



Housing builds
HOPE



Building

HOPE



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

Shelter is a basic human necessity. We all need a place to call home so that we may center ourselves as well as our loved ones. Yes, we require food and water but we also must have our own sanctuary from which to develop. From there, we may thrive. Warmth and comfort. I call my home my refuge. It certainly affords me comfort and it buttresses my hope.

A home is a building block toward Hope. As housing professionals, we are Hope Architects. When I say "Housing Builds Hope," my thought is that people are given the opportunity to flourish if that basic need for shelter is met. Hope may spring eternal, but having a home, an anchor, provides unparalleled stability.

When you have hope, you place trust in the possibility of success and upward mobility. I did not say wealth. I am saying an opportunity for a better life. The stressors of life are that much more lessened if we ensure this basic need of shelter.

Hope comes from the trust of going to bed at night and awakening to another day filled with a myriad of possibilities. When we get beyond any of our marketing tools and slogans, our mission is to provide housing to people who need it. No real need for fancy wording. We provide hope for a better life; a beginning for some, a safe haven for others. More work will need to be done, but we supply a foundation.

Former First Lady Michelle Obama eloquently said, "You may not always have a comfortable life and you will not always be able to solve all of the world's problems at once but don't ever underestimate the importance you can have because history has shown us that courage can be contagious and hope can take on a life of its own."



**A HOME IS A BUILDING BLOCK
TOWARD HOPE. AS HOUSING
PROFESSIONALS, WE ARE**
Hope Architects.

If barriers to success are removed mixed with faith, all things are possible. I embrace the theme that "Housing Builds Hope". What's wrong with embracing hope?

Sincerely,

A handwritten signature in black ink that reads "Donald W. Emerson Jr." The signature is fluid and cursive.

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



HOUSING

Builds Hope

As a young child, I grew up in a housing community that had many challenges. Nevertheless, I attempted to block out the stress that weighed on my mind constantly, like a Ferris wheel ride going around and around that would not come to an end.

This experience did not free me to thrive but undermined my hope in the American dream. I appreciated the fact that my family was a loving family, but I admit I wondered if that experience had not been there, would my outlook on life have been different?

Do not misunderstand, I was blessed that I was surrounded by the loving support of a family that poured into me values, faith and character just to name a few. But I longed to have housing that could meet all of my needs.

Nothing is more basic and foundational than a place that shelters, protects and nurtures those who occupy it. A house is not just a building, it is a home — It supports the personal and professional development and offers a safe harbor.

Simply stated, “Housing Builds Hope.” According to the dictionary, hope is a feeling of expectation and desire for a certain thing to happen. To have hope is to want an outcome that makes your life better in some way.

MY LIFE IS CERTAINLY BETTER BECAUSE OF GOOD, STABLE HOUSING.

As Chairman of the Board of TMHA, I am aware of the role housing plays in the life of our residents. As housing professionals, we are committed to bringing hope through providing the best housing options to people who need it. Every day, our executive director, along with his entire staff, works extremely hard to provide housing that builds hope for a quality life where people have the opportunity to thrive.

When people are given a chance to thrive they can become witnesses that decent affordable housing creates a lasting impact that can change families and communities for generations.

REVEREND DARRYL L. RODGERS, SR.

Chairman, TMHA Board of Directors

Board members



BACK: Reverend Darryl L. Rodgers, Sr., Donald W. Emerson, Jr., Attorney Gilbert L. Rieger, John Guarnieri

FRONT: Gloria Gray, Ronda Bonekovic

REVEREND DARRYL L. RODGERS, SR., CHAIR – The Mayor of Warren appointed Reverend Rodgers to the Board on September 18, 2014. His current term expires on July 24, 2025.

ATTORNEY GILBERT L. RIEGER, VICE CHAIR – 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, 2022.

RONDA BONEKOVIC – The Trumbull County Commissioners appointed Ms. Bonekovic to the Board on July 17, 2002. Her current term expires on July 24, 2021.

GLORIA GRAY – The Mayor of Warren appointed Ms. Gray to the Board on November 30, 2015. Her current term expires on July 24, 2024.

JOHN GUARNIERI – Mr. Guarnieri was appointed to the Board by the Trumbull County Probate Court on April 11, 2016. His current term expires on July 25, 2023.

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 Delpuppo

FINANCIAL ANALYST: Heidi Scanlon

CAPITAL PROGRAMS COORDINATOR: Jeff Siwec

STAFF ACCOUNTANT: Travis Dunlap

BOOKKEEPER: Shelly Moore

SECURITY COORDINATOR: David Ruggiero

SPECIAL PROJECTS COORDINATOR: Matthew Durno

GRANTS MANAGER: Lindsay Gartland

YOUTHBUILD MANAGER: Marie Lishick

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 Tammaro

FAMILY SELF-SUFFICIENCY MANAGER: Tabatha Johnson

HCVP AIDES: Samantha Dawkins, Leigh Smith

HCVP INSPECTOR: Renee Truss

AMP PROPERTY MANAGERS: Michelle Chance, April Platt, Kathy Love, Angela Maruca, Mike Zayas, Angela Kotouch

AMP AIDES: Phyllis Cayson, Lisa Miller, Kelly Lampman, Danielle Yarina, Ruth Sarko, Amy Davis

SERVICE REPRESENTATIVE: Ariel Magada

MAINTENANCE SERVICES COORDINATORS: Brandon Sersich, Daryl Olszewski, Wayne Simeon

HOUSING & BUILDING INSPECTOR: Thomas Fishel

MAINTENANCE AIDES: Eric Bartholomew, Jeffrey Czerniak, Richard Davis, Raymond Dodson, Ronald Fraser, Sheila Hill, Russell Roose, Gerald Vandergrift, Floyd Ward

MAINTENANCE LABORER A: John Canann, Justin Heffner, John Jolliff, Christine Parks, Rebecca North, Armin Bailey, Daniel Beck, Cory North

MAINTENANCE LABORER B: Sean Jervis, Daniel Padula, David Carl, James Back

JANITORS: William Bixler, Joyce Curry, Pamela Henry, John Turner, Jeffrey Hugley

The Elms Undergoes a **\$9 MILLION MAKEOVER**

Strategically situated behind the Elm Road Plaza in the City of Warren, The Elms has embarked upon a \$9 million interior and exterior renovation.

Scheduled for completion in April of 2021, the modernization project includes updates and substantial rehabilitation of unit interiors, balconies, common areas, windows, doors, major building systems, the exterior and parking lot.

This newly refurbished, contemporary and affordable housing community offers 200 apartments ideal for the disabled and seniors. Features include, maintenance-free living, on-site service coordinator, complete accessibility, emergency pull-cord systems, and indoor mailing facilities.

Call (330) 372-4944 for more information about this outstanding facility.





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; Attorney John Pogue of the law firm Harrington, Hoppe, and Mitchell handles corporate matters; Reno & Cavanaugh PLLC acts as primary tax credit counsel.

FISCAL

Trumbull Metropolitan Housing Authority has a \$116,783 liability to the Treasurer of Trumbull County as payment in lieu of taxes in fiscal year 2019. 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, 2019, was awarded to James G. Zupka CPA, Inc. The audit for the period ended June 30, 2019 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 2019, Trumbull Metropolitan Housing Authority had General Depository Agreements in effect with Chemical Bank and Cortland Savings and Banking Co., protecting any deposits at those institutions.

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
HIGHLAND TERRACE	Brenda Baugh
RIVERVIEW BUCKEYE	Doris Doughty
McKINLEY TOWERS	Debra Kelly
HUBBARD MANOR	Eugene Magalotti
GIRARD SCATTERED SITES	Ruth O'Connell Hector Rivera
NORTHVIEW	Rebecca Hollobaugh
VALLEY WEST	Harriet Snyder Hazel Howell
HEATON HOUSE	Sally Hasson Leonard Rounds
GIRARD MANOR	Ruth Tarr
THE ELMS	Donna Killing
PARKMAN LANDING	Leroy McKinzie
EAGLE CREEK	Mary Kazimir
BENTLEY SENIOR	Sheila Blott

STATEMENT OF REVENUE & EXPENSES

Year ended June 30, 2019

REVENUE

Program Grants/Subsidies	12,330,595
Tenant Revenues	2,145,051
Other Income	331,948
Interest Income	19,281
Total Revenue	\$14,826,875

EXPENSES

Administration	2,898,353
Utilities	934,401
Ordinary Maintenance	2,503,400
General Expense	1,307,917
Housing Assistance Payments	5,213,907
Depreciation	1,993,390
Pension	1,432,256
Total Expenses	\$16,283,624
Excess Expenses Over Revenue	(\$1,456,749)

STATEMENT OF NET POSITION

Year ended June 30, 2019

ASSETS

Cash and Investments	2,911,523
Accounts Receivable (Net of Allowance)	664,826
Prepaid Expenses	169,255
Inventories (Net of Allowance)	169,865
Notes Receivable	6,542,212
Land, Structure and Equipment (Net of Depreciation)	15,142,450
Net Pension Assets	9,742
Deferred Outflows	2,004,729
Total Assets	\$27,614,602

LIABILITIES & NET POSITION

CURRENT LIABILITIES	
Accounts Payable	456,314
Deferred Revenues	63,374
Other Current Liabilities	443,698
Total Current Liabilities	\$963,386

NONCURRENT LIABILITIES

Compensated Absences	373,204
Net Pension Liabilities	8,081,581
Long-Term Debt (Net of Current)	6,566,759
Noncurrent Liabilities-Other	125,192
Deferred Inflows	463,743
Total Noncurrent Liabilities	\$15,610,479
Total Liabilities	\$16,573,865

NET POSITION

Net Invested in Capital Assets	15,062,123
Restricted	49,145
Unrestricted	(4,070,531)
Total Net Position	\$11,040,737
Total Liabilities and Net Position	\$27,614,602



History of TMHA LEADERSHIP

Chairs of the Board of Directors

NAME	TERM	CHAIR
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 - 03.25.16	01.19.05 - 01.17.11
GILBERT L. RIEGER	05.01.99 - Present	01.18.11 - 01.19.16
RONDA BONEKOVIC	07.17.02 - Present	01.19.16 - 01.23.18
REV. DARRYL L. RODGERS, SR.	09.18.14 - Present	01.23.18 - 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

Ohio Housing Finance Agency

**77 SOUTH HIGH STREET, 26TH FLOOR
COLUMBUS, OHIO 43212-0319**

Transmitted herewithin is the annual report of the Trumbull Metropolitan Housing Authority for the calendar year 2019.

In January of 2019, the Board elected Reverend Daryl L. Rodgers, Sr. as Chair and elected Attorney Gilbert L. Rieger as Vice Chair.

They served in those capacities throughout the year.

Respectfully submitted,
Trumbull Metropolitan Housing Authority
Donald W. Emerson Jr., Executive Director

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