

PUBLIC NOTICE

NEIGHBORHOOD STABILIZATION PROGRAM

Notice is hereby given that the City of Mansfield has prepared an application for grant funds under the Neighborhood Stabilization Program (NSP) amounting to \$1,698,773.00. The draft application is available for public review and comment from February 11 to February 26, 2009. Copies are available at the Department of Community Development and the City website (www.ci.mansfield.oh.us).

On February 17, 2009 Mansfield City Council's Committee on Public Affairs will hold a public hearing on the draft application. The hearing will begin at 6:30 p.m. in Council Chambers, Third Floor, Municipal Building, 30 North Diamond Street, Mansfield, Ohio.

The NSP aims to stabilize and strengthen neighborhoods and urban areas suffering from increased vacancies and property devaluation as a result of the nation's foreclosure crisis. The program provides targeted emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities.

Local government grantees may use their NSP grants to: acquire land and property; demolish or rehabilitate abandoned properties; offer downpayment and closing cost assistance to low to moderate income homebuyers (household incomes not exceeding 120 percent of area median income). In addition, the grantees can create "land banks" to assemble, temporarily manage and dispose of vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or redevelopment of urban property.

Please direct your written comments to:

NSP Comments
Department of Community Development
30 North Diamond Street
Mansfield, Ohio 44902

On February 17, 2009 Mansfield City Council will pass a resolution adopting the application, which must be submitted to the Ohio Department of Development no later than February 27, 2009.

Questions or comments about the Consolidated Plan and related issues should be directed to the Department of Community Development at the City Building, or by called (419) 755-9793.

City of Mansfield
Application for
Neighborhood Stabilization Program Funds

In December 2008, the Ohio Department of Development announced the availability of grant funds to several Ohio communities under the Neighborhood Stabilization Program (NSP) of the Department of Housing and Urban Development. Although the City of Mansfield has been allocated \$1,698,773. it has to apply for the use of such funds based on guidelines provided by HUD and Ohio-DOD for this purpose.

The application will be submitted to Ohio-DOD as an amendment to the 2008-2009 update on the current Consolidated Plan, 2004-2009.

The NSP aims to stabilize and strengthen neighborhoods and urban areas suffering from increased vacancies and property devaluation as a result of the nation's foreclosure crisis. The program provides targeted emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities.

The City of Mansfield intends to use its NSP funds to: (a) offer downpayment and home repair assistance for the purchase of foreclosed homes to low and moderate income homebuyers with incomes not exceeding 120 percent of area median income; (b) demolish blighted abandoned properties.

Based on NSP guidelines, available data on local foreclosures, extent of vacancies, tax delinquent properties, and proposed demolition activities, city staff selected and prioritized with community input four (4) areas where the need for targeted neighborhood stabilization measures are deemed the greatest. (see maps for reference)

In accordance with the required 15 day public comment period, this draft application will be available for review and comment from February 11 through February 26, 2009. A public hearing was held on February 3, 2009 and on February 17, 2009 the draft application will be presented by City Council's Public Affairs Committee with a final draft being offered to City Council for adoption by resolution. Funds will be awarded in April, 2009. All funds to be obligated by June 2010 and all projects must be completed by May 30, 2013.

Proposal Overview

The data presented with the targeted area candidates is organized as follows:

All areas are defined by a boundary narrative as well as a map. The number of residences is stated along with the number of foreclosures from our Richland County database linked by address. The residences are represented as points on the maps. Foreclosures are highlighted points. A breakdown of the residential inventory provides information regarding single and multi-unit dwellings. Condition ratings are summarized from the Auditor's CAMA data. Also from the Auditor data is information regarding property values and the age of the neighborhood structures. Comments describing the nature of the neighborhood are presented along with the HUD Risk Score for Foreclosure and Abandonment. All candidate areas qualify based on HUD provided income data and guidelines.

Proposed stabilization activities are stated with benefits and budget outlines.

Target Areas and Prioritization			
Priority	Area (Boundaries)	Proposed Activities	Allocated Amount
1	W. 4 th – Bowman St. Neighborhood	Demolition; Acquisition and Rehab for income eligible homebuyer; Homeownership	\$382,224
2	Near Southwest Neighborhood	Demolition; Acquisition and Rehab for income eligible homebuyer; Homeownership	\$382,224
3	S. Diamond – Cleveland Ave	Demolition; Acquisition and Rehab for income eligible homebuyer; Homeownership	\$382,224
4	Orange – Central Neighborhood	Demolition; Acquisition and Rehab for income eligible homebuyer; Homeownership	\$382,224
	Administration		\$169,877
	Grand Total		\$1,698,773

DRAFT

NSP Planning City of Mansfield

HUD Foreclosure/Abandonment Risk Score 9 & 10



Proposed Target Neighborhoods



Foreclosure Filings 2002 thru Nov 2008

Mansfield City Limits

15

Census 2000 Tract ID's



W 4th - Bowman St Neighborhood

1083 Residences, 274 Foreclosures

Residential Breakdown

SFD 855
2 Unit 192
3 Unit 31
Other 4

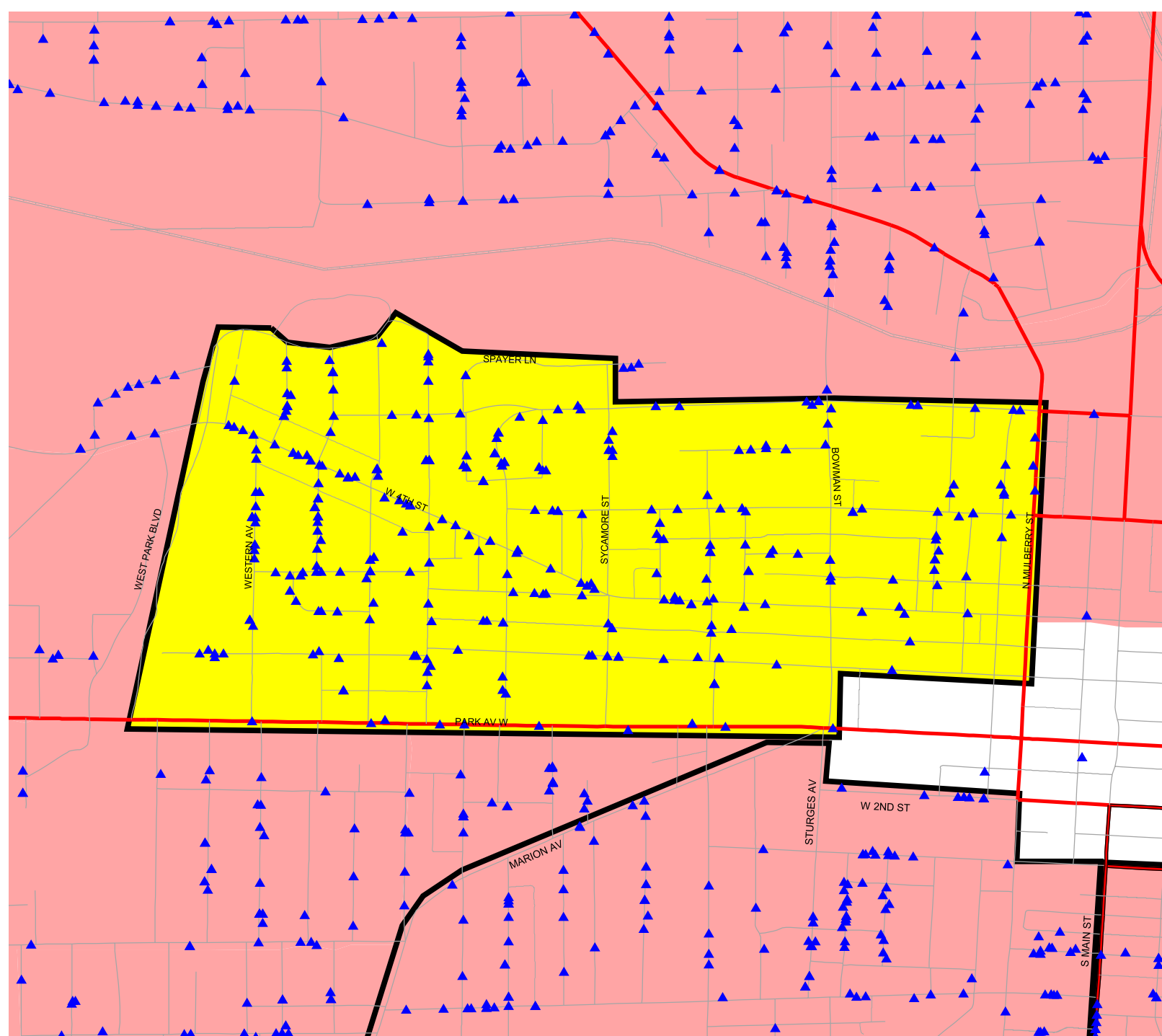
Condition

Good 2
Average 100
Fair 337
Poor 412
Very Poor* 231

Value Range: \$1,020 to \$133,730, Mean \$32,115

Year Built Range: 1800 to 2006, Mean 1918

* Very Poor includes uninhabitable structures



Near Southwest Neighborhood

1914 Residences, 267 Foreclosures

Residential Breakdown

SFD	1586
2 Unit	234
3 Unit	37
Condo	42
Other	14

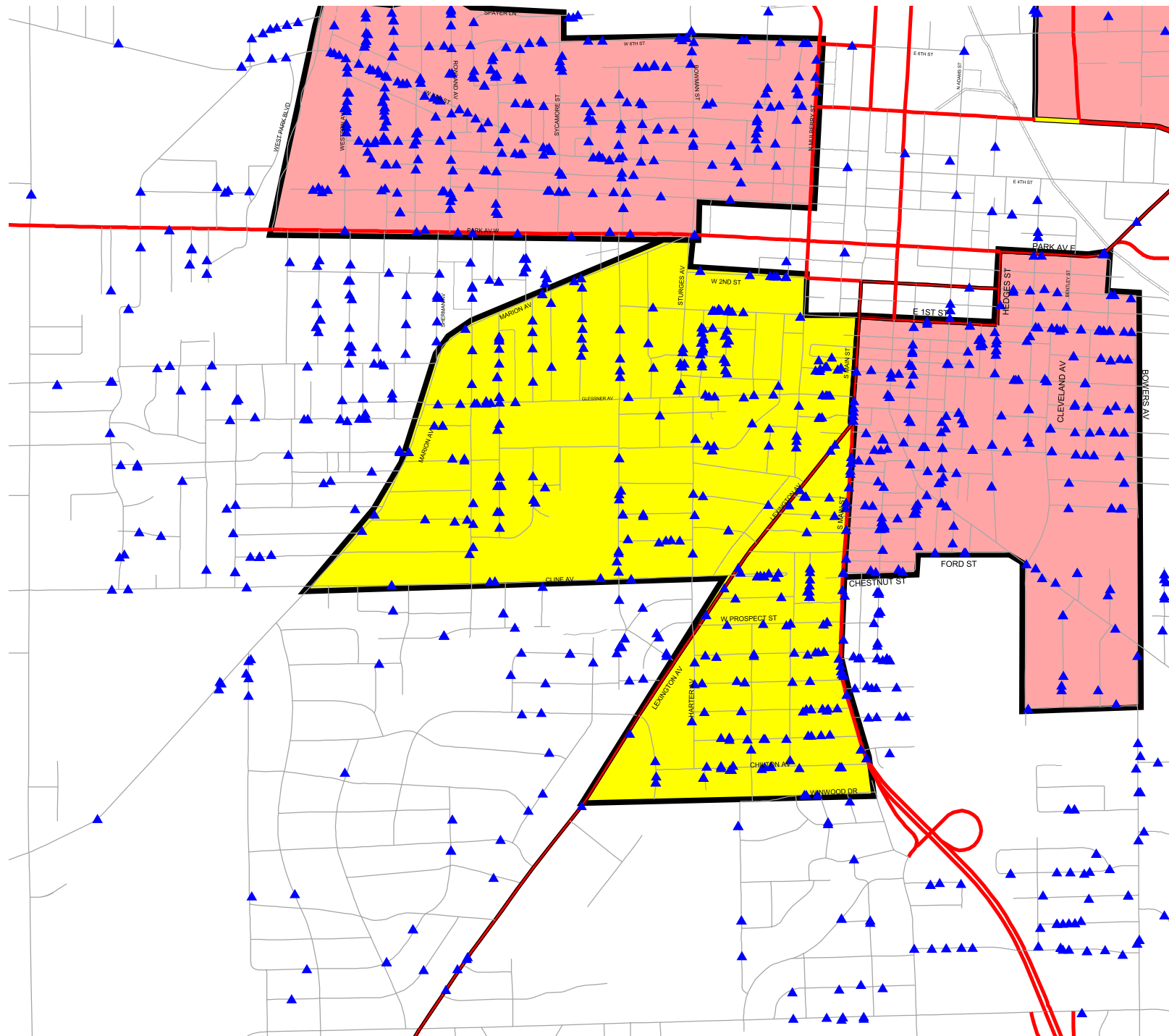
Condition

Good	431
Average	662
Fair	389
Poor	338
Very Poor*	94

Value Range: \$1,060 to \$170,350, Mean \$56,497

Year Built Range: 1836 to 1988, Mean 1931

* Very Poor includes uninhabitable structures



S Diamond - Cleveland Av Neighborhood

1077 Residences, 204 Foreclosures

Residential Breakdown

SFD 944
2 Unit 108
3 Unit 21
Other 4

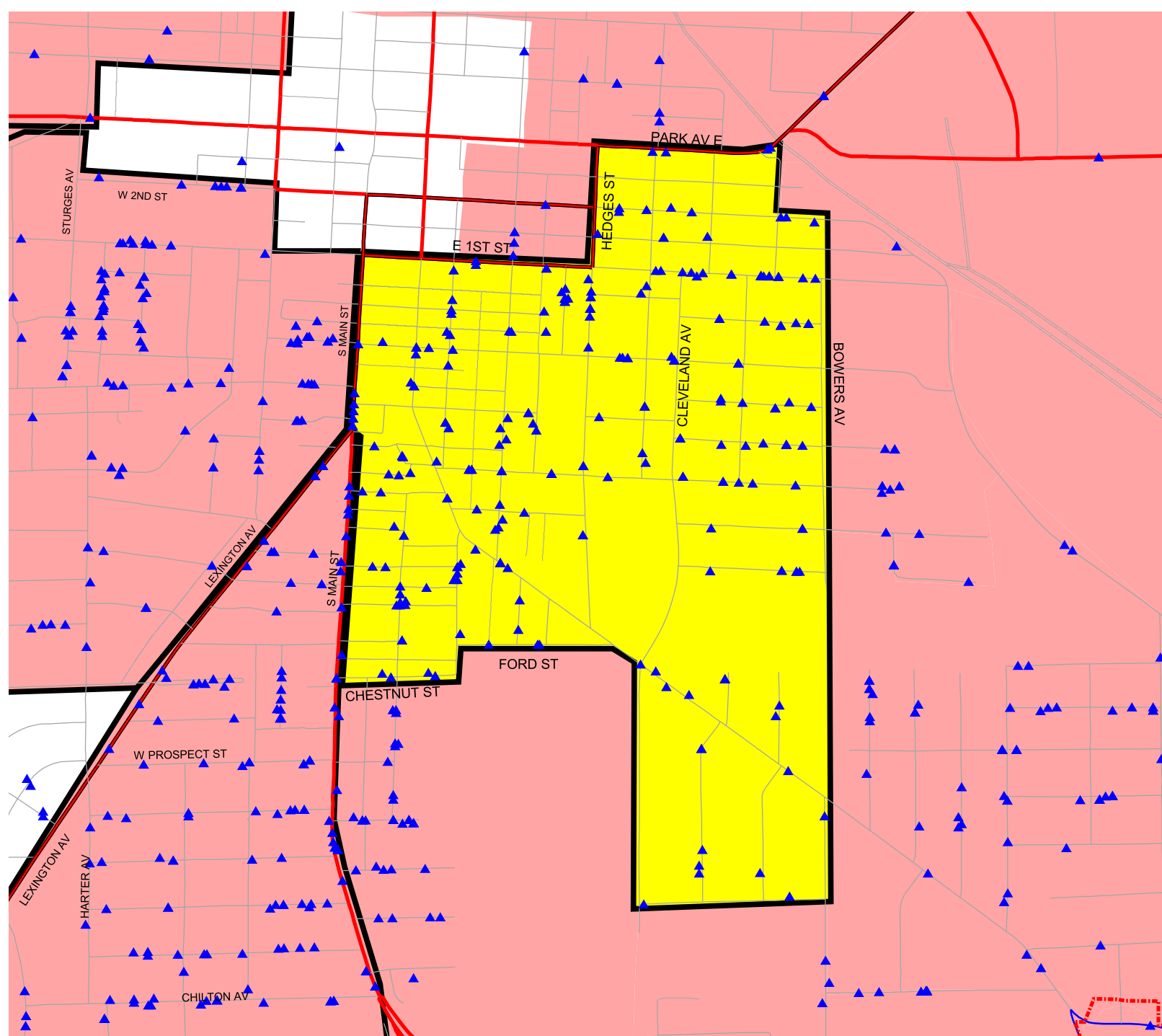
Condition

Good 21
Average 232
Fair 288
Poor 365
Very Poor* 171

Value Range: \$1,060 to \$105,210 Mean \$35,211

Year Built Range: 1850 to 2004, Mean 1926

* Very Poor includes uninhabitable structures



Orange-Central Neighborhood

779 Residences, 97 Foreclosures

Residential Breakdown

SFD 715
2 Unit 56
3 Unit 6
Other 2

Condition

Good 9
Average 79
Fair 302
Poor 264
Very Poor* 125

Value Range: \$1,060 to \$80,780, Mean \$28,050

Year Built Range: 1860 - 2006, Mean 1927

* Very Poor includes uninhabitable structures

