

PHAPlans

5YearPlanforFiscalYears2003 -2007

AnnualPlanforFiscalYear2003

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

PHA Plan Agency Identification

PHAName: Trumbull Metropolitan Housing Authority

PHANumber: OH008

PHAFiscalYearBeginning: 07/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

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

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

The purpose of the Agency Plan is to empower and equip the PHA to exercise optimum flexibility in meeting local housing needs within the community while also meeting its own needs. The FY 2003 Annual Plan addresses the Authority's immediate operations, current policies, program participants, programs and services, and the PHA's strategy for handling operational concerns, resident concerns and needs, and programs and services for the upcoming fiscal year. The Agency Plan outlines the PHA's efforts in meeting the needs of the low, very low and extremely low income population in its community and effectively serves as a management, operational and accountability tool for the PHA.

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

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

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

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

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

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

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

iii. Annual Plan Table of Contents

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

Table of Contents

	Page Number
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	3
1. Housing Needs	7
2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	22
5. Operations and Management Policies	27
6. Grievance Procedures	28
7. Capital Improvement Needs	29
8. Demolition and Disposition	30
9. Designation of Housing	31
10. Conversions of Public Housing	33
11. Homeownership	35
12. Community Service Programs	36
13. Crime and Safety	39
14. Pets	42
15. Civil Rights Certifications (included with PHA Plan Certifications)	42
16. Audit	42
17. Asset Management	42
18. Other Information	43

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2003 Capital Fund Program Annual Statement (oh008a01)
- FY 2003 Capital Fund Program 5 Year Action Plan (oh008b01)
- Capital Fund Program P&E Reports as of 12 -31-02
 - 2000- oh008c01
 - 2001- oh008d01
 - 2002- oh008e01

- Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Resident Advisory Board Members)
- Resident Commissioner on HA Governing Board
- Statement of Progress –Goals and Objectives
- Resident Survey Action Plan

Optional Attachments:

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

Supporting Documents Available for Review

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

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

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 HOPEVI applications or, if more recent, approved or submitted HOPEVI 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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the 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.StatementofHousingNeeds

[24CFRPart903.79(a)]

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

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

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income<=30% ofAMI	4,300	4	3	2	3	3	4
Income>30%but <=50%ofAMI	6,600	3	3	3	3	3	3
Income>50%but <80%ofAMI	3,500	2	4	4	3	3	3
Elderly	1,970	4	3	3	4	3	3
Familieswith Disabilities	650	4	3	3	4	3	3
Race/Ethnicity	N/A	N/A	N/A	NA	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 materia lsmust 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	173		
Extremely low income <=30% AMI	51	29.5	
Very low income (>30% but <=50% AMI)	110	63.6	
Low income (>50% but <80% AMI)	12	6.9	
Families with children	58	33.5	
Elderly families	40	23.1	
Families w/Disabilities	39	22.5	
Race/ethnicity (black)	46	26.6	
Race/ethnicity (white)	127	73.4	
Characteristics by BR Size (PH Only)			
1BR	121	69.9	
2BR	30	17.3	
3BR	16	9.2	
4BR	4	2.3	
5BR	2	1.3	
5+BR	NA		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to re-open the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families on to the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Housing Need of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant -based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	299		
Extremely low income <=30% AMI	44	15	
Very low income (>30% but <=50% AMI)	242	81	
Low income (>50% but <80% AMI)	13	4	
Families with children	216	72	
Elderly families	83	28	
Families with Disabilities	21	7	
Race/ethnicity 1	84	28	
Race/ethnicity 2	212	71	
Race/ethnicity 4	3	1	
Characteristics by Bedroom Size (PH Only)			
1 BR	NA		
2 BR	NA		
3 BR	NA		
4 BR	NA		
5 BR	NA		
5+ BR	NA		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to open the list in the PHA Plan year ? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families on to the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1)Strategies

Need:Shortageofaffordablehousingforall eligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethe numberofpublichousingunitsoff-line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection 8replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamieliestorentthroughoutthejurisdiction
- Undertakemeasuresensureaccessaffordablehousingamongfamilies assistedbythePHA,regardlessunitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramto owners,particularlythoseoutsideofareasofminorityandpoverty concentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceof program
- ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies
- Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed -financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- Other:(listbelow)

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing 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 2002 grants)		
a) Public Housing Operating Fund	\$2,631,605	
b) Public Housing Capital Fund	\$2,900,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$3,484,731	
f) PHDEP (including any Technical Assistance funds)	-0-	
g) ROSS Grants	-0-	
h) CDBG	-0-	
i) HOME	\$50,000	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
PHDEP	\$290,000	
3. Public Housing Dwelling Rental Income	\$1,600,000	Public Housing Operations
4. Other income (list below)		
Non-Dwelling Rental	\$12,000	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	\$10,958,336	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

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

(1)Eligibility

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

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

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

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

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

Credit Reports and utility company checks

Requirement to attend pre -leasing orientation

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

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

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

(2)WaitingListOrganization

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

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

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

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

c. If the PHA 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 transfer take precedence over new admissions? (list below)

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

c. Preferences

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

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) **None**

Former Federal preferences:

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

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 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 the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

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

If yes, list these developments as follows:

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

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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)WaitingListOrganization

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

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

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

- PHA main administrative office
- Other (list below)

(3)SearchTime

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

If yes, state circumstances below:

(4)AdmissionsPreferences

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- 1 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

- Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

4. Among applicants on the waiting list with the 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 plan 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 admission to any special purpose section 8 program administered by the PHA contained? (select all that apply)

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA's 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 determination:

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

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

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

(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 g
- 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 QHWR of 1998 concerning minimum rent hardship exemptions have been adopted.

5. Operations and Management

[24 CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

The Trumbull Metropolitan Housing Authority operates a total of 1,456 public housing units in 14 developments located in Trumbull County. The Trumbull Metropolitan Housing Authority provides housing to approximately 2,290 very low, low and moderate income public housing residents of Trumbull. Also, Section 8 existing residents and those under the TMHA Voucher program make up approximately 1,826 tenants in approximately 687 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	

Section8Vouchers	1,021	
Section8Certificates		
Section8ModRehab		
SpecialPurposeSection8 Certificates/Vouchers(list individually)		
PHDEP	1,456	
OtherFederalPrograms(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 903.79(f)]

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

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 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 as sisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list addition to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plant 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 there)

(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 Plant template **OR** by completing and attaching a properly updated HUD -52834.

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

b. If yes to question a, select one:

The Capital Fund Program 5 - Year Action Plan is provided as an attachment to the PHA Plan at Attachment (OH008b01)

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?

If yes, list developments or activities below:

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24CFRPart903.79(h)]

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

1. Yes No: Does the PHA planto 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: OH008 -02	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (10/09/01)	
5. Number of units affected: 86	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

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

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

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

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

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

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

2. Activity Description

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

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)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plans submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD -approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

INITIAL VOLUNTARY CONVERSION ASSESSMENT

1. How many of the PHA's developments are subject to the Required Initial Assessments? TMHA has 14 developments, 7 of which are covered developments.

2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy developments)? **Seven developments are high-rise buildings for the elderly/disabled as originally constructed.**

3. How many Assessments were conducted for the PHA's covered developments?
Seven

4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments. **None at this time, however, we do understand that this is a non-binding assessment and the Housing Authority is pursuing the development of a complete asset management plan at this time and will report on any progress in the next agency plan submittal.**

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

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

B. Section 8 Tenant Based Assistance

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

TMHA reserves the right to consider implementation of a Section 8 homeownership program during this fiscal year and will report on any discussions and/or activity in the annual plan update for the fiscal year beginning 07/2003.

2. Program Description:

a. Size of Program

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

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

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

b. PHA -established eligibility criteria

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

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

Ifyes,whatwasthedatethatagreementwassigned? DD/MM/YY

2.Othercoordinationeffortsbetween thePHAandTANFagency(selectallthat apply)

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

B. Servicesandprogramsofferedtoresidentsandparticipants

(1)General

a.Self-SufficiencyPolicies

Which,ifanyofthefollowingdiscretionarypolicieswillthePHAemployto enhancetheeconomicandsocialself-sufficiencyofassistedfamiliesinthe followingareas?(selectallthatapply)

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

b.EconomicandSocialself-sufficiencyprograms

Yes No: Does the PHA coordinate, promote or provide any 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
Youth build	*	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	50

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:

The TMHA is meeting mandatory minimum program size and we have done the following:

1. Hire a Coordinator
2. Revised Action Plan
3. Notify current residents about programs and base implementation procedures on number of respondents.
4. Proceeded with the evaluations
5. Entered 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 903.79(m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

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

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

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

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

Highland Terrace	Trumbull Homes
Fairview Gardens	Colt Court

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

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

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

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

HighlandTerrace
FairviewGardens

TrumbullHomes
ColtCourt

C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecincts or
carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Policeinvolvementindevelopment,implementation,and/orongoing
evaluationofdrug -eliminationplan
- Policeprovidocrimedatatohousing authoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g.,
communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwisesupport tevictioncases
- PoliceregularlymeetwiththePHAmangementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionof
above-baselinelawenforcementservices
- Otheractivit ies(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

HighlandTerrace
FairviewGardens

TrumbullHomes
ColtCourt

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAeligibleforFY2000PHDEPfundsmustprovideaPHDEP Planmeetingspecifiedrequirements
priortoreceiptofPHDEPfund.

NA –PHDEPfundsnotavailableforthisfiscalyear.

- Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyear
coveredbythisPHA Plan?
- Yes No: HasthePHAincludedthePHDEPPlanforFY2001inthisPHA
Plan?
- Yes No: ThisPHDEPPlanisanAttachment.(AttachmentFilename:

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

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

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

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

17. PHA Asset Management

[24CFR Part 903.79(q)]

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

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

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

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

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

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

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

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

- Attached at Attachment (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 PHAB board elected by the residents? (If yes, continue to question 3; if no, skip to sub component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

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

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

Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

Statement of Progress – Goals and Objectives

Resident Advisory Board Members

Resident Commissioner on HA Governing Board

Resident Customer Service Survey – Action Plan

Deconcentration Policy

StatementOfProgress
GOALSAND OBJECTIVES

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

In our ongoing efforts to boost the physical appearance and marketability of our developments, 114 units and two community centers were completely renovated throughout Highland Terrace. Other developments saw key improvements such as window replacements, new boilers, hot water tanks and smoke detectors installed. Additionally, 21 buildings consisting of 86 units were demolished, making way for new green space. This natural environment makes an essential contribution to the quality of life of our citizens.

A media campaign touting the benefits of our properties continues. Avenues explored include billboards, print ads, radio commercials and professionally developed direct mail pieces and brochures. A newly created marketing position has been filled to coordinate our advertising opportunities and ensure that we are attracting a broad range of housing applicants. A panel consisting of the Property Manager, Housing Director, Grants and Authority Relations Coordinator, Resident Selection Coordinator along with the Marketing individual continually identifies the promotional needs of our developments and addresses those needs accordingly.

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

Several avenues that speak directly to the issues of self-sufficiency and supportive services have been evaluated and enhanced. The Family Self-Sufficiency program, implemented to be a catalyst for financial autonomy, was expanded to include public housing residents along with Section 8 participants. This augmentation has allowed our organization to increase participation by 36%. The Elderly Service Coordinator, in her first year of operation, has provided more than 190 residents and their families with assistance and linkages to the services necessary to maintain a self-reliant lifestyle.

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

Goal Number 3: Establish a staff development program that will result in increased team spirit, a more professional and knowledgeable staff, and exceptional customer service.

TMHA continues to identify and implement initiatives designed at building upon the team foundation exemplified by its employees. Most recently, TMHA has commenced "Breakfast with the Director," an event established to enhance communication between the various

departments, employees and the Executive Director. Different employees represent their respective departments each month for the informal morning gathering and share ideas to improve the work environment.

Through this endeavor, participants acquire a better understanding of the day-to-day problems and successes encountered by their peers. TMHA employees are also encouraged to participate in other activities that foster team spirit including raising funds for charities such as the United Way and the American Cancer Society.

In order to develop the most knowledgeable and proficient staff possible, TMHA offers a college financial assistance package to all employees so that they can attain their associate or bachelors degree. Tuition, books and other educational expenses are paid for by the housing authority for courses that promote the mission and aims of TMHA or those that are related to the performance of the employee's current function within the organization. The Human Resource Director and all departmental supervisors are continuously searching for training that will produce the most skilled and educated staff possible.

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

The MIS Administrator and the Accountant used a team approach to solving software issues. System software was upgraded several times in the past year to increase the quality of the data. Realignment of working responsibilities within the Finance Department aided the achievement of reliable relevant fiscal reporting. Members of the Finance Department, the MIS Administrator, and the Executive Director all participated in the evaluation and recommendation process.

In 2003 the Finance Department will collaborate with the MIS Administrator, the Executive Director and all Department Directors to establish enhanced reporting for decision makers whenever financial issues are relevant.

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

TMHA has increased its participation in a statewide coalition to administer Section 8 site based programs in Ohio. This partnership provides resources for training and operational costs that would have otherwise been unavailable. Furthermore, TMHA is exploring the possibilities of section 236 contract administration along with the leasing of space within our current and former central office spaces as a means to share cost burden and generate revenue. The Executive Director, staff and Board will continue to advance new, and enhance current county, city, community, and state relationships so that additional development can be accomplished.

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

TMHA staff continues to determine the housing needs of Trumbull County and respond to those needs accordingly. Current initiatives being undertaken include the application for additional Section 8 Vouchers and a feasibility study to determine the level of need for an assisted living facility in our area. Other proposals under consideration include participating in the Section 8 Fair Share Allocation, HOPE VI, and any other HUD initiative that requires partnerships or the involvement of a non-profit entity. Participation in State sponsored programs, opportunities to form a Community Housing Development Organization, strategic purchases of existing properties, developing land for future expansion, and the demolition of non-viable properties are also options that are under advisement.

Resident Advisory Board Members

DEVELOPMENT	MEMBER
TrumbullHomes	LindaHernandez
HighlandTerrace	SherryCarthorn
RiverviewBuckeye	AnnMiller
FairviewGardens	GlennMatlock
RiverviewTod	BessieBreckenridge
McKinleyTowers	NicholasEdgar
HubbardManor	NellieBeach
WarrenScatteredSites	NikkiSwiger
GirardScatteredSites	ShirleySmith
Northview	JimEdwards
Eastview	EvelynHumphrey
HilltopGardens	LyndaDamron
ValleyWest	VivianMoldovan
TheElms	EvelynMoore
ForestRidge	KellieBurrier
HeatonHouse	BarbHyden
WestParkManor	RitaBruce

Resident Commissioner on the HA Governing Board

C. Robert Wyndham

Resident of the Elms

Current Term Expires: July 25, 2004

Appointed by the Mayor of the City of Warren

**RESIDENT CUSTOMER SERVICE AND SATISFACTION SURVEY
ACTION PLAN**

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

Communication:

To address the perceived communication problems, we should reach residents that feel we do things well and encourage them to complete the survey. Additionally, TMHA will actively encourage better communications among our residents by carrying out a public information program designed to create and maintain a favorable public image for the TMHA. The following bulleted communication and marketing plan can address and improve our scores.

- Plan, direct develop, and communicate information designed to keep our residents and the public informed of TMHA programs, maintenance, modernization, accomplishments and objectives
- Plan and direct public relations efforts to meet needs, objectives and policies of TMHA
- Arrange for and conduct resident/public contact programs designed to meet TMHA objectives and promote good will through such publicity efforts as speeches, exhibits, films, tours and question/answer sessions with resident advisory board
- Identify opportunities for promoting the TMHA and its message
- Develop contacts and relationships with media representatives to create opportunities for promoting TMHA
- Advise executive director, board and management staff on results of information sharing meetings, issues, communication strategies and resident/community relations projects and activities
- Coordinate news releases and other public information with all departments, public officials and media representatives
- Prepare pamphlets, articles, speeches, scripts, marketing material and related information material
- Evaluate on-going effectiveness of TMHA programs and activities, including residents for preparation of future REAC surveys

Safety and Security:

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

- Security Coordinator will conduct weekly property inspections and report broken lights, or areas that need additional lighting to maintenance staff
- TMHA conducts a special HUD/LEADS **(Law Enforcement Automated Data System)** via the Ohio State Patrols for nationwide criminal backgrounds, contracting with public record searches, utilizing OPEN On -Line, a national employment screening and investigative group, conducting local criminal backgrounds with the Trumbull County Sheriff's office, Ohio Department of Corrections and the credit bureau.
- TMHA contracts with four different local police agencies for public housing community policing activities

Site and Neighborhood Conditions:

Again, TMHA has made great strides in continuously improving the appearance of our developments. We suggest the following plan to address the concerns and improve our score:

- Development of a **“Walk Your Development”** Initiative, a form for housing manager to submit on a weekly basis; housing managers will spend at least one hour documenting areas that need attention, ensuring that work orders are phoned in and followed up, addressing trash and litter enforcement, tracking parking lots and documenting unregistered vehicles, thus fully utilizing the current tagging and tow program
- Funds permitting, family playground and picnic facilities can be installed; establish relationships with outside agencies to promote positive activities for the children of the developments
- Institution and enforcement of the local police authorities 'noise ordinance' via documented written reports from housing managers and tenants

Deconcentration Policy

I. Introduction

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

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

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

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

II. DEFINITIONS

The following definitions are provided in order to clearly and define the affected developments and families under this Deconcentration Policy. A final rule was published at 24 CFR 903 on August 6, 2002, amending the definition of "Established Income Range" and that change is reflected in this revised policy.

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

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

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

PHA-Wide Established Income Range : **The average annual household income of all residents of all covered developments is the PHA -Wide Established Income Range (EIR).**

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

Developments Outside the PHA -Wide Established Income Range: A development where the Average Household Income is between 85 percent and 115 percent of the PHA-Wide EIR is considered to be within the PHA -Wide EIR. If the average household income in a development is less than 85% of the EIR or greater than 115% of the EIR, the development is considered to be outside the PHA -Wide EIR **with the following exception:**

A covered development with an average household income exceeding 115% of the PHA-Wide EIR shall not be considered outside the PHA -Wide EIR if the upper limit that exceeds 115% of EIR is less than 30 percent of a median income.
(24CFR5.603(b)).

III. ANALYSIS

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

- a) Determine the PHA -Wide Established Income Range for all covered developments at least an annual basis.
- b) Determine the average household income for each covered development.
- c) Determine whether each covered development falls above, within, or below the established income range ,**except that the upper limit shall never be less than 30 percent of the median area income limit.**
- d) Determine, for those developments having average incomes outside the established income range, if there are factors to explain and/or justify the income profile as being consistent with and furthering two sets of goals: the goals of deconcentration and income mixing as specified by the statute; and the local goals and strategies contained in the HA Annual Plan.
- e) Where the income profile for a covered development is not explained and/or justified in the HA Annual Plan a specific policy to provide for de concentration and income mixing in applicable covered developments.

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

IV. ACTION PLAN

If a covered development has been identified as falling above or below the established income range, the HA will define and communicate specific procedures to be employed with the goal of achieving deconcentration. It is the goal of the HA to generally increase the level of income for residents of public housing, create more stratified developments, and obtain agency self sufficiency, therefore; the Deconcentration Policy shall not be employed to be counterproductive to that goal. In addition, the policy will, under no circumstances, be employed through steering or in any way reducing the choice in residence of the individual family.

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

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

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

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

**PHAPlan
TableLibrary**

Capital Fund Program (CFP)

Part I: Summary

HAName Trumbull Metropolitan Housing Authority	Comprehensive Grant Number OH12P008-50103	FFY of Grant Approval 2003
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 10% of 19)	\$90,000.00			
3	1408 Management Improvements	\$399,000.00			
4	1410 Administration	\$100,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$70,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$140,000.00			
10	1460 Dwelling Structures	\$603,000.00			
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	\$1,075,500.00			
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$10,000.00			
15	1495.1 Relocation Cost	\$12,500.00			
16	1490 Replacement Reserve				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of 19)	\$100,000.00			
19	Amount of Annual Grant (Sum of lines 2-19)	\$2,600,000.00		\$0.00	\$0.00
20	Amount of line 19 Related to LBP Activities	\$0.00			
21	Amount of line 19 Related to Section 504 Compliance	\$0.00			
22	Amount of line 19 Related to Security	\$593,000.00			
23	Amount of line 19 Related to Energy Conservation				

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

HA-Wide

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
HA-Wide	Oper.Veh./Computers/VPN	1406	LS	\$90,000.00				
HA-Wide Mgmt. Improvmts	LawEnforcement/AdditionalPolice SecurityManager	1408	LS	\$312,000.00				
	R.I.Coordinator	"		\$41,000.00				
	MaintenanceTraining	"		\$34,000.00				
		"		\$12,000.00				
			Total1408	\$399,000.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	FundingforDHDStaff	1410	LS	\$100,000.00				
HA-Wide Feesand Costs	A&Eservices/Fees&Costs	1430	LS	\$70,000.00				
HA-Wide	AccessControl/Sec.Locks	1470	LS	\$30,000.00				
"								
"								
"								
"	Contingency	1502	LS	\$100,000.00				
HA-WideTotals				\$789,000.00	\$0.00	\$0.00	\$0.00	

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

X

X

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement

(2)TobecompletedforthePerformanceandEvaluationReport

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH801 Trumbull Homes 224 Units	Community Room Rehab Rehab Finished/Reimbursement	1470	LS	115,000.00				Complete
Total, Trumbull				Project Total:	\$115,000.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

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

X

X

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

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH802 Highland Terrace 200 Units 78 Units Demo Plan	<u>Site Improvements</u> Continued Comprehensive Mod Site Defensible Space Shrubbery and Ground Cover Parking lot improvements Site Concrete improvements Master Antenna System Site Reconfiguration	1450	LS	140,000.00				
	<u>Dwelling Structures</u> Continued Comprehensive Mod Modernize Kitchens, Bathrooms, Bedrooms, Floors, Doors, HVAC, Electrical, Plumbing, Roofs. New Siding and Canopies	1460	LS	580,000.00				
	<u>Non-Dwelling Structures</u> Continued Comprehensive Mod Remodel Resident Service Building Non-Dwelling Rehab/2 Bldgs	1470	LS	10,000.00				
	<u>Demolition</u> Continued Comprehensive Mod Demolition of 78 Units	1485	LS	10,000.00				
Total, Highland			Project Total:	\$740,000.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

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

X

X

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

(2) To be completed for the Performance and Evaluation Report 3 Page __ of __

Annual Statement/Performance and Evaluation Report

31-Jan-03

U.S. Department of Housing

form HUD-52837(10/96)

ref Handbook 7485.3

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

Capital Fund Program (CFP)

CFPYr12-50103

and Urban Development

Office of Public and Indian Housing

Capital Fund Program (CFP)

Part II: Supporting Pages

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH803 Buckeye Apartments 150Units	<u>Non-DwellingStructures</u> CommonAreaRepairs ReplacementsofDoors Intercom/NurseCall/ PublicTVSystem/Door andGateAccessSystem	1470	LS	200,000.00				
Total, Buckeye				ProjectTotal:	\$200,000.00	\$0.00	\$0.00	\$0.00

SignatureofExecutiveDirectorandDate

X

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

X

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement
(2)TobecompletedforthePerformanceandEvaluationReport 4 Page__of__
AnnualStatement/PerformanceandEvaluationReport 31-Jan-03
CapitalFundProgram(CFP) PartII:SupportingPages CFPYr12-50103

formHUD-52837(10/96)
refHandbook7485.3
OMBApprovalNo.2577-0157(7/31/98)
U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity			Funds	Funds
				Original	Revised(1)	Obligated(2)	Expended(2)
OH804 Fairview Gardens 200Units							
Total, Fairview			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

5

Page __ of __

form HUD-52837(10/96)

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report

31-Jan-03

U.S. Department of Housing
and Urban Development

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

Capital Fund Program (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

805

Development Number/	GeneralDescriptionofMajor	Development	Quantity	TotalEstimatedCost	TotalActualCost	StatusofProposedWork(2)
------------------------	---------------------------	-------------	----------	--------------------	-----------------	-------------------------

Name HA-Wide Activities	WorkCategories	Account Number		Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)
OH805 Tod Apartments 152Units	Non-DwellingStructures CommonAreaRepairs ReplacementsofDoors Intercom/NurseCall/ PublicTVSystem/Door andGateAccessSystem	1470	LS	200,000.00			
Total, Tod			ProjectTotal:	\$200,000.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

X

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

X

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

6 Page __ of __

Annual Statement/Performance and Evaluation Report 31-Jan-03 U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157(7/31/98)
 CF PYr 12-50103
 Office of Public and Indian Housing

Capital Fund Program (CFP) Part II: Supporting Pages

806

Development Number/ Name	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
						Funds	Funds	

HA-Wide Activities		Number		Original	Revised(1)	Obligated(2)	Expended(2)
OH806 McKinley Towers 105Units	StartComprehensiveModernization ElevatorUpdate	1470	10%	500.00			
	SprinklerSystem	1470	43%	140,000.00			
	CommonAreaRemodel	1470	10%	140,000.00			
	RemodelUnits	1460	22	23,000.00			
	Relocation	1495	25%	12,500.00			
Total, McKinley		Project Total:	\$316,000.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

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

X

X

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

(2) To be completed for the Performance and Evaluation Report 7 Page ___ of ___

form HUD-52837(10/96)
ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report

31-Jan-03
CFPYr12-50103

U.S. Department of Housing
and Urban Development

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

Capital Fund Program (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

807

Development Number/ Name HA-Wide	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)	

Total, Valley		Project Total:	\$0.00	\$0.00	\$0.00	\$0.00	
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date			
X				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

17

Page __ of __

form HUD-52837(10/96)

ref Handbook 7485.3

Development Number/Name HA-Wide Activities	AllFundsObligated(QuarterEndingDate)			AllFundsExpended(QuarterEndingDate)			ReasonsforRevisedTargetDates(2)
	Original	Revised(1)	Actual(2)	Original	Revised(1)	Actual(2)	
1406	Jun-05						
1408	Jun-05						
1410	Jun-05						
1430	Jun-05						
1450	Jun-05						
1470	Jun-05						
1485	Jun-05						
1495	Jun-05						
1502	Jun-05						
OH801Trumbull	Jun-05						
OH802HighlandTerrace	Jun-05						
OH803Buckeye	Jun-05						
OH804Fairview	Jun-05						
OH805Tod	Jun-05						
OH806McKinley	Jun-05						
OH807Hubbard	Jun-05						
OH808WarrenScattered	Jun-05						
OH809RioTerra	Jun-05						
OH811GirardScattered	Jun-05						
OH812Northview	Jun-05						
OH813Eastview	Jun-05						
OH814Hilltop	Jun-05						
OH816ValleyWest	Jun-05						

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.

(2)TobecompletedforthePerformanceandEvaluationReport.

SignatureofExecutiveDirectorandDate
DonaldW.EmersonJr.,ExecutiveDirector

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

x

x

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

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

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

HA Name:		Locality: (City/County & State)			(X) Original	() Revision No: _____
Trumbull Metropolitan Housing Authority		Warren, Ohio - Trumbull County				
A. Development Number/Name	Yr12-50103 Work Statement for Year 1 FFY:2003	Yr13-50104 Work Statement for Year 2 FFY:2004	Yr14-50105 Work Statement for Year 3 FFY:2005	Yr15-50106 Work Statement for Year 4 FFY:2006	Yr16-50107 Work Statement for Year 5 FFY:2007	
OH801 Trumbull Homes		\$126,500	\$0	\$0	\$0	
OH802 Highland Terrace		\$0	\$0	\$0	\$0	
OH803 Buckeye Apartments		\$0	\$0	\$0	\$0	
OH804 Fairview Gardens		\$0	\$0	\$0	\$0	
OH805 Tod Apartments		\$0	\$0	\$0	\$0	
OH806 McKinley Towers		\$1,501,000	\$1,784,000	\$667,000	\$0	
OH807 Hubbard Manor		\$0	\$0	\$0	\$1,730,000	
OH808 Warren Scattered Sites		\$0	\$0	\$820,000	\$0	
OH809 Rio Terra		\$0	\$0	\$220,000	\$0	
OH811 Girard Scattered Sites		\$0	\$0	\$0	\$0	
OH812 Northview Apartments		\$0	\$0	\$0	\$0	
OH813 Eastview Apartments		\$108,000	\$0	\$83,000	\$0	
OH814 Hilltop Gardens		\$0	\$0	\$0	\$0	
OH816 Valley West		\$0	\$0	\$0	\$0	
HA-Wide Contingency 1502		\$100,000	\$100,000	\$100,000	\$85,000	
B. Physical Improvements Subtotal		\$1,835,500	\$1,884,000	\$1,890,000	\$1,815,000	
C. Management Improvements 1408		\$399,000	\$399,000	\$399,000	\$399,000	
D. HA-Wide Nondwelling 1470/1475		\$60,000	\$42,000	\$41,000	\$65,000	
E. Administration 1410		\$100,000	\$100,000	\$100,000	\$100,000	
F. Other (Fees & Costs and Relocation) 1430/1495		\$92,500	\$75,000	\$70,000	\$121,000	
G. Operations 1406		\$113,000	\$100,000	\$100,000	\$100,000	
H. Demolition 1485						
I. Replacement Reserve 1490						
J. Mod Used for Development 1498						
K. Total CGPF Funds		\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	
L. Total Non-CGPF Funds						
M. Grand Total		\$2,600,000	\$2,600,000	\$2,600,000	\$2,600,000	
Signature of Executive Director and Date: Donald W. Emerson Jr., Executive Director		Signature of Public Housing Director/Office of Native American Programs Administrator and Date:				
X		X				

Yr12-50103 Work Statement for Year1 FFY:2003	Yr13-50104 Work Statement for Year2 FFY:2004			Yr14-50105 Work Statement for Year3 FFY:2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	HA-Wide Physical Improvements			HA-Wide Physical Improvements		
	HA-Wide Physical Improvements Year2			HA-Wide Physical Improvements Year3		
	Yr13-50104	Totals	\$0	Yr14-50105	Totals	\$0

Yr12-50103 WorkStatement forYear1 FFY:'2003	Yr15-50106 WorkStatementfor Year4 FFY:2006			Yr16-50107 WorkStatementfor Year5 FFY:2007		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
See Annual Statement	HA-WidePhysicalImprovements			HA-WidePhysicalImprovements		
	HA-WidePhysicalImprovements Year4			HA-WidePhysicalImprovements Year5		
	Yr15-50106	Totals	\$0	Yr16-50107		\$0

formHUD-52834(10/96)

Yr12-50103 WorkStatement forYear1 FFY:2003	Yr13-50104 WorkStatementfor Year2 FFY:2004			Yr14-50105 WorkStatementfor Year3 FFY:2005		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
See Annual Statement	OH801TrumbullHomes			OH801TrumbullHomes		
	CommonAreaDoorReplacement/BoilerDr	LS	\$112,000			
	ManagedDoorLockingSystem	LS	\$14,500			
	OH801TrumbullHomes Year2			OH801TrumbullHomes Year3		
Yr13-50104	Totals	\$126,500	Yr14-50105	Totals	\$0	

Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

	Yr15-50106 WorkStatementfor	Yr16-50107 WorkStatementfor
--	---------------------------------------	---------------------------------------

Yr12-50103 WorkStatement forYear1 FFY:'2003	Year4 FFY:2006			Year5 FFY:2007		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
	See Annual Statement	OH801TrumbullHomes			OH801TrumbullHomes	
OH801TrumbullHomes Year4				OH801TrumbullHomes Year5		
Yr15-50106		Totals	\$0	Yr16-50107	Totals	\$0

Five-YearActionPlan

PartII:SupportingPages

PhysicalNeedsWorkStatement(s)

CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Yr12-50103 WorkStatement	Yr13-50104 WorkStatementfor Year2 FFY:2004	Yr14-50105 WorkStatementfor Year3 FFY:2005
-----------------------------	--	--

forYear1 FFY:'2003	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
See Annual Statement	OH802HighlandTerrace			OH802HighlandTerrace		
	OH802HighlandTerrace Year2			OH802HighlandTerrace Year3		
	FFY:2004	Totals	\$0	FFY:2005	Totals	\$0

Five-YearActionPlan

U.S.DepartmentofHousing

PartII:SupportingPages

andUrbanDevelopment

PhysicalNeedsWorkStatement(s)

OfficeofPublicandIndianHousing

CapitalFundProgram(CFP)

OMBApprovalNo.2577-0157(7/31/98)

forYear1 FFY:'2003	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
Yr12-50103 WorkStatement	Yr15-50106 WorkStatementfor Year4 FFY:2006			Yr16-50107 WorkStatementfor Year5 FFY:2007		

See Annual Statement	OH802HighlandTerrace			OH802HighlandTerrace		
	OH802HighlandTerrace Year4			OH802HighlandTerrace Year5		
	FFY:2006	Totals	\$0	FFY:2007	Totals	\$0

Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY:2003	Yr13-50104 Work Statement for Year 2 FFY:2004			Yr14-50105 Work Statement for Year 3 FFY:2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	OH803BuckeyeApartments			OH803BuckeyeApartments		

See Annual Statement					
	OH803BuckeyeApartments Year2			OH803BuckeyeApartments Year3	
	FFY:2004	Totals	\$0	FFY:2005	Totals \$0

Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr15-50106 Work Statement for Year 4 FFY: 2006			Yr16-50107 Work Statement for Year 5 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	OH803BuckeyeApartments			OH803BuckeyeApartments		

See Annual Statement					
	OH803BuckeyeApartments Year4			OH803BuckeyeApartments Year5	
	FFY:2006	Totals	\$0	FFY:2007	Totals \$0

Five-Year Action Plan
Part II: Supporting Pages

Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr13-50104 Work Statement for Year 2 FFY: 2004			Yr14-50105 Work Statement for Year 3 FFY: 2005		
	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	OH804FairviewGardens			OH804FairviewGardens		

Annual Statement					
	OH804FairviewGardens Year2			OH804FairviewGardens Year3	
	FFY:2004	Totals	\$0	FFY:2005	Totals \$0

Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr15-50106 Work Statement for Year 4 FFY: 2006			Yr16-50107 Work Statement for Year 5 FFY: 2007		
	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	OH804FairviewGardens			OH804FairviewGardens		

Statement					
	OH804FairviewGardens Year4			OH804FairviewGardens Year5	
	FFY:2006	Totals	\$0	FFY:2007	Totals \$0

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Capital Fund Program (CFP)

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

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

Yr12-50103 Work Statement for Year 1 FFY:2003	Yr13-50104 Work Statement for Year 2 FFY:2004			Yr14-50105 Work Statement for Year 3 FFY:2005		
	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	OH805TodApartments			OH805TodApartments		

Statement					
	OH805TodApartments Year2			OH805TodApartments Year3	
	FFY:2004	Totals	\$0	FFY:2005	Totals \$0

Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr15-50106 Work Statement for Year 4 FFY: 2006			Yr16-50107 Work Statement for Year 5 FFY: 2007		
	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	OH805TodApartments			OH805TodApartments		

OH805TodApartments Year4			OH805TodApartments Year5		
FFY:2006	Totals	\$0	FFY:2007	Totals	\$0

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Capital Fund Program (CFP)

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

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

Yr12-50103 Work Statement for Year1 FFY:2003	Yr13-50104 Work Statement for Year2 FFY:2004			Yr14-50105 Work Statement for Year3 FFY:2005		
	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	OH806McKinley Towers			OH806McKinley Towers		
	Start Comprehensive Modernization			Continue Comprehensive Modernization		
	Elevator Updates	10%	\$9,000	Elevator Updates	90%	\$81,000
	Sprinkler System	60%	\$210,000	Sprinkler System	0%	\$0
	Common Area Modernization	34%	\$477,000	Common Area Modernization	56%	\$783,000
	Dwelling Unit Modernization	35	\$805,000	Dwelling Unit Modernization	40	\$920,000

OH806McKinleyTowers Year2 FFY:2004			Totals \$1,501,000	OH806McKinleyTowers Year3 FFY:2005	Totals \$1,784,000

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Capital Fund Program (CFP)

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

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

Yr12-50103 Work Statement for Year 1 FFY:2003	Yr15-50106 Work Statement for Year 4 FFY:2006			Yr16-50107 Work Statement for Year 5 FFY:2007		
	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	OH806McKinleyTowers			OH806McKinleyTowers		
	Continue Comprehensive Modernization					
	Elevator Updates	0%	\$0			
	Sprinkler System	0%	\$0			
	Common Area Modernization	0%	\$0			
	Dwelling Unit Modernization	24	\$667,000			

	OH806McKinleyTowers Year4			OH806McKinleyTowers Year5	
	FFY:2006	Totals	\$667,000	FFY:2007	Totals \$0

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Capital Fund Program (CFP)

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

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

Yr12-50103 Work Statement for Year 1 FFY:2003	Yr13-50104 Work Statement for Year 2 FFY:2004			Yr14-50105 Work Statement for Year 3 FFY:2005		
	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	OH807HubbardManor			OH807HubbardManor		

	OH807HubbardManor			OH807HubbardManor	
	Year2			Year3	
	FFY:2004	Totals	\$0	FFY:2005	Totals \$0

Five-Year Action Plan
Part II: Supporting Pages

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

Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr15-50106 Work Statement for Year 4 FFY: 2006			Yr16-50107 Work Statement for Year 5 FFY: 2007		
	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	OH807HubbardManor			OH807HubbardManor		
				Start Comprehensive Modernization		
				Elevator Updates	0%	\$0
				Sprinkler System	60%	\$150,000
				Common Area Modernization	20%	\$200,000
			Dwelling Unit Modernization	60	\$1,380,000	

OH807HubbardManor			OH807HubbardManor		
Year4			Year5		
FFY:2006	Totals	\$0	FFY:2007	Totals	\$1,730,000

Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr13-50104 Work Statement for Year 2 FFY: 2004			Yr14-50105 Work Statement for Year 3 FFY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OH808 Warren Scattered Sites			OH808 Warren Scattered Sites		

OH808WarrenScatteredSites Year2			OH808WarrenScatteredSites Year3		
FFY:2004	Totals	\$0	FFY:2005	Totals	\$0

Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY:2003	Yr15-50106 Work Statement for Year 4 FFY:2006			Yr16-50107 Work Statement for Year 5 FFY:2007		
	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	OH808WarrenScatteredSites			OH808WarrenScatteredSites		
	Remodel Kitchens	82	\$820,000			
	OH808WarrenScatteredSites Year 4			OH808WarrenScatteredSites Year 5		

FFY:2006	Totals	\$820,000	FFY:2007	Totals	\$0
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Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr13-50104 Work Statement for Year 2 FFY: 2004			Yr14-50105 Work Statement for Year 3 FFY: 2005		
	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	OH809RioTerra			OH809RioTerra		
	OH809RioTerra Year 2			OH809RioTerra Year 3		
	FFY:2004	Totals	\$0	FFY:2005	Totals	\$0

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr15-50106 Work Statement for Year 4 FFY: 2006			Yr16-50107 Work Statement for Year 5 FFY: 2007		
	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	OH809RioTerra Remodel Kitchens	22	\$220,000	OH809RioTerra		
	OH809RioTerra Year 4			OH809RioTerra Year 5		
	FFY: 2006	Totals	\$220,000	FFY: 2007	Totals	\$0

CapitalFundProgram(CFP)

Yr12-50103 WorkStatement forYear1 FFY:'2003	Yr13-50104 WorkStatementfor Year2 FFY:2004			Yr14-50105 WorkStatementfor Year3 FFY:2005		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
See Annual Statement	OH811GirardScatteredSites			OH811GirardScatteredSites		
	OH811GirardScatteredSites Year2			OH811GirardScatteredSites Year3		
	FFY:2004	Totals	\$0	FFY:2005	Totals	\$0

Yr12-50103 WorkStatement forYear1 FFY:'2003	Yr15-50106 WorkStatementfor Year4 FFY:2006			Yr16-50107 WorkStatementfor Year5 FFY:2007		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
See Annual Statement	OH811GirardScatteredSites			OH811GirardScatteredSites		
	OH811GirardScatteredSites Year4			OH811GirardScatteredSites Year5		
	FFY:2006	Totals	\$0	FFY:2007	Totals	\$0

Five-YearActionPlan
PartII:SupportingPages
PhysicalNeedsWorkStatement(s)
CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

	Yr13-50104 WorkStatementfor	Yr14-50105 WorkStatementfor
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Yr12-50103 WorkStatement forYear1 FFY:'2003	Year2 FFY:2004			Year3 FFY:2005		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
See Annual Statement	OH812NorthviewApartments			OH812NorthviewApartments		
	OH812NorthviewApartments Year2			OH812NorthviewApartments Year3		
	FFY:2004	Totals	\$0	FFY:2005	Totals	\$0

Five-YearActionPlan

PartII:SupportingPages

PhysicalNeedsWorkStatement(s)

CapitalFundProgram(CFP)

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

OMBApprovalNo.2577-0157(7/31/98)

Yr12-50103 WorkStatement	Yr15-50106 WorkStatementfor Year4 FFY:2006	Yr16-50107 WorkStatementfor Year5 FFY:2007
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forYear1 FFY:'2003	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
See Annual Statement	OH812NorthviewApartments			OH812NorthviewApartments		
	OH812NorthviewApartments Year4			OH812NorthviewApartments Year5		
	FFY:2006	Totals	\$0	FFY:2007	Totals	\$0

Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

forYear1 FFY:'2003	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
Yr12-50103 Work Statement	Yr13-50104 Work Statement for Year 2 FFY:2004			Yr14-50105 Work Statement for Year 3 FFY:2005		

See Annual Statement	OH813EastviewApartments			OH813EastviewApartments		
	CommonDoorReplace/BuildingAccess	LS	\$108,000			
	OH813EastviewApartments Year2			OH813EastviewApartments Year3		
	FFY:2004	Totals	\$108,000	FFY:2005	Totals	\$0

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Capital Fund Program (CFP)

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

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr15-50106 Work Statement for Year 4 FFY: 2006			Yr16-50107 Work Statement for Year 5 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	OH813EastviewApartments			OH813EastviewApartments		

See Annual Statement	Elevator Upgrade	LC	\$83,000		
	OH813EastviewApartments Year4			OH813EastviewApartments Year5	
	FFY:2006	Totals	\$83,000	FFY:2007	Totals
					\$0

Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr13-50104 Work Statement for Year 2 FFY: 2004			Yr14-50105 Work Statement for Year 3 FFY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	OH814 Hilltop Gardens			OH814 Hilltop Gardens		

See Annual Statement					
	OH814HilltopGardens Year2			OH814HilltopGardens Year3	
	FFY:2004	Totals	\$0	FFY:2005	Totals \$0

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

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

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr15-50106 Work Statement for Year 4 FFY: 2006			Yr16-50107 Work Statement for Year 5 FFY: 2007		
	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	OH814HilltopGardens			OH814HilltopGardens		

Annual Statement					
	OH814HilltopGardens Year4			OH814HilltopGardens Year5	
	FFY:2006	Totals	\$0	FFY:2007	Totals \$0

Five-Year Action Plan

U.S. Department of Housing

Part II: Supporting Pages

and Urban Development

Physical Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr13-50104 Work Statement for Year 2 FFY: 2004			Yr14-50105 Work Statement for Year 3 FFY: 2005		
	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	OH816ValleyWest			OH816ValleyWest		

Statement					
	OH816ValleyWest Year2			OH816ValleyWest Year3	
	FFY:2004	Totals	\$0	FFY:2005	Totals \$0

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Capital Fund Program (CFP)

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

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

Yr12-50103 Work Statement for Year 1 FFY:2003	Yr15-50106 Work Statement for Year 4 FFY:2006			Yr16-50107 Work Statement for Year 5 FFY:2007		
	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	OH816ValleyWest			OH816ValleyWest		

Statement					
	OH816ValleyWest Year4			OH816ValleyWest Year5	
	FFY:2006	Totals	\$0	FFY:2007	Totals \$0

Yr12-50103 WorkStatement forYear1 FFY:2003	Yr13-50104 WorkStatementfor Year2 FFY:2004			Yr14-50105 WorkStatementfor Year3 FFY:2005		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
See Annual Statement	C.ManagementImprovements1408			C.ManagementImprovements1408		
	AdditionalPoliceWarrenCity/Sheriff	LC	\$312,000	AdditionalPoliceWarrenCity/Sheriff	LC	\$312,000
	SecurityManager	LC	\$41,000	SecurityManager	LC	\$41,000
	ResidentServiceCoordinator	LC	\$34,000	ResidentServiceCoordinator	LC	\$34,000
	MaintenanceTraining	LC	\$12,000	MaintenanceTraining	LC	\$12,000
	C.ManagementImprovements1408 Year2			C.ManagementImprovements1408 Year3		
	FFY:2004	Totals	\$399,000	FFY:2005	Totals	\$399,000

CapitalFundProgram(CFP)

Yr12-50103 WorkStatement forYear1 FFY:'2003	Yr15-50106 WorkStatementfor Year4 FFY:2006			Yr16-50107 WorkStatementfor Year5 FFY:2007		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
	See Annual Statement	C.ManagementImprovements1408			C.ManagementImprovements1408	
AdditionalPoliceWarrenCity/Sheriff		LC	\$312,000	AdditionalPoliceWarrenCity/Sheriff	LC	\$312,000
SecurityManager		LC	\$41,000	SecurityManager	LC	\$41,000
ResidentServiceCoordinator		LC	\$34,000	ResidentServiceCoordinator	LC	\$34,000
MaintenanceTraining		LC	\$12,000	MaintenanceTraining	LC	\$12,000
	C.ManagementImprovements1408 Year4			C.ManagementImprovements1408 Year5		
	FFY:2006	Totals	\$399,000	FFY:2007	Totals	\$399,000

Yr12-50103 WorkStatement forYear1 FFY:2003	Yr13-50104 WorkStatementfor Year2 FFY:2004			Yr14-50105 WorkStatementfor Year3 FFY:2005		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
See Annual Statement	D.HA-WideNonDwellingImprovementsNeedsWorkStatement(s) 1470/1475 HA-WideSecurityLocksCommonAreas	LS	\$60,000	D.HA-WideNonDwellingImprovementsNeedsWorkStatement(s) 1470/1475 HA-WideSecurityLocksCommonAreas	LS	\$42,000
	D.HA-WideNonDwellingImprovementsNeedsWorkStatement(s) Year2			D.HA-WideNonDwellingImprovementsNeedsWorkStatement(s) Year3		
	FFY:2004			FFY:2005		
		Totals	\$60,000		Totals	\$42,000

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

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

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

	Yr15-50106 WorkStatementfor	Yr16-50107 WorkStatementfor
--	--------------------------------	--------------------------------

Yr12-50103 WorkStatement forYear1 FFY:'2003	Year4 FFY:2006			Year5 FFY:2007		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost
	See Annual Statement	D.HA-WideNonDwellingImprovementsNeedsWorkStatement(s) 1470/1475			D.HA-WideNonDwellingImprovementsNeedsWorkStatement(s) 1470/1475	
HA-WideSecurityLocksCommonAreas		LS	\$41,000	HA-WideSecurityLocksCommonAreas	LS	\$65,000
D.HA-WideNonDwellingImprovementsNeedsWorkStatement(s) Year4				D.HA-WideNonDwellingImprovementsNeedsWorkStatement(s) Year5		
	FFY:2006	Totals	\$41,000	FFY:2007	Totals	\$65,000

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

E. Administration Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 WorkStatement	Yr13-50104 WorkStatement for Year2 FFY:2004	Yr14-50105 WorkStatement for Year3 FFY:2005
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forYear1 FFY:'2003	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	
See Annual Statement	E.AdministrationImprovementsNeedsWorkStatement(s)			E.AdministrationImprovementsNeedsWorkStatement(s)			
	1410			1410			
	Bookkeeper			\$7,405	Bookkeeper		\$7,405
	ExecutiveDirector			\$3,186	ExecutiveDirector		\$3,186
	FacilitiesDirector			\$18,743	FacilitiesDirector		\$18,743
	FinanceDirector			\$8,033	FinanceDirector		\$8,033
	MaintenanceClerk			\$13,177	MaintenanceClerk		\$13,177
	MaintenanceCoordinator			\$10,531	MaintenanceCoordinator		\$10,531
	MaintenanceMechanic			\$4,614	MaintenanceMechanic		\$4,614
	ModernizationCoordinator			\$31,000	ModernizationCoordinator		\$31,000
Procurement			\$1,586	Procurement		\$1,586	
Secretary			\$1,725	Secretary		\$1,725	
E.AdministrationImprovementsNeedsWorkStatement(s) Year2				E.AdministrationImprovementsNeedsWorkStatement(s) Year3			
FFY:2004			Totals	\$100,000	FFY:2005		
				Totals			\$100,000

Five-YearActionPlan

U.S.DepartmentofHousing

PartIII:SupportingPages

andUrbanDevelopment

E.AdministrationImprovementsNeedsW orkStatement(s)

OfficeofPublicandIndianHousing

CapitalFundProgram(CFP)

OMBApprovalNo.2577-0157(7/31/98)

Yr12-50103 WorkStatement forYear1 FFY:'2003	Yr15-50106 WorkStatementfor Year4 FFY:2006			Yr16-50107 WorkStatementfor Year5 FFY:2007		
	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost	DevelopmentNumber/Name/GeneralDescriptionof MajorWorkCategories	Quantity	Estimated Cost

See Annual Statement	E.AdministrationImprovementsNeedsWorkStatement(s) 1410		E.AdministrationImprovementsNeedsWorkStatement(s) 1410			
	Bookkeeper	\$7,405	Bookkeeper	\$7,405		
	ExecutiveDirector	\$3,186	ExecutiveDirector	\$3,186		
	FacilitiesDirector	\$18,743	FacilitiesDirector	\$18,743		
	FinanceDirector	\$8,033	FinanceDirector	\$8,033		
	MaintenanceClerk	\$13,177	MaintenanceClerk	\$13,177		
	MaintenanceCoordinator	\$10,531	MaintenanceCoordinator	\$10,531		
	MaintenanceMechanic	\$4,614	MaintenanceMechanic	\$4,614		
	ModernizationCoordinator	\$31,000	ModernizationCoordinator	\$31,000		
	Procurement	\$1,586	Procurement	\$1,586		
Secretary	\$1,725	Secretary	\$1,725			
	E. Administration Improvements Needs Work Statement(s) Year4		E. Administration Improvements Needs Work Statement(s) Year5			
	FFY:2006	Totals	\$100,000	FFY:2007	Totals	\$100,000

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

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

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year1 FFY:2003	Yr13-50104 Work Statement for Year2 FFY:2004			Yr14-50105 Work Statement for Year3 FFY:2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	F. Fees & Costs/Relocation Improvements Needs Work Statement(s) 1430/1495			F. Fees & Costs/Relocation Improvements Needs Work Statement(s) 1430/1495		

Statement	See	FeesandCosts1430	LC	\$80,000	FeesandCosts1430	LC	\$50,000	
	Annual	OH806McKinleyTowersRelocation1495	LC	\$12,500	OH806McKinleyTowersRelocation1495	LC	\$25,000	
	F.Fees&Costs/RelocationImprovementsNeedsWorkStatement(s)				F.Fees&Costs/RelocationImprovementsNeedsWorkStatement(s)			
	Year2				Year3			
	FFY:2004		Totals	\$92,500	FFY:2005	Totals	\$75,000	

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

F.Fees&Costs/RelocationImprovementsNeedsWorkStatement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year1 FFY:2003	Yr15-50106 Work Statement for Year4 FFY:2006			Yr16-50107 Work Statement for Year5 FFY:2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	F.Fees&Costs/RelocationImprovementsNeedsWorkStatement(s) 1430/1495			F.Fees&Costs/RelocationImprovementsNeedsWorkStatement(s) 1430/1495		
	FeesandCosts1430	LC	\$70,000	FeesandCosts1430	LC	\$80,000

See Annual Statement				OH807HubbardManorRelocation1495		LC	\$41,000	
	F.Fees&Costs/RelocationImprovementsNeedsWorkStatement(s) Year4				F.Fees&Costs/RelocationImprovementsNeedsWorkStatement(s) Year5			
	FFY:2006		Totals	\$70,000	FFY:2007		Totals	\$121,000

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

G. Operations Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr13-50104 Work Statement for Year 2 FFY: 2004			Yr14-50105 Work Statement for Year 3 FFY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See	G. Operations Improvements Needs Work Statement(s) 1406			G. Operations Improvements Needs Work Statement(s) 1406		
	Vehicles/Wireless/Data Equipment	LC	\$113,000	Vehicles/Wireless/Data Equipment	LC	\$100,000

Annual Statement					
	G.OperationsImprovementsNeedsWorkStatement(s) Year2			G.OperationsImprovementsNeedsWorkStatement(s) Year3	
	FFY:2004	Totals	\$113,000	FFY:2005	Totals \$100,000

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

G. Operations Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr15-50106 Work Statement for Year 4 FFY: 2006			Yr16-50107 Work Statement for Year 5 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual	G. Operations Improvements Needs Work Statement(s) 1406			G. Operations Improvements Needs Work Statement(s) 1406		
	Vehicles/Wireless/Data Equipment	LC	\$100,000	Vehicles/Wireless/Data Equipment	LC	\$100,000

Statement					
	G.OperationsImprovementsNeedsWorkStatement(s) Year4			G.OperationsImprovementsNeedsWorkStatement(s) Year5	
	FFY:2006	Totals	\$100,000	FFY:2007	Totals \$100,000

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

C. Management Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr13-50104 Work Statement for Year 2 FFY: 2004			Yr14-50105 Work Statement for Year 3 FFY: 2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual	C. Management Improvements 1408			C. Management Improvements 1408		

Statement					
	C.ManagementImprovements1408 Year2 FFY:2004	Totals	\$0	C.ManagementImprovements1408 Year3 FFY:2005	Totals \$0

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

C. Management Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY: 2003	Yr15-50106 Work Statement for Year 4 FFY: 2006			Yr16-50107 Work Statement for Year 5 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	C. Management Improvements 1408			C. Management Improvements 1408		

C.ManagementImprovements1408 Year4			C.ManagementImprovements1408 Year5		
FFY:2006	Totals	\$0	FFY:2007	Totals	\$0

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

C. Management Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year1 FFY:2003	Yr13-50104 Work Statement for Year2 FFY:2004			Yr14-50105 Work Statement for Year3 FFY:2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	C. Management Improvements 1408			C. Management Improvements 1408		

C.ManagementImprovements1408 Year2 FFY:2004				C.ManagementImprovements1408 Year3 FFY:2005	
	Totals		\$0	Totals	\$0

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

C. Management Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year1 FFY:2003	Yr15-50106 Work Statement for Year4 FFY:2006			Yr16-50107 Work Statement for Year5 FFY:2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	C.ManagementImprovements1408			C.ManagementImprovements1408		

	C.ManagementImprovements1408 Year4			C.ManagementImprovements1408 Year5	
	FFY:2006	Totals	\$0	FFY:2007	Totals \$0

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

C. Management Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year1 FFY:2003	Yr13-50104 Work Statement for Year2 FFY:2004			Yr14-50105 Work Statement for Year3 FFY:2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	C.ManagementImprovements1408			C.ManagementImprovements1408		

C.ManagementImprovements1408			C.ManagementImprovements1408		
Year2			Year3		
FFY:2004	Totals	\$0	FFY:2005	Totals	\$0

Five-Year Action Plan

U.S. Department of Housing

Part III: Supporting Pages

and Urban Development

C. Management Improvements Needs Work Statement(s)

Office of Public and Indian Housing

Capital Fund Program (CFP)

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

Yr12-50103 Work Statement for Year 1 FFY:2003	Yr15-50106 Work Statement for Year 4 FFY:2006			Yr16-50107 Work Statement for Year 5 FFY:2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	C. Management Improvements 1408			C. Management Improvements 1408		

C.ManagementImprovements1408 Year4			C.ManagementImprovements1408 Year5		
FFY:2006	Totals	\$0	FFY:2007	Totals	\$0

Capital Fund Program (CFP)

Part I: Summary

HAName Trumbull Metropolitan Housing Authority	Comprehensive Grant Number OH12P008-50102	FFY of Grant Approval 2002
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number 1
 Performance and Evaluation Report for Program Year Ending _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 10% of 19)	\$49,856.00	\$25,856.00		
3	1408 Management Improvements	\$393,000.00	\$243,000.00		
4	1410 Administration	\$100,000.00	\$100,000.00		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$54,000.00	\$28,028.22	\$13,731.26	\$13,731.26
8	1440 Site Acquisition				
9	1450 Site Improvement	\$255,000.00	\$128,925.00	\$128,925.00	\$128,925.00
10	1460 Dwelling Structures	\$1,353,600.00	\$1,804,616.78	\$1,804,646.78	\$1,024,054.67
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	\$405,000.00	\$305,000.00	\$252,000.00	\$98,600.00
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$25,000.00	\$0.00		
15	1495.1 Relocation Cost				
16	1490 Replacement Reserve				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of 19)	\$0.00	\$0.00		
19	Amount of Annual Grant (Sum of lines 2-19)	\$2,635,456.00	\$2,635,426.00	\$2,199,303.04	\$1,265,310.93
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	\$517,500.00			
23	Amount of line 19 Related to Energy Conservation	\$803,600.00			

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

PartII:SupportingPages

HA-Wide

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
HA-Wide	Operations/Vehicles/WirelessVPN	1406	LS	\$49,856.00	\$25,856.00			MOVEDFUNDSTO 802COMP/FSWINDOWS
HA-Wide Mgmt. Improvmts	1)LawEnforcement/AdditionalPolice 2)SecurityManager 3)ResidentInitiativeCoordinator 3)MaintenanceTraining	1408 " " "	LS	\$300,000.00 \$37,500.00 \$37,500.00 \$18,000.00	\$150,000.00			MOVEDFUNDSTO 802COMP/FSWINDOWS
			Total1408	\$393,000.00	\$150,000.00	\$0.00	\$0.00	
HA-Wide Admin	FundingforDHDStaff@ 10% oftheannualgrantamount	1410	LS	\$100,000.00				
HA-Wide Feesand Costs	A&Eservices/FeesandCosts	1430	LS	\$54,000.00	\$28,028.22	\$13,731.26	\$13,731.26	PROCEEDING.MOVEDFUNDS TO802COMP/FSWINDOWS
HA-Wide " " " "	AccessControl/SecurityLocks Contingency	1470 1502	LS	\$30,000.00 \$0.00				
HA-WideTotals				\$626,856.00	\$178,028.22	\$13,731.26	\$13,731.26	

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

X

X

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement

(2)TobecompletedforthePerformanceandEvaluationReport

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH801 Trumbull Homes 224Units	DwellingStructures							
	ReplaceHeatBoilers	1460	All	324,800.00		324,800.00	138,969.14	PROCEEDING
	ReplaceHotWaterTanks	1460	All	78,400.00		78,400.00	59,125.00	PROCEEDING
Total, Trumbull				ProjectTotal:	\$403,200.00	\$0.00	\$403,200.00	\$198,094.14

SignatureofExecutiveDirectorandDate

X

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

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(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement

(2)TobecompletedforthePerformanceandEvaluationReport 2 Page __ of __

formHUD-52837(10/96)
refHandbook7485.3

Development			TotalEstimatedCost	TotalActualCost	StatusofProposedWork(2)
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Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity			Funds		
				Original	Revised(1)	Obligated(2)	Expended(2)	
OH802 Highland Terrace 200Units 78Units DemoPlan	<u>SiteImprovements</u> ContinuedComprehensiveMod SiteDefensibleSpace ShrubberyandGroundCover Parkinglotimprovements SiteConcreteimprovements MasterAntennaSystem SiteReconfigurationfromDemo	1450	LS	255,000.00	128,925.00	128,925.00	128,925.00	COMPLETEDFORTHISYR MOVEDFUNDS TO802 1460COMP
	<u>DwellingStructures</u> ContinuedComprehensiveMod ModernizeKitchens,Bathrooms, Bedrooms,Floors,Doors,HVAC, Electrical,Plumbing,Roofs. NewSidingandCanopies	1460	LS	550,000.00	795,671.78	795,671.78	795,671.78	ADDEDOTHERLINEITEM FUNDS TOPAYFOR CONTRACTPAYREQUESTS 802COMP/COMPLETEFOR THISYEAR
	<u>Non-DwellingStructures</u> ContinuedComprehensiveMod RemodelResidentServiceBuilding Non-DwellingRehab/2Buildings	1470	LS	125,000.00	25,000.00	2,000.00	500.00	PROCEEDING
	<u>Demolition</u> ContinuedComprehensiveMod Demolitionof78Units	1485	LS	25,000.00	0.00			KEEPINGLINEITEM. POSSIBLELITIGATION
Total, Highland			ProjectTotal:	\$955,000.00	\$949,596.78	\$926,596.78	\$925,096.78	

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

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(2)TobecompletedforthePerformanceandEvaluationReport 3 Page__of__

formHUD-52837(10/96)

refHandbook7485.3

AnnualStatement/PerformanceandEvaluationReport

31-Dec-02

U.S.DepartmentofHousing

OMBApprovalNo.2577-0157(7/31/98)

CFPYr11-50102

andUrbanDevelopment

CapitalFundProgram(CFP)

PartII:SupportingPages

OfficeofPublicandIndianHousing

803

Development Number/ Name HA-Wide	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	

Activities							
OH803 Buckeye Apartments 150Units	Non-Dwelling Structures Replace Building Entrance Doors Building Access Control System Replace Intercom/Nurse Call system TV Antenna System	1470	LC	45,000.00		45,000.00	13,900.00
Total, Buckeye			Project Total:	\$45,000.00	\$0.00	\$45,000.00	\$13,900.00

PROCEEDING. PLANS SPECIFICATION CHANGED.
 BID ESTIMATE INCREASED. WILL HAVE LINE ITEM
 ONYR 1250103

Signature of Executive Director and Date

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

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form HUD-52837(10/96)

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report

31-Dec-02
CFP Yr 11-50102

U.S. Department of Housing
and Urban Development

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

Capital Fund Program (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

804

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
			Quantity		Funds Obligated (2)	Funds Expended (2)	
OH804							

Fairview
Gardens
200Units

Total, Fairview

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

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5

Page __ of __

form HUD-52837(10/96)

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report

31-Dec-02
CFP Yr 11-50102

U.S. Department of Housing
and Urban Development

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

Capital Fund Program (CFP)

Part II: Supporting Pages

Office of Public and Indian Housing

805

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH805 Tod Apartments 152 Units	<u>Non-Dwelling Structures</u> Replace Building Entrance Doors							

Total	Hubbard		Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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

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8 Page __ of __

Annual Statement/Performance and Evaluation Report 31-Dec-02 U.S. Department of Housing and Urban Development
 CF PYr 11-50102 OMB Approval No. 2577-0157(7/31/98)

Capital Fund Program (CFP) Part II: Supporting Pages Office of Public and Indian Housing

808 Lancer

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH808 Lancer Court Warren Scattered Sites 34 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	74,800.00	92,660.00	92,600.00	4,633.00	PRCEEDING. ESTIMATE WAS SHORT ON WINDOW OPENINGS. BID HIGHER THAN ESTIMATED.

Total	Lancer		Project Total:	\$74,800.00	\$92,660.00	\$92,600.00	\$4,633.00

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

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9 Page __ of __ form HUD-52837(10/96)
 ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report 31-Dec-02 U.S. Department of Housing and Urban Development OMB Approval No. 2577-0157(7/31/98)
 CFP Yr 11-50102
 Office of Public and Indian Housing

Capital Fund Program (CFP) Part II: Supporting Pages

808 Colt

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH808 Colt Court Warren Scattered Sites 24 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	52,800.00	81,360.00	81,360.00	4,068.00	PRCEEDING. ESTIMATE WAS SHORT ON WINDOW OPENINGS. BID HIGHER THAN ESTIMATED.

Total, Colt			Project Total:	\$52,800.00	\$81,360.00	\$81,360.00	\$4,068.00

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

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 (2) To be completed for the Performance and Evaluation Report 10 Page ___ of ___ form HUD-52837(10/96)
 Annual Statement/Performance and Evaluation Report 31-Dec-02 U.S. Department of Housing and Urban Development ref Handbook 7485.3
 CFP Yr 11-50102 OMB Approval No. 2577-0157(7/31/98)
 Capital Fund Program (CFP) Part II: Supporting Pages 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 (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH808 Reo Court Warren Scattered Sites 24 Units	Dwelling Structures Window Replacement	1460	ALL	52,800.00	54,240.00	54,240.00	2,712.00	PROCEEDING. ESTIMATE WAS SHORT ON WINDOW OPENINGS. BID HIGHER THAN ESTIMATED.

Total, Reo		Project Total:	\$52,800.00	\$54,240.00	\$54,240.00	\$2,712.00	

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

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(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 (2) To be completed for the Performance and Evaluation Report 11 Page __ of __

Annual Statement/Performance and Evaluation Report 31-Dec-02 U.S. Department of Housing and Urban Development
 CFPR 11-50102 OMB Approval No. 2577-0157 (7/31/98)

Capital Fund Program (CFP) Part II: Supporting Pages Office of Public and Indian Housing

809

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH809 Rio Terra 22 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	48,400.00	63,280.00	63,280.00	3,164.00	PRECEDING ESTIMATE WAS SHORT ON WINDOW OPENINGS. BID HIGHER THAN ESTIMATED.

Total, Rio			Project Total:	\$48,400.00	\$63,280.00	\$63,280.00	\$3,164.00
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Signature of Executive Director and Date _____ Signature of Public Housing Director or Office of Native American Programs Administrator and Date _____

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 (2) To be completed for the Performance and Evaluation Report 12 Page __ of __ form HUD-52837(10/96)
 Annual Statement/Performance and Evaluation Report 31-Dec-02 U.S. Department of Housing ref Handbook 7485.3
 CFPYr 11-50102 and Urban Development OMB Approval No. 2577-0157(7/31/98)
 Capital Fund Program (CFP) Part II: Supporting Pages Office of Public and Indian Housing

811

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH811 Girard Scattered Sites 28 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	61,600.00	136,730.00	136,730.00	6,836.50	PRECEDING. ESTIMATE WAS SHORT ON WINDOW OPENINGS. BID HIGHER THAN ESTIMATED.

Total, Eastview							
Project Total:	\$0.00	\$0.00	\$0.00	\$0.00			

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

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 Annual Statement/Performance and Evaluation Report 31-Dec-02 U.S. Department of Housing and Urban Development ref Handbook 7485.3
 CFP Yr 11-50102 OMB Approval No. 2577-0157(7/31/98)
 Capital Fund Program (CFP) Part II: Supporting Pages Office of Public and Indian Housing
 814

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH814 Hilltop Gardens 50 Units	<u>Dwelling Structures</u> Window Replacement	1460	ALL	110,000.00	177,505.00	177,505.00	8,875.25	PRECEDING. ESTIMATE WAS SHORT ON WINDOW OPENINGS. BID HIGHER THAN ESTIMATED.

Total, Hilltop						
Project Total:	\$110,000.00	\$177,505.00	\$177,505.00	\$8,875.25		

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 (2) To be completed for the Performance and Evaluation Report 16 Page __ of __

Annual Statement/Performance and Evaluation Report 31-Dec-02 U.S. Department of Housing and Urban Development
 CFPYr11-50102 OMB Approval No. 2577-0157(7/31/98)

Capital Fund Program (CFP) Part II: Supporting Pages Office of Public and Indian Housing

816

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH816 Valley West 50 Units	Non-Dwelling Structures							
	New Maintenance Building to house vehicle, assets and inventory.	1470	LS	100,000.00		100,000.00	70,300.00	PROCEEDING
	Building access control system and door replacement	1470	LS	60,000.00		60,000.00		PROCEEDING

Total	Valley		Project Total:	\$160,000.00	\$0.00	\$160,000.00	\$70,300.00
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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17

Page __ of __

form HUD-52837(10/96)

ref Handbook 7485.3

Development Number/Name HA-Wide Activities	AllFundsObligated(QuarterEndingDate)			AllFundsExpended(QuarterEndingDate)			ReasonsforRevisedTargetDates(2)
	Original	Revised(1)	Actual(2)	Original	Revised(1)	Actual(2)	
1406	Jun-04						
1408	Jun-04						
1410	Jun-04						
1430	Jun-04						
1450	Jun-04						
1470	Jun-04						
1485	Jun-04						
1495							
1502							
OH801Trumbull	Jun-03		12/31/2002				
OH802HighlandTerrace	Dec-02		12/31/2002				
OH803Buckeye	Jun-03		12/31/2002				
OH804Fairview							
OH805Tod	Jun-03		12/31/2002				
OH806McKinley							
OH807Hubbard							
OH808WarrenScattered	Jun-04		12/31/2002				
OH809RioTerra	Jun-04		12/31/2002				
OH811GirardScattered	Jun-04		12/31/2002				
OH812Northview							
OH813Eastview							
OH814Hilltop	Jun-04		12/31/2002				
OH816ValleyWest	Jun-03		12/31/2002				

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.

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SignatureofExecutiveDirectorandDate
DonaldW.EmersonJr.,ExecutiveDirector

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

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Capital Fund Program (CFP)

Part I: Summary

HAName Trumbull Metropolitan Housing Authority	Comprehensive Grant Number OH12P008-50101	FFY of Grant Approval 2001
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Original Annual Statement
 Reserve for Disaster/Emergencies
 Revised Annual Statement/Revision Number 2
 Performance and Evaluation Report for Program Year Ending **2002**
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (may not exceed 10% of 19)	\$50,000.00	\$49,922.88	\$49,922.88	\$49,922.88
3	1408 Management Improvements	\$429,220.00	\$389,785.86	\$389,785.86	\$103,752.73
4	1410 Administration	\$100,000.00	\$75,000.02	\$75,000.02	\$75,000.02
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$55,000.00	\$107,858.58	\$107,858.58	\$107,858.58
8	1440 Site Acquisition				
9	1450 Site Improvement	\$478,784.00	\$468,011.00	\$468,011.00	\$468,011.00
10	1460 Dwelling Structures	\$1,491,837.00	\$1,483,518.18	\$1,483,518.18	\$1,477,869.66
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures	\$86,372.00	\$132,381.00	\$132,381.00	\$132,381.00
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$43,601.00	\$55,836.48	\$55,836.48	\$55,836.48
15	1495.1 Relocation Cost				
16	1490 Replacement Reserve				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of 19)	\$27,500.00	\$0.00		
19	Amount of Annual Grant (Sum of lines 2-19)	\$2,762,314.00	\$2,762,314.00	\$2,762,314.00	\$2,470,632.35
20	Amount of line 19 Related to LBP Activities				
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	\$372,700.00			
23	Amount of line 19 Related to Energy Conservation				

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

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
HA-Wide	Operations/MaintVehicles	1406	LS	\$50,000.00	\$49,922.88	\$49,922.38	\$49,922.88	COMPLETE
HA-Wide Mgmt.	1)LawEnforcement/AdditionalPolice	1408	LS	\$342,000.00	\$309,001.41	\$309,001.41	\$22,968.28	CONTRACTPROBLEMS/Movedto802COMP
Improvmts	2)SecurityManager	"		\$30,700.00	\$40,365.11	\$40,365.11	\$40,365.11	COMPLETE/INCREASEDSALARY
	3)ResidentInitiativeCoordinator	"		\$30,700.00	\$35,231.34	\$35,231.34	\$35,231.34	COMPLETE/INCREASEDSALARY
	3)MaintenanceTraining	"		\$20,000.00	\$5,188.00	\$5,188.00	\$5,188.00	COMPLETE/MOVEDTO802COMP
			Total1408	\$423,400.00	\$389,785.86	\$389,785.86	\$103,752.73	
HA-Wide Admin	FundingforDHDStaff@10% oftheannualgrantamount	1410	LS	\$100,000.00	\$75,000.02	\$75,000.02	\$75,000.02	COMPLETE/REDUCEDANDMOVEDTO 802COMP
HA-Wide Feesand Costs	A&Eservices/FeesandCosts	1430	LS	\$55,000.00	\$107,858.58	\$107,858.58	\$107,858.58	COMPLETE/CITYOFWARRENINCREASED PERMITFEES802COMP
HA-Wide			LS					
"								
"	Contingency	1504	LS	\$27,500.00	\$0.00			COMPLETE/MOVEDTO 802COMP
"								
"								
HA-WideTotals				\$628,400.00	\$622,567.34	\$622,566.84	\$336,534.21	

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

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(2)TobecompletedforthePerformanceandEvaluationReport

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH801 Trumbull Homes	Dwelling Structures Install New Smoke Detectors	1460	All Units	33,600.00	16,580.00	16,580.00	16,580.00	COMPLETE/BID LOWER THAN ESTIMATED MOVED TO 802 COMP
Total, Trumbull				Project Total:	\$33,600.00	\$16,580.00	\$16,580.00	\$16,580.00

Signature of Executive Director and Date

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

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH802 Highland Terrace	Site Improvements Comprehensive Modernization Site Defensible Space Shrubbery and Ground Cover Parking Lot Repairs and Additions Site Concrete Repair and Replace Master Antenna System Site Reconfiguration from Demo	1450	LS	478,784.00	468,011.00	468,011.00	468,011.00	COMPLETE FOR THIS YR
	Dwelling Structures Comprehensive Modernization Modernization Kitchens Modernization Bathrooms Modernization Bedrooms Modernization Floors Modernization Doors Modernization HVAC New Canopies New Roofs New Siding Update Electrical Update Plumbing	1460	LS	1,241,167.25	1,333,550.91	133,550.91	133,550.91	COMPLETE FOR THIS YR MOVED FUNDS FROM OTHER LINE ITEM STOP PAY FOR CONTRACTOR PAY REQUESTS
	Non-Dwelling Structures Comprehensive Modernization Remodel Resident Service Building Non-Dwelling Rehab	1470 4 Units	LS	86,372.00	132,381.00	132,381.00	132,381.00	COMPLETE FOR THIS YR MOVED FUNDS FROM OTHER LINE ITEM STOP PAY FOR CONTRACTOR PAY REQUESTS
	Demolition 78 Units	78 Units	LS	43,601.00	55,836.48	55,836.48	55,836.48	COMPLETED FOR THIS YR CHANGE ORDER ADDED
Totals	Highland			\$1,849,924.25	\$1,989,779.39	\$789,779.39	\$789,779.39	

Signature of Executive Director and Date

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

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Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH803 Buckeye Apartments								
Total, Buckeye				ProjectTotal:	\$0.00	\$0.00	\$0.00	\$0.00

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

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4 Page__of__

formHUD-52837(10/96)

refHandbook7485.3

AnnualStatement/PerformanceandEvaluationReport

31-Dec-02

U.S.DepartmentofHousing
andUrbanDevelopment

OMBApprovalNo.2577-0157(7/31/98)

ComprehensiveGrantProgram(CGP)

PartII:SupportingPages

OfficeofPublicandIndianHousing

Development			TotalEstimatedCost	TotalActualCost	StatusofProposedWork(2)
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Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity			Funds	Funds	
				Original	Revised(1)	Obligated(2)	Expended(2)	
OH804 Fairview Gardens	InstallNewSmokeDetectors	1460	AllUnits	30,000.00	15,356.52	15,356.52	9,708.00	PROCEEDING BIDLOWERTHANESTIMATED
Total, Fairview			ProjectTotal:	\$30,000.00	\$15,356.52	\$15,356.52	\$9,708.00	

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5 Page__of__
formHUD-52837(10/96)
refHandbook7485.3
AnnualStatement/PerformanceandEvaluationReport 31-Dec-02 U.S.DepartmentofHousing OMBApprovalNo.2577-0157(7/31/98)
andUrbanDevelopment
ComprehensiveGrantProgram(CGP) PartII:SupportingPages OfficeofPublicandIndianHousing
805

Development Number/	GeneralDescriptionofMajor	Development	Quantity	TotalEstimatedCost	TotalActualCost	StatusofProposedWork(2)
------------------------	---------------------------	-------------	----------	--------------------	-----------------	-------------------------

Name HA-Wide Activities	WorkCategories	Account Number		Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH805 Tod Apartments	ExteriorBldgSurfaceRepair	1460	LS	100,466.75	99,116.75	99,116.75	99,116.75	CONTRACTORCOMPLETED WORKITEMS.TMHAHAD TOSEEKLEGALCOUNSELTOGET CONTRACTORTOCOMplete WITHINTHESPECIFICATIONS
Total, Tod			ProjectTotal:	\$100,466.75	\$99,116.75	\$99,116.75	\$99,116.75	

Signature of Executive Director and Date

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

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6 Page __ of __

form HUD-52837(10/96)

ref Handbook 7485.3

Annual Statement/Performance and Evaluation Report

31-Dec-02
CFPYr10-50101

U.S. Department of Housing
and Urban Development

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

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

Office of Public and Indian Housing

806

Development Number/ Name	General Description of Major Work Categories	Development Account	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
						Funds	Funds	

HA-Wide Activities	Number	Original	Revised(1)	Obligated(2)	Expended(2)
OH806 McKinley Towers					
Total, McKinley	Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date

X

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

X

(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

7 Page __ of __

Annual Statement/Performance and Evaluation Report

Comprehensive Grant Program (CGP)

31-Dec-02
CFPYr10-50101

Part II: Supporting Pages

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

form HUD-52837(10/96)
ref Handbook 7485.3
OMB Approval No. 2577-0157(7/31/98)

Development Number/ Name HA-Wide	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)	

Total, Eastview			Project Total:	\$0.00	\$0.00	\$0.00	\$0.00
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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

15 Page __ of __

Annual Statement/Performance and Evaluation Report 31-Dec-02 U.S. Department of Housing and Urban Development Office of Public and Indian Housing
 Comprehensive Grant Program (CGP) Part II: Supporting Pages

814

form HUD-52837(10/96)
 ref Handbook 7485.3
 OMB Approval No. 2577-0157(7/31/98)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
OH814 Hilltop Gardens	Install New Smoke Detectors	1460	All Units	7,500.00	4,338.00	4,338.00	4,338.00	COMPLETE BID LOWER THAN ESTIMATED

Total, Valley		Project Total:	\$0.00	\$0.00	\$0.00	\$0.00		Signature of Public Housing Director or Office of Native American Programs Administrator and Date
Signature of Executive Director 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	AllFundsObligated(QuarterEndingDate)			AllFundsExpended(QuarterEndingDate)			ReasonsforRevisedTargetDates(2)
	Original	Revised(1)	Actual(2)	Original	Revised(1)	Actual(2)	
1406	06/31/04		12/31/2002	09/30/04		12/31/2002	
1408	06/31/04		12/31/2002	09/30/04			
1410	06/31/04		12/31/2002	09/30/04		12/31/2002	
1430	06/31/04		12/31/2002	09/30/04		12/31/2002	
1450	06/31/04		12/31/2002	09/30/04		12/31/2002	
1470	06/31/04		12/31/2002	09/30/04		12/31/2002	
1485	06/31/04		12/31/2002	09/30/04		12/31/2002	
1495							
1502	06/31/04		12/31/2002	09/30/04		12/31/2002	
OH801Trumbull	06/31/04		12/31/2002	09/30/04		12/31/2002	
OH802HighlandTerrace	06/31/04		12/31/2002	09/30/04		12/31/2002	
OH803Buckeye							
OH804Fairview	12/30/2002		12/31/2002	12/30/2003			
OH805Tod	6/30/2001		6/30/2001	12/30/2002		12/31/2002	
OH806McKinley							
OH807Hubbard							
OH808WarrenScattered	12/30/2002		12/31/2002	12/30/2003		12/31/2002	
OH809RioTerra	12/30/2002		12/31/2002	12/30/2003		12/31/2002	
OH811GirardScattered	12/30/2002		12/31/2002	12/30/2003		12/31/2002	
OH812Northview				12/30/2003			
OH813Eastview							
OH814Hilltop	12/30/2002		12/31/2002	12/30/2003		12/31/2002	
OH816ValleyWest							

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement.

(2)TobecompletedforthePerformanceandEvaluationReport.

SignatureofExecutiveDirectorandDate

DonaldW.EmersonJr.,ExecutiveDirector

x

SignatureofPublicHousingDirector/OfficeofNativeAmericanProgramsAdministratorandDate

x

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

Comprehensive Grant Program (CGP)

Part I: Summary

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGPFunds				
2	1406 Operations (may not exceed 10% of 19)	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
3	1408 Management Improvements	\$443,400.00	\$364,369.05	\$364,369.05	\$364,369.05
4	1410 Administration	\$96,966.40	\$100,000.00	\$100,000.00	\$100,000.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$55,000.00	\$55,737.81	\$55,737.81	\$55,737.81
8	1440 Site Acquisition				\$0.00
9	1450 Site Improvement	\$279,050.00	\$279,050.00	\$279,050.00	\$279,050.00
10	1460 Dwelling Structures	\$1,561,877.11	\$1,647,527.11	\$1,647,527.11	\$1,647,527.11
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	\$146,990.51	\$147,118.51	\$147,118.51	\$147,118.51
13	1475 Nondwelling Equipment				
14	1485 Demolition	\$43,601.00	\$44,522.08	\$44,522.08	\$44,522.08
15	1495.1 Relocation Cost	\$26,125.98	\$14,686.44	\$14,686.44	\$14,686.44
16	1490 Replacement Reserve				
17	1498 Mod Used for Development				
18	1502 Contingency (may not exceed 8% of 19)	\$0.00			
19	Amount of Annual Grant (Sum of lines 2-19)	\$2,703,011.00	\$2,703,011.00	\$2,703,011.00	\$2,703,011.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$342,000.00		\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservation	\$0.00	\$0.00	\$0.00	\$0.00

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

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
HA-Wide Mgmt. Improvmts 1406	Operations(NewMaintVehicles)	1406	LS	\$50,000.00		\$50,000.00	\$50,000.00	Complete
HA-Wide Mgmt. Improvmts 1408	1)LawEnforcement/AdditionalPolice	1408	All	\$342,000.00	\$285,458.00	\$285,458.00	\$285,458.00	Complete
	2)SecurityManager	"	1	\$30,700.00		\$30,700.00	\$30,700.00	Complete
	3)ResidentInitiativeCoordinator	"	1	\$30,700.00		\$30,700.00	\$30,700.00	Complete
	4)MaintenanceTraining	"	1	\$40,000.00	\$17,511.00	\$17,511.00	\$17,511.00	Complete
	Total 1408			\$443,400.00	\$364,369.00	\$364,369.00	\$364,369.00	
HA-Wide Admin	FundingforDHDSStaff@10% oftheannualgrantamount	1410		\$96,966.40	\$100,000.00	\$100,000.00	\$100,000.00	Complete
HA-Wide Feesand Costs	A&Eservices/FeesandCosts	1430		\$55,000.00	\$55,737.81	\$55,737.81	\$55,737.81	Complete
HA-Wide "	1)	1460						
"	2)	1460						
"	1)	1475						
"	2)	1475						
"	1)Demolition	1485						
"	1)Relocation	1495.1						
"	1)Contingency	1502	LS					

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

X

X

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement

(2)TobecompletedforthePerformanceandEvaluationReport

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH801 Trumbull Homes	Door/LockReplacement	1460	LC	\$4,749.83		\$4,749.83	\$4,749.83	Complete Completedtestmodel
Total, Trumbull				ProjectTotal:	\$4,749.83	\$0.00	\$4,749.83	\$4,749.83

SignatureofExecutiveDirectorandDate

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

X

X

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement

(2)TobecompletedforthePerformanceandEvaluationReport

Page3of7

formHUD-52837(10/96)

refHandbook7485.3

AnnualStatement/PerformanceandEvaluationReport

Updated: 5/13/200314:54

22-Aug-02

U.S.DepartmentofHousing
andUrbanDevelopment

OMBAApprovalNo.2577-0157(7/31/98)

ComprehensiveGrantProgram(CGP)

PartII:SupportingPages

OfficeofPublicandIndianHousing

00CGPYr9

HighlandTerraceOH802

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	

OH802 Highland Terrace	Site:	1450						
	ComprehensiveMod(2ndYear)	"						
	Sitedefensiblespacefencing/landscape	"						
	Sitegroundcover	"						
	Parkinglotrepairs/additions	"						
	Concreterepairsadditions	"						
Masterlocalantennasystem	"							
Sitereconfigurationafterdemo	"							
TotalSite:	1450	LS	\$279,050.00		\$279,050.00	\$279,050.00	Complete	
DwellingStructures	ComprehensiveMod(2ndYear)	1460						
	Updateelectrical	"						
	Asbestosremovalsiding/soffits	"						
	Replacementsiding/soffits	"						
	Newcanopies	"						
	Replaceroofs	"						
	ReplaceHWT	"						
	Kitchenmodcomplete	"						
	Bathroommodcomplete	"						
	Replacefloortile/carpet	"						
	Replaceinteriordoorscomplete	"						
	Replaceentrancedoorscomplete	"						
	TotalDwellingStructures	1460	LS	\$1,561,877.11	\$1,647,527.11	\$1,647,527.11	\$1,647,527.11	Complete
Non-DwellingStructures	ComprehensiveMod(2ndYear)	1470						
	Remodelresidentservicebuilding	"						
	2buildings/4units	"						
	TotalNon-DwellingSturctures	1470	LS	\$86,372.00	\$86,500.00	\$86,500.00	\$86,500.00	Complete
Demolition	ComprehensiveMod(2ndYear)	1485						
	Demolition78units	1485	LS	\$43,601.00	\$44,522.08	\$44,522.08	\$44,522.08	Complete
Relocation	1495	LS	\$26,125.98	\$14,686.44	\$14,686.44	\$14,686.44	Complete	
ComprehensiveMod(2ndYear)								
Total, Highland		ProjectTotal:	\$1,997,026.09	\$1,793,235.63	\$2,072,285.63	\$2,072,285.63		

SignatureofExecutiveDirectorandDate

X

SignatureofPublicHousingDirectororOfficeofNativeAmericanProgramsAdministratorandDate

X

(1)TobecompletedforthePerformanceandEvaluationReportoraRevisedAnnualStatement
(2)TobecompletedforthePerformanceandEvaluationReport

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refHandbook7485.3
OMBApprovalNo.2577-0157(7/31/98)

AnnualStatement/PerformanceandEvaluationReport

22-Aug-02

U.S.DepartmentofHousing
andUrbanDevelopment
OfficeofPublicandIndianHousing

00CGPYr9

ComprehensiveGrantProgram(CGP)

PartII:SupportingPages

803

Development Number/ Name HA-Wide Activities	GeneralDescriptionofMajor WorkCategories	Development Account Number	Quantity	TotalEstimatedCost		TotalActualCost		StatusofProposedWork(2)
				Original	Revised(1)	Funds Obligated(2)	Funds Expended(2)	
OH803 Buckeye Apartments	ElevatorUpdates	1470	LS	\$6,500.00		\$6,500.00	\$6,500.00	Complete

Total,

Project Total:

Signature of Executive Director and Date

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

X

X

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

Part III: Implementation Schedule

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

Signature of Executive Director and Date

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

X

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