			OH803 Buckeye Apartments Year 5		
	FFY: 2005	Totals	\$0	FFY: 2006	Totals	\$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	OH804 Fairview Gardens			OH804 Fairview Gardens		

See  Annual  Statement					
	OH804 Fairview Gardens Year 2			OH804 Fairview Gardens Year 3	
	FFY: 2003	Totals	\$0	FFY: 2004	Totals \$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	OH804 Fairview Gardens			OH804 Fairview Gardens		

See  Annual  Statement					
	OH804 Fairview Gardens Year 4			OH804 Fairview Gardens Year 5	
	FFY: 2005	Totals	\$0	FFY: 2006	Totals \$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See	OH805 Tod Apartments			OH805 Tod Apartments		

Annual  Statement					
	OH805 Tod Apartments Year 2			OH805 Tod Apartments Year 3	
	FFY: 2003	Totals	\$0	FFY: 2004	Totals \$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See	OH805 Tod Apartments			OH805 Tod Apartments		

Annual  Statement					
	OH805 Tod Apartments Year 4			OH805 Tod Apartments Year 5	
	FFY: 2005	Totals	\$0	FFY: 2006	Totals \$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual	OH806 McKinley Towers			OH806 McKinley Towers		
	Start Comprehensive Modernization			Continue Comprehensive Modernization		
	Elevator Updates	LC	\$25,000	Elevator Updates	LC	\$25,000
	Sprinkler System	LC	\$100,000	Sprinkler System	LC	\$250,000
	Common Area Modernization	LC	\$238,000	Common Area Modernization	LC	\$840,000
Dwelling Unit Modernization	LC	\$522,000	Dwelling Unit Modernization	LC	\$864,000	

Statement					
	OH806 McKinley Towers Year 2			OH806 McKinley Towers Year 3	
	FFY: 2003	Totals	\$885,000	FFY: 2004	Totals \$1,979,000

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH806 McKinley Towers			OH806 McKinley Towers		
	Continue Comprehensive Modernization					
	Elevator Updates	LC	\$40,000			
	Sprinkler System	LC	\$0			
	Common Area Modernization	LC	\$322,000			
	Dwelling Unit Modernization	LC	\$504,000			

	OH806 McKinley Towers Year 4 FFY: 2005			OH806 McKinley Towers Year 5 FFY: 2006	
		Totals	\$866,000		Totals \$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH807 Hubbard Manor			OH807 Hubbard Manor		

OH807 Hubbard Manor Year 2			OH807 Hubbard Manor Year 3		
FFY: 2003	Totals	\$0	FFY: 2004	Totals	\$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH807 Hubbard Manor			OH807 Hubbard Manor		
				Upgrade Elevator	LC	\$86,000



	OH807 Hubbard Manor Year 4			OH807 Hubbard Manor Year 5	
	FFY: 2005	Totals	\$0	FFY: 2006	Totals \$86,000

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH808 Warren Scattered Sites			OH808 Warren Scattered Sites		

	OH808 Warren Scattered Sites Year 2			OH808 Warren Scattered Sites Year 3	
	FFY: 2003	Totals	\$0	FFY: 2004	Totals \$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH808 Warren Scattered Sites			OH808 Warren Scattered Sites		
	Dwelling Unit Modernization	26	\$598,000	Dwelling Unit Modernization	56	\$1,288,000
				Exterior Siding	LC	\$460,000

	OH808 Warren Scattered Sites Year 4 FFY: 2005			OH808 Warren Scattered Sites Year 5 FFY: 2006	
		Totals	\$598,000	Totals	\$1,748,000

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH809 Rio Terra			OH809 Rio Terra		

	OH809 Rio Terra			OH809 Rio Terra	
	Year 2			Year 3	
	FFY: 2003	Totals	\$0	FFY: 2004	Totals \$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH809 Rio Terra			OH809 Rio Terra		
	Dwelling Unit Modernization	22	\$506,000			
	OH809 Rio Terra			OH809 Rio Terra		

Year 4			Year 5	
FFY: 2005	Totals	\$506,000	FFY: 2006	Totals \$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH811 Girard Scattered Sites			OH811 Girard Scattered Sites		
	OH811 Girard Scattered Sites Year 2			OH811 Girard Scattered Sites Year 3		
	FFY: 2003	Totals	\$0	FFY: 2004	Totals	\$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH811 Girard Scattered Sites			OH811 Girard Scattered Sites		
	OH811 Girard Scattered Sites Year 4			OH811 Girard Scattered Sites Year 5		
	FFY: 2005	Totals	\$0	FFY: 2006	Totals	\$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH812 Northview Apartments			OH812 Northview Apartments		
	OH812 Northview Apartments Year 2			OH812 Northview Apartments Year 3		
	FFY: 2003	Totals	\$0	FFY: 2004	Totals	\$0

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH812 Northview Apartments			OH812 Northview Apartments		
	OH812 Northview Apartments Year 4			OH812 Northview Apartments Year 5		
	FFY: 2005	Totals	\$0	FFY: 2006	Totals	\$0

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	Yr 12-50103	Yr 13-50104
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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Work Statement for Year 2 FFY: 2003			Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH813 Eastview Apartments			OH813 Eastview Apartments		
	OH813 Eastview Apartments Year 2			OH813 Eastview Apartments Year 3		
	FFY: 2003	Totals	\$0	FFY: 2004	Totals	\$0

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Yr 11-50102	Yr 14-50105 Work Statement for Year 4	Yr 15-50106 Work Statement for Year 5
-------------	---------------------------------------------	---------------------------------------------

Work Statement for Year 1 FFY: '2002	FFY: 2005			FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	OH813 Eastview Apartments			OH813 Eastview Apartments  Elevator Upgrade	LC	\$83,000
	OH813 Eastview Apartments Year 4			OH813 Eastview Apartments Year 5		
	FFY: 2005	Totals	\$0	FFY: 2006	Totals	\$83,000

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Yr 11-50102 Work Statement for Year 1	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of	Quantity	Estimated Cost	Development Number/Name/General Description of	Quantity	Estimated Cost

FFY: '2002	Major Work Categories	Quantity	Cost	Major Work Categories	Quantity	Cost
See Annual Statement	OH814 Hilltop Gardens			OH814 Hilltop Gardens		
	OH814 Hilltop Gardens Year 2			OH814 Hilltop Gardens Year 3		
	FFY: 2003	Totals	\$0	FFY: 2004	Totals	\$0

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Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	OH814 Hilltop Gardens			OH814 Hilltop Gardens		

See  Annual  Statement					
	OH814 Hilltop Gardens Year 4			OH814 Hilltop Gardens Year 5	
	FFY: 2005	Totals	\$0	FFY: 2006	Totals \$0

Five-Year Action Plan

U. S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	OH816 Valley West			OH816 Valley West		

See  Annual  Statement					
	OH816 Valley West Year 2			OH816 Valley West Year 3	
	FFY: 2003	Totals	\$0	FFY: 2004	Totals \$0

Five-Year Action Plan  
 Part II: Supporting Pages  
 Physical Needs Work Statement(s)  
 Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See	OH816 Valley West			OH816 Valley West		

Annual

Statement

OH816 Valley West  
Year 4

FFY: 2005

Totals

\$0

OH816 Valley West  
Year 5

FFY: 2006

Totals

\$0

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	C. Management Improvements 1408			C. Management Improvements 1408		
	Additional Police Warren City	LC	\$307,000	Additional Police Warren City	LC	\$283,000
	Additional Police Sheriff	LC	\$35,000	Additional Police Sheriff	LC	\$35,000
	Security Manager	LC	\$37,500	Security Manager	LC	\$37,500
	Resident Service Coordinator	LC	\$37,500	Resident Service Coordinator	LC	\$37,500
	Maintenance Training	LC	\$10,000	Maintenance Training	LC	\$10,000
	C. Management Improvements 1408 Year 2 FFY: 2003			C. Management Improvements 1408 Year 3 FFY: 2004		
		Totals	\$427,000		Totals	\$403,000

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	C. Management Improvements 1408			C. Management Improvements 1408		
	Additional Police Warren City	LC	\$277,000	Additional Police Warren City	LC	\$285,000
	Additional Police Sheriff	LC	\$35,000	Additional Police Sheriff	LC	\$35,000
	Security Manager	LC	\$37,500	Security Manager	LC	\$37,500
	Resident Service Coordinator	LC	\$37,500	Resident Service Coordinator	LC	\$37,500
	Maintenance Training	LC	\$15,000	Maintenance Training	LC	\$15,000
	C. Management Improvements 1408 Year 4 FFY: 2005	Totals	\$402,000	C. Management Improvements 1408 Year 5 FFY: 2006	Totals	\$410,000



Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	D. HA-Wide NonDwelling Improvements Needs Work Statement(s) 1470/1475  HA-Wide Security Locks Common Areas	LS	\$30,000	D. HA-Wide NonDwelling Improvements Needs Work Statement(s) 1470/1475  HA-Wide Security Locks Common Areas	LS	\$30,000
	D. HA-Wide NonDwelling Improvements Needs Work Statement(s) Year 2			D. HA-Wide NonDwelling Improvements Needs Work Statement(s) Year 3		
	FFY: 2003	Totals	\$30,000	FFY: 2004	Totals	\$30,000

Five-Year Action Plan

Part III: Supporting Pages

D. HA-Wide NonDwelling Improvements Needs Work Statement(s)

Capital Fund Program (CFP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (7/31/98)

	Yr 14-50105 Work Statement for	Yr 15-50106 Work Statement for
--	-----------------------------------	-----------------------------------

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Year 4 FFY: 2005			Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	See  Annual  Statement	D. HA-Wide NonDwelling Improvements Needs Work Statement(s) 1470/1475  HA-Wide Security Locks Common Areas	LS	\$30,000	D. HA-Wide NonDwelling Improvements Needs Work Statement(s) 1470/1475  HA-Wide Security Locks Common Areas	LS
D. HA-Wide NonDwelling Improvements Needs Work Statement(s) Year 4			D. HA-Wide NonDwelling Improvements Needs Work Statement(s) Year 5			
FFY: 2005			FFY: 2006			
		Totals	\$30,000		Totals	\$30,000

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Part III: Supporting Pages

E. Administration Improvements Needs Work Statement(s)

Capital Fund Program (CFP)

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and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement	Yr 12-50103 Work Statement for Year 2 FFY: 2003	Yr 13-50104 Work Statement for Year 3 FFY: 2004
-------------------------------	----------------------------------------------------------	----------------------------------------------------------

for Year 1 FFY: '2002	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	E. Administration Improvements Needs Work Statement(s) 1410			E. Administration Improvements Needs Work Statement(s) 1410		
	Bookkeeper		\$7,405	Bookkeeper		\$7,405
	Executive Director		\$3,186	Executive Director		\$3,186
	Facilities Director		\$18,743	Facilities Director		\$18,743
	Finance Director		\$8,033	Finance Director		\$8,033
	Maintenance Clerk		\$13,177	Maintenance Clerk		\$13,177
	Maintenance Coordinator		\$10,531	Maintenance Coordinator		\$10,531
	Maintenance Mechanic		\$4,614	Maintenance Mechanic		\$4,614
	Modernization Coordinator		\$31,000	Modernization Coordinator		\$31,000
	Procurement		\$1,586	Procurement		\$1,586
Secretary		\$1,725	Secretary		\$1,725	
	E. Administration Improvements Needs Work Statement(s) Year 2			E. Administration Improvements Needs Work Statement(s) Year 3		
	FFY: 2003	Totals	\$100,000	FFY: 2004	Totals	\$100,000

Five-Year Action Plan

U. S. Department of Housing

Part III: Supporting Pages

and Urban Development

E. Administration Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (7/31/98)

for Year 1 FFY: '2002	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
Yr 11-50102 Work Statement	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		

See  Annual  Statement	E. Administration Improvements Needs Work Statement(s) 1410		E. Administration Improvements Needs Work Statement(s) 1410	
	Bookkeeper	\$7,405	Bookkeeper	\$7,405
	Executive Director	\$3,186	Executive Director	\$3,186
	Facilities Director	\$18,743	Facilities Director	\$18,743
	Finance Director	\$8,033	Finance Director	\$8,033
	Maintenance Clerk	\$13,177	Maintenance Clerk	\$13,177
	Maintenance Coordinator	\$10,531	Maintenance Coordinator	\$10,531
	Maintenance Mechanic	\$4,614	Maintenance Mechanic	\$4,614
	Modernization Coordinator	\$31,000	Modernization Coordinator	\$31,000
	Procurement	\$1,586	Procurement	\$1,586
Secretary	\$1,725	Secretary	\$1,725	
	E. Administration Improvements Needs Work Statement(s) Year 4		E. Administration Improvements Needs Work Statement(s) Year 5	
	FFY: 2005	Totals \$100,000	FFY: 2006	Totals \$100,000

Five-Year Action Plan

U. S. Department of Housing

Part III: Supporting Pages

and Urban Development

F. Fees & Costs and Relocation Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	F. Fees & Costs and Relocation Improvements Needs Work Statement(s) 1430/1495			F. Fees & Costs and Relocation Improvements Needs Work Statement(s) 1430/1495		

Statement	See	Fees and Costs 1430	LC	\$66,000	Fees and Costs 1430	LC	\$61,000
	Annual	OH806 McKinley Towers Relocation 1495	LC	\$25,000	OH806 McKinley Towers Relocation 1495	LC	\$25,000
	F. Fees & Costs and Relocation Improvements Needs Work Statement(s) Year 2		F. Fees & Costs and Relocation Improvements Needs Work Statement(s) Year 3				
	FFY: 2003	Totals	\$91,000	FFY: 2004	Totals	\$86,000	

Five-Year Action Plan

U. S. Department of Housing

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F. Fees & Costs and Relocation Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	F. Fees & Costs and Relocation Improvements Needs Work Statement(s) 1430/1495			F. Fees & Costs and Relocation Improvements Needs Work Statement(s) 1430/1495		
	Fees and Costs 1430	LC	\$67,000	Fees and Costs 1430	LC	\$86,000

See Annual Statement	OH808 Relocation for Modernization	LC	\$22,000	OH808 Relocation for Modernization	LC	\$60,000
	OH809 Relocation for Modernization	LC	\$22,000			
	F. Fees & Costs and Relocation Improvements Needs Work Statement(s) Year 4			F. Fees & Costs and Relocation Improvements Needs Work Statement(s) Year 5		
	FFY: 2005	Totals	\$111,000	FFY: 2006	Totals	\$146,000

Five-Year Action Plan

U. S. Department of Housing

Part III: Supporting Pages

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G. Oeratuibs Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See	G. Oeratuibs Improvements Needs Work Statement(s) 1406			G. Oeratuibs Improvements Needs Work Statement(s) 1406		
	Vehicle Purchases / Wireless / Computer Improve	LC	\$100,011	Vehicle Purchases / Wireless / Computer Improve	LC	\$105,011

Annual  Statement					
	G. Oeratuibs Improvements Needs Work Statement(s) Year 2			G. Oeratuibs Improvements Needs Work Statement(s) Year 3	
	FFY: 2003	Totals	\$100,011	FFY: 2004	Totals \$105,011

Five-Year Action Plan

U. S. Department of Housing

Part III: Supporting Pages

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G. Oeratuibs Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual	G. Oeratuibs Improvements Needs Work Statement(s) 1406  Vehicle Purchases / Wireless / Computer Improve	LC	\$90,011	G. Oeratuibs Improvements Needs Work Statement(s) 1406  Vehicle Purchases / Wireless / Computer Improve	LC	\$100,011

Statement					
	G. Oeratuibs Improvements Needs Work Statement(s) Year 4			G. Oeratuibs Improvements Needs Work Statement(s) Year 5	
	FFY: 2005	Totals	\$90,011	FFY: 2006	Totals \$100,011

Five-Year Action Plan

Part III: Supporting Pages

C. Management Improvements Needs Work Statement(s)

Capital Fund Program (CFP)

U. S. Department of Housing

and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual	C. Management Improvements 1408			C. Management Improvements 1408		



Statement					
	C. Management Improvements 1408 Year 2			C. Management Improvements 1408 Year 3	
	FFY: 2003	Totals	\$0	FFY: 2004	Totals \$0

Five-Year Action Plan

U. S. Department of Housing

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C. Management Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	C. Management Improvements 1408			C. Management Improvements 1408		

	C. Management Improvements 1408 Year 4			C. Management Improvements 1408 Year 5	
	FFY: 2005	Totals	\$0	FFY: 2006	Totals \$0

Five-Year Action Plan

Part III: Supporting Pages

C. Management Improvements Needs Work Statement(s)

Capital Fund Program (CFP)

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

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	C. Management Improvements 1408			C. Management Improvements 1408		

	C. Management Improvements 1408 Year 2			C. Management Improvements 1408 Year 3	
	FFY: 2003	Totals	\$0	FFY: 2004	Totals \$0

Five-Year Action Plan

U. S. Department of Housing

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C. Management Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	C. Management Improvements 1408			C. Management Improvements 1408		

	C. Management Improvements 1408 Year 4			C. Management Improvements 1408 Year 5	
	FFY: 2005	Totals	\$0	FFY: 2006	Totals \$0

Five-Year Action Plan

U. S. Department of Housing

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C. Management Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 12-50103 Work Statement for Year 2 FFY: 2003			Yr 13-50104 Work Statement for Year 3 FFY: 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	C. Management Improvements 1408			C. Management Improvements 1408		

	C. Management Improvements 1408 Year 2			C. Management Improvements 1408 Year 3	
	FFY: 2003	Totals	\$0	FFY: 2004	Totals \$0

Five-Year Action Plan

U. S. Department of Housing

Part III: Supporting Pages

and Urban Development

C. Management Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

OMB Approval No. 2577-0157 (7/31/98)

Yr 11-50102 Work Statement for Year 1 FFY: '2002	Yr 14-50105 Work Statement for Year 4 FFY: 2005			Yr 15-50106 Work Statement for Year 5 FFY: 2006		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See  Annual  Statement	C. Management Improvements 1408			C. Management Improvements 1408		

C. Management Improvements 1408 Year 4			C. Management Improvements 1408 Year 5		
FFY: 2005	Totals	\$0	FFY: 2006	Totals	\$0

Capital Fund Program (CFP)

Part I: Summary

HA Name <b>Trumbull Metropolitan Housing Authority</b>	Comprehensive Grant Number <b>OH12P008-50102</b>	FFY of Grant Approval <b>2002</b>
-----------------------------------------------------------	-----------------------------------------------------	--------------------------------------

Original Annual Statement  
  Reserve for Disaster/Emergencies  
  Revised Annual Statement/Revision Number 1  
  Performance and Evaluation Report for Program Year Ending \_\_\_\_\_  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 10% of 19)	\$90,411.00			
3	1408 Management Improvements	\$400,000.00			
4	1410 Administration	\$100,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$54,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$275,000.00			
10	1460 Dwelling Structures	\$1,353,600.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	\$405,000.00			
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$25,000.00			
15	1495.1 Relocation Cost				
16	1490 Replacement Reserve				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of 19)	\$0.00			
19	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	\$2,703,011.00	\$0.00	\$0.00	\$0.00
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	\$524,500.00			
23	Amount of line 19 Related to Energy Conservation	\$803,600.00			

Signature of Executive Director and Date Donald W Emerson Jr., Executive Director X	Signature of Public Housing Director or Office of Native American Programs Administrator & Date: X
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1 To be completed for the Performance & Evaluation Report or a Revised Annual Statement  
2 To be completed for the Performance & Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

HA-Wide

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide	Operations / Vehicles / Wireless VPN	1406	LS	\$90,411.00				
HA-Wide Mgmt. Improvmts	1) Law Enforcement / Additional Police 2) Security Manager 3) Resident Initiative Coordinator 3) Maintenance Training	1408 " " "	LS	\$307,000.00 \$37,500.00 \$37,500.00 \$18,000.00				
			Total 1408	\$400,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for DHD Staff @ 10% of the annual grant amount	1410	LS	\$100,000.00				
HA-Wide Fees and Costs	A & E services / Fees and Costs	1430	LS	\$54,000.00				
HA-Wide	Access Control / Security Locks	1470	LS	\$30,000.00				
"								
"								
"								
"	Contingency	1502	LS	\$0.00				
HA-Wide Totals				\$674,411.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report



Capital Fund Program (CFP)

Part II: Supporting Pages

801

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH801 Trumbull Homes 224 Units	Dwelling Structures							
	Replace Heat Boilers	1460	All	324,800.00				
	Replace Hot Water Tanks	1460	All	78,400.00				
Total, Trumbull			Project Total:	\$403,200.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date  
  
X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
X

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH802 Highland Terrace 200 Units 78 Units Demo Plan	<u>Site Improvements</u> Continued Comprehensive Mod Site Defensible Space Shrubbry and Ground Cover Parking lot improvements Site Concrete improvements Master Antenna System Site Reconfiguration from Demo	1450	LS	275,000.00				
	<u>Dwelling Structures</u> Continued Comprehensive Mod Modernize Kitchens, Bathrooms, Bedrooms, Floors, Doors, HVAC, Electrical, Plumbing, Roofs. New Siding and Canopies	1460	LS	550,000.00				
	<u>Non-Dwelling Structures</u> Continued Comprehensive Mod Remodel Resident Service Building Non-Dwelling Rehab / 2 Buildings	1470	LS	125,000.00				
	<u>Demolition</u> Continued Comprehensive Mod Demolition of 78 Units	1485	LS	25,000.00				
Total, Highland			Project Total:	\$975,000.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH803 Buckeye Apartments 150 Units	<u>Non-Dwelling Structures</u> Replace Building Entrance Doors Building Access Control System Replace Intercom/Nurse Call system TV Antenna System	1470	LC	45,000.00				
Total, Buckeye				Project Total:	\$45,000.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH804 Fairview Gardens 200 Units								
Total, Fairview				Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH805 Tod Apartments 152 Units	<u>Non-Dwelling Structures</u> Replace Building Entrance Doors Building Access Control System Replace Intercom/Nurse Call system TV Antenna System	1470	LC	45,000.00				
Total, Tod				Project Total:	\$45,000.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date  
  
X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
X

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH806 McKinley Towers 105 Units								
Total, McKinley				Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH807 Hubbard Manor 61 Units								
Total, Hubbard				Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

808 Lancer

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Lancer Court Warren Scattered Sites 34 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	74,800.00				
Total, Lancer				Project Total:	\$74,800.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report



808 Colt

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Colt Court Warren Scattered Sites 24 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	52,800.00				
Total, Colt				Project Total:	\$52,800.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Capital Fund Program (CFP)

Part II: Supporting Pages

808 Reo

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Reo Court Warren Scattered Sites 24 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	52,800.00				
Total, Reo				Project Total:	\$52,800.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH809 Rio Terra 22 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	48,400.00				
Total, Rio				Project Total:	\$48,400.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH811 Girard Scattered Sites 28 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	61,600.00				
Total, Girard				Project Total:	\$61,600.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date  
  
X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH812 Northview Apartments 80 Units								
Total, Northview				Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH813 Eastview Apartments 52 Units								
Total, Eastview				Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date  
  
X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
X

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH814 Hilltop Gardens 50 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	110,000.00				
Total, Hilltop				Project Total:	\$110,000.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date  
  
X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH816 Valley West 50 Units	<u>Non-Dwelling Structures</u> New Maintenance Building to house vehicle, assets and inventory.	1470	LS	100,000.00				
	Building access control system and door replacement	1470	LS	60,000.00				
Total, Valley				Project Total:	\$160,000.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date  
  
X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report



Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1406	Jun-04						
1408	Jun-04						
1410	Jun-04						
1430	Jun-04						
1450	Jun-04						
1470	Jun-04						
1485	Jun-04						
1495							
1502							
OH801 Trumbull	Jun-03						
OH802 Highland Terrace	Dec-02						
OH803 Buckeye	Jun-03						
OH804 Fairview							
OH805 Tod	Jun-03						
OH806 McKinley							
OH807 Hubbard							
OH808 Warren Scattered	Jun-04						
OH809 Rio Terra	Jun-04						
OH811 Girard Scattered	Jun-04						
OH812 Northview							
OH813 Eastview							
OH814 Hilltop	Jun-04						
OH816 Valley West	Jun-03						

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

(2) To be completed for the Performance and Evaluation Report.

Signature of Executive Director and Date  
 Donald W. Emerson Jr., Executive Director

Signature of Public Housing Director/Office of Native American Programs Administrator and Date

x

x

1408	1450	1460	1465
21	412	69	200
		132	316
		137	
1410	1465	190	
24	200	253	
	316	306	
		364	
1430		369	
29		485	
		538	
		543	
1475		601	
38		659	
40		717	
		775	
		828	
1495		944	
44			

Comprehensive Grant Program (CGP)

Part I: Summary

HA Name <b>Trumbull Metropolitan Housing Authority</b>	Comprehensive Grant Number <b>OH12P008-70900</b>	FFY of Grant Approval <b>2000</b>
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Original Annual Statement  
  Reserve for Disaster/Emergencies  
  Revised Annual Statement/Revision Number 2  
  Performance and Evaluation Report for Program Year Ending \_\_\_\_\_  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 19)	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
3	1408 Management Improvements	\$443,400.00	\$443,400.00	\$240,995.00	\$146,635.00
4	1410 Administration	\$100,000.00	\$96,966.40	\$96,966.40	\$50,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$55,000.00	\$55,000.00	\$30,000.00	\$22,284.46
8	1440 Site Acquisition				\$0.00
9	1450 Site Improvement	\$478,784.00	\$279,050.00	\$279,050.00	\$279,050.00
10	1460 Dwelling Structures	\$1,237,654.03	\$1,561,877.11	\$1,561,877.11	\$1,561,877.11
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	\$267,071.97	\$146,990.51	\$60,709.51	\$60,618.51
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$43,601.00	\$43,601.00	\$0.00	\$0.00
15	1495.1 Relocation Cost	\$27,500.00	\$26,125.98	\$1,634.80	\$1,634.80
16	1490 Replacement Reserve				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of 19)	\$0.00			
19	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	\$2,703,011.00	\$2,703,011.00	\$2,321,232.82	\$2,172,099.88
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$342,000.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date  
 Donald W Emerson Jr., Director  
 X

Signature of Public Housing Director or Office of Native American Programs Administrator & Date:  
 X

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

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HA-Wide

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide Mgmt. Improvmts 1406	Operations (New Maint Vehicles)	1406	LS	\$50,000.00		\$50,000.00	\$50,000.00	Complete
HA-Wide Mgmt. Improvmts 1408	1) Law Enforcement / Additional Police	1408	All	\$342,000.00		\$171,000.00	\$107,340.00	Proceeding
	2) Security Manager	"	1	\$30,700.00		\$30,700.00	\$15,350.00	Proceeding
	3) Resident Initiative Coordinator	"	1	\$30,700.00		\$30,700.00	\$15,350.00	Proceeding
	4) Maintenance Training	"	1	\$40,000.00		\$8,595.00	\$8,595.00	Proceeding
	Total 1408			\$443,400.00		\$240,995.00	\$146,635.00	
HA-Wide Admin	Funding for DHD Staff @ 10% of the annual grant amount	1410		\$100,000.00	\$96,966.40	\$96,966.40	\$50,000.00	Proceeding
HA-Wide Fees and Costs	A & E services / Fees and Costs	1430		\$55,000.00		\$30,000.00	\$22,284.46	Proceeding
HA-Wide "	1) 2)	1460 1460						
HA-Wide "	1) 2)	1475 1475						
HA-Wide "	1) Demolition	1485						
HA-Wide "	1) Relocation	1495.1						
HA-Wide "	1) Contingency	1502	LS	\$76,720.00	\$0.00			funding to Highland Terrace

Signature of Executive Director and Date  
  
X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH801 Trumbull Homes	Door/Lock Replacement	1460	LC	\$4,749.83		\$4,749.83	\$4,749.83	Complete Testing is being done on new door access system. Specification to be drawn up at a later date to finish.
Total, Trumbull			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages

Highland Terrace OH802

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH802 Highland Terrace	Site:	1450						Complete
	Comprehensive Mod (2nd Year)	"						
	Site defensible space fencing/landscape	"						
	Site ground cover	"						
	Parking lot repairs/additions	"						
	Concrete repairs additions	"						
	Master local antenna system	"						
Site reconfiguration after demo	"							
Total Site:		1450	LS	<b>\$478,784.00</b>	\$279,050.00	\$279,050.00	\$279,050.00	
Total Dwelling Structures	Dwelling Structures	1460						Complete
	Comprehensive Mod (2nd Year)	"						
	Update electrical	"						
	Asbestos removal siding/soffits	"						
	Replacement siding / soffits	"						
	New canopies	"						
	Replace roofs	"						
	Replace HWT	"						
	Kitchen mod complete	"						
	Bathroom mod complete	"						
	Replace floor tile / carpet	"						
	Replace interior doors complete	"						
Replace entrance doors complete	"							
Total Dwelling Structures		1460	LS	<b>\$1,341,634.00</b>	\$1,561,877.11	\$1,561,877.11	\$1,561,877.11	
Total Non-Dwelling Structures	Non-Dwelling Structures	1470						Has not started as of 12/31/01
	Comprehensive Mod (2nd Year)	"						
	Remodel resident service building 2 buildings / 4 units	"						
Total Non-Dwelling Structures		1470	LS	<b>\$86,372.00</b>				
Total Demolition	Demolition	1485						Has not started as of 12/31/01
	Comprehensive Mod (2nd Year) Demolition 78 units							
Total Demolition		1485	LS	<b>\$43,601.00</b>				
Total Relocation	Relocation	1495	LS	<b>\$27,500.00</b>	\$26,125.98	\$1,634.80	\$1,634.80	Waiting on next move in phase
	Comprehensive Mod (2nd Year)							
Total, Highland			Project Total:	<b>\$1,977,891.00</b>	\$1,867,053.09	\$1,842,561.91	\$1,842,561.91	

Signature of Executive Director and Date  
  
X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date  
  
X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH803 Buckeye Apartments	Elevator Updates	1470	LS	\$6,500.00		\$6,500.00	\$6,500.00	Complete
Total.								

Signature of Executive Director and Date

X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH805 Tod Apartments	Elevator Updates	1470	LS	\$6,500.00		\$6,500.00	\$6,500.00	Complete
Total.								

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report



Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH806 McKinley Towers	Building Door/Lock System	1470	LS	\$37,000.00	\$0.00	\$0.00	\$0.00	Moved to another year. Due to change in priorities and specificaitons, this work item had to be moved to a later year.
Total.								

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH807 Hubbard Manor	Building Door/Lock System	1470	LS	\$29,000.00	\$0.00	\$0.00	\$0.00	Moved to another year. Due to change in priorities and specificaitons, this work item had to be moved to a later year.
Total.								

Signature of Executive Director and Date

X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH812 Northview Apartments	Elevator Updates	1470	LS	\$42,868.68		\$42,868.68	\$42,868.68	Completed Updates. Was emergency condition.
	Building Door/Lock System	1470	LS	\$30,000.00	\$0.00	\$0.00	\$0.00	Moved to another year. Due to change in priorities and specificaitons, this work item had to be moved to a later year.
Total, Northview			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH813 Eastview Apartments	Building Door/Lock System	1470	LS	\$7,581.46	\$0.00	\$0.00	\$0.00	Moved to another year. Due to change in priorities and specificaitons, this work item had to be moved to a later year.
Total, Eastview			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH816 Valley West	Building Door/Lock System	1470	LS	\$14,000.00	\$0.00	\$0.00	\$0.00	Moved to another year. Due to change in priorities and specificaitons, this work item had to be moved to a later year.
Total, Valley			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Development Number/ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)	
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)		
1406	31-Mar-03	31-Dec-01	31-Dec-01	30-Sep-03	31-Dec-01	31-Dec-01	Complete	
1408	31-Mar-03			30-Sep-03				
1410	31-Mar-03			30-Sep-03				
1411								
1415								
1430	31-Mar-03			30-Sep-03				
1440								
1465								
1475								
1490								
1492								
1498								
1502								
OH801 Trumbull	3-Sep-02			31-Mar-03				Complete
OH802 Highland	31-Mar-03			31-Mar-03				
OH803 Buckeye	31-Mar-03	31-Dec-01	31-Dec-01	31-Mar-03	31-Dec-01	31-Dec-01		
OH804 Fairview	31-Mar-03							
OH805 Tod	31-Mar-03	31-Dec-01	31-Dec-01	31-Mar-03	31-Dec-01	31-Dec-01		
OH806 McKinley							Moved work items to another year. Priorities and Spec Change.	
OH807 Hubbard							Moved work items to another year. Priorities and Spec Change.	
OH808 Warren Scattered								
OH809 Rio Terra								
OH811 Girard Scattered								
OH812 Northview	31-Mar-03	31-Dec-01	31-Dec-01	31-Mar-03	31-Dec-01	31-Dec-01	Complete	
OH813 Eastview							Moved work items to another year. Priorities and Spec Change.	
OH814 Hilltop								
OH816 Valley West							Moved work items to another year. Priorities and Spec Change.	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

## Capital Fund Program (CFP)

## Part I: Summary

HA Name <b>Trumbull Metropolitan Housing Authority</b>	Comprehensive Grant Number <b>OH12P008-50101</b>	FFY of Grant Approval <b>2001</b>
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Original Annual Statement  Reserve for Disaster/Emergencies  Revised Annual Statement/Revision Number 1  Performance and Evaluation Report for Program Year Ending **2001**  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 10% of 19)	\$50,000.00	\$50,000.00	\$7,700.00	\$7,700.00
3	1408 Management Improvements	\$423,400.00	\$429,220.00		
4	1410 Administration	\$100,000.00	\$100,000.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$52,127.00	\$55,000.00	\$12,566.00	\$12,566.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$181,216.00	\$478,784.00	\$478,784.00	\$43,500.00
10	1460 Dwelling Structures	\$1,598,721.00	\$1,432,534.00	\$1,341,634.00	\$706,488.89
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	\$155,918.00	\$86,372.00		
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$36,399.00	\$43,601.00		
15	1495.1 Relocation Cost				
16	1490 Replacement Reserve				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of 19)	\$105,230.00	\$27,500.00		
19	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	\$2,703,011.00	\$2,703,011.00	\$1,840,684.00	\$770,254.89
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	\$372,700.00			
23	Amount of line 19 Related to Energy Conservation				

Signature of Executive Director and Date

Donald W Emerson Jr., Director

X

Signature of Public Housing Director or Office of Native American Programs Administrator &amp; Date:

X

1 To be completed for the Performance &amp; Evaluation Report or a Revised Annual Statement

2 To be completed for the Performance &amp; Evaluation Report

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

HA-Wide

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide	Operations / Maint Vehicles	1406	LS	\$50,000.00		\$7,700.00	\$7,700.00	Proceeding
HA-Wide Mgmt. Improvmts	1) Law Enforcement / Additional Police 2) Security Manager 3) Resident Initiative Coordinator 3) Maintenance Training	1408 " " "	LS	\$342,000.00 \$30,700.00 \$30,700.00 \$20,000.00				Will start after Yr 9 is completed Will start after Yr 9 is completed Will start after Yr 9 is completed Will start after Yr 9 is completed
			Total 1408	\$423,400.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for DHD Staff @ 10% of the annual grant amount	1410	LS	\$100,000.00				Will start after Yr 9 is completed
HA-Wide Fees and Costs	A & E services / Fees and Costs	1430	LS	\$52,127.00	\$55,000.00	\$12,566.00	\$12,566.00	Proceeding
HA-Wide	Wireless VPN Computer System	1450	LS	\$60,000.00	\$0.00			Moved to next year. Priorities of Highland Terrace and Smoke Detectors
"	Contingency	1504	LS	\$164,533.00	\$27,500.00			Moved funds to new work items and Highland Terrace
"								
"								
HA-Wide Totals				\$685,527.00	\$55,000.00	\$20,266.00	\$20,266.00	

Signature of Executive Director and Date

X

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH801 Trumbull Homes	Dwelling Structures Install New Smoke Detectors	1460	All Units	0.00	33,600.00			Start April 2002
	Dwelling Structures Replace Boilers and Valves	1460	All units	370,272.00	0.00			Moved to Next Year. Highland Terrace Rehab, Smoke Detectors, and Tod Surface Repair became higher priorities.
Total, Trumbull			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH802 Highland Terrace	Site Improvements Comprehensive Modernization Site Defensible Space Shrubbery and Ground Cover Parking Lot Repairs and Additions Site Concrete Repair and Replace Master Antenna System Site Reconfiguration from Demo	1450	LS	121,216.00	478,784.00	478,784.00	43,500.00	Proceeding much faster than scheduled. Moved funding to pay for contractor requests for payment
	Dwelling Structures Comprehensive Modernization Modernization Kitchens Modernization Bathrooms Modernization Bedrooms Modernization Floors Modernization Doors Modernization HVAC New Canopies New Roofs New Siding Update Electrical Update Plumbing	1460	LS	1,228,449.00	1,241,167.25	1,241,634.00	706,488.89	Proceeding much faster than scheduled. Moved funding to pay for contractor requests for payment
	Non-Dwelling Structures Comprehensive Modernization Remodel Resident Service Building Non-Dwelling Rehab	4 Units 4 Units	LS	73,628.00	86,372.00			Work to start Jan 2002 Increase funding this year to pay for contractor requests for payment. Schedule going must faster than expected.
	Demolition 78 Units	78 Units	LS	36,399.00	43,601.00			Work to start Feb 2002. Increase funding this year to pay for contractor requests for payment. Schedule going must faster than expected.
<b>Totals Highland</b>				\$1,459,692.00	\$1,849,924.25	\$1,720,418.00	\$749,988.89	

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH803 Buckeye Apartments								
Total, Buckeye				Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH804 Fairview Gardens	Install New Smoke Detectors	1460	All Units	0.00	30,000.00			Start April 2002
Total, Fairview				Project Total:	\$0.00	\$30,000.00	\$0.00	\$0.00

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH805 Tod Apartments	Exterior Bldg Surface Repair	1460	LS	0.00	100,466.75	100,466.75		Moved from Year 8. Legal action may be pending. Contractor not completing work as specified. Continuation of contract to take place spring of 2002.
Total, Tod			Project Total:	\$0.00	\$100,466.75	\$100,466.75	\$0.00	

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH806 McKinley Towers								
Total, McKinley				Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH807 Hubbard Manor								
Total, Hubbard			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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Comprehensive Grant Program (CGP)

Part II: Supporting Pages

808 Lancer

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Lancer Court Warren Scattered Sites	Install New Smoke Detectors	1460	All Units	0.00	5,100.00			Start April 2002
Total, Lancer				Project Total:	\$0.00	\$5,100.00	\$0.00	\$0.00

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Colt Court Warren Scattered Sites	Install New Smoke Detectors	1460	All Units	0.00	3,600.00			Start April 2002
Total, Colt				Project Total:	\$0.00	\$3,600.00	\$0.00	\$0.00

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Reo Court Warren Scattered Sites	Install New Smoke Detectors	1460	All Units	0.00	3,600.00			Start April 2002
Total, Reo				Project Total:	\$0.00	\$3,600.00	\$0.00	\$0.00

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH809 Rio Terra	Install New Smoke Detectors	1460	All Units	0.00	3,600.00			Start April 2002
Total, Rio			Project Total:	\$0.00	\$3,600.00	\$0.00	\$0.00	

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH811 Girard Scattered Sites	Install New Smoke Detectors	1460	All Units	0.00	3,900.00			Start April 2002
Total, Girard				Project Total:	\$0.00	\$3,900.00	\$0.00	\$0.00

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH812 Northview Apartments								
Total, Northview				Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH813 Eastview Apartments	Non-Dwelling Structures Elevator Updates	1470	LS	82,290.00	0.00			Moved to Another Year. Highland Terrace Rehab, Smoke Detectors, and Tod Surface Repair became higher priorities.
Total, Eastview				Project Total:	\$82,290.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date  
  
X

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH814 Hilltop Gardens	Install New Smoke Detectors	1460	All Units	0.00	7,500.00			Start April 2002
Total, Hilltop				Project Total:	\$0.00	\$7,500.00	\$0.00	\$0.00

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH816 Valley West								
Total, Valley			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	

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Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1406	06/31/04			09/30/04			
1408	06/31/04			09/30/04			
1410	06/31/04			09/30/04			
1430	06/31/04			09/30/04			
1450	06/31/04			09/30/04			
1470	06/31/04			09/30/04			
1485	06/31/04			09/30/04			
1495							
1502	06/31/04			09/30/04			
OH801 Trumbull	06/31/04			09/30/04			
OH802 Highland Terrace	06/31/04			09/30/04			
OH803 Buckeye							
OH804 Fairview		12/30/2002			12/30/2003		Added new work item for this years plan
OH805 Tod		6/30/2001	6/30/2001		12/30/2002		Added new work item for this years plan
OH806 McKinley							
OH807 Hubbard							
OH808 Warren Scattered		12/30/2002			12/30/2003		Added new work item for this years plan
OH809 Rio Terra		12/30/2002			12/30/2003		Added new work item for this years plan
OH811 Girard Scattered		12/30/2002			12/30/2003		Added new work item for this years plan
OH812 Northview					12/30/2003		Added new work item for this years plan
OH813 Eastview							Moved work item to another year
OH814 Hilltop		12/30/2002			12/30/2003		Added new work item for this years plan
OH816 Valley West							

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Signature of Executive Director and Date

Donald W. Emerson Jr., Executive Director

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Signature of Public Housing Director/Office of Native American Programs Administrator and Date

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