

**PUBLIC NOTICE**  
**GWINNETT COUNTY COMMUNITY DEVELOPMENT PROGRAM**  
**PROPOSED CONSOLIDATED PLAN AMENDMENT**  
**ACTION PLAN 2008**  
**NEW PROGRAM ADDITION: NEIGHBORHOOD STABILIZATION PROGRAM [NSP]**  
**PUBLICATION DATE: OCTOBER 31, 2008**  
**PUBLISH IN: *GWINNETT DAILY POST***

Public comments are invited on a proposed amendment to **Gwinnett County Action Plan 2008**.

The Gwinnett County Board of Commissioners will consider the proposed amendment on **November 18, 2008** at 10:00 A.M. [Work Session] and at 2:00 P.M. [Business Meeting] in the Gwinnett County Justice and Administration Center, 1<sup>st</sup> Floor Auditorium, 75 Langley Drive, Lawrenceville, GA 30045-6900.

Written comments on the proposed amendment should be mailed to: Gwinnett County Community Development Program, 575 Old Norcross Road, Suite A, Lawrenceville, GA 30045-4367, sent by FAX [770-822-5193] or sent by email to: [gchcd@gwinnettcountry.com](mailto:gchcd@gwinnettcountry.com). All written comments **MUST BE RECEIVED** by the Gwinnett County Community Development Program by **5:00 P.M. local time, November 14, 2008**. The public comment period for the NSP Period is 15 days, as specified in the rules governing the NSP Program.

The entire proposed amendment is available for review at the Gwinnett County Website: [www.gwinnettcountry.com](http://www.gwinnettcountry.com). After completion, the Final Amendment to Action Plan 2008 will also be posted at [www.gwinnettcountry.com](http://www.gwinnettcountry.com)

Contact the Gwinnett County Community Development Program with questions or comments: Telephone: 770-822-5190; FAX 770-822-5193; TDD 770-822-5195; email: [gchcd@gwinnettcountry.com](mailto:gchcd@gwinnettcountry.com).

**PROPOSED AMENDMENTS**  
**NEW: NEIGHBORHOOD STABILIZATION PROGRAM**

**ACTION PLAN 2008**

The U.S. Department of Housing and Urban Development has announced the allocation of funding to Gwinnett County from the Neighborhood Stabilization Program [NSP] totaling \$10,507,827. The funding for the NSP is provided through the Housing and Economic Recovery Act of 2008 [HERA]. The intent of NSP is to assist localities which are suffering from residential foreclosures and the negative impact the foreclosures have on their neighborhoods.

Gwinnett County invites comments, herein, on its proposed uses of the NSP funds and any Program Income generated from the use of NSP grant funds.

HUD requires that localities receiving NSP funds direct the funds to the "areas of greatest need," which includes areas with the greatest numbers and percentages of home foreclosures, with the highest numbers and percentage of homes financed with subprime loans, and which are likely to face a significant rise in the rate of home foreclosures.

**Area of Greatest Need**

Gwinnett County proposes to direct its invest of NSP funds to the Census Tracts depicted on Map 1, which were identified in data received from HUD depicting areas with high risks for foreclosures. Further detailed targeting will occur using actual foreclosure data for the Year 2008.

Public comments received will be included in the application package submitted to HUD and will be provided to the Board of Commissioners prior to their action on November 18, 2008.

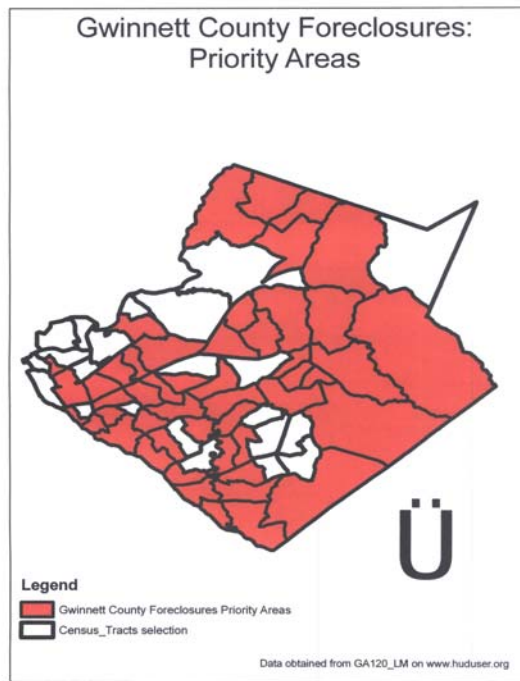
Gwinnett County must submit its application to HUD for NSP funds not later than December 1, 2008.

The program is expected to begin operation in early 2009, upon receipt of the actual award of NSP funds from the U.S. Department of Housing and Urban Development [HUD].

The Housing and Economic Recovery Act of 2008 [HERA] prohibits the use of NSP funds for any type of foreclosure prevention activity.

Program administration costs will be 10% of grant and program income funds received, as permitted by the NSP guidelines.

**Map 1**



Types of Activities Proposed

**Priority Activity One:**

The NSP funds will be used for repayable loans to developers/asset management entities which will purchase and rehabilitate vacant foreclosed single-family detached homes or fee-simple townhomes for sale to homebuyers whose incomes do not exceed 120% Area Median Income. The homes must be located in the Census Tracts depicted on Map 1. At least 25% of the NSP funds must be expended to acquire/rehabilitate housing units which are sold to households with incomes which do not exceed 50% Area Median Income. Homebuyers must qualify for primary mortgage to purchase NSP-assisted properties, and may qualify for “soft second” mortgages and/or Downpayment Assistance.

Total proposed NSP grant funding:	\$ 9,457,044
Total Estimated Program Income [from loan repayments]	\$ 6,300,000
Total Revenues	\$15,757,044

Total proposed expenditures \$15,007,044

Total Proposed Numbers of Homes - Purchase/Rehabilitate/Sell to households not to exceed 120% Area Median Income	100
Total Proposed Numbers of Homes - Purchase/Rehabilitate/Sell to households not to exceed 50% of Area Median Income	28

**Priority Activity Two:**

If sufficient Program Income is received from loan repayments, the Program Income funds would be used for repayable loans to developers/asset management entities which will purchase vacant foreclosed properties which are negatively impacting neighborhoods, and will construct housing which is sold to homebuyers whose incomes do not exceed 120% Area Median Income. The foreclosed vacant properties must be located in the Census Tracts depicted on Map 1. At least 25% of the NSP funds must be expended to acquire vacant properties onto which new housing will be constructed, which are to be sold to households with incomes which do not exceed 50% Area Median Income.

Total proposed NSP estimated Program Income funding:	\$ 750,000 [Received From Priority Activity One]
Total Estimated Program Income [from loan repayments]	\$ 500,000
Total Revenues	\$ 1,300,000
Total proposed expenditures	\$ 1,300,000

Total Proposed Homes Constructed/Sold to households not to exceed 120% Area Median Income 5  
Total Proposed Homes Constructed/Sold to households not to exceed 50% of Area Median Income 2

***AMERICANS WITH DISABILITIES ACT OF 1990, AS AMENDED [ADA]  
AND SECTION 504 ACCOMMODATIONS STATEMENT***

Gwinnett County does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. Any requests for reasonable accommodations required by individuals to fully participate in any open meeting, program or activity of the Gwinnett County Community Development Program should be directed to Director, Gwinnett County Community Development Program, 575 Old Norcross Road, Suite A, Lawrenceville, GA 30045-4367. Telephone number 770-822-5190; FAX 770-822-5193; TDD 770-822-5195; email: [gchcd@gwinnettcountry.com](mailto:gchcd@gwinnettcountry.com).

**GCD Voucher: CD601192**