

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.



Lucas Metropolitan Housing 5-Year Plan

- A. PHA Information
- B. Plan Elements (required for all PHAs completing this form)
 - B.1 Mission
 - B.2 Goals & Objectives
 - B.3 Progress Report
 - B.4 Violence Against Women Act (VAWA) Goals.
- C. Other Document and/or Certification Requirements.
 - C.1 Significant Amendment or Modification.
 - C.2 Resident Advisory Board (RAB) Comments.
 - C.3 Certification by State or Local Officials.
 - C.4 Required Submission for HUD FO Review
- D. Affirmatively Furthering Fair Housing (AFFH)
 - D.1 Affirmatively Furthering Fair Housing (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

A.	PHA Information.																																												
	<p>PHA Name: <u>LUCAS METROPOLITAN HOUSING AUTHORITY</u> PHA Code: <u>OH-006</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>LMHA has the elements listed below readily available to the public. LMHA has identified specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all relevant information is available for public inspection. This information is:</p> <ul style="list-style-type: none"> Located at each Asset Management Project (AMP). Located at LMHA's main office/headquarters. Posted on the LMHA official website. Provided to each resident council member. <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) NOT APPLICABLE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV																																				
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B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>Vision: To be a lead partner in creating communities of choice where everyone has a place to call home.</p> <p>Mission: To lead in the development and sustainability of housing accessible to all and providing pathways to an enhanced quality of life to empower vibrant communities. The mission has not been revised.</p>																																			
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>The following Goals and Objectives have been revised to align with LMH's vision, mission statement, current, and future initiatives as stated within its annual and strategic plans:</p> <p>Primary objectives of this plan encompass several critical areas:</p> <p><u>Goal 1: Lead in the Effort to Create Accessible Housing Opportunities in Toledo and the Region emphasizing LMH's vital role in addressing the affordable housing crisis.</u></p> <p><u>Objectives & Strategies:</u></p> <ul style="list-style-type: none"> • LMH launched a Portfolio Repositioning Strategy to create housing opportunities in favorable neighborhoods and to improve existing housing conditions to create mixed-income communities of choice. <ul style="list-style-type: none"> ◦ Development initiatives and Conversion to RAD (Rental Assistance Demonstration) • There are five projects in the development pipeline for 2024-2026 (see Table 1.0 below). <p>1) Development initiatives and Conversion to RAD (Rental Assistance Demonstration – see Table 1.0 below).</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr style="background-color: #e0e0e0;"> <th style="text-align: center;">Development Project</th> <th style="text-align: center;">Units/Apts./ T. Homes</th> <th style="text-align: center;">Building Type</th> <th style="text-align: center;">TDC</th> <th style="text-align: center;">Delivery Date</th> </tr> </thead> <tbody> <tr> <td>Palmer Gardens</td> <td style="text-align: center;">75</td> <td>Mixed income & Seniors</td> <td style="text-align: center;">\$15 million</td> <td style="text-align: center;">2025</td> </tr> <tr> <td>TenEyck Towers</td> <td style="text-align: center;">154</td> <td>Elderly/Disabled</td> <td style="text-align: center;">\$15 million</td> <td style="text-align: center;">2025</td> </tr> <tr> <td>CWG IV</td> <td style="text-align: center;">40</td> <td>Mixed Income/Families</td> <td style="text-align: center;">\$20 million</td> <td style="text-align: center;">2025</td> </tr> <tr> <td>The Park Hotel</td> <td style="text-align: center;">45</td> <td>Transition-age youth (TAY)</td> <td style="text-align: center;">\$14 million</td> <td style="text-align: center;">2025</td> </tr> <tr> <td>CWG V</td> <td style="text-align: center;">75</td> <td>Elderly</td> <td style="text-align: center;">\$28 million</td> <td style="text-align: center;">2026</td> </tr> <tr> <td>Mission Point</td> <td style="text-align: center;">65</td> <td>Homeless</td> <td style="text-align: center;">\$21 million</td> <td style="text-align: center;">2027</td> </tr> </tbody> </table>	Development Project	Units/Apts./ T. Homes	Building Type	TDC	Delivery Date	Palmer Gardens	75	Mixed income & Seniors	\$15 million	2025	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	\$21 million	2027
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Further, the Choice Neighborhoods redevelopment for Junction McClinton Nunn Homes is a significant redevelopment effort aimed at improving the living conditions and expanding the support services available to residents. LMH is dedicated to fostering positive transformation and elevating the well-being of the communities they serve through ambitious and dynamic development projects.

- **Increasing Affordable Housing Units**
- See table 1.0 above (all categories)
- New and existing landlord outreach initiatives (HCV)
- Increased payment standards (HCV - 120% FMR)
- Expanding PBV housing in communities of opportunity within LMH's jurisdiction:
- Reserving 250 units selected for assistance through a Request for Proposals (RFP) process.
- An additional 10% of PBV's will potentially be utilized under HOTMA's exception provision.

- **Preservation and Rehabilitation of Existing Housing Units**
- See table 1.0 above (TenEyck Towers – RAD conversion)
- Utilize capital funding for PH infrastructure renovation and upgraded security projects.
- Exploring alternative funding and partnership opportunities with local financial institutions and neighborhood advocacy groups through Community Reinvestment Act (CRA) initiatives that promote "choice neighborhood" renovation/rehabilitation community efforts.

Goal 2: Increase Revenue and Pursue Diverse Income Streams signifying LMHA's strategic commitment to financial sustainability and independence from federal funding for objectives of creating unrestricted revenue streams.

Objectives & Strategies:

- Creation of Financial Opportunity Centers to provide employment and career counseling, one-on-one financial coaching, education, and low-cost financial products that help residents build credit, savings, and assets.
- Using indicators of the Public Housing Assessment System (PHAS) to maintain and exceed a 98% occupancy rate.
- Public-Private Partnerships: Foster strategic partnerships with private sector organizations, leveraging their resources and expertise to generate additional income for LMH initiatives.
- LMH will explore alternative funding, grants, and partnership opportunities with local financial institutions and neighborhood advocacy groups through Community Reinvestment Act (CRA) initiatives that promote neighborhood renovation/rehabilitation efforts aimed at providing choice communities.
- Enhancing and diversifying Section 3 initiatives aimed at increasing resident income
- Exploring the Potential of Fee-for-Service Programs:
- Develop fee-based services or programs that align with LMH's mission and expertise, creating new income streams while providing value to the community.

Goal 3: Building Pathways to Family Income Wealth Building and Economic Advancement underscores LMH's commitment to not only providing affordable housing but also facilitating the empowerment of its residents.

Objectives & Strategies:

- Economic Advancement
 - Enhance existing and create new programs and initiatives for residents to build wealth and increase economic opportunities.
 - LMH's Resident Services (RS) plays a crucial role in enhancing the lives of residents living in both Public Housing and HCV communities.
 - RS focuses on providing residents with access to a range of supportive services aimed at fostering personal growth, learning opportunities, and economic advancement.
- Housing Continuum Expansion:
 - Diversify housing options, including affordable rental units, transitional housing, and senior housing, to meet the varied needs of residents at different stages of their lives.
- Affordable Homeownership Initiatives:
 - Enhance existing and create new programs and initiatives that assist residents in transitioning from renting to homeownership, including down payment assistance and homebuyer education.
- Employ a Data-Driven Approach:
 - Continuously assess the impact of empowerment programs and housing options through data analysis and resident feedback, adjusting strategies as needed for maximum effectiveness.

Goal 4: Invest in Employee Growth and Enhance Workplace Satisfaction embodies LMH's commitment to excellence, laying a solid foundation for the organization's continued success and positive community impact.

Objectives & Strategies:

- Empower LMHA staff to reach their full potential to drive improved program delivery and customer service.
- Employee investment to fortify its workforce to create a dynamic, empowered team capable of achieving extraordinary results and making a lasting impact on the community it serves.
 - Training and Development: Develop a comprehensive training and development program that addresses the specific needs and career aspirations of LMH employees.
 - Communication and Feedback: Establish regular channels for open communication and feedback between employees and leadership.
 - Recognition and Rewards: Implement a meaningful recognition and rewards system that acknowledges and celebrates the achievements of LMH employees.
 - Diversity and Inclusion: Continue to champion diversity and inclusion within LMH.
 - Competitive Compensation: Ensure that compensation and benefits packages remain competitive within the industry and region to help attract and retain top talent.

- Work-Life Balance: Recognize the importance of work-life balance and offer flexible work arrangements where possible.

Goal 5: Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness

Objectives & Strategies:

- Highlighting LMH's dedication to ensuring that all stakeholders have access to essential information and resources, fostering a well-informed and engaged community.
- Using communication and relevant, transparent information to build trust, promote understanding, and encourage collaboration amongst LMHA's residents, partners, employees, and the broader community.
 - Organize community events, town hall meetings, educational training, workshops, and outreach initiatives to facilitate direct interaction and collaboration between LMH representatives and stakeholders.
 - Develop a well-defined communication plan that outlines strategies, channels, and timelines for reaching various stakeholders, including residents, partners, employees, and the community.

Goal 6: Streamline Processes and Elevate User Experience and Satisfaction

This goal signifies LMHA's dedication to providing a seamless and satisfactory experience for all its stakeholders, including residents, partners, and employees.

Objectives & Strategies:

- By streamlining processes, LMH aims to eliminate unnecessary complexities, reduce bureaucracy, and enhance operational efficiency.
 - This translates into organizational benefits and improved services for residents and partners.
 - It also ensures that individuals seeking housing assistance can access the support they need without unnecessary delays or obstacles.
- Training and Development:
 - Provide ongoing training and professional development opportunities for employees to enhance their technical and programmatic skills, knowledge, and ability to deliver high-quality services.
- Feedback Mechanisms:
 - Establish feedback mechanisms for residents and partners to provide input on their experiences with LMH services.
 - Enables continuous improvement.
- Process Optimization:
 - Identify and streamline key operational processes within LMHA.
 - Eliminates bottlenecks, reduces paperwork, and enhances efficiency to improve overall service delivery.
- Accessibility and Inclusivity:
 - Ensure that all LMH processes and services are accessible and inclusive, accommodating individuals with diverse needs and backgrounds.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Previous 5 Year Plan goals and objective progress report.

Goal 1: Improve the Quality of Life for Our Residents and Participants Through Services and Programs.

Progress Efforts:

- Established partnerships with many community partners, including the Islamic Food Bank
- Increased Wi-Fi access in LMHA residences
- Staged a College Day through our Family Self-Sufficiency Program

LMHA focused on providing residents with access to a range of supportive services aimed at fostering personal growth, learning opportunities, and economic advancement. These programs were primarily funded through grants, with additional support provided by program partners and LMHA's unrestricted funds. However, the demand for supportive services consistently exceeds the available resources, posing challenges to sustain comprehensive programming agency-wide.

Goal Measured Score = 70%

Goal 2: Ensure Safe and Secure Environments for Our Staff and Residents

Progress Efforts:

- Increased staffing
- Upgraded camera systems at properties.
- Performed security checks of residents.

LMHA worked with residents to foster safe and secure environments by improving staff and office security, optimizing property design to improve safety and security, continuing HUD health and safety regulations, securing confidential information, and utilizing statistical process control (SPC) techniques to focus on crime prevention.

Goal Measured Score = 85%

Goal 3: Create a Culture of Excellence in the Workplace

Progress Efforts:

- Hosted IT Lunch & Learns to further staff technology development.
- Provided ongoing training and professional development opportunities.
- Established an Employee of the Month recognition program.
- Staged an annual end-of-year celebration event.

LMHA offered organizational and professional development opportunities to staff; improved internal communications; established ways to effectively communicate organizational performance; and built upon existing efforts to enhance staff camaraderie and pride.

Goal Measured Score = 87.5%

Goal 4: Improve the Financial Condition of Agency

Progress Efforts:

LMHA Practiced reliable financial reporting and operations in a compliant manner. LMHA trained the Finance Department employees to ensure transparency and accountability while focusing on:

- 1) Improving internal controls
- 2) Developing alternative revenue sources
- 3) Reducing operational expenses.
 - Utilized technology for monthly financial report-outs.
 - Implemented online bill payments.
 - Maintained and reported Key Performance Indicators (KPI's)
 - Established a direct deposit system.
 - Increased housing choice vouchers and utilization
 - Created an electronic landlord portal.
 - Improved the scope of work in the RFP process.

Goal Measured Score = 96%

Goal 5: Improve the Housing Portfolio and Housing Opportunities

Progress Efforts:

- Leveraged property to promote racial and economic opportunity and equality.
 - Established general awareness of high opportunity areas.
- Increased and improve the landlord pool for housing choice vouchers.
 - Created an electronic landlord portal.
- Investigated expansion of affordable housing through the Rental Assistance Demonstration (RAD) program.
 - Identified potential RAD opportunities.
- Consolidated LMH offices into a single headquarters
- Fostered partnerships.
 - Leveraged vouchers and nonprofit partnerships.
- Applied for a HUD Choice Neighborhood Planning and Implementation Grant to guide transformation of a chosen neighborhood.
- Strengthened partnerships with local governments to achieve improved and sustainable outcomes.
- Increased access to housing for the homeless population
- Enhanced infrastructure safety through preventive maintenance
 - Performed preventive maintenance and replacement on HVAC and mechanical systems.

Goal Measured Score = 86%

Goal 6: Optimize Agency Programs and Operations

Progress Efforts:

LMHA focused on Maintaining status as a HUD High Performing Agency; attaining Moving to Work status to provide additional operational flexibility; establishing continuous improvement in processes and programs across operations; developing business continuity plans to improve resiliency of services; implementing an IT Strategic Action Blueprint to ensure staff have appropriate technology to perform their duties effectively; and maintaining effective communications and interactions within the organization.

- Created new staff compliance positions.
- Implementing Lean Six Sigma and Kaizen initiatives
 - Ongoing
- Developed a business continuity plan during COVID-19
 - Rotating work from home schedules enacted during the pandemic to sustain customer service.
- Continue to evaluate and improve software and technology.
- Provided staff with additional professional training.
 - Annual Diversity, Equity, and Inclusion training
 - Annual Fair Housing training
 - Annual Reasonable Accommodation Training

Goal Measured Score = 80%

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

VAWA Goals are not revised.

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women but are equally available to all individuals regardless of sex, gender identity, or sexual orientation. The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that Lucas Metropolitan Housing Authority (LMHA) complies with VAWA.

LMHA provides to tenants, participants, and applicants a *Notice of Occupancy Rights under the Violence Against Women Act* that explains tenant/participant rights under VAWA. A HUD-approved certification form (HUD-5382) is attached to this notice.

Tenants, participants, and applicants can fill out this form to show that they are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. LMH ensures supporting victim’s rights as protected under VAWA.

Previous updates to LMHA's ACOP, Lease, and Administrative Plan will ensure the following:

- LMHA will not knowingly deny assistance to otherwise eligible applicants simply because they have been victims of domestic violence, dating violence, sexual assault or stalking.
- LMHA will not knowingly terminate the assistance of otherwise compliant persons simply because they are victims of domestic violence, dating violence, sexual assault or stalking.
- LMHA will educate applicants and participants about their rights under VAWA.

	<ul style="list-style-type: none"> • LMHA will work to educate landlords about VAWA and the rights of victims under the act and to work with the landlord and the victims to protect the housing assistance of victims and their families. • LMHA has adopted an Emergency Transfer Plan that allows for tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to make an internal emergency transfer request under VAWA when a safe unit is immediately available. • Resident Services assists victims of domestic violence, dating violence, sexual assault, or stalking by connecting victims to appropriate local community agencies that have a track record of providing the necessary services for victims.
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Significant Amendment/Modification criteria has not been revised. Modifications to the Annual or 5 Year Plan are changes that would affect this Agency's mission, goals, objectives, and policies. LMH has categorized these as <i>Substantial Deviations</i> and <i>Significant Amendment/Modifications</i> in its Annual Plan.</p> <p>1) A Significant Amendment/Modification is defined by LMH as: 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 proposals, or RAD conversion activities.</p> <p>2) A Substantial Deviation is defined by LMH as any change to its 5-Year or Annual Plan as follows:</p> <ul style="list-style-type: none"> • 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.
C.2	<p>Resident Advisory Board (RAB) Comments. LMH Presented to RAB on 8/28/2024. There were no specific comments or questions. See Attachment C.2/4 for additional commentary details.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p>Certification by State or Local Officials. See attached HUD-50077-SL</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review. LMH received no challenges at the public hearing. See Attachment C.2/4 for additional commentary details.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p>

ATTACHMENTS: C.2/4:
50075-5Y: LMH 2025-2029
OTHER DOCUMENT AND/OR CERTIFICATION
REQUIREMENTS
Central Resident Advisory Board Comments,
Public Challenges, & LMH Analysis

Central Resident Advisory Board Comments, Public Comments, and LMH Analysis

August 28, 2024: Meeting of Central Resident Advisory Board

Lucas Metropolitan Housing provided a draft copy of the 5-Year Plan to Central Resident Advisory Board (C-RAB) members in mid-July. LMH staff presented the 5-Year Plan in person to the C-RAB board on August 28, 2024.

The following C-RAB members were in attendance:

- 1) De Borah Williams (Interim President)
- 2) Leslie Chandler (Secretary)

The following LMH staff members provided information on relevant updates and changes in each section of the proposed plan: Tom Mackin – Chief Administrative and Legal Officer; Stacy Hoffmann – Senior Exec. Assistant, Legal Department; Libby Schoen – Chief Program Officer; Cheryl Phillips, Vice President of Human Resources; Shimeako Cole – Executive Vice president of Finance; Jennifer Todd – Warfield - Vice President of Asset Management; Jim Gross - Vice President of Public Safety; Martice Bishop - Vice President of Resident Services; Amy Gerber –Vice President of Housing Choice Voucher Programs; Keith Smith, Director of Development, & Modernization; Sean Clark – Director of Compliance.

Below are C-RAB's questions and LMH's answers.

#1) C-RAB Question:

Are we going to be able to see a change in safety and security?

LMH Response:

Yes, LMH is committed to improving resident safety and security. We have instituted directed patrols, safety and saturation sweeps, and security checks with our Mobile Patrol Officers, Toledo Police Officers, and Lucas County Sheriff Deputies during high crime hours. There is also mandated resident contacts and juvenile mentoring operations occurring daily. LMH has instituted a 5-step reporting process for increased safety awareness which will lead to better documentation of issues involving safety and security. Public Safety is also in the process of hiring additional officers. All the above are examples which will lead to an increased presence and higher visibility representing positive changes in overall safety and security of our residents (and visitors).

#2) C-RAB Question:

Do many people come out for the meeting at the COW?

LMH Response:

Normally, there are 2-3 members of the public who attend the monthly Committee of the Whole meeting. This is in addition to the LMH Board of Commissioners, and all LMH staff leadership.

#3) C-RAB Question:

How do you let the people know about the meeting?

LMH Response:

Notice for the monthly Committee of the Whole meeting is given to the public via local media partners, and is also posted on LMH's website: <https://www.lucasmha.org/> under:

- Calendar
- News

For the Annual and 5-year Plans, 45-day public notice is given via local newspapers (The Toledo Blade), and posted on LMH's website: <https://www.lucasmha.org/> under:

- Calendar
- News

The public hearing will take place directly preceding the Committee of the Whole meeting this year on Tuesday, September 3rd, 2024, at 8:30 a.m.

#4) C-RAB Question:

Is the 5-Year Plan on our website?

LMH Response:

Yes, LMH's 5-Year Plan is posted on our website at the following link:

<https://www.lucasmha.org/> under:

- Annual Reports
 - Draft Plans & Documents (when in draft stage)
-

#5) C-RAB Question:

Question specifically for Human Resources: How can I get in on mental health training and certification?

9c.

LMH Response:

HR will work with the Vice-President of Resident Services (Martice Bishop) to coordinate a similar training for residents.

Public Hearing of Draft 2025-2029 Five-Year Plan on September 3, 2024

LMH's public hearing on both its Annual and 5-Year Plans was held prior to the Board of Commissioners' Committee of the Whole meeting on September 3, 2024, at 8:30 a.m. at 424 Jackson St. Toledo, OH 43604.

The public hearing was open to all residents, program participants, and the public. LMH presented its proposed 2025-2029 Five-Year Plan via a PowerPoint presentation and solicited comments and questions from the public.

There was one member of the public at the September 3 public hearing. LMH's Board of Commissioners were in attendance along with select LMH staff, including Senghor Manns, Thomas Mackin, Regina Mosley, Stacy Hoffman, Cheryl Phillips, Libby Schoen, Jim Gross, Keith Smith, Aaron Christopherson, Shimeako Cole, Samuel Olaniran, and Sean Clark.

LMH received one question from its board chairperson at the public hearing.

#6) Commissioner Question:

Referencing the score from Goal 5 of LMH's previous Strategic Plan Progress Report, Commissioner Gant asked how the score would be affected since LMH did not get the Choice Neighborhoods (CNI) implementation grant?

LMH Response:

The score of Goal 5 was not affected as the percentage effectiveness of goal completion by objective was scored after LMH was notified that they did not receive the implementation grant. LMH successfully fulfilled efforts of "establishing general awareness of high-opportunity areas," such as the McClinton-Nunn neighborhood. LMH continues to evaluate whether to apply for the next round of funding or to co-partner with other local entities to submit a more comprehensive proposal with its community partners.

Additional Comments During Comment Period

No additional public comments were received during the public comment period.

ATTACHMENT: C.3:
50075-5Y: LMH 2025-2029
OTHER DOCUMENT AND/OR CERTIFICATION
REQUIREMENTS
HUD-5077-SL: CERTIFICATION BY STATE OR LOCAL
OFFICIAL

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Rosalyn Clemens, the Department Director of Housing and Community Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal
year 2025 of the Lucas Metropolitan Housing Authority (LMHA) is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Toledo


Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

LMHA PHA plan goals are consistent with the city of Toledo's Consolidated Plan in that they intend to
address and comply with Fair Housing obligations by reviewing and updating program requirements to
identify any barriers to fair housing choice. LMHA will collaborate with local governments, organizations,
and community development groups to implement initiatives that affirmatively further fair housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
<u>Rosalyn Clemens</u>	<u>Director</u>
Signature: 	Date: <u>7/24/24</u>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

FOLLOWING ATTACHMENTS

- AFFIRMATIVELY FURTHERING FAIR HOUSING (ATTACHMENT: D./D.1)
- TOLEDO BLADE AFFIDAVIT OF PUBLICATION
- LMH BOARD RESOLUTION #8816
- * SEE LMH 2025 ANNUAL PLAN FOR COMPLETED HUD-50077-ST-HCV-HP

	(b) If yes, include Challenged Elements.						
D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>LMHA is not currently required to submit an AFH. LMH will address and comply with its fair housing obligations. LMH is working with the local jurisdiction on its Analysis of Impediments and Fair Housing Action Plan. LMH will also include civil rights certification HUD-50077 ST-HCV-HP with its 2025 Annual Plan submission.</p>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; padding: 5px;"> <p>Fair Housing Goal: Maintain HUD Program Compliance & Eliminate Fair Housing Barriers</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>LMHA examines audits, and revises requirements to its programs (and proposed programs) to identify any barriers to fair housing choice within that capacity. LMHA maintains compliance with HUD eligibility requirements and Fair Housing Law by providing professional staff development to identify related concerns that may arise within their daily job duties.</p> </td> <td style="width: 20%;"></td> </tr> <tr> <td style="padding: 5px;"> <p>Fair Housing Goal: To affirmatively further fair housing goals and objectives as identified in the Assessment of Fair Housing (AFH) in accordance with (24 CFR 5.150 – 5.180)</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>LMHA actively and transparently addresses any fair housing concerns in a reasonable fashion and timeframe with the resources available at its disposal. LMH works with local jurisdictions, organizations, and community development groups to implement jurisdiction's initiatives that affirmatively further fair housing measures which may require LMHA's involvement.</p> </td> <td></td> </tr> <tr> <td style="padding: 5px;"> <p>Fair Housing Goal: To Maintain Program/Process Expedience & Transparency Regarding Fair Housing Concerns</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>LMHA will maintain records reflecting such analysis, actions, and efforts relating to Fair Housing.</p> </td> <td></td> </tr> </table>	<p>Fair Housing Goal: Maintain HUD Program Compliance & Eliminate Fair Housing Barriers</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>LMHA examines audits, and revises requirements to its programs (and proposed programs) to identify any barriers to fair housing choice within that capacity. LMHA maintains compliance with HUD eligibility requirements and Fair Housing Law by providing professional staff development to identify related concerns that may arise within their daily job duties.</p>		<p>Fair Housing Goal: To affirmatively further fair housing goals and objectives as identified in the Assessment of Fair Housing (AFH) in accordance with (24 CFR 5.150 – 5.180)</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>LMHA actively and transparently addresses any fair housing concerns in a reasonable fashion and timeframe with the resources available at its disposal. LMH works with local jurisdictions, organizations, and community development groups to implement jurisdiction's initiatives that affirmatively further fair housing measures which may require LMHA's involvement.</p>		<p>Fair Housing Goal: To Maintain Program/Process Expedience & Transparency Regarding Fair Housing Concerns</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>LMHA will maintain records reflecting such analysis, actions, and efforts relating to Fair Housing.</p>	
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AFFIDAVIT OF PUBLICATION
STATE OF OHIO, LUCAS COUNTY}SS.

Advertiser's Name: Lucas County Metropolitan Housing Authority (LMHA)

Account # 100044

Width: 3 column Depth: 9.50 inches

Ad No. 656925 Cost: \$883.84

Run dates: Sunday, July 14, 2024

Classification 10 Legal Notices

I, *Sammy M Reagan* being first duly Sworn, make oath and say that I am an Advertising Clerk in the employ of THE TOLEDO BLADE CO., the publishers of THE BLADE, that I personally know the facts herein stated, that said BLADE is a daily newspaper printed, and of general circulation in excess of 90,000, in said County, and in said State, and that the notice of which the below is a true copy of the text, was published in said Daily BLADE according to the above run schedule.

Subscribed in my presence and sworn to before me this *20th* day of *October*, A.D. 2024.

[Signature]

Notary Public, State of Ohio



Sandra Franklin
Notary Public, State of Ohio
My Commission Expires:
May 17, 2026

Welcome Home

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YOUR GUIDE TO LOCAL REAL ESTATE

THE BLADE, TOLEDO, OHIO ■ SUNDAY JULY 14, 2024

SECTION E

HOROSCOPE

By Holiday Mathis

Sunday, July 14, 2024

ARIES (March 21-April 19). You'll be too focused on getting a job done to worry about how you're being perceived. This attention to others brings peace now as you lose yourself in an interesting challenge.

TAURUS (April 20-May 20). What people say will be far less revealing than how they seem to feel about what they're saying. Also, look for patterns of action. History forms subtext that leads to a more comprehensive understanding of your subject.

GEMINI (May 21-June 21). Keeping excellent track of your life is more important than you know. It may not seem too significant at the time, but as you document a part of your experience, you're also helping to preserve a piece of history.

CANCER (June 22-July 22). The less you expect from relationships, the more they will give you today. It's the little moments that build bonds with loved ones. Shared laughter, car rides, food and shared space.

LEO (July 23-Aug. 22). There's plenty of feeling around building habits, mostly discomfort. But once the habits are a routine, they won't feel like much at all. A good routine is worth gold but lighter than air.

VIRGO (Aug. 23-Sept. 22). You'll influence without trying to. Since you'll make a difference whether you want to or not, you may as well decide the difference you'd like to make.

LIBRA (Sept. 23-Oct. 23). You welcome the opportunity to give, especially when you have a surplus. Unfortunately, what people want today will not be something you have a lot of.

SCORPIO (Oct. 24-Nov. 21). You know what it's like to regret your words, which is why you choose economy, listening and communication through other means, such as gifts.

SAGITTARIUS (Nov. 22-Dec. 21). The sensation known as "cringe" often happens when a subject assumes it has greater depths than it does. You'll avoid the dynamic with a process of reading the room.

CAPRICORN (Dec. 22-Jan. 19). Progress seldom happens in a linear way. It's normal to do well, better, worse and then best. With a combination of learning and tenacity, you'll get there.

AQUARIUS (Jan. 20-Feb. 18). You don't expect your experiences to be particularly poignant, poetic or lyrical, but they do occur this way to you today, partly because you're a keen observer.

PISCES (Feb. 19-March 20). Nature doesn't just happen in the wilderness or national parks; it's everywhere. You're a part of it, too. Your compassion for what grows is a part of what makes today beautiful.

TODAY'S BIRTHDAY (July 14). Though you'll make a difference in your advocacy, it will be the influence of your fun-loving style that will often impact those around you.

If you would like to write to Holiday Mathis, Joyce Jillson's handpicked successor, please go to www.creators.com and click on "Write the Author" on the Joyce Jillson page, or you may send her a postcard in the mail. To find out more about Joyce Jillson and read her past columns, visit the Creators Syndicate Web page at www.creators.com.

For Rent

0413 Holland / Springfield

Move In Today! Toledo Siegel Select, 6106 Trust Drive, Holland, OH. Beautiful fully furnished Studios. Pet friendly w/ FREE utilities and Free Laundry Onsite. No lease, No Credit Check Required. Free Rent!!! STAY WHERE YOU ARE APPRECIATED! Call now. 419-540-4279

0463 Sylvania

2nd FLOOR 1 BRM, 1 bath, 800 sq ft All appls. incl. C/A. Coin Operated Laundry on site. CarPort. \$900 per month. Lease & Security Dep. Jim Wells • 419-345-1063

0478 Toledo - West

APT. - Alexis Rd., Shelli Marie. 1 brm, appl., drapes, air, carpet, no pets. \$575 mo. Butler Construction 419-866-2376

0483 Toledo - South

APT- Airport Hwy, 2 brm, stove,refrig, window AC, all electric tenant pays, no pets. \$725 mo. Butler Construction 419-866-2376

0604 Manufactured Homes for Rent

MOBILE HOMES 1brm \$400 2brm \$500 & up. Nice area. Installment Dep. 2915 Glanzman Rd. S. Toledo Immediate. 419-304-0702

Real Estate

0815 Monclova

North River Building Co
MAINTENANCE FREE LIFESTYLE
Two Model Homes Available
OPEN SAT, SUN, WED 12-3
North River Villas
Temperance, MI
3 Brm, 2 Bath, Open Floor Plan, Starting at \$285,000 inc. lot
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Monclova, OH 43542
Call Carl Wise (419) 376-8311
Waterfront Lots Available
northriverbuilder.com

0838 Perrysburg

McCARTHY BUILDERS, INC.
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Lawn Care & Snow Removal
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(Off Roachton Rd.)
Open Sun - Thur 1:00 - 5:00 p.m.
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(off River Rd.)
Call Denis • 419-376-0106
RUTHERFORD
Monclova Twp.
5224 Rail St. (E. side of Waterville Monclova Rd., between Monclova & 51st Roads)
Shown by Appointment
Call Shannon 419-322-1247
www.mccarthybuilder.com

0858 Sylvania

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LARGE LOTS NOW AVAILABLE
Located West Side of Brint Rd. South of Brint Rd.
NEW PLAT!
Call Cumberland Construction
at 419-531-5120, ext. 2
www.brooksidessylvania.com

0878 Toledo - South

0970 Waterfront/Resort/Lake Property - Sale

12172 N. Lakeshore Dr. LaSalle, MI 48145
Grandview Beach on the Shore of Lake Erie. Prepare to be in awe of this custom built & designed Lakefront property! 4 beds, 3.5 bths \$899,900. Vera Wisokochil Re/Max Preferred ABR, CREM 419-508-9821

0010 Legal Notices

The following matters are the subject of this public notice by the Ohio Environmental Protection Agency. The complete public notice, including any additional instructions for submitting comments, requesting information, a public hearing, filing an appeal, or ADA accommodations may be obtained at: <https://epa.ohio.gov/actions> or Hearing Clerk, Ohio EPA, 50 W. Town St. P.O. Box 1049, Columbus, Ohio 43216. Ph: 614-644-3037 email: HClerk@epa.ohio.gov

Notice of Receipt of Isolated Wetland Permit Application
Nebraska Ave
6518 Nebraska Ave, Toledo, OH 43615
Facility Description: Isolated Wetland Level 2
ID #: DSW401249817W
Date of Action: 07/16/2024
Public notice is hereby given that the Ohio Environmental Protection Agency (Ohio EPA) Division of Surface Water (DSW) has received an application for an Isolated Wetland Permit for a project to construct a commercial and industrial development. The application was submitted by Kott Enterprises. The project is located at 6518 Nebraska Ave, Toledo, OH, 43615. The Ohio EPA Public Notice Number for this project is 249817W.

Ohio EPA will review the application, and a decision whether to grant or deny the permit will be made, in accordance with Ohio Revised Code (ORC) Sections 6111.02 to 6111.028 and other applicable provisions of state laws. Copies of the application and technical support information may be inspected on Ohio EPA-DSW website: <https://epa.ohio.gov/wps/portal/gov/epa/divisions-and-offices/surface-water/permitting/water-quality-certification-and-isolated-wetland-permits>

Persons wishing to 1) be on Ohio EPA's interested parties mailing list for this project, 2) request a public hearing, or 3) submit written comments for Ohio EPA's consideration in reviewing the application should do so by email to epa.dswcomments@epa.ohio.gov or in writing to Ohio EPA/DSW, Attention: Permits Processing Unit, P.O. Box 1049, Columbus, Ohio 43216-1049 within 20 days of the date of this public notice.

To request a reasonable accommodation due to a disability, visit: <https://epa.ohio.gov/ada>. Application Received for Air Permit
Yark Automotive Group
6019 W. Central Ave, Toledo, OH 43615
ID #: A0075711
Date of Action: 07/11/2024
Renewal PTIO for an automotive repair paint spray booth with drying oven #656879

0010 Legal Notices

NOTICE TO BIDDERS Sealed proposals marked for "Brown Road Sanitary Sewer (East of Coy Road)" will be received by the City of Oregon, Ohio, at the Office of the Director of Public Service at the Oregon Municipal Building, 5330 Seaman Road, Oregon, Ohio 43616, until **10:00 A.M., local time, on Wednesday, July 31, 2024** and immediately thereafter publicly opened and read aloud.

The scope of work includes, but is not limited to, the installation of 625 LF of 8" sanitary sewer including sewer laterals; including all necessary appurtenances to complete this improvement, all complete and accepted in accordance with these plans and specifications.

Bidding Documents may be examined during normal office hours at the office of the Director of Public Service, 5330 Seaman Road, Oregon, Ohio 43616. All bids must be made on the proposal forms, which with the contract documents, including Specifications and Bid Forms must be obtained from Newfax Corporation, Inc., 333 West Woodruff Avenue, Toledo, OH 43604, Phone (419) 241-5157, Fax (419) 241-2018, Monday through Friday, 8:30 a.m. to 4:30 p.m. Contact Newfax Corporation for cost of documents. Deposits are non-refundable.

Each bid must be accompanied by either a bid bond in an amount of 10% of the bid amount with a surety satisfactory to the City or by certified check, cashier's check, or letter of credit upon a solvent bank in the amount of not less than 10% of the bid amount in favor of the City of Oregon.

Bid bonds shall be made accompanied by Proof of Authority of the official or agent signing the bond. A Bid Guaranty and Contract Bond properly executed can be submitted in lieu of a bid bond or check.

Attention of bidders is called to all of the requirements contained in this bid packet, particularly to the prevailing wages, various insurance requirements, various equal opportunity provisions; and the requirements for a performance bond or a bid guaranty and contract bond for 100% of the contract price.

No bidder may withdraw his bid within sixty (60) days after the actual date of the opening thereof. The Council of the City of Oregon, Ohio, reserves the right to waive any informalities or to reject any or all bids.

By Order of the Council of the City of Oregon, Ohio. Ordinance No. 1-2024. Paul Roman, P.E., Director of Public Service #656929

Get A Job.
Look in the Help Wanted ads in THE BLADE CLASSIFIED (419) 724-6500

JOB SEEKERS READ THE BLADE!
Every day Northwest Ohio's workforce counts on The Blade and toledoblade.com to provide them with employment opportunities.
Will they find your job opening?
Call 419-724-6500
THE BLADE toledoblade.com
Curtain up. Light the lights. On stage and off, use The Blade for all your entertainment information. To subscribe, call The Blade at 419-724-6300.

Agents' Choice

23439 W. River Road. (St. Rt. 65), Grand Rapids, OH 43522

RIVER FRONT REAL ESTATE, Truck, Trailers, Lawn Tractors, Tool AUCTION. Wed. July 31 @ 4pm. Preview-Tue. July 23 from 5-6:30pm. Beautiful 3 bed, 1 1/2 bath, well-built all brick ranch home on 1.4 acres w/24 x 48 shop, 14 x 24 pole barn, city utilities, Otsego Schools. See wholenauction.com. Owner: Jeffers Living Trust
Auctioneer-Jason Whalen 419-875-6317
WHALEN REALTY & AUCTION, LTD.

PERRYSBURG

490 Canterbury \$799,900 Open Sun, July 14, 1-3pm
4 brms, 4.5 baths, 3 car garage, Built in 2020! Fenced in mature yard, landscaping, blinds & finished bsmt (w potential 5th brm)! Open concept w/2 story great room, kitchen features huge center island, built in buffet, farmhouse sink, quartz countertops & upgraded appl. Hardwood throughout most of 1st floor, sliding barn door and wood beam ceilings in den.
Gina M. Graf, 419-344-0521 REMAX PREFERRED ASSOCIATES

SPRINGFIELD TWP

1153 Plum Grove Ln (2 more models on display) By Appt Only
Our newest 3 car model is 1995 sq. ft. with 9' ceilings. Open floor plan with 3 bedrooms, 2 full baths. The kitchen has a large island with seating, open to the great room, dinette and large screened in porch. Luxury vinyl plank flooring runs thru the foyer, great room, kitchen, dinette sunroom. Master bath has his and her vanities, plus make-up vanity and custom tile shower. Large walk in closet.
Nick Bollin, 419-467-7644
EAGLE CREEK BUILDERS

SPRINGFIELD TWP

7825 Gala Dr. UNDER CONSTRUCTION
Features 3 bedroom 2 bath ex-large partial bsmt. Granite tile and Luxury vinyl plank flooring. Large kitchen open to dinette sunroom and great room. Master suite has a double bowl vanity, custom tile shower and soaking tub. Walk in closet flows directly into the laundry room. Large covered porch and 3 car garage completes this beautiful home. See our other models under construction.
Nick Bollin, 419-467-7644
EAGLE CREEK BUILDERS

TEMPERANCE

7449 Zachary Lane, Bedford Twp. \$436,500
New construction, move in ready, 2 bed, 2 bath & office/den, in the private and secluded Montri Estates. These homes feature a beautiful open floor plan, 10 foot ceilings, custom kitchens with quartz counter tops and tiled back splash, tiled master bath and shower, spacious walk-in closets, a sun room with a patio perfect for relaxing. Wooded lots available.
Scott Bollin, 419-466-0734 • SUMMERLYN BUILDERS
Open M-F 8:00 - 4:00 Sun 12:00 - 3:00

LEGAL NOTICE	LEGAL NOTICE	LEGAL NOTICE
Notice of Public Hearing Each year, Lucas Metropolitan Housing is required to submit an Annual Plan to HUD. Every five years LMH is required to submit a five-year plan to HUD. Drafts of the proposed plans can be reviewed at LMH's website: https://www.lucasmha.org/upages.php?id=120 . Comments may be submitted to sclark@lucasmha.org during the 45-day comment period. The comment period ends August 22, 2024. You are invited to a public hearing on September 3, 2024, at 8:30 am, for the Annual Plan and at 9:00 am for the Five-Year Plan at 424 Jackson St. Toledo, OH 43604. Contact LMH at 419.259.9400 one week prior to September 3rd, if you require auxiliary aid or language assistance. www.lucasmha.org يمكن تقديم التعقيبات على هذه الخطة على الموقع الإلكتروني: LMH www.lucasmha.org تصلي إلى 45 يوماً. ينتهي جمع التعقيبات في 22 أغسطس 2024. ننتشف بدعوة حضراتكم لحضور الجلسة العامة يوم 3 سبتمبر 2024، في تمام الساعة 8:30 صباحاً لمناقشة الخطة السنوية وفي تمام الساعة 9:00 صباحاً لمناقشة الخطة الخمسية، وذلك في 424 Jackson St. Toledo, OH 43604. Usted está invitado a una audiencia pública el día 3 de septiembre de 2024, a las 8:30 am, para el Plan Anual y a las 9:00 am para el Plan de cada 5 años en 424 Jackson St. Toledo, OH 43604. إذا كنتم في حاجة إلى المزيد من وسائل المساعدة الإضافية أو المساعدة والدعم اللغوي، يمكنكم الاتصال بـ LMH على هاتف رقم 419.259.9400 قبل أسبوع واحد من تاريخ سبتمبر.	إشعارٌ بجلسة عامة Lucas Metropolitan Housing تقديم تقريراً سنوياً إلى وزارة الإسكان والتنمية الحضرية (HUD) كما يتعين على (LMH) أن تتقدم بخطة أعمال (كل خمس سنوات) إلى وزارة الإسكان والتنمية الحضرية (HUD) يمكن مراجعة مسودات الخطة على الموقع الإلكتروني: LMH www.lucasmha.org يمكن تقديم التعقيبات على هذه الخطة على الموقع الإلكتروني: sclark@lucasmha.org خلال فترة تقديم التعليقات التي تصل إلى 45 يوماً. ينتهي جمع التعقيبات في 22 أغسطس 2024. ننتشف بدعوة حضراتكم لحضور الجلسة العامة يوم 3 سبتمبر 2024، في تمام الساعة 8:30 صباحاً لمناقشة الخطة السنوية وفي تمام الساعة 9:00 صباحاً لمناقشة الخطة الخمسية، وذلك في 424 Jackson St. Toledo, OH 43604.	公开听证会通知 Lucas Metropolitan Housing 每年都要向住房与城市发展部 (HUD)提交一份年度计划。LMH 需要每五年向 HUD 提交一份五年计划。在 LMH 网站中可查询拟议计划的草案: https://www.lucasmha.org/upages.php?id=120 。 在 45 天的评论期，可通过 sclark@lucasmha.org 提交评论。评论期的截止日期为 2024 年 8 月 22 日。 诚邀您参加公开听证会，活动时间: 2024 年 9 月 3 日早 8:30 讨论年度计划，早 9:00 讨论五年计划。

Looking for a house? **Check Agents Choice!**

RESOLUTION NO. 8816
RESOLUTION TO APPROVE SUBMISSION OF FIVE-YEAR PLAN (2025-2029)

1. Pursuant to the Quality Housing and Work Responsibility Act (QHWRA) of 1998, Lucas Metropolitan Housing (LMH) is required to submit a Five-Year Plan once every 5 fiscal years.
2. LMH has met all the requirements for submission of this Five-Year Plan (2025-2029) to the Department of Housing and Urban Development (HUD).
3. The Board of Commissioners have reviewed the Five-Year Plan for fiscal years 2025-2029, commencing on January 1, 2025.

NOW, THEREFORE BE IT RESOLVED: that the Resolution regarding the submission of the Five-Year Plan (2025-2029) for Lucas Metropolitan Housing be adopted and enforced. The Commissioners further waived all required notice provisions and affirmed that the Resolution be effective immediately upon adoption.

After discussion Commissioner Brennan made a motion that the Resolution be adopted in the form presented. Commissioner Hanck seconded the motion, and on roll call the following vote was recorded:

AYES: Brennan, Hanck
Alisha M. Gant, Chair

NAYS: None


Vote 3:0 – Motion Passed

CERTIFICATE OF A RECORDING OFFICER

The undersigned being the recorder and custodian of the minutes of the governing body of Lucas Metropolitan Housing on whose behalf the foregoing instrument was executed, hereby certifies that on the 17th day of September 2024 at a validly convened meeting of Lucas Metropolitan Housing, at which a quorum was present and voting the above-entitled Resolution was introduced and read and approved.

In witness where of my hand and seal of Lucas Metropolitan Housing this 17th day of September 2024.

Lucas Metropolitan Housing

Signed by:


AF504A40867C42B...

Senghor Manns, President and Chief Executive Officer-Secretary

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

- A. PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)
- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, in 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.
- PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.
- B. Plan Elements.**
- B.1 Mission.** State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR § 903.6\(a\)\(1\)](#))
- B.2 Goals and Objectives.** Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR § 903.6\(b\)\(1\)](#))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR § 903.6\(b\)\(2\)](#))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR § 903.6\(a\)\(3\)](#)).
- C. Other Document and/or Certification Requirements.**
- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32, REV 2.
- C.2 Resident Advisory Board (RAB) comments.**
- (a) Did the public or RAB have comments?
 (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR § 903.17\(b\)](#), [24 CFR § 903.19](#))
- C.3 Certification by State or Local Officials.**
- [Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
- C.4 Required Submission for HUD FO Review.**
- Challenged Elements.
- (a) Did the public challenge any elements of the Plan?
 (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.
- D. Affirmatively Furthering Fair Housing.**
 (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)
- D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants’ ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.
- Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.