



TCC Minutes

Committee: Housing & Community Development

Date + Time: December 18th, 2025, from 2:00pm-4:00pm

Location: One Government Center, Council Chambers

Attendees: Mcpherson, Dr. Jones, Melden, Driscoll, Gadus, President Williams.

Absentees: Melden

Also Present: Council Woman Theresa Morris

Presenters: The Department of Housing and Community Development & The Toledo/Lucas County Homelessness Board

Public Attendance:

Legislative Aide Facilitating: Sally Fish

Topics... Winter Homelessness & Lead Safety

Discussion... *Lead Safety*

- Update from the Department of Housing and Community Development on implementation of the City's Lead Ordinance and the December 31 compliance deadline for high-risk properties.
- Overview of lead prevention efforts, health impacts of lead exposure, and the Lead Safe Program.
- Discussion of program rollout phases, including compliance, education and outreach, workforce readiness, standardized application processes, and enforcement.
- Review of funding sources supporting lead remediation, including City grants, HUD and state funding, and related supports.
- Identification of program challenges, including rising construction costs, limited resources, workforce constraints, and the complexity of older housing stock.
- Update on the establishment and role of the Toledo Lead Resource Center, including outreach, workforce development, education, and advocacy.
- Discussion of ways the City can support ongoing lead prevention efforts.

Stakeholder Comments: Lead & Water Infrastructure

- **H2Ohio Standard Grant Agreement:** Concerns regarding lack of communication to designated recipients, timeline clarity, facility prioritization, and equitable distribution of funds in the Junction Neighborhood; request for a future hearing.



TCC Minutes

- **Fair Housing Center:** Importance of lead screening for young children and enforcement of screening standards.

Questions/Referrals Requested...

1. **Referral:** Council Member McPherson requested clarification from the Law Department regarding the status and disposition of grant funds that were approved for the Junction Coalition. Specifically, she asked where the funds have been allocated to date and why designated recipients have not yet received any portion of the funding. She further requested that this inquiry be referred to the Department of Public Utilities (Water Department), with coordination facilitated by Rosalyn from the Department of Housing and Community Development.
2. **Referral:** Council President Williams stated that while she was aware of the grant, she had not received the related correspondence utilizing data from the Junction Neighborhood. She raised concerns regarding a childcare center and expressed confusion about the application and implementation of the \$500,000 grant. Council President Williams requested referrals to both the Law Department and the Water Department for clarification. She also asked whether funds have been applied to the identified 15 locations and whether lead service line replacement has already occurred at those sites.
3. Council Member Driscoll inquired whether the Toledo Lead Resource Center currently distributes funding directly to landlords who are attempting to come into compliance with lead safety requirements. The Resource Center responded that, while this is not currently a standard practice, it is an approach they would like to pursue in the future.

Discussion...Winter Homelessness

Homelessness Board Update:

Representatives from the Homelessness Board reported that local shelters are operating beyond capacity, with limited options for individuals and families to transition into permanent or stable housing. As a result, an increasing number of individuals remain unsheltered.

It was reported that approximately 150 families are currently on the waitlist for shelter or housing services. Additionally, Toledo ranks first in the state for the number of homeless children enrolled in school, despite being the fifth-largest city in Ohio.

Concerns were also raised regarding 211 services, which were described as severely under-resourced and struggling to meet community demand.

Stakeholders noted that two deaths have already occurred within the community, underscoring the severity of the situation and warning that the crisis is at risk of escalating further. It was also reported that HUD has reversed course on Continuum of Care funding, citing changes at the federal administrative level, which may further impact local homelessness response efforts.



TCC Minutes

An appropriation is moving forward in the Senate to authorize continuation of funding into the second year. It was reported that the initial impacts of the funding cuts will begin to be felt within the next two weeks. However, without further action, nearly all grant funding is expected to lapse by April, raising concerns about service continuity.

Public Comments from Community Stakeholders:

1. The Ability Center

Katie Hunt Thomas, representing The Ability Center, a Center for Independent Living, spoke on behalf of the organization and its partnership with 12 other Centers for Independent Living.

Ms. Hunt Thomas emphasized the urgent need for increased funding for accessible emergency shelters and supportive housing. She noted that The Ability Center's housing navigator works with many clients who remain unhoused due to the inaccessibility of existing shelters and housing options, creating additional barriers within the broader homelessness response system.

She further explained that the lack of home- and community-based services makes securing and maintaining housing especially challenging for people with disabilities. Without access to in-home supportive care, individuals are at heightened risk of losing housing or becoming institutionalized. Once a person with a disability becomes homeless, they often encounter emergency shelters that are not physically or programmatically accessible.

Ms. Hunt Thomas stressed the need for increased investment in permanent supportive housing, noting that while temporary solutions may provide short-term relief, long-term supportive housing is critical to helping people with disabilities exit homelessness. She also called for funding to make currently inaccessible emergency shelters fully accessible.

2. Department of Housing and Community Development

Warming centers have been activated under Code Blue conditions, with current utilization reported at approximately 400 individuals. Stakeholders emphasized the need for long-term planning and resource allocation in preparation for the 2027 and 2028 winter seasons, citing increasing demand for emergency cold-weather response.

3. The Fair Housing Center

Discussion focused on HUD's Notice of Funding Opportunity (NOFO) and the assumptions underlying the proposed funding framework. One key assumption identified was that permanent supportive housing is not necessary and that individuals experiencing homelessness could secure and maintain housing without supportive services.

Stakeholders emphasized that this assumption is inaccurate and potentially harmful, noting that fair housing principles and lived experience demonstrate the critical role of permanent supportive housing in ensuring housing stability for individuals with complex needs.



TCC Minutes

Federal Outreach – U.S. Senate: It was noted that U.S. Senator Bernie Moreno serves on the Senate committee with jurisdiction over housing matters. Members recommended that an additional resolution be transmitted to Senator Moreno in his oversight role related to HUD funding.

4. Cherry Street Mission

Stakeholders emphasized that the primary driver of homelessness is the lack of available and affordable housing. It was reported that homelessness among senior citizens is increasing at a rate faster than existing systems can accommodate, with seniors comprising approximately 31% of Cherry Street Mission's clients.

Additionally, data shared indicated that 85% of individuals who accessed services at Cherry Street Mission for the first time in calendar year 2025 had not previously experienced homelessness, highlighting the growing number of newly unhoused residents.

5. Neighborhood Health Association

Discussion centered on the dignity, worth, and humanity of individuals experiencing homelessness. Speakers shared detailed personal accounts illustrating the daily challenges and systemic barriers faced by people who are unhoused, emphasizing the importance of compassionate, person-centered responses.

6. Junction Coalition

System Gaps and Housing Rehabilitation Discussion

Discussion focused on concerns that the current homelessness response system is not effectively meeting community needs. Speakers noted that some individuals technically have housing but are unable to remain housed because their units are uninhabitable, resulting in displacement and homelessness.

Participants urged Council to pursue more innovative and creative strategies for housing rehabilitation to prevent displacement and preserve existing housing stock. Additionally, speakers requested greater transparency regarding the allocation and use of housing and homelessness-related funds.

Public Comment—Community Members

Community members spoke on a range of homelessness-related issues, echoing prior discussions. Speakers emphasized the need for coordinated support from federal, state, and local governments, as well as stronger community collaboration to address homelessness, particularly during the winter months.

Questions/Referrals Requested...



TCC Minutes

1. Council Member McPherson expressed appreciation for the presentations and asked how residents of Toledo can assist in addressing homelessness in the absence of sufficient resources.
 2. Council Member Morris expressed thanks and indicated interest in pursuing a resolution directed to state and federal officials. She also noted a desire to coordinate efforts with the Homelessness Board.
 3. Council Member McPherson inquired whether transit services were funded last year to transport individuals to shelters and whether similar services are available this year.
- **Response:** Coleena confirmed that transit options are available through referrals made via 211 to warming centers.
 - **Follow-up:** In response to a question regarding how additional shelters can participate, it was noted that interested shelters should contact Julie Embree with the Homelessness Board.