

CITY OF TOLEDO

2025-2029 Consolidated Plan

Public Hearing

April 24, 2025



AGENDA

- Overview of Consolidated Plan
- Data Analysis
- Priority Needs Discussion
- Anticipated Resources
- Next Steps
- Public Comment



OVERVIEW OF CONSOLIDATED PLAN

- Strategic Plan required by U.S. Dept. of Housing and Urban Development (HUD)
- Framework for assessing housing, homelessness, and community needs
- Provides a plan to allocate federal funds to address community needs
- Ensures federal funding aligns with local priorities
- Involves community to participate in identifying key issues and solutions
- Provides accountability and transparency in fund allocations
- Supports equitable development and addresses community disparities
- Covers 5-year period: July 1, 2025 – June 30, 2030



COMPONENTS OF CONSOLIDATED PLAN

- **Executive Summary:** Provides a summary of the Consolidated Plan
- **Process:** Discusses the steps of the plan and how they were completed
- **Needs Assessment:** Articulates housing, homeless, and community needs
- **Market Analysis:** Examines housing market conditions and gaps
- **Strategic Plan:** Defines goals, priorities, and resources to address community needs
- **Annual Action Plan:** Details specific projects and activities for the upcoming year



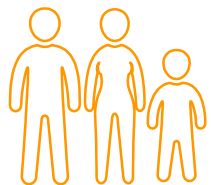
PRIORITY NEEDS DATA COLLECTION

- **Literature Review:** previous studies, plans, documents, etc.
- **Data Research and Analysis:** multiple sources of public and private data
- **Consultation Interviews & Focus Groups:** city staff, county and state agencies, community organizations, neighborhood associations, housing developers, housing authority, homeless services providers, business community, etc.
- **Citizen Participation Community Meetings:** hosted public meetings, focus groups, and roundtable discussions in different neighborhoods and online
- **Online Survey:** survey was open until February 15, 2025. 590 respondents



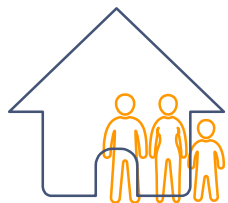
DATA RESEARCH FINDINGS

- Population Trends
- Household Size
- Housing Units
- Cost Burden
- Condition of Units



Population

268K



Households

118K

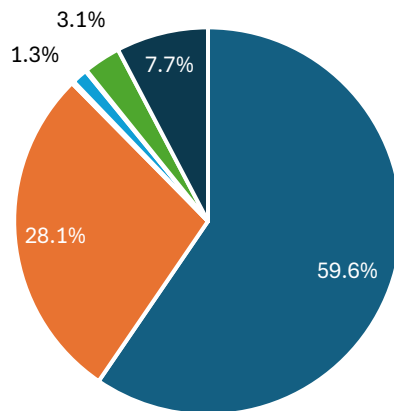


Units

133K

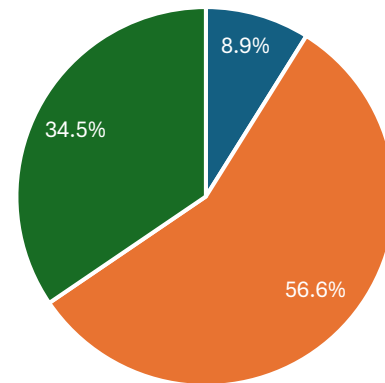
Source: 2022 ACS5

Race



- White
- Black or African American
- American Indian and Alaska Native 0.2%
- Asian 0.1%
- Native Hawaiian and Other Pacific Islander
- Some other race
- Two or more races

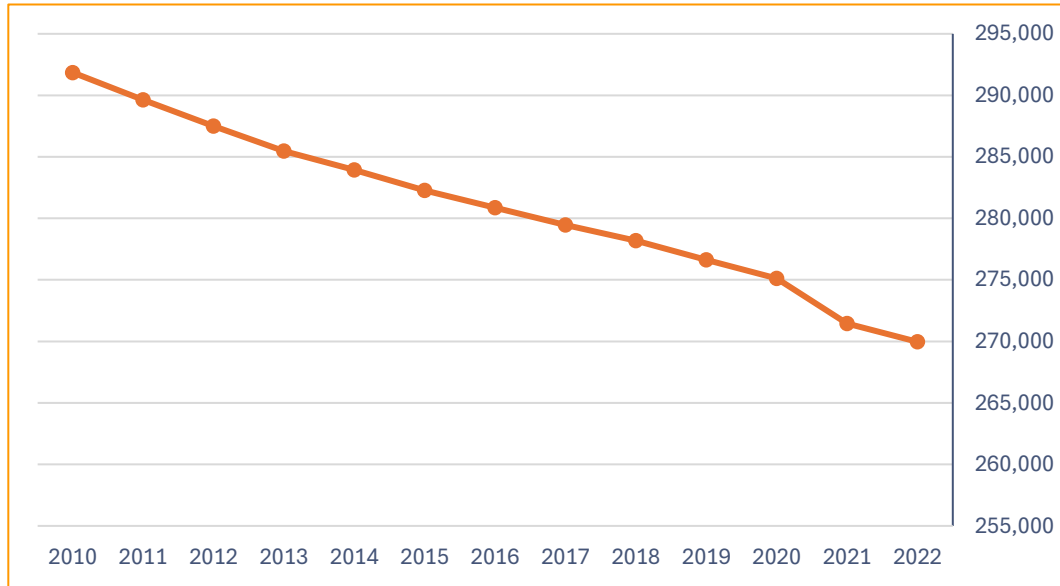
Ethnicity



- Hispanic or Latino origin
- White alone, not Hispanic or Latino
- All other races, not Hispanic or Latino



POPULATION CHANGE



*"Toledo's demographics follow the declining trends across the Midwest...
The stabilization of central city neighborhoods is crucial if Toledo is going to meaningfully address its population decline."*

- Forward Toledo



AGING POPULATION



Median Age

35.7



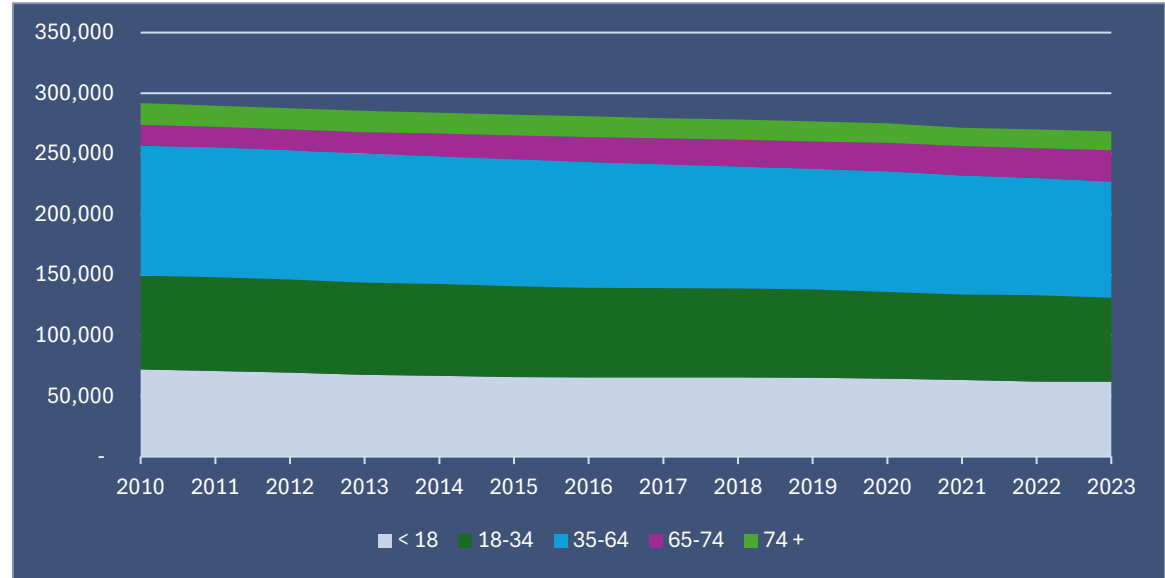
Largest Increase

65-74 (51.1%)



Largest Decrease

< 18 (-14.1%)





HOUSEHOLD SIZE



Median Size

Owners = 2.27

Renters = 2.14



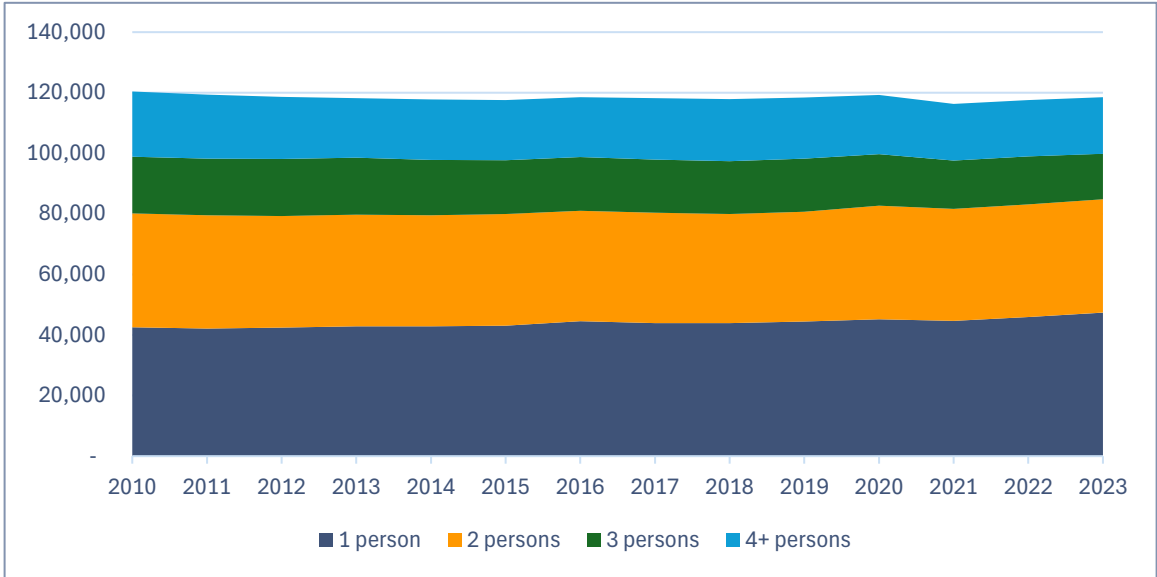
Largest Increase

1 person (11.5%)



Largest Decrease

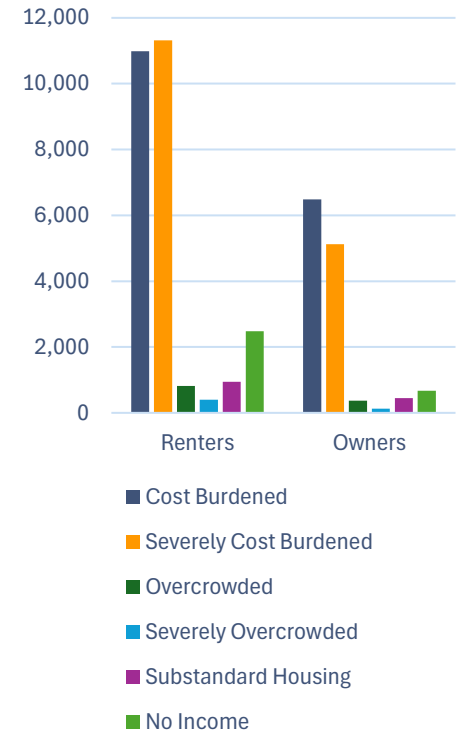
3 persons (-19.5%)





HOUSING PROBLEMS FOR HH < 100% AMI

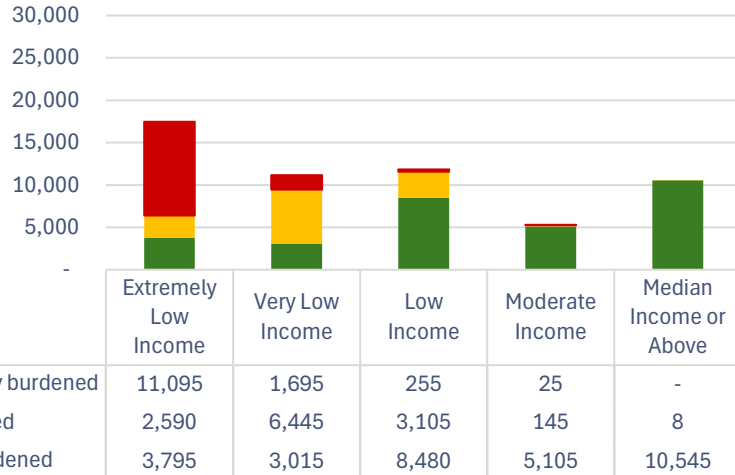
Problem	Definition	Renters	Owners
Cost Burdened	Housing cost greater than 30% of income.	10,985	6,485
Severely Cost Burdened	Housing cost greater than 50% of income.	11,320	5,125
Overcrowded	With 1.01-1.5 people per room.	820	370
Severely Overcrowded	With >1.51 people per room.	400	125
Substandard Housing	Lacking complete plumbing or kitchen facilities.	940	445
No Income	Zero or negative Income.	2,475	670



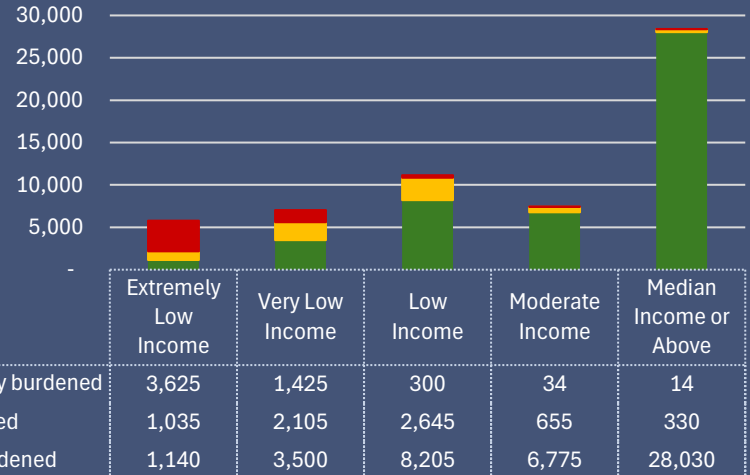


COST BURDEN

Renters



Owners





LEAD HAZARD RISKS

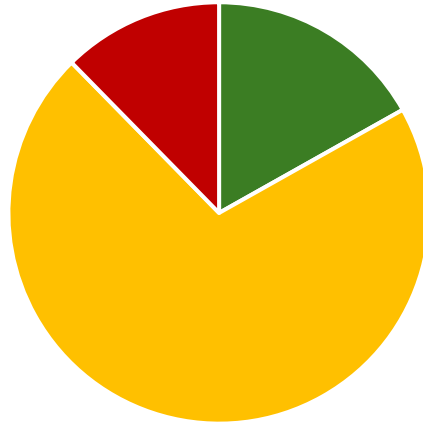
Total Units

No lead risk 20,262

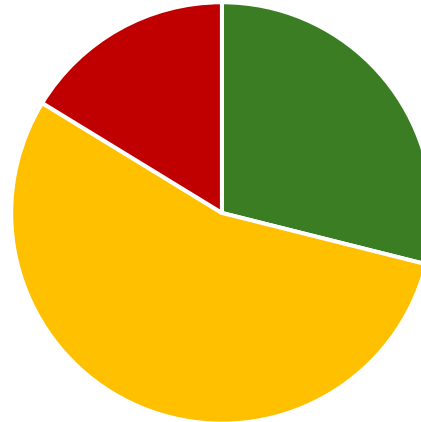
Lead risk, no children present 85,108

Lead risk, children present 14,840

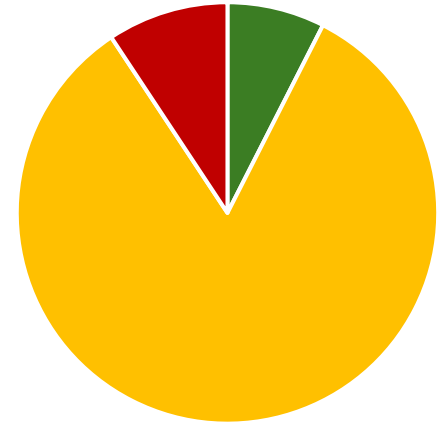
Total



Renters



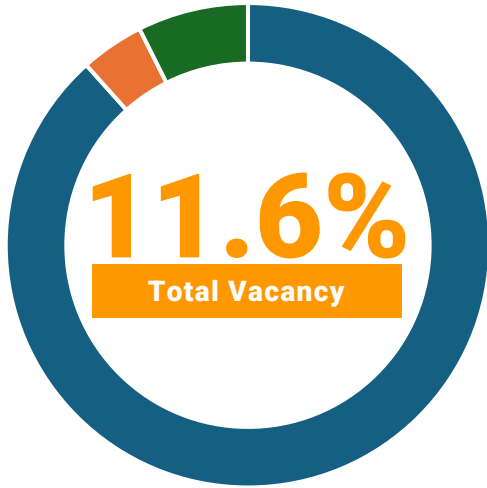
Owners



Lead Risk is defined as units built before 1980



VACANCY AND BLIGHT



- Occupied
- Vacant: For rent, for sale only, and rented or sold, not occupied
- Other vacant

*"Neighborhoods that were once vibrant are now suffering from issues such as aging housing stock, an **increase in abandoned and decaying structures that contribute to blight**, and a lack of opportunities for economic development."*

- 2023-2024 CAPER

*"The City of Toledo has 865 hazardous homes, with **most of these properties concentrated in the neighborhoods that border downtown Toledo**, which overlaps with other needs among Black and Hispanic households, such as high concentrations of housing instability and poverty."*

- Toledo Together



PRIORITY NEEDS OVERVIEW

- Affordable Housing
- Homelessness
- Public Services
- Infrastructure Improvements
- Facility Improvements
- Economic Development



PRIORITY NEED: AFFORDABLE HOUSING

■ Ranked as the most important need in virtually every conversation and community meeting, through the online survey, community focus groups, and data analysis. Priorities include:

- ▶ Affordable rental and homeownership options throughout city
- ▶ Downpayment assistance and homeownership grants
- ▶ Construction of new housing for sale and rent
- ▶ Demolition and clearance of blighted homes
- ▶ Supportive housing for seniors and persons with disabilities
- ▶ Housing for special needs populations
- ▶ Homeowner housing rehabilitation



PRIORITY NEED: HOMELESSNESS

- Identified as priority need through data analysis, consultations with community agencies, and neighborhood focus groups
 - ▷ Homelessness has increased by 33% over the past 4 years
 - ▷ Estimated 3,395 homeless individuals for 2024
- High Risk Groups
 - ▷ Seniors
 - ▷ Severely cost burdened households
 - ▷ Youth aging out of foster care
 - ▷ Single parents



PRIORITY NEED: PUBLIC SERVICES

■ Ranked high in community meetings, in consultations with community agencies and neighborhood focus groups, review of community needs assessments, and through online survey results. Priorities include:

- ▷ Crime prevention
- ▷ Affordable childcare; Afterschool and summer programs for youth and teens
- ▷ Healthcare and mental health services
- ▷ Programs and services for seniors and persons with disabilities
- ▷ Services for victims of domestic violence
- ▷ Adult education and workforce training programs
- ▷ Financial literacy programs
- ▷ Programs and services for the homeless



PRIORITY NEED: INFRASTRUCTURE IMPROVEMENTS

- Identified through the city's land-use and hazard mitigation plans, and through online survey results. Priorities include:
 - Repair of aging infrastructure, including roads, sidewalks, sewers, catch basins, etc.
 - Sewer and stormwater management
 - Accessibility improvements for persons with disabilities
 - Improvements to support pedestrians, cyclists, and public transit riders
 - Enhanced public transportation options
 - Green infrastructure and environmental sustainability



PRIORITY NEED: PUBLIC FACILITY IMPROVEMENTS

■ Identified through consultation with community agencies and online survey results. Priorities include:

- Access to grocery stores and healthy food options
- Public buildings and school improvements
- Neighborhood community centers and senior centers
- Childcare facilities providing affordable programs for children and teens
- Adequate and high-quality healthcare and mental health centers
- Public parks and recreation area improvements



PRIORITY NEED: ECONOMIC DEVELOPMENT

- Identified through data analysis, consultation with local, regional, and state agencies, and through community meetings and online survey results. Priorities include:
 - ▷ Retention and expansion of existing businesses
 - ▷ Attraction of new business
 - ▷ Workforce development and training programs
 - ▷ Higher wage and livable wage jobs
 - ▷ Improvements to commercial spaces
 - ▷ Incentives for small businesses
 - ▷ Paid apprenticeship programs



ANTICIPATED RESOURCES

Grant	Primary Uses	First Year	Estimated 5 Year Total
Community Development Block Grant	Housing, Public Services, Infrastructure, Economic Development	\$7,134,598	\$34,855,142
HOME Investment Partnerships Program	Affordable Housing, Rental Assistance, New Development, Rehabilitation, Conversion	\$1,899,014	\$9,208,015
Emergency Solutions Grant	Homelessness, Emergency Shelter	\$646,429	\$3,275,180
<i>Total</i>		<i>\$9,680,041</i>	<i>\$47,338,337</i>

Next Steps

- Identify Goals and Outcomes and Allocate Resources to Address Priority Needs
- Develop Draft Consolidated Plan
 - ▷ Draft Posted to Website: <https://toledo.oh.gov/departments/housing-community-development>
 - ▷ 30-day Public Comment Period from April 23, 2025 – May 23, 2025
- Public Hearings: One Government Center, 640 Jackson St. – Council Chambers
 - ▷ Thursday, April 24, 2025, 5:30pm
 - ▷ Thursday, May 1, 2025, 5:30pm
- Receive verbal and written testimony on Draft Consolidated Plan
- Incorporate Public Comments into Final Consolidated Plan
- Submit Final Consolidated Plan to U.S. Dept. of Housing and Urban Development

Submitting Public Comments

- Comments must be received ***no later than May 23, 2025.***
- Email to: neighborhoods@toledo.oh.gov
- Mail to:

CITY OF TOLEDO
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
2025-2029 FIVE-YEAR CONSOLIDATED PLAN
ONE GOVERNMENT CENTER, SUITE 1800
TOLEDO, OH 43604