



Neighborhood Stabilization Program (NSP) Comprehensive Plan Overview Montgomery County, Ohio

Montgomery County Community Development’s (MCCD) NSP plan is premised on the use and results of NSP funding as a catalyst to rebuild areas of greatest need within the County. This premise mirrors the spirit in which Congress passed the legislation. The goal of the plan is not to demolish as many units as possible, or to maximize the number of housing deals. The purpose is to stabilize Montgomery County neighborhoods.

MCCD also recognizes that these are the largest allocations ever provided for housing development. NSP efforts around the Country will chart the course for years to come regarding federal policy and the provision for additional funding. Locally, we do not have control over the uncertainty of financial markets, tightening of underwriting standards affecting both homebuyers and existing homeowners, and the rising costs adversely affecting households. However, we will take a proactive approach to spark a positive impact on neighborhoods within Montgomery County.

The neighborhoods or areas the plan addresses are currently functioning at 2 different levels.

Level I Areas- These neighborhoods need a push, an immediate infusion of resources and funding can make a difference. Level I neighborhoods could best be described as areas where foreclosed homes are destabilizing the area. However prior to the high risk subprime loan epidemic, there were not an overwhelming number of vacant homes. Crime rates were acceptable, and there are not other preexisting conditions that make redevelopment extremely difficult -if foreclosed properties are addressed. There are some issues of concern, such as a growing number of rental units (that were previously owner-occupied homes) which need increased code-enforcement monitoring. However, in general, the housing stock is sound.

Level II Areas - Distressed areas with housing that has been foreclosed/abandoned and the reuse of such housing is not economically practical. The area calls for a larger dedication of resources in order to have any impact. The area may be more suited for an acquisition and demolition project in order to allow for a grander scale development in the future. The area could be defined either as the site of a large multi-family apartment complex that is blighting the surrounding residential area; or an area comprised of a number of contiguous square blocks that have a high concentration of abandoned or blighted properties.

NSP Activities:

- I. Neighborhood Stabilization and Housing Preservation
 - Purchase of foreclosed and/or vacant housing
 - Market-ready, sustainable rehabilitation
 - Housing Options
 - Sale (Affordability Gap Financing)
 - Lease Purchase
- II. Affordable Rental Housing
 - Low Income Targeting Requirement (50% or below AMI)
 - Tax credit Projects
- III. Jurisdiction Stabilization Support
 - Target areas database –baseline data
 - Anti-crime, safety, code-enforcement
 - REAP agreement
 - Residents’ Resource Council
- IV. Foreclosure Prevention
 - Homebuyer education
 - Energy Conservation
 - Foreclosure alternatives and assistance

Greatest Need Areas:

- Jefferson Township
- Harrison Township
- Huber Heights
- Miami Township

- Miamisburg
- Riverside
- Trotwood
- West Carrollton

Complete plan and additional NSP information can be found at www.mcoho.org/ced