LUCAS METROPOLITAN HOUSING

September 5, 2025

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WHAT IS OUR PURPOSE?

LMH's Vision

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

LMH's Mission

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

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Strategic Plan 2024-2028

- Goal 1 - Invest in Employee Growth and Enhance Workplace Satisfaction
- Goal 2 - Increase Revenue and Pursue Diverse Income Streams
- Goal 3 - Lead in the Effort to Create Accessible 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 - Building Pathways to Family Income Wealth Building and Economic Advancement

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Quick stats: Public Housing

Public Housing

- Total number of units under management: 2,414
- Total number of families on waitlist: 1539
- Average annual turnover: 300
- Waiting list is currently closed. Scheduled to open on September 26-28, 2025.
- Last opened in October of 2023.

Up Next

Housing Program

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Designated Housing for Elderly and or Disabled Families

- LMH continues to provide housing dedicated to the needs of the elderly by maintaining the designation of certain public housing properties through the Designated Housing Plan for the Elderly with HUD.
- This plan was approved in 2018 and has been extended through 2025.
- LMH is currently evaluating whether to apply for future extensions.

Development Name	Development No.	Total Elderly Units	Total Public Housing Units
Ashley Arms	OH006000133	40	323
Collingwood Green Phase 1	OH006000134	33	33
Glendale Terrace	OH006000112	100	440
Richmar Manor	OH006000112	45	
Robert Dorrell	OH006000111	102	359
Total Elderly Units in PH Inventory		320	
Total Units in PH Inventory from these Developments		1155	

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Units with Approved Vacancies for Modernization and Casualty Loss

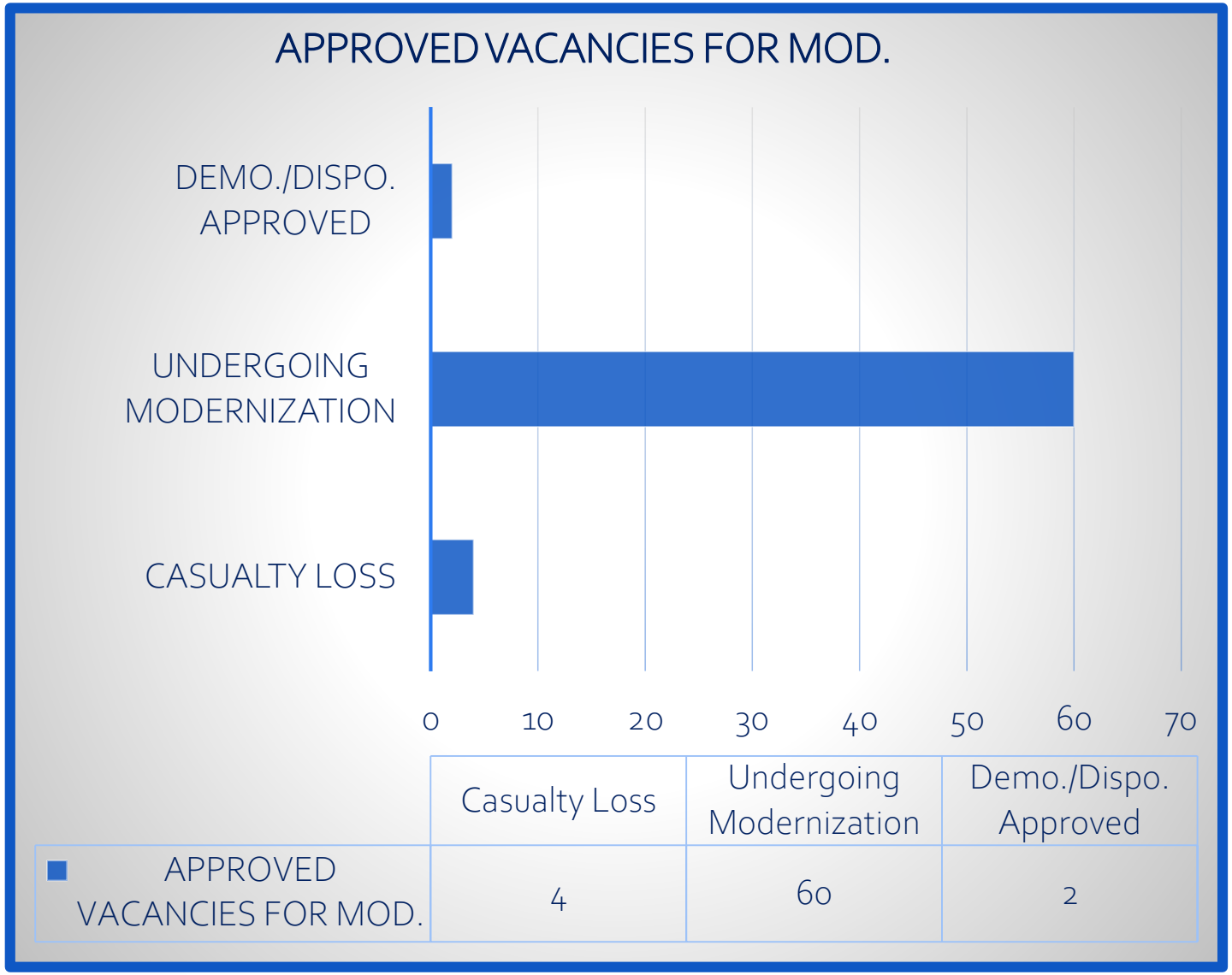
66 Total

(From 5 AMPS: 111, 112, 122, 131, 133)

4 Casualty Loss

60 Undergoing Modernization

2 Demo./Dispo. Approved



Real Estate Development and Modernization

Development

- **Park Apartments** construction almost complete and set to open in late September 2025.
- **Collingwood Green Phase V** is under construction with the building set to tentatively open in February 2026.
- **Palmer Gardens** is on track to financially close in September 2025.
- **Mission Point** received a 9% LIHTC Award Reservation in 2025. Work is ongoing to financially close and begin construction in 2026.

New Activities: Mixed Finance Modernization or Development

Development Project	Units/Apts./ T. Homes	Building Type	TDC	Delivery Date	Mixed Finance Project
Palmer Gardens	75	Mixed Income & Seniors	$22m.	2027	Yes
TenEyck Towers	154 (RAD)	Senior/Disabled	$38 m.	TBD	Yes
CWG IV	40	Mixed Income/Families	$20 m.	2027	Yes
The Park Apartments	45	Homeless Transition-Age youth	$14 m.	2025	Yes
CWG V	75	Senior-Only	$28 m.	2026	Yes
Mission Point	65	Homeless	$21 m.	2027	Yes

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Real Estate Development and Modernization

Development

- **Washington Village** new construction, single family units. Tentatively to begin in late 2025.
- **Thurgood Marshall** remains in its planning/pre-development stage as funding sources are solidified..
- **McClinton Nunn** is on track to finance significant capital improvements to the façade, lighting and boilers.
- **Vistula Manor** is on track for significant capital improvements to the façade, first floor interior and improved air conditioning in the units
- **Weiler Homes and Speiker Terrace** is being evaluated for demolition, major renovations and redevelopment.

New Activities:

Development Project	Units/Apts./ T. Homes	Building Type	TDC	Delivery Date	Mixed Finance Project
Washington Village	5	Homeownership for middle-income families	$800 k	TBD	TBD
Thurgood Marshall	53	Senior-only	$25 m.	TBD	Yes
McClinton Nunn	379	Families and Senior	$10 m.	2026	Yes
Vistula Manor	45	Transition-Age youth (TAY)	$14 m.	2025	Yes
CWG IV	45	Family Townhomes	$20 m.	TBD	Yes
Weiler Homes/Speiker Terrace	425	Family and Senior	TBD	TBD	Yes

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FINANCIAL OPPORTUNITY CENTER

Lucas Metropolitan Housing has received the designation as a Financial Opportunity Center (FOC). LMH is the first housing authority in Ohio to receive this designation.

- FOCs are on-site career and financial coaching service centers that help families living on low- to moderate-income build effective money habits and focus on the financial bottom line.

- LMH has partnered with LISC to implement a successful model. LISC has over 100 FOCs across the country that are situated within local community organizations. These organizations are known for their exceptional services, convenient location, and trusted reputation. The success of the FOC will rely heavily on ESUSU and employment support.

- FOCs provide employment and career counseling, one-on-one financial coaching and education, and low-cost financial products that help build credit, savings, and assets. They also connect clients with income support such as food stamps, utility assistance, and affordable health insurance. The cornerstone of the FOC model is providing these services in an integrated way—rather than as stand-alone services—and with a long-term commitment to helping clients reach their goals.

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FOC Highlights

The Financial Opportunity Center Model (FOC) is now a permanent, core LMH service thanks to the partnership with LISC (Local Initiative Support Corporation) Toledo. It's fully institutionalized and expanded across multiple properties.

Last year, the FOC served 111 residents, delivering over 800 coaching sessions. Notable outcomes included:

- 79 residents were connected to income support, with over half approved and receiving benefits.
- Net worth increased for 29 residents.
- Multiple residents obtained living-wage employment.

The FOC continues to partner with programs such as ESUSU rent reporting, Getting Ahead, Benefits Bridge, and CC2JR, and works closely with Owens Community College, GED providers, and entrepreneurship coaches.

LMH has hired dedicated financial coaches and an FOC coordinator, allowing expansion to additional developments. The Weiler Homes food pantry is now tied to FOC engagement, and adult education linkages are being strengthened to support economic mobility goals.

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Questions?

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