



Neighborhood Stabilization Program (NSP)

This program is part of the Housing Economic and Recovery Act (HERA) 2008. Funds have been awarded for Muskingum County to assist residents with down payment assistance/rehab to purchase foreclosed, abandoned or vacant properties. These properties must be the primary residence and be located in Muskingum County, outside the city limits. Our in-house inspector will conduct an inspection of the property. All health and safety issues must be addressed. The house must be able to meet Residential Rehabilitation Standards (RRS) within our budget. We will inspect the plumbing, heating, electrical, water, sewer, roof and structural systems of the home.

The purpose of this grant is to help stabilize targeted neighborhoods that are affected by foreclosed/vacant properties and the declining property values. The target areas are in selected census tracts. Please call for these areas.

Applicants must complete an application with Ohio Regional Development Corporation Office and meet the following criteria (criteria subject to change):

- Gross income at or below 120% Section 8 income guidelines
- Minimum of \$500 towards closing
- Pre-qualify for a loan
- Complete Homebuyer Education classes; HUD certified trainer
- Mortgage payment (PMI) can not exceed 30% gross mo. income
- House must be able to meet (RRS) after repairs are complete
- Mortgage term: max 30 years

ORDC will file a deferred mortgage for the amount of down payment. This is a declining mortgage that will be forgiven after 5-15 years (depending on amt of subsidy). If the property is sold within the subsidy period, a percentage of the mortgage will be paid to Muskingum County based on a declining scale. These funds will be used to fund similar projects. The rehabilitation dollars are in the form of a grant.

Please contact ORDC at 740.622.0529 for additional information.