

# Lucas Metropolitan Housing 2024-2025

---

CDBG One Year Action Plan Review



# About Lucas Metropolitan Housing

---

LMH is considered a large Housing Public Housing Agency. Established in 1933, Lucas Metropolitan Housing (LMH) continues to provide “Housing of Choice” to adults, seniors and children in its Public Housing, Housing Choice Voucher, Mixed-Income and Market Rate housing units. LMH also provides a myriad of programs and opportunities designed to improve the total quality of life for our residents, with the ultimate goal of achieving self-sufficiency. The programs and services are the results of successful collaborations with numerous community partners.

Our current housing portfolio consists of 2,633 Public Housing units; 4,685 Housing Choice Vouchers; 322 Low-Income Housing Tax Credit units; 8 Market Rate units and 107 Homeownership Properties. There are approximately 17,500 people who reside in LMHA properties. Lucas Metropolitan Housing Authority partners with ALL people and organizations willing to exchange ideas and efforts to enhance Toledo, Lucas County and the world.

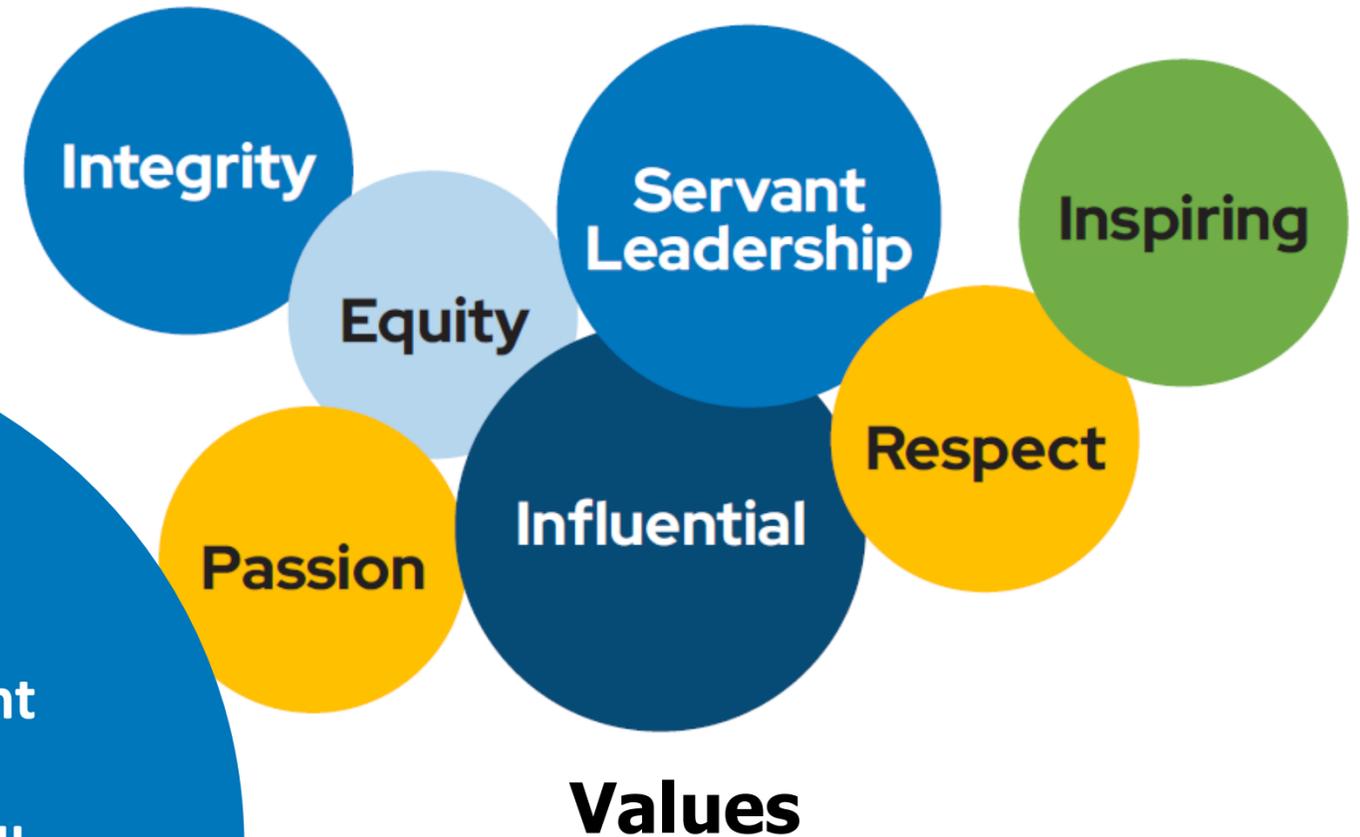


# Mission, Vision + Values

---

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

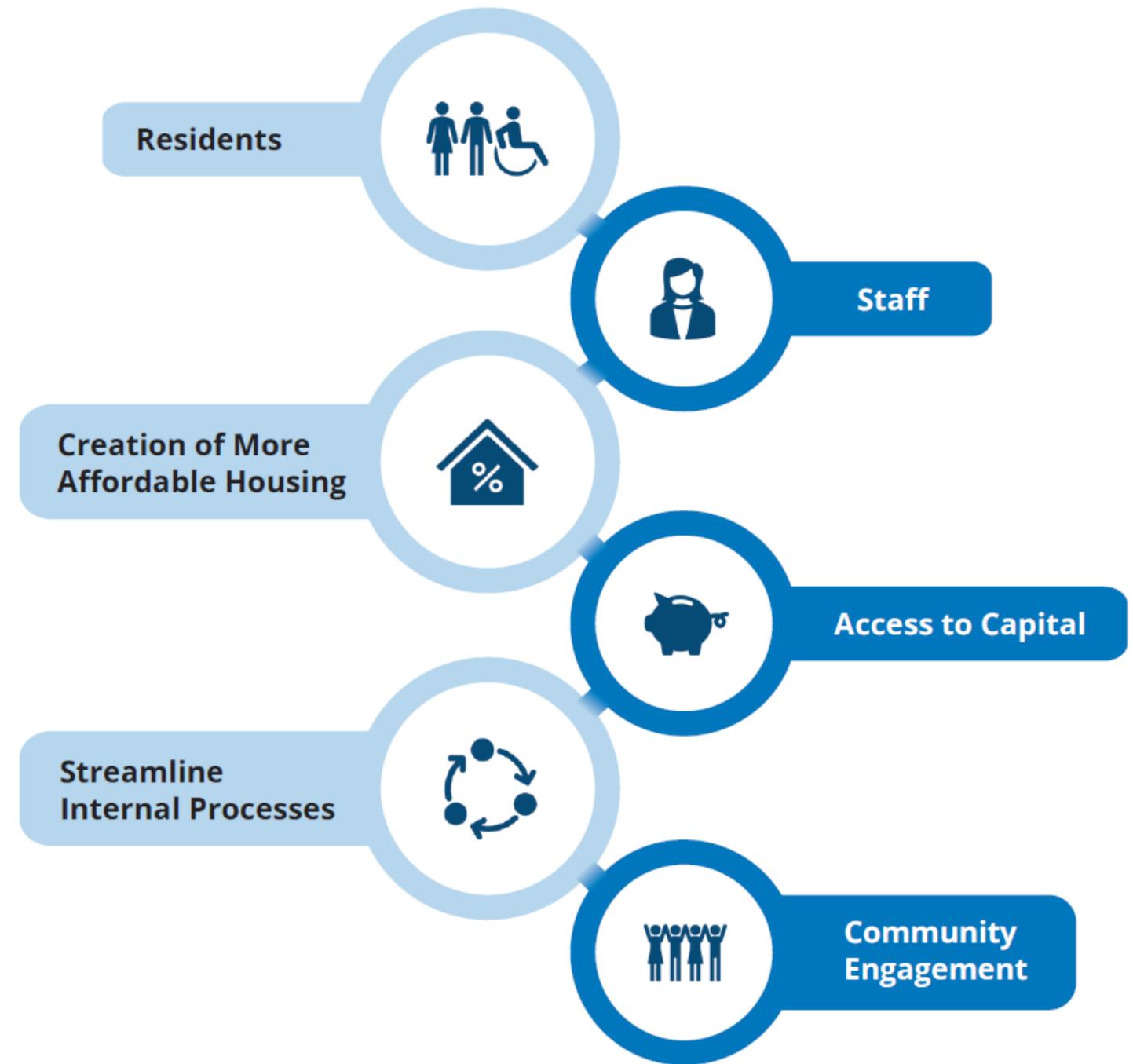
*Mission Statement*  
Lead in the development and sustainability of housing accessible to all and providing pathways to an enhanced quality of life to empower vibrant communities.



# Strategic Plan Priorities

Forming a consensus on the agency's future and goals required collaboration across internal departments and a rich diversity of stakeholder input. The Executive Team and Board of Commissioners worked together to translate the findings into an aspirational vision and actionable goals for the agency. This Strategic Action Plan envisions a future where Lucas Metropolitan Housing becomes a leader in sustaining existing affordable housing, expanding affordable housing opportunities in the communities they serve, and delivering innovative quality services and programs to ensure residents have housing stability and where able, to travel through the continuum of housing to homeownership.

3/28/2024



# 2024-2028 Strategic Plan Goals

---

**Goal 1 - Invest in Employee Growth and Enhance Workplace Satisfaction**

**Goal 2 - Increase Income and Pursue Diverse Revenue Streams**

**Goal 3 - Lead in the Effort to Create Affordable Housing Opportunities in Toledo and the Region**

**Goal 4 - Streamline Processes and Elevate User Experience and Satisfaction**

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

**Goal 6 - Empowering Residents through Pathways to Self-Sufficiency and Enhancing Continuum of Housing**

# Goal 3

---

## Lead in the Effort to Create Affordable Housing Opportunities in Toledo and the Region



- 1. Develop New and Preserve Existing Affordable Units:** Prioritize the preservation of existing and the development of new units that meet the needs of residents of all abilities.
- 2. Innovative Financing:** Explore diverse financing options, such as tax credits, grants, bonds, and public-private partnerships, to fund the development and rehabilitation of affordable housing units.
- 3. Community Engagement:** Engage with residents and local communities to gather input on housing needs and preferences, ensuring that housing initiatives align with community values.

# Development & Repositioning Strategy

---

Close on the following initial projects investing over \$100 million

1. Park Apartments - 45 apartments for Transition Age Youth (TAY) - \$15 million investment.
2. Collingwood Green V - 75 apartments for Seniors - \$28 million investment.
3. Palmer Gardens - 75 apartments - mixed income families - \$15 million investment.
4. Thurgood Marshall – 87 apartments for Seniors - \$35 million investment.
5. TenEyck Towers - 154 apartments - elderly disabled - \$15 million.



# Goal 6

---

## Empowering Residents through Pathways to Self-Sufficiency and Enhancing Continuum of Housing



- 1. Economic Advancement:** Enhance existing and create new programs and initiatives for residents to build wealth and increase economic opportunities.
- 2. Housing Continuum Expansion:** Diversify housing options, including affordable rental units, transitional housing, and senior housing, to meet the varied needs of residents at different stages of their lives.
- 3. Affordable Homeownership Initiatives:** Enhance existing and create new programs and initiatives that assist residents in transitioning from renting to homeownership, including down payment assistance and homebuyer education.
- 4. Data-Driven Approach:** Continuously assess the impact of empowerment programs and housing options through data analysis and resident feedback, adjusting strategies as needed for maximum effectiveness.

# FOC Theory of Change

A job alone is not enough. By bundling core services in the areas of financial capability, career development and access to public benefits individuals will achieve...



# Establish Pathways to Economic Advancement

Established the first FOC under a Housing Authority in the State of Ohio to build families' and individuals' financial capability by offering them a suite of services:

- Employment assistance, financial education & coaching, and access to income supports.
  - Through one-on-one coaching and education offered at trusted community-based organizations.
- 
- a. Leverage LMH's Housing Choice Voucher Program to support families that are assisted under the housing choice voucher program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses.
  - b. All LMH homeownership and housing counseling will be completed by a HUD certified counselor working for a HUD-approved housing counseling agency. LMH's non-profit affiliate Lucas Housing Services Corporation will become a HUD Certified Counseling Agency in 2023.

# Establish Pathways to Economic Advancement

- c. Increase the sources of financial assistance to families to make a home affordable and connecting families to resources to meet down payment and closing costs.
- d. Build stronger community connections with Financial Institutions and provide more outreach and education to participants so that families can access the funding needed for a loan.
- e. Strengthen partnership with LMH's non-profit affiliate Lucas Housing Services Corporation to increase the offer of sustainable and affordable homeownership opportunities

# Work Your Way Home

- Homebuyer Education
  - Facilitate a minimum of 10 Homeownership Training Courses that will teach financial stability
  - Educate and counsel 100 families for homeownership
  - Become Certified HUD Counseling Agency
- Improve Housing Affordability
- Revitalize Neighborhoods
- Promoting Homeownership in LMI Neighborhoods
  - Implement a Pre-qualification Committee
    - Fifth Third
    - Premier Bank
    - Huntington
    - Glass City Credit Union
    - Key Bank
    - Neighborworks
  - Pre-approve 50 individuals/families through partner financial institutions



**LHSC**  
LUCAS HOUSING SERVICES  
CORPORATION  
*an affiliate of LMH*



# Thank You!

