



September 16, 2021

Toledo City Council
One Government Center, Ste. 2100
Toledo, OH 43604

Members of Toledo City Council:

The Fair Housing Center is writing to express its full support for Warren Commons permanent supportive housing project (SPR-33-21), a proposed development that will create 46 additional affordable housing units while providing some supportive services to improve the health, well-being, and housing stability of residents.

This application undoubtedly meets the requirements for approval under Toledo's Zoning Code and there is no basis to deny the application. However, as an affordable housing development for persons with disabilities, the project has met some opposition from a few active voices. While certain technical objections have been raised in WOVE's appeal, the public comments provided by opponents indicate that the true basis for opposition is related to the type of people who will be living in the complex. In this context, the project evokes important fair housing considerations. The Fair Housing Center, therefore, provides this letter of support.

First, it is important for Toledo City Council to understand the significant need for affordable and supportive housing in our community. For those who are homeless, in recovery, living with mental health conditions, or returning from incarceration, the barriers to obtain safe, secure housing can often be insurmountable. Faced with limited options for quality housing, tenants often resort to accepting substandard or otherwise unfavorable living conditions, further perpetuating housing instability. These obstacles are outlined in the City of Toledo's 2020 "Analysis of Impediments to Fair Housing Choice," which identifies areas that need to be addressed in order for members of our community to have equitable access to quality housing of their choice. Data and community input from this analysis both strongly suggest that Toledo needs to increase its supply of affordable housing, improve housing accessibility for persons with disabilities, reduce barriers for the reentry population, and remove unnecessary zoning restrictions. City Council reaffirmed the City's commitment to proactively addressing these barriers by passing the Affirmatively Furthering Fair Housing ordinance in 2020. Warren Commons would serve to address many of these impediments by providing housing for those who would otherwise be vulnerable to unsafe or unstable living conditions.

The Fair Housing Act prohibits discriminatory housing practices, protecting individuals from being denied housing or being treated unfairly because of their protected class, which includes disability. These laws are not only applicable to housing providers, but also extend to zoning policies, as affirmed by the U.S. Department of Housing and Urban Development and the Department of Justice in their joint statement "State and Local Land Use Laws and Practices and the Application of the Fair Housing Act" released in 2016. The guidance specifically identifies practices that may violate the Fair Housing Act, including "prohibiting or restricting the development of housing based on the belief that the residents will be members of a particular protected class" and "imposing restrictions or additional conditions on group housing for persons with disabilities that are not imposed on families or other groups of unrelated individuals." This strongly suggests that blocking housing for persons with disabilities or subjecting it to conditions that don't apply to other types of housing would not comply with fair housing laws. Approval of housing projects should be based upon community need as well as compliance with housing and zoning codes, not upon the protected characteristics of the prospective residents.

Beyond expanding the availability of affordable, quality housing options, it is our understanding that Warren Commons will provide the necessary support to ensure residents can lead healthy, productive lives by connecting residents to community services including healthcare, job placement, educational opportunities, and financial assistance. Individuals who are struggling with mental health conditions, recovering from alcohol or substance use, or are returning from

326 N. Erie St.
Toledo, OH 43604-1416
Phone: 419/243-6163
Fax: 419/243-3536
toledofhc.org

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Ray Wood



Creating Inclusive
Communities
Of Opportunity



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Ray Wood



*Creating Inclusive
Communities
Of Opportunity*

incarceration will be better equipped to face challenges when they are surrounded by these crucial resources. Further, placing this development in a neighborhood ensures residents can remain connected to their local community, supporting the rights of persons with disabilities under Olmstead to avoid being institutionalized and separated from their support system.

The Fair Housing Center is a nonprofit civil rights agency that promotes housing choice, the creation of inclusive communities of opportunity, and the protection and expansion of fair housing rights to support strong communities free of housing discrimination. In a typical year, The Fair Housing Center receives more allegations of discrimination based on disability than any other protected class, and this follows national trends. The demand for housing that is accessible and welcoming to people with disabilities continues to rise, and we support efforts such as Warren Commons that help to meet this growing and significantly under met need.

Unfortunately, this type of housing development often encounters resistance from local neighbors who assert that the project will have a detrimental impact on crime and property values. There is no documented evidence to support these claims, which likely result from unfounded fears and stigmas about particular groups of people. Restricting housing development due to negative and unjustified assumptions about who will be living there is the same type of problematic practice that led to our current-day segregated neighborhoods.

While other cities across Ohio have expanded their supply of affordable housing through allocation of low-income housing tax credits (LIHTC), unfortunately Toledo has only received a very small share of these projects, with only three new developments since 2007. As these tax credits have historically been difficult to obtain, Toledo should take full advantage an opportunity that has benefitted so many other communities.

Some have raised objections to Warren Commons on the grounds that there is a high concentration of supportive housing in the area where the project is proposed. Others expressed concern that the surrounding neighborhood lacks sufficient resources to support the residents of the project. It is true that we should prioritize the placement of affordable, supportive housing in higher opportunity areas and strive to ensure it is available throughout our entire community. However, other factors affect the viability of affordable housing development, including the availability and affordability of land, ability to meet the requirements for tax credit allocations, and securing investment from interested developers. Warren Commons has overcome these hurdles, offering the chance to provide quality housing for those who need it most. The need exists everywhere, including the neighborhood where the project is proposed, and NIMBYism offers no path to increasing access to housing resources throughout our community. We do not have to choose between supporting this project and working to ensure a more equitable distribution of housing and resources; we can and should do both.

We strongly encourage Toledo City Council to approve this project as a critical way to combat housing inequity and insecurity, ensuring more people in our community can find a safe, stable place to call home.

Respectfully,

/s/ Sarah Jenkins, Director of Public Policy and Community Engagement



September 16, 2021

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

Ms. McCollough:

Thank you for providing The Reentry Coalition of Northwest Ohio with this opportunity to provide its support of the proposed Warren Commons property. We recognize that Warren Commons will provide 46 units of permanent supportive housing at 2011 Franklin Avenue to individuals with a disability who are currently homeless or at risk of homelessness. As a result, Warren Commons will provide much needed affordable housing to Toledo. There is a need in our community for housing that is affordable to persons with incomes at or below 30% AMI (approximately \$15,120 annually). This is made evident by the 2020 "Point In Time" Count that the City of Toledo conducted in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources, such as Low-Income Housing Tax Credits from the Ohio Housing Finance Agency and the State Housing Trust Fund, are leveraged into proven solutions so that we can reduce the number of individuals who are homeless and chronically homeless in our community.

As a Compassion City, it is critical that our community find ways to provide housing stability to people who have barriers to being housed so that we can avoid costly use of crisis services and recidivism. Permanent supportive housing, such as Warren Commons, has proven to be a highly effective solution to overcoming barriers to stability. Whether these barriers be lack of successful work histories, evictions, justice involvement, poor mental or physical health, homelessness or substance abuse, permanent supportive housing that uses a Housing First philosophy has proven to have great outcomes in housing stability, which leads to savings from a reduced use of community emergency services.

In addition, Warren Commons will bring needed investment into the City of Toledo by providing access to state and federal funding and this funding will help create construction jobs and attractive apartment building that will improve the community's 'curb appeal'. Warren

REENTRY COALITION OF NORTHWEST OHIO

Commons will utilize State Housing Trust Fund dollars which is a source of funding created by County Recordation Fees of all 88 Ohio Counties, including Lucas County. Warren Commons will also utilize Federal Low Income Housing Tax Credits, which ultimately reduces the federal taxes paid by corporations in exchange for the public good of creating affordable housing. The Warren Commons development team's use of these public funds in Toledo helps our community capture these funding streams that were created in part by Toledo and Lucas County residents and put these resources to work local. The 46-unit apartment building is beautifully designed and building it will lead to jobs in construction and material suppliers. Further, the property management company and service provider will hire staff to operate Warren Commons, creating permanent jobs in our community.

We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at (419) 241-3235 x 121.

Sincerely,

A handwritten signature in black ink that reads "Karyn R. McConnell". The signature is written in a cursive, flowing style.

Karyn R. McConnell
President, Board of Directors

CC: Ryan Cassell, Community Housing Network, Inc.



THOMAS M. WERNERT CENTER

FOR MENTAL HEALTH RECOVERY & SUPPORT

208 W. Woodruff Ave. | Toledo | OH | 43604 | 419.242.3000

wernertcenter.org

September 15, 2021

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

Ms. McCollough:

Thank you for providing the Thomas M. Wernert Center this opportunity to support the proposed Warren Commons development. We understand that Warren Commons, at 2011 Franklin Avenue, will provide 46 units of permanent supportive housing to individuals with a disability who are currently homeless or at risk of homelessness.

There is a definite need in our community for housing that is affordable for persons with incomes at or below 30 percent AMI (approximately \$15,120 annually). This is made evident by the 2020 Point in Time Count conducted by the City of Toledo in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources, such as Low-Income Housing Tax Credits from the Ohio Housing Finance Agency and the State Housing Trust Fund, are leveraged into proven solutions so we are able to reduce the number of individuals who are homeless and chronically homeless in our community.

As a Compassion City, it is critical that our community find ways to provide housing stability to people who have barriers to being housed so that we can reduce recidivism and avoid costly use of crisis services. Permanent supportive housing, such as Warren Commons, has proven to be a highly effective solution to overcoming barriers to stability. Whether these barriers are lack of successful work histories, evictions, justice system involvement, poor mental or physical health, homelessness, or substance abuse, permanent supportive housing that uses a Housing First philosophy has proven to have great outcomes in housing stability, which leads to savings from a reduced use of community emergency services.

In addition, Warren Commons will bring needed investment into the City of Toledo by providing access to state and federal funding, helping to create construction jobs and attractive apartment buildings that will improve the community's curb appeal. Warren Commons will utilize State Housing Trust Fund dollars, which is a source of funding created by County Recordation Fees of all 88 Ohio Counties, including Lucas County. Warren Commons will also utilize Federal Low Income Housing Tax Credits, which ultimately reduces the federal taxes paid by corporations in exchange for the public good of creating affordable housing.

The Warren Commons development team's use of these public funds in Toledo helps our community capture these funding streams that were created in part by Toledo and Lucas County residents and put these resources to work locally. The Warren Commons building is beautifully designed and building it will lead to jobs in construction and material suppliers. Further, the property management company and service provider will hire staff to operate Warren Commons, creating permanent jobs in our community.

We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., great success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders who request letters of support. If you have any questions about this letter, please feel to reach me at (419) 242-3000, ext. 112.

Sincerely,



Patricia J. Robb
Executive Director

CC: Ryan Cassell, Community Housing Network, Inc.
Stacey Stubblefield, Advocacy Director, TMWC



CHERRY ST. MISSION MINISTRIES

1501 Monroe Street • Toledo, Ohio 43604
419-214-3007 • LRC Fax: 567-661-0014
www.cherrystreetmission.org

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

September 10, 2021

Re: Support for Warren Commons

Ms. McCollough:

Thank you for providing Cherry Street Mission Ministries this opportunity to provide its support of the proposed Warren Commons property. We recognize that Warren Commons will provide 46 units of permanent supportive housing at 2011 Franklin Avenue to individuals with a disability who are currently homeless or at risk of homelessness. As a result, Warren Commons will provide much needed affordable housing to Toledo. There is a need in our community for housing that is affordable to persons with incomes at or below 30% AMI (approximately \$15,120 annually). This is made evident by the 2020 Point In Time County that the City of Toledo conducted in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources, such as Low-Income Housing Tax Credits from the Ohio Housing Finance Agency and the State Housing Trust Fund, are leveraged into proven solutions so that we can reduce the number individuals who are homeless and chronically homeless in our community.

It is critical that our community find ways to provide housing stability to people who have barriers to being housed so that we can avoid costly use of crisis services and recidivism. Permanent supportive housing, such as Warren Commons, has proven to be a highly effective solution to overcoming barriers to stability. Whether these barriers be lack of successful work histories, evictions, justice involvement, poor mental or physical health, homelessness or substance abuse, permanent supportive housing that uses a Housing First philosophy has proven to have great outcomes in housing stability, which leads to savings from a reduced use of community emergency services.

We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at (419) 214-4160

Sincerely,



Ann Ebbert
President & CEO

CC: Ryan Cassell, Community Housing Network, Inc.

MISSION

YWCA is dedicated to eliminating racism, empowering women and promoting peace, justice, freedom and dignity for all.

September 10, 2021

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

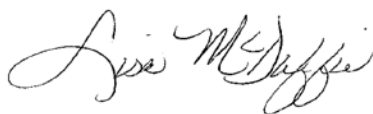
Ms. McCollough:

Thank you for providing YWCA of Northwest Ohio this opportunity to provide its support of the proposed Warren Commons property. We recognize that Warren Commons will provide 46 units of permanent supportive housing at 2011 Franklin Avenue to individuals with a disability who are currently homeless or at risk of homelessness. As a result, Warren Commons will provide much needed affordable housing to Toledo. There is a need in our community for housing that is affordable to persons with incomes at or below 30% AMI (approximately \$15,120 annually). This is made evident by the 2020 Point In Time County that the City of Toledo conducted in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources, such as Low-Income Housing Tax Credits from the Ohio Housing Finance Agency and the State Housing Trust Fund, are leveraged into proven solutions so that we can reduce the number individuals who are homeless and chronically homeless in our community.

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We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at (419) 241-3235.

Sincerely,

A handwritten signature in black ink that reads "Lisa McDuffie".

Lisa McDuffie, MSSA, LISW-S
President and CEO

CC: Ryan Cassell, Community Housing Network, Inc.



Leading Families Home
2283 Ashland Ave. | Toledo, OH 42620
(419) 244-2175 | info@lfhtoledo.org | www.lfhtoledo.org



September 10, 2021

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

Ms. McCollough:

Thank you for providing Beach House Inc dba Leading Families Home this opportunity to provide its support of the proposed Warren Commons property. We recognize that Warren Commons will provide 46 units of permanent supportive housing at 2111 Franklin Avenue to individuals with a disability who are currently homeless or at risk of homelessness. As a result, Warren Commons will provide much needed affordable housing to Toledo. There is a need in our community for housing that is affordable to persons with incomes at or below 30% AMI (approximately \$15,120 annually). This is made evident by the 2020 Point In Time County that the City of Toledo conducted in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources, such as Low-Income Housing Tax Credits from the Ohio Housing Finance Agency and the State Housing Trust Fund, are leveraged into proven solutions so that we can reduce the number individuals who are homeless and chronically homeless in our community.

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We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at (419) 776-7157 ext 111.

Sincerely,

Lisa M Banks, PsyM, MSCJ
Executive Director

CC: Ryan Cassell, Community Housing Network, Inc.

OUR MISSION

Helping families transition from homelessness to permanent housing.
#solvinghomelessness



Dear Councilmember,

United Way of Greater Toledo would like to publicly reinforce our endorsement of the Warren Commons permanent supportive housing development. Additionally, we are placing the names of staffers who are renters and homeowners in District Four, where this building will be constructed, below.

For too long we have funneled individuals who suffer from chronic displacement through temporary shelter systems. Oftentimes, these community members need comprehensive, wraparound services that address their mental health, substance use disorders or physical disability needs.

We know that if individuals have the opportunity to access affordable housing, while being surrounded by professionals who can assist them with the hurdles they are trying to overcome; we can break the cycle of homelessness. And please note, this is not an anecdotal statement.

Studies of permanent supportive housing show a 90 percent success rate of ending chronic displacement for an individual. Additionally, public cost studies indicate a 65 percent decrease in shelter, hospital / emergency room and jail expenditures in states that implement permanent supportive housing models. Lastly, The Furman Center for Real Estate & Urban Policy studied 7,500 permanent supportive housing developments in New York City, some of which have been in operation for 20 years. None showed, or proved, the notion of decreased property values or negative impacts on the surrounding neighborhood(s) and homes.

Warren Commons is about developing a space in which our fellow Toledoans can engage in services that offer them dignity and respect. This is something that everyone, especially our most-vulnerable neighbors, deserve.

We look forward to serving as your ally, as we work **together** to solve these deep-rooted issues.

Sincerely,

Caitlin Ballinger, *Development Administrator* | Historic Old West End Resident

Jill Bunge, *Sr. Director of Impact* | Historic Old West End Resident

Lucas Camuso-Stall, *Sr. Director of Public Relations & Advocacy* | Historic Old West End Resident

Kelli Harris, *Administrative Coordinator* | Historic Old West End Resident

DeVon Overton, *Sr. Dir. Community Analytics & Research* | Historic Vistula Neighborhood Resident



unitedwaytoledo.org



United Way of Greater Toledo
Serving Lucas, Wood,
& Ottawa counties

Sent via electronic mail to lindsey.rankins-anderson@toledo.oh.gov

July 29, 2021

Toledo City Plan Commission Members
One Government Center
Toledo, OH 43604



RE: Support for Warren Commons, Case SPR-33-21

Dear Plan Commission Member:

On behalf of United Pastors for Social Empowerment (UPSE), I write to express our support for the approval and funding of TASC of Northwest Ohio's permanent supportive housing (PSH) development, Warren Commons. UPSE is a collaboration of Pastors, institutions, and community members that come together to address the issues that disproportionately affect poor and marginalized populations living in our local post-industrial context. One of the critical issues disproportionately affecting poor and marginalized populations currently is the lack of affordable housing in the city of Toledo.

According to the National Low-Income Housing Coalition, there are only 42 affordable and available rental homes per 100 extremely low-income renter households in Ohio. We see this housing crisis reflected in our parishioners and community every day. Warren Commons will help to alleviate this problem, at least in part, by creating 46 permanent supportive housing units. These 46 units mean there will be 46 fewer individuals facing or experiencing homelessness.

Not only will these units provide a home, but as a PSH development, TASC will also provide access, linkage, and referral to necessary services and resources to the tenants. PSH is a nationally-recognized and research-backed model with many benefits, including:

- PSH helps people with disabilities live stably in the community.
- People with disabilities in PSH reduce their use of costly systems, especially emergency health care and corrections.
- PSH can help people with disabilities receive more appropriate health care and may improve their health.¹

¹ See Carol L.M. Caton, Carol Wilkins, and Jacquelyn Andersen, "People Who Experience Long-Term Homelessness," chapter 4 in Deborah Dennis, Gretchen Locke, and Jill Khadduri, eds., *Toward Understanding Homelessness: The 2007 National Symposium on Homelessness Research*, Department of Health and Human Services and U.S. Department of Housing and Urban Development, September 2007, <https://aspe.hhs.gov/execsum/toward-understanding-homelessness-2007-national-symposium-homelessness-research>; Thomas Byrne *et al.*, "The Relationship between Community Investment in Permanent Supportive Housing and Chronic Homelessness," *Social Service Review*, June 2014, Vol. 88, No. 2, pp. 234-263; Debra Rog *et al.*, "Permanent Supportive Housing: Assessing the Evidence," *Psychiatric Services*, March 2014, Vol. 65, No. 3, pp. 287-294.

Our community will benefit from more PSH developments like Warren Commons. It has been years since the Ohio Housing Finance Agency (OHFA) provided funding for a PSH in the Toledo-area. The last PSH in the Toledo- area to receive funding from OHFA was The Commons at Garden Lake, which has been incredibly successful in serving our community's veterans. It is a testament to TASC's commitment to this project that they were able to secure financing in the form of tax credits through OHFA's competitive application process.

Finally, we want to address some of the NIMBY-driven opposition to this development. Although we were not previously involved in TASC's efforts to develop Warren Commons, we became aware of some of the comments made by folks at previous public meetings, including terms like "those people" and "social services ghetto." UPSE was specifically formed to address issues that impact the marginalized populations all too often referred to as "those people," including individuals of racial and ethnic minorities, individuals with disabilities, and individuals living in poverty. Therefore, we urge you to disregard this discriminatory opposition and make your position unequivocally clear on the issue: all individuals, no matter their background, deserve safe, affordable housing.

In conclusion, UPSE believes that Warren Commons will be a tremendous asset to our community and will help to reduce the affordable housing gap, all while targeting its services to some of our most marginalized neighbors. Therefore, we support the approval and funding of the development. Thank you for your time and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Perryman', written in a cursive style.

Reverend Donald Perryman, Ph.D., President
P.O. Box 5308
Toledo, OH 43611
419.243.1165

CC: Thomas Gibbons



Warren AME Church

Rev. Dr. Otis J. Gordon, Jr., Senior Pastor

September 15, 2021

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

Ms. McCollough:

Thank you for providing Warren A.M.E. Church this opportunity to provide its support of the proposed Warren Commons property. We recognize that Warren Commons will provide 46 units of permanent supportive housing at 2011 Franklin Avenue to individuals with a disability who are currently homeless or at risk of homelessness. As a result, Warren Commons will provide much needed affordable housing to Toledo. There is a need in our community for housing that is affordable to persons with incomes at or below 30% AMI (approximately \$15,120 annually). This is made evident by the 2020 Point in Time County that the City of Toledo conducted in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources, such as Low-Income Housing Tax Credits from the Ohio Housing Finance Agency and the State Housing Trust Fund, are leveraged into proven solutions so that we can reduce the number individuals who are homeless and chronically homeless in our community.

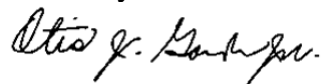
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Johnetta McCollough
September 15, 2021
Page #2

Housing First philosophy has proven to have great outcomes in housing stability, which leads to savings from a reduced use of community emergency services.

We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at (419) 243-2237.

Sincerely,

A handwritten signature in black ink, appearing to read "Otis J. Gordon, Jr.", written in a cursive style.

Rev. Dr. Otis J. Gordon, Jr.,
Senior Pastor

CC: Ryan Cassell, Community Housing Network, Inc.



September 13th, 2021

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

Ms. McCollough:

Thank you for providing St. Paul's Community Center this opportunity to provide its support of the proposed Warren Commons property. We recognize that Warren Commons will provide 46 units of permanent supportive housing at 2011 Franklin Avenue to individuals with a disability who are currently homeless or at risk of homelessness. As a result, Warren Commons will provide much needed affordable housing to Toledo. There is a need in our community for housing that is affordable to persons with incomes at or below 30% AMI (approximately \$15,120 annually). This is made evident by the 2020 Point In Time County that the City of Toledo conducted in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources, such as Low-Income Housing Tax Credits from the Ohio Housing Finance Agency and the State Housing Trust Fund, are leveraged into proven solutions so that we can reduce the number individuals who are homeless and chronically homeless in our community.

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We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at (419) 255 5520 ext. 213.

Sincerely,

Joe Habib, President and CEO

CC: Ryan Cassell, Community Housing Network, Inc.





September 13, 2021

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

Ms. McCollough:

On behalf of the CSH Ohio office I am pleased to provide this letter of support for the proposed Warren Commons supportive housing project; a 46-unit supportive housing development located at 2011 Franklin Avenue, targeting individuals with a disability who are currently homeless or at risk of homelessness. I began working with the Warren Commons development team in 2015 when they attended CSH's Supportive Housing Institute- a comprehensive supportive housing development training with the goal of arming development teams with the most up to date best practices in developing, operating and servicing high quality supportive housing. I am intimately familiar with the project concept and the local need the project is attending to.

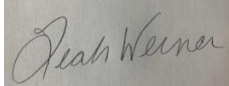
Warren Commons will provide the City of Toledo 46 much needed units of affordable housing with access to services for your communities most vulnerable populations. Like many communities across the state the need for supportive housing is greater than ever. The Covid pandemic has both highlighted and exacerbated the need for housing that is both affordable and connected to robust services. This is made evident by the 2020 Point in Time County that the City of Toledo conducted in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources, such as Low-Income Housing Tax Credits from the Ohio Housing Finance Agency and the State Housing Trust Fund, are leveraged into proven solutions so that we can reduce the number individuals who are homeless and chronically homeless in our community.

It is critical that our community find ways to provide housing stability to people who have barriers to being housed so that we can avoid costly use of crisis services and recidivism. Permanent supportive housing, such as Warren Commons, has proven to be a highly effective solution to overcoming barriers to stability. Whether these barriers be lack of successful work histories, evictions, justice involvement, poor mental or physical health, homelessness or substance abuse, permanent supportive housing that uses a Housing First philosophy has proven

to have great outcomes in housing stability, which leads to savings from a reduced use of community emergency services

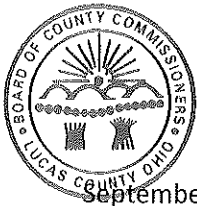
We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at 937-329-1995.

Sincerely,

A rectangular box containing a handwritten signature in cursive script that reads "Leah Werner".

Leah Werner
Senior Program Manager

CC: Ryan Cassell, Community Housing Network, Inc.



PETE GERKEN
LUCAS COUNTY COMMISSIONER

September 16, 2021

One Government Center, Suite 800, Toledo, Ohio 43604-2259
Telephone 419-213-4123 / Fax 419-213-4299
pgerken@co.lucas.oh.us
[HTTP://COMMISSIONERS.CO.LUCAS.OH.US](http://COMMISSIONERS.CO.LUCAS.OH.US)

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

Ms. McCollough:

Thank you for providing me with this opportunity to provide its support of the proposed Warren Commons property. We recognize that Warren Commons will provide 46 units of permanent supportive housing at 2011 Franklin Avenue to individuals with a disability who are currently homeless or at risk of homelessness. As a result, Warren Commons will provide much needed affordable housing to Toledo. There is a need in our community for housing that is affordable to persons with incomes at or below 30% AMI (approximately \$15,120 annually). This is made evident by the 2020 Point In Time County that the City of Toledo conducted in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources, such as Low-Income Housing Tax Credits from the Ohio Housing Finance Agency and the State Housing Trust Fund, are leveraged into proven solutions so that we can reduce the number individuals who are homeless and chronically homeless in our community.

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We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at (419) 213-4084.

Sincerely,

Peter Gerken
Lucas County Commissioner

CC: Ryan Cassell, Community Housing Network, Inc.



February 23, 2021

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

Ms. McCollough:

Thank you for providing the Mental Health and Recovery Services Board of Lucas County this opportunity to provide its support of the proposed Warren Commons property. We recognize that Warren Commons will provide 46 units of permanent supportive housing at 2011 Franklin Avenue to individuals with a disability who are currently homeless or at risk of homelessness. As a result, Warren Commons will provide much needed affordable housing to Toledo. There is a need in our community for housing that is affordable to persons with incomes at or below 30% AMI (approximately \$15,120 annually). This is made evident by the 2020 Point In Time County that the City of Toledo conducted in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources are leveraged into proven solutions so that we can reduce the number individuals who are homeless and chronically homeless in our community.

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We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at (419) 213-4600.

Sincerely,

Scott A. Sylak
Executive Director

CC: Ryan Cassell, Community Housing Network, Inc.



Toledo Lucas County Homelessness Board
1946 N. 13th Street, #437; Toledo, OH 43604
419-244-9440 / FAX: 419-244-9469
www.tlchb.org

December 1, 2020

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Street, Suite 101
Toledo, Ohio 43604

Dear Ms. McCollough,

The Toledo Lucas County Homelessness Board (TLCHB) is pleased to provide this correspondence designating the Warrens Commons permanent supportive housing proposal as the highest priority Low-Income Housing Tax Credit project of the Lucas County Continuum of Care for the 2020 and 2021 Ohio Housing Finance Agency competitive housing credit allocation rounds.

TLCHB has reviewed project information provided by the development team in making this designation. I understand that Warren Commons will be located on vacant land bounded by Irving Street, Franklin Avenue, and Woodruff Avenue at the north side of downtown Toledo. Forty-six (46) one-bedroom, fully furnished apartments will be provided in a single building with supporting common areas. Onsite case workers will provide referrals and linkages to supportive services.

The proposed development will provide housing to the following targeted population groups:

- Unhoused individuals
- Vulnerable populations which include justice-involved individuals and individuals with behavioral health challenges

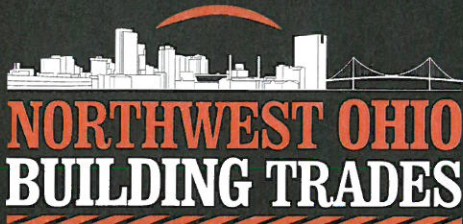
The Toledo Lucas County Homelessness Board is the lead agency of the Continuum of Care (CoC) in Lucas County. TLCHB has prioritized these population groups within our CoC application. The TLCHB has identified the need for additional housing options for ex-offenders in our community who end up homeless or at risk of becoming homeless. Based on 2017 HMIS data, the Lucas Co. CoC served 3,232 individuals between the ages of 0 to 85. Further, it should be noted that 1,463 identified as having mental health challenges, 736 identified with a chronic health issue, 551 identified with a physical disability, 262 identified with a developmental disability, and 356 identified with a substance abuse challenge. Additionally, 253 families identified with a legal issue in our shelter and rapid rehousing programs.

The Toledo Lucas County Homelessness Board looks forward to working in a coordinated manner with TASC to have additional supportive housing units in Lucas County. If you have any questions, please feel free to contact me directly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rachel Gagnon', with a long horizontal flourish extending to the right.

Rachel Gagnon
Executive Director



1600 Front Street / Toledo, OH 43605
(419) 693-7717 / www.toledoconstruction.com



Mr. Kelan Craig
Director of Multifamily Housing
Ohio Housing Finance Agency
57 E. Main Street
Columbus, Ohio 43215

March 8, 2021

Dear Mr. Craig,

I am the Executive Secretary of the Northwest Ohio Building Trades Council (NWOBTC), a non-profit organization representing over 15,000 skilled men and women in the building and construction industry. I am submitting these comments relative to a project sponsored by TASC of NW Ohio to serve the homeless population in the Toledo, Ohio area.

Toledo has a homelessness problem which has been clearly identified by the City of Toledo. There have been numerous articles published by The Toledo Blade detailing the hundreds of homeless on the streets of our downtown area. Toledo's homeless problem has certainly been exacerbated by the COVID-19 pandemic. We need the TASC project development of 50 units to move forward as soon as possible. It will only address the tip of the iceberg as there will remain hundreds more homeless on the streets of Toledo.

The project has been prioritized by the Toledo Lucas County Homelessness Board as well as Mayor Kapszukiewicz and all three Lucas County Commissioners. We, as most other communities, are struggling after the pandemic and this project will help put the construction industry back to work by creating 200+ construction related jobs.

I whole-heartedly endorse the tax credit funding through the Ohio Housing Finance Agency (OHFA) of this project. It is long overdue for the Toledo community.

With Regard,

Shaun Enright
Executive Secretary

cc: Johnetta McCollough, Executive Director
TASC of NW Ohio

Ryan Cassell, Chief Real Estate Development Officer
Community Housing Network



Corporate Offices | 6605 West Central Avenue | Toledo, Ohio 43617 | 419-841-7701

www.zepfcenter.org

February 17, 2021

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

Ms. McCollough:

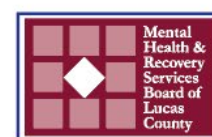
Thank you for providing Zepf Center this opportunity to provide its support of the proposed Warren Commons property. We recognize that Warren Commons will provide 46 units of permanent supportive housing at 2011 Franklin Avenue to individuals with a disability who are currently homeless or at risk of homelessness. As a result, Warren Commons will provide much needed affordable housing to Toledo. There is a need in our community for housing that is affordable to persons with incomes at or below 30% AMI (approximately \$15,120 annually). This is made evident by the 2020 Point In Time County that the City of Toledo conducted in January 2020. On one night in Toledo, 640 individuals were found in homeless shelters or in places not meant for human habitation. Unfortunately, this is an increase of the number people who were homeless on a January evening in 2019. It is important that resources are leveraged into proven solutions so that we can reduce the number individuals who are homeless and chronically homeless in our community.

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We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at (419) 419-841-7701.

Sincerely,

Deb Flores, BA, MPA
Chief Executive Officer



Creating hope & recovery through integrated person-centered services

General Contact: 419-841-7701
find a location near you at www.zepfcenter.org/locations

Canter of Hope Community Baptist Church
1656 Dorr Street
Toledo, Ohio 43607

February 15, 2021

Johnetta McCollough
Executive Director
TASC of North West Ohio Inc.
701 Jefferson Ave.
Toledo, OH 43604

RE: Warren Commons Permanent Supportive Housing

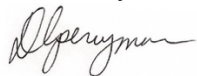
Dear Ms. McCollough:

I have been a lifelong member of the Toledo, Ohio community with over 50 years in ministry. I have been fully engaged with making the City of Toledo a livable place for children, adults, seniors and especially the poor and homeless. I know of the issues relative to housing for the homeless in the Toledo community. We do not have current housing capacity to address the need.

I fully support the TASC project which will bring additional units of housing that will help address the many homeless on the streets of Toledo. The TASC project will provide offsite supportive services for that population as well. As a member of the Mental Health and Recovery Board of Lucas County, I know the value of these services after a person has been Housed First.

This development for housing the homeless is overdue in Toledo. The homeless population should not be left behind. If you need further information and/or clarification, please contact me.

Sincerely,



Rev. Donald L. Perryman, Ph.D.
Senior Pastor
Center of Hope Community Baptist Church

February 16, 2021

Johnetta McCollough
Executive Director
TASC of Northwest Ohio
701 Jefferson Avenue, Suite 101
Toledo, Ohio 43604

Re: Support for Warren Commons

Ms. McCollough:

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We wish TASC of Northwest Ohio and its partner, Community Housing Network, Inc., success in bringing Warren Commons to completion and we affirm our support of the project to the City of Toledo and any other funders that request letters of support. If you have any questions about this letter, please feel to reach me at (419) 720-6101.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna Jablonski".

Donna Jablonski
President/CEO