

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA **do not** need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

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

A.	PHA Information.
A.1	<p> PHA Name: _____ PHA Code: _____ PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____ </p> <p> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- | | | |
|--------------------------|--------------------------|--|
| Y | N | |
| <input type="checkbox"/> | <input type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/> | <input type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input type="checkbox"/> | Grievance Procedures. |
| <input type="checkbox"/> | <input type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Community Service and Self-Sufficiency Programs. |
| <input type="checkbox"/> | <input type="checkbox"/> | Safety and Crime Prevention. |
| <input type="checkbox"/> | <input type="checkbox"/> | Pet Policy. |
| <input type="checkbox"/> | <input type="checkbox"/> | Asset Management. |
| <input type="checkbox"/> | <input type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Significant Amendment/Modification. |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<p>Certification by State or Local Officials.</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>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

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.



Vision: To be a lead partner in creating communities of choice where everyone has a place to call home.

2026 ANNUAL PLAN

SECTION	TITLE
B.1(b)	<p style="text-align: center;"><u>Revised Plan Elements</u></p> <ul style="list-style-type: none"> ▪ Statement of Housing Needs and Strategy for Addressing Housing Needs ▪ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions ▪ Financial Resources ▪ Rent Determination ▪ Operation and Management ▪ Grievance Procedures ▪ Homeownership Programs ▪ Community Service and Self-Sufficiency Programs ▪ Safety and Crime Prevention ▪ Pet Policy ▪ Asset Management ▪ Substantial Deviation ▪ Significant Amendment/Modification
B.1(c)	<p style="text-align: center;"><u>Deconcentration</u></p> <ul style="list-style-type: none"> ▪ The PHA must submit its Deconcentration Policy for Field Office review
B.2(b)	<p style="text-align: center;"><u>New Activities</u></p> <ul style="list-style-type: none"> ▪ Hope VI or Choice Neighborhoods. ▪ Mixed Finance Modernization or Development ▪ Demolition and/or Disposition ▪ Designated Housing for Elderly and/or Disabled Families ▪ Conversion of Public Housing to Tenant-Based Assistance ▪ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD ▪ Occupancy by Over-Income Families ▪ Occupancy by Police Officers ▪ Non-Smoking Policies

	<ul style="list-style-type: none"> ▪ Project-Based Vouchers ▪ Units with Approved Vacancies for Modernization ▪ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)
B.2(b)(i)	Demolition and/or Disposition List
B.3	Progress Report
C.1	Central Resident Advisory Board, Public Comments, & Analysis
C.2	HUD-50077-SL: <i>Certification by State or Local Official</i>
C.3	HUD-50077-ST-HCV-HP and CR: <i>Certifications of Compliance with PHA Plans and Related Regulations and Civil Rights</i>
ATTCH.	Affidavit of Public Advertising and Notice of Public Hearing
ATTCH.	Board Resolution: Approval of Submission of LMH's 2026 Annual Plan

**ATTACHMENT B.1(b):
50075-ST LMH 2026 ANNUAL PLAN ELEMENTS
REVISED PLAN ELEMENTS**

STATEMENT AND STRATEGY FOR ADDRESSING HOUSING NEEDS

Public Housing Waiting List

1. Total number of families on waitlist? 1539
2. Annual Turnover of waitlist: 300

LIPH Demographic Data - 2025		
Public Housing	Count	Percentage
Extremely Low Income	975	86.67
Very Low Income	34	10.12
Low Income	16	3.19
Over Income	2	.25
Families with Children	582	24.22
Elderly Families	27	13.61
Singles	284	65.86
Families with Disabilities	210	47.07
White	232	27.50
Black / African American	780	77.80
American Indian / Alaskan Native	6	0.88
Asian	1	5.26
Native Hawaiian / Pacific Islander	2	0.25
Not Assigned	6	0.74
1 Bedroom	92	46.50
2 Bedroom	391	42.50
3 Bedroom	146	24.50
4 Bedroom	38	11.7
5+ Bedroom	8	2

1. Is the waitlist closed? Yes
2. If yes:
 - a. How long? Since October 18, 2023.
 - b. Do you plan to reopen this year? The LIPH waitlist opening is subject to unit availability.
 Is waitlist categorized? Yes, the waitlist is categorized as the following:
 - i. Conventional Family
 - ii. Conventional Elderly/Handicapped/Disabled
 - iii. Conventional Single
 - iv. Conventional Special Needs

Annotation: HCV Waiting List and Demographic Data

- The following waiting list data reflects figures as of December 31, 2024, prior to a comprehensive waiting list purge conducted by LMH in early 2025.
 - This purge was undertaken to remove duplicate entries, households who failed to respond to multiple contact attempts, and applicants who were no longer eligible or in need of assistance.
 - As a result, the waiting list was reduced to approximately 400 active applicants.
 - Throughout 2025, LMH has drawn from that list to support leasing activity.
- As of July 2025, 88 active applicants remain on the Housing Choice Voucher waiting list.
- The demographic data below provides a snapshot of the pre-purge applicant pool; it is not specifically representative of the remaining waiting list population as of this current plan submission date (3rd and 4th qtrs. 2025).
- LMH anticipates reopening the waiting list in January 2026. At that time, new demographic and household composition data will be collected, and a revised baseline will be re-established.
- Updated figures will be reported in the 2027 Annual Plan

HCV Waiting List:

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

HCVP Demographic Data - 2025		
<u>HCV</u>	<u>Count</u>	<u>Percentage</u>
Extremely Low Income	1059	84.38%
Very Low Income	147	11.71%
Low Income	35	2.79%
Over Income	14	1.12%
Families with Children	854	68.05%
Elderly Families	36	2.87%
Singles	304	24.22%
Families with Disabilities	61	4.86%
White	198	15.78%
Black / African American	1040	82.87%
American Indian / Alaskan Native	7	.56%
Asian	4	.32%
Native Hawaiian / Pacific Islander	2	.16%
Not Assigned	4	.32%
1 Bedroom	349	27.81%

2 Bedroom	575	45.82%
3 Bedroom	224	17.85%
4 Bedroom	42	3.35%
5+ Bedroom	6	.48%

1. Is the waitlist closed? Yes, except for project based vouchers. These applications are accepted via a referral process only.

2. If yes:

a. How long? The waitlist closed on September 26, 2019.

b. Do you plan to reopen this year? LMH will open the list in 2025.

HUD Programs Under PHA Management

Program Name	Units or Families Served/Leased at Beginning of Year	Expected Turnover
Public Housing	2414	400
Housing Choice Vouchers	3829	270
All other HCV Programs (Mainstream and Emergency Housing Vouchers)	309	1/Mo.
HCV Total Leased (Jan. 2025)	4138	25/Mo.

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 to evaluate and manage indicators and sub-indicators relevant to the affordability of the 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 vouchers by promoting higher rates of utilization in the Housing Choice Voucher Program. The agency will increase outreach efforts to expand the number of private landlords participating in the program through the Landlord Liaison and Housing Navigator positions. LMH will work with the

- private property owners to maximize the payment standards, which should result in increased utilization.
- 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 the program's 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 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 amended the Administrative Plan to allow for an additional 10% of Housing Choice Vouchers to be utilized under the exception provision of HOTMA Final Rule (2023) for individuals and families that meet these criteria (see below):
 - Individuals and families that meet the definition of homeless under section 103 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11302) and contained in the Continuum of Care Interim Rule at 24 CFR 578.3.
 - To house families that are comprised of or include a veteran.
 - To provide supportive housing to people with disabilities or elderly people (as defined in 24 CFR 5.403).
 - Are made available for Family Unification Program (FUP) youth, including requirements related to the increased project cap exception category at 983.54(c)(2)(ii).
 - Are located in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey Five-Year Estimates.
 - If a shortfall situation arises, LMH will work with HUD take measures to resolve the issue, while continuing to provide as many housing opportunities as possible under the HCV program.

- HCV continues to partner 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 has received the Lead Risk Assessment Demonstration Grant. This grant provides funding to qualifying landlords, enabling them to receive a free lead risk assessment. The demonstration is set to span over a 3-year period, during which the services will be extended to 200 landlords.
- 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.
 - LMH will comply with this Notice to aid in the removal of housing related barriers for participating families.
- The HCV Department has hired a Housing Stability Coordinator, who provides support to 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 consistent with HUD requirements and standards.
 - LMH's 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 LIHTC, RAD Conversion/Transfer of Assistance, Section 18 Blend, Faircloth to RAD, and applying for additional vouchers when appropriate.
- LMH will open Park Apartments in September 2025 with 45 apartments for disabled young adults aging out of foster care.
- 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.
 - LMH and its non-profit affiliate Lucas Housing Services Corporation, is partnering partner with Evergreen Preservation to acquire a 75 Apartment complex for families located on a high opportunity area in Toledo (Palmer Gardens). Financial closing is targeted for September 2025 with work to begin soon after.
- 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 other 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 its housing portfolio the utilization of the Capital Fund Program and Mixed Finance Projects, including continued development of Collingwood Green. LMH has seven (7) key projects in various development stages to serve a variety of populations, including Transitioned Aged Youth (TAY). These projects include:
 1. Collingwood Green Phase IV (40 Family Town Homes)
 2. Collingwood Green Phase V (75 Senior Apartments)
 3. The Park Apartments (45 Transitioned Aged Youth Apartments)
 4. Palmer Gardens-(75 Family Apartments)
 5. Thurgood Marshall Development (54 Senior Apartments)
 6. Mission Point (65 Apartments for Chronic Homeless)
 7. TenEyck Towers: RAD Conversion of 154 Apartments for the Elderly and Disabled (project status is currently on hold)
- 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 into:
 - Lead abatement and interim controls.
 - Safety and security (including security cameras and fire system upgrades).
 - Improvement of infrastructure with focus on energy efficient measures, including building mechanicals, HVAC systems, windows, roofing, and additional unit modernizations.
- Environmental Reviews for these projects were completed in the spring of 2025.

Accessibility

- Future construction and developments will meet applicable accessibility and fair housing design and construction requirements.
- LMH has also focused efforts on reducing barriers for English Language Learners (ELL's) and those with Limited English Proficiency (LEP) in the community. Several years ago, the agency implemented an updated LEP policy. LMH now does training on a regular basis consistent with that policy.

Unit Size

- If a household reports, or the PHA becomes aware of a change in household composition, 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

- LMH established a 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.
 - HUD has provided LMH technical assistance with Du & Associates related to the repositioning of McClinton Nunn.
- LMH continues to explore housing opportunities that will assist eligible families and individuals in identifying and expanding housing choice.
- Through HCV's education and outreach initiative, LMH works with landlords, partners, and the community to eradicate barriers to affordable housing and increase access to quality housing stock.
 - This initiative provides orientations, workshops, and symposiums to current and prospective landlords. Targeted outreach to landlords is expected to yield increased housing opportunities for eligible families.
 - LMH also implemented the "My Next Home" Leasing Event. 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 streamline the leasing process.
 - 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, which enhances business process efficiency with the HCVP department.
- LMH expanded its electronic services aligned to its daily operations and client support services in 2025.
 - In 2025, HCVP also 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 provides available leasing information to participants; thus, reducing time, barriers, and cost associated with in-person searches.
- LMH continually seeks opportunities to use technology to reduce housing barriers and make information accessible for program participants.

At-Risk Populations

- LMH secured 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 also secured development partners to help implement its repositioning strategy.
 - LMH is in process of completing a 45-unit permanent supportive housing development known as Park Apartments, specifically targeting the chronically homeless who have mental illnesses and are between the ages 18-24.
 - LMH, with its development partner Cherry Street Mission, is in the process of developing "Mission Point," a multifamily building that will house the chronically homeless.
 - This project received a 9% LIHTC Award Reservation from OHFA in May 2025. The project is moving forward to submit a final application in September of 2025. If the current timeline proceeds as is, financial closing could take place in April 2026 with construction to begin shortly thereafter. Mission Point is slated to open in 2027.
- 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-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 reentering society from incarceration find housing.
 - LMH initially designated 25 vouchers for this initiative but revised this determination in 2023 due to challenges affecting program utilization brought on by unforeseen market conditions.
 - LMH currently has 20 re-entry 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 evaluate the need of providing 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 consistently allocated additional vouchers to this initiative for the past seven years, increasing this program's total number of available vouchers to 115.
- Since 2021, LMH has consistently increased the number of Housing Choice Vouchers available for either homeless or chronically homeless families through the Housing First model.
 - As of 2025, the current total is 95 vouchers.
- LMH leased 46 project-based vouchers (PBV) to TASC of Northwest Ohio for the Warren Commons supportive housing community located in Toledo, Ohio.
 - These vouchers addressed individuals experiencing homelessness who were incarcerated or had unfavorable criminal records.
 - The project was fully leased in 2024.
- LMH leased new project-based vouchers (PBV) to Spire Development and Swan Creek Crossings LLC offering housing 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.
 - This project was fully leased in 2024
- 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.
 - LMH issued no new EHV vouchers in 2024 or 2025.

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.

- LMH recently 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 will modernize and preserve affordable housing units while maintaining affordability for residents.
 - Increasing Affordable Housing Units: 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.
 - 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. An example of creating additional revenue stems from LMH's desire to eliminate waste and ensure effective use of its old headquarters located at 435 Nebraska Ave. While the building still houses partial operations, a future opportunity has arisen for LMH to lease office space to a non-profit organization. This agency's mission is to support the intersection of individuals, families, neighborhoods, and communities in tangible ways that help change people's lives. Through this potential third-party agreement, LMH will capitalize on not only adding to its unrestricted funds while making effective use of its former headquarters but also seize an opportunity to engage with another community partner.

Development Initiatives

- LMH is actively engaged in robust development initiatives focused on revitalizing communities and providing affordable housing options. LMH is dedicated to fostering positive transformation and elevating the well-being of the communities they serve through ambitious and dynamic development projects.
 - There are six projects in LMH's development plans for 2025-2027.

Conversion to RAD (Rental Assistance Demonstration) Three Year Development Plan

Development Project	Units/Apts./ T. Homes	Building Type	TDC	Delivery Date
Palmer Gardens	75	Mixed income & Seniors	\$22million	2027
TenEyck Towers	154	Elderly/Disabled	\$38 million	2027
CWG IV	40	Mixed Income/Families	\$20 million	2027
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

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

LMH 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 (see table next page)

Deconcentration Policy for Covered Developments			
Development Name	No. of Units	Explanation	Deconcentration Policy
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	35	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	80	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 presents a comprehensive statement of financial resources, organized by category—including anticipated resources, PHA operating funds, capital funds, and other projected federal resources available to Lucas Metropolitan Housing (LMH). This statement also includes tenant rents and other income expected to support public housing and tenant-based assistance programs. Additionally, it outlines non-federal funding sources that contribute to federally supported programs, along with their intended uses.

Financial Resources: Planning Sources and Uses		
Federal Grants (FY 2025)		
Sources	Planned \$	Planned Uses
a) Public Housing Operating Fund	15,434,277	Project Operations
b) Public Housing Capital Funds	3,623,391	Project Improvement Operations (1406 & 1410)
c) Hope VI Revitalization/Choice Neighborhoods Planning Grant	685,224	Planning
d) Jobs Plus Grant	198,199	Grant Expenditures
e) Annual Contributions for Section 8 Tenant-Based Assistance	34,977,000	HAP Administrative Program Cost
f) Resident Opportunity and Self Sufficiency Grants	396,757	Grant Expenditures
g) Misc. Income (COCC)	57,797	Misc.
h) Lead-based Paint Abatement	251,695	Grant Expenditures
i) HOME	480,000	Rehabbing for Homeownership (LHSC)
	50,000	Lucas County Landbank
	350,000	Grant Proceeds
	70,000	Misc.
	100,000	Developer Fee's
j) Resident Opportunity and Self Sufficiency Grants – FSS	275,648	Grant Expenditures
k) Section 8 MOD Rehab	334,118	HAP Administrative Program Cost
l) 5-Year Mainstream Voucher Program	1,287,564	HAP Administrative Program Cost
m) Emergency Housing Voucher (EHV) Program	403,234	HAP Administrative Program Cost
2. Prior Year Federal Grants (unobligated funds only)		
Sources	Planned \$	Planned Uses
2021 CFP Grant	5,273,970	Public Housing Capital Improvements

B.1 (b) Revised Plan Elements

2022 CFP Grant	8,400,000	Public Housing Capital Improvements
2023 CFP Grant	8,373,853	Public Housing Capital Improvements
2024 CFP Grant	4,395,411	Public Housing Capital Improvements
2025 CFP Grant	8,717,330	Public Housing Capital Improvements
3. Public Housing		
Sources	Planned \$	Planned Uses
Dwelling Rental Income	5,883,584	Public Housing Operations
4. Income		
Sources	Planned \$	Planned Uses
Interest on Investments	223,693	Public Housing Operations
Laundry receipts	9,905	Public Housing Operations
Other income from tenants	121,874	Public Housing Operations
Misc Income	136,854	Public Housing Operations
Turnkey 3	105,323	RAD Conversion and Homeownership Programs
5. Non-Federal Sources (list below)		
Sources	Planned \$	Planned Uses
Business Activities	265,497	Miscellaneous income
Component Unit (Lucas Housing Services Rent)	345,356	Property Management
6. Total Resources	\$39,804,999	

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 because 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 for less than 30% of 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 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 in 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 of 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 applicable to PIH 2017-23 to establish the Public Housing Flat Rent schedule.
 - LMH uses the superseding Notice PIH 2021-27, as a guide to establish and maintain its flat rents in conjunction with local market conditions and is based on an applicable market area that is geographically smaller than the applicable market area.
- LMH reviews utility rates annually as required by HUD and adjusts utility allowances as necessary in accordance with other requirements, including public notice and commentary 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 in 2025 is:

- 110% of FMR consistent with PIH Notice 2022-30: Reduced from 120% in 2024
- LMH chose this level to optimize housing options for families.
- LMH re-evaluates 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.

Chief Administrative and Legal Officer

This position directs LMH's day-to-day administrative operations, including Legal, Procurement, Human Resources, and supports 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
- Chief Administrative and Legal Officer
- Chief Financial Officer
- Chief Programs Officer
- Vice President of Public Safety
- Vice President of Resident Relations
- Vice president of Real Estate Development & Modernization (REDM)
- Director of Audit & Compliance

- Vice President of Resident Relations
 - Service Coordination Specialist (7)
 - Family Self-Sufficiency (FSS) Coach
 - Financial Opportunity Center (FOC) Coach (2)
- Vice President of Real Estate, Development, and Modernization
 - Executive Assistant to the Director of REDM
 - Project Manager (2)
- Director of Audit & Compliance
 - Quality Assurance Coordinator – HCVP
 - Quality Assurance Coordinator – LIPH
 - Quality Assurance Coordinator – Section 3

Chief Administrative and Legal Officer

- Vice President of Human Resources
 - Human Resources Manager
 - HR-Payroll/Benefits Coordinator
 - Human Resources Assistant
- Manager of Procurement and Contracts
 - Procurement Coordinator
- Executive Assistant to the Chief Administrative and Legal Officer
- Paralegal

- 504 -ADA Program Coordinator/Paralegal

Chief Financial Officer

- Vice President of Finance
- Senior Accountant I / CFP Coordinator
- Purchasing/Accounting Coordinator
 - Accounting Coordinator
 - Accounting Specialist (2)
- Vice President of Information Technology
 - Senior Systems Administrator
 - Information Technology Specialist II

Chief Programs Officer

- Senior Vice President of Asset Management
- Regional Director of Housing
 - Property Manager (6)
 - Assistant Property Manager (12)
 - Clerical Specialist (3)
- Superintendent 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)
- Manager of Occupancy & Leasing
 - Housing Placement Supervisor
 - Housing Specialist (3)
 - Clerical Specialist – Imaging Clerk
- Senior Vice President of Housing Choice Voucher Programs
- Director of HCVP
 - Housing Specialist Team Lead (2)
 - Housing Specialist (10)
 - Administrative Assistant II
- HCV Community Services Administrator
 - Family Self-Sufficiency Specialist (3)
- Housing Stability & Customer Service Supervisor
 - Clerical Specialist – Customer Service (2)
 - Clerical Specialist – Receptionist (2)
- Landlord Liaison/Housing Navigator
- Inspection Supervisor
 - Inspectors (3)
 - Clerical Specialist – Data Entry (2)

- Vice President of Public Safety
 - Manager of Access and Operations
 - Static Security Officer (10)
 - Field Operations Leader (2)
 - Mobile Patrol Officers – 12

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 in 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.

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 reasonable accommodations for people with disabilities. 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.
- The purpose of Section 3 is to ensure that economic opportunities, most importantly employment, generated by certain HUD financial assistance, shall be directed to low- and very low-income people, particularly those who are recipients of government assistance for housing or residents of the community in which the Federal assistance is spent.
 - Through partnerships with community-based and governmental agencies, and cooperative interdepartmental efforts, LMH complies with Federal Section 3 requirements found in 24 CFR Part 75 - *Economic Opportunities for Low- and Very Low- Income Persons*.
 - LMH continues to comply with Section 3 Agency goals and benchmarks: offering pathways toward stable careers in employment opportunities created by the expenditure of Federal funds during housing rehabilitation, housing construction, and other public construction projects assisted under HUD programs that provide housing and community development.

- All contractors with LMH must prove good faith efforts to provide Section 3 labor hours toward meeting quantitative benchmarks. Contractors who cannot meet the quantitative benchmarks will provide evidence of qualitative efforts to promote Section 3 goals.

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, ProMedica Ebeid, Pathway)	PH

Basic Computer skill building	50	FSS participation: Walk-ins from PHA sites to mobile computer classes on site via partnership with Public Library/Basic computer skill training at computer labs in 4 PH sites for residents	Lucas Public Library Mobile at 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 a request from a 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, and onsite GED at Port Lawrence.	PH
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)	PH
OMJ –Employment Training, Work ready Certificates, Job Development services	140	On an as needed basis for skills assessment, development, and leads to potential employers	OMJ 3737 W. Sylvania Ave.	PH

			Resume writing Interviewing skills	
Neighborhood Housing Services – purchase homeownership education/counseling and financial management counseling	10	All FSS program participants with homeownership as a goal	NeighborWorks Toledo-704 2 nd St	HCV
Neighborhood Housing Services – post purchase homeownership education/counseling	Section 8 Only	All homeownership participants	NeighborWorks 704 2nd Street Toledo, OH	HCV
Connecting Kids to Meals – feeding program-breakfast & lunch for youth during summer months. Food commodities delivered once monthly to PH residents with food insecurities	Approx. 200 youth per day. Average delivery of 50 per month at 5 PH sites	Open to youth at select family sites. Commodities delivery is available at select PH sites in partnership with Toledo Seagate Food Bank.	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.	PH

Policies and 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 consistent 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.

- LMH's action plan has been approved, and it is implementing that plan in accordance with the Family Self-Sufficiency rule.
- 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 pandemic. HUD first established waivers and administrative flexibilities for PHAs under the CARES Act in Notice PIH 2020-05. LMH adopted many of the waivers and alternative requirements issued in this and subsequent notices.

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. In 2021, this waiver was superseded, 12.e: *Community Service and Self-Sufficiency Requirement (CSSR) Suspension*, waiving the requirement for each non-exempt adult resident of public housing to contribute 8 hours per month of community service and/or participation in an economic self-sufficiency program. This non-discretionary waiver also suspended 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.

Additional Resident Services Initiatives

The following changes represent a strategic shift from stand-alone program delivery to an integrated, site-based, resident-led service model. The revised plan elements demonstrate the Resident Relations (RRs) department's ability to scale what works, respond to evolving resident needs, and deepen an alignment with LMH's Five-Year Goals.

LMH continues to evolve its approach to community services and self-sufficiency through the expansion and refinement of its Resident Relations key plan elements revised in the 2026 Annual Plan. As aligned with LMH's Strategic Plan goals, they are included as follows:

- I. Formalization of the Financial Opportunity Center (FOC) Model:
 - Revision: The FOC, previously in early implementation, is now a core and permanent service hub. Its model has been institutionalized and expanded across LMH properties.
 - Justification: In 2024, the FOC enrolled 111 participants, provided over 800 service sessions, and directly supported net worth growth and living-wage job placements.
 - Strategic Alignment: Goal 6 – Economic Empowerment through bundled financial coaching, job navigation, and benefits access.

- II. Expanded Resident Governance and Peer-Led Outreach
 - Revision: Resident engagement is now anchored in a formal governance structure, including an active C-RAB and site-based resident councils. Peer-led ambassador programs are now part of Jobs Plus and broader outreach strategies.
 - Justification: C-RAB meetings led to the formation of new resident councils, and two community ambassadors now provide trusted, grassroots outreach at Jobs Plus sites.
 - Strategic Alignment: Goal 5 – Inclusive Communication through resident-driven engagement and leadership development.

III. Integration of Digital Inclusion and Technology Access

- Revision: Digital literacy training and access support for seniors and digitally disconnected households are now core components of communication and education planning.
- Justification: Forty-two seniors participated in digital training, which helped increase communication access and contributed to improved quality of life indicators.
- Strategic Alignment: Goal 5 – Communication and accessibility for underserved populations.

IV. Community Hub Development Through On-Site Service Models

- Revision: The on-site pantry model (e.g., Weiler Homes) has evolved into a replicable community engagement and service delivery hub.
- Justification: Pantry use exceeded expectations and organically became a space for residents to access not only food, but also services, staff, and social support.
- Strategic Alignment: Goals 5 & 6 – Stability and engagement through place-based programming.

V. Expansion of Economic Mobility Programs

- Revision: New programs like Getting Ahead, Benefits Bridge, and the Cultivating Connections & Change (CC2JR) workforce initiative have been added as formal components of the economic advancement strategy.
- Justification: These programs fill gaps in benefit navigation, resident-to-resident workforce mentoring, and long-term self-sufficiency planning.
- Strategic Alignment: Goal 6 – Income growth, reduced dependency, and financial education.

VI. Enhancements to Family Self-Sufficiency (FSS) and Adult Education Access

- Revision: Revised targets and service models for FSS to reflect increased graduation, escrow savings, and homeownership. Adult education delivery now includes partnerships with Owens Community College, GED providers, and entrepreneurship coaches.
- Justification: 82 FSS graduates and 837 residents engaged in adult education in 2024—major increases from prior years.
- Strategic Alignment: Goal 6 – Long-term asset building and human capital development.

VII. Youth Engagement as a Central Focus Area

- Revision: Youth mentorship, behavioral health support, and structured physical development programs are now integrated into RRD's annual planning.
- Justification: After-school programs through Glass City Boxing, Primary Care Solutions, and Time 4 Change engaged youth in fitness and mentorship activities while reinforcing life skills.
- Strategic Alignment: Goals 5 & 6 – Family engagement, community trust, and future economic opportunity.

Ongoing Services, Educational Opportunities, and Self-Sufficiency

- In 2021, LMH comprehensively reviewed all its resident services offerings and partnerships to ensure alignment between program choices 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 for the past four years, 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.
 - This program was launched in 2019 in partnership with an outside vendor to provide case management.
 - ESUSU Rent reports to three credit bureaus for no cost when residents opt in.
 - Currently, there are fifty-two residents enrolled.
- Since 2023, financial coaching services have been offered to residents of McClinton Nunn Homes, Port Lawrence Homes, Collingwood Green, and John Holland developments.
- LMH partnered with the Islamic Food Bank (IFB) to establish a food pantry.
 - The Food Bank fully stocks the pantry with healthy options typically not available at other food pantries.
 - The pantry also provides fresh produce, bread, bakery items, and a variety of protein sources in addition to shelf-stable offerings.
 - This initiative not only ensures consistent access to food but also serves as a hub for community services, including education, recreation, and health in the Weiler Homes and Speiker Terrace communities.

Promotion of self-sufficiency and asset development in assisted households

- LMH administers the Low-Income Public Housing (LIPH) Family Self Sufficiency (FSS) programs.
 - Currently, the FSS has 63 participant slots and Sixty-three 63 active participants.
 - The program continues to partner with agencies and nonprofit organizations offering a myriad of services and training that greatly benefit the participants, such as Lucas County Shared Services Workforce Development Program. This provides job readiness workshops and fairs, and an FOC which provides financial literacy workshops such as budgeting, credit repair, and investing.
 - FSS staff have also attended homeownership training, adding to their skill set.
- LMH also previously partnered with Owens Community College to promote an initiative called the BIG READ program to our patrons who also participated in educational workshops and delivered additional reading programs facilitated by Owens faculty which focused on various reading components such as phonemic awareness, phonics, fluency, vocabulary, and comprehension.
- Several BIG READING Shelves were also made available for the residents at Weiler Homes, Northern Heights, and Elmdale Court.

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

- LMH continues to comply with Section 3 goals and benchmarks.
 - For all contracts subsidized with federal dollars over a defined amount, Section 3 residents will be hired for twenty-five percent of the workforce hours.
 - All contractors with LMH must prove good faith efforts to provide resident hiring per the Section 3 policies, procedures, and regulations.
 - If Section 3 and Targeted S-3 benchmarks are not accomplished, contractors must provide LMH with qualitative efforts to show appropriate endeavors.

SAFETY AND CRIME PREVENTION

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

- LMH partners 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.
- Recently, 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.

- LMH focuses on the expansion of information, technology, and intelligence sharing with local Law Enforcement-to promote safer properties and enhance resident and officer safety.
- LMH implements 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 upon the safety and security of our properties by:
 - Decreasing criminal activity and,
 - Optimizing safety and security by expanding the Public Safety Department
 - Facilitate safe and secure environments by partnering with residents and the larger community through:
 - Establishing partnerships by community policing, safety specific programs focused on resident interaction, and youth mentoring. This correlates to LMH's Strategic Plan goal #5: *A Commitment to Community Engagement*.
 - Engaging community youth and working with community partners to provide juvenile programming.
 - One such example is a partnership with New Leaf Group Inc., who will host Twilight Basketball at Ravine Village to provide a safe and engaging activity for youth ages 9-16.
 - Improve staff and interdepartmental safety and security through:
 - Training of staff.
 - The creation of a criminal incident database.
 - Enhancing building security through accessing security systems and performing camera upgrades.
 - Protecting and Securing information, property, and resources by:
 - Updating and monitoring the Business Continuity, Access, and Emergency Action Plans.
 - Proactively enhance crime prevention measures by:
 - Expanding and maintaining the Public Safety Department's partnerships with diverse community agencies.
 - Pursuing safety specific system and assessment upgrades.

PET POLICY

LMH periodically reviews its pet policy to determine if any changes are needed.

ASSET MANAGEMENT

LMH will continue to review and, where necessary, make appropriate changes to its operations to ensure compliance with asset/project-based management. This will include providing training staff training, 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.

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:

- 30-Day Notification Requirement Prior to Termination of Lease for Nonpayment of Rent (per FR Notice: 12/24)
- Abandoned Unit Vacancy Procedure
- Admissions and Continued Occupancy Policy (ACOP/ revised 6/25)
- Annual NSPIRE PHA Conducted Self-Inspections
- Annual UPCS Inspections
- Applicant Screening Procedure
- Audit Report Policy/Finance
- Audit Report Policy/Finance
- Bed Bug Policy
- Bulletin Board Items for Management Offices
- Bulletin Board Items for Management Offices
- Cable TV & Telephone Installation
- Cable TV & Telephone Installation
- Carbon Monoxide Exposure
- Claims Management of Insurance
- Collective Bargaining Agreement
- Collective Bargaining Agreement
- Community Room Policy
- Community Room Policy
- Community Service/Self Sufficiency Supplement
- Community Service/Self Sufficiency Supplement
- Confidentiality Agreement
- Curb Appeal Enforcement Procedures
- Deceased Tenant Procedure
- Disaster Plan
- Displaced Persons
- Dissemination of Police Reports & Security Notices
- Domestic Violence Relocation Policy
- Earned Income Disallowance
- Elevated Blood Level Reporting & Testing Procedures
- Emergency/Fire First Response Plan
- Eviction Procedure
- Fire Safety Violation Procedures
- HOTMA Sections 102, 103, 104
- Informal Hearing for Rejected Applicants
- Interim Review Procedures and Minimum Rents and Hardship Exemption

- Internet User Policy/Procedures (Finance was issued number, policy pending)
- Internet User Policy/Procedures for Non-Staff Persons
- Issuance of "No Trespass" Letters
- Key Card Issuance Policy
- Key Control Procedures
- Language Access Plan and Procedures
- Law Enforcement Operating Procedure
- Lead Based Paint (LBP) Evaluation Records (REDM)
- Lead Based Paint (LBP) Preventative Maintenance Plan
- Lead Based Paint (LBP) Visual Assessments (Annually and at Unit Turnover)
- Lease and House Rules
- LMH Business Continuity Plan
- LMH Lease and House Rules (revised: 4/25)
- Maximum Income Levels for Admission to Public Housing & HCV Programs
- Mediated Conflict Resolution
- Mold and Mildew Remediation Procedure
- Move-Out Survey
- Move-Out Survey/Procedure
- Newspaper Advertising Procedure
- No Smoking Policy
- Non-Expendable Equipment & Fixed Asset Control
- Occupied Unit Entry – Unattended Children Procedure
- Opening and Closing the Waiting List
- Paint Issuance Procedure
- Per Diem Operating Procedure
- Personnel Policy Manual
- Pet Ownership Policy
- Petty Cash
- Postal Check Procedure
- Preventive Maintenance and Periodic Work Orders
- Procedure for the Required Thirty (30) Day Comment Period on Proposed Changes to Policies, Lease & Rules
- Processing Late Fees
- Proof of Insurance for Contractors and Vendors
- Public Records Requests
- Quality Control Audits
- Reasonable Accommodation Processing
- Records Retention Policy
- Referrals & Leasing Procedures
- Release of Information to Law Enforcement and Non-Law Enforcement
- Rent Collection Procedure (for Site Management Offices)
- Rent Escrows
- Rent Option Procedure
- Request for Screening
- Reports/Adult Members Added to Household Composition and for live-in aides
- Resident Charges & Cost of Repairs & Replacements
- Resident Grievance Procedure
- Resident Incentive Program
- Resident Repayment/Collection Policy
- Residual Members of Household Procedure
- Retroactive Rent Cases of \$5K or more
- Satellite Dishes
- Section 3 Policy Administrative Guide
- Security Deposit/Additional

- Security Deposit Collection
- Snow-Winter Weather Emergency Operating Procedure
- Statement of Procurement
- Taking Applications and Initial Processing
- Transfer Procedures
- Transfer Request Procedures
- Truancy Procedure
- Unit Offers and Application Placement
- Unit Preparation & Assignment Procedures
- Unresponsive Resident
- Updating the Waiting List and Removing Applications
- Utility Verification Procedure
- Vacancy Procedures
- Vacated Account Collection Policy with Court Action
- Vacated Collection Policy
- Vehicle Registration Program
- Waitlist Submissions to HUD
- Washers and dryers installed by residents
- Work Order Charges

Section 8 Management:

- Administrative Plan (Revised for HOTMA (Sec.'s 102/104)
- HCVP Standard Operating Procedures
- HCVP Program Guidebook
- Language Access Plan and Procedures
- HCV Homeownership Program Guidebook
- FSS Action Plan

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.

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

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 people 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.
3. Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.
4. 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.
5. 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.
6. 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.
7. Sexual orientation means homosexuality, heterosexuality, or bisexuality.
8. Gender identity means actual or perceived gender-related characteristics.

Eligibility

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 interfering 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's 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
3. Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.
4. 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.
5. 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.
6. Eligible youth mean 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.
7. Sexual orientation means homosexuality, heterosexuality, or bisexuality.
8. Gender identity means actual or perceived gender-related characteristics.

Eligibility

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 acts in connection with federally funded housing
- Alcohol abuse that threatens other residents' 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

- 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 Moderate Rehabilitation programs.

Other Admissions and 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**

HOPE VI OR CHOICE NEIGHBORHOODS

LMH is in processing of evaluating whether to apply for additional funding and plans to potentially co-partner with other local organizations to submit a comprehensive proposal including its community partners.

MIXED FINANCE MODERNIZATION OR DEVELOPMENT

LMH has used a 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 \$20 million. The project is scheduled to open in January 2026.
 - 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 will consider other mixed-finance projects in 2025/202 and previously partnered with a consultant to complete a final Portfolio/Asset Repositioning Strategy.

- The strategy was presented and approved by-LMH's Board of Commissioners and 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:

- | | |
|---------------------------|---------------------------------|
| 1. Weiler/Spieker Terrace | 9. TenEyck Towers |
| 2. Pulley Homes | 10. Flory Gardens |
| 3. Harry Hansen | 11. Elmdale Mercer |
| 4. Devonshire | 12. Olander |
| 5. Jade Estates | 13. Port Lawrence Homes |
| 6. Marsrow Acres | 14. Dorrell Manor, and |
| 7. Northern Heights | 15. Collingwood Green Phase IV. |
| 8. Vistula Manor | |

- 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 is working with partners, including developers, to develop housing for special populations that include re-entry, homeless youth individuals and families, the disabled, 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 for 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.

Lucas Housing Services Corp. (LHSC) in conjunction with the Community Housing Network (CHN), has redeveloped the former Park Hotel in Toledo, Ohio, and replaced it with a newly constructed 4-story building.

- As previously mentioned, the new redevelopment Project will provide housing stability for Transition Age Youth (TAY) ages 18 to 24 with diagnosed disabilities who are homeless or at risk of becoming homeless.
 - Park Hotel will offer permanent supportive housing, including supportive services with the goal of helping Transition Aged Youth residents achieve housing stability opportunities, access tools and resources, and 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, fitness space, laundry, and ample storage.
 - Total development cost for the project is approximately \$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 from the City of Toledo's American Rescue Plan Act (ARPA) account.
- 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 Beacon 360.
 - Lathrop Turner is 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 September of 2025.
- In 2025 LMH also partnered with Evergreen Preservation Specialist of Chicago to financially close on the renovation of Palmer Gardens, a 75-unit Family complex located in a High Opportunity Neighborhood in West Toledo.

CFP Five Year Action Plan (2026): Accelerated Redevelopment Projects

AMP	Development	Planned Modernizations	Improvement Location
111	Oak Grove	<ul style="list-style-type: none"> Interior and exterior building improvements to include repair of roofs, exterior doors, bathrooms, kitchens, furnaces and water heating systems. Repair flooring, electric panels, accessibility modifications, exterior lighting, furnaces and water heating systems and pavement repair. 	<ul style="list-style-type: none"> Dwelling Unit – Interior/Exterior
111	Marsrow Acres	<ul style="list-style-type: none"> Exterior building improvements to include repairing roofs and windows. 	<ul style="list-style-type: none"> Dwelling Unit-Exterior
121	Weiler Homes/Spieker Terrace	<ul style="list-style-type: none"> Demolition of dwelling units and non-dwelling improvements. 	<ul style="list-style-type: none"> Dwelling Unit – Interior/Exterior
122	Northern Heights	<ul style="list-style-type: none"> Asphalt/Concrete paving Pedestrian paving Electric Distribution Landscape Sewer Lines/Mains Water Lines/Mains Security system/camera installations 	<ul style="list-style-type: none"> Dwelling Unit-Site Work Dwelling Unit-Exterior
131	Vistula	<ul style="list-style-type: none"> Building Systems Repair Central Boiler Heating Equipment System Security Camera System Upgrades (agency wide) Install ornamental metal fencing and gates around Vistula property Landscape Improvements 	<ul style="list-style-type: none"> ND Construction Mechanical Dwelling Unit-Exterior Non-Dwelling Site Work
131	Port Lawrence	<ul style="list-style-type: none"> HVAC Roofing Exterior lighting 	<ul style="list-style-type: none"> Dwelling Unit – Interior/Exterior ND Unit Exterior Dwelling Unit – Interior/Exterior
131	McClinton-Nunn	<ul style="list-style-type: none"> HVAC Roofing Windows Exterior doors 	<ul style="list-style-type: none"> Dwelling Unit – Interior/Exterior ND Unit Exterior

		<ul style="list-style-type: none"> • Exterior facade • Exterior lighting 	
133	Ten Eyck	<ul style="list-style-type: none"> • Repair deteriorated building facade and install new fire pump • Repair roofs and windows 	<ul style="list-style-type: none"> • ND Construction Mechanical • ND Unit Exterior • Fire Suppression System

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)).

- LMH previously 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.
- Initial planning for the demo/dispo. of the 2-story portion of 201 Belmont has begun. The 1-story portion of the building and property will be renovated.

DESIGNATED HOUSING FOR ELDERLY AND/OR DISABLED FAMILIES

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.

Timeline:

- In 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 in the 3rd quarter of that same year.
- In September of 2025, LMH submitted a second two-year extension request which is subject to confirmation and approval is currently pending as of this plan revision date.

Designated Elderly Units

<u>Development Name</u>	<u>Development No.</u>	<u>Total Elderly Units</u>	<u>Total Public Housing Units</u>
Ashley Arms	OH006000133	40	323
Collingwood Green Phase 1	OH006000134	33	33
Glendale Terrace	OH006000112	100	440
Richmar Manor	OH006000112	45	
Robert Dorrell	OH006000111	102	359
Total Elderly Units in PH Inventory		320	
Total Units in PH Inventory from these Developments		1155	

CONVERSION OF PUBLIC HOUSING TO TENANT BASED ASSISTANCE

There are no new activities planned for 2025-2026.

CONVERSION OF PUBLIC HOUSING TO PROJECT-BASED ASSISTANCE UNDER RAD

One of LMH's future short-term goals is to implement the voluntary conversion of the following into PBRA or PBV sites:

- TenEyck Towers (portion of AMP 133/ 154 units) and to explore the voluntary conversions 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 its 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 2025-2026, LMH may 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 of LMH's RAD conversions will be to either Project Based Rental Assistance (PBRA) or Project Based Voucher (PBV) and include the following tenant protections, as required under PIH Notices: 2012-32; H2017-03, REV-3; the Joint Housing Notice H-2014-09; 2014-17, 2017-21; and 2024-19:

- 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
- Jobs Plus
- When total tenant payment exceeds gross rent
- Establishment of waiting list
- Choice Mobility

OCCUPANCY BY OVER-INCOME FAMILIES

HUD has issued guidance with the HOTMA Final Rule (2023). Consistent with that guidance, LMH's board approved changes to LMH's ACOP to set forth how LMH will manage the issue of over-income families (OIF's). Specifically, 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.
- LMH's OI policy can be found in chapters 9 and 13 of the ACOP.

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) project-based vouchers (PBV) to Spire Development and Swan Creek Crossings LLC offering permanent supportive housing apartments for seniors 55 years of age and older.
 - The Swan Creek Crossing development initiative (previously mentioned in Revised Plan Elements) aligns with LMH's mission of providing affordable housing choices in desirable neighborhoods.
- LMH 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 amended the Administrative Plan to allow for an additional 10% of Housing Choice Vouchers to be utilized under the exception provision applicable to the HOTMA Final Rule (2016) and PIH Notice 2024-19, for units that meet the exception criteria, previously listed under the *Affordability* section of *Revised Plan Elements*.

UNITS WITH APPROVED VACANCIES FOR MODERNIZATION

PIC Project No.	PIC Unit Address	Date Unit Taken Off-Line	Comments
AMP 111			
OH006000111	3204 Marsrow Ave	07/23/2024	Undergoing Modernization
OH006000111	428 N McCord	03/12/2022	Undergoing Modernization
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. A	05/08/2024	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. B	03/05/2024	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. C	02/27/2024	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. D	05/08/2023	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. E	06/03/2024	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. F	05/01/2024	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. G	04/17/2024	Undergoing Modernization
OH006000111	9845 Oak Place Ct. Apt. H	05/30/2024	Undergoing Modernization
OH006000111	9847 Oak Place Ct.	03/29/2024	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	3423 W. Alexis Apt. 3	05/02/2024	Casualty Loss
AMP 122			

OH006000122	19 Birmingham Terrace	04/07/2025	Undergoing Modernization
OH006000122	22 Birmingham Terrace	02/03/2025	Undergoing Modernization
OH006000122	40 Birmingham Terrace	10/23/2024	Undergoing Modernization
OH006000122	46 Birmingham Terrace	12/16/2024	Undergoing Modernization
OH006000122	50 Birmingham Terrace	04/07/2025	Undergoing Modernization
OH006000122	73 Birmingham Terrace	05/12/2025	Undergoing Modernization
OH006000122	75 Birmingham Terrace	05/05/2025	Undergoing Modernization
OH006000122	82 Birmingham Terrace	12/19/2024	Undergoing Modernization
OH006000122	98 Birmingham Terrace	05/12/2025	Undergoing Modernization
OH006000122	106 Birmingham Terrace	04/28/2025	Undergoing Modernization
OH006000122	432 E Oakland St	12/26/2019	Demo. /Dispo. Approved
AMP 131			
OH006000131	1158 Walbridge Ave	10/24/2022	Demo. /Dispo. Approved
OH006000131	422 Hyatt Ln.	04/08/2022	Undergoing Modernization
OH006000131	915 S. 13 th St.	09/15/2022	Undergoing Modernization
AMP 133			
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)

- LMH was awarded the Emergency Safety and Security Grant for developments with instances of high crime and drugs. This will also provide funding for carbon monoxide detectors.
- LMH may also apply for any funding made available through the Capital Fund Program to address Lead Abatement.
- As previously described, LMH continues to assist residents through its Financial Opportunity Center.
- LMH is in a planning phase of developing a proposed Apprenticeship Readiness Program for residents, in partnership with the Northwest Ohio Building Trades.

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

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.	4/1/2026	12/31/2027
Devonshire/Olander Estates	OH006000111	111	97	Total	342 Oak View Ct.	Planned	Disp.	4/1/2026	12/31/2027
Marsrow Acres	OH006000111	111	7	Total	342 Oak View Ct.	Planned	Disp.	4/1/2026	12/31/2027
Willow Bend	OH006000111	111	8	Total	342 Oak View Ct.	Planned	Disp.	4/1/2026	12/31/2027
Oak Grove Estates	OH006000111	111	46	Total	342 Oak View Ct.	Planned	Disp.	4/1/2026	12/31/2027
Oak Terrace	OH006000111	111	14	Total	342 Oak View Ct.	Planned	Disp.	4/1/2026	12/31/2027
Robert Dorrell Manor	OH006000111	111	102	Total	5836 Southwyck Blvd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Total	1004 Nela Pkwy.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Total	107 Hargrave Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2220 Rockspring Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2222 Rockspring Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2224 Rockspring Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2226 Rockspring Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2518 Heatherwyck Ct.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2519 Luddington Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2520 Heatherwyck Ct.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2522 Heatherwyck Ct.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2524 Heatherwyck Ct.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2526 Heatherwyck Ct.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2528 Heatherwyck Ct.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2530 Heatherwyck Ct.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	2532 Heatherwyck Ct.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	336 Ivanhill Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5243 Newhart Cir.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5341 Sanders Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 1	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 2	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 3	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 4	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5586 Nebraska Ave.	Planned	Disp.	4/1/2026	12/31/2027

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Scattered Site	OH006000111	111	1	Partial	5614 Ryewyck Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5616 Ryewyck Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5618 Ryewyck Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5620 Ryewyck Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5622 Ryewyck Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5624 Ryewyck Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Total	5626 Ryewyck Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5628 Ryewyck Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000111	111	1	Partial	5630 Nebraska Ave.	Planned	Disp.	4/1/2026	12/31/2027
AMP 112									
Flory Gardens	OH006000112	112	1	Partial	3425 Nebraska Ave.	Planned	Disp.	4/1/2026	12/31/2027
Glendale Terrace	OH006000112	112	1	Partial	3200 Glendale Ave.	Planned	Disp.	4/1/2026	12/31/2027
Richmar Manor	OH006000112	112	1	Partial	3433 W. Alexis Rd.	Planned	Disp.	4/1/2026	12/31/2027
Elmdale/Mercer Ct.	OH006000112	112	100	Total	463 Elmdale Ct.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	1428 Bensch Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	3015 S. Byrne Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4022 Ruskin Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4045 Heatherdowns Blvd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	415 S. Haven Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	420 Heathshire Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4249 Wickford Point Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4327 Shawn Terrace	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4350 Deerwood Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4409 Cherry Creek Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4411 Cherry Creek Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4413 Cherry Creek Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4415 Cherry Creek Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4702 S. Detroit Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4704 S. Detroit Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4706 S. Detroit Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4708 S. Detroit Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4998 Merry Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	5011 Saint Aubin Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	5015 Kitchener Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	822 N. Byrne Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	3756 Philmar Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	3820 Branch Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	3856 Mill Run Ct.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	3858 Mill Run Ct.	Planned	Disp.	4/1/2026	12/31/2027

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Scattered Site	OH006000112	112	1	Partial	4245 Penelope Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	4417 Naomi Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	5210 Calyx Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	5630 Bannockburn Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	5754 Comet Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	5867 Tetherwood Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	5869 Tetherwood Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	5905 Meteor Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000112	112	1	Partial	6045 Merle St.	Planned	Disp.	4/1/2026	12/31/2027
AMP 121									
Weiler Homes & Spieker Ter.	OH006000121	121	425	Total	601 Fassett St.	Planned	Demo.	4/1/2026	12/31/2027
AMP 122									
Pulley Homes	OH006000122	122	45	Total	406 Suder Ave.	Planned	Demo. /Disp.	4/1/2026	12/31/2027
Northern Heights	OH006000122	122	99	Total	406 Suder Ave.	Planned	Demo. /Disp.	4/1/2026	12/31/2027
Ravine Park Village	OH006000122	122	166	Total	55 Poplar St.	Planned	Demo. /Disp.	4/1/2026	12/31/2027
Harry Hansen	OH006000122	122	50	Total	55 Poplar St.	Planned	Demo. /Disp.	4/1/2026	12/31/2027
Birmingham Terrace	OH006000122	122	113	Total	2100 Consaul St.	Planned	Demo.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	1223 Navarre Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	128 Nagy St. Apt. A	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	128 Nagy St. Apt. B	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	1505 Carlyle St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	1511 Carlyle St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	1555 Carlyle St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	54 Garfield Pl.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	841 Kingston Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	121 W. Streicher St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	2114 Chestnut St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	241 Majestic Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	2429 Chase St.	Submitted PA	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	3236 Bellaire Dr.	Submitted PA	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	3263 137th St.	Submitted PA	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	3338 Jeanette Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	3449 Maher St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	3480 147th St.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	3569 146th St.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	3624 Dixie Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	432 E. Oakland St.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	5312 302nd St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	536 Spring St.	Submitted (PA)	Disp.	4/1/2026	12/31/2027

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Scattered Site	OH006000122	122	1	Partial	5522 304th St.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000122	122	1	Partial	820 Woodward Ave.	Approved	Disp.	4/1/2026	12/31/2027
AMP 131									
Vistula Manor	OH006000131	131	1	Partial	615 Cherry St.	Planned	Disp.	4/1/2026	12/31/2027
Port Lawrence Homes	OH006000131	131	1	Total	201 Belmont Ave.	Planned	Demo. /Disp.	4/1/2026	12/31/2027
McClinton Nunn	OH006000131	131	151	Total	425 Nebraska Ave.	Planned	Disp.	4/1/2026	12/31/2027
OFFICE BUILDING	OH006000131	131	1	Total	131 Indiana Ave.	Planned	Demo.	4/1/2026	12/31/2027
Scattered Site	OH006000131	131	1	Partial	1158 Walbridge Ave.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000131	131	1	Partial	1468 Beecham St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000131	131	1	Partial	241 Somerset St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000131	131	1	Partial	544 Hampton Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000131	131	1	Partial	631 South Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000131	131	1	Partial	633 South Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000131	131	1	Partial	640 Geneva Ave.	Planned	Disp.	4/1/2026	12/31/2027
AMP 133									
TenEyck Towers	OH006000133	133	154	Total	240 21st St.	Approved	Disp.	4/1/2026	12/31/2027
Ashley Arms	OH006000133	133	154	Total	1950 W. Bancroft St.	Planned	Disp.	4/1/2026	12/31/2027
John Holland Estates	OH006000133	133	154	Total	1951 W. Bancroft St.	Planned	Disp.	4/1/2026	12/31/2027
Houck Townhomes (SS)	OH006000133	133	6	Total	6020-6030 Kincoara Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	847 Colfax St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	849 Colfax St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	850 Colfax	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	852 Colfax	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	501 Pasadena	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1708 Hoag	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1172 Oakwood	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1543 Biscayne	Approved	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3332 Anderson	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	917 Norwood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	919 Norwood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	824 Palmwood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	826 Palmwood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	812 Norwood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	814 Norwood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	803 Pinewood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	807 Pinewood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1050 Pinewood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	741 Fernwood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	743 Fernwood Ave.	Planned	Disp.	4/1/2026	12/31/2027

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Scattered Site	OH006000133	133	1	Partial	750 Woodland Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4403 Lewis Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4127 Walker	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4342 Commonwealth	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3530 Watson	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3602 Hoiles Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	2909 Lawrence	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3334 Upton Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4122 Vogel	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3153 Jackman	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4038 Wetzler Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1202 Ewing St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1453 S. Cove Blvd.	Approved	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	2331 Charlestown	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1662 Dartmoor Dr.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1721 Brussels St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1852 Lawrence Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1854 Lawrence Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1916 Lawrence Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1918 Lawrence Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1048 Gribbin Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1050 Gribbin Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1052 Gribbin Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1054 Gribbin Ln.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1151 Brooke Park Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1153 Brooke Park Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1155 Brooke Park Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1157 Brooke Park Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1311 Craigwood Rd.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1431-1/2 Potomac Dr.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1431 Potomac Dr.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1543 Craigwood Rd.	Approved	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1612 Hagley Rd	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1728 Brim Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1936 Christie St.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	1946 Christian Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	2331 Charlestown Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	2467 Parkview Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	2525 Ozark Rd.	Planned	Disp.	4/1/2026	12/31/2027

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Scattered Site	OH006000133	133	1	Partial	2615 Grantwood Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	2651 Ivy Place	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3122 Haughton Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3515 Maxwell Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 1	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 2	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 3	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 4	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3715 Elmhurst Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	3928 Woodmont Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4148 Douglas Rd.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4150 Douglas Rd.	Submitted (PA)	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4249 Garrison Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4330 Garden Park Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4424 Garrison Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	4814 Bowser Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	5065 Breezeway Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	5067 Breezeway Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	5605 Armada Dr.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	5938 Malden Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	6056 Douglas Rd.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	802 W. Northgate Pkwy.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	614 Nettlewood Ave.	Planned	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	220 Floyd St.	Approved	Disp.	4/1/2026	12/31/2027
Scattered Site	OH006000133	133	1	Partial	226 Floyd St.	Approved	Disp.	4/1/2026	12/31/2027
AMP 999									
CO/Byrne/Segur-Landry Office Building	OH006009999	999	0	Total	211 S. Byrne Rd.	Planned	Disp.	4/1/2026	12/31/2027
CO/Byrne/Segur-Landry Office Building	OH006009999	999	0	Partial	201 Belmont Ave.	Planned	Demo. /Disp.	4/1/2026	12/31/2027

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



Goals and Strategies

PROGRESS REPORT

Agency-Wide Strategic Planning

Part of LMH's planning process for its current strategic plan included an extensive series of community engagement processes, utilizing research methods of interviews, group feedback sessions, and surveys. The results were then aligned to the agency's core values reflected in its vision and mission statement:

- *To be a lead partner in creating communities of choice where everyone has a place to call home.*
- *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.*

Six identified goals resulting from the research efforts 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 with task strategies to help achieve specific objectives. Objectives are qualitatively measurable and based on significant deadlines currently being implemented through 2028. LMH senior leadership identified their specific department goals in the following section.

Goal Alignment & Projects by Department

Asset Management	ASSET MGMT.	Human Resources	HR	Redevelopment & Modernization	REDM
Communications	COM.	Information Technology	IT	Resident Relations	RR
Finance	FINANCE	Legal	L	Quality Assurance	QA
Housing Choice Voucher Program	HCVP	Public Safety	PS		



Goal 1 - 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.

Goal 1 - Invest in Employee Growth and Enhance Workplace Satisfaction		
Dept.	Task Aligned to Strategy	Desired Outcome or Objective
HR	<p><u>Fair Play and Equal Representation</u> Drafted and implemented a "Fair Play" policy for the agency and developed associated training curriculum.</p> <ol style="list-style-type: none"> 1. Training was held in May 2024 for all staff as well as training specific to managerial staff. The training applied to the fundamentals of HUD's former DEI initiatives and was inclusive to Senior Staff Leadership. 	<p><u>Create an inclusive culture where all employees feel valued and respected:</u></p> <ol style="list-style-type: none"> 1. Continuing to champion fair play within LMH where all employees feel valued and respected. 2. The desired outcome or objective of this policy is to boost awareness about different types of diversity and to ensure strategies are used to enhance employees' interpersonal and communication skills to help build a positive work environment. This not only includes LMH staff, but also the staff's daily interactions with customers, community, and business partners.
HR	<p><u>Training and Development</u> Human resources led the agency to investment in employee growth initiatives, including additional training in:</p> <ol style="list-style-type: none"> 1. Anti-Harassment-Bullying-Discrimination 2. Extraordinary Customer Service 3. Mental Health First Aid 4. Verbal De-Escalation 5. Fraud Reporting and Training 	<p><u>Identifying the needs and career aspirations of LMH employees to:</u></p> <ol style="list-style-type: none"> 1. Foster a work environment that is free from harassment and bullying, including any offensive, hostile, abusive, demeaning, insulting, tormenting, threatening or intimidating conduct. 2. Acquire desired outcomes to create positive, memorable, and impactful customer experiences that extend far beyond the initial transaction. This leads to a cascade of benefits for both the customer and the business, including a positive public perception of LMH, attracting new customers through word-of-mouth, beneficial online reviews, and increased staff morale. 3. Empower staff to be proactive in supporting the mental well-being of themselves and others while fostering a more compassionate and supportive community. 4. Reduce the intensity and potential for violence in conflict or volatile situations through effective communication by teaching staff to remain calm, listen actively, and build rapport to prevent a situation from escalating into aggression or physical confrontation. 5. Foster a deep understanding of what constitutes fraud (both internal and external), its potential impact on the organization, and the various forms it can take, staff being able to identify common fraud



Goal 1 - 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.

		<p>schemes and "red flags" or warning signs of potentially fraudulent activity, and understanding the factors (pressure, opportunity, rationalization) that contribute to fraud perpetration.</p>
<p>ASSET MGMT.</p>	<p><u>Training and Development</u> 1. Asset Management's Regional Housing Director developed and implemented the Property Management New Hire On-Boarding tool.</p>	<p><u>Develop an Onboarding Program and Policy for New Hires:</u> This tool offers several benefits associated with Goal 1, including an improved overall employee experience. It helps new hires quickly integrate into their roles, understand company culture, and become productive sooner. This leads to better employee retention, increased efficiency, and a more engaged workforce.</p>
<p>HCVP</p>	<p><u>Communication and Feedback</u> The Housing Choice Voucher Program (HCVP) is committed to fostering a supportive, responsive work environment that prioritizes staff development, internal collaboration, and professional growth. These efforts include: 1. Conducting a department-wide feedback session designed to assess needs, elevate employee voice, and identify opportunities for operational improvement. 2. Using staff input to inform structural changes, including the creation of two (2) Team Lead Housing Specialist positions. 3. Implementing quality control measures and internal review practices in coordination with the Compliance Department. • These efforts include file sampling, policy clarification, and follow-up coaching to help staff meet program standards.</p>	<p><u>Establish Regular Channels for Open Communication and Feedback</u> These initiatives will: 1. Empower staff by incorporating their feedback into organizational planning and decision-making. Objectives of these task strategies will: 2. Strengthen team structure and clarify leadership pathways within the department by: • Providing leadership support, improved workload distribution, and internal advancement opportunities. 3. Improve staff morale, satisfaction, and retention through responsive management practices. 4. Reinforce LMH's investment in employee development and a healthy, high-performing workplace culture. 5. Support staff success and confidence by promoting clarity, compliance, and continuous improvement through proactive internal audit readiness. • Ensures accuracy, accountability, and readiness for audits. These efforts include file sampling, policy clarification, and follow-up coaching to help staff meet program standards.</p>



Goal 2 - Increase Revenue and Pursue Diverse Income Streams		
Dept.	Task Aligned to Strategy	Desired Outcome or Objective
REDM	<p><u>Diversify Funding Sources</u> The Development and Modernization Department has continued to look at RAD conversion opportunities including using PBRA or PBV on the 4th phase of Collingwood Green.</p> <ol style="list-style-type: none"> 1. Development partners have been selected, and multiple projects are being considered using RAD as a tool. 2. LMH and its affiliate LHSC continue to secure developer partners to help fulfill agency goals. 3. Partnerships with NCR, Evergreen Group and the Gorman Company have been successful and additional partnerships are pending. 	<p><u>Secure, develop, and foster partnerships:</u></p> <ol style="list-style-type: none"> 1. Identify partnership opportunities to build development capacity. 2. Exploring opportunities for revenue growth through LHSC, and; 3. Fostering strategic partnerships with private sector organizations, leveraging their resources and expertise to generate additional income for LMH initiatives.
ASSET MGMT.	<p><u>Diversify Funding Sources</u> Asset Management's Senior Vice President participated in collaborations with local public entities resulting in \$620,000.00 in rental assistance, and \$287,900.00 in lead abatement funding.</p>	<p><u>Advocating for City/County Funds:</u></p> <ol style="list-style-type: none"> 1. Rental assistance provides vital support to low-income individuals and families struggling to afford housing, helping them to avoid eviction and homelessness. This is especially critical during periods of economic hardship, such as job losses or crises, which can disproportionately impact renters. Further, supporting housing stability can contribute to a stronger and more stable local economy. 2. Investing in lead abatement can yield a high return on investment, with estimates suggesting substantial societal benefits for every dollar spent. In addition, addressing lead hazards can improve property values and contribute to the revitalization of neighborhoods, especially those with older housing stock.
HCVP	<p><u>Diversify Funding Sources:</u> The Housing Choice Voucher Program (HCVP) supports LMH's financial sustainability goals by implementing strategies that preserve existing funds,</p>	<p>The desired outcomes of the objectives below exceed expectations and scope for Goal 2 strategies. As such, they are being included with intent designed to increase revenue while maintaining financial</p>



	<p>reduce losses, and capitalize on performance-based and specialized funding opportunities. These efforts include:</p> <ol style="list-style-type: none"> 1. Strengthening recovery of overpayments through fraud detection, consistent repayment agreements, and timely follow-up. 2. Maintaining high leasing performance. 3. Administering Special Purpose Vouchers (SPVs) including Family Unification Program (FUP), Veterans Affairs Supportive Housing (VASH), and Emergency Housing Vouchers (EHV). 4. Exploring external grant opportunities and interagency partnerships that support housing navigation, landlord incentives, or barrier removal services. 5. Collaborating closely with LMH's Finance and Compliance teams. 	<p>sustainability of the HCVP department. These efforts will produce the following desired outcomes of:</p> <ol style="list-style-type: none"> 1. Preserving program funds while demonstrating strong fiscal oversight. <ul style="list-style-type: none"> • Preserves HCV program resources through structured overpayment recovery and fraud mitigation. 2. Ensuring full utilization of available funding while maximizing administrative fee earnings through performance-based administrative fees and full voucher utilization. 3. Providing enhanced administrative funding to support targeted populations while leveraging SPV programs. <ul style="list-style-type: none"> • Associated funding supports vulnerable populations and expands LMH's impact. 4. Reducing administrative cost burdens on core funding. <ul style="list-style-type: none"> • Diversifies income streams and reduce reliance on standard administrative fees through external partnerships and innovation. 5. Ensuring accurate reconciliation, reporting, and allocation of recovered or specialized funds.
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Goal 3 - Lead in the Effort to Create Accessible Housing Opportunities in Toledo and the Region underscores LMH's vital role in addressing the affordable housing crisis.

Goal 3 - Lead in the Effort to Create Accessible Housing Opportunities in Toledo and the Region		
Dept.	Task Aligned to Strategy	Desired Outcome or Objective
HCVP	<p><u>Community Engagement</u> The Housing Choice Voucher Program (HCVP) is advancing LMH's commitment to expanding access to affordable, high-quality housing options through targeted investments, landlord engagement, regional collaboration, and barrier-reduction strategies. To support this goal, the HCVP department:</p> <ol style="list-style-type: none"> Established a Landlord Liaison/Housing Navigator Role. Is actively facilitating successful tenancies as a central point of contact for both landlords and participants. Improved voucher utilization and participant access to housing opportunities in areas of low poverty and high opportunity. <ul style="list-style-type: none"> Leased 19 project-based vouchers (PBVs) to Spire Development and Swan Creek Crossings. Successfully leased 45 supportive housing PBVs at Warren Commons and issued a commitment to award 65 PBVs to Mission Point for permanent supportive housing. Secured funding from the City of Toledo to provide security deposit and application fee assistance. 	<p><u>Engage in Local Affordable Housing Advocacy Efforts:</u></p> <ol style="list-style-type: none"> The liaison position plays a key role and provides direct support in areas aligned to: <ul style="list-style-type: none"> Expanding the pool of participating landlords by offering direct support and education on program participation. Reducing barriers to leasing through proactive landlord-tenant mediation and navigation of the HCV process. Strengthening relationships with landlords and developers through ongoing education, support, and responsive communication Acting as a central point of contact to facilitate successful tenancies and strengthen communication between landlords, participants, and LMH staff. Aid collaboration between internal and external stakeholders by: <ul style="list-style-type: none"> Assisting in identifying housing opportunities and responding to gaps in the regional housing market. Improving voucher utilization and participant access to housing opportunities in areas of low poverty and high opportunity. Supporting projects to establish housing located in low-poverty areas which aligns with LMH's goal of expanding housing access beyond urban core neighborhoods (i.e. Swan Creek). <u>Warrens Commons and Mission Point:</u> <ul style="list-style-type: none"> Provide high-quality housing opportunities for individuals experiencing homelessness. Addresses regional needs for affordable and permanent supportive housing. Supports solutions that directly address homelessness and housing instability in the community.



Goal 3 - Lead in the Effort to Create Accessible Housing Opportunities in Toledo and the Region underscores LMH's vital role in addressing the affordable housing crisis.

		<p>5. Provides critical assistance in helping to remove financial barriers to leasing and improves housing access for low-income families by offering targeted assistance with move-in costs. These efforts advance LMH's role as a regional leader in expanding fair, inclusive, and accessible housing opportunities.</p>
<p>HCVP</p>	<p><u>Develop New and Preserve Existing Affordable Units</u></p> <ol style="list-style-type: none"> 1. LMH leased (19) project-based vouchers (PBV's) to Spire Development and Swan Creek Crossings LLC. 2. LMH has issued a commitment to award (65) project-based vouchers (PBV's) for permanent supportive housing to Mission Point. 	<p><u>Develop PBV development opportunities:</u></p> <ol style="list-style-type: none"> 1. Swan Creek Crossing, located in Swanton, Ohio, is based in an area of lower poverty and aligns with LMH's mission of lead in the effort to create accessible housing opportunities in Toledo and the region. 2. The project will provide high quality housing for homeless individuals as defined by HUD and will offer services in an area with an established existing need for affordable housing units. <p>Ultimately, these strategic investments underscore LMH's commitment to cultivating long-term housing partnerships and directly address regional challenges related to unit availability, voucher utilization, and fair access to affordable housing.</p>
<p>REDM</p>	<p><u>Develop New and Preserve Existing Affordable Units</u></p> <p>The REDM Department is continuing construction/development activities and working to financially close on new development projects as follows:</p> <ol style="list-style-type: none"> 1. Working towards completing Park Apartments construction in 2025 2. Working towards completing Collingwood Green Phase V Senior Apartments construction in 2026 3. Preparing to financially close on Palmer Gardens in 2025. 4. Continuing to work on multiple other projects in the development pipeline. 	<p><u>Assessing rehabilitation initiatives and opportunities for new affordable housing development:</u></p> <p>Through these development initiatives, REDM plans to meet Strategic Plan objectives of:</p> <ol style="list-style-type: none"> 1. Developing new units that meet the needs of residents of all abilities. 2. Enhancing opportunities for the development or rehabilitation of affordable housing in areas of high opportunity.



Goal 3 - Lead in the Effort to Create Accessible Housing Opportunities in Toledo and the Region underscores LMH's vital role in addressing the affordable housing crisis.

<p>REDM</p>	<p><u>Innovative and Diverse Financing</u> LMH received a 9% Low Income Housing Tax Credit Award Reservation for Mission Point, putting it on a path to financially close in 2026.</p>	<p><u>Secure new and mixed financing options:</u> Meets an outcome measure of using diverse financing options, such as tax credits, grants, bonds, and public-private partnerships to fund the development and rehabilitation of affordable housing units.</p>
<p>REDM</p>	<p><u>Preserve Existing Affordable Units</u> REDM is currently modernizing LMH's housing portfolio to include: 1. Boiler replacements 2. Lead abatement in units, and 3. Renovations for 504 compliances</p>	<p><u>Identify areas in need of rehabilitation and opportunities for new and affordable housing development:</u> These efforts contribute to meeting plan goal objectives of identification and prioritization of needed rehabilitation efforts to preserve existing units.</p>



Goal 4 - Streamline Processes and Elevate User Experience and Satisfaction represents LMH's commitment to efficiency and customer-centricity.

Goal 4 - Streamline Processes and Elevate User Experience and Satisfaction		
Dept.	Task Aligned to Strategy	Desired Outcome or Objective
ASSET MGMT.	<p><u>Identification of Agency Staffing Needs for Process Optimization (Goals 1&4):</u> Asset Management increased from 3 to 6 property managers.</p>	<p><u>Meeting Staffing Needs for Process Optimization:</u></p> <ol style="list-style-type: none"> 1. Enhancing efficiency to improve overall service delivery. 2. Elevates resident satisfaction by providing exceptional customer service. 3. Provides additional attention to detail during day-to-day operations and required inspections. 4. Ensures sustainability of LMH's developments by maintaining housing solutions, enhancing the quality of life for our residents, and promoting equitable access to safe and affordable housing for all.
ASSET MGMT.	<p><u>Process Optimization</u> Asset Management Updated the LIPH phone tree.</p>	<p><u>Enhanced Communication:</u> This project simplified communication and allowed residents and partners ease of use.</p>
ASSET MGMT.	<p><u>Training and Development</u> Ongoing Training: All Asset Management staff completed: <ol style="list-style-type: none"> 1. HUD's Online Line Lead Assessment Training; and attended DEI, and Customer Service Trainings. 2. Asset Management property management staff attended De-escalation Training. 3. Various Asset Management staff attended OHAC, NAHRO and Nelrod conferences. 4. Asset Management approved an <i>Applicant On-Boarding</i> presentation which has been updated to include more agency departments and informative topics. 5. Maintenance Managers and Team Leads attended NSPIRE training courses and received certification </p>	<p><u>Ongoing training and professional development opportunities for employees to enhance their technical and programmatic skills, knowledge, and ability to deliver high-quality services:</u></p> <p>Training Specifics:</p> <ol style="list-style-type: none"> 1. Deteriorated lead-based paint is a major source of lead dust, which is harmful, especially to children. This training equipped staff to identify deteriorated paint, reducing this risk. In addition, the training is mandated by HUD's lead-based paint regulations (24 CFR Part 35), making it essential for staff involved in housing inspections. The training: <ul style="list-style-type: none"> • Enhances visual assessment and builds upon existing building inspection and assessment skills, allowing staff to effectively perform visual assessments for deteriorated paint. • Enables staff to make informed decisions. By learning to identify and address lead hazards, staff can make better decisions regarding maintenance and renovations, contributing to safer housing environments.



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		<ol style="list-style-type: none"> 2. De-escalation training contributes to employee growth because it equips staff with the skills to recognize the early signs of escalating emotions and intervention methods to deal with a situation before it turns violent. This significantly reduces the risk of physical harm to employees, customers, clients, and visitors, creating a safer work environment for everyone involved. 3. Various training courses in the housing industry best practices were offered to LMHA staff to provide networking opportunities, knowledge, and skills necessary to excel in their roles. 4. An introduction to the LIPH program which provides an overall scope of services which include associated benefits and specific expectations. <ul style="list-style-type: none"> • This helps to create a positive and welcoming first impression, setting the tone for the applicant's relationship with the agency. • It also provides a clearer understanding of the agency's mission, values, and goals, allowing an applicant to see how their role contributes to overall success. • The presentation fosters early engagement and connection with staff and management to help potentially reduce stress and improve morale. • This training is structured to enhance role clarity and productivity, helping new applicants understand how their role fits into the bigger picture. 5. NSPIRE training is crucial for Maintenance Managers and Team Leads in LMH properties due to its impact on health and safety, property compliance, funding, and operational efficiency. <ul style="list-style-type: none"> • By participating in NSPIRE training, maintenance teams gain a deeper understanding of the importance of proactive maintenance and safety protocols. • This promotes a culture of safety and responsibility, reducing the risk of accidents and injuries and ultimately leading to better-maintained properties and improved tenant satisfaction.
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<p>HCVP</p>	<p><u>Training, Development, and Customer Service</u> strategy focused on internal processes and maintaining exceptional customer service delivery HCVP is currently implementing multi-faceted training by:</p> <ol style="list-style-type: none"> 1. Developing a comprehensive onboarding and training program that includes ongoing assessments to ensure program related knowledge and skill retention. 2. Launching customer service and escalation protocol training for all frontline staff. The initial training has been completed, and ongoing sessions will continue. <ul style="list-style-type: none"> • The Housing Stability Coordinator role has been expanded to include customer service supervisory responsibilities. 	<p><u>Ongoing training and professional development opportunities for employees to enhance their technical and programmatic skills, knowledge, and ability to deliver high-quality services:</u></p> <ol style="list-style-type: none"> 1. Ensures new staff gain a clear understanding of program rules, internal processes, and customer service expectations by promoting consistency, accuracy, and transparency across the department. 2. Elevates customer service standards by empowering frontline staff with tools, training, and support to resolve issues efficiently and compassionately. <ul style="list-style-type: none"> • Reinforces LMH's customer service expectations. • Ensure staff receive consistent, structured training and demonstrate a clear understanding of HCV processes, expectations, and customer service standards. • Centralizes accountability for customer service outcomes. • Improves participant/partner satisfaction through strong escalation management and coaching. • Supports continuous learning in a customer service capacity by focusing on: <ul style="list-style-type: none"> ○ Managing escalations. ○ Providing coaching and performance support and, ○ Ensuring consistent, high-quality service delivery by the department. <p>These efforts will reflect LMH's commitment to a streamlined, user-focused housing system that serves both participants and partners with clarity, consistency, and compassion.</p>
<p>HCVP</p>	<p><u>Process Optimization</u> HCVP is creating standard operating procedures (SOPs) which will be regularly reviewed and updated as needed.</p>	<p><u>Ensuring Standardization of Processes and Work Instructions:</u> <i>*Also aligns to Goal 1: Draft of Standardized Process and Procedures (SPP) manual for each department</i> Supports continuous improvement efforts crucial to organizational success, driving efficiency, quality, and innovation.</p> <ul style="list-style-type: none"> • Enhances operational efficiency and reduces downtime.



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		<ul style="list-style-type: none"> • Provides a baseline for consistent processes. • Ensures continuous refinement and adaptation of those processes. • Together, this enables LMH to optimize operations, eliminate waste, reduce costs, and enhance customer satisfaction.
HR	<p><u>Process Optimization</u></p> <ol style="list-style-type: none"> 1. A conversion of a new timekeeping system will take place in July 2025. 2. The agency is currently reviewing the implementation of HRIS modules consistent with objectives contained within Goals 1 and 4. 	<p><u>Identify and Streamline Key Operational Processes (KOP's) within LMH:</u></p> <ol style="list-style-type: none"> 1. This new system is expected to reduce the administrative tasks associated with payroll processing, employee leaves, and other aspects of payroll management. 2. To address succession planning, performance evaluations, and employee development Plans consistent with Goal 1.
FINANCE	<p><u>Process Optimization</u></p> <ol style="list-style-type: none"> 1. Finance will continue to use the Elite executive dashboard to track performance and compliance. <ul style="list-style-type: none"> • Some of these dashboards include monthly cut off dates for the LIPH rent run, HCV landlord payments, UAP runs. 2. Enhanced annual budget planning and processes across the organization. <ul style="list-style-type: none"> • <i>Failing to plan, is planning to fail</i> 3. Finance will continue to institute budgetary controls by meeting with department managers to control wasteful spending. 4. Finance continues to automate processes to promote efficiency and reduction in overtime- most payments are direct deposit. 	<p><u>Identify and streamline key operational processes within LMH, eliminating bottlenecks, reducing paperwork, and enhancing efficiency to improve overall service delivery.</u></p> <p><u>Key Performance Indicators (KPI's) of goal:</u></p> <ol style="list-style-type: none"> 1. Actual spending within budgeted Amount 2. Public housing assessment sub system scoring
	<p><u>Training and Development for Process Optimization</u></p>	<p><u>Provide ongoing training and professional development opportunities for employees to enhance their technical and programmatic skills,</u></p>



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<p>FINANCE</p>	<ol style="list-style-type: none"> 1. Finance will continue to attend training courses to enhance and stay current on their job skills in the respective areas of the department. 2. Institutionalizations of mentorship within the department that promote cross training will be adopted in the coming year. 3. Review job descriptions to streamline processes that are no longer supported in department operations. 	<p><u>knowledge, and ability to deliver high-quality services aligned to the following KPI's:</u></p> <ul style="list-style-type: none"> • Facilitating more effective employee job evaluations • Earning Certifications • Reducing Employee turnover <p><u>Associated goal objectives:</u></p> <ol style="list-style-type: none"> 1. Identifying and streamlining key operational processes within LMH 2. Eliminating bottlenecks 3. Reducing paperwork 4. Enhancing efficiency to improve overall service delivery. 5. Improving department effectiveness and efficiency 6. Ensuring operations are conducted in a transparent and accountable manner, and 7. Enabling LMH to reduce expenses and improve the overall functionality of Finance Department operations.
<p>FINANCE</p>	<p><u>Process Optimization: Improved Internal Controls:</u></p> <ol style="list-style-type: none"> 1. Finance will continue to ensure that no single process is executed from start to finish by one single employee. This prevents errors, mistakes and safeguarding of assets. 2. Finance continues to monitor and evaluates users' privileges to restrict access into the financial system. 3. Finance will continue to review and update policies and procedures to align with current practices. 	<p><u>Identify and streamline key operational processes within LMH, eliminating bottlenecks, reducing paperwork, and enhancing efficiency to improve overall service delivery.</u></p> <p>Finance has identified and is monitoring KPI's of associated components to ensure adequacy of related procedures, standardization of materials and policies, and security of restricted information.</p> <p><u>KPI's</u></p> <ol style="list-style-type: none"> 1. Error rate in the financial system is less than 1% 2. Fraud rate 0% 3. Audit findings 4. Number of account corrections 5. Number of system breaches



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<p>FINANCE</p>	<p><u>Process Optimization: Improved Customer Service</u></p> <ol style="list-style-type: none"> 1. Enhancement of our customer service to ensure calls are routed to employees who can best answer the inquiry. 2. Finance will provide answers to email inquiries within a 24-hr. window. 3. Design a feedback channel especially from internal customers on how we can improve our services. 	<p><u>Identify and streamline key operational processes, enhancing efficiency to improve overall customer service delivery.</u></p> <p>Finance is enabling and tracking the following KPI's:</p> <ol style="list-style-type: none"> 1. Number of unresolved issues 2. Number of cases escalated to supervisors 3. Customers satisfaction score (in-process of evaluation)
<p>PS</p>	<p><u>Process Optimization</u></p> <ol style="list-style-type: none"> 1. Public Safety has upgraded the Access Security System and monitors this daily. All staff and resident key fobs and access codes have been audited and revised. 2. 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. <ul style="list-style-type: none"> • 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. 	<p><u>Enhanced Operational Efficiency and Convenience:</u></p> <ol style="list-style-type: none"> 1. Managing outdated systems can be time-consuming and inefficient. <ul style="list-style-type: none"> • Modern systems offer features like remote monitoring and access control, allowing you to manage your security from anywhere. • This frees up staff time, helps to streamline operations, and boosts productivity. 2. Statistical Process Control (SPC) is being utilized with these implementations. <ul style="list-style-type: none"> • This helps to streamline safety operations and processes to enhance public safety and, • Provides a systematic way to monitor and improve areas prone to variations and potential risks. <p>These process optimization methods help to ensure that data is analyzed in real-time and any deviations from established norms can be detected, allowing for timely interventions to prevent incidents and improve overall safety within the developments.</p>



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<p>PS</p>	<p><u>Training and Development</u></p> <ol style="list-style-type: none"> Public Safety provides a monthly on-line training program for all officers, mobile patrol and static security. Public Safety also provides continuous training in Verbal De-Escalation, CPR/AED First Aid, and Stop the Bleed. 	<p><u>Workplace Safety Culture and Mindset: A Shared Commitment</u> Prioritizes an environment where safety is a core value and daily practice Focused on:</p> <ol style="list-style-type: none"> <u>Preventing Accidents and Injuries:</u> The primary goal is to reduce the risk of workplace accidents, illnesses, and deaths, ultimately protecting employees from harm and financial hardship. <u>Promoting Awareness of Hazards:</u> Safety training helps employees recognize potential hazards in their work environment and understand the associated risks. <u>Enhancing Knowledge and Skills:</u> It provides employees with the specific knowledge and practical skills necessary to perform their jobs safely, including proper use of equipment and personal protective equipment (PPE). <u>Fostering a Safety Culture:</u> Effective safety training will encourage employees to take ownership of safety, actively participate in safety programs, and contribute to a positive safety culture.
<p>PS</p>	<p><u>Process Optimization</u> Public Safety previously implemented 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.</p>	<p><u>Communication and Safety/Security:</u></p> <ol style="list-style-type: none"> Emergency procedures should include alternate communication methods to ensure continued communication when primary methods fail, which is crucial for effective response and safety during emergencies. Redundant communication systems prevent information gaps, maintain situational awareness, and allow for timely coordination between responders and affected individuals
<p>ITCS</p>	<p><u>Process Optimization</u> LMH continues to modernize its computing infrastructure and strengthen cybersecurity measures to ensure sensitive and confidential information is</p>	<p><u>Evaluate and invest in technology solutions to digitize and automate manual processes with focus on enhancing cyber-security measures</u> <u>Cyber Security Focus</u></p>



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	<p>securely stored and protected with industry-standard systems. Specific process tasks include: <u>Safeguarding Sensitive Information:</u></p> <ol style="list-style-type: none"> 1. The IT Department regularly reviews, implements, and evaluates security measures, with oversight from the Legal Department. 2. The IT Department performs ongoing cyber-security assessments that lead to continuous improvements in protecting private data and mitigating emerging threats. 	<p>Regularly review, implement, and evaluate security measures to adapt to the constantly evolving threat landscape and ensure the robustness of the organization's cybersecurity posture to:</p> <ol style="list-style-type: none"> 1. Mitigate Risks 2. Strengthen Defenses 3. Identify Weaknesses and Gaps
ITCS	<p><u>Process Optimization</u> Recent Cybersecurity Enhancements and 24/7 Monitoring:</p> <ol style="list-style-type: none"> 1. <u>Endpoint Security:</u> IT has implemented <i>Kaseya Endpoint Detection and Response (EDR)</i>. 2. <u>24/7 Monitoring:</u> IT has deployed <i>Rocket Cyber Security Operations Center (SOC)</i>, providing around-the-clock monitoring by cybersecurity specialists who can respond to threats within seconds. 	<p><u>Evaluate and invest in technology solutions to digitize and automate manual processes with focus on enhancing cyber-security measures</u> Desired cyber-security process measures include the ability to:</p> <ol style="list-style-type: none"> 1. Automatically identify and respond to suspicious processes and unusual file activity. 2. Provide around-the-clock monitoring by cybersecurity specialists who can respond to threats within seconds. <p>As a result of these enhancements, LMH continues to be mindful of safety, security, and privacy as it evaluates the implementation of new technology.</p>
ITCS	<p><u>Process Optimization</u> <u>System Upgrades:</u> IT successfully transitioned to the <i>OnBase</i> enterprise document management system.</p>	<p>Desired success measures include the ability to significantly improve the ability to upload, store, search, and access client and resident records.</p>
ITCS	<p><u>Training and Development</u> <u>Ongoing Cybersecurity Posture Improvements:</u></p> <ol style="list-style-type: none"> 1. IT staff participates in cybersecurity workshops, monitors industry bulletins, and evaluates emerging security products to maintain best practices. 	<p><u>Provide ongoing training opportunities for staff to enhance their technical and programmatic skills</u></p> <ul style="list-style-type: none"> • To enhance staff skills in identifying and mitigating cyber threats, which is crucial for protecting sensitive data and systems, ensuring compliance with regulations, and maintaining a strong security posture.



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	<p>2. IT facilitates continued training and support for staff using <i>Emphasys</i> and Microsoft products to ensure proper use and minimize security risks.</p>	<ul style="list-style-type: none"> Regular staff training also fosters a culture of security awareness within the organization, reducing the risk of human error-related breaches.
<p>QA</p>	<p><u>Process Optimization</u> Continual analysis of internal processes and policies to improve efficiency, eliminate waste, and enhance employee competency.</p>	<p><u>Feedback Mechanisms</u> Establish feedback mechanisms for LMH staff, residents, and partners to provide input on their experiences with LMH services, enabling continuous improvement. A culturally embedded Continuous Improvement Initiative supports Goal 4 as follows:</p> <ol style="list-style-type: none"> <u>Fosters a mindset of continuous learning and adaptation.</u> This means creating an environment where employees feel comfortable sharing ideas, experimenting, and learning from successes and failures. <u>Encourages active employee participation.</u> Employees are the closest to daily processes and possess invaluable insights into improvement. Culturally embedded CI empowers individuals at all levels to identify inefficiencies and suggest solutions. <u>Establishes a framework for structured and consistent improvement efforts.</u> This may involve implementing methodologies like Lean or Six Sigma and defining clear processes for identifying, implementing, and tracking improvements. <u>Secures strong leadership commitment and engagement.</u> Leaders are instrumental in driving the initiative, leading by example, communicating the importance of CI, and allocating resources for its success. <u>Promotes open communication and collaboration.</u> Effective communication across teams and departments helps identify areas for improvement and facilitates knowledge sharing. <u>Aligns improvement efforts with organizational objectives and strategies.</u> This ensures that CI initiatives contribute to the company's overall goals and strategic vision.



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		7. <u>Creates a system for measuring and celebrating achievements (both large and small)</u> . Regularly tracking progress and recognizing contributions reinforces positive behaviors and sustains momentum for continuous improvement.
QA	<u>Process Optimization</u> Educate and train staff on standardized operating procedures supporting clear policy documents	<u>Training and Development:</u> <ol style="list-style-type: none"> 1. Provide ongoing training and professional development opportunities for employees to enhance their technical and programmatic skills, knowledge, and ability to deliver high-quality services. 2. Provides a clear definition of staff procedure and responsibilities resulting in an increase in consistency, efficiency, and accountability.
QA	<u>Process Optimization</u> Promote use of Quality Improvement suggestion tool	<u>Continuous Improvement and PDCA (Plan, Do, Check, Act):</u> <p>This suggestion method is based on the concept of "quick Kaizen" problem solving and reinforces LMH's commitment of continuous improvement for process optimization by including and recognizing suggestions from staff as opportunities for improvement across all departments.</p> <p>Every suggestion is aligned to core Pillars of Continuous Improvement that correlate to LMH's strategic plan goals. The pillars include:</p> <ol style="list-style-type: none"> 1. Safety <ul style="list-style-type: none"> • Campus and Building 2. Environmental 3. Customer Service 4. Focused Improvement <ul style="list-style-type: none"> • Overall work environment / Improving processes 5. Cost Deployment 6. Quality Control 7. Preventative Maintenance 8. People Development <ul style="list-style-type: none"> • Training: process and program • Employing and embracing principles of equal representation



Goal 5 - Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness embodies LMH's commitment to transparency, inclusivity, and community engagement.

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

Dept.	Task Aligned to Strategy	Desired Outcome or Objective
COM.	<p><u>Collaboration and Community Events</u></p> <ol style="list-style-type: none"> 1. LMH's Resident Services team submitted a request to Meijer to support over 400 youth with school supplies. 2. Leadership is getting out from behind the desk and into the community. 3. Expanded financial coaching to four new LMH communities. 4. Delivered Financial Literacy Workshops and Job Readiness Bootcamps in collaboration with our Financial Opportunity Center (FOC). 5. Launched a hands-on "Financial Fitness" Workshop in Q2 2025. 6. Implemented an annual resident engagement calendar to engage residents in a meaningful way about the programs, initiatives, and activities that LMH offer. 	<p><u>Organize community events and outreach initiatives to facilitate direct interactions between LMH representatives and stakeholders:</u></p> <p>Relates to objectives of:</p> <ol style="list-style-type: none"> 1. Ensuring our students are <i>equipped and empowered</i>, because confidence starts with preparation. 2. Regular visits being scheduled at LMH communities to listen, connect, and respond. <ul style="list-style-type: none"> • This initiative is about being present and meeting people where they are. 3. Increasing access to personalized support on budgeting, credit building, and benefits navigation. 4. Equipping residents with skills to improve income stability and long-term financial confidence. 5. Providing Resident Engagement through Financial Health and Wellness: <ul style="list-style-type: none"> • This event attracted 52 residents, of which 28 (54%) committed to follow-up one-on-one coaching, demonstrating a strong demand for ongoing financial guidance. 6. Utilizing technology in a meaningful way to engage as many residents as possible for communication about LMH's programs, initiatives, and activities. <ul style="list-style-type: none"> • <u>Calendar Status:</u> <i>Ongoing</i> • <u>Calendar Title:</u> <i>"On-Site Resident Touchpoints"</i> <p>Residents are actively engaging with tools and coaching that support greater financial independence, job readiness, and long-term stability, positioning LMH as more than just a housing provider, but a true partner in economic mobility.</p>



Goal 5 - Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness embodies LMH's commitment to transparency, inclusivity, and community engagement.

<p>COM.</p>	<p><u>Develop a Comprehensive Communication Plan</u> This communication plan is designed to amplify LMH's voice, build trust, and drive action across internal and external audiences. By telling authentic stories, spotlighting partnerships, and engaging the community through multi-channel outreach, LMH will elevate its brand, inspire residents, and rally stakeholders around its mission: <i>building communities where people thrive</i>.</p> <p>This means more than housing, it's about hope, healing, and human connection.</p>	<p><u>Ensure that communication materials and strategies are inclusive, culturally sensitive, and accessible to all demographics within the community</u> Specific objectives include:</p> <p><u>Raising Awareness of LMH's Mission & Work</u></p> <ol style="list-style-type: none"> 1. Stakeholders (staff, residents, media, partners) understand and can articulate LMH's mission, current programs, and impact. 2. Increase in media mentions, social engagement, and brand recognition. <p><u>Fueling Community Engagement & Participation</u></p> <ol style="list-style-type: none"> 1. Residents and partners move from informed to <i>involved</i>, attending forums, giving feedback, and sharing stories. 2. Higher turnout at events and more two-way conversations with tenants. <p><u>Strengthening Internal Communication & Culture</u></p> <ol style="list-style-type: none"> 1. LMH staff are aligned, informed, and equipped to serve as brand ambassadors. 2. Boost in internal morale, retention, and cross-team collaboration. <p><u>Building Trust Through Transparency</u></p> <ol style="list-style-type: none"> 1. Real stories plus real data provides <i>Authentic Credibility</i>. 2. More positive public sentiment and trust in LMH's leadership. <p><u>Elevating LMH's Presence Across Platforms</u></p> <ol style="list-style-type: none"> 1. LMH becomes a recognized, respected voice in housing conversations. 2. To facilitate greater media coverage, podcast engagement, and influencer collaboration. <p><u>Highlighting Resident Accomplishments ("The People of LMH")</u></p> <ol style="list-style-type: none"> 1. Residents, staff, and partners are not just featured, they're celebrated. 2. Consistently spotlights tenants and staff featuring success narratives in print, video, and social media sources.
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Goal 5 - Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness embodies LMH's commitment to transparency, inclusivity, and community engagement.

		<p><u>Create Measurable Impact and Insight</u></p> <ol style="list-style-type: none"> 1. Every LMH message, story, and campaign comes with clear Key Process Indicators (KPIs). 2. LMH will ensure continuous data driven approaches for ongoing tracking and measurement related to social metrics, attendance numbers, survey results, and stakeholder feedback. <p>These success measures mean more than housing, they represent hope, healing, and human connection.</p>
PS	<p><u>Collaboration and Outreach Initiatives:</u> Public Safety engages our residents and staff in a Community Oriented policing model. Officers are encouraged to engage with residents; young and old.</p>	<p><u>Community Safety through Engagement:</u> This engagement will promote and provide a safer and more secure environment.</p>
PS	<p><u>Community Awareness and Communications Initiatives:</u></p> <ol style="list-style-type: none"> 1. The Public Safety Department performs ongoing site assessments and daily inspections and revises emergency plans and procedures. 2. Public Safety generates and shares incident reports for all staff/resident injuries, property damage, and safety and security issues or complaints. 3. It also reviews and forwards all potential criminal conduct or complaints to law enforcement partners. 	<p><u>Fostering Community Awareness</u></p> <p><u>Risk Identification and Mitigation:</u></p> <ol style="list-style-type: none"> 1. Regular assessments and inspections help identify potential hazards and vulnerabilities within the community and its infrastructure. 2. Revising plans and procedures based on findings enables proactive measures to mitigate identified risks. <p><u>Transparency and Communication:</u></p> <ol style="list-style-type: none"> 1. Communicating the findings of assessments and the rationale behind revised plans increases community understanding of potential risks and the safety measures being taken. 2. This fosters transparency, building trust and confidence in public safety efforts. <p><u>Empowering Community Participation:</u></p> <ol style="list-style-type: none"> 1. Sharing information about revised plans and procedures provides a clear roadmap for community members on how to act during emergencies.



Goal 5 - Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness embodies LMH's commitment to transparency, inclusivity, and community engagement.

		<p>2. This knowledge empowers individuals and organizations to take appropriate actions to protect themselves and their property, promoting a shared responsibility for community safety.</p> <p><u>Enhanced Preparedness through Training and Drills:</u></p> <ol style="list-style-type: none"> 1. Revised plans provide the framework for conducting drills and training exercises, involving not only staff but also the residents and local emergency services. 2. These activities reinforce procedures and ensure a coordinated and effective response when emergencies occur. <p><u>Data-Driven Plan Improvement:</u></p> <ol style="list-style-type: none"> 1. Post-drill evaluations and after-action reports help identify strengths, weaknesses, and areas for improvement in emergency plans. 2. This iterative process allows public safety to adapt plans based on real-world experience and continuously improve their effectiveness, leading to better outcomes for the community.
<p>HCVF</p>	<p><u>Collaboration and Community Events:</u></p> <ol style="list-style-type: none"> 1. Hosted a Landlord Education Session in 2025 with both in-person and virtual attendance options, reaching a total of 80 participants. 2. Provided program updates, expectations, and resources to current and prospective landlords. 3. Established a plan to conduct Landlord Education Sessions on a quarterly basis to ensure consistent, ongoing communication. 	<p><u>Facilitation of Direct Interactions between LMH Representatives and Stakeholders:</u></p> <ol style="list-style-type: none"> 1. Increases program transparency and stakeholder understanding. 2. Strengthens landlord engagement, participation, and satisfaction through accessible education and dialogue. 3. Promotes inclusive communication practices that reflect LMH's values of partnership and responsiveness. 4. Supports landlord retention and expand participation in the HCV program through proactive outreach and education.
<p>RR</p>	<p><u>Outreach, Community Awareness, and Communications Initiatives</u></p> <p>Expanded resident engagement efforts, through inclusive communication, offering commitment strategies of:</p> <ol style="list-style-type: none"> 1. Wellness Checks 2. Meals 	<p><u>Data-Driven Results:</u></p> <ol style="list-style-type: none"> 1. Overall resident participation in Resident Relations services grew by 163%, increasing from 340 to 894 service engagements. 2. The department reached 66.4% of elderly and disabled residents (783 out of 1,179), offering wellness checks, meals, and digital training.



Goal 5 - Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness embodies LMH's commitment to transparency, inclusivity, and community engagement.

	<ol style="list-style-type: none"> 3. Digital and Technological Training 4. Isolation Intervention Support 5. General Information and Referral Services 	<ol style="list-style-type: none"> 3. The percentage of households reporting improved health status rose from 30.8% to 64.1% in eight months, attributed in part to increased service access. 4. Isolation intervention support was delivered 3,561 times to 290 residents. 5. These services helped ensure connectivity for at-risk individuals. 6. Digital Inclusion Efforts: Forty-two senior residents enrolled in digital literacy training to increase access to services and communication platforms. The survey showed improvement in quality of life. 7. Additionally, 1,600 general information and referral services were provided, linking 400 residents to community resources.
<p>RR</p>	<p><u>Community Engagement and Resident Leadership</u></p> <ol style="list-style-type: none"> 1. Resident Relations hosted 15 educational programs and 5 engagement forums. 2. Three Community Resident Advisory Board (C-RAB) meetings were held. <p><u>Peer-Led Outreach and Governance:</u></p> <ol style="list-style-type: none"> 1. Programs are designed and delivered in partnership with resident councils and the central Resident Advisory Board to reflect resident input and leadership. 2. At Jobs Plus sites, two trained community ambassadors are leading outreach, program promotion, and neighbor support initiatives. <ol style="list-style-type: none"> 3. Resident input is also being institutionalized through RAB and site-based councils. 	<p>These engagement strategies resulted in the formation of a new Resident Council and correlated communication and dialogue between residents and LMH leadership, helping to reinforce trust, solidarity, and interpersonal communication. Generated an assurance of resident self-sufficiency and ownership through co-designed, cooperative, and culturally responsive service delivery.</p>
<p>RR</p>	<p><u>Collaboration and Community Events (Health and Wellness)</u></p> <p><u>Food Security and Health Access:</u></p>	<p><u>Providing Data-Driven Results:</u></p> <ol style="list-style-type: none"> 1. The pantry now serves approximately 109 households monthly, with 57% of participants from families with children and 15% seniors.



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	<ol style="list-style-type: none"> 1. Speiker Terrace and Weiler Homes launched a Pantry that served as a Community Hub 2. <u>Islamic Food Bank (IFB) Community Pantry:</u> LMH and IFB launched a food pantry at designated sites, offering fresh and shelf-stable foods along with service referrals for health, education, and other supports. 3. <u>Health and Wellness Collaborations:</u> LMH partnered with several health-focused organizations to deliver maternal and infant health education, chronic disease prevention workshops, nutrition classes, and trauma-informed wellness groups. 4. <u>Nutrition Education (OSU Extension):</u> LMH re-established collaboration with Ohio State University Extension to deliver food and nutrition education. 5. LMH launched after-school mentorship and structured boxing programs at Port Lawrence, McClinton Nunn, and Elmdale Court. 	<ul style="list-style-type: none"> • The pantry also functions as a service coordination hub, offering residents access to health, education, and economic services during distribution days. • The Weiler Homes pantry significantly offset household grocery costs, with 20% of users reporting they would otherwise rely on SNAP/WIC or go without adequate food. <ol style="list-style-type: none"> 2. IFB is projected to serve 2,800+ household visits annually while doubling as a resident resource hub providing direct support in areas of weekly group therapy, yoga-based stress management, and supportive services delivered directly at family developments. 3. Health and Wellness Collaborations provide reinforcement of healthy eating, chronic disease prevention, and injury reduction. 4. <u>Youth Empowerment and Nutrition:</u> <i>Connecting Kids to Meals</i> served approximately 200 youth daily. After-school mentorship and structured boxing programs offered youth fitness, mentorship, and positive behavioral development.
<p>RR</p>	<p><u>Collaboration and Community Events (Education Initiatives)</u> <u>Community Resources: Summer Youth Camps & STEAM Educational Activities</u> LMH partnered with BEX Community to offer summer youth camps and STEAM activities at family sites including the following:</p> <ol style="list-style-type: none"> 1. <u>BIG READ Literacy Initiative:</u> LMH partnered with Owens Community College to 	<p><u>Educational Engagement in Science, Technology, Engineering, Arts, and Mathematics (STEAM) and Other Recreational Opportunities:</u></p> <ol style="list-style-type: none"> 1. Promotion of literacy, including fluency, comprehension, phonics, and vocabulary. 2. Facilitate resident engagement to improve educational attainment and expand workforce development opportunities. 3. Provides academic support, behavioral coaching, fitness training, and mentorship across multiple developments.



Goal 5 - Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness embodies LMH's commitment to transparency, inclusivity, and community engagement.

	<p>launch community reading events and install “Big Read” book resources at multiple LMH properties with over 70 residents in family literacy initiatives.</p> <p>2. <u>GED and Adult Education Support</u>: GED workshops were introduced</p> <p>3. <u>After-School & Mentorship Programs</u>: LMH launched new youth-focused partnerships</p> <p>4. <u>Library Series with Toledo Mud Hens</u>: LMH led a collaborative effort with the Toledo Mud Hens to encourage literacy among youth.</p>	<p>4. Encouragement youth to read and compete in an opportunity to obtain an Ohio 529 scholarship by attending hockey and baseball camps. Youth also received two tickets to a Mudhens game. Last year's event was a success, and plans are in place for similar events this summer.</p>
<p>RR</p>	<p><u>Collaboration and Community (Outreach Initiatives and Service Delivery)</u> LMH constructed an on-site service delivery model including financial coaching, educational programming, health services, and youth development.</p>	<p><u>Empower Residents and Stakeholders with Program, Housing Rights, and Community Resource knowledge:</u></p> <p>1. Facilitates the reduction of barriers and increased resident participation in those areas. Engages residents in a meaningful way about the programs, initiatives, and activities that LMH offers.</p>
<p>RR</p>	<p><u>Develop a Comprehensive Communication Plan</u> <u>Interactive Resident Feedback Tools (Planned 2025/2026):</u> LMH is developing digital and in-person feedback mechanisms (e.g., town halls, resident & partner newsletters, suggestion boxes)</p>	<p>Will provide facilitation of real-time communication with residents.</p>
<p>RR</p>	<p><u>Facilitating Interaction through Community Events</u> <u>Zoo Membership Incentive Program:</u> LMH established a multi-year agreement with the Toledo Zoo to provide free memberships to residents.</p>	<p>These will also be used as incentives to encourage engagement in programs and events. To date over 300 individuals have received free memberships.</p>



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<p>QA</p>	<p><u>Comprehensive Communication</u> <u>Goal Alignment with Training:</u></p> <ol style="list-style-type: none"> 1. To provide clear communication regarding Section 3 and Certified Payroll obligations through standard policy and process adhering to associated CFRs. 2. To provide educational opportunities for contractors specific to Section 3 and Certified Payroll obligations. 	<p><u>Ensure Easy Access of Information for Stakeholders:</u></p> <ol style="list-style-type: none"> 1. Reconstruct our public facing webpages to reflect the current obligations as presented in the revised Federal Code. 2. To establish contracting partners who are well prepared for contractual obligations regarding construction payrolls and Section 3 community development initiatives will help minimize delays and bottlenecks in certified payroll (and payment) processing payment requests.
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Goal 6 - 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.

Goal 6 - Building Pathways to Family Income Wealth Building and Economic Advancement		
Dept.	Task Aligned to Strategy	Desired Outcome or Objective
ASSET MGMT	<p><u>Economic Advancement</u> <u>Choice for Change:</u> Asset Management offered short term rental assistance opportunities requiring delinquent rent LIPH residents to contractually enroll in JPEID, ROSS, FSS or FOC.</p>	<p><i>Enhance existing and create new programs and initiatives supporting residents to build wealth and expand their economic opportunity</i> These programs advance employment outcomes for public housing residents and support work-related activities through incentives and services. The desired outcomes include developing a resume, actively seeking and obtaining employment, and attending budgeting classes. This will help avoid eviction and build funds to cover rental arrearages.</p>
RR	<p><u>Economic Advancement: Financial Empowerment and Credit-Building</u></p> <ol style="list-style-type: none"> 1. LMH expanded its partnership with ESUSU to offer rent reporting services across additional communities, helping residents build or improve credit through on-time rental payment reporting. 2. <u>Financial Coaching Expansion:</u> Certified Financial Coaches now provide on-site services at multiple LMH properties. 3. <u>Financial Literacy Workshops & Job Readiness Bootcamps:</u> In partnership with local financial institutions and workforce agencies, LMH implemented financial literacy and employment readiness workshops. 4. <u>Benefits Bridge & Getting Ahead Programs (Planned 2025-2026):</u> LMH will implement two evidence-based economic mobility curricula: <ul style="list-style-type: none"> • <i>Getting Ahead</i> guides residents through self-assessment and planning for financial stability. 	<p><u>Enhancement of Resident/Family Income, Wealth, and Economic Advancement through Financial Empowerment</u></p> <ol style="list-style-type: none"> 1. <u>Financial Coaching Expansion:</u> Supports residents with personalized budgeting, credit improvement, and benefits navigation. 2. <u>Financial Literacy Workshops & Job Readiness Bootcamps:</u> Supports residents in budgeting, savings, and employment preparation. 3. <u>Benefits Bridge & Getting Ahead Programs (Planned 2025-2026):</u> Will guide residents through self-assessment and planning for financial stability and



Goal 6 - 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.

	<ul style="list-style-type: none"> • <i>Benefits Bridge</i> supports residents in managing the transition from public assistance to earned income. 	
<p>RR</p>	<p><u>Economic Advancement: Workforce Development and Employment Access</u></p> <ol style="list-style-type: none"> 1. LMH is launching an Apprenticeship Readiness Expansion (planned for 2026) that includes internship partnerships with trade unions and community colleges. 2. <u>Jobs Plus: Cultivating Connections & Change (CC2JR)</u>: LMH partnered with Community Works. 3. <u>Workforce Hiring Standards (Section 3 Compliance)</u>: LMH continues enforcing employment commitments in vendor contracts. 	<ol style="list-style-type: none"> 1. Apprenticeship Readiness Expansion (Planned 2026) will provide skill development and direct employment pathways. 2. <u>Jobs Plus: Cultivating Connections & Change (CC2JR)</u> Two LMH residents were trained and hired as community connectors to support peers with employment navigation, service access, and job readiness. 3. <u>ROSS and Jobs Plus</u> Through these programs: <ul style="list-style-type: none"> • 85 residents gained employment in 2024—up 27% from the previous year. • Jobs Plus facilitated 114 job referrals and 25 placements. • Program participants saved \$251,427 in rent due to income increases and flat-rent incentives. • The average annual household income rose from \$20,455 to \$21,344. 4. <u>Workforce Hiring Standards (Section 3 Compliance)</u> Ensures that low-income residents are prioritized in hiring for agency-related projects. 5. <u>Additional Milestones: Family Self-Sufficiency</u>: <ul style="list-style-type: none"> • In 2024, 82 participants graduated from the FSS program, collectively saving \$59,152 in escrow. • Four became first-time homeowners. • An additional 62 participants maintained active savings, totaling \$135,279 across the FSS portfolio. • Coordinators expanded partnerships for job readiness, budgeting, and homeownership training.



Goal 6 - 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.

<p>RR</p>	<p><u>Housing Continuum Expansion:</u> A new initiative, "Choosing to Break Barriers and Build Futures," is focused on developing targeted marketing materials for residents, with eligibility criteria and resident agreements already in place.</p>	<p><u>Choosing to Break Barriers and Build Futures:</u> Will encourage residents to learn marketing techniques to improve financial literacy and provide future wealth building opportunities to residents and families.</p>
<p>HCVP</p>	<p><u>Affordable Homeownership Initiatives</u> The Housing Choice Voucher (HCV) Department is committed to expanding opportunities for income growth, asset development, and long-term economic mobility for program participants. A central strategy in this effort is the continued promotion and expansion of the HCV Homeownership Program. The HCV department is promoting the Homeownership Program to expand wealth-building opportunities including:</p> <ol style="list-style-type: none"> 1. Targeted outreach and eligibility information in weekly voucher participant briefings. 2. Sharing program details with community partners, housing counselors, and stakeholders. 3. Encouraging qualified voucher holders to explore the pathway from rental assistance to homeownership. 4. Participating in the City of Toledo's Homeownership Fairs in 2024 and 2025, where HCV staff led informational sessions on the program. LMH intends to participate in the 2026 fair as well, should the city host a third annual event. 	<p>These initiatives will:</p> <ol style="list-style-type: none"> 1. Increase visibility and awareness of the HCV Homeownership Program. 2. Broaden access to homeownership resources and strengthen community referral networks. 3. Provide low-income families with economic opportunities for asset building and to accrue generational wealth. 4. Reflect LMH's long-term commitment to expanding equity and opportunity for low-income families through sustainable housing pathways utilizing local community engagement events and efforts.
<p>QA</p>	<p><u>Economic Advancement (Workforce Development and Employment Access)</u></p>	<p>A desired outcome is to identify, create, and provide opportunities for residents to learn about career options in the building trades through:</p> <ul style="list-style-type: none"> • Hosting and participating in employment resource events targeting LMH residents and developments.



Goal 6 - 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.

(S-3) Quality Assurance is developing various collaboration efforts with local contractors, unions, and training programs

- This will provide opportunities for our community partners to participate, target, and engage LMH's resident populace.

**ATTACHMENT C.1:
50075-ST LMH 2026: OTHER DOCUMENT
AND/OR CERTIFICATION REQUIREMENTS
(Central Resident Advisory Board Comments,
Public Comments, & LMH Analysis)**

PUBLIC COMMENTARY
Central Resident Advisory Board Comments, Public Comments, and LMH Analysis
August 19, 2025: Central Resident Advisory Board Consultation

Lucas Metropolitan Housing provided draft copies of the Annual Plan to the Central Resident Advisory Board (C-RAB) members in early August. At that time, C-RAB provided no written questions or feedback.

LMH staff presented the Annual Plan in person to the C-RAB board on August 19, 2025, at 10:30 A.M.

The following C-RAB members were in attendance:

- 1) De Borah Williams (Interim President)
- 2) Sandra Bowen (Treasurer) – partial attendance through call-sharing

Staff emphasized to the C-RAB how important their input is to the process. Ms. Williams asked questions throughout the presentation.

The following LMH staff members provided C-RAB information on relevant updates and changes in each section of the proposed Annual Plan.

The following LMH Senior Leadership members provided C-RAB information on relevant updates and changes in each section of the proposed Annual Plan elements.

CEO	CA&LO	IEVP FINANCE	CPO	VP HR	VP AM	VP PS	VP RR	VP HCV	VP REDM	VP IT	DIR. COMP.	DIR. COM.	AA REDM
Senghor Manns	Tom Mackin	Samuel Olaniran	Libby Schoen	Cheryl Phillips	Jennifer Todd – Warfield	Jim Gross	Martice Bishop	Amy Gerber	Keith Smith	Aaron Christopherson	Sean Clark	Terry Awls	Lisa Lewis

Q. #	C-RAB QUESTION	LMHA RESPONSE
1.	“Are there different income requirements based upon different developments and income levels?”	LMH responded that the income levels do not differ based on development; however, there is income level variance per program (LIPH vs. HCV), and different eligibility categories as identified annually and mandated by HUD via a fiscal year Income Limit Summary, which identifies the levels per program, and stratifies the categories by: Low, Very Low, and Extremely Low.
2.	Deconcentration was questioned and LMHA was asked if it “placed individuals of similar income levels together?”	LMH responded that it is mandated by HUD to not separate residents according to similar income level, and there are many new development projects underway that are designed to integrate resident/participant income demographics. In addition, LMH uses waiting list selection and assignment categories that are utilized via

		<p>priority and preferences that include specific categories of program eligibility requirements (spanning many income levels) which include exceptions given for special admission assistance and targeted funding.</p>
<p>3.</p>	<p>“How does LMH know that it has had an impact on customer service?” (i.e. reduced number of complaints?)</p>	<p>LMH responded that it has recognized significant improvements in customer service through resident and participant feedback and has acknowledged an overall reduction in number of complaints. There has been positive customer service feedback received, observed, and identified through various communication methods (letters, e-mails, phone calls, and verbal accounts). Currently, LMH is working to implement various tracking tools and additional research methods designed to help the agency better identify and measure any insufficient areas of customer service. This is an initiative that spans all departments. The newly formed Communications Dept. will play an integral role in helping to disseminate specific customer service recommendations and commentary . These departments have all identified customer service initiatives and projects as priority aligned to LMH's Strategic Plan Goals. Specific actions and strategies that have already been implemented are mentioned in the Progress Report section, and include a newly established Customer Service Supervisor, several agency trainings, and a collaborative action plan resulting in a new “Call Center.”</p>
<p>4.</p>	<p>The last question was regarding how customers “feel” when they come into LMH's main office and if they are treated with respect, empathy, and professionalism – and how can LMHA ensure its residents and participants are satisfied in this regard? “Does LMHA use any tools to assess customer satisfaction, are surveys used, and can any such surveys be completed anonymously?”</p>	<p>Once again (and drawing from question #3), LMH responded that it has recognized that customer service is a priority initiative that spans all departments. LMH has methods in place and is currently working on expansion of implementation of additional measurement methods such as anonymous surveys and other feedback tools that could be disseminated physically (i.e. suggestion drop-boxes) at its main headquarters, or through its social media outlets (including its website). Some of the actions and strategies that have already been implemented are mentioned in LMH's Progress Report.</p>

**Public Hearing Public, Comments, and LMH Analysis:
September 16, 2025**

LMH's public hearing for its 2026 Annual Plan was held on September 16, 2025, at 8:30 a.m. at 424 Jackson St. Toledo, OH 43604. The public hearing was open to the public, LMH residents, and program participants. LMH was prepared to present its proposed 2025 Annual Plan via PowerPoint presentation and solicit comments or questions from the public; however, no public arrived for the 8:30 a.m. hearing. The following LMH staff members were in attendance. No additional public comments were received during the public comment period.

CEO	CA&LO	IEVP FINANCE	CPO	AA PS	VP AM	VP PS	VP RR	VP HCV	VP REDM	VP IT	DIR. COMP.	DIR. COM.
Senghor Manns	Tom Mackin	Samuel Olaniran	Libby Schoen	Megan MacGregor	Jennifer Todd – Warfield	Jim Gross	Martice Bishop	Amy Gerber	Keith Smith	Aaron Christopherson	Sean Clark	Terry Awls

**LMH 2026 ANNUAL PLAN
SIGN-IN SHEET**

Vision: To be a lead partner in creating communities of opportunity where everyone has a place to call home.
Mission: Leading in the development and sustainability of housing accessible to all and providing pathways to an enhanced quality of life to empower vibrant communities.

NAME (please print)	SIGNATURE	DATE
SEAN CLARK	<i>[Signature]</i>	9/16/25
Aaron Christopherson	<i>[Signature]</i>	9/16/25
Martice Bishop	<i>[Signature]</i>	9/16/25
Megan MacGregor	<i>[Signature]</i>	9/16/25
Jennifer Todd	<i>[Signature]</i>	9-16-25
Amy Gerber	<i>[Signature]</i>	8-16-25
Sam Mackin	<i>[Signature]</i>	9-16-25
Keith Smith	<i>[Signature]</i>	9-16-25
Tom Mackin	<i>[Signature]</i>	9-16-25
Libby Schoen	<i>[Signature]</i>	9-16-25
Jim Gross	<i>[Signature]</i>	9-16-25
Jennifer Todd-Warfield	<i>[Signature]</i>	9-16-25
Tom Mackin	<i>[Signature]</i>	9-16

Public Comments from Advocates for Basic Legal Equality, Inc.

LMH provided Advocates for Basic Legal Equality, Inc. (ABLE) and The Fair Housing Center copies of its draft 2026 Annual Plan. There were no comments or questions.

C-RAB ATTENDANCE SHEET: August 19, 2025



Vision: To be a lead partner in creating communities of choice where everyone has a place to call home.
Mission: Leading in the development and sustainability of housing accessible to all and providing pathways to an enhanced quality of life to empower vibrant communities.

**LMH 2026 ANNUAL PLAN
C-RAB DISTRIBUTION**

I certify that I have received a draft copy of the Lucas Metropolitan Housing (LMH) 2026 Annual Plan:

NAME	TITLE	SIGNATURE	DATE
De Borah Williams	President	<i>DeB Williams</i>	8/12/25
Sandra Bowen	Treasurer	<i>Sandra Bowen</i>	8/12/25
Leslie Chandler	Secretary	<i>L.C.</i>	8/12/25

**ATTACHMENT C.2:
50075-ST LMH 2026:
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: 09/30/2027

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

I, Rosalyn Clemens, the City of Toledo Director of Neighborhoods,
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years NA and/or Annual PHA Plan for fiscal
 year 2026 of the Lucas Metropolitan Housing Authority is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or
 strategies to:

The City of Toledo (Lucas County, OH)
Local Jurisdiction Name

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

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

Both the LMH Annual Plan and the city of Toledo's Consolidated Plan reflect the same overall
 goals and priorities for the community in areas of affordable housing, homelessness, and
 community development. Both plans demonstrate a commitment to public participation and
 consultation with stakeholders, including residents, community organizations, and other
 relevant agencies.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly
 submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil
 and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: Rosalyn Clemens	Title: Director Toledo Department of Housing and Community Development
Signature: 	Date: 8/19/25

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. Send comments regarding
 this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE,
 Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5008. When providing comments, please refer to OMB
 Approval No. 2577-0226. 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 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.

ATTACHMENT: C.3
50075-ST LMH 2026: OTHER DOCUMENT
AND/OR
CERTIFICATION REQUIREMENTS
HUD-5077-ST-HCV-HP: CIVIL RIGHTS
CERTIFICATION

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires: 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan, hereinafter referred to as “the Plan,” of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering

fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
- 22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

LUCAS METROPOLITAN HOUSING
PHA Name

LMH-OH006
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2026

5-Year PHA Plan for Fiscal Years 20 - 20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: SENGHOR MANNS		Name Board Chairman: ALISHA GANT	
Signature:  <small>AF584A48867C42B...</small>	Date: 9/22/2025	Signature:  <small>72B3475DE29F496...</small>	Date: 8/27/2025

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

**ATTACHMENT:
50075-ST LMH 2026: OTHER DOCUMENT
AND/OR
CERTIFICATION REQUIREMENTS
THE TOLEDO BLADE AFFIDAVIT**

The Blade/toledoblade.com 541 N. Superior St. Toledo, OH 43660 419-724-6500

AFFIDAVIT OF PUBLICATION

STATE OF OHIO, LUCAS COUNTY}SS.

Advertiser's Name: Lucas Metropolitan Housing Authority

Account # 100044

Width: 3 columns Depth: 8.00 inches

Ad No. 668625 Cost: \$2416.80

Run dates: Friday, August 1, 2025

Section: MAIN NEWS

I, Christina M. Hyatt 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 6th day of Aug. A.D. 2025.

Connie J. Paul
Notary Public, State of Ohio



Connie J. Paul
Notary Public, State of Ohio
My Commission Expires:
02-26-2027

LEGAL NOTICE

LEGAL NOTICE

LEGAL NOTICE

Notice of Public Hearing

Each year, Lucas Metropolitan Housing (LMH) submits an Annual Plan to HUD. A draft of LMH's 2026 Annual Plan can be reviewed here: <https://www.lucasmha.org/upages.php?id=120>.

You are invited to a public hearing on September 16, 2025, at 8:30 am, for LMH's Annual Plan.

Comments may be submitted to sclark@lucasmha.org during the 45-day comment period. The comment period ends September 14, 2025.

Contact LMH at (419) 259-9400 by September 8th, if you require an auxiliary aid or language assistance.

عامتسا ءسلج ب راعشا

Lucas Metropolitan Housing (LMH) يلى ءيونس ءطخ مي دقتت ب مزتلت ءي رضح لاءى م ن ت ل ا و ن ا ك س ل ا ء ر ا ز و ا م ي ف . م ا ع ل ك (HUD) ءي ك ي ر م ا ل ا ا ذ ه ء ط خ ء د و س م ي ل ا ط ب ا ر ي ل ي م ا ع ل : <https://www.lucasmha.org/upages.php?id=120> .

عامتسا ءسلج دي دحت مت دقو ا ح ا ب ص 8:30 ءع اس ل ا م ا م ت ي ف ء م ا ع ع ي م ج . 2025 ر ب م ت ب س 16 م و ي ب ح ر م ت ا ق ي ل ع ت ل ا و ت ا ط ح ا ل م ل ا ا ه ب .

م ك ت ا ب ي ق ع ت م ي د ق ت م ك ن ك م ي ع ق و م ل ا ي ل ع ط ط خ ل ا ه ذ ه ي ل ع sclark@lucasmha.org ي ن و ر ت ك ل ل ا ت ا ق ي ل ع ت ل ا م ي د ق ت ء ر ت ف ل ا ل خ ي ه ت ن ي . ا م و ي 45 ي ل ل ا ل ص ر ت ي ت ل ا ر ب م ت ب س 14 ي ف ت ا ق ي ل ع ت ل ا ع م ج 2025.

ن م د ي ز م ل ا ي ل ل ا ء ج ا ح ي ف م ت ن ك ا ذ ا م ع د ل ا و ا ء ي ف ا ض ل ا ء د ع ا س م ل ا ل ئ ا س و ب ل ا ص ر ت ل ا م ك ن ك م ي ف , ي و غ ل ل ا (419) 259-9400 م ق ر ف ت ا ه ي ل ع L M H ر ب م ت ب س 8 ل ب ق .

Aviso de Audiencia Pública

Lucas Metropolitan Housing (LMH) está obligado a presentar un Plan Anual a HUD cada año. Un enlace al proyecto del plan de este año está aquí: <https://www.lucasmha.org/upages.php?id=120>.

Una audiencia pública está programada para el 16 de septiembre de 2025 a las 8:30 am. Se fomenta la participación del público.

Los comentarios pueden enviarse a sclark@lucasmha.org durante el período de comentarios de 45 días. El período de comentarios finaliza el 14 de septiembre de 2025.

Comuníquese con LMH al (419) 259-9400 antes del 8 de septiembre, si necesita ayuda auxiliar o asistencia lingüística.

公开听证会通知

卢卡斯大都会住房管理局 (LMH) 每年需向住房和城乡建设部 (HUD) 提交年度计划。本年度计划草案链接如下: <https://www.lucasmha.org/upages.php?id=120> .

公开听证会定于 2025 年 9 月 16 日上午 8:30 举行。 欢迎公众提出意见。

在 45 天的意见征集期内, 意见可发送至 sclark@lucasmha.org。意见征集截止日期为 2025 年 9 月 14。

如需辅助工具或语言协助, 请于 9 月 8 日前致电 (419) 259-9400 联系 LMH。

**ATTACHMENT C:
50075-ST LMH 2026: OTHER DOCUMENT
AND/OR
CERTIFICATION REQUIREMENTS
BOARD OF COMMISSIONERS RESOLUTION**

RESOLUTION NO. 8868
RESOLUTION TO APPROVE SUBMISSION OF 2026 ANNUAL PLAN

1. Lucas Metropolitan Housing is required by the U.S. Department of Housing and Urban Development (HUD) to prepare and submit an Annual Plan in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and implementing regulations; and
2. The Annual Plan provides details about the PHA's operations, programs, policies, and strategies to meet the housing needs of the community; and
3. Lucas Metropolitan housing has made the draft Annual Plan available for public review and comment in compliance with HUD requirements and will conduct a public hearing on September 19, 2025 to receive comments; and
4. The Board of Commissioners has reviewed the proposed Annual Plan, considered all public comments, and find it to be consistent with the goals and mission of Lucas metropolitan Housing.

NOW, THEREFORE BE IT RESOLVED: that the Resolution regarding the submission of the 2026 Annual Plan for Lucas Metropolitan Housing be adopted and enforced. The Board of Commissioners hereby waives any notice requirements pertaining to this meeting.

After discussion Commissioner Hart 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: Hart, Hanck, Boose

NAYS: None

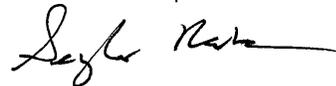
Vote: 3:0 – Motion Passed

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 2025 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 2025.

Lucas Metropolitan Housing



Senghor Manns, President and Chief Executive Officer-Secretary