FOR IMMEDIATE RELEASE
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Applications are being accepted starting TODAY to lease at Park Apartments, Toledo's new $15 million affordable housing community serving young adults at risk of homelessness

Prospective residents are encouraged to sign up now to potentially be eligible to move into the completely rebuilt iconic former Park Hotel when the 45-unit building opens in September

TOLEDO, **Ohio** — Some fortunate few of the approximately 4,000 young adults who are at-risk or experiencing homelessness in Lucas County may soon receive the opportunity of a lifetime.

Beginning today, applications and referrals are being accepted for eligible young adults between the ages of 18-24 years of age seeking affordable housing at what is anticipated to be the highly sought-after **Park Apartments**, located on a half-acre site at 410 and 414 Wade St. and 201 Knapp St. in south Toledo, which is slated to open in September.

The $15 million, 45-unit apartment building that is replacing the long-vacant and dilapidated former Park Hotel represents a historic and innovative move by **Lucas Metropolitan Housing (LMH) and its nonprofit affiliate, Lucas Housing Services Corporation,** to bring affordable housing stability to the lives of young people who are currently homeless or who are struggling to survive by living in shelters or sleeping in cars.

"We're transforming one of Toledo's former landmarks into a beautiful new structure that will offer a comprehensive list of social service programs to help young adults as they enter an important phase of their lives which will have a major and meaningful impact on their long-term future," said **LMH President and CEO Senghor Manns**.

What Makes Park Apartments Unique

Park Apartments is the first housing investment collaboration between LMH, LHSC, and the nonprofit **Community Housing Network (CHN)**, one of Ohio's largest and longest-standing providers of permanent supportive housing. CHN has expertise in developing housing for vulnerable populations, including transitional-age youth.

As many as 2,252 students experienced homelessness in the 2022-2023 school year in Lucas County, with approximately 1,700 youth enrolled in **Toledo Public Schools**, according to the most recent **Toledo-Lucas County Homelessness Board (T-LCHB)** data.

Of that 2,252 student total, 66.6% were African American, 18.3% were White and 12.2% were multiple races. By gender, roughly 48% were female and 52% were male. The age breakdown for Lucas County youth experiencing homelessness is: 0-5: (22.58%); 5-12 (40.19%); 13-17: (22.96%); and, 18-24: (12.28%).

An estimated 2.5 million youth nationally per year experience homelessness. Along with losing their home, community, friends, and routines as well as their sense of stability and safety, many

homeless youth are also victims of trauma. While trying to survive on the streets, youth are exposed to countless dangers, with an increased likelihood of substance abuse, early parenthood, impulsivity, depression, posttraumatic stress disorder, and a vulnerability to being trafficked.

"The new Park Apartments will stand as a cornerstone for our most vulnerable young adults. This is more than just housing — it's a chance to build stability, hope, and a brighter future for youth who deserve every opportunity to thrive," said **Toledo-Lucas County Homelessness Board Executive Director Julie Embree.**

Local staff from the nonprofit healthcare provider **Harbor** are teaming with LMH to provide a broad range of support services for Park Apartments residents. Supports will include: trauma-informed case management, employment assistance and job training, life skills training, along with connection to behavioral/mental health supports, education services, child care, food and transportation assistance.

Who Is Eligible?
Applications for Park Apartments will be managed by the Continum of Care (CoC) coordinated by the Toledo-Lucas County Homlessness Board.

Eligible Applicants are those who are:

- Homeless or at risk of homelessness (e.g., have a court-ordered eviction notice) AND
- A household member has a physical or mental health impairment(s) impacting housing stability

Priority is given to applicants who meet eligibility and are:

- Chronically homeless
- Experiencing domestic violence
- Youth aging out of foster care

Interested applicants can visit: **https://www.endinghomelessnesstoledo.org/park-apartments** to view required documents and complete a request for application. Questions can be sent to: **submissions@tlchb.org**.

Estimated Timelines
The application process generally moves from referral to move-in readiness within several weeks.

LMH officials estimate the average tenant stay will be 12 to 24 months, though that could vary depending on tenants' individual needs. Tenants will have access to an array of social services, including helping tenants find employment, providing transportation to work, and ensuring a stable transition to adulthood.

Collaboration Is Key
Wal-Mart, through its upper management in Michigan and in collaboration with its teams at Wal-Mart's Central Avenue and Glendale store locations in Toledo, has generously agreed to assemble approximately **75 Move-In Kits** for Park Apartments residents.

These kits will include essentials like a **bed-in-a-bag, towels, bath and laundry accessories, cleaning supplies**, and more, helping ensure a smooth and dignified transition for the new tenants.

Funding partners that have teamed with LMH and CHN in the Park Apartments project include **Huntington National Bank**, Columbus, Ohio; **Premier Bank**, Youngstown, Ohio; **Ohio Housing Finance Agency**; the **City of Toledo;** the **Board of Lucas County Commissioners**; and the **Federal Home Loan Bank (FHLB) of Cincinnati**.

Additional partners that support Park Apartments include the **Toledo Community Foundation**, **John Henry Eldridge Foundation**, **Signature Bank** and **PBF Energy**.

New and Improved

Park Apartments will include 41 one-bedroom apartments and four two-bedroom apartments, all fully furnished. Common-area amenities will include a community room with an attached kitchen, a fitness space, laundry facilities and ample storage.

There will be on-site parking for both vehicles and bicycles, and it will feature sustainable design components. The site is situated within an established mixed-use portion of south Toledo and is located on a bus line. The complex will also feature sustainable design in multiple ways, such as Energy Star-qualified lighting components, windows and appliances; low-flow plumbing fixtures; high-efficiency and appropriately sized HVAC equipment; fresh-air ventilation; use of low volatile organic compound products; and construction to address durability.

The Park Hotel was built in 1909 and featured more than 100 rooms, a bar and a restaurant. It catered to passengers from the adjacent train station at the Dr. Martin Luther King Jr. Plaza, as well as visitors to south Toledo. The hotel closed in 2001, with the bar and restaurant closing soon after, according to Toledo-Lucas County Planning Commission documents.

A structural engineer deemed the old Park Hotel property to be unsafe for occupancy and that reconstruction of the entire building was required, officials said. The engineer determined the building was at serious risk of partial or complete collapse at any time.

Prior to the 2023 demolition of Park Hotel, LMH implemented a community outreach plan that involved significant public review of the project. LMH staff also met regularly with elected officials, government leaders and community advocates representing Toledo and Lucas County to keep them updated on the project and ensure they were aware of any relevant public feedback LMH received.

About Lucas Metropolitan Housing

Established in 1933, Lucas Metropolitan Housing (LMH) continues to provide affordable housing to adults, seniors and children in its Public Housing, Housing Choice Voucher, Mixed-Income and Market Rate housing units. LMH also provides myriad programs and opportunities designed to improve the total quality of life for our residents, with the ultimate goal of achieving self-sufficiency. The programs and services are the result of successful collaborations with numerous community partners.

Our current housing portfolio consists of 2,633 Public Housing units, 4,657 Housing Choice Vouchers, 322 Low-Income Housing Tax Credit units, 198 Market Rate units and 107 Homeownership Properties. There are approximately 17,500 people who reside in LMH properties. Lucas Metropolitan Housing partners with ALL people and organizations willing to exchange ideas and efforts to enhance Toledo, Lucas County and the world.

About Lucas Housing Services Corp.

Established in 2013, Lucas Housing Services Corp. (LHSC) is a nonprofit affiliate of Lucas Metropolitan Housing (LMH). LHSC is the anchor of the Community Development arm for LMH. LHSC's mission is to "provide relief for a community located within low-

and moderate-income census tracts by rehabilitating and improving properties subject to blight and foreclosure. Such activities will help relieve conditions of poverty, dependency, chronic unemployment and underemployment in an economically depressed community. Given the unmet need of the community for such relief, LHSC is a critical vehicle for improving the quality and value of the distressed areas."

LHSC has been serving the community for over 10 years, focusing on creating homeownership opportunities for low- and moderate-income, first-time homebuyers.

LHSC owns over 100 homeownership properties, and its "Work Your Way Home" program, a one-stop shop toward homeownership, has created more than 40 homeowners in two key neighborhoods that support downtown in North and Central Toledo. LHSC enjoys partnerships with many agencies in the community helping to improve individuals' and families' quality of life while stabilizing distressed neighborhoods.

About Community Housing Network
Community Housing Network's mission is that we create homes that provide residents with the support, stability and community connections they need to live and thrive. Our vision is that people thrive with equitable opportunities, support and communities that value them.

Since 1987, CHN has been a best-practice nonprofit Permanent Supportive Housing organization (PSH). We provide affordable housing and supportive services to people with a history of homelessness, mental illness, substance use disorder and other trauma-related issues. Supportive services could include links to case management, life skills, employment and transportation support, food assistance, health care and more. PSH is a nationally recognized, proven and cost-effective solution to reducing homelessness. CHN's 1,540+ apartments provide homes to over 2,100 residents including 348 children and 100% of heads of households have a disability. CHN starts with housing because it fulfills a basic human need that then allows us to address other human needs, especially those that are complex and chronic.

About Toledo-Lucas County Homelessness Board
The Toledo-Lucas County Homelessness Board (often known as TLCHB) is the governing body of the local Continuum of Care system—an alliance of public, private, faith-based, and nonprofit partners aimed at coordinating efforts to address homelessness in Toledo and Lucas County. It's comprised of around 50 community leaders, including representatives from city and county government, service providers, funders, businesses, and faith groups. The Toledo-Lucas County Homelessness Board is the central coordinating authority for homelessness efforts in the Northwest Ohio region. Its responsibilities span strategic planning, data management, collaboration, advocacy, and community engagement—all aimed at ending homelessness and ensuring access to permanent housing.

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