

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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**1.0 PHA Information**  
 PHA Name: Trumbull Metropolitan Housing Authority PHA Code: OH008  
 PHA Type:  Small  High Performing  Standard  HCV (Section 8)  
 PHA Fiscal Year Beginning: (MM/YYYY): 07/2010

**2.0 Inventory** (based on ACC units at time of FY beginning in 1.0 above)  
 Number of PH units: 1378 Number of HCV units: 918

**3.0 Submission Type**  
 5-Year and Annual Plan  Annual Plan Only  5-Year Plan Only

**4.0 PHA Consortia**  PHA Consortia: (Check box if submitting a joint Plan and complete table below.) *N/A*

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

**5.0 5-Year Plan.** Complete items 5.1 and 5.2 only at 5-Year Plan update.

**5.1 Mission.** State the PHA’s Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA’s jurisdiction for the next five years:  
  
 The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

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

**PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

**PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management:
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing

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- Provide replacement public housing
- Provide replacement vouchers

**PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES**

The PHA established the following objectives to strive in meeting goal #3:

- Conduct outreach efforts for potential voucher landlords
- Implement public housing or other homeownership programs

**PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #4:

- Implement public housing security improvements

**PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #5:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

**PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #6:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Become a certified Housing Counseling Agency

## 6.0 PHA Plan Update

### (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Trumbull Metropolitan Housing Authority. N/C denotes 'NO CHANGE' and N/A denotes 'NOT APPLICABLE'

- X 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- X 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- N/C 903.7(5) Grievance Procedures
- N/C 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- X 903.7(8) Safety and Crime Prevention
- N/C 903.7(9) Pets
- N/C 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- N/C 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

### (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the Trumbull Metropolitan Housing Authority (TMHA) 2010 5 –Year and Annual PHA Plan:

- TMHA – Administrative Office - 4076 Youngstown Rd., SE, Warren, OH 44484
- Trumbull Homes – 1970 Hazelwood Ave, Warren, OH 44484
- Highland Terrace – 377 Lane Dr., SW, Warren, OH 44483
- Riverview Buckeye – 700 Buckeye St., Warren, OH 44485
- Riverview Tod – 250 Tod Ave, NW, Warren, OH 44485
- McKinley Towers – 425 Seneca St., Niles, OH 44446
- Hubbard Manor – 105 West Liberty St., Hubbard, OH 44425
- Northview – 511 North Ave., Girard, OH 44425
- Eastview – 4420 Youngstown Rd., Warren, OH 44484
- Hilltop Gardens – 8111 Addison Rd., Masury, OH 44438
- Valley West – 529 Brookfield Ave., Masury, OH 44438

## 6.0 PHA Plan Elements

### 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

#### A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

##### (1) Eligibility ***NO CHANGE***

Trumbull Metropolitan Housing Authority verifies eligibility for admission to public housing when families are within ninety (90) days of being offered a unit and as soon as possible after receipt of a completed application.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Utility Companies

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

##### (2) Selection and Assignment ***NO CHANGE***

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

##### (3) Preferences ***NO CHANGE***

The PHA does 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 the median area income.

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA

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The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Working families and those unable to work because of age or disability
<u>1</u>	- Veterans and veterans' families
<u>1</u>	- Victims of Federally declared disaster areas
<u>1</u>	- Persons eligible for assisted Medicaid waiver as defined in ORC 5111.891

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given one (1) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

Trumbull Metropolitan Housing Authority maintains a sub-jurisdictional list and a site-based waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 4076 Youngstown Rd. S.E., Suite 101 and at the following development site management offices:

- Trumbull Homes
- Highland Terrace
- Riverview Buckeye
- Riverview Tod
- McKinley Towers
- Hubbard Manor
- Northview
- Eastview
- Hilltop Gardens
- Valley West
- The Elms

TMHA plans to operate eleven (11) site-based waiting lists in the coming year. None of these lists are new for the upcoming year.

Families may be on at least three (3) of the site-based waiting lists simultaneously.

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Interested persons can obtain more information about and sign up to be on the site-based waiting lists at the following locations:

- TMHA main administrative office
- All TMHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA’s Admissions and Continued Occupancy Policy

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- Any time there is an increase or decrease in income

(6) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

The following covered developments have average incomes that fall above or below the Established Income Range.

<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>
Hilltop Gardens	50		* See below
Girard Scattered	28		

The TMHA did not adopt any changes to its admissions policies based on the results of the required analysis.

Based on the results of the required analysis, the TMHA will make special efforts to assure access for lower-income families in the following developments:

- Girard Scattered Sites
- Hilltop Gardens

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility ***NO CHANGE***

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Criminal or drug-related activity
- Participant's most recent address and landlord information

(2) Waiting List Organization ***NO CHANGE***

The Trumbull Metropolitan Housing Authority's waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list.

Participants may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time ***NO CHANGE***

The PHA does give extensions on standard 60-day period to search for a unit under the following circumstances:

- Up to 120 days from beginning of initial term as a reasonable accommodation. A written request from the family which will include a "Search Log" must be received by TMHA prior to expiration date of the voucher.
- Up to maximum of 60 days at TMHA discretion for:
  - Extenuating circumstances such as hospitalization or family emergency within initial 60 day search time. Verification required.
  - TMHA is satisfied that the family has made a reasonable effort to locate a unit throughout initial 60 day period. Complete search record verification required.
  - Family was prevented from finding a unit due to disability accessibility requirements or large size number of bedroom unit requirement. Search record verification required.

(4) Preferences ***NO CHANGE***

The PHA does 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 the median area income.

The PHA has established preferences for admission to section 8 tenant-based assistance other than date and time of application. The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Working families and those unable to work because of age or disability
<u>1</u>	- Those paying > 30% of income
<u>1</u>	- Victims of Federally declared disasters
<u>1</u>	- Families with child under 6 years of age with elevated blood lead level
<u>1</u>	- Families whose children have been removed from the home due to inadequate living conditions.

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs ***NO CHANGE***

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Published notices



**6.0** 903.7(2) Financial Resources

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2010 grants)</b>		
a) Public Housing Operating Fund	3,900,000.00	
b) Public Housing Capital Fund	2,061,157.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	4,300,000.00	
f) Resident Opportunity and Self-Sufficiency Grants		
<b>ROSS</b>	47,204.00	
<b>FSS</b>	68,000.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP Grant OH12S008501-09 (CFRG)	2,640,633.00	Public housing capital improvements
CFP Grant OH12P008501-09	1,763,837.00	Public housing capital improvements
CFP Grant OH12P008501-08	1,599,404.09	Public housing capital improvements
RHF Grant OH12R008502-08	157,687.00	Replacement housing
RHF Grant OH12R008502-09	124,393.00	Replacement housing
<b>3. Public Housing Dwelling Rental Income</b>		
	1,500,000.00	Public housing operations
<b>4. Other income (list below)</b>		
Interest on Investments	9,000.00	Public housing operations
Excess Utilities	13,000.00	Public housing operations
Legal fees, maintenance charges to tenants, late fees, NSF charges, etc.	64,000.00	Public housing operations
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>	<b>18,248,315.09</b>	

**6.0** 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

TMHA has established a \$50.00 minimum rent for Public Housing Developments.

The PHA has adopted the following discretionary minimum rent hardship exemption policies as follows.

Exemption for Hardship Circumstances

The Housing Authority shall immediately grant an exemption from application of the minimum monthly rental amount to any family unable to pay such amount because of financial hardship, which shall include situations in which:

- a. The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- b. The family would be evicted as a result of the imposition of the minimum rent requirement;
- c. The income of the family has decreased because of changed circumstances, including loss of employment;
- d. A death in the family has occurred.

If the resident requests a hardship exemption and the Housing Authority reasonably determines the hardship to be of a temporary nature, an exemption shall not be granted during the 90-day period beginning upon the making of a request for the exemption. A resident shall not be evicted during the 90-day period for non-payment of rent. In such a case, if the resident thereafter demonstrates that the financial hardship is of a long-term basis, the Housing Authority shall retroactively exempt the resident from applicability of the minimum rent requirement for such 90-day period.

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

The TMHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income. (if yes, list the amounts or percentages charged and the circumstances)

d. Discretionary deductions and/or exclusion policies

The TMHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- There is a loss or addition of a wage earner to the household
- There is a loss or addition of an income source

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents ***NO CHANGE***

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The section 8 rent reasonableness study of comparable housing
- Survey of similar unassisted units in the neighborhood

B. Section 8 Tenant-based Assistance

(1) Payment Standards

The TMHA's payment standard is ***100% of FMR.***

The TMHA reevaluates the payment standards for adequacy quarterly and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent ***NO CHANGE***

The TMHA has established a minimum rent is \$50.00.

The TMHA has adopted discretionary minimum rent hardship exemption policies as follows:

**Hardship Requests for an Exception to Minimum Rent**

The PHA recognizes that in some circumstances even the minimum rent may create a financial hardship for families. The PHA will review all relevant circumstances brought to the PHA's attention regarding financial hardship as it applies to the minimum rent. The following section states the PHA's procedures and policies in regard to minimum rent financial hardship as set forth by the Quality Housing and Work Responsibility Act of 1998. HUD has defined circumstances under which a hardship could be claimed (24 CFR 5.630).

**Criteria for Hardship Exception**

In order for a family to qualify for a hardship exception, the family's circumstances must fall under one of the following HUD hardship criteria:

- The family has lost eligibility or is awaiting and eligibility determination for Federal, State or local assistance, including a family with a member who is a non-citizen lawfully admitted for permanent residence under the Immigration and Nationality Act, and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996.
- The family would be evicted as a result of the imposition of the minimum rent requirement.
- The income of the family has decreased because of changed circumstances, including loss of employment, death in the family, or other circumstances as determined by the PHA or HUD.

**PHA Notification to Families of Right to Hardship Exception**

The PHA will notify all families subject to minimum rents of their right to request a minimum rent hardship exception. "Subject to minimum rent" means the minimum rent was the greatest figure in the calculation of the greatest of 30% of monthly adjusted income, 10% of monthly income, minimum rent or welfare rent.

If the minimum rent is the greatest figure in the calculation of Total Tent Payment, PHA staff will include a copy of the notice regarding hardship request provided to the family in the family's file.

The PHA notification will advise families that hardship exception determinations are subject to PHA review and hearing procedures.

The PHA will review all family requests for exception from the minimum rent due to financial hardships.

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All requests for minimum rent hardship exceptions are required to be in writing.

The PHA will request documentation as proof of financial hardship.

The PHA will use its standard verification procedures to verify circumstances which have resulted in financial hardship.

Requests for minimum rent exception must include a statement of the family hardship that qualify the family for an exception.

**Suspension of Minimum Rent**

The PHA will grant the minimum rent exception to all families who request it, effective the first of the following month.

The minimum rent will be suspended until the PHA determines whether the hardship is;

- Covered by statute
- Temporary or long term

“Suspension” means that the PHA must not use the minimum rent calculations until the PHA has made the decision.

During the minimum rent suspension period, the family will not be required to pay a minimum rent and the housing assistance payment will be increased accordingly.

If the PHA determines that the minimum rent is not covered by statute, the PHA will impose a minimum rent including payment for minimum rent from the time of suspension.

**Temporary Hardship**

If the PHA determines that the hardship is temporary, a minimum rent will not be imposed for a period of up to 90 days from the date of the family’s request. At the end of the temporary suspension period, a minimum rent will be imposed retroactively to the time of suspension.

The PHA will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period. (See "Owner and Family Debts to the PHA" chapter for Repayment agreement policy).

**Long-Term Duration Hardships** [24 CFR 5.616(c)(3)]

If the PHA determines that there is a qualifying long-term financial hardship, the PHA must exempt the family from the minimum rent requirements for as long as the hardship continues. The exemption from minimum rent shall apply from the first day of the month following the family's request for exemption.

**6.0****Retroactive Determination**

The PHA will reimburse the family for any minimum rent charges which took effect after October 21, 1998 that qualified for one of the mandatory exceptions.

If the family is owed a retroactive payment, the PHA will provide reimbursement in the form of a cash refund to the family.

If the family is owed a retroactive payment, the PHA will offer the family a choice of either a cash refund or a credit towards their rent contribution.

The PHA's definition of a cash refund is a check made out to the family.

**903.7(4) Operation and Management****(1) PHA Management Structure**

a. Trumbull Metropolitan Housing Authority Organizational Chart is included as attachment oh008k01.

**b. HUD Programs Under PHA Management**

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	1378	20%
Section 8 Vouchers	918	20%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

**c. Management and Maintenance Policies**

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

**Public Housing Maintenance and Management:**

- Admissions and Continued Occupancy Policy (ACOP)
- Rent Collection Policy
- Drug and Alcohol Policy

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- Prevention and Eradication of Pest Infestation Policy
- Deconcentration Policy
- Pet Policy
- One Strike Policy
- Preventive Maintenance Plan
- HA Management Policy Handbook
- OSHA Rules and Regulations

Section 8 Management:

- Administrative Plan

### 903.7(5) Grievance Procedures ***NO CHANGE***

#### A. Public Housing

The TMHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office
- PHA development management offices

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

The TMHA has not 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 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

PHA main administrative office

### 903.7(6) Designated Housing for Elderly and Disabled Families ***NO CHANGE***

The TMHA has not designated or applied for approval to designate or does not 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 not 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.

Activity Description: ***N/A***

**6.0** 903.7(7) Community Service and Self-Sufficiency

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

1. The PHA has not entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)
2. Other coordination efforts between the PHA and TANF agency include:
  - Client referrals
  - Information sharing regarding mutual clients (for rent determinations and otherwise)

B. Services and programs offered to residents and participants by the Trumbull Metropolitan Housing Authority are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

b. Economic and Social self-sufficiency programs ***NO CHANGE***

The TMHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self- sufficiency of assisted families.

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)
Youthbuild	Varies	Specific Criteria	PHA Main Office	Public Housing and others



(2) Family Self Sufficiency programs

## a. Participation Description:

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: <b>12/31/09</b> )
Public Housing	25	<b>35</b>
Section 8	35	<b>31</b>

C. Welfare Benefit Reductions ***NO CHANGE***

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:

- 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

## D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

**TMHA Community Service and Self Sufficiency Requirements****Office Procedures****New Move-Ins:**

1. Application Office will advise new residents 18 and older of the requirements.
2. Policy will be reviewed and person will be advised of the action that will be taken if they are not in compliance.
3. Lease Addendum will be signed until new leases are written to accommodate change.
4. Resident will be provided a list of participating agencies or accepted methods to satisfy Community Service Requirements.

5. Each resident, 18 and older, will be given a Volunteer Verification Sheet and a list of participating agencies and programs to fulfill the requirement.
6. Persons will be advised to contact their management offices with questions.

**Re-examinations:**

1. Managers will review requirements at yearly re-examinations.
2. Policy will be reviewed and lease addendums signed, if needed.
3. Residents are to be advised of the action that will be taken if they are not in compliance.
4. Managers will check for persons living in that household will be required to comply.
5. Residents will be provided a list of activities that TMHA considers to be activities that fulfill the requirements.
6. Residents will be given a Community Service Verification Form.
7. Residents are to return the form on a quarterly basis. Once returned, a new form will be given to the resident.
8. Residents failing to return their Verification Forms or failing to comply with the requirement will be given an opportunity to correct the problem by signing an agreement to comply. The Agreement to Comply gives the resident an opportunity to make up any hours missed over the next 12 months. Residents will also have to keep up with the present year's hours or a lease termination will be issued.

**Interim Re-Examinations:**

1. During the course of a year, any resident that reports no income, total loss of employment, or provides information that would require them to perform Community Service, will have to be informed of steps 1 through 7 above.
2. When resident status has changed because of age, disability, employment, vocational program or Family Self-Sufficiency Program, his/her status will be coded correctly on the Community Service Roster in the management offices. The name and reason for exemption will be written on the Community Service Report.

**In-House Process**

1. Clerk-typists will generate a re-exam report each month and indicate who will have to be notified of the requirement at the re-exam appointment for that month.
2. Additions or deletions from any interims will be recorded on their lists so that the manager can review the quarterly verification sheets prior to the appointment.
3. Managers will review the forms for the following:
  - a. Proper completion.
  - b. Compliance.
4. Residents not in compliance will be sent a letter by the Manager informing them of their non-compliance for the previous year, and of the possibility of an action to terminate their lease if they do not comply.

6.0

5. Non-complying residents will be required to enter into an "Agreement to comply with Community Service Requirements". If resident enters a compliance agreement, the hours being made up are in addition to the current year's requirement. The current year's requirements must be kept current.

Agreement to Comply with Community Service Requirements  
TRUMBULL METROPOLITAN HOUSING AUTHORITY

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

As a result of the Quality Housing and Work Responsibility Act passed by Congress in 1998, HUD has mandated that all non-exempt residents over the age of 18 must perform eight (8) hours of Community Service a month, as part of their lease agreement with Trumbull Metropolitan Housing Authority.

According to our records, the following household member has not fulfilled the monthly requirement:

Name	Relationship	Age
_____	_____	_____

By signing this agreement, I agree to participate in an economic self-sufficiency program or agree to contribute to community service for as many hours as needed to comply with the requirements over the last 12-month period. The hours will be made up over the next twelve (12) month period, and I shall, at the same time, stay current with this year's community service requirement.

I fully understand that if I do not comply with this requirement, Trumbull Metropolitan Housing Authority will not renew my lease after the twelve-month term expires. Lease Termination for failure to comply with the Community Service Requirements is subject to the Grievance Procedure.

\_\_\_\_\_ I understand that it is my responsibility to report my progress on a quarterly basis to the housing manager or their staff.

\_\_\_\_\_ I understand that it is my responsibility to provide documentation if my status changes during the course of the year.

\_\_\_\_\_

Signature

\_\_\_\_\_

Date

\_\_\_\_\_

Housing Manager

\_\_\_\_\_

Date

6.0

List of Agencies:

Trumbull Metropolitan Housing Authority:

- \*Computer Learning Centers
- \*Chaperones for field trips.
- \*Community Beautification
- \*Tenant Association Activities and Fundraisers
- \*Tenant Patrol

Red Cross

Trumbull County Jobs and Family Services (Complying with State Welfare Agency Requirements)

Community Solutions

Warren City Schools

SCOPE

Rebecca Williams

Urban League

Hospitals

Valley Counseling

Community Volunteer Council

Community Service Implementation Report:

- Number of tenants performing community service: 24
- Number of tenants granted exemptions: 949
- Number of tenants in non-compliance: 84
- Number of tenants terminated/evicted due to non-compliance: 0

	<b>Performing</b>	<b>Granted Exception</b>	<b>Non-Compliant</b>
Fairview Gardens/804	1	49	11
Eastview/813	1	50	0
Girard Scattered Sites/811	3	20	4
Highland Terrace/802	8	46	20
Hilltop Gardens/814	0	47	1
Hubbard Manor/807	0	58	0
McKinley Towers/806	1	101	1
Rio Terra/809	0	16	5
Riverview-Buckeye/803	1	91	0
Riverview-Tod/805	0	120	0
Trumbull Homes/801	3	190	22
Valley West/816	0	48	0
Warren Scattered Sites/808	6	33	20
Northview/812	0	80	0
<b>TOTALS</b>	24	949	84

**6.0** 903.7(8) Safety and Crime Prevention

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

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

1. Description of the need for measures to ensure the safety of public housing residents.
  - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - Residents fearful for their safety and/or the safety of their children
  - 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
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
  - Safety and security survey of residents
  - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
  - Resident reports
  - PHA employee reports
  - Police reports
  - Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
3. Developments that are most affected:
  - Trumbull Homes
  - Fairview Gardens
  - Colt Court
  - Riverview (Tod)

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

1. List of crime prevention activities:
  - Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
  - Activities targeted to at-risk youth, adults, or seniors
2. Developments that are most affected:
  - Trumbull Homes
  - Fairview Gardens
  - Colt Court
  - Riverview (Tod)

## C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
  - 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
  
2. Developments that are most affected:
  - Trumbull Homes
  - Fairview Gardens
  - Colt Court
  - Riverview (Tod)

903.7(9) Pets ***NO CHANGE***

## The description of the PHA's Pet Policy

The Trumbull Metropolitan Housing Authority has adopted a Pet Policy as required by HUD. The Pet Policy provides residents with guidelines for the upkeep of pets on Housing Authority property. The guidelines establish deposits, type and number of pets allowed and other appropriate requirements. The Pet Policy is required to ensure that the safety of residents and sanitary conditions of the housing is not affected by pets. The complete Pet Policy is on file at the Housing Authority's main office and each applicant is made aware of the Policy during the application process.

903.7(10) Civil Rights Certification ***NO CHANGE***

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing and Section 8 assistance programs:

The PHA will not, on the grounds of race, color, creed, sex, religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;

**6.0**

- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office and at each development office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken and at each management office.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

### 903.7(11) Fiscal Year Audit

The PHA is 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)).

The most recent fiscal audit was submitted to HUD.

There were no findings as the result of that audit.

**6.0** 903.7(12) Asset Management ***NO CHANGE***

The PHA has conducted a Physical Needs Assessment (PNA) of all AMP's within the fiscal year. The needs of the projects has been prioritized, not only based upon the PNA, but also upon needs identified during inspections performed by PHA staff and HUD REAC and during Energy Audits. A combination of these methods has determined the agency's long- term operating goals and serves as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

The PHA has proceeded to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data.

903.7(13) Violence Against Women Act (VAWA) ***NO CHANGE***

Trumbull Metropolitan Housing Authority has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The TMHA goal to provide an improved living environment is being met by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

TMHA has partnered with local sister agencies and is participating in in-service trainings with these sister agencies. TMHA's goal is to support and assist victims of domestic violence by official notification and referral to agencies.

In addition, TMHA has amended its policies and procedures to include language and applicable provisions of the VAWA. The required notification has been provided to all tenants of public housing and to participants and landlords under the Housing Choice Voucher Program. It is the TMHA intent to maintain compliance with all applicable requirements imposed by VAWA.

TMHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between TMHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by TMHA;
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by TMHA; maintain compliance with all applicable requirements imposed by VAWA.



6.0

- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by TMHA.
- Train TMHA staff on the confidentiality issues as required by VAWA.
- Allow for the transfer of families who are victims of domestic violence.

### Section 6.0 b

Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.

- Main Administrative Office – 4076 Youngstown Rd. S.E., Ste. 101, Warren, OH 44484
- Trumbull Homes – 1970 Hazelwood Ave, Warren, OH 44484
- Highland Terrace – 377 Lane Dr., SW, Warren, OH 44483
- Riverview Buckeye – 700 Buckeye St., Warren, OH 44485
- Riverview Tod – 250 Tod Ave, NW, Warren, OH 44485
- McKinley Towers – 425 Seneca St., Niles, OH 44446
- Hubbard Manor – 105 West Liberty St., Hubbard, OH 44425
- Northview – 511 North Ave., Girard, OH 44425
- Eastview – 4420 Youngstown Rd., Warren, OH 44484
- Hilltop Gardens – 8111 Addison Rd., Masury, OH 44438
- Valley West – 529 Brookfield Ave., Masury, OH 44438

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

a. HOPE VI or Mixed Finance Modernization or Development ***NO CHANGE***

The PHA has not received a HOPE VI revitalization grant.

Status of HOPE VI revitalization grant(s). ***N/A***

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

**7.0** b. Demolition and/or Disposition

The PHA plans to conduct any demolition or disposition activities in the plan Fiscal Year.

Activity Description:

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Fairview Gardens 1b. Development (project) number: oh008-004
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> <b>Submitted, pending approval</b> <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(07/31/09)</u>
5. Number of units affected: Up to 130
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>03/01/2010</b> b. Projected end date of activity: <b>06/30/2010</b>

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Former Central Office (building #80110) 1b. Development (project) number: oh008-001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> <b>Submitted, pending approval</b> <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u><b>03/01/2010</b></u>
5. Number of units affected: 1 building #80110
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development (former central office building) <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <b>06/01/2010</b> b. Projected end date of activity: <b>09/30/2010</b>

<b>Demolition/Disposition Activity Description -</b>
1a. Development name: Colt Court
1b. Development (project) number: oh008-008
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> <b>Submitted, pending approval</b> <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>12/02/2009</u>
5. Number of units affected: 24
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>05/01/2010</b> b. Projected end date of activity: <b>08/31/2010</b>

c. Conversion of Public Housing ***NO CHANGE***

Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

The TMHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.

Activity Description: *N/A*

d. Homeownership

A. Public Housing ***NO CHANGE***

The TMHA does not administer any homeownership programs for public housing.

Activity Description: *N/A*

B. Section 8 Tenant Based Assistance ***NO CHANGE***

The TMHA does plan to administer any homeownership programs for section 8.

Program Description:

The TMHA will limit the number of families participating in the Section 8 homeownership option to 25 or fewer participants.

<b>7.0</b>	<p>The TMHA has not established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria.</p> <p>e. Project-based Vouchers <b><i>NO CHANGE</i></b></p> <p>TMHA is currently not operating nor intends to operate a Section 8 Project Based Voucher Program.</p>
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<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
<b>8.1</b>	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> <li>▪ 2010 Capital Fund Program Annual Statement - attachment oh008a01</li> <li>▪ 2009 Performance and Evaluation Report – attachment oh008c01</li> <li>▪ 2009 ARRA Performance and Evaluation Report – attachment oh008d01</li> <li>▪ 2009 RHF Performance and Evaluation Report – attachment oh008e01</li> <li>▪ 2008 Performance and Evaluation Report - attachment oh008f01</li> <li>▪ 2008 RHF Performance and Evaluation Report – attachment oh008g01</li> <li>▪ 2007 RHF Performance and Evaluation Report – attachment oh008h01</li> <li>▪ 2006 RHF Performance and Evaluation Report – attachment oh008i01</li> </ul>
<b>8.2</b>	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Required report is included as following attachment:</p> <ul style="list-style-type: none"> <li>▪ FY 2010 Capital Fund Program 5 Year Action Plan - attachment oh008b01</li> </ul>
<b>8.3</b>	<p><b>Capital Fund Financing Program (CFFP).</b> <i>N/A</i></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

**9.0**

**Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location, 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”.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	1046	5	5	5	5	5	5
Income >30% but <=50% of AMI	676	3	3	3	3	2	3
Income >50% but <80% of AMI	671	2	2	1	1	1	1
Elderly	589	5	5	5	5	5	5
Families with Disabilities	814	5	5	5	5	5	5
White	1375	3	3	3	3	3	3
Black/African American	1864	5	5	5	5	5	5
Hispanic	18	2	2	2	2	2	2
Native American	10	1	1	1	1	1	1
Asian	8	1	1	1	1	1	1

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

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- 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	289		285
Extremely low income <=30% AMI	248	86%	
Very low income (>30% but <=50% AMI)	27	9%	
Low income (>50% but <80% AMI)	14	5%	
Families with children	233	80%	
Elderly families	16	6%	
Families with Disabilities	40	14%	
White	193	67%	
Black/African American	96	33%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	93	32%	
2 BR	143	49%	
3 BR	49	17%	
4 BR	1	1%	
5 BR	3	1%	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes: 1 BR – Trumbull Homes			
2 BR – Highland Terrace and Girard Scattered			
How long has it been closed (# of months)? 12 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

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

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- 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	465		105
Extremely low income <=30% AMI	411	88%	
Very low income (>30% but <=50% AMI)	47	10%	
Low income (>50% but <80% AMI)	7	2%	
Families with children	316	68%	
Elderly families	6	2%	
Families with Disabilities	556	12%	
White	148	31%	
Black/African American	316	68%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	1	1%	
Other	0		

Characteristics by Bedroom Size (Public Housing Only)

1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)? 11 Months

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

**9.1**

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

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

PHA shall increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

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

PHA shall target available assistance to families at or below 30 % of AMI

- Adopt rent policies to support and encourage work

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

PHA shall target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work



**9.1**

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Affirmatively market to local non-profit agencies that assist families with disabilities

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

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: *N/A*

PHA shall conduct activities to affirmatively further fair housing

- 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

**Reason for Selecting Strategies**

- 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
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

**10.0**

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

(a) Progress in Meeting Mission and Goals

Goals previously identified by TMHA and progress made.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

**Progress Statement:**

- Applied for Family Unification Voucher
- Partnered with housing development company to construct 43 units for seniors in Girard.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score) **84**

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)

Demolish or dispose of obsolete public housing:

**Progress Statement:** Commenced disposition activities in order to demolish obsolete public housing at Colt Court and Fairview Garden.

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

**Progress Statement:**

- Distributed flyers and participated in various community meetings to recruit voucher landlords
- Continued homeownership program outreach and execution.

10.0

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- PHA Goal: Provide an improved living environment
- Objectives:
  - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement public housing security improvements:
  - Other: (list below)
    - Conduct awareness campaign and coordinate outreach efforts designed to inform all residents of resources available for victims of domestic violence.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
  - Increase the number and percentage of employed persons in assisted families:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)
    - Partner with local agencies to provide or attract supportive services to assist victims of domestic violence in their effort to move out of abusive situations and begin again.

**Progress Statement:**

- Utilized Family Self-Sufficiency and Elderly Service Coordinator grants to assist more than 100 families and 200 seniors.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
  - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

10.0

**Progress Statement:**

- Continued educational meetings regarding fair housing laws ,fair housing language, predatory lending, and credit repair on part of homeownership program.
- Partnered with local mental health Board to apply for and administer 80 Shelter Plus Care Vouchers for the homeless with disabilities

**Other PHA Goals and Objectives:**

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

**Progress Statement:**

Site preparation and initial construction activities continue for the \$1.4 million dollar renovation of Hubbard Manor. Foci include emergency systems, doors, and interior updates inclusive of kitchens and common areas.

Marketing efforts consist of professionally developed direct mail pieces and brochures distributed to referring organizations, with development-specific advertisements placed in local publications in an attempt to attract a broad range of applicants. Additionally, TMHA staff participates in various trade shows, health fairs, and expositions in order to improve the visibility of our developments throughout the community. A panel consisting of the Housing Services Administrator, AMP Managers, and General Deputy Director coordinate advertising activities.

Lastly, a local marketing and consulting firm continues to professionally review and edit all advertising materials.

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

**Progress Statement:**

The Family Self-Sufficiency program continues to be a catalyst for financial autonomy. A combined total of 61 Public Housing and Housing Choice Voucher families currently participate in asset accumulation activities while being linked to services to overcome obstacles to self-sufficiency. Additionally, 43 families have completed the program and have received the balance of their earned escrow accounts since program inception.

The Elderly Service Coordinator, in its seventh year of operations, has provided vital linkages of more than 900 services for residents to receive the assistance necessary to maintain a self-reliant lifestyle.

TMHA also continues its collaboration with our local Department of Job & Family Services and Community Development Department through many programmatic offerings that have a positive impact on our collective constituents.

**10.0**

These include affordable housing rehabilitation and construction training through YouthBuild Trumbull County; shared sponsorship and hosting of employment opportunity seminars at TMHA facilities; and utilizing cross-marketing and promotional efforts to disseminate housing and social services information.

In addition to the above, TMHA has joined forces with a local lending institution to advance homeownership opportunities for housing choice voucher participants and public housing residents alike. The importance of saving, credit worthiness, home maintenance, and other related issues are expounded upon so that participants may share in the American dream. Seven (7) families have purchases a home through this venture since program inception.

**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.

**Progress Statement:**

TMHA continues to identify and implement initiatives designed at building upon the team foundation exemplified by its employees. Employees are encouraged to partake in activities that foster team spirit including giving of their time as well as financial support to organizations such as the United Way and the American Cancer Society.

In order to develop the most knowledgeable and proficient staff possible, TMHA offers a college financial assistance package to all employees so that they may attain their associates or bachelors degree. Tuition, books and other educational expenses are paid for by the housing authority for courses that promote the mission and aims of TMHA or those that are related to the performance of the employee's current function within the organization. Currently 10% of TMHA's workforce is utilizing this program to further their educational goals. The General Deputy 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.

**Progress Statement:**

Executive management continues with a proactive approach to carrying out its fiduciary responsibilities and enhancing its system of fiscal management and reporting. Maintaining a solid internal control environment while maximizing the use of existing and new technologies remain top priorities.

Building upon a quality assurance program for enhanced financial management and reporting will take precedence through efforts to formalize and implement organization-wide internal control procedures. Fine-tuning of asset-based accounting, budgeting and financial reporting continues, yet remains dependent on HUD's guidance.

**10.0**

A firm commitment will remain toward increasing the overall organizational awareness of internal controls and accountability under a decentralized-style of management while coordinating and integrating centralized financial management functions for cohesiveness and optimum effectiveness and efficiency. Assessing and capitalizing upon individual skill sets and knowledge while investing in formal and informal training and counseling will continue to ensure quality planning and execution of short and long range financial goals and compliance requirements. Regular meetings are held by executive management, inclusive of the Deputy Director of Finance and Asset Management, to ensure cohesiveness and well-rounded decision making.

**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.

**Progress Statement:**

The administrative office building allows TMHA to lease commercial space to agencies that provide services to the local citizenry as well as afford our organization the opportunity to market our former home to prospective tenants. This has resulted in a shared burden among agencies and served as an additional revenue source.

TMHA executes contractual inspections and markets its management expertise to other property owners, non-profit organizations, and public entities throughout the County. These initiatives generate income for the organization while simultaneously developing affordable housing.

The Executive Director, staff and Board will continue to advance new, and enhance current county, city, community and state relationships so that additional development can be accomplished.

**Goal Number 6:** Identify additional housing needs of Trumbull County and execute initiatives to meet those needs.

**Progress Statement:**

TMHA staff continues to determine area housing needs and respond accordingly. Toward that end, TMHA has collaborated with an experienced research firm to conduct a comprehensive market analysis of Trumbull County. This project has objectively evaluated all TMHA properties, setting a course for the execution of a market-wide plan for affordable housing and the future of the organization.

Of existing holdings, TMHA has identified Fairview Gardens for partial demolition and Colt Court for total demolition. The procedures to complete the aforementioned tasks have been initiated.

TMHA continues to renew its faith in communities by adding housing stock under the Replacement Housing Fund program of its Capital Fund. The removal of undesirable public housing rentals and replacement with new modern housing units has commenced.

10.0

Lastly, TMHA's collaboration with a non-profit entity has resulted in a \$4.5 million dollar Section 202 grant award to provide housing to the low-income elderly population of Girard. Forty (40) units are currently under construction with occupancy scheduled for the spring of 2010.

(b) Significant Amendment and Substantial Deviation/Modification ***NO CHANGE***

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency\* work items over \$25,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

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

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

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\* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. ***N/A***

- 11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
  - (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
  - (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
  - (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
  - (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
  - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.  
 Provided as attachment oh008j01
  - (g) Challenged Elements – No elements challenged
  - (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)  
 Provided as attachments oh008a01, oh008c01, oh008d01, oh008e01, oh008f01, oh008g01, oh008h01, and oh008i01.
  - (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)  
 Provided as attachment oh008b01



Attachment: oh008j01  
Trumbull Metropolitan Housing Authority  
Resident Advisory Board Consultation Process and Comments – FYB 2010

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board

2. Resident Advisory Board Selection

Selection made from resident/participant response

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan  
Notify Resident Advisory Board of scheduled meeting  
Hold Resident Advisory Board meeting – March 10, 2010

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad – January 11, 2010  
Notify Resident Advisory Board  
Hold Public Hearing meeting – March 9, 2010

5. Documentation of resident recommendations and PHA's response to recommendations

No comments received.

**Attachment: oh008i01**

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>	Grant Type and Number: Capital Fund Program No: <b>OH12R008-50106</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2006</b> FFY of Grant Approval: <b>2006</b>

Original Annual Statement     Reserved for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/09     Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities 4	158,287.00	158,287.00	158,287.00	20,549.83

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

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>	Grant Type and Number: Capital Fund Program No: <b>OH12R008-50106</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2006</b> FFY of Grant Approval: <b>2006</b>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )   
  Performance and Evaluation Report for Period Ending: 12/31/09   
  Final Performance and Evaluation Report

No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	-	-	-	-
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	-	-	-	-
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$158,287.00</b>	<b>\$158,287.00</b>	<b>\$158,287.00</b>	<b>\$20,549.83</b>
21	Amount of Line 20 Related to LBP Activities	-	-	-	-
22	Amount of Line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of Line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of Line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of Line 20 Related to Energy Conservation Measures	-	-	-	-

Signature of Executive Director  Date 4.9.10	Signature of Public Housing Director Date
--	--

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

<b>Part II: Supporting Pages</b>									
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>			Grant Type and Number: Capital Fund Program No: <b>OH12R008-50106</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____					Federal FFY Grant: <b>2006</b>	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
Maryland	Land Acquisition	1499-1440		2,000.00	0.00	0.00	0.00		
1 Single Family	Architect & Engineer	1499-1430	1	13,000.00	34,260.87	34,260.87	19,639.70	Proceeding	
Home	Environmental	1499-1430		5,000.00	0.00	0.00	0.00		
	Title Research and Deeds	1499-1430	1	2,000.00	275.00	275.00	275.00	Complete	
	Construction Costs	1499-1460	1	135,287.00	123,116.00	123,116.00	0.00	Proceeding	
	Staff Research	1499-1430	1	1,000.00	635.13	635.13	635.13	Complete	
<b>TOTAL 501-06 CAPITAL FUNDS RHF</b>				<b>\$158,287.00</b>	<b>\$158,287.00</b>	<b>\$158,287.00</b>	<b>\$20,549.83</b>		

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

**Attachment: oh008h01**

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>	Grant Type and Number: Capital Fund Program No: <b>OH12R008-50107</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2007</b> FFY of Grant Approval: <b>2007</b>

Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )   
  Final Performance and Evaluation Report


Performance and Evaluation Report for Period Ending: 12/31/09

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities 4	161,379.00	161,379.00	161,379.00	0.00

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

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> TRUMBULL METROPOLITAN HOUSING AUTHORITY		<b>Grant Type and Number:</b> Capital Fund Program No: OH12R008-50107 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:</b> 2007 <b>FFY of Grant Approval:</b> 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	-	-	-	-
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	-	-	-	-
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$161,379.00</b>	<b>\$161,379.00</b>	<b>\$161,379.00</b>	<b>\$0.00</b>
21	Amount of Line 20 Related to LBP Activities	-	-	-	-
22	Amount of Line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of Line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of Line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of Line 20 Related to Energy Conservation Measures	-	-	-	-
<b>Signature of Executive Director</b> <span style="float: right;"><b>Date</b></span>		<b>Signature of Public Housing Director</b> <span style="float: right;"><b>Date</b></span>			
 <span style="float: right; font-size: 1.2em;">4.9.10</span>					

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



**Attachment: oh008g01**

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>	Grant Type and Number: Capital Fund Program No: <b>OH12R008-50208</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2008</b> FFY of Grant Approval: <b>2008</b>

Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )   
  Performance and Evaluation Report for Period Ending: 12/31/09   
  Final Performance and Evaluation Report


Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	-	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	-	-	-	-
10	1460 Dwelling Structures	-	-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	-	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities 4	157,687.00	157,687.00	0.00	0.00

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



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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: <b>OH12R008-50208</b> Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: <b>2008</b> FFY of Grant Approval: <b>2008</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	-	-	-	-
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of Line 20)	-	-	-	-
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$157,687.00</b>	<b>\$157,687.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
21	Amount of Line 20 Related to LBP Activities	-	-	-	-
22	Amount of Line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of Line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of Line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of Line 20 Related to Energy Conservation Measures	-	-	-	-
Signature of Executive Director		Date		Signature of Public Housing Director	
		4-9-10			

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



**Attachment: oh008f01**

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>	Grant Type and Number: Capital Fund Program No: <b>OH12P008-50108</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2008</b> FFY of Grant Approval: <b>2008</b>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )   
  Performance and Evaluation Report for Period Ending: 12/31/09   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) <sup>3</sup>	203,333.00	203,333.00	85,808.92	28,222.92
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	130,000.00	130,000.00	130,000.00	130,000.00
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	165,000.00	165,000.00	165,000.00	108,913.93
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	217,000.00	202,049.10	37,339.50	22,839.50
10	1460 Dwelling Structures	793,000.00	793,000.00	40,780.49	35,780.49
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	10,000.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	550,000.00	554,950.90	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities <sup>4</sup>	0.00	0.00	0.00	0.00

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

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: <b>OH12P008-50108</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: <b>2008</b> FFY of Grant Approval: <b>2008</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-    -	-    -	-    -	-    -	-    -
		0.00	0.00	0.00	0.00	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$2,058,333.00</b>	<b>\$2,058,333.00</b>	<b>\$458,928.91</b>	<b>\$325,756.84</b>	
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
23	Amount of Line 20 Related to Security - Soft Costs	125,000.00	125,000.00	19,617.92	19,617.92	
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	
Signature of Executive Director		Date		Signature of Public Housing Director		Date
		4.9.10				

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

<b>Part II: Supporting Pages</b>								
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>			Grant Type and Number: Capital Fund Program No: <b>OH12P008-50108</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>HA-Wide</b>	Law Enforcement/Additional Police	1406	LS	75,000.00	75,000.00	19,617.92	19,617.92	Contracted thru FYE 6/30/2010
	HA-Wide Security Coordinator	1406	LS	50,000.00	50,000.00	0.00	0.00	Proceeding, not drawn
	HA-Wide Vehicle / Equip / Data	1406	LS	78,333.00	78,333.00	66,191.00	8,605.00	As needed enhancements
	(CFP costs for 1406 assigned to AMPS when expended)							
<b>HA-Wide</b>	Funding for DHD Staff	1410	LS	130,000.00	130,000.00	130,000.00	130,000.00	Complete
Admin								
<b>HA-Wide</b>	A & E services / Fees & Costs	1430	LS	165,000.00	0.00	0.00	0.00	
Fees and	OH804 Fairview Gardens	1430	LS	0.00	12,655.50	12,655.50	8,356.92	Proceeding
Costs	OH807 Hubbard Manor	1430	LS	0.00	106,590.00	106,590.00	70,355.31	Proceeding
	OH808 Warren Scattered	1430	LS	0.00	45,754.50	45,754.50	30,201.70	Proceeding

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

<b>Part II: Supporting Pages</b>									
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>			Grant Type and Number: Capital Fund Program No: <b>OH12P008-50108</b> Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) <b>No</b>		Federal FFY of Grant: <b>2008</b>
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
<b>OH008000001</b>									
OH801	Concrete Replacements	1450	LS	2,000.00	2,606.80	2,606.80	2,606.80	Complete	
Trumbull Homes	M&M Boiler Updates (is a 1470 line item)	1450	LS	10,000.00	0.00	0.00	0.00		
224 Units	M&M Boiler Updates	1470	LS	0.00	10,000.00	0.00	0.00	2010 work item	
OH804	Partial Demolition	1485	20 BLDGS	550,000.00	554,950.90	0.00	0.00	2010 work item	
Fairview Gardens									
198 Units									
<b>OH008000002</b>									
OH802	Concrete Replacements	1450	LS	15,000.00	9,442.30	9,442.30	9,442.30	Complete	
Highland Terrace									
122 Units									
OH808									
Warren Scattered	L/R Concrete Replacements	1450	LS	6,000.00	6,000.00	1,940.40	1,940.40	Part of Comprehensive MOD	
82 Units	L/R Basement Waterproofing	1460	LS	30,000.00	30,000.00	0.00	0.00	Part of Comprehensive MOD	
OH809	Concrete Replacements	1450	LS	3,000.00	3,000.00	0.00	0.00	2010 Work Item	
Rio Terra									
22 Units									
<b>OH008000003</b>									
OH803	Boiler Updates	1460	LS	39,000.00	39,000.00	5,000.00	0.00	Proceeding	
Buckeye	Replace Trash Compactors	1460	LS	20,000.00	60,000.00	0.00	0.00	2010 work item	
150 Units	Concrete Replacements	1450	LS	5,000.00	5,000.00	0.00	0.00	2010 work item	

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: <b>OH12P008-50108</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____				Federal FFY of Grant: <b>2008</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>OH008000003</b>								
OH805	Boiler Updates	1460	LS	39,000.00	39,000.00	0.00	0.00	2010 work item
Tod	Replace Trash Compactors	1460	LS	20,000.00	60,000.00	0.00	0.00	2010 work item
152 Units	Concrete Replacements	1450	LS	5,000.00	5,000.00	0.00	0.00	2010 work item
OH813	Concrete Replacements	1450	LS	12,000.00	12,000.00	0.00	0.00	2010 Work Item
Eastview	Drainage Improvements	1450	LS	14,000.00	14,000.00	8,850.00	8,850.00	In Progress
52 Units								
<b>OH008000004</b>								
OH807	Sprinkler System Replacements	1460	LS	363,000.00	281,781.64	0.00	0.00	Part of Comprehensive MOD
Hubbard Manor	Parking Lot/Drainage Replacements	1450	LS	97,000.00	97,000.00	0.00	0.00	Part of Comprehensive MOD
61 Units	Door Replacement	1460	LS	0.00	171,248.82	0.00	0.00	2010 Work Item
OH814	Concrete Improvements	1450	LS	30,000.00	30,000.00	14,500.00	0.00	In Progress
Hilltop Gardens	Roof Shingle Replacements Partial	1460	5 Bldgs.	30,000.00	30,000.00	28,350.00	28,350.00	Partially Completed
50 Units								
OH816	Boiler Updates	1460	LS	40,000.00	40,000.00	0.00	0.00	2010 Work Item
50 Units								
<b>OH008000005</b>								
OH806	Door Replacement	1460	LS	180,000.00	0.00	0.00	0.00	No work item
McKinley	Elevator Emergency Repair	1460	LS	0.00	9,969.54	7,430.49	7,430.49	Completed
OH811	Concrete Replacements	1450	LS	18,000.00	18,000.00	0.00	0.00	2010 Work Item
Girard Scattered.	Basement Waterproofing	1460	LS	20,000.00	20,000.00	0.00	0.00	2010 Work Item
28 Units	Electrical Service Replacements	1460	2 Units	12,000.00	12,000.00	0.00	0.00	2010 Work Item
<b>TOTAL 2008 CAPITAL FUNDS GRANT</b>				<b>\$2,058,333.00</b>	<b>\$2,058,333.00</b>	<b>\$458,928.91</b>	<b>\$325,756.84</b>	

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

**Attachment: oh008e01**

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>	Grant Type and Number: Capital Fund Program No: <b>OH12R008-50209</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2009</b> FFY of Grant Approval: <b>2009</b>
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Original Annual Statement  Reserved for Disasters/Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/09  Final Performance and Evaluation Report


Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	-		-	-
3	1408 Management Improvements	-		-	-
4	1410 Administration	-		-	-
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	-		-	-
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	-		-	-
10	1460 Dwelling Structures	-		-	-
11	1465.1 Dwelling Equipment-Nonexpendable	-		-	-
12	1470 Nondwelling Structures	-		-	-
13	1475 Nondwelling Equipment	-		-	-
14	1485 Demolition	-		-	-
15	1492 Moving to Work Demonstration	-		-	-
16	1495.1 Relocation Costs	-		-	-
17	1499 Development Activities 4	124,393.00		0.00	0.00

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



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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
<b>PHA Name:</b> TRUMBULL METROPOLITAN HOUSING AUTHORITY		<b>Grant Type and Number:</b> Capital Fund Program No: OH12R008-50209 Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report				
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	-		-	-	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-		-	-	
19	1502 Contingency (may not exceed 8% of Line 20)	-		-	-	
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$124,393.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
21	Amount of Line 20 Related to LBP Activities	-		-	-	
22	Amount of Line 20 Related to Section 504 Compliance	-		-	-	
23	Amount of Line 20 Related to Security - Soft Costs	-		-	-	
24	Amount of Line 20 Related to Security - Hard Costs	-		-	-	
25	Amount of Line 20 Related to Energy Conservation Measures	-		-	-	
<b>Signature of Executive Director</b> <b>Date</b>			<b>Signature of Public Housing Director</b> <b>Date</b>			
 <span style="float: right; margin-right: 50px;">4-9-10</span>						

- 1 To be completed for the Performance and Evaluation Report
- 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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**Attachment: oh008d01**

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORIT'</b>	Grant Type and Number: Capital Fund Program No: <b>OH12S008-50109</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2009</b> FFY of Grant Approval: <b>2009</b>
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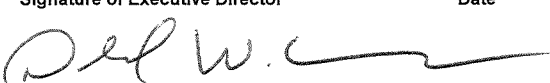
Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )   
  Performance and Evaluation Report for Period Ending: 12/31/09   
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20 <sup>3</sup> )	0.00	0.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	0.00	0.00	0.00	0.00
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	173,743.00	173,743.00	164,410.00	118,081.68
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	33,000.00	26,300.00	0.00	0.00
10	1460 Dwelling Structures	2,540,300.00	2,569,000.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	58,000.00	36,000.00	0.00	0.00
17	1499 Development Activities <sup>4</sup>	0.00	0.00	0.00	0.00

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

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: <b>OH12S008-50109</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
No.		Original	Revised 2	Obligated	Expended	
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00	0.00	0.00	0.00	
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-	
		0.00	0.00	0.00	0.00	
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00	
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$2,805,043.00</b>	<b>\$2,805,043.00</b>	<b>\$164,410.00</b>	<b>\$118,081.68</b>	
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00	
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00	
23	Amount of Line 20 Related to Security - Soft Costs	0.00	0.00	0.00	0.00	
24	Amount of Line 20 Related to Security - Hard Costs	0.00	0.00	0.00	0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	
Signature of Executive Director		Date		Signature of Public Housing Director		
		4.9.10				

- 1 To be completed for the Performance and Evaluation Report
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- 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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**Attachment: oh008c01**

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>	Grant Type and Number: Capital Fund Program No: <b>OH12P008-50109</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: <b>2009</b> FFY of Grant Approval: <b>2009</b>
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Original Annual Statement    
  Reserved for Disasters/Emergencies    
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/09    
  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20 <sup>3</sup> )	164,737.00	164,737.00	0.00	0.00
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	200,000.00	200,000.00	70,000.00	70,000.00
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	129,496.00	129,496.00	129,496.00	21,537.63
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	75,000.00	75,000.00	0.00	0.00
10	1460 Dwelling Structures	1,233,924.00	1,233,924.00	97,824.00	60,157.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	210,000.00	210,000.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	48,000.00	48,000.00	0.00	0.00
17	1499 Development Activities <sup>4</sup>	0.00	0.00	0.00	0.00

1 To be completed for the Performance and Evaluation Report  
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Annual Statement /Performance and Evaluation Report  
 Capital Funds Program and Capital Fund Program Replacement Housing Factor and  
 Capital Funds Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		<b>Grant Type and Number:</b> Capital Fund Program No: <b>OH12P008-50109</b> Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA				
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
		0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of Line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$2,061,157.00</b>	<b>\$2,061,157.00</b>	<b>\$297,320.00</b>	<b>\$151,694.63</b>
21	Amount of Line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of Line 20 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 20 Related to Security - Soft Costs	45,000.00	85,000.00	0.00	0.00
24	Amount of Line 20 Related to Security - Hard Costs	40,000.00	0.00	0.00	0.00
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
<b>Signature of Executive Director</b> 		<b>Date</b> 4.9.10		<b>Signature of Public Housing Director</b>  	
				<b>Date</b>	

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

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: <b>OH12P008-50109</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____				Federal FFY of Grant: <b>2009</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
COCC	Administrative Costs	1410	LS	200,000.00	200,000.00	70,000.00	70,000.00	As Drawn
<b>OH008000001</b>								
OH801	801- Law Enforcement/Additional Police	1406	LS	10,040.00	10,040.00	0.00	0.00	Contracted thru FYE 6/30/2010
Trumbull Homes	801-Wide Vehicle / Data Equip / Communications	1406	LS	11,336.00	11,336.00	0.00	0.00	
	801- Security / CCTV / Locks / Training	1406	LS	8,128.00	8,128.00	0.00	0.00	
OH804 Fairview	804- Relocation of Residents	1495	50 Units	33,000.00	33,000.00	0.00	0.00	
	804- Roof, Replace Shingled	1460	66 Units	92,000.00	92,000.00	0.00	0.00	
	804- Fees and Costs - Architects/Engineers	1430	LS	63,951.00	63,897.05	63,897.05	0.00	Contract Awarded
	804- Law Enforcement/Additional Police	1406	LS	8,875.00	8,875.00	0.00	0.00	Contracted thru FYE 6/30/2010
	804- Wide Vehicle / Data Equip / Communications	1406	LS	10,020.00	10,020.00	0.00	0.00	
	804- Security / CCTV / Locks / Training	1406	LS	7,184.00	7,184.00	0.00	0.00	
OH818 Wick	818- Law Enforcement/Additional Police	1406	LS	90.00	90.00	0.00	0.00	Contracted thru FYE 6/30/2010
	818- Wide Vehicle / Data Equip / Communications	1406	LS	101.00	101.00	0.00	0.00	
	818- Security / CCTV / Locks / Training	1406	LS	73.00	73.00	0.00	0.00	
<b>OH008000002</b>								
OH802	802- Law Enforcement/Additional Police	1406	LS	5,468.00	5,468.00	0.00	0.00	Contracted thru FYE 6/30/2010
Highland Terrace	802- Wide Vehicle / Data Equip / Communications	1406	LS	6,174.00	6,174.00	0.00	0.00	
	802- Security / CCTV / Locks / Training	1406	LS	4,427.00	4,427.00	0.00	0.00	
OH808 WS Sites	808 Colt Ct.- Demolition all units at Colt Court -	1485	LS	210,000.00	210,000.00	0.00	0.00	
	808 Colt Ct.- Environmental - EPA Regulations	1460	9 Bldgs	72,000.00	72,000.00	0.00	0.00	
	808 Colt Ct.- Relocation of Residents	1495	15 Units	15,000.00	15,000.00	0.00	0.00	
	808 Colt Ct.- Fees and Costs - Architects/Engineers	1430	LS	45,000.00	45,000.00	45,000.00	938.68	Proceeding
	808- Law Enforcement/Additional Police	1406	LS	3,675.00	3,675.00	0.00	0.00	Contracted thru FYE 6/30/2010



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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: <b>OH12P008-50109</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____				Federal FFY of Grant: <b>2009</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
OH808 WS Sites	<i>continued from Page 3...</i>							
	808- Wide Vehicle / Data Equip / Communications	1406	LS	4,150.00	4,150.00	0.00	0.00	
	808- Security / CCTV / Locks / Training	1406	LS	2,975.00	2,975.00	0.00	0.00	
OH809 Rio Terra	809- Law Enforcement/Additional Police	1406	LS	986.00	986.00	0.00	0.00	Contracted thru FYE 6/30/2010
	809- Wide Vehicle / Data Equip / Communications	1406	LS	1,113.00	1,113.00	0.00	0.00	
	809- Security / CCTV / Locks / Training	1406	LS	798.00	798.00	0.00	0.00	
<b>OH008000003</b>								
OH803 Buckeye	803 Buckeye- HVAC Updates	1460	LS	46,000.00	46,000.00	0.00	0.00	
	803- Law Enforcement/Additional Police	1406	LS	6,723.00	6,723.00	0.00	0.00	Contracted thru FYE 6/30/2010
	803- Wide Vehicle / Data Equip / Communications	1406	LS	7,591.00	7,591.00	0.00	0.00	
	803- Security / CCTV / Locks / Training	1406	LS	5,443.00	5,443.00	0.00	0.00	
OH805 Tod	805 Tod- HVAC Updates	1460	LS	46,000.00	46,000.00	0.00	0.00	
	805- Law Enforcement/Additional Police	1406	LS	6,813.00	6,813.00	0.00	0.00	Contracted thru FYE 6/30/2010
	805- Wide Vehicle / Data Equip / Communications	1406	LS	7,692.00	7,692.00	0.00	0.00	
	805- Security / CCTV / Locks / Training	1406	LS	5,515.00	5,515.00	0.00	0.00	
OH813 Eastview	813- Common Area Halls Lighting	1460	LS	12,000.00	12,000.00	0.00	0.00	
	813- Law Enforcement/Additional Police	1406	LS	2,331.00	2,331.00	0.00	0.00	Contracted thru FYE 6/30/2010
	813- Wide Vehicle / Data Equip / Communications	1406	LS	2,632.00	2,632.00	0.00	0.00	
	813- Security / CCTV / Locks / Training	1406	LS	1,887.00	1,887.00	0.00	0.00	
<b>OH008000004</b>	Comprehensive Partial Rehab -							
OH807 Hubbard	807- Grounds Landscaping, Sidewalks, Lighting	1450	LS	45,000.00	45,000.00	0.00	0.00	
Manor	807- Grounds Parking Lot / Drainage / Curbing Completion	1450	LS	30,000.00	30,000.00	0.00	0.00	
	807- Elevator Upgrade	1460	LS	200,000.00	200,000.00	0.00	0.00	

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part II: Supporting Pages**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: <b>OH12P008-50109</b> Replacement Housing Factor Grant No: _____ CFFP (Yes/No) <b>No</b> Date of CFFP: _____					Federal FFY of Grant: <b>2009</b>	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>OH008000004</b>	<i>Continued from Page 4...</i>							
OH807 Hubbard	807- Common Area Upgrades, Painting, Lighting, Handrails	1460	LS	210,000.00	160,000.00	0.00	0.00	
Manor	807- Kitchen Remodel	1460	8 Units	100,800.00	100,800.00	0.00	0.00	
	807- Sprinkler System completion	1460	LS	25,000.00	25,000.00	0.00	0.00	
	807- Unit Common Area Remodel	1460	8 Units	44,000.00	44,000.00	0.00	0.00	
	807- Bathroom Remodel	1460	8 Units	100,800.00	100,800.00	0.00	0.00	
	807- Roof Replacement	1460	LS	185,000.00	185,000.00	0.00	0.00	
	807- Cable Wiring	1460	LS	0.00	50,000.00	0.00	0.00	
	807- Wide Vehicle / Data Equip / Communications	1406	LS	3,087.00	3,087.00	0.00	0.00	
	807- Security / CCTV / Locks / Training	1406	LS	2,213.00	2,213.00	0.00	0.00	
OH814	814 - Roof Replacement Shingles	1460	15 Bldgs	97,500.00	97,500.00	95,000.00	60,157.00	Proceeding
Hilltop Gardens	814- Fees and Costs - Architects/Engineers	1430	15 Bldgs	20,545.00	20,598.95	20,598.95	20,598.95	Complete
	814- Wide Vehicle / Data Equip / Communications	1406	LS	2,530.00	2,530.00	0.00	0.00	
	814- Security / CCTV / Locks / Training	1406	LS	1,814.00	1,814.00	0.00	0.00	
OH816	816- Wide Vehicle / Data Equip / Communications	1406	LS	2,530.00	2,530.00	0.00	0.00	
Valley West	816- Security / CCTV / Locks / Training	1406	LS	1,814.00	1,814.00	0.00	0.00	
<b>OH008000005</b>								
OH806	806- Wide Vehicle / Data Equip / Communications	1406	LS	5,314.00	5,314.00	0.00	0.00	
McKinley Towers	806- Security / CCTV / Locks / Training	1406	LS	3,810.00	3,810.00	0.00	0.00	
	806- Roof Replacement	1460	LS	2,824.00	2,824.00	2,824.00	0.00	Contract Awarded
OH811	811- Wide Vehicle / Data Equip / Communications	1406	LS	1,417.00	1,417.00	0.00	0.00	
GS Sites	811- Security / CCTV / Locks / Training	1406	LS	1,016.00	1,016.00	0.00	0.00	
OH812	812- Wide Vehicle / Data Equip / Communications	1406	LS	4,049.00	4,049.00	0.00	0.00	
Northview	812- Security / CCTV / Locks / Training	1406	LS	2,903.00	2,903.00	0.00	0.00	
	<b>TOTAL 2009 CAPITAL FUNDS GRANT</b>			<b>\$2,061,157.00</b>	<b>\$2,061,157.00</b>	<b>\$297,320.00</b>	<b>\$151,694.63</b>	

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

Attachment: oh008b01

Capital Fund Program Five-Year Action Plan

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

Part I: Summary							
PHA Name/Number			Locality (City/County& State)			Original	Revision No. _____
TRUMBULL METROPOLITAN HOUSING AUTHORITY - OH008			WARREN / TRUMBULL COUNTY / OHIO				
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014	
	HA-Wide						
B.	Physical Improvements	Annual	-	-	-	-	
	Subtotal	Statement	1,651,600.00	1,612,842.00	1,589,642.00	1,615,000.00	
C.	Management Improvements		0.00	0.00	0.00	0.00	
D.	PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00	
E.	Administration		150,000.00	150,000.00	150,000.00	150,000.00	
F.	Other (A&E FEES AND COSTS)		114,376.00	127,554.00	125,020.00	129,096.00	
G.	Operations		145,181.00	170,761.00	196,495.00	167,061.00	
H.	Demolition		0.00	0.00	0.00	0.00	
I.	Development		0.00	0.00	0.00	0.00	
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00	
K.	Total CFP Funds		<b>\$2,061,157.00</b>	<b>\$2,061,157.00</b>	<b>\$2,061,157.00</b>	<b>\$2,061,157.00</b>	
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00	
M.	Grand Total		<b>\$2,061,157.00</b>	<b>\$2,061,157.00</b>	<b>\$2,061,157.00</b>	<b>\$2,061,157.00</b>	

Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2010_	Work Statement for Year <u>2011</u> FFY <u>2011</u>			Work Statement for Year <u>2012</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	<b>AMP 3 - OH008000003</b>			<b>AMP 1 - OH008000001, OH801 TRUMBULL HOMES</b>		
Annual Statement	OH803 RIVERVIEW BUCKEYE APTS			STORAGE DOOR REPLACEMENT	224 UNITS	224,000.00
	Dr. Operator, Guarding Starter, Lambda, Fire, Valve	LS	82,000.00	ELECTRICAL SERVICES	20 UNITS	60,000.00
	Brick Facade Repair	LS	60,000.00	<b>AMP 3 - OH008000003, OH803 RIVERVIEW BUCKEYE APTS</b>		
				REPLACE ROOF	LS	138,242.00
	<b>AMP 3 - OH008000003</b>			<b>AMP 3 - OH008000003, OH813 EASTVIEW APTS</b>		
	OH803 RIVERVIEW TOD APTS			Elevator Upgrade, ADA, Starter, Lambda, Fire, Valve	LS	45,000.00
	Dr. Operator, Guarding Starter, Lambda, Fire, Valve	LS	82,000.00	Common Remodel, Walls, Ceiling	LS	71,500.00
	Brick Facade Repair	LS	60,000.00	Common Remodel, Ventilation	LS	44,000.00
				<b>AMP 4 - OH008000004, OH807 HUBBARD MANOR COMPREHENSIVE MOD</b>		
	<b>AMP 4 - OH008000004</b>			1 Grounds - Parking / Drainage	LS	8,500.00
	OH807 HUBBARD MANOR COMPREHENSIVE MOD			3 Building Common Area Remodel, 3 Environmental - EPA	FLOORS 1	84,000.00
	1 Grounds - Parking / Drainage	LS	8,500.00	4 Bathroom Remodel	UNITS 18	226,800.00
	3 Building Common Area Remodel	FLOORS 4	256,000.00	4 Kitchen Remodel	UNITS 18	226,800.00
	3 Environmental - EPA Regulation	FLOORS 4	80,000.00	4 Unit common Area Remodel LR BR Hall	UNITS 18	99,000.00
	4 Bathroom Remodel	UNITS 33	415,800.00	5 Relocation Cost	UNITS 20	10,000.00
	4 Kitchen Remodel	UNITS 33	415,800.00	<b>AMP 4 - OH008000004, OH814 HILLTOP GARDENS</b>		
	4 Unit common Area Remodel LR BR Hall	UNITS 33	181,500.00	Outside domestic Water Line Replacement	UNITS 50	70,000.00
	5 Relocation Cost	UNITS 20	10,000.00	<b>AMP 5 - OH008000005, OH806 MCKINLEY TOWERS</b>		
				Replace Trash Compactors	LS	14,000.00
				<b>AMP 5 - OH008000005, OH811 GIRARD SCATTERED</b>		
				Replace Driveways	UNITS 9	63,000.00
				Replace Siding	BLDGS 9	90,000.00
				Replace Electrical Service	UNITS 4	12,000.00
				Waterproof Basement Windows	BLDGS 4 & 5	126,000.00
			<b>Subtotal</b>		<b>Subtotal</b>	<b>\$1,612,842.00</b>
			<b>\$1,651,600.00</b>			

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development

Office of Public and Indian Housing

Expires: 4/30/2011

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _2010_	Work Statement for Year <u>2013</u>			Work Statement for Year <u>2014</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	<b>AMP 1 - OH 008000001</b>			<b>AMP 1 - OH 008000001</b>		
	OH804 FAIRVIEW GARDENS			OH801 TRUMBULL HOMES		
Annual Statement	REPLACE FURNACES	UNITS 68	108,800.00	ELECTRICAL SERVICES	UNITS 20	60,000.00
	<b>AMP 2 - OH008000002</b>					
	OH802 HIGHLAND					
	REPLACE FURNACES	UNITS 112	179,200.00			
	REPLACE MAILBOXES	LS	15,000.00	<b>AMP 3 - OH008000003</b>		
	<b>AMP 3 - OH008000005</b>			OH803 RIVERVIEW BUCKEYE APTS		
	OH805 RIVERVIEW TOD APTS			UNIT DOOR LOCKS	UNITS 150	112,500.00
	REPLACE ROOF	LS	138,242.00	APPLIANCES	UNITS 150	136,800.00
	<b>AMP 3 - OH008000005</b>			<b>AMP 3 - OH008000005</b>		
	OH813 EASTVIEW APTS			OH805 RIVERVIEW TOD APTS		
	COMMON REMODEL, WALLS, CEILINGS	LS	60,500.00	UNIT DOOR LOCKS	UNITS 152	112,500.00
	COMMON REMODEL, VENTILATION	LS	40,000.00	APPLIANCES	UNITS 152	136,800.00
	<b>AMP 5 - OH008000005</b>			<b>AMP 4 - OH008000004</b>		
	OH816 VALLEY WEST			OH814 HILLTOP GARDENS		
	HVAC UPDATES	LS	70,000.00	FURNACE REPLACEMENT	UNITS 50	115,000.00
	REPLACE TRASH COMPACTORS	LS	15,500.00	<b>AMP 5 - OH008000005</b>		
	ELEVATOR UPGRADE, FIRE, ADA, LAMBDA	1	41,000.00	OH806 MCKINLEY TOWERS		
	<b>AMP 5 - OH008000005</b>			HVAC UPDATES	LS	61,000.00
	OH811 GIRARD SCATTERED SITES			<b>AMP 5 - OH008000005</b>		
	GROUNDS ENHANCEMENTS	BLDGS 7	35,000.00	OH811 GIRARD SCATTERED SITES		
	RELOCATION RESIDENTS	UNITS 28	22,400.00	ROOF REPLACEMENT	BLDGS 14	84,000.00
	REMODEL BATHROOMS	UNITS 14	140,000.00	GROUNDS ENHANCEMENTS	BLDGS 7	35,000.00
	REMODEL COMMON AREA	UNITS 14	245,000.00	RELOCATION RESIDENTS	UNITS 28	22,400.00
	REMODEL KITCHENS	UNITS 14	154,000.00	REMODEL BATHROOMS	UNITS 14	140,000.00
	REPLACE DRIVEWAYS	UNITS 19	133,000.00	REMODEL COMMON AREA	UNITS 14	245,000.00
	REPLACE SIDING	BLDGS 5	50,000.00	REMODEL KITCHENS	UNITS 14	154,000.00
	REPLACE ELECTRICAL SERVICE	UNITS 24	72,000.00	<b>AMP 5 - OH008000005</b>		
	WATERPROOF BASEMENTS / WINDOWS	BLDGS 5	70,000.00	OH812 NORTHVIEW APTS		
				REPLACE ROOF	LS	200,000.00
		<b>Subtotal</b>	<b>\$1,589,642.00</b>		<b>Subtotal</b>	<b>\$1,615,000.00</b>





Attachment: oh008a01

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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011


<b>Part I: Summary</b>						
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: <b>OH12P008-50110</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	162,337.00				
3	1408 Management Improvements	0.00				
4	1410 Administration	150,000.00				
5	1411 Audit	0.00				
6	1415 Liquidated Damages	0.00				
7	1430 Fees and Costs	99,920.00				
8	1440 Site Acquisition	0.00				
9	1450 Site Improvement	33,500.00				
10	1460 Dwelling Structures	1,583,400.00				
11	1465.1 Dwelling Equipment-Nonexpendable	0.00				
12	1470 Nondwelling Structures	0.00				
13	1475 Nondwelling Equipment	0.00				
14	1485 Demolition	0.00				
15	1492 Moving to Work Demonstration	0.00				
16	1495.1 Relocation Costs	32,000.00				
17	1499 Development Activities 4	0.00				

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



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

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> TRUMBULL METROPOLITAN HOUSING AUTHORITY		<b>Grant Type and Number:</b> Capital Fund Program No: OH12P008-50110 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval: 2010</b>	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Final Performance and Evaluation Report					
No.		Original	Revised 2	Obligated	Expended
18a	1501 Collateralization or Debt Service Paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-		
		0.00			
19	1502 Contingency (may not exceed 8% of Line 20)				
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$2,061,157.00</b>			
21	Amount of Line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	95,000.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			
<b>Signature of Executive Director</b> 			<b>Signature of Public Housing Director</b>		
<b>Date</b> 4.9.10			<b>Date</b>		

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

<b>Part II: Supporting Pages</b>									
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>				Grant Type and Number: Capital Fund Program No: <b>OH12P008-50110</b> Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) <b>No</b>	Federal FFY of Grant: <b>2010</b>
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
COCC	ADMINISTRATIVE COSTS	1410	LS	150,000.00					
<b>OH008000002</b>									
OH802	802- LAW ENFORCEMENT /ADDITIONAL POLICE	1406	LS	9,895.00					
HIGHLAND TERRACE	802- VEHICLE / DATA LOCKS / COMMUNICATION / SECURITY	1406	LS	5,962.00					
OH808 REO COURT	808 - REMODEL BATHROOMS	1460	UNITS 22	264,000.00					
	808 - REMODEL COMMON AREAS	1460	UNITS 22	550,000.00					
	808 - REMODEL KITCHENS	1460	UNITS 22	264,000.00					
	808 - REPLACE SIDING	1460	UNITS 22	330,000.00					
	808 - GROUNDS ENHANCEMENT	1450	LS	25,000.00					
	808 - RELOCATION OF RESIDENTS	1495	LS	22,000.00					
OH808	808 -LAW ENFORCEMENT /ADDITIONAL POLICE	1406	LS	6,651.00					
WARREN SC.	808- VEHICLE / DATA LOCKS / COMMUNICATION / SECURITY	1406	LS	4,007.00					
OH809	809 -LAW ENFORCEMENT /ADDITIONAL POLICE	1406	LS	1,784.00					
RIO TERRA	809- VEHICLE / DATA LOCKS / COMMUNICATION / SECURITY	1406	LS	1,075.00					
<b>OH008000003</b>									
OH803	803 - LAW ENFORCEMENT /ADDITIONAL POLICE	1406	LS	12,166.00					
BUCKEYE APTS	803- VEHICLE / DATA LOCKS / COMMUNICATION / SECURITY	1406	LS	7,330.00					
OH805	805 - LAW ENFORCEMENT /ADDITIONAL POLICE	1406	LS	12,328.00					
TOD APTS	805- VEHICLE / DATA LOCKS / COMMUNICATION / SECURITY	1406	LS	7,428.00					
OH813	813 - LAW ENFORCEMENT /ADDITIONAL POLICE	1406	LS	4,217.00					
EASTVIEW	813- VEHICLE / DATA LOCKS / COMMUNICATION / SECURITY	1406	LS	2,541.00					

<b>Part II: Supporting Pages</b>								
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>				Grant Type and Number: <b>OH12P008-50110</b>			Federal FFY of Grant: <b>2010</b>	
				Capital Fund Program No: <b>OH12P008-50110</b>				
				Replacement Housing Factor Grant No: _____			CFFP (Yes/No) <b>No</b>	
				Date of CFFP: _____				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
<b>OH008000004</b>								
OH814								
HILLTOP	814 - LAW ENFORCEMENT /ADDITIONAL POLICE	1406	LS	1,814.00				
GARDENS	814- VEHICLE / DATA LOCKS / COMMUNICATION / SECURITY	1406	LS	2,443.00				
OH816	816 - LAW ENFORCEMENT /ADDITIONAL POLICE	1406	LS	1,814.00				
VALLEY WEST	816- VEHICLE / DATA LOCKS / COMMUNICATION / SECURITY	1406	LS	2,443.00				
OH807	807 - LAW ENFORCEMENT /ADDITIONAL POLICE	1406	LS	2,213.00				
HUBBARD MANOR	807- VEHICLE / DATA LOCKS / COMMUNICATION / SECURITY	1406	LS	2,981.00				
	OH807 HUBBARD MANOR - COMPREHENSIVE MODERNIZATION							
	STARTS ON YEAR 50108 YEAR 18 TO 50111							
	807 - FEES AND COSTS, ARCHITECTS/ENGINEERS	1430	LS	99,920.00				
	GROUNDS - PARKING LOT / SIDEWALKS / DRAINAGE	1450	LS	8,500.00				
	EXTERIOR BUILDING - WINDOW SIDING / SEALING / LIGHTING	1460	LS					
	INTERIOR BUILDING - REMODEL COMMON AREA	1460	LS	64,000.00				
	FIRE ALARM SYSTEMS / DOOR ACCESS / BALCONY/							
	ELEVATOR / HVAC / WINDOWS							
	RELOCATION COST	1495	UNITS 20	10,000.00				
	UNIT REMODEL:							
	ADA COMPLIANCE / 5% REGULATION	1460						
	KITCHEN COMPLETE REMODEL	1460	UNITS 2	25,200.00				
	BATHROOM COMPLETE REMODEL	1460	UNITS 2	25,200.00				
	ENVIRONMENTAL EPA REGULATIONS	1460	PARTIAL	20,000.00				
	UNIT COMMON AREA REMODEL LR BR HALL	1460	UNITS 2	11,000.00				

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



1A

2A

3A

4A

5A

6A

7M

8M

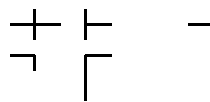
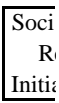
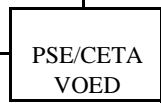
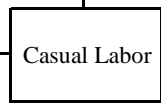
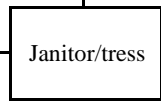
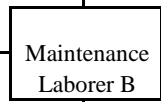
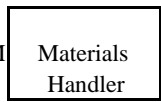
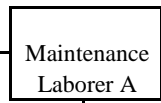
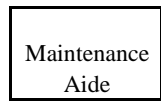
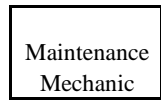
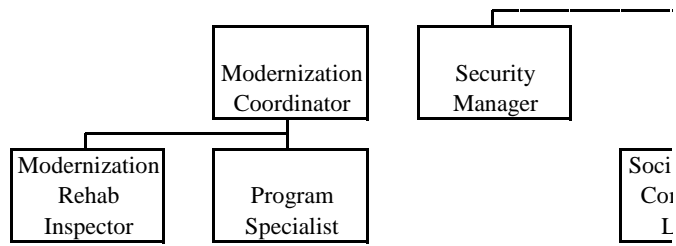
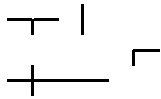
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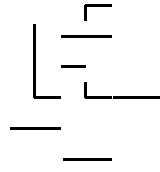
10M

11M

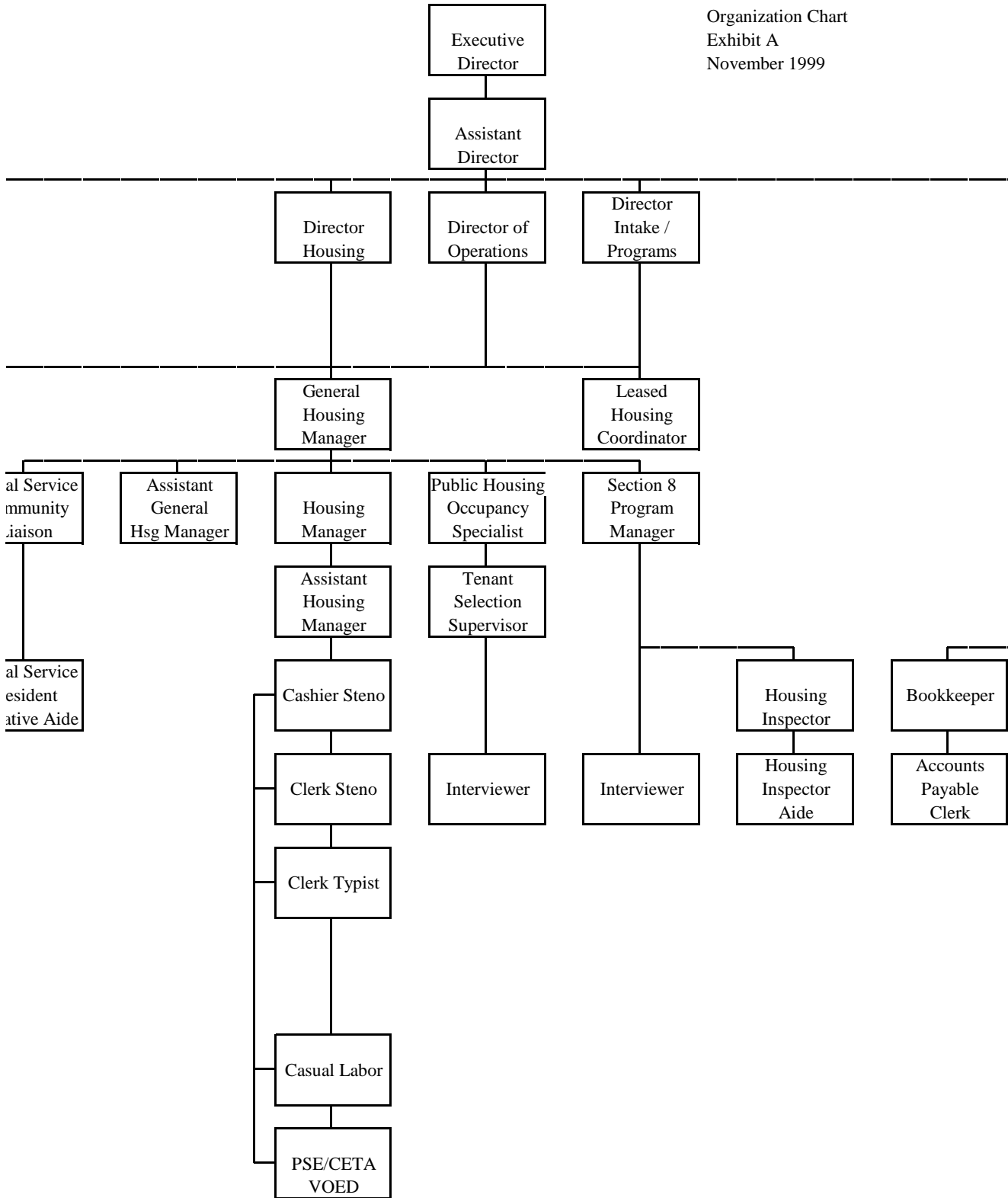
12M

13M



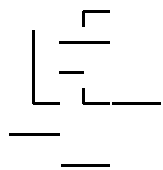
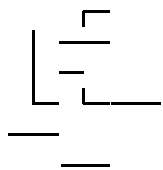


Organization Chart  
 Exhibit A  
 November 1999

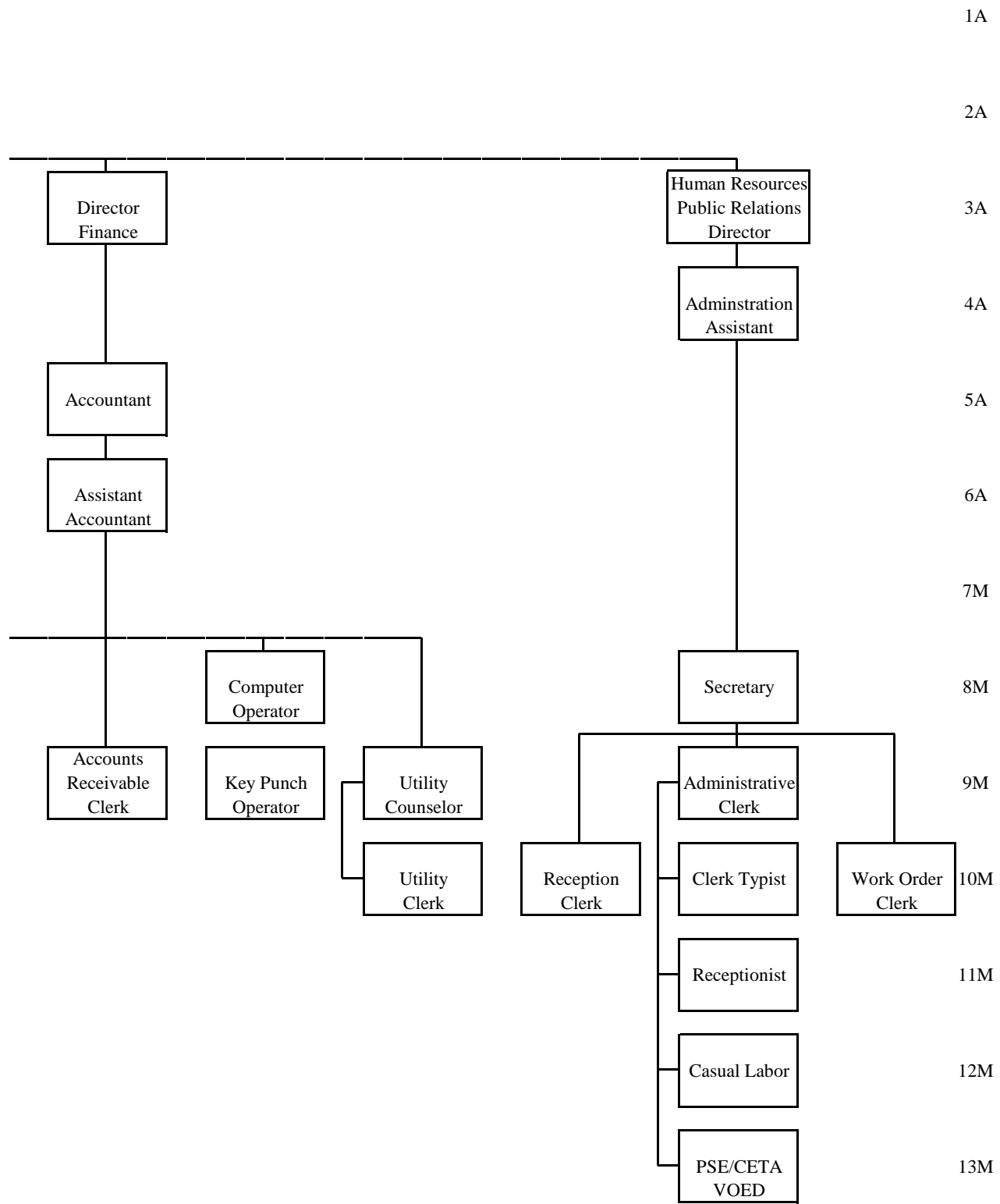


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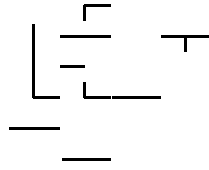
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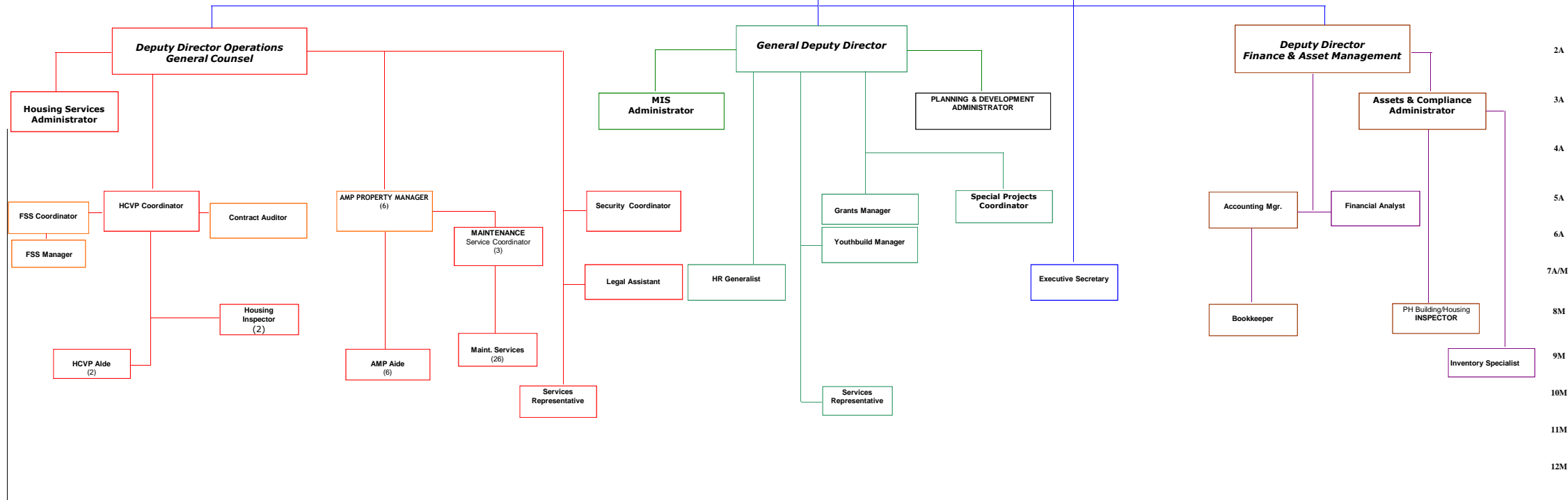
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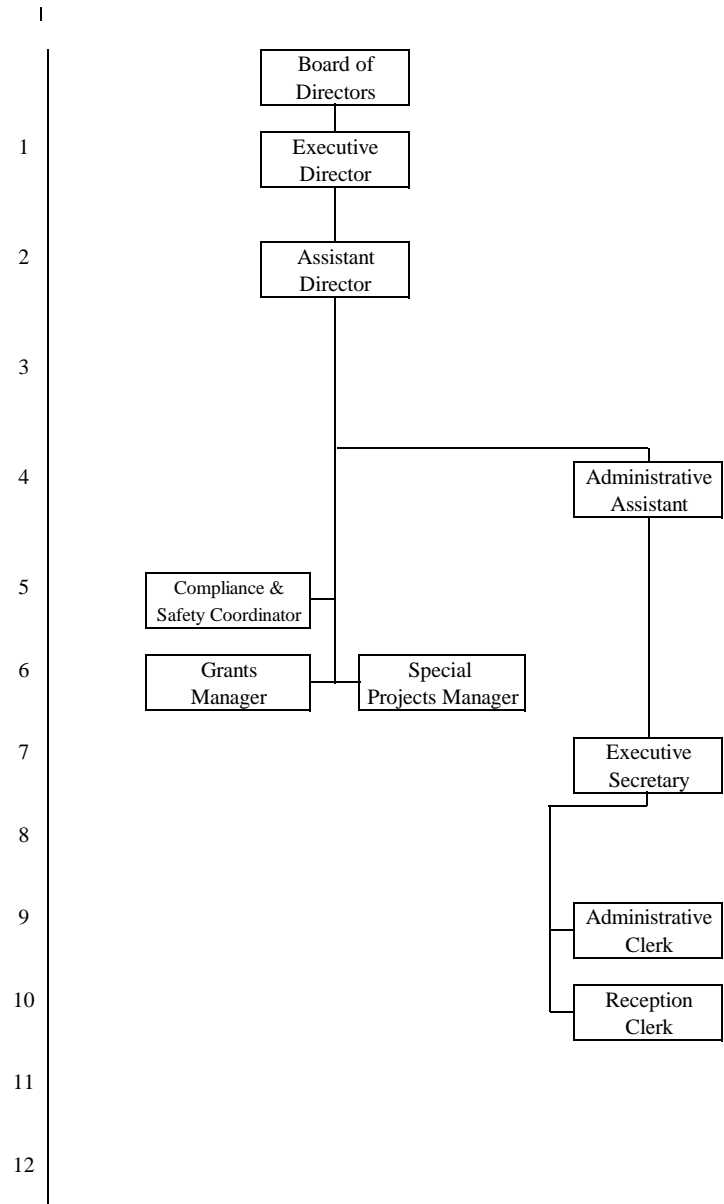
**TMHA**  
Board of Directors  
**EXECUTIVE DIRECTOR**  
DONALD W. EMERSON, JR.

*Classification Levels*  
**ASSET MANAGEMENT**  
**Organizational Chart**



1A  
2A  
3A  
4A  
5A  
6A  
7A/M  
8M  
9M  
10M  
11M  
12M

T.M.H.A.  
Organization by Department



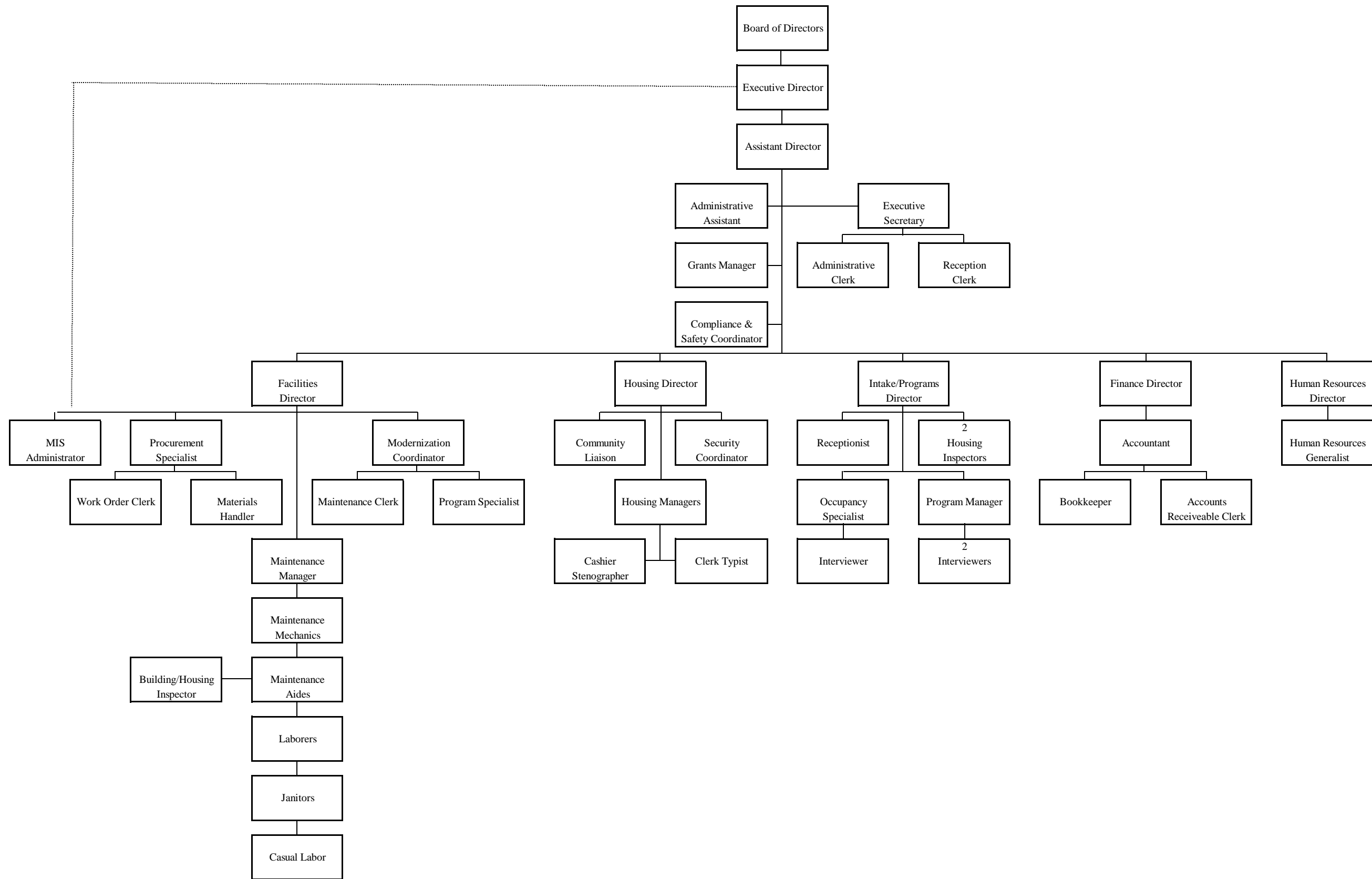


Exhibit A  
08/07/2001

Organization Chart  
 Exhibit A  
 November 1999

1A  
 2A  
 3A  
 4A  
 5A  
 6A  
 7M  
 8M  
 9M  
 10M  
 11M  
 12M  
 13M

1A  
 2A  
 3A  
 4A  
 5A  
 6A  
 7M  
 8M  
 9M  
 10M  
 11M  
 12M  
 13M

