

**REGION 9
OHIO NEIGHBORHOOD STABILIZATION PROGRAM
DRAFT APPLICATION
FOR
KNOX COUNTY, RICHLAND COUNTY AND MOUNT VERNON
FEBRUARY 12, 2009**

The following document is a draft copy that is available for public comment only. The final copy with all of the required tables and attachments will be submitted to the Ohio Department of Development on February 27, 2009.

Comments must be submitted in writing to:

Amy W. Schocken
CDC of Ohio, Inc.
P.O. Box 06247
Columbus, Ohio 43206

or emailed to: cdcofohio@sbcglobal.net

General Information/Authorization Legislation

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|---|
| Grant Request (from allocation award letter) |
| NSP Project Amount: \$1,154,374 |
| Admin. Amount: \$115,400 |

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|--------------------------------------|
| Region Number, if applicable: |
| 9 |

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| Communities (from allocation award letter): |
| City of Mount Vernon |
| Knox County |
| Richland County |
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| Applicant/Lead Community |
| Contact Person: Richard K. Mavis |
| E-Mail: clerkofcouncil@mountvernonohio.org |
| Agency: City of Mount Vernon |
| Title: Mayor |
| Address: 40 Public Square |
| City, State, Zip: Mount Vernon, Ohio 43050 |
| Telephone: 740-393-9517 |
| Fax: 740-397-6595 |
| CEO Name: Richard K. Mavis |
| CEO E-Mail: clerkofcouncil@mountvernonohio.org |

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| Legal Applicant/Recipient Certifies That: |
| To the best of my knowledge and belief, data contained in the application are true and correct. This document has been duly authorized by the governing body of the recipient to comply with the required assurances, if the assistance is approved. |
| Signature: |
| Typed Name: Richard K. Mavis |
| Title: Mayor |

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| Primary Administering Agency |
| Contact Person: Amy W. Schocken |
| E-Mail: cdcofohio@sbcglobal.net |
| Agency: CDC of Ohio, Inc. |
| Title: Partner |
| Address: P.O. Box 06247 |
| City, State, Zip: Columbus, Ohio 43206 |
| Telephone: 614-445-8373 |
| Fax: 614-445-8431 |
| CEO Name: Amy W. Schocken |
| CEO E-Mail: amy.schocken@sbcglobal.net |

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|---|
| Subrecipients (if necessary) |
| (Complete next page for each subrecipient listed) |
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| Application Prepared By |
| (If different from administering agency) |
| Contact Person: |
| E-Mail: |
| Agency: |
| Title: |
| Address: |
| City, State, Zip: |
| Telephone: |
| Fax: |
| CEO Name: |
| CEO E-Mail: |

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|--|
| Financial Contact Person for Lead Entity |
| Contact Person: Terry Scott |
| E-Mail: mtvauditor@mountvernonohio.org |
| Agency: City of Mount Vernon |
| Title: City Auditor |
| Address: 40 Public Square |
| City, State, Zip: Mount Vernon, Ohio 43050 |
| Telephone: 740-393-9521 |
| Fax: 740-397-6595 |
| CEO Name: Richard K. Mavis |
| CEO E-Mail: clerkofcouncil@mountvernonohio.org |

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| Citizen Participation |
| Viewing Location(s): |
| Knox County Board of Commissioners Office |
| Richland County Board of Commissioners Office |
| City of Mount Vernon, Mayor's office |
| www.mountvernonohio.org ; www.rcrpc.org |
| Describe method used to meet the requirements: |
| A public notice was run in the Mount Vernon News, Shelby Daily Globe and Mansfield News Journal on February 12, 2009 and the draft applications were placed on the web sites on February 12, 2009. |

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| Ordinance/Resolution (attach legislation) |
| Number: |
| Date: February 9, 2009 |

**Applicant/Recipient
Disclosure/Update Report**

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2510-0011 (exp. 3/31/2003)

Instructions. (See Public Reporting Statement and Privacy Act Statement and detailed instructions on page 2.)

Applicant/Recipient Information Indicate whether this is an Initial Report or an Update Report

| | |
|--|--|
| 1. Applicant/Recipient Name, Address, and Phone (include area code): City of Mount Vernon, 40 Public Square, Mount Vernon, Ohio 43050 (740) 393-9517 | 2. Social Security Number or Employer ID Number: 31-6400234 |
| 3. HUD Program Name Neighborhood Stabilization Program | 4. Amount of HUD Assistance Requested/Received \$1,154,374 |
| 5. State the name and location (street address, City and State) of the project or activity: Village of Danville, Clinton Township and Mount Vernon in Knox County; City of Shelby, Madison Township in Richland County. | |

Part I Threshold Determinations

| | |
|--|---|
| 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3). <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1 - Sep. 30)? For further information, see 24 CFR Sec. 4.9 <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. |
|--|---|

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. **However,** you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

| Department/State/Local Agency Name and Address | Type of Assistance | Amount Requested/Provided | Expected Uses of the Funds |
|--|--------------------|---------------------------|----------------------------|
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(Note: Use Additional pages if necessary.)

Part III Interested Parties. You must disclose:

- All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and
- any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

| Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first) | Social Security No. or Employee ID No. | Type of Participation in Project/Activity | Financial Interest in Project/Activity (\$ and %) |
|--|--|---|---|
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(Note: Use Additional pages if necessary.)

Certification

Warning: If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

| | |
|-----------------|--------------------|
| Signature: X | Date: (mm/dd/yyyy) |
|-----------------|--------------------|

Administrative Plan and Staff Capacity

| 0 | Name of Subrecipient (if applicable): | CITY OF MOUNT VERNON | | | | | | | | | | | |
|---|---|--|--------------------------------|-------------------------|----------------------|-----------------------------|-------------------------------------|------------------------------------|--|---------------------------------------|-------------------------------------|-------------------------|--|
| 1 | Administrative Plan and Staff Capacity Duties | Names of Staff Members <u>and</u> Organization | | | | | | | | | | | |
| | | Amy Schocken CDC of Ohio | Whitaker Wright CDC of Ohio | Jason Booth Knox MHA | Ed Tharp Knox MHA | Dawnette Mowery Knox MHA | Terry Scott City of Mount Vernon | Dave Glass City of Mount Vernon | Cameron Keaton City of Mount Vernon | Richard Mavis City of Mount Vernon | Judy Corlie City of Mount Vernon | CCCS of the Midwest (*) | |
| 2 | Contracted Agency Staff (C), Subcontracted Agency Staff (S), or Local Employee (E) | C | C | C | C | C | E | E | E | E | E | | |
| 3 | Number of Years of Housing-Related Experience | 25 | 8 | 2 | 6 | 6 | 11 | 30 | 1 | 30 | 20 | 10 | |
| 4 | General Program Oversight | P | | | | | | | | | | | |
| | Admin. Consulting Services | X | | | | | | | | | | | |
| | Grant Preparation & Management | X | | | | | | | | | | | |
| | Prepare program amendments, as needed | X | | | | | | | | | | | |
| | Conduct Environment Review Record Tier 1 – Release of Funds | | X | | | | | | | | | | |
| | Conduct Environment Review Record Tier 2 – OHPO Coordination, Floodplain Management, etc. | | X | | X | | | | | | | | |
| 5 | Program Administration | P | | | | | | | | | | | |
| | Management of Admin. Staff | X | | | | | | X | | | | | |
| | Public Relations/Marketing | X | | X | | | | | | | | | |
| | Coordinate with local agencies (HFH, MHA, CAC, etc.) | X | | X | | | | | | | | | |
| | Coordinate Citizen Participation/Conduct Client Outreach | X | | X | | | | | | | | | |
| | Contractor Certification | X | | | X | | | | | | | | |
| | Labor Compliance | X | | | | | | | | | X | | |
| | Quality Control | X | | X | X | | | X | | X | | | |

(*) Mt Vernon will coordinate with Consumer Credit Counseling Services of the Midwest located in Mansfield, Ohio. CCCS is HUD Certified. Counseling will be on an 'as needed' basis for DPA/Rehabs. There will not be a contract.

| 1 | Administrative Plan and Staff Capacity | Names of Staff Members and Organization | | | | | | | | | | |
|---|--|---|--------------------------------|-------------------------|----------------------|-----------------------------|--|---------------------------------------|---|--|--|----------------------------|
| | | Amy Schocken CDC of Ohio | Whitaker Wright CDC of Ohio | Jason Booth Knox MHA | Ed Tharp Knox MHA | Dawnette Mowery Knox MHA | Terry Scott City of Mount Vernon | Dave Glass City of Mount Vernon | Cameron Keaton City of Mount Vernon | Richard Mavis City of Mount Vernon | Judy Cordle City of Mount Vernon | CCCS of the Midwest (*) |
| 6 | Financial Management | | | | | | P | | | | | |
| | Overall Grant Finances | | | | | | X | | | | | |
| | Preparing and Submitting Drawdown Requests | X | | | | | X | | | | | |
| | Preparing and Processing Purchase Orders & Contractor Pay Requests | X | | X | | | X | | | | | |
| | Preparing Performance Reports | X | | X | | | X | | | | | |
| 7 | Daily Project Management | | | P | | | | | | | | |
| | Client Intake/Determine Eligibility | | | X | | X | | | | | | |
| | Maintain Files | X | | X | | X | | | | | | |
| | Conduct Pre-Construction Conferences | X | | X | X | | | X | X | | | |
| | Determine Appropriate Client Assistance Level | X | | X | | X | | | | | | |
| | Document Preparation | X | | X | | X | | | | | | |
| | Liaison Between Contractor and Homeowner | | | X | | | | | | | | |
| | Clerical Duties | | | | | X | | | | | | |
| | Maintain Priority Ranking and Waiting Lists | | | X | | X | | | | | | |
| 8 | Fair Housing Coordination | | | | | | | P | | | | |
| | Receives & Refers All Fair Housing Complaints/Questions | | | | | | | X | | | | |
| | Provides Tenant/Landlord Information | X | | X | | | | | | | | |
| 9 | Homebuyer Education | | | | | | | | | | P | |
| | Conduct Counseling Sessions/Seminars | | | | | | | | | | X | |
| | Coordinate with Organizations Conducting Seminars | | | | | | | | | | X | |

| 1 | Administrative Plan and Staff Capacity | Names of Staff Members <u>and</u> Organization | | | | | | | | | | |
|----|--|--|--------------------------------|-------------------------|----------------------|-----------------------------|-------------------------------------|------------------------------------|--|---------------------------------------|-------------------------------------|-------------------------|
| | | Amy Schocken CDC of Ohio | Whitaker Wright CDC of Ohio | Jason Booth Knox MHA | Ed Tharp Knox MHA | Dawnette Mowery Knox MHA | Terry Scott City of Mount Vernon | Dave Glass City of Mount Vernon | Cameron Keaton City of Mount Vernon | Richard Mavis City of Mount Vernon | Judy Cordle City of Mount Vernon | CCCS of the Midwest (*) |
| 10 | Post Grant Management | | | | | | P | | | | | |
| | Maintain Records/Prepare Mortgage Releases | X | | | | | X | | | | | |
| | Conflict Resolution | X | | | | | | X | | X | | |
| | Manage Program Income | X | | | | | X | | | | | |
| 11 | Inspection and Field Construction Management | | | | P | | | | | | | |
| | Verifies Required or Other Standard/Code Tests | | | | X | | | X | X | | | |
| | Assignment/Completion of Duties for Inspection/Construction Management Staff | X | | X | | | | X | | | | |
| | Perform Initial Inspections | | | | X | | | | | | | |
| | Perform Interim Inspections | | | | X | | | | | | | |
| | Performs Final Inspection | | | | X | | | X | | | | |
| | Perform Scope of Work/Spec. for Bidding | | | | X | | | | X | | | |
| | Oversee Contract Procurement | X | | | X | | | X | | | | |
| | Conduct Contractor Pre-Bid Meeting | X | | | X | | | X | X | | | |
| | Conduct Contractor Negotiations for Single Bidders | | | | X | | | | X | | | |
| | Provide Cost Estimates | | | | X | | | | X | | | |
| | Prepare Punch Lists | | | | X | | | | X | | | |
| | Approves Change Orders | | | | X | | | X | X | | | |
| | Approve Contractor Payments | | | | X | | | X | X | | | |
| | Perform Risk Assessments | | | | X | | | | | | | |
| | Prepare Lead-Related Specifications | | | | X | | | | | | | |
| | Perform Lead Clearance Testing | | | | X | | | | | | | |

| 1 | Administrative Plan and Staff Capacity | Names of Staff Members and Organization | | | | | | | | | | | |
|----|---|---|---|-------------------------|----------------------|-----------------------------|-------------------------------------|------------------------------------|--|---------------------------------------|-------------------------------------|------------------------------------|-------------------|
| | | Amy Schocken CDC of Ohio | Whitaker Wright CDC of Ohio | Jason Booth Knox MHA | Ed Tharp Knox MHA | Dawnette Mowery Knox MHA | Terry Scott City of Mount Vernon | Dave Glass City of Mount Vernon | Cameron Keaton City of Mount Vernon | Richard Mavis City of Mount Vernon | Judy Cordle City of Mount Vernon | Bill Smith City of Mount Vernon | Health Department |
| 12 | Acquisition and/or Land Banking | | | | | | | | | | | | |
| | Management of Funds & Revenue from Land Bank | N/A | Region 9 Does Not Propose Any Land Banking | | | | | | | | | | |
| | Application for Grants & Other Sources of Funding | N/A | | | | | | | | | | | |
| | Preparation of Strategic Plan for Acquisition, Management & Disposition | N/A | | | | | | | | | | | |
| | Acquisition of Property (Tax Foreclosure, Purchase, Donation, Forfeiture, Transfer) | X | | | | | X | X | | | X | | |
| | Classify Property & Maintain Written Inventory of Banked Land | N/A | | | | | | | | | | | |
| | Management of Banked Property | N/A | | | | | | | | | | | |
| | Property Maintenance and Nuisance Abatement | | | | | | X | X | | | | | X |
| | Disposition of Property | N/A | | | | | | | | | | | |
| | * Appraisal | X | | | | | X | | | | | | |
| | * Establishment of terms, restrictions & covenants of sale | X | | | | | X | | | | X | | |
| | Establishment of Price (Negotiations) | X | | | | | X | X | | | X | | |
| | Analyze Proposals for Purchase | X | | | | | X | X | | | | | |
| | Approval of Sale | | | | | | X | | X | | X | | |
| 13 | Local Government Oversight | | | | | | | | | P | | | |
| | Contractor Management of Consultant/Subcontractor | | | | | | X | | X | | | | |
| | Monitor Financial Records | | | | | | X | | | | | | |
| | Monitor Performance Reports | | | | | | X | X | | X | | | |

* Mt. Vernon will procure for a certified appraiser and title company who will handle all appraisals, title searches and closings for Region 9.

Staff Qualification Form

Personal Information

Name: Amy W. Schocken
Employer: CDC of Ohio
Position: Partner

Work Experience

Employer: Amy W. Schocken
Position: Partner
Date of Employment (Beginning and Ending Dates): June 1984 - Present
Description of Job Duties:

Owner of Community Development Consulting firm. Prepares applications and administers CHIP, CDBG Formula, CDBG Water and Sewer, Neighborhood Revitalization and related programs. Oversees staff of 8 community development and administrative professionals, as well as, 4 subcontracted rehabilitation specialists.

Employer:
Position:
Date of Employment (Beginning and Ending Dates):
Description of Job Duties:

Employer:
Position:
Date of Employment (Beginning and Ending Dates):
Description of Job Duties:

Employer:
Position:
Date of Employment (Beginning and Ending Dates):
Description of Job Duties:

Employer:
Position:
Date of Employment (Beginning and Ending Dates):
Description of Job Duties:

Education

Institution: Wittenberg University
Degree Sought: B.A. in Geography. Minor in Urban Studies
Degree Completed (yes/no):

Institution:
Degree Sought:
Degree Completed (yes/no):

Relevant Training Attended

Training Name: Basically CDBG Testing
Year Attended: 2006
Length of Training: 2 days

Training Name: HOME Training
Year Attended: 2007
Length of Training: 3 days

Training Name: Determining Income Guidelines
Year Attended: 2006
Length of Training: 1 day

Training Name: Residential Rehabilitation Standards Training
Year Attended: 2008
Length of Training: 1 day

Training Name: OCCD NSP Training
Year Attended: 2009
Length of Training: 1 day
Etc.

Current Professional Memberships

Organization: Ohio Conference of Community Development
Membership End Date: Annually

Organization:
Membership End Date:

Organization:
Membership End Date:

Certifications

Title: Ohio Community Development Professional
Test taken to certify competency (yes/no): Plus 21 credits in last 5 years required
Expiration Date of Certification: 2013?

Title: Certified HUD Lead Based Paint Clearance Technician
Test taken to certify competency (yes/no):
Expiration Date of Certification:

Title: Certified HUD Lead Based Paint Rehabilitation Worker
Test taken to certify competency (yes/no):
Expiration Date of Certification:

NSP STAFF QUALIFICATION FORM

Personal Information

Name: Jason Booth
Employer: Knox Metropolitan Housing Authority
Position: Executive Director

Work Experience

Employer: Knox Metropolitan Housing Authority
Position: Executive Director
Date of Employment (Beginning and Ending Dates): February 2007 to Present
Description of Job Duties:

In addition to running the KMHA, Jason oversees all aspects of the client intake, eligibility verification and contracting for the CHIP program. Jason manages the Housing Inspector, Ed Tharp and Intake Specialist, Dawnette Mowry. Jason reviews and approves all files before units are put under contract.

Employer: Taylor's Industrial Services
Position: Controller
Date of Employment (Beginning and Ending Dates): September 2006-February 2007
Description of Job Duties:

Performed treasury function for \$25 million global operation. Prepared and processed all monthly financial journal entries and prepared financial forecasts to CEO and CFO. Supervised Accounts Payable and Accounts Receivable departments.

Employer: TRW Automotive
Position: Senior Plant Accountant, Payroll Administrator
Date of Employment (Beginning and Ending Dates): February 2003-September 2006
Description of Job Duties:

Responsible for development and completion of plant's 2007 operating plan. Managed and analyzed the completion of balance sheet account reconciliations. Approved all indirect spending requisitions and completed and analyzed balance sheet account reconciliations.

Employer:
Position:
Date of Employment (Beginning and Ending Dates):
Description of Job Duties:

Employer:
Position:
Date of Employment (Beginning and Ending Dates):
Description of Job Duties:

Institution: Ashland University
Degree Sought: M.B.A.
Degree Completed (**yes/no**):

Institution: Mount Vernon Nazarene University
Degree Sought: B.A. Business Administration
Degree Completed (**yes/no**):

Relevant Training Attended

Training Name: HOME-Determining Income Eligibility
Year Attended: 2007
Length of Training: 1 day

Training Name: HUD Webcast Financial Training
Year Attended: 2008
Length of Training: 1 day

Training Name: Public Records Training, Records Retention Training
Year Attended: 2008
Length of Training: 1 day

Training Name: Ohio Housing Authority Semi-Annual Conferences
Year Attended: 2007, 2008
Length of Training: 2 days each

Training Name: Ohio Housing Conference Legal Seminar
Year Attended: 2008
Length of Training: 1 day

Current Professional Memberships

Organization: National Association of Housing and Redevelopment Officials
Membership End Date: Current

Organization: Ohio Housing Authorities Conference
Membership End Date: Current

Organization: Knox Emergency Needs Coalition
Membership End Date: Current Chairman

Certifications

Title:
Test taken to certify competency (yes/no):
Expiration Date of Certification:

Title:
Test taken to certify competency (yes/no):
Expiration Date of Certification:

Title:
Test taken to certify competency (yes/no):
Expiration Date of Certification:

NSP STAFF QUALIFICATION FORM

Personal Information

Name: Ed Tharp
Employer: Knox Metropolitan Housing Authority
Position: Housing Inspector/Lead Risk Assessor

Work Experience

Employer: Knox Metropolitan Housing Authority
Position: Housing Inspector/Lead Risk Assessor
Date of Employment (Beginning and Ending Dates): 2003 - Present
Description of Job Duties:

Conducts all Section 8 HQS, CHIP RRS and Lead Risk Assessments and Clearance Inspections. Prepares all work write-ups, coordinates bidding with homeowners and contractors, conducts initial and final inspections.

Employer: Jeld-Wen Incorporated
Position: Group Manager
Date of Employment (Beginning and Ending Dates): 1999-2004
Description of Job Duties:

Supervised 38 production workers and 12 shippers. Maintained product quality and quality assurance. Performed daily cycle counts and researched inventory discrepancies.

Employer: Tharp Construction
Position: President
Date of Employment (Beginning and Ending Dates): 1996-2005
Description of Job Duties:

Owned and operated a general rehabilitation construction company. Performed contractor duties and estimating, contract document, change order and project closeout.

Employer:
Position:
Date of Employment (Beginning and Ending Dates):
Description of Job Duties:

Employer:
Position:
Date of Employment (Beginning and Ending Dates):
Description of Job Duties:

Education

Institution: Mount Vernon Nazarene University
Degree Sought: B.A. Business Administration
Degree Completed (**yes**/no):

Institution: Franklin University
Degree Sought: M.B.A.
Degree Completed (yes/**no**): Currently taking classes

Relevant Training Attended

Training Name: Whole House Energy Performance Training – Basic and Advanced
Year Attended: 2005
Length of Training: 3 days

Training Name: Ohio CDC Association Rehab Lab – Home Inspection Workshop
Year Attended: 2006 and 2007
Length of Training: 6 days total

Training Name: Section 8 Rent Reasonableness Training
Year Attended: 2005
Length of Training: 1 day

Training Name: Section 8 Housing Inspection Training
Year Attended: 2003
Length of Training: 1 day

Training Name: OHCP Residential Rehabilitation Standards Training
Year Attended: 2008
Length of Training: 1 day

Current Professional Memberships

Organization:
Membership End Date:

Organization:
Membership End Date:

Organization:
Membership End Date:

Certifications

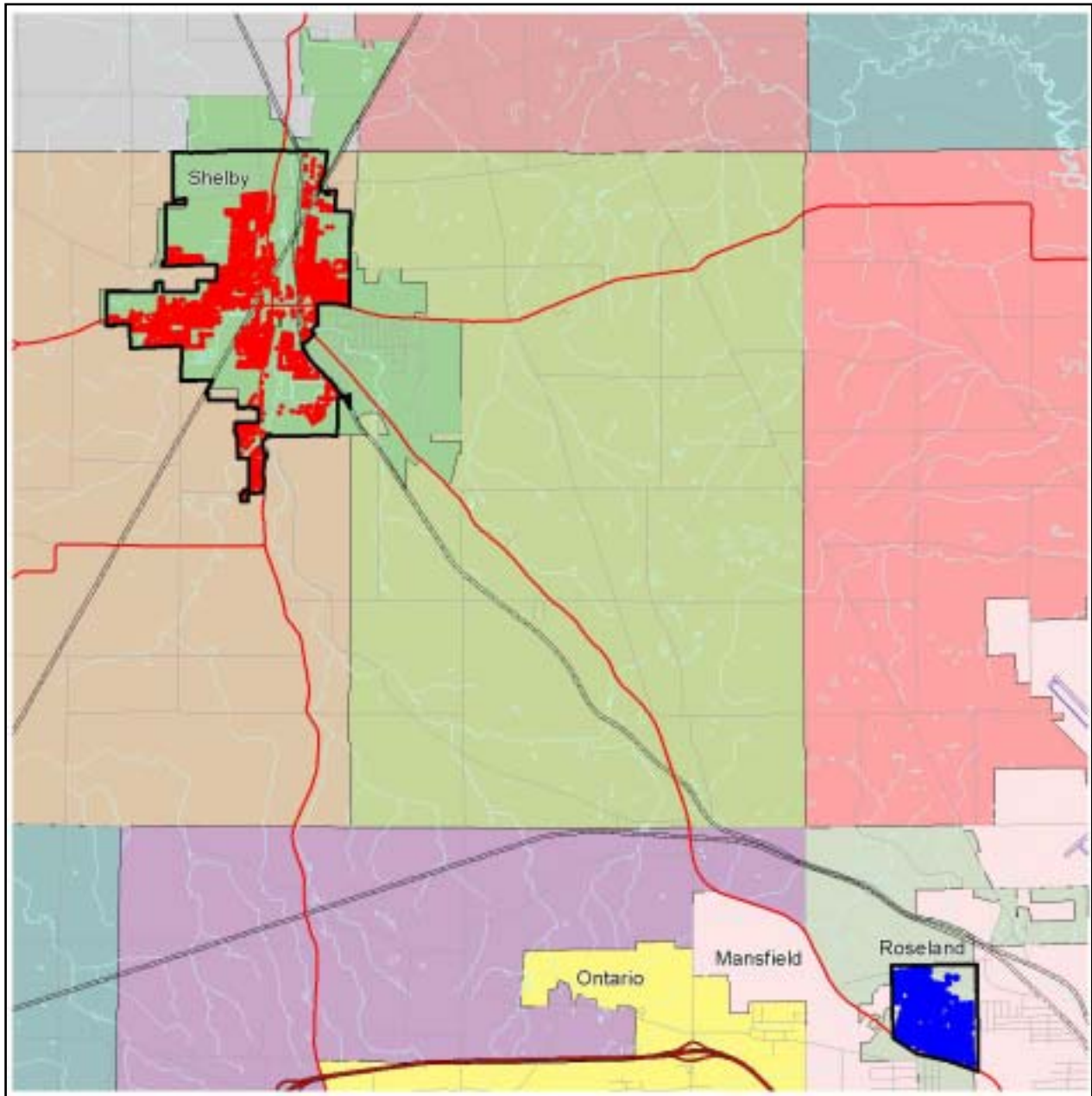
Title: Lead Risk Assessor
Test taken to certify competency (**yes**/no):
Expiration Date of Certification: Taken 2004 and Renewed in 2006 and 2008

Title: National Association of Housing and Redevelopment Officials – Section 8 Hqs
Test taken to certify competency (**yes**/no):
Expiration Date of Certification: Taken in 2006

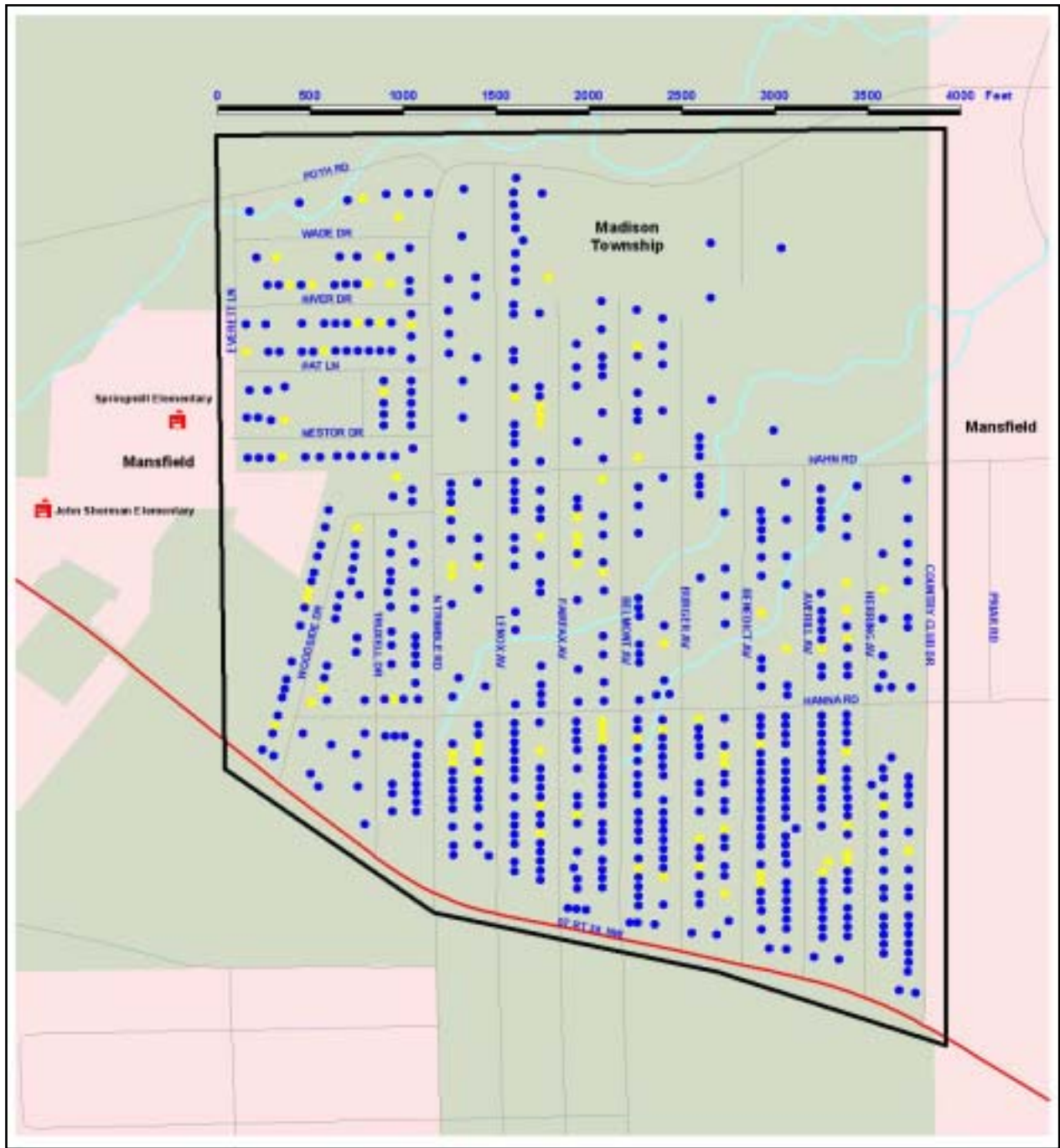
Title:
Test taken to certify competency (yes/no):
Expiration Date of Certification:

Final Recommendations – Mount Vernon

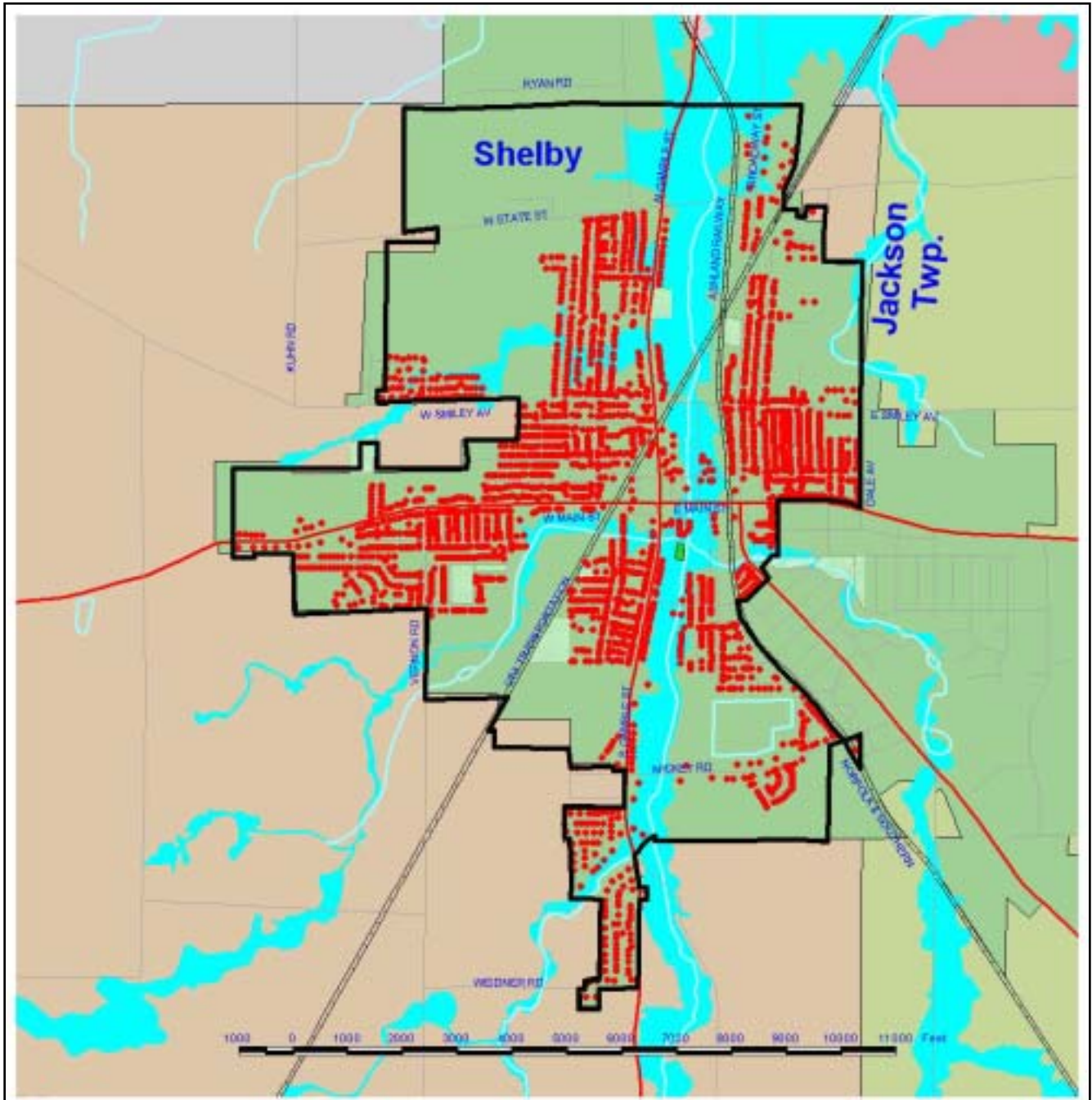
| Priority | Housing Needs | Recommended NSP Activities | Target Area Number | Target Area Name |
|----------|--|--|--------------------|--|
| 1 | Demolition of Dilapidated Structures. | Demolition | 1 | Madison Township |
| 2 | Help to stabilize the City of Shelby by demolishing dilapidated structures and encourage homeownership into foreclosed homes through a DPA/Rehab program. | Demolition and Residential Development | 2 | City of Shelby |
| 3 | Help to stabilize Mount Vernon's West End Neighborhood and contiguous area of Clinton Township by demolishing dilapidated structures and encouraging redevelopment through DPA/Rehab, Acquisition Rehab and Habitat. | Demolition and Residential Development | 3 | Mount Vernon West End/ Clinton Township |
| 4 | Continue the stabilization of Danville by addressing needs that were not able to be addressed through previous grants, specifically demolition and redevelopment of foreclosed homes. | Demolition and Residential Development | 4 | Village of Danville |



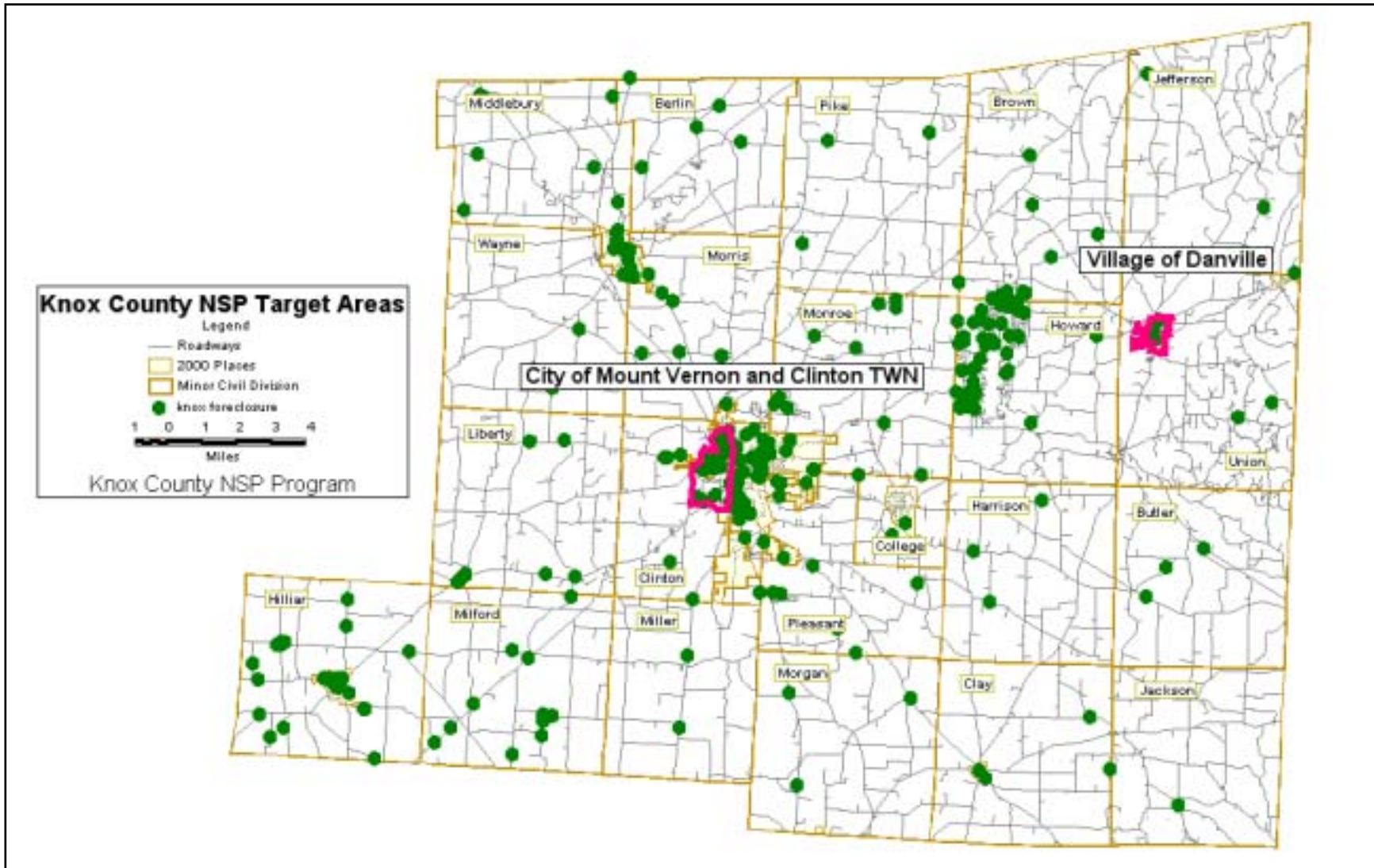
Richland County Target Area Overview Map



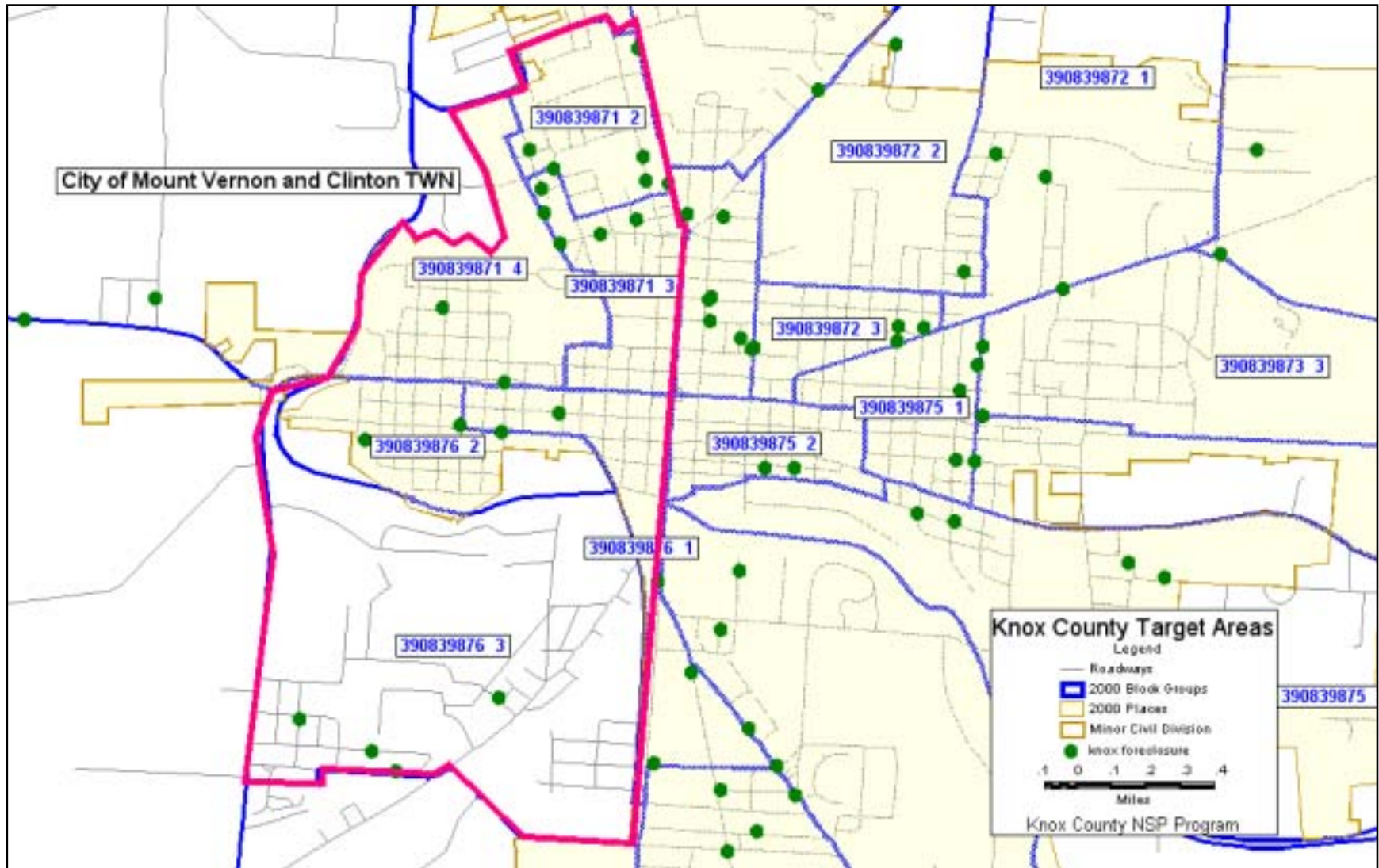
The Roseland Neighborhood Target Area



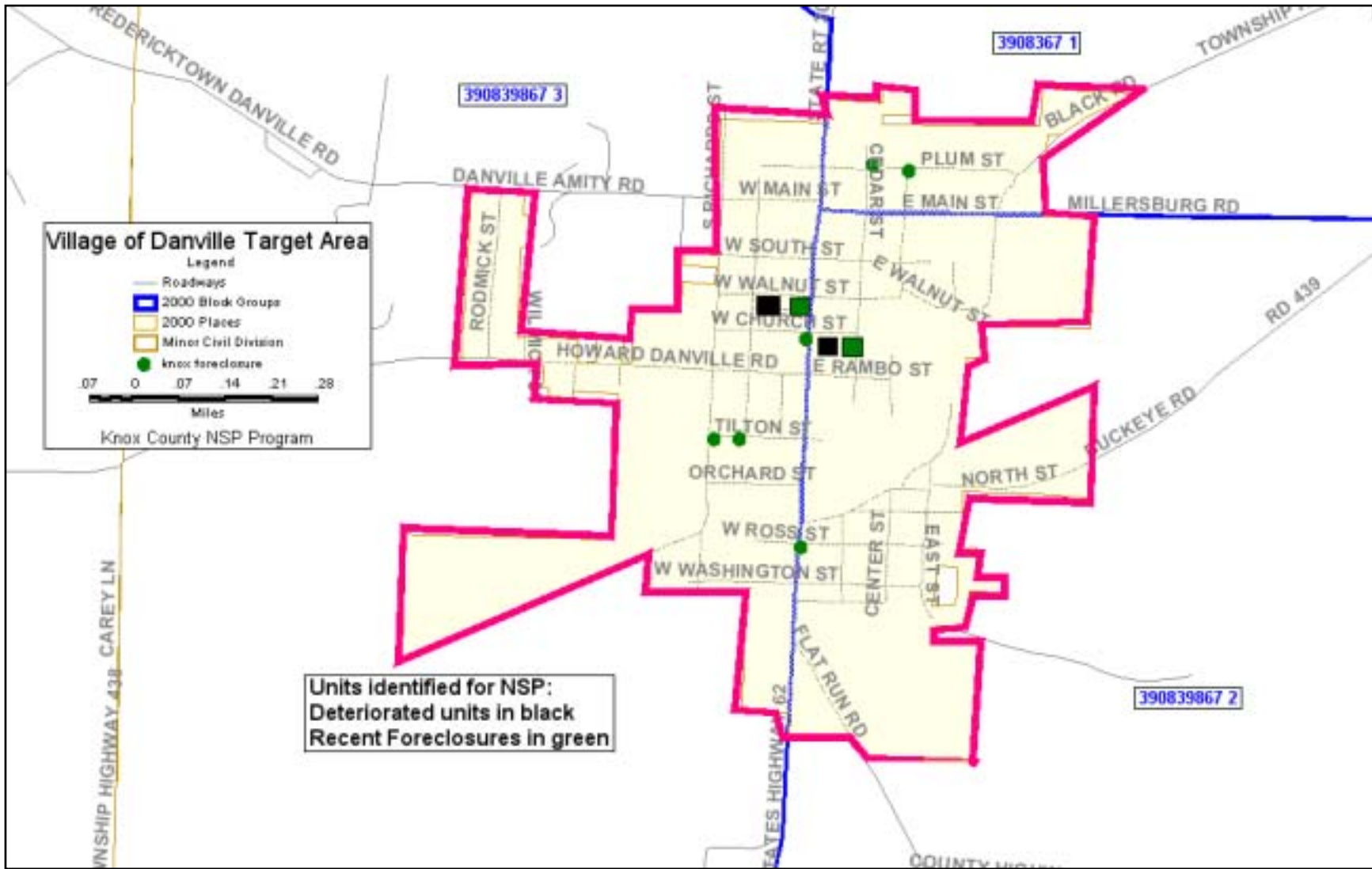
The Shelby Neighborhood Target Area



Knox County Overview Map



Mount Vernon - Clinton Township Target Area



Danville Target Area

TARGET AREA RATIONALE AND IMPACT

Region 9 consists of Knox County, Richland County and the City of Mount Vernon. Based on the information provided by OHCP, the areas of the region that have been most impacted by the recent economic and foreclosure issues appear to be the City of Mansfield, the City of Shelby, the City of Mount Vernon and the unincorporated areas that are adjacent to these cities. The majority of these areas are at least 51% LMMI, have HMDA High-Cost Loan Rates of 25% or greater, have Predicted 18-Month Foreclosure Rates of 7.3% or greater and have Estimated Foreclosure/Abandonment Risk Scores of 7 or higher. Since the City of Mansfield is receiving its own allocation of NSP funds, it will not receive additional funds from Region 9's allocation.

The data provided by OHCP and HUD, as well as local data, was examined for each of these areas. Visual assessments of the region were also conducted. Based on the results of this investigation, it was determined that the areas of greatest need, which could also be most positively impacted by the NSP activities, were the Roseland Neighborhood in Madison Township in Richland County, the western half of the City of Shelby in Richland County and the West End of the City of Mount Vernon and adjacent Columbus Road Neighborhood in Knox County. All of these areas meet the area benefit guidelines as being at least 51% <120% CMI.

In addition to the areas listed above, the central portion of the Village of Danville located in Knox County was also selected as a target area. This is primarily due to the substantial amount of revitalization that has occurred in the Village over the last few years and the fact that the NSP funds can address some remaining needs that were not able to be addressed during the previous revitalization efforts. According to an income survey conducted in 2006, 81% of Danville's population have household incomes less than 80% CMI.

The following is the description of and selection rationale for each of the identified target areas.

TARGET AREA #1: ROSELAND NEIGHBORHOOD, MADISON TOWNSHIP

Madison Township at the center of Richland County is split into three non-contiguous areas by the City of Mansfield. It is further bisected on the East/West axis by 4-lane U.S. 30. It has a few rural areas on the corners but has an urban character in the neighborhoods adjacent to Mansfield. Though Shelby is Richland County's second city with 9,821 persons, Madison Township actually has a larger population with 12,426 based on 2000 Census figures.

The Roseland Neighborhood is located in Madison Township adjacent to the northern boundary of the City of Mansfield. Roseland is bounded on the north by Poth Road, east by the City of Mansfield at Country Club Drive, south by Springmill Street (S.R. 39) and west by the City of Mansfield at Everett Lane.

Roseland has several strong positives as a target area for the Neighborhood Stabilization Program.

- It is connected to the city sewer system as part of a major county investment.
- There is strong social cohesiveness in the population.
- Pride in home ownership is very evident in a number of properties.
- The area is served by Richland County Transit.
- The HUD Foreclosure and Abandonment Risk Score is 10 (highest level).
- There are 654 residences with 84 foreclosures.
- While 57% of the homes are in average or good condition, 42 homes have been identified as very poor/uninhabitable.
- 17 homes have been identified for demolition.

Proposed Activities

The Region intends to demolish the 17 condemned/dilapidated homes. These abandoned properties are littered with debris which will also be removed to create fresh shovel-ready residential sites.

Impact

Because of the area's strong identity and social network, as well as the numerous maintained properties, the creation of attractive new home sites should stimulate redevelopment. Improving blighted properties will increase values among the remaining homes adding to the stabilizing impact. Encouraging development within areas already provided with public utilities is a goal of the county's comprehensive land use plan. Availability of public transportation increases the affordability of living in the Roseland Neighborhood.

TARGET AREA #2: WESTERN PORTION OF THE CITY OF SHELBY

The economic and foreclosure crisis has not been the only factor leading to the significant decline of Shelby. It would be hard to overstate the impact of floods on the City of Shelby. After the 2007 flood, Shelby made a clear break with the past by using FEMA funds to demolish structures that have been repeatedly inundated. They are in the process of developing an updated comprehensive plan reflecting these land use changes. Shelby's aggressive program of flood damage demolition (40 homes are proposed) creates a ready market for affordable quality housing within the city.

Hard hit by the erosion of our Midwestern industrial base, Shelby does retain fairly strong enterprises of their signature industry, steel tube production. The city is also home to the Pioneer Joint Vocational School sited in a distribution complex on the city's northwest side. Shelby's city school system is well supported by the community and the athletic program is a particular source of pride.

The selected target area is in the western portion of the city and is bounded on the north by the Central Ohio Industrial Park, the east by Dale Avenue, the south and west by the corporation limits (approximately Weidner, Kuhn and Vernon Roads).

The area has been selected for several reasons:

- HUD Foreclosure and Abandonment Risk Score of 9 (second highest).
- The area has 142 foreclosed homes.
- While 70% of the homes are in average or good condition, 78 are poor or very poor.
- 6 homes have been identified as abandoned and dilapidated (in addition to the 40 scheduled for demolition under the flood program).
- 31 of the foreclosed homes have been identified as candidates for a Downpayment/Rehabilitation Program.

Proposed Activities

The NSP funds are proposed to be used to demolish the 6 condemned/dilapidated homes and a Downpayment/Rehabilitation Program is planned to assist income eligible households with the purchase of foreclosed or vacant homes.

Impact

Due to the devastation experienced by the floods, Shelby is in the unusual position of remaking the city. Many families have been displaced and their homes demolished by the floods or subsequent flood plain redevelopment. Every effort is underway to retain displaced families as members of the community and students of the school system.

The NSP demolition of dilapidated properties, outside of the flood plain, will provide much needed building sites. The DPA/Rehab program will particularly benefit families whose properties were in the flood plain and have been purchased and demolished. The reimbursements to these families often simply paid existing mortgages and interim living expenses leaving little financial resources to begin again. The NSP funds will have an incalculable stabilizing influence on making Shelby whole again.

TARGET AREA #3: CITY OF MOUNT VERNON WEST END NEIGHBORHOOD AND ADJACENT COLUMBUS ROAD NEIGHBORHOOD IN CLINTON TOWNSHIP

Target Area #3 consists of the City of Mount Vernon's FY 05 CHIP and FY 06 Neighborhood Revitalization Grant Target Area, as well as, the area in Clinton Township that is just to the south of this neighborhood. The area contains all 3 of the primary western routes into Mount Vernon. The area includes Census Tract 9871 Block Groups 2, 3 and 4 and Census Tract 9876 Block Groups 1, 2 and 3.

The area has seen some substantial revitalization over the last few years with numerous homes repaired and rehabilitated, new sidewalks and storm drainage improvements, as well as, a new community center, playground and park shelter house. The City of Mount Vernon has also just received an ODOT Transportation Enhancement Grant to construct the connection between the Heart of Ohio Trail and the Kokosing Gap Trail. These improvements will occur in Foundation Park which is in the center of the selected NSP target area and will include the construction of a pedestrian bridge over the Kokosing River which will further connect the neighborhood.

While all of these activities have been wonderful, none of them has been able to address the substantial number of vacant, foreclosed, abandoned and dilapidated homes. Therefore, this area has been selected for NSP funds for the following reasons:

- 13 vacant homes have been slated for demolition by the City of Mount Vernon's Dilapidated Buildings Commission.
- 10 homes in the Clinton Township portion are either dilapidated or vacant.
- The Clinton Township portion, Census Tract 9876 Block Group 3, has over 73% of the population <120% CMI, over 28% with a High Cost Mortgage and an 18-Month Foreclosure Rate of over 7%. The area has a Foreclosure Abandonment Risk Score of 7.
- Census Tract 9871 has a Foreclosure Abandonment Risk Score of 8, a High Cost Loan Rate of 33% and an 18-Month Foreclosure Rate of over 8%.
- Census Tract 9876 has an Abandonment Risk Score of 7, a High Cost Loan Rate of 28% and an 18-Month Foreclosure Rate of over 7%.
- The area contains approximately 20 foreclosed properties based on the Knox County Sheriff Sale list.

Proposed Activities

It is proposed to address the needs of this target area through a variety of housing activities. Approximately 6 dilapidated units will be demolished and at least 2 of the lots acquired and given to Habitat for Humanity. Approximately 2 foreclosed properties will be acquired and rehabbed and given to a local non-profit (MRDD, KMHA) to use as rentals for their clients. The region-wide DPA/Rehab program will also be marketed in this area.

Impact

The proposed activities will greatly enhance the other ongoing revitalization efforts in the neighborhood by eliminating vacant and blighted structures. The activities will also spur new development by Habitat for Humanity and provide new building lots for additional new home construction. The entrances into Mount Vernon will be improved which results in an overall enhancement for the region.

TARGET AREA #4: VILLAGE OF DANVILLE

Target Area #4 consists of the central portion of the Village of Danville. It was selected as an NSP target area for very specific reasons.

Danville was the Target Area for the Knox County FY 2002 and FY 2004 CHIP. It was also the Target Area for the FY 2006 Neighborhood Revitalization Grant. During these grants numerous improvements were made in the village including, but not limited to, home repair and rehabilitation for low- to moderate-income homeowners, the new construction of 2 homes with Habitat for Humanity, the construction of new sidewalks all along Market Street and South Richards Road, new water lines and new sanitary sewer lines. A majority of streets in the village were also paved.

As with Target Area #3, all of these projects have significantly improved the quality of life for the village residents, but there are still lingering eyesores that can be addressed through the NSP funds. These include at least 2 foreclosed homes, a condemned/dilapidated home, a vacant dilapidated commercial structure and a long time vacant/abandoned home all located within a 4-block area. There is also a local non-profit that wants to be directly involved in the rehabilitation and ownership of some of these sites.

Proposed Activities

It is proposed to utilize NSP funds to acquire and rehabilitate 1 home to be owned and used as a rental by a local non-profit, acquire and demolish 1 home and the lot given to Habitat for Humanity and to demolish 1 additional dilapidated structure. The Target Area will also be eligible for the DPA/Rehab program.

Impact

These activities will greatly impact the central portion of the Village of Danville. Many of the properties are located on South Market Street, which is the primary thoroughfare through the village. Eliminating these hazards will be very beneficial to the overall neighborhood.

HOMEOWNERSHIP MARKETING PLAN

The Downpayment/Rehabilitation program will be marketed to all target areas throughout the region. The regional approach will be used to enable potential buyers the flexibility to purchase a home in any of the target areas, rather than limiting them to one area. Since the region's funds will all be administered through the City of Mount Vernon and their administrative team of CDC of Ohio and Knox Metropolitan Housing Authority, this approach should work quite well and be beneficial to the entire region. Specific marketing activities to be undertaken include the following:

- Mailings to realtors and lenders within the region that explain the program to them.
- Meet with local lenders and realtors to discuss the program in detail and to gain their support and assistance.
- Send specific information to the displaced households in the City of Shelby and encourage them to participate.
- Include information about the DPA/Rehab program on Mount Vernon, Knox County, Richland County and Shelby's websites.
- Place information in the Shelby, Mount Vernon and Mansfield newspapers.
- With the assistance of the realtors, provide to the potential buyers an up-to-date list of the foreclosed and 90-day vacant homes located within the target areas.
- Distribute brochures and fliers to the municipal buildings, libraries, realtors, lenders and other applicable locations throughout the region.

Budget Table

| ACTIVITY | NSP PROJECT AMOUNT | OTHER FUNDS | | OUTCOMES |
|--|--------------------|-------------|--------|-----------------|
| | | AMOUNT | SOURCE | |
| RESIDENTIAL DEVELOPMENT - New Construction(Owner/Renter) - Acquisition/Rehab (Resale/Rent) - DPA/Rehabilitation - Rental Rehabilitation - Demolition/Reconstruction (Owner/Renter) | \$573,974 | | | 10 Units |
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| | | | | |
| LAND BANKS/DEMOLITION - Demolition of blighted residential structures - Establishment of land banks | \$465,000 | | | 31 Units |
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| SUBTOTAL: | \$1,038,974 | \$0 | | |
| ADMINISTRATION: | \$115,400 | | | |
| TOTAL: | \$1,154,374 | \$0 | | |

Environmental Review Documentation and Certification Form For General Administration, Fair Housing and Planning

Instructions

The **Environmental Review Documentation and Certification Form for General Administration, Fair Housing, and Planning activities (only)** is the:

- Environmental Review;
- Environmental Review Certification; and
- Notice of Project Specific Release of Funds Respecting Environmental Grant Conditions.

Applicants executing an **Environmental Review Documentation and Certification Form For General Administration, Fair Housing, and Planning** are certifying that the environmental review evaluation and the determination of exemption are accurate for general administration, fair housing, and planning activities funded with administrative dollars. This will satisfy the grantee's environmental review documentation process for these select activities. Applicants must submit an original, executed **Environmental Review Documentation and Certification Form For General Administration, Fair Housing, and Planning** with the application and keep one original, executed form on file. Once the grant agreement is fully executed, grant recipients will be able to commit and access grant funds for these three activities. Please refer to OHCP Policy 06-02 for further information and guidance.

General Administration, Fair Housing, and Planning Defined

General administration and fair housing activities are defined as "Exempt" per 24 Code of Federal Regulations (CFR) 58.34(a)(3). Environmental and other studies, resource identification and the development of plans and strategies are defined as "Exempt" per 24 CFR 58.34(a)(1).

By executing this form, the certifying officer is certifying that the project description listed below is accurate; an environmental evaluation for general administration, fair housing, and planning activities was completed; and a determination of exemption was found for general administration, fair housing, and planning activities.

Project Description

Planning activities include environmental and other studies, resource identification and the development of plans and strategies. Program administration activities for this project include all or some of the following: staff and related costs required for overall program management, coordination, monitoring, reporting and evaluation; citizen participation costs; fair housing activities; indirect costs charged using an accepted cost allocation plan; development of submissions or applications for federal programs; and staff and overhead costs for project delivery and certain costs of administering the (check all applicable):

- Community Development Block Grant (CDBG) ; - NSP
- HOME Investment Partnerships (HOME) ; or
- Emergency Shelter (ESG) Programs .

**Environmental Review Documentation and Certification Form For
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Certification

An environmental evaluation has been conducted for general administration, fair housing, and planning activities. Pursuant to the review, it is the finding of the responsible entity that the activities listed in the project description above are exempt. Therefore, per 24 CFR 58.34, the responsible entity does not have to undertake any environmental review, consultation, or other action under NEPA and the other provisions of law or authorities cited in 24 CFR 58.5 and 58.6 for these projects.

I certify the accuracy of these statements:

Grant Recipient: **City of Mount Vernon**

Grant Number or Project Type and Name: **Region 9 NSP Grant**

Name and Title of Certifying Officer: **Richard K. Mavis, Mayor**

Mailing Address: **40 Public Square, Mount Vernon, Ohio 43050**

Signature of Certifying Officer: _____

Date of Signature: _____

Program Administrator Name: **Amy W. Schocken**

E-mail Address of Program Administrator: cdcofohio@sbcglobal.net

Administrator's Phone Number: **(614) 445-8373**