





Donald W. Emerson Jr., J.D.
Executive Director



Serving Our Community

For 80 years, we have strived to provide **quality affordable housing opportunities** to the residents of Trumbull County. It has not always been easy and the journey has had some bumps along the way. But ultimately, we have furnished those in need with a place to call home. For some, this home has been a temporary landing spot while life's journey redirected them. For others, our housing is a refuge for independent aging. Through it all, we have been committed to making our residents' needs paramount, as announced in this 1934 press release:

"Creation of the Warren Metropolitan Housing Authority was announced today by the Ohio State Board of Housing in Columbus, according to Associated Press dispatches. An application for the housing authority and supporting brief were filed late in May by a Chamber of Commerce committee and the city planning and platting commission which made an exhaustive survey of the need for slum elimination in Warren and Howland townships which are included in the district."

Thus began the Warren Metropolitan Housing Authority, Ohio's eighth such entity. While our name was changed to Trumbull Metropolitan Housing Authority in 1973, **our mission has never wavered.**

"We knew something had to be done to improve peoples' living conditions," said Arthur F. Sidells, a prominent local architect and one of the leaders of the initial Chamber committee. Sidells was joined by prominent community leaders Halsey Taylor, Clifford Bland, Gus Bolz, David Paige and William Porteous to form the initial Housing Committee. On April 15, 1938, Warren and 22 other cities across the U.S. received a \$1 million allocation to do just that.

On April 24, 1939, the Warren *Tribune Chronicle* front page headline announced the approval by the W.M.H.A. of the (Railroad) Stop 37½ site purchase. That site, the Carrie Beck property, is now known as the Trumbull Homes. Warren thus became the smallest city in America granted and building major low-rent housing.

As the years have passed, we continue to stay on the cutting edge of the housing industry. We strive to replace outdated housing while executing programs that meet the needs of the community. In short, we do what was identified by Arthur Sidells in 1934: improve the living conditions for people. The traditions of our country's Judeo-Christian ethics would have us do no less. Today, our mission is:

"... to be a leader in the housing industry by providing safe, clean and modern housing opportunities to low-income persons while promoting self-sufficiency, upward mobility and customer satisfaction. These aims shall be further achieved by developing public/private partnerships; homeownership and entrepreneurial opportunities in Trumbull County."

I would hope that the founders of our organization would be proud of our accomplishments and our commitment to carry out their noble endeavor. I wake up daily knowing that our organization has a positive impact on the lives of others. For me, it is a privilege to serve on behalf of our residents and the board and employees of Trumbull Metropolitan Housing Authority. We have been impactful for 80 proud years. **Our strong foundation should allow us to stand at least another 80.**

Sincerely,

Donald W. Emerson Jr., J.D.
Executive Director & Ex Officio Secretary

BOARD MEMBERS



Back: Doreen Edgerson, Gilbert L. Rieger, Reverend Darryl L. Rodgers Sr.
Front: Ronda Bonekovic, Fred Kubli Jr.

Attorney Gilbert L. Rieger, Chairman – Attorney Rieger was appointed to the board by the Trumbull County Court of Common Pleas on May 1, 1999. His current term expires on July 11, 2017.

Fred Kubli Jr., Vice Chairman – Mr. Kubli was appointed to the board by the Trumbull County Probate Court on February 28, 1995. His current term expires on July 25, 2018.

Ronda Bonekovic – The Trumbull County Commissioners appointed Ms. Bonekovic to the board on July 17, 2002. Her current term expires on July 24, 2016.

Doreen Edgerson – The mayor of Warren appointed Ms. Edgerson to the board on January 16, 2007. Her current term expires on July 24, 2019.

Reverend Darryl L. Rodgers Sr. – The mayor of Warren appointed Reverend Rodgers to the board on September 18, 2014. His current term expires on July 24, 2020.

EMPLOYEES

Executive Director: Donald W. Emerson Jr., J.D.

Assistant Director: Russell Osman

Finance & Development Director: Colleen Dattilio

Housing Services Administrator: Deborah Barna

MIS Administrator: Tracie Fugitt

Financial Analyst: Heidi Scanlon

Capital Programs Coordinator: Jeff Siwicz

Staff Accountant: Patricia Shepherd

Bookkeeper: Shelly Moore

Security Coordinator: David Ruggiero

Special Projects Coordinator: Richard Hodge

Grants Manager: Lindsay Gartland

YouthBuild Manager: Jessica Hazelkorn

Executive Secretary: Tina Oakes

Human Resources Generalist: Bobbie Jo Obradovich

Contract Manager: Lisa Kutty

Housing Choice Voucher Program Coordinator: Valerie Simeon

Family Self-Sufficiency Coordinator: Dave Tammario

Family Self-Sufficiency Manager: Tabatha Johnson

HCVP Aides: Samantha Dawkins, Leigh Smith

HCVP Inspector: Renee Truss

AMP Property Managers: Michelle Chance, Sharon DiClaudio, Patricia Dessaw, Angela Maruca, Mike Zayas, Angela Kotouch

AMP Aides: Phyllis Cayson, Gwen Dugger, Kelly Heslop, Kathy Love, Shena Keys, Ruth Sarko

Service Representative: Ariel Magada

Maintenance Services Coordinators: David Cline, Daryl Olszewski, Wayne Simeon

Housing & Building Inspector: Thomas Fishel

Maintenance Aides: Eric Bartholomew, Randy Baugh, Jeffrey Czerniak, Richard Davis, Raymond Dodson, Ronald Fraser, Sheila Hill, Jeffrey Hubbard, Russell Roose, Gerald Vandergriff

Maintenance Laborer A's: John Canann, Matthew Durno, Justin Heffner, John Jolliff, Christine Parks, Robert Taylor, Rebecca Tibbs, Thaddeus Walker, Floyd Ward, William Bixler

Janitors: Lisa Miller, Joyce Curry, Pamela Henry, Linda Roose

WARREN TO GAIN

New Senior Community

The Trumbull Metropolitan Housing Authority has secured \$10.6 million to construct a new, mixed-income, independent living facility for seniors in Warren.

Warren Housing Development Corporation, in conjunction with TMHA, will sponsor the project that will see 60 modern apartments erected on Parkman Road in Warren. Financing was provided by equity competitively awarded by the Ohio Housing Finance Agency (OHFA), the U.S. Department of Housing and Urban Development (HUD), private nonprofit funding and Warren-Trumbull Home Consortium Funds.

"This is a seminal moment for the Housing Authority as we continue to meet our mission," said TMHA Executive Director Donald W. Emerson Jr., J.D. "Parkman Road is the gateway to the City of Warren. We are looking forward to the completion of this project and the continued revitalization of the City."



TMHA PRESENTS

College Scholarship

Trumbull Metropolitan Housing Authority showed its support of community youth by presenting Ms. DaMareya Russell, a 2014 graduate of Warren G. Harding High School and Trumbull Career and Technical Center, a scholarship of \$2,000 for continuing education. The agency presented Ms. Russell with the C. Robert Wyndham and Fred Kubli Jr. "If I Could Change the World..." scholarship award on June 10, 2014, at a special ceremony during the TMHA Board of Director's meeting.

DaMareya is the daughter of Ms. Stephanie Russell of Warren, Ohio. She graduated with a 3.8 GPA and was active in a variety of extra-curricular activities while also maintaining a part-time job. She plans to attend Kent State University/Trumbull in the fall.

According to Donald W. Emerson Jr., J.D., Executive Director of TMHA, "DaMareya has set an excellent example for fellow students to follow, and is a deserving recipient of this scholarship. Helping young people continue their education is one of the challenges our community faces, and it's a need we are proud to address."



1940s

Trumbull Homes is **first** public housing units in Trumbull County

1930s

Warren Metropolitan Housing Authority is **eighth** established in Ohio

1950s

Temporary post-war housing units awarded

2000s

Programs strengthened; **three** new living facilities launch

80

Years of Excellence

1960s

Jurisdiction expands to Hubbard, Liberty & Weathersfield

1990s

After-school programs & Resident Advisory Board created; YouthBuild

1980s

50th anniversary celebrated; upgrades ongoing

1970s

Name changes to TMHA; first **three** nonprofits formed



TMHA Resident Advisory Board

Established in 1998, the TMHA Resident Advisory Board provides a forum where representatives of the various TMHA developments can share information and voice the concerns of the people living in their building or neighborhood. The knowledge gleaned from these discussions presents TMHA with a valuable foundation to develop our annual plan.

Members of the TMHA Resident Advisory Board are as follows:

DEVELOPMENT	MEMBER
◆ McKinley Towers	Shon Greene
◆ Hubbard Manor	Patricia Eliser
◆ Girard Scattered Sites	John & Kelley Lambert Ruth O'Connell
◆ Northview	Mary Lou Brenner
◆ Eastview	Joyce Johnson
◆ Valley West	Marg King/Hazel Howell
◆ The Elms	Belinda York
◆ Heaton House	Dan Minor
◆ Girard Manor	Ruth Tarr
◆ Bentley Senior	Jerome Jones
◆ Jurisdiction-Wide Resident Coalition	Jim Edwards

LEGAL TEAM

The legal jurisdiction of the Trumbull Metropolitan Housing Authority, a political subdivision of the State of Ohio, is all of Trumbull County with the exception of the Township of Mesopotamia.

The following attorneys represent Trumbull Metropolitan Housing Authority:

Attorney Daniel P. Thomas, of the law firm Delbene, LaPolla and Thomas, handles personnel and civil matters; and Attorney John Pogue, of the law firm Harrington, Hoppe, and Mitchell, handles corporate matters.

FISCAL

Trumbull Metropolitan Housing Authority has a \$95,315 liability to the Treasurer of Trumbull County as payment in lieu of taxes in fiscal year 2014. This amount is 10 percent of the shelter rent charged less the cost of utilities; it is the maximum permitted by federal regulation. The treasurer distributes this payment to other political subdivisions in his district based upon the number of housing units we own in each area.

A five-year contract to perform the annual audit of books and records on behalf of the State Auditor's Office, which began with the audit for the period ended June 30, 2014, was awarded to Salvatore Consiglio, CPA, Inc. The audit for the period ended June 30, 2014, is complete. The examination was conducted in accordance with auditing standards generally accepted in the United States of America, and the Government Auditing Standards, issued by the Comptroller General of the United States. No findings or recommendations were made as a result of this examination.

In 2014, **Trumbull Metropolitan Housing Authority** had General Depository Agreements in effect with Talmer Bank & Trust, Huntington National Bank, and Cortland Savings and Banking Co., protecting any deposits at those institutions.

Trumbull Metropolitan Housing Authority FINANCIALS

STATEMENT OF REVENUE & EXPENSES

Year ended June 30, 2014

Audited Project Nos. OH 8-1 et al. ACC C05001

REVENUE

Program Grants/Subsidies	9,564,609
Tenant Revenues	1,883,273
Other Income	358,821
Interest Income	15,722
Total Revenue	\$11,822,425

EXPENSES

Administration	2,896,606
Utilities	894,229
Ordinary Maintenance	2,048,692
General Expenses	1,303,328
Housing Assistance Payments	4,674,344
Depreciation	2,282,863
Total Expenses	\$14,100,062
Excess Expenses Over Revenue	(2,277,637)

STATEMENT OF NET POSITION

Year ended June 30, 2014

Audited Project Nos. OH 8-1 et al. ACC C05001

ASSETS

Cash and Investments	3,885,745
Accounts Receivable (Net of Allowance)	515,583
Prepaid Expenses	132,504
Inventories (Net of Allowance)	124,082
Land, Structure and Equipment (Net of Depreciation)	19,556,047
Total Assets	\$24,213,961

LIABILITIES & NET POSITION

Current Liabilities

Accounts Payable	432,735
Deferred Revenues	60,800
Other Current Liabilities	350,217
Total Current Liabilities	\$843,752

Noncurrent Liabilities

Compensated Absences	413,114
Long-Term Debt (Net of Current)	134,594
Total Noncurrent Liabilities	\$547,708
Total Liabilities	\$1,391,460

Net Position

Net Invested in Capital Assets	19,407,886
Restricted	56,159
Unrestricted	3,358,456
Total Net Position	\$22,822,501
Total Liabilities and Net Position	\$24,213,961



OHIO HOUSING FINANCE AGENCY

77 SOUTH HIGH STREET, 26TH FLOOR
COLUMBUS, OHIO 43512-0319

Transmitted herewith is the annual report of the **Trumbull Metropolitan Housing Authority** for the calendar year 2014. In January of 2014, the board elected Attorney Gilbert L. Rieger as chairman and elected Mr. Fred Kubli Jr., as vice chairman. The gentlemen served in those capacities throughout the year.

Respectfully submitted,

Trumbull Metropolitan Housing Authority
Donald W. Emerson Jr., J.D., Executive Director

CHAIRS OF THE BOARD OF DIRECTORS

N A M E	T E R M	C H A I R
Gus C. Bolz	07.25.34 - 07.25.39 02.15.40 - 07.25.43	07.25.34 - 11.17.37
C.J. Bland	07.25.34 - 08.10.42	11.17.37 - 09.11.39
Jean Blair	07.25.39 - 07.25.44	09.11.39 - 01.18.44
Dana M. Bailey Sr.	08.30.38 - 01.15.46	01.18.44 - 01.15.46
Paul A. Harrell	02.17.45 - 07.25.72	02.05.46 - 01.21.47
Maurice W. Prince	12.22.43 - 07.25.48	01.21.47 - 01.20.48
Don W. Dawson	08.02.45 - 06.01.55	01.20.48 - 01.18.49
Harold A. Lynn	09.04.45 - 07.25.60	01.18.49 - 01.17.50
Mark J. Williams	01.31.46 - 01.22.67 07.26.68 - 12.17.72	01.17.50 - 01.16.51
Harold A. Lynn	09.04.45 - 07.25.60	01.16.51 - 08.16.60
Mark J. Williams	01.31.46 - 01.22.67 07.26.68 - 12.17.72	09.06.60 - 01.17.67
Paul A. Harrell	02.17.45 - 07.25.72	01.17.67 - 01.20.70
Mark J. Williams	01.31.46 - 01.22.67 07.26.68 - 12.17.72	01.20.70 - 12.17.72
Dr. Joseph L. Logan	08.18.60 - 01.19.95	01.16.73 - 01.20.87
Steve A. Zofko	07.26.72 - 05.01.99	01.20.87 - 01.19.93
C. Robert Wyndham	10.01.77 - 01.17.07	01.19.93 - 01.19.05
Fred Kubli Jr.	02.28.95 - present	01.19.05 - 01.17.11
Gilbert L. Rieger	05.01.99 - present	01.18.11 - present

EXECUTIVE DIRECTORS

- Carl L. Feederle** - August 1, 1938 - January 31, 1967
- John J. McLaren** - February 1, 1967 - January 31, 1987
- Timothy J. Sandor** - February 1, 1987 - September 31, 1993
- Michael F. Olszewski** - January 1, 1994 - September 9, 1998
- Donald W. Emerson Jr., J.D.** - September 10, 1998 - Present

TRUMBULL METROPOLITAN HOUSING AUTHORITY

4076 YOUNGSTOWN-WARREN ROAD SE, WARREN, OH 44484

Administrative Office: 330.369.1533 • Applications: 330.369.4985

TMHA Tip Line: 330.716.1032 • HCV Program: 330.369.6460