

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: January 13, 2022

REF: Z-11006-21

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Request for Zone change from CR-SO Regional Commercial Shopping Center Sign Control Overlay, to RM36 Multi-Dwelling District at 3300 Glendale Avenue (parcel no. 20-95991).

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 13, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone change from CR-SO Regional Commercial Shopping Center Sign Control Overlay, to RM36 Multi-Dwelling District
Location	-	3300 Glendale Avenue (parcel no. 20-95991).
Applicant	-	MVAH Holding LLC 9100 Centre Pointe Drive, Suite 210 West Chester, OH, 45069
Owner	-	DWJS LLC 3440 Secor Rd Suite 185 Toledo, OH, 43606

Site Description

Zoning	-	CR-SO / Regional Commercial – Shopping Center Sign Control Overlay
Area	-	± 3.58 Acres
Frontage	-	± 100' along Byrne Road
Existing Use	-	Parking Lot
Proposed Use	-	Apartments

Area Description

GENERAL INFORMATION (cont'd)

- North - CR-SO, RM36 / Strip-style shopping center, Apartments
- South - CR-SO, CR, CO / Drive-Thru fast food, strip-style shopping center, medical offices
- East - CR-SO, RM36, RS12 / Strip-style shopping center, Apartments, UT Medical Center
- West - CO, RS12 / Bank, offices, single-family homes.

Combined Parcel History

- S-29-57 - Review of the preliminary plat of Great Southern Shopping Center between Glendale and Byrne intersection and lot 3 of Shopping Center Plat (PC Denied 10/04/1962)
- M-40-60 - Interim Zoning for the area bounded by Byrne, Glendale, City boundary, Swan Creek in Adams Twp. (PC approved 11/3/60)
- Z-181-65 - Request to erect a sign at Sears Store in Southland Shopping Center (Admin Approved 8/16/65)
- D-12-80 - Proposed Drive-up for fotomat kiosk NE. corner of Glendale & Byrne Rd (Admin Approved 11/4/80)
- SUP-66-85 - Special Use Permit for Self Service Gasoline Sales with Sun Mart at 1455 S Byrne Rd. at Glendale (Approved Ord. 524-85)
- Z-102-86 - Request to Amend C-4 Site Plan, granted by Ord.207-691 as amended at Southland Shopping Center, Byrne and Glendale (Approved Ord. 460-86)
- Z-88-87 - Amendment to C-4 Site Plan at Southland Shopping Center. Approved by Ord. 1091-87
- S-16-95 - Final plat for the Replat of the Replat of the Replat of Toledo's Great Southern Shopping Center (PC approved 11/9/95)
- Z-4010-00 - Request for Minor change to app'd C-4 site plan for bank, Ord. 207-61 and extra sign at 3428 Glendale (PC Approved 6/8/00)

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

SUP-8003-06	-	Special Use Permit for Gasoline and Fuel Sales at Kroger Southland, 1415 S. Byrne Rd. (PC Approved 10/18/06, CC Approved 11/28/06 Ord. 808-06)
SPR-9-20	-	Major site plan review for sign waivers in the CR-SO district at 1426 S Byrne Rd (PC Approved 5/14/2020)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR-SO Regional Commercial Shopping Center Sign Control Overlay to RM36 Multifamily Residential. The ± 3.58 Acres site is a centrally located parcel in the plat of the Great Southern Shopping Center. The Shopping Center is a typical strip-style development with a large continuous building set back from the road, out-lots containing primarily fast food restaurants near the road, and a large paved parking lot in the center. North of the shopping center are apartments, to the south are a variety of commercial uses including drive-thru restaurants and medical offices, to the east is the UT Medical Center and apartments, and to the west is a single-family neighborhood.

The applicant is requesting the Zone Change in order to build sixty (60) units of multi-family housing. Multi-family dwellings with ground-floor residential is prohibited in CR-SO zoning, but are allowed in RM36. The site's proposed redevelopment will include an elevator-accessible, three story structure built to Enterprise Green Community Standards, featuring 1, 2, and 3-bedroom units, a community room, computer center, on-site management and fitness center. If this Zone Change request is approved, the proposed development would still be required to undergo a full Major Site Plan Review by the Plan Commission.

Trends in consumer preference, retail uses, and urban design have shifted significantly since the Great Southern Shopping Center was constructed in 1962. Redevelopment of underutilized parking lots, sometimes called "grayfields", via multifamily housing has become increasingly popular across Ohio. Encouraging development of unused land that currently offers no recreational or ecological benefit can successfully reintroduce city land back into the economy and community. Multi-family housing at Columbus, Ohio's Olentangy Plaza is one of such redevelopment efforts (Exhibit A).

STAFF ANALYSIS (cont'd)

The underlying plat for the site includes a cross access and shared parking easement for the parcels which make up the shopping center. Of the eleven (11) lots on the plat, eight (8) of the lots are currently occupied by commercial buildings with their own parking lot area. The remaining three (3) lots provide overflow parking. More parking is currently available than is required for the shopping center. The Major Site Plan Review required for this development will provide the Plan Commission an opportunity to address potential design concerns regarding traffic flow and parking locations.

Neighborhood Meeting

A Neighborhood meeting was held by the applicant on January 4th, 2022 at the Heatherdowns branch Library at 4:15 pm. Neighborhood meetings provide an opportunity for the applicant to discuss questions about development proposals prior to the Plan Commission hearing. Neighbors are still welcome and encouraged to attend the Plan Commission meeting. A second meeting was held on Zoom on January 11th, 2022 at 6:00 pm.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Regional Commercial land use which is intended for predominantly large-scale commercial uses intended to accommodate auto-oriented development. The plan also states that offices and multiple family residential developments may be interspersed within these districts. The proposed Zone Change is consistent with the Toledo 20/20 Comprehensive Plan

PLAN COMMISSION RECOMMENDATION

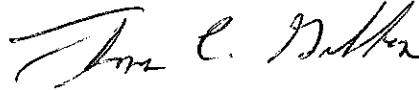
The Toledo City Plan Commission recommends approval of Z-11006-21, a request for Zone Change from CR-SO Regional Commercial Shopping Center Sign Control Overlay to RM35 Multi-Dwelling District for a site located at 3300 Glendale Avenue (parcel no. 20-95991) to Toledo City Council for the following **three (3) reasons**:

1. The requested rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (**TMC§1111.0606(A)**);
2. The rezoning is compatible with the existing land uses within the general vicinity of the subject property (**TMC§1111.0606(B)**);
3. The rezoning is an opportunity to redevelop a grayfield.

TO: President Cherry and Members of Council
January 13, 2022
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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Tom C. Gibbons". The signature is fluid and cursive, with the first name "Tom" being particularly prominent.

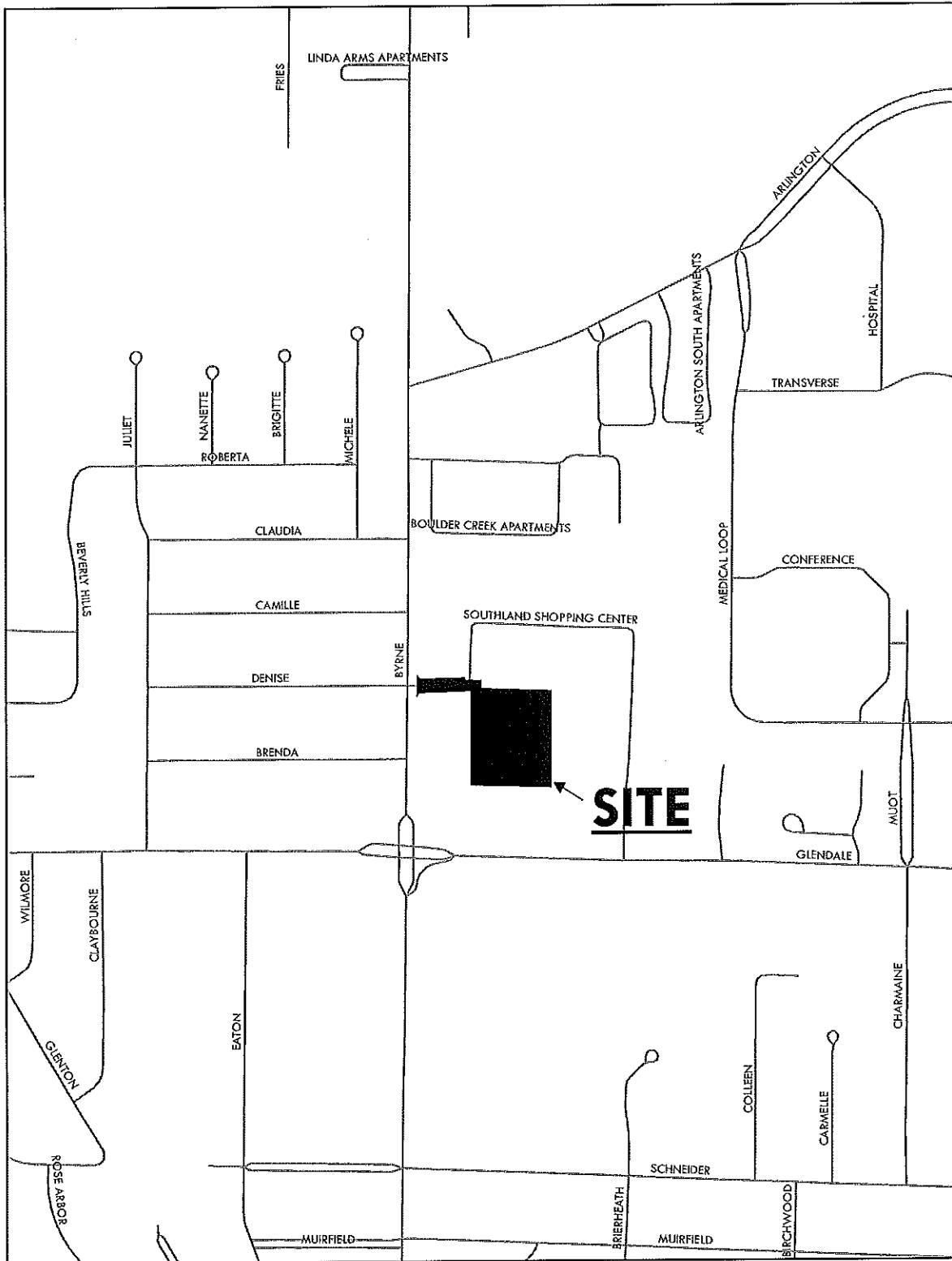
Thomas C. Gibbons
Secretary

Two (2) sketches follow
One (1) Exhibit follows

Cc: Pete Schwiegeraht, MVAH Development LLC, Applicant
Lisa Cottrell, Administrator
Jonny Latsko, Planner

GENERAL LOCATION

Z-11006-21
ID 54



ZONING & LAND USE

Z-11006-21
ID 54

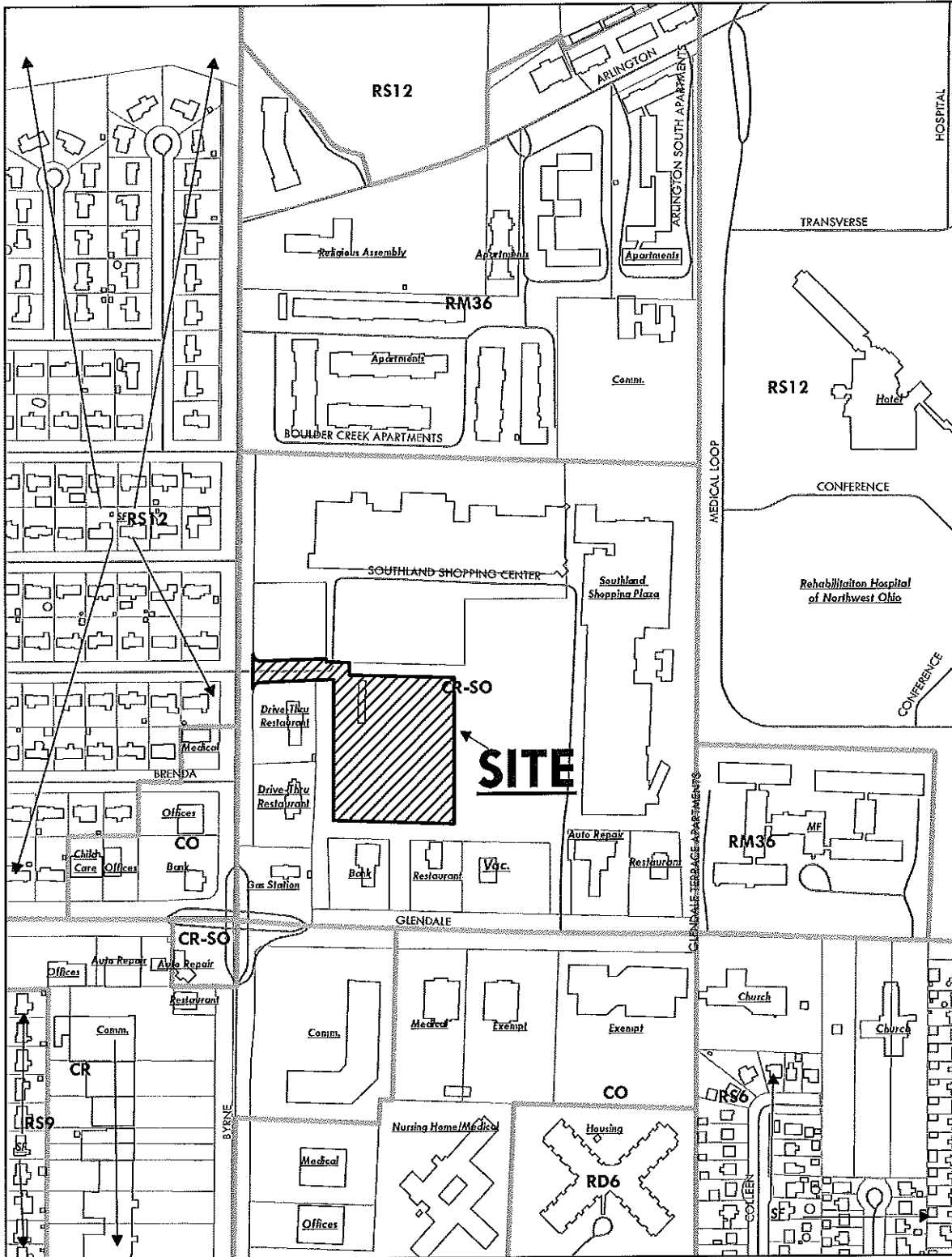
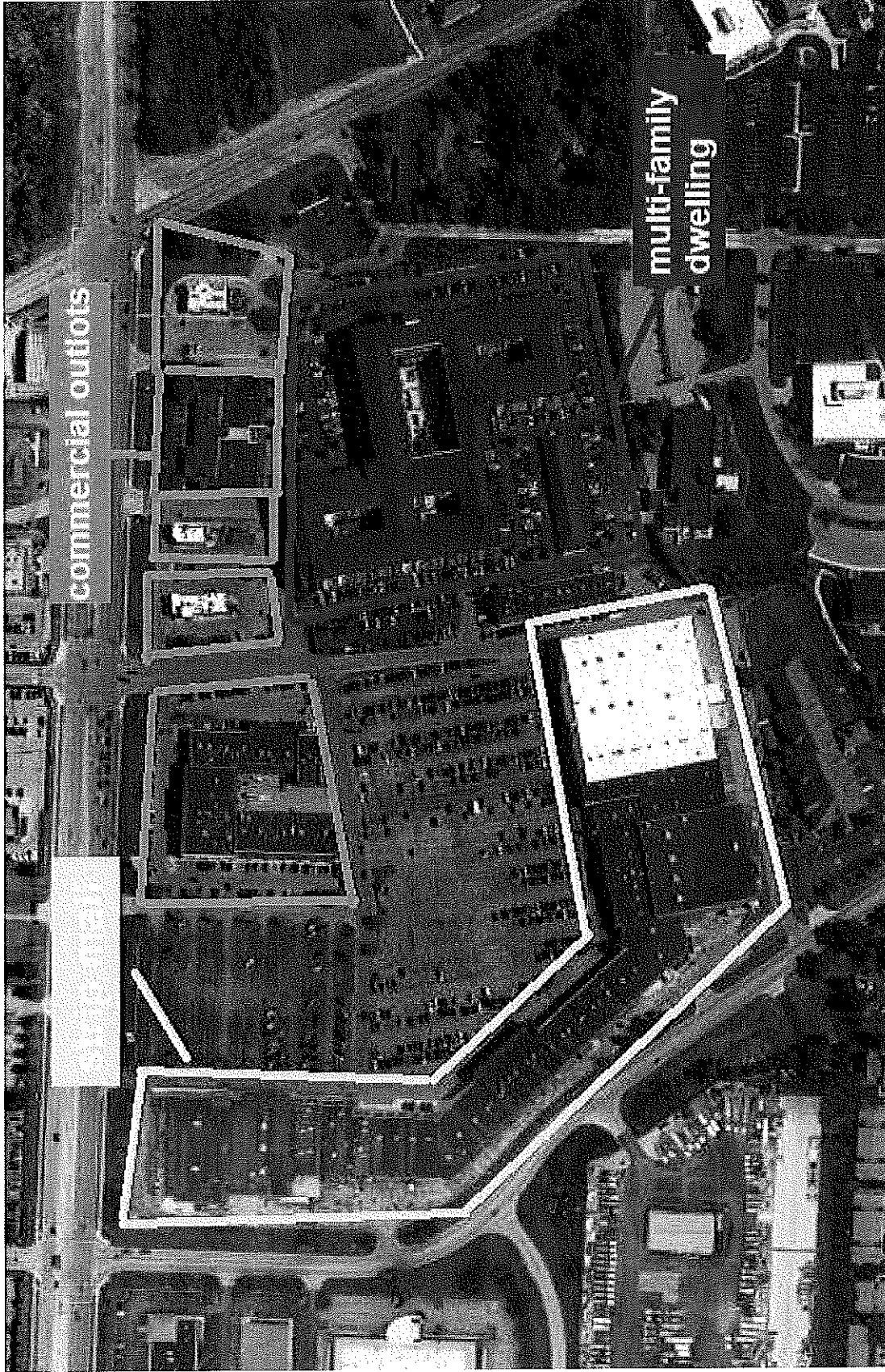
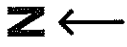


EXHIBIT A – OLENTANGY PLAZA

769 Bethel Rd, Columbus, OH 43214

Z-11006-21



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA, Farm Service Agency, Map data ©2021

Latsko, Jonathan

From: Rankins-Anderson, Lindsey
Sent: Tuesday, January 11, 2022 8:16 AM
To: Latsko, Jonathan
Subject: Fw: No apartments in Southland shopping center!

Lindsey Rankins-Anderson

Clerk Specialist II

Toledo-Lucas County Plan Commissions

419-245-1200

Lindsey.Rankins-Anderson@toledo.oh.gov

From: Ann Stuart <astuart1156@hotmail.com>
Sent: Sunday, January 9, 2022 5:07 PM
To: Rankins-Anderson, Lindsey
Subject: No apartments in Southland shopping center!

This should not come to our neighborhood! There are way too many apartments already. Crime is over the top and most of the 911 crimes are from the apartments that already exist...what about the home owners that dont want our property values to go down...look at how many business have left because of crime in this area...for crying out loud even Auldi left...do not let this happen...south toledo is going to hell. What is wrong with using the property that they wanted to put the jail on...Angola area? South Toledo has nothing left anymore because of all of the apratments.PLEASE DO NOT LET THIS HAPPEN!!

Sent from my T-Mobile 5G Device

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Latsko, Jonathan

From: Cottrell, Lisa
Sent: Tuesday, January 11, 2022 4:00 PM
To: Latsko, Jonathan; Rankins-Anderson, Lindsey
Subject: FW: Housing in south Toledo

Please add to the file and the commissioners packets

-----Original Message-----

From: Mary Mason <memason555@gmail.com>
Sent: Tuesday, January 11, 2022 3:54 PM
To: Cottrell, Lisa <Lisa.Cottrell@toledo.oh.gov>
Subject: Housing in south Toledo

Hi Lisa, I am a concerned south ended. Moved her 24 years ago. We raised our daughters in crossgates neighborhood and just moved to Park Ridge lane off Glendale 2 years ago. We chose to stay in the south end because of its location and closeness to our friends. There is going to be a lot of people leaving the south end if this happens. There is already a lot of negativism on fb about it. I am worried our house values will drop dramatically. We were really excited for Earnest Brew going into the old Krogers and hoping they may spur more development besides dollar stores. I believe there are many other areas in Toledo that have room for this development. I also think maybe go to the burbs. I am sick of all of the negativity Toledo gets. Thank you for reading this. I am not the best with grammar.

Mary Mason

Sent from my iPhone

Latsko, Jonathan

From: Debbie Far <uniqueorweird@yahoo.com>
Sent: Wednesday, January 12, 2022 12:30 PM
To: Latsko, Jonathan
Subject: NO to Southland

We do NOT need another apartment of section 8 in the 43614 God, at least let one area of Toledo stay decent and not lose our property values. I did a lot of research and that is exactly what it will be from this company!!!!

NO

NO

NO

Thank you

Debbie Farbrother

Latsko, Jonathan

From: Rankins-Anderson, Lindsey
Sent: Tuesday, January 11, 2022 8:24 AM
To: Latsko, Jonathan
Subject: Fw: Zoning of the Southland Shopping Center

Lindsey Rankins-Anderson

Clerk Specialist II

Toledo-Lucas County Plan Commissions

419-245-1200

Lindsey.Rankins-Anderson@toledo.oh.gov

From: Debbie Espitia <despitia1960@gmail.com>
Sent: Sunday, January 9, 2022 10:46 AM
To: Rankins-Anderson, Lindsey
Subject: Zoning of the Southland Shopping Center

Hi Lindsay.

My name is Deb Espitia, I live on Cherrylawn. I am very concerned about this rezoning issue. I would like to be able to view/listen to their meeting on Tuesday.

Thanks.
Deb Espitia

Latsko, Jonathan

From: Christopher J. Abele <bleuii78@hotmail.com>
Sent: Thursday, January 13, 2022 11:11 AM
To: Latsko, Jonathan; Hobbs, John; Cherry, Matt; Gadus, Theresa; Williams, Vanice; Melden, Sam; Morris, Theresa; Komives, Nick; McPherson, Cerssandra; Moline, Katie
Subject: Southland Rezoning Proposal

To the members of City Council,

My name is Christopher Abele, and I am writing you today on behalf of both my wife, Amy Abele, and myself. My family has a long history with the city of Toledo, going back as far as 1850 when the Abele Funeral Home first opened on Cherry Street. We recently purchased a home in South Toledo so that we may move back to the area and raise our two children, Charlotte and Paxton.

As you know, Toledo currently is experiencing a shortage of affordable housing and is attempting to solve the problem of "grey fields." The owner of the Southland Shopping Center has agreed to sell a portion of the property to MVAH Partners contingent upon the proposed rezoning. New, affordable housing units would address two of the problems facing the city today; however, there is evidence that MVAH Partners may not be the best partner for the city of Toledo when we think beyond the immediate two to five years.

My concerns with MVAH stem from three distinct areas. First, Pete Schwiegeraht, SVP for MVAH, has made multiple, inconsistent statements related to the plans for this property. While plans may still be in flux, Mr. Schwiegeraht appears to be saying whatever is necessary to sway the general public and members of council. Second, I am concerned for the tenants of MVAH properties based on evidence from properties managed by MVAH partners outside of the Toledo area. Lastly, I am concerned about the negative economic impacts on the local economy when business profits leave the Toledo area.

Plans for the physical construction may be somewhat malleable as MVAH works with the city and residents. In general, though, operational and strategic decisions and vision for the product should remain somewhat consistent. While there are far too many inconsistencies in what Mr. Schweigeraht has stated publically to include all in my letter, the following examples depict a recurring pattern on key operational decisions whereby information is adjusted based on the audience:

- Mr. Schwiegeraht originally stated that construction would be completed using local contractors; during the Tuesday Zoom meeting, he stated that local contractors would be welcome to bid against contractors from outside of the area.
- During the Zoom meeting, Mr. Schwiegeraht regularly referenced that the target demographic for the property is "workforce families," but also stated repeatedly (on the same call) that the property would primarily house young, single professionals.
- Mr. Schwiegeraht stated on the Zoom call that two adults sharing a unit could make up to around \$65k. MVAH's website for other properties in the Toledo MSA states the maximum (total) income for two person(s) living together cannot exceed \$34,560 (<https://link.zixcentral.com/u/94d5e6d2/ltMEdot07BG7eCq5hns0Mg?u=https%3A%2F%2Fwww.mvahpartners.com%2Fproperties%2Fthe-residenz-at-sylvania>)
- Mr. Schwiegeraht stated that property management will be onsite 40 hours per week. According to Ohio News Times, "Schwiegeraht states that property management is done onsite once a month so

that everything is properly maintained and on-call.”

(<https://link.zixcentral.com/u/c2e77cb2/gCAFdot07BGkNCq5hnsoMg?u=https%3A%2F%2Fohionewstimes.com%2Fproposal-for-a-new-apartment-at-southland-shopping-plaza%2F312383%2F>) (The presence of property management for 12 days or less per year is consistent with complaints from residents in other MVAH communities outside of Toledo.)

Second, many tenant reviews of MVAH property management are less than favorable. Despite that the referenced properties are dispersed throughout different parts of the country a theme of ignoring tenant repair requests, sometimes for months at time, emerges. The lack of qualified, responsive and consistent onsite management seems to be a recurring theme across multiple properties. Other members of the community have already shared these reviews and sources with members of council. I have witnessed firsthand the type of predatory behavior in Toledo from other property management companies. Tenants are often afraid to speak up for fear of retaliation and, given the lack of available affordable housing, find themselves trapped in deplorable conditions. Under normal market conditions, vacancy costs provide an economic incentive for property management to maintain a high-quality property. In the case of housing shortages and guaranteed rent collection (through subsidies), profits are maximized by spending as little as possible on property upkeep. The city of Toledo does not need another Greenbelt.

My final concern relates to the impact on the local economy. Notably, MVAH funds their projects through a combination of syndicated (presumably accredited) investors, grants, and subsidies. Those syndicated investors expect to earn a return on investment in the form of profit distributions. As we look at the local economy it is incumbent upon us to consider the velocity of local money. When local business owners earn profits they spend money, typically buying goods and services through their local community. In effect, those profits are amplified multiple times within the local economy. Conversely, in the case of non-local investors, money is effectively leaving the local community. This includes not just the money in the form of profits but the total opportunity cost of the money multiplier and the economic benefits of any grants or subsidies (which are typically funded, to some extent, through taxpayer dollars.)

There are currently two large, active local Real Estate Investment Associations (REIA's) in the Toledo area: Toledo REIA and Toledo Property Investors Network (PIN.) The members of these organizations are primarily Toledo residents who also own (or aspire to own) rental property in the Toledo area. Those who do own property often self-manage their own properties and have a vested interest in their neighborhoods, properties and the local economy. They live, work and play in the Toledo area on a daily basis.

Education is the missing element; there simply is not a lot of information available to local investors related to available grants, tax advantages and subsidies that they could be taking advantage of by offering affordable housing. I advocate that arming local investors with information and helping to coordinate partnerships between the REIA community and local builders would serve the same needs while also strengthening our local economy and communities.

Ultimately, I feel that rezoning Southland Shopping Center for use by MVAH Partners is detrimental to our local community when compared to other opportunities. While I do agree that redevelopment of the property would be good for our local community I believe there are better partners for the city, our community and our local economy. To that end, I ask that city council look toward comprehensive, long-term solutions to the problems we face instead of trading today's challenges for tomorrow's detriment. I urge council to join my

family and the residents of our community who oppose the requested rezoning of the Southland Shopping Center and to explore options with reputable, local business owners.

Thank you for your time and consideration,

Christopher & Amy Abele

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Please join MVAH Partners at a presentation to discuss the rezoning and development of The Glen, to be located at 3300 Glendale Ave, west of the McDonalds in Toledo, Ohio.

When: Meeting will be held Tuesday, January 4, 2022, at 4:15pm

Where: Heatherdowns Branch Library Rooms A & B



Pictured: United Senior Residence in Columbus, Indiana – developed by MVAH Partners

The Heatherdowns Branch Library is located at 3265 Glanzman Road Toledo, Ohio 43614. Please find rooms A and B, where a company representative will be available from 4:15 – 6:30PM. Please feel free to ask any questions. We look forward to discussing our potential development!

Those who are unable to attend but would like additional information may contact MVAH Partners at (513) 259-7657.

<u>Name</u>	<u>Address</u>	<u>Email</u>
Rachel Gagnan	435 Nebraska Ave.	rgagnan@lucasmha.org
Susan M. Nichols	1244 Juliet Dr.	scooteraustri@yahoo.com
Rebecca Banghoff		Rebecky5@bex.net
Sean Stewart	3361 Airport Hwy APT 11C	sean patneira2030@gmail.com
KATHY SACO	4028 Orono Dr.	kevkat17@att.net
DAVID F. TOTI	2955 S. BYRNE RD	DavidFrank2000@Aol.Com
Carol Buckingham	1851 Rose Arbor	Carolbuck10@att.net
J. Vancil	3531 Brenda Dr.	jrancil1381@gmail.com
LARRY FRIEDBERG	4380 Rugby	LFRIEDBERG6@gmail.com
Mark/Julie Smith	136 Yale Dr	mjsmith@bex.net
Gary Gronau	3510 CAMILLE	GARY.GRONAU@UTOLEID.EDU
PETE GERKEN	3445 RIVER RD	COMMISSIONERGERKEN@GMAIL.COM
BRAD ROSSI	1158 NANNETTE DR,	BRADROSSI@BEX.NET
Linda Baker	3635 Roberta DR	ldbaker5713@gmail.com
Rick - Kim Dankent	3742 Oak Forest Dr	rdankent@bex.net
Hannah DeARTH	1851 Strathmoor AVE	hannandearth@gmail.com
Cheyenne Hastura		chastura@wtul.com
TONY GEFROS	4247 DORR ST., TOLEDO OH 43607	TOM.GEFROS@13abc.com

THE GLEN – NEIGHBORHOOD OUTREACH MEETING 1

THE REZONING OF 3300 GLENDALE AVE

The following information summarize the neighborhood meeting including the presentation, questions / concerns raised, and if these questions / concerns raised were properly addressed or remain unresolved.

Development Presentation

MVAH Partners Introduction

- 28-year experience in the development & ownership of multi-family housing
- Over 8,000 units in ownership and management in sixteen states
- Long-Term Owner and Manager
- Nine existing developments throughout Metro Toledo
 - Sylvania Senior Residence (Sylvania Twp)
 - Whitehouse Square Townhomes (Whitehouse)
 - Whitehouse Square Senior Village (Whitehouse)
 - Nia Heights (Toledo)
 - Harbor Town Senior Residence (Perrysburg)
 - Oregon Senior Lofts (Oregon)
 - Lake Town Senior Village (Lake Twp)
 - Secor Senior Lofts – Under Construction (Toledo)
 - Trailside Lofts – Under Development (Maumee)

Rezoning Request

- Rezoning for Commercial to RM-36 (Multi-Family)

Site Location

- 3 Acre Part of 3300 Glendale Ave (Vacant Parking Area in Southland Shopping Center)

Project Summary

- The Glen – Workforce Housing
- 60 Units +/- Multi-Family Rental Product
- Mix of 1-bed, 2-bed, and 3-bedroom units (Includes comprehensive unit amenities)
- Common amenities include on-site management, a community center, fitness center, business center, theater area, picnic shelter, playground, and recreational greenspace
- Income Targeting – 80% AMI and under (Incomes up to \$60,880)
- Projected Rents: 1 bed = \$675, 2 bed = \$775, & 3 bed = \$875
- 100% Visitable Design
- Built to National Green Building Standard
- On-Site Parking
- Access to Services – Transportation, Child Care, Education, & Job Access
- Workforce Outreach – University of Toledo, Promedica, Area Chamber of Commerce

Question & Answer:

- Why is location? South Toledo is a stable neighborhood with the full spectrum of amenities and services. There are also a substantial number of jobs with wages \$15 - \$25 per hour in the area. Unfortunately, no new rental options have been constructed for more than 2 decades leaving a miss match between jobs and workforce housing. The development will help to fill this void.
- Does housing belong in a commercial center? The retail landscape is rapidly transitioning. This has left many commercial centers in distress with need for revitalization. Bringing in new uses such as housing can reenergize these centers placing the workforce near jobs and services while creating new walkable customers to further commercial activity.
 - Change – A greater focus on one & two bed units. This was already part of the plan but will be increased to minimize children and focus on young professionals.
 - Change – Enhanced pedestrian connectivity. While plans included such, the developer and owner of the commercial center have committed to additional connectivity that will assure housing is properly connected to the center and external right of way.
 - Change – Greenspace buffers to adjacent commercial have been increased.
- Where will residents go for greenspace? The concept plan included an on-site pod park to hold community outdoor amenities including a picnic shelter and playground.
 - Change – Revised plans have increased this pod park to more that 0.5 acres and is relocated to create a safer space to include further recreational amenities.
- Is this development subsidized? The development is does not include any project-based rent subsidy. However, its is affordable in nature and will target AMIs 80% and under.
- Will the development accept individual vouchers? Yes, as long as those voucher holders meet all the required qualifications which include confirmation of adequate income, a criminal background check, and other requirements of occupancy.
 - Further commitment – While qualifying individual voucher holders are eligible. The development team agrees not to pursue any project-based rent subsidy. The development will remain focused on housing the local workforce.
 - Change – The development team commits to working directly with the areas largest employers to assure employees with have direct access to the housing. Partnership will include University of Toledo, Promedica, The Southland Shopping Center, and others located in the nearby area.
- What will the development do to nearby property values? The development will increase the value of nearby properties. This \$13,000,000+ investment will generate new tax base for the area and attract further development activity once under construction. Further evidence of increased value is confirmed by our other development in metro Toledo which have had similar effect after constructed.
- Why not in another neighborhood? We are looking to do similar development in other neighborhoods as well. However, that does not change the need in South Toledo. There are more that 2,000 household in the area that are looking for high quality affordable housing. Right now, they must look outside to find it. This will allow then to stay in the community. No new rental product has been constructed for more than two decades. South Toledo family's are deserving of new options.

18:06:04 From Jonny Latsko - Planner to Everyone:

please email jonathan.latsko@toledo.oh.gov with any comments you would like to add to the public record. The Plan Commission office can also be reached at 419-245-1200

18:13:17 From Angie Fitzpatrick (she/her) to Everyone:

What's the rent for these units?

18:14:58 From Toledo PIN to Everyone:

Did you say how many 3 bed and 2 bed units there will be?

18:25:31 From Michael Roby to Jonny Latsko - Planner(Direct Message):

Jonny you can mute hicks as a host

18:27:29 From CFoster to Everyone:

Is there a limit on how many people can reside in the apartment?

18:30:09 From CFoster to Everyone:

How long will you allow apartments to remain empty before making adjustments to the restrictions?

18:33:58 From Nichole Lubas to Everyone:

What are the dimensions of the L shape building and the "open space"? How many parking spots will be included per unit? The drawing shows less than 120 spaces.

18:34:18 From Nichole Lubas to Everyone:

Is this project contingent upon that bond approval?

18:37:54 From Tina's iPhone to Everyone:

Do you think you are misleading our community by stating your company is affordable housing when your web page states you build low income housing.

18:38:50 From Tina's iPhone to Everyone:

I am new to zoom. I wasn't aware there is a button for everyone.

18:40:32 From Becky Banghoff to Everyone:

At the Library meeting you said your people would be in each apt. every month. Today you say quarterly. Which is it?

18:40:36 From Christopher Abele to Everyone:

You mentioned student housing. Does full time enrollment in college disqualify an individual from renting one of your units?

18:41:42 From Benmar to Everyone:

The problem is going to be on Friday and Saturday nights when that 18 yr old wants to invite 30, 50 friends over to smoke and drink as they do now at hotels throughout Toledo.

18:41:45 From Becky Banghoff to Everyone:

Where is the ATM that you said would be on the apt. grounds/

18:42:10 From Anne to Everyone:

Are you looking into other locations for this development?

18:42:55 From Becky Banghoff to Everyone:

How much of the money generated by this apt. complex will come back to our community?

18:44:05 From Christopher Abele to Everyone:

Building on what Becky asked, what percent of Net Operating Income will be reinvested into the local economy after the building has been completed and rents have stabilized?

18:44:05 From Tina's iPhone to Everyone:

Last meeting did not have a good turnout of 45 people. There wasn't even close to 20 because of the short notice. Only 6 from our subdivision. You are not being factual but misleading.

18:45:37 From kevka to Everyone:

.I was at the meeting at Heatherdowns Library and I counted including some who came late and some who left early there were 39.

18:45:44 From Becky Banghoff to Everyone:

If you have investors, why do you need government money when this is a money making project?

18:46:35 From Anne to Everyone:

I highly doubt this will encourage slum lords to clean up their properties. How do you plan on encouraging your tenants to maintain their residence or will everything be done for them so the result is they have no clue to what it takes to maintain a residence. Why not go to another area where this may be more welcomed.

18:46:46 From kevka to Everyone:

Our city council is going to add housing no matter what so why not at least give this QUALITY housing a chance?

18:47:05 From mike healy to Everyone:

how do you keep section 8 out .when Toledo has a rule or law that every landlord has to except section 8 ?

18:47:29 From Rebecca's iPad to Everyone:

This is one of the most serious accident intersections in Toledo. How can you justify more vehicular traffic

18:47:46 From Becky Banghoff to Everyone:

I have lived in this area most of my life and the parking area at Southland was NEVER fully used.

18:48:21 From Tina's iPhone to Everyone:

We do not want a apartment complex in the middle of the parking lot! The subdivision across the street doesn't want it. The city needs to figure out a different plan for the grey space.

18:48:44 From kevka to Everyone:

My fear is that the bleeding hearts on our city council will cater to the low/no income section 8 people who will claim discrimination and demand changes to the detriment to your plans.

18:48:58 From Nichole Lubas to Everyone:

Mr Latsko, based on the time remaining, if these additional questions in the chat box can be addressed beyond the time limit, that would be appreciated. Otherwise I look forward to learning more at the Public Hearing on Thursday at One Govt Center (2pm).

18:49:10 From Diane McCarthy to Everyone:

I think we should all consider that this is a great opportunity and that these folks, who are experienced professionals, are being straightforward and honest.

18:49:12 From mike healy to Everyone:

If you build ? Will you use local labor ? Union Labor ?

18:49:39 From Anne to Everyone:

All we need is for Ernest Brewery to go into the old Kroger. Whatever happened to that? Doubt this will bring in more quality retailers.

18:49:41 From 1JHICKS to Everyone:

Fair Housing passed a law that you can not stop a person on section 8 to rent even as a homeowner so are your apartment exempt from that law? I don't think so.

18:50:24 From Erin Laws to Everyone:

EBW is still going into the old Kroger

18:50:51 From Christopher Abele to Everyone:

Is one dumpster sufficient for 60 units?

18:51:02 From 1JHICKS to Everyone:

Put it in your neighborhood

18:51:31 From Angie Fitzpatrick (she/her) to Everyone:

As someone who used Section 8 housing for nearly my entire life, I am heartbroken by the comments here suggesting that people who use Section 8 are blights on our community.

18:51:51 From Tina's iPhone to Everyone:

We could do a farmers market for south Toledo in the proposed area

18:52:15 From Nichole Lubas to Everyone:

Could it be possible, legally this building is occupied 100% by those without section 8 or other vouchers?

18:52:31 From 1JHICKS to Everyone:

Southland is commercial you are mixing that with Residential

18:52:37 From Jonny Latsko - Planner to Everyone:

Unfortunately it does look like we will run short on time. I would encourage you to contact Pete directly with additional questions, I can also be contacted at jonathan.latsko@toledo.oh.gov.

18:53:17 From Leslie Adams to Everyone:

What is AB that Joe keeps referring to?

18:53:35 From Rebecca's iPad to Everyone:

\$15 is the new minimum wage...it's low income. They get the best...why not make it for seniors or nobody

18:53:36 From Jennifer to Everyone:

It's EB... Earnest Brew Works

18:53:56 From Becky Banghoff to Everyone:

I think he means EB....Earnest BrewWorks

18:54:05 From 1JHICKS to Everyone:

They will get there way people. Our concerns and voice don't matter

18:54:34 From Shelly to Everyone:

There's a lovely dog park already in South Toledo.

18:56:51 From Leslie Adams to Everyone:

So, no one will be overseeing on nights and weekends?

18:57:18 From 1JHICKS to Everyone:

Income verification comes with low income and section 8

18:59:48 From Shelly to Everyone:

Most apartment complexes do not have someone on site 24/7. I don't see the big problem.

18:59:50 From Nichole Lubas to Everyone:

Could it be possible, legally this building is occupied 100% by those without section 8 or other vouchers?

19:02:17 From 1JHICKS to Everyone:

You can not mix seniors with party type people

19:02:23 From Jonny Latsko - Planner to Everyone:

513-259-7657

19:02:32 From Jonny Latsko - Planner to Everyone:

pete.s@mvaahpartners.com

19:02:45 From Benmar to Everyone:

The problem is going to be on Friday and Saturday nights when that 18 yr old wants to invite 30, 50 friends over to smoke and drink as they do now at hotels throughout Toledo.

19:03:19 From 1JHICKS to Everyone:

You are destroying our neighborhood. Thanks

19:03:33 From Deb Espitia to Everyone:

Has the traffic issue been addressed?

19:03:35 From Shelly to Everyone:

Benmar, if they're breaking the law (noise ordinances, etc.), we already have legal avenues to address that. The same as ANY apartment complex.

19:03:37 From Leslie Adams to Everyone:

How soon are you seeking approval from Council?

19:03:41 From Becky Banghoff to Everyone:

I am concerned about the reviews of your properties by current tenants. Several tenants mentioned problems with management responding to issues with their units, including mold in a unit and an over 2 month period for any response. Another complex had 4 property managers in 3 months. A tenant in Augusta Georgia cited it taking 11 months to get a microwave replaced. Another mentioned it taking 5 months to get management response to bacteria growth all over their unit. A tenant in a senior unit in Bloomington mentioned a problem with security and the manager's refusal to get cameras. I am concerned with your company and their follow through with the upkeep of these units.

19:03:46 From Leslie Adams to Everyone:

what is the timeframe?

19:05:26 From Nichole Lubas to Everyone:

PUBLIC HEARING Thursday 1/13/22 at ONE GOVT Center, 2:00pm.

19:06:27 From Toledo PIN to Everyone:

We have a housing shortage!! We need more housing. Do you ever do condo's instead of apartments?

19:07:03 From 1JHICKS to Everyone:

Then them apartments will be opened to Section 8 smh

19:07:30 From Jonny Latsko - Planner to Everyone:

The time frame minimum required by the Plan Commission is as follows:

Rezoning takes approx. 90 days. A meeting will be held Thursday 1/13/22 at 2 pm to be heard by the Plan Commission. A second meeting is held a month later by City Council for review and eventual vote. Following zoning, if approved, this will require a major site plan review that is an additional 60 day process with a public meeting held by plan commission to review the physical lay-out of the site.

19:07:38 From mike healy to Everyone:

Having lived around here all my life. My 1st reaction is no . But when thinking about the trend and whats happening now. If this development is targetting working people and can lead to more improvement Im changing my opinion. We kept the hospital and now need growth.

19:08:18 From Erin Laws to Everyone:

I believe most rentals are open to section 8 vouchers.

19:08:51 From Nichole Lubas to Everyone:

When is the community hearing similar to this - being held for the Grand Ave property?

19:09:07 From 1JHICKS to Everyone:

Our Mayor and City Council needs to be against this period. We voted you in and we can vote you out.

19:09:23 From Anne to Everyone:

Is it possible that this will not be built?

19:10:47 From 1JHICKS to Everyone:

There it is people....Section 8 it is

19:11:36 From Angie Fitzpatrick (she/her) to Everyone:

So what? People on Section 8 deserve a place to live too

19:12:04 From Jonny Latsko - Planner to Everyone:

Nichole, the Plan Commission did not require a neighborhood meeting prior to the hearing on Thursday for the Grand Ave. Property.

19:12:25 From Toledo PIN to Everyone:

thanks

19:12:27 From Shelly to Everyone:

1JHICKS, someone already said up above that in Toledo, rentals cannot reject Section 8 vouchers. So this would be the same with any complex.

19:12:32 From Erin Laws to Everyone:

Thank you.

19:12:40 From Leslie Adams to Everyone:

Thank you.

19:13:04 From Shelly to Everyone:

And Angie 

19:13:30 From Shelly to Everyone:

Thank you all for answering questions.

19:13:36 From Ally Zmuda to Everyone:

Thank you for your time!

19:13:59 From Becky Banghoff to Everyone:

Pete did not answer the question concerning the money they will be making on this property and whether it will go back into the Toledo community or to their our of town investors.

19:14:13 From kevka to Everyone:

Thank you

19:18:38 From CFoster to Everyone:

Angie, I can imagine how frustrating this is for you. I have been in the same situation. I think it's just easier to use that term to refer to those who just do not care about their property or space and are more geared toward crime as it seems that "section 8" follows that. It's not a cool term to use, tho and I apologize for mu use of it.

19:18:50 From Jonny Latsko - Planner to Everyone:

jonathan.latsko@toledo.oh.gov

19:19:43 From Nichole Lubas to Jonny Latsko - Planner(Direct Message):

Thank you for the opportunity to engage with the residents, nice to learn so much with the planning and policy process

19:19:45 From Anne to Everyone:

can we get a petition started to stop this for the people that cannot attend these?

19:20:37 From Sherlette Muhammad to Everyone:

Are City Council meetings livestreamed?

19:20:59 From Sherlette Muhammad to Everyone:

Thank you Jonny.

19:21:33 From Jonny Latsko - Planner to Everyone:

Legistar is where PC and City Council meetings are streamed. if anyone has trouble finding it please reach out the Plan Commission or City Council for assistance

19:22:22 From 1JHICKS to Everyone:

We need more fast food places like we had

19:23:22 From 1JHICKS to Everyone:

Or a retail store

19:23:37 From Jonny Latsko - Planner to Everyone:

The City Council Hearing is February 16th at 4 pm in City Council chambers

19:24:57 From Jennifer to Everyone:

Southland owner contact information: DWJS, LLC 419-931-0709 joe@primeretailre.com

19:25:21 From Sherlette Muhammad to Everyone:

Jennifer, thank you.

19:26:21 From Jonny Latsko - Planner to Everyone:

The Plan Commission can also be reached at 419-245-1200

19:26:28 From 1JHICKS to Everyone:

When it was Krogers and a Food Town and Penny's there the parking lot was full

19:27:06 From 1JHICKS to Everyone:

Tina is right

19:27:39 From Shelly to Everyone:

I've been in Toledo 24 years and the parking lot hasn't been full in that time.

19:28:36 From 1JHICKS to Everyone:

Yes it was, I lived here for over 40 yrs

19:29:00 From Shelly to Everyone:

I said in the last 24 years.

19:29:19 From Shelly to Everyone:

It's been a very long time since Food Town and JCPenney were there.

19:29:29 From Shelly to Everyone:

And anyway, don't we WANT it full and bustling?

19:29:43 From Shelly to Everyone:

People complain about an empty eyesore, but apparently don't want to fill it.

19:30:00 From Shelly to Everyone:

And as for fast food, if there was enough business they would have stayed.

19:30:37 From 1JHICKS to Everyone:

There is a big issue with car tires and rims taken off cars all around here. It started when these apartments went to Section 8 and Drug Rehab

19:31:04 From Shelly to Everyone:

Tina, are you opposed to anything that brings more traffic to the area?

19:31:52 From Becky Banghoff to Everyone:

Put in a putt putt or a couple of nice restaurants.

19:32:20 From Shelly to Everyone:

Several restaurants have come and gone because of not enough business to stay open.

19:32:33 From Becky Banghoff to Everyone:

Where is the development going in Maumee?

19:33:26 From Shelly to Everyone:

Joe, thanks for trying to bring things back to the area.

19:34:42 From 1JHICKS to Everyone:

RESTAURANTS LEFT BECAUSE OF THE TYPE OF CROWD. WORD IS WALMART IS LEAVING ON GLENDALE BECAUSE OF THE TYPE OF PEOPLE AND THEFT THERE

19:35:33 From Jennifer to Everyone:

Sidecut Crossings in Maumee is where their development is in Maumee. The new development at Ford & AWT.

19:35:43 From Shelly to Everyone:

So why do you think putting in a restaurant would fix this?

19:36:28 From local citizen to Jonny Latsko - Planner(Direct Message):

Signing off for the night. Why aren't people understanding that increasing a local population (housing) will give local businesses a reason to start up :-/

19:36:37 From Becky Banghoff to Everyone:

Who owns the property across from Parkway Plaza?

19:37:11 From Shelly to Everyone:

I'm failing to see many objections here besides "people who make less money than me might do bad things".

19:38:19 From Shelly to Everyone:

And again, if we need housing, AND all rentals in Toledo must not discriminate against Section 8, then what you're saying is "not in my backyard".

19:40:27 From Shelly to Everyone:

The Value City lot?

19:40:49 From Jennifer to Everyone:

Joe Swolsky: joe@primeretailre.com

19:40:52 From Becky Banghoff to Everyone:

sounds like a good place for future housing.

19:41:24 From Joe Swolsky to Everyone:

joeswolsky@gmail.com

19:41:47 From Christopher Abele to Everyone:

Thank you, Joe!

19:41:47 From 1JHICKS to Everyone:

Take the apartment idea to all that land in the country

19:42:01 From Shelly to Everyone:

And then we have transportation issues....

MVAH Southland Shopping Project

Hello my name is Tina Gazwi. I am representing my neighbors of Beverly Downs subdivision. Many were unable to attend today's meeting for various reasons. I was told that I could speak for neighbors who aren't present, so my presentation is a couple minutes over allotted time.

Our subdivision is located directly across the street from Southland Shopping center, Beverly Downs/Beverly Hills subdivision. Many neighbors have voiced their concerns regarding the proposal for Southland.

Our main concern is a lot of crime in the area with the surrounding apartments. Our fear is that The Glen will also be an environment that can generate additional crime in our backyards.

According to 911 in the month of December 2021, there were 79 calls to the apartments and businesses surrounding Southland. As you are already aware of, the crime in our area has risen over the past few years and foot traffic has increased throughout our neighborhood.

Two weeks prior to Christmas, WTOL channel 11 news was driving through our subdivision. They stopped to ask neighbors who were out if they would like to go on camera. They wanted to know our thoughts on the recent shooting at Arlington and Byrne and how the increase in crime in our area has impacted our neighborhood. Many neighbors fear the increase of crime will decrease the value of our property and the character and image of our neighborhood.

It should be noted, neighbors around Southland were given very short notice about the MVAH presentation on January 4th and felt like this project is being rushed through. The Toledo Blade published the article on the same day as the meeting. The article that was written was misleading and residents were not aware that the MVAH presentation was held the same day. Others assumed it was the following week. However, the Toledo plan commission claims they sent out letters to our subdivision. As it stands right now, we know only one person has received a letter. Zoning changes should include the participation and input of the surrounding property owners in the public so that a balance of interest can be established for the issues affecting the adjacent residence and business owners.

There are many questions and issues yet to be addressed and there is a definite need for more residents of the neighborhood surrounding Southland to be included in the discussion. Locating an apartment building within a commercial parking lot completely surrounded by asphalt paving, adjacent to fast food restaurants and a gas station is certainly not the best environment for housing. We believe the planning commission needs to provide more time and give the affected parties an opportunity to have input in the zoning change.

In addition, those neighbors that were able to attend both meetings found that Pete Schwiegerat of MVAH Partners, had given conflicting claims to their proposal and found it troubling.

In the initial meeting at the library Pete stated a site manager would be at the complex 24/7. Management would enter units once a month to check filters and make sure units are being

kept up. A maintenance person would be on site. There would be no outside cameras. The complex would have 1,2 and 3 bedroom units. Pete stated that they would use local labor for construction.

At the second meeting that was held on zoom, Pete's story changed. Now he stated the site manager would be on site only 40 hours a week. He said the units would be checked quarterly instead of monthly. He stated inside and outside cameras would be provided. He said changes have been made in the development and will now be mainly one and two bedroom units with very few three-bedroom units. Pete said they would accept bids from local labor and use union workers but there was no guarantee that they are hiring labor from Toledo.

There had been some questions concerning this company making sure their tenants continue to have quality living conditions and the property is maintained. When reading the reviews from tenants of other MVAH units, much of what Pete stated is in question. There are numerous complaints about issues with units in various MVAH properties.

** Handout: Tenants reviews on other MVAH units.

MVAH Property Tenants Review

When reading the reviews from tenants of other MVAH units on "MVAH Partners review page", much of what Pete Schwiegeraht stated is in question. There are numerous complaints about issues with units in various MVAH properties.

- One tenant stated issues with severe mold in their unit and the inability to have management respond to the problem for over two months. This tenant also stated that the complex had four different property managers in a three month period.
- Another resident of a MVAH property spoke of not having a property manager on site since December 2020.
- A resident at Enclave apartments complained of bacteria growth in every room of her apartment and waited over five months to get management to respond to her issues.
- A resident living in MVAH property in Augusta, Georgia, reported waiting 11 months to get a replacement microwave and stated that the fitness center had been closed for months. She stated that her rent increased \$55 the first year and \$40 the second year and questioned why her rent was increasing when the promised amenities were not being provided.
- Another tenant review stated that management was unprofessional and unorganized. She said that management put out newsletters outlining rules and policies that were never enforced and stated that management "loves to put drug users" in their apartments.
- A request for an exterminator was put in by a tenant three months later, but nobody had come to address the problem.
- A resident of Patterson Point, a senior complex, in Bloomington, Indiana, expressed her frustration that MVAH does not respond to emails and phone calls. She spoke of numerous staff and management's refusal to install cameras. She stated that residents were afraid to complain for fear of retaliation because the resident manager threatens eviction if any resident makes a complaint.
- A tenant in the Garden Harvest complex in Augusta, tried to reach someone at the MVAH corporate office, leaving messages for months, and never got a response.

There are numerous other complaints and reviews. The concern from the neighbors surrounding the proposed Southland project lies with what Pete presented in both meetings and comments and complaints from actual residents living in various MVAH properties.

The concerned neighbors at these meetings were assured that this complex would be very well managed property that would give individuals a quality apartment. Comments from numerous tenants are in direct contradiction to Pete's statements in his presentation. These issues are a great concern to our neighborhood. We are not confident that the apartment will be managed properly as Pete has stated.

