

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	PHA Name: Lucas Metropolitan Housing Authority PHA Type: ☒ Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: <u>2658</u> Number of Housing Choice Vouchers (HCVs) <u>4821</u> Total Combined Units/Vouchers <u>7403</u> PHA Code: <u>OH-006</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission 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.

	☐ 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: NA					
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					
	☐	☒	Statement of Housing Needs and Strategy for Addressing Housing Needs.			
	☐	☒	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.			
	☐	☒	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) If the PHA answered yes for any element, describe the revisions for each revised element(s): See Attachment B.1(b)					

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

See Attachment B.1(c)

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.

See Attachment B.2(b) New Activities and Attachment B.2(b)(i) Demolition and/or Disposition

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. See Attachment B.3. Progress Report
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. See HUD form 50075.2 approved by HUD on 01/05/2022, 2021-2025. Rev. 1.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☐
C.2	Certification by State or Local Officials. 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. Note – This will be added to the final version.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations</i> <i>Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. Note – This will be added to the final version.
C.4	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. (a) Did the public challenge any elements of the Plan? (b) Y N ☐ ☐ If yes, include Challenged Elements.

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:
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <i>LMH is not currently required to submit an AFH. LMH will address and comply with its fair housing obligations. LMH is working with the local jurisdiction on its Analysis of Impediments and Fair Housing Action Plan. LMH will also include civil rights certification HUD-50077 ST-HCV-HP with its 2025 Annual Plan submission</i>

Table of Contents

Revised Plan Elements B.1(b)

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions - B.1(c)
- 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

New Activities B.2(b)

- 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

Demolition and/or Disposition List B.2(b)(i)

Progress Report (Strategic Plan Goal Alignment) B.3

- Goal 1 – Invest in Employee Growth and Enhance Workplace Satisfaction by fostering a culture of professional development, employee engagement, leadership, and organizational excellence.

- Goal 2 – Increase Revenue and Pursue Diverse Income Streams by strengthening financial sustainability, leveraging strategic partnerships, and maximizing available funding opportunities.
- Goal 3 – Lead in the Effort to Create Accessible Housing Opportunities in Toledo and the Region by preserving affordable housing, expanding housing choice, and improving resident access to supportive services and economic opportunities.
- Goal 4 – Streamline Processes and Elevate User Experience and Satisfaction by improving operational efficiency, modernizing business practices, strengthening regulatory compliance, and enhancing customer service.
- Goal 5 – Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness by promoting transparency, resident engagement, stakeholder collaboration, and effective communication throughout the organization.
- Goal 6 – Build Pathways to Family Wealth Building and Economic Advancement by supporting resident self-sufficiency, workforce development, financial capability, and long-term economic mobility.

DRAFT

STATEMENT AND STRATEGY FOR ADDRESSING HOUSING NEEDS

OVERVIEW

Lucas Metropolitan Housing (LMH) continues to address the affordable housing needs of low-income families, elderly households, people with disabilities, veterans, youth aging out of foster care, individuals experiencing homelessness, and other vulnerable populations throughout Lucas County, Ohio. LMH administers one of the largest affordable housing portfolios in Northwest Ohio through its Public Housing, Housing Choice Voucher (HCV), Project-Based Voucher (PBV), Mainstream Voucher, Emergency Housing Voucher (EHV), and mixed-finance housing programs.

The demand for affordable housing in Lucas County continues to exceed the available supply. Rising housing costs, limited housing inventory, increasing construction costs, and ongoing economic challenges have increased the need for affordable housing opportunities throughout the community. LMH remains committed to preserving existing affordable housing, expanding housing opportunities, improving housing quality, and increasing access to housing in areas of opportunity.

ACCESSIBILITY AND EQUAL HOUSING OPPORTUNITY

LMH is committed to providing equal access to housing opportunities, programs, services, and activities for all applicants, residents, participants, and members of the public. The agency administers its housing programs in a manner consistent with federal civil rights laws and affirmatively furthers fair housing by promoting accessibility, inclusion, and equitable access to affordable housing throughout Lucas County.

LMH continues to ensure that individuals with disabilities have equal opportunity to participate in and benefit from its housing programs. All newly constructed developments and substantial rehabilitation projects are designed and constructed in accordance with applicable accessibility requirements, including the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act (ADA), and other applicable federal accessibility standards.

The agency also maintains and implements its Limited English Proficiency (LEP) Plan to ensure meaningful access to programs and services for individuals with limited English proficiency. Language assistance services, interpretation, translation, and reasonable accommodations are provided, as appropriate, to facilitate effective communication and equal participation in LMH's housing programs.

LMH will continue to evaluate its policies, procedures, housing developments, and service delivery practices to promote accessibility, remove barriers to housing, and ensure compliance with applicable federal civil rights, fair housing, and accessibility requirements.

OPERATIONS AND COMMUNITY DEVELOPMENT

LMH continues to play a critical role in providing affordable housing opportunities throughout Lucas County.

The agency's housing portfolio serves more than 7,000 households through a combination of Public Housing, Housing Choice Voucher, Project-Based Voucher, mixed-finance, and other affordable housing programs.

LMH's strategic priorities include:

- Preserving existing affordable housing.
- Expanding affordable housing opportunities.
- Supporting neighborhood revitalization.
- Promoting housing stability.
- Enhancing resident self-sufficiency.
- Increasing housing choice.
- Leveraging partnerships and community investment.

The agency remains committed to collaborative efforts with local governments, nonprofit organizations, healthcare providers, educational institutions, and community stakeholders to address regional housing needs.

HUD PROGRAMS UNDER PHA MANAGEMENT

Lucas Metropolitan Housing (LMH) administers a diverse portfolio of HUD-assisted housing programs that provide affordable housing opportunities throughout Lucas County. The following table summarizes the agency's primary housing programs, the estimated number of units or families served at the beginning of the plan year, and anticipated annual turnover used to support ongoing leasing, admissions, and housing assistance activities.

Program Name	Units/Families at Start of Year (2026)	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.

PUBLIC HOUSING WAITING LIST STATUS

As of the date of this Plan, the Public Housing waiting list contains approximately 3279 applicants. Annual turnover is estimated at approximately 250 households.

The Public Housing waiting list was most recently opened in October 2025 to provide additional housing opportunities for eligible applicants. Following the intake period, the waiting list was closed to allow LMH to process applications and manage existing demand.

LMH anticipates reopening the Public Housing waiting list soon, subject to unit availability, occupancy trends, and operational needs. The agency continually evaluates waiting list activity and housing demand to ensure eligible households have access to affordable housing opportunities while maintaining efficient program administration.

The waiting list is categorized into the following applicant groups:

- Conventional Family
- Conventional Elderly/Disabled

- Conventional Single
- Conventional Special Needs

LMH continually monitors waiting list activity, applicant demand, occupancy trends, and turnover rates to ensure applicants are selected in accordance with HUD regulations, LMH policies, and applicable local preferences.

- Total number of families on waitlist: 3279
- Annual turnover of waitlist: 250

PUBLIC HOUSING WAITING LIST DEMOGRAPHICS

LIPH Demographic Data - 2026		
Category	Count	Percentage
Extremely Low Income	3168	99.87
Very Low Income	3	0.09
Low Income	1	0.03
Over Income	0	0.0 0
Families with Children	1125	35.47.22
Elderly Families	67	2.11
Singles	1284	40.48
Families with Disabilities	696	21.94
White	916	28.88
Black / African American	2205	69.51
American Indian / Alaskan Native	13	0.41
Asian	6	0.19
Native Hawaiian / Pacific Islander	20	0.63
Not Assigned	12	0.38
1 Bedroom	1878	59.21.50
2 Bedroom	958	30.20
3 Bedroom	286	9.02
4 Bedroom	39	1.23
5+ Bedroom	11	0.34

HOUSING CHOICE VOUCHER WAITING LIST STATUS & DEMOGRAPHICS

The Housing Choice Voucher (HCV) waiting list is currently closed, except for Project-Based Voucher (PBV) opportunities. Applications for PBV assistance are accepted through a referral process in accordance with LMH policies and applicable HUD requirements.

The HCV waiting list was closed on September 26, 2019. During 2025, LMH conducted a comprehensive review and purge of the HCV waiting list to improve data accuracy and administrative efficiency. The review removed duplicate applications, applicants who failed to respond to multiple contact attempts, and households who were no longer eligible or in need of assistance.

Following the waiting list review, LMH continued utilizing the remaining eligible applicant pool to support voucher leasing activity. LMH continues to monitor voucher availability, leasing activity, program utilization, applicant demand, and local housing market conditions to determine when a

future waiting list opening may be appropriate.

If the HCV waiting list is reopened, LMH will conduct appropriate outreach and collect updated household composition and demographic information to establish a current applicant baseline.

ANNOTATION: HCV WAITING LIST AND DEMOGRAPHIC DATA

The Housing Choice Voucher (HCV) waiting list figures presented below reflects historical applicant data collected prior to LMH's comprehensive waiting list review and purge process conducted in 2025.

The waiting list review process was conducted to improve data accuracy and remove duplicate applications, households that did not respond to multiple outreach attempts, and applicants who were no longer eligible or in need of assistance. Following this review, LMH utilized the remaining eligible applicants to support voucher leasing activity.

The demographic information presented below represents the applicant population as of 2026.

HCV Waiting List Data as of July 2026:

- Total number of families on waitlist? 92
- Annual turnover of waitlist: 0

HCV WAITING LIST DEMOGRAPHICS

HCVP Demographic Data - 2026		
Category	Count	Percentage
Extremely Low Income	80	86.96%
Very Low Income	6	6.52%
Low Income	4	4.35%
Over Income	2	2.17%
Families with Children	65	70.65%
Elderly Families	5	5.43%
Singles	15	16.3%
Families with Disabilities	61	4.86%
White	7	15.78%
Black / African American	1040	82.87%
American Indian / Alaskan Native	7	7.61%
Asian	0	0%
Native Hawaiian / Pacific Islander	0	0%
Not Assigned	0	0%
1 Bedroom	21	22.83%
2 Bedroom	46	50%
3 Bedroom	17	18.48%
4 Bedroom	3	3.26%
5+ Bedroom	2	2.17%

SUPPLY - REDM

- **Expansion of affordable housing supply**

LMH continues to expand the supply of affordable housing through preservation, redevelopment, acquisition, mixed-finance development, Project-Based Voucher (PBV) initiatives, and strategic portfolio repositioning efforts. The agency's development strategy is focused on increasing affordable housing opportunities in neighborhoods that provide greater access to employment, education, healthcare, transportation, and other community resources while preserving long-term affordability throughout Lucas County.

LMH, through its non-profit affiliate, Lucas Housing Services Corporation, continues to partner with experienced public and private development organizations to preserve existing affordable housing, develop new housing opportunities, leverage mixed-finance transactions, and advance other strategic redevelopment initiatives.

- **Portfolio repositioning strategy**

LMH's Real Estate Development & Modernization Department (REDM) leads the implementation of the agency's long-term Portfolio Repositioning Strategy by preserving, rehabilitating, acquiring, and developing affordable housing in areas of opportunity. These efforts include replacing obsolete housing with modern, energy-efficient, accessible, and sustainable developments that enhance resident quality of life and respond to the evolving housing needs of the community.

To support these efforts, LMH will continue pursuing a diverse range of financing and redevelopment resources, including:

- Rental Assistance Demonstration (RAD)
- Section 18 repositioning authority
- Faircloth-to-RAD authority
- Low-Income Housing Tax Credits (4% and 9%)
- HOME Investment Partnerships Program funding
- Federal Home Loan Bank funding
- Project-Based Voucher (PBV) resources
- Federal, state, and local housing resources
- Public-private development partnerships and other innovative financing opportunities

LMH will continue utilizing competitive procurement processes, strategic partnerships, and innovative financing strategies to maximize available resources, encourage public-private collaboration, preserve existing affordable housing, and expand housing opportunities throughout its jurisdiction in support of the agency's mission and long-term strategic goals.

QUALITY

LMH remains committed to providing safe, decent, sanitary, accessible, and affordable housing while

preserving the long-term quality and sustainability of its Public Housing portfolio. Through strategic capital investments, preventive maintenance, modernization initiatives, and quality assurance practices, the agency continues to improve housing conditions and enhance the resident experience.

LMH strategically invests Capital Fund Program resources and other available funding sources to preserve and enhance the quality, safety, efficiency, and long-term viability of its housing assets. Capital investments are prioritized through the agency's Asset Management Program, Physical Needs Assessments, capital planning process, NSPIRE inspection results, and other asset management tools to ensure the long-term preservation of LMH's housing portfolio.

Current **modernization** and **asset preservation** priorities include:

- Lead-based paint hazard reduction, abatement, and interim controls.
- Unit modernization and rehabilitation activities.
- Building system upgrades, including HVAC, mechanical systems, roofing, windows, building envelopes, and related infrastructure improvements.
- Fire protection, life-safety, and security enhancements, including fire alarm systems, security camera improvements, and related safety infrastructure.
- Energy conservation measures and building system improvements that enhance energy efficiency, improve resident comfort, reduce long-term operating costs, and support LMH's long-term asset preservation strategy, including initiatives identified through the agency's Energy Performance Contract (EPC) program. Additional information regarding EPC Phase II is included in the New Activities section of this Plan.
- Quality assurance activities, including oversight of maintenance operations and quality control reviews of completed work orders to promote consistent service delivery and continuous improvement.

LMH continues implementing modernization and preservation initiatives through the Capital Fund Program, mixed-finance development activities, and other HUD-authorized preservation strategies. These efforts complement the agency's broader housing strategy by preserving existing affordable housing resources while improving the quality, sustainability, and resiliency of its portfolio.

The agency continues implementing practices to support compliance with HUD's National Standards for the Physical Inspection of Real Estate (NSPIRE) requirements and incorporates inspection results into preventive maintenance planning, capital investment decisions, and ongoing asset management activities.

Environmental reviews are completed, as required, for Capital Fund and development activities in accordance with HUD environmental review requirements prior to the commitment of funds and commencement of project activities.

HCV: Housing Quality and Lead Safety Initiatives:

LMH remains committed to promoting safe, healthy, and quality housing opportunities for Housing Choice Voucher participants and private landlords participating in the program. Through partnerships, education, and targeted resources, LMH continues to support compliance with local and federal housing quality requirements.

- LMH continues to partner with the City of Toledo to educate participating landlords

regarding the Lead Safe Ordinance and available resources to assist with compliance. Through this collaborative effort, LMH helps promote the preservation of safe, lead-safe housing opportunities for voucher holders throughout the community.

- LMH has also received the Lead Risk Assessment Demonstration Grant, which provides resources to assist qualifying landlords with lead risk assessments and related activities. Through this initiative, LMH is expanding outreach and support to property owners while increasing the availability of safe, quality housing options for Housing Choice Voucher participants.
- 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.

PORTFOLIO REPOSITIONING STRATEGY

LMH continues to implement and evaluate its Portfolio Repositioning Strategy to preserve affordable housing, expand housing opportunities, improve housing quality, and support the development of mixed-income communities throughout Lucas County.

The strategy addresses aging housing infrastructure, increasing capital needs, changing market conditions, and the continued demand for affordable housing in communities that provide access to employment, education, healthcare, transportation, and other essential resources.

LMH's Portfolio Repositioning Strategy reflects the agency's long-term commitment to preserving existing affordable housing resources while leveraging federal, state, local, and private resources to create sustainable housing opportunities for current and future residents.

Key objectives of the strategy include:

- **Preservation and Modernization of Existing Housing Assets**
 - Preserve and improve the long-term viability of LMH's affordable housing portfolio through rehabilitation, modernization, energy-efficiency improvements, and capital investments.
 - Address deferred maintenance needs and improve the quality, safety, accessibility, and sustainability of existing housing developments.
- **Rental Assistance Demonstration (RAD) and Repositioning Activities**
 - Evaluate and implement RAD conversions, Section 18 repositioning activities, Faircloth-to-RAD opportunities, and other HUD-approved preservation tools where appropriate.
 - Leverage these programs to secure additional capital resources while preserving long-term affordability and resident protections.
- **Expansion of Affordable Housing Opportunities**
 - Increase the supply of affordable housing through new construction, acquisition, redevelopment, mixed-finance transactions, Project-Based Voucher initiatives, and strategic development partnerships.
 - Expand housing opportunities in neighborhoods that provide greater access to employment, education, transportation, healthcare, and other community resources.
- **Mixed-Income and Community Revitalization Initiatives**
 - Support the development of mixed-income communities that promote

neighborhood stability, economic opportunity, and long-term community investment.

- Integrate affordable housing development with broader community revitalization efforts and local planning initiatives.

- **Financial Sustainability and Resource Development**

- Pursue opportunities to diversify revenue sources and maximize the effective use of agency-owned assets and resources.
- Strengthen LMH's financial capacity to support future affordable housing development, preservation activities, and resident services.
- Continue evaluating opportunities to generate unrestricted revenues that may be reinvested into affordable housing initiatives and organizational priorities.

AFFORDABILITY - ASSET MANAGEMENT / HOUSING CHOICE VOUCHER / REDM

LMH remains committed to maximizing the availability of affordable housing throughout Lucas County and ensuring that low-income families have access to safe, decent, and affordable housing opportunities.

The agency seeks to maintain high occupancy and utilization rates across all assisted housing programs while ensuring compliance with HUD performance standards. LMH continues to utilize performance measurement tools, including the Public Housing Assessment System (PHAS) and the

Section Eight Management Assessment Program (SEMAP), to evaluate program effectiveness and identify opportunities for continuous improvement.

LMH will continue to:

- Maintain high occupancy levels within the Public Housing portfolio.
- Minimize unit turnaround times through effective maintenance and modernization practices.
- Reduce the number of units held offline due to modernization or capital improvement activities.
- Maximize Housing Choice Voucher utilization.
- Expand landlord participation through targeted outreach, education, and recruitment initiatives.
- Utilize available funding and regulatory flexibility to increase housing opportunities for eligible families.
- Promote housing stability through supportive services, landlord engagement, and housing navigation assistance.
- Utilize its Landlord Liaison and Housing Navigator positions to strengthen relationships with property owners, recruit new landlords, and assist voucher holders in locating and securing housing.
 - LMH will work collaboratively with private property owners and housing providers to maximize payment standards and improve voucher utilization rates throughout its jurisdiction.
- The Housing Choice Voucher Department will continue ongoing education, training, and outreach initiatives, including orientations, workshops, landlord forums, and symposiums designed to support both current and prospective landlords.
 - These efforts are intended to increase landlord participation, improve program understanding, and expand housing opportunities for assisted families.
- LMH remains committed to maintaining High Performer status under SEMAP by meeting or exceeding HUD performance indicators.
 - Strong performance in both the Public Housing and Housing Choice Voucher programs increases administrative flexibility and strengthens LMH's ability to effectively utilize

available resources to address affordable housing needs throughout Lucas County.

- LMH will continue implementing landlord incentive, retention, and risk mitigation activities consistent with applicable HUD guidance.
 - Available Housing Choice Voucher and Mainstream Voucher administrative fees may be utilized to support activities that facilitate successful lease-up and housing stability, including landlord recruitment and retention efforts, security deposit assistance, utility deposit assistance, application fee assistance, and other eligible housing-related expenses.
 - The goal of these initiatives is to retain existing landlords, recruit new housing providers, reduce barriers to housing access, and increase the number of units available to participating families.
- LMH will continue to strategically expand affordable housing opportunities through the Project-Based Voucher (PBV) Program in accordance with HUD regulations and the agency's Administrative Plan.
 - PBV resources will be utilized to support the preservation and development of affordable housing in communities of opportunity, revitalization areas, and developments serving populations with specialized housing needs.
- Consistent with applicable HUD regulations, LMH may utilize available Project-Based Voucher authority to support housing developments serving individuals and families including:
 - Those experiencing homelessness
 - Veterans
 - People with disabilities
 - Elderly households
 - Transition-age youth
 - Other eligible populations who are authorized under federal law and agency policy.

LMH will continue to prioritize housing developments that expand housing choice, promote economic mobility, and provide residents with greater access to employment, education, transportation, healthcare, and other community resources.

Should funding or leasing challenges arise, LMH will continue working collaboratively with HUD and community partners to maximize voucher utilization, preserve housing opportunities, and maintain assistance for eligible families.

LOCATION - REDM & HOUSING CHOICE VOUCHER

LMH continues implementation of its portfolio repositioning strategy to improve housing quality and expand housing choice throughout Lucas County.

The agency seeks to increase housing opportunities in areas offering greater economic opportunity, educational resources, transportation access, healthcare services, and neighborhood amenities.

LMH continues to:

- Expand Project-Based Voucher opportunities in areas of opportunity.
- Conduct landlord outreach and recruitment activities.
- Maintain online housing search resources for voucher holders.
- Host housing and landlord engagement events.
- Utilize technology to improve access to housing information and program services.

AT-RISK POPULATIONS - REDM & HOUSING CHOICE VOUCHER

LMH remains committed to serving households and individuals facing the greatest barriers to obtaining and maintaining stable housing. Through strategic partnerships, targeted housing resources, supportive housing developments, and specialized voucher initiatives, LMH continues to expand housing opportunities for vulnerable populations throughout Lucas County.

LMH has secured development and service partners to support housing opportunities for special populations, including individuals experiencing homelessness, youth aging out of foster care, people with disabilities, veterans, re-entry-involved individuals, and other households with significant housing barriers. These partnerships support both LMH's housing mission and broader community development and repositioning strategies.

LMH continues to advance supportive housing initiatives designed to address chronic homelessness and housing instability:

- The agency completed development of Park Apartments, a 45-unit permanent supportive housing community serving transition-age youth and young adults experiencing homelessness, including individuals with mental health needs.
 - This development provides affordable housing combined with supportive services designed to promote long-term housing stability and self-sufficiency.
- LMH also continues its partnership with Cherry Street Mission and other community stakeholders to advance Mission Point, a permanent supportive housing development intended to serve individuals experiencing chronic homelessness. This development represents an important component of the community's coordinated response to homelessness and housing instability.
- LMH continues to serve as Co-Lead, alongside the Toledo-Lucas County Homelessness Board, for United Way's Collaborative Impact Housing Stability initiative. Through this role, LMH convenes community stakeholders, housing providers, service agencies, and funding partners to identify housing needs, establish community priorities, and support coordinated efforts to improve housing stability throughout the region.
- LMH continues to collaborate with local courts, the Re-Entry Coalition, The Ridge Project, and other advocacy organizations to assist individuals returning to the community following incarceration. The agency maintains dedicated housing resources to support eligible participants and has revised its Housing Choice Voucher Administrative Plan and Public Housing Admissions and Continued Occupancy Policy (ACOP) to reduce unnecessary barriers to housing while maintaining compliance with HUD requirements and public safety considerations.
- LMH remains committed to supporting families with young children who are experiencing homelessness or housing instability. Through its partnership with the Hospital Council of Northwest Ohio and the *Getting to 1* Housing Initiative, LMH works to reduce housing-related factors associated with infant mortality and adverse health outcomes. The initiative provides housing assistance and housing stability resources to eligible pregnant women and families with infants and young children.
- LMH continues to support individuals and families experiencing homelessness through Housing First and permanent supportive housing strategies. Since 2021, the agency has expanded the number of Housing Choice Vouchers dedicated to homeless and chronically

homeless households and continues working with community partners to connect eligible families with housing opportunities and supportive services.

- LMH also utilizes Project-Based Voucher (PBV) resources to support housing developments serving populations with specialized housing needs. These developments include supportive housing communities serving individuals experiencing homelessness, justice-involved populations, senior citizens, and people with disabilities.

Recent and ongoing supportive housing partnerships include:

- *Warren Commons*, operated in partnership with TASC of Northwest Ohio, which provides supportive housing opportunities for individuals experiencing homelessness and those with significant barriers to housing.
- *Swan Creek Crossing*, developed in partnership with Spire Development, which provides affordable housing opportunities for seniors in an area offering expanded housing choice and access to community resources.

Emergency Housing Vouchers

- LMH continues to support existing *Emergency Housing Voucher* (EHV) participants in accordance with applicable HUD requirements and program guidance. In accordance with HUD direction, LMH is no longer issuing new EHV vouchers; however, the agency continues to assist eligible EHV families and has implemented policies supporting the successful transition of eligible EHV families into the Housing Choice Voucher Program, helping ensure long-term housing stability for participating households.
- These transition efforts are intended to promote housing stability, maintain continuity of rental assistance, and ensure eligible households have continued access to affordable housing opportunities.

Through these initiatives, LMH continues to expand housing opportunities, reduce barriers to housing access, promote self-sufficiency, and support community-wide efforts to prevent and end homelessness throughout Lucas County.

UNIT SIZE

LMH regularly evaluates household composition to ensure families are appropriately housed based upon agency occupancy standards.

Transfers may be approved when households become overcrowded or underutilize their current unit due to changes in family composition

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

ADMISSIONS, ELIGIBILITY, AND OCCUPANCY

Eligibility and Equal Access

Lucas Metropolitan Housing (LMH) administers its Public Housing and Housing Choice Voucher (HCV) programs in accordance with the U.S. Housing Act of 1937, as amended, applicable HUD

regulations, PIH Notices, the Admissions and Continued Occupancy Policy (ACOP), and the Housing Choice Voucher Administrative Plan. The agency's admissions policies are designed to ensure fair, equitable, and nondiscriminatory access to affordable housing while supporting income deconcentration, housing choice, and compliance with all applicable civil rights and fair housing requirements.

LMH recognizes the HUD definition of "family," as amended by the Housing Opportunity Through Modernization Act (HOTMA), and administers its housing programs in accordance with HUD's Equal Access Rule and all applicable federal nondiscrimination laws. Housing assistance is made available without regard to race, color, religion, sex (including sexual orientation and gender identity), national origin, age, familial status, disability, marital status, or any other protected characteristic as provided by applicable law.

The agency provides reasonable accommodations and reasonable modifications for qualified individuals with disabilities to ensure equal opportunity to participate in and benefit from its housing programs. LMH also provides meaningful access for individuals with Limited English Proficiency (LEP) through language assistance services and auxiliary aids when appropriate. Applicants and participants are informed of their rights and responsibilities throughout the admissions and occupancy process, and all eligibility determinations are conducted using objective criteria that are consistently applied in accordance with HUD requirements and LMH policy.

This section summarizes LMH's eligibility and equal access policies. Detailed admissions, screening, occupancy, and continued eligibility requirements are contained in the agency's ACOP for Public Housing and Administrative Plan for the Housing Choice Voucher Program

Public Housing

Eligibility

Applicants must meet HUD eligibility requirements and comply with LMH's Admissions and Continued Occupancy Policy (ACOP). Eligibility determinations include verification of household composition, income, assets, citizenship or eligible immigration status, and compliance with applicable program requirements. LMH also conducts criminal background screening, evaluates lifetime sex offender registration status, reviews debts owed to federally assisted housing programs when applicable, and considers other admission criteria permitted under HUD regulations and the ACOP.

Waiting List Selection and Assignment

LMH maintains a centralized waiting list for Public Housing. Applications are selected in accordance with HUD requirements, local preferences established in the ACOP, and the date and time of application when applicants have the same preference status. LMH may open, close, purge, or update the waiting list as necessary to effectively manage applicant demand and available housing resources.

Preferences

LMH applies HUD-required and locally adopted admission preferences as described in the ACOP and Annual Plan. Preferences are intended to address identified local housing needs

while ensuring fair and equitable access to available Public Housing units.

Transfer Priorities

LMH maintains transfer policies that prioritize households requiring relocation due to emergencies, reasonable accommodations, modernization activities, health and safety concerns, or other administrative needs. Transfers are processed in accordance with the ACOP to ensure efficient occupancy management while meeting HUD requirements.

Unit Assignment

Applicants are offered units based on eligibility, applicable preferences, unit availability, household size, accessibility needs, and the characteristics of the available development. Accessible units are assigned in accordance with HUD accessibility requirements, and reasonable accommodations are provided when necessary.

Occupancy Standards

LMH assigns units in accordance with occupancy standards established in the ACOP to ensure efficient utilization of housing resources while avoiding overcrowding or underutilization. Standards consider household size, family composition, age, gender, disability-related needs, and other factors consistent with HUD regulations and fair housing requirements. LMH may approve exceptions as reasonable accommodations or as otherwise permitted under applicable regulations and agency policy.

Applicants receive a pre-occupancy orientation before admission to familiarize them with program requirements, resident responsibilities, lease provisions, and agency policies.

Housing Choice Voucher Program

Eligibility

LMH determines applicant eligibility in accordance with HUD regulations and the Housing Choice Voucher Administrative Plan. Eligibility determinations include verification of household composition, income eligibility, citizenship or eligible immigration status, and compliance with applicable program requirements.

As permitted by HUD regulations, LMH conducts criminal background and sex offender screenings, reviews prior program participation and rental history, and verifies compliance with previous federally assisted housing obligations.

Program administration includes:

- Eligibility determinations and income verification.
- Criminal background and sex offender screening, as permitted by HUD regulations.
- Waiting list management and admissions based on Board-approved local preferences and HUD requirements.
- Administration of Mainstream Vouchers, Family Unification Program (FUP), Project-Based Vouchers, Veterans Affairs Supportive Housing (VASH), and other special

purpose voucher programs, as funding is available.

- Partnerships with community organizations to administer HUD-approved targeted housing initiatives.
- Voucher issuance, briefing, housing search assistance, inspections, and ongoing program compliance.

LMH continues to administer waiting lists, admissions, occupancy standards, and program requirements in accordance with federal regulations while ensuring fair and equitable access to housing assistance.

Waiting List Organization

LMH maintains one centralized waiting list for tenant-based Housing Choice Voucher assistance. The waiting list is currently closed, except for Project-Based Voucher (PBV) opportunities, for which applications are accepted through an approved referral process in accordance with LMH policies and applicable HUD requirements.

Separate waiting lists are maintained for Project-Based Voucher (PBV) developments and other HUD-authorized special purpose programs, as applicable.

Special Purpose Programs

LMH administers and supports various special purpose housing programs designed to address specific community needs and expand housing opportunities for vulnerable populations.

These programs include:

- **Mainstream Vouchers**
LMH administers Mainstream Voucher assistance to provide housing opportunities for non-elderly persons with disabilities. Mainstream vouchers are administered in accordance with HUD requirements and LMH policies.
- **Emergency Housing Voucher (EHV) Transition Support**
See Local Preferences & EHV Transition Preference Explanation below.
- **Housing First Program** – Supports individuals and families experiencing chronic homelessness by providing immediate access to permanent housing without preconditions while coordinating supportive services through community partners to promote long-term housing stability.
- **Non-Elderly Disabled (NED) Category 1 Vouchers** – Identified and selected in chronological preference order from the HCV Waiting List (prior to receiving referrals from LMH partner organizations) and provides rental assistance to non-elderly persons with disabilities
- **Non-Elderly Disabled (NED) Category 2 Vouchers** – Identified and selected in chronological preference order from the HCV Waiting List (prior to receiving referrals from LMH partner organizations) and assists non-elderly persons with disabilities currently residing in assisted housing who require access to affordable, accessible housing in the community to prevent institutionalization or facilitate independent living, as authorized by HUD. who are transitioning from nursing homes or other institutional settings into the community.

- **Infant Mortality Program** – In partnership with local health care providers and community organizations, LMH administers vouchers designated to support pregnant individuals and families with infants who are at risk of housing instability. The program promotes stable housing as part of broader community efforts to improve maternal and infant health outcomes and reduce infant mortality rates.
 - **Veterans Affairs Supportive Housing (VASH)**
LMH supports housing opportunities for eligible veterans through partnerships and referrals associated with HUD-VASH, when available.
 - **Family Unification Program (FUP)**
LMH supports housing opportunities for eligible families and youth through Family Unification Program partnerships and referrals, when available.
 - **Project-Based Voucher (PBV) Program**
LMH utilizes Project-Based Voucher assistance as a strategic tool to expand affordable housing opportunities, support mixed-income communities, and increase housing choice throughout Lucas County. PBV applications are accepted through established referral processes and in accordance with LMH policies and HUD requirements.
These Special Purpose Voucher programs complement LMH's broader Housing Choice Voucher Program by expanding access to affordable housing for populations with specialized needs while strengthening partnerships with healthcare providers, social service agencies, homeless service providers, and other community stakeholders.
- Local Preferences**
LMH utilizes Board-approved local preferences in accordance with HUD regulations and the Housing Choice Voucher Administrative Plan to ensure housing assistance is directed to households with the greatest demonstrated need.

Applicants with the same preference priority are selected based on the date and time of application.

Priority Preference Table

Priority Level	Preference
1	Homeless individuals and families, including eligible Supportive Housing and Reentry Program referrals
2	Emergency Housing Voucher (EHV) Transition Preference
3	Families involuntarily displaced by government action or natural disaster
4	Families displaced due to insufficient Housing Choice Voucher program funding
5	Persons with disabilities and their families

EHV Transition Preference:

LMH continues to support Emergency Housing Voucher (EHV) families in accordance with HUD requirements and applicable program guidance. Although LMH is no longer issuing new EHV vouchers, the agency recognizes the importance of supporting eligible EHV households as they transition into the Housing Choice Voucher Program.

LMH is pursuing an Administrative Plan amendment to establish an EHV transition preference to prioritize eligible EHV families for available HCV or Mainstream vouchers. This amendment is intended to align with HUD's emphasis on ensuring continuity of housing assistance and reducing disruption for families transitioning from the EHV Program consistent with HUD guidance, including PIH Notice 2025-19. The agency recognizes the importance of supporting eligible EHV households as they transition into the Housing Choice Voucher Program.

LMH continues to comply with HUD income targeting requirements and local preference policies established by the Board of Commissioners.

Deconcentration

LMH conducted its annual analysis of family income levels within its Public Housing portfolio to evaluate compliance with HUD's deconcentration and income-mixing requirements. The analysis assessed each general occupancy public housing development to determine whether the average household income was outside the established income range for the agency's overall Public Housing portfolio.

The annual review determined that LMH has general occupancy Public Housing developments that are subject to the deconcentration requirements. As part of its analysis, LMH identified developments with average household incomes that are above or below the established income range. The results of this analysis are presented in the table on the following page.

LMH will continue to monitor occupancy patterns, admissions, transfers, and local preferences to promote income diversity throughout its Public Housing portfolio while ensuring compliance with HUD regulations and maintaining fair and equitable access to affordable housing. When appropriate, LMH may utilize affirmative marketing, targeted outreach, applicant selection strategies, and other HUD-authorized tools to further the goals of deconcentration and income mixing.

LMH will continue to review its deconcentration analysis annually and implement any necessary actions to support balanced occupancy patterns and expanded housing choice across its Public Housing communities.

DECONCENTRATION TABLE FOR COVERED DEVELOPMENTS - COMPLIANCE

Deconcentration Policy for Covered Developments			
Development Name	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)

DECONCENTRATION FOR COVERED DEVELOPMENTS

<i>Marsrow Acres</i>	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)
<i>Willow Bend</i>	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)
<i>Kincora</i>	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)
<i>Pulley Homes</i>	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)
<i>Collingwood Green II</i>	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)
<i>AMP 111 Scattered Sites</i>	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)
<i>AMP 112 Scattered Sites</i>	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)
<i>AMP 122 Scattered Sites</i>	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)
<i>AMP 131 Scattered Sites</i>	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)
<i>AMP 133 Scattered Sites</i>	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) 2026-NEEDS TO BE UPDATED & REVIEWED		
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

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
2026 CFP Grant – NEEDS TO BE UPDATED & REVIEWED		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

LMH will continue to administer rent determination policies in accordance with HUD regulations, the Housing Opportunity Through Modernization Act (HOTMA), and the agency's Admissions and Continued Occupancy Policy (ACOP). LMH does not establish rents at a fixed amount or percentage below the income-based rent calculation required by HUD regulations.

Use of Discretionary Policies

LMH utilizes discretionary rent-setting policies permitted under HUD regulations to promote housing stability, encourage family self-sufficiency, and ensure equitable treatment of assisted households. These policies support accurate reporting of changes in household composition and income while providing opportunities for families to advance toward greater financial independence and economic stability.

Minimum Rent

LMH has established a minimum rent of \$50.00 per month for Public Housing residents. MH provides hardship exemptions from the minimum rent requirement in accordance with HUD regulations and agency policy. Households experiencing qualifying hardships may request a temporary or permanent exemption. Examples of qualifying circumstances include:

- Loss of eligibility for, or pending determination of eligibility for, a federal, state, or local assistance program.
- Loss of employment or significant reduction in household income.
- Circumstances that would result in eviction due to the minimum rent requirement.
- Death of a family member.
- Other qualifying hardships as permitted under HUD regulations and LMH policy.

Rent Reexaminations and Interim Adjustments

LMH conducts annual and interim reexaminations in accordance with HUD requirements and HOTMA regulations. The agency has adopted policies designed to balance administrative efficiency with responsiveness to significant changes in household circumstances.

Residents are required to report changes in household composition and other required information in accordance with LMH policy and applicable HUD requirements.

Ceiling Rents

LMH maintains ceiling rents throughout its Public Housing portfolio in accordance with HUD requirements. Ceiling rents support housing choice, operational flexibility, and broader deconcentration and affordability objectives.

Over-Income Families

LMH has implemented the requirements of Section 103 of HOTMA regarding over-income families residing in Public Housing.

Families determined to be over-income are notified of their status in accordance with HUD regulations. If a household exceeds the applicable over-income limitation for the period established by HUD

regulations, LMH may take action consistent with federal requirements and agency policy, including termination of Public Housing assistance.

Flat Rents

LMH establishes and maintains Public Housing flat rents in accordance with applicable HUD guidance and market conditions.

Flat rents are reviewed periodically and are based upon local market rental values and other HUD-required factors. LMH utilizes current HUD guidance and applicable market analyses to ensure flat rents remain reasonable and consistent with local housing conditions.

Utility Allowances

LMH reviews utility allowances annually and adjusts utility allowance schedules as necessary in accordance with HUD requirements.

Utility allowance analyses consider local utility rates, consumption trends, energy costs, and other relevant factors. LMH utilizes professional utility allowance studies and market analyses to support the development and maintenance of utility allowance schedules for Public Housing, Housing Choice Voucher, and affiliated housing programs.

These reviews help ensure that utility allowances remain reasonable, support affordability, and accurately reflect local market conditions.

Housing Choice Voucher

Payment Standards & Minimum Rent

LMH establishes Housing Choice Voucher payment standards in accordance with HUD regulations and annually reviews payment standards to ensure they continue to support housing affordability and participant success within the local rental market.

Payment standards are established within HUD-authorized limits and are evaluated based on current Fair Market Rents (FMRs), local market conditions, leasing success rates, rent burden analyses, voucher utilization, and the availability of affordable housing throughout Lucas County.

LMH may adjust payment standards, as permitted by HUD regulations, to:

- Improve participant access to housing in areas of opportunity.
- Increase voucher utilization and lease-up success.
- Reduce rent burden for assisted families.
- Expand housing choice and landlord participation.
- Support deconcentration and fair housing objectives.

Payment standards are reviewed annually and may be revised as necessary to respond to changing market conditions and HUD guidance.

Minimum Rent

LMH has established a minimum monthly Housing Choice Voucher tenant rent of \$50.00. Households experiencing financial hardship may request a minimum rent hardship exemption in

accordance with HUD regulations and the LMH Housing Choice Voucher Administrative Plan. Hardship exemptions are evaluated on a case-by-case basis and may include circumstances such as loss of income, loss of public assistance, or other qualifying financial hardships as permitted under HUD requirements.

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.

Executive Vice President & Special Counsel

The Executive Vice President and Special Counsel is responsible for overseeing Lucas Metropolitan Housing's (LMH's) Low Income Public Housing (LIPH) and Housing Choice Voucher Program (HCVP) programs, the Public Safety Department and the Information Technology Cyber Security Department. This position will play a major role in agency-wide strategic planning, maintaining and strengthening community partnerships, managing staff and offering subject area expertise in HUD-related matters. As Special Counsel, this position serves as a senior legal advisor providing expert legal guidance on a wide range of matters including housing law, real estate, contracts, procurement, labor and employment, ethics, governance, and regulatory compliance. This position supports executive leadership in ensuring that the Agency's operations and policies comply with federal, state, and local laws, particularly those related to HUD regulations and public housing programs.

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 Strategy & Solutions Officer

Consistent with Lucas Metropolitan Housing's (LMH) mission, the primary purpose of this position is to direct and lead efforts to identify and manage the development, implementation, and long-term sustainability of strategies and programs that will increase, expand and improve the organization's services, funding potential, industry and community reputation, and overall organizational strength. The position will also use the organization's strategic blueprint plan as a guide to help direct the position's focus, including helping make the organization the premier provider of quality and affordable housing in the region through innovative, inclusive and highly engaged initiatives. These strategies may include acquisitions of properties and business units, the creation of innovative development models and programs, managing non-profit instrumentalities and affiliates, assisting in training the organization's leaders, establishing and building a productive grants program, working across departments, etc. This position will assist in advancing the mission of LMH by providing leadership in the development and implementation of the Agency's goals, policies and strategic initiatives and tactical matters. Moreover, CSSO will be responsible for overseeing the LMH Communications Department.

President and Chief Executive Officer

- Executive Assistant to the President and CEO
- Executive Vice President & Special Counsel
- Chief Administrative and Legal Officer
- Chief Strategy & Solutions Officer
- Chief Financial Officer
- Vice President of Resident Relations
- Vice President of Real Estate, Development, and Modernization
- Director of Audit & Compliance

Executive Vice President & Special Counsel

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)

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

Vice President of Public Safety

- Field Operations Lead (2)
 - Mobile Patrol Officers (12)

- Maintenance Mechanic (35)
- Renovation Specialist (4)
- HVAC/R Supervisor
 - HVAC/R Technician (3)
- Laborer Crew Leader
 - Laborers-Set Out (5)
- Manager of Occupancy & Leasing
 - Housing Placement Supervisor
 - Housing Specialist (3)
 - Clerical Specialist – Imaging Clerk

Supervisor

- Clerical Specialist – Customer Service (2)
- Clerical Specialist – Receptionist (2)
- Landlord Liaison/Housing Navigator
- Inspection Supervisor
 - Inspectors (3)
 - Clerical Specialist – Data Entry (2)

- Static Security Officer (10)

Vice President of Information Technology

- Senior Systems Administrator

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

Chief Financial Officer

Vice President of Finance

- Senior Accountant I / CFP Coordinator
- Financial Analyst
- Accounting Coordinator
- Junior Accountant
- Accounting Specialist (2)

Vice President of Real Estate, Development, and Modernization

- Executive Assistant to the Director of REDM
- Project Manager (2)

- Information Technology Specialist II

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

Chief Strategy & Solutions Officer

- Director of Communications
- Manager, LHSC
- Administrative Assistant II

Vice President of Resident Relations

- FOC Program Coordinator
- FOC Coach
- FSS Coach

Director of Audit & Compliance

- Quality Assurance Coordinator – HCVP
- Quality Assurance Coordinator – LIPH
- Quality Assurance Coordinator – Section 3

GRIEVANCE PROCEDURES

Public Housing

LMH maintains a comprehensive grievance procedure for Public Housing residents in accordance with HUD regulations, the dwelling lease, and the Admissions and Continued Occupancy Policy (ACOP). The grievance process provides residents with opportunities to resolve disputes through informal discussions before requesting a formal grievance hearing, when applicable.

Residents and applicants seeking information regarding the grievance process or wishing to initiate a grievance may contact the appropriate LMH property management office or the Occupancy Department for assistance. Current contact information is available through LMH offices and the agency's published directories.

Housing Choice Voucher Program

LMH maintains informal review and informal hearing procedures for applicants and participants in the Housing Choice Voucher (HCV) Program in accordance with applicable HUD regulations, including 24 CFR Part 982, and the LMH Housing Choice Voucher Administrative Plan.

Applicants and participants who wish to request an informal review or informal hearing may contact the Housing Choice Voucher Department. LMH provides appropriate notice of hearing rights and ensures staff and hearing officers receive ongoing training to promote consistency, due process, and compliance with HUD requirements.

HOMEOWNERSHIP PROGRAMS

Public Housing

LMH supports homeownership opportunities for eligible residents through partnerships with its nonprofit affiliate, Lucas Housing Services Corporation (LHSC), and other community organizations. These partnerships provide homebuyer education, financial counseling, credit improvement assistance, and referrals to programs that promote long-term homeownership and economic self-sufficiency.

Housing Choice Voucher

LMH offers a Housing Choice Voucher (HCV) Homeownership Program in accordance with HUD regulations and the LMH Housing Choice Voucher Administrative Plan. Subject to funding availability and program capacity, eligible HCV participants may utilize voucher assistance toward qualifying homeownership expenses.

Participants in LMH's Family Self-Sufficiency (FSS) Program may receive preference for participation in the HCV Homeownership Program, consistent with the Administrative Plan. All applicants must satisfy applicable HUD eligibility requirements and LMH program requirements prior to admission into the program.

LMH will continue to evaluate and promote homeownership opportunities as an important component of family economic mobility and long-term housing stability.

COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS

LMH remains committed to promoting resident self-sufficiency, economic mobility, and community engagement through partnerships with local governments, nonprofit organizations, educational institutions, workforce development agencies, healthcare providers, and other community stakeholders.

The agency continues to provide or facilitate access to services that support housing stability, employment, education, financial capability, health and wellness, digital access, youth programming, and homeownership opportunities for Public Housing residents and Housing Choice Voucher participants.

LMH also continues to comply with the requirements of Section 3 of the Housing and Urban Development Act and 24 CFR Part 75 by promoting employment, training, contracting, and other economic opportunities for low- and very low-income persons generated through HUD-assisted projects.

Through interdepartmental collaboration and partnerships with contractors, educational institutions, employers, and community organizations, LMH works to expand workforce development opportunities while monitoring contractor compliance with Section 3 benchmarks and applicable reporting requirements. Contractors are expected to demonstrate good-faith efforts to achieve Section 3 goals consistent with HUD regulations.

Additional resident services and community partnerships are summarized in the table that follows.

RESIDENT SERVICES AND SELF-SUFFICIENCY PROGRAMS

Resident Services and Self-Sufficiency Programs					
Program	Description	Annual Participation	Access	Service Provider	Eligible Population
ROSS Service Coordination	Provides residents with work experience, job readiness training, educational opportunities, financial literacy, community service activities, and supportive services designed to promote self-sufficiency. Stipends may be available for eligible activities.	Approximately 8 developments annually, plus scattered-site residents served under the current ROSS grant	Referrals from Property Management or resident request	LMH Public Housing developments	Public Housing
Family Self-Sufficiency (FSS)	HUD-sponsored program assisting families in achieving employment, financial independence, and long-term self-sufficiency through case management and goal planning.	60 participants	Referral from Property Management or participant request	LMH Family Self-Sufficiency Program	Public Housing
Life Skills Training	Life skills education, goal setting, independent living skills, and supportive services for residents.	Approximately 20 participants/contacts per month	Walk-in or referral from Property Management	Weiler Hope House / ROSS Service Coordination	Public Housing
Entrepreneurship Development	Small business development, entrepreneurship education, and business.	Approximately 15 participants	FSS referrals and Workforce Development referrals	Port Lawrence Community Center and virtual sessions	Public Housing
Service Coordination and Community Resource Referrals	Information, referral, and linkage to community resources supporting employment, education, healthcare, benefits, transportation, childcare, and other self-sufficiency services.	500+ residents annually	Resident request or referral	Available at all LMH Public Housing developments	Public Housing

Financial Literacy and Budget Counseling	Budgeting, financial capability, credit education, banking, and homeownership preparation through community partners.	50+ participants annually	Resident request or referral from Property Management	NeighborWorks Toledo Region, ProMedica Ebeid Institute, Pathway, and other community partners	Public Housing
Basic Computer Skills Training	Computer literacy, internet navigation, email, and digital skills training provided through a partnership with the Toledo-Lucas County Public Library. Mobile computer labs are offered at selected LMH developments.	Approximately 50 participants	Resident request or referral	Toledo-Lucas County Public Library mobile labs at Flory Gardens, Glendale, Ravine, Vistula Manor, Weiler Homes, and other LMH sites	Public Housing
Employment Services (Ohio Means Jobs)	Employment assessments, career counseling, job search assistance, résumé preparation, workforce training, job placement assistance, and employer referrals.	Approximately 150 participants	Referral from ROSS Service Coordinators, FSS Coordinators, or resident request	Ohio Means Jobs Lucas County	Public Housing and Housing Choice Voucher
Mental Health and Substance Use Recovery Referrals	Referral and linkage to behavioral health, counseling, recovery, and supportive service providers.	8–10 referrals annually	Referral from LMH Service Representatives or resident request	Community behavioral health providers	Public Housing
Individual Training Service Plans (ITSPs)	Individualized education, employment, and career planning designed to support resident self-sufficiency goals.	Approximately 140 participants	FSS participants and resident referrals	LMH Public Housing sites	Public Housing
Educational Assessment and Academic Support	Educational assessments and referrals for adult education, career pathways, and continuing education opportunities.	Approximately 30 participants	FSS participant referrals	Toledo Public Schools, Pathway, East Toledo Family Center	Public Housing
Health and Wellness	Programs to help reduce fall risk, improve mobility, support mental sharpness, and strengthen emotional well-being. Focus on four pillars: physical activity, cognitive engagement, social connection, and preventive care.	Approximately 40 participants	Resident request or referral	Neighborhood Health Association and UTMC	Public Housing

Jobs Plus/JPEID	Place-based initiative designed to help public housing residents increase earnings and achieve economic self-sufficiency through employment, financial incentives, and community support.	374 workable residents targeted; 85 formally enrolled; 141 households with earnings disregard	ROSS referral, property management, or resident request	LMH Resident Relations / FOC Employment Counselors	Public Housing — Ravine Park Village & Birmingham Terrace
Esusu Rent Reporting	Program designed to help residents' build credit by reporting on-time rent payments to major credit bureaus, turning rent into a credit-building opportunity.	307 residents enrolled; 80 established first-ever credit file; avg. +62-point credit score gain	Opt-in via ROSS or FSS Coordinator at intake or upon request	Esusu Financial Technology / LMH Resident Relations	Public Housing
GED Preparation and Adult Education	GED preparation classes and adult education services offered through community education partners.	Approximately 23 participants	Resident request or referral	Port Lawrence, Penta Career Center, Ohio Means Jobs, East Toledo Family Center, and other partner locations	Public Housing
Workforce Training and Job Readiness	Employment readiness certificates, workforce development training, skills assessments, career planning, and employer connections.	Approximately 140 participants	Resident request or referral	Ohio Means Jobs Lucas County	Public Housing
Financial Capability and Credit Building	Credit counseling, budgeting, financial coaching, and homeownership readiness services through community financial partners.	Approximately 20 referrals annually	Referral from Property Management or resident request	NeighborWorks Toledo Region, ProMedica Ebeid Institute, Pathway Financial Opportunity Centers	Public Housing
Workforce Training and Job Readiness	Employment readiness certificates, workforce development training, skills assessments, career planning, and employer connections.	Approximately 140 participants	Resident request or referral	Ohio Means Jobs Lucas County	Public Housing

COMMUNITY SERVICES, SELF-SUFFICIENCY, AND RESIDENT ENGAGEMENT

Family Self-Sufficiency (FSS)

LMH continues to administer the Family Self-Sufficiency (FSS) Program in accordance with HUD requirements to promote economic mobility, financial independence, and long-term self-sufficiency for participating families.

The program assists participating households through individualized goal planning, employment support, financial coaching, education, and escrow savings opportunities designed to reduce reliance on public assistance and increase household assets.

LMH also continues its partnership with the Local Initiatives Support Corporation (LISC Toledo) as a designated Financial Opportunity Center (FOC), providing integrated financial coaching, employment services, benefits navigation, and credit-building assistance.

Family Self-Sufficiency Participation

Program	Current Participation
<i>Public Housing FSS</i>	58
<i>Housing Choice Voucher FSS</i>	132

Welfare Benefit Reductions

LMH complies with Section 12(d) of the United States Housing Act of 1937 by incorporating applicable welfare benefit reduction requirements into its rent determination policies and providing staff training necessary to ensure consistent implementation.

Community Service Requirement

LMH administers the Public Housing Community Service and Self-Sufficiency Requirement (CSSR) in accordance with the U.S. Housing Act of 1937, HUD regulations, and agency policy.

The agency provides annual notifications, evaluates exemption eligibility, monitors compliance, and offers referrals to qualifying community service and self-sufficiency opportunities.

Community Service Requirement – Compliance Status

Compliance Status	Total
Residents Granted Exemptions	2,903

Residents Currently Non-Compliant	86
Terminations/Evictions Due to Non-Compliance	0
Pending Determinations	195

Community Service Requirement – Participation

Participation Measure	Total
Residents Required to Perform Community Service	389
Residents Currently Performing Community Service	108

Resident Services and Economic Mobility

LMH continues to expand resident services through strategic partnerships and integrated service delivery models designed to promote housing stability, education, employment, financial empowerment, health and wellness, and long-term economic self-sufficiency.

Resident services are delivered through key focus areas including workforce development; financial literacy, savings, and asset building (Financial Opportunity Center); education and training services; health, wellness, and supportive services; youth development and family support; and housing stability and case management. These initiatives provide residents with access to resources and opportunities that reduce barriers, strengthen independence, and support pathways toward improved quality of life.

Resident Engagement

LMH continues to strengthen resident engagement through resident councils, the Central Resident Advisory Board (C-RAB), resident leadership opportunities, and community outreach initiatives. Resident participation helps inform agency planning, policy development, and service delivery while encouraging resident leadership and community involvement.

Section 3

LMH continues to administer its Section 3 Program in accordance with 24 CFR Part 75.

The agency promotes employment, training, contracting, and other economic opportunities for low- and very low-income people through construction, rehabilitation, modernization, and other HUD-funded activities.

Contractors are required to demonstrate compliance with applicable Section 3 requirements through quantitative benchmarks or documented qualitative efforts consistent with HUD regulations and LMH

policy.

Additional Resident Initiatives

LMH continues to expand innovative resident-focused initiatives designed to address barriers to housing stability, promote self-sufficiency, and support long-term economic mobility. Through coordinated services, community partnerships, and targeted resources, LMH provides residents with access to opportunities that strengthen financial resilience, improve access to technology, enhance housing stability, and support pathways toward greater independence.

These initiatives complement traditional resident services and support LMH's Strategic Plan goals related to resident success, community engagement, and economic empowerment.

SAFETY AND CRIME PREVENTION

LMH remains committed to providing safe, secure, and well-maintained communities through a comprehensive approach that combines crime prevention, community engagement, technology, environmental design, and partnerships with local law enforcement and community organizations.

The agency continues to implement proactive safety initiatives that support resident well-being, protect agency assets, and promote positive neighborhood conditions throughout its housing portfolio.

Current safety priorities include:

- Maintaining strong partnerships with the Toledo Police Department, community policing officers, emergency responders, and other public safety partners.
- Expanding youth engagement, mentoring, and crime prevention programming through partnerships with community organizations and local service providers.
- Supporting senior safety initiatives through partnerships that promote wellness checks, community engagement, and crime prevention education.
- Enhancing physical security through continued investments in security cameras, access control systems, lighting improvements, and other security infrastructure.
- Utilizing technology, information sharing, and data analysis to identify trends, improve incident response, and support proactive crime prevention strategies.
- Providing employee training and maintaining emergency preparedness, business continuity, and emergency response procedures to enhance organizational resilience.
- Encouraging resident participation in neighborhood safety initiatives and collaborative efforts that promote safe, stable, and engaged communities.

LMH will continue evaluating opportunities to strengthen its Public Safety Program through strategic partnerships, technology enhancements, environmental improvements, and community-based crime prevention initiatives that support the agency's Strategic Plan goals.

PET POLICY

LMH periodically reviews and updates its Pet Policy to ensure continued compliance with HUD requirements, applicable laws, and agency operational needs while balancing resident enjoyment with the health, safety, and peaceful enjoyment of all residents.

ASSET MANAGEMENT

LMH continues to operate its Public Housing program under HUD's Asset Management requirements and evaluates agency operations to promote efficient, effective, and financially sustainable management of its housing portfolio.

The agency periodically reviews Asset Management Project (AMP) configurations, staffing, budgeting, maintenance operations, and administrative processes to improve operational performance and support long-term asset preservation. Where appropriate, LMH may seek HUD approval for modifications to AMP configurations to enhance management efficiency.

LMH also provides ongoing staff training and policy updates to ensure compliance with HUD regulations, changing program requirements, and industry best practices.

Management and Operational Policies

LMH maintains comprehensive policies and procedures governing the administration, operation, and maintenance of its Public Housing and Housing Choice Voucher programs. These policies are reviewed and updated periodically to reflect changes in federal regulations, HUD guidance, agency operations, and local requirements.

Agency Asset Management policies include, but are not limited to:

- Admissions and Continued Occupancy Policy (ACOP)
- Asset Management and Property Management procedures
- Capital Fund Program administration
- Community Service and Self-Sufficiency (CSSR) requirements
- Emergency preparedness, business continuity, and disaster response
- Financial management and internal controls
- Fraud prevention, program integrity, and quality assurance activities
- HOTMA implementation policies
- Housing Choice Voucher Administrative
- Housing Lease and House Rules
- Language Access Plan (LEP)
- Lead-based paint, environmental health, and safety procedures
- Maintenance, preventive maintenance, inspections, and work order procedures

- NSPIRE compliance and physical inspection procedures
- Occupancy, admissions, transfer, and waiting list procedures
- Procurement and contract administration
- Reasonable accommodation and accessibility procedures
- Records management and confidentiality requirements
- Rent determination, collections, repayment agreements, and hardship policies
- Resident grievance procedures
- Section 3 compliance
- Violence Against Women Act (VAWA) policies

LMH reviews these policies on an ongoing basis and updates them as necessary to ensure compliance with applicable federal requirements and to support effective program administration.

Housing Choice Voucher (HCV) Program Management

LMH maintains comprehensive policies and procedures governing the administration and operation of the Housing Choice Voucher (HCV) Program. These policies are reviewed and updated as necessary to ensure compliance with HUD regulations, statutory requirements, and evolving program guidance.

Core HCV program documents include:

- Housing Choice Voucher Administrative Plan
- Housing Choice Voucher Standard Operating Procedures
- Housing Choice Voucher Program Guidebook
- Family Self-Sufficiency (FSS) Action Plan
- Housing Choice Voucher Homeownership Program Guidebook
- Language Access Plan (LEP)
- Other program policies and procedures necessary for the effective administration of the HCV Program

LMH periodically reviews and revises these documents to incorporate regulatory changes, including HOTMA implementation, updated HUD guidance, and agency operational improvements.

SIGNIFICANT AMENDMENT / MODIFICATION & SUBSTANTIAL DEVIATION

The PHA Plan serves as LMH's strategic planning document for the administration of its Public Housing and Housing Choice Voucher programs. From time to time, program, operational, or development activities may require revisions to the approved PHA Plan. In accordance with HUD regulations, LMH evaluates proposed changes to determine whether they constitute a Significant Amendment or Modification requiring public notice, resident consultation, Board approval, and HUD submission.

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.

2026 Pending Significant Amendments to PHA Plan:

1. LMH submitted a Significant Amendment to the 2027 PHA Plan to support the proposed implementation of Energy Performance Contract (EPC) Phase II activities. The amendment is currently pending HUD approval and includes proposed revisions to the Capital Fund Five-Year Action Plan to identify eligible Capital Fund resources that may support EPC-related energy conservation measures and associated capital improvements.
2. Lucas Metropolitan Housing (LMH) is currently proposing a Significant Amendment to the Housing Choice Voucher (HCV) Administrative Plan to establish a targeted waiting list preference to support the transition of eligible Emergency Housing Voucher (EHV) families into the HCV Program. Consistent with HUD guidance under PIH Notice 2025-19, Transitioning Emergency Housing Voucher (EHV) Families into the HCV Program, the proposed preference will facilitate continuity of assistance and housing stability as eligible EHV families transition to available HCV resources. The proposed amendment does not reopen the HCV waiting list or create a new application opportunity for the general public and will be implemented following completion of the required Significant Amendment process, including public notice, resident consultation, Board of Commissioners approval, and HUD submission.

Consistent with HUD guidance governing the Rental Assistance Demonstration (RAD), LMH excludes the following RAD-specific activities from the definition of a Significant Amendment or Modification to the PHA Plan:

- 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.

LMH will continue to review proposed policy, operational, development, and capital planning changes to ensure compliance with HUD requirements governing Significant Amendments and Modifications. When required, LMH will provide appropriate public notice, resident consultation, Board approval, and HUD submission consistent with applicable federal regulations, PIH guidance, and the agency's Administrative Plan, Admissions and Continued Occupancy Policy (ACOP), and PHA Plan.

LMH defines a ***Substantial Deviation*** to its 5-Year Plan and as follows:

- A fundamental change to the agency's mission, long-term goals, objectives, or strategic direction.

Routine policy revisions, administrative changes, operational improvements, HUD-required regulatory updates, implementation of previously identified initiatives, or other actions that do not materially alter the agency's overall strategic priorities shall not be considered a Substantial Deviation.

LMH will continue to evaluate its strategic goals, objectives, and long-term initiatives to ensure the Five-Year PHA Plan remains responsive to community housing needs while maintaining consistency with the agency's mission and strategic priorities. Any proposed action determined to constitute a Substantial Deviation from the Five-Year PHA Plan will be processed in accordance with applicable HUD regulations, including required public notice, resident consultation, Board approval, and HUD submission, as applicable.

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New Activities Section Below

HOPE VI OR CHOICE NEIGHBORHOOD GRANTS - REDM

Lucas Metropolitan Housing (LMH) continues to evaluate opportunities to participate in the **HUD Choice Neighborhoods Initiative (CNI)** and other competitive federal, state, and local community revitalization funding opportunities. LMH will continue to collaborate with local governments, nonprofit organizations, residents, developers, and other community stakeholders to advance comprehensive redevelopment strategies that support mixed-income housing, neighborhood revitalization, economic opportunity, and improved quality of life.

As funding opportunities become available, LMH may pursue partnerships and submit applications that align with HUD priorities, LMH's Portfolio/Asset Repositioning Strategy, and the agency's Strategic Plan. These efforts may support the preservation and redevelopment of affordable housing, expansion of housing opportunities, resident services, infrastructure improvements, and broader neighborhood investment.

MODERNIZATION OR DEVELOPMENT - REDM

Overview

Lucas Metropolitan Housing (LMH) continues to implement a comprehensive modernization and development strategy focused on preserving existing affordable housing, expanding housing opportunities, improving housing quality, and strengthening long-term financial sustainability. Through mixed-finance development, strategic redevelopment, public-private partnerships, and HUD repositioning initiatives, LMH continues to leverage federal, state, local, and private resources to address capital needs while creating safe, quality housing throughout Lucas County.

These initiatives support LMH's Strategic Plan, Portfolio/Asset Repositioning Strategy, and HUD's goals of preserving affordable housing, expanding housing choice, improving neighborhood quality, and increasing housing stability for families, seniors, persons with disabilities, transition-age youth, and individuals experiencing homelessness.

Current Development Initiatives

LMH currently has several major development initiatives in various stages of development, financing, construction, or planning (see table next page).

Development Project	Units	Development Type	Estimated Total Development Cost (TDC)	Anticipated Delivery
<i>Palmer Gardens</i>	75	Families / Mixed Income / Seniors	\$22million	2027
<i>TenEyck Towers (RAD)</i>	154	Elderly/Disabled	\$38 million	2029
<i>CWG IV</i>	40	Families / Mixed Income	\$20 million	2029
<i>CWG V</i>	75	Elderly	\$28 million	2026
<i>The Park Apartments</i>	45	Transition-age youth (TAY)	\$14 million	2025
<i>Mission Point</i>	65	Individuals Experiencing Chronic Homelessness	\$21 million	2027
<i>Thurgood Marshall Development</i>	54	Seniors	\$24 million	2028

****Project schedule subject to HUD approval and financing milestones***

Mixed-Finance Development Strategy

LMH continues to utilize mixed-finance development as a primary strategy for preserving and expanding affordable housing. Since 2014, the agency has successfully completed numerous redevelopment initiatives through partnerships utilizing:

- Low-Income Housing Tax Credits (LIHTC)
- Rental Assistance Demonstration (RAD)
- Project-Based Vouchers (PBV)
- Project-Based Rental Assistance (PBRA)
- HOME Investment Partnerships Program
- Community Development Block Grant (CDBG)
- American Rescue Plan Act (ARPA)
- Federal Housing Administration (FHA) financing
- Federal Home Loan Bank resources
- Capital Fund resources
- State, local, nonprofit, and private financing

LMH will continue pursuing financing opportunities that maximize available funding while preserving long-term affordability and improving housing quality.

Collingwood Green Redevelopment

Collingwood Green remains LMH's largest multi-phase redevelopment initiative and represents the agency's long-term commitment to replacing aging public housing with high-quality, energy-efficient mixed-income communities.

Completed Phases

Phase	Description
<i>Phase I</i>	65-unit senior housing development
<i>Phase II</i>	68-unit family townhouse development
<i>Phase III</i>	55-unit family townhouse development utilizing RAD Transfer of Assistance

Current Development

Phase IV

- 40-unit mixed-income family townhouse development
- RAD PBV/PBRA
- 4% LIHTC
- City of Toledo
- Lucas County
- Potential FHA financing
- Federal Home Loan Bank financing

Phase V

- 75-unit senior housing development
- HUD Section 202 Supportive Housing for the Elderly
- Partnership with National Church Residences and Lucas Housing Services Corporation
- LIHTC equity
- Federal Home Loan Bank financing
- Additional public and private funding

Portfolio Repositioning Strategy and Preservation Activities

LMH continues implementation of its Portfolio/Asset Repositioning Strategy, which was approved by the LMH Board of Commissioners and presented to HUD in 2023. The strategy evaluates long-term preservation, modernization, and repositioning options for LMH's public housing portfolio.

Potential redevelopment activities currently under evaluation include:

- | | | |
|--------------------------|--------------------|------------------------------|
| • Weiler/Spieker Terrace | • Marsrow Acres | • Olander |
| • Pulley Homes | • Northern Heights | • Port Lawrence Homes |
| • Harry Hansen | • Vistula Manor | • Dorrell Manor |
| • Devonshire | • TenEyck Towers | • Collingwood Green Phase IV |
| • Jade Estates | • Flory Gardens | |
| • Weiler Homes | • Elmdale Mercer | |

Potential financing strategies may include LIHTC (4% and 9%), RAD PBV/PBRA, HOME funds, CDBG resources, FHA financing, state and local programs, Federal Home Loan Bank programs, and other available funding opportunities.

As part of this strategy, LMH will continue to explore opportunities to retire or restructure existing Capital Fund Financing Program debt associated with previous Collingwood Green developments and identify resources that strengthen long-term financial sustainability.

Housing for Special Populations

LMH continues collaborating with local governments, nonprofit organizations, healthcare providers, and community partners to expand affordable housing opportunities for populations with specialized housing needs.

Priority populations include:

- Individuals experiencing homelessness
- Transition-age youth
- People with disabilities
- Seniors
- Families requiring supportive services
- Individuals reentering the community following incarceration

LMH continues to pursue partnerships with organizations including the Toledo Lucas County Homelessness Board, the Mental Health and Recovery Services Board, and other community-based providers. These partnerships connect households to permanent affordable housing while providing access to supportive services that promote long-term housing stability and improved quality of life.

The Park Apartments

Through Lucas Housing Services Corporation (LHSC) and Community Housing Network (CHN), LMH completed redevelopment of the former Park Hotel into The Park Apartments, a permanent supportive housing development serving Transition-Age Youth (TAY).

The development includes:

- 45 affordable apartments
- 41 one-bedroom units
- 4 two-bedroom units
- Community gathering space
- Counseling and educational facilities
- Fitness center
- Supportive service offices

The project serves young adults ages 18-24 with diagnosed disabilities who are experiencing homelessness or are at risk of homelessness and supports their transition toward independent living.

Palmer Gardens Redevelopment

LMH continues advancing the preservation and redevelopment of Palmer Gardens, a 75-unit family housing community located in a high-opportunity neighborhood in West Toledo. Working with Evergreen Preservation Specialists and development partners, LMH continues planning activities to modernize the property while preserving long-term affordability and improving resident quality of life, aligning with LMH's Strategic Plan goals.

Mission Point Apartments

Through a partnership with Cherry St. Mission and LHSC, LMH will develop Mission Point as a 65-unit permanent supportive housing property for those whom are chronically homeless.

Supportive services will be provided by Cherry St. Mission to include workforce development and

other supports to move individuals towards independent living.

Capital Improvement Activities

Lucas Metropolitan Housing (LMH) continues to prioritize the preservation, modernization, and sustainability of its Public Housing portfolio through strategic investments identified in the Capital Fund Program (CFP) Five-Year Action Plan. These investments support HUD's goals of maintaining safe, decent, and sanitary housing; addressing physical needs identified through inspections and asset assessments; improving energy efficiency; enhancing resident safety; and extending the useful life of public housing assets.

LMH utilizes Capital Fund resources to address critical capital needs, including building envelope improvements, mechanical system replacements, accessibility modifications, site improvements, security enhancements, and modernization of dwelling and non-dwelling structures. These activities are coordinated with LMH's broader asset repositioning strategy, NSPIRE compliance efforts, and long-term preservation goals.

Additionally, LMH continues to evaluate opportunities to leverage Capital Fund resources with other funding sources, including Energy Performance Contract (EPC) resources, RAD conversion opportunities, mixed-finance strategies, and other public and private financing sources to maximize the impact of modernization investments.

LMH submitted a Significant Amendment during the 2026 PHA Plan cycle requesting HUD approval for Energy Performance Contract (EPC) Phase II activities. Upon HUD approval, LMH plans to implement EPC Phase II improvements designed to improve energy efficiency, reduce utility consumption, enhance building performance, and support the long-term sustainability of LMH housing assets. EPC improvements are expected to complement Capital Fund investments by addressing deferred maintenance, improving building systems, and reducing long-term operational costs while supporting LMH's commitment to responsible stewardship of federal resources and preservation of affordable housing.

Planned modernization activities identified in the **2026 Capital Fund Program Five-Year Action Plan** include the following:

AMP	Development	Planned Modernization Activities
111	Oak Grove	Interior and exterior improvements including roof repairs, exterior door replacement, bathroom and kitchen improvements, furnace and water heating system repairs/replacements, flooring repairs, electrical panel upgrades, accessibility modifications, exterior lighting, and pavement repairs.
121	Weiler Homes/Spieker Terrace	Demolition of dwelling units and non-dwelling improvements consistent with LMH's long-term portfolio repositioning strategy.
122	Birmingham Terrace	Interior repairs and replacement of lead-based paint components including interior doors & frames, window-sills, stairway components and bathtubs.
131	Vistula Manor	Building system repairs, agency-wide security camera upgrades, ornamental fencing and gate installation, and landscape improvements.
131	McClinton-Nunn	HVAC improvements, roofing, window replacement, and exterior door improvements.
133	TenEyck Towers	Building envelope and life-safety improvements, including repair of deteriorated façade areas, roof repairs/replacement, and fire suppression system improvements, to support continued safe and sustainable operations while LMH evaluates long-term preservation and repositioning strategies for the property.

These planned improvements support LMH's commitment to maintaining viable public housing communities while preparing properties for future preservation, redevelopment, or repositioning opportunities as identified through LMH's Portfolio/Asset Repositioning Strategy.

DEMOLITION AND/OR DISPOSITION – REDM / COMPLIANCE

Lucas Metropolitan Housing (LMH) continues to evaluate opportunities to reposition and improve its public housing portfolio through redevelopment, preservation, and modernization strategies. During the plan year, LMH may pursue demolition and/or disposition activities associated with long-term redevelopment initiatives and asset repositioning efforts.

LMH is evaluating potential demolition and disposition activities involving approximately 20 public housing units located within AMPs 122, 131, and 133, including:

- AMP 122 – 8 units;
- AMP 131 – 2 units; and
- AMP 133 – 10 units.

These activities are associated with the planned redevelopment of Collingwood Green Phase IV and are intended to support the replacement and modernization of aging housing stock through a mixed-finance redevelopment strategy.

- **201 Belmont Ave. (Non-Dwelling Property Partial Demolition)**

LMH has initiated preliminary planning related to the partial demolition and redevelopment of the two-story portion of the former 201 Belmont administrative property following HUD approval earlier this year. The one-story portion of the building and associated property areas are anticipated to be renovated and incorporated into future redevelopment activities.

- **211 South Byrne Road (Non-Dwelling Property Disposition)**

LMH is pursuing disposition of the non-dwelling property located at 211 South Byrne Road through HUD's Section 18 disposition process.

- The property is no longer utilized for public housing purposes and disposition will allow LMH to reduce ownership and operating costs associated with an underutilized asset.
- The proposed disposition requires HUD approval through the applicable disposition and inventory removal process.
- This activity will not result in the displacement of public housing residents.

All demolition and disposition activities will be conducted in accordance with HUD requirements, including applicable approvals, resident protections, and relocation requirements.

DESIGNATED HOUSING FOR ELDERLY AND/OR DISABLED FAMILIES - COMPLIANCE

Lucas Metropolitan Housing (LMH) continues to provide housing opportunities specifically designed to meet the needs of elderly residents through its HUD-approved Designated Housing Plan for Elderly Families. The current Designated Housing Plan was approved by HUD in 2018 and has been extended through the applicable approval periods.

In 2023, LMH submitted a two-year extension request to HUD to continue the designation of **320 public housing units** as elderly-only housing, representing approximately **12% of LMH's total public housing inventory**. HUD approved this extension during the third quarter of 2023.

In September 2025, LMH submitted a two-year extension request to continue the designation of these elderly housing units. HUD approved the extension in November 2025.

HUD-Approved Elderly Housing Designations

Development Name	Development Number	Designated Elderly Units	Total Public Housing Units
<i>Ashley Arms</i>	OH006000133	40	323
<i>Collingwood Green Phase I</i>	OH006000134	33	33
<i>Glendale Terrace</i>	OH006000112	100	440
<i>Richmar Manor</i>	OH006000112	45	N/A
<i>Robert Dorrell</i>	OH006000111	102	359
Total		320	1,155

CONVERSION OF PUBLIC HOUSING TO TENANT-BASED ASSISTANCE - REDM

Lucas Metropolitan Housing (LMH) continues to evaluate opportunities to reposition portions of its public housing portfolio through HUD-approved conversion programs, including the Rental Assistance Demonstration (RAD) Program. These efforts support LMH's long-term Portfolio/Asset Repositioning Strategy by preserving affordable housing, leveraging additional funding sources, improving property conditions, and enhancing long-term financial sustainability.

At the time of this Annual Plan submission, LMH has no planned activities involving the conversion of public housing units to tenant-based assistance. Any future conversion activities will be undertaken in accordance with HUD requirements, applicable resident protections, Board approval, and required public participation processes.

Type of Conversion Activity	LMH Annual Plan Position
<i>Public Housing disposition/conversion resulting in tenant-based voucher assistance</i>	No new activities planned at this time

RENTAL ASSISTANCE DEMONSTRATION (RAD) – REDM / COMPLIANCE

Potential RAD Conversions

Lucas Metropolitan Housing (LMH) continues to evaluate the Rental Assistance Demonstration (RAD) Program as a preservation tool for eligible public housing developments with significant capital needs. RAD allows LMH to convert public housing assistance to long-term project-based Section 8 assistance, including Project-Based Rental Assistance (PBRA) and/or Project-Based Voucher (PBV), while creating opportunities to leverage additional financing resources for rehabilitation, modernization, and long-term

affordability.

Future RAD activities will be evaluated in accordance with HUD RAD requirements, LMH's Portfolio/Asset Repositioning Strategy, property conditions, financial feasibility, available funding resources, and HUD approval requirements.

Potential PBRA/PBV Conversions

- TenEyck Towers
- Robert Dorrell Manor
- Flory Gardens
- Vistula Manor
- Collingwood Green Phase I
- Collingwood Green Phase II
- Weiler/Spieker Terrace

Additional Public Housing Developments Identified for Future RAD Evaluation

LMH previously received HUD approval for the transfer of assistance involving scattered-site public housing units supporting the Collingwood Green Phase IV redevelopment.

LMH will continue to evaluate public housing developments identified through its Portfolio/Asset Repositioning Strategy for potential future RAD conversion and Transfer of Assistance opportunities, as appropriate, based on redevelopment priorities, funding availability, and HUD approval.

Additional LMH developments identified for future RAD conversion opportunities include the following:

Potential RAD Conversion or Transfer of Assistance Properties:

- Weiler/Spieker Terrace
- Port Lawrence Homes
- McClinton-Nunn Homes
- Ravine Park Village
- Birmingham Terrace
- Pulley Homes
- Jade Estates
- Devonshire/Olander Estates
- Northern Heights
- Oak Terrace / Oak Grove
- Richmar Manor
- Harry Hansen
- Elmdale/Mercer
- John Holland Homes
- Marsrow Acres

Potential Transfer of Assistance Activities

LMH previously received HUD approval for the transfer of assistance involving scattered-site public housing units supporting the Collingwood Green Phase IV redevelopment. The agency will continue to evaluate additional transfer assistance opportunities as future redevelopment activities progress. Should LMH proceed with future RAD conversions, all activities will be completed in accordance with applicable HUD approval requirements, resident consultation procedures, and program requirements including the following:

1. Resident Rights and Protections

All future RAD conversions will be implemented in accordance with the applicable RAD Notice and HUD requirements in effect at the time of conversion. LMH will ensure that residents receive all required notices, consultation opportunities, relocation assistance (where applicable), and resident protections, including continued affordability, lease protections, grievance procedures, and Choice Mobility rights as required under the RAD program.

2. Financing Strategy

LMH anticipates utilizing a combination of financing sources to support future RAD and mixed-finance redevelopment activities, which may include Low-Income Housing Tax Credits (LIHTC), FHA-insured financing, HOME funds, Community Development Block Grant (CDBG) funds, Federal Home Loan Bank resources, state and local funding programs, Capital Fund resources, private financing, and other available public or private funding sources.

LMH will continue to evaluate future RAD conversion opportunities as part of its long-term asset management and redevelopment strategy. Individual projects will proceed based on funding availability, financial feasibility, Board approval, and applicable HUD approvals.

3. Public Process and Board Approval

Any LMH proposed RAD conversion(s) will be included in the Annual PHA Plan, be subject to public notice, C-RAB consultation, and discussed during a public hearing. The LMH Board of Commissioners will approve the Annual PHA Plan, including any proposed RAD conversion(s), by resolution on after public commentary has concluded.

4. Certification of Compliance

LMH will certify that any proposed RAD conversion(s) comply with RAD Notice PIH 2019-23 Rev. 4, including CHAP requirements, resident rights, and procedural **obligation**.

Current Project Status

LMH previously submitted a Rental Assistance Demonstration (RAD) application for conversion to Project-Based Rental Assistance (PBRA), application number DDA001341, as part of its broader portfolio repositioning strategy. Implementation of the proposed conversion has been temporarily deferred while LMH evaluates project financing, redevelopment priorities, and long-term capital planning to ensure the project remains financially sustainable and aligned with agency objectives.

OCCUPANCY BY OVER-INCOME FAMILIES – ASSET MANAGEMENT

Lucas Metropolitan Housing (LMH) administers its Over-Income (OI) policy in accordance with the Housing Opportunity Through Modernization Act (HOTMA), applicable HUD regulations, and agency policy adopted by the LMH Board of Commissioners.

Consistent with HUD requirements, LMH annually reviews household income to identify families whose

adjusted income exceeds the applicable over-income limitation. Families determined to be over-income receive the required annual notification of their status. If a family remains over-income for the period prescribed by HUD regulations, LMH requires the family to transition from Public Housing in accordance with the Admissions and Continued Occupancy Policy (ACOP).

These policies help ensure that limited public housing resources remain available to income-eligible families while maintaining compliance with HUD requirements. Additional information regarding LMH's over-income policies is contained in Chapters 9 and 13 of the ACOP.

OCCUPANCY BY POLICE OFFICERS – ASSET MANAGEMENT

LMH does not have any new activities planned related to occupancy by police officers during the 2027 Annual Plan period.

NON-SMOKING POLICIES – ASSET MANAGEMENT

LMH continues to implement its non-smoking policy in accordance with HUD requirements and agency policy. No new activities related to non-smoking policies are planned during the 2027 Annual Plan period.

PROJECT-BASED VOUCHERS (PBV) - HOUSING CHOICE VOUCHER

LMH continues to strategically utilize the Project-Based Voucher (PBV) Program as a strategy to expand affordable housing opportunities, support permanent supportive housing initiatives, and increase housing choices in areas with access to community resources and opportunities.

In addition to administering 13 existing Project-Based Voucher (PBV) developments serving households experiencing homelessness, persons with disabilities, individuals transitioning from incarceration, elderly households, and veterans, LMH continues to expand the use of PBVs to increase the supply of affordable housing and support permanent supportive housing opportunities throughout Lucas County. Consistent with HUD regulations and LMH's Housing Choice Voucher Administrative Plan, the agency utilizes PBVs to promote housing stability, preserve affordable housing resources, encourage development in areas of opportunity, and address identified local housing needs for special populations. Recent PBV commitments include the following developments:

- **Swan Creek Crossings**
LMH committed **19 PBVs** to Spire Development and Swan Creek Crossings LLC to support permanent supportive housing opportunities for seniors age 55 and older. The development aligns with LMH's mission to provide affordable housing opportunities in areas that promote housing stability and access to services.
- **Thurgood Marshall Senior Housing**

LMH committed **53 PBVs** to Thurgood Marshall Senior Housing LLC to support permanent supportive housing for seniors age 55 and older. The development will provide high-quality affordable housing and supportive services in an area with an identified need for additional senior housing opportunities.

LMH will continue to evaluate opportunities to utilize PBVs to support affordable housing development, preservation, and revitalization efforts within LMH's jurisdiction, including partnerships that expand housing opportunities in areas of opportunity.

In accordance with the HOTMA Final Rule and **PIH Notice 2024-19**, LMH amended its Housing Choice Voucher Administrative Plan to allow for the use of the applicable exception provisions permitting an increase in the percentage of Housing Choice Vouchers that may be project-based, where units meet HUD-established exception criteria.

UNITS WITH APPROVED VACANCIES FOR MODERNIZATION – REDM / ASSET MANAGEMENT

LMH has identified certain public housing units that are temporarily unavailable for occupancy due to approved modernization activities, capital improvements, casualty losses, or approved demolition/disposition activities. These units have been removed from the available inventory in accordance with HUD requirements while necessary work is completed or disposition actions are pursued.

LMH continues to monitor these units through its property management and capital planning processes to ensure timely completion of modernization activities and restoration of units to available housing inventory when feasible.

Summary of Public Housing Units Temporarily Removed from Available Inventory

AMP	Developments	Units Offline	Primary Reason
<i>OH006000111</i>	<i>Oak Grove / Marsrow / Scattered</i>	50	Undergoing Modernization
<i>OH006000112</i>	<i>Elmdale/Mercer</i>	1	Undergoing Modernization
<i>OH006000121</i>	<i>Weiler Homes/Spieker Terrace</i>	41	Undergoing Modernization
<i>OH006000122</i>	<i>Birmingham Terrace / Ravine Park</i>	27	Undergoing Modernization
<i>OH006000133</i>	<i>Scattered Sites</i>	2	Undergoing Modernization
<i>OH006000133</i>	<i>Scattered Site</i>	1	Casualty Loss

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

PUBLIC SAFETY / HCV / REDM / RESIDENT RELATIONS

Lucas Metropolitan Housing (LMH) continues to pursue and implement additional grant-funded initiatives that support the preservation, safety, health, and modernization of public housing communities. These efforts supplement Capital Fund resources and support LMH's goals of improving housing quality, addressing health and safety concerns, and enhancing resident quality of life.

Emergency Safety and Security Grant

LMH was awarded an **Emergency Safety and Security Grant** through HUD to address identified safety and security needs at eligible public housing developments. The grant supports improvements designed to enhance resident safety, mitigate security concerns, and improve emergency response capabilities. Grant-funded activities include security-related improvements and the installation of carbon monoxide detectors to enhance resident health and safety.

Lead Hazard Reduction Grant

LMH was awarded a **Lead Hazard Reduction Grant** to support the identification and mitigation of lead-based paint hazards within eligible public housing units. The grant will allow LMH to address lead-related health and safety concerns, particularly in older housing stock, through lead hazard assessment, remediation activities, and related improvements consistent with HUD requirements. HUD's Lead Hazard Reduction Grant Program is intended to assist eligible housing providers in identifying and controlling lead-based paint hazards to protect residents from potential lead exposure.

Grant activities will be implemented throughout eligible LMH public housing developments in accordance with approved grant requirements, applicable HUD regulations, and lead-safe work practices. These activities will complement LMH's Capital Fund investments and ongoing modernization efforts by addressing health and safety deficiencies and supporting the long-term preservation of affordable housing assets.

Community Grants for Resident Opportunity and Workforce Development Initiatives

LMH continues to support resident economic mobility initiatives through its **Financial Opportunity Center**, providing residents with resources designed to promote financial stability, employment readiness, and increased access to economic opportunities.

LMH also continues to develop workforce development partnerships, including apprenticeship readiness initiatives with local organizations such as the **Northwest Ohio Building Trades**, to connect residents with training opportunities, skilled trade pathways, and employment opportunities.

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Demo. / Dispo. List Below

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									
Jade Estates	OH006000111	111	50	Total	342 Oak View Ct.	Planned	Disp.	4/1/2028	12/31/2033
Devonshire/Olander Estates	OH006000111	111	97	Total	342 Oak View Ct.	Planned	Disp.	4/1/2028	12/31/2033
Marsrow Acres	OH006000111	111	7	Total	342 Oak View Ct.	Planned	Disp.	4/1/2028	12/31/2033
Willow Bend	OH006000111	111	8	Total	342 Oak View Ct.	Planned	Disp.	4/1/2028	12/31/2033
Oak Grove Estates	OH006000111	111	46	Total	342 Oak View Ct.	Planned	Disp.	4/1/2028	12/31/2033
Oak Terrace	OH006000111	111	14	Total	342 Oak View Ct.	Planned	Disp.	4/1/2028	12/31/2033
Robert Dorrell Manor	OH006000111	111	102	Total	5836 Southwyck Blvd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Total	1004 Nela Pkwy.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Total	107 Hargrave Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2220 Rockspring Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2222 Rockspring Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2224 Rockspring Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2226 Rockspring Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2518 Heatherwyck Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2519 Luddington Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2520 Heatherwyck Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2522 Heatherwyck Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2524 Heatherwyck Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2526 Heatherwyck Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2528 Heatherwyck Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2530 Heatherwyck Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	2532 Heatherwyck Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	336 Ivanhill Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5243 Newhart Cir.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5341 Sanders Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 1	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 2	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 3	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5500 Cresthaven Ln. Apt. 4	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5586 Nebraska Ave.	Planned	Disp.	4/1/2028	12/31/2033

Scattered Site	OH006000111	111	1	Partial	5614 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5616 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5618 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5620 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5622 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5624 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Total	5626 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5628 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5630 Nebraska Ave.	Planned	Disp.	4/1/2028	12/31/2033
AMP 112									
Flory Gardens	OH006000112	112	1	Partial	3425 Nebraska Ave.	Planned	Disp.	4/1/2028	12/31/2033
Glendale Terrace	OH006000112	112	1	Partial	3200 Glendale Ave.	Planned	Disp.	4/1/2028	12/31/2033
Richmar Manor	OH006000112	112	1	Partial	3433 W. Alexis Rd.	Planned	Disp.	4/1/2028	12/31/2033
Elmdale/Mercer Ct.	OH006000112	112	100	Total	463 Elmdale Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	1428 Bensch Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	3015 S. Byrne Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4022 Ruskin Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4045 Heatherdowns Blvd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	415 S. Haven Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	420 Heathshire Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4249 Wickford Point Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4327 Shawn Terrace	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4350 Deerwood Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4409 Cherry Creek Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4411 Cherry Creek Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4413 Cherry Creek Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4415 Cherry Creek Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4702 S. Detroit Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4704 S. Detroit Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4706 S. Detroit Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4708 S. Detroit Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4998 Merry Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	5011 Saint Aubin Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	5015 Kitchener Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	822 N. Byrne Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	3756 Philmar Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	3820 Branch Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	3856 Mill Run Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	3858 Mill Run Ct.	Planned	Disp.	4/1/2028	12/31/2033

Scattered Site	OH006000111	111	1	Partial	5614 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5616 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5618 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5620 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5622 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5624 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Total	5626 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5628 Ryewyck Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000111	111	1	Partial	5630 Nebraska Ave.	Planned	Disp.	4/1/2028	12/31/2033
AMP 112									
Flory Gardens	OH006000112	112	1	Partial	3425 Nebraska Ave.	Planned	Disp.	4/1/2028	12/31/2033
Glendale Terrace	OH006000112	112	1	Partial	3200 Glendale Ave.	Planned	Disp.	4/1/2028	12/31/2033
Richmar Manor	OH006000112	112	1	Partial	3433 W. Alexis Rd.	Planned	Disp.	4/1/2028	12/31/2033
Elmdale/Mercer Ct.	OH006000112	112	100	Total	463 Elmdale Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	1428 Bensch Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	3015 S. Byrne Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4022 Ruskin Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4045 Heatherdowns Blvd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	415 S. Haven Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	420 Heathshire Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4249 Wickford Point Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4327 Shawn Terrace	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4350 Deerwood Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4409 Cherry Creek Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4411 Cherry Creek Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4413 Cherry Creek Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4415 Cherry Creek Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4702 S. Detroit Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4704 S. Detroit Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4706 S. Detroit Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4708 S. Detroit Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4998 Merry Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	5011 Saint Aubin Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	5015 Kitchener Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	822 N. Byrne Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	3756 Philmar Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	3820 Branch Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	3856 Mill Run Ct.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	3858 Mill Run Ct.	Planned	Disp.	4/1/2028	12/31/2033

Scattered Site	OH006000112	112	1	Partial	4245 Penelope Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	4417 Naomi Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	5210 Calyx Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	5630 Bannockburn Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	5754 Comet Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	5867 Tetherwood Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	5869 Tetherwood Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	5905 Meteor Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000112	112	1	Partial	6045 Merle St.	Planned	Disp.	4/1/2028	12/31/2033
AMP 121									
Weiler Homes & Spieker Ter.	OH006000121	121	425	Total	601 Fassett St.	Planned	Demo.	4/1/2028	12/31/2033
AMP 122									
Pulley Homes	OH006000122	122	45	Total	406 Suder Ave.	Planned	Demo. /Disp.	4/1/2028	12/31/2033
Northern Heights	OH006000122	122	99	Total	406 Suder Ave.	Planned	Demo. /Disp.	4/1/2028	12/31/2033
Ravine Park Village	OH006000122	122	166	Total	55 Poplar St.	Planned	Demo. /Disp.	4/1/2028	12/31/2033
Harry Hansen	OH006000122	122	50	Total	55 Poplar St.	Planned	Demo. /Disp.	4/1/2028	12/31/2033
Birmingham Terrace	OH006000122	122	113	Total	2100 Consaul St.	Planned	Demo.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	1223 Navarre Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	128 Nagy St. Apt. A	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	128 Nagy St. Apt. B	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	1505 Carlyle St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	1511 Carlyle St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	1555 Carlyle St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	54 Garfield Pl.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	841 Kingston Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	121 W. Streicher St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	2114 Chestnut St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	241 Majestic Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	2429 Chase St.	Submitted PA	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	3236 Bellaire Dr.	Submitted PA	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	3263 137th St.	Submitted PA	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	3338 Jeanette Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	3449 Maher St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	3480 147th St.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	3569 146th St.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	3624 Dixie Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	432 E. Oakland St.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	5312 302nd St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	536 Spring St.	Submitted (PA)	Disp.	4/1/2028	12/31/2033

Scattered Site	OH006000122	122	1	Partial	5522 304th St.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000122	122	1	Partial	820 Woodward Ave.	Approved	Disp.	4/1/2028	12/31/2033
AMP 131									
Vistula Manor	OH006000131	131	1	Partial	615 Cherry St.	Planned	Disp.	4/1/2028	12/31/2033
Port Lawrence Homes	OH006000131	131	1	Total	201 Belmont Ave.	Planned	Demo. /Disp.	4/1/2028	12/31/2033
McClinton Nunn	OH006000131	131	151	Total	425 Nebraska Ave.	Planned	Disp.	4/1/2028	12/31/2033
OFFICE BUILDING	OH006000131	131	1	Total	131 Indiana Ave.	Planned	Demo.	4/1/2028	12/31/2033
Scattered Site	OH006000131	131	1	Partial	1158 Walbridge Ave.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000131	131	1	Partial	1468 Beecham St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000131	131	1	Partial	241 Somerset St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000131	131	1	Partial	544 Hampton Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000131	131	1	Partial	631 South Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000131	131	1	Partial	633 South Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000131	131	1	Partial	640 Geneva Ave.	Planned	Disp.	4/1/2028	12/31/2033
AMP 133									
TenEyck Towers	OH006000133	133	154	Total	240 21st St.	Approved	Disp.	4/1/2028	12/31/2033
Ashley Arms	OH006000133	133	154	Total	1950 W. Bancroft St.	Planned	Disp.	4/1/2028	12/31/2033
John Holland Estates	OH006000133	133	154	Total	1951 W. Bancroft St.	Planned	Disp.	4/1/2028	12/31/2033
Houck Townhomes (SS)	OH006000133	133	6	Total	6020-6030 Kincora Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	847 Colfax St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	849 Colfax St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	850 Colfax	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	852 Colfax	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	501 Pasadena	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1708 Hoag	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1172 Oakwood	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1543 Biscayne	Approved	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3332 Anderson	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	917 Norwood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	919 Norwood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	824 Palmwood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	826 Palmwood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	812 Norwood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	814 Norwood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	803 Pinewood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	807 Pinewood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1050 Pinewood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	741 Fernwood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	743 Fernwood Ave.	Planned	Disp.	4/1/2028	12/31/2033

Scattered Site	OH006000133	133	1	Partial	750 Woodland Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4403 Lewis Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4127 Walker	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4342 Commonwealth	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3530 Watson	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3602 Hoiles Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	2909 Lawrence	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3334 Upton Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4122 Vogel	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3153 Jackman	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4038 Wetzler Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1202 Ewing St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1453 S. Cove Blvd.	Approved	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	2331 Charlestown	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1662 Dartmoor Dr.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1721 Brussels St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1852 Lawrence Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1854 Lawrence Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1916 Lawrence Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1918 Lawrence Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1048 Gribbin Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1050 Gribbin Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1052 Gribbin Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1054 Gribbin Ln.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1151 Brooke Park Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1153 Brooke Park Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1155 Brooke Park Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1157 Brooke Park Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1311 Craigwood Rd.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1431-1/2 Potomac Dr.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1431 Potomac Dr.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1543 Craigwood Rd.	Approved	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1612 Hagley Rd	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1728 Brim Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1936 Christie St.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	1946 Christian Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	2331 Charlestown Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	2467 Parkview Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	2525 Ozark Rd.	Planned	Disp.	4/1/2028	12/31/2033

Scattered Site	OH006000133	133	1	Partial	2615 Grantwood Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	2651 Ivy Place	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3122 Haughton Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3515 Maxwell Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 1	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 2	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 3	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3701 Douglas Rd. Apt. 4	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3715 Elmhurst Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	3928 Woodmont Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4148 Douglas Rd.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4150 Douglas Rd.	Submitted (PA)	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4249 Garrison Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4330 Garden Park Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4424 Garrison Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	4814 Bowser Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	5065 Breezeway Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	5067 Breezeway Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	5605 Armada Dr.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	5938 Malden Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	6056 Douglas Rd.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	802 W. Northgate Pkwy.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	614 Nesselwood Ave.	Planned	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	220 Floyd St.	Approved	Disp.	4/1/2028	12/31/2033
Scattered Site	OH006000133	133	1	Partial	226 Floyd St.	Approved	Disp.	4/1/2028	12/31/2033
AMP 999									
CO/Byrne/Segur-Landry Office Building	OH006009999	999	0	Total	211 S. Byrne Rd.	Submitted (PA)	Disp.	11/1/2026	12/31/2031
CO/Byrne/Segur-Landry Office Building	OH006009999	999	0	Partial	201 Belmont Ave.	Approved	Demo. /Disp.	1/1/2027	12/31/2032

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Progress Report Section Below

PROGRESS REPORT

Agency-Wide Strategic Planning

Lucas Metropolitan Housing (LMH) remains committed to advancing its Strategic Plan through coordinated, agency-wide initiatives that strengthen organizational performance, expand housing opportunities, enhance resident services, and improve the overall customer experience. The Strategic Plan serves as the framework for aligning departmental priorities with LMH's mission, vision, and long-term organizational objectives.

The Strategic Plan was developed through an extensive planning and community engagement process that included stakeholder interviews, employee and resident feedback sessions, community partner input, and surveys. The information gathered through these efforts was used to establish strategic priorities that reflect the agency's core values and commitment to continuous improvement.

LMH's Vision and Mission continue to guide implementation of the Strategic Plan:

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

The Strategic Plan is organized around six agency-wide goals that provide direction for departmental planning, operational improvements, and performance measurement:

- **Goal 1 – Invest in Employee Growth and Enhance Workplace Satisfaction** by fostering a culture of professional development, employee engagement, leadership, and organizational excellence.
- **Goal 2 – Increase Revenue and Pursue Diverse Income Streams** by strengthening financial sustainability, leveraging strategic partnerships, and maximizing available funding opportunities.
- **Goal 3 – Lead in the Effort to Create Accessible Housing Opportunities in Toledo and the Region** by preserving affordable housing, expanding housing choice, and improving resident access to supportive services and economic opportunities.
- **Goal 4 – Streamline Processes and Elevate User Experience and Satisfaction** by improving operational efficiency, modernizing business practices, strengthening regulatory compliance, and enhancing customer service.
- **Goal 5 – Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness** by promoting transparency, resident engagement, stakeholder collaboration, and effective communication throughout the organization.
- **Goal 6 – Build Pathways to Family Wealth Building and Economic Advancement** by supporting resident self-sufficiency, workforce development, financial capability, and long-term economic mobility.

The following Progress Report highlights significant accomplishments achieved during 2026 in support of these strategic goals. Activities are organized by strategic goal and department to demonstrate how agency-wide collaboration contributes to LMH's mission, strategic priorities, and continued commitment to serving residents, stakeholders, and the communities of Lucas County.

GOAL 1 – Invest in Employee Growth and Enhance Workplace Satisfaction

Human Resources

Strategic Initiative: *Workforce Development & Employee Training*

Key Accomplishments (2026):

- Completed first phase of development of Maintenance Skills test to be conducted in-house.

Strategic Impact:

- Ensures more accurate evaluation of employee capabilities. Eliminates ongoing vendor fees, providing long-term cost savings and control of increasing costs.

Asset Management

Strategic Initiative: *Employee Training & Professional Development*

Key Accomplishments (2026):

- Expanded Property Management staffing to improve resident services.
- Completed HUD Lead Hazard Visual Assessment training.
- Completed NSPIRE certification training for Maintenance Managers and Team Leads.
- Provided verbal de-escalation training and attendance at OHAC, NAHRO, and Nelrod professional conferences.

Strategic Impact:

- Increased technical competency and regulatory compliance.
 - Improved property operations, resident service delivery, and employee readiness.
-

Asset Management

Strategic Initiative: *Employee Onboarding*

Key Accomplishments (2026):

- Developed and implemented a standardized onboarding program for new Property Management employees.

Strategic Impact:

- Improved employee integration, role clarity, operational consistency, and workforce development.
-

Executive Leadership

Strategic Initiative: *Organizational Development and Strategic Planning*

Key Accomplishments (2026):

Continued implementation of LMH's Strategic Plan through agency-wide collaboration, leadership engagement, and cross-functional planning initiatives supporting modernization, housing preservation, operational improvements, and resident services.

Strategic Impact:

Fostered organizational alignment, strengthened communication across departments, and promoted a culture focused on continuous improvement and strategic decision-making.

Housing Choice Voucher Program (HCVP)

Strategic Initiative: *Employee Engagement & Continuous Improvement*

Key Accomplishments (2026):

- Conducted department-wide employee feedback sessions.
- Established Team Lead Housing Specialist positions.
- Expanded internal quality control reviews and employee coaching initiatives.

Strategic Impact:

- Improved employee engagement, communication, leadership development, operational consistency, and audit readiness.

Strategic Initiative: Training & Customer Service Development

Key Accomplishments (2026):

- Developed a comprehensive onboarding and training program.
- Implemented customer service and escalation protocol training.
- Expanded customer service supervisory responsibilities for the Housing Stability Coordinator.

Strategic Impact:

- Strengthened customer service delivery.
- Increased consistency in program administration.
- Improved participant and landlord satisfaction.

Compliance

Strategic Initiative: *Continuous Improvement and Regulatory Training*

Key Accomplishments:

- Expanded cross-departmental collaboration through policy development, compliance reviews, quality assurance initiatives, and technical assistance related to:
 - HUD regulatory requirements;
 - Annual Plan revisions;
 - Administrative Plan updates;
 - NSPIRE implementation initiatives; and
 - Program monitoring requirements.

Strategic Impact:

- Increased organizational readiness for HUD oversight.
- Strengthened regulatory compliance and consistent policy implementation.
- Improved staff knowledge and coordination across LMH program areas.

Real Estate Development & Modernization (REDM)

Strategic Initiative: *Professional Collaboration and Knowledge Sharing*

Key Accomplishments:

- Continued coordination with development partners, consultants, and internal departments supporting:
 - Redevelopment planning;
 - RAD evaluation;
 - Mixed-finance initiatives; and
 - Long-term capital planning.

Took part in professional development trainings with NAHRO, OHAC, FHLB & OHFA.

Strategic Impact:

- Strengthened interdisciplinary collaboration, expanded organizational expertise, and supported successful implementation of complex affordable housing redevelopment initiatives.

GOAL 2 – Increase Revenue and Pursue Diverse Income Streams

Real Estate Development & Modernization

Strategic Initiative: *Mixed-Finance Development & Strategic Partnerships*

Key Accomplishments (2026):

- Continued expansion of mixed-finance redevelopment initiatives.
- Strengthened partnerships with nationally and regionally owned financial organizations
- Continued implementation of redevelopment projects utilizing LIHTC, PBV, PBRA, and other financing sources.

Strategic Impact:

- Leveraged public-private partnerships to expand affordable housing opportunities.
- Reduced reliance on traditional Capital Fund resources.

- Increased long-term financial sustainability.
-

Real Estate Development & Modernization (REDM) / Compliance / Executive Leadership

Strategic Initiative: ***Diversify Funding Sources and Leverage Capital Investments***

Key Accomplishments:

- Advanced planning activities related to LMH's **Energy Performance Contract (EPC) Phase II initiative** to identify opportunities for improving energy efficiency, reducing operating expenses, and leveraging available capital resources.
- Completed the required **Significant Amendment to the PHA Plan** to revise LMH's Capital Fund Five-Year Action Plan and support implementation of EPC Phase II activities.
- Identified Capital Fund resources to support EPC Phase II implementation, including:
 - Approximately **\$2 million in Capital Fund resources** for Energy Conservation Measure (ECM) implementation costs; and
 - Approximately **\$3 million in Capital Fund resources** for associated capital improvements.
- Continued coordination among REDM, Compliance, Executive Leadership, HUD, and project partners to advance required approvals, documentation, and implementation activities.

Strategic Impact:

- Supports LMH's long-term financial sustainability by leveraging energy savings and operational efficiencies to maximize limited Capital Fund resources.
- Reduces utility and operating costs while creating opportunities to redirect savings toward critical housing preservation and modernization needs.
- Improves building performance, enhances resident comfort, and supports the rehabilitation of aging infrastructure throughout LMH's housing portfolio.
- Strengthens LMH's ability to utilize innovative financing strategies and strategic investments to preserve affordable housing assets and improve long-term operational sustainability.

Asset Management

Strategic Initiative: *External Funding & Community Partnerships*

Key Accomplishments (2026):

- Collaborated with local governmental partners to secure rental assistance funding.
- Assisted in obtaining lead hazard reduction funding supporting affordable housing preservation.

Strategic Impact:

- Increased external investment supporting housing stability.
 - Improved resident health and neighborhood revitalization.
-

Housing Choice Voucher Program (HCVP)

Strategic Initiative: *Program Revenue Optimization*

Key Accomplishments (2026):

- Strengthened overpayment recovery efforts.
- Maintained high voucher utilization.
- Administered Special Purpose Voucher (SPV) programs.
- Pursued external funding opportunities and strategic partnerships.
- Coordinated financial oversight with Finance and Compliance.

Strategic Impact:

- Maximized administrative fee revenue.
 - Preserved program funding.
 - Strengthened fiscal accountability.
 - Diversified funding sources supporting vulnerable populations.
-

GOAL 3 – Lead in the Effort to Create Accessible Housing Opportunities in Toledo and the Region Housing Choice Voucher Program (HCVP)

Strategic Initiative: *Housing Access & Strategic Partnerships*

Key Accomplishments (2026):

- Expanded affordable housing opportunities through Project-Based Voucher commitments.
- Continued implementation of the Landlord Liaison/Housing Navigator program.
- Secured local funding for security deposits and application fee assistance.
- Strengthened landlord outreach and housing navigation efforts.

Strategic Impact:

- Expanded housing choice.
- Increased landlord participation.
- Reduced barriers to leasing.
- Improved access to affordable housing throughout the region.

Real Estate Development & Modernization

Strategic Initiative: *Affordable Housing Development*

Key Accomplishments (2026):

- Oversaw the opening of Park Apartments.
- Financially closed on the purchase and substantial renovation of Palmer Gardens with Evergreen.
- Moved Mission Point towards financial closing in the 3rd quarter of 2026.
- Advanced the planning for Phase IV of the Collingwood Green redevelopment initiatives.
- Continued implementation of the Portfolio Repositioning Strategy.

Strategic Impact:

- Increased the supply of affordable housing.

- Preserved existing housing resources.
 - Supported mixed-income redevelopment.
-

Real Estate Development & Modernization

Strategic Initiative: *Innovative Development Financing*

Key Accomplishments (2026):

- Secured Low-Income Housing Tax Credit financing.
- Continued implementation of diversified financing strategies.

Strategic Impact:

- Expanded development capacity.
 - Leveraged innovative financing to support long-term affordable housing preservation.
-

Real Estate Development & Modernization

Strategic Initiative: *Housing Preservation & Modernization*

Key Accomplishments (2026):

- Continued lead hazard reduction activities.
- Completed accessibility improvements.
- Continued capital modernization projects across the public housing portfolio.

Strategic Impact:

- Preserved affordable housing.
 - Improved resident safety, accessibility, and housing quality.
-

Resident Relations

Strategic Initiative: *Resident Supportive Services & Housing Stability*

- Expanded supportive service delivery models designed to connect residents with resources that promote housing stability, independence, and overall quality of life.
- Provided resident-focused services including:
 - Wellness checks;
 - Meal assistance;
 - Isolation intervention support;
 - Digital inclusion and technology assistance; and
 - General information and referral services.

Strategic Impact:

- Expanded proactive resident outreach and service delivery by increasing wellness checks, resource navigation, referrals, digital inclusion assistance, and individualized supportive services for elderly, disabled, and vulnerable residents.
 - Increased resident service engagements by **163%**, from **340** to **894** engagements, through enhanced outreach efforts, expanded community partnerships, and a more comprehensive service delivery model.
 - Provided direct outreach and supportive services to **783 of 1,179** elderly and disabled residents (**66.4%**), improving access to resources that promote housing stability, independence, and overall well-being.
-

Resident Relations

Strategic Initiative: **Community Partnerships Supporting Resident Success**

Key Accomplishments:

- Strengthened partnerships with community organizations to expand resident access to supportive resources, including:
 - Food security programs;
 - Health and wellness initiatives;
 - Educational resources; and
 - Social service connections.
- Collaborated with community partners including:
 - Local food pantries;
 - Health education providers;
 - Ohio State University Extension; and
 - Other community-based organizations.
- Expanded resource coordination efforts to connect residents with programs addressing essential needs and barriers to stability.

Strategic Impact:

- Increased LMH's ability to provide comprehensive resident support services by leveraging community partnerships and external resources.
 - Supported housing stability by improving resident access to food assistance, wellness programs, education, and supportive services.
 - Food security and wellness initiatives expanded access to essential resources, with pantry programs serving approximately **109 households monthly** while also connecting residents to additional supportive services.
 - Reinforced LMH's role as a community partner focused on improving resident outcomes beyond traditional housing assistance.
-

Resident Relations

Strategic Initiative: *Resident Self-Sufficiency and Economic Mobility*

Key Accomplishments:

- Continued implementation of resident-focused programs designed to increase access to:
 - Education;
 - Employment readiness;
 - Financial resources;
 - Workforce development opportunities; and
 - Supportive service navigation.
- Expanded opportunities for residents to receive financial coaching, educational programming, workforce-related resources, and individualized assistance connecting to available services.

Strategic Impact:

- Supported HUD's goal of improving resident outcomes by reducing barriers, increasing access to opportunity, and promoting greater economic independence.
 - Strengthened pathways toward self-sufficiency by connecting residents with resources that support employment, education, financial stability, and long-term housing success.
 - Advanced LMH's commitment to creating opportunities beyond housing assistance by addressing social and economic barriers that impact resident stability.
-

Resident Relations

Strategic Initiative: *Support for Vulnerable Populations and Aging in Place*

Key Accomplishments:

- Provided targeted services to elderly and disabled residents through:

- Wellness checks;
 - Isolation intervention support;
 - Digital literacy assistance; and
 - Resource coordination.
- Implemented strategies designed to identify resident needs and connect vulnerable populations with appropriate community resources.

Strategic Impact:

- Supported LMH's commitment to maintaining housing stability for vulnerable populations by addressing challenges that may impact continued tenancy.
- Reduced social isolation, improved access to technology and community resources, and supported resident independence.
- Promoted aging in place by helping elderly and disabled residents remain safely housed within LMH communities.

Quality Assurance

Strategic Initiative: ***Community Engagement and Economic Opportunity***

Key Accomplishments:

- Continued planning efforts for **National Apprenticeship Week (NAW)** activities, including a Job and Resource Fair designed to connect LMH residents, Section 3 eligible individuals, and community members with:
 - Apprenticeship programs;
 - Workforce development resources;
 - Labor unions; and
 - Employment opportunities.
- Strengthened collaboration with workforce development partners, community organizations, and stakeholders to expand access to career pathways and employment resources.
- Advanced initiatives supporting LMH's Section 3 objectives by creating opportunities for residents and eligible community members to gain skills, training, and access to employment opportunities.

Strategic Impact:

- Supports LMH's commitment to creating opportunities beyond housing assistance by connecting residents to workforce development, training, and economic mobility resources.

- Strengthens community partnerships and expands access to career pathways that promote self-sufficiency and long-term housing stability.
 - Advances LMH's Section 3 goals by increasing awareness of employment, apprenticeship, and training opportunities for residents and eligible individuals.
 - Reinforces LMH's role as a community partner focused on improving resident outcomes through housing stability, economic opportunity, and community investment.
-

GOAL 4 – Streamline Processes and Elevate User Experience and Satisfaction

Asset Management

Strategic Initiative: *Operational Efficiency & Process Optimization*

Key Accomplishments (2026):

- Increased Property Management staffing from three to six Property Managers to improve operational effectiveness and resident service delivery.
- Updated the Low-Income Public Housing (LIPH) telephone system to improve communication and accessibility for residents and stakeholders.

Strategic Impact:

- Enhanced operational efficiency and responsiveness.
- Improved resident communication and customer service.
- Increased staff capacity to support daily operations, inspections, and resident needs.

Asset Management

Strategic Initiative: *Employee Training & Professional Development*

Key Accomplishments (2026):

- Completed HUD Lead Hazard Visual Assessment training.
- Completed NSPIRE certification training for Maintenance Managers and Team Leads.
- Conducted verbal de-escalation training for property management staff.
- Participated in OHAC, NAHRO, and Nelrod professional development conferences.

Strategic Impact:

- Improved regulatory compliance and technical expertise.
 - Strengthened proactive property maintenance practices.
 - Enhanced employee knowledge and professional competency.
 - Improved resident safety and housing quality.
-

Public Housing Occupancy / Compliance

Strategic Initiative: ***Streamline Processes and Improve Waiting List Management***

Key Accomplishments:

- Completed a Significant Amendment to the Admissions and Continued Occupancy Policy (ACOP) to modernize LMH's public housing waiting list selection process.
- Implemented a randomized electronic lottery selection method for future waiting list openings while maintaining all applicable local preferences and HUD regulatory requirements.
- Developed and adopted the revised selection process to improve transparency, consistency, and administrative efficiency when managing large applicant pools.
- Completed all required public participation activities associated with the Significant Amendment, including public notice, Resident Advisory Board (C-RAB) consultation, public hearing, Board of Commissioners approval, and incorporation into LMH's Annual PHA Plan.

Strategic Impact:

- Enhances fairness, transparency, and consistency in the public housing applicant selection process.
 - Reduces administrative burden by establishing a standardized and efficient approach for processing high-volume waiting list openings.
 - Improves applicant access while ensuring compliance with HUD regulations governing public housing admissions and waiting list administration.
 - Strengthens public confidence in LMH's admissions process through equitable, objective, and transparent selection procedures.
 - Supports LMH's commitment to modernizing business processes and delivering responsive, customer-focused public housing services.
-

Housing Choice Voucher Program (HCVP)

Strategic Initiative: *Process Standardization & Operational Excellence*

Key Accomplishments (2026):

- Continued development of department-wide Standard Operating Procedures (SOPs).
- Standardized work instructions and internal processes.
- Expanded quality assurance reviews and process documentation.

Strategic Impact:

- Increased operational consistency.
 - Improved efficiency and accountability.
 - Enhanced compliance with HUD requirements.
 - Supported continuous process improvement and audit readiness.
-

Human Resources

Strategic Initiative: *Business Process Modernization*

Key Accomplishments (2026):

- Conversion to new time system allowing for efficient payroll, scheduling, and reduction of manual errors.

Strategic Impact:

- Streamlined processes offering clearer visibility into workforce trends and statistics, helping to make more informed staffing decisions.
 - Reduced administrative workload.
 - Improved reporting capabilities
-

Finance

Strategic Initiative: *Financial Operations Modernization and Organizational Capacity*

Key Accomplishments (2026):

- Engaged **BDO**, a nationally recognized accounting and advisory firm specializing in public sector and financial services organizations, to provide professional consulting and technical assistance supporting LMH's Finance Department.
- Partnered with BDO to strengthen financial operations, improve internal business processes, enhance financial reporting capabilities, and support organizational modernization initiatives.
- Leveraged BDO's expertise to assist with financial management best practices, operational assessments, process improvement opportunities, and long-term financial planning efforts designed to support LMH's evolving business needs.

Strategic Impact:

- Strengthened LMH's financial management capacity by providing specialized expertise to support operational excellence, sound financial stewardship, and continuous process improvement.
- Enhanced the Finance Department's ability to evaluate and modernize financial processes, improve reporting capabilities, strengthen internal controls, and support data-driven decision-making.
- Positioned LMH to improve organizational efficiency, increase financial accountability, and support long-term sustainability while maintaining compliance with applicable regulatory and industry standards.

Finance

Strategic Initiative: **Financial Process Optimization**

Key Accomplishments (2026):

- Continued utilization of executive dashboards to monitor financial performance and operational compliance.
- Enhanced agency-wide budget planning processes.
- Strengthened budget monitoring and expenditure controls.
- Expanded automated payment processing through direct deposit and electronic workflows.

Strategic Impact:

- Improved financial transparency.
- Increased operational efficiency.
- Reduced administrative costs.

- Strengthened fiscal accountability and budget oversight.
-

Finance

Strategic Initiative: *Internal Controls & Risk Management*

Key Accomplishments (2026):

- Strengthened segregation of financial duties.
- Continued monitoring of user access and system permissions.
- Reviewed and updated departmental policies and procedures.

Strategic Impact:

- Reduced organizational risk.
 - Strengthened internal controls.
 - Improved financial security and regulatory compliance.
-

Finance

Strategic Initiative: *Customer Service Enhancement*

Key Accomplishments (2026):

- Improved telephone routing processes.
- Established response expectations for email inquiries.
- Continued development of internal customer feedback mechanisms.

Strategic Impact:

- Improved customer responsiveness.
 - Enhanced internal communication.
 - Increased service quality and customer satisfaction.
-

Finance

Strategic Initiative: *Professional Development*

Key Accomplishments (2026):

- Continued specialized finance training.
- Expanded cross-training and mentoring opportunities.
- Reviewed departmental job descriptions to improve operational efficiency.

Strategic Impact:

- Increased employee knowledge and flexibility.
 - Strengthened succession planning.
 - Improved departmental effectiveness.
-

Information Technology

Strategic Initiative: *Technology Modernization & Cybersecurity*

Key Accomplishments (2026):

- Continued modernization of LMH's technology infrastructure.
- Strengthened cybersecurity governance through implementation of agency cybersecurity policies and procedures.
- Continued regular cybersecurity assessments and risk evaluations.
- Implemented Endpoint Detection and Response (EDR) protection.
- Expanded 24/7 Security Operations Center (SOC) monitoring.
- Successfully implemented the OnBase enterprise document management system.
- Continued implementation and planning activities supporting the transition from Emphasys Elite to the Yardi enterprise housing management platform.

Strategic Impact:

- Strengthened protection of sensitive information.
- Improved cybersecurity posture and organizational resilience.
- Increased operational efficiency through enterprise technology modernization.
- Enhanced electronic records management and document accessibility.

- Positioned LMH for improved integration, reporting, and long-term operational efficiency through enterprise software modernization.
-

Information Technology

Strategic Initiative: *Training & Professional Development*

Key Accomplishments (2026):

- Continued cybersecurity training for IT staff.
- Provided technology support and training for agency staff using enterprise software platforms and Microsoft products.

Strategic Impact:

- Strengthened cybersecurity awareness.
 - Improved staff proficiency with enterprise technologies.
 - Reduced technology-related operational risks.
-

Public Safety

Strategic Initiative: *Security Technology & Emergency Preparedness*

Key Accomplishments (2026):

- Upgraded access control systems across LMH properties.
- Enhanced incident reporting and crime tracking systems.
- Expanded coordination with Property Management and law enforcement partners.
- Continued daily security assessments and emergency preparedness planning.
- Strengthened emergency communication procedures through enhanced notification systems.

Strategic Impact:

- Improved resident and employee safety.
- Enhanced situational awareness.
- Increased operational efficiency through data-driven public safety practices.

- Strengthened emergency preparedness and incident response.

Public Safety

Strategic Initiative: *Training & Professional Development*

Key Accomplishments (2026):

- Continued monthly professional development training for Public Safety personnel.
- Conducted ongoing CPR, AED, Stop the Bleed, and verbal de-escalation training.

Strategic Impact:

- Increased officer preparedness.
- Strengthened emergency response capabilities.
- Reinforced LMH's culture of workplace safety.

Quality Assurance & Compliance

Strategic Initiative: *Continuous Improvement & Organizational Excellence*

Key Accomplishments (2026):

- Continued implementation of Lean, Kaizen, and Plan-Do-Check-Act (PDCA) continuous improvement methodologies.
- Expanded development and standardization of agency Standard Operating Procedures (SOPs).
- Promoted employee participation through the Continuous Improvement Suggestion Program.
- Supported implementation of the Housing Choice Voucher Lottery Waiting List Significant Amendment.
- Coordinated implementation of the Emergency Housing Voucher (EHV) Administrative Plan Significant Amendment supporting HUD's EHV transition initiative.
- Coordinated development of the pending Energy Performance Contract (EPC) Significant Amendment supporting future capital improvements.
- Coordinated planning for LMH's National Apprenticeship Week workforce development initiative in partnership with local labor organizations and community partners.

Strategic Impact:

- Improved organizational consistency and operational efficiency.

- Strengthened policy implementation and regulatory compliance.
 - Enhanced employee engagement through continuous improvement initiatives.
 - Supported agency modernization and strategic workforce development.
 - Reinforced alignment between LMH operations, HUD requirements, and the agency's Strategic Plan.
-

GOAL 5 – Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness

Communications

Strategic Initiative: *Community Engagement & Resident Outreach*

Key Accomplishments (2026):

- Expanded resident engagement initiatives through financial coaching, financial literacy workshops, job readiness programming, and resident outreach activities.
- Coordinated annual school supply partnerships benefiting more than 400 youth.
- Expanded Financial Opportunity Center programming to additional LMH communities.
- Implemented an agency-wide resident engagement calendar promoting ongoing communication and participation.

Strategic Impact:

- Increased resident participation.
- Improved financial capability and self-sufficiency.
- Strengthened community partnerships.
- Enhanced resident engagement throughout LMH communities.

Strategic Initiative: Strategic Communications

Key Accomplishments (2026):

- Developed a comprehensive communications strategy emphasizing transparency, storytelling, stakeholder engagement, and public awareness.
- Expanded digital communications, social media engagement, and community outreach initiatives.
- Increased promotion of resident success stories and organizational accomplishments.

Strategic Impact:

- Strengthened public trust.
- Increased stakeholder engagement.
- Elevated LMH's visibility as a regional leader in affordable housing.

Housing Choice Voucher Program (HCVP)

Strategic Initiative: *Landlord Engagement & Community Partnerships*

Key Accomplishments (2026):

- Hosted landlord education sessions with both in-person and virtual participation.
- Expanded landlord education resources and communication.
- Established quarterly landlord engagement sessions supporting ongoing collaboration.

Strategic Impact:

- Increased landlord participation.
- Improved program transparency.
- Strengthened partnerships with property owners.
- Expanded housing opportunities for voucher families.

Public Safety

Strategic Initiative: *Training and Professional Development*

Key Accomplishments(2026):

- Continued investing in professional development for Public Safety personnel through monthly online training and specialized instruction in:

- Verbal De-escalation;
 - CPR/AED;
 - First Aid; and
 - Stop the Bleed.
- Reinforced ongoing readiness through training designed to strengthen emergency response, situational awareness, conflict resolution, and workplace safety.

Strategic Impact:

- Strengthened staff preparedness and emergency response capabilities while supporting LMH's commitment to maintaining safe communities for residents, employees, and visitors.
- Enhanced officers' ability to recognize hazards, respond effectively to emergencies, de-escalate potentially volatile situations, and reduce organizational risk.
- Promoted a culture of continuous learning and operational excellence by ensuring Public Safety personnel maintain current knowledge and skills necessary to support effective security operations.

Public Safety

Strategic Initiative: Process Optimization - *Security Systems and Incident Management*

Key Accomplishments:

- Strengthened physical security by upgrading LMH's electronic access control system and conducting a comprehensive audit of staff and resident key fobs and access credentials.
- Enhanced the agency's incident reporting system in collaboration with the Information Technology Department by:
 - Expanding reporting capabilities;
 - Implementing standardized incident classifications and numbering; and
 - Improving information sharing with Property Management and other departments.
- Continued monitoring crime statistics, incident trends, and law enforcement intelligence to support proactive deployment strategies and informed operational decision-making.

Strategic Impact:

- Improved operational efficiency through standardized security processes, enhanced access control, and more effective incident management.
- Strengthened cross-departmental communication by providing timely, consistent, and actionable incident information to support coordinated responses.

- Expanded data-driven decision-making capabilities, enabling Public Safety to identify trends, allocate resources effectively, and implement proactive crime prevention strategies that contribute to safer LMH communities.
-

Public Safety

Strategic Initiative: *Emergency Communications and Process Improvement*

Key Accomplishments:

- Maintained and regularly updated LMH's emergency notification and call tree system to ensure timely communication during emergency incidents, safety concerns, and security events affecting agency properties.
- Supported coordinated emergency response by establishing clear communication protocols for department leadership and key personnel during critical incidents.

Strategic Impact:

- Improved organizational preparedness by ensuring reliable emergency communication and continuity of operations during critical incidents.
 - Enhanced coordination among departments, strengthened situational awareness, and supported timely decision-making during emergencies.
 - Reinforced LMH's commitment to protecting residents, employees, contractors, and visitors through efficient emergency communication and response procedures.
-

Resident Relations

Strategic Initiative: *Resident Engagement & Leadership*

Key Accomplishments (2026):

- Expanded resident leadership through Community Resident Advisory Board (C-RAB) meetings, resident councils, educational workshops, and community forums.
- Increased resident participation in wellness initiatives, digital literacy programs, and supportive services.
- Expanded youth mentoring, literacy, after-school programming, and educational partnerships.

- Strengthened food security initiatives through community pantry partnerships and health-focused collaborations.
- Expanded resident communication through newsletters, outreach activities, and resident feedback opportunities.
- Increased partnerships supporting financial capability, health education, workforce readiness, and resident self-sufficiency.

Strategic Impact:

- Increased resident engagement and leadership opportunities.
- Strengthened resident communication and community partnerships.
- Improved resident access to health, education, workforce development, and supportive services.
- Advanced resident self-sufficiency and quality of life while reinforcing LMH's commitment to meaningful resident engagement.

Resident Relations

Strategic Initiative: **Health, Wellness, and Community Resource Partnerships**

Key Accomplishments:

- Expanded partnerships with community organizations to improve resident access to food security, health education, wellness programming, and supportive services.
- Strengthened collaborative initiatives including:
 - Community food pantries at **Speiker Terrace** and **Weiler Homes**;
 - Partnerships with the **Islamic Food Bank**;
 - Health education and wellness programming;
 - Nutrition education through **Ohio State University Extension**; and
 - Community-based wellness activities designed to promote healthy lifestyles.
- Increased opportunities for residents to access essential resources while connecting individuals and families with additional supportive services.

Strategic Impact:

- Strengthened resident stability by expanding access to food assistance, health education, wellness resources, and community support services.

- Improved food security through pantry programs serving approximately **109 households each month**, while connecting residents with additional supportive resources.
 - Expanded access to nutrition education, chronic disease prevention, trauma-informed wellness programming, and family support services, contributing to healthier and more resilient LMH communities.
 - Reinforced LMH's commitment to improving resident well-being through collaborative partnerships that extend support beyond housing assistance.
-

Resident Relations

Strategic Initiative: **Youth Development, Education, and Economic Mobility**

Key Accomplishments:

- Expanded educational and youth engagement opportunities through partnerships supporting:
 - Literacy initiatives;
 - STEAM education;
 - Youth mentorship;
 - GED programming;
 - Summer camps; and
 - After-school enrichment activities.
- Continued collaborative initiatives including:
 - The **BIG READ** literacy program;
 - The **Toledo Mud Hens Library Partnership**;
 - **BEX Community** youth programming; and
 - Structured educational and youth development activities designed to promote lifelong learning and personal growth.
- Increased opportunities for youth and families to participate in educational programming that supports academic success and future career readiness.

Strategic Impact:

- Promoted educational achievement, youth engagement, and long-term economic mobility through expanded learning opportunities and community partnerships.

- Increased resident access to academic support, mentorship, literacy resources, workforce preparation activities, and positive community experiences.
 - Encouraged youth development and lifelong learning while helping prepare residents for future educational and employment opportunities.
 - Supported LMH's commitment to strengthening families and creating pathways toward long-term self-sufficiency and community success.
-

Resident Relations

Strategic Initiative: *Resident Feedback and Communication Improvements*

Key Accomplishments:

- Began developing enhanced resident feedback mechanisms to strengthen communication and encourage resident participation in agency decision-making.
- Expanded opportunities for resident engagement through both digital and in-person communication channels, including:
 - Town hall meetings;
 - Resident newsletters;
 - Suggestion channels;
 - Community meetings; and
 - Additional communication tools designed to improve information sharing and accessibility.
- Established a foundation for ongoing resident feedback to support continuous improvement and responsive service delivery.

Strategic Impact:

- Strengthened transparency by providing residents with meaningful opportunities to share feedback, express concerns, and participate in agency initiatives.
 - Improved communication between residents and LMH by expanding accessible and inclusive engagement opportunities.
 - Supported a more responsive, customer-focused service model that values resident input and promotes continuous improvement.
 - Reinforced LMH's commitment to stakeholder engagement, community awareness, and resident-centered communication consistent with Goal 5 of the Strategic Plan.
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Central Resident Advisory
Board, Public Comments, &
Analysis to follow

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by State or Local Official to
follow*

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CR: *Certifications of*

Compliance with PHA Plans

and Related Regulations and

Civil Rights to follow

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Affidavit of Public Advertising
and Notice of Public Hearing
to follow

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Board Resolution: Approval of
Submission of LMH's 2027
Annual Plan to follow