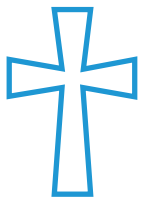


PLANNING for the FUTURE of SERVICES

Case for Support:
Building Expansion at Toledo Program Office



LUTHERAN SOCIAL SERVICES
of Northwestern Ohio

Strengthening People in Body, Mind and Spirit

The **MISSION** *of Lutheran Social Services*



In response to God's love for all persons, LSS provides human services that will strengthen the mental, moral, physical, social, and spiritual well-being of those who seek our services.

The **PEOPLE** *LSS & Expansion Project Leadership*

KEY STAFF & VOLUNTEERS IN THE EXPANSION PROJECT

Mrs. Terri Rodriguez, President & CEO

Mrs. Traci Jaksetic, Vice President

Mr. Jeremy Schneider, Mission Advancement Coordinator

Mrs. Jeanette Hrovatich, Director of Planned Giving

LSS FOUNDATION

Mr. James Morgan, Chair

Mr. Richard Chase, Attorney

LUTHERAN MINISTRIES OF MERCY BOARD MEMBERS

Rev. Chuck Campbell Rev. Steve Lutz

Mr. Jeffrey Schwartz Bishop Chester Trail

The VISION

LUTHERAN SOCIAL SERVICES OF NORTHWESTERN OHIO (LSS)

is a non-profit service agency addressing the personal, social, financial and mental health needs of children, adults and families in Northwestern Ohio and Southeastern Michigan. LSS, with its administrative office in Toledo, is accredited by the nationally recognized Council on Accreditation, as well as licensed by the Ohio Department of Mental Health and Addiction Services and Ohio Department of Job and Family Services. **LSS has provided a welcoming and nurturing space for those in need of services in the greater Toledo area for 112 years.** This service to others has been strengthened by collaborative relationships both locally and regionally.

For more than a century, LSS staff and volunteers have worked to bring quality, compassionate programming to area residents, **evolving services to meet both existing and emergent needs.** Today, these services include Behavioral Health Counseling, Substance Use Disorder Treatment, Abusive Partner Intervention Programs, Reentry Programs for those formerly incarcerated, Financial Stability Services and Housing Programs, Emergency Choice Food Pantries and the Feed Your Neighbor Network.

As we transition from the lingering effects of a global pandemic—still a time of uncertainty and unknowns—we are honored that staff, volunteers and donors remain steadfast and have stood by our side with unwavering care. Yes, there were times when we struggled. Yet our combined drive and commitment to provide quality services meant turning the impossible into the possible! We were never alone. We are grateful and offer our thanks to everyone who joined us in serving a record number of individuals and families through these trying times.

And in all things, we know that more opportunities are before us—and that means finding balance between the past and emerging with **a renewed sense of mission** to continue serving others in the best way possible. For that reason, **LSS is planning for the future of services.** We envision a space where thousands of clients can be served in a more accessible and welcoming Emergency Choice Food Pantry; where the growing numbers of those attending vital educational programs have room for learning; and where mental health counselors have offices conducive to their clients' comfort and healing.



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The OPPORTUNITY



DURING THE PAST THREE YEARS, MORE THAN 70,000 PEOPLE HAVE BENEFITED FROM THE SERVICES OFFERED BY LSS

throughout a 24-county region including Northwest Ohio and Southeastern Michigan. Appendix A (page 8) outlines these statistics in more detail.

Our rich history in the community, combined with the growing numbers of those who come to the agency seeking services, calls LSS to plan and prepare for this continued and increasing demand. With full support from our LSS Foundation, volunteers and other community partners, we are embarking on a quest to raise the funds needed to expand our services in the years ahead with additional office, food pantry and meeting space.

After much planning, it has been determined that a new handicapped-accessible pantry space, expanded meeting and office areas and even a “loading dock” could be added to the current office building on Collingwood Blvd. in Toledo. Through a prior sale from the Lucas County Land Bank, LSS has owned the adjacent vacant lots next door for several years. The time seems right to utilize this space, connect it to the existing building and move forward with an area better equipped to serve. With blessings already received from the Old West End Historical Commission and the City of Toledo Zoning Commission, LSS is confident that **the expansion plans are designed to meet sustainable program demands.**



NICOLE'S STORY

Nicole, a full-time employee at a Wood County factory, is a client of the LSS Shared Success Employer Resource Network (ERN). This program provides services to local and regional employers who join the Network as a benefit to their employees. Clients like Nicole can receive onsite and face-to-face coaching services with Shared Success Coaches when these clients are facing challenges and personal problems. Coaches act as confidants, and “friends” to provide sessions that help their clients maneuver through some of life’s most pressing issues.

Nicole shared, “I began to tell [my coach] what was going on in my life and she listened! When I was all done, I remember crying with happiness because someone finally understood. She connected me to resources I didn’t know existed to meet my basic needs. She became a shoulder to lean on as I navigated through work and life following the death of my son, my mother’s illness and death from cancer, and my own needs too! Now I tell my co-workers to go see a coach—and they do!”

We are grateful for our ERN employers who trust our coaches to work with their employees and are pleased that more than 250 individuals are helped annually through this partnership program.



WHY NOW?

"When nonprofit organizations own their own buildings, it increases their opportunity to brand their space in alignment with their mission."

These words are found in almost every search when it comes to building expansions for nonprofit organizations. The decision to grow is not an easy one, but in the case of Lutheran Social Services, it truly is the best solution.

During the pandemic the vacant lots adjacent to the current building served well as a location for the lines of cars carrying neighbors in need of help. Because access to the existing pantry was restricted due to social distancing requirements, staff and volunteers carried food up from the basement food pantry, lined the halls of the office buildings with thousands of pounds of food and called on the National Guard to help in drive-through distribution processes. Even now, pantry shoppers are restricted by very limited space lined with shelving and narrow aisles in which to make their selections. In response to these lessons well-learned, the proposed building addition will eliminate these problems by creating **an accessible, ground-level pantry with drive through capability** all in surroundings designed to enhance the dignity and respect of all who enter.

In 1968 when the current office building was designed by Samborn, Steketee, Otis and Evans, it was a state-of-the-art building with unique architecture and ample office space. Today, while this 55-year-old building has become an integral part of the Old West End community, it has not kept up with program needs. The largest meeting area is a fifteen chair maximum group room which houses meetings and weekly educational groups, such as the Abusive Partner Intervention Program group. Yet, on any given evening, 20-25 people could attend programming if space allowed. With a new space, LSS will be able to **increase the number of people served and at the same time make those services accessible to all.**

Office space, particularly for clinical staff members, is also of concern. At the present time it is not uncommon for mental health clinicians to share office space; thereby requiring them to stagger counseling appointment times. This has the effect of creating longer waiting times for those seeking services. The ten additional offices created in the proposed design will **increase efficiency, privacy, and even provide a safer work environment.** Additionally, LSS will have the office capacity to increase staffing as appropriate.

We hope that our clients, staff and volunteers will benefit from this expansion as we proudly increase our visibility to better meet the needs of our community. Lutheran Social Services is growing, and we would love to have you **join us today as we create an even better tomorrow.**



HUNGER & HEALTH



Over the course of the last three years, LSS staff and volunteers have monitored the needs of our community, state, and national data as it relates to hunger and health. As **one of the area's leading organizations offering solutions for food insecurity and mental health counseling**, LSS has seen all too often the relationship between food insecurity and closely linked indicators of poverty, unemployment, and poor health. According to Feeding America, the State of Ohio and the Federal Government analyze and publish similar data on a consistent basis to generate estimated insecurity rates for individuals and families.

Nationally, Federal spending on USDA's food and nutrition assistance programs totaled more than \$182 billion in fiscal year (FY) 2021 as compared to \$122 billion in FY 2020 (see Appendix A part 2). And while there are

slight decreases in the number of people served, **the cost of food continues to rise** making it difficult for families to fill their own refrigerators and cupboards.

Feeding America 2021 statistics and mapping show that in Ohio, 1,351,090 people are facing hunger and of them 412,670 are children. That means that 1 in 9 people face hunger related challenges and 1 in 6 are children. Beyond these statistics are real people facing one of life's most complex cycles of need. Through the dedication of volunteers and generous donations, LSS is stocking their food pantry shelves with offerings that **provide healthy and nutritional food to fill the gaps**.

TERRY'S STORY



In our ministries, faithful and generous donors provide the resources needed to successfully care for the people we serve. One donor, Terry Bossert, donates monthly to our ministries—and giving is part of his life's mission. His generosity can be felt throughout northwest Ohio where he has worked, volunteered, and lived most of his adult life.

Following his first "retirement" after 25 years at Prudential, he served as a bus driver for Perrysburg City Schools and a courier for ProMedica. "Mr. B" has also volunteered for the Fire Service and served 40 years as a Sunday School teacher at Lutheran churches in Columbus, Chillicothe, and Perrysburg.

A proud 1957 graduate of the former Libbey High School, he loves seeing young people find success in their lives. The programs and services offered by our ministries align with his own giving strategies.

"When I was younger, my family needed assistance and I turned to Lutheran Social Services for that help," he said. "They were there for me, and I never forgot it. I live a very modest life, have raised my children to be caring adults, and now, if I can give just a little goodwill to others each month, it makes me happy, too." He makes donations using his Donor Advised Fund at the Greater Toledo Community Foundation, the ELCA Foundation, and Charitable Gift Annuities. We are honored to have him engaged in our ministries. Our community is better because of Mr. Bossert.

OUR PLAN

LSS has worked with local architect Paul Sullivan to create the preliminary building plan and project renderings. The building addition is a 7,240 square foot addition which can be seen in the color renderings found in Appendix B (page 11).



The COST

The Toledo Lucas County Port Authority provided a \$20,000 grant to assist in the pre-development costs associated with this project.

LSS has worked with two local construction management companies to create a preliminary Phase I Construction Budget with the goal of raising close to \$3.2 million dollars. This cost reflects price increases for construction to begin in late 2024 and into 2025 at just over \$400 per square foot.

Phase II will include the upgrades of the existing space and details of that will be provided as this work begins to take place.

EXPANSION COSTS

Building, Foundation	\$	750,000.00
Building Risk Insurance	\$	5,000.00
Ceilings	\$	73,680.00
Electrical	\$	192,000.00
Engineering/Architecture	\$	300,000.00
Fencing	\$	45,600.00
Flooring	\$	8,820.00
Furniture and Equipment	\$	54,000.00
General Conditions	\$	155,400.00
HVAC	\$	148,560.00
IT Wiring and Equipment	\$	26,400.00
Landscaping	\$	55,200.00
Masonry	\$	266,400.00
Metals	\$	80,400.00
Millwork	\$	23,280.00
Paint/Wall Finishes	\$	48,360.00
Paving	\$	131,100.00
Plumbing	\$	82,800.00
Roofing	\$	199,200.00
Signage	\$	14,400.00
Sitework	\$	422,400.00
Windows and Doors	\$	81,000.00
TOTAL	\$	3,164,000.00

HOW YOU CAN HELP

In order for LSS to move forward with this addition, the agency must raise the necessary funds from external sources. For that reason, **we invite you to join us in furthering the work of LSS . . . work that helps thousands in our community, and work that is vital to the health of our communities.**



APPENDIX A *Part 1*

Lutheran Social Services of Northwestern Ohio continues to see an overall increase in the Toledo and surrounding area citizens who are reaching out to them for social justice program needs. Mental Health Counseling, Food Insecurity and Housing and Rental Assistance are the growing programs within the organization.

With an opportunity to raise funds the organization hopes to expand our current space, in order to further assist individuals, children, seniors and families well into the future.

SERVING THE WHOLE PERSON



WHO WE SERVE	2022			2023		
	LSS	FYN	Total	LSS	FYN	Total
Mental Health and Substance Abuse Program Clients	832		832	566		566
Food Pantry Clients	7,321	11,470	18,791	9,912	13,943	23,855
Re-Entry Clients	75		75	150		150
Scott High School HUB Clients*	18,371		18,371	5,786*		5,786*
Rental Assistance Clients	850		850	543		543
Employer Resource Network Clients	257		257	252		252
Financial Opportunity Center Clients	428		428	99		99
Total Clients	28,134	11,470	28,134	17,308	13,943	31,251
# of meals provided to pantry clients	109,815	172,050	281,865	148,680	209,145	357,825
SUMMARY OF IMPACT						
	LSS	FYN	Total	LSS	FYN	Total
Number of Volunteer Hours	2,100	8,276	10,376	1,764	8,759	10,523
Number of Volunteers	35	179	214	37	195	232
Number of Staff	34	0	34	28	0	28

LSS = Lutheran Social Services
FYN = Feed Your Neighbor

*Scott High School HUB represents January-June 2023



APPENDIX A *Part 1, continued*

Food Pantry only by Zip code, City and % of people served who receive food from our Toledo Choice Food Pantry.

99% OF INDIVIDUALS AND FAMILIES SERVED ARE FROM LUCAS COUNTY					
2022 Food Pantry Statistics			2023 Food Pantry Statistics		
Zip Code	City	% of HH	Zip	City	% of HH
43620	Toledo	13%	43608	Toledo	15%
43604	Toledo	12%	43620	Toledo	15%
43607	Toledo	12%	43607	Toledo	12%
43605	Toledo	10%	43604	Toledo	8%
43608	Toledo	10%	43612	Toledo	8%
43609	Toledo	9%	43605	Toledo	8%
43612	Toledo	7%	43609	Toledo	6%
43613	Toledo	5%	43610	Toledo	5%
43606	Toledo	4%	43615	Toledo	4%
43610	Toledo	4%	43606	Toledo	3%
43615	Toledo	3%	43611	Toledo	3%
43611	Toledo	3%	43613	Toledo	2%
43614	Toledo	2%	43614	Toledo	2%
43623	Toledo	1%	43623	Toledo	1%
43616	Oregon	1%	43616	Oregon	
43528	Holland	1%	43528	Holland	
43537	Maumee		43560	Sylvania	
43560	Sylvania		43542	Monclova	
			43537	Maumee	
			43547	Neapolis	
WOOD COUNTY—LESS THAN 1%					
2022 Food Pantry Statistics			2023 Food Pantry Statistics		
43460	Rossford		43619	Northwood	
43402	Bowling Green		43406	Bradner	
43551	Perrysburg		43447	Millbury	
43619	Northwood		43460	Rossford	
			43465	Walbridge	
OTHER COUNTIES—LESS THAN 1%					
2022 Food Pantry Statistics			2023 Food Pantry Statistics		
43545	Napoleon		45840	Findlay	
43567	Wauseon		45858	McComb	
48133	Erie		48133	Erie	
48182	Temperance		48182	Temperance	
43219	Columbus				
43512	Defiance				
43527	Holgate				
48161	Monroe				

*According to a study conducted by Fox 8 (reporting on Cleveland and Ohio News) on September 14, 2022, Ohio has a child food insecurity rate of 15.9% which ranks #14 highest among all states. The study further reported that in Lucas County, Ohio Child Food insecurity rate is currently 25.2% or 24,910 totals. This number is 9.1% higher than the national average. Based on a cost of \$3.09 per meal, the annual food budget shortfall is more than \$34,047,000.



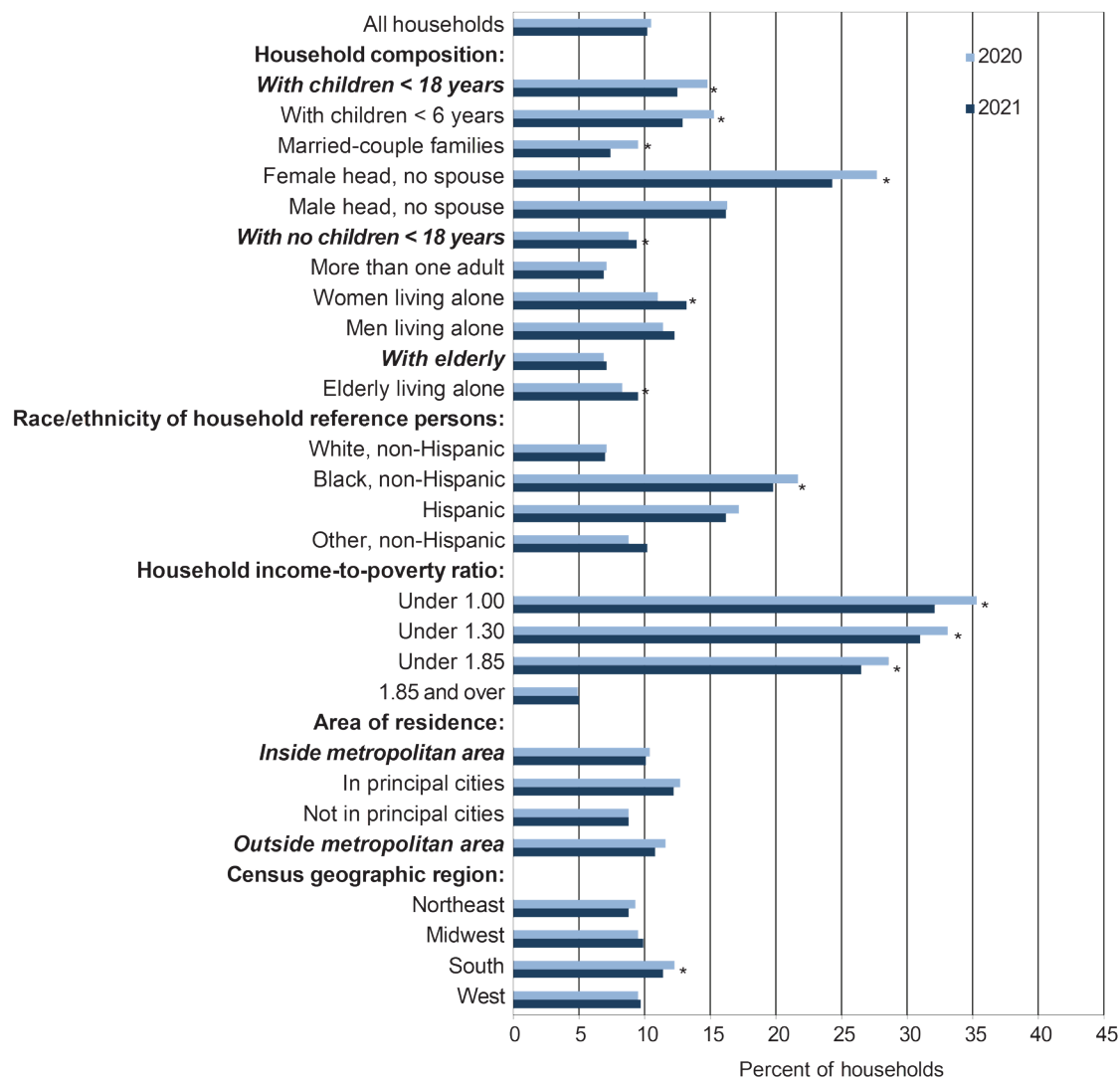
APPENDIX A *Part 2*

FEDERAL USDA REPORT FINDINGS

USDA Report on Household Food Insecurity Source: USDA, Economic Research Service using data from U.S. Department of Commerce, Bureau of the Census, 2020 and 2021 Current Population Survey Food Security Supplement.

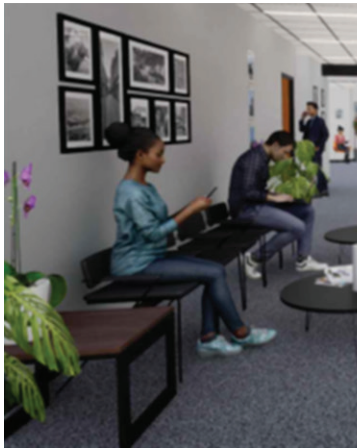
The prevalence of household food insecurity in 2021 is statistically different from the prevalence in 2020 for some population subgroups, as shown in the graph below. The prevalence of food insecurity increased for households with no children (8.8 percent in 2020 to 9.4 percent in 2021), especially for women living alone (11.0 percent in 2020 to 13.2 percent in 2021). Food insecurity also increased for elderly people living alone (8.3 percent in 2020 to 9.5 percent in 2021). The prevalence of food insecurity declined from 2020 to 2021 for a few population subgroups. Food insecurity declined significantly for all households with children (14.8 percent in 2020 to 12.5 percent in 2021), households with children under age 6 (15.3 percent in 2020 to 12.9 percent in 2021), married couples with children (9.5 percent in 2020 to 7.4 percent in 2021), and single mothers with children (27.7 percent in 2020 to 24.3 percent in 2021). Food insecurity also declined significantly for households with Black, non-Hispanic reference persons (21.7 percent in 2020 to 19.8 percent in 2021), all low-income households (28.6 percent in 2020 to 26.5 percent in 2021 for households with incomes below 185 percent of the Federal poverty line), and households in the South (12.3 percent in 2020 to 11.4 percent in 2021).

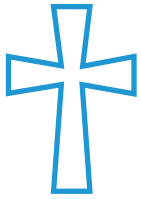
Prevalence of food insecurity, 2020 and 2021





APPENDIX B *Renderings*





LUTHERAN SOCIAL SERVICES
of Northwestern Ohio

Strengthening People in Body, Mind and Spirit

Lutheran Social Services
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For more information about our building expansion, contact:

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