



# PAVING THE WAY



TRUMBULL METROPOLITAN HOUSING AUTHORITY | 2017 ANNUAL REPORT



“At TMHA, we have built and developed new properties in Trumbull County, adding to the beauty scape of various communities.”

**Donald W. Emerson Jr., J.D.**  
**EXECUTIVE DIRECTOR**

# PAVING THE WAY

When I look at freshly paved surfaces, I see smoothness. Further, I see an absence of tripping hazards, promoting safety. Newly paved surfaces are not only more aesthetically appealing but are also less hazardous. Over time, however, even the most professionally paved surface using the latest technologies will crack or develop imperfections. How do we choose to manage those imperfections? Do we complain or do we repair? Do we find ways to improve the surface or do we allow it to further deteriorate?

If we were to analogize paved surfaces to the Affordable Housing realm in which we operate, the question in many ways will be similar. At TMHA, we have built and developed new properties in Trumbull County, adding to the beauty scape of various communities. We have used the “technologies” of mixed financing to become a first-class developer. The finished product is unsurprisingly eye-catching. We have done the same with multiple properties that have been rehabilitated. Inevitably, challenges will arise, be it managing the breakdown of mechanical systems, unplanned damages to property or managing the challenges of diverse peoples living together in communities.

Our charge will always be to maintain those smooth surfaces, to continue to pave the way toward the future. A goal we embraced early in my tenure was to acquire, build and maintain properties in diverse areas of the county. The extended goal has been to make certain said properties fit the neighborhoods in which they are located. We have done that and will continue to do so, always promoting safety and pride. Safety in the communities we serve as well as safety in our workplace. Pride in our work, pride in our neighborhoods. We would like to believe we are paving the way to a greater future while embracing the needs of the communities and residents we serve. I believe that the proof of that speaks loudly throughout all of Trumbull County.

Sincerely,

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

## BOARD MEMBERS



**BACK:** Reverend Darryl L. Rodgers Sr., Donald W. Emerson Jr., Attorney Gilbert L. Rieger, John Guarnieri  
**FRONT:** Gloria Gray, Ronda Bonekovic

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

**DARRYL L. RODGERS SR., VICE CHAIR** – The Mayor of Warren appointed Mr. Rodgers to the board on September 18, 2014. His current term expires on July 24, 2020.

**GLORIA GRAY** – The Mayor of Warren appointed Ms. Gray to the board on November 30, 2015. Her current term expires on July 24, 2019.

**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.

**ATTORNEY GILBERT L. RIEGER** – 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.

## 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 Siwiec

**STAFF ACCOUNTANT:** Patricia Shepherd

**BOOKKEEPER:** Shelly Moore

**SECURITY COORDINATOR:** David Ruggiero

**SPECIAL PROJECTS COORDINATOR:** Matthew Durno

**GRANTS MANAGER:** Lindsay Gartland

**YOUTHBUILD MANAGER:** April Platt

**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, Sandra Kellar, Angela Kotouch, Kathy Love, Angela Maruca, Mike Zayas

**AMP AIDES:** Phyllis Cayson, Kelly Heslop, Shena Keys, Lisa Miller, 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 Vandergrift

**MAINTENANCE LABORER A:** John Canann, Justin Heffner, John Jolliff, Christine Parks, Rebecca North, Floyd Ward

**MAINTENANCE LABORER B:** Armin Bailey, Daniel Beck, Jeffrey Hugley, William Mesmer, Cory North, Brandon Sersich

**JANITORS:** William Bixler, Joyce Curry, Pamela Henry, Amy Sloan, John Turner



## PARKMAN LANDING OPENS!

Trumbull Metropolitan Housing Authority conducted an open house for Parkman Landing on Friday, June 23, 2017 to welcome the community to the newest addition to our portfolio, a \$10.8 million senior housing complex located at 2501 Parkman Road. **The new mixed-income independent-living community provides affordable housing for seniors ages 55 and older.**

The three-story, 60-unit, 66,961-square-foot building consists of 40 one-bedroom apartments and 20 two-bedroom apartments. Amenities include a community room with kitchenette, lounge, patio, on-site laundry facilities and electronic door access control system.

Parkman Landing was developed by Warren Housing Development Corp. in conjunction with TMHA. Financing was provided by equity competitively awarded by the Ohio Housing Finance Agency (OHFA), the U.S. Department of Housing and Urban Development (HUD), the Federal Home Loan Bank of Cincinnati's Affordable Housing Program, private non-profit funding and Warren-Trumbull HOME Consortium funds.

**For information about applying for residency at Parkman Landing, contact TMHA at 330-369-1533.**



## TMHA VOUCHER PROGRAM DESIGNATED HIGH PERFORMER

For the eleventh consecutive year and fifteenth of the last sixteen, the Trumbull Metropolitan Housing Authority (TMHA) has earned the top performance rating from the U.S. Department of Housing and Urban Development (HUD) for the administration of its Housing Choice Voucher Program.

"I am extremely proud of this extraordinary achievement," said TMHA Executive Director Donald W. Emerson, Jr. "The consistency and longevity of excellence speaks volumes to the dedication of our fine staff. They are outstanding."

Operating an initiative that provides vital housing assistance to low-income households, TMHA's performance was measured in 15 key areas relating to its ability to manage the program that helps eligible families to afford decent rental units at a reasonable subsidy cost.

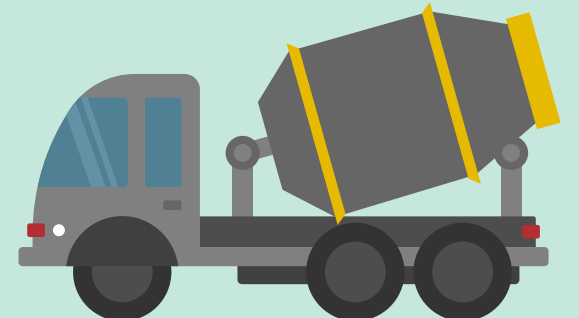
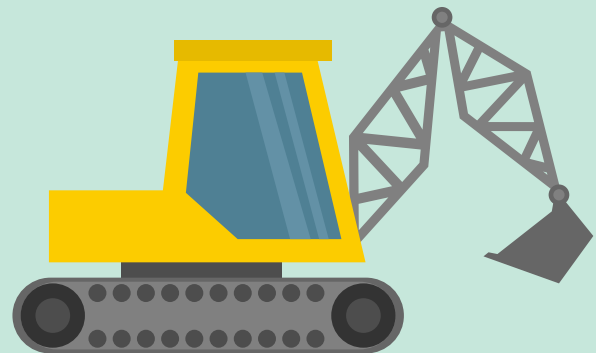


## TRUNK OR TREATERS CONVERGE

Hundreds of children came out dressed to impress and to gather tasty treats at the 2017 Highland Terrace & Second Baptist Church Trunk or Treat. The sun was shining, making it a perfect day for the children to walk around to the 30 participating decorated car trunks and collect candy.

Highland Manager Sandy Kellar was on hand facilitating the event and shared what made it so special. "Hosting Trunk or Treat means a great deal to our community," Kellar said. "The city rallied, donated 270 costumes, and could not have been more supportive. We are eternally grateful. The smiles on the faces of the children say it all."

Along with the decorated car trunks, Warren police officers and firefighters participated in the event handing out candy to children and teaching them of the duties at their respective departments. Thank you to all who contributed to a successful event.



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
RIVERVIEW BUCKEYE	Doris Doughty
McKINLEY TOWERS	Gerald Saxon
HUBBARD MANOR	Eugene Magalotti
GIRARD SCATTERED SITES	John & Kelley Lambert
NORTHVIEW	Mary Lou Brenner Jim Edwards
EASTVIEW	Patti Heaton
VALLEY WEST	Harriet Snyder Hazel Howell
THE ELMS	Darcy Cross
HEATON HOUSE	Sally Hasson
GIRARD MANOR	Ruth Tarr
EAGLE CREEK	Rosezella Meeds

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 \$100,010 liability to the Treasurer of Trumbull County as payment in lieu of taxes in fiscal year 2017. 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, 2017 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 2017, Trumbull Metropolitan Housing Authority had General Depository Agreements in effect with Chemical Bank, Huntington National Bank and Cortland Savings and Banking Co., protecting any deposits at those institutions.

STATEMENT OF REVENUE & EXPENSES

Year ended June 30, 2017

REVENUE	
Program Grants/Subsidies	9,897,835
Tenant Revenues	1,942,288
Other Income	1,504,467
Interest Income	15,776
Total Revenue	\$13,360,366
EXPENSES	
Administration	2,889,165
Utilities	915,689
Ordinary Maintenance	2,153,128
General Expense	1,366,443
Housing Assistance Payments	4,964,701
Depreciation	2,096,268
Pension	648,082
Total Expenses	\$15,033,476
Excess Expenses Over Revenue	(\$1,673,110)

STATEMENT OF NET POSITION

Year ended June 30, 2017

ASSETS	
Cash and Investments	2,814,958
Accounts Receivable (Net of Allowance)	796,328
Prepaid Expenses	125,763
Inventories (Net of Allowance)	134,340
Land, Structure and Equipment (Net of Depreciation)	16,071,023
Net Pension Assets	5,663
Deferred Outflows	1,481,558
Total Assets	\$21,429,633
LIABILITIES & NET POSITION	
CURRENT LIABILITIES	
Accounts Payable	591,231
Deferred Revenues	61,292
Other Current Liabilities	416,549
Total Current Liabilities	\$1,069,072
NONCURRENT LIABILITIES	
Compensated Absences	373,549
Net Pension Liabilities	4,235,726
Long-Term Debt (Net of Current)	93,893
Noncurrent Liabilities-Other	43,696
Deferred Inflows	34,592
Total Noncurrent Liabilities	\$4,781,456
Total Liabilities	\$5,850,528
NET POSITION	
Net Invested in Capital Assets	15,963,563
Restricted	99,905
Unrestricted	(484,363)
Total Net Position	\$15,579,105
Total Liabilities and Net Position	\$21,429,633



# 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 – 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 43512-0319

Transmitted herewithin is the annual report of the Trumbull Metropolitan Housing Authority for the calendar year 2017. In January of 2017, the Board elected Ronda Bonekovic as Chair and elected Reverend Darryl L. Rodgers, Sr., as Vice Chair.

They served in those capacities throughout the year.

Respectfully submitted,

Trumbull Metropolitan Housing Authority

Donald W. Emerson Jr., J.D.

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