

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

PHA Plans

Annual Plan for Fiscal Year 2002

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: Trumbull Metropolitan Housing Authority

PHA Number: OH 008

PHA Fiscal Year Beginning: 07/2001

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

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

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)] Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Annual Plan

- i. Executive Summary
- ii. Table of Contents
 1. Housing Needs
 2. Financial Resources
 3. Policies on Eligibility, Selection and Admissions
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 6. Grievance Procedures
 7. Capital Improvement Needs
 8. Demolition and Disposition
 9. Designation of Housing
 10. Conversions of Public Housing
 11. Homeownership
 12. Community Service Programs

 13. Crime and Safety
 14. Pets
 15. Civil Rights Certifications (included with PHA Plan Certifications)
 16. Audit
 17. Asset Management
 18. Other Information

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2001 Capital Fund Program Annual Statement (oh008a01)
- Capital Fund P & E Reports (oh008b01 and oh007c01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

- Statement of Progress – Goals and Objectives
- Resident Advisory Board Members
- Resident Commissioner on HA Governing Board
- Community Service Policy
- Resident Customer Service Survey

Optional Attachments:

- PHA Management Organizational Chart
- FY 2001 Capital Fund Program 5 Year Action Plan (OH008a01)
- Public Housing Drug Elimination Program (PHDEP) Plan (OH008d01)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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

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

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

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	4,300	4	3	2	3	3	4
Income >30% but <=50% of AMI	6,600	3	3	3	3	3	3
Income >50% but <80% of AMI	3,500	2	4	4	3	3	3
Elderly	1,970	4	3	3	4	3	3
Families with Disabilities	650	4	3	3	4	3	3
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	346		
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity	153	44%	
Race/ethnicity	193	56%	
Race/ethnicity	0	0%	
Race/ethnicity	0	0%	
Characteristics by Bedroom Size (Public Housing			

Housing Needs of Families on the Waiting List			
Only)			
1BR	87	25%	
2 BR	150	43%	
3 BR	105	30%	
4 BR	3	1%	
5 BR	1	Less than 1%	
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 6 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	149		
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families	70	47%	

Housing Needs of Families on the Waiting List			
Families with Disabilities	29	20%	
Race/ethnicity	12	8%	
Race/ethnicity	137	92%	
Race/ethnicity	0	0%	
Race/ethnicity	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	77	52%	
2 BR	49	33%	
3 BR	16	11%	
4 BR	7	4%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 6 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units

- Seek replacement of public housing units lost to the inventory through mixed finance development
- 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
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- 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.
- Other: (list below)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$2,030,000	
b) Public Housing Capital Fund	\$2,854,664	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$333,749	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,711,700	Public Housing Operations
4. Other income (list below)	\$27,250	Public Housing Operations
	\$5,400	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	\$6,977,704	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

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

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

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

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

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

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

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

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists

Other (describe)

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

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

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

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation

- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

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

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

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

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

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

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your

second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

- The PHA applies preferences within income tiers

- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

- a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

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

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

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

(2) Section 8 Management: (list below)
Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (OH008a01)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (OH008a01)

-or-

- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Highland Terrace 1b. Development (project) number: OH 008-02
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 checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>02/28/01</u>
5. Number of units affected: 86
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity:

b. Projected end date of activity:

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

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>

4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to

block 5.)

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs

under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component

12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has 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)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following

table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

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

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	0
Section 8	50	0

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

(select all that apply)

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

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

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

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

Highland Terrace	Trumbull Homes
Fairview Gardens	Colt Court

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

Highland Terrace	Trumbull Homes
Fairview Gardens	Colt Court

C. Coordination between PHA and the police

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

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

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

Highland Terrace	Trumbull Homes
Fairview Gardens	Colt Court

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: (OH008b01))

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Mandatory Attachments list in table of contents

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:
 Other: (list below)

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

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

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

3. Description of Resident Election Process

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (State of Ohio Consolidated Plan)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

Attachments

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

FFY 2001 Capital Fund Program Annual Statement and Five-Year Plan (oh008a01)
Capital Fund Program P & E Report (oh008b01)
Capital Fund Program P & E Report (oh008c01)
Public Housing Drug Elimination Program (PHDEP) Template (OH008d01)

Statement of Progress – Goals and Objectives

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

During this fiscal year, the Housing Director has identified the developments that appear most marketable and has provided input for amenities, services and initiatives to improve overall marketability. The Facilities Director has estimated the cost of improvements and has worked with the Housing Director to further identify marketable sites and together they have presented a proposed plan to the Executive Director for consideration. It is our objective to finalize the plan by the end of March 2001 and present it to the Board for consideration and approval. As an ongoing process, the Executive Director and the Facilities Director will develop and begin executing a detailed implementation plan related to the increased marketability of developments.

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

The Housing Director will identify current initiatives aimed at promoting and achieving self-sufficiency including job training, job readiness, job placement, and other similar initiatives and the Grants Manager will determine which additional initiatives are required to achieve the stated goal. The Executive Director and the Grants Manager have identified current and additional sources of funding for the implementation of identified initiatives. As an ongoing process, the Grants Manager will develop and implement an annual plan for funding applications to promote self-sufficiency and supportive service activities.

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

The Executive Director has made organizational changes and, with the Human Resources Director reviewed the compensation system (where not covered by a collective bargaining

agreement) to ensure the ability to attract and retain the most highly qualified staff. The Human

Resources Director has developed a formal staff orientation and technical training (initial and ongoing) program. As an ongoing process, the Human Resources Director will review and recommend updates to the Performance Evaluation System to support a merit-based system, identify and contract for dedicated training to improve customer service, and implement and track progress for staff technical training.

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.**

During the past fiscal year, the Finance Director assessed the quality and accuracy of ledgers with a focus on enhancing the budgeting and cost reporting at the development level to distribute expenses based on actual expenditures to the greatest extent possible. The Executive Director and Finance Director received input from all management staff to determine the needed management information. As an ongoing process, the Finance Director will assess the need for new or upgraded software or hardware systems to produce the required reporting and will develop a comprehensive plan that includes initial specifications for reporting and functionality and present that plan to the Executive Director and senior management staff. The objective is to finalize the plan (and required specifications) for the upgrade or replacement of the Management Information System in FY 2002.

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.**

The Executive Director has identified possible areas of diversification and expansion based on the housing needs of the county and has identified potential entrepreneurial activities including contract management and maintenance services for public and private providers of affordable housing. The Executive Director will develop a plan for diversification and expansion and present that plan to the Board. As an ongoing process, the Executive Director will investigate the feasibility of neighborhood redevelopment initiatives through public and private partnerships and identify potential funding sources. The Executive Director and Board will continue to develop new, and enhance current, county, city, community, and state relationships to improve relations so that additional development can be accomplished.

Resident Advisory Board Members

The Trumbull Metropolitan Housing Authority (TMHA) established a resident advisory board including the following members:

Jim Anderson	Warren, OH
Nellie Beach	Hubbard, OH
Rita Bruce	Hubbard, OH
Sherry Carthorn	Warren, OH
Jody Chiplis	Leavittsburg, OH
Victoria Danko	Warren, OH
Fred Diamond	Girard, OH
Nicholas Edgar	Niles, OH
Edna Gorby	Niles, OH
Deborah Hamner	Mineral Ridge, OH
Kathie Johnston	Masury, OH
Teresa Lewellen	Girard, OH
Vivian Moldovan	Masury, OH
Evelyn Moore	Warren, OH
Glennie Patterson	Warren, OH
Annie Staggers	Warren, OH
Andrew Wells	Warren, OH
Dorothy Wolfe	Warren, OH

TMHA Resident Commissioner on the Governing Board:

Carla Thomas	Warren, OH
Ms. Thomas's term expires on July 25, 2001.	

RESIDENT CUSTOMER SERVICE AND SATISFACTION SURVEY FOLLOW-UP PLAN

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

- **Safety**: The TMHA considers public safety a very high priority. TMHA has on staff a security coordinator and several developments have resident patrols in place. In addition, TMHA operates a Crime Tip Line that takes messages 24 hours per day and is monitored by the security coordinator. TMHA distributes flyers advising of this service and adds that residents may report any criminal activity or voice concerns anonymously. All new residents are provided this information at the time of lease-up. In addition to these measures, the TMHA has dedicated resources from its Drug Elimination Program funds to reimburse law enforcement personnel for additional coverage at several developments as well as to employ investigators through local law enforcement for Operation Safe Home. TMHA will continue to communicate these efforts to the residents via flyers, posters, resident meetings and management staff.

- **Neighborhood Appearance**: The TMHA staff has reviewed resident concerns regarding common areas and will continue to monitor the situation. TMHA has recently resurfaced all parking lots, conducts grounds clean-up daily, and provides lawn maintenance services on a regular basis. TMHA will continue to hold meetings to allow residents an opportunity to express concerns and promote a neighborhood improvement plan that will establish the role of residents in achieving maximum neighborhood appeal. This will also provide an opportunity for residents to make suggestions to improve the neighborhood. TMHA staff will review pest control and trash pick up procedures to determine if changes should be made for improvement. The Executive Director and/or designee will strive to identify potential state and local grants for site improvements to increase curb appeal.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

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

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

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

Signature of Executive Director and Date

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

**Executive Summary of Preliminary
Estimated Costs**

Physical and Management /
Operations Needs

Comprehensive Grant Program (CGP)

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

Office of Public and Indian Housing

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

HA Name				Federal Fiscal Year	
Trumbull Metropolitan Housing Authority				2000	
Development Number / Name	Total Current Units	Total Preliminary Estimated Hard Cost	Per Unit Hard Cost	Long-Term Viability (Y/N)	Percentage of Vacant Units
OH12P008-001, Trumbull Homes	224	\$3,196,512	\$14,270	Yes	9.82%
OH12P008-002, Highland Terrace	200	\$4,838,875	\$24,194	Yes	42.50%
OH12P008-003, Buckeye Apartments	150	\$604,963	\$4,033	Yes	41.33%
OH12P008-004, Fairview Gardens	200	\$2,961,846	\$14,809	Yes	24.50%
OH12P008-005, Tod Ave Apartments	152	\$754,080	\$4,961	Yes	11.18%
OH12P008-006, McKinley Towers	105	\$2,756,795	\$26,255	Yes	6.67%
OH12P008-007, Hubbard Manor	61	\$1,841,196	\$30,184	Yes	1.64%
OH12P008-008, Warren Scattered Sites	82	\$2,694,922	\$32,865	Yes	13.41%
OH12P008-009, Rio Terra	22	\$628,106	\$28,550	Yes	0.00%
OH12P008-011, Girard Scattered Sites	28	\$995,573	\$35,556	Yes	0.00%
OH12P008-012, Northview Apartments	80	\$1,865,029	\$23,313	Yes	1.25%
OH12P008-013, Eastview Apartments	52	\$1,383,281	\$26,602	Yes	1.92%
OH12P008-014, Hilltop Gardens	50	\$1,434,787	\$28,696	Yes	2.00%
OH12P008-016, Valley West	50	\$1,358,299	\$27,166	Yes	0.00%
Total Preliminary Estimated Hard Cost for Physical Needs (1450/1460 Total)			\$27,314,262		
Total Preliminary Estimated Cost for HA - Wide Management/Operations Needs (1408 - Five Years)			\$2,137,000		
Total Preliminary Estimated Cost for HA - Wide Nondwelling Structures and Equipment			\$2,137,000		
Total Preliminary Estimated Cost for HA - Wide Administration (1410 - Five Year Period)			\$500,000		
Total Preliminary Estimated Cost for HA - Wide Other (1430/1495 - Five Year Period)			\$330,148		
Grand Total of HA Needs			\$32,418,410		
Signature of Executive Director			Date		

HA Name: Trumbull Metropolitan Housing Authority		Locality: (City/County & State) Warren/Trumbull/Ohio			[X] Original	[] Revision No.: _____
A. Development Number/Name	Work Statement for Year 10 FFY: 2001	Work Statement for Year 2 FFY: 2002 Year 11	Work Statement for Year 3 FFY: 2003 Year 12	Work Statement for Year 4 FFY: 2004 Year 13	Work Statement for Year 5 FFY: 2005 Year 14	
OH12P008-001, Trumbull Homes		\$0	\$0	\$0	\$0	
OH12P008-002, Highland Terrace		\$2,036,707	\$400,000	\$0	\$0	
OH12P008-003, Buckeye Apartments		\$0	\$0	\$0	\$0	
OH12P008-004, Fairview Gardens		\$0	\$0	\$0	\$0	
OH12P008-005, Tod Ave Apartments		\$0	\$0	\$0	\$0	
OH12P008-006, McKinley Towers		\$0	\$350,000	\$1,355,000	\$1,514,000	
OH12P008-007, Hubbard Manor		\$0	\$0	\$0	\$0	
OH12P008-008, Warren Scattered Sites		\$0	\$615,000	\$410,000	\$410,000	
OH12P008-009, Rio Terra		\$0	\$165,000	\$110,000	\$110,000	
OH12P008-011, Girard Scattered Sites		\$0	\$210,000	\$140,000	\$0	
OH12P008-012, Northview Apartments		\$0	\$0	\$0	\$0	
OH12P008-013, Eastview Apartments		\$0	\$0	\$0	\$0	
OH12P008-014, Hilltop Gardens		\$0	\$125,000	\$0	\$0	
OH12P008-016, Valley West		\$0	\$0	\$0	\$0	
B. Physical Improvements Subtotal		\$2,036,707	\$1,865,000	\$2,015,000	\$2,034,000	
C. Management Improvements (1408)		\$423,400	\$423,400	\$423,400	\$423,400	
D. HA - Wide Nondwelling Structures and Equipment (1470/1475)		\$0	\$162,398	\$0	\$0	
E. Administration (1410)		\$159,303	\$159,303	\$159,303	\$159,303	
F. Other (1430,1495, 1502)		\$92,904	\$102,213	\$114,611	\$95,611	
G. Operations		\$50,000	\$50,000	\$50,000	\$50,000	
H. Demolition		\$0	\$0	\$0	\$0	
I. Replacement Reserve		\$0	\$0	\$0	\$0	
J. Mod Used for Development		\$0	\$0	\$0	\$0	
K. Total CGP Funds		\$2,762,314	\$2,762,314	\$2,762,314	\$2,762,314	
L. Total Non-CGP Funds		\$0	\$0	\$0	\$0	
M. Grand Total		\$2,762,314	\$2,762,314	\$2,762,314	\$2,762,314	
Signature of Executive Director		Date:	Signature of Public Housing Director/Office of Native American Programs Administrator		Date:	

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Updated: 4/16/01 8:17

Work Statement for Year 1 FFY: 2001	Work Statement FFY: 2002 Year 11			Work Statement FFY: 2003 Year 12		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<p>OH 008-02, Highland Terrace <u>Site Improvements</u> Comprehensive Modernization as follows(Phase 3): -Site defensible space fencing/landscaping -Unit allocation for shrubby and ground cover -Parking lot repairs and additions -Concrete sidewalk and step repairs -Master antenna system -Site reconfiguration after demolition</p>	LS	\$0	<p>OH 008-02, Highland Terrace <u>Site Improvements</u> Comprehensive Modernization as follows(Phase 3): -Site defensible space fencing/landscaping -Unit allocation for shrubby and ground cover -Parking lot repairs and additions -Concrete sidewalk and step repairs -Master antenna system -Site reconfiguration after demolition</p>	LS	\$0
	<p><u>Dwelling Structures</u> Comprehensive Modernization as follows(Phase 3): -Update electrical -Asbestos removal/siding/soffits -Replace siding and soffit -New canopies -Replace roofing -Replace hot water heaters -Kitchen modernization including wall and base cabinets, counter tops, sinks, faucets, and exhaust fans -Bath modernization -Replace floor tile in 114 units -Replace interior doors and closet doors in 114 units -Replace entrance doors, frames, hardware in 114 units</p>	LS	\$2,036,707	<p><u>Dwelling Structures</u> Comprehensive Modernization as follows(Phase 3): -Update electrical -Asbestos removal/siding/soffits -Replace siding and soffit -New canopies -Replace roofing -Replace hot water heaters -Kitchen modernization including wall and base cabinets, counter tops, sinks, faucets, and exhaust fans -Bath modernization -Replace floor tile in 114 units -Replace interior doors and closet doors in 114 units -Replace entrance doors, frames, hardware in 114 units</p>	LS	\$400,000
	<p><u>Non-Dwelling Structure</u> Comprehensive Modernization as follows(Phase 2): -Remodel resident Services Building (4 Units) -Non-Dwelling Rehab 2 Bldg. (4 Units)</p>	LS	\$0	<p><u>Non-Dwelling Structure</u> Comprehensive Modernization as follows(Phase 2): -Remodel resident Services Building (4 Units) -Non-Dwelling Rehab 2 Bldg. (4 Units)</p>	LS	\$0
	<p><u>Demolition</u> -Demolish 78 Units</p>	LS	\$0	<p><u>Demolition</u> -Demolish 78 Units</p>	LS	\$0
	FFY: 2002 Year 11			FFY: 2003 Year 12		

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Updated: 4/16/01 8:17

Work Statement for Year 1 FFY: 2001	Work Statement FFY: 2002 Year 11			Work Statement FFY: 2003 Year 12			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
	<u>Operations</u>	Total for Account 1406	LS	\$50,000	<u>Operations</u>	Total for Account 1406	LS
<u>Administration</u>	Total for Account 1410	LS	\$159,303	<u>Administration</u>	Total for Account 1410	LS	\$159,303
<u>-A & E and Fees & Costs</u>	Total for Account 1430	LS	\$36,904	<u>-A & E and Fees & Costs</u>	Total for Account 1430	LS	\$50,411
<u>Contingency</u>	Total for Account 1502	LS	\$56,000	<u>Contingency</u>	Total for Account 1502	LS	\$51,802
	FFY: 2002 Year 11			FFY: 2003 Year 12			

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Updated: 4/16/01 8:17

Work Statement for Year 1 FFY: 2001	Work Statement FFY: 2002 Year 11			Work Statement FFY: 2003 Year 12		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
				OH806 McKinley Towers 1470 - Non-Dwelling Structures <u>Elevator Update</u>	LS	\$25,000
			OH807 Hubbard Manor 1470 - Non-Dwelling Structures <u>Elevator Update</u>	LS	\$85,398	
			OH812 Northview Apts. 1470 - Non-Dwelling Structures <u>Elevator Update</u>	LS	\$40,000	
			OH816 Valley West 1470 - Non-Dwelling Structures <u>Elevator Update</u>	LS	\$12,000	
			OH808 Warren Scattered Sites (82 Units) 1460 - Dwelling Structures (Start Rehab of Units Year 1) <u>Replace windows</u> <u>Remodel Kitchens</u>	LS LS	\$205,000 \$410,000	
			OH809 Rio Terra (22 Units) 1460 - Dwelling Structures (Start Rehab of Units Year 1) <u>Replace windows</u> <u>Remodel Kitchens</u>	LS LS	\$55,000 \$110,000	
			OH811 Girard Scattered Sites (28 Units) 1460 - Dwelling Structures (Start Rehab of Units Year 1) <u>Replace windows</u> <u>Remodel Kitchens</u>	LS LS	\$70,000 \$140,000	
			OH814 Hilltop Gardens (50 Units) 1460 - Dwelling Structures <u>Replace windows</u>	LS	\$125,000	
			OH806 McKinley Towers (105 Unit 7 Story Hi-Rise) 1460 - Dwelling Structures (Start Rehab of Building & Units) <u>Building & unit sprinkler system</u>	LS	\$350,000	
	FFY: 2002 Year 11		FFY: 2003 Year 12			

Work Statement for Year 1 FFY: 2001	Work Statement FFY: 2002 Year 11			Work Statement FFY: 2003 Year 12		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Management Improvements</u> -Additional Law Enforcement -Security & RIC Coordinators -Maintenance Training <p style="text-align: right;">Total for Account 1408</p>	LS LS LS	\$342,000 \$61,400 <u>\$20,000</u> \$423,400	<u>Management Improvements</u> -Additional Law Enforcement -Security & RIC Coordinators -Maintenance Training <p style="text-align: right;">Total for Account 1408</p>	LS LS LS	\$342,000 \$61,400 <u>\$20,000</u> \$423,400
	FFY: 2002 Year 11			FFY: 2003 Year 12		

Work Statement for Year 1 FFY: 2001	Work Statement FFY: 2004 Year 13			Work Statement FFY: 2005 Year 14		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH 008-06, McKinley Towers (Year 2) <u>Site Improvements</u> (Rehab of Building, Units and Grounds) -Parking lot enhancement and repairs -Lighting pole light replacement -Concrete enhancements with drainage	LS	\$0	OH 008-06, McKinley Towers (Year 3) <u>Site Improvements</u> (Rehab of Building, Units and Grounds) -Parking lot enhancement and repairs -Lighting pole light replacement -Concrete enhancements with drainage	LS	\$0
		LS	\$555,000		<u>Dwelling Structures</u> 1460 - Dwelling Structures (Rehab of Building & Units) Install window AC units Building & unit electrical, emergency & fire systems Replace carpet and tile in units Replace sliding door units in each unit Replace windows in 1 B/R units Repaint interior of all units Kitchen rehab complete Bathroom rehab complete Convert 5 units for 504 accessibility Replace bifold closet doors Replace unit entrance doors, frames and hardware	LS
	<u>Non-Dwelling Structures</u> 1450 - Non-Dwelling Structures (Rehab of Building & Units) -Replace common area entrance doors -Replace corridor windows -Closed circuit video upgrades for security -Common area furniture -Elevator updates -Replace carpet and tile ground floor common areas -Replace common area doors -Replace acoustical ceiling tile ground floor areas -Replace tile and carpet on common corridors -Paint all common corridors -Replace all stairwell fire doors -Replace wall and base cabinets in community kitchen -Repaint and replace wall covering on ground floor -Replace all lighting in common area with 2 tube 4' flourescent			LS		
	FFY: 2004 Year 13			FFY: 2005 Year 14		

Work Statement for Year 1 FFY: 2001	Work Statement FFY: 2004 Year 13			Work Statement FFY: 2005 Year 14		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<p>OH 008-08, Warren Scattered Sites Rehab (Year 2) <u>Site Improvements</u> Unit allocation for shrubby and ground cover Site drainage improvements Parking lot improvements and repairs Installation of Sodium vapor pole lights</p> <p>1460 - Dwelling Structures All locations - Continue Rehab of Units and buildings Remodel Bathrooms (Colt, Reo & Lancer)</p> <p>OH 008-09, Rio Terra (Year 2) Continue Rehab of Units and Buildings <u>Site Improvements</u> Unit allocation for shrubby and ground cover Site drainage improvements / sewer Parking improvements and repairs</p> <p>1460 - Dwelling Structures Remodel Bathrooms</p> <p>OH 008-11, Girard Scattered Sites (Year 2) Continue Rehab of Units and Buildings <u>Site Improvements</u> Unit allocation for shrubby and ground cover Site drainage improvements / sewer Driveway improvements and repairs</p> <p>1460 - Dwelling Structures Remodel Bathrooms</p>	LS	\$0	<p>OH 008-08, Warren Scattered Sites Rehab (Year 2) <u>Site Improvements</u> Unit allocation for shrubby and ground cover Site drainage improvements Parking lot improvements and repairs Installation of Sodium vapor pole lights</p> <p>1460 - Dwelling Structures All locations - Continue Rehab of Units and buildings Remodel Unit Common Areas (Colt, Reo & Lancer)</p> <p>OH 008-09, Rio Terra (Year 3) Continue Rehab of Units and Buildings <u>Site Improvements</u> Unit allocation for shrubby and ground cover Site drainage improvements / sewer Parking improvements and repairs</p> <p>1460 - Dwelling Structures Remodel Unit Common Areas</p> <p>OH 008-11, Girard Scattered Sites (Year 2) Continue Rehab of Units and Buildings <u>Site Improvements</u> Unit allocation for shrubby and ground cover Site drainage improvements / sewer Driveway improvements and repairs</p> <p>1460 - Dwelling Structures Remodel Unit Common Areas</p>	LS	\$0
LS	\$410,000	LS	\$410,000			
LS	\$0	LS	\$0			
LS	\$110,000	LS	\$110,000			
LS	\$0	LS	\$0			
LS	\$140,000	LS	\$0			
	FFY: 2004 Year 13		FFY: 2005 Year 14			

Work Statement for Year 1 FFY: 2001	Work Statement FFY: 2004 Year 13			Work Statement FFY: 2005 Year 14		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Operations</u> Total for Account 1406	LS	\$50,000	<u>Operations</u> Total for Account 1406	LS	\$50,000
	<u>Administration</u> Total for Account 1410	LS	\$159,303	<u>Administration</u> Total for Account 1410	LS	\$159,303
	<u>-A & E and Fees & Costs</u> Total for Account 1430	LS	\$67,036	<u>-A & E and Fees & Costs</u> Total for Account 1430	LS	\$48,036
	<u>Contingency</u> Total for Account 1503	LS	\$47,575	<u>Contingency</u> Total for Account 1503	LS	\$47,575
	FFY: 2004 Year 13			FFY: 2005 Year 14		

Five-Year Action Plan
Part III: Supporting Pages
 Management Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: 2001	Work Statement FFY: 2004 Year 13			Work Statement FFY: 2005 Year 14		
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost
	<u>Management Improvements</u> -Additional Law Enforcement -Security & RIC Coordinators -Maintenance Training <p style="text-align: right;">Total for Account 1408</p>	LS LS LS	\$342,000 \$61,400 <u>\$20,000</u> \$423,400	<u>Management Improvements</u> -Additional Law Enforcement -Security & RIC Coordinators -Maintenance Training <p style="text-align: right;">Total for Account 1408</p>	LS LS LS	\$342,000 \$61,400 <u>\$20,000</u> \$423,400
	FFY: 2004 Year 13			FFY: 2005 Year 14		

Trumbull Metropolitan Housing Authority 20 Year Plan

Units	Development		
224	Trumbull Homes OH801		
Priority	Description	Quantity	Estimated Cost
	1450 Site Improvements		
3	Additional sodium vapor security pole lighting	100%	40,000
2	Subsite additional parking and paving	100%	85,000
3	Parking lot repairs, sealing and additions	100%	10,000
2	Site concrete repairs, replacements and additions	100%	70,000
3	Sanitary / storm sewer enhancements / replacements	100%	54,000
5	Perimeter fencing	100%	110,000
5	Unit allocation for shrubbery and ground cover	100%	112,000
			481,000
	1460 Dwelling Units		
	Replacement of interior door and closet doors	100%	498,180
	Increased unit attic insulation to R-30	100%	112,000
	Unit attic ventilation	100%	78,400
	Replace floor tile	100%	344,642
	Replace boiler units		
	Replace Hot Water Tanks		
	Replace fiberglass lavatories and faucets		
	Kitchen modernization		
	1470 Non-Dwelling Structures		
	Rehab community room including new HVAC		
	Common area doors / management & maintenance doors		

Unit Price	Unit Quantity	FFY 2001	FFY 2002	FFY 2003	FFY 2004	FFY 2005
2,500.00	16					
85,000.00	1					
10,000.00	1					
70,000.00	1					
54,000.00	1					
110,000.00	1					
500.00	224					
285.00	1,748					
500.00	224					
350.00	224					
2.25	153,174					

FFY
2006

FFY
2007

FFY
2008

FFY
2009

FFY
2010

FFY
2011

FFY
2012

FFY
2013

FFY
2014

FFY
2015

FFY
2016

FFY
2017

FFY
2018

FFY
2019

FFY
2020

**Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Comprehensive Grant Program (CGP)**

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	OH 008-02, Highland Terrace							
	<u>Site Improvements</u>							
	<i>Comprehensive Modernization as follows(Phase 2):</i>	1450	LS	<u>\$478,784</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	-Site defensible space fencing/landscaping	1450						
	-Unit allocation for shrubbry and ground cover	1450						
	-Parking lot repairs and additions	1450						
	-Concrete sidewalk and step repairs	1450						
	-Master antenna system	1450						
	-Site reconfiguration after demolition	1450						
	Sub-Total			\$478,784	\$0	\$0	\$0	
	Dwelling Structures							
	<i>Comprehensive Modernization as follows(Phase 2):</i>	1460	LS	<u>\$1,341,634</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	-Update electrical	1460						
	-Asbestos removal/siding/soffits	1460						
	-Replace siding and soffit	1460						
	-New canopies	1460						
	-Replace roofing	1460						
	-Replace hot water heaters	1460						
	-Kitchen modernization including wall and base cabinets, counter tops, sinks, faucets, and exhaust fans	1460						
	-Bath modernization	1460						
	-Replace floor tile in 114 units	1460						
	-Replace interior doors and closet doors in 114 units	1460						
	-Replace entrance doors, frames, hardware in 114 units	1460						
	Sub-Total			\$1,341,634	\$0	\$0	\$0	

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Signature of Executive Director and Date

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

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Non-Dwelling Structure							
	<i>Comprehensive Modernization as follows(Phase 1):</i>	1470	LS	<u>\$86,372</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	-Remodel resident Services Building (4 Units)							
	-Non-Dwelling Rehab 2 Bldg. (4 Units)							
	<i>Sub-Total</i>			\$86,372	\$0	\$0	\$0	
	Demolition							
	-Demolish 78 Units	1485	LS	<u>\$43,601</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	<i>Sub-Total</i>			\$43,601	\$0	\$0	\$0	
	Total: OH 008-02, Highland Terrace			\$1,977,891	\$0	\$0	\$0	

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**Annual Statement /
Performance and Evaluation Report**
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1406	03/31/02			09/30/03			
1408	03/31/02			09/30/03			
1430	03/31/02			09/30/03			
1470	03/31/02			09/30/03			
1485	03/31/02			09/30/03			
1495	03/31/02			09/30/03			
1502	03/31/02			09/30/03			
OH 008-02, Highland Terrace	03/31/02			09/30/03			

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Performance and Evaluation Report
Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	OH 008-02, Highland Terrace							
	<u>Site Improvements</u>							
	<i>Comprehensive Modernization as follows(Phase 2):</i>	1450	LS	<u>\$478,784</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	-Site defensible space fencing/landscaping	1450						
	-Unit allocation for shrubbry and ground cover	1450						
	-Parking lot repairs and additions	1450						
	-Concrete sidewalk and step repairs	1450						
	-Master antenna system	1450						
	-Site reconfiguration after demolition	1450						
	Sub-Total			\$478,784	\$0	\$0	\$0	
	Dwelling Structures							
	<i>Comprehensive Modernization as follows(Phase 2):</i>	1460	LS	<u>\$1,341,634</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	-Update electrical	1460						
	-Asbestos removal/siding/soffits	1460						
	-Replace siding and soffit	1460						
	-New canopies	1460						
	-Replace roofing	1460						
	-Replace hot water heaters	1460						
	-Kitchen modernization including wall and base cabinets, counter tops, sinks, faucets, and exhaust fans	1460						
	-Bath modernization	1460						
	-Replace floor tile in 114 units	1460						
	-Replace interior doors and closet doors in 114 units	1460						
	-Replace entrance doors, frames, hardware in 114 units	1460						
	Sub-Total			\$1,341,634	\$0	\$0	\$0	

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**Annual Statement /
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Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	Non-Dwelling Structure							
	<i>Comprehensive Modernization as follows(Phase 1):</i>	1470	LS	<u>\$86,372</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	-Remodel resident Services Building (4 Units)							
	-Non-Dwelling Rehab 2 Bldg. (4 Units)							
	<i>Sub-Total</i>			\$86,372	\$0	\$0	\$0	
	Demolition							
	-Demolish 78 Units	1485	LS	<u>\$43,601</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	<i>Sub-Total</i>			\$43,601	\$0	\$0	\$0	
	Total: OH 008-02, Highland Terrace			\$1,977,891	\$0	\$0	\$0	

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**Annual Statement /
Performance and Evaluation Report**
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1406	03/31/02			09/30/03			
1408	03/31/02			09/30/03			
1430	03/31/02			09/30/03			
1470	03/31/02			09/30/03			
1485	03/31/02			09/30/03			
1495	03/31/02			09/30/03			
1502	03/31/02			09/30/03			
OH 008-02, Highland Terrace	03/31/02			09/30/03			

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
OHR01 Trumbull Homes	Site: None	1450	Total Site:					Complete	
	Mechanical and Electrical: Kitchen Lighting	1460	224	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00		
			Total M&E:	\$51,800.00	\$51,800.00	\$51,800.00	\$51,800.00		
	Building Exterior: None	1460	Total B.E.:						
	Dwelling Units: Smoke Detectors	1460	As needed	\$33,000.00	\$33,000.00	\$0.00	\$0.00		Jan-01
			Total DUs:	\$33,000.00	\$33,000.00	\$0.00	\$0.00		
	Dwelling Equipment: None	1465.1	Total D.E.:						
	Interior Common Areas: None	1470	Total ICAs:						
	Site-Wide Facilities: M&M Door Replacement	1470	1	\$2,500.00	\$2,500.00	\$0.00	\$0.00		Jan-01
			Total SWFs:	\$2,500.00	\$2,500.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475	Total NDE:							
Total, Trumbull		Project Total:	\$87,300.00	\$87,300.00	\$51,800.00	\$51,800.00			
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date					
X				X					

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH802 Highland Terrace	Site: None	1450	Total Site:					
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: Exterior Building Rehab (200) Includes Asbestos removal	1460	6 Bldgs	\$96,800.00	\$151,027.00	\$96,800.00	\$58,630.00	Proceeding
			Total B.E.:	\$96,800.00	\$151,027.00	\$96,800.00	\$58,630.00	
	Dwelling Units: Interior Unit Rehab (114)	1460	27.5	\$532,500.00	\$478,273.00	\$532,500.00	\$55,580.00	Proceeding
			Total DUs:	\$532,500.00	\$478,273.00	\$532,500.00	\$55,580.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
Total, Highland		Project Total:	\$629,300.00	\$629,300.00	\$629,300.00	\$114,210.00		
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH803 Buckeye Apartments	Site: None	1450						Complete
			Total Site:					
	Mechanical and Electrical: None	1460						
			Total M&E:					
	Building Exterior: Exterior Building Surface Repair Emergency Repair	1460		\$76,850.00	\$76,850.00	\$76,850.00	\$76,850.00	
			Total B.E.:	\$76,850.00	\$76,850.00	\$76,850.00	\$76,850.00	
	Dwelling Units: None	1460						
			Total DUs:					
	Dwelling Equipment: Window AC Units	1465.1	150	\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00	
			Total D.E.:	\$36,000.00	\$36,000.00	\$36,000.00	\$36,000.00	
Interior Common Areas: None	1470							
		Total ICAs:						
Site-Wide Facilities: None	1470							
		Total SWFs:						
Nondwelling Equipment: None	1475							
		Total NDE:						
Total, Buckeye		Project Total:	\$112,850.00	\$112,850.00	\$112,850.00	\$112,850.00		
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OHR04 Fairview Gardens	Site: None	1450						Jan-01
			Total Site:					
	Mechanical and Electrical: None	1460						
			Total M&E:					
	Building Exterior: Exterior Siding	1460	28 bld					
			Total B.E.:					
	Dwelling Units: Smoke Detectors / additional floors	1460	200 Units	\$32,000.00	\$32,000.00	\$0.00	\$0.00	
			Total DUs:	\$32,000.00	\$32,000.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1						
			Total D.E.:					
Interior Common Areas: None	1470							
		Total ICAs:						
Site-Wide Facilities: None	1470							
		Total SWFs:						
Nondwelling Equipment: None	1475							
		Total NDE:						
Total, Fairview		Project Total:	\$32,000.00	\$32,000.00	\$0.00	\$0.00		
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
OHR05 Tod Apartments	Site: None	1450	Total Site:					Emergency Complete Surface repair Oct 2000	
	Mechanical and Electrical:	1460	100%						
			Total M&E:						
	Building Exterior: Exterior Building Surface Repair / & Emergency Brick Repair	1460	100%	\$180,000.00	\$180,000.00	\$55,650.00	\$55,650.00		
			Total B.E.:	\$180,000.00	\$180,000.00	\$55,650.00	\$55,650.00		
	Dwelling Units: None	1460	Total DUs:						
	Dwelling Equipment: Window AC Units	1465.1	150	\$36,480.00	\$36,480.00	\$36,480.00	\$36,480.00		Complete
			Total D.E.:	\$36,480.00	\$36,480.00	\$36,480.00	\$36,480.00		
	Interior Common Areas: Emergency Call Light Fixtures Common Area Doors	1470		\$27,950.00	\$27,950.00	\$7,950.00	\$7,950.00		Call lights complete Doors Jan 2001
			Total ICAs:	\$27,950.00	\$27,950.00	\$7,950.00	\$7,950.00		
Site-Wide Facilities: None	1470	Total SWFs:							
Interior Common Areas: None	1470	Total NDE:							
Total, Tod		Project Total:	\$244,430.00	\$244,430.00	\$100,080.00	\$100,080.00			
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date					
X				X					

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)		
OH806 McKinley Towers	Site: None	1450	Total Site:					Proceeding	
	Mechanical and Electrical: None	1460	Total M&E:						
	Building Exterior: Exterior Building Surface Repair	1460	100%	\$186,000.00	\$186,000.00	\$186,000.00	\$151,871.00		
			Total B.E.:	\$186,000.00	\$186,000.00	\$186,000.00	\$151,871.00		
	Dwelling Units: Smoke Detectors	1460		\$6,396.50	\$6,396.50	\$6,396.50	\$6,396.50		Completed
			Total DUs:	\$6,396.50	\$6,396.50	\$6,396.50	\$6,396.50		
	Dwelling Equipment: None	1465.1	Total D.E.:						
	Interior Common Areas: None	1470	Total ICAs:						
	Site-Wide Facilities: Common Area Door Replacement	1470	Specific	\$37,000.00	\$37,000.00	\$0.00	\$0.00		Jan-01
			Total SWFs:	\$37,000.00	\$37,000.00	\$0.00	\$0.00		
Nondwelling Equipment: None	1475	Total NDE:							
Total, McKinley		Project Total:	\$229,396.50	\$229,396.50	\$192,396.50	\$158,267.50			
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date					
X				X					

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH807 Hubbard Manor	Site: Drive and Concrete work	1450	Specific	\$6,250.00	\$6,250.00	\$6,250.00	\$6,250.00	Complete
			Total Site:	\$6,250.00	\$6,250.00	\$6,250.00	\$6,250.00	
	Mechanical and Electrical: None	1460	Total M&E:					Jan-01
	Building Exterior: None	1460	Total B.E.:					
	Dwelling Units: None	1460	Total DUs:					
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: Common Area doors	1470	As needed	\$29,000.00	\$29,000.00	\$0.00	\$0.00	
			Total SWFs:	\$29,000.00	\$29,000.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475	Total NDE:					
Total, Hubbard		Project Total:	\$35,250.00	\$35,250.00	\$6,250.00	\$6,250.00		
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OHR08 Lancer Court Warren Scattered Sites	Site: None	1450	Total Site:					Jan-01
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: None	1460	Total B.E.:					
	Dwelling Units: Smoke Detectors	1460	As needed	\$9,300.00	\$9,300.00	\$0.00	\$0.00	
			Total DUs:	\$9,300.00	\$9,300.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
	Total, Lancer		Project Total:	\$9,300.00	\$9,300.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Colt Court Warren Scattered Sites	Site: None	1450	Total Site:					
	Mechanical and Electrical: None	1460	Total M&E:					
	Dwelling Units: Smoke Detectors	1460	As Needed	\$9,400.00	\$9,400.00	\$0.00	\$0.00	Jan-01
			Total DUs:	\$9,400.00	\$9,400.00	\$0.00	\$0.00	
	Dwelling Units: Waterproofing basements/Sanitary	1460	3 bldgs	\$62,500.00	\$62,500.00	\$62,500.00	\$18,152.00	In Progress
			Total DUs:	\$62,500.00	\$62,500.00	\$62,500.00	\$18,152.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
Total, Colt		Project Total:	\$71,900.00	\$71,900.00	\$62,500.00	\$18,152.00		
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Reo Court Warren Scattered Sites	Site: None	1450	Total Site:					Jan-01
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: None	1460	Total B.E.:					
	Dwelling Units: Smoke Detectors	1460	As needed	\$9,300.00	\$9,300.00	\$0.00	\$0.00	
			Total DUs:	\$9,300.00	\$9,300.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
	Total, Reo		Project Total:	\$9,300.00	\$9,300.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OHR09 Rio Terra	Site: None	1450						Jan-01
			Total Site:					
	Mechanical and Electrical: None	1460						
			Total M&E:					
	Building Exterior: None	1460						
			Total B.E.:					
	Dwelling Units: Smoke Detectors	1460	As needed	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
			Total DUs:	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1						
			Total D.E.:					
Interior Common Areas: None	1470							
		Total ICAs:						
Site-Wide Facilities: None	1470							
		Total SWFs:						
Nondwelling Equipment: None	1475							
		Total NDE:						
Total, Rio		Project Total:	10000	10000	0	0		
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OHR11 Girard Scattered Sites	Site: None	1450	Total Site:					Jan-01
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: None	1460	Total B.E.:					
	Dwelling Units: Smoke Detectors	1460	As needed	\$9,500.00	\$9,500.00	\$0.00	\$0.00	
			Total DUs:	\$9,500.00	\$9,500.00	\$0.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: None	1470	Total ICAs:					
	Site-Wide Facilities: None	1470	Total SWFs:					
	Nondwelling Equipment: None	1475	Total NDE:					
	Total, Girard		Project Total:	\$9,500.00	\$9,500.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH812 Northview Apartments	Site: None	1450						Complete
			Total Site:					
	Mechanical and Electrical: None	1460						
			Total M&E:					
	Building Exterior: None	1460						
			Total B.E.:					
	Dwelling Units: Smoke Detectors	1460	As needed	\$4,873.50	\$4,873.50	\$4,873.50	\$4,873.50	
			Total DUs:	\$4,873.50	\$4,873.50	\$4,873.50	\$4,873.50	
	Dwelling Equipment: None	1465.1						
			Total D.E.:					
Interior Common Areas: None	1470							
		Total ICAs:						
Site-Wide Facilities: Common Area Doors	1470	100%	\$30,001.38	\$30,001.38	\$0.00	\$0.00	Jan-01	
		Total SWFs:	\$30,001.38	\$30,001.38	\$0.00	\$0.00		
Nondwelling Equipment: None	1475							
		Total NDE:						
Total, Northview		Project Total:	\$34,874.88	\$34,874.88	\$4,873.50	\$4,873.50		
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OHR13 Eastview Apartments	Site: None	1450						In Progress
			Total Site:					
	Mechanical and Electrical: None	1460						
			Total M&E:					
	Building Exterior: Exterior Repairs	1460	As needed	\$105,000.00	\$105,000.00	\$105,000.00	\$81,114.00	
			Total B.E.:	\$105,000.00	\$105,000.00	\$105,000.00	\$81,114.00	
	Dwelling Units: None	1460						
			Total DUs:					
	Dwelling Equipment: None	1465.1						
			Total D.E.:					
Interior Common Areas: Replace building entrance doors	1470	100%	\$7,581.46	\$7,581.46	\$0.00	\$0.00	Jan-01	
		Total ICAs:	\$7,581.46	\$7,581.46	\$0.00	\$0.00		
Site-Wide Facilities: None	1470							
		Total SWFs:						
Nondwelling Equipment: None	1475							
		Total NDE:						
Total, Eastview		Project Total:	\$112,581.46	\$112,581.46	\$105,000.00	\$81,114.00		
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OHR14 Hilltop Gardens	Site: None	1450		\$0.00	\$0.00	\$0.00	\$0.00	
			Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
	Mechanical and Electrical: None	1460						
			Total M&E:					
	Building Exterior: None	1460						
			Total B.E.:					
	Dwelling Units: None	1460						
			Total DUs:					
	Dwelling Equipment: None	1465.1						
			Total D.E.:					
Interior Common Areas: None	1470							
		Total ICAs:						
Site-Wide Facilities: None	1470							
		Total SWFs:						
Nondwelling Equipment: None	1475							
		Total NDE:						
Total, Hilltop		Project Total:		\$0.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date				
X				X				

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

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

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OHR16 Valley West	Site: None	1450	Total Site:					
	Mechanical and Electrical: None	1460	Total M&E:					
	Building Exterior: Roof Replacement / Exterior Repair	1460	Total B.E.:	\$80,000.00	\$80,000.00	\$52,250.00	\$34,244.20	
	Dwelling Units: None	1460	Total DUs:					
	Dwelling Equipment: None	1465.1	Total D.E.:					
	Interior Common Areas: Carpet / Repairs	1470	As needed	\$17,225.00	\$17,225.00	\$16,269.66	\$16,269.66	Proceeding
	Site-Wide Facilities: Common Area Doors:	1470	As needed	\$14,000.00	\$14,000.00	\$0.00	\$0.00	Jan-01
	Nondwelling Equipment: None	1475	Total NDE:					
	Total, Valley		Project Total:	\$111,225.00	\$111,225.00	\$68,519.66	\$50,513.86	
	Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date			
X				X				

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

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

Annual Statement /Performance and Evaluation Report
Part III: Implementation Schedule
 Comprehensive Grant Program (CGP)

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

Development Number/ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
1) Law Enforcement / Additional Police	1-Feb-00		1-Jan-00	31-Dec-01			
2) Security Manager	1-Feb-00		1-Jan-00	31-Dec-01			
3) Resident Initiative Coordinator	1-Feb-00		1-Jan-00	31-Dec-01			
1430 A&E Services & Fees & Costs	31-Dec-01		1-Jan-00	31-Dec-01			
HA_Wide Computer System				1-Jun-00			
OH802 Relocation	1-Jan-01		1-Sep-00	31-Dec-01			
HA-Wide Nonroutine vacancy prep.							
" Nonroutine PM repairs							
" Radio Communication System	1-Jul-00		17-Jul-00				
" Computers	1-Feb-00	6-Jun-00	6-Jun-00				Specification problems
" Demolition (OH802 Highland)	1-Sep-00		14-Apr-00	31-Dec-01			
OH801 Trumbull	1-Sep-01		1-Feb-00				
OH802 Highland	1-Sep-01		1-Dec-00	31-Dec-01			
OH803 Buckeye	1-Sep-00		1-Sep-00	31-Dec-00			
OH804 Fairview	1-Feb-00	1-May-01		31-Dec-01			Moved bid date back/time
OH805 Tod	1-Sep-00	1-May-01		31-Dec-00			Moved bid date back/time
OH806 McKinley	1-Sep-00	1-May-01		31-Dec-01			Moved bid date back/time
OH807 Hubbard	1-Sep-00	1-May-01		31-Dec-01			Moved bid date back/time
OH808 Lancer		1-May-01					Moved bid date back/time
OH808 Colt		1-May-01					Moved bid date back/time
OH808 Reo		1-May-01					Moved bid date back/time
OH809 Rio		1-May-01					Moved bid date back/time
OH811 Girard		1-May-01					Moved bid date back/time
OH812 Northview	1-Sep-00	1-May-01		31-Dec-01			Moved bid date back/time
OH813 Eastview		1-May-01					Moved bid date back/time
OH814 Hilltop							
OH816 Valley	1-Sep-00	1-May-01		31-Dec-01			Moved bid date back/time

Signature of Executive Director and Date

X

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

X

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

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History**
- 2. PHDEP Plan Goals/Budget**
- 3. Milestones**
- 4. Certifications**

Section 1: General Information/History

A. Amount of PHDEP Grant \$333,749 (*Based on FY 2000 funding level.)

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X

C. FFY in which funding is requested: 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

TMHA's PHDEP Plan is a multiple partnership designed to decrease drug and drug related criminal activity while uplifting and enhancing the lives of the affected TMHA residents. Coordination of the program will come from Kent State University/Trumbull Campus in conjunction with the Warren City Schools. Youth and adults of the targeted areas are provided an important linkage to self-sufficiency by participating in a curriculum structured for success. Youth are offered alternative programs and activities in a safe and enriching environment. While not working with the youth program in the Computer Learning Centers, city police officers patrol the targeted developments and complete information on the persons prohibited from being on TMHA property and pass on information to the Trumbull County Sheriff's Office, who is the lead agency in conducting undercover investigations of drug related activities.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Trumbull Homes	224	417
Fairview Gardens	200	439
Highland Terrace	200	365
Colt Court	24	63

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

6 Months _____ 12 Months _____ 18 Months X 24 Months _____ Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1996	\$375,000	OH 12 DEP 0080196	Expended	N/A	N/A
FY 1997	\$375,560	OH 12 DEP 0080197	Expended	N/A	N/A
FY 1998	\$375,560	OH 12 DEP 0080198	Expended	N/A	N/A
FY 1999	\$320,233	OH 12 DEP 0080199	\$ 25,000	N/A	5/1/01
FY 2000	\$333,749	OH 12 DEP 0090100	\$333,749	N/A	4/30/02

SECTION 2: PHDEP PLAN GOALS AND BUDGET

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

TMHA has partnered with professionals from the field of education (Kent State University/Trumbull Campus and Warren City Schools) to design programs that feature career aptitude assessment through GED classes, computer literacy and college credit for adults of the targeted developments. Youth residing in the developments are able to attend the Computer Learning Centers after school and receive help with their homework, learn more about computers and instill positive attitudes and work habits that youth may draw upon for years to come.

Other partners include the Warren Police Department and Trumbull County Sheriff’s Office. The law enforcement aspect of the grant provides community policing in the targeted developments, Operation Safe Home initiatives and special HUD Agents out of the Columbus, Ohio Office of the Inspector General. They work together by sharing information obtained while patrolling the developments, identifying unwanted and unauthorized persons that frequent the premises providing testimony in civil and criminal court cases and work together toward the elimination of drug related and other violent activity.

TMHA currently contracts for the evaluation of its Drug Elimination Program with an outside third party. The current evaluator, SPARTA Consulting, has an extensive history of working with Public Housing Authorities to eliminate the drugs that so often plague them. SPARTA sends a team of personnel to TMHA and the targeted developments on numerous occasions each year. They survey the staff of the center, TMHA staff, law enforcement personnel and residents and recommend subtle changes in the program to ensure goals and objectives are met and properly utilized.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2001 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$59,000
9120 - Security Personnel	N/A
9130 - Employment of Investigators	\$85,000
9140 - Voluntary Tenant Patrol	N/A
9150 - Physical Improvements	N/A
9160 - Drug Prevention	\$139,600
9170 - Drug Intervention	\$7,300
9180 - Drug Treatment	N/A
9190 - Other Program Costs	\$42,849
TOTAL PHDEP FUNDING	\$333,749

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$59,000		
Goal(s)	Decrease criminal activity in PHDEP targeted areas.						
Objectives	Make residents more aware of police presence in the community.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Community Police Officers			1/1/02	6/30/03	\$58,150	N/A	
2. Phone Lines			1/1/02	6/30/03	\$ 850	N/A	

9130 – Employment of Investigators					Total PHDEP Funding: \$85,000		
Goal(s)	Increase Police Presence and function of Operation Safe Home.						
Objectives	Provide two investigators at 7/8 FTE for the targeted areas of the TMHA.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Trumbull County Sheriff			1/1/02	6/30/03	\$85,000	N/A	

9160 - Drug Prevention					Total PHDEP Funding: \$139,600		
Goal(s)	Spread the knowledge base on Drug Prevention to all populations beginning with the young.						
Objectives	Supply teachers to computer centers and coaches to assist in drug prevention programs.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Program Director			1/1/02	6/30/03	\$ 34,000	N/A	
2. Certified Teachers and Coaches (Warren City)			1/1/02	6/30/03	\$105,600	N/A	

9180 - Drug Intervention					Total PHDEP Funding: \$7,300		
Goal(s)	Continue with work begun under the Urban Minority Outreach Program (UMOP)						
Objectives	Serve populations in need of drug related services regarding intervention and prevention.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Youth Leadership Development Program			1/1/02	6/30/03	\$7,300	N/A	

9190 - Other Program Costs					Total PHDEP Funds: \$42,849		
Goal(s)	Supply Programs with appropriate level of resources to achieve milestones.						
Objectives	Achieve success through full implementation of programs and services provided.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Secretary			1/1/02	6/30/03	\$ 15,600	N/A	
2. Computers/Software			1/1/02	6/30/03	\$ 5,200	N/A	
3. Phone/Internet			1/1/02	6/30/03	\$ 1,460	N/A	
4. Alternative Activities/Travel			1/1/02	6/30/03	\$ 3,600	N/A	
5. Equipment/Repairs			1/1/02	6/30/03	\$ 4,160	N/A	
6. Cleaning/Office Supplies			1/1/02	6/30/03	\$ 2,100	N/A	
7. Evaluation			1/1/02	6/30/03	\$ 10,729	N/A	

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	2		1	\$ 59,000
9130			1	\$ 85,000
9160			1, 2, 3	\$139,600
9180			1	\$ 7,300
9190	1, 2, 3, 4, 5, 6, 7	\$42,849		
TOTAL		\$42,849		\$290,900

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”