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ATTACHMENT B.1(b):
50075-ST LMH 2024 ANNUAL PLAN ELEMENTS REVISED
PLAN ELEMENTS

2025 DRAFT

STATEMENT AND STRATEGY FOR ADDRESSING HOUSING NEEDS

Waiting List for Public Housing:

1. Total number of families on waitlist? 1539
2. Annual Turnover of waitlist: 2722

Public Housing	Count	Percentage
Extremely Low Income	3,842	85.15
Very Low Income	50	10
Low Income	18	4.84
Over Income	3	.08
Families with Children	1617	25.01
Elderly Families	72	8.35
Singles	1315	64.42
Families with Disabilities	773	45.42
White	976	25.40
Black / African American	2,851	76.48
American Indian / Alaskan Native	26	0.71
Asian	8	2.19
Native Hawaiian / Pacific Islander	20	0.55
Not Assigned	26	.071
1 Bedroom	99	58.33
2 Bedroom	1,431	37.29
3 Bedroom	466	21.41
4 Bedroom	98	7.56
5+ Bedroom	15	2.30

1. Is the waitlist closed? Yes
2. If yes:
 - a. How long? Since October 18, 2023. The Low-Income Public Housing Program (LIPH) waiting list was opened Monday, October 16, 2023, at 12:01 a.m. through October 18, 2023, at 11:59p.m.
 - b. Do you plan to reopen this year? Yes. The LIPH waitlist will open during the last quarter of 2024.
 The waiting list also may also be opened during 2025.
 - c. Is waitlist categorized? Yes, the waitlist is categorized as the following: Conventional Family, Conventional Elderly/Handicapped/Disabled, and Conventional Single & Conventional Special Needs.

Waiting List for Housing Choice Voucher:

1. Total number of families on waitlist? 1259
2. Annual turnover of waitlist: 0

<u>HCV</u>	<u>Count</u>	<u>Percentage</u>
Extremely Low Income	1002	79.59%
Very Low Income	190	15.09%
Low Income	51	4.05%
Over Income	16	1.27%
Families with Children	852	67.67%
Elderly Families	34	2.70%
Singles	315	25.02%
Families with Disabilities	58	4.61%
White	200	15.89%
Black / African American	1041	82.68%
American Indian / Alaskan Native	7	.56%
Asian	4	.32%
Native Hawaiian / Pacific Islander	2	.16%
Not Assigned	5	.40%
1 Bedroom	349	27.72%
2 Bedroom	577	45.83%
3 Bedroom	226	17.95%
4 Bedroom	42	3.34%
5+ Bedroom	7	.56%

1. Is the waitlist closed? Yes, except for special programs. These applications are accepted via a referral process only.
2. If yes
 - a. How long? The waitlist closed on 9/26/2019.
 - b. Do you plan to reopen this year? LMH does not anticipate opening the waiting list beyond special programs currently.

Affordability

- LMH will maximize the availability of affordable housing by attaining and maintaining a 98% rate of occupancy. Achieving this is paramount to receive High Performer status in the Low-Income Public Housing Program's Public Assessment System (PHAS).
 - LMH uses and monitors this tool as it manages many indicators and sub-indicators that are relevant to the affordability of our low-income public housing program housing portfolio.
- LMH will employ effective maintenance and management policies to:
 - Minimize the number of public housing units off-line; reduce turnover time for vacated public housing units; reduce time to renovate public housing

unit; seek replacement of public housing units lost to the inventory through mixed finance development; seek replacement of public housing units lost to the inventory through section 8 replacement housing resources; and undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- LMH will maximize the use of our housing choice vouchers by promoting higher rates of utilization in the Housing Choice Voucher Program. The agency will increase the outreach efforts to increase the housing supply by way of a newly created Landlord Liaison and Housing Navigator position. LMH will work with housing suppliers (landlords) to maximize the payment standards, which should result on an increased utilization of the available funding to support our program's participants.
- LMH will diligently work to remain as a High Performer in the Housing Choice Voucher program by meeting the Section Eight Management Assessment Program (SEMAP) Key Performance Indicators. The agency uses and monitors this tool as it manages many indicators and sub-indicators that are relevant to the affordability of our housing choice voucher program's housing portfolio.
- High performance in both programs will increase flexibility in the management of available resources to promote affordable housing in Lucas County, Ohio.
- To promote affordability, the Housing Choice Voucher Department will continue ongoing education, training and outreach initiative, which include orientations, workshops, and symposiums to current and prospective landlords.
- HCV will implement landlord incentives and mitigation, consistent with the guidance provided of PIH Notice 2022-18 (HA).
 - This notice provides guidance on the use of HCV and Mainstream voucher ongoing administrative fees for expenses related to assisting HCV and Mainstream Voucher families to lease units, including the costs of security deposit assistance and landlord incentive and retention payments.
 - The goal is to support current landlords and to increase the number of new landlords participating in the program.
- LMH will strategically expand housing in communities of opportunity and revitalization areas within LMH's jurisdiction through the Project-Based Voucher (PBV) program.
 - LMH will, at its discretion and if necessary, amend the Administrative Plan to allow for an additional 10% of Housing Choice Vouchers to be utilized under the exception provision of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) for units that meet the exception criteria.
- HCV has partnered with the City of Toledo in educating landlords on the Lead Safe Ordinance. In addition to education, landlords may also be eligible for resources that support this requirement.
- LMH will comply with PIH Notice 2022-18 (HA) to aid in the removal of housing related barriers for participating families. PIH Notice 2022-18 authorizes and

provides guidance for PHA's to use HCV and Mainstream voucher administrative fees on expenses related to leasing units, including cost of security deposits, application fees, utility deposits, holding fees, etc.

- The HCVP dept. has a housing stability coordinator who supports participants in their search for housing and any related housing/program needs and qualifies candidates for the Home Ownership program

Supply

- LMH continues to provide its low rent-program residents with safe and well-maintained housing and services as evidenced by its high marks on audits, inspections, and surveys.
 - Its modernization program obligates capital funds within program requirements. The quality of documentation and physical work remains a top priority of the agency.
- LMH will work to increase the supply of assisted housing units by developing new units using mixed finance projects, including the use of RAD Conversion/Transfer of Assistance, Section 18 Blend, Faircloth to RAD, applying for additional vouchers when appropriate.
- LMH has begun the construction phase on Park Apartments which will add 45 apartments for young adults aging out of foster care.
- In 2025 LMH will begin construction of Collingwood Green Phase V which will add 75 senior apartments.
- LMH's Real Estate Development & Modernization Department (REDM) is targeting development of new affordable assisted housing in areas of higher opportunity and replacing outmoded designs with new, efficiently-laid-out developments, considering visibility and accessibility.
 - In 2024, LMH and its non-profit affiliate Lucas Housing Services Corporation will partner with Evergreen Preservation -a Chicago based company-, to acquire a 75 Apartment complex for families located on a high opportunity area in Toledo (Palmer Gardens).
- LMH will continue to seek funding from sources such as the Federal Home Loan Bank, HOME funds, Low Income Housing Tax Credits (4% and 9%) and others federal, state, and local sources. The rolling RFP, referenced in the Affordability section above, will also help to increase the supply of affordable housing in Lucas County, Ohio.

Quality

- LMH will continue to upgrade the Public Housing stock through the utilization of the Capital Fund Program and Mixed Finance Projects including continued development of Collingwood Green. LMH has seven (7) key projects it will be developing serving a variety of populations including special populations (Transitioned Aged Youth). Those projects include:
 - Collingwood Green Phase IV (50 Family Town Homes)
 - Collingwood Green Phase V (75 Senior Apartments)

- The Park Apartments (45 Transitioned Aged Youth Apartments)
- Palmer Gardens-(75 Family Apartments)
- Thurgood Marshall Development-(86 Senior Apartments)
- Mission Point (Apartments for Chronic Homeless)
- TenEyck Towers: (RAD Conversion of 154 Apartments for the Elderly and Disabled)
- LMH is enhancing the quality of housing stock provided to residents by updating fixtures, flooring and appliances and providing quality control on work orders throughout the agency.
- LMH will invest its Capital Fund Program funding and 2019 Lead Grant funding into lead abatement and interim controls including:
 - Safety and security with camera upgrades
 - Improvement of infrastructure, including building mechanicals, HVAC systems, windows, roofing, and modernization of units.
- LMH completed the required Energy Audit and Physical Needs Assessment in 2021.
- New Environmental Reviews will begin in the 4th quarter of 2024.

Public Safety

- LMH has implemented a multi-faceted workplan to protect property and enhance the safety of residents and staff. The goals of the Safety Enhancement portion of the Strategic Plan are to:
 - Improve & increase the safety and security of our properties by:
 - Decreasing criminal activity
 - Optimizing safety and security by expanding the Public Safety Department
 - Fostering safe and secure environments by partnering with residents.
 - Establish partnerships with residents through community policing, interaction with residents, and mentoring.
 - Designating a Youth Service Officer on the Public Safety team to engage community youth, and work with community partners providing juvenile programming.
 - Improve staff and office Safety & Security through:
 - Training of staff
 - Creating a criminal incident database
 - Enhancing building security through accessing security systems and performing camera upgrades.
 - Protecting and Securing information, property, and resources.
 - Updating and monitoring the Business Continuity, Access, and Emergency Action Plans.
 - Enhancing Proactive Crime Prevention measures by:
 - Expanding and maintaining the Public Safety Department's partnerships with diverse agencies.

- Pursuing Site Camera system upgrades and accessing security system upgrades.

Resident Services: Community Services and Self-Sufficiency

Lucas Metropolitan Housing has received the designation as a Financial Opportunity Center (FOC). LMH is the first housing authority in Ohio to receive this designation.

- FOCs are on-site career and financial coaching service centers that help families living on low- to moderate-income build effective money habits and focus on the financial bottom line.
- LMH has partnered with LISC to implement a successful model. LISC has over 100 FOCs across the country that are situated within local community organizations. These organizations are known for their exceptional services, convenient location, and trusted reputation. The success of the FOC will rely heavily on ESUSU and employment support.
- FOCs provide employment and career counseling, one-on-one financial coaching and education, and low-cost financial products that help build credit, savings, and assets. They also connect clients with income support such as food stamps, utility assistance, and affordable health insurance. The cornerstone of the FOC model is providing these services in an integrated way—rather than as stand-alone services—and with a long-term commitment to helping clients reach their goals.
- In 2022, LMH devoted extensive time to planning for the launch of FOC.
 - In October of 2022, the first FOC coach was hired.
 - The residents of Ravine Park Village, Weiler Homes, and Birmingham Terrace started receiving FOC services in January 2023.
 - The FOC Coordinator was hired in January 2023, and two more coaches joined the team in May and June of 2023.

FOC Highlights:

- Since January 2023, residents who have been working with a FOC coach and placed in jobs are now receiving a salary above the living wage.
- A total of 79 residents have received income support and have been connected to various resources.
- Over half of the residents who applied for a benefit have been approved and are now receiving it.
- Thanks to the bundled services received, the net worth of 289 residents has increased.

Additional Resident Services Initiatives

- In 2021, LMH undertook a comprehensive review of all its resident services offerings and partnerships, to ensure alignment between programmatic offerings and resident needs. This included a review of all interagency agreements, partnership structures, and outcomes for residents and participants. As a result of this analysis, LMH continued to expand its partnerships to offer increased and improved service delivery in 2024, with the aim of increasing financial empowerment.
- LMH will continue to provide economic opportunities for residents through the JOBS Plus program and coordination of social service programs and Workforce Development (formerly Section 3) through its Resident and Special Services Department.
- The Esusu Rent program is being offered at Ravine Park Village and Birmingham Terrace. Esusu Rent reports to three credit bureaus for no cost when residents opt in. This program was launched in 2019 in partnership with an outside vendor to provide case management. Currently, there are fifty-two residents enrolled.
- Since September 2023, financial coaching services have been offered to residents of McClinton Nunn Homes, Port Lawrence Homes, Collingwood Green, and John Holland developments.
- In 2023, LMH partnered with the Islamic Food Bank (IFB) to establish a food pantry. The Islamic Food Bank fully stocked the pantry with nutritious food, including options that are typically not available at other food pantries. The newly established pantry provides fresh produce, bread, bakery items, and a variety of protein sources in addition to shelf-stable offerings. This initiative will not only ensure consistent access to food but will also serve as a hub for community services, including education, recreation, and health in the Weiler Homes and Speiker Terrace communities.

To promote self-sufficiency and asset development in assisted households under the following objectives:

- Lucas Metropolitan Housing (LMH) is administering the Low-Income Public Housing (LIPH) Family Self Sufficiency (FSS) program. Currently, the (FSS) has Sixty-three (60) participant slots and Sixty-three (63) active participants. The program continues to partner with agencies and nonprofits organizations in the area that offer a myriad of services and trainings that greatly benefit FSS participants, such as Lucas County Shared Services Workforce Development Program, to provide job readiness workshops and job fairs, and (LMH) Financial Opportunity Center (FOC), which provides financial literacy workshops such as budgeting, credit repair, and investing. This year, FSS staff attended homeownership training.
- In 2024, LMH partnered with Owens Community College to promote BIG READ programming to our patrons participating in educational workshops and delivering reading programs facilitated by Owens faculty, who hosted several

BIG READING Shelves for the residents at Weiler Homes, Northern Heights, and Elmdale Court.

Accessibility

- LMH continues to provide housing dedicated to the needs of the elderly by maintaining the designation of certain public housing properties through the Designated Housing Plan for the Elderly with HUD. This plan was approved in 2018 and has been extended through 2025.
 - In June of 2023, LMH submitted a two-year extension request to HUD proposing to designate 320 units as "elderly only," representing 12% of LMH's total public housing inventory.
 - HUD approved this extension on August 25, 2023.

Designated Elderly Units

<u>Development Name</u>	<u>Development No.</u>	<u>Total Units</u>	<u>Total Public Housing Units</u>
Ashley Arms	OH006000133	40	40
Collingwood Green Phase 1	OH006000132	33	33
Glendale Terrace	OH006000112	100	100
Richmar Manor	OH006000112	45	45
Robert Dorrell	OH006000111	102	102
Total Units in PH Inventory		320	2586

- Covered dwelling units at future newly constructed developments will meet applicable accessibility and fair housing design and construction requirements.

Size of Units

- If a household reports, or the PHA becomes aware of a change in household composition, then the PHA will determine whether the apartment/home is still appropriately sized.
- LMH will transfer a family when the family size has changed, and the family is now too large (under-housed) or too small (over-housed) for the unit occupied.

Location

In 2023, LMH undertook to create a Ten-Year Portfolio Repositioning Strategy that will meet the demands and needs of affordable housing in Toledo and Lucas County.

- REDM is continually reviewing the portfolio repositioning strategy to meet current market needs.
- LMH will work directly with HUD to review its options around portfolio repositioning.

- LMH continues to explore housing opportunities that will assist eligible families and individuals in identifying and expanding housing choices.
- LMH is working with landlords, partners, and the community to eradicate barriers to affordable housing and increase access to quality housing stock through the Housing Choice Voucher Program's education and outreach initiative. This initiative includes orientations, workshops, and symposiums to current and prospective landlords. Targeted outreach to landlords is expected to yield increased housing opportunities for eligible families.
 - As a part of landlord outreach, LMH implemented the "My Next Home" Leasing Event in 2023. The event brings together housing providers and voucher holders who are seeking housing opportunities. Participating housing providers are available to facilitate pre-leasing activities and accept applications for available units. This ongoing event helps to expedite the housing search and get voucher holders housed faster.
 - LMH has an electronic landlord portal to provide better customer service to participating landlords. The portal has streamlined services and provides landlords with 24-hour access to their account information, with makes doing business with HCVP easier and more efficient.
- LMH will expand its electronic services aligning to its daily operations and client support services in 2025.
 - HCVP implemented a "Housing Locator" service to support voucher holders with their housing search.
 - Housing Locator is an online searchable database that provides real-time access to available housing for lease. This user-friendly electronic tool will put available leasing information at the participant's fingertips; thus, reducing time, barriers, and cost associated with in-person searches.
- LMH continually seeks additional opportunities to use technology to reduce barriers to housing by making information accessible and to make participation in the program easier.

At-Risk Populations

- LMH will secure partners to develop housing for special populations including the homeless, youth aging out of foster care, and youth reentering the community from the juvenile justice system. REDM has secured two development partners to help implement its repositioning strategy.
 - LMH will build a 45-unit permanent supportive housing development at the former Park Hotel specifically targeting youth aging out of foster care.
 - LMH is planning a development in partnership with the Cherry Street Mission to develop "Mission Point," a multifamily building that will house the chronically homeless.
- LMH continues to serve as Co-Lead alongside the Toledo Lucas County Homelessness Board for United Way's Collaborative Impact model under the category of Housing Stability.

- In this role, LMH convenes a community collaborative around Housing Stability and is working to move the local housing community towards common community-wide goals.
- Working together with United Way staff, volunteers, and other lead partners (in education, health, and financial stability) LMH will review community needs, guide the creation of an investment framework and assist in making funding recommendations for United Way resources.
- LMH continues to work with the court system, and advocacy groups like the Re-Entry Coalition and The Ridge Project, to assist individuals who have been in the criminal justice system find housing.
 - LMH stated in its 2021 Annual Plan that the number of set-aside vouchers designated for this initiative is 25.
 - LMH revised its determination and currently has 20 vouchers available.
- The HCV Administrative Plan has been revised to reflect changes similar to LMH's ACOP. This will drastically improve the accessibility of housing for those who have a criminal record. The revisions were developed in collaboration with advocacy groups.
- LMH is partnered with the Hospital Council of Northwest Ohio to continually
- assess the need to provide rental subsidies to reduce infant mortality risk factors. Through the Getting to 1 Housing initiative, LMH increases housing stability of low-income families experiencing homelessness or unstable housing who are either pregnant or have a child(ren) 12 months of age or younger. LMH has allocated additional vouchers to the Getting to 1 Through Housing Initiative in January 2020 (25 vouchers) and March 2021 (40 vouchers). In April of 2022, LMH allocated up to 25 additional vouchers through the Getting to 1 Through Housing Initiative. This brings the total number of vouchers available for this project to 115.
- LMH increased the number of Housing Choice Vouchers available for either homeless or chronically homeless families through the Housing First model from 35 to 65 in 2021 and added an additional 35 vouchers to the program in 2024.
- LMH has committed 46 project-based vouchers (PBV) to TASC of Northwest Ohio for the Warren Commons supportive housing community located in Toledo, Ohio. These vouchers will address individuals who are experiencing homelessness and/or are incarcerated.
- Emergency Housing Vouchers
 - LMH has complied with guidance provided in PIH Notice 2023-14(HA), which restricts PHA's reissue "turnover" vouchers once they have reached their cumulative EHV lease-up count after September 30, 2023.

Operations and Community Development

LMH plays a direct role in offering housing to more than 7,400 households in Lucas County. Out of this total:

- Over 72% are beneficiaries of the Housing Choice Voucher (HCV) programs
- Approximately 27% reside in publicly owned LMH housing

- The remaining 1% find their homes in other LMH-owned units, which are rendered affordable through diverse partnerships and initiatives.

Recognizing that affordable, obtainable housing is the foundation of a flourishing and community, LMH has undertaken a proactive approach to address additional community development efforts by collaborating with the City of Toledo and other partners to ensure an effective housing plan implementation for its jurisdiction.

- This collective effort aims to create mixed-income communities, preserve existing affordable units, promote economic stability, and reduce homelessness.
- LMH has maintained its commitment to providing safe, affordable housing to individuals of all ages, including adults, seniors, and children. This is achieved through various housing options such as Public Housing, Housing Choice Vouchers, Mixed-Income, and Market Rate housing units.
- In 2023/2024, Lucas Metropolitan Housing (LMH) embarked upon a Portfolio Repositioning Strategy to create housing opportunities in high opportunity neighborhoods and to improve existing housing conditions to create mixed-income communities of choice.
 - The Portfolio Repositioning Plan underscores LMH's commitment to addressing housing challenges, fostering affordability, and maintaining the quality of housing units within their portfolio.
 - The primary objectives of this plan will encompass several critical areas:
 - Converting a portion of its public housing portfolio to RAD (Rental Assistance Demonstration), which is designed to modernize and preserve affordable housing units - allowing them to access private sector financing and management while maintaining affordability for residents.
 - Increasing Affordable Housing Units - LMH aims to increase the number of affordable housing units in Toledo and the surrounding county. This expansion is vital to meet the growing demand for affordable housing options within the community.
 - Preservation and Rehabilitation Initiatives - prioritizing the preservation and rehabilitation of existing housing units. This includes efforts to maintain the quality and functionality of current units, ensuring they remain safe and suitable for residents.
 - Creation of Unrestricted Revenue Streams - to establish flexible and stable revenue streams that can support the creation of additional affordable housing options. Unrestricted funding sources are essential for sustained growth and development in the affordable housing sector.

Development Initiatives

LMH is actively engaged in robust development initiatives focused on revitalizing communities and providing affordable housing options. There are five projects in LMH's development pipeline for 2024-2026. Further, the Choice Neighborhoods

redevelopment for Junction McClinton Nunn Homes is a significant redevelopment effort aimed at improving the living conditions and expanding support services for its residents. LMH is dedicated to fostering positive transformation and elevating the well-being of the communities they serve through ambitious and dynamic development projects.

Development initiatives and Conversion to RAD (Rental Assistance Demonstration) 3 Year Development Pipeline:

Development Project	Units/Apts./ T. Homes	Building Type	TDC	Delivery Date
Palmer Gardens	75	Mixed income & Seniors	\$15 million	2024
TenEyck Towers	154	Elderly/Disabled	\$15 million	2025
CWG IV	40	Mixed Income/Families	\$20 million	2025
The Park Hotel	45	Transition-age youth (TAY)	\$14 million	2025
CWG V	75	Elderly	\$28 million	2026
Mission Point	65	Homeless	TBD	2027

In addition to these diverse efforts aimed at providing development and sustainability of accessible housing, LMH has also focused efforts on reducing barriers for English Language Learners (ELL's) and those with Limited English Proficiency (LEP) individuals.

- Language Access for LEP Persons
 - LMH, in collaboration with advocacy groups and HUD, has developed a LEP policy that passed unanimously by the Board. The policy provides that LMH will provide meaningful access to those with LEP.
 - Consistent with the creation of the policy, LMH created and implemented internal procedures to ensure compliance with the policy.
 - LMH personnel provide free language assistance services to LEP persons whom they encounter or whenever an LEP person requests language assistance services, including interpretation and translation services.
 - LMH continues to use translation services to improve communication with residents and participants who need LEP services.

- LMH continues to translate critical documents to be consistent with its policy.
- LMH has made access to translation of information more accessible on its website.
- LMH provides staff training on language access services and intends to provide additional LEP and Language Access training on an ongoing basis.

DECONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS

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

- LMH 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			
<u>Development Name</u>	<u>Number of Units</u>	<u>Explanation</u>	<u>Deconcentration Policy</u>
Weiler Homes	378	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Ravine Park Village	166	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Port Lawrence	174	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Birmingham Terrace	113	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Northern Heights	99	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Richmar Manor	43	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
John Holland	46	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Dorrell Manor	100	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)

Olander/Devonshire	97	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Marsrow Acres	7	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Willow Bend	8	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Kincora	6	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Pulley Homes	45	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
Collingwood Green II	34	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
AMP 111 Scattered Sites	33	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
AMP 112 Scattered Sites	34	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
AMP 122 Scattered Sites	24	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)

AMP 131 Scattered Sites	8	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)
AMP 133 Scattered Sites	81	The covered development is subject to consent decrees or other resident selection and admission plan mandated by court action*	See Attachment B.1 (c)

FINANCIAL RESOURCES

The table below represents a statement of financial resources delineated by categories such as: anticipated resources, PHA operating, capital, and other anticipated Federal resources available to LMH. This includes tenant rents and other income available to support public housing or tenant-based assistance. Non-federal sources of funding supporting the federal programs and the planned usage is included.

Financial Resources: Planning Sources and Uses		
Federal Grants (FY 2024)		
Sources	Planned \$	Planned Uses
a) Public Housing Operating Fund	12,977,997	Project Operations
b) Public Housing Capital Funds	1,699,561	Project Improvement Operations (1406 & 1410)
c) Hope VI Revitalization/Choice Neighborhoods Planning Grant	450,000	Planning
d) Jobs Plus Grant	1,937,470	Grant expenditures
e) Annual Contributions for Section 8 Tenant-Based Assistance	30,098,871	HAP & Administrative program cost
f) Resident Opportunity and Self Sufficiency Grants	423,352	Grant expenditures
g) Community Development Block Grant	423,352	LHSC
h) HOME	895,500	Rehabbing homes for homeownership (LHSC)
	250,000	Lucas County Landbank
	3,250,000	City of Toledo ARPPA
	400,000	FHLB AHP
	400,000	Park Hotel Transition Age Youth Project

i) Resident Opportunity and Self Sufficiency Grants – FSS	249,673	Grant expenditures
k) Section 8 MOD Rehab	246,524	HAP Administrative program cost
l) 5-Year Mainstream Voucher Program	846,553	HAP Administrative program cost
m) Emergency Housing Voucher (EHV) Program	745,512	HAP Administrative program cost
2. Prior Year Federal Grants (unobligated funds only)		
Sources	Planned \$	Planned Uses
2015 CFP Grant	34,516	Public Housing Capital Improvements
2016 CFP Grant	22,110	Public Housing Capital Improvements
2017 CFP Grant	167,182	Public Housing Capital Improvements
2018 CFP Grant	368,514	Public Housing Capital Improvements
2019 CFP Grant	2,363,263	Public Housing Capital Improvements
2020 CFP Grant	1,898,858	Public Housing Capital Improvements
2021 CFP Grant	5,273,970	Public Housing Capital Improvements
2022 CFP Grant	8,400,000	Public Housing Capital Improvements
2023 CFP Grant		
2024 CFP Grant		
3. Public Housing		
Sources	Planned \$	Planned Uses
Dwelling Rental Income	5,434,959	Public Housing Operations
4. Income		
Sources	Planned \$	Planned Uses
Interest on Investments	217,178	Public housing operations
Laundry receipts	9,905	Public housing operations
Other income from tenants	136,854	Public housing operations
Misc Income	4,152	Public housing operations
Turnkey 3	105,323	RAD Conversion and Homeownership Programs
5. Non-Federal Sources (list below)		
Sources	Planned \$	Planned Uses

Business Activities	254,484.71	Miscellaneous income
Component Unit (Lucas Housing Services Rent)	386,000	Property Management
6. Total Resources	80,090,755	

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RENT DETERMINATION

Public Housing-Income Based Rent Policies

- Use of discretionary policies
LMH will employ discretionary rent-setting policies for income-based rent in public housing.
- Minimum Rent
LMH's minimum rent is \$50.00.
LMH has adopted the following discretionary minimum rent hardship exemption policies.
Minimum Hardship Rent Exemption is found at Section XII. E., Rent Computation, LMH's ACOP. Examples of qualifying events are as follows: A family has lost eligibility for or is applying for an eligibility determination for a Federal, State or local assistance program; the family would be evicted as a result of the imposition of the minimum rent requirements; the income of the family has decreased because of changed circumstances, including loss of employment; and a death in the family has occurred.
- Rents set at less than 30% than adjusted income.
LMH does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.
- Discretionary deductions and/or exclusion policies
LMH plans to employ the following discretionary (optional) deductions and/or exclusions policies:
 - Increase in earned income from the employment of a current family member eligible for earned income disallowance (EID).
 - Increase in income because, after passing the screening, a person with income (from any source) joins the family.
 - Increase in income of a family whose TTP is currently the minimum rent and/or the family is currently under a minimum rent hardship exemption.
- Ceiling Rents
LMH has implemented ceiling rents at all its developments. LMH is using ceiling rents to assist in the deconcentration of poverty in all its developments.
- Rent Re-determinations.
Because LMH wants to encourage families to improve their economic circumstances, most changes in family income between reexaminations will not result in a rent adjustment. This approach also encourages residents to fully comply with the requirement to report changes in income or family composition to LMH within ten (10) days of occurrence.
- Individual Savings accounts (ISAs)

LMH does not plan to implement individual savings accounts for residents as an alternative to the required 12-month disallowance of earned income and phasing in the rent increase in the next year.

- Over-income Renters
- LMH has updated the ACOP to include implementation of Section 103 the Housing Opportunity Through Administrative Modernization Act (HOTMA). The over-income families will be notified annually of their status. If the family remains over-income after two years, LMH has elected to have these residents move. This decision has been made to facilitate the continuation of providing affordable housing opportunities for low-income families.

Flat Rents

LMH used the following sources of information in setting the market-based flat rents to establish comparability.

- LMH used guidelines found in the 2017 Updates to Flat Rent Requirements (PIH 2017-23) to establish the Public Housing Flat Rent schedule. LMH now refers to the superseding Notice PIH 2021-27 in the establishment and maintenance of its flat rents. The guidelines permit a PHA to establish flat rents for each public housing unit that is not less than 80% of the applicable Fair Market Rent (FMR) or at the discretion of the Secretary, such other applicable fair market rents that more accurately reflect local market conditions and is based on an applicable market area that is geographically smaller than the applicable market area.
- LMH reviews utility rates each year as required by HUD and will adjust utility allowances as necessary and in accordance with requirements, including public notice and comment periods. LMH works with the Nelrod Company for utility allowances rate comparisons, studies, and schedules for LIPH, Section 8/HCV, and affiliated entities Collingwood Green Phases I-III.

Section 8

Payment Standards

LMH's payment standard is:

- 120% of FMR consistent with PIH Notice 2022-30
- LMH chose this level to optimize housing options for families.
- LMH reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:
 - Success rates of assisted families
 - Rent burdens of assisted families
 - Dispersion throughout metropolitan area

Minimum Rent

- LMH's minimum rent is \$50.00.
 - LMH has adopted minimum rent hardship exemption policies in accordance with our Section 8 Administrative Plan, Chapter 6-III.B.

OPERATION AND MANAGEMENT

LMH Executive Leadership

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 principal 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.

Deputy Executive Director

The primary purpose of this position is to oversee and drive strategy management, policy work, program performance, strategic business initiatives, external special projects, build stronger, expansive partnerships, and provide thought leadership and management support to the organization's President and CEO and senior leaders. Maintains open channel of communication with President and CEO for matters of decision-making, program management, and initiative implementation. The incumbent is also responsible for working internally and externally to support development of new initiatives, services, and strategic partnerships to support the agency's mission to create engaged, educated, empowered and vibrant communities.

Chief Administrative and Legal Officer

This position will direct LMH's day-to-day administrative operations, including legal, compliance and information technology. The primary purpose of this position is to direct and manage LMH's legal functions. The incumbent directs the defense of LMH against suits or claims, prepares the prosecution of LMH's claims against others, and provides legal counsel and guidance to the Executive Office and the Board of Commissioners on a wide variety of operational issues. The incumbent ensures LMH's legal interests are protected and that its activities comply with relevant codes, regulations, and applicable federal, state, and local laws.

Chief Financial Officer

The primary purpose of this position is to advise the President and CEO, along with the Executive Team on all fiscal matters. It also advises participants in the formulation of the fiscal policy for LMH, including developing the budget; advising on economic strategies, objectives, and policies; and assisting on the dissemination of financial

information and policies to all members of the organization. The position also ensures that all required financial reports and statements are prepared in a timely manner consistent with GASB, and GAAP. The CFO also is responsible for the management of LMH's investment portfolio in compliance with guidelines and rules by LMH, and state, federal and other funding organizations. The CFO also ensures purchases meet procurement processes consistent with HUD regulations, state, and federal law, and LMH policies.

Chief Programs Officer

The primary purpose of this position is to oversee the day-to-day operations and performance of LMH's Programs by improving performance, connecting LMH's residents to critical programs and services, and implementing programs and services consistent with LMH's five-year strategic plan. This position manages partnerships, self-sufficiency programs and initiatives in the areas of economic opportunity, youth, senior and social services. To ensure customer satisfaction through the timely and professional delivery of quality service, with the right attitude and within the established budget. This position is also responsible for implementing management responsibilities in accordance with the vision, values, policies, and procedures of LMH and all applicable laws, regulations, rules, and local ordinances.

President and Chief Executive Officer

- Executive Assistant to the President and CEO
- Deputy Executive Director
- Chief Administrative and Legal Officer
- Chief Financial Officer
- Chief Real Estate, Modernization and Development Officer
- Chief Programs Officer

Deputy Executive Director

- Executive Assistant to the Deputy Executive Director and Chief Programs Officer

Chief Financial Officer

- Vice President of Finance
 - Payroll/Accounting Coordinator
 - Accounting Coordinator
 - Accounting Specialist (2)
- Senior Accountant I / CFP Coordinator
- Manager of Procurement and Contracts
- Procurement Coordinator
- Purchasing/Accounting Coordinator

Chief Administrative and Legal Officer

- Executive Assistant to the Chief Administrative and Legal Officer
- Paralegal
- 504 -ADA Program Coordinator/Paralegal

- Director of Audit & Compliance
 - Quality Assurance Coordinator – LIPH
 - Quality Assurance Coordinator – HCVP
 - Quality Assurance Coordinator – Section 3
- Vice President of Information Technology
 - Senior Systems Administrator
 - Information Technology Specialist II

Chief Programs Officer

- Senior Vice President of Asset Management
 - Director of Maintenance
 - Maintenance Manager (3)
 - Maintenance Team Lead (3)
 - Maintenance Staff (35)
 - HVAC/R Supervisor
 - HVAC/R Technician (3)
 - Laborers Crew Leader
 - Laborers-Set Out (5)
 - Director of Property Management
 - Property Manager (3)
 - Assistant Property Manager (12)
 - Clerical Specialist (3)
 - Manager of Occupancy & Leasing
 - Housing Placement Supervisor
 - Housing Specialist (3)
 - Clerical Specialist – Receptionist
 - Clerical Specialist – Imaging Clerk
- Vice President of Resident Services
 - Service Coordination Specialist (7)
 - Financial Opportunity Center (FOC) Program Coordinator
 - Financial Opportunity Center (FOC) Coach (2)
 - Family Self-Sufficiency Coach
- Senior Vice President of Housing Choice Voucher Programs
 - Administrative Assistant II
 - Homeless & Community Services Administrator
 - Family Self-Sufficiency Specialist (3)
 - Housing Stability Case Manager
 - Director, Housing Choice Voucher Program
 - Housing Specialist Team Lead

- Housing Specialist (10)
 - Clerical Specialist – Customer Service (2)
 - Clerical Specialist – Receptionist
 - Inspection Supervisor
 - Inspectors (3)
 - Clerical Specialist – Data Entry (2)
- Vice President of Public Safety
 - Manager of Access and Communications & Security
 - Static Security Officer - 10
 - Field Operations Manager
 - Mobile Patrol Officers – 12
- Vice President of Human Resources
 - Human Resources Manager
 - Human Resources Assistant
- Director of Real Estate, Development, and Modernization
 - Executive Assistant to the Director of REDM
 - Project Manager (2)

2025 DRAFT

HUD PROGRAMS UNDER PHA MANAGEMENT

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2446	300
Total Housing Choice Vouchers	4799	468
Housing Choice Voucher Certificates	N/A	N/A
Section 8 MOD Rehab	47	TBD
Special Purpose Housing Choice Vouchers (NED Category 1&2)	300	TBD
Mainstream	204	TBD
Housing First	65	TBD
Infant Mortality	115	TBD
Family Unification Program	46	TBD
ASH (tenant and project based)	120	TBD
Public Housing Drug Elimination Program	N/A	N/A
Other Federal Programs (list individually)	N/A	N/A
Emergency Housing Vouchers	123	TBD
All other HCV PBV's and Programs	708	TBD

MANAGEMENT AND MAINTENANCE: POLICIES AND PROCEDURES

LMH has adopted the following policies and procedures that contain the Agency's standards governing management, operation, and maintenance of the Public Housing and Section 8 assistance programs. Policies and procedures may change based on HUD's PIH Notices.

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Abandoned Unit Vacancy Procedure
- Annual UPCS Inspections
- Applicant Screening Procedure
- Audit Report Policy/Finance
- Bed Bug Policy
- Bulletin Board Items for Management Offices
- Cable TV & Telephone Installation
- Carbon Monoxide Exposure
- Claims Management of Insurance
- Collective Bargaining Agreement
- Community Room Policy
- Community Service/Self Sufficiency Supplement
- Confidentiality Agreement
- Displaced Persons
- Elevated Blood Level Reporting & Testing Procedures
- Informal Hearing for Rejected Applicants
- Internet User Policy/Procedures for Non-Staff Persons
- Key Control Procedures
- Language Access Plan and Procedures
- Law Enforcement Operating Procedure
- LMH Business Continuity Plan
- Mold and Mildew Remediation Procedure
- Move-Out Survey/Procedure
- No Smoking Policy
- Occupied Unit Entry – Unattended Children Procedure
- Opening and Closing the Waiting List
- Newspaper Advertising Procedure
- Per Diem Operating Procedure
- Petty Cash
- Processing Late Fees
- Proof of Insurance for Contractors and Vendors
- Records Retention Policy
- Release of Information to Law Enforcement and Non-Law Enforcement

- Rent Option Procedure
- Resident Incentive Program
- Residual Members of Household Procedure
- Retroactive Rent Cases of \$5K or more
- Section 3 Policy Administrative Guide
- Snow-Winter Weather Emergency Operating Procedure
- Taking Applications and Initial Processing
- Transfer Request Procedures
- Unit Offers and Application Placement
- Unresponsive Resident
- Updating the Waiting List and Removing Applications
- Preventive Maintenance and Periodic Work Orders
- Eviction Procedure
- Community Room Policy
- Statement of Procurement
- Maximum Income Levels for Admission to Public Housing & HCV Programs
- Bulletin Board Items for Management Offices
- Vacancy Procedures
- Public Records Requests
- Resident Charges & Cost of Repairs & Replacements
- Unit Preparation & Assignment Procedures
- Pet Ownership Policy
- Non-Expendable Equipment & Fixed Asset Control
- Security Deposit/Additional Security Deposit Collection
- Paint Issuance Procedure
- Curb Appeal Enforcement Procedures
- Transfer Procedures
- Fire Safety Violation Procedures
- Postal Check Procedure
- Utility Verification Procedure
- Key Card Issuance Policy
- Lease and House Rules
- Mediated Conflict Resolution
- Emergency/Fire First Response Plan
- Vehicle Registration Program
- Resident Grievance Procedure
- Referrals & Leasing Procedures
- Personnel Policy Manual
- Collective Bargaining Agreement
- Request for Screening Reports/Adult Members Added to Household Composition and for live-in aide
- Rent Collection Procedure (for Site Management Offices)

- Rent Escrows
- Audit Report Policy/Finance
- Move-Out Survey
- Issuance of "No Trespass" Letters
- Disaster Plan
- Domestic Violence Relocation Policy
- Truancy Procedure
- Procedure for the Required Thirty (30) Day Comment Period on Proposed Changes to Policies, Lease & Rules
- Dissemination of Police Reports & Security Notices
- Resident Repayment/Collection Policy
- Vacated Collection Policy
- Internet User Policy/Procedures (Finance was issued number, policy pending)
- Washers and dryers installed by residents
- Vacated Account Collection Policy with Court Action
- Satellite Dishes
- Interim Review Procedures and Minimum Rents and Hardship Exemption
- Community Service/Self Sufficiency Supplement
- Cable TV & Telephone Installation
- Deceased Tenant Procedure
- Work Order Charges
- Reasonable Accommodation Processing
- Earned Income Disallowance
- Quality Control Audits

Section 8 Management:

- Administrative Plan
- HCVP Standard Operating Procedures
- Landlord's Guidebook
- Language Access Plan and Procedures
- FSS Action Plan
- HCV Homeownership Program Guidebook

GRIEVANCE PROCEDURES

Public Housing

LMH's lease and ACOP describe the process for a resident to file a grievance. LMH also provides a resident with multiple opportunities to informally resolve issues prior to formal grievance process.

Residents or applicants who desire to initiate the LMH Grievance Process should contact the following LMH Development Management office for residents listed below:

Location	Phone
Oak Grove/Dorrell/Jade/Devonshire/Olander/Marsrow/Willow Bend/Scattered	(419) 259-9478
Glendale/Flory Gardens/Elmdale/Mercer/Richmar/Scattered	(419) 259-9476
Weiler Homes/Spieker Terrace	(419) 259-9428
Ravine/Birmingham/Harry Hansen/Northern Heights/Pulley/Scattered	(419) 259-9461
Port Lawrence/McClinton Nunn/Vistula/Scattered	(419) 259-9564
TenEyck/Ashely/John Holland/Scattered	(419) 259-9555
Occupancy Department for applicants	(419) 259-9477

Section 8

LMH has established procedures in addition to federal requirements found at 24 CFR 982 for informal reviews pertaining to applicants to the HCV Program and informal hearings pertaining to active participants currently assisted by the HCV Program. To ensure compliance with the informal and formal grievance process, LMH routinely trains staff and the hearing officer on the grievance process.

- Housing Choice Voucher Program applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following: Housing Choice Voucher Office (424 Jackson St. Toledo, OH 43604)

HOMEOWNERSHIP PROGRAMS

Public Housing

LMH in partnership with its non-profit affiliate Lucas Housing Services Corporation (LHSC) administers a homeownership program through the reutilization of Turnkey III funds for public housing as well as the HCV participants. LMH 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. LHSC provides in-house Homeownership Counseling and services that improve the financial well-being of its clients. Those services include Credit Counseling, Debt Management, Financial Literacy, and Post Purchase Counseling. These services are provided by a HUD Certified Housing Counselor. LHSC is seeking to become a HUD Certified Counseling Agency.

Section 8 Tenant Based Assistance

LMH administers a homeownership program for the Housing Choice Voucher Program. LMH will administer up to 10 new homeownership units per year. LMH 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, LMH 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. LMH limits the number of applicants that may be provided with this preference on an annual basis.

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

COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS

Through partnerships with community-based and governmental agencies, LMH offers the following services to residents of public housing:

- LMH will continue to comply with Section 3 goals and benchmarks.
- For all contracts that are over a certain amount and subsidized with federal dollars, section 3 residents will be hired for twenty-five percent of the workforce hours.
- Any contractors with the LMH must prove good faith efforts to provide resident hiring per the Section 3 policies, procedures, and regulations.

LMH offers the following services and programs to residents and participants (see table next page).

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office) / PHA main office / office / another provider name)	Eligibility (public housing or section 8 participants or both)
Resident Opportunity Program offers residents at select sites an opportunity for work experience, job readiness, educational opportunities, financial literacy, and community service opportunities – with stipends for residents	8 sites per year plus scattered sites (single family homes) on current ROSS grant per year	Referrals made by Property Managers or residents call to request program	Property Managers Office	PH
Family Self-Sufficiency	60 Participants	Referrals made by Property Managers or residents call to request program	LMH PH Sites	PH
Life Skills training at Weiler Hope House	20 contacts per month	Walk-in and referral from housing management	LMH Weiler Homes via ROSS Service Coordination	PH
Ivy Entrepreneur Institute Small business development program	15	FSS participants and Workforce Development (formerly Section 3) referrals	Port Lawrence & Virtual Sessions	PH
Service Coordination – Referral and Linkage to community resources to support move towards self sufficiency	Minimally 500/yr. by Service Representatives	Available to any PH resident based on resident's request	Available at each PH site	PH
Budgeting	50+	As requested, and referrals from Property Managers	Local Financial Opportunity Centers & Financial Institutions (NeighborWorks,	PH

			ProMedica Ebeid, Pathway)	
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 LMH sites Flory; Glendale; Ravine; Vistula Manor; Weiler Labs at Vistula, Elmdale/Mercer, Port Lawrence, Glendale, and Ravine.	PH
Job Development and Placement at Ohio Means Jobs (OMJ) the local one stop employment assistance agency	Minimum 150	Referrals from ROSS SC/FSS Coordinators staff in program participants	Ohio Means Jobs (OMJ)	Both
Mental Health and Substance Abuse recover support referrals	8-10	Referral from site service representative or request from resident	At all sites	PH
LMH –Individual Training Service Plans (ITSP's)	140	All FSS participants and PH residents	LMH PH sites	ROSS and FSS participants
LMH –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, Pathway, East Toledo Family Center, Penta Voc. Center, OMJ, onsite GED at Port Lawrence.	
LMH Credit Building	20 referrals	All FSS program participants and other PH residents per referral from Property Managers	Financial Opportunity Centers (Pathway, ProMedica Ebeid, NeighborWorks)	all PH residents

<p>OMJ –Employment Training, Work ready Certificates, Job Development services</p>	<p>140</p>	<p>On an as needed basis for skills assessment, development, and leads to potential employers</p>	<p>OMJ 3737 W. Sylvania Ave. Resume writing Interviewing skills</p>	<p>all PH residents</p>
<p>Neighborhood Housing Services – purchase homeownership education/counseling and financial management counseling</p>	<p>10</p>	<p>All FSS program participants with homeownership as a goal</p>	<p>NeighborWorks Toledo- 704 2nd St</p>	<p>HCV</p>
<p>Neighborhood Housing Services – post purchase homeownership education/counseling</p>	<p>Section 8 Only</p>	<p>All homeownership participants</p>	<p>NeighborWorks 704 2nd Street Toledo, OH</p>	<p>HCV</p>
<p>Connecting Kids to Meals – feeding program-breakfast & lunch for youth during summer months. Food commodities delivered once monthly to PH residents with food insecurities</p>	<p>Approx. 200 youth per day. Average delivery of 50 per month at 5 PH sites</p>	<p>Open to youth at select family sites. Commodities delivery is available at select PH sites in partnership with Toledo Seagate Food Bank.</p>	<p>Connecting Kids to Meals provided at community Centers at Northern Hts., Ravine, Birmingham Terrace, Elmdale/Mercer, Port Lawrence, and McClinton-Nunn Commodities provided at all family and elderly/disabled sites with Community Centers.</p>	<p>PH</p>

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	51
HCV	Not required – voluntary program	132

LMH administers the HUD Family Self Sufficiency in accordance with 24 CFR 903.7(l). The program is designed to reduce dependency on public assistance and to promote economic and social self-sufficiency for participants.

- Since November 2022, LMH has successfully complied with the new Family Self-Sufficiency rule, and their action plan has been approved.
- LMH has been designated as a Financial Opportunity Center (FOC) in partnership with LISC Toledo.

Welfare Benefit Reductions

LMH complies with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to LMH's public housing rent determination policies and training staff to carry out those policies.

Community Service Requirement	
Number of tenants required to perform community service	389
Number of tenants performing community service	108
Number of tenants granted exemptions	2903
Number of tenants in non-compliance	86
Number of tenants terminated/evicted due to non-compliance	0
*Pending number of tenants not determined	195

Note: HUD established waivers and administrative flexibilities for numerous statutory and regulatory requirements to provide relief to Public Housing Agencies (PHAs) in response to the COVID-19 pandemic. HUD first established waivers and administrative flexibilities for PHAs under the CARES Act in Notice PIH 2020-05, published on April 10, 2020. LMH has adopted many of the waivers and alternative requirements issued in this and subsequent notices.

On April 10, 2020, LMH adopted waiver **PH-5: Community Services and Self-Sufficiency Requirement (CSSR)**. Implementation of this waiver permitted LMH to suspend community service and self-sufficiency requirement until the family's next annual reexamination. On May 4, 2021, this waiver was superseded **12.e.: Community Service and Self-Sufficiency Requirement (CSSR) Suspension**. This waives the requirement that each non-exempt adult resident of public housing contribute 8 hours per month of community service and/or participation in an economic self-sufficiency program. This non-discretionary waiver also suspends enforcement of the requirement by all PHAs operating a public housing program. This waiver was effective for all annual reexaminations completed between the publication date of Notice PIH 2021-14 through April 30, 2022.

SAFETY AND CRIME PREVENTION

LMH Public Safety is expanding its partnerships and programming to enhance the Crime Prevention Plan in 2025.

- LMH will partner with Toledo Police Community Resource Officers to provide programming for Seniors and encourage participation in the Retired Senior Volunteer Patrol; a police service program connecting Senior Volunteers to visit and check on homebound Senior Clients.
- In 2023, LMH hired a Youth Service Officer, who partners with Toledo Police Community Resource Officers and other Community Partners, to engage and encourage positive interactions with juveniles and to promote education, personal responsibility, and accountability.
- Expansion of information and intelligence sharing with local Law Enforcement. Using technology and sharing resources to promote safer properties and enhance resident and officer safety.

PET POLICY

LMH has not made any revisions to the Pet Policy for 2024.

ASSET MANAGEMENT

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

LMH will conduct its Physical Needs Assessment (PNA) of all AMPs in late 2024. The needs of the projects have been prioritized, not only based upon the previous PNA, but also upon needs identified during inspections performed by LMH staff and HUD REAC and during Energy Audits.

A combination of the above will serve as a guide in handling the agency's capital investments consistent with its long-term operating goals. 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.

LMH allocates funds, based upon funds availability, to the projects identified because of those efforts previously described and based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements, and other project data.

LMH received approval from HUD to reorganize its AMPs from eight (8) to six (6) effective January 1, 2012. With the building of Collingwood Green I and Collingwood Green II, LMH now has eight (8) AMPs as of January 1, 2016. LMH presented a repositioning plan to HUD for review. The first phase of the plan has been started with the conversion of its TenEyck Towers, 154 units for elderly and disabled population.

SUBSTANTIAL DEVIATION

LMH's criteria for determining a "substantial deviation" to its 5-Year Plan is as follows:

- The elimination of a goal or objective prior to it being completed; or
- A significant change to a goal or objective, represented by more than a one-year change to the completion date.
- 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.

SIGNIFICANT AMENDMENT/MODIFICATION

LMH's criteria for determining a *Significant Amendment or Modification* to its 5-Year and Annual Plan is as follows:

- Any change to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency* public housing CFP work items exceeding 25% of the Agency's overall budget (items not included in the current Capital Fund Annual Statement or 5-Year Action Plan); or

- Any change regarding demolition or disposition, designation, Capital Fund Finance (CFFP), development, homeownership programs, mixed-finance proposal or RAD conversion activities.

As part of the Rental Assistance Demonstration (RAD), LMH is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher assistance.
- Changes to the Capital Fund Budget produced because of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds.
- Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- Changes to the financing structure for each approved RAD Conversion.

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.

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.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

**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.

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2025 DRAFT

ATTACHMENT B.1 (C):
50075-ST LMH 2024 ANNUAL PLAN ELEMENTS
DECONCENTRATION POLICY

2025 DRAFT

Public Housing

Eligibility and Equal Access

The term “family” includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

1. A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or is an otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age; has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act (42 U.S.C. 675(5)(H)) [PIH Notice 2023-27 – HOTMA family revised definition].
2. A group of persons residing together, and such group includes, but is not limited to:
 - a. A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family.
 - b. An elderly family
 - c. A near elderly family
 - d. A disabled family
 - e. A displaced family; and
 - f. The remaining member of the tenant family.

- Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.
- Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.
- Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.
- Eligible youth mean those between 18-24 years of age who have left or will leave foster care within 90 days in accordance with a federally defined transition plan.
- Sexual orientation means homosexuality, heterosexuality, or bisexuality.
- Gender identity means actual or perceived gender-related characteristics.

LMH verifies eligibility for admission to public housing and may be no more than 120 days old at the time of admission.

LMH uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal, Sex Offender or Drug-related activity
- Rental history
- Housekeeping
- To care for and avoid damaging property

- To create no health or safety hazards
- Not to interfere with the rights and peaceful enjoyment of others
- To comply with all rules

LMH requests criminal records from the following enforcement agencies for screening purposes:

- LMH will maintain a contract with a company and/or companies to provide complete criminal background and sex offender screenings through a local, state and national database.

Selection and Assignment

Selection for admission to public housing shall be made from LMH's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

Preferences

LMH does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

It is the policy of LMH that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by LMH
- Integrative transfers per Jaimes Decision
- Demolition, disposition, revitalization, or rehabilitation
- Accessible unit to alleviate disability problem of non-life-threatening nature VAWA
- Other tenant-requested transfers

Pre-Occupancy Orientation Class

The purpose of the pre-occupancy orientation class is to familiarize applicants with the policies and requirements of LMH prior to being assigned a unit. The Head of Household, Co-Head or Spouse is required to attend orientation before they are offered housing. LMH will discuss program compliance and integrity issues. At the conclusion of all pre-occupancy orientation sessions, the family representative(s) will be required to sign a program briefing certificate to confirm that all rules and pertinent regulations were explained to them. Two missed pre-occupancy classes may be grounds for removal from the Low-Income Public Housing waiting list.

LMH plans to employ the following admission preferences for admission to public housing:

Priority Preference

Priority Level	Preferences
1	Homeless families
2	Natural disaster victims to include VAWA
3	Disabled families including Olmstead (disabled persons transitioning from institutions or at serious risk of being institutionalized)
4	Veterans
5	Upward mobility – Those enrolled currently in educational, training, or upward mobility programs

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application. In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the LMH will meet income targeting requirements.

Unit Assignment

Applicants are ordinarily given two (2) vacant unit choices before they are removed from the waiting list. This policy is consistent across all waiting list types.

Maintaining the Waiting List

LMH maintains a community-wide waiting list. Interested people may apply for admission at www.lucasmha-apply4housing.org. It does not plan to operate any site-based waiting lists.

Occupancy

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- LMH -resident lease
- LMH's Admissions and Continued Occupancy Policy
- LMH's briefing seminars or written materials
- House rules

Residents must notify the LMH of changes in family composition:

- At any time of family composition changes
- At annual reexamination

Section 8

Eligibility and Equal Access

The term “family” includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

1. A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or is an otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age; has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act (42 U.S.C. 675(5)(H)) [PIH Notice 2023-27 – HOTMA family revised definition].
 2. A group of people residing together, and such groups include, but is not limited to:
 - a. A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family)
 - b. An elderly family
 - c. A near-elderly family
 - d. A disabled family
 - e. A displaced family, and
 - f. The remaining member of a tenant family
- Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.
 - Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.
 - Near-elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.
 - Eligible youth mean those between 18-24 years of age who has left or will leave foster care within 90 days in accordance with a federally defined transition plan.
 - Sexual orientation means homosexuality, heterosexuality, or bisexuality.
 - Gender identity means actual or perceived gender-related characteristics.

LMH conducts screening to the extent of:

- Criminal or drug-related activity – All members of applicant family
- A family member who owes rent or other amounts to any PHA in connection with the Section 8 Housing Choice Voucher Program, including the Disaster Housing Assistance Program (24 CFR 982), Section 8 Moderate Rehabilitation (24 CFR 882), and Project Based Voucher (24 CFR 983) or Low Rent Public Housing (24 CFR 960) programs, unless the family repays the full amount of the debt

- Eligibility citizenship status
- Violations of prior family obligations under the Program
- Evictions from federally funded housing
- Fraud, bribery or other criminal act in connection with federally funded housing
- Alcohol abuse that threatens other resident's health, safety, or peaceful enjoyment of premises

LMH requests criminal records from the following law enforcement agencies for screening purposes:

- LMH will maintain a contract with a company and/or companies to provide complete criminal background and sex offender screenings through a local, state and national database.

LMH shares the following information with prospective landlords:

- Criminal or drug-related activity
- Current and former address, if known, and name(s) and address(es) of landlord(s)

Waiting List Organization

LMH 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 LMH Administrative Plan.

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

Targeted funding programs include:

- Emergency Housing Voucher (2021-2023)
- Family Unification Program
- Mainstream (6001 and 811) Vouchers for people with disabilities
- Veterans Affairs Supportive Housing
- Non-Elderly Disabled I
- Non-Elderly Disabled II (Money Follows the person Initiative)
- Regular HCV Funding

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

Other Admissions/Special Purpose Vouchers (Local Initiative):

Supportive Housing – Contingent upon funding available, LMH will make up to 305 Housing Choice Vouchers available for tenant-based assistance through referrals from Toledo Lucas County Homelessness Board (TLCHB), the Toledo Lucas County Continuum of Care, and The Ridge Project.

Agencies, identified by TLCHB or the Ridge Project must provide ongoing supportive services to the families served. They will be identified as "Supportive Housing". When a

family is referred to LMH through “Supportive Housing”, the family will receive a voucher if all the eligibility requirements are met and if a voucher is available for the following programs:

- LMH will make up to 165 vouchers available for either homeless or chronically homeless families through the Housing First model.
- LMH will make up to 140 vouchers available for families experiencing homelessness or unstable housing who are either pregnant or have a child(ren) 12 months of age or younger through the Getting to 1 Through Housing project. LMH has partnered with the Hospital Council of NWO for this pilot program that will assess the effectiveness of providing rental subsidies to reduce risk factors for infant mortality and increase housing stability of low- income families.
- LMH will also make up to 20 vouchers available for previously incarcerated citizens participating in a reentry program developed and operated by The Ridge Project, in efforts to reduce recidivism and reunite families after incarceration, as determined and referred by the Coordinator of The Ridge Project (also referred to as Reentry vouchers).

Search Time

LMH issues vouchers for 120 calendar days to search for a unit. LMH will not approve any extensions of the voucher unless written request from the family is received for the following circumstances:

- It is necessary as a reasonable accommodation for a person with disabilities
- It is necessary due to reasons beyond the family's control, as determined by LMH

Preferences

LMH does plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 Program to families at or below 30% of the median area income.

LMH plans to employ the following admission preferences for admission to Section 8 tenant-based assistance:

Priority Preference

Priority Level	Preferences
1	Homeless individuals and families, and Reentry participants to include Supportive Housing: UNISON, TLCHB,-the Ridge Project (for Reentry), and other COC's will refer families to LMH that meet the above criteria.
2	Involuntary Displaced Families displaced due to natural disaster or government action. Involuntarily displaced by government action is limited to the following: Current LMH housing programs which are not 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 in 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. Involuntary 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	Insufficient Funding: LMH will offer a preference to any family that has been terminated from its HCV program due to insufficient program funding
4	Disabled persons and their families

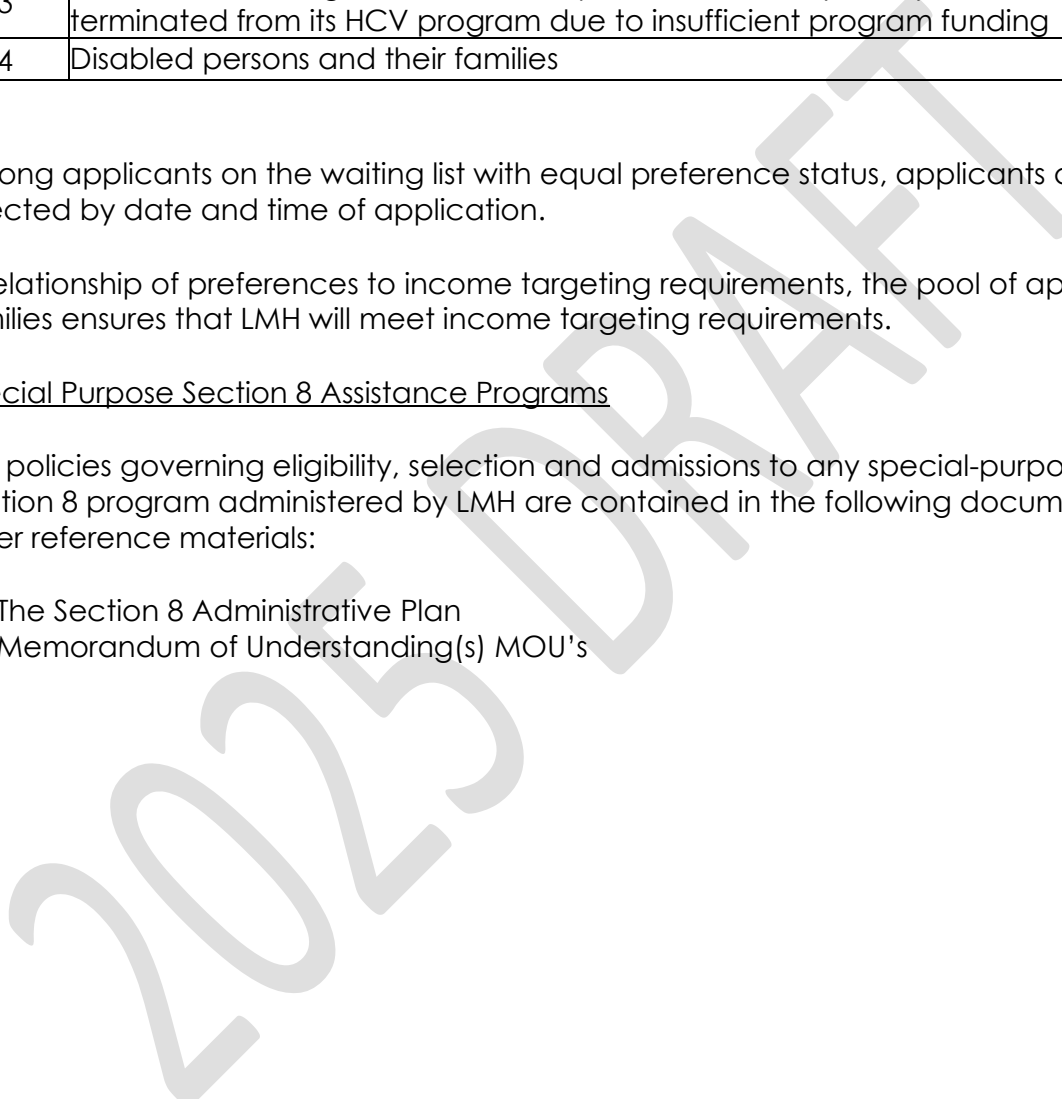
Among applicants on the waiting list with equal preference status, applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that LMH will meet income targeting requirements.

Special Purpose Section 8 Assistance Programs

The policies governing eligibility, selection and admissions to any special-purpose Section 8 program administered by LMH are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Memorandum of Understanding(s) MOU's



ATTACHMENT B.2(b):
50075-ST LMH 2024 ANNUAL PLAN ELEMENTS
NEW ACTIVITIES

2025 DRAFT

HOPE VI OR CHOICE NEIGHBORHOODS

LMH was awarded an FY2020 Choice Neighborhoods planning grant in the amount of \$450,000. LMH leveraged \$315,000 from the City of Toledo and Lucas County for a total planning project of \$765,000. During the plan year, LMH and the Choice Neighborhoods Initiative Project Team designed a transformation plan for the Junction McClinton Nunn Neighborhood. In early 2023, LMH applied to the 2022 NOFO for a CNI Implementation Grant. The 2022 application was not awarded to LMH. LMH will seek to apply for the 2023 CNI Application for the Junction McClinton Nunn Transformation Plan.

MIXED FINANCE MODERNIZATION OR DEVELOPMENT

LMH has used this mixed-finance method since 2014 to provide funding for four development projects. It will continue to use this method for new development projects, including the conversion of public housing properties to the Rental Assistance Demonstration (RAD) program.

Specifically, LMH has used mixed finance primarily utilizing Low Income Housing Tax Credits (LIHTC) through the State of Ohio (4% and 9%), HOME funds from the City of Toledo, HUD FHA 221d (3) and 221d (4), RAD, Neighborhood Stabilization Program funds (NSP) from the City of Toledo, and Capital Fund Financing Program (CFFP). LMH has financed the following projects:

- Parqwood Apartments RAD Conversion (134 units - RAD) 4% LIHTC, HOME funds and an FHA loan.
- Collingwood Green Phase 1 (65-unit Senior High Rise) 9% LIHTC, HOME, NSP and CFFP.
- Collingwood Green Phase 2 (68-unit Townhomes-Family) 9% LIHTC, HOME, CFFP.
- Collingwood Green Phase 3 (55-unit Townhomes-Family) 9% LIHTC, HOME, RAD transfer of assistance, and HUD FHA loan.
- LMH will develop the 4th phase of Collingwood Green. This 40+/- mixed finance development will use PBRA or PBV in addition to 4% LIHTC, RAD, City ARPA, Lucas County ARPA and possibly FHA financing.
- National Church Residences, in partnership with Lucas Housing Services Corporation – an LMH Non-Profit Affiliate - has been awarded \$5,898,509 from HUD's Section 202 Supportive Housing Grant for the Elderly for Collingwood Green Phase V. Section 202 Supportive Housing for the Elderly Program provides rental assistance and capital advances to private, nonprofit sponsors to finance the development of housing for very low-income elderly residents.
- Collingwood Green Phase V will consist of a 75-one-bedroom apartment mixed-use building, with commercial space on the first floor. The 1.5-acre site with the mid-rise building will serve the elderly. The projected total development cost will exceed \$17 million.
- The award will support the construction of 30 of the 75 apartments that will be available for very low-income elderly households. The remaining 45 apartments will be funded through a variety of other sources including, but not limited to, private

funding, Low-income Public Housing Tax Credits, and the Federal Home Loan Bank-Affordable Housing Program.

- Residents at Collingwood Green Phase V will benefit from an amenity-rich location with easy access to healthcare services and senior services. The building design will maximize resident socialization by fostering natural resident interactions in pedestrian pathways and thoughtfully crafted community spaces. The building will have a large community space with a warming kitchen. This space will be used for a variety of social, educational, and community service purposes. The building will also have a fitness center, media room, and other flexible common/program space areas.
- LMH, LHSC and NCR applied for 4% LIHTC and will prepare for financial closings for Collingwood Green Phase V to take place in the summer of 2024 with final occupancy in 2026.

LMH will consider other mixed-finance projects in 2025.

- LMH partnered with a consultant to complete a final Portfolio/Asset Repositioning Strategy. The strategy was presented and approved by-LMH's Board of Commissioners in 2023 and was presented to HUD in 2023. Under the current version of the strategy, LMH is considering mixed-financing with a combination of LIHTC 4% or 9%, RAD PBV/RAD PBRA, HOME, HUD FHA Loans, CDBG, state and local funding programs, and Federal Home Loan Bank grant program for the following developments: Weiler/Spieker, Pulley Homes, Harry Hansen, Devonshire, Jade Estates, Marsrow Acres, Northern Heights, Vistula Manor, TenEyck Towers, Flory Gardens, Elmdale Mercer, Olander, Port Lawrence Homes, Dorrell Manor, and Collingwood Green Phase IV.
- As a part of the portfolio repositioning strategy LMH will explore viable options to retire the CFP Loan debt that LMH utilized to finance Collingwood Green Phases I and II. The current balance on this debt is \$4.3 Million.
- LMH will work with partners, including developers, to develop housing for special populations that include re-entry, homeless youth individuals and families, those with disabilities, and at-risk women and infants. Homelessness is the top preference for LMH's Low Income Public Housing and Housing Choice Voucher (HCV) Programs. Through the HCV Program, LMH strives to set a path to end all types of homelessness by providing affordable housing to people experiencing or most at risk of homelessness through collaboration with community agencies that have received homeless assistance grants, (i.e. McKinney-Vento and Hearth).
- LMH works with a variety of Community Partners including UNISON Health, the Toledo Lucas County Homelessness Board, and the Mental Health and Recovery Board to operate a Housing First Model in the City of Toledo and Lucas County. This effort connects people experiencing homelessness to permanent housing. It will serve as a platform from which those individuals can pursue personal goals and improve their quality of life.

LHSC is the recipient of \$1,000,000 in Low Income Housing Tax Credits (LIHTC) awarded by the Ohio Housing Finance Agency. The funds are from the 2022, 9% LIHTC round of funding and will be used to redevelop the former Park Hotel.

- LHSC, in conjunction with the Community Housing Network (CHN), is redeveloping the site of the former Park Hotel in Toledo, Ohio, and replacing it with a newly constructed 4-story building. The new Park Hotel Redevelopment Project will provide housing stability to young adults ages 18 to 24 who are homeless or at-risk of becoming homeless (transition-aged youth).
- Park Hotel will offer permanent supportive housing, including supportive services with the goal of helping the residents achieve housing stability and the opportunity to access tools and resources to build a path to independence on their transition into adulthood.
- This project will include 45 apartments consisting of 41 one-bedroom apartments and 4 two-bedroom apartments. Additionally, the proposed 4-story new building includes spaces for socialization, counseling, and education resources. Other amenities include a community room with an attached kitchen, a fitness space, laundry, and ample storage.
- The total development cost for the Park Hotel project is projected to be \$15 Million with LIHTC funding providing approximately \$8.7 million in tax credit equity, 62% of the needed funding for the project. Other key sources of funding include \$3.2 million of City of Toledo ARPA funding recently awarded to the project with potential additional funding from the County.
- LHSC is partnering with LMH, Lucas County Children's Services, Community Housing Network, local Continuum of Care's (CoC's), Construction Manager at-risk - Lathrop Turner, Architect- Berardi Partners, and National Church Residences, Property Manager. Lathrop Turner will be the construction manager of the project. Construction started in the spring of 2024, after the financial closing. The building is expected to be ready for occupancy in August 2025.
- In 2024 LMH will partner with Evergreen Preservation Specialist of Chicago to renovate Palmer Gardens a 75-unit Family complex located in a High Opportunity Neighborhood in West Toledo.

DEMOLITION AND/OR DISPOSITION

LMH is considering demolition or disposition activities in the plan Fiscal Year. LMH may consider redevelopment projects that could result in demolition or disposition. The Activity Descriptions for each development/unit that might be affected are attached (see Attachment B.2(b)(i)).

- In 2021, LMH applied for RAD conversion to project-based rental assistance, application number DDA001341. This plan involves the potential demolition or disposition of 20 units at AMPs 122 (8 units), 131 (2 units), and 133 (10 units). This is part of the development for Collingwood Green Phase IV.

DESIGNATED HOUSING FOR ELDERLY AND/OR DISABLED FAMILIES

LMH's Elderly Housing Designation Plan was approved on November 1, 2018, and has been in effect for five years. Prior to the expiration of the 5-year period, LMH may apply to extend the designation in additional 2-year increments.

- On June 12, 2023, LMH exercised its option to extend the designation for an additional 2 –year period.
- Below is a summary of the referenced plan that designates 320 units as Elderly-Only in the extension request.

Development Name	Development Number	Number of Elderly-Only Designated Units
Glendale Terrace	OH006000112	100
Richmar Manor	OH006000112	45
Robert Dorrell Manor	OH006000111	102
Ashley Arms	OH006000133	40
Collingwood Green Phase I	OH006000134	33
Total		320

CONVERSION OF PUBLIC HOUSING TO TENANT BASED ASSISTANCE

There are no new activities planned in 2025.

CONVERSION OF PUBLIC HOUSING TO PROJECT-BASED ASSISTANCE UNDER RAD

LMH will implement the voluntary conversion of the following into PBRA or PBV sites:

- TenEyck Towers (portion of AMP 133/ 154 units) and explore the voluntary conversion of:
 - Dorrell Manor (portion of AMP 111/ 102 units)
 - Flory Gardens (portion of 112/ 161 units)
 - Vistula Manor (AMP 131/164 units)
 - Collingwood Green Phase I (AMP 134 /33 LIPH Units), and
 - Collingwood Green Phase II (AMP 135/34 LIPH Units)

Additionally, LMH will seek to convert via RAD transfer of assistance:

- Jade Estates (portion of AMP 111/ 50 units)
- Marsrow Acres (portion of AMP 111/ 9 units), and
- Devonshire/ Olander Estates (portion of AMP 111/ 97 units).
- LMH received approval for conversion of 20 scattered site units from various AMPs in a transfer of assistance application for the Collingwood Green Phase IV project above.

- LMH revised the CHAP to include these additional units for a total of 40 scattered sites from AMPS in the transfer of assistance application for Collingwood Green Phase IV.

In 2025, LMH will add other housing from its portfolio for conversion or transfer of assistance from the Public Housing program to project Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) as follows:

- Scattered Site Public Housing conversion to RAD through transfer of assistance evaluation of its entire portfolio of scattered site Public Housing units.
- LMH will identify specific units for RAD conversion based upon unit conditions and location.
- LMH has identified in its Portfolio/Asset Repositioning Strategy developments under consideration for RAD conversions over the next five years. They include but are not limited to Weiler/Spieker, Port Lawrence Homes, McClinton Nunn Homes, Ravine Park Village, Birmingham Terrace, Pulley Homes, Northern Heights, Oak Terrace, Oak Grove, Richmar, Flory Gardens, Vistula Manor, TenEyck Towers, Harry Hansen, Marsrow, Elmdale / Mercer, Devonshire/Olander, John Holland and Jade Estates.

All LMH's RAD conversions will be to either Project Based Rental Assistance (PBRA) or Project Based Voucher (PBV) and will include the following tenant protections, as required under PIH-2012-32 (HA) H2017-03, REV-3 Issued January 12, 2017, and the Joint Housing PIH Notice H-2014-09/PIH-2014- 17:

- Right to return and Relocation Assistance
- No re-screening of tenants upon conversion
- Renewal of Lease
- Under-Occupied Unit
- Phase-in of tenant rent increase
- FSS and ROSS-SC programs
- Resident Participation and Funding
- Termination notification
- Grievance process
- Earned Income Disregard
- Jobs Plus
- When Total Tenant Payment Exceeds Gross Rent
- Establishment of Waiting List
- Choice Mobility

OCCUPANCY BY OVER-INCOME FAMILIES

HUD has issued guidance regarding HOTMA. Consistent with that guidance, LMH's board approved changes to LMH's ACOP to set forth how LMH will manage the issue of over housing. Specifically, LMH will:

- LMH will notify the over-income families annually of their status.

- If the family remains over-income after two years, LMH has elected to have these residents move.
- This decision has been made to facilitate the continuation of providing affordable housing opportunities for low-income families.

OCCUPANCY BY POLICE OFFICERS

There are no new activities planned for 2025.

NON-SMOKING POLICIES

There are no new activities planned for 2025.

PROJECT-BASED VOUCHERS

- LMH has committed (19) new project-based vouchers (PBV) to Spire Development dba Swan Creek Crossings LLC offering permanent supportive housing apartments for seniors 55 years of age and older. Swan Creek Crossing located in Swanton, Ohio is based in an area of lower poverty and aligns with LMH's mission of providing affordable housing choices in desirable neighborhoods.
- LMH has issued a commitment to award (53) project-based vouchers (PBV's) for permanent supportive housing to Thurgood Marshall Senior Housing LLC in Toledo, Ohio. The project will provide high quality housing to seniors 55 years of age and older and will offer services in an area with an established existing need for affordable housing units.
- LMH will continue to explore ways to strategically expand housing in communities of opportunity and revitalization areas within LMH's jurisdiction through the Project-Based Voucher program.
- LMH will, at its discretion and if necessary, amend the Administrative Plan to allow for an additional 10% of Housing Choice Vouchers to be utilized under the exception provision of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) for units that meet the exception criteria.

UNITS WITH APPROVED VACANCIES FOR MODERNIZATION

PIC Project No.	PIC Unit Address	Date Unit Taken Off-Line	Comments
AMP 111			
OH006000111	2530 Heatherwyck	11/25/2020	Casualty Loss
OH006000111	432 Banquot Way	07/01/2021	Casualty Loss
OH006000111	428 N McCord	03/12/2022	Casualty Loss
OH006000111	344 Oak View Ct.	06/02/2023	Undergoing Modernization
OH006000111	345 Oak View Ct. Apt. A	06/01/2023	Undergoing Modernization
OH006000111	345 Oak View Ct. Apt. B	06/01/2023	Undergoing Modernization
OH006000111	345 Oak View Ct. Apt. C	06/26/2023	Undergoing Modernization
OH006000111	345 Oak View Ct. Apt. D	06/26/2023	Undergoing Modernization
OH006000111	345 Oak View Ct. Apt. E	06/01/2023	Undergoing Modernization
OH006000111	345 Oak View Ct. Apt. F	06/26/2023	Undergoing Modernization
OH006000111	345 Oak View Ct. Apt. G	06/01/2023	Undergoing Modernization
OH006000111	345 Oak View Ct. Apt. H	06/26/2023	Undergoing Modernization
OH006000111	346 Oak View Ct.	06/01/2023	Undergoing Modernization
OH006000111	347 Oak View Ct.	06/26/2023	Undergoing Modernization
OH006000111	348 Oak View Ct.	06/01/2023	Undergoing Modernization
OH006000111	349 Oak View Ct.	06/26/2023	Undergoing Modernization
OH006000111	350 Oak View Ct. A	06/01/2023	Undergoing Modernization
OH006000111	350 Oak View Ct. B	06/01/2023	Undergoing Modernization
OH006000111	350 Oak View Ct. C	06/01/2023	Undergoing Modernization
OH006000111	350 Oak View Ct. D	06/26/2023	Undergoing Modernization
OH006000111	350 Oak View Ct. E	08/09/2023	Undergoing Modernization
OH006000111	350 Oak View Ct. F	06/01/2023	Undergoing Modernization
OH006000111	350 Oak View Ct. G	06/01/2023	Undergoing Modernization

OH006000111	350 Oak View Ct. H	06/01/2023	Undergoing Modernization
OH006000111	351 Oak View Ct.	06/26/2023	Undergoing Modernization
OH006000111	352 Oak View Ct.	09/25/2023	Undergoing Modernization
OH006000111	354 Oak View Ct.	09/25/2023	Undergoing Modernization
OH006000111	356 Oak View Ct.	10/03/2023	Undergoing Modernization
OH006000111	358 Oak View Ct.	09/25/2023	Undergoing Modernization
OH006000111	9837 Oak Place Ct.	06/26/2023	Undergoing Modernization
OH006000111	9839 Oak Place Ct.	06/26/2023	Undergoing Modernization
OH006000111	9842 Oak Place Ct. Apt. A	06/26/2023	Undergoing Modernization
OH006000111	9842 Oak Place Ct. Apt. B	06/01/2023	Undergoing Modernization
OH006000111	9842 Oak Place Ct. Apt. C	06/26/2023	Undergoing Modernization
OH006000111	9842 Oak Place Ct. Apt. D	06/02/2023	Undergoing Modernization
OH006000111	9842 Oak Place Ct. Apt. E	06/26/2023	Undergoing Modernization
OH006000111	9842 Oak Place Ct. Apt. F	06/26/2023	Undergoing Modernization
OH006000111	9842 Oak Place Ct. Apt. G	06/27/2023	Undergoing Modernization
OH006000111	9842 Oak Place Ct. Apt. H	06/01/2023	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. B	03/05/2024	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. C	02/29/2024	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. D	06/27/2023	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. G	04/19/2024	Undergoing Modernization
OH006000111	9849 Oak Place Ct.	06/02/2023	Undergoing Modernization
AMP 112			
OH006000112	3425 Nebraska Apt 130	09/12/2023	Casualty Loss
OH006000112	3425 Nebraska Apt 154	04/13/2023	Undergoing Modernization-Contract Awarded
OH006000112	3423 W. Alexis Apt. 3	05/02/2024	Casualty Loss
AMP 121			
OH006000121	540 Earl St.	10/19/2021	Casualty Loss

AMP 122			
OH006000122	124 Ravine Park VLG	04/13/2023	Undergoing Modernization-Contract Awarded
OH006000122	2 Birmingham Terrace	02/15/2024	Casualty Loss
OH006000122	16 Birmingham Terrace	03/19/2024	Undergoing Modernization
OH006000122	54 Birmingham Terrace	03/26/2024	Undergoing Modernization
OH006000122	37 Birmingham Terrace	04/13/2023	Undergoing Modernization-Contract Awarded
OH006000122	26 Birmingham Terrace	03/16/2022	Casualty Loss
OH006000122	41 Birmingham Terrace	04/02/2024	Undergoing Modernization
AMP 131			
OH006000131	422 Hyatt Ln	04/09/2022	Undergoing Modernization-Not under construction
OH006000131	820 S. 14 th	04/13/2023	Undergoing Modernization-Contract Awarded
OH006000131	834 S. 14 th	04/13/2023	Undergoing Modernization-Contract Awarded
OH006000131	915 S. 13 th	09/17/2022	Casualty Loss
OH006000131	360 Dennis Ct.	04/05/2022	Casualty Loss
AMP 133			
OH006000133	731 Pinewood	04/10/2021	Casualty Loss
OH006000133	1543 Biscayne	09/01/2020	Casualty Loss
OH006000133	1127 Palmwood	12/21/2023	Casualty Loss
OH006000133	240 21 st St. Apt. 603	03/05/2024	Casualty Loss

OTHER CAPITAL GRANT PROGRAMS (I.E., CAPITAL FUND COMMUNITY FACILITIES GRANTS OR EMERGENCY SAFETY AND SECURITY GRANTS)

If funding is available, LMH will consider applying for the Emergency Safety and Security Grants for our developments with instances of high crimes and drugs and for Carbon Monoxide detectors if made available through the Emergency Safety and Security Grant. LMH may also apply for any funding made available through the Capital Fund Program to address Lead Abatement.

As set forth previously, LMH continues to move forward with Financial Opportunity Centers to assist residents.

LMH is in the early planning phase of developing a proposed Apprenticeship Readiness Program for residents, in partnership with the Northwest Ohio Building Trades.

AGENCY-WIDE STRATEGIC PLANNING

In partnership with EJP Consulting Group, LMH developed a comprehensive five-year strategic plan. Both entities conducted an extensive community engagement process that included interviews, group sessions, and surveys.

Identified goals resulting from the research findings are as follows:

- **Goal 1 - Invest in Employee Growth and Enhance Workplace Satisfaction.** This embodies LMH's commitment to excellence, laying a solid foundation for the organization's continued success and positive community impact.
- **Goal 2 - Increase Revenue and Pursue Diverse Income Streams,** signifying LMH's strategic commitment to financial sustainability and independence from federal funding.
- **Goal 3 - Lead in the Effort to Create Accessible Housing Opportunities in Toledo and the Region,** underscoring LMH's vital role in addressing the affordable housing crisis.
- **Goal 4 - Streamline Processes and Elevate User Experience and Satisfaction** represents LMH's commitment to efficiency and customer-centricity.
- **Goal 5 - Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness,** embodying LMH's commitment to transparency, inclusivity, and community engagement.
- **Goal 6 - Building Pathways to Family Income Wealth Building and Economic Advancement,** underscoring LMH's commitment to providing affordable housing while facilitating the empowerment of its residents.

The goals identified in this new plan are aligned to task strategies to help achieve specific objectives.

- Objectives are measurable and based on significant deadlines.

- They are currently being implemented through 2028.

2025 DRAFT

ATTACHMENT B.2(b)(i):
50075-ST LMH 2024 ANNUAL PLAN ELEMENTS
DEMOLITION and/or DISPOSITION

2025 DRAFT

DEVELOPMENT NAME	AMP	AMP NO.	NO. OF UNITS	COVERAGE OF ACTION (PARTIAL OR TOTAL)	ADDRESS	APPLICATION STATUS (SUBMITTED PENDING APPROVAL (PA)/PLANNED/ APPROVED)	PROPOSED ACTION	PROJECTED START DATE OF ACTIVITY	PROJECTED END DATE OF ACTIVITY
AMP 111									
Jade Estates	OH006000111	111	50	Total	342 Oak View Ct.	Planned	Disp.	04/01/2023	12/31/2025
Devonshire/Olander Estates	OH006000111	111	97	Total	342 Oak View Ct.	Planned	Disp.	04/01/2023	12/31/2025
Marsrow Acres	OH006000111	111	7	Total	342 Oak View Ct.	Planned	Disp.	04/01/2023	12/31/2025
Willow Bend	OH006000111	111	8	Total	342 Oak View Ct.	Planned	Disp.	04/01/2023	12/31/2025
Oak Grove Estates	OH006000111	111	46	Total	342 Oak View Ct.	Approved	Disp.	04/01/2023	12/31/2025
Oak Terrace	OH006000111	111	14	Total	342 Oak View Ct.	Submitted PA	Disp.	04/01/2023	12/31/2025
Robert Dorrell Manor	OH006000111	111	102	Total	5836 Southwyck Blvd.	Planned	Disp.	04/01/2023	12/31/2025
Scattered Site	OH006000111	111	1	Total	1004 Nela Pkwy.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Total	107 Hargave Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2220 Rockspring Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2222 Rockspring Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2224 Rockspring Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2226 Rockspring Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2518 Heatherwyck Ct.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2519 Luddington Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2520 Heatherwyck Ct.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2522 Heatherwyck Ct.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2524 Heatherwyck Ct.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2526 Heatherwyck Ct.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2528 Heatherwyck Ct.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	2530 Heatherwyck Ct.	Approved	Disp.	04/01/2023	12/31/2025
Scattered Site	OH006000111	111	1	Partial	2532 Heatherwyck Ct.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	336 Ivanhill Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5243 Newhart Cir.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5341 Sanders Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 1	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 2	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 3	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 4	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5537 Morrow Rd.	Approved	Disp.	07/31/2020	03/04/2022
Scattered Site	OH006000111	111	1	Partial	5586 Nebraska Ave.	Planned	Disp.	04/01/2025	12/31/2026

Scattered Site	OH006000111	111	1	Partial	5614 Ryewyck Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5616 Ryewyck Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5618 Ryewyck Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5620 Ryewyck Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5622 Ryewyck Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5624 Ryewyck Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Total	5626 Ryewyck Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5628 Ryewyck Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5630 Nebraska Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000111	111	1	Partial	5811 Cook Dr. RFI	Approved	Disp.	07/31/2020	Closed 3/4/22
AMP 112									
Flory Gardens	OH006000112	112	1	Partial	3425 Nebraska Ave.	Planned	Disp.	04/01/2023	12/31/2025
Glendale Terrace	OH006000112	112	1	Partial	3200 Glendale Ave.	Planned	Disp.	12/01/2023	12/31/2025
Richmar Manor	OH006000112	112	1	Partial	3433 W. Alexis Rd.	Planned	Disp.	04/01/2023	12/31/2025
Elmdale/Mercer Ct.	OH006000112	112	100	Total	463 Elmdale Ct.	Planned	Disp.	04/01/2023	12/31/2025
Scattered Site	OH006000112	112	1	Partial	1428 Bensch Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	3015 S. Byrne Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4022 Ruskin Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4045 Heatherdowns Blvd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	415 S. Haven Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	420 Heathshire Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4249 Wickford Point Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4327 Shawn Terrace	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4350 Deerwood Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4409 Cherry Creek Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4411 Cherry Creek Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4413 Cherry Creek Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4415 Cherry Creek Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4702 S. Detroit Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4704 S. Detroit Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4706 S. Detroit Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4708 S. Detroit Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	4998 Merry Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	5011 Saint Aubin Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	5015 Kitchener Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	822 N. Byrne Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	3756 Philmar Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	3820 Branch Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	3856 Mill Run Ct.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	3858 Mill Run Ct.	Planned	Disp.	04/01/2025	12/31/2026

Scattered Site	OH006000112	112	1	Partial	4245 Penelope Dr.	Planned	Disp.	04/01/2023	12/31/2025
Scattered Site	OH006000112	112	1	Partial	4417 Naomi Dr.	Planned	Disp.	04/01/2023	12/31/2025
Scattered Site	OH006000112	112	1	Partial	5210 Calyx Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	5630 Bannockburn Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	5754 Comet Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	5867 Tetherwood Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	5869 Tetherwood Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	5905 Meteor Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000112	112	1	Partial	6045 Merle St.	Planned	Disp.	04/01/2025	12/31/2026
AMP 121									
Weiler Homes & Spieker Terrace	OH006000121	121	425	Total	601 Fassett St.	Planned	Demo.	12/01/24	12/01/2025
AMP 122									
Pulley Homes	OH006000122	122	45	Total	406 Suder Ave.	Planned	Demo./Disp.	04/01/2023	12/31/2024
Northern Heights	OH006000122	122	99	Total	406 Suder Ave.	Planned	Demo./Disp.	04/01/2023	12/31/2025
Ravine Park Village	OH006000122	122	166	Total	55 Poplar St.	Planned	Demo./Disp.	04/01/2023	12/31/2025
Harry Hansen	OH006000122	122	50	Total	55 Poplar St.	Planned	Demo./Disp.	04/01/2023	12/31/2025
Birmingham Terrace	OH006000122	122	113	Total	2100 Consaul St.	Planned	Demo.		12/31/2025
Scattered Site	OH006000122	122	1	Partial	1223 Navarre Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	128 Nagy St. Apt. A	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	128 Nagy St. Apt. B	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	1505 Carlyle St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	1511 Carlyle St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	1555 Carlyle St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	54 Garfield Pl.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	841 Kingston Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	121 W. Streicher St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	1422 Noble St. RFI	Approved	Disp.	07/30/2020	CLOSED SALE 3/4/22
Scattered Site	OH006000122	122	1	Partial	2114 Chestnut St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	241 Majestic Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	2922 A St. RFI	Approved	Disp.	07/31/2020	CLOSED SALE 3/4/22
Scattered Site	OH006000122	122	1	Partial	2429 Chase St.	Submitted PA	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	3236 Bellaire Dr.	Submitted PA	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	3263 137th St.	Submitted PA	Disp.	04/01/2025	12/31/2026

Scattered Site	OH006000122	122	1	Partial	3338 Jeanette Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	3449 Maher St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	3480 147th St.	Submitted (PA)	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	3569 146th St.	Submitted (PA)	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	3624 Dixie Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	432 E. Oakland St.	Submitted (PA)	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	5312 302nd St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	536 Spring St.	Submitted (PA)	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	5522 304th St.	Submitted (PA)	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000122	122	1	Partial	820 Woodward Ave.	Submitted (PA)	Disp.	04/01/2023	12/31/2025
AMP 131									
Vistula Manor	OH006000131	131	1	Partial	615 Cherry St.	Planned	Disp.	04/01/2023	12/31/2025
Port Lawrence Homes	OH006000131	131	1	Total	201 Belmont Ave.	Planned	Demo./Disp.	04/01/2023	12/31/2025
McClinton Nunn	OH006000131	131	151	Total	425 Nebraska Ave.	Planned	Disp.	12/01/2023	12/31/2025
OFFICE BUILDING	OH006000131	131	1	Partial	201 Belmont Ave.	Planned	Demo./Disp.		Amp. 999
OFFICE BUILDING	OH006000131	131	1	Total	131 Indiana Ave.	Planned	Demo.	12/01/23	12/31/2025
Scattered Site	OH006000131	131	1	Partial	1158 Walbridge Ave.	Submitted (PA)	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000131	131	1	Partial	1468 Beecham St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000131	131	1	Partial	241 Somerset St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000131	131	1	Partial	334 Spencer	Submitted (PA)	Disp.	04/15/2022	CLOSED SALE 3/4/22
Scattered Site	OH006000131	131	1	Partial	544 Hampton Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000131	131	1	Partial	631 South Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000131	131	1	Partial	633 South Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000131	131	1	Partial	640 Geneva Ave.	Planned	Disp.	04/01/2025	12/31/2026
AMP 133									
TenEyck Towers	OH006000133	133	154	Total	240 21st St.	Approved	Disp.	12/01/2023	12/31/2025
Ashley Arms	OH006000133	133	154	Total	1950 W. Bancroft St.	Planned	Disp.	12/01/2023	12/31/2025
John Holland Estates	OH006000133	133	154	Total	1951 W. Bancroft St.	Planned	Disp.	12/01/2023	12/31/2025
Houck Townhomes (SS)	OH006000133	133	6	Total	6020-6030 Kincora Dr.	Planned	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	847 Colfax St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	849 Colfax St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	850 Colfax	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	852 Colfax	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	501 Pasadena	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1708 Hoag	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1172 Oakwood	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1543 Biscayne	Approved	Disp.	04/01/2023	12/31/2025

Scattered Site	OH006000133	133	1	Partial	3332 Anderson	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	917 Norwood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	919 Norwood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	824 Palmwood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	826 Palmwood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	812 Norwood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	814 Norwood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	803 Pinewood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	807 Pinewood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1050 Pinewood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	741 Fernwood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	743 Fernwood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	750 Woodland Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	4403 Lewis Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	4127 Walker	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	4342 Commonwealth	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	3530 Watson	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	3602 Hoiles Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	2909 Lawrence	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	3334 Upton Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	4122 Vogel	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	3153 Jackman	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	4038 Wetzler Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1202 Ewing St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1453 S. Cove Blvd.	Approved	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	2331 Charlestown	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1662 Dartmoor Dr.	Submitted (PA)	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	1721 Brussels St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1852 Lawrence Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1854 Lawrence Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1916 Lawrence Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1918 Lawrence Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1048 Gribbin Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1050 Gribbin Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1052 Gribbin Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1054 Gribbin Ln.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1151 Brooke Park Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1153 Brooke Park Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1155 Brooke Park Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1157 Brooke Park Dr.	Planned	Disp.	04/01/2025	12/31/2026

Scattered Site	OH006000133	133	1	Partial	1311 Craigwood Rd.	Submitted (PA)	Disp.	12/01/2024	12/31/2025
Scattered Site	OH006000133	133	1	Partial	1431-1/2 Potomac Dr.	Submitted (PA)	Disp.	12/01/2024	12/31/2025
Scattered Site	OH006000133	133	1	Partial	1431 Potomac Dr.	Submitted (PA)	Disp.	12/01/2024	12/31/2025
Scattered Site	OH006000133	133	1	Partial	1543 Craigwood Rd.	Approved	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	1612 Hagley Rd	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1728 Brim Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1936 Christie St.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	1946 Christian Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	2331 Charlestown Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	2467 Parkview Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	2525 Ozark Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	2615 Grantwood Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	2651 Ivy Place	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	3122 Houghton Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	3515 Maxwell Rd.	Submitted (PA)	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 1	Submitted (PA)	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 2	Submitted (PA)	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 3	Submitted (PA)	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 4	Submitted (PA)	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	3715 Elmhurst Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	3928 Woodmont Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	4148 Douglas Rd.	Submitted (PA)	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	4150 Douglas Rd.	Submitted (PA)	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	4249 Garrison Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	4330 Garden Park Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	4424 Garrison Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	4814 Bowser Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	5065 Breezeway Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	5067 Breezeway Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	5605 Armada Dr.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	5938 Malden Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	6056 Douglas Rd.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	802 W. Northgate Pkwy.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	614 Nesslewood Ave.	Planned	Disp.	04/01/2025	12/31/2026
Scattered Site	OH006000133	133	1	Partial	220 Floyd St.	Approved	Disp.	12/01/2023	12/31/2025
Scattered Site	OH006000133	133	1	Partial	226 Floyd St.	Approved	Disp.	12/01/2023	12/31/2025

AMP 999									
CO/Byrne/Segur-Landry Office Building	OH006009999	999	1	Partial	211 S. Byrne Rd.	Planned	Disp.		12/31/2025
CO/Byrne/Segur-Landry Office Building	OH006009999	999	1	Partial	201 Belmont Ave.	Planned	Demo./Disp.	12/01/2023	12/31/2025

2025 DRAFT

ATTACHMENT B.3:
50075-ST LMH 2024 ANNUAL PLAN ELEMENTS
PROGRESS REPORT

2025 DRAFT

PROGRESS REPORT

Improve the quality of life for our residents and participants through services and programs.

Supportive Services

- Increase utilization of wrap-around services based on the need to promote financial empowerment.
 - 2023, LMH began a partnership with the Islamic Food Bank at Weiler Homes working to provide nutritious food, including options typically not available at other food pantries. Fresh produce, bread and bakery items, and a variety of protein sources will be on hand, in addition to shelf-stable offerings. This partnership will continue in 2024, to provide consistent access to food, and to community services, such as: education, recreation, and health.
 - Resident Services increased utilization of wrap-around services, including providing new services that would promote stability. New services included providing onsite GED, onboarding class, and expanding digital literacy, and access.
 - In efforts to help tenants improve their credit, LMH has partnered with ESUSU. It reports on time payments to three credit bureaus. Esusu Rent is currently being offered at Ravine Park Village and Birmingham Terrace. These services will also be offered to residents of McClinton Nunn Homes, Port Lawrence Homes, Collingwood Green, and John Holland developments in 2024.
 - As a result of the pandemic, which postponed traditional resident programs, "Reach Out and Touch" was implemented in March of 2020 to address alleviating social isolation. Methods of this initiative will continue into 2024 and include calling residents to check on their wellbeing and providing connections to services and support.
 - LMH closed out a grant from the Council of Large Public Housing Authorities (CLPHA) to provide telehealth services for seniors at Ashley Arms and Glendale Terrace in 2023.
 - LMH is continuing to work to connect residents to the Affordable Connectivity Program to close the digital divide.

Education

- Improve resident youth school attendance.
 - In 2023, LMH partnered with the After School All Stars to provide virtual learning assistance and comprehensive after school programming. ASAS seeks to provide 10 hours of academic enrichment and tutoring 5 days a week at Ravine Park, Birmingham Terrace, Elmdale Court, and Port Lawrence to LMH's residents. This partnership will continue in 2024.

- In 2022, LMH began partnering with The Tabernacle to operate an after-school programming site at the McClinton Nunn. The program continues to provide a safe place for students to engage in activities that will increase their academic achievement, foster greater social emotional intelligence, and enrich their lives through diverse offerings and experiences.
 - LMH has collaborated with the Toledo Museum of Art to embed art making expertise and experiences into LMH's services provided to residents of the 10 campuses within a 2-mile radius of TMA. The transformative power of art is relevant for all residents, regardless of age or skill level. This will serve to foster a sense of belonging with the TMA, leverage art to celebrate the history of the community, and create an environment for creativity. This partnership will continue in 2024.
 - To improve school attendance, LMH continues to explore partnerships with local school districts to address this problem.
 - LMH continues to partner with Toledo Public Schools to make WIFI accessible to residents.
 - LMH is in the early planning phase of developing a proposed Apprenticeship Readiness Program for residents, in partnership with the Northwest Ohio Building Trades.
- To promote self-sufficiency and asset development in assisted households under the following objectives:
 - Lucas Metropolitan Housing (LMH) is administering the Low-Income Public Housing (LIPH) Family Self Sufficiency (FSS) program. Currently, the (FSS) has Sixty-three (60) participant slots and Sixty-three (63) active participants. The program continues to partner with agencies and nonprofits organizations in the area that offer a myriad of services and trainings that greatly benefit FSS participants, such as Lucas County Shared Services Workforce Development Program, to provide job readiness workshops and job fairs, and (LMH) Financial Opportunity Center (FOC), which provides financial literacy
 - workshops such as budgeting, credit repair, and investing. This year, FSS staff attended homeownership training.
 - LMH will continue collaborating with community and social service organizations to identify and implement programs that promote self-sufficiency.
 - LMH will continue to provide or attract supportive services to enhance the employability of recipients receiving assistance.
 - LMH will continue to provide or attract supportive services to increase the independence of the elderly or families with disabilities.
 - Continue to provide or solicit workshop and training opportunities for residents to improve their employability skills.

- LMH will continue to provide financial literacy counseling to program participants.
- Increase the number and percentage of employed persons in assisted families.
- LMH will continue or attract supportive services to improve recipients' employability.
- Identify and implement programs with community-based partners that promote family self-sufficiency for low-income families.

New Project-Based Vouchers

- LMH has committed up to (28) new project-based vouchers (PBV's) to Spire Development and Swan Creek Crossings LLC, offering permanent supportive housing apartments for seniors 55 years of age and older.
 - Swan Creek Crossing located in Swanton, Ohio is based in an area of lower poverty and aligns with LMH's mission of providing affordable housing choices in desirable neighborhoods.
 - LMH has issued a commitment to award (53) project-based vouchers (PBV's) for permanent supportive housing to Thurgood Marshall Senior Housing LLC in Toledo, Ohio. The project will provide high quality housing for seniors 55 years of age and older and will offer services in an area with an established existing need for affordable housing units.
 - LMH increased the number of supportive housing voucher allocations for Housing First (82), Getting to 1/Infant Mortality (115), and issued new supportive housing vouchers for the reentry population (20)

Advisory Board

- Improve Central Resident Advisory Board participation and establish additional resident councils.
 - C-RAB has been re-established. Elections occurred in November 2019 and installation occurred in January 2020.
 - C-RAB continues to convene monthly to address issues raised by residents and ensure that solutions are implemented.
 - C-RAB completed the "Can I Live for Training?" and receives on-going support.
 - C-RAB has established office hours-on Wednesdays and Fridays from 10-4 pm.

Professional Development

- Provide staff training to improve quality of life and services to residents.
 - During the 2019-2023 strategic plan, agency-wide training that would have typically ensued was placed on hold due to the pandemic. However, over the past year and a half, the following training was conducted, either on an agency-wide or departmental basis:

1. Excellence in Customer Service
2. Workplace Diversity and Inclusion
3. Fair Housing and Reasonable Accommodations
4. ALICE/Active Shooter

Select staff also completed the Mental Health First Aid Certification as well as the HAIG Essential Risk Management training. This professional development will continue into 2025 and beyond.

Ensure Safe and Secure Environments for our Residents and Staff

- Improve and increase resident safety and security.
 - LMH's Public Safety Department (created in 2019) provides security to LMH properties with Mobile Patrol Officers on 3 shifts and two additional float shifts on weekends.
 - LMH also has added a Uniformed Static Security section for onsite building security, officers for static security, perimeter and hourly checks, and entrance security at our large, multi-family, high rise campuses and properties.
 - LMH has also instituted directed patrols, safety sweeps, security checks, special attentions, and saturation sweeps with LMH Mobile Patrol Officers, Toledo Police Officers, and Lucas County Sheriff Deputies during high crime hours and after dark with daily mandated resident contacts and juvenile mentoring operations.
- Improve staff and office security and safety.
 - LMH's Public Safety Department performs site assessments and daily site inspections, revises emergency plans and procedures, generates and shares incident reports for all staff/resident injuries, property damage, and safety and security issues or complaints. It also reviews and forwards all potential criminal conduct or complaints to law enforcement partners.
 - LMH's Access Security System has been upgraded and is reviewed and monitored daily. All staff and resident key fobs and access codes have been audited with revised protocols and procedures. Our current camera and access systems have been replaced and updated.
 - LMH instituted a call tree to ensure that staff are aware of emergency situations onsite as they occur, and department managers are notified for increased safety and security.
 - LMH Public Safety Department has instituted monthly on-line officer training relevant to Public Safety Officer duties.
- Continue compliance with HUD regulations for exigent health and safety issues. LMH encourages staff and residents to report any suspicious or criminal behavior.
 - LMH encourages Managers to work with Public Safety to provide reports and monitor activity in all AMPs.
 - LMH has instituted a 5-step reporting process for increased awareness and documentation of issues involving safety and security. The process is as follows:

1. Call the police.
 2. Call the Public Safety Department.
 3. Call your supervisor.
 4. Document the incident via an incident report; and
 5. Request a police report.
- Utilize Statistical Process Control (SPC) to focus resources on crime prevention.
 - LMH's Public Safety Department and IT modified LMH's internal incident reporting system to include the monitoring, updating, and sharing of any potential criminal incident, safety, and security issues (or damage to LMH properties) with department property managers.
 - There is a report numbering system and "Nature of Incident" for our reports, and Smartsheet has been modified to specify and sequentially track the type and number of incidents for the year and at a particular site.
 - We have also used the reporting system, our own monthly and yearly statistics for sites, as well as those tracked and shared by local police jurisdictions to monitor, track and assign personnel based on crime reporting, intel, and high crime hours and areas.
 - Crime reports and intel are also communicated to our Vice President of Public Safety at numerous task force meetings.
 - LMH is now a participant in: Crime-Stat, ShotSpotter, Street Smart, and Area Law Enforcement Investigator's Association (ALEIA) which are linked to an LMH Incident Report/Intel database.
 - LMH Public Safety has entered a partnership with Toledo Police via Fusus which enables LMH to share camera access with Toledo Police on outdoor public space cameras. This partnership provides for increased officer safety and awareness prior to arriving on the scene of an emergency.
 - In 2024, LMH hired additional Public Safety Officers
 - and expanded the hours of operation of Public Safety Patrols.
 - LMH has been awarded the 2024 FY (fiscal year) Safety and Security Grant applied for by Public Safety. This is a big project, and the available funding will be concentrated on Vistula Manor to address identified security issues.
 - As part of the grant, Public Safety will be addressing improvement in the following areas:
 - Lighting conditions in the Orange Street parking lot
 - Replacing the current callboxes with a digital system
 - Adding alarms to the emergency egress doors at the stairwells
 - Adding delayed alarmed egress doors at the foyer (secondary) exit doors
 - Adding cameras to each floor/hallway
 - Adding cameras to each stairwell.

The Public Safety and Asset Management teams are looking forward to getting this project off the ground and running. The project is anticipated to begin in the Fall.

Optimize Property Design to Improve Safety and Security

- LMH is working with its Public Safety Department to provide new cameras that will provide better quality and technology.
- LMH was the recipient of the U.S. Department of Housing and Urban Development Capital Fund Emergency Safety and Security Grant in 2022. This grant helped LMH replace outdated equipment and purchase new security cameras and software to improve public safety.
- LMH continues to seek and apply for funding opportunities to assist with upgrades.
- In 2023, LMH and the United Way of Greater Toledo continued their neighborhood beautification partnership called Thumbs Up. Thumbs Up provides an opportunity for staff, community members, and residents to engage in beautification efforts and fellowship across various LMH properties.
- Support and sponsorship were received this year from Owens Illinois, Owens Corning, Toledo Community Foundation, Trust Company, and Columbia Gas.
- This year's T-shirt was designed by participants of the After School All-Stars program. After School All-Star participants created a beautiful travelling mural with The Toledo Museum of Art. The Accenture graced a barren cement wall transforming it with a whimsical forest mural depicting the life stages of a Monarch Butterfly.
- LMH provided meals and a T-shirt to all individuals who participated at these events.
- Additional modernization work is scheduled to be completed through the REDM department. There are some capital improvement projects included, which will enhance safety and curb appeal (windows, floors, doors, tree removal, etc.)

Information Technology and Cyber Security

LMH relocated to a new central office at the end of 2022/beginning of 2023. As part of that move, technology upgrades were made to enhance security and redundancy.

- Insulate and protect sensitive and confidential information in a secure manner.
 - Continual revision, implementation, and assessment of safety measures occurs and is reviewed by the I.T. Department with the Legal Department overseeing IT operations.
 - I.T. continues to evaluate the security of the system and has continued to implement new security measures to keep private information secure. This includes instituting a security umbrella over all software or products over software that contains private information.
 - LMH continues to proactively monitor system access logs for suspicious and illegal activity.

- LMH has implemented Cisco Umbrella, an advanced DNS-based cybersecurity system that blocks access to suspicious websites before a connection is ever established.
- LMH employs remote monitoring and management software to monitor end-point systems to ensure that they are fully patched and are performing optimally.
- LMH employs end-point anti-virus on all agency systems to defend against viruses and malware.
- LMH IT continually seeks to enhance its cybersecurity posture by attending cyber security workshops, following cyber security bulletins, and evaluating new cybersecurity products.
- IT has also implemented staff training to better protect LMH internal database systems from being accessed through a phishing effort from outside sources.

LMH continues to be mindful of safety, security, and privacy as it evaluates the implementation of new technology.

Creating a Culture of Excellence in the Workplace

- Past initiatives at creating a Culture of Excellence (2021-2023)
 - LMH enacted the Culture of Excellence Committee (COE). The purpose of the COE was to enhance communication and engagement of staff at all levels. Furthermore, to ensure that staff had the opportunity to openly express their opinions, share ideas/suggestions, and to simply have their voice be heard.
 - The major focus for the committee was to communicate with leadership in an environment of communication and interaction that guarantees inclusion of opinions, consideration of ideas, and appreciation for the employee's efforts. These were and are key elements to improve overall employee engagement, boost-morale, and most importantly, improve the workplace culture to be better equipped to effectively serve our residents and the community.
 - During the inaugural cohort, the committee was able to achieve success in improving communication between leadership and front-line staff, improving operational efficiencies with online payments for residents, and uniform office procedures.
 - The COE overview was revised in August 2023 with a shift in focus and member composition; however, due to unforeseen circumstances, the new direction was not implemented.
- Build upon existing efforts to enhance camaraderie and pride among staff.
 - LMH held appreciation events for department staff, including picnics and staff events; Established Making a Difference Wall of Fame containing Employees of the Month and Employee of the Year.
 - LMH held Employee Appreciation and Awards events in 2021 and 2022. LMH continued to plan employee events to increase engagement and pride by promoting LMH as an employer of choice.

- LMH implemented the Culture of Excellence Committee (COE) (as described above).
- LMH was selected as one of three finalists for The Blade's Readers' Choice Award Best Places to Work category.
- Human Resources implemented a performance evaluation system that included individual goals as well as the Agency's Core Values: R.E.S.P.E.C.T. in which staff indicated how they demonstrated each core value.
- An Employee Recognition program was implemented in 2021 with four (4) main categories: Employee of the Month and STAR, Longevity and R.E.S.P.E.C.T. Awards. A category was also created for Leadership.
- Current initiatives at creating a Culture of Excellence (2023 and beyond): LMH provided and administered organizational and professional development opportunities for LMH staff.
 - As previously mentioned in this Progress report (p. 65) from November 2021 through January 2023, agency-wide training was provided to staff as follows: Excellence in Customer Service, Workplace Diversity and Inclusion, Fair Housing, Reasonable Accommodation, and ALICE/Active Shooter training.
 - Select staff also completed the Mental Health First Aid Certification, HAIG Essential of Risk Management training, Supervisor Coaching, HOTMA Income & Rent Calculation and CBA training.
- LMH acquired a new module for our Human Resources Information System (HRIS), a Learning Management Solution (LMS), which will aid our initiative to develop a formalized training and professional development program.
 - Individual Departments have arranged for position-related training and certifications for their respective team members.
 - Executive team members completed the EDEP (Executive Director Education Program) certification course sponsored by PHADA through Rutgers University.

Improve the Financial Condition of the Agency

- Develop and practice reliable financial reporting.
 - Finance has optimized technology for financial reporting by activating additional modules in Elite and acquiring additional software. Training on the new modules and software to effectively implement these products has occurred and will continue regularly.
 - Processes used by LMH are being reviewed to incorporate best practices to ensure accuracy of recurring entries.
 - Finance is reviewing past audit reports, audit findings, and corrective action plans to ensure there are no additional findings.
 - Finance implemented a GL Explorer, which gives staff and departments the ability to review their general ledger activities, such as expenses, revenue, assets, and liabilities. The GL Explorer enables departments to

- monitor their overall budgets by providing up-to-date overviews as well as the previous year's expenses.
- Finance improved overall invoice and payment processing across the agency by reducing the time it takes to pay vendors to within 7-14 days of receiving invoices; upgrading the software it uses for processing payments to eliminate errors and duplicate payments; updating the vendor portal so vendors receive automatic emails when they submit invoices; and enabling requisitioners to review invoices before Finance approves them, resulting in more reviews of invoices and an improved approval process.
 - The Finance Department has undertaken a proactive communications strategy to address emerging issues and ensure reconciliations are completed within the current month, invoices are promptly processed, and other financial obligations are completed in a timely manner. This strategy has improved workflows between departments and enhanced financial operations. For example, Finance proactively communicates the invoicing process steps and timelines which has reduced processing time.
 - It also established monthly meetings with Asset Management to address finance-related issues in a proactive manner.
 - Finance implemented an online bill payment system for residents.
 - Finance is in the process of building a strong relationship with our vendors. Finance has begun quarterly meetings with vendors, and contractors. We provided examples of invoices. Training material on how to properly upload an invoice. Explained the importance of proper invoicing.
 - Perform financial operations in a compliant manner.
 - Finance has activated the Executive Dashboard for Elite to better monitor and track performances indicators to identify and correct performance and compliance issues.
 - We budget and schedule for continued training for the Finance department staff in the areas of Accounting, Budgeting, Auditing, Taxes, and Ethics.
 - Previous accomplishments include (for the years 2020 – 2022) LMH being awarded the Auditor of State Award. The Auditor of State's office audits nearly 5,900 entities and fewer than 8% are eligible for the award. This award is presented to public entities that meet specific criteria during their financial audit, that meet specific criteria for a "clean" audit report.
 - Soon, Finance will be leading rigorous financial reviews with departments on at least a quarterly basis for monitoring and management purposes.
 - Create and implement a Finance Department training program to improve Departmental effectiveness and ensure operations are conducted in a transparent and accountable manner.
 - Finance continues to provide training for all accounting staff to review various accounts such as accounts payable, accounts receivable, cash, etc. The staff will be required to review their accounts of responsibility monthly and correct items that should be reclassified (or are out of line).

For example, accounts payable items with longer than 3 months aging. The Finance Department has internalized certain functions that were previously performed by consultants and third parties in-house. This enables LMH to both reduce expenses and improve the overall function of Finance Department operations.

- Improve internal controls.
 - LMH has revised and updated financial policies/procedures.
 - The Finance Department set up LIPH, Section 8, and vendor 100% direct deposit.
 - We have evaluated users' privileges to restrict access to financials systems.
 - We are monitoring key performances indicators (KPV's), associated components, and the adequacy of related procedures.
- Reduce operational expenses.
 - Finance has begun providing all departments with a variance report each month. The report identifies budget variances over 3%. The variance will then need to be explained by the appropriate department. This process will improve compliance with the budget each month and will make it easier to make any required budget amendment or revision at the end of the year. The goal of more timely identifying budget variances is to make each department more aware of its own spending and to hold departments accountable for their spending throughout the year.
 - Finance has also begun holding monthly meetings with departments to review budgeted to actuals and problem-solve to ensure adherence to departmental budgets.

Operations and Community Development

- Identify and develop alternative revenue sources.
 - Leadership, along with the Bronner Group (Consultant), developed an Alternative Revenue desk guide to guide the Agency and staff when considering alternative Revenue sources.
 - The guidebook is intended to:
 - Educate staff with practical guidance and strategies to generate new revenue and resources (e.g., partnerships, donated goods, or services) from the agencies' existing properties and assets.
 - Empower: Staff to take ownership of projects and initiatives that will bring in new resources to support the mission of LMH - To create and maintain sustainable, affordable housing opportunities, provide pathways to a better quality of life, and empower vibrant communities.

Improve the Housing Portfolio and Housing Opportunities

- Promote racial and economic opportunity and equality by leveraging property.

- LMH partnered with LISC on the Affordable Housing Needs and Gaps in Toledo and Lucas County. The report analyzed the following:
 - The demand for affordable housing among the general population and specific subpopulations in Toledo and Lucas County.
 - This report also quantifies the current supply of housing and the current financial resources dedicated to affordable housing in the area.
 - In doing this detailed survey of supply and demand, the report's findings can help inform and guide local conversations including LMH about strategic priorities, service coordination, and resource deployment.
- Increase and improve Housing Choice Voucher landlord pool.
 - LMH's HCV Department will continue to educate our current portfolio and recruit new landlords to increase our landlord pool.
 - Additionally, the department plans to devise a continuous virtual landlord outreach information session to be spearheaded by the newly created Landlord Liaison and Housing Navigator Position.
 - LMH's HCV Department will utilize an electronic landlord portal to provide better customer service to participating landlords.
 - Investigate expansion of affordable housing through the Rental Assistance Demonstration program.
- LMH's Real Estate Development and Modernization Department has continued to look at RAD conversion opportunities including using PBRA or PBV on the 4th phase of Collingwood Green.
 - Development partners have been selected and multiple projects are being considered using RAD as a tool.
- Secure, develop, and foster partnerships.
 - LMH or its affiliate LHSC continues to secure developer partners to help it carry out its goals. Partnerships with NCR, Evergreen Group and the Gorman Company have been completed. Additional partnerships are pending.
 - Clesia Ventures has been brought on as a development consultant to assist in the various projects in the pipeline.
- Applied for Choice Neighborhood Implementation Planning Grant from HUD to guide comprehensive transformation of a chosen neighborhood.
 - LMH applied for and was awarded a \$450,000 FY2020 Choice Neighborhoods Planning Grant to help revitalize and transform the McClinton Nunn Homes and the Junction Neighborhood. This planning grant will enable LMH and the City to develop a community-driven plan for McClinton Nunn Homes and an expanded area around the public housing complex.
 - Key to this revitalization is the redevelopment of a public housing complex into a modern, desirable, and inclusive community of choice. To achieve the goals of the Choice Neighborhoods Initiative. Over two years, communities developed a comprehensive neighborhood revitalization

strategy, or Transformation Plan, focused on neighborhoods, people and housing.

- Resident and community engagement is a central component of the planning process and key to its success. There was a program of community meetings where all who were present worked together in a cooperative environment.
- In the past, LMH kicked off planning processes by holding resident engagement events. Residents had opportunities to visit planning stations and provide input on what they envisioned a neighborhood of choice will look like in the future.
- To support these processes, a new McClinton Nunn-Junction Neighborhood Choice Neighborhoods Initiative website has been developed. It can be found at: www.junctionchoice.com
On the website, there will be progress updates on the planning process, announcements regarding events and planning activities, and information on how to become involved in this transformative planning process.
- In December of 2022, LMH submitted the final Junction-McClinton Nunn CNI Transformation Plan to HUD. Over two years, LMH and the City of Toledo collaborated with many partners from the community to successfully design this plan. Several outstanding proposals such as the “Activation of Swan Creek” were outlined in the plan. Although LMH did not receive the Implementation funding, its CNI Planning Initiative was a huge success.
- The Final Transformation Plan (FTP) was approved April 4, 2023. The FTP is a comprehensive neighborhood revitalization strategy to address the three core pillars of Choice Neighborhoods Initiative: *People, Neighborhood and Housing*. Our aim is to continue refining these strategies, to ensure the ability to provide an array of impactful supportive services specifically for McClinton Nunn residents.
- Strengthen partnerships with local governments as a means of leveraging resources to achieve improved and sustainable outcomes.
 - LMH leadership identified key partnerships and existing stakeholders, and potential new partners and stakeholders that would have reciprocal benefits.
- Enhance infrastructure safety through preventive maintenance.
 - Preventative Maintenance and replacement on HVAC and mechanical Systems and Budget Analysis
 - Implemented new procedures in asset management where they relate to minimizing mechanical, HVAC, and plumbing downtime and turnaround.

Optimize Agency Programs and Operations

Continuous Improvement: Quality Assurance and Control

- Maintain status as a HUD High Performing Agency for the Housing Choicer Voucher Program and achieve High Performing Agency status for the Public Housing program.
 - LMH's HCV department has achieved High Performer status since 2016 and will continue to maintain High Performer status to date.
 - Attain Moving to Work status to provide LMH with additional operational flexibility.
- Asset Management attended UPCS and NSPIRE training.
 - Asset Management is developing an aggressive work plan to obtain optimal NSPIRE scores.
- LMH created and implemented a Performance Management System (PMS) to closely monitor PHA key performance indicators. This system will be utilized to improve performance, identify areas for continuous improvement, and work to achieve High Performer Status.
 - LMH's expansion of the compliance department in 2023 has helped with focusing on internal compliance and quality assurance goals and objectives.
 - The three QA positions review and audit processes and controls in the LIHP, HCV, and Section 3 departments.
 - The expansion of this department has helped to improve efficiency and consistency throughout the organization, additional training, and improvement of systems and controls.
- HCV will continue to closely monitor the 15 SEMAP indicators to maintain High Performer Status and has established continuous process improvement initiatives across operations.
 - Since 2019, LMH began to develop standardized policies and procedures and update policies and procedures within all departments.
 - There is on-going development and revision to additional policies and procedures focused on continuous improvement and standardization of processes.
 - Key Process Variables are continually being identified through operational processes to focus on the concept of Total Quality Management (TQM).
 - Opportunities are being identified within departments and external stakeholders to recognize the value of restructuring processes aimed at continuous improvement initiatives.
 - Operational and process data is also being collected and analyzed for purposes of improving process controls and maintain standardization.
- LMH utilizes principles of Lean, Six Sigma, and Kaizen while focusing on efforts of continuous improvement.
 - LMH anticipates a broad expansion of these principles to be used as methodology for process consistency and standardization into 2025.
 - LMH anticipates further training of staff on such methods to:

- Improve efficiency
 - Maintain consistency of processes
 - And
 - Elevate focus on customer service.
 - Compliance implemented an online continuous improvement suggestion system for staff based on Kaizen framework core principles of PDCA (Plan-Do-Check-Act).
 - Compliance is also utilizing Survey Monkey as a research method aimed at ongoing continuous improvement efforts within the agency.
- Areas for targeted improvement include core pillars of Continuous Improvement (CI):
- Safety
 - ❖ Campus and Building
 - Environmental
 - Customer Service
 - Focused Improvement
 - ❖ Overall work environment
 - Cost Deployment
 - Quality Control
 - Preventative Maintenance
 - People Development
 - ❖ Training: process and program
 - ❖ Employing and embracing principles of Diversity, Equity, Inclusion, and Accessibility (DEIA)