

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** – A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** – A PHA that administers more the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent
- (6) **Qualified PHA** – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A	PHA Information.																																
A.1	<p>PHA Name: <u>Lucas Metropolitan Housing Authority</u> PHA Code: <u>OH006</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2018</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)</p> <p>Number of Public Housing (PH) Units: <u>2,643</u></p> <p>Number of Housing Choice Voucher (HCVs): <u>4,466</u></p> <p>Total Combined Units/Vouchers: <u>7,109</u></p> <p>PHA Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The following are the specific locations where the public may obtain copies of the 2018 Annual PHA Plan:</p> <ul style="list-style-type: none"> ▪ Administrative Office – 435 Nebraska Avenue, Toledo, Ohio 43604 ▪ Each Asset Management Project (AMP) ▪ Central Resident Advisory Council was provided a copy ▪ Website: www.lucasmha.org <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <table border="0"> <thead> <tr> <th style="text-align: left;">Y</th> <th style="text-align: left;">N</th> <th></th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Operation and Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Grievance Procedures.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Pet Policy.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Asset Management.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </tbody> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><u>Waiting List for Public Housing:</u></p> <p><i>Total: 2365 with annual turnover of 455</i> <i>Extremely Low Income: 2068-87%</i> <i>Very Low Income: 218-9%</i> <i>Low Income: 67-3%</i> <i>Families with children: 881-37%</i> <i>Elderly Families: 89-4%</i> <i>Families with Disabilities: 464-20%</i> <i>White: 739-31%</i> <i>Black/African American: 1583-67%</i> <i>American Indian/Alaska Native: 16-0.68%</i> <i>Asian: 5-0.21%</i> <i>Native Hawaiian/Other Pacific Islander: 9-0.38%</i> <i>Hispanic: 161-7%</i></p> <p>Bedrooms: <i>1 BR: 1407-59%</i> <i>2 BR: 591-25%</i></p>	Y	N		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Financial Resources.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Operation and Management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grievance Procedures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homeownership Programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community Service and Self-Sufficiency Programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Crime Prevention.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Asset Management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Substantial Deviation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Significant Amendment/Modification
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3 BR: 296-13%

4 BR: 66-3%

5 BR: 6-0.25%

The waiting list is not closed.

Waiting List for Section 8:

Total: 2964 with annual turnover of 491

Extremely Low Income: 2480-84%

Very Low Income: 385-13%

Low Income: 87-3%

Families with children: 1639-55%

Elderly Families: 69-2%

Families with Disabilities: 581-20%

White: 633-21%

Black/African American: 2271-77%

American Indian/Alaska Native: 16-0.54%

Asian: 11-0.37%

Native Hawaiian/Other Pacific Islander: 8-0.27%

Hispanic: 191-6%

The waiting list has been closed for 24 months. The LMHA does expect to reopen the waiting list in the PHA Plan year.

Strategies for Addressing Housing Needs

Need: Shortage of affordable housing for all eligible populations:

LMHA shall maximize the number of affordable units available to LMHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reducing turnover time for vacated public housing units
- Reducing time to renovate public housing units
- Seeking replacement of public housing units lost to the inventory through mixed finance development –LMHA has already initiated the redevelopment of the Brand Whitlock and Albertus Brown Homes with Collingwood Green I and Collingwood Green II. Future projects will include some public housing, LIHTC and RAD
- Seeking replacement of public housing lost to the inventory through Section 8 replacement housing resources –LMHA is actively pursuing 4 RAD projects and continues to evaluate its portfolio for additional opportunities. In LMHA’s redevelopment of Collingwood Green (formerly Brand Whitlock and Albertus Brown Homes), Phase I has 65 units with 33 of the 65 units being elderly only,

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public housing assisted. LMHA has amended and received approval of its current Designation Plan to include the 33 out of 65 units from Collingwood Green, Phase I, to be elderly only. Phase II contains 68 units (**34 LIHTC units and 34 *Public Housing Units***). *Collingwood Green Phase III will contain 55 units (28 RAD and 27 LIHTC units). Collingwood Green Phase IV will have two sub phases, A and B, and is proposed to consist of 70 family, elderly, and workforce units, a community building, a mixed- used building and retail on the first floor and residential workforce units on the second floor of the mixed- use building. LMHA has submitted a letter of intent to apply for RAD projects at Port Lawrence Homes, McClinton Nunn Homes, Scattered Sites, Devonshire/Olander, and Willow Bend. LMHA will submit applications in 2017 for Port Lawrence Homes and McClinton Nunn Homes.*

- *LMHA will explore the acquisition of existing units such as Palmer Gardens, Uptown Arts, City Forest, Ottawa Cove Landing and other existing affordable housing complexes, and opportunities to build new affordable housing units off site for RAD transfer of assistance.*
- *LMHA will explore development of mixed finance housing in and near downtown Toledo and in Toledo's Warehouse district. Projects will consist of LIHTC, PBV and Market Rent units. Additionally, LMHA will explore opportunity to develop units for Veteran Housing.*
- Collingwood Green will use site-based management documents, and to the extent that there is a conflict between the terms of such management documents and the ACOP, the management documents will control to the extent permitted by the applicable public housing requirements.
- *LMHA will maintain the **Public Housing Wait List for all Public Housing units at Collingwood Green Phase I & II***
- Maintaining or increasing section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintaining or increasing section 8 lease-up rates by marketing the program to owners and developing a landlord advisory program, particularly those outside of areas of minority and poverty concentration
- Maintaining or increasing section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies
- Exploring the possibility and potentially implement a pilot program for ex-offenders who are attempting to reenter society. A maximum of ten (10) Housing Choice Vouchers will be considered for the pilot program.
- ***Reducing the number of evictions within an 18-month period***

LMHA shall increase the number of affordable housing units by:

- Applying for additional Section 8 funding should they become available
- Leveraging affordable housing resources in the community through the creation of mixed-finance housing. LMHA has master planned the new Collingwood Green Development (Brand Whitlock and Albertus Brown Homes). This development

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includes mixed finance and RAD. *LMHA has requested a determination for re-use of Turnkey III funds to be used for RAD mixed-finance development opportunities, Homeownership and other affordable housing development opportunities.*

- Pursuing the purchase and rehabilitation of foreclosed properties
- Pursuing acquisition of existing LIHTC properties
- LMHA has recently acquired through an affiliate, 53 units within a failing year 15 LIHTC project and is evaluating 5 additional troubled projects for acquisition within its jurisdiction

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

LMHA shall target available assistance to families at or below 30 % of AMI by:

- Adopting rent policies to support and encourage work
- *Developing, acquiring or renovating rental housing opportunities for individuals and families within this income level*
- *Providing access to supportive services to families within this income level*

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

LMHA shall target available assistance to families at or below 50% of AMI by:

- Employing admissions preferences aimed at families who are working
- Adopting rent policies to support and encourage work
- *Developing, acquiring or renovating rental housing opportunities for individuals and families within this income level*
- *Providing access to supportive services to families within this income level*

Need: Specific Family Types: The Elderly

LMHA shall target available assistance to the elderly by:

- Applying for special-purpose vouchers targeted to the elderly, should they become available
- *Acquiring, developing and/or renovating rental housing opportunities for individuals within this population*
- *Providing access to supportive services to individuals within this population*

Need: Specific Family Types: Families with Disabilities

LMHA shall target available assistance to Families with Disabilities by:

- Carrying out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Applying for special-purpose voucher targeted to families with disabilities, should they become available
- Affirmatively marketing to local non-profit agencies that assist families with disabilities

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- *Developing, acquiring or renovating rental and homeownership housing opportunities for individuals and families within this population*
- *Providing access to supportive services to individuals and families within this population*

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

LMHA shall conduct activities to affirmatively further fair housing by:

- Counseling HCV tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Marketing the HCV program to owners outside areas of poverty/minority concentrations
- *Developing and acquiring rental and homeownership opportunities in non-poverty/minority concentrated areas*

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Public Housing:

Deconcentration and Income Mixing

LMHA has performed its annual deconcentration and income mixing analysis to determine if LMHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

LMHA does have general occupancy public housing developments covered by the deconcentration rule.

The following covered developments have average incomes that fall above or below the Established Income Range.

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)]
<i>Weiler Homes</i>	<i>378</i>	<i>A. The Covered Development or Developments are subject to consent decrees, or other resident selection and admission plans mandated by court action</i>	

B.1	<i>Port Lawrence Homes</i>	<i>159</i>	<i>A. The Covered Development or Developments are subject to consent decrees, or other resident selection and admission plans mandated by court action</i>	
	<i>Birmingham Terrace</i>	<i>113</i>	<i>A. The Covered Development or Developments are subject to consent decrees, or other resident selection and admission plans mandated by court action</i>	
	<i>Pully Homes</i>	<i>47</i>	<i>A. The Covered Development or Developments are subject to consent decrees, or other resident selection and admission plans mandated by court action</i>	
	<i>McClinton-Nunn (Family)</i>	<i>78</i>	<i>A. The Covered Development or Developments are subject to consent decrees, or other resident selection and admission plans mandated by court action</i>	
	<i>Scattered Sites</i>	<i>2</i>	<i>A. The Covered Development or Developments are subject to consent decrees, or other resident selection and admission plans mandated by court action</i>	
	<i>Elmdale/Mercer Court</i>	<i>100</i>	<i>A. The Covered Development or Developments are subject to consent decrees, or other resident selection and admission plans mandated by court action</i>	
	<i>Oak Grove Estates</i>	<i>46</i>	<i>A. The Covered Development or Developments are subject to consent decrees, or other resident selection and admission plans mandated by court action</i>	
	<i>Marsrow Acres</i>	<i>10</i>	<i>A. The Covered Development or Developments are subject to consent decrees, or other resident selection and admission plans mandated by court action</i>	
	<i>Willow Bend</i>	<i>8</i>	<i>A. The Covered Development or Developments are subject to consent decrees, or other resident selection and admission plans mandated by court action</i>	
<i>LMHA is under court action from a case known as the “Jaimes/Grayson Decision”</i>				

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Section 8:

Waiting List Organization

LMHA has one (1) waiting list for Section 8 tenant-based *HCV assistance*. *Families are selected from the waiting list according to the policies provided in the LMHA Administrative Plan:*

Exceptions are given for special admission assistance and targeted funding. LMHA selects participants from the waiting list or bypasses the waiting list in accordance with relevant HUD regulations and/or admission policies in the LMHA administrative plan.

Targeted funding includes:

- *Family Unification Program*
- *Mainstream Vouchers for Persons with a Disability*
- *Veterans Affairs Supportive Housing*
- *Non-Elderly Disabled Single*
- *Non-Elderly Disabled Families*
- *Money Follows the Person Initiative*

Separate waiting lists are maintained for each of the project-based *and for the Moderate Rehabilitation program*.

Other Admissions (Local Initiative):

Supportive Housing – Contingent upon funding available, LMHA will make up to 60 Housing Choice Vouchers available for tenant based assistance through referrals from Toledo Lucas County Homelessness Board (TLCHB) and the Toledo Lucas County Continuum of Care. Agencies, identified by TLCHB must provide ongoing supportive services for the disabled and working families, and those families referred must have successfully completed housing, counseling training through a program recognized by LMHA. They will be identified as “Supportive Housing”. Preference will be given to families who are referred, regardless of whether the family is on the regular voucher waiting list, regardless of the family’s current waiting list position, and regardless of whether the waiting list is closed.

Preferences

Priority

Preference

1

- *Insufficient Funding:* LMHA will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding (50 pts)

2

- *Involuntary Displaced Families involuntarily displaced due to natural disaster or government action. (40 pts) Involuntarily displaced by government action is limited to the following: Current LMHA housing programs which are not*

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approved for renewal funding, FUP participants (youth aging out of Foster care) who have reached their voucher life limitation, families in the Moderate Rehabilitation Program who must relocate because the family is under housed or the family has a disabled member who needs to relocate due to a reasonable accommodation and there are not available Moderate Rehabilitation units of the appropriate size or type, a project based voucher contract which is terminated, etc. Involuntarily displaced by natural disaster – Families who are victims of a natural disaster are eligible to be added to the waiting list. Natural disasters include, but are not limited to floods, tornadoes, hurricanes, earthquakes and tsunamis.

3 - *Supportive Housing (limited to up to 60 vouchers). Families must be referred by the TLCHB and meet the criteria as defined above. (30 pts)*

LMHA deleted the following preferences:

- *Special Admissions (HUD targeted funding)*
- *Special Programs (limited to 10% of program size that is inclusive to person transitioning from nursing homes or institutions that is covered under the Olmstead decision; project-based vouchers may also be classified in this category)*
- *Families without income based rent, over those with income based rent*

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Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2018 grants)		
a) Public Housing Operating Fund	10,712,331.00	
b) Public Housing Capital Fund	4,339,393.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	23,547,385.00	
f) Resident Opportunity and Self- Sufficiency Grants – 2014 ROSS Grant	226,511.00	
2017 FSS program	236,365.00	
ROSS – LRSC	209,975.00	
g) Community Development Block Grant		
h) HOME	400,000.00	Sub-recipient-CWG III
Other Federal Grants (list below)		
Sec 8 MOD Rehab (per 2017 budget)	289,059.00	Housing Assistance
5 Yr. Mainstream Voucher Program	573,206.00	Other
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2014 CPF Grant	10,651.53	Public housing capital improvements
2015 CFP Grant	223,906.59	Public housing capital improvements
2016 CFP Grant	2,534,238.15	Public housing capital improvements
2017 CFP Grant	3,132,659.00	Public housing capital improvements
HPOG	317,040.00	Supportive services
3. Public Housing Dwelling Rental Income	4,983,394.94	Public housing operations
4. Other income (list below)		
Interest on Investments	429.29	Public housing operations
Laundry Receipts	26,534.71	Public housing operations
Other income from tenants	201,932.47	Public housing operations
Misc. Income	82.29	Public housing operations
5. Non-federal sources (list below)		
Business Activities	72,597.95	Misc. income
Collingwood Green Phase 3	500,000.00	Developer fee
Non-Profit Component Unit (Westridge Rents)	1,058,261.62	Property Management
Component Units (Lucas Housing Services Rent)	44,375.76	Property Management
Total resources	\$53,640,329.30	

B.1 Operation and Management

LMHA Management Structure:

President and Chief Executive Officer – *The primary purpose of this position is to provide overall leadership and direction to the Lucas Metropolitan Housing Authority and its employees to fulfill the Authority’s mission: The incumbent serves as the principle advisor to the Board of Commissioners on all management issues, making recommendations on improving procedures and analyzing reports to determine the effectiveness of the overall operations. The incumbent also establishes and implements the short-term and long-term strategic plans for the Authority to improve public housing in surrounding communities and provides a positive image for the City.*

Chief Operations Officer – *The primary purpose of this position is to support the President and Chief Executive Officer by providing leadership for all operations of the Authority, and to exercise overall responsibility for maintaining the high quality of housing and support services provided to the residents. Provides oversight of the Asset Management, Housing Choice Voucher Programs, Resource Development and Real Estate Development and Modernization departments. The incumbent assists the President and CEO with the formulation and execution of policies and procedures, budget approval, and development and execution of the Authority’s short-term and long-term strategic plans.*

Executive Assistant II

Associate Vice President of Compliance & Business Development

Information Technology Manager

- *Information Technology Coordinator (2)*

Manager of Procurement and Contracts

Purchasing Manager

Procurement Assistant

Section 3 Compliance Coordinator

Chief Legal Officer

- *Staff Attorney (1)*
- *Risk Manager*
- *Paralegal (2)*
- *Executive Assistant I*

B.1**Manager of Occupancy & Leasing**

- Housing Placement Coordinator
- Housing Specialist (3)
- Clerical Specialist-Receptionist

Human Resources *Manager*

- Human Resources *Assistant*
- Clerical Specialist-Receptionist

Chief Financial Officer

- Senior Accountant II
- Benefits and Payroll Administrator
- Controller
- Accounting Coordinator
- Accounting Specialist (2)

Vice President of Resident Services

- Grants Manager/Assistant Manager of Resident Services
 - Family Self Sufficiency Specialist
 - Service Coordination Specialist (9)
 - Community Success Coach (2)
 - Education Success Coach (2)

Vice President of Housing Choice Voucher *Programs*

- *Management Secretary*
- Associate Vice President of Housing Choice Voucher *Programs*
 - *Housing Specialist – Intake (4)*
 - *Clerical Specialist – Data Entry (2)*
- *Housing Choice Voucher Program Manager*
 - *Family Self-Sufficiency Specialist (3)*
 - *Housing Specialist – Recertification (6)*
 - *Clerical Specialist – Filing*
- Housing Choice Voucher Compliance Manager

Chief Real Estate Officer

- *Administrative Assistant*
- Manager of Modernization
- *Capital Fund/504-ADA Program Manager*
- Construction Manager
- *Project Manager*

B.1 Vice President of Asset Management

- Associate Vice President of Asset Management
- Management Secretary
- Crew Leader
- Property Manager (6)
 - Maintenance Coordinator (6)
 - Management Aide (11)
 - Maintenance Staff (**36**)
- HVAC/R Supervisor
 - HVAC/R Technician (3)

HUD Programs Under LMHA

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2643	455
Section 8 Vouchers	4466	451
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	47	5
Special Purpose Section 8 Certificates/Vouchers (list individually)	Non-elderly disabled 300	30
Mainstream	150	15
Family Unification	46	12
VASH	170	19
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs (list individually)	N/A	N/A

Management and Maintenance Policies

LMHA has recently updated their Administrative Plan.

Homeownership Programs

Public Housing:

LMHA in partnership with its non-profit affiliate Lucas Housing Services Corporation (LHSC) will administer a homeownership program through the reutilization of Turnkey III funds for public housing as well as the Housing Choice Voucher Program participants. LMHA and LHSC have developed partnerships with other local non-profit organizations that provide activities that help lead low to moderate income individuals and families to homeownership. Referrals are made and residents are linked to the appropriate agencies as needed.

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Section 8:

LMHA does administer a homeownership program for the Housing Choice Voucher Program.

LMHA will administer up to 10 new homeownership units per year. LMHA may exceed the number of units planned per year if it is necessary as a reasonable accommodation for a person with a disability. If this occurs, LMHA may reduce the number of homeownership units offered in subsequent years.

Applicants enrolled in the FSS Program will be given a preference over other families for the HCV Homeownership Program. LMHA limits the number of applicants that may be provided this form of preference on an annual basis.

Within preference and non-preference categories, families will be selected according to the date and time of their application for participating in the homeownership option approved by LMHA.

All families must meet eligibility requirements as defined in Section 15-VII.B of this plan.

Community Service and Self-Sufficiency Programs

Services and programs offered to residents and participants by the LMHA:

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)
Resident Opportunity Program open to all PH residents. Offers work experience and job readiness and community service opportunities – with stipends for residents	10-20 Per year	Referrals made by Property Managers or residents call to request program	Property Managers Office	Both
Life Skills training at Weiler Hope House	20 contacts per month	walk-in and referral from housing management	LMHA Weiler Homes via ROSS SC	PH
ASSETS Toledo – small business development program	16	FSS participants	ASSETS Toledo 2220 Jefferson Ave. Toledo, OH 43604	PH
Service Coordination – Referral and Linkage to community resources to	Minimally 500/yr. by 8 service	Available to any PH resident based on residents request	Available at each PH site	PH

B.1	support move towards self sufficiency	Representatives			
	Budgeting	150+	As requested and referrals from Property Managers	Weiler Hopes – Hope House/Local Bank on Toledo Program/Local Financial Opportunity Centers	PH
	Basic Computer skill building	50	FSS participation: Walk-ins from PHA sites to mobile computer classes on site via partnership with Public Library/Basic computer skill training at computer labs in 4 PH sites for residents	Lucas Public Library Mobile at LMHA sites Flory; Glendale; Ravine; Vistula Manor Labs at Vistula, Weiler, Ashley and Parqwood sites	PH
	Job Development and Placement at The Source – the local one stop employment assistance agency	Minimum 150	Referrals from ROSS SC/FSS Coordinators staff in program participants	The Source 1301 Monroe St. Toledo, OH 43604	Both
	Age and gender specific Mental Health and Substance Abuse recover support groups	8-10 per group	Referral from site service representative or request from resident	Weiler Homes, Ravine Park Village, Birmingham Terrace, Port Lawrence and McClinton Nunn, TenEyck Towers, Vistula, Glendale Terrace, Flory Gardens	PH
	Experience Works – job training program for participants 55 and older	11	Referrals from department staff	various participants throughout many LMHA offices	PH
	LMHA –Individual Training Service Plans (ITSP’s)	140	All FSS participants and PH residents	LMHA PH sites	PH-FSS and other PH residents
	LMHA – Educational assessments	30	All FSS program participants	Referrals from PH sites	PH
	Various Locations – GED Classes	23	On an as needed basis for GED obtainment	Toledo Public Schools, EOPA, East Toledo Family Center, Penta Voc Center, The Source	
	LMHA – Credit Repair Counseling available to all PH residents	20 referrals	All FSS program participants and other PH residents per referral from Property Managers	Neighborhood Housing Services, 704 2 nd Street, Toledo, OH NODA, 432 N. Superior Street, Toledo, OH 43604	

B.1			Bank on Toledo at East Toledo Family Center, 1020 Varland Avenue, Toledo, OH 43605	
	The Source – Employment Training, Work ready Certificates, Job Development services	140	On an as needed basis for skills assessment, development, and leads to potential employers	The Source 1301 Monroe Resume writing/Interviewing skills PH-FSS and all PH residents First Federal Bank
	Neighborhood Housing Services – purchase homeownership education/counseling and financial management counseling	10	All FSS program participants with homeownership as a goal	Neighborhood Housing Services 704 2 nd Street Toledo, OH PH
	Neighborhood Housing Services – post purchase homeownership education/counseling	Section 8 Only	All homeownership participants	Neighborhood Housing Services 704 2 nd Street Toledo, OH Section 8
	<i>Connecting Kids to Meals</i> – feeding program-breakfast & lunch for youth during summer months. Food commodities delivered once monthly to PH residents with food insecurities	Approx. 200 youth per day. Average delivery of 50 per month at 8 PH sites	Open to youth at all family sites. Commodities delivery is available at all PH sites in partnership with Toledo Seagate Food Bank.	Community Center at Northern Hts., Ravine, Birmingham Terrace, Elmdale/Mercer, Port Lawrence, <i>McClinton-Nunn and Weiler</i> Homes and all family and elderly/disabled sites PH

Policies or programs for the enhancement of the economic and social self-sufficiency of assisted families:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (Currently Active)
Public Housing	Not required – voluntary program	<u>57</u>
Section 8	Not required – voluntary program	<u>105</u>

Community Service Implementation Report:

- Number of tenants required to perform community service: 348
- Number of tenants performing community service: 204
- Number of tenants granted exemptions: 5844
- Number of tenants in non-compliance: 143
- Number of tenants terminated/evicted due to non-compliance: 0

B.1 Safety and Crime Prevention

LMHA's plan for safety and crime preventions is to ensure the safety of the public housing residents. *LMHA is committed to helping provide a safe living environment to all its residents. LMHA, through program design, resident participation and in partnership with local law enforcement are in the process of developing a comprehensive, holistic approach to helping minimize and mitigate crime while providing a safe environment for its residents to live and flourish within the community. Plan is currently under review and will be implemented by 1st quarter of 2018.* The method on how to control and reduce crime is addressed below.

A. Reasons for measures for safety and crime prevention as provided from LMHA residents and prospective LMHA residents:

1. Description of the need for measures to ensure the safety of public housing residents.
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
2. *What information or data did LMHA use to determine the need for LMHA actions to improve safety of residents:*
 - *Resident meetings*
 - *Police reports*
 - *CAP Index*
 - *Internal Incident reports*
 - *Resident reports*
 - *Private Security Incident reports*

B. Crime Statistical Data: How LMHA will determine best methods for crime prevention and control:

1. Information or data used by LMHA to determine the need for LMHA actions to improve safety of residents:
 - Safety and security survey of residents
 - Analysis of crime statistics over time for crimes committed
 - Resident reports
 - LMHA employee reports
 - Police reports
 - Federal Crime Statistics from Uniform Crime Report

C. LMHA developments that statistically are most affected due to crime (in no specific order):

- Port Lawrence Homes
- Ravine Park Village
- *Birmingham Terrace*

B.1

- Weiler Homes
- *Northern Heights*

Violence Against Women Act (VAWA)

LMHA amended its ACOP and Lease to comply with VAWA requirements. LMHA has updated its packet of information for interested landlords for the Section 8 Housing Choice Voucher Program. LMHA has modified the Administrative Plan to include regulatory language to define the VAWA requirements. *Policies prescribed in the Public Housing Admissions for Continued Occupancy and HCV Program Administrative Plan will ensure the following:*

- *LMHA will not knowingly deny assistance to otherwise eligible applicants simply because they have been victims of domestic violence, dating violence, sexual assault or stalking*
- *LMHA will not knowingly terminate the assistance of otherwise compliant persons simply because they are victims of domestic violence, dating violence, sexual assault or stalking*
- *LMHA will educate applicants and participants of their rights under VAWA*
- *LMHA will work to educate landlords about VAWA and the rights of victims under the act and to work with the landlord and the victims to protect the housing assistance of victims and their families*
- *LMHA has adopted an Emergency Transfer Plan that allows for tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to make an internal emergency transfer request under VAWA when a safe unit is immediately available*
- *Resident Services assists victims of domestic violence, dating violence, sexual assault, or stalking by connecting victims to appropriate local community agencies that have a track record of providing the necessary services for victims*

Asset Management

LMHA will continue to review and where necessary, make appropriate changes to our operations to assure compliance in asset/project-based management. This will include providing training to staff, and required updates that will allow them to efficiently and effectively manage their respective operations in the areas of staff supervision, project-based budgeting, procurement, capital fund expenditures, etc. In addition, management will review and possibly request of HUD to reconfigure the asset management project (AMP) groupings to improve the operational efficiency and effectiveness of managing LMHA's public housing stock.

LMHA *conducted* a Physical Needs Assessment (PNA) of all AMP's in 2016. The needs of the projects have been prioritized, not only based upon the PNA, but also upon needs identified during inspections performed by LMHA staff and HUD REAC and during Energy Audits. LMHA has begun its Energy Performance renovations approved by HUD. The EPC includes \$6 million of energy upgrades throughout LMHA's entire portfolio.

<p>B.1</p>	<p>A combination of these methods has determined the agency's long- term operating goals and serves as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.</p> <p>LMHA has proceeded to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data.</p> <p>LMHA received approval from HUD to reorganize its AMP's from eight (8) to six (6) effective January 1, 2012. With building Collingwood Green I and Collingwood Green II, LMHA now has eight (8) AMP's as of January 1, 2016. LMHA will be submitting a reorganization plan to HUD <i>in 2018</i>.</p> <p>Substantial Deviation</p> <ul style="list-style-type: none"> ▪ <i>The elimination of a goal or objective prior to it being completed; or</i> ▪ <i>A significant change to a goal or objective, represented by more than a one year change to the completion date.</i> ▪ Additions or deletions of Strategic Goals ▪ Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners. <p>Significant Amendment/Modification</p> <ul style="list-style-type: none"> ▪ Any change to rent or admissions policies or organization of the waiting list; ▪ Additions of non-emergency* <i>public housing CFP</i> work items (items not included in the <i>current</i> Capital Fund Annual Statement or 5-Year Action Plan); <i>or</i> ▪ Any change <i>regarding</i> demolition <i>or</i> disposition, designation, homeownership <i>programs</i>, or conversion activities. <p><i>As part of the Rental Assistance Demonstration (RAD), LMHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</i></p> <ul style="list-style-type: none"> ▪ <i>The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;</i> ▪ <i>Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;</i> ▪ <i>Changes to the construction and rehabilitation plan for each approved RAD conversion; and</i> ▪ <i>Changes to the financing structure for each approved RAD Conversion.</i>
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<p>B.1</p>	<p>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.</p> <p>This criterion does not supersede the requirements of 2 CFR Part 200 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.</p> <p>Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.</p> <p>* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review (<i>See attachment oh006b01</i>).</p>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA</p>

B.2 Hope VI or Choice Neighborhoods

LMHA has not received a HOPE VI revitalization grant.

LMHA does plan to apply for a Choice Neighborhood planning grant in the Plan year.

Mixed Finance Modernization or Development

LMHA has begun engaging in mixed-finance development activities for public housing in the Plan year (2014). These activities will include the use of all CFFP/RHF proceeds:

- AMP 134 – Collingwood Green Phase I
- AMP 134 – Collingwood Green Phase II
- AMP 134 – Collingwood Green Phase III
- *AMP 134 – Collingwood Green Phase IV A & B*
- *All AMP's – Scattered Sites*
- *AMP 131 – Port Lawrence and McClinton-Nunn Homes RAD Projects*
- *Mercy Health Partners – Franklin Street and Cherry Street Development*
- *Warehouse District and Downtown Development*
- *City Forest Homeownership – Acquisition and Renovation*

Demolition and/or Disposition

LMHA plans to conduct demolition or disposition activities in the plan Fiscal Year. Below are the Activity Descriptions for each development (*See attachment oh006f01*)

Conversion of Public Housing to Project-Based Assistance under RAD (*See attachment oh006c01*)

Non-Smoking Policies: (*See attachment oh006d01 – Non-Smoking Lease Addendum*)

Implementation of Smoke Free Policy at LMHA owned properties:

- All newly constructed LMHA developments built after January 1, 2013 both Family and Elderly will be smoke free campuses. No smoking will be allowed in the units, buildings and common areas both inside and outside of the building. Smoking will only be allowed off LMHA property.
- All LMHA owed sites are 100% smoke free as of May 1, 2015
- The currently owned LMHA properties will allow smoking ONLY in the designated smoking areas outside of the building
- LMHA smoke free policy for newly constructed developments and existing phased in sites

B.2 Project-based Vouchers

LMHA in pursuit to 24 CFR 983.51 and 983.6 has elected to allocate funding to project-based vouchers not to exceed 20% of the allocated HCV budget authority (**4.2M**) or **20% of the baseline** units (**893**) as prescribed by HUD.

LMHA is currently operating a Section 8 Project-Based Voucher Program of **385 units**. **An additional 69 units are in various stages of review. LMHA will look to project base an additional 243 units which could potentially increase the PBV Program to 697 units.**

Current project-base awards:

- Chestnut Hill (40)
- Renaissance Senior (55)
- Lakewoods (55)
- Neighborhood Properties, Inc. (132)
- YWCA (**28**)
- Commons @ Garden Lakes (75 = 40 PBV + 35 VASH PBV)

The following preliminary awards are currently under review for approval:

- ***Friendship New Vision & National Church Residences (Valley Bridge), 5301 Nebraska Avenue, Toledo, Ohio – 31 units***
- ***United North & PIRHL (St. Hedwig), 225 Dexter Street, Toledo, Ohio – 38 units***

The above projects were re-selected in 2017 in accordance to 24 CFR 983.51(b)(2) Selected based on previous competition.

Upon ***approval from HUD to proceed and the*** satisfactory completion and submission of the Environmental Review, the Subsidy Layering review, and proof of final financing for the projects in accordance with federal regulations, Agreements to Enter into Housing Assistance Payment (AHAP) contracts, can be executed. Subsequent completion of the units, in accordance with federal regulations, will net the execution of Housing Assistance Payment (HAP) contract.

General location(s) (eligible census tracts or areas within eligible census tracts):

- Greater Toledo Area

LMHA's PBV Program is designed to ensure that PBV assistance is used to support goals that could not be equally achieved through the use of tenant-based voucher assistance. LMHA's PBV Program has committed to the following priorities:

- Expand the supply of affordable housing and increase the affordable housing choices of residents within the jurisdiction
- Support projects, which further revitalize neighborhoods, promote the de-concentration of poverty and generally provide increased housing and economic opportunities.

B.2	<ul style="list-style-type: none"> ▪ Work with the community to identify and serve populations with particular housing needs, including but limited to the provision of supportive services to promote self-sufficiency, elderly housing and supportive housing for families with disabilities, reentry and homeless. <p>LMHA will work with the Re-Entry Coalition and the Federal Re-Entry Court to develop the process for assisting ex-offenders and also to determine the number of vouchers designated for a set-aside. As funding becomes available LMHA will explore opportunities to partner with local developers to consider expanding the Project-Based commitments.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>LMHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>LMHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> ▪ Apply for additional rental vouchers if available ▪ Reduce public housing vacancies ▪ Maintain Housing Choice Voucher Program utilization at 97% <p><u>Progress Statement:</u></p> <ul style="list-style-type: none"> ▪ <i>LMHA has achieved and maintained an Occupancy rate of 96.8% while planning to renovate, dispose, and/or demolish long standing vacant and obsolete housing</i> ▪ <i>The Housing Choice Voucher Program has maintained above 99% Utilization Rate</i>

B.5**LMHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING**

LMHA established the following objectives to strive in meeting goal #2:

- Improve public housing management: Strive to attain High Performer status
- Improve voucher management: Strive to attain High Performer status
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions by updating various policies such as the ACOP and Adm. Plan on an on-going basis to ensure compliance with HUD rules and regulations
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public and affordable housing

Progress Statement:

- *LMHA has reduced its Tenant Aged Receivables which is a key factor in obtaining High Performer status*
- *LMHA's Housing Choice Voucher program is on target to obtain High Performer status for the 2017 fiscal year*
- *LMHA has spent over \$2.8 million dollars from the Capital Fund on modernizing public housing units and grounds*
- *LMHA has been approved to demolish 8 long-standing vacant units*
- *LMHA is performing due diligence work with the potential of submitting Section 18 Demo/Dispo applications for several scattered site units, Port Lawrence Homes, McClinton-Nunn Homes and Weiler Homes*

LMHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

LMHA established the following objectives to strive in meeting goal #3

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase the availability of accessible housing units

Progress Statement:

- *LMHA has used a portion of its Capital Funds to increase the number of accessible housing units in its LIPH portfolio. LMHA added five (5) mobility unit upgrades and one (1) sensory upgraded unit.*
- *LMHA is continuing to explore and create avenues to increase outreach to potential voucher landlords by changing its website to allow greater visibility and access to potential landlords and marketing the program to property owner networks and associations*

B.5

LMHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT OF ASSISTED HOUSEHOLDS

LMHA established the following objectives to strive in meeting goal #4

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups – HUD approved for five (5) years
- Continue to maintain public housing security programs and systems
- Increase resident participation in resident councils

Progress Statement:

- *LMHA continues to contract with the Lucas County Sheriff's Department and the Toledo Police Department for above baseline services for its residents*
- *LMHA continues to engage residents through the Central Resident Advisory Board for the purposes of creating Resident Councils*
- *LMHA has created a therapeutic environment for a population suffering from Drug Addiction by partnering with the Urban Minority Alcohol and Drug Assistance Outreach Program (UMADAOP), leasing 4 LMHA units for in-patient drug counseling. LMHA will apply for a Section 18 Disposition application to remove these units from the inventory for the continued use of this program.*
- *LMHA has created a comprehensive Safety & Security Plan to further safety for all*
- *LMHA will close on CWG3 and will begin the due diligence for CWG4 that will add mixed income, mixed use development in a high poverty/minority concentrated area*
- *LMHA has begun due diligence on potential acquisition of two (2) rental complexes with one (1) of the complexes located in a non-poverty/minority concentrated area*

LMHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

LMHA established the following objectives to strive in meeting goal #5

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Provide or facilitate the delivery of supportive services
- Maintain Public Housing Family Self-Sufficiency Program per the availability of funds
- Fund, out of the Capital Fund Program, job training and apprenticeship programs for residents

Progress Statement:

- *LMHA continues its efforts to increase the number and percentage of employed persons in assisted families by creating partnerships with agencies including OhioMeansJobs to identify available jobs. This information is relayed to our families,*

B.5

who are encouraged to apply for the various positions. Additionally, we provide resume writing assistance, resume printing and transportation to and from interviews and job application submissions

- *LMHA continuously monitors the service provider landscape to identify any new services that would be beneficial to our clients. As a result of this monitoring, LMHA seeks to enter into MOU agreements with various supportive service agencies to increase the employability of our clients. The MOU agreements are not restricted to new services only but also includes services that now have value, which may not have been the case previously. LMHA has entered into an agreement with its local Community Action Agency.*
- *LMHA has Service Coordination Specialists who are dedicated to coordinating services needed for elderly/disabled families. Part of that coordination involves identifying and seeking partnerships that can assist with increasing the independence of said clients*
- *LMHA through its Resident and Special Services Department facilitates the delivery of supportive services to its public housing clients. This is accomplished through Senior Service Coordination Specialist, ROSS Service Coordination Specialist, FSS Specialist, and HPOG Community and Education Success Coaches. LMHA does not provide direct services but does provide a case management approach that coordinates the various community services for our clients on an individual basis*
- *LMHA maintains a Self-Sufficiency Program and was recently awarded funding for FY 2016 which will go through December 2017. This funding is for both the PH and HCV Family Self-Sufficiency Program. LMHA is applying for continued funding through this grant.*
- *LMHA funds job training and apprenticeship programs through our Section 3 Program*
- *LMHA will be implementing a 2 Generation pilot that will seek to further increase self-sufficiency and also focus on children 0-3 years of age*
- *LMHA was the recipient of the 2016-2017 AmeriCorp service program for the purpose of increasing knowledge leading to self-sufficiency and resident community service. LMHA has been approved for upcoming 2017-2017 AmeriCorp service program year. This focus will be on job preparation, coaching, and retention including soft skills training.*

LMHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

LMHA established the following objectives to strive in meeting goal #6

- *Undertake affirmative measures to ensure access to assisted housing regardless of age, race, color, religion, sex, military status, familial status, ancestry, national origin, disability, actual or perceived sexual orientation, gender identity or marital status.*
- *Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability*

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- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Maintain and foster open communication and networking with special needs advocates including the Ability Center of Greater Toledo, mental health agencies such as ZEPF and Unison

Progress Statement:

- *LMHA has added language to contracts strengthening its ability to promote Section 3 contracts and to affirmatively affirm fair housing*
- *LMHA has begun the process of implementing requirements for complying with HUD mandates regarding AAFH, by training and development of a plan to have a robust public comment portion*
- *LMHA has revised its ACOP and Administrative Plan to ensure consistency with HUD regulations to streamline procedures for admissions*
- *LMHA is working with advocacy groups regarding the issues of re-entry and accessibility to see where collaboration can lead to the availability of more units for the Housing Choice Voucher Program or other programs under LMHA*
- *LMHA will close on CWG3 and will begin the due diligence for CWG4 that will add mixed income, mixed use development in high poverty/minority concentrated area*
- *LMHA has begun due diligence on potential acquisition of two (2) rental complexes with one (1) of the complexes located in a non-poverty/minority concentrated area*

LMHA GOAL #7: EXPAND THE SUPPLY OF AFFORDABLE HOUSING

LMHA established the following objectives to strive in meeting goal #7

- Continue, budget permitting, to purchase/build properties in non-impacted census tracts
- Continue, budget permitting, to collaborate on Neighborhood Stabilization Programs, NSPI and NSPII with the City of Toledo
- Continue to encourage LMHA staff to participate in leadership levels of many local CDSs, quasi-governmental agencies and non-profits in the community, including but not limited to: Neighborhood Housing Services, Toledo's Housing Policy Implementation Committee, the Toledo-Lucas County Housing Fund, the Greater Toledo Housing Coalition, the Greater Toledo HBA Land Development Committee, the Toledo Board of Realtors Affordable Housing and Diversity Committee and Toledo Homelessness Board and Organized Neighbors Yielding Excellence
- LMHA will continue the redevelopment of Collingwood Green (the old Brand Whitlock Homes and Albertus Brown Campus), which will consist of low-income public housing units, affordable housing units, and possibly homeownership units
- LMHA will strive to make application for all applicable resources that could result in increasing the number of public and/or affordable housing units

Progress Statement:

- *Purchasing and developing properties in non-impacted census tracts is included in LMHA's new 5-Year Strategic Plan beginning in 2017 and as the funding resources become available*

- B.5**
- *As part of the new 5-Year Strategic Plan, LMHA will continue to form new partnerships and collaborate on the City of Toledo’s affordable housing opportunities and resources as they are made available*
 - *As part of the new 5-Year Strategic Plan, LMHA staff will continue to participate and serve on various advisory and community groups with the local CDSs, quasi-governmental agencies and non-profits in the community, including but not limited to: Neighborhood Housing Services, Toledo’s Housing Policy Implementation Committee, the Toledo-Lucas County Housing Fund, the Greater Toledo Housing Coalition, the Greater Toledo HBA and Toledo Homelessness Board*
 - *LMHA will continue the redevelopment of Collingwood Green on the site where Brand Whitlock and Albertus Brown once stood*
 - *LMHA is in the due diligence phase of redevelopment of Port Lawrence and McClinton Homes as either a Section 18 Demo/Dispo or RAD Projects. LMHA is also in the due diligence phase for the repositioning of LIPH scattered sites and a Section 18 Demolition Application for Weiler Homes*
 - *LMHA will work with HUD to reuse Turnkey 3 funds available for Homeownership opportunities, RAD projects, and mixed finance developments in downtown Toledo and the Warehouse District*
 - *LMHA is in the due diligence phase of a partnership with a local Health Care provider to develop mixed finance, mixed income housing, work force housing and housing for the elderly*
 - *LMHA has begun due diligence on potential acquisition of two (2) rental complexed with one (1) of the complexes located in a non-poverty/minority concentrated area*
 - *LMHA will strive to make application for all applicable resources that could result in increasing the number of public and/or affordable housing units*

B.6 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y N

(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. *(See attachment oh006a01)*

B.7 Certification by State or Local Officials.

Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.8	<p>Troubled PHA.</p> <p>a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administers public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><i>See HUD Form 50075.2 approved by HUD on <u>03/24/2016</u></i></p>
	<p>Challenged Elements. No Challenged Elements</p>