

PUBLIC NOTICE
GWINNETT COUNTY COMMUNITY DEVELOPMENT PROGRAM
PROPOSED AMENDMENT TO ACTION PLAN 2010
NEW PROGRAM ADDITION: NEIGHBORHOOD STABILIZATION PROGRAM [NSP 3]
PUBLICATION DATE: FEBRUARY 10, 2011
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Public comments are invited on a proposed amendment to the Gwinnett County Action Plan 2010 to add Neighborhood Stabilization Program [NSP 3] funds from HUD.

The Gwinnett County Board of Commissioners will consider any comments received prior to taking action on the proposed amendment.

A Public Hearing will be held to receive public comments on the proposed amendment, as follows:

Location: Lawrenceville City Hall
 70 South Clayton Street
 Lawrenceville, Georgia 30046

Date/Time: February 17, 2011 – 7:00 P.M.

Written comments on the proposed amendment should be mailed to the Gwinnett County Neighborhood Stabilization Program, 575 Old Norcross Road, Suite C, Lawrenceville, GA 30046-4367; or sent by FAX [770-822-5195]; or sent by email to: nsp@gwinnettcountry.com.

The public comment period for the NSP Period is not less than 15 days, as specified in the rules governing the NSP Program. All written comments **MUST BE RECEIVED** by **5:00 P.M. local time, February 25, 2011**.

Copies of the proposed amendment are available for review at the Gwinnett County NSP Website: www.nspgwinnett.com. After completion, the NSP 3 amendment to Action Plan 2010 will also be posted at the same website location.

Contact the Gwinnett County Neighborhood Stabilization Program with questions or comments: Telephone: 770-822-5424; FAX 770-822-5195; email: nsp@gwinnettcountry.com.

PROPOSED AMENDMENT - ACTION PLAN 2010
NEW PROGRAM - NEIGHBORHOOD STABILIZATION PROGRAM [NSP 3]

The U.S. Department of Housing and Urban Development has announced the allocation of funding to Gwinnett County from the Neighborhood Stabilization Program [NSP 3] totaling \$2,065,581.00. The intent of NSP is to assist localities which are suffering from residential foreclosures and the negative impact the foreclosures have on the neighborhoods.

HUD requires that localities receiving NSP funds direct the funds to the “areas of greatest need,” which include areas with the greatest numbers and percentages of home foreclosures and 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 investment of NSP 3 funds to Census Tract 050509 and/or Census Tract 050522, which are located wholly within the City of Lawrenceville [see map below]. These areas were identified in data received from HUD depicting areas with high risks for foreclosures and meeting other HUD NSP 3 funding criteria [closeness to public facilities, accessibility to transit, and proximity to job opportunities, established by HUD].



Public comments received will be included in the application package submitted to HUD and will be provided to the Board of Commissioners prior to approval of this Proposed Amendment to Action Plan 2010.

Gwinnett County must submit its application to HUD for NSP 3 funds not later than March 1, 2011. The program is expected to begin operation upon receipt of the actual award of NSP funds from the U.S. Department of Housing and Urban Development [HUD].

Proposed Activities

The Gwinnett County Neighborhood Stabilization Program [GCNSP] will administer and fund the purchase of vacant foreclosed fee-simple ownership residential properties, the rehabilitation of the foreclosed housing, and the sale of the homes to qualified homebuyers. The GCNSP will also oversee the potential purchase and rehabilitation of rental properties by organizations that have experience in operating housing for low-income tenants.

The NSP 3 regulations require that at least 25% of the NSP funds must be expended to acquire/rehabilitate housing units that will be sold or rented to households with incomes which do not exceed 50% of Area Median Income. Homebuyers must qualify for primary mortgages to purchase NSP-assisted properties, and may qualify for homeownership assistance from the County secured by "soft second" mortgages. Program Income received from loan repayments when homes are sold to new homebuyers will be used to purchase, rehabilitate, and sell additional foreclosed homes.

Proposed Number of Housing Units - Purchase/rehabilitate/sell or rent to households not to exceed 50% of Area Median Income 5 Units
 Proposed Number of Homes - Purchase/Rehabilitate/Sell to households above 50% but not to exceed 120% Area Median Income 10 Units

The NSP 3 regulations prohibit the use of NSP 3 funds for any foreclosure prevention expenditures.

The NSP 3 regulations permit a maximum of 10% of grant funds and program income funds received to be used to administer the program.

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 Neighborhood Stabilization Program should be directed to Director, Gwinnett County Neighborhood Stabilization Program, 575 Old Norcross Road, Suite C, Lawrenceville, GA 30046-4367. Telephone number 770-822-5424; FAX 770-822-5195; email: nsp@gwinnettcountry.com.

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