



# LUCAS METROPOLITAN HOUSING

March 25, 2026



# 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.*



# INTRODUCTION

## Public Housing

- Total number of units under management: 2,414
- Total number of families on waitlist: approximately 4,000
- Average annual turnover: 300
- Waiting list is currently closed.

# STRATEGIC PLAN 2024-2028

Lucas Metropolitan Housing (LMH) will pursue the following strategies and related actions in the 2026-2027 Action Plan Year.

Continue implementing the following goals:

- Invest in Employee Growth and Enhance Workplace Satisfaction
- Increase Revenue and Pursue Diverse Income Streams
- Lead in the Effort to Create Accessible Housing Opportunities in Toledo and the Region
- Streamline Processes and Elevate User Experience and Satisfaction
- Launch an Inclusive Communication Strategy to Educate Stakeholders and Foster Community Awareness
- Building Pathways to Family Income Wealth Building and Economic Advancement



# Approach To Housing In Our Region

LMH intends to:

- Continue to pursue opportunities to improve and reposition its portfolio to create improved living conditions and quality housing opportunities;
- Improve neighborhood conditions to create mixed-income communities of choice; and
- Transition to more sustainable and diverse funding model to support ongoing capital and operational needs.

# Real Estate Development and Modernization

- **Palmer Gardens**, acquired by LMH in 2026, will undergo extensive interior renovations are anticipated in 2026/27.
- **McClinton Nunn** is on track to finance significant capital improvements to the façade, lighting, roofs, HVAC and boilers.
- **Vistula Manor** is scheduled for significant capital improvements to the façade, windows, first floor interior and signage.
- **Port Lawrence** – Will receive lighting upgrades and water heater valve replacements.
- **Weiler Homes and Speiker Terrace** is being evaluated for demolition, major renovations and redevelopment. Pre-development work is expected to begin in the summer of 2026.
- **Collingwood Green Living**, a senior housing community is scheduled to open in 2026, 75 affordable one-bedroom units for seniors will come online.
- **Ten Eyck Towers** will include improvements to the HVAC system, lighting upgrades and exterior

## Planned Activities:

		Building Type	Year
Palmer Gardens	75	Family	2026/27
McClinton Nunn	379	Families and Senior	2026
Vistula Manor	164	Senior	2026
Port Lawrence	159	Family Townhomes	2026
Weiler Homes/Speiker Terrace	425	Family and Senior	2026/27
CWGL	75	Senior	Late Spring/ Early Summer
Mission Point	65	Homeless	2026/27

# 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.



Questions?