

<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>
<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Trumbull Metropolitan Housing Authority</u> PHA Code: <u>OH008</u> <b>PHA Type:</b> <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>	
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1226</u> Number of HCV units: <u>985</u>	
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only	
<b>4.0</b>	<b>PHA Consortia</b> <i>N/A</i> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)	
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. <b><i>NO REVISION</i></b>	
<b>5.1</b>	<b>Mission.</b> 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: <b><i>NO REVISION</i></b>	
<b>5.2</b>	<b>Goals and Objectives.</b> 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. <b><i>NO REVISION</i></b>	
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  <p style="text-align: center;">The following PHA Plan elements marked 'R' have been revised since the last Annual Plan submission by the Trumbull Metropolitan Housing Authority.  <u>N/R</u> denotes NO REVISION and <u>N/A</u> denotes NOT APPLICABLE</p> <ul style="list-style-type: none"> <li><u>  R  </u> 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures</li> <li><u>  R  </u> 903.7(2) Financial Resources</li> <li><u>  R  </u> 903.7(3) Rent Determination</li> <li><u>  R  </u> 903.7(4) Operation and Management</li> <li><u> NR </u> 903.7(5) Grievance Procedures</li> <li><u>  R  </u> 903.7(6) Designated Housing for Elderly and Disabled Families</li> <li><u>  R  </u> 903.7(7) Community Service and Self-Sufficiency</li> <li><u> NR </u> 903.7(8) Safety and Crime Prevention</li> <li><u> NR </u> 903.7(9) Pets</li> <li><u> NR </u> 903.7(10) Civil Rights Certification</li> <li><u>  R  </u> 903.7(11) Fiscal Year Audit</li> <li><u> NR </u> 903.7(12) Asset Management</li> <li><u> NR </u> 903.7(13) Violence Against Women Act (VAWA)</li> </ul>	

**6.0** (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) FY 2012 Annual Plan:

TMHA ADMINISTRATIVE OFFICE	4076 Youngstown Rd., S.E. 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** 6.0 PHA Plan Elements

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

**A. Public Housing** *REVISION*

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

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 TMHA 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

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

(3) Preferences

The TMHA 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 TMHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed

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- Under-housed
- Medical justification
- Administrative reasons determined by the TMHA

The TMHA plans to employ the following admission preferences for admission to public housing:

**Priority**      **Preference**

- |          |  |
|----------|--|
| <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 TMHA will meet income targeting requirements.

(4) Unit Assignment

Applicants are ordinarily given one (1) vacant unit choice 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. SE, Suite 101 and at the following development site management offices:

- Trumbull Homes
- Highland Terrace
- Riverview Apartments
- McKinley Towers
- Online at: [www.trumbulltmha.org](http://www.trumbulltmha.org)

Trumbull Metropolitan Housing Authority plans to operate *four (4)* site-based waiting lists in the coming year. None of these lists are new for the upcoming year.



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

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

(6) Occupancy

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

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

Residents must notify the TMHA 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

(7) Deconcentration and Income Mixing

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

The TMHA 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>
AMP 4	47	**	
AMP 5	27	**	

\*\*The Covered Developments’ size, location, and/or configuration promote income deconcentration, such as scattered site or small developments.

**B. Section**

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

(1) Eligibility

The TMHA 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 TMHA shares the following information with prospective landlords:

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

(2) Waiting List Organization

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:

- TMHA main administrative office

(3) Search Time

The TMHA 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 records verification required.

(4) Preferences

The TMHA 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 TMHA 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 children 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 TMHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

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

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

The TMHA 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 2012 grants)</b>		
a) Public Housing Operating Fund	\$4,452,000	
b) Public Housing Capital Fund (Actual for 2012 (CFP & RHF))	\$1,588,420	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$5,232,000	
f) Resident Opportunity and Self- Sufficiency Grants		
ROSS	\$50,078	
FSS	\$66,212	
ESCG - MCKINLEY	\$63,492	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
U. S. Dept. of Labor, Employment Training and Administration	\$32,000	Administer Youthbuild Program
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
RHF Grant OH12R008502-10	\$128,874	Public housing capital improvements
RHF Grant OH12R008502-11	\$4,329	Public housing capital improvements
<b>3. Public Housing Dwelling Rental Income</b>		
	\$1,352,000	Public housing operations
<b>4. Other income (list below)</b>		
Interest on Income	\$30,000	Public housing operations
Charges to tenant, late fees, NSF charges	\$52,000	Public housing operations
Excess Utilities	\$12,000	Public housing operations
<b>5. Non-federal sources (list below)</b>		
Contract Administration and Management Fees	\$404,000	COCC Administration
<b>Total resources</b>	<b>\$13,467,405</b>	

**A. Public Housing**

(1) Income Based Rent Policies

a. Use of discretionary policies

The TMHA 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 TMHA has adopted the following discretionary minimum rent hardship exemption policies.

Exemption for Hardship Circumstances

The Housing Authority shall immediately grant an exemption from application of the minimum monthly rent 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 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.

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 TMHA 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 TMHA 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 TMHA 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

The TMHA 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:

- 104% 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**

The TMHA has established a minimum rent of \$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 an 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 Tenant 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.

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

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).



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**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.

**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 *REVISION*

(1) PHA Management Structure

a. Trumbull Metropolitan Housing Authority Organization Chart is included as attachment **oh008q01**.

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	1222	20%
Section 8 Vouchers	985	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

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 Management:**

- Admissions and Continued Occupancy Policy (ACOP)
  - Revised definition of “family” to include new HUD language as published in 77 FR 5674 and amended in 24 CFR Part 5 in §5.403Definitions (Feb. 14, 2012).

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- Rent Collection Policy
- Drug and Alcohol Policy
- Prevention and Eradication of Pest Infestation Policy
- De-concentration Policy
- Pet Policy
- One Strike Policy
- Preventive Maintenance Plan
- HA Management Policy Handbook
- OSHA Rules and Regulations
- Procurement Policy
- Property Accountability Policy
- Donation Policy
- Investment Policy

**Section 8 Management:**

- Administrative Plan
  - Revised definition of “family” to include new HUD language as published in 77 FR 5674 and amended in 24 CFR Part 5 in §5.403Definitions (Feb. 14, 2012).

903.7(5) Grievance Procedures ***NO REVISION***

**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 TMHA grievance Process should contact the following:

- TMHA main administrative office
- TMHA 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:

- TMHA main administrative office

**6.0** 903.7(6) Designated Housing for Elderly and Disabled Families *NO REVISION*

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.

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

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

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

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<b>Services and Programs</b>				
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

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: <i>12/31/11</i> )
Public Housing	25	<i>24</i>
Section 8	35	<i>38</i>

**C. Welfare Benefit Reductions**

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.
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.

**List of Agencies: *REVISION*****Trumbull Metropolitan Housing Authority:**

- \*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

Urban League

Hospitals

Valley Counseling

Community Volunteer Council

**Community Service Implementation Report:**

- Number of tenants required to perform community service: 1582
- Number of tenants performing community service: 22
- Number of tenants granted exemptions: 1395
- Number of tenants in non-compliance: 165
- Number of tenants terminated/evicted due to non-compliance: -0-

**6.0** 903.7(8) Safety and Crime Prevention *NO REVISION*

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
- Riverview (Tod)
- Riverview (Buckeye)

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
- Riverview (Tod)
- Riverview (Buckeye)

## 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
  - Riverview (Tod)
  - Riverview (Buckeye)

903.7(9) Pets ***NO REVISION***

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 REVISION***

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;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;



**6.0**

- 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 REVISION***

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 REVISION***

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;

- 6.0**
- 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.
  - 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.

**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. *REVISION***

**a. HOPE VI or Mixed Finance Modernization or Development**

The PHA has not received a HOPE VI revitalization grant.

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

The PHA may engage 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.

**b. Demolition and/or Disposition**

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

Activity Description:

<b>Demolition/Disposition Activity Description</b>
1a. Development name: <b>Fairview Gardens</b>
1b. Development (project) number: <b>OH008-004</b>
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) <b>Approved</b> <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <b>approved</b> , submitted, or planned for submission: <b>(05/18/10)</b>
5. Number of units affected: <b>132</b>
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>08/02/10</b> b. Projected end date of activity: <b>08/02/11</b>
<b>ACTIVITY COMPLETED 01/05/2012</b>

7.0

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Former Central Office (building #80110)</b>	
1b. Development (project) number: <b>OH008-001</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one) <b>Approved</b> <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application <b>approved</b> , submitted, or planned for submission: <b><u>12/23/10</u></b>	
5. Number of units affected: <b>1 building #80110</b>	
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>05/31/11</b>	
<b>ACTIVITY COMPLETED 06/27/2011</b>	

<b>Demolition/Disposition Activity Description -</b>	
1a. Development name: <b>Colt Court</b>	
1b. Development (project) number: <b>OH008-008</b>	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one) <b>Approved</b> <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application <b>approved</b> , submitted, or planned for submission: <b><u>05/18/10</u></b>	
5. Number of units affected: <b>24</b>	
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>07/26/10</b> b. Projected end date of activity: <b>11/23/10</b>	
<b>ACTIVITY COMPLETED 012/15/2010</b>	

7.0

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Fairview Gardens Vacant Land</b>
1b. Development (project) number:	<b>OH008-004</b>
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or <b>planned for submission:</b>	<b>(07/2012)</b>
5. Number of units affected:	<b>Less than 2 acre of vacant land</b>
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>07/2012</b> b. Projected end date of activity: <b>06/2013</b>

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	<b>Tod Riverview Apartments</b>
1b. Development (project) number:	<b>OH008-005</b>
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission	<b>(07/2012)</b>
5. Number of units affected:	<b>152</b>
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development (former central office building) <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: <b>07/2012</b> b. Projected end date of activity: <b>07/2014</b>

**c. Conversion of Public Housing**

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

The PHA 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.

7.0	<p><b>d. Homeownership</b></p> <p><b>1. <u>Public Housing</u></b></p> <p>The PHA does not administer any homeownership programs for public housing.</p> <p><b>2. <u>Section 8 Tenant Based Assistance</u></b></p> <p>The PHA does plan to administer a homeownership programs for section 8.</p> <p>Program Description:</p> <p>The TMHA will limit the number of families participating in the Section 8 homeownership option to 25 or fewer participants. The TMHA has not established eligibility criteria for participation in its Section 8 Homeownership Option Program in addition to HUD criteria.</p> <p><b>e. Project-based Vouchers</b></p> <p>TMHA intends to operate a Section 8 Project Based Voucher Program.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<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>▪ 2012 CFP Annual Statement - attachment oh008a01</li> <li>▪ 2011 Performance and Evaluation Report - attachment oh008c01</li> <li>▪ 2010 Performance and Evaluation Report - attachment oh008d01</li> <li>▪ 2009 Performance and Evaluation Report - attachment oh008e01</li> <li>▪ 2009 ARRA Performance and Evaluation Report - attachment oh008f01</li> <li>▪ 2008 Performance and Evaluation Report - attachment 0h008g01</li> <li>▪ 2012 RHF Annual Statement (50112) - attachment oh008h01</li> <li>▪ 2012 RHF Annual Statement (50212) - attachment oh008i01</li> <li>▪ 2011 RHF Performance and Evaluation Report (50211) - attachment oh008j001</li> <li>▪ 2010 RHF Performance and Evaluation Report (50210) - attachment oh008k01</li> <li>▪ 2009 RHF Performance and Evaluation Report(50209) - attachment oh008l01</li> <li>▪ 2008 RHF Performance and Evaluation Report (50208) - attachment oh008m01</li> <li>▪ 2007 RHF Performance and Evaluation Report (50107) - attachment oh008n01</li> </ul>

**8.2 Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, 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.

Required report is included as following attachment:

- FY 2012 Capital Fund Program 5 Year Action Plan - attachment oh008b01

**8.3 Capital Fund Financing Program (CFFP).** *N/A*  
 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.

**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”.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3,583	5	5	5	3	3	3
Income >30% but <=50% of AMI	2,519	4	4	4	3	3	3
Income >50% but <80% of AMI	1,110	3	3	3	3	3	3
Elderly	1,845	4	3	3	4	3	3
Families with Disabilities	N/A	3	3	3	5	3	3
White	6,119	3	3	3	3	3	3
Black/African American	1,271	3	3	3	3	3	3
Hispanic	83	3	3	3	3	3	3

9.0

**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	259		52
Extremely low income <=30% AMI	211	81%	
Very low income (>30% but <=50% AMI)	31	12%	
Low income (>50% but <80% AMI)	17	7%	
Families with children	122	47%	
Elderly families	25	1%	
Families with Disabilities	53	20%	
White	189	73%	
Black/African American	69	26%	
American Indian/Alaska Native	-0-	-0-	
Asian	-0-	-0-	
Native Hawaiian/Other Pacific Islander	-0-	-0-	
Hispanic	1	1%	

Characteristics by  
Bedroom Size (Public  
Housing Only)

1BR	129	50%	25
2 BR	82	31%	16
3 BR	39	15%	8
4 BR	3	1%	1
5 BR	6	3%	1
5+ BR	0	0	0

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

If yes:

How long has it been closed (# of 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



9.0

**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	226		
Extremely low income <=30% AMI	203	90	
Very low income (>30% but <=50% AMI)	20	9	
Low income (>50% but <80% AMI)	3	2	
Families with children	152	67	
Elderly families	6	3	
Families with Disabilities	29	13	
White	72	32	
Black/African American	152	67	
American Indian/Alaska Native	0	0	
Asian	0	0	
Native Hawaiian/Other Pacific Islander	1	1	
Hispanic			

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)? 32 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.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (**Note: Standard and Troubled PHAs complete annually Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan**).

Goals and objectives identified by your PHA in its 2010 Five Year PHA Plan are listed below.

#### **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

**Progress Statement:** TMHA efforts to reduce public housing vacancies are addressed in a letter to HUD dated July 29, 2011 along with attachments A, B1, B2, and B3. Attachment B2, Description of PHA Plan to Reduce Vacancies reflects a plan outlined for TMHA to implement strategies such as 1) partial demolition of some developments, 2) seeking board approval to allow us to over-house families on the wait list to larger units, 3) substantial renovations to improve marketability, 4) assessing and enhancing procedures that focus on shortening turnaround times at another development, 5) planned demolition of Todd building in 2013, and 6) relocating displaced residents from Todd building to other TMHA communities. Other strategies include to expand and maintain the use of technology to enhance communication and facilitate services to customers, assess past marketing efforts and enhance future marketing of our agency and the services we provide, continue entrepreneurial efforts to locate funding resource to enhance renovation of our housing inventory and increase on-site amenities and marketability when CFP funds fall short, and expand and maintain cross-marketing efforts within community agencies serving like constituents. The TMHA vacancy reduction action plan provides expounds in more detail and is provided as attachment oh008o01 to this 2012 PHA Plan.

#### **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
- Provide replacement public housing
- Provide replacement vouchers

10.0

**Progress Statement:** TMHA improvements to public housing management include 1) launched its new website in June 2011, enhanced its automated customer service phone system for increased responsiveness to TMHA customers in last quarter of 2011, planned installation of an on-line application system is projected for the first quarter of 2012, and implementation of a document management system is planned for 2012 to increase staff efficiencies of application processing.

Recent difficult economic trends have impacted the number of families seeking assistance. In addition, the supply and demand venues TMHA addressed a decade ago no longer fit the family sizes on the current waiting list. TMHA continues its effort to address the changes in the housing needs of the families in its jurisdiction. These efforts include renovation and modernization of public housing units as Capital Fund resources permit; planned demolition of obsolete public housing; planned search to secure finances that will allow erection a new 60 to 70 unit elderly community; and exploring an opportunity to partner on the renovation of a Section 8 Project-Based development in Warren, Ohio.

### **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

**Progress Statement:** Quarterly homeownership seminars were conducted resulting in two (2) families purchasing homes.

### **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

**Progress Statement:** Comprehensive security assessments were conducted at Buckeye, McKinley Towers, Eastview, and Valley West. New equipment such as cameras and monitors are being installed. Resident satisfaction survey was administered at Riverview and Tod. Results are being compiled.

### **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

10.0

**Progress Statement:** Fifty-four (54) families have completed the Family Self-Sufficiency program and have received the balance of their earned escrow accounts since program inception. Elderly residents have been linked to more than 1000 services to receive the assistance to maintain a self-reliant lifestyle. Forty (40) families at McKinley Towers development have been linked to over 160 services in order to remain living independently. Collaboration between TMHA and the local Department of Job & Family Services and Community Development Department continues through many programmatic offerings that have a positive impact on our collective constituents.

**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

**Progress Statement:** Fair housing brochures were developed, distributed, and posted on TMHA website as well as other like-entity websites. Additional training is forthcoming.

**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:** 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. Project is scheduled for completion in April of 2012. Additionally, \$2.8 million American Recovery & Reinvestment Act (ARRA) funds were utilized to conduct a total renovation of the Lancer Court development.

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

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**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 62 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, 54 families have completed the program and have received the balance of their earned escrow accounts since program inception.

The Elderly Service Coordinator, in its eighth year of operation, has provided vital linkages of more than 1000 services for residents to receive the assistance necessary to maintain a self-reliant lifestyle. Supplemental grant funds were secured in order to employ a Service Coordinator at the McKinley Towers development, where 40 residents have been linked with over 160 services in order to remain living independently.

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. 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. Eleven (11) families have purchased 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 bachelor's 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

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that are related to the performance of the employee's current function within the organization. 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 its 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.

Focus on a quality assurance program for enhanced financial management and reporting will continue with efforts concentrated on identifying and implementing value-added asset-based financial management and reporting processes.

A firm commitment will continue toward overall organizational adherence to internal controls and accountability under a decentralized-style of management while coordinating and integrating centralized financial management functions for 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 cost burden among agencies and served as an additional revenue source.

TMHA executes contractual inspections, serves as grants administrators, 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.



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**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 completed partial demolition of Fairview Gardens and full demolition of Colt Court. Properties currently under consideration for demolition / strategic reutilization include the Riverview Buckeye and Tod developments. Additionally, disposition of property adjacent to Fairview Gardens is forthcoming in 2012.

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. Furthermore, TMHA intends to add properties to its public housing portfolio that have been acquired and renovated via CDBG and NSP programs.

Lastly, TMHA's collaboration with a non-profit entity has resulted in a \$1.2 million dollar Section 811 grant award to provide housing to the low-income disabled population of Warren. Construction of the proposed ten (10) unit facility is scheduled to commence in the spring of 2012.

(b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of “significant amendment” and “substantial deviation/modification”. (**Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)

**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*

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <ul style="list-style-type: none"> <li>▪ Provided as attachment and oh008p01</li> </ul> <p>(g) Challenged Elements – NO ELEMENTS CHALLENGED</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <ul style="list-style-type: none"> <li>▪ Provided as attachments oh008a01, oh008c01, oh008d01, oh008e01, oh008f01, oh008g01, oh008h01, oh008i01, oh008j01, oh008k01, oh008l01, oh008m01, and oh008n01.</li> </ul> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p> <ul style="list-style-type: none"> <li>▪ Provided as attachment oh008b01</li> </ul>
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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>OH12P008-50112</b> Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2012 FFY of Grant Approval: 2012	


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

Line	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	154,824.10			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	14,502.14			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	95,435.43			
10	1460 Dwelling Structures	1,271,010.87			
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	12,468.46			
17	1499 Development Activities 4	-			

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>OH12P008-50112</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2012 FFY of Grant Approval: 2012	
<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	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		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	-				
19	1502 Contingency (may not exceed 8% of Line 20)	0.00				
20	Amount of Annual Grant (sums of lines 2-19)	<b>\$1,548,241.00</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	0.00				
24	Amount of Line 20 Related to Security - Hard Costs	0.00				
25	Amount of Line 20 Related to Energy Conservation Measures	0.00				
Signature of Executive Director 		Date <b>4-10-12</b>		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.

**Part II: Supporting Pages**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: <b>OH12P008-50112</b> Replacement Housing Factor Grant No: Date of CFFP:				CFFP (Yes/No) <b>No</b>		Federal FFY of Grant: <b>2012</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	Funds Obligated 2	Funds Expended 2		
<b>OH008000004</b>	Comprehensive Partial Rehab - Starts Yr 50108 thru Yr 50112								
OH807	807- Fees and Costs - Architects/Engineers	1430	LS	10,750.00					
HUBBARD MANOR	807- Grounds Landscaping, Sidewalks, Lighting, Parking Lot	1450	LS	31,732.00					
62 Units	807 - Roof/Drainage	1460	LS	23,970.00					
	807 - Elevator/Sprinkler	1460	PARTIAL	70,902.00					
	807- Kitchen Remodel	1460	8 Units	118,383.00					
	807- Bathroom Remodel	1460	8 Units	113,724.00					
	807 - Environmental, Asbestos	1460	8 Units	48,745.00					
	807-Unit Common Area, LR, BR, Hall, Common Area	1460	LS, 8 Units	296,215.00					
<b>OH008000002</b>	Comprehensive Partial Rehab - Starts Yr 50108 thru Yr 50112								
OH808 REO COURT	808 - Fees and Costs - Architects/Engineers	1430	LS	3,752.14					
24 Units	808 - Remodel Bathrooms	1460	6 Units	111,141.72					
	808 - Remodel Common Areas	1460	5 Units	276,887.61					
	808 - Remodel kitchens	1460	6 Units	123,385.98					
	808 - Replace roof/drainage/siding	1460	LS	36,000.00					
	808 - Grounds Enhancements	1450	LS	50,000.00					
	808 - Relocation of Residents	1495.1	13 Units	8,968.46					
OH808 LANCER CT	808 - Fees and Costs - Architects/Engineers	1430							
34 Units	808 - Remodel Bathrooms	1460	1 Unit	4,373.22					
	808 - Remodel Common Areas	1460	LS	1,616.67					
	808 - Remodel kitchens	1460	3 Units	27,666.67					
	808 - ADA Unit, Kitchen, Bathroom, Common	1460	1 Unit	18,000.00					
	808 - Grounds Enhancements	1450	LS	13,703.43					
	808 - Relocation of Residents	1495.1	5 Units	3,500.00					
<b>PHA - Wide</b>	Administrative Costs	1410	LS	154,824.10					
<b>TOTAL 2012 CAPITAL FUNDS GRANT</b>					<b>\$1,548,241.00</b>				

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

<b>Part I: Summary</b>						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
TRUMBULL METROPOLITAN HOUSING AUTHORITY - OH008		WARREN / TRUMBULL COUNTY / OHIO				
A.	Development Number and Name  HA-Wide	Work Statement for Year 1 FFY_2012	Work Statement for Year 2 FFY_2013	Work Statement for Year 3 FFY_2014	Work Statement for Year 4 FFY_2015	Work Statement for Year 5 FFY_2016
B.	Physical Improvements	Annual Statement	-	-	-	-
	Subtotal		\$1,239,600.00	\$1,083,768.70	\$1,131,215.93	\$1,285,040.00
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		\$154,824.10	\$154,824.00	\$154,824.10	\$154,824.10
F.	Other		\$153,816.90	\$309,648.20	\$262,200.97	\$108,264.00
G.	Operations		\$0.00	\$0.00	\$0.00	\$0.00
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		\$1,548,241.00	\$1,548,240.90	\$1,548,241.00	\$1,548,128.10
L.	Total Non-CFP Funds		0.00	0.00	0.00	0.00
M.	Grand Total		\$1,548,241.00	\$1,548,240.90	\$1,548,241.00	\$1,548,128.10

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2013 FFY 2013			Work Statement for Year 2014 FFY 2014		
	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	AMP 1 - OH008000001			AMP 1 - OH008000001		
Annual Statement	OH801 TRUMBULL HOMES, 224 UNITS			OH801 TRUMBULL HOMES, 224 UNITS		
	BUILDING BOILER / HVAC UPDATES (Single Boiler Units as Needed)	LS	10,000.00	BUILDING ELECTRICAL METER BASE REPLACEMENT/ ELECTRICAL	10 Units	60,000.00
	BUILDING ELECTRICAL METER BASE REPLACEMENT/ ELECTRICAL SE	9 Units	54,000.00	BUILDING MECHANICAL ROOM DOOR REPLACEMENT	28 units	50,400.00
	BUILDING MECHANICAL ROOM DOOR REPLACEMENT	28 units	50,400.00	AMP 3 - OH008000003		
	OH804 FAIRVIEW GARDENS, 66 UNITS			OH813 EASTVIEW APARTMENTS, 52 UNITS		
	BUILDING ROOF REPLACEMENT / \$2000 per Unit / 66 units	66 units	132,000.00	BUILDING ROOF REPLACEMENT	LS	165,000.00
	AMP 2 - OH008000002, OH802 HIGHLAND TERRACE, 122 UNITS			BUILDING DOORS, ACCESS SYSTEM COMMON AREA	LS	36,000.00
	SITE MAILBOX UNITS REPLACEMENT	LS	45,000.00	BUILDING TV CABLE RECEPTION / REPLACEMENT	LS	33,612.50
	AMP 3 - OH008000003			AMP 4 - OH008000004		
	OH803 RIVERVIEW BUCKEYE APARTMENTS, 150 UNITS			OH816 VALLEY WEST, 50 UNITS		
	BUILDING ROOF REPLACEMENT	LS	230,000.00	BUILDING TV CABLE RECEPTION / REPLACEMENT	LS	36,000.00
	BUILDING ELEVATOR REPLACEMENT / Update Fire, ADA and LAMBDA	4%	15,000.00	BUILDING DOORS, ACCESS SYSTEM COMMON AREA	LS	25,000.00
	BUILDING MASONRY REPAIR REFINISH / FAÇADE, COLUMNS, BALCONY	4%	60,000.00	OH814 HILLTOP GARDENS, 50 UNITS		
	BUILDING BOILER / HVAC REPLACEMENTS	LS	126,000.00	UNIT FURNACE REPLACEMENT	50 UNITS	100,000.00
	SITE CONCRETE, ADA, PARKING, WALKS, STEPS, ADPTS & RPL.	LS	5,000.00	AMP 5 - OH008000005		
	BUILDING COMPACTOR REPLACEMENT, SHOOTS, DOORS, REMOVAL S	LS	60,000.00	OH806 MCKINLEY TOWERS, 66 UNITS		
	OH805 RIVERVIEW TOD APARTMENTS, 152 UNITS			BUILDING FURNITURE, WINDOW COVERINGS	LS	13,256.20
	BUILDING ELEVATOR REPLACEMENT / Update Fire, ADA and LAMBDA	4%	15,000.00	BUILDING TV/CABLE SYSTEM UPGRADE	LS	45,000.00
	OH813 EASTVIEW APARTMENTS, 52 UNITS			UNIT APPLIANCES / REFRIGERATORS	105 UNITS	52,500.00
	BUILDING ELEVATOR REPLACEMENT / Update Fire, ADA and LAMBDA	1 BLDG	35,000.00	BUILDING BOILER / HVAC REPLACEMENTS	LS	225,000.00
	AMP 4 - OH008000004			OH811 GIRARD SCATTERED SITES, 28 UNITS		
	OH816 VALLEY WEST, 50 UNITS			BUILDING UNIT BASEMENTS WATERPROOF AND WINDOWS	6 BLDS	154,000.00
	BUILDING ELEVATOR REPLACEMENT / Update Fire, ADA and LAMBDA	1%	15,000.00	SITE DRIVEWAYS, REPLACEMENT / 2 DRIVES EA BLDG	6 BLDS	88,000.00
	OH814 HILLTOP GARDENS, 50 UNITS					
	OUTSIDE DOMESTIC WATER LINE REPLACEMENT	LS	69,000.00			
	AMP 5 - OH008000005					
	OH806 MCKINLEY TOWERS, 66 UNITS					
	BUILDING COMPACTOR REPLACEMENT, SHOOTS, DOORS, REMOVAL S	LS	75,000.00			
	BUILDING DOOR ACCESS SYSTEM	LS	30,000.00			
	OH811 GIRARD SCATTERED SITES, 28 UNITS					
	BUILDING UNIT BASEMENTS WATERPROOF AND WINDOWS	3 BLDS	42,000.00			
	SITE DRIVEWAYS, REPLACEMENT / 2 DRIVES EA BLDG	3 BLDS	48,000.00			
	OH812 NORTHVIEW APARTMENTS, 80 UNITS					
	BUILDING TV CABLE RECEPTION / REPLACEMENT	LS	73,200.00			
	BUILDING DOOR ACCESS CONTROLS SYSTEM	LS	30,000.00			
	BUILDING COMPACTOR REPLACEMENT	LS	20,000.00			
	<b>Subtotal</b>		<b>\$1,239,600.00</b>	<b>Subtotal</b>		<b>\$1,083,768.70</b>









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: <p style="text-align: center;"><b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b></p>	Grant Type and Number: Capital Fund Program No: <b>OH12P008-50111</b> Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011
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Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/11     
  Final Performance and Evaluation Report

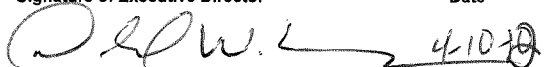
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) <sup>3</sup>	-	-	-	-
3	1408 Management Improvements	-	-	-	-
4	1410 Administration	176,822.80	176,822.80	176,822.80	176,822.80
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	364.37	364.37	364.37	364.37
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	202,355.30	202,355.30	202,355.30	202,355.30
10	1460 Dwelling Structures	1,325,021.53	1,325,021.53	1,325,021.53	1,325,021.53
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	48,664.00	48,664.00	48,664.00	48,664.00
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	15,000.00	15,000.00	15,000.00	15,000.00
17	1499 Development Activities <sup>4</sup>	-	-	-	-

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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>OH12P008-50111</b>			FFY of Grant: 2011 FFY of Grant Approval: 2011		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/11		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>			
		Original	Revised	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>\$1,768,228.00</b>	<b>\$1,768,228.00</b>	<b>\$1,768,228.00</b>	<b>\$1,768,228.00</b>	<b>\$1,768,228.00</b>	
21	Amount of Line 20 Related to LBP Activities	0.00	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	0.00	
23	Amount of Line 20 Related to Security - Soft Costs	0.00	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	0.00	
25	Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00	0.00	
Signature of Executive Director			Signature of Public Housing Director				
Date			Date				
							
4-10-10							

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.

**Part II: Supporting Pages**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: <b>OH12P008-50111</b> Replacement Housing Factor Grant No: <b>CFFP (Yes/No) No</b> Date of CFFP:				Federal FFY of Grant: <b>2011</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	Funds Obligated	Funds Expended	
<b>PHA - Wide</b>	<b>ADMINISTRATIVE COSTS</b>	1410	LS	176,822.80	176,822.80	176,822.80	176,822.80	Complete
<b>OH008000004</b>								
OH807	Comprehensive Partial Rehab - Starts Yr 50109 thru Yr 50112							
HUBBARD MANOR	807- Fees and Costs - Architects/Engineers	1430	LS	364.37	364.37	364.37	364.37	Complete - Part of Comp MOD
61 Units	807- Grounds Landscaping, Sidewalks, Lighting, Parking Lot, Draining	1450	LS	200,854.55	200,854.55	200,854.55	200,854.55	Contracted & work proceeding.
	Exterior Building - Window, Siding, Sealing, Lighting							
	807- Relocation Costs <i>moved to 808 - relocation - on original</i>	1495.1	30 Units	14,490.25	14,490.25	14,490.25	14,490.25	Contracted & work proceeding.
	807- Kitchen Remodel	1460	18 Units	284,856.06	284,856.06	284,856.06	284,856.06	Contracted & work proceeding.
	807- Bathroom Remodel	1460	18 Units	250,771.20	250,771.20	250,771.20	250,771.20	Contracted & work proceeding.
	807 - Environmental, Asbestos	1460	Partial	168,735.10	169,080.61	169,080.61	169,080.61	Contracted & work proceeding.
	807-Unit Common Area, LR, BR, Hall	1460	13 Units	595,316.96	594,971.45	594,971.45	594,971.45	Contracted & work proceeding.
	807-Sprinkler, roof/drainage, elevator	1460	LS	25,342.21	0.00	0.00	0.00	Detailed work items below
	807-Sprinkler	1460	LS	0.00	9,480.18	9,480.18	9,480.18	Contracted & work proceeding.
	807-Elevator	1460	LS	0.00	15,862.03	15,862.03	15,862.03	Contracted & work proceeding.
<b>OH008000002</b>								
OH808								
WARREN SCATTERED	808-Lancer/REO Grounds Enhancements, Shed	1450	LS	1,500.75	1,500.75	1,500.75	1,500.75	Contracted & work proceeding.
82 Units								
	808-REO relocate residents <i>original #1 had \$5,000 then reduced to -0-</i>	1495	1 Unit	509.75	509.75	509.75	509.75	Contracted
<b>OH008000001</b>								
Fairview								
	804-Fairview, Demolition	1485	4 Units	48,664.00	48,664.00	48,664.00	48,664.00	Demolition completed.
	<b>TOTAL 2011 CAPITAL FUNDS GRANT</b>			<b>\$1,768,228.00</b>	<b>\$1,768,228.00</b>	<b>\$1,768,228.00</b>	<b>\$1,768,228.00</b>	

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 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
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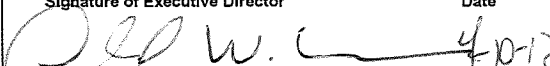
- Original Annual Statement     
  Reserved for Disasters/Emergencies     
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/11     
  Final Performance and Evaluation Report

Line	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	200,000.00	200,000.00	200,000.00	200,000.00
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	115,949.00	115,949.00	115,949.00	115,949.00
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	70,000.00	70,000.00	70,000.00	70,000.00
10	1460 Dwelling Structures	1,585,363.35	1,585,363.35	1,585,363.35	1,585,363.35
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	-	-	-	-
14	1485 Demolition	81,824.75	81,824.75	81,824.75	81,824.75
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	18,139.90	18,139.90	18,139.90	18,139.90
17	1499 Development Activities 4	-	-	-	-

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.  
 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>OH12P008-50110</b> Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010
<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: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		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	-	-	-	-	
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>\$2,071,277.00</b>	<b>\$2,071,277.00</b>	<b>\$2,071,277.00</b>	<b>\$2,071,277.00</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			Signature of Public Housing Director			
Date			Date			
						

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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

<b>Part I: Summary</b>		
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>

Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/11   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) <sup>3</sup>	7,259.35	7,259.35	7,259.35	7,259.35
3	1408 Management Improvements	0.00	0.00	0.00	0.00
4	1410 Administration	200,000.00	200,000.00	200,000.00	200,000.00
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	212,558.58	212,558.53	212,558.53	212,558.53
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	100,000.00	100,000.00	100,000.00	100,000.00
10	1460 Dwelling Structures	1,133,870.72	1,205,870.77	1,205,870.77	1,205,870.77
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	386,685.92	314,685.92	314,685.92	314,685.92
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	20,782.43	20,782.43	20,782.43	20,782.43
17	1499 Development Activities <sup>4</sup>	-	-	-	-

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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

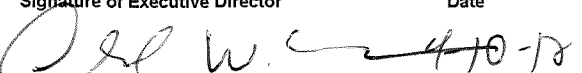
U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

<b>PHA Name:</b> TRUMBULL METROPOLITAN HOUSING AUTHORITY	<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
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/11   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised	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>\$2,061,157.00</b>	<b>\$2,061,157.00</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	\$7,259.35	\$7,259.35	\$7,259.35	\$7,259.35
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

<b>Signature of Executive Director</b> 	<b>Date</b> 4-10-12	<b>Signature of Public Housing Director</b>	<b>Date</b>
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- 1 To be completed for the Performance and Evaluation Report
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**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: Date of CFFP:				CFFP (Yes/No) <b>No</b>		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	Funds Obligated	Funds Expended		
<b>PHA-Wide</b>	Administrative Costs	1410	LS	200,000.00	200,000.00	200,000.00	200,000.00	Complete	
<b>OH008000001</b>									
OH801									
Trumbull Homes 224 Units	801- Security / CCTV / Locks / Training	1406	LS	1,180.04	1,180.04	1,180.04	1,180.04	Complete	
OH804 Fairview	804- Relocation of Residents	1495.1	131 Units	5,460.37	5,460.37	5,460.37	5,460.37	Demolition of all	
198 Units-Pre Demo	804- Fees and Costs - Architects/Engineers	1430	LS	20,419.96	21,261.50	21,261.50	21,261.50	Complete	
66 Units - Post Demo	804- Security / CCTV / Locks / Training	1406	LS	1,043.07	1,043.07	1,043.07	1,043.07	Complete	
	804 - Partial Demolition	1485	6 Units	154,619.42	82,619.42	82,619.42	82,619.42	132 Units Completed	
OH818 Wick 2 Units	818- Security / CCTV / Locks / Training	1406	LS	10.54	10.54	10.54	10.54	132 Units Completed	
<b>OH008000002</b>	802- Security / CCTV / Locks / Training	1406	LS	642.70	642.70	642.70	642.70	Complete	
OH802	802-Fees and costs - Architects/Engineers	1430	LS	805.60	805.60	805.60	805.60	Complete	
Highland Terrace 122 Units	808 Colt Ct.- Demolition all units at Colt Court -	1485	18 Units	232,066.50	232,066.50	232,066.50	232,066.50	Demolition of all	
OH808 WS Sites	808 Colt Ct.- Environmental - EPA Regulations	1460	24 Units	72,000.00	72,000.00	72,000.00	72,000.00	24 Units Completed	
82 Units Pre- Demolition of Colt Court	808 Colt Ct.- Relocation of Residents	1495.1	23 Units	5,350.65	5,350.65	5,350.65	5,350.65	Complete	
	808 Colt Ct.- Fees and Costs - Architects/Engineers	1430	LS	10,890.90	10,890.90	10,890.90	10,890.90	Complete	
	808 Lancer/Reo.- Fees and Costs - Architects/Engineers	1430	LS	5,211.78	19,310.44	19,310.44	19,310.44	Complete	
	808- Security / CCTV / Locks / Training	1406	LS	431.98	431.98	431.98	431.98	Complete	
OH809 RIO Terra 22 units	809- Security / CCTV / Locks / Training	1406	LS	115.90	115.90	115.90	115.90	Complete	

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

2 To be completed for the Performance and Evaluation Report

**Part II: Supporting Pages**

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:						Federal FFY of Grant: <b>2009</b>	
		CFFP (Yes/No) <b>No</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	Funds Obligated	Funds Expended		
<b>OH008000003</b>									
OH803 Buckeye									
150 Units	803- Security / CCTV / Locks / Training	1406	LS	790.21	790.21	790.21	790.21	Complete	
OH805 Tod	805- Security / CCTV / Locks / Training	1406	LS	800.74	800.74	800.74	800.74	Complete	
152 Units	813- Security / CCTV / Locks / Training	1406	LS	273.94	273.94	273.94	273.94	Complete	
OH813 Eastview									
52 Units									
<b>OH008000004</b>	Comprehensive Partial Rehab - Starts Yr 50109 thru Yr 50112								
OH807 Hubbard	807- Grounds Landscaping, Sidewalks, Lighting, Parking Lot, Drain	1450	LS	100,000.00	100,000.00	100,000.00	100,000.00	Complete - Part of Comp MOD	
Manor	807- Elevator Upgrade	1460	LS	95,229.00	95,229.00	95,229.00	95,229.00	Contracted & work proceeding.	
61 Units Pre remodel	807 - Environmental, Asbestos	1460	LS	171,370.00	171,370.00	171,370.00	171,370.00	Work proceeding	
62 Units post	807- Fees and Costs - Architects/Engineers	1430	LS	153,857.14	138,916.89	138,916.89	138,916.89	Complete	
completion	807- Kitchen Remodel	1460	6 Units	94,697.00	94,697.00	94,697.00	94,697.00	Work proceeding	
	807- Sprinkler System completion	1460	LS	24,700.00	24,700.00	24,700.00	24,700.00	Work proceeding	
	807- Unit Common Area Remodel	1460	12 units	402,025.22	474,025.27	474,025.27	474,025.27	Work proceeding	
	807- Bathroom Remodel	1460	7 Units	94,697.00	94,697.00	94,697.00	94,697.00	Work proceeding	
	807- Roof Replacement	1460	LS	62,000.00	62,000.00	62,000.00	62,000.00	Work proceeding	
	807- Security / CCTV / Locks / Training	1406	LS	321.35	321.35	321.35	321.35	Complete	
	807- Relocation Costs	1495.1	9 Units	9,971.41	9,971.41	9,971.41	9,971.41	Work proceeding	
OH814	814 - Roof Replacement Shingles	1460	20 Bldgs	117,152.50	117,152.50	117,152.50	117,152.50	Complete	
Hilltop Gardens	814- Fees and Costs - Architects/Engineers	1430	20 Bldgs	21,373.20	21,373.20	21,373.20	21,373.20	Complete	
50 Units	814- Security / CCTV / Locks / Training	1406	LS	263.40	263.40	263.40	263.40	Complete	

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: 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>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: 12/31/11     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 1	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	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	173,743.00	173,743.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	258,000.00	258,000.00	258,000.00	258,000.00
10	1460 Dwelling Structures	2,359,323.00	2,359,323.00	2,359,323.00	2,359,323.00
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	13,977.00	13,977.00	13,977.00	13,977.00
17	1499 Development Activities 4	0.00	0.00	0.00	0.00

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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

**Part I: Summary**

<b>PHA Name:</b> TRUMBULL METROPOLITAN HOUSING AUTHORITY	<b>Grant Type and Number:</b> Capital Fund Program No: <b>OH12S008-50109</b> Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:</b> 2009 <b>FFY of Grant Approval:</b> 2009
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/11   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 1	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	-	-	-	-
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>\$2,805,043.00</b>	<b>\$2,805,043.00</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

<b>Signature of Executive Director</b> 	<b>Date</b> 4-10-12	<b>Signature of Public Housing Director</b> 	<b>Date</b>
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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

**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: 12/31/11   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	149,707.89	149,707.89	149,707.89	149,707.89
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	188,461.86	188,461.86	188,461.86	188,461.86
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	49,406.89	49,406.89	49,406.89	49,406.89
10	1460 Dwelling Structures	39,416.49	39,416.49	39,416.49	39,416.49
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	1,501,080.58	1,501,080.58	1,501,080.58	1,501,080.58
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	259.29	259.29	259.29	259.29
17	1499 Development Activities 4	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: 12/31/11		1/0/1900		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1			
		Original	Revised	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	-	-	-	-		
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>\$2,058,333.00</b>	<b>\$2,058,333.00</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		Date	
		4-10-10					

- 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.

**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	Funds Obligated	Funds Expended		
HA-Wide	Law Enforcement/Additional Police	1406	LS	45,285.60	45,285.60	45,285.60	45,285.60	Complete	
	HA-Wide Security Coordinator	1406	LS	39,788.76	39,788.76	39,788.76	39,788.76	Complete	
	HA-Wide Vehicle / Equip / Data	1406	LS	64,633.53	64,633.53	64,633.53	64,633.53	Complete	
	(CFP costs for 1406 assigned to AMPS when expended)								
HA-Wide	Funding for DHD Staff	1410	LS	130,000.00	130,000.00	130,000.00	130,000.00	Complete	
Admin									
HA-Wide									
Fees and	OH804 Fairview Gardens - 66 Units	1430	LS	29,668.51	23,146.97	23,146.97	23,146.97	Complete	
Costs	OH807 Hubbard Manor - 61 Units	1430	LS	113,038.85	121,124.48	121,124.48	121,124.48	Complete	
	OH808 Warren Scattered - 58 Units	1430	LS	45,754.50	44,095.50	44,095.50	44,095.50	Complete	
	OH806 McKinley Towers - 105 Units	1430	LS	0.00	94.91	94.91	94.91	Complete	
OH008000001									
OH801	801-Concrete Replacements	1450	LS	2,606.80	2,606.80	2,606.80	2,606.80	Complete	
Trumbull Homes									
224 Units									
OH804	804-Partial Demolition	1485	115 Units	1,501,080.58	1,501,080.58	1,501,080.58	1,501,080.58	Demolition of all	
Fairview Gardens	804-Relocation	1495.1	1 Unit	121.40	121.40	121.40	121.40	132 Units Completed	
198 Units - Pre Demolition, 66 Units - Post Demolition									

**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	Funds Obligated	Funds Expended	
<b>OH008000002</b>								
OH802	802-Concrete Replacements	1450	LS	9,442.30	9,442.30	9,442.30	9,442.30	Complete
Highland Terrace	802-Relocation	1495.1	LS	137.89	137.89	137.89	137.89	Complete
122 Units								
OH808								
Warren Scattered	808-L/R Concrete Replacements	1450	LS	1,940.40	1,940.40	1,940.40	1,940.40	Complete - Part of Comp MOD
82 Units - Pre Demolition, 58 Units - Post Demolition								Contracted & work proceeding.
<b>OH008000003</b>								
OH813	813-Concrete Replacements	1450	LS	12,068.29	12,068.29	12,068.29	12,068.29	Complete
Eastview	813-Drainage Improvements	1450	LS	8,850.00	8,850.00	8,850.00	8,850.00	Complete
52 Units								
<b>OH008000004</b>								
OH807	807-Sprinkler System Replacements	1460	LS	1,276.95	1,276.95	1,276.95	1,276.95	Part of Comprehensive MOD
Hubbard Manor								Contracted & work proceeding.
61 Units								
OH814	814-Concrete Improvements	1450	LS	14,499.10	14,499.10	14,499.10	14,499.10	Complete
Hilltop Gardens	814-Roof Shingle Replacements Partial	1460	1 Bldgs.	28,350.00	28,350.00	28,350.00	28,350.00	Complete
50 Units								
<b>OH008000005</b>								
OH806	806-Elevator Emergency Repair	1460	LS	9,789.54	9,789.54	9,789.54	9,789.54	Complete
McKinley -								
105 Units	<b>TOTAL 2008 CAPITAL FUNDS GRANT</b>			<b>\$2,058,333.00</b>	<b>\$2,058,333.00</b>	<b>\$2,058,333.00</b>	<b>\$2,058,333.00</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: Replacement Housing Factor Grant No: <b>OH12R008-50112</b> Date of CFFP:	FFY of Grant: <b>2012</b> FFY of Grant Approval: <b>2012</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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	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		\$31,106.00		

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.







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: Replacement Housing Factor Grant No: <b>OH12R008-50212</b> Date of CFFP:	FFY of Grant: 2012 FFY of Grant Approval: 2012

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) <sup>3</sup>				
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 <sup>4</sup>		\$9,073.00		

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

**Part I: Summary**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>	Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: <b>OH12R008-50212</b> Date of CFFP:	FFY of Grant: 2012 FFY of Grant Approval: 2012
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	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 2-20)	<b>\$9,073.00</b>			
21	Amount of Line 21 Related to LBP Activities				
22	Amount of Line 21 Related to Section 504 Compliance				
23	Amount of Line 21 Related to Security - Soft Costs				
24	Amount of Line 21 Related to Security - Hard Costs				
25	Amount of Line 21 Related to Energy Conservation Measures				

Signature of Executive Director  Date: 4-10-12	Signature of Public Housing Director Date
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- 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: oh008j01

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: Replacement Housing Factor Grant No: <b>OH12R008-50211</b> Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011

Original Annual Statement     Reserved for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/11     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	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	\$4,329.00		\$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

**Part I: Summary**

PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>	Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: <b>OH12R008-50211</b> Date of CFFP:	FFY of Grant: <b>2011</b> FFY of Grant Approval: <b>2011</b>
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 12/31/11   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	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 2-20)	<b>\$4,329.00</b>		<b>\$0.00</b>	<b>\$0.00</b>
21	Amount of Line 21 Related to LBP Activities				
22	Amount of Line 21 Related to Section 504 Compliance				
23	Amount of Line 21 Related to Security - Soft Costs				
24	Amount of Line 21 Related to Security - Hard Costs				
25	Amount of Line 21 Related to Energy Conservation Measures				

Signature of Executive Director  Date: <b>4-10-12</b>	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.



Attachment: oh008k01

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: Replacement Housing Factor Grant No: <b>OH12R008-50210</b> Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010

<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: 12/31/11	<input type="checkbox"/> Final Performance and Evaluation Report	


Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	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	\$128,874.00	\$128,874.00	\$40,183.07	\$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: Replacement Housing Factor Grant No: <b>OH12R008-50210</b> Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
<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: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised	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 2-20)	<b>\$128,874.00</b>	<b>\$128,874.00</b>	<b>\$40,183.07</b>	<b>\$0.00</b>	
21	Amount of Line 21 Related to LBP Activities					
22	Amount of Line 21 Related to Section 504 Compliance					
23	Amount of Line 21 Related to Security - Soft Costs					
24	Amount of Line 21 Related to Security - Hard Costs					
25	Amount of Line 21 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
		4-10-11				

- 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: oh008101

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 METROPOLLITAN HOUSING AUTHORITY</b>	Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: <b>OH12R008-50209</b> Date of CFFP:	FFY of Grant: <b>2009</b> FFY of Grant Approval: <b>2009</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: 12/31/11	<input type="checkbox"/> Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	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		\$124,393.00	\$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 METROPOLLITAN HOUSING AUTHORITY</b>		Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: <b>OH12R008-50209</b> Date of CFFP:			FFY of Grant: <b>2009</b> FFY of Grant Approval: <b>2009</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: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	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 2-20)	<b>\$124,393.00</b>		<b>\$124,393.00</b>	<b>\$0.00</b>
21	Amount of Line 21 Related to LBP Activities				
22	Amount of Line 21 Related to Section 504 Compliance				
23	Amount of Line 21 Related to Security - Soft Costs				
24	Amount of Line 21 Related to Security - Hard Costs				
25	Amount of Line 21 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 4-10-10		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.



Attachment: oh008m01

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: Replacement Housing Factor Grant No: <b>OH12R008-50208</b> Date of CFFP:			<b>FFY of Grant:</b> 2008 <b>FFY of Grant Approval:</b> 2008
<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: 12/31/11		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) <sup>3</sup>				
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 <sup>4</sup>	\$157,687.00	\$157,687.00	\$157,687.00	\$19,665.96

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: Replacement Housing Factor Grant No: <b>OH12R008-50208</b> 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: 12/31/11   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	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 2-20)	<b>\$157,687.00</b>	<b>\$157,687.00</b>	<b>\$157,687.00</b>	<b>\$19,665.96</b>
21	Amount of Line 21 Related to LBP Activities				
22	Amount of Line 21 Related to Section 504 Compliance				
23	Amount of Line 21 Related to Security - Soft Costs				
24	Amount of Line 21 Related to Security - Hard Costs				
25	Amount of Line 21 Related to Energy Conservation Measures				

Signature of Executive Director  Date: <b>4-10-12</b>	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.





Attachment: oh008n01

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: Replacement Housing Factor Grant No: <b>OH12R008-50107</b> 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: )  
 Performance and Evaluation Report for Period Ending: 12/31/11   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised	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	\$161,379.00		\$161,379.00	\$161,379.00

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: Replacement Housing Factor Grant No: <b>OH12R008-50107</b> 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: 12/31/11 <input type="checkbox"/> Final Performance and Evaluation Report						
No.		Original	Revised	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 2-20)	<b>\$161,379.00</b>		<b>\$161,379.00</b>	<b>\$161,379.00</b>	
21	Amount of Line 21 Related to LBP Activities					
22	Amount of Line 21 Related to Section 504 Compliance					
23	Amount of Line 21 Related to Security - Soft Costs					
24	Amount of Line 21 Related to Security - Hard Costs					
25	Amount of Line 21 Related to Energy Conservation Measures					
<b>Signature of Executive Director</b> 			<b>Signature of Public Housing Director</b>			
<b>Date</b> 4-10-12			<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.
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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 II: Supporting Pages</b>								
PHA Name: <b>TRUMBULL METROPOLITAN HOUSING AUTHORITY</b>			Grant Type and Number: Capital Fund Program No: Replacement Housing Factor Grant No: <b>OH12R008-50107</b> CFFP (Yes/No) <b>No</b> Date of CFFP:				FFY of Grant: <b>2007</b> FFY of Grant Approval: <b>2007</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	Funds Obligated 2	Funds Expended 2	
Clearwater 1 Single Family	Architect & Engineer	1499-1430	1	957.89		957.89	957.89	Complete
Home	Construction Costs	1499-1460	1	93,748.72		93,748.72	93,748.72	Complete
Maryland 1 Single Family	Architect & Engineer	1499-1430	1	957.88		957.88	957.88	Complete
Home	Construction Costs	1499-1460	1	13,468.72		13,468.72	13,468.72	Complete
Reo 2 Single Family	Architect & Engineer	1499-1430	1	43,445.79		43,445.79	43,445.79	Complete
Home	Construction Costs	1499-1460	1	7,200.00		7,200.00	7,200.00	Contracted
	Environmental	1499-1430	1	1,600.00		1,600.00	1,600.00	Complete
<b>TOTAL RHF GRANT - 501-07</b>				<b>\$161,379.00</b>		<b>\$161,379.00</b>	<b>\$161,379.00</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: oh008o01  
Trumbull Metropolitan Housing Authority  
Action Plan Related to Agency Vacancy Rate

- 1) TMHA letter dated July 29, 2011 U. S. Department of HUD
- 2) Attachment A – Schedule that reconciles the 6/30/11 unit data collected by HUD to that of TMHA
- 3) Attachment B1 – Public Housing Occupancy Standardized Action Plan
- 4) Attachment B2 – TMHA Description of PHA Plan to Reduce Vacancies
- 5) Attachment B3 – PHA Standardized Action Plan



# TRUMBULL METROPOLITAN HOUSING AUTHORITY

Donald W. Emerson, Jr.  
Executive Director

July 29, 2011

4076 Youngstown Road, S.E. • Suite 101 • Warren, Ohio 44484 • (330) 369-1533 • Fax (330) 369-6731

US Department of Housing and Urban Development  
Ms. Shawn Sweet, Director  
Office of Public Housing  
1350 Euclid Avenue, Suite 500  
Cleveland, Ohio 44115

RE: Action Plan Related to Agency Vacancy Rate

Delivery by: Electronic mail with hardcopy by U.S. Mail

Dear Ms. Sweet:

In response to your letter dated July 15, 2011 regarding the Trumbull Metropolitan Housing Authority's (TMHA) vacancy rate, we provide the following information:

- A schedule that reconciles the 6/30/11 unit data collected by HUD to that of TMHA (Attachment A).  
  
90 units currently undergoing HUD-approved modernization were not captured in the HUD calculation. Additionally, 8 move ins were in process and not submitted in PIC by 6/30/11. After incorporating these two items, our occupancy rate is 12.57 percent.
- Public Housing Occupancy Standardized Action Plan (Attachments B1, B2, and B3).

Over the years, a significant reduction of jobs and population throughout TMHA's jurisdiction, most notably in the City of Warren, has resulted in excess units of housing stock in areas where the majority of our vacancies are situated. In 2009, we invested in an extensive market study that confirmed our vacancy problems were due in part to the market in which the development was located and in part to the development's marketability. As TMHA has no control over the market, we will focus on the marketability element. Toward that end, TMHA will focus our efforts to reduce the density of certain developments and better match supply with demand for housing throughout our jurisdiction. It is our intent to demolish existing units where it is cost prohibitive to enhance their marketability. We then plan to provide newly constructed mixed finance housing in the City of Warren, in particular, and throughout our jurisdiction. Please refer to the attached action plan for more detail.

We welcome the opportunity to meet with you to discuss questions, concerns and strategies to collectively achieve our goal of increasing the utilization of public housing to families in our jurisdiction.

Very Truly Yours,

Donald W. Emerson, Jr.  
Executive Director

Enclosures



CC: bile, osman, dixon, mayers

Attachment A

TMHA Data	ACC Available Units 6/01/2011	June 30, 2011, TAR Occupancy Report	Approved Vacant Non Dwelling Units Months	Approved Vacant Modernization Units Months	Approved Demo Vacant Units, *once removed from ACC, not applicable	Available Units (ACC-Vacant Categorized)	Total Vacant Units June	Percentage Occupied June 30	Percentage Vacant June 30
AMP 1	424	264	4	0	132	288	24	92%	8%
AMP 2	204	142	8	40	0	156	14	91%	9%
AMP 3	354	257	0	0	0	354	97	73%	27%
AMP 4	161	107	0	50	0	111	4	96%	4%
AMP 5	213	211	0	0	0	213	2	99%	1%
Total	1356	981	12	90	132	1122	141	87.43%	12.57%

PIC Data	ACC Available Units 6/01/2011	JUNE	Approved Vacant Non Dwelling Units Months	Approved Vacant Modernization Units Months	Approved Demo Vacant Units, *once removed from ACC, not applicable	Available Units (ACC-Vacant Categorized)	Total Vacant Units Months	Percentage Occupied June 1, 2011	Percentage Vacant June 30
AMP 1	424	263	4	0	132	288	25	91%	9%
AMP 2	204	140	8	0	0	196	56	71%	29%
AMP 3	354	257	0	0	0	354	97	73%	27%
AMP 4	161	103	0	0	0	161	58	64%	36%
AMP 5	213	210	0	0	0	213	3	99%	1%
Total	1356	973	12	0	132	1212	239	80.28%	19.72%

\*19.5% on HUD's letter

Difference TMHA - PIC	ACC Available Units 6/01/2011	JUNE	Approved Vacant Non Dwelling Units Months	Approved Vacant Modernization Units Months	Approved Demo Vacant Units, *once removed from ACC, not applicable	Available Units (ACC-Vacant Categorized)	Total Occupied Units Months	Total Vacant Units Months	Percentage Occupied June 1, 2011	Percentage Vacant June 30
AMP 1	0	1	0	0	0	0	0	-1	1%	0%
AMP 2	0	2	0	40	0	-40	0	-42	19%	-20%
AMP 3	0	0	0	0	0	0	0	0	1%	0%
AMP 4	0	4	0	50	0	-50	0	-54	33%	-32%
AMP 5	0	1	0	0	0	0	0	-1	-1%	0%
Total	0	8	0	90	0	-90	0	-98	10%	-7%

Public Housing Occupancy Standardized Action Plan			
Field Office/HUB Name:	Cleveland		
PHA Code & Name	OH008, Trumbull MHA		
Date Plan Created	7/29/2011	Date Plan Last Updated	
Date of last PHA Contact		Method(s) of PHA Contact	
ACC Unit Count	1356	Actual Occupancy	Occupancy Rate 87.43%
Could Be Occupied		PIC status validated	Status Change Request
PHA Information (from Yugo) Description of PHA Plan to reduce vacancies See Attachment B2			
PHA Standardized Action Plan		# of Units Targeted	Date expected to be occupied in PIC
Activity			
See Attachment B3			
Responsible PHA official	Donald W. Emerson, Jr.	Responsible FO Official	

**Trumbull MHA, OH008**  
**Description of PHA Plan to Reduce Vacancies**  
**As of 07/29/2011**

**AMP 1 – OH008000001**

The partial demolition of Fairview Gardens that began in May 2011 has no doubt affected its occupancy rates and marketability. Demolition has made some units inaccessible and even uninhabitable due to their close proximity to units being demolished. Other units have been left unoccupied for use as hotel units during demolition.

The strategic demolition at Fairview Gardens was tailored to the match supply with demand according to the size and number of households on the waiting list. Therefore, we anticipate occupancy rebounding once demolition is complete. The current waiting list appears large enough to support full lease up of the number of post-demolition units. The demolition is scheduled for completion by September 2, 2011.

A large number of move outs are routine at our Trumbull Homes development and accounts for the majority of vacant unit months despite a short turnaround time. Routine move outs average between 8 and 13 each month.

We anticipate our AMP 1 vacancy rate to be between 4% and 7% once the demolition is complete. At Trumbull Homes, TMHA will assess and enhance procedures and resources that focus on shortening turnaround times. In an effort to increase the waiting list and shorten the time from application to move in, TMHA will pursue applicants and communicate with them by phone. Site staff will maintain “ready” files for immediate matching of applicants with available units. In addition, marketing efforts will focus on increased attendance and participation in meetings and events sponsored by community agencies that we have identified through tracking of applicants as one of our best resources for applications, behind family and friends of tenants we serve.

**AMP 2 – OH008000002**

Demolition that occurred at our Highland Terrace development over a decade ago attempted to match the supply with the demand at that time by demolishing a greater number of 2 bedroom units than 3 bedroom units. Currently, however, the waiting list for two bedroom units at this development is larger than that for the 3 bedroom units. Therefore, we plan to seek Board approval to relax our occupancy policy and allow us to over-house smaller families in larger units.

Our Lancer Court and Reo Court developments are undergoing substantial renovation to improve its marketability. At Lancer/Reo Courts and Highland Terrace, certain units have been left unoccupied for use as hotel units during the renovation. The waiting list



for AMP 2 has ample qualified and in process applicants to reduce vacancy rates to an acceptable level. Renovation is scheduled for completion by February 28, 2012.

At Highland Terrace, TMHA will assess and enhance procedures that focus on shortening turnaround times. In addition, marketing efforts will focus on increased attendance and participation in meetings and events sponsored by community agencies that we have identified through tracking of applicants as one of our best resources for applications, behind family and friends of tenants we serve.

Displaced residents from the Todd building (see discussion below) will be given the opportunity to relocate to other TMHA communities, Highland Terrace in particular.

### AMP 3 – OH008000003

The waiting lists at our Buckeye and Todd buildings do not contain enough applicants to reduce the vacancy rate to below 7 percent. Therefore, demolition of the Todd Building (152 units) is planned in 2013. TMHA is seeking to secure finances that will allow us to erect a new 60 to 70 unit elderly community. We plan to invite the elderly and near elderly residents currently housed at the Todd and Buckeye buildings, which totals approximately 70, to move to this new community. The balance of displaced residents will be invited to move to the Buckeye building or other TMHA communities. Required due diligence and planning for this initiative are well underway.

TMHA is exploring an opportunity to partner on the renovation of a Section 8 Project Based development in Warren, Ohio. TMHA will provide hotel units at its Buckeye and Todd buildings during the renovation which is anticipated to start in mid 2012.

### General

- Expand and maintain the use of technology to enhance communication and facilitate services to customers.
  - In June 2011, TMHA launched its new website.
  - Enhancement of TMHA's automated customer service phone system for increased responsiveness to our customers is planned for the fourth quarter of 2011.
  - Installation of an on-line application system is projected for the first quarter of 2012.
  - Implementation of a document management system is planned for 2012 to increase staff efficiencies of application processing.
  
- Assess past marketing efforts and enhance future marketing of our agency and the services we provide.

- In July 2011, we procured a contract with a professional advertising agency to assess our current marketing efforts and help implement enhancement strategies.
  - Improve signage at developments where permissible.
  - Improve printed materials advertising our developments, services, and programs.
- Continue our entrepreneurial efforts to locate funding (due to inadequate CFP funds) to renovate our inventory and increase on-site amenities and marketability.
  - Expand and maintain cross-marketing efforts within community agencies serving like constituents. Our marketing statistics show a large majority of applicants learn about our services through agency referral.

TMHA has long been a pro-active housing authority. Throughout the years we have been involved with a number of local agencies to educate them on the quality of housing and services we provide.

We recently expanded our list to include Youths and Young Adults in Transition and Mind Body and Soul Development Group.

Our FSS Coordinator currently participates on several boards and regularly attend meeting to promote the housing authority including Trumbull County Housing Collaborative (Homeless), Trumbull Adult Protective Network and is a member of an FSS Coordinating Committee that includes the Trumbull County Technical College, Eastern Gateway Community College, Apprisen Consumer Credit Counseling Services, Catholic Charities, ODOD Workforce Development and Mentoring Moms program and recently addressed one of the county's Rotary Club's to promote and inform them about our housing.

Other agencies we work closely with to promote applications and retain residents:

- TC Children Services
- TC Jobs and Family Services
- Valley Counseling
- Lloyd McCoy Health Center
- Neil Kennedy Recovery Center
- Area Agency on the Aging
- Beatitude House
- Scope Senior Center
- Warren West Health Clinic
- Coleman Professional Services
- Western Reserve Independent Living Center
- Trumbull County Mental Health and Recovery Board
- Lifeskills

Trumbull MHA, OH008		Attachment B3	
PHA Standardized Action Plan			
Activity	# of Units Targeted	Date expected to be occupied in PIC	
<b>AMP 1 - OH008000001</b>			
<b>As of 06/30/11</b>			
<b>Vacancy Rate = 24 units</b>			
Shorten time between application and move in. 8 units have been offered (4 have accepted).	8	8/31/2011	
8 vandalized units are awaiting repairs by contractors. They are not insurance jobs, so according to HUD guidelines we have not taken them off line. Repairs are expected to be complete near 8/31/11.	8	9/30/2011	
1 fire unit is undergoing repairs. Repairs are not expected to be complete until near 9/30/11 and will likely remain vacant until then. TMHA will immediately correct PIC data to take off line.	1	7/31/2011	
Release hotel and inaccessible units upon completion of Fairview Gardens demolition.	7	9/30/2011	
<b>AMP 2 - OH008000002</b>			
<b>As of 06/30/11</b>			
<b>Vacancy Rate = 14 units</b>			
Seek Board approval at 8/9/11 meeting to overhouse.	6	9/30/2011	
Complete renovation at Lancer Court and Reo Court	8	3/31/2011	
<b>AMP 3 - OH008000003</b>			
<b>As of 06/30/11</b>			
<b>Vacancy Rate = 97 units</b>			
Demolition and tenant relocation	152	9/30/2014	

Attachment: oh008p01  
Trumbull Metropolitan Housing Authority  
Resident Advisory Board Consultation Process and Comments – FYB 2012

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 – **December 14, 2011**

2. Resident Advisory Board Selection

Selection made from resident/participant response – **December 14, 2011**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan  
**December 14, 2011**

Notify Resident Advisory Board of scheduled meeting – **March 2, 2012**

Hold Resident Advisory Board meeting – **March 14, 2012**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad – **February 20, 2012**

Notify Resident Advisory Board – **February 20, 2012**

Hold Public Hearing meeting – **April 10, 2012**

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

*No comments received*

1A

2A

3A

4A

5A

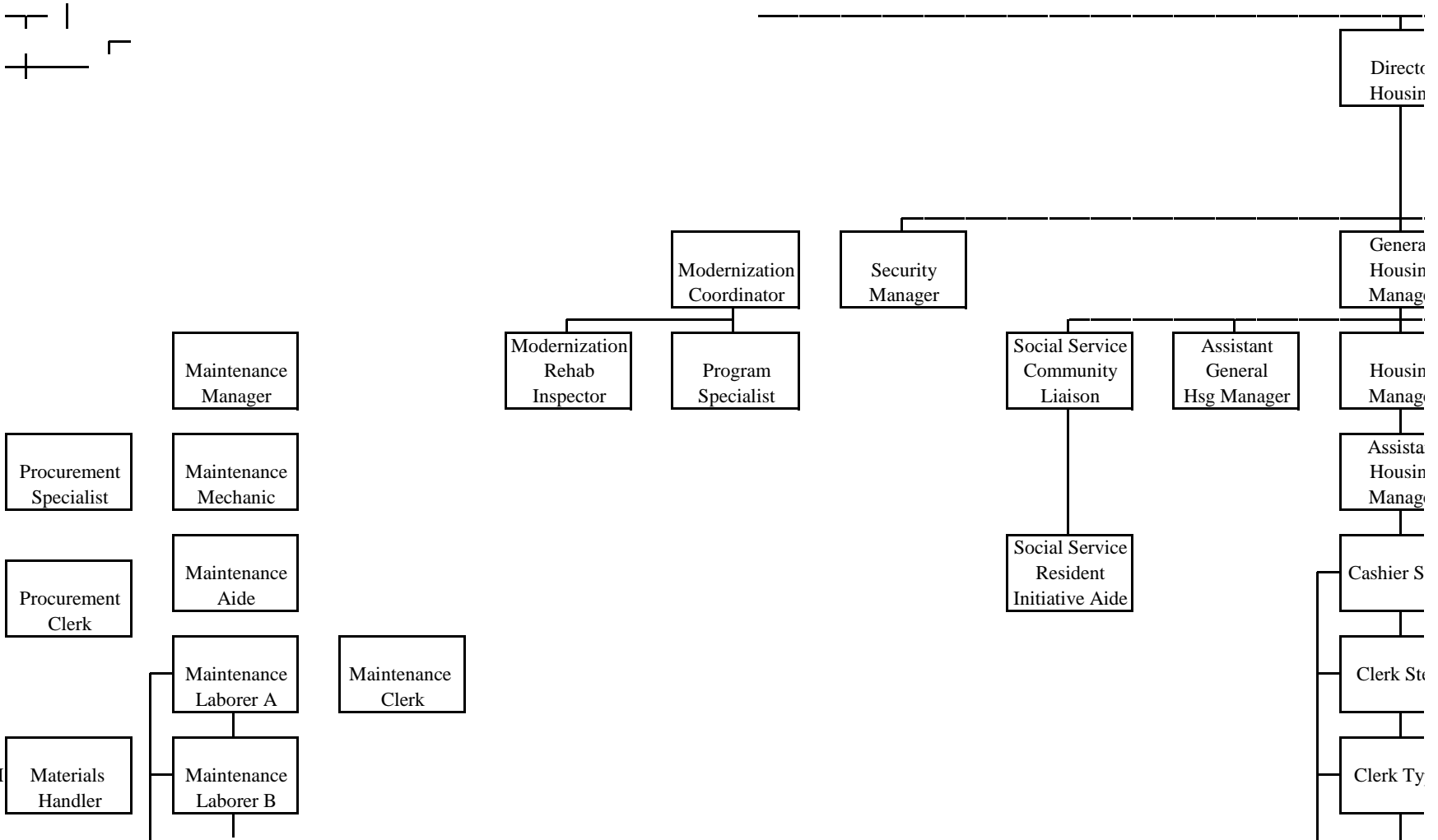
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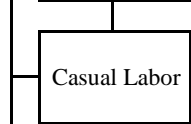
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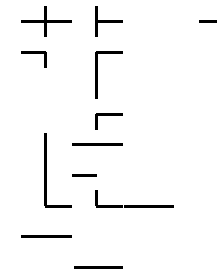
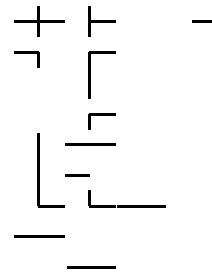
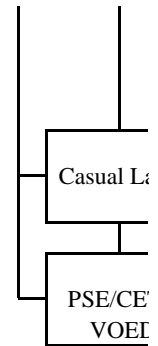
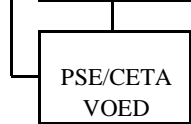
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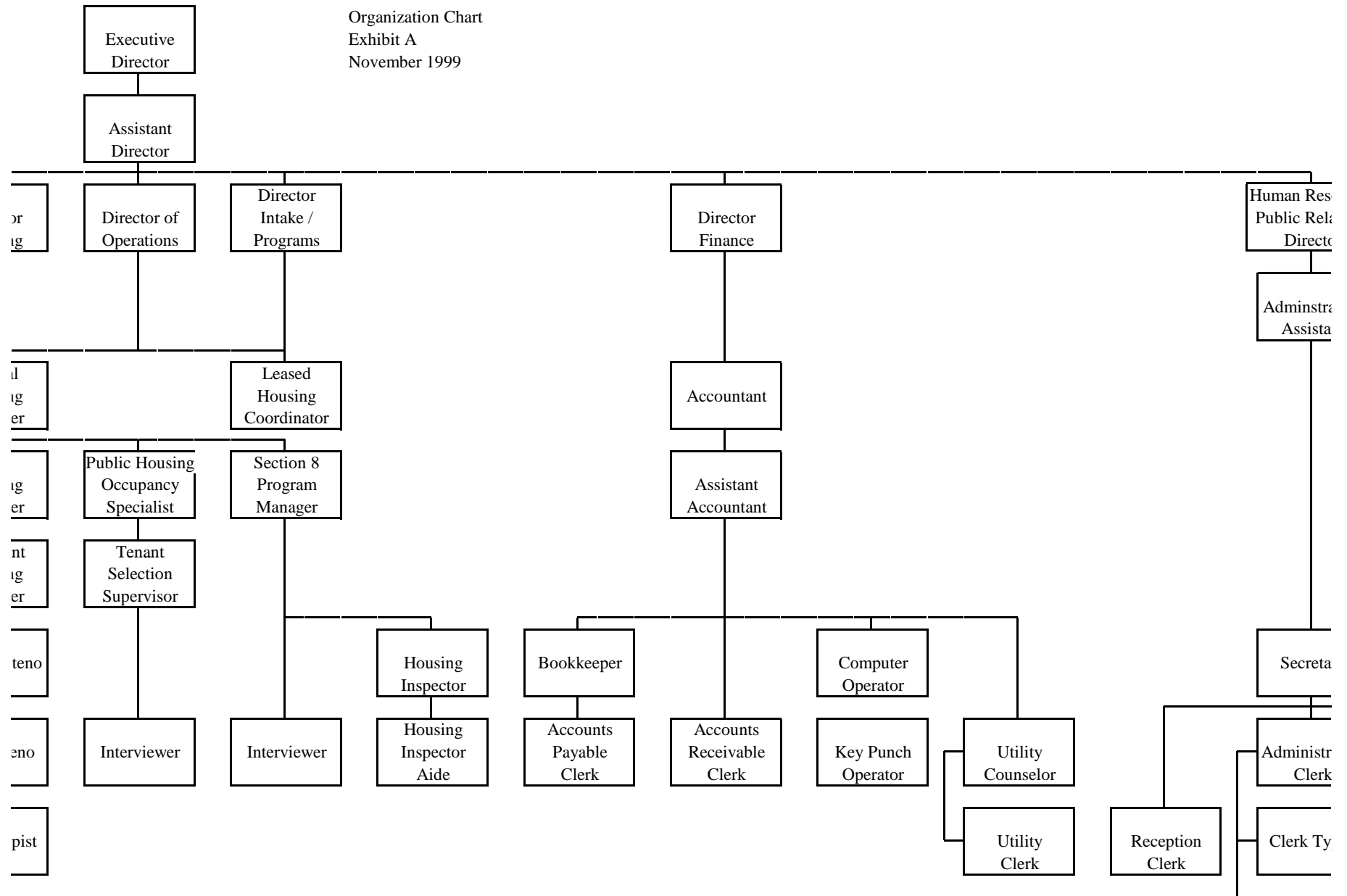
12M



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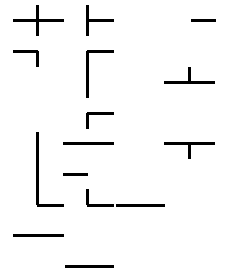
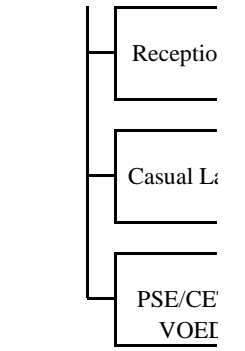
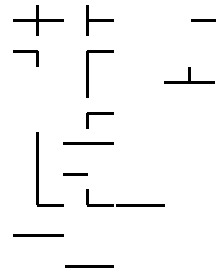


Organization Chart  
 Exhibit A  
 November 1999



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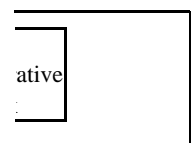
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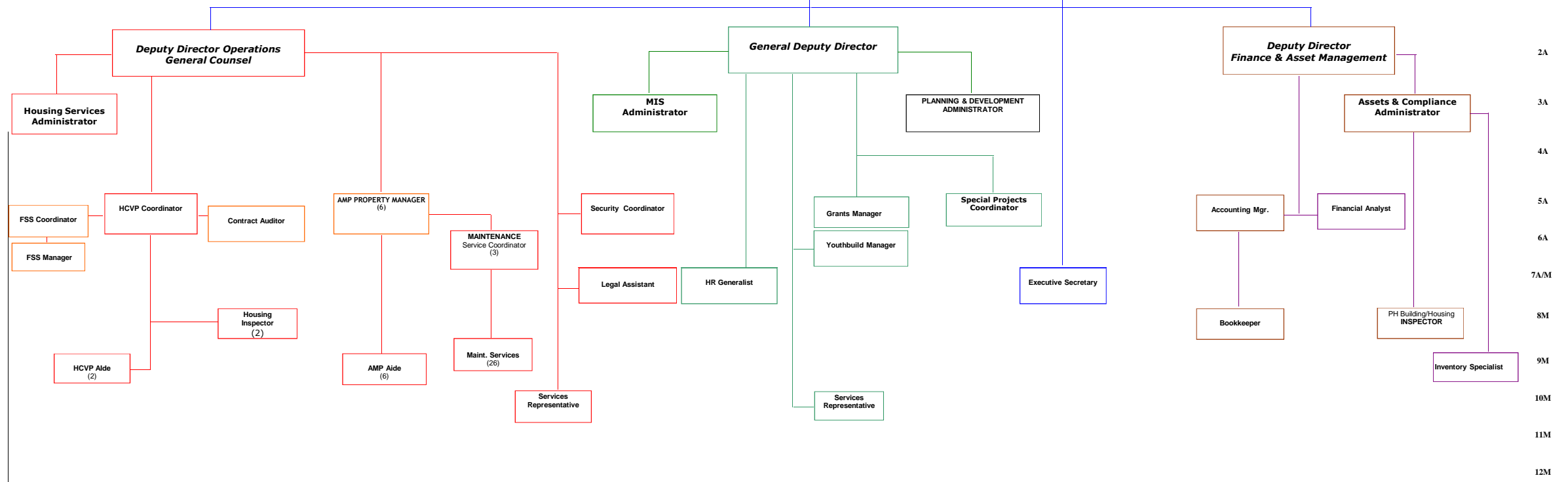


**TMHA**  
Board of Directors

**EXECUTIVE DIRECTOR**  
DONALD W. EMERSON, JR.

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

Exhibit A



1A

2A

3A

4A

5A

6A

7A/M

8M

9M

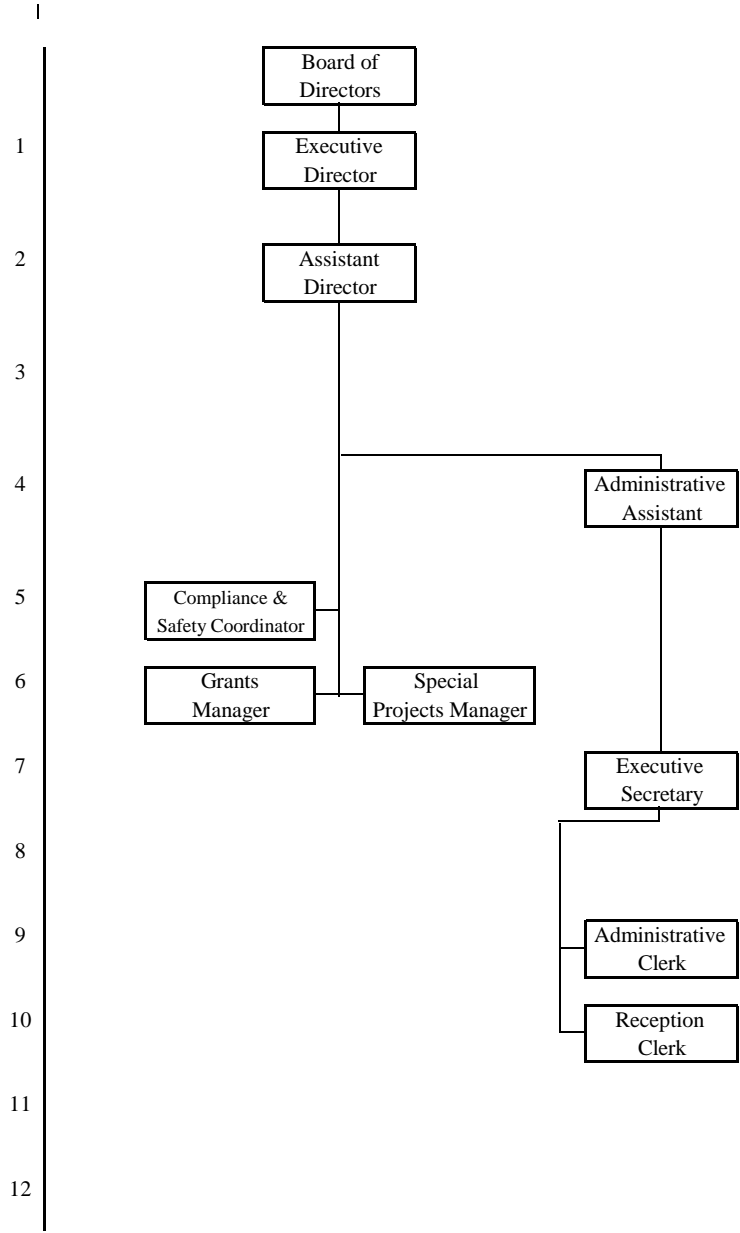
10M

11M

12M

Attachment: oh008q01

T.M.H.A.  
Organization by Department



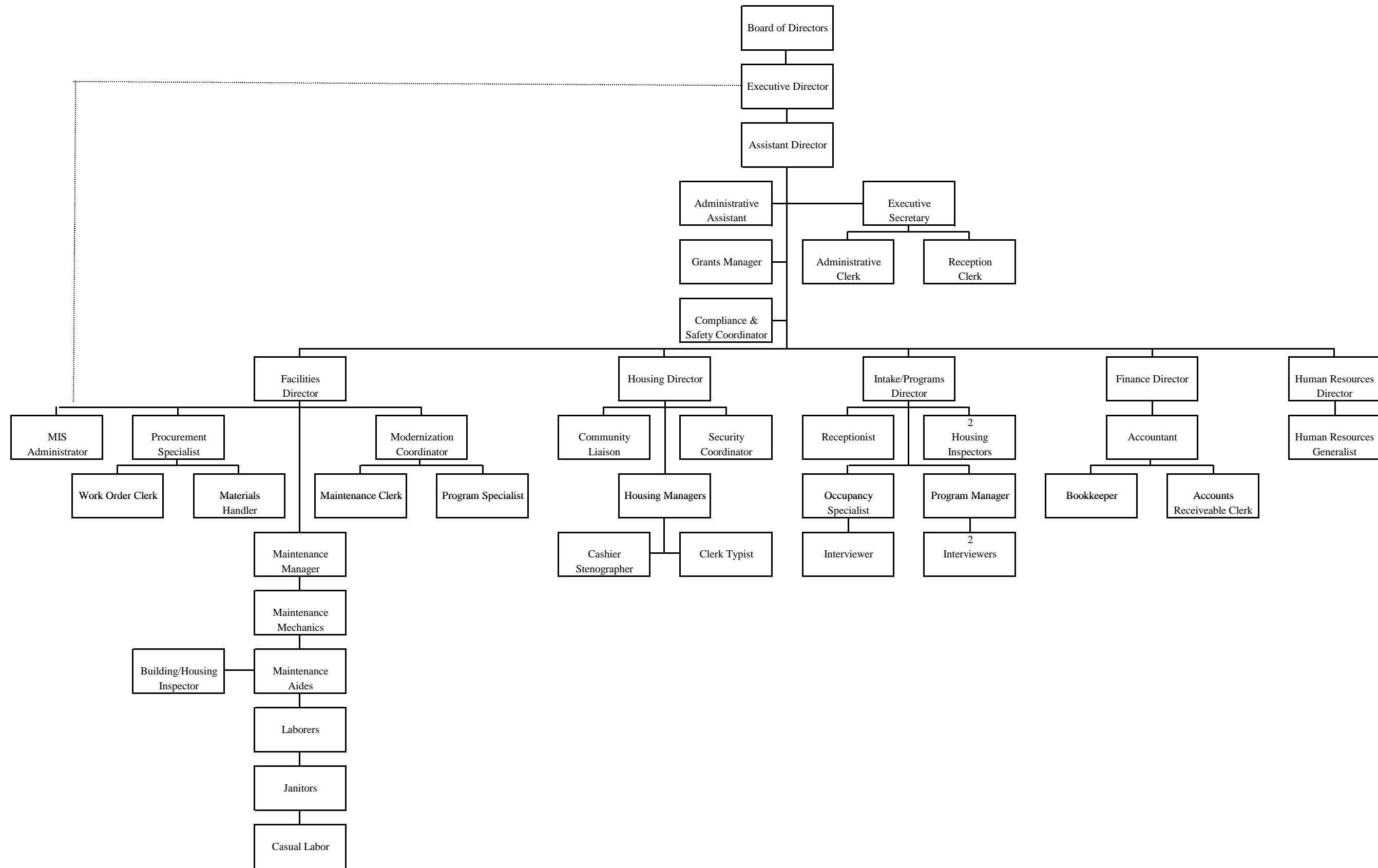
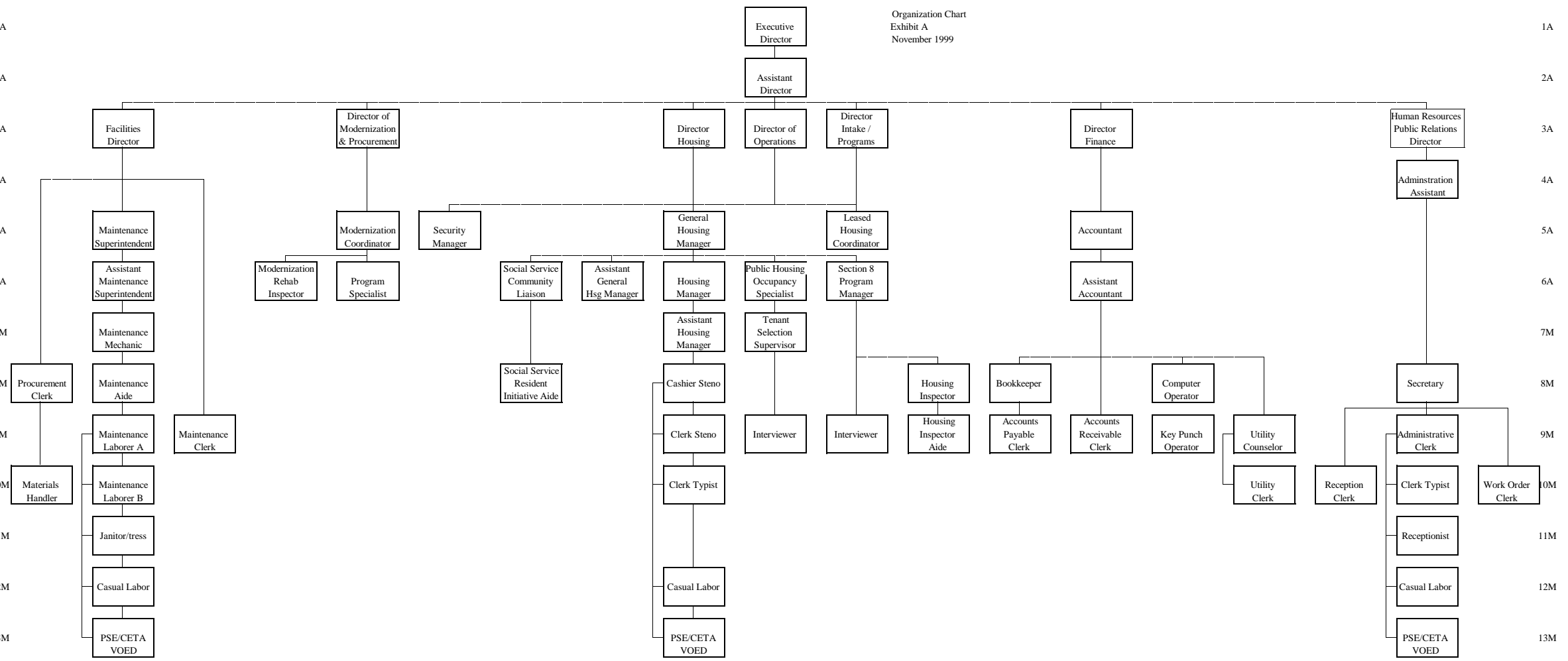


Exhibit A  
08/07/2001

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

Organization Chart  
Exhibit A  
November 1999

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



Attachment: oh0800r01  
Trumbull Metropolitan Housing Authority  
Certifications for FY 2012 Annual PHA Plan

Form HUD-50077: RESOLUTION NO. 7701-12 PHA Certifications of  
Compliance with PHA Plans and Related Regulations

Form HUD-50070: Certification for a Drug-Free Workplace

Form SF-LLL: Disclosure of Lobbying Activities

Form HUD-50071: Certification of Payments to Influence Federal Transactions

Form HUD-50077-CR: Civil Rights Certification

Form HUD 5077-SL: Certification by State or Local Office of PHA Consistency  
with the Consolidated Plan from:

- 1) City of Warren and Trumbull County
- 2) CHIS of the City of Girard, Ohio
- 3) CHIS of the City of Niles, Ohio



**PHA Certifications of Compliance  
with PHA Plans and Related  
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

RESOLUTION NO. 7701-12

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

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

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.


Trumbull Metropolitan Housing Authority  
 PHA Name

OH 008  
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

X Annual PHA Plan for Fiscal Years 2012 - 2013

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

Name of Authorized Official	Title
Gilbert L. Rieger	Chairman
Signature	Date
	04/10/2012

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Trumbull Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding

Agency Plan

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

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

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

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

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

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

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)


Name of Authorized Official

Donald W. Emerson, Jr.

Title

Executive Director

Signature

X 

Date

03/13/2012



## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Trumbull Metropolitan Housing Authority

Program/Activity Receiving Federal Grant Funding  
Agency Plan

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

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

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Donald W. Emerson, Jr.

Title

Executive Director

Signature



Date (mm/dd/yyyy)

03/13/2012

**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 08/30/2011

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

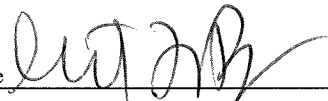
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Trumbull Metropolitan Housing Authority  
PHA Name

OH 008  
PHA Number/HA Code

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

Name of Authorized Official Gilbert L. Rieger	Title Chairman
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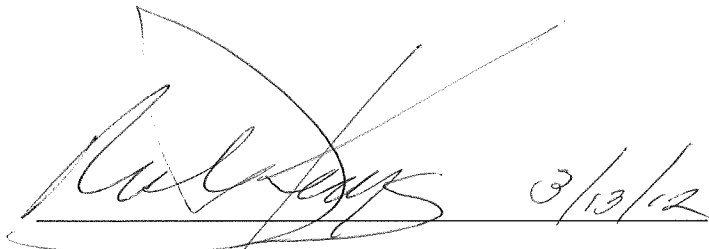
Signature 	Date 4-10-12
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**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

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

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

I, Michael Keys the Director of Community Development certify that the Five Year and Annual PHA Plan of the Trumbull Metropolitan Housing Authority is consistent with the Consolidated Plan of City of Warren and Trumbull County prepared pursuant to 24 CFR Part 91.

A handwritten signature in black ink, appearing to read "Michael Keys", is written over a horizontal line. To the right of the signature, the date "3/13/12" is handwritten.

Signed / Dated by Appropriate State or Local Official

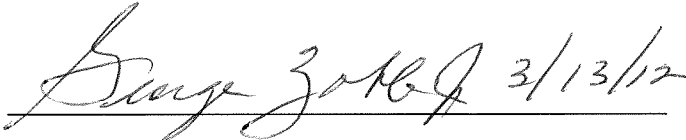


**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

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

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

I, George Zokle, Jr. the CHIS Coordinator certify that the Five Year and  
Annual PHA Plan of the Trumbull Metropolitan Housing Authority is consistent with the Consolidated Plan of  
CHIS of the City of Girard, Ohio prepared pursuant to 24 CFR Part 91.

  
\_\_\_\_\_


Signed / Dated by Appropriate State or Local Official

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

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

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

I, George Zokle, Jr. the CHIS Coordinator certify that the Five Year and  
Annual PHA Plan of the Trumbull Metropolitan Housing Authority is consistent with the Consolidated Plan of  
CHIS of the City of Niles, Ohio prepared pursuant to 24 CFR Part 91.

 3/13/12

Signed / Dated by Appropriate State or Local Official