



Legislation Text

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File #: R-487-21, Version: 2

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Comprehensive Housing Strategy and 10-Year Plan  
Neighborhoods / Housing  
Rosalyn Clemens, x3647

**Resolution to adopt the Toledo Comprehensive Housing Strategy Toledo Together: A Guiding Vision & 10-Year Action Plan for Housing, with a commitment to ensuring successful implementation of proposed strategies and actions; and declaring an emergency.**

WHEREAS, *Toledo Together: A Guiding Vision & 10-Year Action Plan for Housing* ("*Toledo Together*") establishes a unified vision for housing investments in the City of Toledo, Ohio and a road map to achieve this vision over the next 10 years; and

WHEREAS, this unified vision includes creating vibrant neighborhoods; ensuring stable housing; promoting equity and diversity, utilizing strong partnerships and improving market conditions; and

WHEREAS, *Toledo Together* was prepared by Enterprise Community Partners, Inc. in partnership with the Department of Neighborhoods, and further developed through extensive stakeholder and community engagement the Comprehensive Housing Strategy Advisory Group; and

WHEREAS, *Toledo Together* identified nine core housing issues affecting Toledo residents that include: limited housing diversity, vacant properties, rehabilitation and repair of owner-occupied properties, limited supply of affordable rental units, potential loss of affordable rental units, pathways to homeownership, inequity in housing conditions, inequity in neighborhood conditions, and barriers to residential development; and

WHEREAS, *Toledo Together* identified various key indicators related to Toledo's housing needs that include: significant health and safety hazards in the aged Toledo housing stock; limited new construction of homes; difficulties achieving homeownership due to appraisal gaps and red lining; and continuing housing cost burdens for Senior Citizens, African American and single parent households; and

WHEREAS, among the nine core housing issues identified, the Comprehensive Housing Strategy Advisory Group identified the following as priorities to focus on over the next 10 years: rehabilitation and repair of owner-occupied homes; creating pathways to homeownership and addressing inequity in neighborhood conditions; and

WHEREAS, Table I (attached hereto as Schedule A) includes all strategies in *Toledo Together* by strategy area and the core housing needs they are designed to address; and

WHEREAS, *Toledo Together* strategy areas include Land Use and Entitlements strategies to minimize risk and costs when building or redeveloping; Housing Programs and Policies; Neighborhood Empowerment; and Resources and Capital; and

WHEREAS, the Comprehensive Housing Strategy Advisory Group identified the following priority strategies for the next 10 years: creating a local, dedicated source for housing activities; develop a sustainable source of funding for community reinvestment; and the adoption of a cohesive housing, economic development, and land use policy framework; and

WHEREAS, *Toledo Together* includes a 10-Year Action Plan to guide strategy implementation including: action steps, timeline, implementation lead and partners and available funding; and

WHEREAS, *Toledo Together* also includes a measurement framework for the City of Toledo to track and measure progress in meeting *Together Toledo* goals; NOW, THEREFORE,

Be it resolved by the Council of the City of Toledo:

SECTION 1. That the Toledo City Council accepts, supports, and adopts the strategies outlined in the **Toledo Comprehensive Housing Strategy *Toledo Together: A Guiding Vision & 10-Year Action Plan for Housing*** attached hereto as Schedule “B” and made part of this Resolution.

SECTION 2. That the Council will work with the Department of Neighborhoods and housing stakeholders identified in *Toledo Together* to implement strategies and actions identified in *Toledo Together* so that *Toledo Together* informs and guides future housing policy directives, planning, zoning, and other housing related issues that may impact to city codes, rules, guidelines, policies and standards.

SECTION 3. That all formal actions concerning and relating to the passage of this Resolution were passed in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 4. That this Resolution is declared to be an emergency measure and shall take effect and be in force from and after its adoption. The reason for the emergency lies in the fact that this Resolution is necessary for the immediate preservation of the public peace, health, safety and property; and for the further reason that immediate action is necessary in order to authorize a resolution indicating the support of Toledo City Council on a matter of great importance to the City in a timely manner which shall take effect immediately upon passage.

Vote on emergency clause: yeas 12, nays 0.

Adopted: September 28, 2021, as an emergency measure: yeas 12, nays 0.

Attest:

Gerald E. Dendinger  
Clerk of Council

Matt Cherry  
President of Council

Approved:

September 28, 2021  
Wade Kapszukiewicz  
Mayor