





Executive Summary .....	4
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b).....	4
The Process.....	20
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) .....	20
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) .....	21
PR-15 Citizen Participation .....	31
Needs Assessment .....	50
NA-05 Overview .....	50
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c).....	52
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	62
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2).....	67
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	71
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2).....	73
NA-35 Public Housing – 91.205(b).....	74
NA-40 Homeless Needs Assessment – 91.205(c) .....	84
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) .....	89
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	91
Housing Market Analysis .....	101
MA-05 Overview .....	101
MA-10 Number of Housing Units – 91.210(a)&(b)(2) .....	103
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	113
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) .....	116
MA-25 Public and Assisted Housing – 91.210(b).....	124
MA-30 Homeless Facilities and Services – 91.210(c) .....	126
MA-35 Special Needs Facilities and Services – 91.210(d) .....	129
MA-40 Barriers to Affordable Housing – 91.210(e).....	133



MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	136
MA-50 Needs and Market Analysis Discussion .....	146
Strategic Plan .....	161
SP-05 Overview .....	161
SP-10 Geographic Priorities – 91.215 (a)(1) .....	162
SP-25 Priority Needs - 91.215(a)(2) .....	197
SP-30 Influence of Market Conditions – 91.215 (b) .....	219
SP-50 Public Housing Accessibility and Involvement – 91.215(c) .....	244
SP-55 Barriers to affordable housing – 91.215(h) .....	245
SP-60 Homelessness Strategy – 91.215(d) .....	247
SP-65 Lead based paint Hazards – 91.215(i) .....	249
SP-70 Anti-Poverty Strategy – 91.215(j) .....	251
SP-80 Monitoring – 91.230.....	252
Expected Resources.....	253
AP-15 Expected Resources – 91.220(c)(1,2).....	253
Annual Goals and Objectives .....	258
Projects.....	269
AP-35 Projects – 91.220(d).....	269
AP-38 Project Summary .....	271
AP-50 Geographic Distribution – 91.220(f) .....	285
Affordable Housing .....	287
AP-55 Affordable Housing – 91.220(g) .....	287
AP-60 Public Housing – 91.220(h) .....	288
AP-65 Homeless and Other Special Needs Activities – 91.220(i) .....	289
AP-75 Barriers to affordable housing – 91.220(j) .....	292
AP-85 Other Actions – 91.220(k).....	294
Program Specific Requirements .....	297



# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

#### City of Mansfield, Ohio

#### Years 2019-2023 Consolidated Plan For Community Development Block Grant and Home Investment Partnerships Funds

The City of Mansfield receives federal grants directly from the U.S. Department of Housing & Urban Development (HUD) from two Community Planning and Development programs: the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program.

As an entitlement community, the City of Mansfield must qualify for the grants by developing and submitting a five year Consolidated Plan which includes detailed assessments and a local strategic plan for community development, as well as an Annual Action Plan. The City's Consolidated Plan covers FY 2019-2023.

The consolidated planning process serves as the framework for a community-wide dialogue that fosters a holistic, integrated approach to formulate goals and strategies and to identify housing and community development priorities that align with the two programs' goals and requirements.

If Mansfield is a place for living, gathering, and a place for business as declared in the Mansfield Rising Downtown Investment Plan, then the City would like to be a partner in creating this opportunity. The City aims to improve all areas of the city, not just downtown; however, it cannot be done alone, and will require not just the involvement of its citizens, but public and private partnerships and interested stakeholders to come together with a vision and an action plan for the greater community.





## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City of Mansfield's Consolidated Plan describes the City's priority community development needs eligible for assistance under the CDBG and HOME Programs, including an assessment of housing, public facilities, infrastructure improvements, public services, accessibility, economic development, and planning needs.

The City's Five Year Goals, Objectives and Related Outcomes are outlined in the table in Section SP-45 from the Needs Assessment NA-45 and are based on estimated amounts in grant funding from the 2019 level for each year. Both the Consolidated Plan and the Annual Action Plan documents will be adjusted as annual grants are awarded.

The City's long-term and short-term community development objectives are inclusive of the (9) specific objectives identified in the Housing and Community Development Act of 1974 and have been formulated to address the national goals of the CDBG and HOME Programs, which include:

1. The provision of decent housing that is affordable to very low, low and moderate income households.
2. The provision of a suitable living environment, improving the safety and livability of neighborhoods, increasing access to quality facilities and services, improving housing opportunities, and revitalizing deteriorated neighborhoods.
3. The expansion of economic opportunities, creating jobs that promote long term economic and social viability and that are accessible to low and very low income persons.



The Needs and Market Analysis sections of the plan go into detailed research about the community and its needs, and provide maps and tables to illustrate much of the data. Combined with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, the City has attempted to thoroughly express the community's needs and desires for revitalization, affordability, services, opportunity, and investment in Mansfield.

This Consolidated Plan has identified the following goals to be addressed during the five-year Consolidated Plan Period FY 2019– FY 2023:

1. Revitalize Neighborhoods
2. Improve, Maintain, and Expand Affordable Housing
3. Provide Needed Public Services
4. Increase Economic Opportunities
5. Prevent Homelessness
6. Improve and Expand Neighborhood Facilities
7. Planning and Program Administration

Within these goals, the City intends to:

- Expand affordable housing opportunities;
- Maintain and improve the quality of existing affordable housing;
- Rehabilitate and preserve;
- Reduce housing cost burden;
- Provide needed public services;
- Address homelessness issues;
- Improve public facilities serving low and moderate income (LMI) neighborhoods;
- Improve streets and sidewalks in LMI areas and targeted areas;
- Remove barriers to accessibility;
- Expand economic opportunities;
- Provide Mansfield's special needs and low-income residents with services to improve their self-sufficiency; and
- Removal of blight and blighting influences in neighborhoods

Based on careful consideration of past performances and community input in the planning process, the City looks to the new 5-year Consolidated Plan as a means to expand programs and services into other



areas aside from homeowner emergency repair and full rehabilitation of homes, and full looks forward to meeting its future goals.

### **3. Evaluation of past performance**

The City of Mansfield has been a direct recipient of CDBG and HOME grant funds since the inception of these programs. As such, the preparation and development of the current Five Year Consolidated Plan and Annual Action Plan represents a logical continuation of the City's past housing assistance and community development programs and builds upon the foundation set forth in prior periods' Consolidated Plans.

At the end of each program year, the City of Mansfield prepares the Consolidated Annual Performance and Evaluation Report (CAPER), which describes the City's progress in meeting its identified needs, priorities and goals as set forth in the Consolidated Plan and Annual Action Plan. Through the monitoring of performance measures, the City is able to identify operational improvements, resource allocation issues, and policy questions to be addressed in future years. The full CAPER report for the current program year is available on the city's website.

Overall, the City of Mansfield continues to strive for success in the implementation of housing assistance and community development programs and services in order to meet the goals and objectives established in the Consolidated Plan.

### **4. Summary of citizen participation process and consultation process**

At the start of the planning process, the Department of Community Development developed and conducted two online surveys: (1) Citizens Community Needs Assessment and (2) Organizations & Businesses Consultation Community Needs Assessment; which gathered important information from near 100 participants. Paper copies of the surveys were also handed out and received. Representatives from the broad community, community neighborhood groups, social service agencies, businesses, housing agencies, and other government agencies, took the online survey that was available during most of the month of January, 2019. Community Development staff were also consulted about the needs in the community and within the programs administered out of the Community Development Office. Other resources for input include development reports published in the community such as the Mansfield Rising Plan; North End Community Improvement Collaborative Economic Development Plan, the City's Historic Preservation Plan, and reports from the Richland County Regional Planning Commission, among others.

In addition to the surveys and focus groups, the City also published newspaper advertisements inviting the community to attend four separate public meetings and three public hearings on the Consolidated Plan.

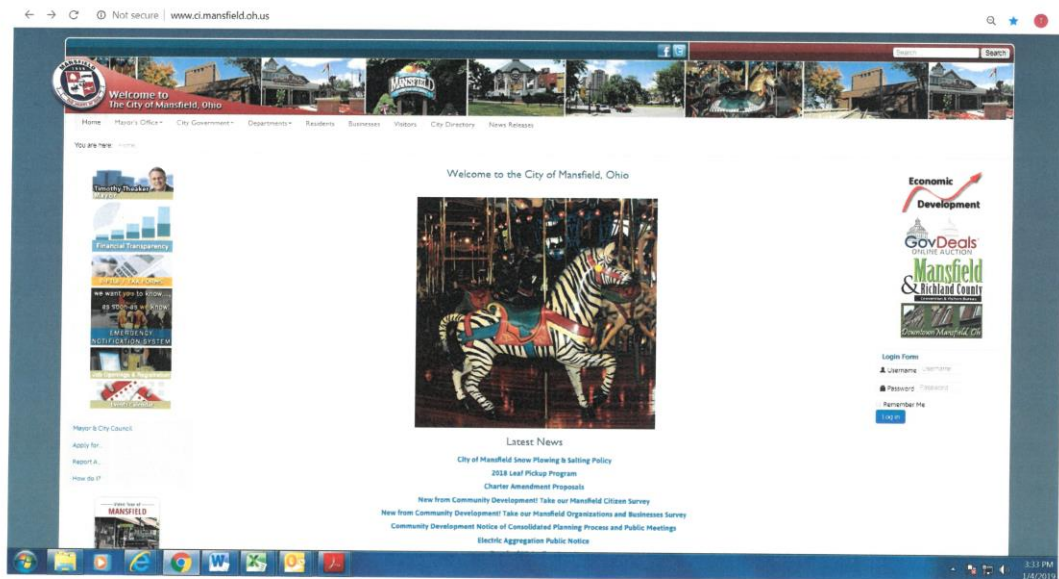


The meetings and public hearings were publicized in the local newspaper, the Mansfield News Journal. Citizens were invited to participate in person, provide comments via telephone, mail, or email. During the 30-day public comment period, copies of the Five-Year Consolidated Plan document were available at the City Council Chambers and the Community Development Office. The draft document, as well as the schedule for public meetings and public hearings was posted on the City of Mansfield's website.

Two public meetings were held on weekday evenings, and two were held in the morning and early afternoon. The meetings were held at the Mansfield/Richland County Public Library, The North End Community Improvement Collaborative (NECIC), and at Mansfield Memorial Homes, which all are accessible to persons with disabilities. Non-English speaking persons are offered accommodations upon request and with advance notice. At each public hearing at Council Chambers, the Five-Year Consolidated Plan and Annual Action Plan was listed and discussed as a separate agenda item. The discussions included presentations of background information, data, and priorities, and time was allotted for audience questions.

The City of Mansfield Department of Community Development staff provides technical assistance to groups developing proposals for funding assistance under the Consolidated Plan. The Community Development Department held application briefing sessions and program overview presentations in the first half of the public meetings to answer any questions and to assist interested agencies. Offers of technical assistance are included as part of application materials, published notices, and/or made verbally during group meetings. Staff also provides their contact information on the department's website. Technical assistance, on a one-on-one basis, often includes explanations concerning programs, potential projects, application procedures, or application content.

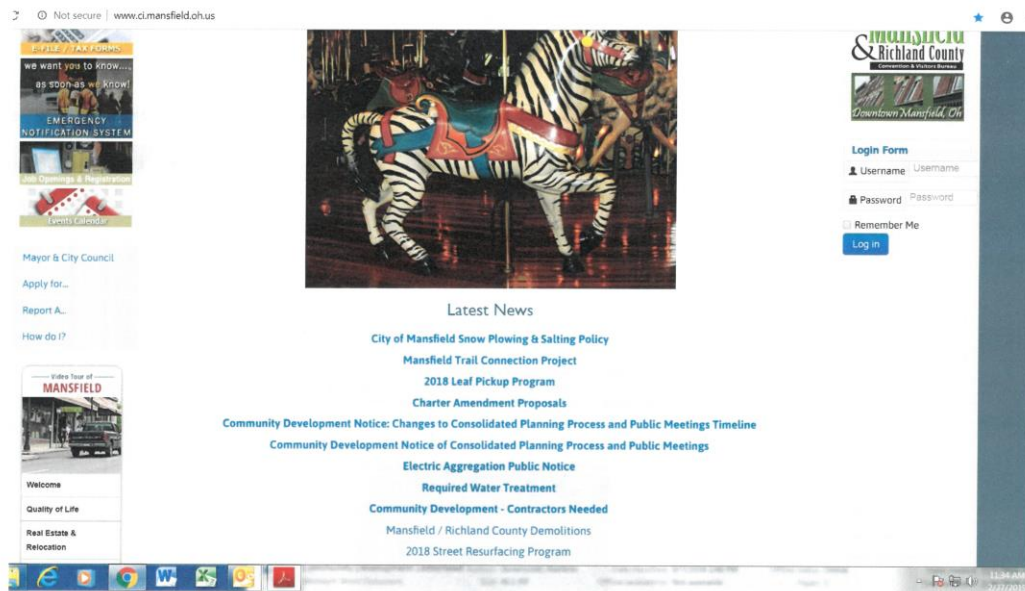




January 4, 2019 Website Con Plan Timeline Notice and Community Survey Links

## City Website Notice 1

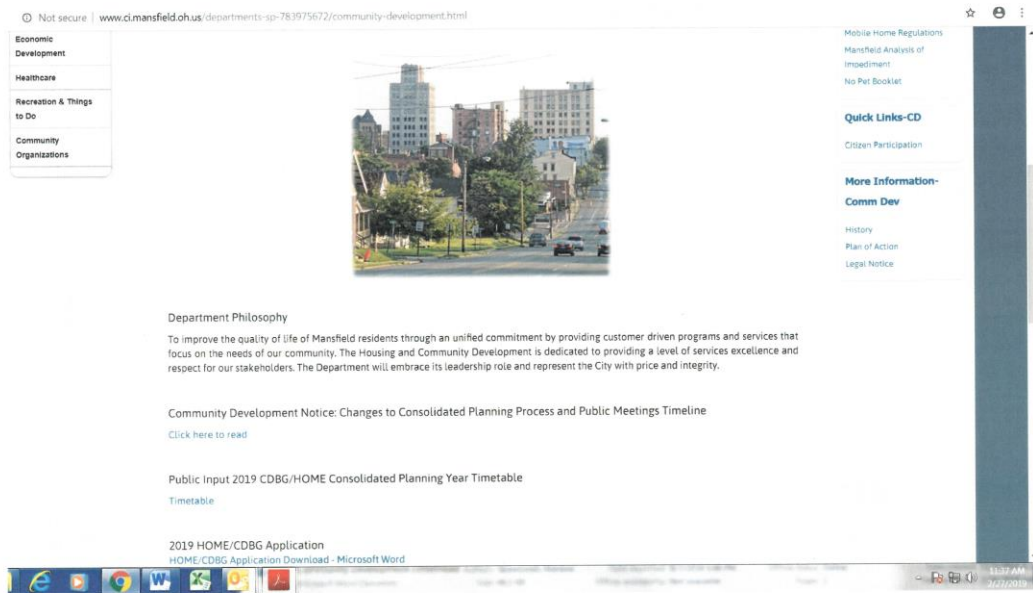




February 27, 2019 Con Plan Notice on City Website

## City Website Notice 2

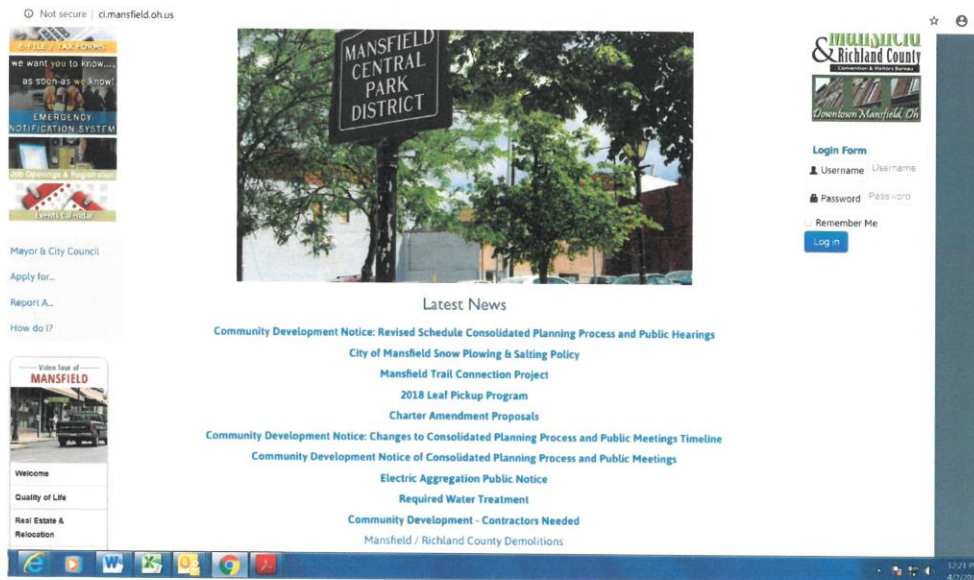




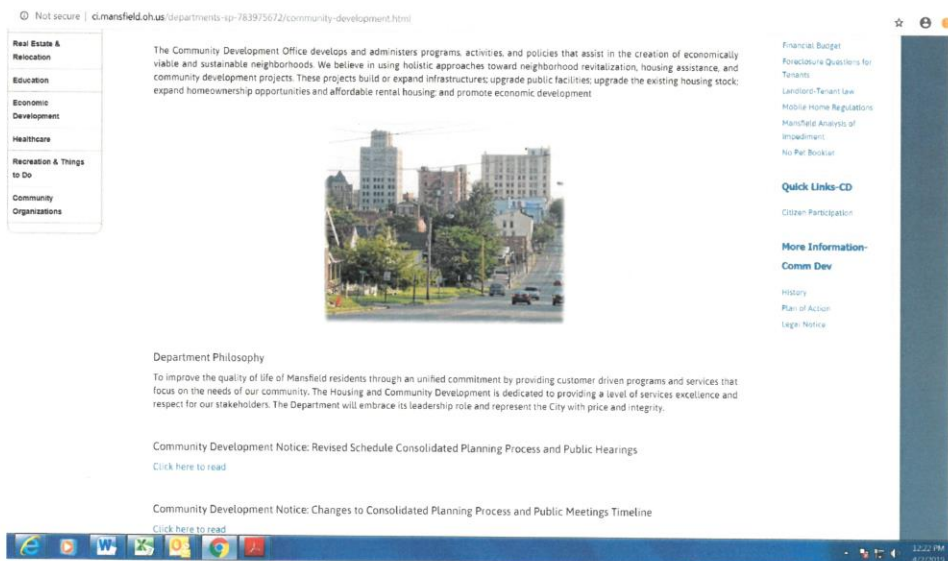
February 27, 2019 Con Plan Notice on Community Development Page

### City Website Notice 3





04/02/2019 Updated Schedule posted on City Website Home Page and Community Development Page



## City Website Notice 4

Consolidated Plan

MANSFIELD

12



## 5. Summary of public comments

A number of public meetings were held in various locations, surveys were taken of citizens, agencies were consulted, and various other efforts were made to reach out to the community as described in PR-10 and PR-15. From these efforts a number of needs were identified. There was a large amount of data gathered from these public meetings, surveys, and consultations. The data is attached in Tables 12A and Tables 25D, and incorporated into the Needs, Market Analysis, Goals, and Action Plan.

Public comments from the surveys can be read at the survey results web links:

- <http://ci.mansfield.oh.us/pdf/Results-Community-Assessment-Citizens-Survey.pdf>
- <http://ci.mansfield.oh.us/pdf/Results-Community-Assessment-Organizations-Survey.pdf>

The survey results are also attached to the Consolidated Plan.

Attendees to the community meetings are attached below.

No additional public comments were received during the 30-day public comment period of the draft Consolidated Plan, attached below.





30 N. Diamond Street - Mansfield, OH 44902 - (419)755-9793 Fax-(419)755-9465  
**Tracy Bond, Community Development and Housing Director**

**SIGN IN SHEET CDBG/HOME PLANNING PROCESS 2019**[illegible]

## Public Meeting Workshop 1





30 N. Diamond Street - Mansfield, OH 44902 - (419)755-9793 Fax-(419)755-9465  
**Tracy Bond, Community Development and Housing Director**

**SIGN IN SHEET CDBG/HOME PLANNING PROCESS 2019**

[illegible]

## Public Meeting Workshop 2





330 N. Diamond Street - Mansfield, OH 44902 - (419)755-9793 Fax-(419)755-9465  
**Tracy Bond, Community Development and Housing Director**

**SIGN IN SHEET CDBG/HOME PLANNING PROCESS 2019**

MEETING DATE	Name	Organization	Email Address	Phone Number
1.15.2019	ES THAYER	INDEPENDENT NINETEEN HOURS	ethayer@montpelier.vt.gov	419-526-1622 x101
	Victoria Hoefler	Reliability / Green Road	vic@reliability333@gmail.com	419-610-4665
	Aurelio V Diaz	DMI	aurelio@montpelier.vt.gov	419-709-2112
	Sally Goodwin	Montpelier Housing	KFGoodwin@D9.org	419-685-0266
	Archie Grier		ag@montpelier.vt.gov	419-524-0039
	Tony Chinni	News Journal	Tony@necic-ohio.org	419-522-1611 EXT.
	Muncie Franklin	THE INDEPENDENT COMPANIES	mfranklin@getnet.com	419-719-521-7205
	REBECCA BENDER	"	REBECCA@INCHIO.COM	419-526-0466
	DIANNA SALEN	"	DSALEN@INCHIO.COM	"
	ERIN LEE	Children's Court	erilee@childrens.org	(419) 610-4034
	MARIP HOLLAND	Lil' Don Brgent	Queensworth4@gmail.com	567-307-1809
	Alomar Davison	City Council	alomar.davison@legisl.gov	646-691-7242
	Don Bryant	City Council - Assist.	db@donbryant.com	419-610-7312
	Grant Delt			
	Ed Alkinyani	NEIC		





## Maxfield Memorial Hospital

Maxfield Memorial Hospital





# City of Mansfield

Tim Theaker, Mayor

---

30 N. Diamond Street - Mansfield, OH 44902 – (419)755-9793 Fax-(419)755-9465

**Tracy Bond, Community Development and Housing Director**

## **Public Comment Period for Consolidated Plan 2019-2023 and Annual Action Plan**

**05/29/19 – 6/28/19**

The City of Mansfield Department of Community Development offered for public comment effective May 29, 2019 the 5-Year Consolidated Plan and Annual Action Plan for the City's development programs. This notice was published in a local newspaper and on the City's website, stating that comments would be accepted for thirty days, until June 28, 2019. During this thirty day comment period the City received no public comments as it pertained to the Consolidated Plan 2019-2023 and the 2019 Annual Action Plan.

[www.ci.mansfield.oh.us](http://www.ci.mansfield.oh.us)

---

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Consolidated Plan

MANSFIELD

18



There were no comments or views that were not accepted. Open-ended comments from survey participants and community meetings were shared with City Council members prior to review of the Consolidated Plan.

## 7. Summary

City Council made final appropriation decisions for the 2019 Action Plan Budget on May 21, 2019, and took the public comments into consideration. The City of Mansfield proposes to undertake the following housing assistance and community development activities under its FY 2019 Annual Action Plan.

Project Title
CDBG Administration
Emergency Repair
Target Area St. Pete's District OhioHealth Mansfield Hospital
Targeted Code Enforcement
City Wide Neighborhood Improvement Program
Down Payment Assistance
St. Peter's Parish & School Wall & Fence Beautification
Harmony House Roof Repairs
NECIC Microenterprise Loan Program
Richland County Transit Dial-a-Ride
Harmony House Get to Work
City of Mansfield Parks & Recreation Interns
UMADAOP S.A.L.T. Program
Mansfield Metropolitan Housing Authority Emergency Monthly Housing Payments
Rehabilitation
Home Administration
CHDO Community Housing Development Organization

### 2019 Action Plan Projects



## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MANSFIELD	Community Development
HOME Administrator	MANSFIELD	Community Development

**Table 1 – Responsible Agencies**

### Narrative

N/A

### Consolidated Plan Public Contact Information

City of Mansfield Department of Community Development

30 N. Diamond St., Mansfield, Ohio 44902

419-755-9793



## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Mansfield worked with a wide array of organizations and existing networks to develop this Consolidated Plan, with many referenced in Table 2 of this section. Internal staff meetings were also held to gather input in the development of the Consolidated Plan. In addition, consultation occurs on an ongoing basis through periodic meetings with the City's internal departments and many partner agencies. Each year, the Department of Community Development maintains and fosters relationships with these organizations to work on Annual Action Plans and to coordinate services. Through the City's partnerships with a number of local housing and community development agencies, the City is continually made aware regarding area needs. In 2019, the City also used online surveys as an avenue of consultation with agencies and the public. The City of Mansfield has contracted with a local community development and housing consultant to assist the Community Development Director with the formal consultation and citizen participation process as part of the City's Consolidated Plan development.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The Community Development Department designed and executed a citizens and organizations online and paper survey for further assessment of community needs, and held public meetings at area agencies to discuss the surveys and community needs. The consultant has worked with the Community Development Department to discuss the gathered needs through the efforts, and to tabulate, analyze and report survey and community feedback results. Agencies that have been consulted include housing providers, area public service agencies, local businesses, community organizations, as well as citizens.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Mansfield remains committed to its partnership in the Continuum of Care with its activity within the Richland County Coalition on Housing and Homelessness, (part of COHHIO's Region 2), to provide assistance for the at-risk homeless population and identifying housing opportunities with appropriate support services. Through the MMHA, the City will continue to provide tenant-based rental assistance to extremely low and very low income households as a preventive measure to combat chronic homelessness.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**



The City of Mansfield is not a recipient of ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

DRAFT



**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Mansfield Metropolitan Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Mansfield and the Mansfield Metropolitan Housing Authority meet regularly and share space at community meetings to discuss programs and services around housing needs and issues, and work to identify gaps in programs and services. The agency was also sent links to our online surveys, and emailed specific questions in regards to specific sections of the Consolidated Plan.
2	<b>Agency/Group/Organization</b>	Harmony House Homeless Services Inc.
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-homeless Services-Health Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Mansfield and the Harmony House meet regularly at the Homeless Coalition and Housing Task Force to discuss programs and services around housing needs and issues, and work to identify gaps in programs and services. The agency was also sent links to our online surveys, in order to gain insight into homelessness issues for specific sections of the Consolidated Plan.
3	<b>Agency/Group/Organization</b>	Mansfield-Richland County Public Library 211
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Information Services



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>The City of Mansfield and First Call 211 meet regularly at the Homeless Coalition and Housing Task Force to discuss programs and services around housing needs and issues, and work to identify gaps in programs and services. The agency was also sent links to our online surveys, in order to gain insight into community issues for specific sections of the Consolidated Plan. First Call provided quarterly reports to our office for review and met with the Community Development Director to share insight about who to consult with regarding the Consolidated Plan, and to discuss strategies for getting the word out to those in need in the Mansfield area. They have recently (last quarter of 2018) become the first point of contact for direct referral into the Harmony House Homeless Shelter and have been functioning as the screening before residents are sent there for temporary and emergency housing.</p>
4	<b>Agency/Group/Organization</b>	North End Community Improvement Collaborative
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The North End Community Improvement Collaborative holds monthly citizen participation meetings such as the North End Elders, Neighbor Up Night, and various events in order to engage the community. The Community Development Director attends these meetings in order to gain feedback from residents and has met one on one and consulted with NECIC to discuss housing issues, The City's Housing Study, and the North End Community Economic Development Plan. Discussion has been around programs, services, and recommendations around community and economic development issues, to identify gaps in programs and services and to plan for the future. The agency was also sent links to our online surveys, in order to disseminate out to residents and gain additional insights into issues for specific sections of the Consolidated Plan.
5	<b>Agency/Group/Organization</b>	Richland County Transit Authority
	<b>Agency/Group/Organization Type</b>	Other government - Local Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Transportation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Mayor of Mansfield as well as the Community Development Director meets with Richland County Transit (RCT) to discuss area transportation needs. RCT was also provided links to the online community surveys for feedback during the Consolidated Planning process.
6	<b>Agency/Group/Organization</b>	Richland County Commissioners
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Richland County Commissioners are in the frequent circles of Mansfield City leaders through community meetings and committees. They have been consulted with to compare regional data and community needs in Mansfield. Commissioners also participated in the online surveys.



7	<b>Agency/Group/Organization</b>	Richland County Job & Family Services
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Child Welfare Agency Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Workforce
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In addition to community meetings, the agency was also sent links to our online surveys to gain insight into issues for specific sections of the Consolidated Plan. They also provided reports from their organization for review at the Community Development Office during the development of the Consolidated Plan.



8	<b>Agency/Group/Organization</b>	CATHOLIC CHARITIES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Service-Fair Housing Services - Victims Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Mansfield often receives referrals from Catholic Charities and meets regularly at the various community meetings, including the Housing and Homeless Coalition Task Force to discuss programs and services around housing needs and issues, and work to identify gaps in programs and services. The agency was also sent links to our online surveys, in order to gain insight into issues for specific sections of the Consolidated Plan.
9	<b>Agency/Group/Organization</b>	City of Mansfield
	<b>Agency/Group/Organization Type</b>	Services - Victims Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Works, Engineering, Codes & Permits, Public & Safety Services



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various Departments at the City were sent the online surveys. Community Development and other departments often conduct meetings with updates on their areas of service, in order to share information across departments to better serve the community.
10	<b>Agency/Group/Organization</b>	Richland County Regional Planning
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Planning
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City is active communication regarding public transportation, active transportation studies, County Community Development Block Grant funds, as well as a resource for community reports and community mapping. The Director met individually with staff members in preparation for the Consolidated Plan, primarily regarding their reports and map generation of City data.

**Identify any Agency Types not consulted and provide rationale for not consulting**

N/A

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Richland County Housing and Homeless Coalition	Both the City of Mansfield and the Richland County Coalition on Housing and Homelessness seek to end homelessness in Mansfield and Richland County.
Analysis of Impediments: Fair Housing	Richland County Regional Planning Commission	Both the City of Mansfield and the Richland County Regional Planning Commission have documented strategies for the reducing the impediments to Fair Housing in their respective jurisdictions.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**



The City consulted with other public entities in the development of the Consolidated Plan. Specifically, the City meets regularly with the Richland County Regional Planning Commission, and the Mansfield Housing Task Force and Homeless Coalition in the planning and development of solutions for homelessness and issues related to fair housing.

**Narrative (optional):**

Described above.

DRAFT



## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

At the start of the planning process, the Department of Community Development developed and conducted two online surveys: (1) Citizens Community Needs Assessment and (2) Organizations & Businesses Consultation Community Needs Assessment; which gathered important information from near 100 participants. Paper copies of the surveys were also handed out and received. Representatives from the broad community, community neighborhood groups, social service agencies, businesses, housing agencies, and other government agencies, took the online survey that was available during most of the month of January, 2019. Needs and Goals include the information from the citizens from throughout this process. Community Development staff were also consulted about the needs in the community, needs from within the programs administered out of the Community Development Office, and feedback regarding the development of future programs.

In addition to the surveys and focus groups, the City also published newspaper advertisements inviting the community to attend four separate public meetings and three public hearings on the Consolidated Plan.

The meetings and public hearings were publicized in the local newspaper, the Mansfield News Journal. Citizens were invited to participate in person, provide comments via telephone, mail, or email. During the 30-day public comment period, copies of the Five-Year Consolidated Plan document were available at the City Council Chambers and the Community Development Office. The draft document, as well as the schedule for public meetings and public hearings was posted on the City of Mansfield's website.

Two public meetings were held on weekday evenings, and two were held in the morning and early afternoon. The meetings were held at the Mansfield/Richland County Public Library, The North End Community Improvement Collaborative (NECIC), and at Mansfield Memorial Homes, which all are accessible to persons with disabilities. At each public hearing at Council Chambers, the Five-Year Consolidated Plan and Annual Action Plan was listed and discussed as a separate agenda item. The discussions included presentations of background information, data, and priorities, and time was allotted for audience questions.

The City of Mansfield Department of Community Development staff provides technical assistance to groups developing proposals for funding assistance under the Consolidated Plan. The Community Development Department held application briefing sessions and program overview presentations in the first half of the public meetings to answer any questions and to assist interested agencies. Offers of technical assistance are



included as part of application materials, published notices, and/or made verbally during group meetings. Staff also provides their contact information on the department's website. Technical assistance, on a one-on-one basis, often includes explanations concerning programs, potential projects, application procedures, or application content.

DRAFT



### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
------------	------------------	--------------------	--------------------------------	------------------------------	----------------------------------------------	---------------------



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	<p>The City published a public notice in the Mansfield News Journal and on the City's website on January 5, 2019 describing the online survey links and the public hearing schedule for the Consolidated Plan and proposed Annual Action Plan and inviting citizen review and comment.</p> <p>The schedule remained online during the public</p>	N/A	N/A	

Consolidated Plan

MANSFIELD

34



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Internet Outreach	Non-English Speaking - Specify other language: Spanish, other  Non-targeted/broad community	On January 5, 2019, two online surveys were launched for the general public. See Tables 25D: Community Needs surveys (2) were made available online at the City of Mansfield's website via Google Forms, as well as the timeline for the public meetings and public hearings. Around 100 survey forms were completed and submitted as part of this	The needs from each meeting were later gathered and presented to the consultant to tabulate for implementation into the Consolidated Plan, shown in tables 12A and 25D. Survey results with public comments are located at the following urls: <a href="http://ci.mansfield.oh.us/pdf/Results-Community-Assessment-Citizens-Survey.pdf">http://ci.mansfield.oh.us/pdf/Results-Community-Assessment-Citizens-Survey.pdf</a> <a href="http://ci.mansfield.oh.us/pdf/Results-Community-Assessment-Organizations-Survey.pdf">http://ci.mansfield.oh.us/pdf/Results-Community-Assessment-Organizations-Survey.pdf</a>	There were no comments not accepted.	<a href="http://tinyurl.com/mansfieldcitizensurvey">tinyurl.com/mansfieldcitizensurvey</a> and <a href="http://tinyurl.com/mansfieldservicesurvey">tinyurl.com/mansfieldservicesurvey</a>

Consolidated Plan

MANSFIELD

35



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-targeted/broad community	Sunday, January 20, 2019: Front page Mansfield News Journal article published about the community surveys, the remaining public meetings and hearings, and in general about the Community Development Office and Consolidated Planning process. Article was published online January 16, 2019.	N/A	N/A	<a href="https://www.mansfieldnewsjournal.com/story/news/2019/01/16/city-officials-seek-community-input-how-spend-federal-dollars/2584642002/">https://www.mansfieldnewsjournal.com/story/news/2019/01/16/city-officials-seek-community-input-how-spend-federal-dollars/2584642002/</a>

Consolidated Plan

MANSFIELD

36



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Thursday, January 10, 2019, Two Sessions: 11:00 A.M to 1:00 P.M. &amp; 5:00 P.M. to 7:00 P.M. @ The Mansfield/Richland County Public Library Community Room, 43 West Third Street, Mansfield, OH At the Mansfield/Richland County Public Library, seven (7) citizens attended the morning session and three</p>	<p>The needs from each meeting were later gathered and presented to the consultant to tabulate for implementation into the Consolidated Plan, shown in tables 12A and 25D. As illustrated by the tables, many housing needs were identified in the public meetings held, in the surveys taken by the public, and in the agency consultations. Within this table, we attempted to pull many wide-ranging responses together in a way that best categorized the issues noted. The highest ranking needs across these multiple venues were housing affordability, blight removal/demolition, new for/sale construction of homes, down payment assistance, addressing infrastructure needs, historic preservation, targeting to improve neighborhoods, and code enforcement. The second highest ranking needs across these venues were the provision of</p>	N/A	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Tuesday, January 15, 2019, 5:00 P.M. to 7:00 P.M. @ The North End Community Improvement Collaborative, 134 North Main Street, Mansfield, OH 44902At the North End Community Improvement Collaborative (NECIC), fifteen (15) citizens and two staff members attended the evening session. A presentation about the programs was given</p>	<p>The needs from each meeting were later gathered and presented to the consultant to tabulate for implementation into the Consolidated Plan, shown in tables 12A and 25D. As illustrated by the tables, many housing needs were identified in the public meetings held, in the surveys taken by the public, and in the agency consultations. Within this table, we attempted to pull many wide-ranging responses together in a way that best categorized the issues noted. The highest ranking needs across these multiple venues were housing affordability, blight removal/demolition, new for/sale construction of homes, down payment assistance, addressing infrastructure needs, historic preservation, targeting to improve neighborhoods, and code enforcement. The second highest ranking needs across these venues were the provision of</p>	N/A	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Friday, January 18, 2019, 9:00 A.M. to 11:00 A.M. @ Mansfield Memorial Homes, Conard House Senior Center Building, 71 Blymyer Ave, Mansfield, OH 44903At Mansfield Memorial Homes, thirteen (13) citizens and two staff members attended the morning session . A presentation about the programs was given, applications were made available</p>	<p>The needs from each meeting were later gathered and presented to the consultant to tabulate for implementation into the Consolidated Plan, shown in tables 12A and 25D. As illustrated by the tables, many housing needs were identified in the public meetings held, in the surveys taken by the public, and in the agency consultations. Within this table, we attempted to pull many wide-ranging responses together in a way that best categorized the issues noted. The highest ranking needs across these multiple venues were housing affordability, blight removal/demolition, new for/sale construction of homes, down payment assistance, addressing infrastructure needs, historic preservation, targeting to improve neighborhoods, and code enforcement. The second highest ranking needs across these venues were the provision of</p>	N/A	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Public Hearing	Non-targeted/broad community	Tuesday, February 19, 6:00 P.M. @ Council Chambers, Open to applicants to discuss their FY2019 proposals	Applicants for CDBG/HOME funds presented a 3-5 minute presentation of their projects before City Council, and answered any questions from Council about their application for funds.	No comments received.	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Internet Outreach	Non-targeted/broad community	<p>Tuesday, April 2, 2019: The City published a public notice on the City's website with the revised public hearing schedule for remainder of the Consolidated Planning process and proposed Annual Action Plan and inviting citizen review and comment. The revised schedule remained available online during the public notification period.</p>	No comments received.		

Consolidated Plan

MANSFIELD

41



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
9	Newspaper Ad	Non-targeted/broad community	Friday, April 5, 2019: The City published a public notice in the Mansfield News Journal with the revised public hearing schedule for remainder of the Consolidated Planning process and proposed Annual Action Plan and inviting citizen review and comment.	No comments received.		



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Other	Non-targeted/broad community	Tuesday, April 16, 2019, the initial Consolidated Plan draft including recommended FY '19 activities with estimated amounts is made public and sent to the Public Affairs Committee of City Council for review	N/A		



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
11	Public Hearing	Non-targeted/broad community	On Tuesday, May 7, 2019, the City Council Public Affairs Committee meets to review the recommendations of Consolidated Plan/Annual Action Plan for FY '19. Final decisions were not made regarding budget recommendations and so a second meeting for the following Monday, May 13 was scheduled and announced after discussions	No comments received.		

Consolidated Plan

MANSFIELD

44



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Hearing	Non-targeted/broad community	On Monday, May 13, 2019, the City Council Public Affairs Committee held a special committee meeting to review the recommendations to decide their final budget recommendations of the Consolidated Plan/Annual Action Plan for FY '19	No comments received.		



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
13	Public Hearing	Non-targeted/broad community	Tuesday, May 21, 2019 City Council voted and approved the Consolidated Plan/FY 2019 Action Plan.	Public Comment: Mr. Dan Mapes: Good evening. If I am understanding it right, what is trying to take place here is that there is supposed to be a part-time personnel in Codes and Permits for the purpose of Housing Inspector. There are two vacancies there now. I am pretty sure that would be against Contract language and I do not even know if it is permitted by law to have a personnel from one department could be paid from another. Man, I think we went through this back years ago before we went into fiscal emergency. So, I think, I think, the effort might be on the up and up, but I do not think this should go through, because, we need help in Codes and Permits, but again we have two vacancies there and I am not quite understanding why we would want to put part-time personnel in there. I am hoping that there is a lot of thought process that goes		

Consolidated Plan



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Newspaper Ad	Non-targeted/broad community	May 29, 2019 the 2019-2023 Consolidated Plan and FY'19 Action Plan summary is published in the Mansfield News Journal for the 30-day comment period.	No comments received.		



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
15	Other	Non-targeted/broad community	May 29, 2019 the City of Mansfield made a hard copy of the final draft 2019-2023 Consolidated Plan and FY'19 Action Plan available at the Community Development Office's front desk for public viewing and invited any comments during the public comment period.	No comments received.		

**Table 4 – Citizen Participation Outreach**



DRAFT



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

Mansfield, Ohio, a community of 18,779 households and 47,360 persons (2009-2013 American Community Survey), is the largest city in Richland County. The City's needs assessment was conducted in several ways, including data analysis, community meetings, online surveys, and hosting of public meetings. A variety of housing, economic development, public facilities, public improvements, and public services needs were identified.

According to the 2009-2013 ACS, the City has lost about 4% of its population and 16% of its households since 2000 (Table 5). In 2013, median income increased to \$32,722, an 8% difference from the year 2000. According to U.S. Census Bureau Quick Facts data from 2013-2017, Mansfield area median income has increased to \$34,219.

There is a need for housing for the elderly and disabled population, including those living alone. About one third of all households have at least one person 65 or older. An increased supply of appropriately sized affordable and accessible units in good condition are needed, along with needed services to help those who can to age in place, and an adequate continuum of housing, including assisted living, memory care, and skilled nursing facilities.

The careful targeting of funding is also important, as several neighborhoods need to be revitalized in a variety of ways. There is a need to improve or replace the older housing stock. There is also a need for the removal of blight and improved neighborhood safety. 54.6% of the housing stock was built prior to 1960, and 18.2% of the housing stock is vacant. Overall improvements to these neighborhoods should also consider key corridors into the City, and the need to attract both businesses and young professionals to the area.

Housing cost burden is a significant problem. 47.4% of renters and 22.2% of homeowners pay more than 30% of their income on housing. Though this number is lower than the national average, and housing costs are comparatively low, housing affordability is still a challenge for these families. In the 50 to 100% of area median income group, Black/African American households were most likely to be housing cost burdened.

Renters are affected disproportionately by these housing problems, as are those in the 0 to 30% AMI income category. These are the most vulnerable of the City's citizens. 23.8% of households in the City are below the poverty level. It is easy for them to fall into homelessness or other extreme circumstances. Many of these households have small children or are elderly, and this group includes a significant percentage of the Hispanic population.



A disproportional number of Black/African American persons were homeless. There were also a contingent of homeless with special needs, many in the chronically homeless category. This includes significant populations of elderly, disabled, veterans, victims of domestic violence, and those diagnosed with mental health needs or substance abuse addictions. A lack of sufficient decent, safe, affordable housing in the community contributes to the pipeline of homelessness.

The housing affordability and poverty challenges are compounded by the lack of high paying jobs in the area. The City has identified in various plans many things that can be done to address this challenge, but the hard work and costs of implementing these various initiatives must remain a significant focus of stakeholders and officials now and in the future in order to turn the initiatives into reality.

Educational attainment is also considerably lower than the average for the State of Ohio, and the quality of local schools is an important factor in addressing this problem going forward. The unemployment rate in the City is high, and those sectors of the economy with higher paying jobs are not proportionally represented.



## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The population of the City of Mansfield has dropped since the year 2000, though more recently it has been more stable, and even appears to have increased slightly since 2013. The number of households has decreased more significantly than the population since 2000, which means that average housing size has grown from 2.22 persons per household in 2000 to 2.63 persons per household in 2017. This is a somewhat larger average household size than in the State of Ohio (2.51), though smaller than the average for the United States (2.70). Interestingly, though the average household size is larger in the City than in the State of Ohio, the City has a smaller percentage of the population under the age of 18 (20.1%) than both the State of Ohio (22.6%) and the United States (22.9%). On the average then, the City of Mansfield must have more adults living together in the same household than in these larger geographies. The percentage of the population age 62 and over is slightly higher for the City of Mansfield (19.7%) than for the State of Ohio (19.6%) and for the United States (18.3%).

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	49,346	47,360	-4%
Households	22,267	18,779	-16%
Median Income	\$30,176.00	\$32,722.00	8%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Demographics	Base Year: 2010	Most Recent Year: 2017	% Change
Population	47,821	46,720	-2%
Households	18,696	17,784	-5%
Median Income	\$32,797	\$34,219	4%

Table 5A – Supplemental Housing Needs Assessment Demographics

Data Source: 2010 Census (Base Year), 2013-2017 ACS

### Table 5A Supplemental Housing Needs Assessment Demographics

#### Number of Households Table

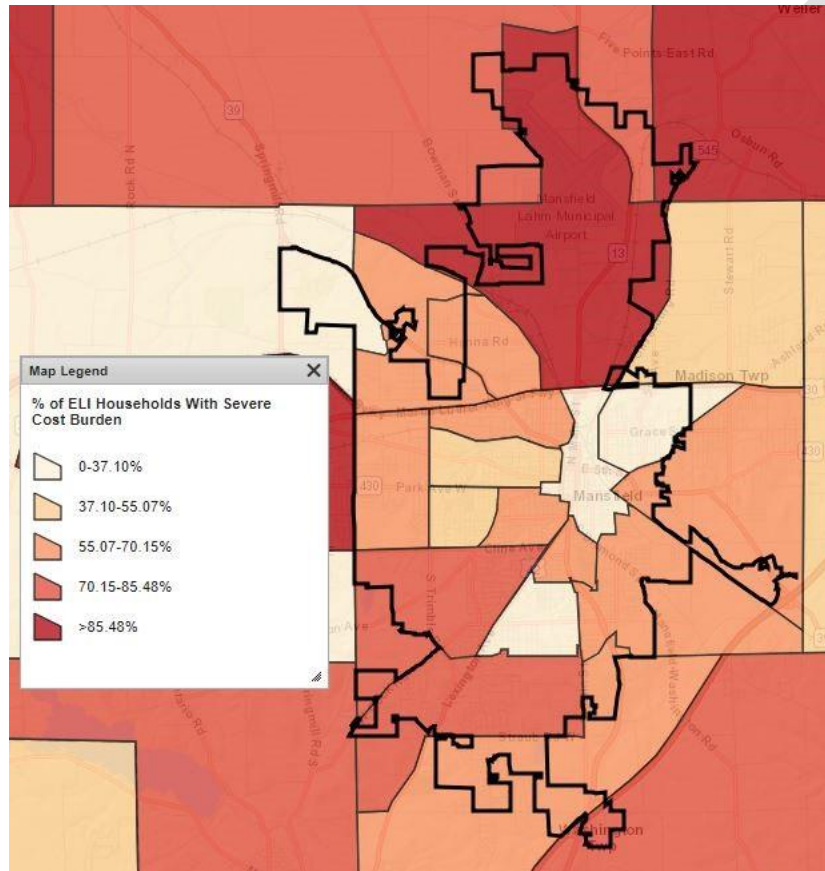
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,765	2,780	3,725	2,000	7,510
Small Family Households	885	710	1,110	605	3,090
Large Family Households	235	155	270	145	385
Household contains at least one person 62-74 years of age	490	500	750	540	1,715



	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	360	655	900	395	775
Households with one or more children 6 years old or younger	605	334	620	340	449

**Table 6 - Total Households Table**

**Data Source:** 2009-2013 CHAS



**Map NA-10A — Percentage of households with severe housing cost burden**



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	80	35	30	35	180	0	15	0	0	15
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	0	15	10	75	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	10	4	0	49	4	0	15	0	19
Housing cost burden greater than 50% of income (and none of the above problems)	1,100	345	50	0	1,495	365	275	125	45	810
Housing cost burden greater than 30% of income (and none of the above problems)	255	785	650	25	1,715	70	295	375	205	945



	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	195	0	0	0	195	55	0	0	0	55

**Table 7 – Housing Problems Table**

Data 2009-2013 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,265	390	100	45	1,800	370	290	140	45	845
Having none of four housing problems	660	1,290	1,850	840	4,640	220	810	1,635	1,070	3,735
Household has negative income, but none of the other housing problems	195	0	0	0	195	55	0	0	0	55

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	585	360	255	1,200	149	180	125	454
Large Related	85	95	30	210	95	25	20	140
Elderly	330	325	200	855	155	255	280	690



	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	470	395	210	1,075	40	110	80	230
Total need by income	1,470	1,175	695	3,340	439	570	505	1,514

**Table 9 – Cost Burden > 30%**

Data Source: 2009-2013 CHAS

Percentage of households that are housing cost burdened (paying over 30% of their income on housing costs)		
Geographic Location	Renters	Homeowners with a mortgage
City of Mansfield	47.4%	22.2%
State of Ohio	46.6%	23.3%
United States	50.6%	29.5%

**Table 9A – Housing Cost Burden Comparison**

Data Source: 2013-2017 ACS

#### Table 9A Housing Cost Burden Comparison

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	525	105	0	630	145	90	25	260
Large Related	85	50	0	135	60	10	20	90
Elderly	250	120	35	405	125	85	70	280
Other	355	90	15	460	40	95	15	150
Total need by income	1,215	365	50	1,630	370	280	130	780

**Table 10 – Cost Burden > 50%**

Data Source: 2009-2013 CHAS



## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	55	0	19	10	84	0	0	10	0	10
Multiple, unrelated family households	25	10	0	0	35	4	0	4	0	8
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	80	10	19	10	119	4	0	14	0	18

**Table 11 – Crowding Information – 1/2**

Data Source: 2009-2013 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source: This information was not available.

## Describe the number and type of single person households in need of housing assistance.

According to the 2017 ACS, 39.3% of all household within the City of Mansfield consist of one person living alone. This indicates a need for an adequate supply of housing that is appropriate for this population, including studios and one-bedroom homes. 17.9% of all households are Householders over the age of 65 and living alone. As people within this age category are more likely than the general population to have financial constraints, physical disabilities, reduced cognitive functioning, and challenges with daily living tasks, there is also a need for the supply of appropriately sized housing to include adequate affordable and accessible units, for there to be adequate and appropriate services, and for there to be an adequate continuum of housing, including assisted living, memory care, and skilled nursing facilities.

A number of these single person households are housing cost burdened, according to Tables 9 and 10 above. 1,075 renter households and 230 owner households in this category were housing cost burdened, including households from each category. In addition, 460 renter households and 150 owner



households were severely housing costs burdened, with housing costs using more than 50% of their income. According to Table 11, above, no “Other, non-family households” had an issue with overcrowding.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Based upon the 2017 ACS, 20.1% of the population of the City of Mansfield have a disability. This is high. For example, this compares to 13.8% for the State of Ohio. An adequate supply of accessible housing will be important in meeting this need.

The Mansfield Police Department reported 899 victims of domestic violence within the City of Mansfield in 2016. The Department also reported 80 rapes and 55 aggravated assaults in this period. This points to a need to target funds in a way that addresses neighborhood safety.

### **What are the most common housing problems?**

In terms of the housing problems identified in the tables above, housing cost burden is the most prevalent. A total of 3,340 renters and 1,514 homeowners pay more than 30% of their income on housing costs. In addition, 1,630 renters and 780 homeowners are severely housing cost burdened, with over 50% of their income going to housing costs. However, this is not a problem that is isolated to the City of Mansfield. Note the statistics in Table 9A comparing housing costs burdened households in the City of Mansfield with the State of Ohio and the United States, which demonstrate that these high cost burdens are representative of what is occurring across the United States. The difference in Mansfield is that the rents and housing values are already much lower than the national average, and are still not affordable to a large segment of the population. This makes it even more difficult to provide housing at a low enough price point to make it affordable to this group.

Of the other 3 housing problems, the lack of complete plumbing or kitchen facilities seems to be the next most significant problem. 180 renter households and 15 owner households experienced this problem. This is slightly higher than the State of Ohio and National averages, and is likely connected to the age of the housing stock in the City. Based upon data from the 2013-2017 ACS, 54.6% of the housing stock was built prior to 1960. This compares to 41% for the State of Ohio and 28.5% for the United States. The age and obsolescence of this housing stock is one of the primary housing problems in the City. This issue also contributes to the general decline of some of the neighborhoods. Blight and vacancy are related concerns. 18.2% of the housing units are vacant, compared to a 10.5% average for the rest of the State. Removal of these blighting influences is also an important need, either through rehabilitation, or demolition.

Lack of adequate income also appears to contribute to the two problems above, and to be a significant problem in its own right. According to the 2013-2017 ACS, the median household income in the City of Mansfield is \$34,219, which is much lower than the State of Ohio (\$52,407) and United States (\$59,039)



median household income. 23.8% of the population of the City find themselves below the poverty level, compared with 14.9% for the State of Ohio. As identified in the tables above, 195 renter households and 55 owner households have no, or negative income.

Overcrowding is the last of the housing problems from the tables above, and appears to be minimal. Only about 1% of the population is experiencing this problem. This is slightly lower than State of Ohio statistics, and much lower than national statistics for this issue.

Richland County Public Health also inspects homes within the County, and has identified a number of housing problems that need to be addressed, including indoor air quality, lead based paint, plumbing problems, and problems with private water and sewage treatment systems.

### **Are any populations/household types more affected than others by these problems?**

As described above, renters are affected disproportionately by a number of these housing problems. For example, renters are more likely to be housing cost burdened, more likely to have inadequate plumbing or kitchen facilities, more likely to have inadequate income, and more likely to be overcrowded. These problems were all also more frequently experienced by those in the 0 to 30% AMI income category. These are the most vulnerable of the City's citizens. There may be other factors contributing to their poverty, based upon data gleaned from the 2013-2017 ACS. Educational attainment is considerably lower than the average for the State of Ohio, and the quality of local schools is an important factor in addressing this problem going forward. A significantly higher percentage of the population are also disabled (20.1%) than the average for the State of Ohio (13.8%). 9.5% of the population are veterans. The unemployment rate, at 10.6% is also significantly higher than the State average of 6.5%. For those within the City that do hold jobs they are more likely to work in service, production, transportation, or materials moving jobs. Many of these jobs are lower paying than in sectors such as management, business, science, and arts or natural resources, construction, and maintenance.

The elderly population, which the 2013-2017 ACS identifies as a higher percentage of the population is also vulnerable. About one third (32.4%) of all households in the City of Mansfield have at least one person 65 or older. Strategies to address this vulnerable population will likely need to be multi-pronged.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Table 5 identifies 1,585 households who are paying over 50% of their income on housing, and earn between 0 and 30% of the area median income. This is between \$0 and \$855 per month. If they are paying at least 50% of this income for housing costs, then this leaves them between \$0 and 427\$ left for all other expenses. They may even somehow have enough income to make ends meet on a month to



month basis. However, if someone in their family needs to see a Doctor, or there are needed repairs to the house or car, or some other crisis comes along, they may not have the money that they need to make ends meet. They are then faced with the difficult choice between food, medicine, transportation to work, or rent. This makes them very vulnerable, and it is easy for them to fall into homelessness or other extreme circumstances. Many of these households have small children or are elderly. Based upon 2013-17 ACS data, nearly a third (32.3%) of children in the City of Mansfield live below the poverty level, as do 12.5% of those 65 and over.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Table 5 identifies 1,585 households who are paying over 50% of their income on housing, and earn between 0 and 30% of the area median income.

Based upon 2013-17 ACS data, nearly a third (32.3%) of children (persons age 18 or below) in the City of Mansfield live below the poverty level, as do 12.5% of those 65 and over.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The 2013-2017 ACS data identifies a higher than average amount of movement from one housing unit to another. In the City of Mansfield, 47.1% of the households had moved into their current house within the past 7 years, as compared with 39.6% for the State of Ohio. The less stable population may be attributed at least partially to a higher than average percentage of renters in the population, a higher than average unemployment rate, lower than average incomes and higher than average housing cost burden, as described above. Particularly for the most vulnerable sectors of the population, these can lead to a greater risk of homelessness.

**Discussion**

Needs from public consultation and public outreach:

A number of public meetings were held in various locations, surveys were taken of citizens, agencies were consulted, and various other efforts were made to reach out to the community as described in PR-10 and PR-15. From these efforts a number of needs were identified. The information from these public meetings, surveys, and consultations are also summarized in Table 12A and 25D.

As illustrated by Table 12A, many housing needs were identified in the public meetings held, in the surveys taken by the public, and in the agency consultations. Within this table, we attempted to pull many wide-ranging responses together in a way that best categorized the issues noted. The highest ranking needs across these multiple venues were housing affordability, blight removal/demolition, new



for/sale construction of homes, down payment assistance, addressing infrastructure needs, historic preservation, targeting to improve neighborhoods, and code enforcement. The second highest ranking needs across these venues were the provision of housing for the homeless, housing for special populations, new rental development, rental rehabilitation, home repairs, making housing more accessible to those with disabilities, improved energy efficiency/sustainability, rental assistance, restrictions on negligent/absentee/out of town landlords and addressing security/safety concerns.

DRAFT



## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

In order to understand where there may be disproportionate need, we first need to assess the percentage of the population in the City of Mansfield that falls into each of the racial categories listed in the tables above. Table 16A below, captures this information. As detailed below, there are disproportionate impacts that we found for various income levels and population groups. These will be factors for consideration in looking at the various housing problems identified.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,285	675	305
White	1,545	445	205
Black / African American	550	210	70
Asian	15	0	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	35	0	30

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Race, alone or in combination with other races	% of the Population
White	79.1%
Black/African American	22.6%
Asian	0.7%
American Indian, Alaska Native	4.0%
Pacific Islander	0.1%
Hispanic	2.8%

Table 16A Race as a percentage of the population



### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,795	1,320	0
White	1,410	1,090	0
Black / African American	220	145	0
Asian	4	4	0
American Indian, Alaska Native	4	10	0
Pacific Islander	0	0	0
Hispanic	20	45	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	950	2,470	0
White	730	1,915	0
Black / African American	170	425	0
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	24	65	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%



## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	295	1,325	0
White	135	1,140	0
Black / African American	105	120	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

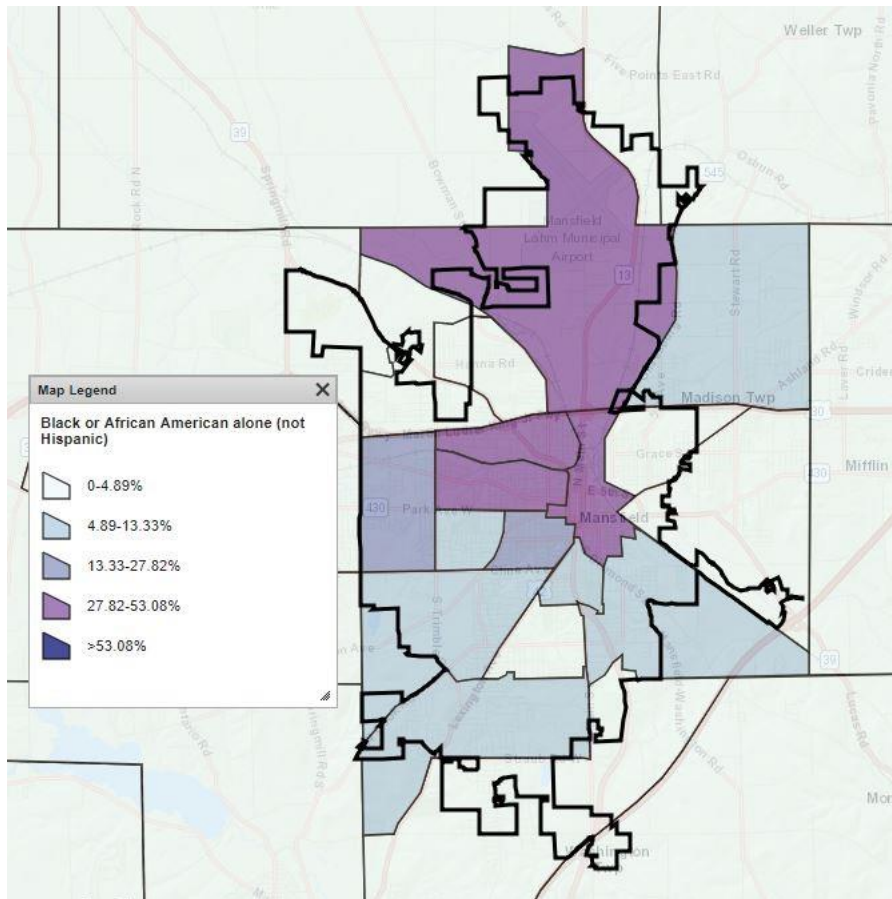
**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2009-2013 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%





**Map NA 15A Percentage of the population that is Black or African American**

## Discussion

In looking for a disproportionate impact in the 0 to 30% of area median income population group, and given a 2% margin of error, one disproportionate impact was found. The Hispanic population, which at 2.8% of the general population, has 9.8% of the population with no or negative income, but none of the other housing problems in the 0 to 30% of area median income population group.

HUD requires that the percentage of persons with severe housing problems be at least 10 percentage points higher than the percentage of persons in the racial/ethnic category as a whole. Therefore, this is not considered to be a statistically significant disproportionate impact.

In looking at disproportionate impact in the 30 to 50% of area median income population, and in the 50 to 80% of area median income population groups, and given a 2% margin of error, there was no disproportionate impact found.

In looking at disproportionate impact in the 80 to 100% of area median income population group, and given a 2% margin of error, one disproportionate impact was found. The Black/African American population, which at 22.6% of the general population, has 45.8% of the population with one or more of



four housing problems in the 80 to 100% of area median income population group. Given the HUD criteria above, this is considered to be a statistically significant disproportionate impact.

DRAFT



## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

As described below, disproportionate impacts at each of the income levels were identified. These impacts will need to be considered in addressing housing problems at the City and neighborhood level.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,780	1,175	305
White	1,145	845	205
Black / African American	470	285	70
Asian	0	15	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	35	0	30

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	2,520	0
White	510	1,990	0
Black / African American	60	310	0
Asian	4	4	0
American Indian, Alaska Native	4	10	0



<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Pacific Islander	0	0	0
Hispanic	0	65	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	185	3,235	0
White	100	2,545	0
Black / African American	90	505	0
Asian	0	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	90	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	40	1,580	0
White	0	1,275	0



<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	40	185	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	10	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

**Data Source:** 2009-2013 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

In looking for a disproportionate impact in the 0 to 30% of area median income population group, and given a 2% margin of error, one disproportionate impact was found. The Black/African American population, which at 22.6% of the general population, has 26.4% of the population with one or more of four severe housing problems in the 0 to 30% of area median income population group. HUD requires that the percentage of persons with severe housing problems be at least 10 percentage points higher than the percentage of persons in the racial/ethnic category as a whole. Therefore, this is not considered to be a statistically significant disproportionate impact.

In looking at disproportionate impact in the 30 to 50% of area median income population group, and given a 2% margin of error, one disproportionate impact was found. The White population, which at 79.1% of the general population, has 86.4% of the population with one or more of four severe housing problems in the 30 to 50% of area median income population group. Given the HUD criteria above, this is not considered to be a statistically significant disproportionate impact.

In looking at disproportionate impact in the 50 to 80% of area median income population group, and given a 2% margin of error, one disproportionate impact was found. The Black/African American population, which at 22.6% of the general population, has 48.6% of the population with one or more of four severe housing problems in the 50 to 80% of area median income population group. Given the HUD criteria above, this is considered to be a statistically significant disproportionate impact.

In looking at disproportionate impact in the 80 to 100% of area median income population group, and given a 2% margin of error, one disproportionate impact was found. The Black/African American population, which at 22.6% of the general population, has 100% of the population with one or more of



four severe housing problems in the 80 to 100% of area median income population group. Given the HUD criteria above, this is considered to be a statistically significant disproportionate impact.

DRAFT



## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

As described below, no statistically significant disproportionate impact was found between racial/ethnic groups as it relates to housing cost burden. See Table 21A for a chart of all identified disparate impacts.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,195	3,035	2,470	315
White	10,040	2,375	1,710	215
Black / African American	1,650	390	575	70
Asian	75	15	4	0
American Indian, Alaska Native	25	0	25	0
Pacific Islander	0	0	0	0
Hispanic	140	45	35	30

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2009-2013 CHAS

**Table 21A – Chart of Disparate Impact**

Race	One or more of 4 housing problems				One or more of 4 severe housing problems				Housing Cost Burdened			
	0-30%	30-50%	50-80%	80-100%	0-30%	30-50%	50-80%	80-100%	0-30%	30-50%	Over 50%	No or - income
White						X*			X*			
Black/African American				X	X*		X	X				
Asian												
American Indian, Alaska Native												
Pacific Islander												
Hispanic	X*											X*

\*Not statistically significant

**Table 21A Chart of Disparate Impact**



**Discussion:**

In looking at disproportionate impact in the 0 to 30% of area median income population group, and given a 2% margin of error, one disproportionate impact was found. The White population, which at 79.1% of the general population, has 82.3% of the population that is housing cost burdened in the 0 to 30% of area median income population group. HUD requires that the percentage of persons with severe housing problems be at least 10 percentage points higher than the percentage of persons in the racial/ethnic category as a whole. Therefore, this is not considered to be a statistically significant disproportionate impact.

In looking at disproportionate impact in the 30 to 50% of area median income population, and in the over 50% of area median income population groups, and given a 2% margin of error, there was no disproportionate impact found.

In looking for a disproportionate impact in the no or negative income population group, and given a 2% margin of error, one disproportionate impact was found. The Hispanic population, which at 2.8% of the general population, has 9.5% of the population with no or negative income. Given the HUD criteria above, this is not considered to be a statistically significant disproportionate impact.



## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

There were a number of disparate impacts identified, as described in the paragraphs above, and in Table 21A below. For the most vulnerable population group, those with the lowest incomes at 0-30% of the area median income, three groups appear to be impacted more greatly. Within this income category, Hispanic households were most likely to have no income at all. Black/African American households were most likely to have one or more of four severe housing problems, and White households were most likely to be housing cost burdened.

In the next lowest income group, at 30 to 50% of area median income, only one group was identified as facing a disparate impact. White households in this income category were most likely to have one or more of four severe housing problems.

In the next income group, at 50 to 80% of area median income, only one group was identified as facing disparate impact. Black/African American households in this income category were most likely to have one or more of four severe housing problems.

Finally, in the highest income group reviewed, at 80 to 100% of the area median income, one group was identified as facing disparate impact. Black/African American households in this income category were most likely to have one or more of four housing problems, and were also most likely to have one or more of four severe housing problems.

In summary, the disparate impacts are not limited to any specific race, particularly at the lowest income levels where Hispanic, Black/African American, and White households all face disparate impacts. However, as incomes rise, Black/African American households appear to be the race that is facing disparate impacts based upon one or more of four housing problems.

**If they have needs not identified above, what are those needs?**

N/A

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

As described in more detail in MA-50, there are areas of concentration for the Black or African American minority group, as shown on Map NA-15A - Percentage of the population that is Black or African American. As shown on the map, this minority group is most highly concentrated (over 27% Black or African American) in census tracts 6, 7, 17, and 31.



## NA-35 Public Housing – 91.205(b)

### Introduction

The Mansfield Metropolitan Housing Authority administers a total of 1,855 Housing Choice Vouchers to the City of Mansfield and Richland County. The Housing Choice Voucher program allows assisted families a choice on where they would like to reside. There is no public housing within the City of Mansfield. There is, however, a number of multi-family Low Income Housing Tax Credit, and HUD Multi-family Housing Properties located within the City, as identified in Map NA-35A.

### Totals in Use

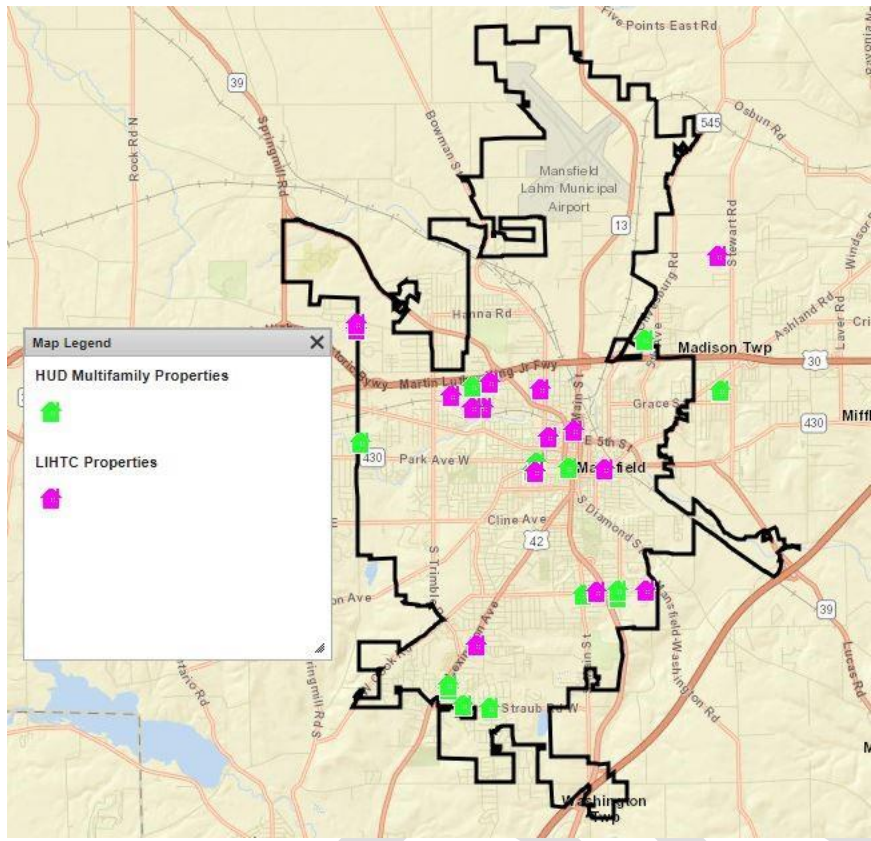
	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,653	0	1,653	0	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)





**Map NA 35A LIHTC and HUD Multi-Family Properties within the City of Mansfield**



**Totals in Use, as updated by MHA Administrator**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of <u>units</u> vouchers in use	0	0	0	1,855	0	1,855	0	0	35

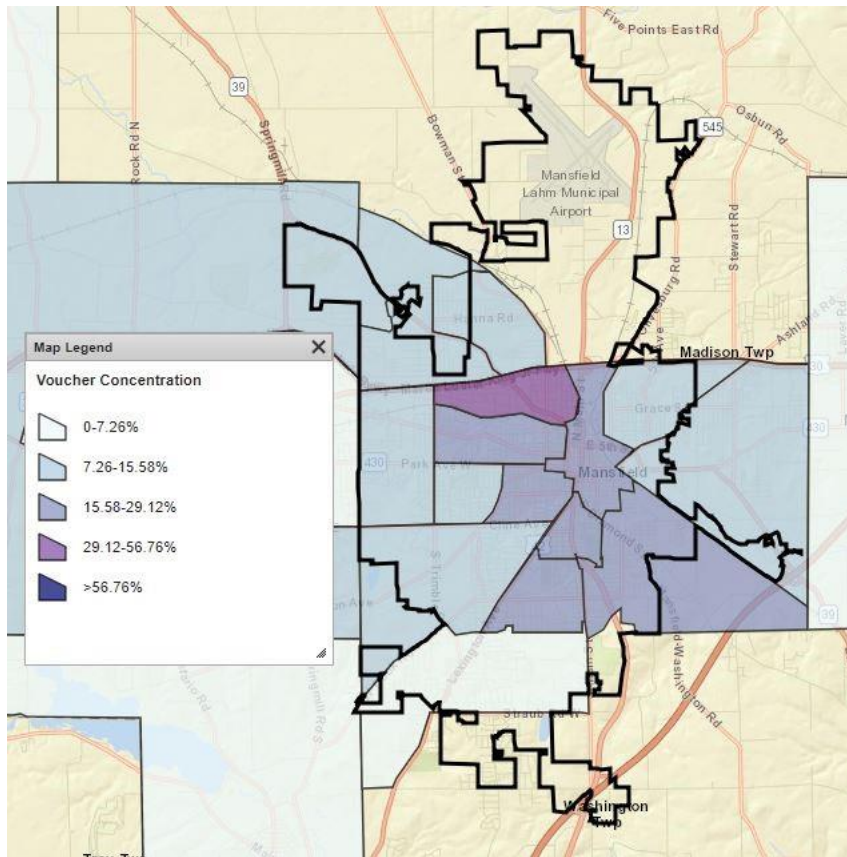
**Table 22A - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: MHA Administrator

**Table 22A Totals in Use as updated by MHA Administrator**





**Map NA 35B Concentration of Vouchers used within the City**



## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers	Project - based	Tenant - based	Special Purpose Voucher	
				Total			Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	9,422	0	9,422	0	0
Average length of stay	0	0	0	5	0	5	0	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	226	0	226	0	0
# of Disabled Families	0	0	0	543	0	543	0	0
# of Families requesting accessibility features	0	0	0	1,653	0	1,653	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)



Characteristics of Residents, as updated by MHA Administrator

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	10,423	0	10,423	0	0
Average length of stay	0	0	0	5	0	5	3	0
Average Household size	0	0	0	2	0	2	0	0
# Homeless at admission	0	0	0	35	0	10	25	0
# of Elderly Program Participants (>62)	0	0	0	326	0	326	0	0
# of Disabled Families	0	0	0	819	0	819	0	0
# of Families requesting accessibility features	0	0	0	63	0	63	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	8	0	8	0	0

Table 23A – Characteristics of Public Housing Residents by Program Type |  
Data Source: MHA Administrator

Table 23A Characteristics of Residents, as updated by MHA Administrator



## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	952	0	952	0	0	0
Black/African American	0	0	0	688	0	688	0	0	0
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	6	0	6	0	0	0
Pacific Islander	0	0	0	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)



**Race of Residents, as updated by MHA Administrator**

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	940	0	940	0	0	0
Black/African American	0	0	0	839	0	839	0	0	0
Asian	0	0	0	4	0	4	0	0	0
American Indian/Alaska Native	0	0	0	2	0	2	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: MHA Administrator

**Table 24A Race of Residents, as updated by MHA Administrator**

**Ethnicity of Residents**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	13	0	13	0	0	0
Not Hispanic	0	0	0	1,640	0	1,640	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)



**Ethnicity of Residents, as updated by MHA Administrator**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	13	0	13	0	0	0
Not Hispanic	0	0	0	1,772	0	1,772	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25A – Ethnicity of Public Housing Residents by Program Type**

Data Source: MHA Administrator

**Table 25A Ethnicity of Residents, as updated by MHA Administrator**

**Table 25B – Housing Authority Wait List Statistics**

Bedroom Size	Quantity	Disability YES	Disability NO
1	387	134	253
2	225	199	26
3	132	9	123
4	26	1	25
5	3	1	2

Data Source: MHA Administrator

**Table 25B Housing Authority Wait List Statistics**



## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

The Mansfield/Richland County area does not have any public housing units. In general, the area lacks a sufficient number of decent, safe, affordable units, and particularly accessible units meeting the needs of Section 504 eligible clientele with the general population and those receiving a housing subsidy.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Mansfield MHA has 773 families on the Housing Choice Voucher Program waiting list. Currently, once a family applies to the waiting list it takes approximately 14-18 months to get to the top of the waiting list. The Mansfield Metropolitan Housing Authority does not have any Public Housing Units. The greatest need for families is assistance with security deposits and securing utilities.

Current waiting list statistics include the quantity, bedroom size, and those who have a limitation that limits a major life activity are as described in Table 25B.

The chart illustrates the need for Mansfield Metropolitan Housing Authority waiting list families that need one- and two-bedroom units. Of those on the waiting list that need a one- or two-bedroom unit over 50% of those families report an issue that limits a life activity for an extended duration of time. The need for structures that can accommodate physical or mental limitations is an ever-present need in the area.

### **How do these needs compare to the housing needs of the population at large**

The need for structures that can accommodate physical or mental limitations are a barrier not only faced by subsidized renters but also those who are not assisted with their housing.

### **Discussion**

As mentioned above the need for suitable accommodations for those who face disabilities is a substantial need for subsidized and non-subsidized households in Mansfield and Richland County.



## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

This homeless needs assessment seeks to describe the nature and extent of unsheltered and sheltered homelessness, including rural homelessness, within the City of Mansfield and Richland County, Ohio. Because data is collected jointly across the City and County, and because Harmony House, the homeless shelter serves both the City and the County, all numbers are aggregated across these two jurisdictions.

Using point in time counts taken on a single day in January over the past two years, we can arrive at a good approximation of the number of homeless on any given night. In the most recent point in time count, done January 23, 2018, there were 34 households identified as homeless, with an average maximum age in a household of 36, and an average household size of 1.4, for a total of 48 literally homeless individuals in Richland County.

Using a point in time count taken on January 24, 2017, the count of the literally homeless was 41 households and 56 individuals in Richland County. There were no unsheltered individuals identified in either of these counts. These numbers seem to be dropping over the past few years. For example, the numbers for a point in time count conducted on January 27, 2015 found 78 people living in shelters, including 43 men, 22 women, and 13 children. This count also identified two homeless unsheltered men, for a total of 80 literally homeless individuals.

Using data from the Homeless Management Information System (HMIS) and data provided by Harmony House, the local homeless shelter, there were no unsheltered homeless identified, and 566 individuals served in 2018, with an average length of stay of 25 days. Thus, 14,150 nights of shelter were utilized within the County. Separate spaces are available for men, women, and families. It is the goal to keep families together. By Harmony House's definition, homelessness means to be without a permanent, stable place to sleep at night. That includes people living on the street, people that have been evicted, people getting out of jails and prisons without a place to go, but not anyone that's doubled-up. Open since 1990, Harmony House provides clients with emergency shelter and food for a maximum of 90 days. For households that follow through with their goal plan, they can get housed at the end of the 90 days. There is rental assistance, and permanent supportive housing options available to households meeting their plan goals, including a six-unit apartment house owned by Harmony House, and additional facilities. Categories of homeless are described in additional detail in the tables and narrative below.



## Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	172	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	407	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	29	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**



not available

DRAFT



### Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	360	0
Black or African American	184	0
Asian	0	0
American Indian or Alaska Native	4	0
Pacific Islander	2	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	27	0
Not Hispanic	552	0

Data Source

Comments:

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In 2018 there were 56 adults who entered the shelter with their children. For a total of 116 children. There were 29 households that included veterans.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

A disproportional number of Black/African American persons were homeless. Although 22.6% of the population is Black/African American (2017 ACS), 33% (184) of the 566 homeless persons identified were Black/African American. Given a 2% margin of error, no other racial/ethnic groups appear to be homeless in disproportionate numbers.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There were no unsheltered persons identified by the HMIS data. All homeless persons identified in 2018 were sheltered. There were also a number of homeless with special needs, many of them in the chronically homeless category. A review of HMIS data and information from Harmony House, the local shelter provided the following categories and numbers of individuals in 2018:

- 102 adults with mental illness
- 16 adults with drug and alcohol addiction
- 11 adults with chronic health conditions
- 13 adults with developmental disabilities
- 67 adults with physical disabilities



These numbers represent individuals with needs so great they are considered disabled. This is not an accurate representation of the true number of individuals who have an above listed diagnoses.

In addition, there is a domestic violence shelter providing housing and other services to persons displaced, who are victims of domestic violence in Richland and Huron Counties. This special needs group also has housing needs.

### **Discussion:**

There continues to be a significant, though not overwhelming number of homeless persons seeking shelter within Richland County, including a number of chronically homeless. The Mansfield City Schools have also been a partner in identifying children that are homeless. Agencies partner with one another to address housing needs and provide other services to these households. The goal is to break the cycle. Case managers try to help the individuals develop a goal plan and get them connected with whatever services they need. If they need employment, they do a weekly job readiness training. They also do life-skills training and have a program that can help pay their first month's rent and deposit if they qualify. A lack of sufficient decent, safe, affordable housing in the community contributes to the pipeline of homelessness, with many housing cost burdened households in the community.

The Reaching Out/Warming Center provides additional services as needed to assist men with obtaining Identification for programs, clothing, long term housing, etc.



## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

As detailed below, a number of special needs populations exist within the City of Mansfield, including significant populations of elderly, disabled, veterans, victims of domestic violence, and those diagnosed with mental health needs or substance abuse addictions. A significant challenge is to prioritize scarce financial resources between these groups, and other vulnerable populations, such as severely housing cost burdened households.

### **Describe the characteristics of special needs populations in your community:**

There are a number of persons/households with special needs within the City of Mansfield. For example, there is a significant elderly population in the City. According to the 2017 ACS, 32.4% of the City's households had one or more persons 65 years and over, 9.5% of the population are veterans, and 20.1% of the population have a disability. This is high. For example, this compares to 13.8% for the State of Ohio. An adequate supply of accessible housing will be important in meeting this need.

There is also a significant population that are struggling with mental health, and drug alcohol addiction. According to the Annual report of the Richland County Mental Health and Recovery Services Board, the following are estimated numbers of persons diagnosed with these challenges in Richland County in 2018.

Table 25 C – Statistics from Richland County Mental Health and Recovery Services Board

Victims of domestic violence are another group with housing needs. The Mansfield Police Department reported 899 victims of domestic violence within the City of Mansfield in 2016. There is a need to ensure that permanent housing sources are available to these households as they move from the domestic violence shelter.

In addition, the survey that we conducted of agencies identified children, as a special needs population within the community, and particularly transitional housing for kids aging out of foster care. The kids count data identifies a number of challenges that children face in Richland County, including a number of financial challenges. For example 66.9% of children in Richland County were enrolled in Medicaid in 2017, and 42.8% were receiving SNAP/food stamps.

The survey of agencies also identified a need for housing opportunities for ex-offenders returning back to the community.



## **What are the housing and supportive service needs of these populations and how are these needs determined?**

In the paragraphs above, we can see that there is a need for decent, safe, affordable, accessible housing to meet the needs of the aging population and those with disabilities, including veterans.

There is also a need for housing targeted to meet the needs of those recovering from addiction, and supportive housing for the vulnerable populations listed in Table 25C.

An additional identifier of needs within the community is the 211 number, where people can call based on needs. In the 3rd quarter of 2018, the following needs were identified:

- 3,768 food/meals
- 1056 information services
- 776 utility assistance
- 766 housing
- 747 health care
- 688 clothing, personal, household needs
- 563 legal, consumer, and public safety services
- 335 arts, culture, and recreation
- 334 other government, economic
- 327 individual, family community

Once these needs were identified and assistance was offered, where available, there were still unmet needs. Specifically, there remained 212 households with unmet needs, including 47 households with a need for housing, and 39 households with a need for utility assistance.

## **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

No cases reported at the shelter, or other available information for the City/MSA.

### **Discussion:**

In the allocation of resources, consideration must be given to these vulnerable populations, and the balance sought between many competing needs, including a need for overall community revitalization, and the needs of other vulnerable positions, such as those living in poverty. These competing challenges will need to be weighed carefully, as a final allocation of resources is determined.



## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction's need for Public Facilities:

As illustrated by Table 25D, many Public Facility needs were identified in the public meetings held, in the surveys taken by the public, and in the agency consultations. Within this table, we attempted to pull many wide-ranging responses together in a way that best categorized the issues noted. The highest ranking needs across these multiple venues was parks and recreation facilities. Other types of facilities that rated high across these categories were youth centers, community centers, and libraries.

In the North End Community Economic Development Plan, the following Public Facility needs were identified:

Flood Mitigation: A large portion of the North End is located within a flood plain. Over the years, flooding has caused millions of dollars in property damage and created environmental health issues. Further, the flood plain prevents future redevelopment in areas that could benefit from access to highway and rail transportation. In an effort to address the flooding, The City of Mansfield is currently exploring the construction of a dam in North Lake Park (see current projects below for a full description). In its role as transformative convener, NECIC must ensure that residents and stakeholders are informed, updated, and involved in all aspects of the project. Moreover, it is crucial that a balance is achieved between the potential future economic development benefits of any flood mitigation strategy, and ensuring that low income residents, and small businesses are not disproportionately burdened by the cost of a flood mitigation strategy, such as the proposed dam.

Maintain the Natural Environment: The parks and trails offer ample space for families to gather and individuals to engage in physical activities. The natural environment is a “valued added” for the neighborhood and should be promoted to keep current and attract new residents to the area. Keeping the parks safe, accessible, and free of litter and debris is a top priority of surveyed residents. Other top resident concerns include: excessive quantities of goose waste in North Lake Park, the potential loss of green space in North Lake Park following the completion of the Upper Touby Dam flood mitigation project described above. The Friends of Mansfield Parks (FOMP), Friends of North Lake Park, neighborhood watch and local youth groups should all be part of these conversations moving forward.

Community Centers: As the local economy endures ebbs and flows, community centers, often housed in former school buildings have provided affordable or free after school and summer programming. Sometimes deemed an unessential service by some, continued advocacy for these programs and centers are critical. In their absence we have seen spikes in violence and lowered academic performance. Local city and school officials have access to specific financial resources and/or buildings, and should explore partnerships with community groups offering to provide programming for youth. While there are several small faith and community based initiatives, programs can continue to serve neighborhoods through creative partnerships.

### How were these needs determined?



These needs were identified through a number of resources. First, a number of public meetings were held in various locations, surveys were taken of citizens, agencies were consulted, and various other efforts were made to reach out to the community as described in PR-10 and PR-15. From these efforts a number of needs were identified. The information from these public meetings, surveys and consultations are also summarized in Tables 12A and 25D.

In addition, a number of other planning and performance evaluation documents were reviewed. Of particular value was the North End Community Economic Development Plan. This plan does much to identify current needs within the City, and to lay out a road map for the future.

Table 25D – Public and Agency Input

	Public Meeting/ Workshop		Citizen Survey		Agency Consultation	
	Identified at least once as a need/priority	Identified multiple times as a need/priority	Identified at least once as a need/priority	Identified multiple times as a need/priority	Identified at least once as a need/priority	Identified multiple times as a need/priority
<b>Public Facilities</b>						
Senior Centers			X			X
Youth Centers				X		X
Childcare Centers				X	X	
Community Centers				X		X
Parks and Recreation Facilities		X		X		X
Libraries				X		X
Education Centers				X	X	
Centers for those with disabilities			X		X	
Neglected/abused children centers				X	X	
Healthcare facilities	X			X		
<b>Public Improvements</b>						
Targeted work to clean up neighborhoods		X		X		X
Flood control					X	
Blight removal/demolition		X		X		X
Neighborhood mowing/board up, tree trimming and other property maintenance		X		X		X
Environmental cleanup, brownfields, old gas stations, reuse of industrial buildings		X		X		X
Land banking, vacant lot development		X		X		X

Table 25D page 1 Public and Agency Input



	Public Meeting/ Workshop		Citizen Survey		Agency Consultation	
	Identified at least once as a need/priority	Identified multiple times as a need/priority	Identified at least once as a need/priority	Identified multiple times as a need/priority	Identified at least once as a need/priority	Identified multiple times as a need/priority
Code enforcement		X		X		X
Downtown development				X	X	
Building façade, exterior improvements	X			X	X	
Historic preservation		X		X	X	
Art/culture investments	X			X	X	
Street improvements/repair	X			X		X
Sidewalk improvements		X		X		X
Drainage improvements	X			X	X	
Water/sewer improvements	X			X	X	
Tree plantings				X	X	
Energy efficiency improvements	X			X	X	
Street lighting		X		X		X
Accessibility improvements		X	X		X	
Safety improvements		X		X		
Parking improvements				X		
Multimodal transportation improvements/bike paths		X		X		
Streetscape/arterial improvements	X			X		X
Community beautification/ Gardens		X		X		
Public wifi				X		
Swimming facilities, splashpark		X	X		X	
Improved wayfinding	X					

Table 25D page 2 Public and Agency Input



	Public Meeting/ Workshop		Citizen Survey		Agency Consultation	
	Identified at least once as a need/priority	Identified multiple times as a need/priority	Identified at least once as a need/priority	Identified multiple times as a need/priority	Identified at least once as a need/priority	Identified multiple times as a need/priority
Community branding/marketing		X				
Skating rink	X					
Covered bus stops	X					
<b>Public Services</b>						
Employment/financial training/education	X			X		X
Improved educational outcomes	X					
Support affordability of and access to Higher education	X			X		X
Senior services				X		X
Youth services/mentoring		X		X		X
Childcare services	X			X	X	
Parenting courses/child advocacy		X				
Safety/Anti-crime programs		X		X	X	
Housing/financial literacy counseling		X		X	X	
Landlord/tenant services and education		X		X		X
Public transportation	X			X		X
Public Health/hospital services	X			X	X	
Mental health services				X		X
Services for those with disabilities		X	X		X	
Domestic violence <u>victim services</u>				X		X

**Table 25D page 3 Public and Agency Input**



	Public Meeting/ Workshop		Citizen Survey		Agency Consultation	
	Identified at least once as a need/priority	Identified multiple times as a need/priority	Identified at least once as a need/priority	Identified multiple times as a need/priority	Identified at least once as a need/priority	Identified multiple times as a need/priority
Substance abuse services	X			X		X
Neglected/abused children services				X		X
Trash/litter removal, recycling		X		X		
Traffic enforcement			X			
Frequent leaf pickup, snow removal, street cleaning	X			X		
More programming/things to do for adults, youth, and children		X		X		
Animal control				X		
Rodent infestations/bed bugs	X					
Managing gentrification and rising rents		X	X			
Support neighborhood associations	X			X		
<b>Economic development</b>						
Assist new and expanding businesses	X			X		X
Provide microenterprise loans/funds for small businesses				X		X
Job creation/retention				X		X
Higher paying jobs		X		X		
Temp agencies/employer incentives to permanent hire		X		X		
Soft skills training	X		X			

**Table 25D page 4 Public and Agency Input**

	Public Meeting/ Workshop		Citizen Survey		Agency Consultation	
	Identified at least once as a need/priority	Identified multiple times as a need/priority	Identified at least once as a need/priority	Identified multiple times as a need/priority	Identified at least once as a need/priority	Identified multiple times as a need/priority
<b>Administration</b>						
Planning	X			X		X
Grant writing	X					

Highest ranking housing needs from public/agency input	
2 <sup>nd</sup> highest ranking housing needs from public/agency input	
3 <sup>rd</sup> highest ranking housing needs from public/agency input	
4 <sup>th</sup> highest ranking housing needs from public/agency input	

**Table 25D page 5 Public and Agency Input**

### **Narrative 25A Public Improvements identified by NECIC**

In the North End Community Economic Development Plan, the following Public Improvement needs were identified:



Brownfield Remediation: It is likely that a number of former industrial sites, vacant gas stations, and dry cleaners are contaminated and will need remediation to allow for future redevelopment.

Business/Workforce Development: To promote the growth of small businesses and capture the entrepreneurial spirit of local residents, business development and micro enterprise programs should be developed in partnership with North Central State, the Small Business Administration and the private sector. Efforts must be undertaken to increase the number of minority owned businesses, potentially through the use of new market tax credits. Micro lending and other financial services will also need to be made available to support small business efforts. In addition, the city is uniquely positioned to use the arts as an economic development engine if resources are directed to target such initiatives.

Workforce Development programs should bring together the benefits of the public and private sectors and address gaps in services, reduce the impact of low wages, and work toward the mutually beneficial goal of eliminating barriers to securing and maintaining long-term employment. There is also an opportunity to work with local businesses and entrepreneurs to explore the viability of worker owned business models.

Street and Sidewalk Maintenance: While the city streets in Mansfield as a whole are fairly well maintained, the sidewalks have fallen into disrepair. This creates safety hazards and adds to blighted conditions. Special consideration should be given to creating handicap accessible sidewalks, especially in the areas of greatest need, including locations where elderly and persons with disabilities frequent.

Pedestrian/Bike Considerations: To increase the number of residents walking and biking, a number of measures should be undertaken, including adding bike lanes as a component of road reconstruction projects (where applicable), increasing the width of sidewalks to create a greater separation between pedestrians and automobiles and improve street crossings. Efforts should be taken to incorporate pedestrian friendly design elements to encourage residents to shop locally.

Public Utilities: The sewer system is aging, decreasing livability standards and potentially creating health issues. Sewer systems, especially in areas of new development, must be replaced.

Public Art: Given the thriving arts community in the city, using the arts as a means to improve the aesthetics of community spaces and highlight the cultural and historic character of neighborhoods is a logical next step in improving the public realm. Efforts should be made to include artists, residents, and young people in the planning, siting, and execution of public art projects.

Beautification: The entrances into and corridor streets are lacking in character and are often filled with weeds and trash. This fuels the perception that the area is blighted. Planting trees, shrubs and flowers, using large flower planters at major intersections and outside of commercial building and locating trash receptacles throughout the neighborhoods will provide visual reminders that the area is going through a process of redevelopment. Reutilizing vacant lots and unused space in alleys and along narrow streets as community gardens are one example of community beautification.



## **Narrative 25B Public Service needs identified by NECIC**

In the North End Community Economic Development Plan, the following Public Service needs were identified:

Education: Address systemic barriers to equity in education. Aside from formal educational goals, the following recommendations include opportunities for residents to become educated in other areas that directly affect their quality of life and economic condition:

- Financial Literacy, with a specific focus on building, monitoring, and improving credit. Banking, saving, home and auto financing, healthcare and long term planning information, other financial tools and resources are necessary for individual and families to make sound financial decisions.
- Civic Education: Understanding public sector roles and resource related to schools, housing, code enforcement, public safety, allocation of public resources for community and economic development.
- After School Programs: Providing sports/athletic opportunities, homework assistance/tutoring, life skills and adult and peer mentoring.
- Mentoring: Beyond youth mentoring, specific educational mentoring support includes career based mentoring/vocational apprenticeships, and entrepreneurial mentoring.
- Food Education: Providing information and education to help residents make informed health and financial decisions related to food.
- Entrepreneurship: Utilizing new and existing entrepreneurial educational approaches will provide students with strategies, resources and tools to start and sustain profitable businesses.

Public Transportation: Fortunately, the community is served by a number of bus routes operated by Richland County Transit (RCT). However, the limited hours of operation create barriers for low-income individuals who depend on public transit for mobility. In order to better serve the needs of riders, and to promote increased ridership service should be expanded both in terms of geography and hours of operation. Also, bus shelters and benches should be installed at major transit stops.

Opiate Crisis: The widespread opiate addiction in Richland County is heavily concentrated in Mansfield's North End and presents challenges in several areas of focus within this plan. From providing adequate education for youth on the dangers of drugs, to accessing available treatment and recovery programs, and organizations charged with providing services for opiate addictions. Efforts should be made to increase access to residential/in-patient addiction treatment centers in Richland County. There is a pronounced absence of options locally, particularly for low-income individuals.

Minority Health Disparities: Recent local efforts to decrease minority health disparities revealed a lack of data available to address systemic issues that may lead to disparate health outcomes. Deploying culturally competent approaches to engage minority community members is crucial to being able to address those challenges along with intentional data collection and tracking among healthcare providers and organizations.



Violence Prevention/Reduction: Crime was mentioned as an important concern of residents. Efforts to work collaboratively with residents, law enforcement, schools, faith based organizations and other non-profit and community organizations should continue, with a deliberate focus on addressing violent crime. Current efforts such as the Focused Deterrence program with the Mansfield Police Department and the Mansfield Community Against Violence should be continued and expanded. Underlying causes of violence should be taken seriously, and addressed through the provision of stable employment and other necessary supports.

### **Describe the jurisdiction's need for Public Improvements:**

As illustrated by Table 25D, many Public Improvement needs were identified. The highest ranking needs across multiple venues were targeted work to clean up neighborhoods; blight removal/demolition; neighborhood mowing/board up, tree trimming and other property maintenance; environmental cleanup, brownfields, old gas stations, reuse of industrial buildings; land banking, vacant lot development; code enforcement; sidewalk improvements; and street lighting. Other types of improvements that rated high across these categories were historic preservation; street improvements/repair; streetscape/arterial improvements; safety improvements; multimodal transportation improvements/bike paths; and community beautification/gardens.

In Mansfield Rising, the following Public Improvement needs were identified:

- Create a more welcoming and defined Central Business District by dramatically improving the appearance and maintenance of the main arteries leading into the district.
- Reimagine empty storefronts.
- Promote street infrastructure as setting for public life (streets as places).
- Create an interconnected, safe, multimodal transportation system to access Downtown Mansfield.
- Establish consistent wayfinding tools.
- Create a network of green spaces to foster a sense of community for all.
- Invest in infrastructure that encourages multicultural and multigenerational use.
- Create effective places which will be utilized in a multitude of ways.
- Encourage community engagement with attractive and engaging public spaces.
- Encourage more private investment in downtown to improve the look of downtown businesses.
- Further develop existing assets, building and land in the central business district.
- Improve infrastructure in downtown.

In the North End Community Economic Development Plan, the following Public Improvement needs were identified. These are detailed in the attached Narrative 25A:

- Brownfield Remediation



- Business/Workforce Development
- Street and Sidewalk Maintenance
- Pedestrian/Bike Considerations
- Public Utilities
- Public Art
- Beautification

### **How were these needs determined?**

These needs were identified through a number of resources. First, a number of public meetings were held in various locations, surveys were taken of citizens, agencies were consulted, and various other efforts were made to reach out to the community as described in PR-10 and PR-15. From these efforts a number of needs were identified. The public Improvements needs identified are summarized in Table 25D.

In addition, a number of other planning and performance evaluation documents were reviewed. Of particular value were two planning documents. The first was Mansfield Rising, which is a downtown investment plan done in 2018. The second is the North End Community Economic Development Plan. These two plans do much to identify current needs within the City, and to lay out a road map for the future.

### **Describe the jurisdiction's need for Public Services:**

As illustrated by Table 25D, many Public Services needs were identified. The highest ranking needs across these multiple venues were youth services/mentoring and landlord/tenant services and education.

Other types of improvements that rated high across these categories were employment/financial training/education; housing/financial literacy counseling; public transportation; substance abuse services; safety anti-crime programs; supporting affordability of and access to higher education; senior services; mental health services; domestic violence victim services; neglected/abused children services; trash/litter removal/recycling; and more programming/things to do for adults, youth, and children.

In Mansfield rising, the following Public Service needs were identified:

- Develop a Community Brand, Message and & Communications Strategy.
- Create a feeling of security and inclusion in Downtown.
- Develop a platform to showcase available events by interest point: families, young adults, adults and older citizens.



In the North End Community Economic Development Plan, the following Public Service needs were identified. These public service needs are detailed in Narrative 25B:

- Education
- Public Transportation
- Opiate Crisis
- Minority Health Disparities
- Violence Prevention/Reduction

### **How were these needs determined?**

These needs were identified through a number of resources. First, a number of public meetings were held in various locations, surveys were taken of citizens, agencies were consulted, and various other efforts were made to reach out to the community as described in PR-10 and PR-15. From these efforts a number of needs were identified. The public Services needs identified are summarized in Table 25D below.

In addition, a number of other planning and performance evaluation documents were reviewed. Of particular value were two planning documents. The first was Mansfield Rising, which is a downtown investment plan done in 2018. The second is the North End Community Economic Development Plan. These two plans do much to identify current needs within the City, and to lay out a road map for the future.



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

There are 21,746 housing units in the City of Mansfield. The majority of these units are single-family detached homes. The housing inventory in general within the City of Mansfield is quite old, and many of the housing systems are obsolete. Much of the housing stock is in need of rehabilitation or replacement. There are several housing developments in the City of Mansfield that have been assisted with federal funds. However, the affordability periods of many of these units are nearing expiration.

Housing affordability is a problem, even though housing values are low, because wages are also low. Specific populations identified as in need of housing include seniors, renters, those with disabilities, victims of domestic violence, and those recovering from addictions. Increases to rents have more than doubled the growth in household income over this period. The cost of renting a house in the City of Mansfield is increasing, even as the age of the housing stock is also increasing. Existing ownership units are inexpensive, but the age and condition of the housing stock creates a need for additional units.

There continues to be a need for decent affordable housing in the City of Mansfield, in connection with targeted neighborhood revitalization and blight removal, and the creation of adequate employment opportunities through economic growth. Also to be considered are differences between census tracts, both with respect of the characteristics of households, and the characteristics of the housing stock.

The census tracts with the highest concentration of household and housing problems, as described above were census tracts 31, 5, 6, and 4. These areas are being targeted for revitalization strategies by the City. The Black/African American minority group is most highly concentrated (over 27% Black or African American) in census tracts 6, 7, 17, and 31.

Those census tracts with more moderate, but still significant household and housing challenges, but are more tipping point neighborhoods, we have targeted for strategies around development. The census tracts in this category are 7, 8, 9, 10, 13, 15, 16 and 21.01. The remaining census tracts have less severe housing problems, and are considered to be more likely managed by market forces.

The City could also benefit from the consideration, through a comprehensive housing study, and subsequent recommended actions, a more thorough investigation of housing barriers and the potential usefulness of a variety of housing policies to address ongoing needs and housing affordability.

The lack of jobs in the often higher-paying sectors of Management, Business, Science and Arts; and Natural Resources, Construction and Maintenance indicate significant economic challenges for the City of Mansfield. Tied to a very high unemployment rate of 10.6%, compared to 6.5% for the State of Ohio



(2013-2017 ACS), and low median household income of \$34,219, compared to \$52,407, for the State of Ohio (2013-2017 ACS), there is a significant need to attract and retain high paying jobs into the area.

Economic Development in the City of Mansfield requires a multi-pronged approach, as outlined in the strategies of the Richland County Strategic Activities Development and Implementation Plan, Mansfield Rising, the Community Reinvestment Area guidance, and the North End plan developed by the North End Community Improvement Collaborative.

DRAFT



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Both housing supply and housing affordability are challenges within the City of Mansfield. The City has an aging housing stock, and much of the housing stock is in need of rehabilitation or replacement. Though some affordable housing projects exist within the City, many of the LIHTC and HUD Multi-family units are near or past the expiration dates of their affordability periods. There is housing needed especially for single-parent households, seniors, youth aging out of foster homes, people with disabilities, victims of domestic violence, and persons coming out of incarceration and drug rehabilitation, along with supportive services. Also many households are housing cost burdened, and/or living in poverty.

There are also specific parts of the City where housing needs are especially great. In particular, census tracts 31, 6, 7, 8, 5 and 4 have both households in great need, and a housing stock that is old and in poor condition. Extra attention should be given to these areas. Targeted work here combined with City efforts already laid out in plans such as Mansfield Rising, the Community Revitalization Areas, and the NECIC Community and Economic Development Plan for the North End, and efforts around anchors such as the Ohio Health Mansfield Hospital, and the Ocie Hill Community Center should yield good success in revitalizing key neighborhoods and providing a catalyst for broader reinvestment and economic expansion across the City.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,632	63%
1-unit, attached structure	947	4%
2-4 units	2,997	14%
5-19 units	2,150	10%
20 or more units	1,416	7%
Mobile Home, boat, RV, van, etc.	604	3%
<b>Total</b>	<b>21,746</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

Data Source Comments: 2013-2017 ACS Data

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	16	0%	283	3%
1 bedroom	163	2%	2,152	25%
2 bedrooms	7,255	78%	5,304	62%
3 or more bedrooms	1,858	20%	753	9%
<b>Total</b>	<b>9,292</b>	<b>100%</b>	<b>8,492</b>	<b>99%</b>



**Table 28 – Unit Size by Tenure**

Data Source Comments: 2013-2017 ACS Data

**Table 27A – HOME funded Units in the City of Mansfield**

Census Tract	Total units	Total costs	Homebuyer Assistance Provided	Homeowner rehabilitations Completed	Multifamily rental units
31	82	\$1,484,256	14	30	38
08	22	\$757,583	5	15	2
07	69	\$1,969,641	3	39	27
06	56	\$125,972	34	7	15
05	22	\$713,426	16	4	2
16	9	\$182,693	5	4	0
15	4	\$90,570	0	4	0
14	2	\$16,532	1	1	0
13	10	\$238,829	9	0	1
12	6	\$114,831	5	1	0
11	5	\$72,130	5	0	0
10	34	\$423,797	6	3	25
21	1	\$41,930	0	1	0
<b>Total:</b>	<b>322</b>	<b>\$6,232,190</b>	<b>103</b>	<b>109</b>	<b>110</b>

Data Source: CPD Maps

**Table 27A HOME funded Units in the City of Mansfield**



**Table 27B – Low Income Housing Tax Credit Units in the City of Mansfield**

<b>LIHTC Properties</b>	<b>Units</b>	<b>Low income Units</b>	<b>Year</b>	<b>Potentially expiring Unit Affordability by end of 5-year Consolidated Planning Period</b>
Ontario Village	60	60	2002	60
Landings at Walker Lake	60	60	1998	60
Logan Place	45	45	2013	
Malabar Trace II	32	32	1998	32
Cedar Woods	96	57	2000	57
Blymer Apartments	43	43	1992	43
Mansfield Homes I	44	44	2002	44
Mansfield Homes VI	40	40	2005	40
Voegele Building	25	25	2001	25
Mansfield Homes IV	30	24	2003	24
Mansfield Homes V	30	25	2007	25
McPherson Woods	50	40	2000	40
Mansfield Homes III	30	30	2005	30
Mansfield Homes III	30	30	2003	30
<b>Total:</b>	<b>615</b>	<b>555</b>		<b>510</b>

Data Source: CPD Maps

**Table 27B Low Income Housing Tax Credit Units in the City of Mansfield**



**Table 27C – HUD Multifamily Properties in the City of Mansfield**

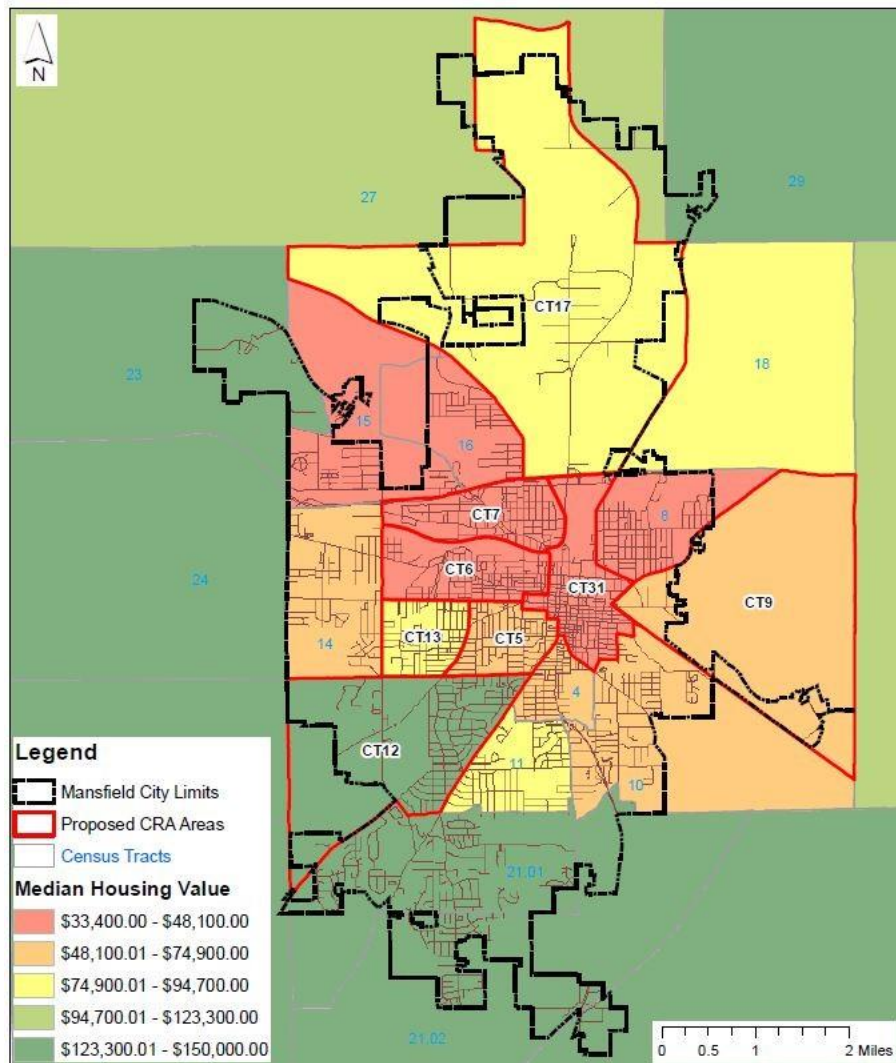
	<b>Total Units</b>	<b>Assisted units</b>
Richland Manor	24	24
Homestead Place	24	24
Robert Sturges Memorial Homes	50	50
Mansfield Memorial Homes	86	49
West Park Senior Center	73	73
Friendship Manor	22	22
Mansfield Manor	24	24
The Woods	30	30
Logan Place	46	45
Applewood Place	41	40
Freedom Village	21	20
Morchester Villa	76	76
<b>Total:</b>	<b>517</b>	<b>477</b>

Data Source: CPD Maps

**Table 27C HUD Multifamily Properties in the City of Mansfield**



Map 5:  
Housing Stock in 2018: Median Housing Value  
Owner-Occupied Housing Units by Census Tract in Mansfield



Map MA10A Housing stock 2018: Median housing value of owner-occupied housing stock by census tract



Table 27D - Key characteristics of households compared across census tracts  
Scores are weighted for each category, and composite scores are placed in ascending order

Total Scores	Census Tract	Median Household Income	Poverty Rate	% Unemployment	% Commute time over 60 minutes	Housing Cost Burden
13	31	\$17,593	46.34%	21.90%	2.80%	37.20%
13.5	7	\$21,841	39.36%	23.47%	6.32%	39.86%
18.5	6	\$27,368	45.40%	17.26%	4.12%	31.55%
22	16	\$28,194	37.41%	15.55%	5.42%	31.10%
22.5	15*	\$28,705	29.06%	15.63%	11.09%	32.18%
24	8	\$28,429	33.35%	13.26%	5.80%	31.77%
25	4	\$29,973	32.39%	11.27%	3.41%	33.78%
26.5	14	\$28,338	22.25%	8.60%	14.46%	47.21%
26.5	10*	\$24,817	35.91%	4.95%	4.39%	37.69%
29	5	\$34,848	32.70%	16.48%	3.44%	23.72%
37	21.01	\$46,000	7.75%	10.64%	7.94%	32.95%
37	17	\$45,234	5.98%	12.82%	3.00%	32.48%
38	9*	\$40,618	25.08%	8.34%	5.22%	25.53%
38.5	12	\$41,259	14.31%	8.20%	13.28%	26.43%
42	13	\$41,836	16.46%	5.33%	5.44%	29.32%
42.5	11	\$38,644	10.00%	7.72%	4.59%	18.47%
49	21.02*	\$63,638	3.93%	3.31%	8.04%	17.55%

Data is from 2010 Decennial Census, US Census Bureau.

\*Census tracts with asterisks have large portions outside of the City limits.

**Table 27D - Household Characteristics**



Table 27E - Key housing characteristics compared across census tracts  
Scores are weighted for each category, and composite scores are placed in ascending order

Total Scores	Census Tract	% Rental housing built before 1980	% Rental Housing built before 1949	Median home value	Median contract rent	% Renter occupied housing	Vacancy Rate
20	6	96.39%	69.07%	\$35,700	\$450	58.60%	35.10%
24	31	81.48%	42.26%	\$42,200	\$396	71.05%	34.12%
28	5	92.08%	42.52%	\$66,500	\$392	56.82%	23.67%
30	8	88.43%	60.72%	\$53,000	\$393	39.71%	19.68%
32	4	100.00%	63.37%	\$55,900	\$492	46.58%	24.36%
34	7	73.00%	42.33%	\$38,600	\$421	60.31%	15.36%
42	14	91.79%	2.24%	\$81,100	\$431	49.04%	11.93%
46	16	90.79%	36.84%	\$41,200	\$478	37.67%	3.93%
46	13	86.24%	44.73%	\$81,900	\$489	34.17%	12.48%
48	17	91.49%	36.17%	\$90,000	\$344	29.94%	2.48%
50	10*	45.25%	3.46%	\$70,000	\$423	40.64%	20.39%
52	15*	58.67%	10.70%	\$45,400	\$474	34.61%	14.33%
54	11	82.14%	14.38%	\$93,700	\$388	34.18%	5.95%
56	9*	80.65%	31.54%	\$72,100	\$466	30.97%	6.68%
64	21.01	41.71%	1.86%	\$144,600	\$537	39.04%	8.20%
64	12	61.82%	11.36%	\$128,700	\$518	36.05%	8.08%
70	21.02*	52.11%	9.43%	\$146,500	\$557	22.60%	7.14%

Data is from 2010 Decennial Census, US Census Bureau.

\*Census tracts with asterisks have large portions outside of the City limits.

**Table 27E - Housing Characteristics**



Table 27F - Key household/housing characteristics across census tracts combined for a composite score

Census Tract	Grand Totals
31	37
6	38.5
7	47.5
8	54
5	57
4	57
16	68
14	68.5
15*	74.5
10*	76.5
17	85
13	88
9*	94
11	96.5
21.01	101

Census tracts that are particularly challenged in regards to the key housing and household characteristics are marked in gold.

\*Census tracts with asterisks have large portions outside of the City limits.

**Table 27F - Key Characteristics Combined**

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

As shown in table 27A, there are currently 322 units of housing that have been assisted with HOME funds in the City of Mansfield, including 103 homebuyers assisted, 109 homeowner rehabilitations completed, and 110 multi-family rental units completed.

As shown in table 27B, there are currently 615 units of Low income Housing Tax Credit funded housing, including 555 units for households at or below 60% of the area median income. Of these assisted units, the affordability periods for 510 of them will potentially expire by the end of the upcoming 5-year Consolidated Planning Period (2023).

As shown in table 27C, there are 517 units of housing associated with HUD Multifamily Properties in the City of Mansfield, including 477 assisted units.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

In addition to the above described LIHTC units potentially with expiring affordability periods within this Consolidated Planning Period, many of the above described units from each of these categories are older housing, and potentially obsolete. The housing inventory in general within the City of Mansfield is quite old.



## **Does the availability of housing units meet the needs of the population?**

The available housing supply within the City of Mansfield falls far short of meeting the needs of the population. The City has an aging housing stock, and much of the housing stock is in need of rehabilitation or replacement.

The other issue is housing affordability. Many renters and owners are housing cost burdened. A total of 3,340 renters and 1514 homeowners pay more than 30% of their income on housing costs. In addition, 1,630 renters and 780 homeowners are severely housing cost burdened, with over 50% of their income going to housing costs. However, this is not a problem that is isolated to the City of Mansfield. Note the statistics in Table 9A comparing housing costs burdened households in the City of Mansfield with the State of Ohio and the United States, which demonstrate that these high cost burdens are representative of what is occurring across the United States. The difference in Mansfield is that the rents and housing values are already much lower than the national average, and are still not affordable to a large segment of the population. This makes it even more difficult to provide housing at a low enough price point to make it affordable to this group.

### **Describe the need for specific types of housing:**

In addition to the shortage of decent, affordable housing, there are a few specific housing needs that should be discussed. As described above, renters are affected disproportionately by a number of these housing problems. For example, renters are more likely to be housing cost burdened, more likely to have inadequate plumbing or kitchen facilities, more likely to have inadequate income, and more likely to be overcrowded. These problems were all also more frequently experienced by those in the 0 to 30% AMI income category. Housing is especially needed that is affordable to this income group.

The elderly population, which the 2013-2017 ACS identifies as a higher percentage of the population is also vulnerable. About one third (32.4%) of all households in the City of Mansfield have at least one person 65 or older. There is also a critical need for housing for seniors. In addition, 20.1% of the population have a disability. This is high. For example, this compares to 13.8% for the State of Ohio. An adequate supply of accessible housing will be important in meeting this need.

There is also a higher than average percentage of renters in the City of Mansfield (47.8%), than in the State of Ohio (33.9%). There is a need for additional homebuyer units within the city, along with homebuyer education and other services necessary to prepare households for homeownership.

Victims of domestic violence are another group with housing needs. The Mansfield Police Department reported 899 victims of domestic violence within the City of Mansfield in 2016. There is a need to ensure that permanent housing sources are available to these households as they move from the domestic violence shelter.



There is a need for housing specifically for persons recovering from drug and alcohol addiction, and in long-term recovery programs. The Richland County Mental Health and Recovery Services Board diagnosed 4,627 persons in Richland County with drug and alcohol addiction in 2018.

## **Discussion**

There continues to be a need for decent affordable housing in the City of Mansfield, in connection with targeted neighborhood revitalization and blight removal, and the creation of adequate employment opportunities through economic growth. Also to be considered are differences between census tracts, both with respect of the characteristics of households, and the characteristics of the housing stock. Tables 27D and 27E below seek to capture those characteristics, which allow for comparison.

The tables below roughly order the census tracts based upon a comparison of the 11 household and housing characteristics reviewed. This comparison of characteristics allows us to better target appropriate strategies to various parts of the City. Notice, also the differences across census tracts in housing values, as illustrated by Map MA-10A.



## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Housing affordability is a problem in the City of Mansfield, as it is in much of the country. Though housing costs are comparatively low in the City, wages are also low, making even modestly priced housing out of reach for many households.

Owner housing costs have stayed relatively stable, though aging and deterioration of housing stock, combined with low wages continues to create a shortage of decent and affordable housing for owners. Rental housing costs have grown at about twice the rate of wages over the past two decades, which contributes to affordability issues for renters. Additional new and rehabilitated, but affordable, housing stock is needed in the community.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	73,000	77,000	5%
Median Contract Rent	439	591	35%

Table 29 – Cost of Housing

Data Source Comments: Data Source: 2013-2017 ACS

Rent Paid	Number	%
Less than \$500	2,803	0.0%
\$500-999	4,856	0.0%
\$1,000-1,499	485	0.0%
\$1,500-1,999	105	0.0%
\$2,000 or more	60	0.0%
<b>Total</b>	<b>8,309</b>	<b>0.0%</b>

Table 30 - Rent Paid

Data Source Comments: Data Source: 2013-2017 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	765	No Data
50% HAMFI	3,090	1,335
80% HAMFI	5,985	3,185
100% HAMFI	No Data	4,404
<b>Total</b>	<b>9,840</b>	<b>8,924</b>

Table 31 – Housing Affordability



## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	502	512	681	939	1,019
High HOME Rent	502	512	681	939	1,019
Low HOME Rent	502	512	648	749	836

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

Housing affordability is a problem. A total of 3,340 renters and 1,514 homeowners pay more than 30% of their income on housing costs. In addition, 1,630 renters and 780 homeowners are severely housing cost burdened, with over 50% of their income going to housing costs. However, this is not a problem that is isolated to the City of Mansfield. Note the statistics in Table 9A comparing housing costs burdened households in the City of Mansfield with the State of Ohio and the United States, which demonstrate that these high cost burdens are representative of what is occurring across the United States. The difference in Mansfield is that the rents and housing values are already much lower than the national average, and are still not affordable to a large segment of the population. This makes it even more difficult to provide housing at a low enough price point to make it affordable to this group. Housing costs are especially challenging for those households with incomes at 0-30% AMI.

## How is affordability of housing likely to change considering changes to home values and/or rents?

Median home values for owner occupied housing in the City of Mansfield have risen from \$73,000 in the year 2000 to \$77,000 in 2017. That is a 5% increase over 17 years, or an average annual increase of .3%. Median household income between 1999 (\$30,176) and 2017 (\$34,219) for the City of Mansfield has risen by 12% over the period, for an average annual increase of .66%, or roughly double the rate of increase in housing cost over roughly the same period. Based upon this calculation, it appears that homeownership is not becoming more expensive in the City of Mansfield.

Median gross rents were \$439 in the year 2000, and have increased to \$591 in 2017. This is an increase of \$152, or 25.7% over the 17 year period. That is an average annual increase of 1.5%, which exceeds the increase in median household income over the same period, as detailed above. Increases to rents have more than doubled the growth in household income over this period. The cost of renting a house in the City of Mansfield is increasing, even as the age of the housing stock is also increasing.



This data is based upon US Census data from the 2000 summary file (SF 3) and the 2013-2017 ACS.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Median gross market rents in the City are lower than the fair market rent and the low HOME rent for a 2-bedroom unit. The production of additional housing units would be a viable strategy, and would increase the stock of decent, healthy housing in the community.

**Discussion**

Because of the age and condition of the housing stock in the City, there is a need for additional units for sale and for rent in the community. Existing ownership units are inexpensive, but the age and condition of the housing stock creates a need for additional units. There is also an opportunity for creating a pipeline of eligible homebuyers tied to rehabilitation of existing units, and for offering homebuyer assistance.

The shortage of decent, newer rental units, and the rising rents creates an opportunity to develop additional rental housing in the community to improve the housing stock, increase the supply of decent, affordable, rental housing, and provide housing options beyond what currently exists.



## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

The housing stock in the City of Mansfield is aging. 69.5% of the housing in the City was built prior to 1970. This compares with 53.2% of the housing in the State of Ohio, and 39.3% of the housing in the United States being built prior to 1970. Not only is the housing aging, but much of it is in need of major updates, repairs, or in some cases demolition.

As illustrated in Table 12A, many housing needs were identified in the public meetings held, in the surveys taken by the public, and in the agency consultations. Included among the highest ranking needs across these multiple venues were blight removal/demolition, addressing infrastructure needs, historic preservation, targeting to improve neighborhoods, and code enforcement. There was also indicated a high need for the new construction of for-sale homes. The second highest ranking needs across these venues included new rental development, rental rehabilitation, home repairs, making housing more accessible to those with disabilities, improved energy efficiency/sustainability, restrictions on negligent/absentee/out of town landlords and addressing security/safety concerns.

### **Definitions**

A substandard dwelling is any building or portion thereof in which certain conditions exist to the extent that it endangers the health and safety of its occupants or the public. Following is a list of those conditions:

Inadequate sanitation due to a lack of, or improper:

- bathroom facilities in a dwelling unit
- bathroom facilities per number of hotel guests
- kitchen sink
- hot and cold running water
- adequate heating
- operation of required ventilating equipment
- minimum amounts of natural light and ventilation required
- required electrical lighting
- connection to required sewage disposal system

Dampness, general dilapidation or improper maintenance constitutes substandard housing if the condition endangers the health and safety of the occupants or the public. In cases of insect/rodent infestation and inadequate garbage storage and removal, a health officer must determine the health and safety risk.

Structural hazards, including:



- deteriorated or inadequate foundations
- flooring or floor supports which is/are defective, deteriorated or insufficient to carry imposed loads with safety
- walls, partitions, or other vertical supports that split, lean, list or buckle due to defective material or deterioration, or are of insufficient size to carry imposed loads with safety
- ceilings, roofs, ceiling and roof supports, or other horizontal supports which sag, split, or buckle due to defective material or deterioration, or are of insufficient size to carry imposed loads with safety
- fireplaces or chimneys which list, bulge, or settle due to defective material or deterioration, or are of insufficient size or strength to carry imposed loads with safety

Any nuisance which endangers the health and safety of the occupants or the public.

All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition. All plumbing work must be free of cross-connections and siphonage between fixtures.

Faulty weather protection, including:

- deteriorated, crumbling, or loose plaster special attention to dwellings built prior to 1978
- deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors
- broken, rotted, split, or buckled exterior wall coverings or roof coverings

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	1,990	0%	3,690	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	7,720	0%	4,310	0%
<b>Total</b>	<b>9,710</b>	<b>0%</b>	<b>8,000</b>	<b>0%</b>

**Table 33 - Condition of Units**

**Alternate Data Source Name:**

2013-2017 ACS

**Data Source Comments:**

Much of this data was not available. There were 1,990 (20%) owner occupied units and 3,690 (46%) renter occupied units with one or more of these selected conditions.



## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

**Table 34 – Year Unit Built**

Alternate Data Source Name:

2013-2017 ACS

Data Source Comments: See Table 33A for information on the age of the housing stock.

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	389	4.3%	898	10.6%
1980-1999	786	8.5%	1,531	18.0%
1960-1979	2,062	22.2%	2,528	29.8%
Before 1960	6,055	65.2%	3,535	41.6%
Total	9,292	100%	8,492	100%

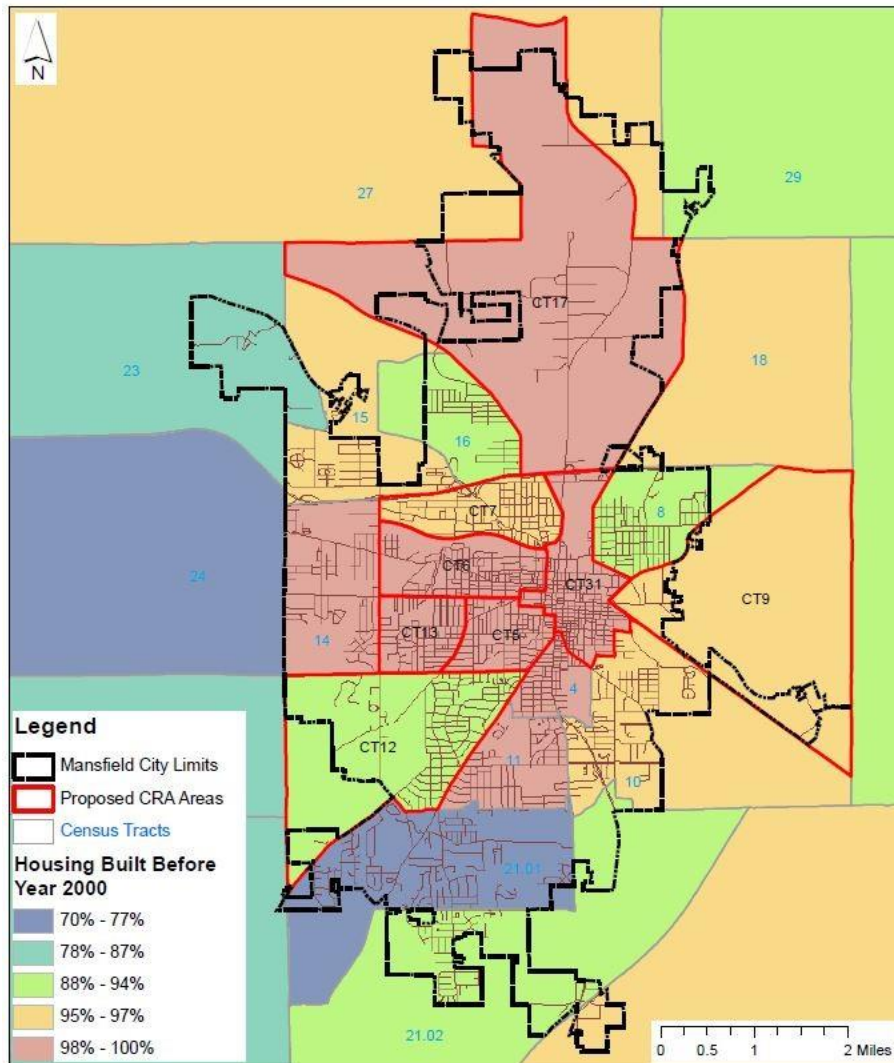
**Table 33A – Year Unit Built**

Data Source: 2013-2017 ACS

## Table 33A Year Unit Built



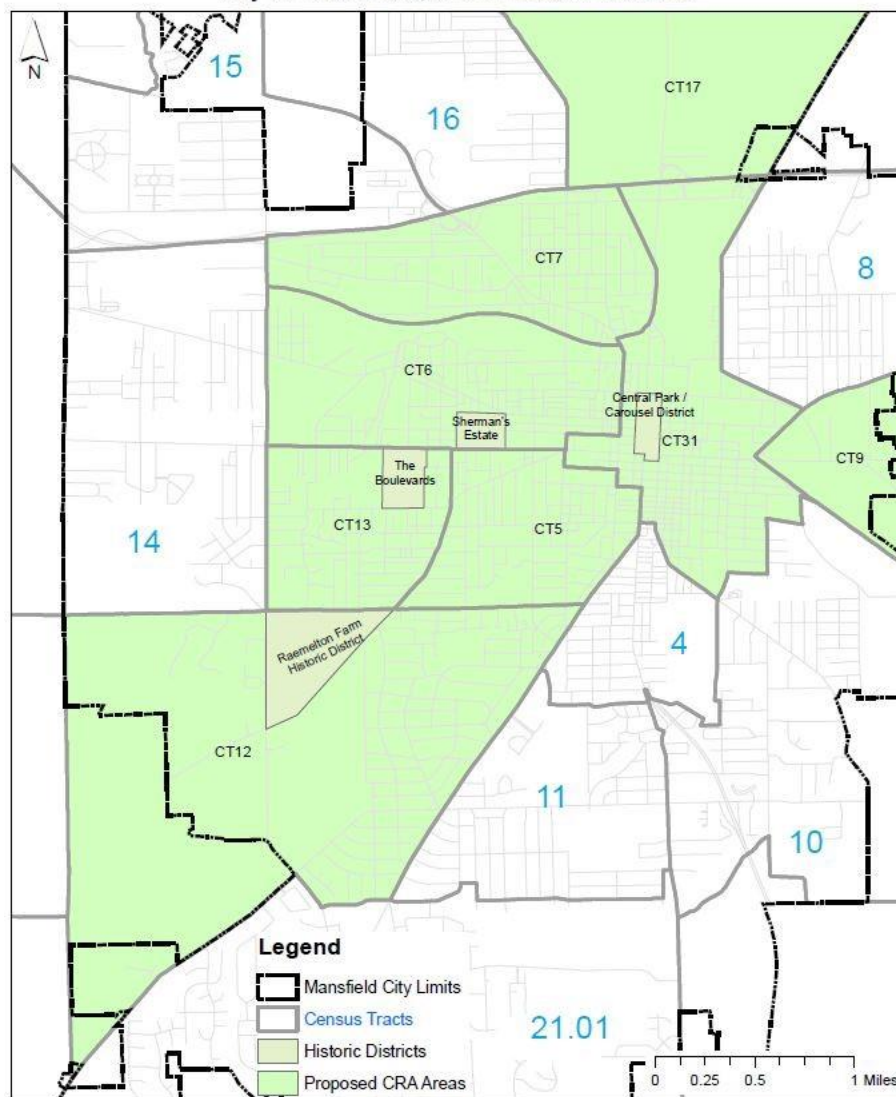
Map 4:  
Housing Stock in 2018, Aging vs. New Housing:  
Housing Built Prior to 2000 by Census Tract in Mansfield



Map MA20A Housing stock 2018, aging vs. new housing: Housing built prior to 2000 by census tract



Map 3:  
City of Mansfield, Ohio Historic Districts



Map MA 20B Historic Districts in the City of Mansfield

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2013-2017 ACS

Data Source Comments: See table 34A for detailed analysis of LBP hazards.



Table 34A – Lead based paint hazards

1	2	3	4	5	6	7	8	9	10	11
Year Built	Tenure	Total Occupied Units	% units with lead paint	# of occupied units with lead paint	% occupied units with lead hazard	# occupied units with lead hazard	% units with hazard occupied by lmi households	# units with hazard occupied by LMI households	% LMI units with hazard with children under 6	# LMI units with hazard with children under 6
Before 1940	Owner	2,611	90.0%	2,350	44.0%	1,034	23.0%	238	17.8%	42
	Renter	1,676	90.0%	1,508	44.0%	664	53.0%	352	17.8%	63
1940-59	Owner	3,444	80.0%	2,755	18.0%	496	23.0%	114	17.8%	20
	Renter	1,859	80.0%	1,487	18.0%	268	53.0%	142	17.8%	25
1960-79	Owner	2,062	62.0%	1,278	9.5%	121	23.0%	28	22.2%	6
	Renter	2,528	62.0%	1,567	9.5%	149	53.0%	79	22.2%	18
Total Owner		8,117		6,384		1,651		380		69
Total Renter		6,063		4,563		1,080		573		105
Total		14,180		10,947		2,732		952		174
% of total				77.2%		19.3%		6.7%		1.2%

\*\*Percent lead hazards 1960-79 units estimated, based on percent units with interior lead paint compared to 1940-59 (per HUD National Lead Paint Survey, 1991), and applying this ratio (44%) to 1940-59 percentage (44% \* 18% = 9.5%); other percentages from HUD Economic Analysis of HUD Rule on Lead Base Paint Hazards. Sources: Columns 1-3: 2010 US census; Column 4: HUD 1990 National Survey on Lead-Based Paint; Columns 6: Eliminating Childhood Lead Poisoning, President's Task Force on Environmental Health Risks and Safety Risks to Children, 2000; Column 8: 2017 ACS; column 10: Eliminating Childhood Lead Poisoning, President's Task Force on Environmental Health Risks and Safety Risks to Children, 2000.

Table 34A Lead Based Paint Hazards

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

### Alternate Data Source Name:

2013-2017 ACS

### Data Source Comments:

There are 3,962 vacant units in the City, according to 2013 o 2017 ACS data, but no details are available regarding how many are suitable for rehabilitation.

## Need for Owner and Rental Rehabilitation

As listed in table 12A, and identified throughout this report, the aging housing stock, and deteriorating condition of housing demonstrates a significant need for both owner and rental rehabilitation. As these houses age, plumbing, electrical, HVAC, and other systems become obsolete. For example, houses wired 40 years ago were not designed for all of the electrical appliances and electronics that are in general use today. This can place a dangerously heavy load on these old systems. Also, many of these systems deteriorate over time, and exceeding their useful lifespan can lead to costly repairs such as water leaks,



or can cause safety hazards, such as shorted out wiring. The inefficiency of these old systems can also lead to high utility costs.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

There are also environmental hazards associated with this old housing, including mold, asbestos, and lead-based paint. As roofs, the building envelope, foundations, and plumbing deteriorate, the likelihood of water infiltration and mold increases. In addition, many of these older houses have inefficient ventilation systems, which can contribute to this problem.

81% of the housing stock in the City was built prior to 1980, and may contain lead-based paint hazards. Based upon the estimates in table 34A, below, there are approximately 69 LMI owner households and 105 LMI renter households with children under the age of 6 living with lead based paint hazards in the City of Mansfield. These children are in danger of elevated blood lead levels.

Lead exposure does cause learning disabilities in children; those under the age of six years of age are particularly vulnerable because lead inhibits the proper development of the nervous system. While lead levels can be lowered through removing the lead from the child's bloodstream, the damage done to the nervous system is not reversible. Despite the fact that lead had been known to be a hazardous substance for many years, until quite recently lead was continually brought into the human living environment through a variety of sources, including leaded gasoline and lead-based paint. Over the past 20 years, the removal of lead from gasoline, food canning and other sources has been successful in reducing population blood lead levels by over 80%. However, nearly one million children still have excessive levels of lead in their blood, making lead poisoning the number one childhood environmental disease.

According to the Center for Disease Control (CDC), lead-based paint in housing is the remaining major source of exposure and is responsible for most cases of childhood lead poisoning today. Although lead was banned from residential paint in 1978, more than half of the total U.S. housing stock contains some lead-based paint. Because much of the housing in Mansfield was built prior to 1979, much of the housing stock contains lead-based paint. Typically low-income households are disproportionately affected, because they are more likely to live in older and less well maintained housing.

### **Discussion**

Rehabilitation and/or replacement of existing housing stock is important for the City of Mansfield for all of the reasons discussed above. Map MA-20A shows the extent of the housing that is built prior to the year 2000, and the concentration of this older housing within specific census tracts. Rehabilitation may also be an important component of the overall plan in order to preserve the architectural history of the community. Map MA-20B shows the historic districts within the City of Mansfield. Historic preservation was listed by stakeholders as a needed activity.



DRAFT



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

MMHA has over 1,000 families on the Section 8 waiting list. Section 8 vouchers are typically popular because the tenant can choose a housing structure located away from conventional public housing units, which gives them flexibility in choosing where they will live.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,855			0	0	35
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

MHA administrative data

Data Source Comments:

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

N/A - There is no public housing in the City of Mansfield.



## Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A - There is no public housing in the City of Mansfield.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A - There is no public housing in the City of Mansfield.

### Discussion:

N/A - There is no public housing in the City of Mansfield.



## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Harmony House is the only emergency shelter in Richland County, and there are mainstream services and permanent supportive housing options that complement the housing that is provided.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	50	0	0	20	0
Households with Only Adults	50	0	0	14	0
Chronically Homeless Households	50	0	0	20	0
Veterans	50	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** \*The homeless shelter, Harmony House, has 50 beds, and divides areas for males, females, and families, but does not have specific limitations for any of these listed categories. \*\*Great Lakes Community Action Partnership has 20 beds total, and gives preference to chronically homeless households, but can serve other households with or without children.



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

Homeless persons in the City of Mansfield and Richland County have a number of services available to them, which are also available to others who may be eligible and in need within the general population. For example, there are a number of public health services offered within the community that augment the housing and services offered to homeless persons, including the following:

Environmental health services that ensure safe drinking water, food safety, and protection from a variety of environmental hazards.

A public health clinic and public health nursing that provide a number of services to help ensure wellness, such as immunizations, TB testing, STI and HIV testing, wellness screenings, etc.

A public health nutrition program for Women, infants, and children (WIC) to provide supplemental foods, health care referrals, and nutritional information to income eligible pregnant, breastfeeding, postpartum women, and to infants and children up to age 5 who are at nutritional risk.

Community health and prevention services offers a number of programs and much information, including the following:

- AARP Senior Driver Class
- Advertising & Public Relations
- Bike Loan Program at Libraries
- Bike Loop in Mansfield
- Bike to Work Week
- Blood Pressure Kits at Libraries
- Child Car Seat Program (OBB)
- Communities Preventing Chronic Disease
- Community Fairs and Resources
- Creating Healthy Communities
- Diabetes & Heart Health Education
- Just Walk Richland!
- Monthly Health Report Newsletter
- Public Information Officers
- Public Speakers
- Richland Walks
- Social Media/Website
- Walking Maps
- Weather Safety Information
- Website & Social Media



In addition, the Richland County Mental Health and Recovery Services Board provides through its affiliates a number of alcohol, drug addiction, mental health and related services, including the following:

Vocational rehab

Crisis intervention, including a hotline

Peer support services

Programs for adolescents and youth

Suicide prevention education

Programs for Deaf and Hard-of-Hearing

Programs for ex-offenders

Behavioral health assessments

Counseling for trauma, sexual abuse, addiction, depression and anxiety

Residential treatment facilities

Physical, occupational, and speech therapy

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Harmony House is the only emergency shelter in Richland County. There is a total of 50 beds that can be made up of a mixture of adults with children or single adults. The Harmony House serves chronically homeless and veterans but there are no beds assigned specifically to individuals in these categories. Harmony House does not serve unaccompanied youth.

Catalyst Life Services has 14 permanent supportive housing beds that serve only single adults. Great Lakes Community Action Partnership has 20 permanent supportive housing beds that can serve either single adults or adults with children. Great Lakes Community Action Partnership serves chronically homeless households first. There are not permanent supportive housing beds specifically for veterans.

Other community services are not currently offered that target the homeless specifically. However, preparations are under way to provide specialized services targeted to the homeless in a new facility.



## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

As detailed below, a number of special needs populations exists within the City of Mansfield, including significant populations of elderly, disabled, veterans, victims of domestic violence, and those diagnosed with mental health needs or substance abuse addictions. A significant challenge is to prioritize scarce financial resources between these groups, and other vulnerable populations, such as severely housing cost burdened households.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

There are a number of persons/households with special needs within the City of Mansfield. For example, there is a significant elderly population in the City. According to the 2017 ACS, 32.4% of the City's households had one or more persons 65 years and over, 9.5% of the population are veterans, and 20.1% of the population have a disability. This is high. For example, this compares to 13.8% for the State of Ohio. An adequate supply of accessible housing will be important in meeting this need.

There is also a significant population that are struggling with mental health, and drug alcohol addiction. According to the Annual report of the Richland County Mental Health and Recovery Services Board, the following are estimated numbers of persons diagnosed with these challenges in Richland County in 2018.

Table 25 C – Statistics from Richland County Mental Health and Recovery Services Board

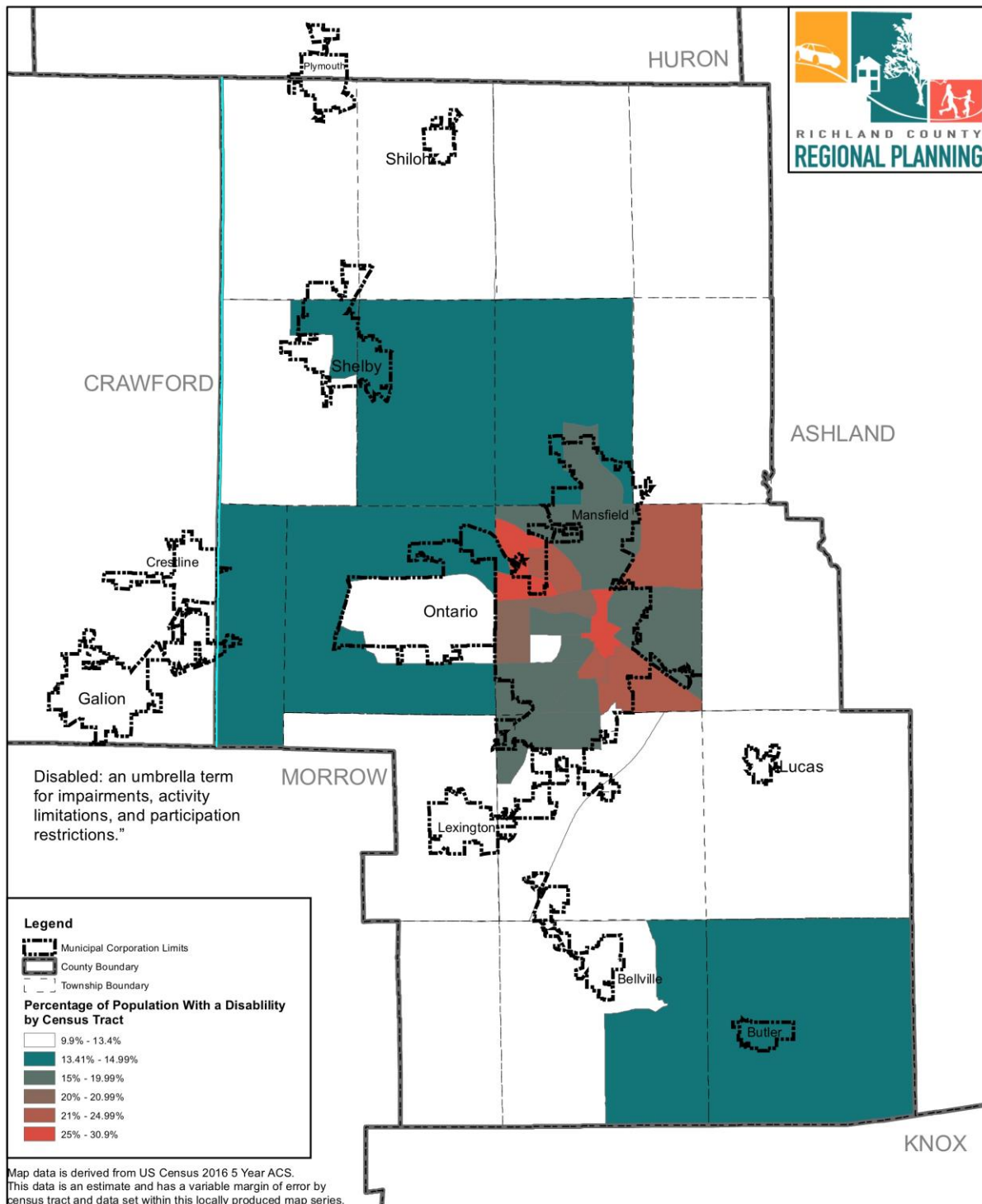
Victims of domestic violence are another group with housing needs. The Mansfield Police Department reported 899 victims of domestic violence within the City of Mansfield in 2016. There is a need to ensure that permanent housing sources are available to these households as they move from the domestic violence shelter.

In addition, the survey that we conducted of agencies identified children, as a special needs population within the community, and particularly transitional housing for kids aging out of foster care. The kids count data, attached as an exhibit to this plan, identifies a number of challenges that children face in Richland County, including a number of financial challenges. For example 66.9% of children in Richland County were enrolled in Medicaid in 2017, and 42.8% were receiving SNAP/food stamps.

The survey of agencies also identified a need for housing opportunities for ex-offenders returning back to the community.



## Richland County: Population With a Disability



### Richland County Population with a Disability



## **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Regarding the meeting of supportive housing needs, the following is available:

- Abraxas Ohio has a residential facility that provides mental health, substance use, and Juvenile Sex Offender treatment for adolescent boys.
- Catalyst Life Services for offering counseling, therapy, case management and many other services for those with Mental Health & or Crisis Needs for all ages, including housing options.
- Richland County Community Alternative Center is an OhioMHAS certified drug and alcohol treatment program that provides concurrent intensive counseling services within safe and secure housing for adult men and women.
- Foundations for Living is a secure Residential Treatment Facility for males and females ages 11 to 18 offering treatment for mental health, addiction, survivors of human trafficking, pregnant teens, and self-injurious behavior.
- Reformers Unanimous offers residential help for addicted men and women.

As described in the narrative for the homeless population, there are a number of other services to assist persons returning from mental and physical health institutions, and to ensure that they receive appropriate housing. For example, the Richland County Mental Health and Recovery Services Board provides through its affiliates a number of alcohol, drug addiction, mental health and related services, such as vocational rehab; crisis intervention, including a hotline; peer support services; programs for adolescents and youth; suicide prevention education; programs for Deaf and Hard-of-Hearing; programs for ex-offenders; behavioral health assessments; counseling for trauma, sexual abuse, addiction, depression and anxiety; and physical, occupational, and speech therapy.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

See below narrative.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Activities over the 5-year period of the Consolidated Plan include any possibility of those listed in the Needs, Analysis, Priority Needs, and Strategic Goals sections for housing and supportive services needs for special populations. HUD matrix codes indicate what the City may undertake based on eligibility. For the first year's Action Plan, the City intends to fund programs that address the public transportation and



housing needs of special needs individuals with the Dial-a-Ride program; Emergency Monthly Housing Payments program for foreclosure prevention and emergency rental payments, as well as security and utility deposits through the Mansfield Metropolitan Housing Authority; Education/Mentoring/Job Training services to at-risk youth ages 16-19 through the UMADAOP S.A.L.T. Leadership program; and Emergency Repair and Rehabilitation program through the City to include the LMI elderly and disabled populations.

DRAFT



## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City does not have a comprehensive plan, though they do have other plans that cover portions of what a comprehensive plan would cover. For example there is an economic development plan, a plan for the local university, a yet to be adopted downtown plan called Mansfield Rising, and a plan that covers the North end of the City. This North end plan does cover housing, and more specifically housing needs and affordability. The City has also been in discussion with the local hospital regarding plans for that area of the City. In addition, the County (Richland) has a comprehensive plan, and that plan does have a section on housing, but it does not address housing affordability. The City could benefit from a comprehensive plan.

Though absent a comprehensive plan, the City is zoned, and the zoning for the City does have a mix of uses, including a number of areas that allow for multifamily housing. Should the City develop a comprehensive plan, it could benefit by having a more comprehensive approach to addressing housing needs. There are not unreasonable required building sizes in the zoning code. There are no locally levied impact fees attached to new developments.

City building codes follow standards and practices established by the State of Ohio, which is largely modeled after national codes. There is no rehabilitation code, and manufactured housing requirements are as regulated by State and Federal requirements. The permit application process could be further streamlined.

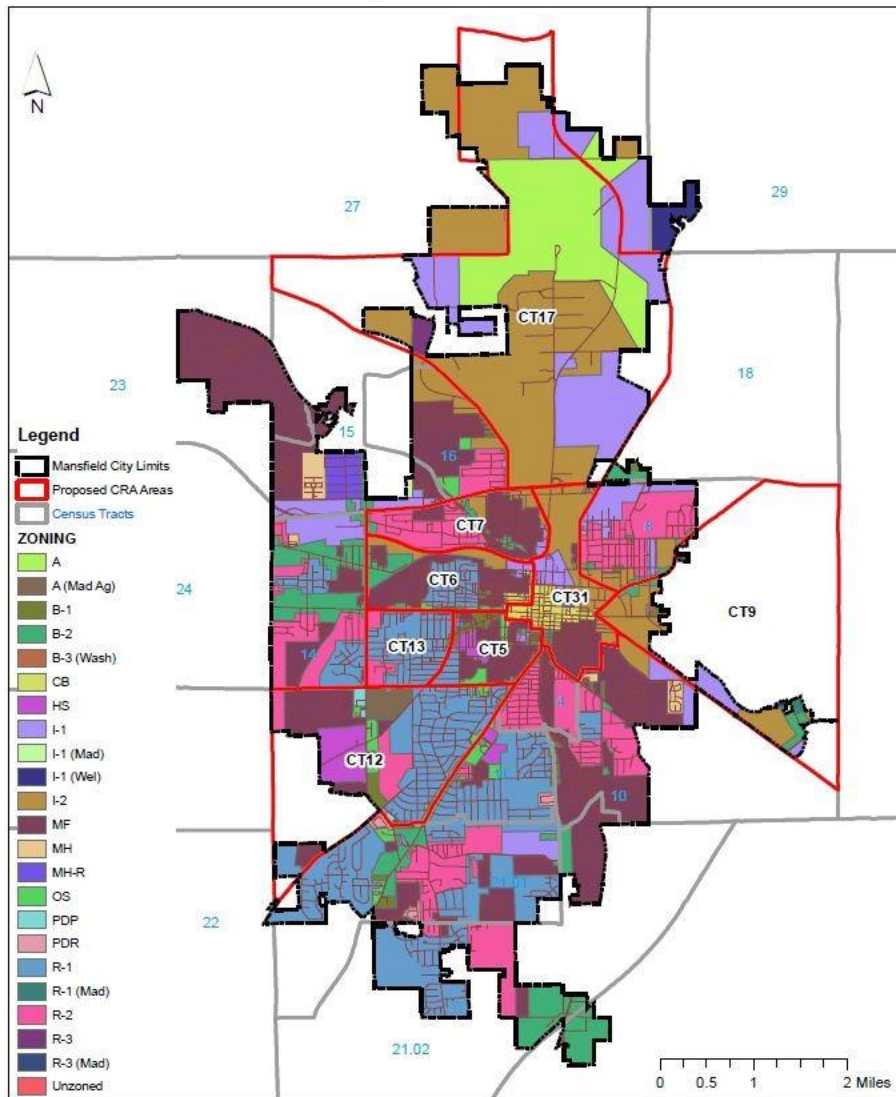
The City recently conducted a study to lead to the establishment of a Community Reinvestment Area based upon identified distress and other indicators. This CRA will be helpful to the community in better targeting its housing resources, as will the previously described North End plan developed by the North End Community Improvement Collaborative.

The City could also benefit from the consideration, through a comprehensive housing study, and subsequent recommended actions, a more thorough investigation of housing barriers and the potential usefulness of a variety of housing policies to address ongoing needs and housing affordability.

Attached is a map for the City's Codes and Permits Department tracking of demolitions, which is a higher concentration of demolitions compared to housing rehabilitation or new construction. As properties are demolished, affordable housing is less and less.

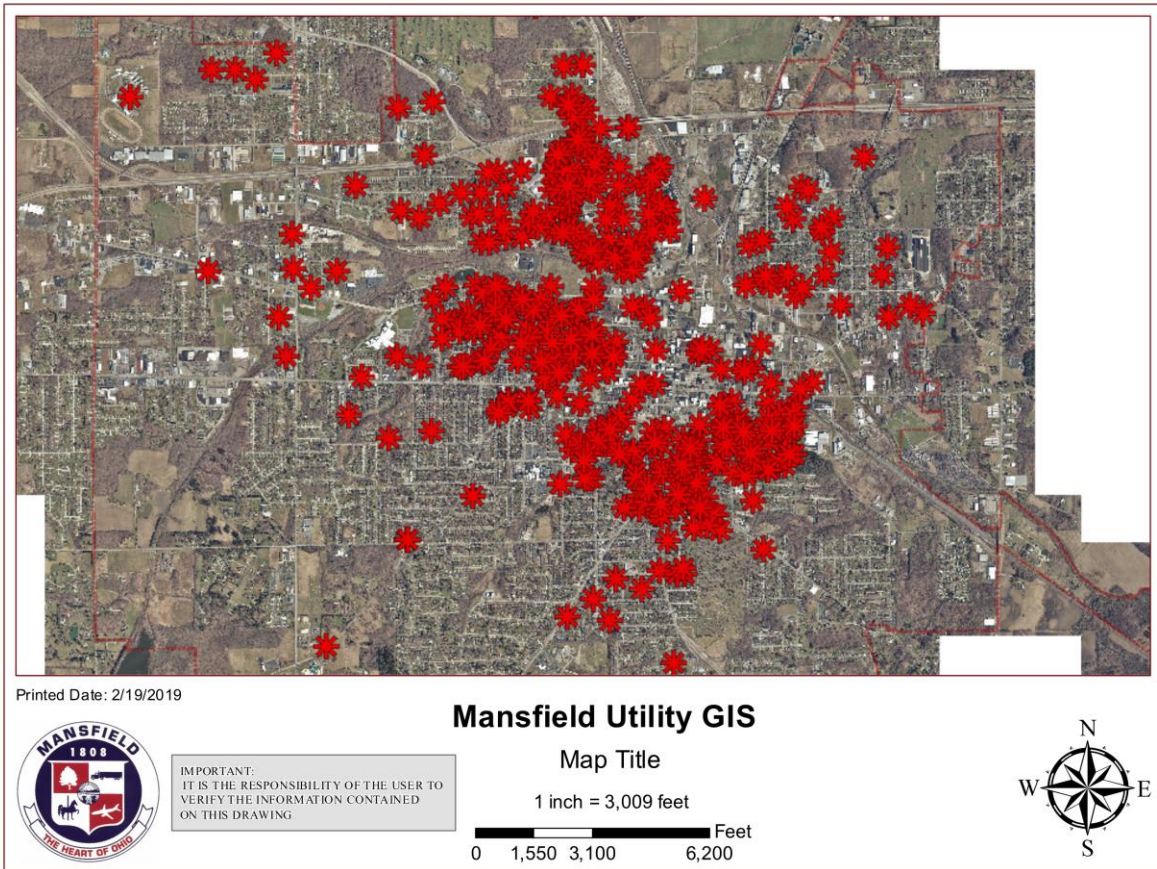


Map 6:  
Zoning of Mansfield, Ohio



Map MA 40A Zoning of Mansfield, Ohio (Map from Community Reinvestment Area Housing Survey)





## Demolition Areas in Mansfield City



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

According to the 2013-2017 ACS, the City of Mansfield has a civilian employed population 16 years and over of 16,491. The lack of jobs in the often higher-paying sectors of Management, Business, Science and Arts; and Natural Resources, Construction and Maintenance indicate significant economic challenges for the City of Mansfield. Tied to a very high unemployment rate of 10.6%, compared to 6.5% for the State of Ohio (2013-2017 ACS), and low median household income of \$34,219, compared to \$52,407, for the State of Ohio (2013-2017 ACS), there is a significant need to attract and retain high paying jobs into the area. A lack of educational attainment may also feed into this inability to attract higher pay.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	55	4	0	0	0
Arts, Entertainment, Accommodations	1,754	1,730	13	9	-4
Construction	541	474	4	2	-2
Education and Health Care Services	2,975	5,945	22	29	7
Finance, Insurance, and Real Estate	546	849	4	4	0
Information	281	734	2	4	2
Manufacturing	3,076	5,211	23	26	3
Other Services	539	842	4	4	0
Professional, Scientific, Management Services	688	815	5	4	-1
Public Administration	0	0	0	0	0
Retail Trade	1,933	1,806	14	9	-5
Transportation and Warehousing	467	439	3	2	-1
Wholesale Trade	681	1,398	5	7	2
Total	13,536	20,247	--	--	--



**Table 40 - Business Activity**

**Data Source:** 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

DRAFT



## Labor Force

Total Population in the Civilian Labor Force	19,672
Civilian Employed Population 16 years and over	16,988
Unemployment Rate	13.64
Unemployment Rate for Ages 16-24	34.00
Unemployment Rate for Ages 25-65	7.25

**Table 41 - Labor Force**

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	2,314
Farming, fisheries and forestry occupations	659
Service	2,156
Sales and office	4,359
Construction, extraction, maintenance and repair	731
Production, transportation and material moving	1,606

**Table 42 – Occupations by Sector**

Data Source: 2009-2013 ACS

Occupation	City of Mansfield	State of Ohio	United States
Management, Business, Science and Arts	25.4%	36.0%	37.4%
Service	23.5%	17.3%	18.0%
Sales and Office	25.8%	23.3%	23.5%
Natural Resources, Construction and Maintenance	5.5%	7.5%	8.9%
Production, Transportation, and Materials Moving	19.7%	15.9%	12.2%

**Table 41A – Occupations by Sector Compared with the State of Ohio and United States**

Data Source: 2013-017 ACS

**Table 41A Occupations by Sector Compared with the State of Ohio and United States**

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	13,837	84%
30-59 Minutes	1,572	10%



Travel Time	Number	Percentage
60 or More Minutes	1,032	6%
<b>Total</b>	<b>16,441</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2009-2013 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,007	339	2,724
High school graduate (includes equivalency)	5,367	828	3,970
Some college or Associate's degree	4,864	594	2,851
Bachelor's degree or higher	2,609	100	387

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	155	117	149	380	581
9th to 12th grade, no diploma	1,127	1,332	889	1,203	1,394
High school graduate, GED, or alternative	1,720	2,294	2,467	5,404	3,429
Some college, no degree	1,090	2,009	1,473	2,549	1,169
Associate's degree	152	516	532	1,230	262
Bachelor's degree	140	595	489	894	627
Graduate or professional degree	0	166	253	711	407

**Table 45 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,430
High school graduate (includes equivalency)	21,962
Some college or Associate's degree	26,495
Bachelor's degree	41,618



Educational Attainment	Median Earnings in the Past 12 Months
Graduate or professional degree	61,484

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

According to the 2013-2017 ACS, the City of Mansfield has a civilian employed population 16 years and over of 16,491. Of the five business sectors identified in the 2013-2017 ACS, and compared with the business sectors for the State of Ohio, and the United States, the City of Mansfield has a significantly higher percentage of workers in the following sectors:

- Service – 23.5% (3,880), as compared with the State of Ohio (17.3%) and the United States (18.0%).
- Production, Transportation, and Materials Moving – 19.7% (3,255), as compared with the State of Ohio (15.9%) and the United States (12.2%).

The City of Mansfield has a marginally higher percentage of workers in the following sector:

- Sales and Office – 25.8% (4,260), as compared with the State of Ohio (23.3%) and the United States (23.5%).

In comparison, the City of Mansfield has a lower percentage of workers in the following sectors:

- Management, Business, Science and Arts - 25.4% (4,187), as compared with the State of Ohio (36.0%) and the United States (37.4%).
- Natural Resources, Construction and Maintenance – 5.5% (909), as compared with the State of Ohio (7.5%) and the United States (8.9%).

Richland County's Comprehensive Plan was updated in the year 2006, and identifies some other aspects of the employment sectors worth noting.

Industrial and commercial areas in the 1970's plan were identified to accommodate a variety of uses. Location criteria for industrial areas in the days before the EPA included the placement of residential areas "upwind" of existing and proposed industrial areas. Transportation access was the area's primary advantage for industrial development. Clustered commercial areas were recommended to better serve the population, to avoid intrusions into residential areas and to limit congestion. The Richland County economy is now more diverse. It has shifted away from its dependence on manufacturing jobs to the service, (particularly health service) and retail sectors being the predominant components. The service and retail sectors serve a multi-county region. Health-oriented jobs total 7,346 in 2004, accounting for



45% of all service jobs. Manufacturing remains an essential component of the local economy. In 2004 it still accounted for 26 percent of all jobs, compared to 17 percent for Ohio and 12 percent nationwide. Manufacturing jobs also generate higher wages and were responsible for 40 percent of the total payroll in 2004.

Transportation access continues to be the region's foremost advantage for economic development. Land areas within short distance to the County's four-lane highways, its railroads and its airport delineate the geographic areas best suited to these development activities. Abundant potable water supplies and the necessary capacity for wastewater treatment enhance the development potential for business and industry. Our guide map reflects this. Redevelopment of sites within the service areas of existing infrastructure will benefit public and private interests.

### **Describe the workforce and infrastructure needs of the business community:**

The lack of jobs in the often higher-paying sectors of Management, Business, Science and Arts; and Natural Resources, Construction and Maintenance indicate significant economic challenges for the City of Mansfield. Tied to a very high unemployment rate of 10.6%, compared to 6.5% for the State of Ohio (2013-2017 ACS), and low median household income of \$34,219, compared to \$52,407, for the State of Ohio (2013-2017 ACS), there is a significant need to attract and retain high paying jobs into the area.

Richland County's Comprehensive Plan also identifies some regional needs. "The availability of advanced technology to meet the needs of the economy is now as important as an exit on the Interstate. Public / private cooperation must insure that Richland County is technologically competitive with larger urban areas.

Land use regulations must adapt to change. Distinct divisions between industrial areas and business / office & retail areas must evolve to permit flexible blended planned commercial development districts. Development patterns should be gradients of intensity of use, so that heavy industry with 24 hour operations will be buffered from single family residential by spectrum of progressively less intense uses. The protection is both for the residential area as well as the industry, where the operation needs heavy truck access and machinery and equipment noise is unavoidable. Flexible development regulations will also enhance the redevelopment of downtown areas for mixed commercial and residential use and that "new urban" pattern" may also be appropriate for suburban development areas.

Retail and commercial centers, whether clustered or aligned in a corridor development area should have planned access to reduce congestion and to increase safety. Development clusters at major highway interchanges must be especially careful to manage access."

The Richland County Strategic Activities Development and Implementation Plan, completed in 2014, identifies the following economic development challenges within the County. "[t]he challenges facing Richland County are coming from many angles. The vast number of competitors include other counties in Ohio, counties throughout the U.S., and countries around the world. There is currently not enough tax



revenue to pay bills in the county, and the population is decreasing overall. Meanwhile, the county is not attractive enough to keep young professionals in the area. There seems to be a lack of collaboration between entities in the county. Many of the entities have plans, yet follow through is lacking when it comes to completing their visions. Part of this is due to a shortage of resources that burdens the county and the entities. Commercial blight is scattered throughout the county and needs to be addressed. The local employers have needs that the current workforce skill and education levels do not satisfy.”

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The Richland County Strategic Activities Development and Implementation Plan identifies a number of initiatives that the County is seeking to achieve in order to attract more business investment and jobs into the area.

- The first is a concept that they call “Complete Streets”, to make the downtown more walkable, and increase business visibility and storefront exposure. This would require significant community buy-in, and government efforts such as an engineering study.
- The second concept is improved wayfinding, and parking redesign, particularly in the Downtown, tied to many other Downtown improvements. Another recent initiative “Mansfield Rising”, and an outline of its components is discussed in section NA-50. This initiative outlines a comprehensive plan for improving the downtown. These many initiatives will take much community buy-in, a steady stream of funding over several years, and much collaboration and accountability between organizations.
- Tied to these initiatives is a need for more and better housing stock in the downtown, as identified as a short term goal of the Richland County Strategic Activities Development and Implementation Plan. This will require more funding for housing, as well, as the development of proposals and incentives to attract developers, while ensuring that housing outcomes meet local needs.
- Another identified goal is to make better use of the Richland County Land Reutilization Corporation to land bank and remove or redevelop blighted industrial, commercial, and residential structures. This will require better collaboration between agencies, and better funding of RCLRC.
- Another opportunity identified in the plan is to make better use of light industrial sites. This requires better collection and dissemination of information to potentially interested parties, and a clear marketing campaign.
- Better use also needs to be made of the physical and online presence of the jobs and economic opportunities in the community in order to attract young professionals and businesses. This includes improved web presence, a jobs database, career fairs, and other efforts.



- Anchors in the community can be better utilized as partners. For example area colleges, the Kehoe Center, and the Ohio Health Mansfield Hospital are prominent examples. In particular, The James W. Kehoe Center for Advanced Learning which opened its doors in January, 2002, and has hosted statewide workforce development visionaries and programs, has conference facilities and training labs. It also houses a nationally recognized Integrated Systems Technology laboratory and the regional Advanced Manufacturing Tool & Die Center, as well as an EnterpriseOhio Network's Skillsmax Center.

All of these identified goals will require additional financial resources, assistance from outside consultants and partners, a business focus, and increased staff time to coordinate and implement.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Educational attainment in the City of Mansfield lags the State average. For example, based upon 2013-2017 ACS data, 14.3% of the adult population in the City of Mansfield has obtained a bachelor's degree. This compares with 27.2% for the State of Ohio. 3.9% of adults in Mansfield obtained a graduate or professional degree, compared to 10.2% for the State of Ohio. This lack of educational attainment may exist for multiple reasons. First, the lack of high paying professional careers in the City may provide little incentive. Second, a culture of lowered expectations may exist due to a lack of parental encouragement, a lack of funding, or a lack of knowledge or examples of those in such careers. Third, local schools may need strengthening to provide adequate support to students with college and career.

It is also significant to note that it is important that there is a fit between available jobs and the skills of residents.

### **Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

There are local organizations working to address this need, as well as seeking to provide higher education to Mansfield's citizens, and to encourage entrepreneurship, as described below.

The Ohio State University at Mansfield campus and North Central State College offer a variety of degrees from associate-to-bachelor-to-master degrees, and include internship/apprenticeship/displaced worker training among their different programs, respectively. The colleges have the capacity to develop training and educational solutions and to implement those solutions and is committed to helping organizations improve their processes and exceed their goals. Both colleges work directly with the local K-12 schools to offer initiatives such as camps, college credit programs, degree programs, leadership development, entrepreneurship, and more.



North Central State College, which shares the campus of The Ohio State University, provides on-demand, customized training through their Workforce and Community Development Division. NCSC's Kehoe Center is a regional training center located in Shelby, Ohio. The Center provides advanced manufacturing integrated skills training, including tool and die technology, computer numerical control (CNC) technology, Information Technology, and more.

Other workforce training opportunities include:

- The Pioneer Career and Technology Center in Shelby
- Madison Adult Education at Madison Comprehensive High School
- Mansfield City Schools Adult and Community Education Career-Tech
- Richland County Job and Family Services, also oversees the One Stop Employment Center located just east of the square in Mansfield

These efforts support the consolidated planning efforts, since economic development, workforce development, community development, and housing efforts must work hand in hand to bring success to the community.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

As described above, the Richland County Strategic Activities Development and Implementation Plan identifies a number of initiatives that the County is seeking to achieve in order to attract more business investment and jobs into the area, including:

- Complete Streets
- Improved Wayfinding and Parking Redesign
- Improved Housing Stock in the Downtown
- Removal or Redevelopment of Blighted Industrial, Commercial, and Residential Sites
- Make Better Use of Light Industrial Sites Through Improved Information and Marketing
- Improved Physical and Online Presence of Jobs and Economic Opportunities
- Better Utilize Community Anchors as Partners

**Discussion**



As described above, Economic Development in the City of Mansfield requires a multi-pronged approach that includes the following elements:

Consensus and focus to follow the planning strategies as outlined in the Richland County Strategic Activities Development and Implementation Plan, Mansfield Rising, the Community Reinvestment Area guidance, and the North End plan developed by the North End Community Improvement Collaborative.

Ongoing determined collaboration and effort on the part of multiple local organizations and educational institutions.

A recognition that economic development, workforce development, community development, and housing efforts must go hand in hand to bring success.



## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

As we conducted the needs assessment, there were definitely areas of the City where there was a concentration of households with housing problems. By far the most prevalent and challenging problem from a household perspective was housing cost burden, which is described in detail in section NA-10. Map NA-10A shows the percentage of households with severe housing cost burden by census tract. Some census tracts had percentages of the population that were housing cost burdened over 85%. In addition to housing cost burden, there were other related household characteristics that were identified as contributing to the housing problems in the most challenged neighborhoods. For example, Map NA-10E shows the poverty rate by census tract. Other characteristics included median household income, percentage unemployment, and percentage commute time over 60 minutes. These key characteristics are compared in Table 27D.

In addition to the household characteristics of the most challenged census tracts, there were also characteristics of the housing stock itself that appeared to contribute to the challenges that these neighborhoods faced. For example, Map NA-10D shows rental housing built before 1949. Other key characteristics included % Rental housing built before 1980 (think lead based paint, and obsolete housing systems), low median home values, median contract rents, percentage renter occupied housing and vacancy rate. These key characteristics are captured in Table 27E – Key Housing Characteristics Compared Across Census Tracts

The census tracts with the highest concentration of household and housing problems, as described above were census tracts 31, 5, 6, and 4. These areas are being targeted for revitalization strategies by the City.

Those census tracts with more moderate, but still significant household and housing challenges, but are more tipping point neighborhoods, we have targeted for strategies around development. The census tracts in this category are 7, 8, 9, 10, 13, 15, 16 and 21.01. The remaining census tracts have less severe housing problems, and are considered to be more likely managed by market forces.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Map MA-50A Low to moderate income census tracts in the City of Mansfield identifies census tracts 4, 5, 6, 7, 8, 10, 14, 15, and 31 as areas that are at least 51% low- to moderate-income. As described in the narrative above, these areas all also have significant housing challenges, and fall into either areas needing revitalization strategies, or tipping point neighborhoods needing development strategies. More specifically, census tracts 31 and 6 are shown by Map NA-10E to have the highest concentration of households below the poverty rate (over 43%). These areas should be the focus of revitalization



strategies, as described below. The census tracts shown on this map to have the next highest concentration of poverty, with poverty rates between 28 and 43%, include census tracts 4, 5, 7, 8, 10, 15, and 16.

As described in detail in NA-30, the disparate impacts are not limited to any specific race, particularly at the lowest income levels where Hispanic, Black/African American, and White households all face disparate impacts. However, as incomes rise, Black/African American households appear to be the race that is facing disparate impacts based upon one or more of four housing problems. There are areas of concentration for the Black or African American minority group, as shown on Map NA-15A - Percentage of the population that is Black or African American. As shown on the map, this minority group is most highly concentrated (over 27% Black or African American) in census tracts 6, 7, 17, and 31. When this information is overlain with the data on census tracts with the most challenging household characteristics, census tracts 31 and 6 emerge as significant areas where there needs to be a focus on revitalization strategies. Because census tract 31 also encompasses much of the downtown core of the City, there are already strategies defined in the Richland County Strategic Activities Development and Implementation Plan and Mansfield Rising for the revitalization of this area. Census tract 6, as well as census tract 7, which should be targeted for development strategies as a tipping point neighborhood, are covered under the North End plan developed by the North End Community Improvement Collaborative. A housing feasibility analysis is also being done for this area that will be helpful in pinpointing specific housing strategies appropriate to this area.

### **What are the characteristics of the market in these areas/neighborhoods?**

As described previously, these areas have very old housing stock, and struggle with blight and other housing challenges. Both because of the housing condition, and because of the economy, they suffer from a weak housing market.

Community Survey results indicate that most respondents have access to the internet. Although not a representation of the entire community, 95.6% of respondents have access to a computer, and 4.4% do not. 98% have internet at home, and 2% do not. Of those with internet service at home, 91% have wireless internet, while 9% do not. Broadband maps through *Connect Ohio* attached below indicate the estimated broadband access for Richland County compared to other counties across the state, as well as the density of households unserved by a broadband provider by census block. 96.35% in Richland County are Households Served by Terrestrial, Non-Mobile Broadband Service at At Least 10 Mbps Download/1 Mbps Upload Speeds compared to Statewide Availability at 97.14%. Maps 50D: 1, 2, and 3 illustrate the Wi-Fi data across the state.

Major flooding events in 2007 and 2011 caused Mansfield residents and businesses to experience significant flooding from the Touby Run tributary of the Rocky Fork. These floods caused millions of dollars in personal and business property losses, as well as disruptions to daily life, lost business revenue, and reduced property values. Regarding natural hazards potentially associated with climate change, the 14.5 million dollar Touby Run Flood Mitigation Project is a current progressing effort by the



city to increase resiliency of downtown residents and businesses and the neighboring areas of low and moderate income households which have a history and are currently prone to flood damage. With the experts of flood analysis, the City has developed a plan to reduce the potential for flood damage for the 100-year flood (like the flood in 2007), while enhancing future growth and development opportunities, providing more open space and other benefits. Through strategically located detention basins, a new earthen dam embankment, and selective bridge improvements, the city can greatly reduce the extent of flood damage to residential and business properties. By building the elements of the plan, the city will allow for redevelopment and renewed prosperity in a large portion of the downtown area of the City, as well as positively impacting area households located in the flood plain. The Touby Run Flood Damage Reduction Map MA 50E illustrates the existing and new floodplain upon completion of the project.

### **Are there any community assets in these areas/neighborhoods?**

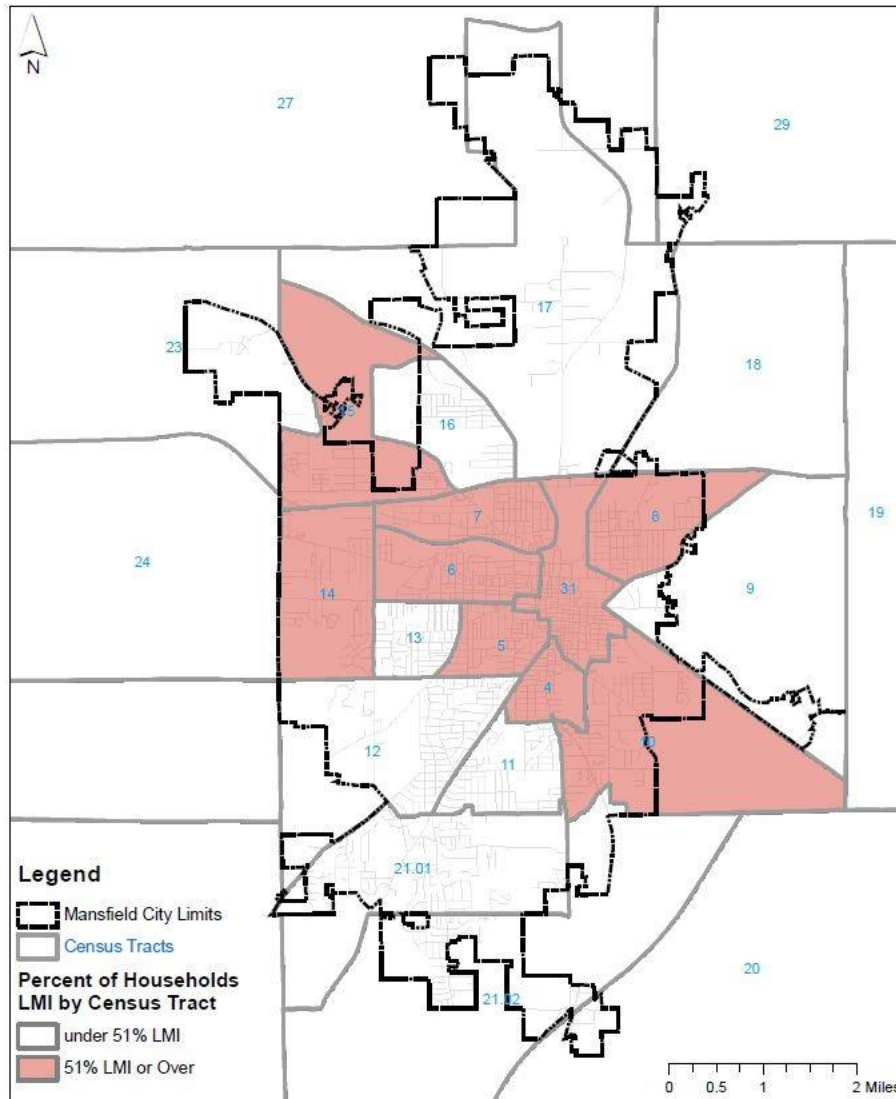
The North End Economic Development Plan gives much detail on assets in various census tracts in Mansfield, particularly those that encompass the north side of the City, and is an excellent resource for this information. There are community assets even in the most challenged neighborhoods. For example, census tract 5 encompasses the Ohio Health Mansfield City Hospital, and the Richland County Foundation borders on census tract 5 and 31. Census 31 encompasses much of the downtown business district as well as the oldest historic residential neighborhood, with some mixed use, east of census tract 5. The Richland Carrousel park is at the edge of census tract 6 and 31. Map MA-50C shows the locations of major industries within the City, some of which fall into these distressed areas. There are also historical assets within these areas, as shown on map MA20B. The Airport Industrial Parks Complex is an asset north of the downtown, with land that has historically and currently entails company expansion and job retention, bringing new companies and jobs to Mansfield through economic development activities. With Mansfield's location central between major cities such as Cleveland and Columbus, Mansfield Lahm Airport itself is a hub of regional transportation and includes the Air National Guard Base.

### **Are there other strategic opportunities in any of these areas?**

Yes. For example, the Ohio Health Mansfield Hospital is an anchor with an interest in improving the community around its facilities in census tract 5, as well as St. Peter's Parish and School and the Richland County Foundation, which borders on census tract 31. Downtown Mansfield is primarily focused on the downtown district area of census tract 31. The North End Community Improvement Collaborative, with a service area in census tracts 6, 7, and 16, offers a number of community services, including employment and housing assistance, and through their Economic Development Plan, identify strategic opportunities in these and additional areas of the City. Census Tracts 5, 6, and 31 are federally designated Opportunity Zones.



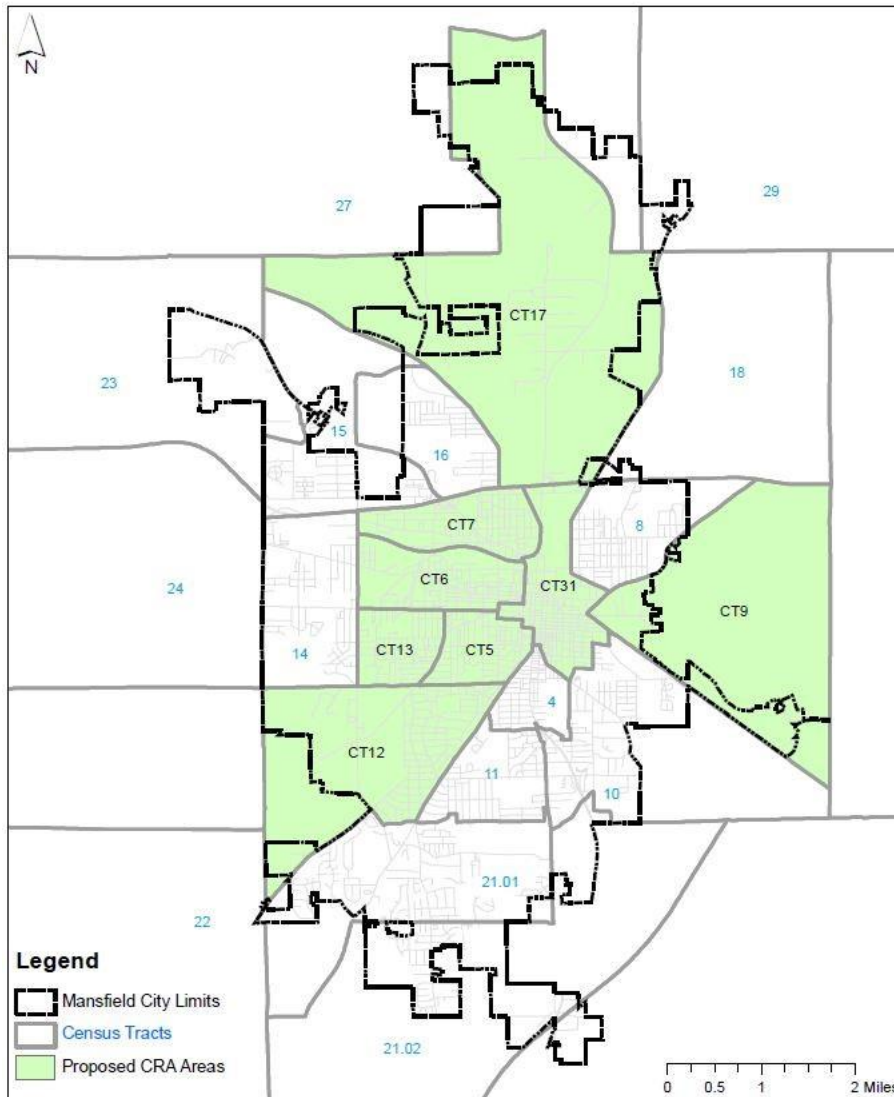
Map 2: City of Mansfield, Ohio Low to Moderate Income Census Tracts



Map MA 50A Low to Mod income census tracts in the City of Mansfield Map from CRA



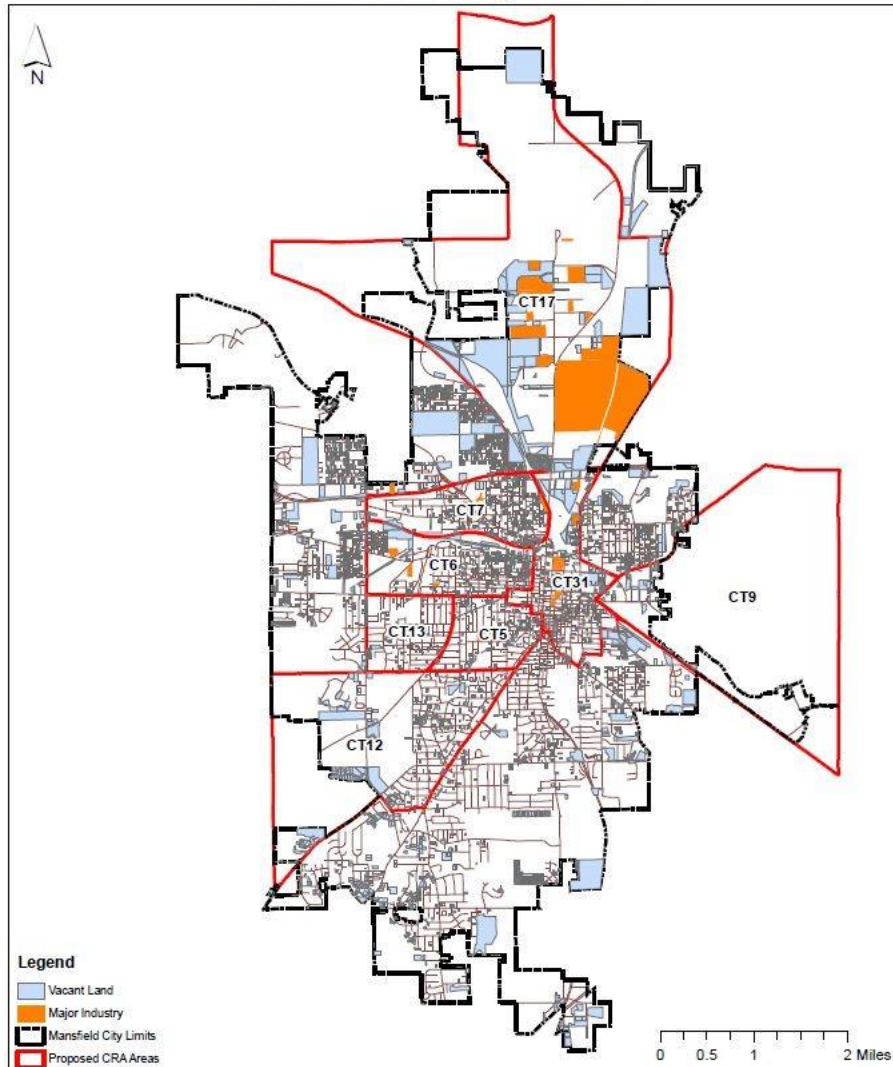
Map 1: City of Mansfield, Ohio 2010 Census Tracts Proposed CRA



Map MA-50B City of Mansfield Proposed Community Reinvestment Area



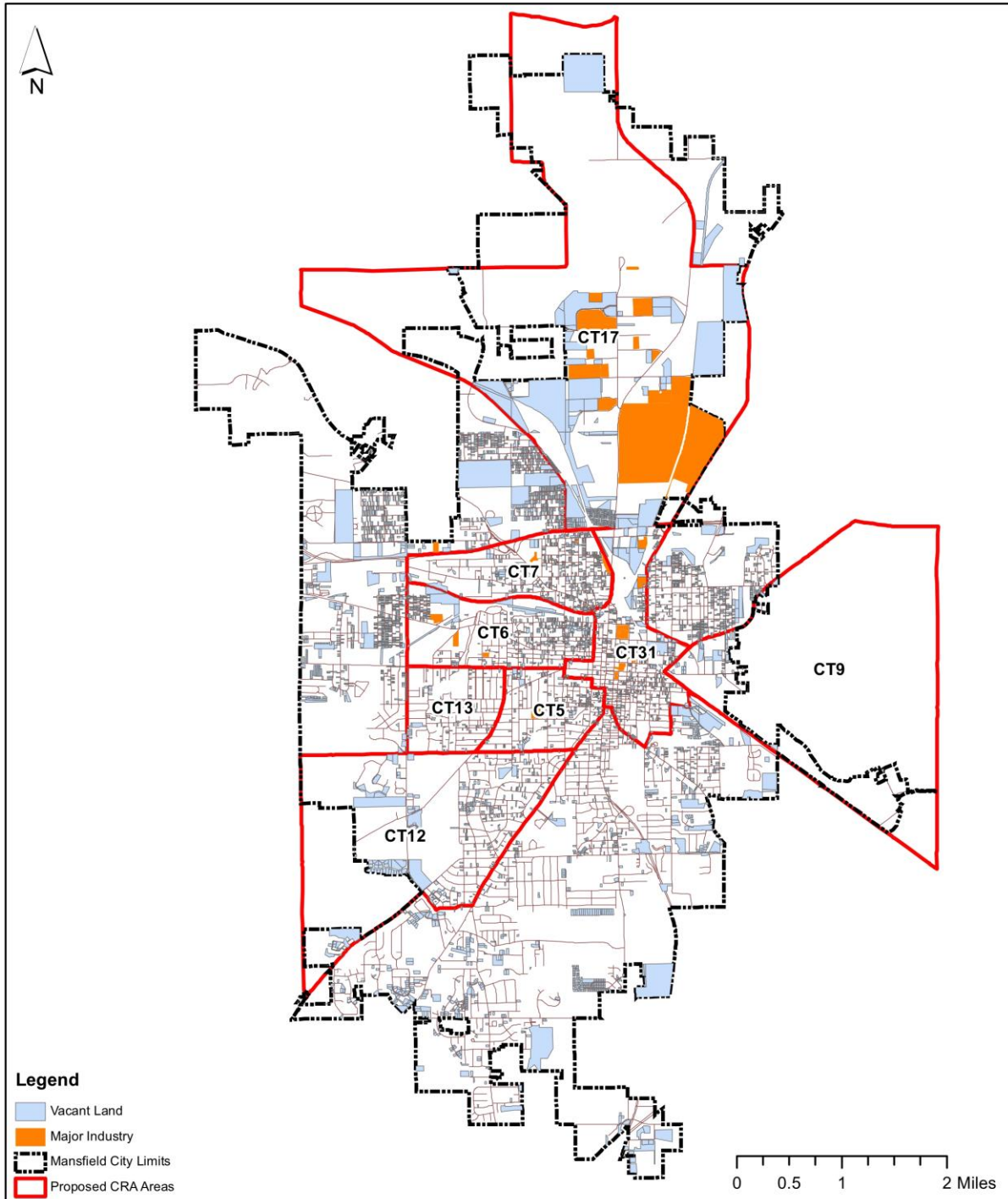
Map 7:  
City of Mansfield, Ohio 2010 Census Tracts Proposed CRA  
Vacant Land and Major Industries



Map MA 50C Vacant Land and Major Industries in the City of Mansfield Map from CRA



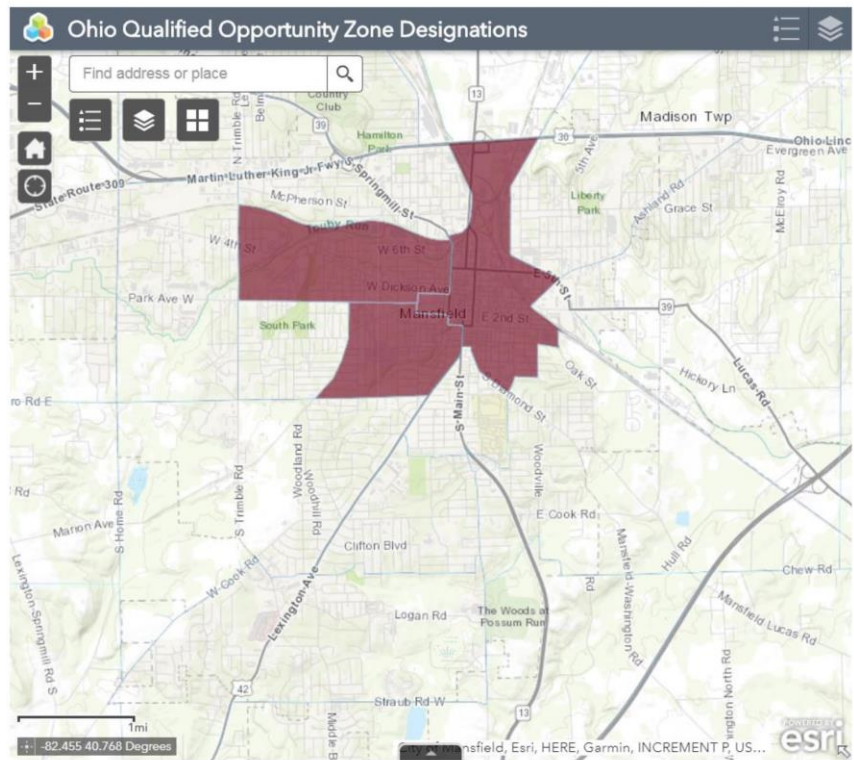
Map 7:  
City of Mansfield, Ohio 2010 Census Tracts Proposed CRA  
Vacant Land and Major Industries



Document Path: Z:\GIS\Projects\NECIC\2018 CRA maps\Mansfield CRA vacant and major industry- MAP 7 simple with cra

### Mansfield Vacant and Major Industry CRA





**Mansfield Opportunity Zones**



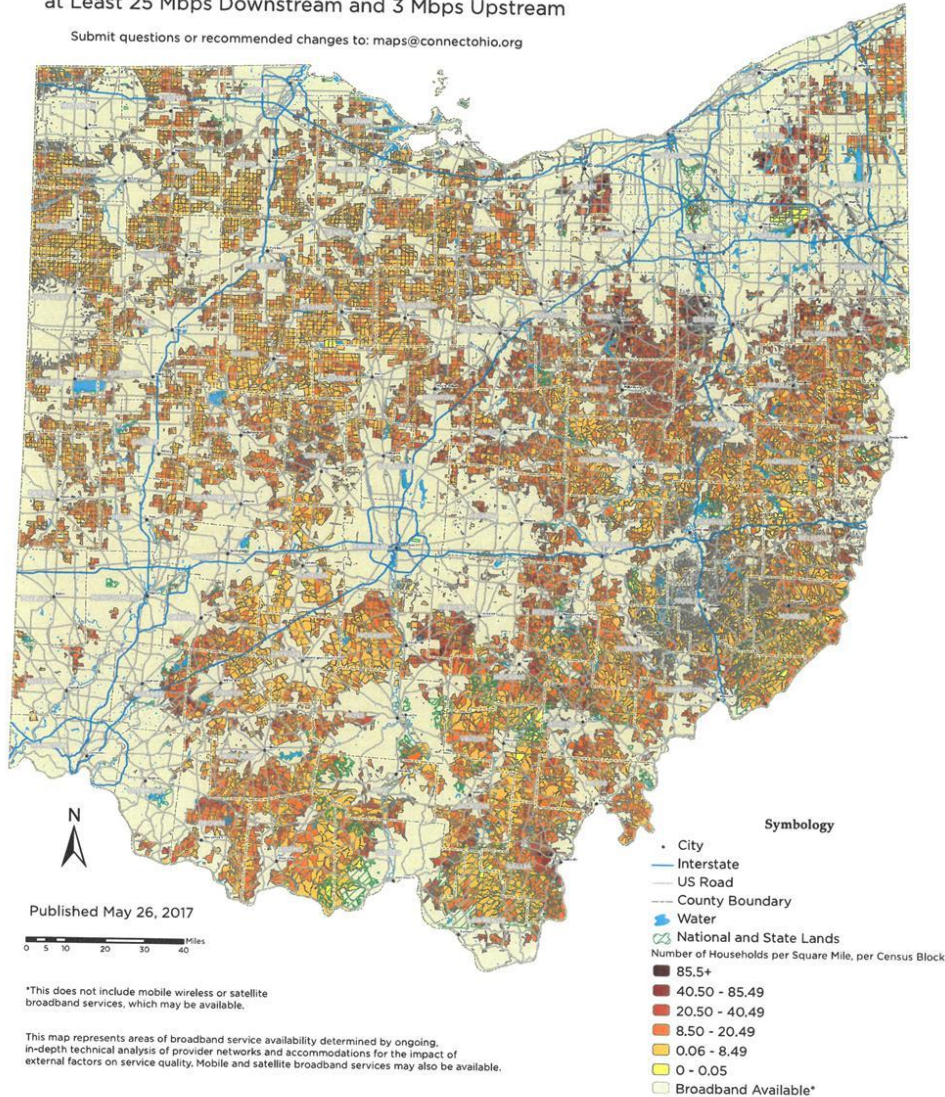


## Map 50D1 Broadband Provider Household Density

### Density of Households Unserved by a Broadband Provider by Census Block

Areas Lacking Broadband with Advertised Speeds of at Least 25 Mbps Downstream and 3 Mbps Upstream

Submit questions or recommended changes to: [maps@connectohio.org](mailto:maps@connectohio.org)



All Rights Reserved. © Copyright 2017, Connect Ohio, Columbus, OH 43215.

## Map 50D1 Broadband Provider Household Density



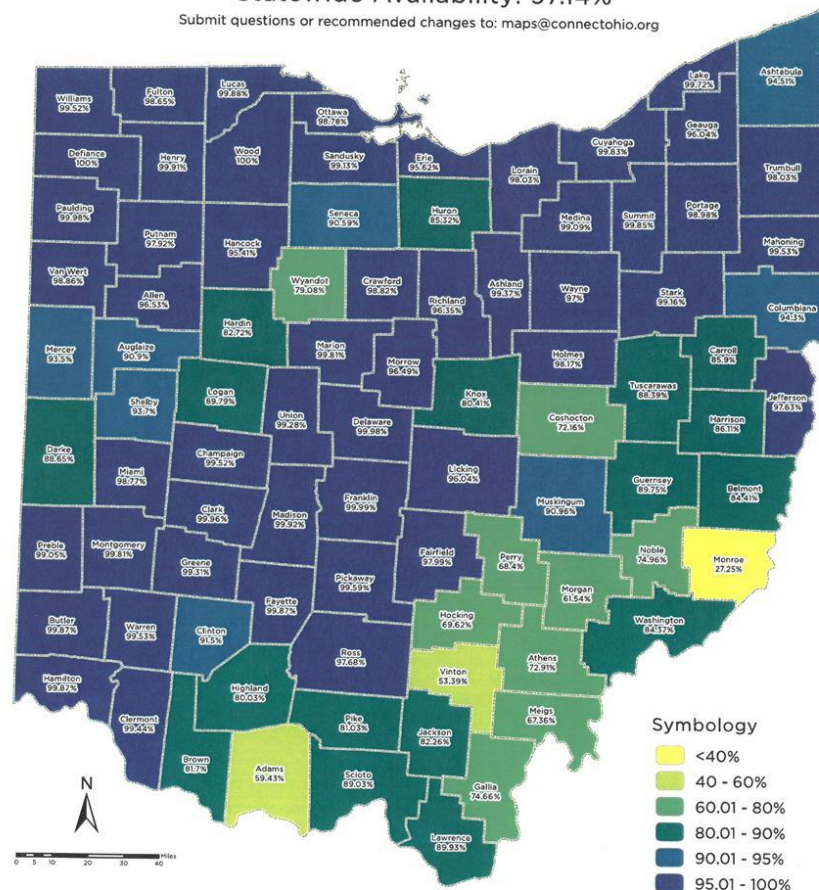
## Map 50D2 Broadband Household Availability



### Broadband Availability in the State of Ohio Percentage of Households Served by Terrestrial, Non-Mobile Broadband Service

At Least 10 Mbps Download/1 Mbps Upload Speeds  
Statewide Availability: 97.14%

Submit questions or recommended changes to: [maps@connectohio.org](mailto:maps@connectohio.org)



## Map 50D2 Broadband Household Availability



## Map 50D3 County Broadband Availability

Estimated Availability of Broadband Service by County Terrestrial Broadband (Excluding Mobile)					
County	Household Density	Number of Households	≥ 3 Mbps Download/1 Mbps Upload Speeds	≥ 10 Mbps Download/1 Mbps Upload Speeds	≥ 25 Mbps Download/3 Mbps Upload Speeds
			Percentage Households Served		
Adams	19.0	11,147	89.67	59.43	52.97
Allen	99.8	40,619	99.89	96.53	94.61
Ashland	47.3	20,196	99.81	99.37	86.93
Ashtabula	28.7	39,363	97.88	94.51	89.83
Athens	46.4	23,578	95.29	72.91	64.75
Auglaize	44.7	17,972	99.80	90.90	89.23
Belmont	53.0	28,679	93.16	84.41	79.60
Brown	34.5	17,014	94.53	81.70	70.44
Butler	289.2	135,960	99.98	99.87	99.02
Carroll	28.5	11,385	93.08	85.90	54.09
Champaign	35.7	15,329	99.76	99.52	87.63
Clark	137.2	59,244	99.96	99.96	98.91
Clermont	162.8	74,828	99.58	99.44	99.41
Clinton	39.3	16,210	95.62	91.50	78.30
Columbiana	79.8	42,683	96.05	94.30	80.18
Coshocton	25.8	14,658	85.74	72.16	70.51
Crawford	44.9	18,099	99.95	98.82	85.51
Cuyahoga	437.0	545,056	99.88	99.83	99.82
Darke	34.9	20,929	99.98	88.65	85.13
Defiance	36.8	15,268	100.00	100.00	84.88
Delaware	137.2	62,760	100.00	99.98	96.71
Erie	50.8	31,860	99.69	95.62	94.20
Fairfield	106.8	54,310	99.42	97.99	92.81
Fayette	28.1	11,438	99.88	99.87	85.75
Franklin	878.1	477,235	99.99	99.99	99.96
Fulton	39.7	16,188	100.00	98.65	81.89
Gallia	25.6	12,062	81.87	74.66	34.02
Geauga	83.8	34,254	99.42	95.04	86.67
Greene	150.8	62,710	99.47	99.31	95.94
Guernsey	30.7	15,210	95.01	89.75	78.14
Hamilton	809.4	333,945	99.87	99.87	99.83
Hancock	56.5	30,197	99.78	95.41	92.93
Hardin	25.0	11,762	98.84	82.72	75.19
Harrison	15.9	6,526	91.49	86.11	44.24
Henry	26.0	10,934	100.00	99.91	75.76
Highland	29.9	16,693	86.81	80.03	71.25
Hocking	26.8	11,369	94.90	69.62	57.66
Holmes	29.6	12,554	99.28	98.17	39.73
Huron	46.1	22,820	99.99	85.32	83.07
Jackson	30.9	13,010	92.80	82.26	72.93
Jefferson	70.8	29,109	98.83	97.63	83.34
Knox	42.7	22,607	93.80	80.41	74.54
Lake	96.0	94,156	99.77	99.72	99.65
Lawrence	54.6	24,974	93.10	89.93	89.57
Licking	93.1	63,989	98.24	96.04	94.49
Logan	38.8	18,181	96.37	89.79	82.32
Lorain	125.8	115,274	99.97	98.03	91.94
Lucas	302.1	180,257	99.97	99.88	99.53
Madison	31.6	14,734	99.92	99.92	90.53
Mahoning	231.9	98,712	99.67	99.53	99.29
Marion	61.1	24,691	100.00	99.81	90.24
Medina	153.9	65,143	100.00	99.09	98.78
Meigs	22.1	9,557	88.73	67.36	54.28
Mercer	32.8	15,532	99.98	93.50	90.15
Miami	99.9	40,917	99.96	98.77	96.42
Monroe	13.3	6,065	96.48	27.25	2.46
Montgomery	482.3	223,943	99.98	99.81	99.68
Morgan	14.3	6,034	79.40	61.54	54.72
Morrow	31.6	12,855	99.20	96.49	62.88
Muskingum	51.0	34,271	94.31	90.96	90.18
Noble	12.0	4,852	89.74	74.96	60.72
Ottawa	29.9	17,503	98.81	98.78	89.94
Paulding	18.5	7,769	99.99	99.98	60.55
Perry	32.9	13,576	82.39	68.40	59.39
Pickaway	38.7	19,624	99.93	99.59	75.76
Pike	24.8	11,012	94.57	81.03	76.31
Portage	123.3	62,222	99.50	98.98	95.91
Preble	38.3	16,341	99.92	99.05	98.49
Putnam	26.6	12,872	99.97	97.92	81.95
Richland	97.8	48,921	98.99	96.35	92.85
Ross	41.7	28,919	99.09	97.68	91.85
Sandusky	57.8	24,182	99.99	99.13	92.08
Scioto	50.1	30,870	94.07	89.03	85.40
Seneca	39.4	21,774	99.99	90.59	84.72
Shelby	45.0	18,467	99.93	93.70	89.50
Stark	260.1	151,089	99.61	99.16	84.69
Summit	529.9	222,781	99.87	99.85	99.82
Tribune	135.0	86,011	98.74	98.03	95.89
Tuscarawas	64.7	36,565	95.98	88.39	83.08
Union	41.3	18,065	99.88	99.28	78.19
Van Wert	27.9	11,439	99.96	98.86	85.68
Vinton	12.7	5,260	63.83	53.39	38.29
Warren	187.7	76,424	99.78	99.53	97.40
Washington	40.0	25,587	90.73	84.37	76.51
Wayne	76.5	42,638	99.37	97.00	56.84
Williams	35.6	15,075	99.83	99.52	92.04
Wood	79.0	49,043	100.00	100.00	92.80
Wyandot	22.3	9,091	98.06	79.08	69.39

Source: Connect Ohio, May 2017.

## Map50D3 County Broadband Availability



## INTERNET PROVIDER COMPETITION MAP FOR MANSFIELD

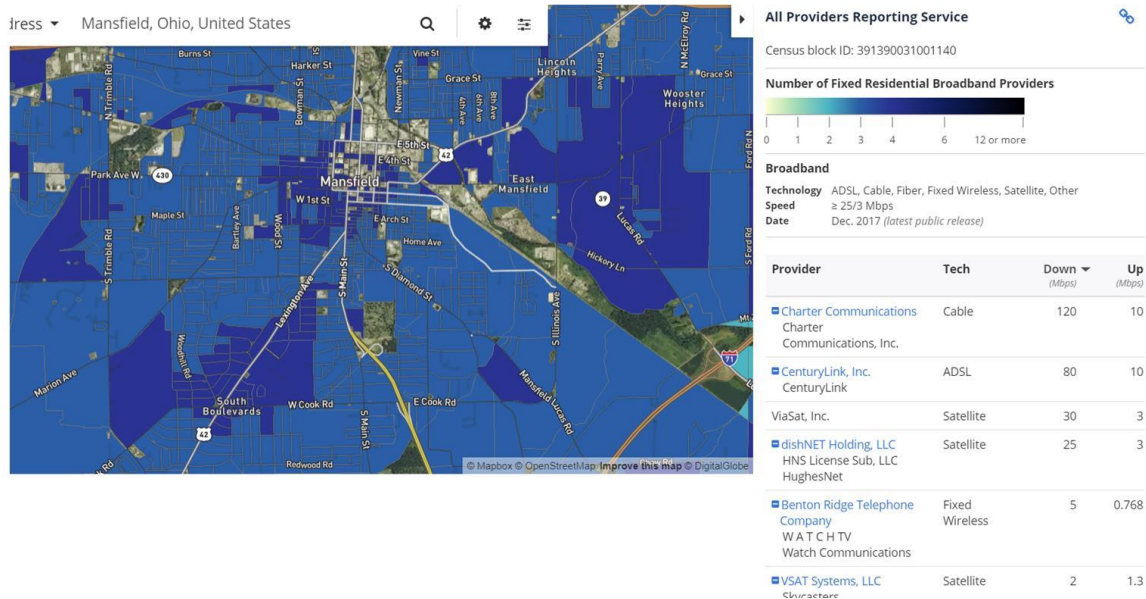


### SUMMARY OF INTERNET PROVIDERS IN MANSFIELD

Provider	Type	Coverage	Speed
RESIDENTIAL Charter Spectrum	Cable	100%	120 Mbps
RESIDENTIAL North Coast Wireless Communications	Fixed Wireless	100%	50 Mbps
RESIDENTIAL WATCH Communications	Fixed Wireless	100%	5.0 Mbps
RESIDENTIAL CenturyLink	DSL	99.1%+	80 Mbps
RESIDENTIAL Viasat Internet (formerly Exede)	Satellite	100%	30 Mbps
RESIDENTIAL HughesNet	Satellite	100%	25 Mbps

## Broadband Provider Summary





## Broadband Provider Service



## Residential Fixed Internet Access Service Connections per 1000 Households by Census Tract

As of June, 2017



Map shows the number of residential fixed Internet access service connections per 1,000 households based on June 2017 Form 477 broadband subscribership data. Includes data on connections by census tract for both service over 200 kbps in at least one direction and service at least 10 Mbps down / 1 Mbps up. For more information, see the [Internet Access Services Reports](#).

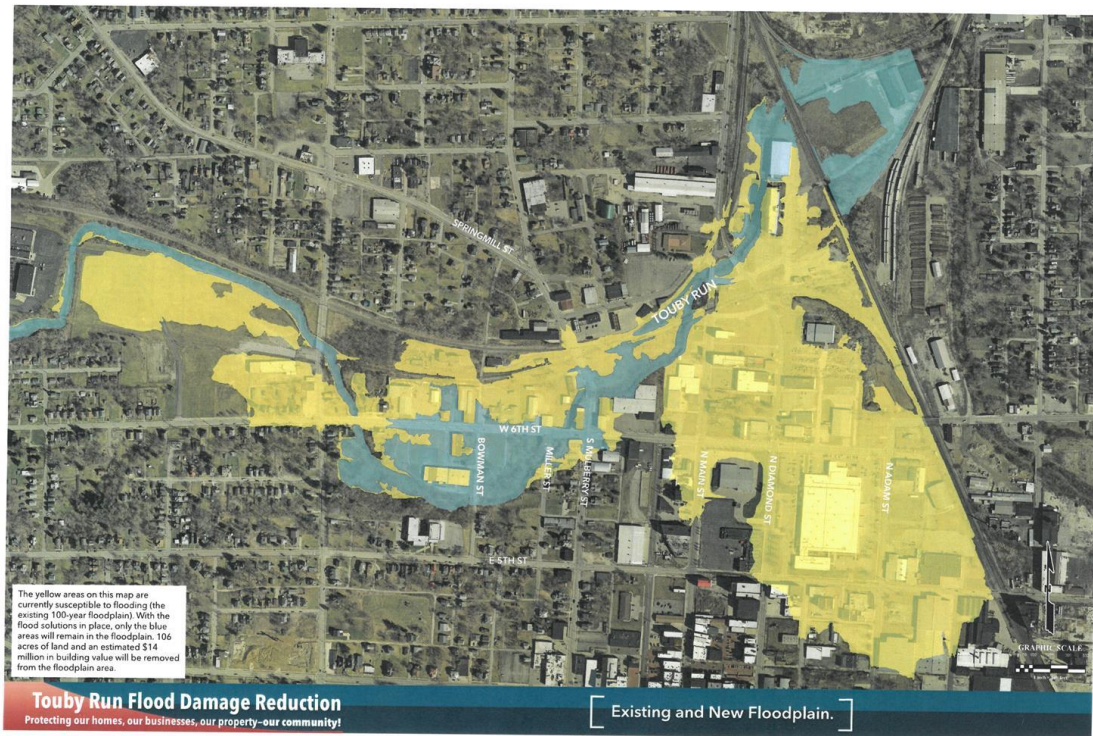
Data depicted in this map (CSV)

Published by: Wireline Connection

### Residential Fixed Internet Access



**Map 50E Touby Run Flood Damage Reduction**



**Map 50E Touby Run Flood Damage Reduction**



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan summarizes the City of Mansfield's community development, housing and economic development priorities, goals and strategies for program years 2019 through 2023 that will be pursued through the use of Community Development Block Grant (CDBG) program funds and HOME Investment Partnership (HOME) Funds. The priority needs, strategies, goals, and objectives were developed by the City with the aid of community workshops, community surveys, and public hearings as detailed in the Citizen Participation Plan.

The City has identified the following strategic goals to be addressed during the five-year Consolidated Plan Period FY 2019– FY 2023:

1. Revitalize Neighborhoods
2. Improve, Maintain, and Expand Affordable Housing
3. Provide Needed Public Services
4. Increase Economic Opportunities
5. Prevent Homelessness
6. Improve and Expand Neighborhood Facilities



## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	CDBG Eligible Census Tracts
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Attachment Map C in this section shows the CDBG eligible census block groups by city wards. Attachment Map D in this section shows the CDBG eligible low-to-moderate income census tracts within the City of Mansfield from the last U.S. Census data. The majority of the City is LMI, with at least 51% of households with incomes at or below 80% of the area median income (AMI). Map MA-50A in the Market Analysis section illustrates the LMI tracts as 4,5,6,7,8,10,14,15,and 31. Other census tracts with challenges are 7, 8, 9, 10, 13, 15, 16 and 21.01. With the 2020 Census and subsequent ACS studies, this information may adjust to include additional areas.
	<b>Include specific housing and commercial characteristics of this target area.</b>	<p>The census tracts with the highest concentration of household and housing problems, as described above were census tracts 31, 5, 6, and 4. These areas are being targeted for revitalization strategies by the City. The Black/African American minority group is most highly concentrated (over 27% Black or African American) in census tracts 6, 7, 17, and 31.</p> <p>The Needs and Market Analysis describe many of the housing and commercial characteristics of this target area.</p>
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City continues to concentrate HUD-funding allocations to programs and services designed to assist the low to moderate income residents in LMI neighborhoods and works to improve and revitalize these areas.



<p><b>Identify the needs in this target area.</b></p>	<p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>Combining such factors as the low incomes among residents, the high number of rental properties and the large number of vacant/abandoned units located city-wide all add up to severe housing issues for the City. These housing problems identified can be linked to additional problems, such as increased crime, neighborhood tensions, and lack of business investment. The identified housing and community developments needs for the City include:</p> <ul style="list-style-type: none"> <li>• Expand affordable housing opportunities;</li> <li>• Maintain and improve the quality of existing affordable housing;</li> <li>• Rehabilitate and preserve;</li> <li>• Reduce housing cost burden;</li> <li>• Provide needed public services;</li> <li>• Address homelessness issues;</li> <li>• Improve public facilities serving low and moderate income (LMI) neighborhoods;</li> <li>• Improve streets and sidewalks in LMI areas and targeted areas;</li> <li>• Remove barriers to accessibility;</li> <li>• Expand economic opportunities;</li> <li>• Provide Mansfield's special needs and low-income residents with services to improve their self-sufficiency; and</li> </ul>
<p>Consolidated Plan OMB Control No: 2506-0117 (exp. 06/30/2018)</p>	<p>MANSFIELD Removal of blight and blighting influences in neighborhoods 163</p>



	<b>What are the opportunities for improvement in this target area?</b>	The opportunities for partnerships and strategic targeting, including the ability to leverage funds outside of HUD will prove key to success over the next five years. Multiple types of projects, and activities of HUD funds are necessary to effectively begin the process. In the past, funding was primarily used for homeowner rehab and repair alone, and so it is necessary to expand this scope in order to improve within these target areas. One example in regards to repair activities would be to expand into a rental rehab program, especially considering the condition and burdens of rental units and households.
	<b>Are there barriers to improvement in this target area?</b>	Barriers overall include the fact that the geographic area is quite large, with limited funding available to make large impacts in all LMI areas. All of the neighborhoods that surround Downtown Mansfield are low to moderate income. Even though the rents and housing values are already much lower than the national average, it is still not affordable to a large segment of the population. This makes it even more difficult to provide housing at a low enough price point to make it affordable to LMI residents. Lack of investment from private property owners due to affordability reasons and deterioration over the years has created much disinvestment making it difficult for the City to effectively tackle alone.
2	<b>Area Name:</b>	St. Pete's and OhioHealth Hospital Target Area
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	



<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>This district is located entirely within census tract 5, and the boundaries of the district were determined by a local non-profit revitalization organization, Downtown Mansfield, Inc. The four major corridors are the boundaries of the district on Marion Ave to the west, Park Avenue West to the north, S. Main St. to the east, and the entirety of Glessner Avenue, with Glessner Avenue and Marion Avenue being first priority due to the fact that they do have combined documented conditions of blight and stability; they are mixed-use streets; and they have the potential to be "complete streets", among others. In addition, this neighborhood borders on census tracts 6 and 31 with census tract 4 close by, so a target strategy located here will have positive impact on neighboring tracts as well.</p>
<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>This walkable neighborhood remains largely intact with a high concentration of residential housing, as well as neighborhood businesses, and Richland County's largest employer, OhioHealth Mansfield Hospital. This target area in general is considered a mixed-use neighborhood. The Needs Assessment and Market Analysis section of the Plan identifies this area, located within census tract 5, as one of the top four census tracts in need of investment, with more than 51% low to moderate income. The Consolidated Plan Needs Assessment and Market Analysis and the public input that has been referenced document the need to improve the quality of the neighborhood through code enforcement, public infrastructure improvements and the elimination of blighting influences, for example.</p>



<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<ol style="list-style-type: none"> <li>1. For over ten years, this area has been determined by the neighborhood organization, Downtown Mansfield, Inc. to be in a state of deterioration and in need of revitalization, with high concentration of slum and blight mixed with other aspects of stability.</li> <li>2. The area has been designated as a federal Opportunity Zone, making it one of three in Mansfield which encompass census tract 5, 6, and 31.</li> <li>3. Although the Land Bank and City PRIDE tax has had activity in the area as far as demolishing homes, it is not enough and can be partnered with other investment and development projects.</li> <li>4. In addition, there is an active volunteer neighborhood group of area residents and property owners whom meet regularly and work to improve it based on issues discussed, and to document slum and blight. This group was also part of the citizen participation process to determine the area's needs.</li> <li>5. The City has also taken steps to document the area's condition and needs.</li> <li>6. Central location to neighboring LMI census tracts.</li> <li>7. The City received through the RFP process an application for HOME funds to contribute to an over \$15 million affordable housing development project for seniors within this Target Area.</li> <li>8. An anchor institution representing significant investment and potential for partnership is located in the Target Area.</li> <li>9. The Mansfield Trail Connection Project is slated to pass through this neighborhood in the future.</li> <li>10. Richland County Foundation \$1 million dollar pledge to the Imagination District, which is located within and bordering on this Target Area.</li> </ol> <p>In addition, the City has been in discussions with Ohio Health Mansfield Hospital, which is a key anchor of the neighborhood with an interest in improving the community around its facilities in census tract 5.</p> <p>According to information published in the Mansfield News Journal on May 10, 2018, during OhioHealth's 100-year anniversary, there was a \$29 million expansion in 2001</p>
------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



<p><b>Identify the needs in this target area.</b></p>	<p>The Community Meeting &amp; Workshop held within the St. Pete's &amp; OhioHealth Hospital District revealed specific needs of that particular neighborhood. The participants identified needs, assets, problem spots, as well as activities desired in the area.</p> <p>Needs/Issues: Trash dumping &amp; tires, Vacant homes with trash, Absentee landlord and maintenance, drug activity, street lighting, tree trimming, Ritter's Run Park, Disability Access &amp; Infrastructure, Ohio St. vacant lots by the park, New park needed, Increased homeownership, code enforcement of landlords, out of town landlord restrictions, multifamily conversion to single family, covered bus stops</p> <p>Problem Spots: Glessner &amp; Sturges including the old gas station/dry cleaners/laundromat; Arrests at OhioHealth &amp; E.R. issues, Hospital Area safety; Way Finding, Branding in General, Need Beautification (suggest positive messaging on benches); Corridors and those to the City Center, Blight; Lack of after-school activities</p> <p>Assets: St. Peter's Parish and School; New Beginning Gospel Church; Church Requel; First English Lutheran; OhioHealth Mansfield Hospital; Doc's Deli; Attorney's Offices; Barbershop; Small business stores; Kafer's Flowers; Historic homes and neighborhoods</p> <p>Activities: Community cleanup; Temporary dumpsters; Tire amnesty; Public art; Community-built park; Food park such as an orchard; Youth activities; Contractor training for preservation/restoration; utilize/educate/develop trade-school students</p> <p>The Consolidated Plan Needs Assessment and Market Analysis and the public input that has been referenced there document the need to improve the quality of the neighborhood. The removal of slum and blighting influences with associated programs for housing and business owners, public infrastructure improvements, safe and affordable housing, and code enforcement are a few examples.</p> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B;</p>
-------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



	<b>What are the opportunities for improvement in this target area?</b>	<ul style="list-style-type: none"> <li>• There has been no new construction of housing in the target area.</li> <li>• Adding more mixed-use development would enhance what is already there.</li> <li>• Increasing the walkability of the neighborhood and changing the perception to that of a healthy community is an opportunity to fit within the mission of the hospital.</li> <li>• The revitalization of slum and blighted areas with improvements to housing, transportation access and infrastructure improvements, among others, to begin at the main corridors of the neighborhood will have a positive impact.</li> <li>• The opportunities for partnerships with area businesses, stakeholders, and the residents are at high potential within this target area.</li> <li>• More community organizing and activity of residents is needed here.</li> </ul>
	<b>Are there barriers to improvement in this target area?</b>	<p>The overall barrier would be to change the image of the hospital neighborhood from one of crime, blight, and disinvestment to one of positive tangible improvement. An additional barrier would be if the City is unable to pledge public works improvement funds to needed projects in this area, as well as fund their portion of the Trail Connection Project that will eventually connect this neighborhood directly to downtown Mansfield. Financial support, proper planning, time, and efforts from other community partners will be essential to realize the amount of investment needed for the area.</p>
3	<b>Area Name:</b>	Mansfield City Corridors
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	



	<p><b>Identify the neighborhood boundaries for this target area.</b></p>	<p>Community documentation and identification from the North End Community Improvement Collaborative as well as within their Economic Development Plan; the Mansfield Rising Plan; and the City's 2015 Historic Preservation Plan, as well as the Needs Assessment of the Consolidated Plan.</p> <p>These include but are not limited to major access points to the City bordered by the outside edge of City Wards on streets such as: S. Main St.; Lexington Avenue; Marion Avenue; Park Avenue West; W. Fourth St.; Springmill St.; Bowman St.; N. Mulberry St.; N. Main St.; N. Diamond St.; Newman St.; E. Fifth St.; E. Fourth St.; Ashland Rd.; Park Avenue East; S. Diamond St.</p> <p>The City will start and concentrate efforts in one, or one to three areas at a time, to maximize impact. This effort will require financial partnerships both public and private in order to create the most impact. Priority attention may or may not be given to Target Areas. The description below includes two additional selections from the list of corridors that are of particular interest.</p> <p>The City views that targeting corridors as a goal is more realistically at a minimum 25+year continuous effort and cannot be executed alone with CDBG/HOME funds.</p>
	<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>Community documentation and identification from the North End Community Improvement Collaborative as well as within their Economic Development Plan; the Mansfield Rising Plan; and the City's 2015 Historic Preservation Plan, as well as the Needs Assessment of the Consolidated Plan.</p>
	<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>Community documentation and identification from the North End Community Improvement Collaborative as well as within their Economic Development Plan; the Mansfield Rising Plan; and the City's 2015 Historic Preservation Plan, as well as the Needs Assessment of the Consolidated Plan. Tables 12A and 25D list public input that includes the corridors.</p>



	<b>Identify the needs in this target area.</b>	Community documentation and identification from the North End Community Improvement Collaborative as well as within their Economic Development Plan; the Mansfield Rising Plan; and the City's 2015 Historic Preservation Plan, as well as the Needs Assessment of the Consolidated Plan. Tables 12A and 25D illustrate public input regarding corridors.
	<b>What are the opportunities for improvement in this target area?</b>	Complete streets and smart growth strategies, access to public transportation, beautification, neighborhood planning.
	<b>Are there barriers to improvement in this target area?</b>	The corridors cover a large geographic area and will take decades to address.
<b>4</b>	<b>Area Name:</b>	City-wide
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	This area is the entire City of Mansfield, which includes high concentration of LMI census tracts and LMI households which are located throughout the City regardless of LMI area designation. Attachment Map E in this section shows the census tracts from the 2010 U.S. Census that are located within the City of Mansfield.



<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>There are 21,746 housing units in the City of Mansfield. The majority of these units are single-family detached homes. The housing inventory in general within the City of Mansfield is quite old, and many of the housing systems are obsolete. Much of the housing stock is in need of rehabilitation or replacement. There are several housing developments in the City of Mansfield that have been assisted with federal funds. However, the affordability periods of many of these units are nearing expiration.</p> <p>Housing affordability is a problem, even though housing values are low, because wages are also low. Specific populations identified as in need of housing include seniors, renters, those with disabilities, victims of domestic violence, and those recovering from addictions. Increases to rents have more than doubled the growth in household income over this period. The cost of renting a house in the City of Mansfield is increasing, even as the age of the housing stock is also increasing. Existing ownership units are inexpensive, but the age and condition of the housing stock creates a need for additional units.</p> <p>There continues to be a need for decent affordable housing in the City of Mansfield, in connection with targeted neighborhood revitalization and blight removal, and the creation of adequate employment opportunities through economic growth. Also to be considered are differences between census tracts, both with respect of the characteristics of households, and the characteristics of the housing stock.</p> <p>The census tracts with the highest concentration of household and housing problems, as described above were census tracts 31, 5, 6, and 4. These areas are being targeted for revitalization strategies by the City. The Black/African American minority group is most highly concentrated (over 27% Black or African American) in census tracts 6, 7, 17, and 31.</p> <p>Those census tracts with more moderate, but still significant household and housing challenges, but are more tipping point neighborhoods, we have targeted for strategies around development. The census tracts in this category are 7, 8, 9, 10, 13, 15, 16 and 21.01. The remaining census tracts have less severe housing problems, and are considered to be more likely managed</p>
--------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



	<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>In the previous Consolidated Plan, the City targeted various LMI Census Tracts, and each year would allocate a portion of the funds by City Wards. However, over the course of the five year period, it was clear that the need for assistance was just as great in other areas. A majority of Mansfield residents are considered by HUD to be low/moderate income and many of the City's HUD-funded programs operate on a City-wide basis. Many of Mansfield's programs should be undertaken to benefit the entire City and LMI across the spectrum of the City.</p> <p>A number of public meetings were held in various locations, surveys were taken of citizens, agencies were consulted, and various other efforts were made to reach out to the community as described in PR-10 and PR-15.</p>
--	------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



<p><b>Identify the needs in this target area.</b></p>	<p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>Combining such factors as the low incomes among residents, the high number of rental properties and the large number of vacant/abandoned units located city-wide all add up to severe housing issues for the City. These housing problems identified can be linked to additional problems, such as increased crime, neighborhood tensions, and lack of business investment. The identified housing and community developments needs for the City include:</p> <ul style="list-style-type: none"> <li>• Expand affordable housing opportunities;</li> <li>• Maintain and improve the quality of existing affordable housing;</li> <li>• Rehabilitate and preserve;</li> <li>• Reduce housing cost burden;</li> <li>• Provide needed public services;</li> <li>• Address homelessness issues;</li> <li>• Improve public facilities serving low and moderate income (LMI) neighborhoods;</li> <li>• Improve streets and sidewalks in LMI areas and targeted areas;</li> <li>• Remove barriers to accessibility;</li> <li>• Expand economic opportunities;</li> <li>• Provide Mansfield's special needs and low-income residents with services to improve their self-sufficiency; and</li> </ul>
<p>Consolidated Plan OMB Control No: 2506-0117 (exp. 06/30/2018)</p>	<p>MANSFIELD Removal of blight and blighting influences in neighborhoods 173</p>



	<b>What are the opportunities for improvement in this target area?</b>	These goals are interconnected and will not be accomplished easily or quickly but will require a long term, comprehensive approach by the City, in cooperation with local housing providers, neighborhood organizations, and private developers, to achieve the ideal result - suitable, livable, sustainable neighborhoods. Parks across the City need investment.
	<b>Are there barriers to improvement in this target area?</b>	The main barrier to improvement and revitalization of Mansfield is to change the image of the City from one of blight and deterioration to one of positive tangible improvement. Revitalization will not occur overnight and will require a continued commitment from the City, along with the neighborhood organizations and agencies that serve area residents. With support from the local Richland County Foundation, Mansfield Rising is a good indicator that Mansfield is in the beginning stages of community-buy in and en-route to execute community improvements. Stable and ongoing funding from federal and state agencies will be needed in order to continue the progress being made and to enable planning for future projects and improvements.
5	<b>Area Name:</b>	Census Tracts 4,5, 6, 31
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Revitalization needed on key corridors within these census tracts. Many side streets are also in distress and in poor condition. These census tracts are directly part of or bordering the center of the City. These census tracts have been determined through this study to have the greatest need across multiple levels: housing, facilities, infrastructure, public services, etc.



<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>These neighborhoods include primarily homes built before 1960, with many at the turn of the century. Many are in need of repair. These census tracts have a large concentration of historic homes as well as historic buildings.</p> <p>Many streets in these census tracts, including main corridors, are mixed use streets with a combination of residential and commercial structures. Census tract 31 also encompasses the downtown area, including the Central Park Local Historic District, The Carrousel District, and the Downtown Business District, as well as the pending federally-designated Downtown Mansfield National Register of Historic Places District. While many homes retain their historic integrity, their conditions are deteriorating or others have been stripped of their historic character. These areas have high concentration of rental properties and vacant properties that have fallen into disrepair; many which have been victim to absentee landlords.</p> <p>The Mansfield Rising Plan illustrates much of the recent activity in downtown as well as the information at the office of Downtown Mansfield, Inc. The Brickyard entertainment venue and the influx of a new brewery, winery, and restaurant are recent major impacts to economic activity in the downtown. The City's 2015 Historic Preservation Plan gives an overview of many locations in the boundaries of these census tracts. The North End Economic Development Plan also details housing and commercial characteristics of this target area of census tracts.</p>
--------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>These needs were identified through a number of resources. First, a number of public meetings were held in various locations, surveys were taken of citizens, agencies were consulted, and various other efforts were made to reach out to the community as described in PR-10 and PR-15.</p> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified to designate these census tracts as a focus.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>In addition, a number of other planning and performance evaluation documents were reviewed. Of particular value were three planning documents. The first was Mansfield Rising, which is a downtown investment plan done in 2018. The second is the North End Community Economic Development Plan. The third is the City's 2015 Historic Preservation Plan. These three plans do much to identify current needs within these particular neighborhoods, and to lay out a road map for the future.</p> <p>Historically, the City and other organizations have studied the blight and/or invested in many parts of these neighborhoods through housing, economic development, parks, and more in areas that include the North End, Downtown Mansfield, South Diamond and Altamont, Designated Historic Districts, West Fourth Street Corridor, Prospect Area, and more-- all which encompass these census tracts.</p>
------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



<p><b>Identify the needs in this target area.</b></p>	<p>These census tracts have the highest concentration of household and housing problems, as described in the Housing Needs Assessment sections. Tables 27D and 27E illustrate key highlights. The Market Analysis also offers an overview of the housing and commercial characteristics.</p> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified to designate these census tracts. Historic preservation, facade and infrastructure improvements, as well as the improvement of slum and blighted areas, and repair and rehabilitation of properties are of particular focus.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>In addition, a number of other planning and performance evaluation documents were reviewed. Of particular value were three planning documents. The first was Mansfield Rising, which is a downtown investment plan done in 2018. The second is the North End Community Economic Development Plan. The third is the City's 2015 Historic Preservation Plan. These three plans do much to identify current needs within the City, and to lay out a road map for the future.</p> <p>The Target Area of St. Pete's and OhioHealth Hospital is located within census tract 5, and so those specific needs identified for that area are relevant to this geographic priority within census tract 5 as well. Maple Lake Park is near to these target areas and is a centrally located park for the City, as well as Prospect Park, John Todd Park, Central Park, Middle Park, North Lake Park, South Park, and Ritter's Run. Sterkl Park is further south; however, in need of upgrades as well. The former YMCA is currently undergoing demolition and represents an opportunity for the City to develop it either through the Parks or through another project.</p>
-------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



	<b>What are the opportunities for improvement in this target area?</b>	Attention to mixed-use improvement and development, cleanup and beautification, infrastructure improvements to the streetscape, and improvements to accessibility to public transportation. Housing rehabilitation and historic preservation of housing and buildings since these are unique assets within these census tracts would be useful investment as other development occurs. Designation of local and/or federal historic districts and the utilization of tax credits are also a possibility in these tracts. NECIC has an active group of citizen action and involvement, making it a key asset; however, more citizen organization and involvement is needed in all these census tracts and there is room for growth and organizational capacity building across neighborhoods. More partnerships need to happen in these areas, including those with investors.
	<b>Are there barriers to improvement in this target area?</b>	<p>The main barrier to improvement and revitalization of Mansfield is to change the image of the City from one of blight and deterioration to one of positive tangible improvement. Revitalization will not occur overnight and will require a continued commitment from the City, along with the neighborhood organizations and agencies that serve area residents. Lack of private investment is a barrier, the lack of a designated CHDO or CBDO, and the limited capacity of the City and organizations to undertake improvements.</p> <p>With support from the local Richland County Foundation, Mansfield Rising is a good indicator that Mansfield is in the beginning stages of community-buy in and en-route to execute community improvements, particularly in the downtown. Stable and ongoing funding from federal and state agencies will be needed in order to continue the progress being made and to enable planning for future projects and improvements.</p>
6	<b>Area Name:</b>	Census Tracts 7,8,9,10,13,15,16, 21.01
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	



<b>Revital Type:</b>	Comprehensive
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	Borders of their census tracts. In addition, many of these areas connect directly or cross into their neighboring census tracts of highest need (i.e. 4,5,6,31) through more informal boundaries--aka "local" identification of neighborhoods by the residents.
<b>Include specific housing and commercial characteristics of this target area.</b>	<p>These census tracts have more moderate, but still significant household and housing challenges.</p> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of housing and commercial characteristics were identified to designate these census tracts as tipping point neighborhoods.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p>
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	A number of public meetings were held in various locations, surveys were taken of citizens, agencies were consulted, and various other efforts were made to reach out to the community as described in PR-10 and PR-15.



<p><b>Identify the needs in this target area.</b></p>	<p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of housing and commercial characteristics were identified to designate these census tracts to target since they are tipping point neighborhoods.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>These census tracts have more moderate, but still significant household and housing challenges. There are sporadic areas of low-income housing from previous rental or more modest home developments.</p> <p>In these neighborhoods there has been some marked decline. There are often a significant number of houses for sale and/or rent and a number of vacancies. However, these neighborhoods are still vital. Occupancy is often a mix of owners and renters, and the majority of units are occupied, though the vacancies are increasing and the home values are falling. Generally, less than 20% of the properties are blighted; however, would need studied to identify the exact concentration. For the most part, people still maintain their properties, though the number of properties not maintained is growing.</p> <p>Like the healthy neighborhoods, these neighborhoods fall into a rather broad range. Therefore the strategies necessary will vary from neighborhood to neighborhood. In general, the goal is to stop the bleeding and to begin to turn these neighborhoods in a positive direction so that market forces will take over.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Careful consideration made to the needs of each neighborhood with intentional and targeted strategies for improvement. Parks across the City need investment.</p>



	<b>Are there barriers to improvement in this target area?</b>	The main barrier to improvement and revitalization of Mansfield is to change the image of the City from one of blight and deterioration to one of positive tangible improvement. Revitalization will not occur overnight and will require a continued commitment from the City, along with the neighborhood organizations and agencies that serve area residents. With support from the local Richland County Foundation, Mansfield Rising is a good indicator that Mansfield is in the beginning stages of community-buy in and en-route to execute community improvements, particularly in the downtown. Stable and ongoing funding from federal and state agencies will be needed in order to continue the progress being made and to enable planning for future projects and improvements.
7	<b>Area Name:</b>	Airport Industrial Parks Complex
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Commercial
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	(2,039 acres total)—located at the Mansfield Lahm Airport complex, State Route 13 at South Airport Road, Mansfield (includes the airport facility's four industrial parks, airport fueling facilities, and the 91-acre Gorman-Rupp facility.



<p><b>Include specific housing and commercial characteristics of this target area.</b></p>	<p>The creation of an industrial park near Lahm Airport in the late 1970s spurred construction of buildings for light industry, warehouse space and supply businesses. The city purchased former farmland over the years to expand the industrial park, and this area has remained an opportunity for economic growth for the region.</p> <p>Since then, the complex has expanded from Mansfield Industrial Park initially, to incorporate additional areas including the Gil Baird, Airport East Piper Road East, South and West; and Knight, Sawyer and Reid areas.</p> <p>The attached MAP shows the features of this area.</p> <p>Mansfield Lahm Airport is centrally located in North Central Ohio. The airport has capability to handle large commercial and military aircraft including the USAF C-5 and the Antonov 124-100. Mansfield Lahm Airport is just over a one hour drive to downtown Cleveland or Columbus; near Interstate I-71, US Rt 30, State Rt. 13; has a 9,001 ft. x 150 ft. primary runway and has a crosswind runway of 6,795 ft. x 150 ft.; plus overruns. It offers a precision instrument approach (ILS), plus VOR, NDB, RNAV and ASR approaches; has a full service Fixed Base Operator (FBO); and encompasses over 2,400 acres with immediate access to a number of adjoining industrial parks.</p>
--------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>Over the years, the city's role has been to locate additional land for expansion and to encourage businesses to locate in the complex.</p> <p>The city has approached the Federal Aviation Administration to make sure planned uses for parcels in the vicinity of Lahm Airport get a green light from the agency.</p> <p>City officials have made themselves available to show the industrial park to interested businesses, and have worked on getting parcels construction-ready, with roads and utility lines already built, to attract companies on a short construction timeline.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>This location has historically been targeted as an economic growth site for the City, with much infrastructure investment in place. Higher paying jobs was identified as a priority need for Mansfield and would be applicable to this Target Area.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>More financial incentives and infrastructure improvements to bring companies to Mansfield. Continue to work with the Federal Aviation Administration and other state and federal grants to fund projects.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Any public policies or land-use restrictions, other infrastructure needs that could deter development. The educational attainment and workforce development training for low-high level skills jobs is also a factor in bringing businesses with employment opportunities to this area. The size of existing properties for sale, the size of the land, and terms of lease contracts can affect development decisions as well.</p>

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

These needs were identified through a number of resources:



First, the Needs Assessment and Market Analysis sections of this Consolidated Plan provided much data for distinguishing areas of need and understanding their issues and potential for improvement. Through research efforts, data through the U.S. Census and through the ACS help us understand different levels of need and conditions within Mansfield's census tracts. The City's CRA study and maps as well as the upcoming Census 2020 will have new data that the City would also like to consider under the 2019-2023 Consolidated Plan.

Second, a number of public meetings were held in various locations, surveys were taken of citizens, agencies were consulted, and various other efforts were made to reach out to the community as described in PR-10 and PR-15. From these efforts a number of needs were identified, and will continue to be identified. The data from these public meetings, surveys, and consultations are located in Tables 12A and Table 25D. The public Services needs identified are summarized in Table 25D.

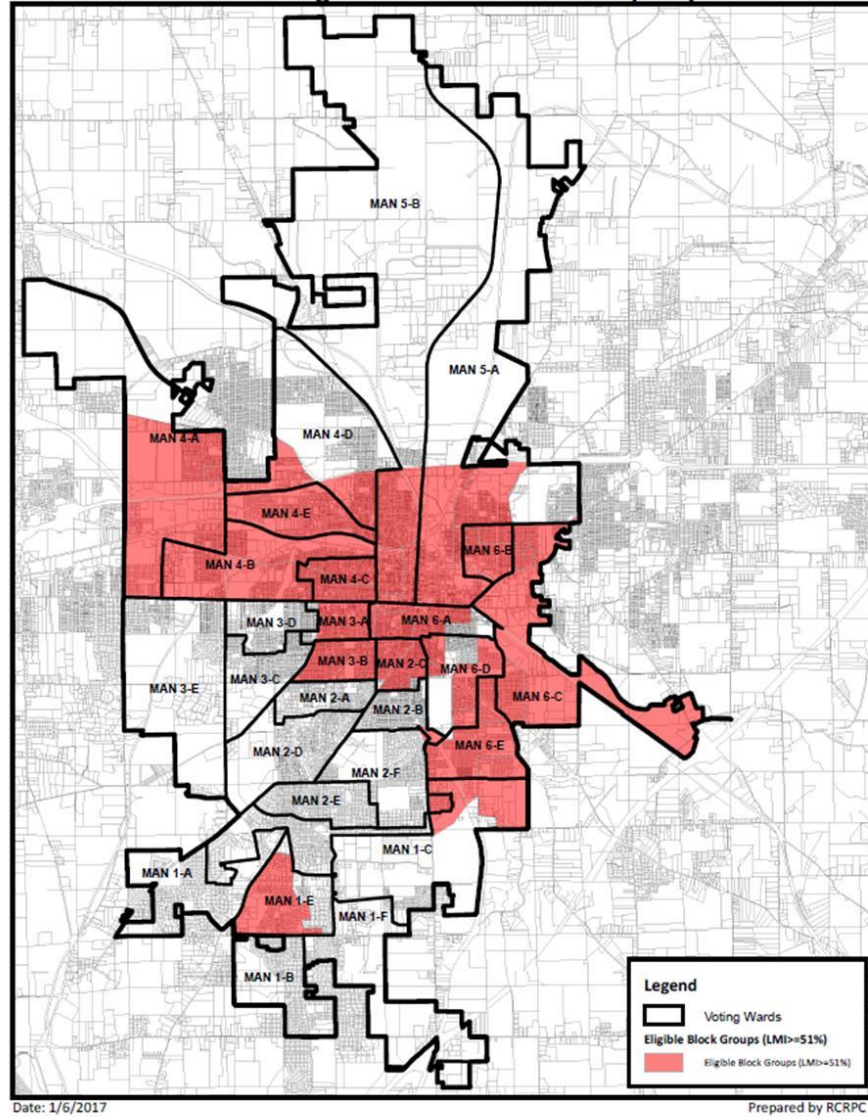
In addition, a number of other planning and performance evaluation documents were reviewed. Of particular value were three planning documents. The first was Mansfield Rising, which is a downtown investment plan done in 2018. The second is the North End Community Economic Development Plan. The third is the City's 2015 Historic Preservation Plan. These three plans do much to identify current needs within the City, and to lay out a road map for the future.



## ATTACHMENT C

MAP

Mansfield CDBG Eligible Census Block Groups by Wards

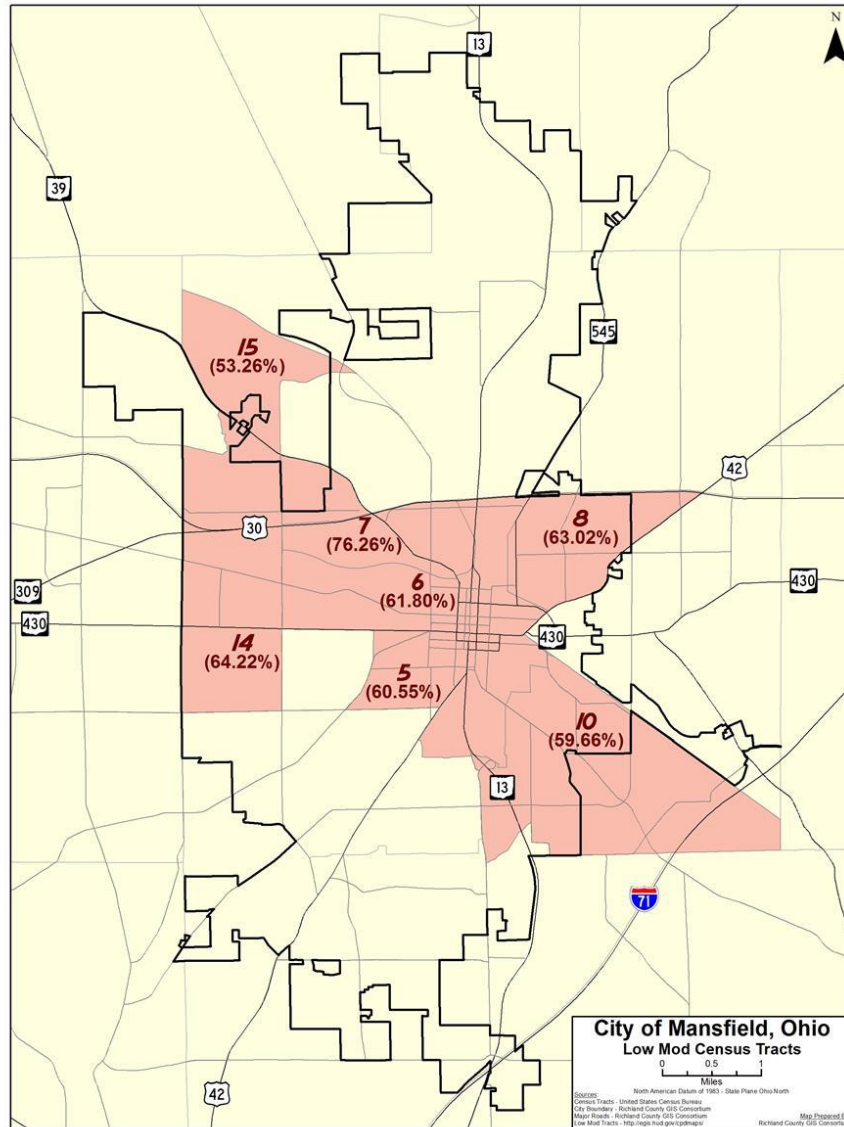


Attachment C Mansfield CDBG Eligible Census Block Groups by Wards



## ATTACHMENT D

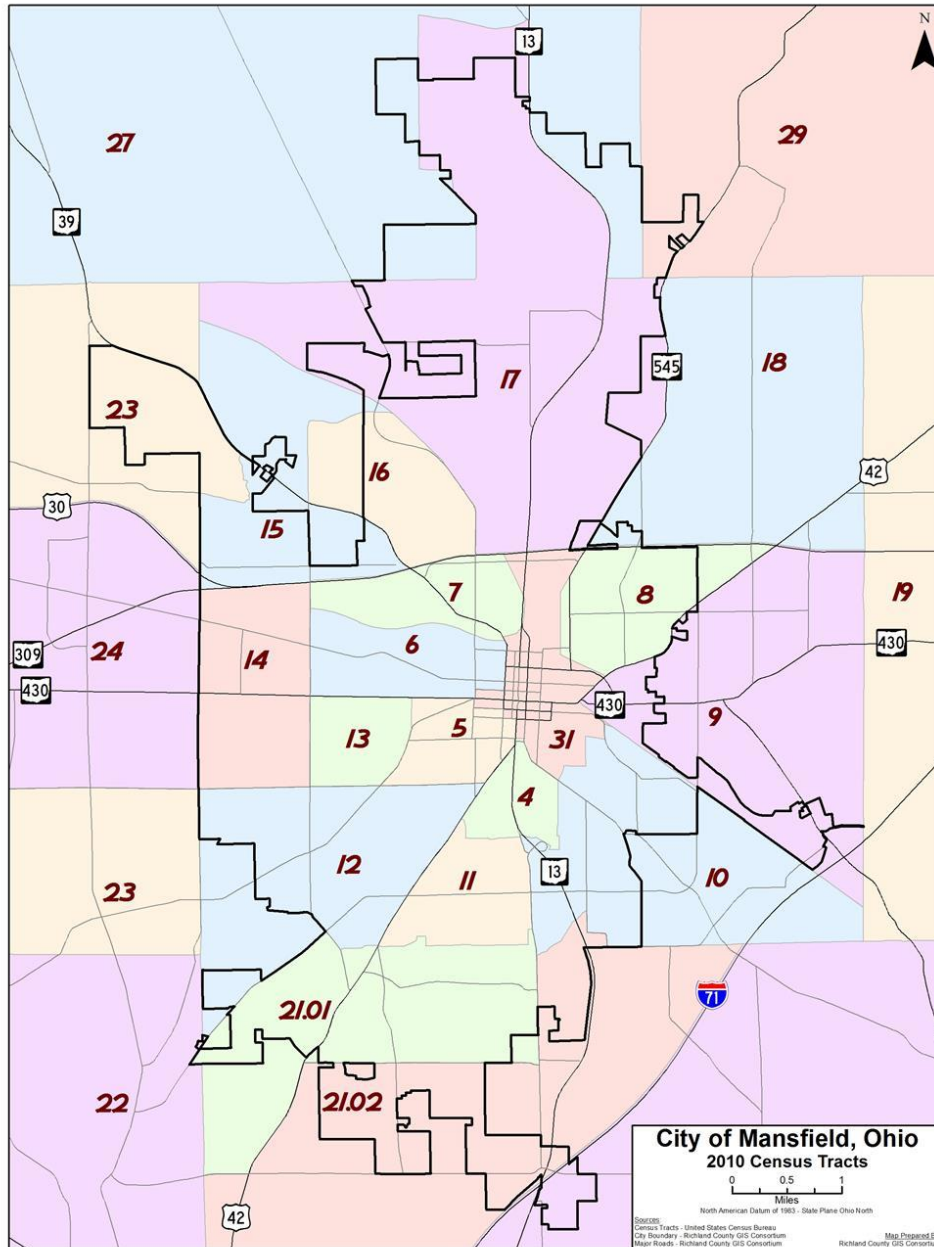
### Mansfield Low-Mod-Income Census Tracts



**Attachment D Mansfield Low to Mod Income Census Tracts**

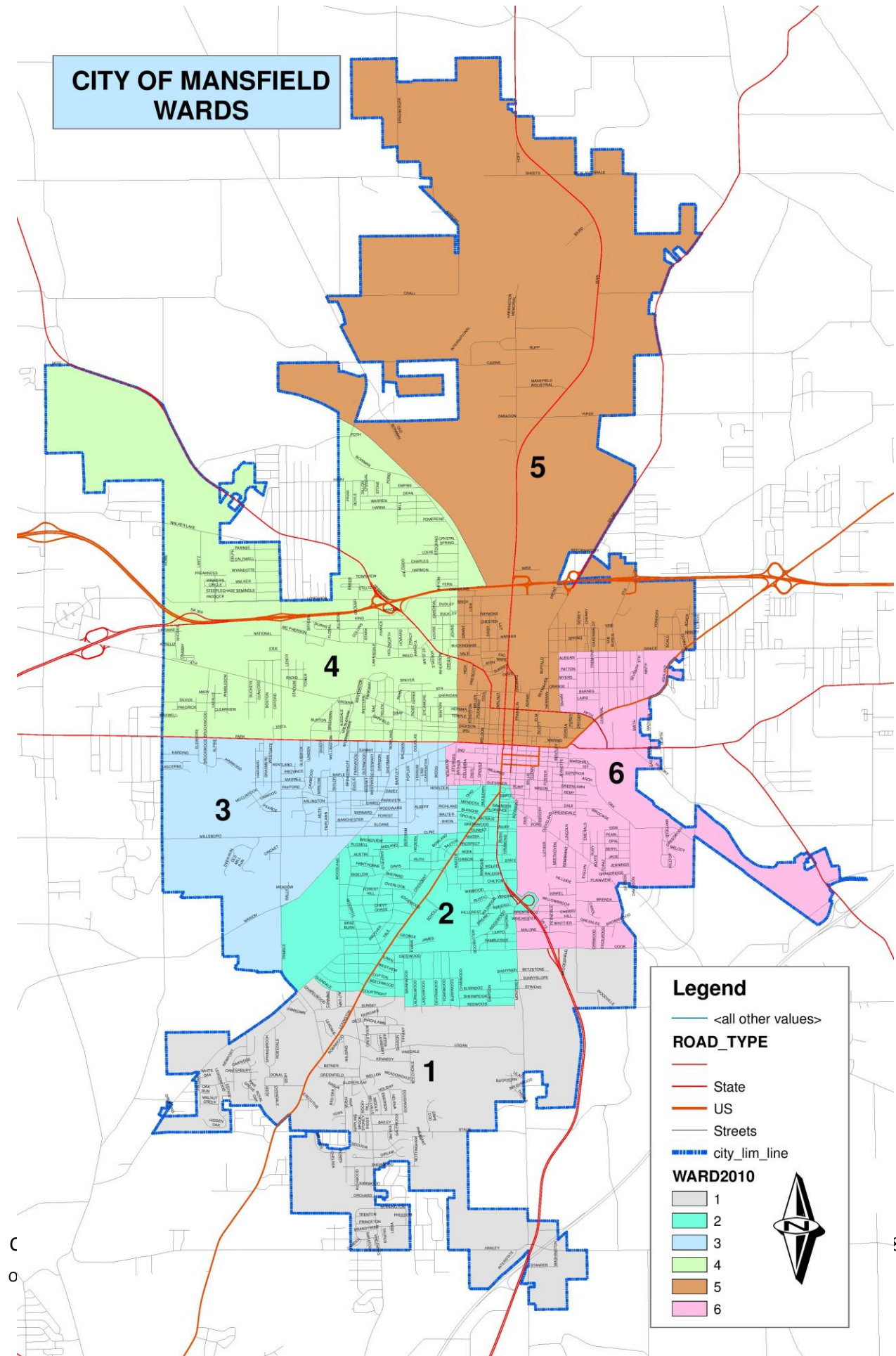


## ATTACHMENT E City of Mansfield Census Tracts



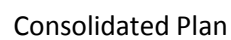
Attachment E Mansfield Census Tracts





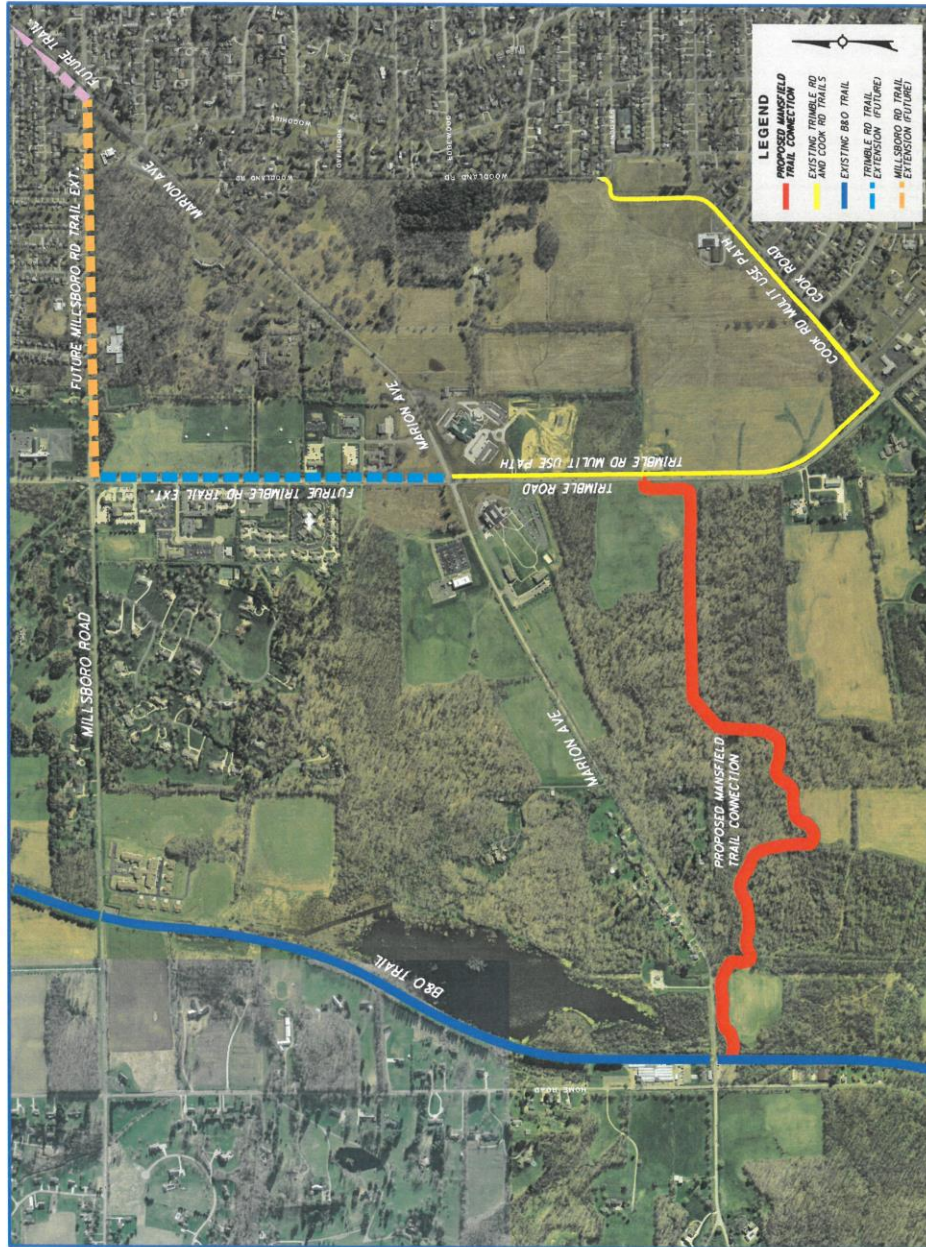


## St. Pete's OhioHealth Hospital District Map



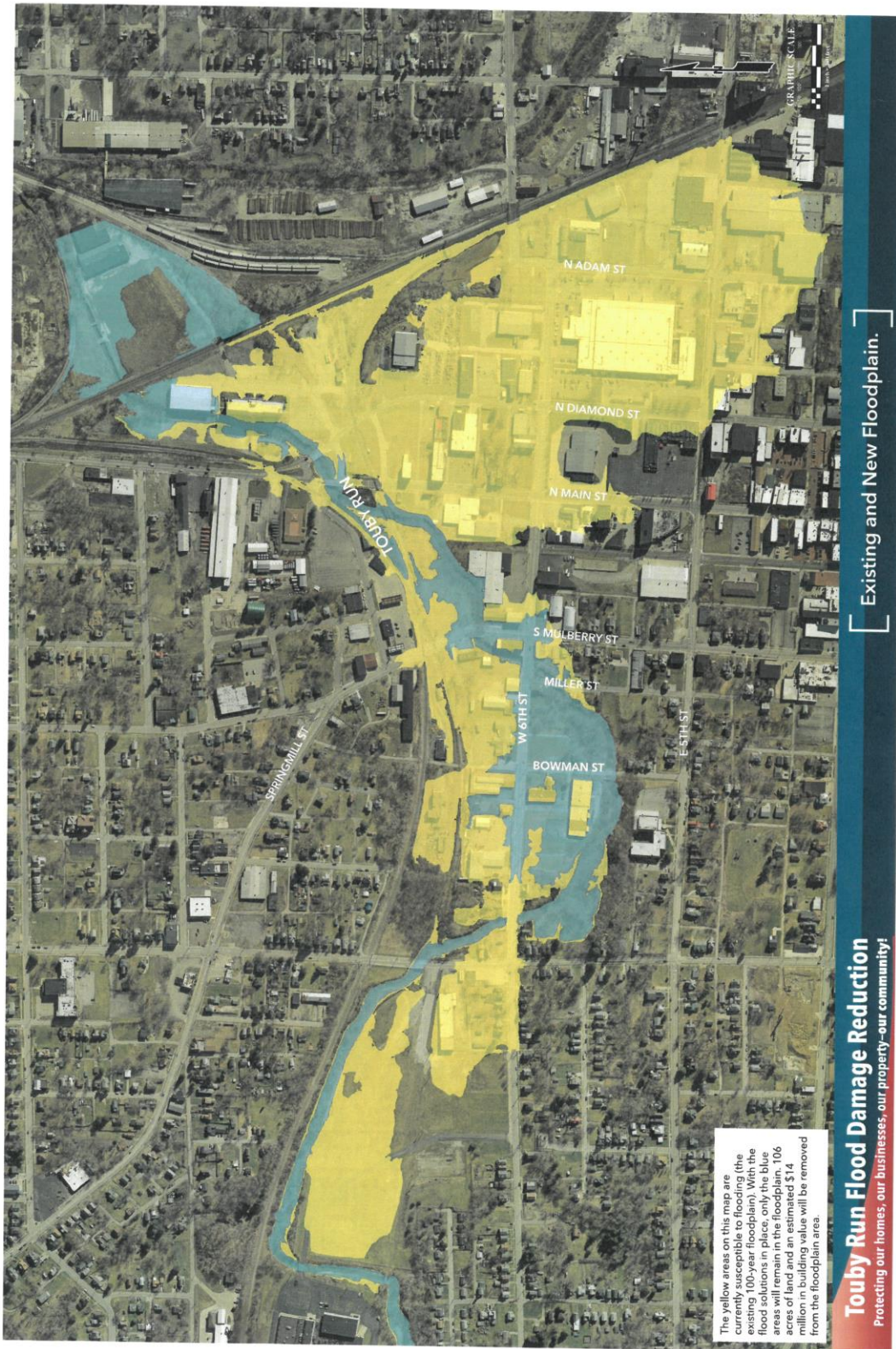


# MANSFIELD TRAIL CONNECTION PROJECT



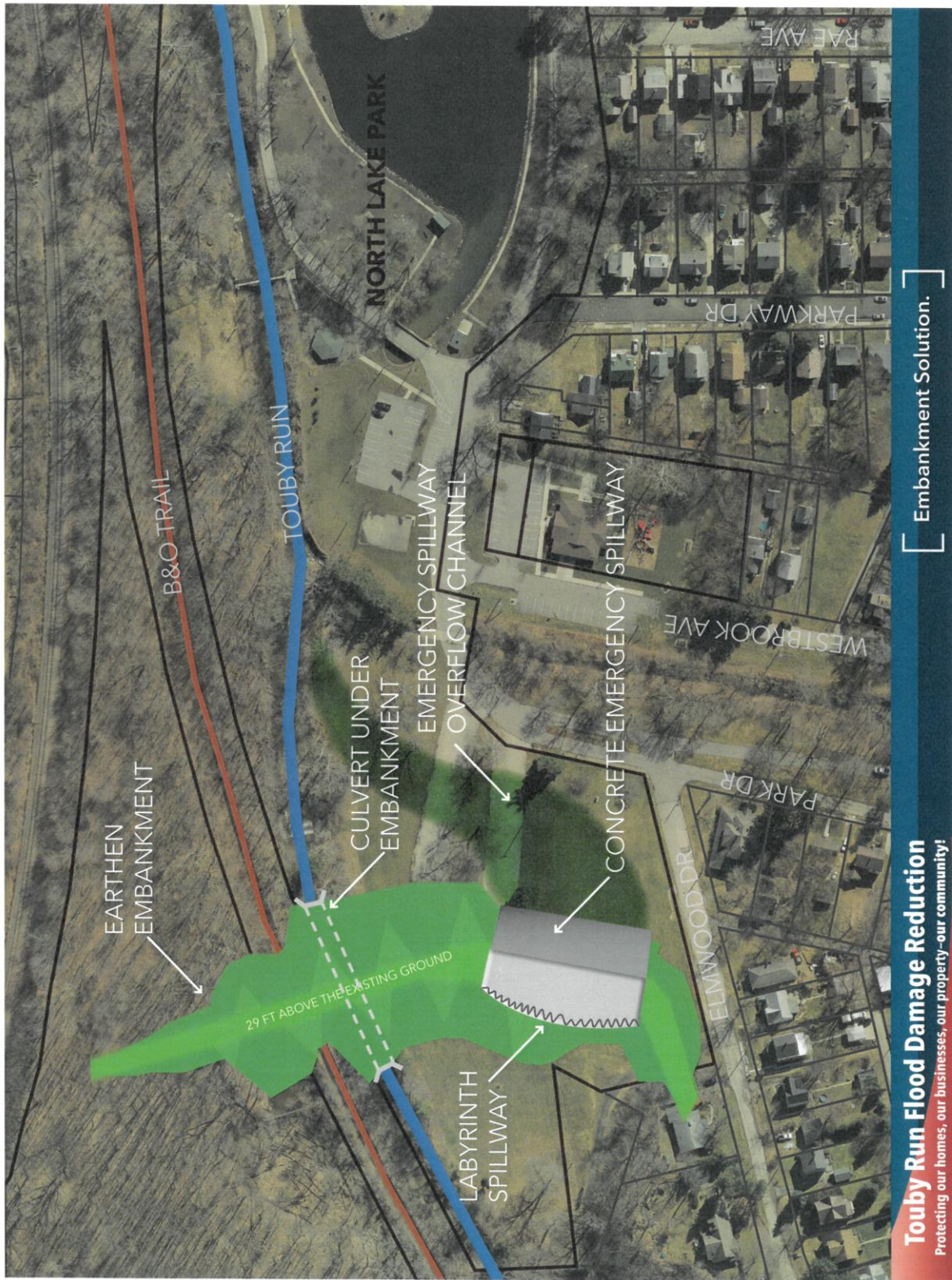
**Mansfield Trail Connection Project Marion Ave**





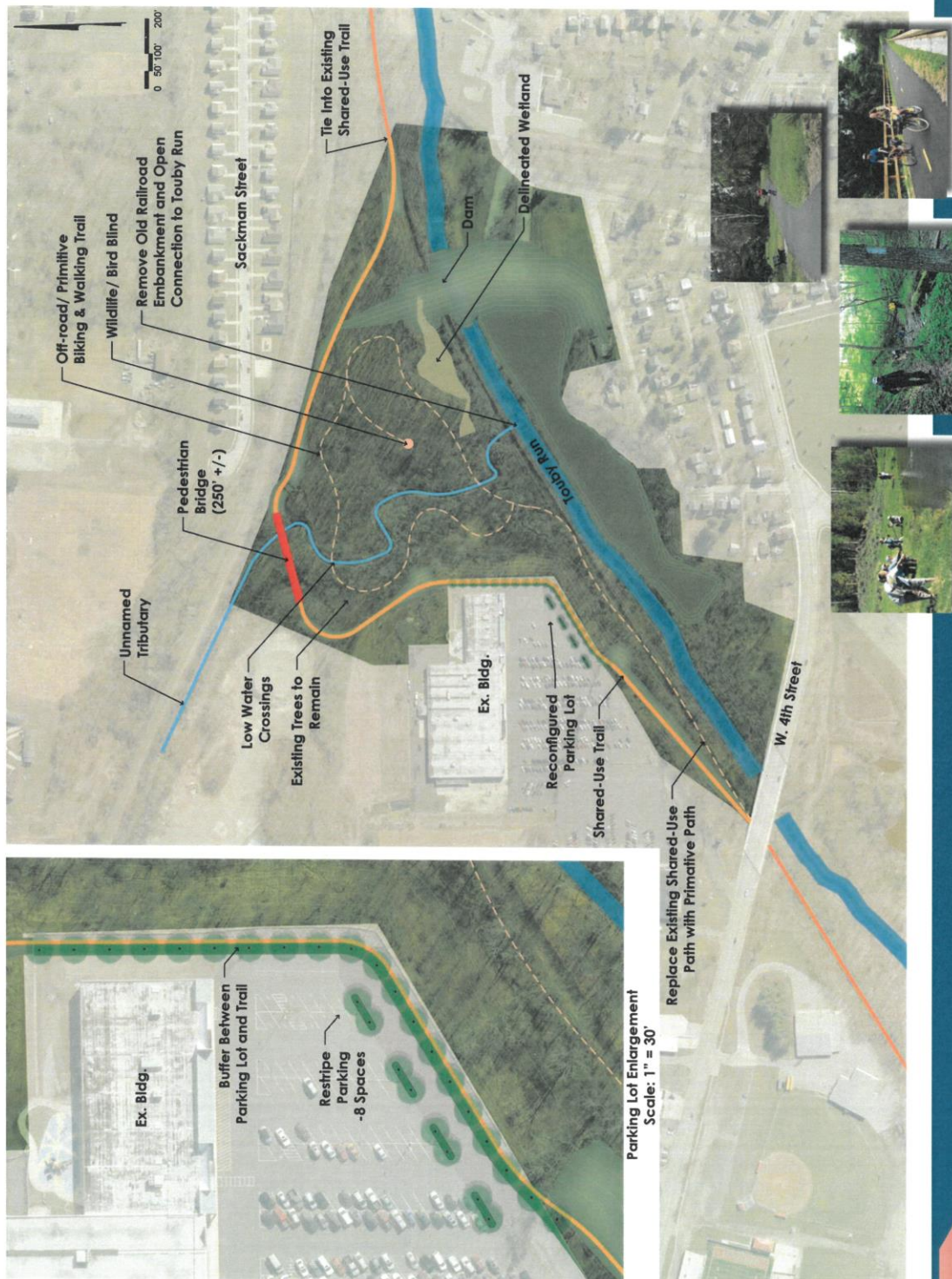
**Touby Run Flood Mitigation Map Census Tract 6 and 31**





**Touby Run Flood Damage Embankment Solution**



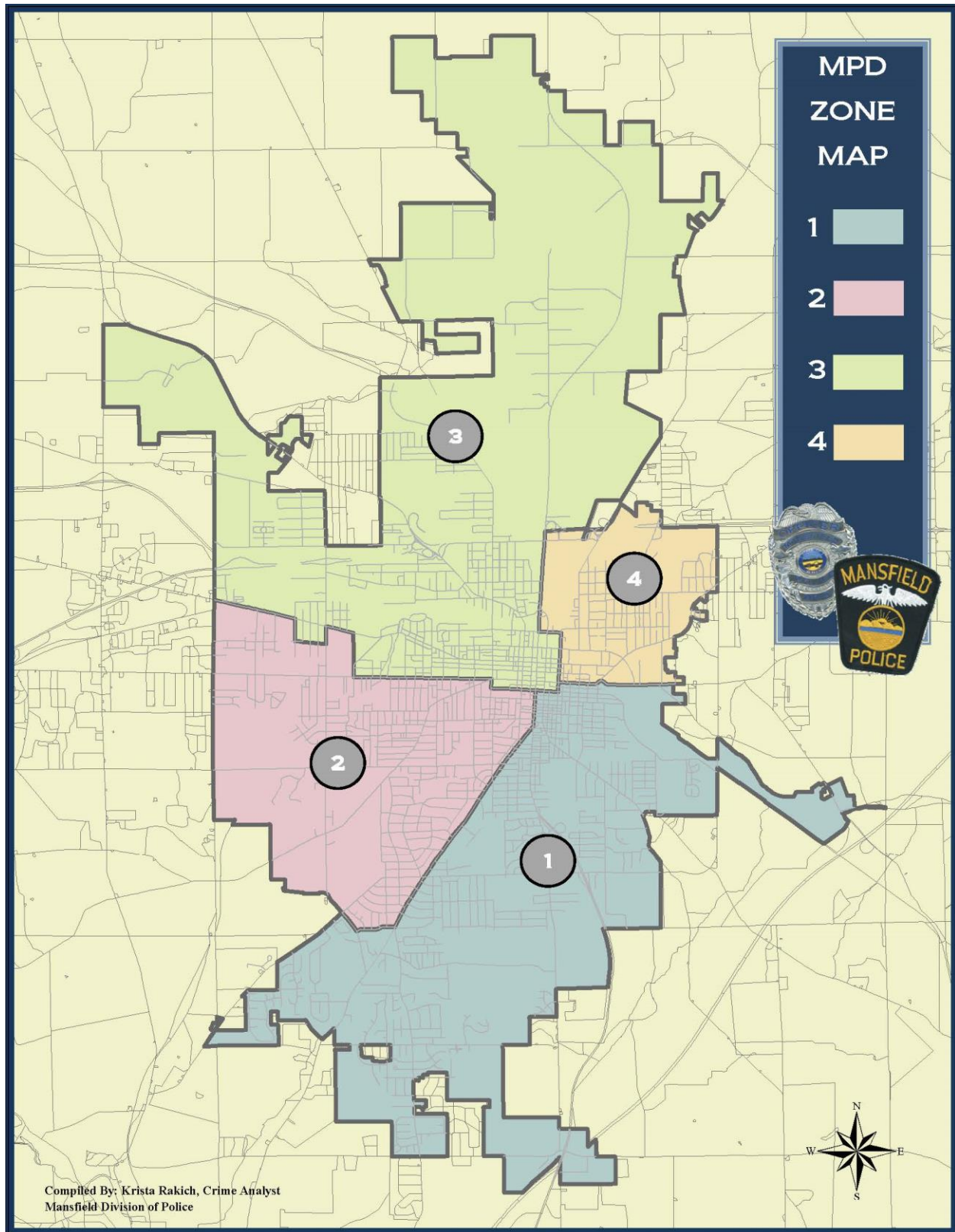


**Touby Run Flood Damage Reduction**  
Protecting our homes, our businesses, our property—our community!

[ Expanded B&O Trail at North Park. ]

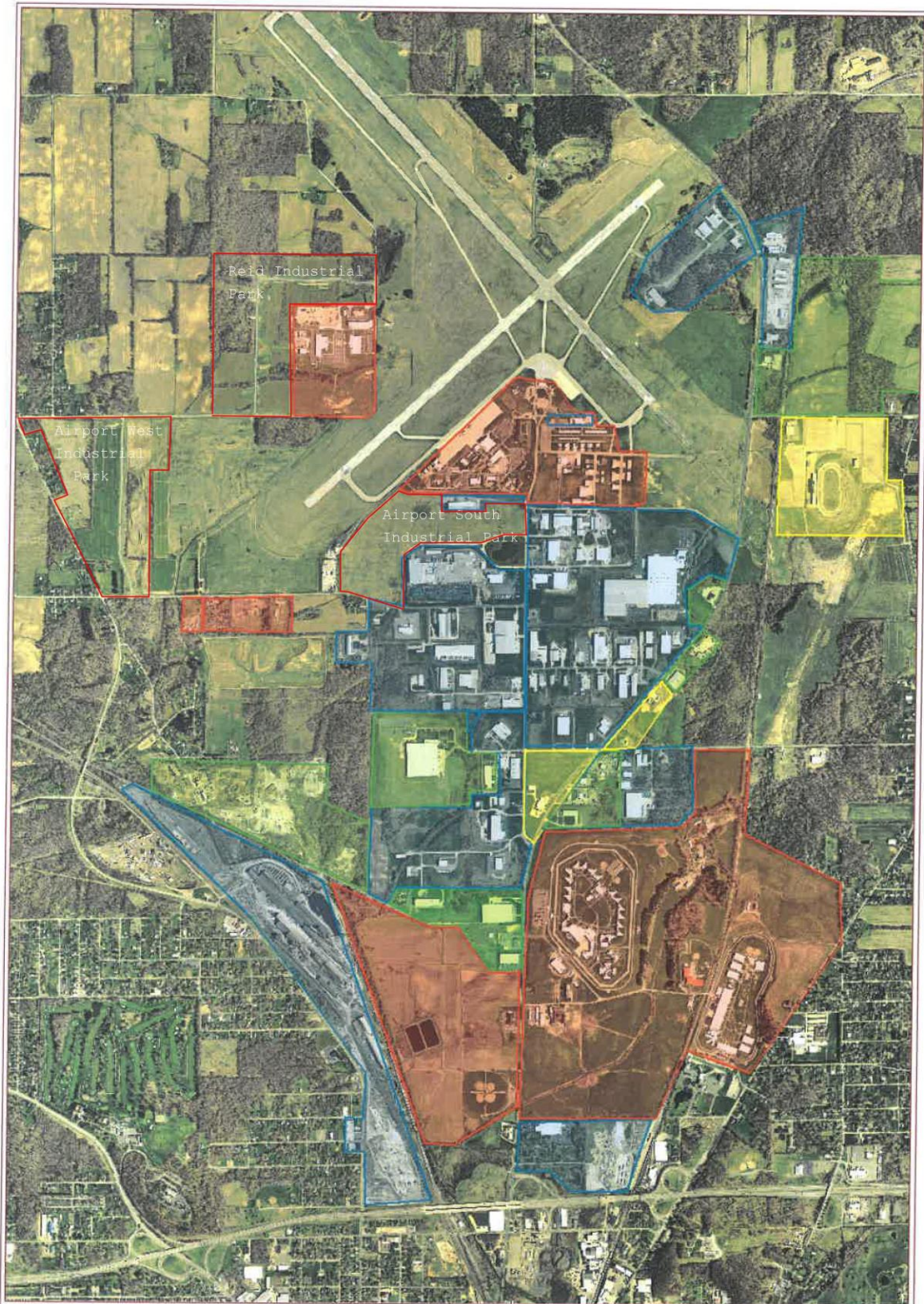
## Touby Run Flood Damage Expanded North Lake Trail





**MAP Mansfield Police Department Zones**





Printed Date: 10/12/2018



IMPORTANT:  
IT IS THE RESPONSIBILITY OF THE USER TO  
VERIFY THE INFORMATION CONTAINED  
ON THIS DRAWING

# **Mansfield Utility GIS** **Airport Industrial Parks Color Coded**

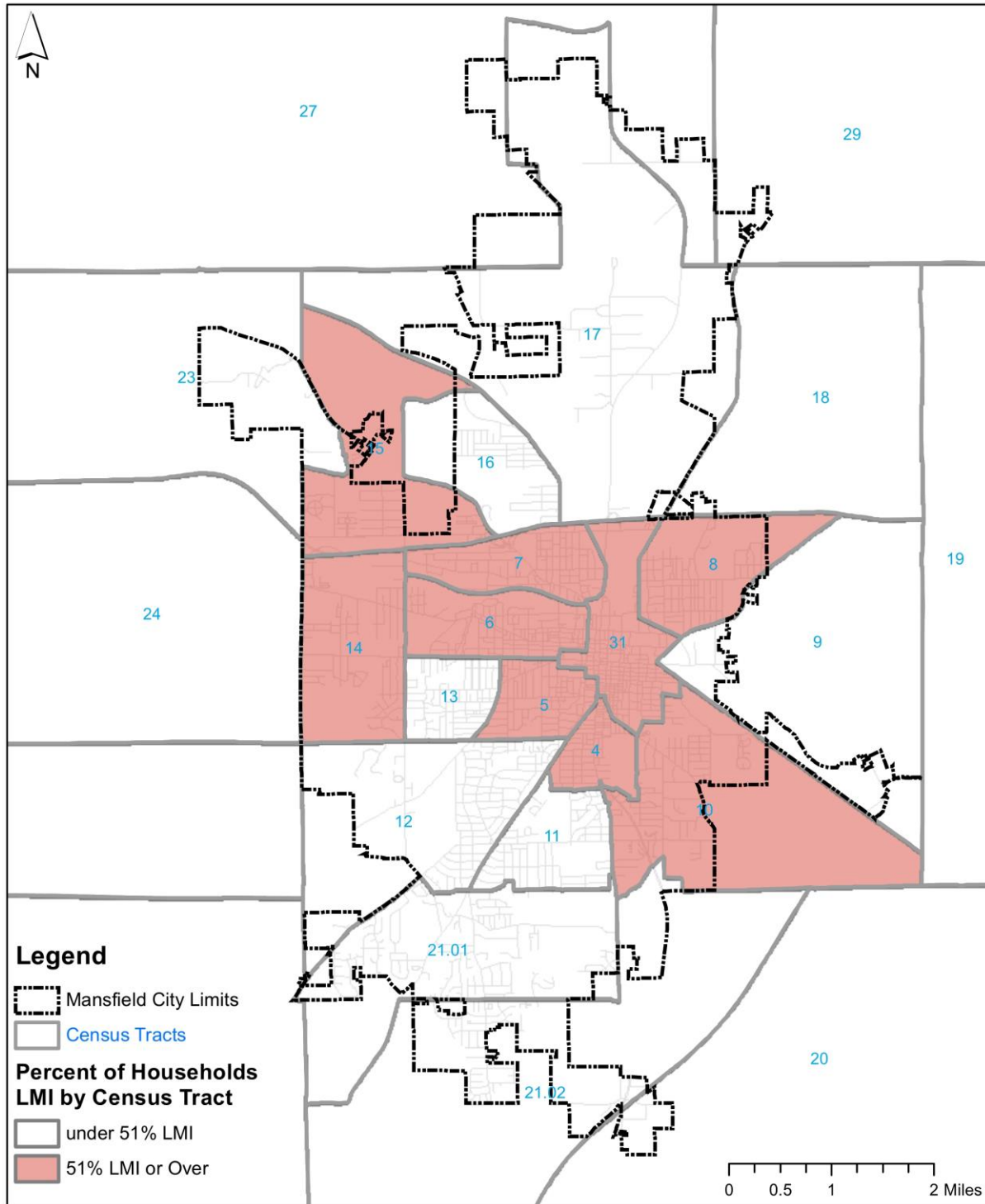
1 inch = 1,505 feet

0 750 1,500 3,000 Feet





Map 2: City of Mansfield, Ohio Low to Moderate Income Census Tracts



Mansfield CRA LMI Map



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	Housing and Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Victims of Domestic Violence Other
	<b>Geographic Areas Affected</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors



	<b>Associated Goals</b>	Planning and Program Administration Improve, Maintain, and Expand Affordable Housing Revitalize Neighborhoods Provide Needed Public Services Improve & Expand Neighborhood Facilities Homelessness Prevention
--	-------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

DRAFT



	<p><b>Description</b></p>	<ul style="list-style-type: none"> <li>• Maintain and improve the quality of affordable housing supply, especially those housing units occupied by low and moderate income households.</li> <li>• Increase the supply of affordable housing for LMI households in Mansfield.</li> <li>• Increase opportunities for LMI homeowners to secure affordable housing in the City.</li> <li>• Provide assistance to preserve, rehabilitate and repair owner-occupied housing.</li> </ul> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <ol style="list-style-type: none"> <li>1. High priority through public input across multiple venues was determined to be housing affordability, blight removal, new for/sale construction of homes, down payment assistance, addressing infrastructure needs, historic preservation, targeting to improve neighborhoods, and code enforcement.</li> <li>2. The second highest ranking needs across these venues included new rental development, rental rehabilitation, home repairs, making housing more accessible to those with disabilities, improved energy efficiency/sustainability, restrictions on negligent/absentee/out of town landlords and addressing security/safety concerns.</li> </ol> <p>Housing activities may involve any of the following by the City or in partnerships to:</p> <p>Provide housing for the homeless, housing for special populations, family housing, senior housing, housing affordability, mixed income housing, new for/sale construction, new rental development, acquisition/rehabilitation/resale, homeowner rehabilitation, rental rehabilitation, home repairs, improve accessibility of housing to those with disabilities, improve energy efficiency/sustainability, blight removal/demolition, down payment assistance, rental assistance, homebuyer/financial education &amp;/or counseling, provision of services, address foreclosure process, redevelop vacant lots, address infrastructure needs, historic preservation, targeting to improve neighborhoods, community planning, code enforcement, tenant/landlord Fair Housing education, restrictions on negligent absentee/out of town landlords, address high rental concentration, multifamily conversions to single family, contractor education, address hazardous materials, address safety/security concerns, address drug use/addiction, reduce housing cost burden through regulatory/tax reform, address aging housing stock, market rate housing downtown, affordable housing city-wide, public housing, fair housing, acquiring tools for rehabilitation.</p>
--	---------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



	<b>Basis for Relative Priority</b>	<ul style="list-style-type: none"> <li>• Table 12A Housing Needs Identified from Public Consultation and Outreach.</li> <li>• The Consolidated Plan Needs Assessment and Market Analysis document the need to maintain and improve the quality of affordable housing units for LMI households city-wide in Mansfield. The analysis also documents that housing cost burden is a major problem affecting LMI households. The age of the housing stock, the number of foreclosed and abandoned units, and the economic downturn all impact LMI households and LMI neighborhoods.</li> <li>• North End Community Improvement Collaborative Economic Development Plan, Mansfield Rising Plan, and the City's 2015 Historic Preservation Plan.</li> <li>• Activities may include any housing activity eligible within the IDIS Matrix Codes</li> </ul>
<b>2</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High



	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Airport Industrial Parks Complex Mansfield City Corridors
	<b>Associated Goals</b>	Planning and Program Administration Improve, Maintain, and Expand Affordable Housing Revitalize Neighborhoods Provide Needed Public Services Increase Economic Opportunities Improve & Expand Neighborhood Facilities Homelessness Prevention



	<b>Description</b>	<p>This includes providing needed public services such as public transportation, educational, recreational and other supportive services to assist LMI residents.</p> <p>Public input indicated that public services needs include but are not limited to:</p> <p>Employment/financial training/education; improved education outcomes; support affordability of and access to Higher education; senior services; youth services and mentoring; childcare services; parenting courses/child advocacy; safety/anti-crime programs; housing/financial literacy counseling; landlord/tenant services and education; public transportation; public health/hospital services; mental health services; services for those with disabilities; domestic violence victim services; substance abuse services; neglected/abused children services; trash/litter removal; recycling; traffic enforcement; frequent leaf pick up; snow removal; street cleaning; more programming for adults, youth, and children; animal control; rodent infestations &amp; bedbugs; managing gentrification and rising rents; community gardens, and support for neighborhood organizations.</p> <p>See the Basis for Relative Priority section below for more information.</p>
	<b>Basis for Relative Priority</b>	<p>The Consolidated Plan Needs Assessment and Market Analysis, as well as public input from both residents, social service agencies, business owners, and community reports document the need to continue to improve the quality of life for LMI residents through the provision of public services.</p> <p>In particular, the NECIC Economic Development Plan identifies needed public services, detailed in Narrative 25B, including: Education, Public Transportation, Opiate Crisis, Minority Health Disparities, and Violence Prevention/Reduction.</p> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p>
<b>3</b>	<b>Priority Need Name</b>	Public Improvements
	<b>Priority Level</b>	High



	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Airport Industrial Parks Complex Mansfield City Corridors



	<b>Associated Goals</b>	<p>Planning and Program Administration</p> <p>Improve, Maintain, and Expand Affordable Housing</p> <p>Revitalize Neighborhoods</p> <p>Provide Needed Public Services</p> <p>Increase Economic Opportunities</p> <p>Improve &amp; Expand Neighborhood Facilities</p> <p>Homelessness Prevention</p>
	<b>Description</b>	<p>This involves a broad approach and may include and are not limited to the following public improvements:</p> <p>Targeted work to clean up neighborhoods, flood control, blight removal/demolition, neighborhood mowing/board up, tree trimming and other property maintenance, environmental cleanup, brownfields, old gas stations, reuse of industrial buildings, land banking, vacant lot development, code enforcement, downtown development, building facade, exterior improvements, historic preservation, art/culture investments, street improvements, street repair, sidewalk improvements, drainage improvements, water/sewer improvements, tree plantings, energy efficiency improvements, street lighting, accessibility improvements, safety improvements, parking improvements, multimodal transportation improvements/bike paths, streetscape/arterial improvements, community beautification/gardens, public Wi-Fi, swimming facilities, splash park, improved wayfinding, community branding/marketing, skating rink, covered bus stops.</p> <p>See the Basis for Relative Priority section below for more information.</p>
	<b>Basis for Relative Priority</b>	<p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>Major public improvements are needed across the City and in Targeted Areas. Strategic planning and execution of public improvement funds, particularly projects with large investment costs will prove critical to the success of other CDBG and HOME program project activities and are recommend to be combined for larger impact.</p>
<b>4</b>	<b>Priority Need Name</b>	Neighborhood Facilities



	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Airport Industrial Parks Complex Mansfield City Corridors
	<b>Associated Goals</b>	Planning and Program Administration Revitalize Neighborhoods Provide Needed Public Services Improve & Expand Neighborhood Facilities Homelessness Prevention



	<b>Description</b>	<p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>May include but is not limited to construction of new, maintenance, preservation, and improvements of public facilities such as:</p> <p>Senior Centers, Youth Centers, Childcare Centers, Community Centers, Parks and Recreation Facilities, Libraries, Museums, Education Centers, Centers for those with disabilities, Neglected/abused children centers, and Healthcare facilities.</p>
	<b>Basis for Relative Priority</b>	Table sections of Table 25D Public and Agency Input, among the rest of the Needs and Market Analysis sections of the Plan.'
5	<b>Priority Need Name</b>	Economic Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	<p>Extremely Low</p> <p>Low</p> <p>Moderate</p> <p>Middle</p> <p>Large Families</p> <p>Families with Children</p> <p>Elderly</p> <p>Chronic Homelessness</p> <p>Individuals</p> <p>veterans</p> <p>Victims of Domestic Violence</p> <p>Non-housing Community Development</p> <p>Other</p>



<b>Geographic Areas Affected</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Airport Industrial Parks Complex Mansfield City Corridors
<b>Associated Goals</b>	Planning and Program Administration Improve, Maintain, and Expand Affordable Housing Revitalize Neighborhoods Provide Needed Public Services Increase Economic Opportunities Improve & Expand Neighborhood Facilities Homelessness Prevention
<b>Description</b>	<p>The expansion of economic opportunities includes support and assistance to projects and activities designed to create and retain jobs within the City of Mansfield. This need can include utilization of revolving loan funds, as well as activities such as job training, infrastructure improvements needed to promote economic development, facade improvements, section 108 loan, demolition of blighting influences, and aggregation of parcels to facilitate new construction or expansion, as well as direct assistance to companies seeking to establish or expand operations in the City. Table 12A includes economic development needs identified by the community.</p> <p>In addition, there is a need to assist new and expanding businesses, provide microenterprise loans/funds for small businesses, job creation/retention, temp agencies/employer incentives to permanent hire, soft skills training.</p> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p>



	<b>Basis for Relative Priority</b>	The Consolidated Plan Needs Assessment and Market Analysis, as well as public input from both residents and business owners, community reports, and social service agencies, document the economic challenges facing the City. The economic downturn has resulted in prolonged high unemployment, changing market conditions, and a depressed housing market. The need to expand economic opportunities in the City, especially for low-to moderate-income persons has been well documented.
6	<b>Priority Need Name</b>	St. Pete's & OhioHealth Hospital District
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development



	<b>Geographic Areas Affected</b>	CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Mansfield City Corridors
	<b>Associated Goals</b>	Planning and Program Administration Improve, Maintain, and Expand Affordable Housing Revitalize Neighborhoods Provide Needed Public Services Increase Economic Opportunities Improve & Expand Neighborhood Facilities Homelessness Prevention



	<p><b>Description</b></p> <p>The Community Meeting &amp; Workshop held within the St. Pete's &amp; OhioHealth Hospital District revealed specific needs of that particular neighborhood. The participants identified needs, assets, problem spots, as well as activities desired in the area. Emergency repair, facade improvements, and historic preservation activities were common themes as well as:</p> <p><u>Needs/Issues:</u> Trash dumping &amp; tires, Vacant homes with trash, Absentee landlord and maintenance, drug activity, street lighting, tree trimming, Ritter's Run Park, Disability Access &amp; Infrastructure, Ohio St. vacant lots by the park, New park needed, Increased homeownership, Code enforcement of landlords, Out of town landlord restrictions, Multifamily conversion to single family, Covered bus stops</p> <p><u>Problem Spots:</u> Glessner &amp; Sturges including the old gas station/dry cleaners/laundromat; Arrests at OhioHealth &amp; E.R. issues, Hospital Area safety; Way Finding, Branding in General, Need Beautification (suggest positive messaging on benches); Corridors and those to the City Center, Blight; Lack of after-school activities</p> <p><u>Assets:</u> St. Peter's Parish and School; New Beginning Gospel Church; Church Requel; First English Lutheran; OhioHealth Mansfield Hospital; Doc's Deli; Attorney's Offices; Barbershop; Small business stores; Kafer's Flowers; Historic homes and neighborhoods</p> <p><u>Activities:</u> Community cleanup; Temporary dumpsters; Tire amnesty; Public art; Community-built park; Food park such as an orchard; Youth activities; Contractor training for preservation/restoration; Utilize/educate/develop trade-school students</p> <p>The Consolidated Plan Needs Assessment and Market Analysis and public input document the need to improve the quality of the neighborhood. Other public input in addition to those listed above is located within Tables 12A and 25D. Improvements may include targeted code enforcement and public infrastructure improvements (street, sidewalk, retaining wall, and park improvements). Strategic demolition of vacant and abandoned structures that specifically support private property owners' investments may be considered. The removal of barriers to accessibility is also part of this need.</p> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p>
--	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



	<b>Basis for Relative Priority</b>	<ol style="list-style-type: none"> <li>1. This district is located entirely within census tract 5, and it is one of the top four census tracts of highest need within the city, as outlined in the needs assessment and market analysis of this plan.</li> <li>2. The area has also been designated as a federal Opportunity Zone, making it one of three which encompass census tract 5, 6, and 31.</li> <li>3. For over ten years, this area has been determined by the neighborhood organization, Downtown Mansfield, Inc. to be in a state of deterioration and in need of revitalization, with high concentration of slum and blight.</li> <li>4. In addition, there is an active volunteer neighborhood group of area residents and property owners whom meet regularly and work to improve it based on issues discussed, and to document slum and blight. This group was also part of the citizen participation process to determine the area's needs.</li> <li>5. The City has also done preliminary work to document the conditions of the neighborhood.</li> <li>6. The map of this district is too large for the capacity of the funds for a five year period, so the needs located on the four major corridors of this defined district will be first priority. The four major corridors are the boundaries of the district on Marion Ave to the west, Park Avenue West to the north, S. Main St. to the east, and the entirety of Glessner Avenue, with Glessner Avenue and Marion Avenue being first priority due to the fact that they are mixed-use streets.</li> </ol> <p>The Consolidated Plan Needs Assessment and Market Analysis and public input document the need to improve the quality of the neighborhood. Key examples would be code enforcement, public infrastructure improvements and the elimination of blighting influences.</p>
7	<b>Priority Need Name</b>	Targeted Neighborhood Improvements
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Non-housing Community Development



	<b>Geographic Areas Affected</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors
	<b>Associated Goals</b>	Planning and Program Administration Improve, Maintain, and Expand Affordable Housing Revitalize Neighborhoods Provide Needed Public Services Increase Economic Opportunities Improve & Expand Neighborhood Facilities
	<b>Description</b>	<p>The strategies necessary to revitalize these neighborhoods will vary based upon the needs and specific characteristics of each neighborhood. There are some area neighborhood organizations that have slum and blight documentation for various streets and sections of the City, such as NECIC and Downtown Mansfield, Inc.</p> <p>This priority need includes a more identifiably targeted need directed strategically at the neighborhood level to correct code violations, facilitate public infrastructure improvements (street, sidewalk and park improvements) and demolishing vacant and abandoned structures in order to encourage and support private property owners' investments in their own properties. The removal of barriers to accessibility is also part of this need. The activities chosen will be relevant to the specific street or neighborhood needs.</p> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p>



	<b>Basis for Relative Priority</b>	<p><b>Healthy neighborhoods:</b> Healthy neighborhoods are neighborhoods where the market is largely sustaining occupancy and real estate transactions. Homes in these neighborhoods are generally reasonably well maintained, and there is an above average share of the housing stock that is owner occupied. In the present economic climate, even otherwise healthy neighborhoods are in some distress. Market transactions take considerably longer than normal, and job loss and a loss of market value has resulted in some foreclosure activity.</p> <p><b>Tipping point neighborhoods:</b> In these neighborhoods there has been some marked decline. Like the healthy neighborhoods, these neighborhoods fall into a rather broad range. Generally, less than 20% of the properties are blighted. Therefore the strategies necessary will vary from neighborhood to neighborhood. In general, the goal is to stop the bleeding and to begin to turn these neighborhoods in a positive direction so that market forces will take over.</p> <p><b>Revitalization neighborhoods:</b> These neighborhoods have often seen considerable decline over years or even decades. Vacant, boarded up houses are noticeable, and there is a mix of occupied and unoccupied units. Often occupancy is primarily renters. Many properties are not well maintained, and 20 to 70% are blighted.</p> <p>Often the assistance will include concentrated work in a small targeted area and radiating from there into the surrounding neighborhoods. This work will usually involve multiple activities including rehabilitation, infill development, streetscaping, infrastructure improvements, and demolition.</p> <p><b>Redevelopment areas:</b> These areas have seen the most decline. Though once vibrant neighborhoods, lost industries and decades of disinvestment have caused these communities to become almost virtual ghost towns. Abandoned, blighted houses are everywhere, with over 70% of the properties blighted. A minority of houses are occupied, usually by renters or illegal occupants. Maintaining basic utilities and city services to these areas usually places a burden on the City. These areas encompass two strategies: <i>reinventing the neighborhood</i> or <i>shrinking toward prosperity</i>.</p>
8	<b>Priority Need Name</b>	Mansfield City Corridors
	<b>Priority Level</b>	High



	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Elderly Non-housing Community Development Other
	<b>Geographic Areas Affected</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Airport Industrial Parks Complex Mansfield City Corridors
	<b>Associated Goals</b>	Planning and Program Administration Improve, Maintain, and Expand Affordable Housing Revitalize Neighborhoods Provide Needed Public Services Increase Economic Opportunities Improve & Expand Neighborhood Facilities Homelessness Prevention



	<b>Description</b>	<p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and 25B; the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <ul style="list-style-type: none"> <li>• Corridors into the city are an eyesore in spots but also potential targets for revitalization and development as indicated by public input and in the Mansfield Rising Plan and NECIC Economic Development Plan. These include but are not limited to major access points to the City bordered by the outside edge of City Wards on streets such as: S. Main St.; Lexington Avenue; Marion Avenue; Park Avenue West; W. Fourth St.; Springmill St.; Bowman St.; N. Mulberry St.; N. Main St.; N. Diamond St.; Newman St.; E. Fifth St.; E. Fourth St.; Ashland Rd.; Park Avenue East; S. Diamond St.</li> <li>• The City will start and concentrate efforts in one, or one to three areas at a time, to maximize impact. This effort will require financial partnerships both public and private in order to create the most impact. Priority attention may or may not be given to Target Areas. The description below includes two additional selections from the list of corridors that are of particular interest.</li> <li>• The City views that targeting corridors as a goal is more realistically at a minimum 25+year continuous effort and cannot be executed alone with CDBG/HOME funds.</li> </ul> <p>For Area Benefit and Individual Benefit, there is particular need but not limited to: code enforcement, rental rehab, relocation, acquisition and disposition, access to and shelter for public transportation, mixed-use development, facade improvement, infrastructure improvements to the streetscape such as sidewalks and street lighting, retaining wall issues, and historic preservation.</p>
--	--------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



	<b>Basis for Relative Priority</b>	<ol style="list-style-type: none"> <li>1. Community documentation and identification from the North End Community Improvement Collaborative as well as within their Economic Development Plan; the Mansfield Rising Plan; and the City's 2015 Historic Preservation Plan, as well as the Needs Assessment and Market Analysis of the Consolidated Plan.</li> <li>2. Of particular note from community input as well as the three community plan's referenced above, and particularly from NECIC, is the W. Fourth St. Corridor entering into Downtown Mansfield, which encompasses the boundaries from the Sherman's Estate's local historic district to the west followed east into downtown all the way to the Westinghouse area of the City.</li> <li>3. The South Main St. Corridor bordering at the St. Rt. 13 division near the Duke and Duchess Station near Chilton Ave, all the way into downtown Mansfield and considered a main thoroughfare into the City. This route is often traveled by interested medical providers as well as travelers, and due to the blight leaves a less desirable impression of the City, according to many community members and representatives at the OhioHealth Mansfield Hospital.</li> </ol>
9	<b>Priority Need Name</b>	Planning
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Mansfield City Corridors
	<b>Associated Goals</b>	Planning and Program Administration Improve, Maintain, and Expand Affordable Housing Revitalize Neighborhoods Provide Needed Public Services Increase Economic Opportunities



	<b>Description</b>	The city currently does not have a certified urban planner working on plans for neighborhoods with CDBG/HOME projects. There is a need for this to assist with targeted strategies, better leverage partnerships across the city, interest the stakeholders, and help the community development office meet its full potential for improving the City with HUD funds.
	<b>Basis for Relative Priority</b>	The need for planning was identified as one of the 2nd highest ranking needs from the community assessments of the public and agencies, shown in Table 25D. In addition, this is a need identified from within the Community Development office.
<b>10</b>	<b>Priority Need Name</b>	Grant Writing
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area
	<b>Associated Goals</b>	Planning and Program Administration Revitalize Neighborhoods
	<b>Description</b>	The City currently does not have a grant writer working on plans for neighborhoods with CDBG/HOME projects, especially for applications that take a long length of time. There is a need for this not only to increase the funding of the department, but to assist with targeted strategies, better leverage partnerships across the City, interest the stakeholders, and help the community development office meet its full potential for improving the City with HUD funds.
	<b>Basis for Relative Priority</b>	Grant writing was a need identified in the public meetings/workshops, shown in Table 25D.



## Narrative (Optional)

The priority goals and strategies identified in the City's 2019-2023 Strategic Plan are based on the needs identified in the Needs Assessment and Market Analysis sections of the Consolidated Plan. Those sections include analysis of Census data that was refined with local statistics and community input through agency consultations and citizen participation. The strategies are intended to address the needs of the community by supporting efforts to create and retain affordable housing opportunities, remove blight within low income neighborhoods, provide needed services and assistance to low income persons and expand economic opportunities.

Many program activities identified in the five-year Consolidated Plan period will address more than one of these needs. In addition, three local development reports reference community needs: *Mansfield Rising*; *North End Community Improvement Collaborative Economic Development Plan*; and the *City's Historic Preservation Plan 2015*. All of these documents identify needs that can be addressed with CDBG and HOME funding and can be taken into consideration.

From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.

The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.

Comments about specific locations, properties, parks, land, etc., from public input are integrated into the Plan under general themes or they are listed specifically. The online and paper survey results are located on file in the community development office and can be taken into consideration as well. The survey results minus self-identifiers are attached to the Plan and have been published on the Community Development Website at the City for public viewing at:

- [ci.mansfield.oh.us/pdf/Results-Community-Assessment-Citizens-Survey.pdf](http://ci.mansfield.oh.us/pdf/Results-Community-Assessment-Citizens-Survey.pdf)
- <http://ci.mansfield.oh.us/pdf/Results-Community-Assessment-Organizations-Survey.pdf>



## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	In section NA-10 Housing Needs Assessment, the housing needs of Mansfield residents are analyzed, including those of low to moderate income residents. Housing cost burden is the most prevalent. A total of 3,340 renters and 1,514 homeowners pay more than 30% of their income on housing costs. In addition, 1,630 renters and 780 homeowners are severely housing cost burdened, with over 50% of their income going to housing costs.
TBRA for Non-Homeless Special Needs	<p>Based upon the 2017 ACS, 20.1% of the population of the City of Mansfield have a disability. This is high. For example, this compares to 13.8% for the State of Ohio. An adequate supply of accessible housing will be important in meeting this need.</p> <p>The Housing Needs Assessment sections illustrates that 1,585 households who are paying over 50% of their income on housing, and earn between 0 and 30% of the area median income. This is between \$0 and \$855 per month. If they are paying at least 50% of this income for housing costs, then this leaves them between \$0 and 427\$ left for all other expenses. They may even somehow have enough income to make ends meet on a month to month basis. However, if someone in their family needs to see a Doctor, or there are needed repairs to the house or car, or some other crisis comes along, they may not have the money that they need to make ends meet. They are then faced with the difficult choice between food, medicine, transportation to work, or rent. This makes them very vulnerable, and it is easy for them to fall into homelessness or other extreme circumstances. Many of these households have small children or are elderly. Based upon 2013-17 ACS data, nearly a third (32.3%) of children in the City of Mansfield live below the poverty level, as do 12.5% of those 65 and over.</p>
New Unit Production	The statistics in the Needs Assessment section illustrate the need for more affordable housing for LMI households. The difference in Mansfield is that the rents and housing values are already much lower than the national average, and are still not affordable to a large segment of the population. This makes it even more difficult to provide housing at a low enough price point to make it affordable to this group. There has not recently been any new affordable housing construction projects within the downtown and surrounding neighborhoods of the center of the City of Mansfield.



<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Rehabilitation	<p>As listed in table 12A, and identified throughout this report, the aging housing stock, and deteriorating condition of housing demonstrates a significant need for both owner and rental rehabilitation. The age of the housing stock is a factor, with 87.4% of owner occupied housing was built before 1980. 71.4% of renter occupied housing was built before 1980. As these houses age, plumbing, electrical, HVAC, and other systems become obsolete. For example, houses wired 40 years ago were not designed for all of the electrical appliances and electronics that are in general use today. This can place a dangerously heavy load on these old systems. Also, many of these systems deteriorate over time, and exceeding their useful lifespan can lead to costly repairs such as water leaks, or can cause safety hazards, such as shorted out wiring. The inefficiency of these old systems can also lead to high utility costs.</p> <p>In regards to other housing problems in the Needs Assessment section, the lack of complete plumbing or kitchen facilities seems to be the next most significant problem. 180 renter households and 15 owner households experienced this problem. This is slightly higher than the State of Ohio and National averages, and is likely connected to the age of the housing stock in the City. Based upon data from the 2013-2017 ACS, 54.6% of the housing stock was built prior to 1960. This compares to 41% for the State of Ohio and 28.5% for the United States. The age and obsolescence of this housing stock is one of the primary housing problems in the City. This issue also contributes to the general decline of some of the neighborhoods. Blight and vacancy are related concerns. 18.2% of the housing units are vacant, compared to a 10.5% average for the rest of the State. Removal of these blighting influences is also an important need, either through rehabilitation, or demolition.</p>
Acquisition, including preservation	<p>Acquisition of properties, including historic properties, in whole or in part can be part of the redevelopment of the city, as described in the Mansfield Rising Plan, the 2015 Historic Preservation Plan, other community documents, and through public input gathered in the citizen participation process. The need for rehabilitation, preservation/stabilization, and/or historic preservation and alternatives to demolition, whether in regards to housing or economic development, were some of the top needs as determined by the participants.</p>

**Table 49 – Influence of Market Conditions**



Demographics	Base Year: 2010	Most Recent Year: 2017	% Change
Population	47,821	46,720	-2%
Households	18,696	17,784	-5%
Median Income	\$32,797	\$34,219	4%

**Table 5A – Supplemental Housing Needs Assessment Demographics**

Data Source: 2010 Census (Base Year), 2013-2017 ACS

**Table 5A Supplemental Housing Needs Assessment Demographics**

DRAFT



## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The 5-year Consolidated Plan for 2019-2023 must identify the federal, state, local, and private resources expected to be available to the City of Mansfield to address priority needs and specific objectives identified in the Strategic Plan. The City of Mansfield is a direct entitlement community for two HUD-funded programs: the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership (HOME) Program; and receives an annual allocation of Federal funding from the U.S. Department of HUD for these programs. Below is a breakdown of these anticipated funding resources.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	854,831	92,000	754,451	1,701,282	3,400,000	CDBG funds will leverage private funding as well as other public funding from local, state, and federal funding sources.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	252,424	7,700	535,577	795,701	1,000,000	HOME funds will leverage private funding as well as other public funding from local, state, and federal funding sources.

Table 50 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

CDBG Program: CDBG funding can leverage additional private, local, state, or federal funding for housing and community development activities. For example, the City expects to continue to carry out street reconstruction/improvements by leveraging a portion of its CDBG allocation with its use of permissive sales tax. CDBG funding allocated for economic development can leverage private investment.

The City's assistance to local neighborhood nonprofit groups helps to leverage the efforts of countless volunteers who provide an abundance of service hours annually for projects that help revitalize and create sustainable neighborhoods in low- and moderate-income areas of Mansfield. Efforts include community cleanups, volunteers for community gardens, and beautification efforts.

HOME Program: HOME funds are used to leverage other public and private funds, and generate matching funds as required by HUD. These



programs include: the potential designation of an area CHDO; future CHDO Development Projects; HOME investment in partnership with developments for affordable housing, and the Downpayment Assistance Program, if applicable (ex. HOME or CDBG).

Leveraged funds from private and public sources are expected in housing and building renovation projects – although their levels of participation are yet uncertain at this time. The City will attempt to leverage more funds with other state and local resources whenever possible. The City will continue to work toward forging more partnerships with and among local groups, whether private, non-profit or government, interested in bringing about positive changes in housing and economic development.

The City is currently en route to complete a Community Reinvestment Area (CRA) Housing Survey, which when designated will allow a large amount of areas of the city to receive significant investment, such as increase tax credit projects and new construction, and in general create opportunity where there has been disinvestment, thus incentivize movement of people and businesses into the city. The Parks Department is currently conducting a study of their needs and long-term plans. Primarily funded through the City's PRIDE tax and private donations, there is opportunity to partner with Community Development on improvements and/or expansions.

In addition, Mansfield City census tracts 5, 6 and 31 have been designated federal Opportunity Zones, which when funded can pull together resources to increase investment in these neighborhoods.

Through tax incentives, investors are encouraged to reinvest their unrealized capital gains into the Opportunity Zones of distressed communities.

The City of Mansfield is undertaking a flood mitigation project to protect private property and encourage investment, and a trail expansion project to increase walkability and connections to the downtown. Both projects are leveraging other funds and are summarized in the discussion section below.

In addition, the City's local foundation, The Richland County Foundation, funded the Mansfield Rising plan, and has an expressed interest in funding development projects, having already pledged one million dollars to the Imagination District along Park Ave West, bordering at census tracts 5,6, and 31. In addition, the Foundation funds many needed public services and activities each year within the community, and represents a large stakeholder for the area.



The Ohio State University at Mansfield, with a \$100,000 grant started an exciting micro farm project. It is centered around food production and economic development with enormous visions for growth into the LMI and food desert areas of Mansfield. Partnerships include collaboration with NECIC.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

No publicly owned land or property will be used to meet identified needs that would result in population displacement.

The City of Mansfield, along with the Richland County Land Reutilization Corporation (Richland County Land Bank) through its activities owns and maintains several tracts of vacant land. The City in partnership with the Land Bank will work to identify strategies for vacant properties and properties that have a high probability of becoming vacant. The goal is to identify areas where the City or Land Bank can assemble properties to create developable sites and market them for residential and/or economic development, as well as look at existing structures for rehabilitation. Redevelopment projects will be selected using participatory and competitive processes.

**Discussion**



## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Mansfield	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Mansfield Metropolitan Housing Authority	PHA	Ownership Public Housing Rental public services	Region

Table 51 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

***As stated in the HUD Desk Guide instructions, the entries in Table 50, above, represent the lead agency and other entities that will have a major role in administering funding activities currently and potentially during the next five years, rather than a list of all potential partnerships that might occur over time.***

The City of Mansfield has a long history of administering CDBG and HOME programs. In the implementation of these HUD-funded programs, the City works with a variety of housing providers, social service organizations, neighborhoods groups, homeless assistance providers, and economic development organizations. The City consults with local organizations and citizens in the development of its consolidated plan and annual action plan and involves community organizations in the direct implementation of program activities through its Request for Proposals (RFP) process. Effective communication and regular consultation among the local government, public institutions, and area community agencies is a key to overcoming any real or perceived gaps in the institutional delivery system. Staying in contact with these local institutions and agencies is facilitated by the relatively small size of the community and the fact that Mansfield is the county seat where most of the county and



county-oriented agencies' offices are located. Other city departments will work with the Community Development Office in order to execute the community investments, as well.

The City has identified the need to dovetail its housing programs and infrastructure improvement projects with its existing and planned incentives (such as CRAs and Economic Development Incentives Program). The objective is to achieve a more effective and visible effort in improving the community's physical assets, especially along major thoroughfares and around schools.

The City continues to seek opportunities for staff capacity-building by attending state, local and national training/workshops on general administration, plan and report preparation, property code enforcement, lead risk assessment, project development, and housing development.

Local neighborhood groups and neighborhood associations have been key contributors in undertaking neighborhood projects and special events, either on their own or in cooperation with other organizations. Neighborhood watch groups are located throughout the city, although their activeness in each of their neighborhoods' varies.

Identified gaps related to the long-term sustainability of local neighborhood nonprofit organizations include the need for expanding their volunteer base by recruiting younger residents and by strengthening their administrative management systems with more professionally trained staff. In addition, there are more established and active neighborhood organizations located in the north end of Mansfield, so there is room and need for the development of groups and other activities in the south end of Mansfield, and other quadrants of the City.

The City's Department of Community Development will continue to provide technical assistance to nonprofit and neighborhood organizations in order to improve coordination of efforts in affordable housing, community, and economic development opportunities.

#### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	



Street Outreach Services			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 52 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The Continuum of Care, a partnership of City, county and nonprofit agencies to end chronic homelessness, has been managing many of the region's homeless related activities and programs. First Call 211 at the Richland County Library and Catholic Charities are spearheading a broad effort to bring numerous agencies together to increase the effectiveness of the group, including regular monthly meetings and featured speakers whom share information about their services.

The Continuum of Care provides oversight for service agencies and shelters and coordinates efforts to reduce duplication of homeless services. They are an independent body that promotes solution-oriented planning and coordination of services, development of performance based strategic planning and evaluation, and development of service partnerships to increase linkages.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The City of Mansfield remains committed to its partnership in the Continuum of Care, providing assistance for the at-risk homeless population and identifying housing opportunities with appropriate support services. Through the MMHA, the City will continue to provide tenant-based rental assistance to extremely low and very low income households as a preventive measure to combat chronic homelessness.



**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Department of Community Development works closely with local human service, housing, and community development providers and local institutions to implement the Consolidated Plan and most effectively meet the needs within the community with the limited federal, city, non-profit, and for-profit resources available. In addition to representing the City at area meetings, the Community Development Office agrees to:

- Continue to work with local neighborhood organizations.
- Reinforce collaboration between government agencies and local service and housing providers wherever possible.
- Dedicate CDBG and HOME monies to a wide variety of housing and service related activities in the CDBG eligible areas.
- Be intentional about targeting the funds and projects for the greatest impact.
- Form partnerships on the initiatives whether financial or collaboratively to effectively leverage funds.



**SP-45 Goals Summary – 91.215(a) (4)**

DRAFT



### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
------------	-----------	------------	----------	----------	-----------------	-----------------	---------	------------------------

DRAFT



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Revitalize Neighborhoods	2019	2023	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors	Housing and Homelessness Public Services Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Neighborhood Facilities Public Improvements Planning Grant Writing Mansfield City Corridors	CDBG: \$1,350,642 HOME: \$557,850	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 800 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 800 Households Assisted  Facade treatment/business building rehabilitation: 5 Business  Brownfield acres remediated: 1 Acre  Homeowner Housing Rehabilitated: 25 Household Housing Unit  Buildings Demolished: 5 Buildings  Housing Code Enforcement/Foreclosed Property Care: 100 Household Housing Unit 232 Other: 1 Other
Consolidated Plan					MANSFIELD			



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improve, Maintain, and Expand Affordable Housing	2019	2023	Affordable Housing Homeless	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors	Housing and Homelessness Public Services Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Public Improvements Planning Mansfield City Corridors	CDBG: \$850,214 HOME: \$557,851	Homeowner Housing Rehabilitated: 60 Household Housing Unit  Direct Financial Assistance to Homebuyers: 20 Households Assisted  Homeless Person Overnight Shelter: 0 Persons Assisted  Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Provide Needed Public Services	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors	Housing and Homelessness Public Services Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Neighborhood Facilities Public Improvements Planning Mansfield City Corridors	CDBG: \$750,000 HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 400 Households Assisted  Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve & Expand Neighborhood Facilities	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors	Housing and Homelessness Public Services Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Neighborhood Facilities Public Improvements Mansfield City Corridors	CDBG: \$550,213 HOME: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds  Homelessness Prevention: 0 Persons Assisted  Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Increase Economic Opportunities	2019	2023	Non-Housing Community Development any	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Airport Industrial Parks Complex Mansfield City Corridors	Public Services Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Public Improvements Planning Mansfield City Corridors	CDBG: \$550,213 HOME: \$0	Facade treatment/business building rehabilitation: 5 Business  Jobs created/retained: 4 Jobs  Businesses assisted: 4 Businesses Assisted  Other: 1 Other
6	Homelessness Prevention	2019	2023	Homeless Non-Housing Community Development	City-wide	Housing and Homelessness Public Services Economic Opportunities St. Pete's & OhioHealth Hospital District Neighborhood Facilities Public Improvements Mansfield City Corridors	CDBG: \$200,000 HOME: \$400,000	Homeless Person Overnight Shelter: 500 Persons Assisted  Homelessness Prevention: 50 Persons Assisted  Housing Code Enforcement/Foreclosed Property Care: 5 Household Housing Unit  Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Planning and Program Administration	2019	2023		City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Airport Industrial Parks Complex	Housing and Homelessness Public Services Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Neighborhood Facilities Public Improvements Planning Grant Writing Mansfield City Corridors	CDBG: \$850,000 HOME: \$130,000	Other: 1 Other

Table 53 – Goals Summary

## Goal Descriptions



1	<b>Goal Name</b>	Revitalize Neighborhoods
	<b>Goal Description</b>	<p>The City will administer activities with first priority in Target Areas, including planning activities for Target Areas to improve the physical condition, health, and safety of residential and mixed-use neighborhoods related to slum and blight with projects such as, but not limited to:</p> <ul style="list-style-type: none"> <li>• acquisition; disposition; relocation; improvements to streets and sidewalks; facade improvements; retaining walls; lighting and energy efficiency; and/or public facilities. The City may also fund targeted activities to demolish blighted structures if determined necessary and all other options/partner funds are exhausted and there are ensuing plans for the location. The City will also provide code enforcement services in areas identified by HUD as low- and moderate-income, particularly in the Target Areas. Code enforcement will include review and update of the existing property maintenance, building/housing and zoning code, including regulations and registration requirements for rental units and vacant properties. Planning activities include in-house planning at the Department of Community Development; work with other departments; individual consultants; or consultant entities that work on projects; conduct studies; develop plans; and execute reports for neighborhoods to best assist the City with the execution of projects and neighborhood improvements. Housing improvements may be included in this goal as well.</li> </ul> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>The City is in need of a comprehensive plan to address housing and development needs. In the meantime, strategically targeting funds to concentrated areas for neighborhood revitalization and development, and to intentionally incorporate placemaking strategies, partnerships with stakeholders, and citizen involvement will be the City's approach.</p>



2	<b>Goal Name</b>	Improve, Maintain, and Expand Affordable Housing
	<b>Goal Description</b>	<p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>The City will administer several programs to improve access, condition, and to increase choices of affordable housing. The activities may include but are not limited to: acquisition and disposition; relocation; emergency home repairs and full rehabilitation of dwellings to address safety and health issues and/or brought up to local building and property maintenance standards; blight removal; historic preservation; down-payment assistance; financial assistance to undertake home improvements; fair housing services, and more. Provision of housing for the homeless; housing for special populations; new rental development; rental rehabilitation; housing accessibility; improved energy efficiency; rental assistance and other potential activities are listed in SP-25 Priority Needs section and Tables 12A and 25D. New construction projects will provide new decent, affordable homes for LMI residents.</p>



3	<b>Goal Name</b>	Provide Needed Public Services
	<b>Goal Description</b>	<p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>The City will provide public service and assist others with public services to maintain and improve neighborhood and household stability, such as - but not limited to - programs related to youth, senior programs, health and mental health services, public transportation, healthy community growth, fair housing, along with tenant/landlord services. Supported activities may also include technical assistance to public or nonprofit entities to increase their capacity to carry out eligible neighborhood revitalization or economic development activities. Target Areas may receive priority.</p> <p>The City may administer programs intended to improve access, increase availability and improve coordination of public services for housing; emergency preparedness and safety; crime awareness; and parks and recreation programs for LMI and special needs residents.</p>



4	<b>Goal Name</b>  <b>Goal Description</b>	<p>Improve &amp; Expand Neighborhood Facilities</p> <p>May include construction of new, maintenance, historic preservation, and improvements of public facilities if eligible such as:</p> <ul style="list-style-type: none"> <li>• Senior Centers, Youth Centers, Childcare Centers, Community Centers, Parks and Recreation Facilities, Libraries, Education Centers, Centers for those with disabilities, Neglected/abused children centers, Healthcare facilities, Parking Facilities, Solid Waste Disposal Improvements, Water/Sewer Improvements, Flood Drain Improvements, Street Improvements, Sidewalks, Tree Planting, Asbestos Removal, Operating Costs of Homeless/AIDS Patients Programs</li> </ul> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p>
5	<b>Goal Name</b>  <b>Goal Description</b>	<p>Increase Economic Opportunities</p> <p>The City's goal in utilizing any eligible economic development activity option for expanding economic opportunities is to provide public infrastructure improvements to assist economic development, and provide programs to improve the accessibility of services for labor skill upgrading that will benefit unemployed or underemployed LMI adults. Planning and development activities will include review and updates to local zoning and building codes to support land reuse and economic development benefiting low and moderate income residents. Priority may be given to Target Areas. Revolving loan and Section 108 loan are possibilities.</p> <p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p>



6	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	<p>From the research completed through the ACS, area reports, and the efforts made through the citizen participation process, a number of needs were identified.</p> <p>The data from this research, public meetings, surveys, and consultations are described specifically and located in the Needs and Market Analysis sections of the Plan, along with Narratives 25A and 25B; Tables 12A and the pages of tables in Tables 25D; the Priority Needs section in the Strategic Plan; and the Strategic Goals section of the Strategic Plan, and may include any eligible activity within HUD's IDIS matrix codes over the course of the Plan.</p> <p>Activities regarding homelessness may include but are not limited to: outreach, emergency shelter and transitional housing, rapid re-housing, and prevention activities.</p>
7	<b>Goal Name</b>	Planning and Program Administration
	<b>Goal Description</b>	The City of Mansfield will execute general planning and overall management of HUD-funded activities to be undertaken during the 5-Year Consolidated Plan Period, including affirmatively furthering fair housing in the community.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

In general, the City uses HOME Investment Partnership dollars and a portion of CDBG funds for affordable housing projects. The City has a contract with the County for its Fair Housing activities, which typically costs several thousand dollars a year.

Below are estimates of the number of individuals, by income category, for which the City will provide affordable housing, and taking into consideration expansion into other community development programs. This estimate is based on the results in the HOME and CDBG Summary of Accomplishments report in recent Consolidated Annual Performance and Evaluation Reports (CAPERs) and takes into consideration the additional goals and projects for upcoming years of the new Consolidated Plan.

**# Of Households Served:**

- Extremely low-income: CDBG=20; HOME=6
- Low-income: CDBG=70; HOME=4
- Moderate-income: CDBG=35; HOME=0



- **TOTAL:**            **CDBG=125; HOME=10**

DRAFT



## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

No such agreement exists; Mansfield Metropolitan Housing Authority does not serve Public Housing units. There are no Public Housing units in the City of Mansfield and Richland County.

### **Activities to Increase Resident Involvements**

The Mansfield Metropolitan Housing Authority is a Housing Choice Voucher Program housing authority. The allocated vouchers are listed throughout this plan. The Mansfield Metropolitan Housing Authority does utilize a Resident Advisory Board that meets periodically throughout the year. They are granted an opportunity to comment on the Five Year and Annual Plans submitted by the Mansfield Metropolitan Housing Authority to the Department of Housing and Urban Development.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

N/A



## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The City does not have a comprehensive plan, though they do have other plans that cover portions of what a comprehensive plan would cover. For example there is an economic development plan, a plan for the local university, a yet to be adopted downtown plan called Mansfield Rising, and a plan that covers the North end of the City. This North end plan does cover housing, and more specifically housing needs and affordability. The City has also been in discussion with the local hospital regarding plans for that area of the City. In addition, the County (Richland) has a comprehensive plan, and that plan does have a section on housing, but it does not address housing affordability. The City could benefit from a comprehensive plan.

Though absent a comprehensive plan, the City is zoned, and the zoning for the City does have a mix of uses, including a number of areas that allow for multifamily housing. Should the City develop a comprehensive plan, it could benefit by having a more comprehensive approach to addressing housing needs. There are not unreasonable required building sizes in the zoning code. There are no locally levied impact fees attached to new developments.

City building codes follow standards and practices established by the State of Ohio, which is largely modeled after national codes. There is no rehabilitation code, and manufactured housing requirements are as regulated by State and Federal requirements. The permit application process could be further streamlined.

The City recently conducted a study to lead to the establishment of a Community Reinvestment Area based upon identified distress and other indicators. This CRA will be helpful to the community in better targeting its housing resources, as will the previously described North End plan developed by the North End Community Improvement Collaborative.

The City could also benefit from the consideration, through a comprehensive housing study, and subsequent recommended actions, a more thorough investigation of housing barriers and the potential usefulness of a variety of housing policies to address ongoing needs and housing affordability.

Attached is a map for the City's Codes and Permits Department tracking of demolitions, which is a higher concentration of demolitions, compared to housing rehabilitation or new construction. As properties are demolished, affordable housing is less and less.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The Department of Community Development works closely with local human service, housing, and community development providers and local institutions to implement the Consolidated Plan and most effectively meet the needs within the community with the limited federal, city, non-profit, and for-profit



resources available. In addition to representing the City at area meetings, the Community Development Office agrees to:

1. Continue to work with local neighborhood organizations.
2. Reinforce collaboration between government agencies and local service and housing providers wherever possible.
3. Dedicate CDBG and HOME monies to a wide variety of housing and service related activities in the CDBG eligible areas.
4. Continue to develop programs and activities that benefit LMI persons



## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The primary goal of the City is to end chronic homelessness, to ensure chronically homeless people are moving into safe, decent, and affordable housing with appropriate and adequate services. The strategy to achieve this goal consists of offering flexible services and housing opportunities to assist their future of ending homelessness which includes:

- Involvement in the planning process through the Continuum of Care Process.
- Support of on-going efforts of future and existing supportive housing in the City of Mansfield.
- Support social service agencies in assisting chronically homeless people by directing them to informational programs like Richland County's 211.
- Continue to support the HMIS system through the Homeless Commission to collect data about chronically homeless people and identify services needed. The collected data will also provide direction to the City in allocating the local resources to better address the homeless needs.

In 2019, the Community Development Director participated in the Annual Point-In-Time-Count, which is a local collaborative effort of agencies and volunteers to document the unsheltered homeless in the area. Although no unsheltered persons were located on this date, weather was a factor during the Count. Informally and unofficially, the community is aware of the existence of unsheltered homeless, some of whom remain visible on a daily basis but choose not to seek assistance or shelter.

### **Addressing the emergency and transitional housing needs of homeless persons**

Richland County 211 provides an intake process and performs the initial centralized screening to determine primary and urgent needs. Emergency shelter services and transitional housing are provided to homeless persons through the Harmony House, with the goal of re-housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of Mansfield's 10 Year Plan to end Homelessness is based on four main strategies which include:

Prevention- Taking a proactive approach to keeping the homeless housed and educating the community on related issues.



Harmony House - Getting homeless people into transitional and permit housing as quickly as possible.

System Change - Ensuring people have access to supportive services to maintain housing stability, improving system effectiveness.

Building Community Capacity - Coordinating local, state, and national resources in the community, monitoring and improving agency capacity to service, and tracking programs.

The Continuum of Care has a monitoring process to determine whether homeless agencies are performing satisfactory and effectively addressing homeless needs. The monitoring process requires all Continuum of Care grantees to submit quarterly HMIS reports.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Richland County Mental Health and Substance Abuse organizations work diligently with all of the agencies to ensure persons in need of assistance receive assistance before homelessness occurs.

Institutional/ public monthly committee meetings are held to keep the public informed of local policy to prevent prison re-entry.

Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family.

Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated.

Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds.



## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Mansfield has established guidelines for dealing with lead-based paint hazards in homes being rehabilitated under its HUD-funded programs. A Lead Risk Assessment is undertaken early in the process, once rehab specifications have been drafted by City inspectors. All rehab contractors working on projects involving surfaces that contain lead must be certified as Lead Safe Renovators in order to participate in the City's housing rehabilitation and repair/maintenance programs.

In cooperation with the Richland County Health Department, the City of Mansfield works to decrease the number of housing units containing lead-based paint hazards. It is required by the Mansfield Board of Realtors to disseminate information regarding the proper disclosure of lead hazards upon selling or renting a housing unit for lead paint hazards.

The City, through the Richland County Health Department, actively works to reduce lead:

1. Paint hazards in pre-1978 properties
2. Housing occupied by lower income households throughout the City of Mansfield

The City provides literature about lead based paint to all applicants to the program and the general population on the City web site and the information desk in the entrance to the local residents, homeowners, and agencies.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead poisoning among children under six years of age is the number one environmental health risk they face. Hand to mouth activity of young children is the most common way lead enters the child's body. Due to research being done and the ability to study the effects of smaller amounts of lead in the body, the Centers for Disease Control and Prevention (CDC) has lowered the threshold amount of lead that can cause harm in children ages one year to six years old. Currently, this threshold is 10 mcg/dL (micrograms lead per deciliter of whole blood). Note that a microgram is about the size of a grain of sugar. Current research is showing that lead at lower amounts than this can cause loss of IQ points and other neurological damage. The threshold will likely be lowered pending future research findings.

Once lead is in a child's body, it can do much damage; damage which can last a lifetime. Lead can affect all body systems. Lead can interfere with the child's brain development which can cause learning problems, behavior problems, and delays in development which can make it difficult for a child to learn. Lead can damage the kidneys, and other major organs of the body. Lead has been shown to lower IQ, which can result in children not reaching their potential. In short lead poisoning can rob a child of a better life.

### **How are the actions listed above integrated into housing policies and procedures?**



The City implements its housing rehabilitation activities in a manner which assesses lead-based paint risks. Each applicant in the City's emergency repair and housing rehabilitation programs are supplied a brochure on the hazards of lead-based paint. Aside from determining income-eligibility, processing of applications includes on-site inspection of work required and assessment of potential lead-based paint risks to occupants and workers.

The City continues to urge local contractors to seek certification for lead hazard control services. At present the City is compliant with HUD guidelines.

It is the City's intent to continue its lead-safe practices and improve implementation. Meanwhile emphasis will remain on the following activities:

- Identify needed enforcement capabilities and new code requirements that can improve reduction of lead hazard in housing units inspected.
- Increase the number of lead sampling technicians in the community.
- Encourage lead sampling technicians and contractors to become lead inspectors.
- Encourage contractors to obtain state certification on lead safe paint repairs and lead safe remodeling safeguards.
- Expand training to contractors of lead hazards and to practice lead safe work practices.
- Continue making lead-safe work practices routine for contractors.
- Continue lead safety as part of code enforcement by enforcing peeling paint violations, especially on structures constructed prior to 1950.



## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City endorses the goals located within the North End Community Improvement Collaborative Economic Development Plan.

The City's anti-poverty strategy is a multi-faceted approach toward reducing the number of households with income below the poverty line. With such a low level of income, the primary method to reduce the number of families living below the poverty line is to create additional employment opportunities. With the City's community development programs, which in addition to housing and community improvements, include needed public services to help reduce the cost burdens of those in poverty.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

There are active neighborhood organizations and groups within the City, which provide a voice for their neighborhoods. Local social service providers receive funding from other state and federal grants as well as private foundations. The Housing Task Force meets regularly with the City to further fair and affordable housing solutions, and address homelessness. Job and Family Services and various agencies report on their efforts for providing employment and training opportunities. The local colleges of Ohio State University at Mansfield and North Central State College offer assistance and opportunities for the training of a range of skilled worker trades to bachelor and master degrees. The MHA is working to create other supportive programs for those with housing affordability needs. Improvements to the City's infrastructure implies that it will not only improve conditions for residents and help to retain and attract new businesses, but it will lead to the creation of jobs for low to moderate income persons.



### **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

DRAFT



## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The 5-year Consolidated Plan for 2019-2023 must identify the federal, state, local, and private resources expected to be available to the City of Mansfield to address priority needs and specific objectives identified in the Strategic Plan. The City of Mansfield is a direct entitlement community for two HUD-funded programs: the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership (HOME) Program; and receives an annual allocation of Federal funding from the U.S. Department of HUD for these programs. Below is a breakdown of these anticipated funding resources.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	854,831	92,000	754,451	1,701,282	3,400,000	CDBG funds will leverage private funding as well as other public funding from local, state, and federal funding sources.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	252,424	7,700	535,577	795,701	1,000,000	HOME funds will leverage private funding as well as other public funding from local, state, and federal funding sources.

**Table 54 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

CDBG Program: CDBG funding can leverage additional private, local, state, or federal funding for housing and community development activities. For example, the City expects to continue to carry out street reconstruction/improvements by leveraging a portion of its CDBG allocation with its use of permissive sales tax. CDBG funding allocated for economic development can leverage private investment.

The City's assistance to local neighborhood nonprofit groups helps to leverage the efforts of countless volunteers who provide an abundance of service hours annually for projects that help revitalize and create sustainable neighborhoods in low- and moderate-income areas of Mansfield. Efforts include community cleanups, volunteers for community gardens, and beautification efforts.

HOME Program: HOME funds are used to leverage other public and private funds, and generate matching funds as required by HUD. These



programs include: the potential designation of an area CHDO; future CHDO Development Projects; HOME investment in partnership with developments for affordable housing, and the Down payment Assistance Program, if applicable (ex. HOME or CDBG).

Leveraged funds from private and public sources are expected in housing and building renovation projects – although their levels of participation are yet uncertain at this time. The City will attempt to leverage more funds with other state and local resources whenever possible. The City will continue to work toward forging more partnerships with and among local groups, whether private, non-profit or government, interested in bringing about positive changes in housing and economic development.

The City is currently en route to complete a Community Reinvestment Area (CRA) Housing Survey, which when designated will allow a large amount of areas of the city to receive significant investment, such as increase tax credit projects and new construction, and in general create opportunity where there has been disinvestment, thus incentivize movement of people and businesses into the city. The Parks Department is currently conducting a study of their needs and long-term plans. Primarily funded through the City's PRIDE tax and private donations, there is opportunity to partner with Community Development on improvements and/or expansions.

In addition, Mansfield City census tracts 5, 6 and 31 have been designated federal Opportunity Zones, which when funded can pull together resources to increase investment in these neighborhoods.

Through tax incentives, investors are encouraged to reinvest their unrealized capital gains into the Opportunity Zones of distressed communities.

The City of Mansfield is undertaking a flood mitigation project to protect private property and encourage investment, and a trail expansion project to increase walkability and connections to the downtown. Both projects are leveraging other funds and are summarized in the discussion section below.

In addition, the City's local foundation, The Richland County Foundation, funded the Mansfield Rising plan, and has an expressed interest in funding development projects, having already pledged one million dollars to the Imagination District along Park Ave West, bordering at census tracts 5,6, and 31. In addition, the Foundation funds many needed public services and activities each year within the community, and represents a large stakeholder for the area.

The Ohio State University at Mansfield, with a \$100,000 grant started an exciting micro farm project. It is centered on food production and economic development with enormous visions for growth into the LMI and food desert areas of Mansfield. Partnerships include collaboration



with NECIC.

DRAFT



**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

No publicly owned land or property will be used to meet identified needs that would result in population displacement.

The City of Mansfield, along with the Richland County Land Reutilization Corporation (Richland County Land Bank) through its activities owns and maintains several tracts of vacant land. The City in partnership with the Lank Bank will work to identify strategies for vacant properties and properties that have a high probability of becoming vacant. The goal is to identify areas where the City or Land Bank can assemble properties to create developable sites and market them for residential and/or economic development, as well as look at existing structures for rehabilitation. Redevelopment projects will be selected using participatory and competitive processes.

**Discussion**



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

DRAFT



### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
------------	-----------	------------	----------	----------	-----------------	-----------------	---------	------------------------



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Revitalize Neighborhoods	2019	2023	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors	Housing and Homelessness Public Services Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Neighborhood Facilities Public Improvements Planning Grant Writing Mansfield City Corridors	CDBG: \$854,831 HOME: \$260,124	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 1000 Households Assisted Facade treatment/business building rehabilitation: 1 Business Brownfield acres remediated: 0 Acre Rental units constructed: 0 Household Housing Unit Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit Homeowner Housing Rehabilitated: 0 Household Housing Unit Direct Financial Assistance to Homebuyers: 0 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 0 Households Assisted
Consolidated Plan					MANSFIELD			



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Improve, Maintain, and Expand Affordable Housing	2019	2023	Affordable Housing Homeless	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors	Housing and Homelessness Public Services St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Neighborhood Facilities Public Improvements Planning Mansfield City Corridors	CDBG: \$854,831 HOME: \$260,124	Homeowner Housing Rehabilitated: 30 Household Housing Unit Direct Financial Assistance to Homebuyers: 6 Households Assisted Other: 1 Other
3	Provide Needed Public Services	2019	2023	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide	Housing and Homelessness Public Services Economic Opportunities Targeted Neighborhood Improvements	CDBG: \$128,225	Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve & Expand Neighborhood Facilities	2019	2023	Homeless Non-Homeless Special Needs Non-Housing Community Development	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors	Public Services St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Neighborhood Facilities Public Improvements Planning Mansfield City Corridors	CDBG: \$854,831 HOME: \$260,124	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Other: 1 Other
5	Increase Economic Opportunities	2019	2023	Non-Housing Community Development any	City-wide Census Tracts 4,5, 6, 31 Airport Industrial Parks Complex	Economic Opportunities St. Pete's & OhioHealth Hospital District	CDBG: \$946,831	Businesses assisted: 2 Businesses Assisted Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Homelessness Prevention	2019	2023	Homeless Non-Housing Community Development	City-wide	Housing and Homelessness Public Services Economic Opportunities Targeted Neighborhood Improvements Neighborhood Facilities Public Improvements	CDBG: \$854,831 HOME: \$260,124	Homelessness Prevention: 10 Persons Assisted Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Planning and Program Administration	2019	2023		City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Airport Industrial Parks Complex Mansfield City Corridors	Housing and Homelessness Public Services Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Neighborhood Facilities Public Improvements Planning Grant Writing Mansfield City Corridors	CDBG: \$170,966 HOME: \$26,012	Other: 1 Other

Table 55 – Goals Summary

## Goal Descriptions



1	<b>Goal Name</b>	Revitalize Neighborhoods
	<b>Goal Description</b>	<p>The City will administer activities to improve the physical condition, health, and safety of residential and mixed-use neighborhoods with projects such as but-not-limited to street improvements, sidewalks and parks in LMI areas, and other activities identified in the Priority Needs SP-25 and Strategic Goals SP-45 sections of the Plan. Activities such as this are city-wide and based on need and strategic targeting.</p> <p>Projects for this year include those to address slum and blighted areas with improvements to infrastructure and housing, code enforcement, and targeted geographic areas such as the St. Pete's District/OhioHealth Hospital. St. Peter's Parrish and School will be doing improvements to their concrete wall and fencing along Mulberry St. in the Target Area.</p> <p>Public services include UMADAOP with youth education/job training with activities that remove slum and blight in blighted wards of Mansfield, through partnering with the Codes Department and Richland County Land Bank, for example. Activity includes the Target Areas.</p>



2	<b>Goal Name</b>	Improve, Maintain, and Expand Affordable Housing
	<b>Goal Description</b>	<p>The City will administer programs to improve, maintain, and expand owner housing. Activities at the City and through public services recipients this year that address housing include emergency monthly housing payments and the S.A.L.T. program to help train youth while working with the City to clean up properties.</p> <ul style="list-style-type: none"> <li>• Home repair projects will sustain the availability of affordable housing for LMI households whose dwelling units will be repaired to address safety and health issues and/or brought up to local building and property maintenance standards, as well as funds for emergency repairs. This goal will work alongside code enforcement to correct violations identified following code enforcement activities.</li> <li>• The City currently has received a proposal from MVAH Partners in 2019 through the RFP process for a targeted new construction project for LMI and senior housing. If the proposal is not funded with OHFA incentives to execute the project on behalf of the developer, the City may issue another RFP during the program year.</li> <li>• At the time of the draft of this Consolidated Plan, there is not a rental rehabilitation program in place; however, the City may create a policy and author a rental housing rehab program that will include restrictions and a match requirement from landlords, which has potential for use during the program year. Other eligible housing activities are identified in the Priority Needs SP-25 section and the Strategic Goals SP-45 section.</li> <li>• The City has a contract with the County for its Fair Housing activities, which typically costs several thousand dollars a year.</li> </ul>



3	<b>Goal Name</b>	Provide Needed Public Services
	<b>Goal Description</b>	<p>The City will provide public services and assist others with services that maintain and improve neighborhood and household stability. Goals this year include public transportation, projects for youth, city parks, and transportation and subsistence payments for the working homeless.</p> <p>Supported activities may also include technical assistance to public or nonprofit entities to increase their capacity to carry out eligible neighborhood revitalization or economic development activities. Target Areas may receive priority.</p> <p>The City may administer programs intended to educate youth with leadership/job training; offer services to the homeless; improve access, increase availability and improve coordination of public services for housing; and parks and recreation programs for LMI and special needs residents.</p>
4	<b>Goal Name</b>	Improve & Expand Neighborhood Facilities
	<b>Goal Description</b>	<p>May include construction of new, maintenance, and improvements of public facilities such as:</p> <p>Senior Centers, Youth Centers, Childcare Centers, Community Centers, Parks and Recreation Facilities, Libraries, Education Centers, Centers for those with disabilities, Neglected/abused children centers, and Healthcare facilities.</p> <p>Other activities are listed in the Priority Needs SP-25 and Strategic Goals SP-45 sections. Priority may be given to Target Areas.</p>
5	<b>Goal Name</b>	Increase Economic Opportunities
	<b>Goal Description</b>	<p>The City's goal for expanding economic opportunities is to provide programs that will improve the accessibility of services for labor skill upgrading that will benefit LMI residents who are either unemployed or underemployed. These may include job training and entrepreneurship activities, among others. Estimate Revolving Loan program income for this year is included in the estimated funding.</p> <p>The SP-25 Priority Needs and the SP-45 Strategic Goals identify activities and goals related to economic development and economic opportunity.</p>



6	<b>Goal Name</b>	Homelessness Prevention
	<b>Goal Description</b>	<p>The City will continue to make efforts to prevent homelessness. The Priority Needs SP-25 and Strategic Goals SP-45 sections describe homelessness prevention activities. They may include outreach, emergency shelter and transitional housing, rapid re-housing, and prevention.</p> <p>Participation in the Continuum of Care addresses this goal as well as funding new activities this program year for the Harmony House Shelter, including roof repair and the "Get to Work" program.</p>
7	<b>Goal Name</b>	Planning and Program Administration
	<b>Goal Description</b>	Administrative



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The 2019-2020 Annual Action Plan includes **17** "projects" in two entitlement grant programs - CDBG and HOME, two of which are administration. There are three national objectives under the CDBG program that all projects must meet.

- 1) CDBG regulations require that no less than 70% of a grant can be awarded to projects that benefit low- and moderate-income persons.
- 2) CDBG funds may aid in the prevention or elimination of slum and blighted conditions.
- 3) CDBG funds may be utilized to address other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

The CDBG Program is flexible and allows the City to determine how best to meet the needs of its low- and moderate-income residents. The goals established in the Consolidated Plan guide the City in awarding CDBG funds.

The City of Mansfield will certify that 70% of the aggregate expenditure of CDBG funds will benefit persons of low and moderate incomes.

For HOME and CDBG housing-related projects, activities will be implemented wherever LMI household beneficiaries are located in the City. This is to provide assistance where eligible households reside.

#### Project Title

CDBG Administration

Emergency Repair

Target Area St. Pete's District OhioHealth Mansfield Hospital

Targeted Code Enforcement

City Wide Neighborhood Improvement Program

Down Payment Assistance

St. Peter's Parish & School Wall & Fence Beautification

Harmony House Roof Repairs

NECIC Microenterprise Loan Program

Richland County Transit Dial-a-Ride

Harmony House Get to Work

City of Mansfield Parks & Recreation Interns

UMADAOP S.A.L.T. Program

Mansfield Metropolitan Housing Authority Emergency Monthly Housing Payments

Rehabilitation



## Projects

#	Project Name
1	CDBG Administration
2	Emergency Repair
3	Target Area St. Pete's District OhioHealth Mansfield Hospital
4	Targeted Code Enforcement
5	City Wide Neighborhood Improvement Program
6	Down Payment Assistance
7	St. Peter's Parish & School Wall & Fence Beautification
8	Harmony House Roof Repairs
9	NECIC Microenterprise Loan Program
10	Richland County Transit Dial-a-Ride
11	Harmony House Get to Work
12	City of Mansfield Parks & Recreation Interns
13	UMADAOP S.A.L.T. Program
14	Mansfield Metropolitan Housing Authority Emergency Monthly Housing Payments
15	Rehabilitation
16	Home Administration
17	CHDO Community Housing Development Organization

**Table 56 – Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Programs that benefit low-mod households and limited clientele populations receive priority in annual funding. The City has budgeted approximately 15% of the 2019 CDBG funding to Public Service activities. Nearly all public service programs are offered citywide to low- and moderate-income residents.

There are no obstacles to addressing underserved needs with the exception of the amount of funds available to the City and the lack of a designated CHDO at this time.



**AP-38 Project Summary**  
**Project Summary Information**

DRAFT



1	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Airport Industrial Parks Complex Mansfield City Corridors
	<b>Goals Supported</b>	Revitalize Neighborhoods Improve, Maintain, and Expand Affordable Housing Provide Needed Public Services Improve & Expand Neighborhood Facilities Increase Economic Opportunities Homelessness Prevention Planning and Program Administration
	<b>Needs Addressed</b>	Housing and Homelessness Public Services Public Improvements Neighborhood Facilities Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Mansfield City Corridors Planning Grant Writing
	<b>Funding</b>	CDBG: \$170,966
	<b>Description</b>	HUD regulations for CDBG Program require that the City administer a large volume of program related activities. CDBG funds contribute to salaries and related administrative expenses.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration and Planning
2	<b>Project Name</b>	Emergency Repair



	<b>Target Area</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors
	<b>Goals Supported</b>	Revitalize Neighborhoods Improve, Maintain, and Expand Affordable Housing Improve & Expand Neighborhood Facilities Homelessness Prevention
	<b>Needs Addressed</b>	Housing and Homelessness Neighborhood Facilities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Mansfield City Corridors
	<b>Funding</b>	CDBG: \$955,657
	<b>Description</b>	Emergency repair rehabilitation funding to be used throughout the City and Target Areas for those who LMI qualify.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 10 LMI households.
	<b>Location Description</b>	LMI households
	<b>Planned Activities</b>	Emergency repair for homeowners; and activities may also include other qualifying repair or rehabilitation CDBG activities listed in the Needs and Goals sections of the Plan.  \$109,204 for 2019 Funds. \$846,453 showing previous years' remaining balance to be used for repair and/or reallocated in the future.
<b>3</b>	<b>Project Name</b>	Target Area St. Pete's District OhioHealth Mansfield Hospital
	<b>Target Area</b>	CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area



	<b>Goals Supported</b>	Revitalize Neighborhoods Improve, Maintain, and Expand Affordable Housing Provide Needed Public Services Improve & Expand Neighborhood Facilities Increase Economic Opportunities Homelessness Prevention Planning and Program Administration
	<b>Needs Addressed</b>	Housing and Homelessness Public Services Public Improvements Neighborhood Facilities Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Mansfield City Corridors Planning Grant Writing
	<b>Funding</b>	CDBG: \$232,342
	<b>Description</b>	Funds directed to activities within this neighborhood for revitalization.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	LMI Area
	<b>Location Description</b>	See attached maps. Area includes both sides of the bordering corridor streets.
	<b>Planned Activities</b>	Priority given to corridors of the neighborhood. Types of activities that address a variety of needs include many of which are listed in the Needs and Goals sections and can be referenced there. Infrastructure improvements and activities to improve or remove slum and blight such as street lighting, sidewalks, retaining walls, demolition, or other activities for LMI area benefit are a priority. Housing improvements for LMI household benefit may also occur within this targeted strategy.
<b>4</b>	<b>Project Name</b>	Targeted Code Enforcement
	<b>Target Area</b>	CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Mansfield City Corridors



	<b>Goals Supported</b>	Revitalize Neighborhoods Improve, Maintain, and Expand Affordable Housing Provide Needed Public Services Homelessness Prevention Planning and Program Administration
	<b>Needs Addressed</b>	Housing and Homelessness Public Services Public Improvements St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Mansfield City Corridors
	<b>Funding</b>	CDBG: \$17,500
	<b>Description</b>	As part of its targeted strategies, the Department of Community Development will receive and direct part-time code enforcement assistance through the Codes & Permits Department. Codes and Permits will refer any relevant code violations to Community Development for potential assistance through its various programs, whether it is for benefit to LMI persons or LMI area benefit, or another outcome.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Code enforcement. This funding to code enforcement is not for the correction of violations. Other program funding can serve as a resource to correct violations.
<b>5</b>	<b>Project Name</b>	City Wide Neighborhood Improvement Program
	<b>Target Area</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Mansfield City Corridors



	<b>Goals Supported</b>	Revitalize Neighborhoods Improve, Maintain, and Expand Affordable Housing Provide Needed Public Services Improve & Expand Neighborhood Facilities Increase Economic Opportunities Homelessness Prevention Planning and Program Administration
	<b>Needs Addressed</b>	Housing and Homelessness Public Services Public Improvements Neighborhood Facilities Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Mansfield City Corridors Planning Grant Writing
	<b>Funding</b>	CDBG: \$127,248
	<b>Description</b>	Initiatives to address slum and blight across the City, which includes those outside the Target Areas.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	This includes initiatives to correct code violations; facilitate public infrastructure improvements (street, sidewalk, and park improvements, for example); and demolishing vacant and abandoned structures. The removal of barriers to accessibility is also part of this need. Activities may also include those listed in the Needs and Goals sections of the Plan.
<b>6</b>	<b>Project Name</b>	Down Payment Assistance



	<b>Target Area</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors
	<b>Goals Supported</b>	Improve, Maintain, and Expand Affordable Housing
	<b>Needs Addressed</b>	Housing and Homelessness
	<b>Funding</b>	CDBG: \$34,591
	<b>Description</b>	To assist LMI homebuyers with up to \$5,000 of down payment assistance and closing costs.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will assist approximately 6-7 low-to-moderate income households.
	<b>Location Description</b>	City-Wide
	<b>Planned Activities</b>	To assist LMI homebuyers with up to \$5,000 of down payment assistance and closing costs. Homeowners who remain in their home for 5 years will have their \$5,000 lien forgiven. Partnerships will be with Banking Institutions who will assist homebuyers with meeting all the requirements needed to qualify for the funds.
7	<b>Project Name</b>	St. Peter's Parish & School Wall & Fence Beautification
	<b>Target Area</b>	CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31
	<b>Goals Supported</b>	Revitalize Neighborhoods
	<b>Needs Addressed</b>	St. Pete's & OhioHealth Hospital District
	<b>Funding</b>	CDBG: \$17,754
	<b>Description</b>	To address slum and blight: remove and replace, make concrete repairs and paint the wall along the raised parking lot on the corner of South Mulberry and West First streets on the parish/school campus.
	<b>Target Date</b>	12/31/2020



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	At S. Mulberry and W. First St.
	<b>Planned Activities</b>	SBA, LMA
8	<b>Project Name</b>	Harmony House Roof Repairs
	<b>Target Area</b>	CDBG Eligible Census Tracts Census Tracts 4,5, 6, 31
	<b>Goals Supported</b>	Improve, Maintain, and Expand Affordable Housing Homelessness Prevention
	<b>Needs Addressed</b>	Housing and Homelessness
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	To repair the homeless shelter's roof.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All those housed and seeking shelter from homelessness.
	<b>Location Description</b>	124 W 3rd St, Mansfield, OH 44902
	<b>Planned Activities</b>	CDBG Emergency Repair
9	<b>Project Name</b>	NECIC Microenterprise Loan Program
	<b>Target Area</b>	City-wide CDBG Eligible Census Tracts Census Tracts 4,5, 6, 31
	<b>Goals Supported</b>	Increase Economic Opportunities
	<b>Needs Addressed</b>	Economic Opportunities
	<b>Funding</b>	CDBG: \$5,000
	<b>Description</b>	Funds to contribute to create a loan fund for potential low-to-moderate income entrepreneurs who successfully complete the organization's microbusiness development program and apply for assistance with a new business plan.



	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40 LMI individuals in business classes 6 business starts with loans
	<b>Location Description</b>	134 N. Main St., Mansfield, 44902
	<b>Planned Activities</b>	Microenterprise, LMCMC
<b>10</b>	<b>Project Name</b>	Richland County Transit Dial-a-Ride
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Provide Needed Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$61,337
	<b>Description</b>	Richland County Transit provides on-call services to residents who do not have other transportation. The Dial-a-Ride program records all residents who use the program as well as income verification from low-to-moderate income neighborhoods.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Around 13,000 one-way trips to approximately 230 LMI individuals with no other means of travel.
	<b>Location Description</b>	Locations for this activity will vary from different points within the City.
	<b>Planned Activities</b>	Reimbursement for rides provided to low-to-moderate income residents of the City of Mansfield.
<b>11</b>	<b>Project Name</b>	Harmony House Get to Work
	<b>Target Area</b>	City-wide CDBG Eligible Census Tracts Census Tracts 4,5, 6, 31
	<b>Goals Supported</b>	Provide Needed Public Services Increase Economic Opportunities Homelessness Prevention



	<b>Needs Addressed</b>	Housing and Homelessness Public Services Economic Opportunities
	<b>Funding</b>	CDBG: \$9,000
	<b>Description</b>	Harmony House is an emergency shelter. Their mission is to provide the homeless citizens with a clear path to housing and hope. They accomplish this by offering shelter, food, amenities, comprehensive case management, referrals to service agencies, job search assistance, housing assistance, and offer housewares to set-up independent living once it is achieved.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300
	<b>Location Description</b>	124 W. Third St., Mansfield, 44902 and various locations throughout the city for transportation to work.
	<b>Planned Activities</b>	This is a pilot program to provide transportation and clothing for shelter residents who obtain jobs.
12	<b>Project Name</b>	City of Mansfield Parks & Recreation Interns
	<b>Target Area</b>	City-wide Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01
	<b>Goals Supported</b>	Provide Needed Public Services Improve & Expand Neighborhood Facilities
	<b>Needs Addressed</b>	Public Services Neighborhood Facilities
	<b>Funding</b>	CDBG: \$12,800
	<b>Description</b>	The Summer Recreational Internship will be used to staff the Parks and Recreation Summer program. The money will be used to hire ten interns to oversee recreational activities.
	<b>Target Date</b>	6/30/2020



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program will fund 10 summer interns for recreational activities in the City that will serve roughly 100 children.
	<b>Location Description</b>	There will be four location sites throughout the City of Mansfield.
	<b>Planned Activities</b>	Overseeing summer recreational activities.
13	<b>Project Name</b>	UMADAOP S.A.L.T. Program
	<b>Target Area</b>	City-wide St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31
	<b>Goals Supported</b>	Revitalize Neighborhoods Provide Needed Public Services Increase Economic Opportunities
	<b>Needs Addressed</b>	Housing and Homelessness Public Services Economic Opportunities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	The Urban Minority Alcoholism and Drug Abuse Outreach Programs of Ohio continue to service Ohio's underserved populations by providing culturally appropriate substance abuse prevention and community outreach services to African and Hispanic Americans. The Student Achievement Leadership Training (SALT) program is focused on drug prevention for at-risk youth, eliminating community blight and creating youth economic development activity through education and mentoring services. The funds will be used as a contribution to staff the mentoring program and increase the number of youth age 16-19 assisted.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 students in the summer, followed by continued mentoring throughout the 2019-2020 program year.



	<b>Location Description</b>	<p>UMADAOP has multiple locations throughout the City. Educational instruction will take place primarily at the Teen Center 39 Wood St., Mansfield, 44903.</p> <p>SALT participants work to beautify the surrounding neighborhood of the Teen Center at 39 Wood Street and the north end of Mansfield with the organization's target areas of: Man 4, sections A-E; Man 6-A; Man 3, A &amp; B; Man 2-C; Man 5-B</p>
	<b>Planned Activities</b>	Overseeing the SALT program.
<b>14</b>	<b>Project Name</b>	Mansfield Metropolitan Housing Authority Emergency Monthly Housing Payments
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	<p>Improve, Maintain, and Expand Affordable Housing</p> <p>Provide Needed Public Services</p> <p>Homelessness Prevention</p>
	<b>Needs Addressed</b>	<p>Housing and Homelessness</p> <p>Public Services</p>
	<b>Funding</b>	CDBG: \$20,087
	<b>Description</b>	The Mansfield Metropolitan Housing Authority assists families with securing decent, safe, and sanitary housing that is affordable.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	13
	<b>Location Description</b>	The location of their facility is in a low-to-moderate income neighborhood and serves LMI persons.
<b>15</b>	<b>Planned Activities</b>	Emergency monthly housing payments up to 3 months of assistance for a total payment of no more than \$1,500 to eligible families for foreclosure prevention mortgage payments and emergency rental payments, as well as security and utility deposits.
	<b>Project Name</b>	Rehabilitation



	<b>Target Area</b>	City-wide CDBG Eligible Census Tracts St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Census Tracts 7,8,9,10,13,15,16, 21.01 Mansfield City Corridors
	<b>Goals Supported</b>	Revitalize Neighborhoods Improve, Maintain, and Expand Affordable Housing Improve & Expand Neighborhood Facilities Homelessness Prevention
	<b>Needs Addressed</b>	Housing and Homelessness Neighborhood Facilities St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Mansfield City Corridors
	<b>Funding</b>	HOME: \$731,826
	<b>Description</b>	Allocated monies will be used to benefit LMI households within the City of Mansfield with full rehabilitation.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 3 LMI households should benefit from this project.
	<b>Location Description</b>	LMI households
	<b>Planned Activities</b>	Allocated monies will be used to benefit LMI households within the City of Mansfield with full rehabilitation. Activities may also include other qualifying rehab activities listed in the Needs and Goals sections of the Plan.  \$196,248 for 2019 Funds. \$535,578 showing previous years' remaining balance to be used for repair and/or reallocated in the future.
16	<b>Project Name</b>	Home Administration
	<b>Target Area</b>	City-wide St. Pete's and OhioHealth Hospital Target Area Census Tracts 4,5, 6, 31 Mansfield City Corridors
	<b>Goals Supported</b>	Planning and Program Administration



	<b>Needs Addressed</b>	Housing and Homelessness St. Pete's & OhioHealth Hospital District Targeted Neighborhood Improvements Mansfield City Corridors
	<b>Funding</b>	HOME: \$26,012
	<b>Description</b>	Administrative funding for the HOME Investment Partnerships Program.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Administration
17	<b>Project Name</b>	CHDO Community Housing Development Organization
	<b>Target Area</b>	City-wide
	<b>Goals Supported</b>	Revitalize Neighborhoods Improve, Maintain, and Expand Affordable Housing
	<b>Needs Addressed</b>	Housing and Homelessness Targeted Neighborhood Improvements
	<b>Funding</b>	HOME: \$37,863
	<b>Description</b>	Funds are set aside for an eligible CHDO to perform tasks in accordance with HOME program rules.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funds are set aside for an eligible CHDO to perform tasks in accordance with HOME program rules.



## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Mansfield is a diverse community with a minority population of 14,389 representing 29.9% of the total population according to the 2010 United States Census. The most recent data shows that 7 of the 17 Census Tracts and 13 of the 28 Census Block Groups in the City qualify as low to moderate income eligible area. The CRA Housing study map is a visual reference for this. In addition, the Needs and Market analysis sections of the Plan describe the needs and levels of minority concentration and issues that impact that population across the City. Many of the Public Service Activities and Housing Repair/Rehabilitation, as examples, will take place in census tracts of greater concentration of minorities and/or serve these individuals specifically through the programs.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City-wide	71
CDBG Eligible Census Tracts	
St. Pete's and OhioHealth Hospital Target Area	29
Census Tracts 4,5, 6, 31	
Census Tracts 7,8,9,10,13,15,16, 21.01	
Airport Industrial Parks Complex	
Mansfield City Corridors	

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Geographic distribution of the project priorities aims at serving the maximum number of LMI population. Some of the programs are based on LMI concentration in the geographic area and others are based on individual income qualification or removing spot slum and blight and those programs are citywide serving primarily income qualified individuals. The NA and MA sections, as well as the Strategic SP sections of the Plan identify the need to be strategic through targeting funding, including geographically in the hardest hit census tracts and the St. Pete's District/OhioHealth Hospital Target Area.

The St. Pete's District/OhioHealth Hospital Target Area will receive a total among all projects specifically called for in the budget at this time to be 29% of CDBG funds at \$250,096 for area improvements and activities related to slum/blight, address housing, and to improve the blighted wall along N. Mulberry and W. First St. The remaining 71% includes improvements for targeted neighborhoods, public services



activities, and funds for housing repair.

### **Discussion**

The City aims at meeting or exceeding serving 70% LMI residents and primarily targets projects in the census-designated low and moderate income area areas. However, some projects merit funding as serving income qualified individuals citywide.

DRAFT



## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Mansfield will provide emergency and full home rehabilitations with the allocated monies from this year's plan to eligible families within the Wards and City limits. These programs are described in detail under Section AP-35 "Projects".

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	30
Special-Needs	0
Total	30

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	0
Total	30

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City of Mansfield will provide emergency and full home rehabilitations with the allocated monies from this year's plan to eligible families within the Wards and City limits.



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Mansfield Metropolitan Housing Authority is approved to administer 1,855 Section 8 units, which allow families more flexibility than certificates in the selection of a housing unit. The number of Section 8 Vouchers fluctuates as units are added or removed from the inventory.

### **Actions planned during the next year to address the needs to public housing**

The Mansfield Metropolitan Housing Authority (MMHA) will undertake the following:

1. Continue to apply for Mainstream Housing funding and other appropriate funding for the disabled population;
2. Administer Section 8 housing in the amount of 1,855 vouchers;
3. Administer self-sufficiency programs to promote employment and educational opportunities;
4. Apply for additional grant funds to assist various family types based on established need.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

MMHA provides programs to help Section 8 Housing Choice Voucher program participants achieve homeownership. The Family Self-Sufficiency program can assist in buying a home. The FSS is a voluntary program designed to help families achieve financial independence, by helping families repair their credit, get out of debt, earn their college degrees, find well-paying jobs, and purchase homes.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Mansfield Metropolitan Housing Authority is listed as a "High Performer" with the Department of Housing and Urban Development.

### **Discussion**

MMHA has nearly 800 families on the Section 8 waiting list. Section 8 vouchers are typically popular because the tenant can choose a housing structure located away from conventional public housing units, which gives them flexibility in choosing where they will live.



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

1. Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.
2. Addressing the emergency shelter and transitional housing needs of homeless persons.
3. Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.
4. Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections program and institutions); or receiving assistance from public or private agencies that address housing, health, social services, employment , education, or youth needs.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The primary goal of the City is to end chronic homelessness, to ensure chronically homeless people are moving into safe, decent, and affordable housing with appropriate and adequate services. The strategy to achieve this goal consists of offering flexible services and housing opportunities to assist their future of ending homelessness which includes:

- Involvement in the planning process through the Continuum of Care Process.
- Support of on-going efforts of future and existing supportive housing in the City of Mansfield.
- Support social service agencies in assisting chronically homeless people by directing them to informational programs like Richland County's 211.
- Continue to support the HMIS system through the Homeless Coalition to collect data about chronically homeless people and identify services needed. The collected data will also provide



direction to the City in allocating the local resources to better address the homeless needs.

- This year, the City will fund the Harmony House Homeless Shelter's "Get to Work" program for working individuals with transportation and uniform needs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Richland County 211 provides an intake process and performs the initial centralized screening to determine primary and urgent needs. Emergency shelter services and transitional housing are provided to homeless persons through the Harmony House, with the goal of re-housing. The Harmony House has currently outgrown its shelter space. This year, the City will assist with roof repair at the shelter.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Mansfield's 10 Year Plan to end Homelessness is based on four main strategies which include:

Prevention- Taking a proactive approach to keeping the homeless housed and educating the community on related issues.

Harmony House - Getting homeless people into transitional and permit housing as quickly as possible.

System Change - Ensuring people have access to supportive services to maintain housing stability, improving system effectiveness.

Building Community Capacity - Coordinating local, state, and national resources in the community, monitoring and improving agency capacity to service, and tracking programs.

The Continuum of Care has a monitoring process to determine whether homeless agencies are performing satisfactory and effectively addressing homeless needs. The monitoring process requires all Continuum of Care grantees to submit quarterly HMIS reports.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,**



## **employment, education, or youth needs**

Richland County Mental Health and Substance Abuse organizations work diligently with all of the agencies to ensure persons in need of assistance receive assistance before homelessness occurs.

### **Discussion**

Institutional/ public monthly committee meetings are held to keep the public informed of local policy to prevent prison re-entry.

Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family.

Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated.

Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Mansfield has no taxing policies that would negatively impact the development of affordable housing or residential investment; housing taxes are based solely on the assessed value of the property. Land use controls include zoning, building code requirements and fees which are uniform to all types of residential development and present no barriers to affordable housing or residential development. There are no fees, charges, growth limits, or other policies that affect the return on residential investment. Land costs are reasonable and the City of Mansfield has no impact fees.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

With the ongoing discussion related to visible and invisible barriers with neighborhood groups and non-profit agencies in preparing for the completion of this year's Action Plan recommendations for the City of Mansfield are as follows:

- Establish CRA for residential and commercial incentives
- Financial Education for residents of Mansfield
- Workforce Development
- Increase the supply of affordable housing
- Code Enforcement to include new policies for Landlord Maintenance Enforcement which may include changes to address vacant properties such as Vacant Property Registration requirements and more
- Codes Department continuing to work with Developers and the Economic Development Department for new projects

The solution to affordable housing in Mansfield is a long term commitment to continue dealing with the problem. The City of Mansfield cannot meet all housing needs alone. Partnerships between local government, private and non-profit developers and residents are required to create more affordable housing opportunities. Housing stability is an indicator of a person's ability to meet other basic needs.

- The City of Mansfield is dedicated to removing barriers to housing choices in our community. The City, County and the State are strongest when everyone has equal access to safe and affordable housing. Every five years, the City of Mansfield Community Development is required to submit an Analysis of Impediment Plan. The City of Mansfield will hold it and its community partners accountable for these outcomes and will monitor the actions set forth in this plan. The Community Development Department will continue to work with its partners to seek to fund and



support the enforcement of Fair Housing Laws. The City has a contract with the County for its Fair Housing activities, which typically costs several thousand dollars a year. The City will continue to participate with the Richland County Homeless Coalition to ensure that discrimination complaints are appropriately addressed. We have increased our efforts with the Mansfield Public Library and 211.

- Economic Development: The City of Mansfield has leveraged private investments in businesses to expand employment opportunities. These efforts increase jobs offered to low and moderate-income applicants who qualify as long term employment. The City of Mansfield has used its City Revolving Loan Program, Small Business Technical Assistance / MBE and WBE, Downtown Mansfield, Inc., Brain Tree Program, to the expansion of employment opportunities for female and minority households who have the highest poverty rate. The City has improved its streets, parks, public service, and citizens.

## **Discussion:**

### Mansfield Affirmative Marketing Procedures

The Mansfield Department of Community Development's CDBG and Home programs shall continue to inform the public, potential tenants, and property owners about policy and Fair Housing laws through:

- Placing ads in the local newspaper, City's web-site, and passing out Fair Housing brochures.
- We will continue to provide written information to housing organizations and during neighborhood meetings.
- We will conduct training when requested by tenants or housing organizations.

The City of Mansfield works with the County to take Fair Housing complaint calls and escalate those complaints to the Ohio Civil Rights Commission when there is a potential Fair Housing violation. A yearly contract is for the estimated funding for Fair Housing. Each Year the County is supplied with the information for the number of hours and complaint calls regarding Fair Housing issues and activities by the City for the City and for the County.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Throughout this section, the City of Mansfield addresses a number of items to strengthen the community and the implementation of projects and activities of this Annual Action Plan as described below.

### **Actions planned to address obstacles to meeting underserved needs**

The biggest obstacle facing the City in trying to meet underserved needs is financial, resulting from the continuing decrease in HUD funding for CDBG and HOME programs over the years. In the last fifteen years, Mansfield's CDBG entitlement grant has decreased from nearly one and half million dollars to approximately \$850,000 in FY 2019, a decrease of near 50%. Likewise, the City's HOME grant has decreased in the last ten years from just under four hundred thousand dollars to just over two hundred thousand dollars in FY 2019, a decrease of near 50%. To overcome this obstacle, Mansfield seeks out opportunities to leverage funding whenever possible, through partnerships, other grant programs, foundations or local funds.

The City continues to reach out to recruit contractors and MBE and WBE businesses with flyers, mailings, outreach at community and neighborhood meetings, posters, word-of-mouth, contractor sessions, talking to other communities about best practices, and more.

### **Actions planned to foster and maintain affordable housing**

As described in great detail in sections of this Annual Action Plan, the City of Mansfield has allocated a portion of its CDBG and HOME dollars to projects designed to expand and preserve affordable housing for low and moderate income households.

Under its combined CDBG and HOME FY 2019-20 allocations, the City has budgeted nearly \$377,907 dollars for affordable housing projects. These projects include direct financial assistance to LMI households for emergency housing rehabilitation programs, full home rehabilitation activities, down payment assistance, and funds set aside for a designated CHDO.

These affordable housing projects represent approximately 35% of the total amount of HUD funding allocated by the City for 2019-2020.

### **Actions planned to reduce lead-based paint hazards**

The City of Mansfield will continue procuring contractors who have the required credentials including the HUD Lead Safe Housing Rule and the Environmental Protection Agencies Rehabilitation, Repair, and Paint Rule for all contracts under \$25,000. For contracts over \$25,000, a lead abatement license is required. The City has outlined an action strategy in SP-65 of the Strategic Plan.



## **Actions planned to reduce the number of poverty-level families**

The City of Mansfield utilizes CDBG funding for rehabilitation and public service.

- Rehabilitation and repair assists LMI who cannot afford maintenance and improvements.

The public service component utilizes transportation services which enable transportation of disabled and poverty level participants access to work and schooling opportunities. The City also provides funding to educate at-risk youth to for leadership/job training/entrepreneurship. The City will also fund other children's programs, including a summer program in the City Parks Department. We will also use funding for a "get to work" program to help homeless persons with workwear and transportation. The City will also fund emergency monthly housing payments to assist to homeowners or tenants with mortgage payments, deposits, and utilities to prevent foreclosure and keep those needing emergency assistance from being homeless, effectively reducing their cost burden.

The City has outlined a strategy in SP-70 of the Strategic Plan.

## **Actions planned to develop institutional structure**

The City's Department of Community Development will continue to provide technical assistance to nonprofit and neighborhood organizations in their efforts to attain CHDO status. The City will also continue to work with neighborhood-focused organizations (e.g., North End Community Improvement Collaborative, and the Housing Consortium) in order to improve communication and coordination of efforts in affordable housing, community, and economic development opportunities. In addition, the Richland County Foundation and the City are stakeholders in other initiatives happening in Mansfield; one being the Downtown Improvement Board. The Community Development Department has begun discussions with the Foundation as well about the new Consolidated Plan and other community plans including the Mansfield Rising Plan. Forming and fostering these additional partnerships going forward is one way that the City plans to address this gap as identified in SP-40 of the Strategic Plan.

## **Actions planned to enhance coordination between public and private housing and social service agencies**

Actions to enhance coordination in 2019 between housing and social service providers will encourage collaboration in service for the homeless and near homeless populations through the Richland County Homeless Coalition as well as meetings with local County Commissioners, other governmental agencies, and developers. In addition, the local Richland County Foundation is a funder for many area organizations/social service agencies and they have been in conversation with the City as far as needs and enhancing coordination/forming partnerships to best serve the community.

## **Discussion:**



All of the foregoing issues and activities serve to strengthen the City's efforts to carry out the goals and policies established in the Consolidated Plan, Five-Year Strategic Plan and Annual Action Plan.

DRAFT



## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I) (1, 2, 4)

#### Introduction:

This section provides information regarding various program specific requirements for the CDBG and HOME programs under which the City of Mansfield has been allocated funding by the U.S. Department of HUD for various housing and community development projects and activities to be undertaken in this Annual Action Plan.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	189,270
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>189,270</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%



**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Mansfield has coordinated before with Richland County Community Action, Ground Level Solutions, Richland County Health Department and Area Agency on Aging to assist low income families with home rehabilitation. For a limited time which expires quickly, the local banking institutions offer the Welcome Home Grants- (Down Payment Assistance Program) for LMI applicants every year during the spring, and they have other programs and loan packages to assist with homeownership.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The amount of subsidy to recapture is limited to the direct homebuyer assistance that was provided. If HOME is used for down payment assistance, which at this time it is allocated to CDBG, the City of Mansfield will recapture the prorated HOME subsidy from the net available proceeds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Mansfield has a procedure in place to insure affordability of HOME assisted housing (24 CFR Sec. 92.254 of Home Regs.). FT Homebuyer or DP Assistance is subject to recapture restrictions including pay back. If a home is sold during the initial 5-year period repayment of the down payment assistance is required, reduced by the period of time in occupancy by the eligible owner. The instrument is a five year, forgivable note where 20% is forgiven for each year the eligible household remains in the unit. The full home rehabilitation program at the City is structured the same, although this has most recently not been with units acquired with HOME funds; rather, it is based on the improvement and affordability period for existing homeowners in need.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

At this time, the City of Mansfield does not plan to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.



The City of Mansfield continues to work at finding a qualified experienced Community Housing Development Organization (CHDO) that meets the guidelines of the United States Department of Housing and Urban Development.

In regards to Minority Outreach efforts, all contract bids include equal opportunity and the City makes efforts to reach minorities to work with the CDBG & HOME programs through flyers, individual letters, community meetings, and to encourage our awarded contractors to work with minority suppliers and sub-contractors.

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> 2013-2017 ACS
	<b>List the name of the organization or individual who originated the data set.</b> US Census Bureau
	<b>Provide a brief summary of the data set.</b> Estimates based upon census data and surveys
	<b>What was the purpose for developing this data set?</b> To meet federal requirements and needs for data



	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Very comprehensive, covers all areas of the country and populations.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2013-2017</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>2</b>	<p><b>Data Source Name</b></p> <p>MHA administrative data</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>MHA administrator</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data collected by the MHA</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>This was for the MHA to keep accurate records.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Only covers MHA assisted housing.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2018</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>