



City of Atlanta Neighborhood Stabilization Program

HUD's Neighborhood Stabilization Program (NSP) will assist the City of Atlanta's current efforts to stabilize and preserve our communities most devastated by foreclosure. NSP funds must be used to address properties that have been abandoned or foreclosed upon. (I.e. bank owned or REO inventories HUD, VA, FHA, Fannie Mae, and Freddie Mac). NSP funds **cannot** be used to acquire homes from current owners. Abandoned properties must be vacant for 90 days with no payments of mortgages or taxes for 90 days. Atlanta was allocated \$12.3M by HUD and, Atlanta applied for an additional \$3.9M as a direct allocation from the Georgia Department of Community Affairs.

❖ What types of properties are eligible?

While foreclosure has been a huge City-wide problem, funds will be used in the hardest hit neighborhoods throughout the City to acquire and redevelop foreclosed properties, both single family (1 to 4 units) and multi-family (5 or more units).

❖ How will target communities be selected?

The City will initially target communities with risk factors of 8 or more, on a scale of 1 (lowest risk) to 10 (highest risk). Please refer to the "NSP Target Neighborhoods" MAP on the reverse for the Areas of Greatest Need, which include portions of zip codes: **30307, 30310, 30311, 30312, 30314, 30315, 30316, 30317, 30318, 30331 and 30354**. HUD has established the criteria to address the hardest hit area based on the areas at risk of increased foreclosure, areas with the highest % of Sub-prime loans, and areas having the greatest % of Foreclosed properties

❖ What is the City's approach/method of implementing NSP?

Request For Proposals (RFP) – On February 2, 2009 the City issued a Request for Proposals (RFP) with responses due by March 2, 2009. The City will select non-profit and for-profit affordable housing partners to acquire and rehabilitate foreclosed/or abandoned properties. The City anticipated receipt of the NSP award from HUD during the 1st quarter and will execute contracts by the 2nd quarter 2009.

Sale of NSP Properties – Both single family and multifamily properties will be offered for sale or rent to income eligible persons. The properties will be offered for sale by the affordable housing partners and may be listed in the MLS system. In addition, the City will maintain a list of the available NSP properties.

Maximum Sales Price – The properties must be affordable and the sales price cannot exceed **\$252,890**.

Property Standards: - The properties must be rehabilitation to meet the housing code and NSP rehabilitation standards.

Long-Term Affordability Period – Homebuyers must occupy the properties as their principal residence. Depending on the total federal investment, the compliance period may range from 5 to 15 years for homeowners. Promissory notes, homebuyer's agreements and recorded security deeds will be required for all homebuyers to ensure the properties are occupied as the principal residence. Termination of the homebuyer's agreement prior to completing the affordability period could result in repayment of a portion or all of the deferred loan funds. No flipping of houses is allowed.

Permanent Financing – The homebuyers may not secure sub-prime loans.

❖ When do we anticipate having homes available for consumers?

The first homes could be available as early as 2nd/ 3rd quarter 2009.

❖ What are the anticipated financing mechanisms?

The City may provide NSP funded deferred soft second loans and will permit layering of multiple subsidies such as the downpayment assistance programs managed by the Atlanta Development Authority, Atlanta Housing Authority, Georgia Department of Community Affairs, and Individual Development Accounts.

❖ What are the NSP income limits?

2008 Income	1	2	3	4	5
50% AMI	\$24,900	\$28,500	\$32,050	\$35,600	\$38,450
80% AMI	\$39,850	\$45,550	\$51,250	\$56,950	\$61,500
120% AMI	\$59,800	\$68,350	\$76,900	\$85,450	\$92,300

Note: 25% of the NSP funds must be used to provide affordable housing for very low income families with incomes at or below 50% of the area median income. These funds will be used to provide affordable single family and multi-family rental units or for sale properties targeted to very low income families.

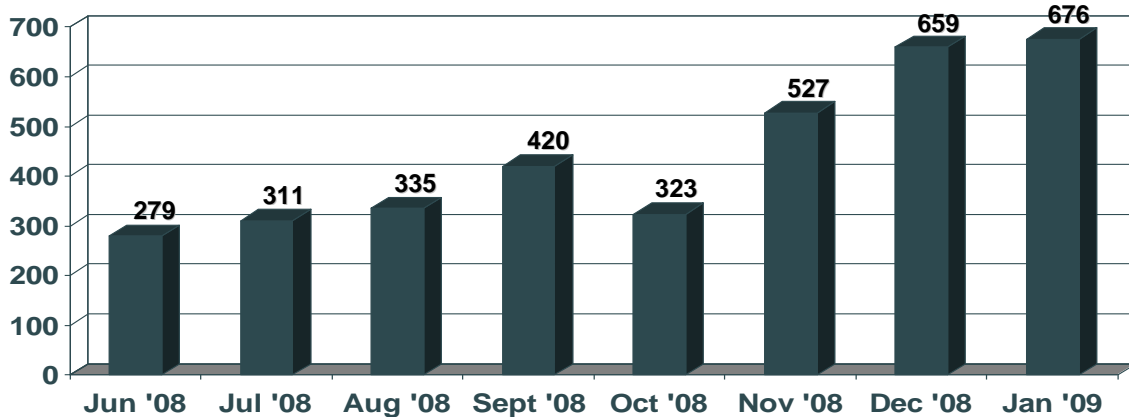
❖ Where can I find more information about City of Atlanta NSP?

The Department of Planning and Community Development, Bureau of Housing has established a web-site at: <http://www.atlantaga.gov/Government/Planning.aspx>. The website is updated as additional information is available. Written request for information should be emailed to the NSP Program Coordinator, Ms. Valerie Fountaine at VFountaine@atlantaga.gov. Please note that due to budget constraints the City of Atlanta is open for business Monday through Thursday from 8:00am to 6:00pm and is closed on Fridays through June 2009.

ABOUT THE PROGRAM

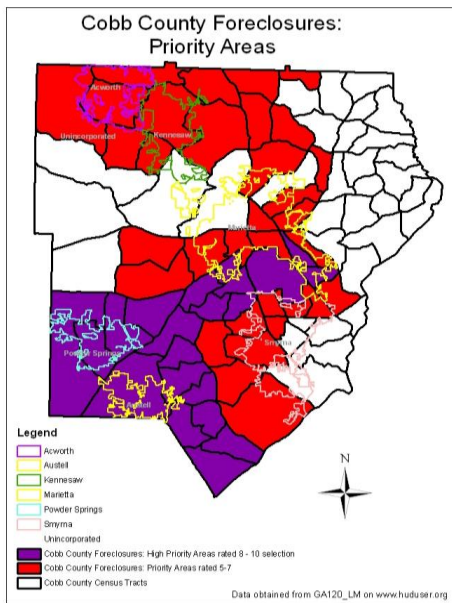
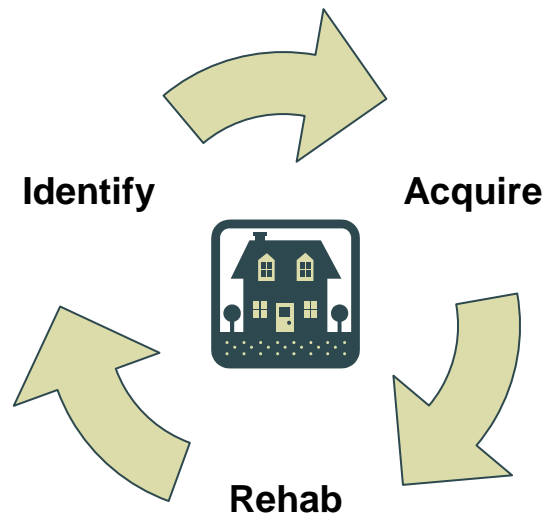
The Neighborhood Stabilization Program (NSP) will provide emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities.

Through grants, state and local communities will purchase foreclosed or abandoned homes to rehabilitate, resell or redevelop. The goal is to stabilize neighborhoods and stem the decline of home values. Here is the current foreclosure situation in Cobb County.



Cobb County will receive \$6.8M from HUD and \$1.6M from DCA to acquire and redevelop vacant, foreclosed residential real estate in priority areas.

Residential Real Estate Strategy



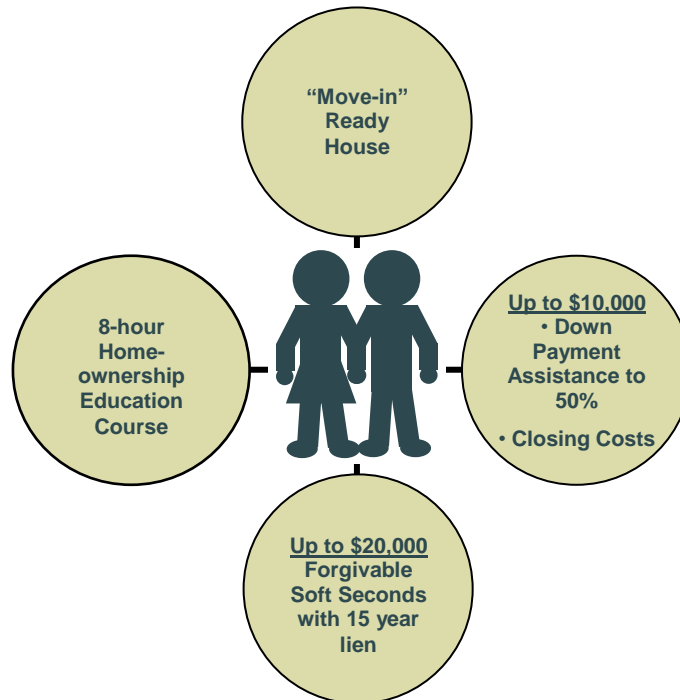
CURRENT SYNERGY PARTNER UPDATE

Home Inspector	Selected
Closing Attorney	Selected
Appraiser	4 RFP submitted and in final review process
Asset Management Firm(s)	2 AMFs have been identified as prospective synergy partners by the County. Final interviews and contract negotiations are underway.

CURRENT OUTREACH DATA

Interested Buyers	71
Approved Buyers	1
Buyers In Process to Approval	8
Potential Properties Under Review	9

BENEFITS OF THE PROGRAM FROM THE BUYER’S PROSPECTIVE



“Helping workforce individuals and families realize the dream of homeownership”

Douglas County Neighborhood Stabilization Program

GOALS:

- Purchase, Rehab and Sell up to 50 homes
- Provide Financing Mechanisms to homeowners
 - Down Payment Assistance
 - 0% Second Mortgages
 - Lease Purchase Programs
- Douglas County will utilize non-profit or other entities (through an RFP process) to assist in management of the NSP program and leverage funding.

AREAS:

- North along Highway 92 at Cave Springs Road
- Lithia Springs along the Lee Road Corridor
- SW area of Douglas County along the Highway 5 Corridor

Funding:

- \$3.8 Million in funding anticipated

Current Status:

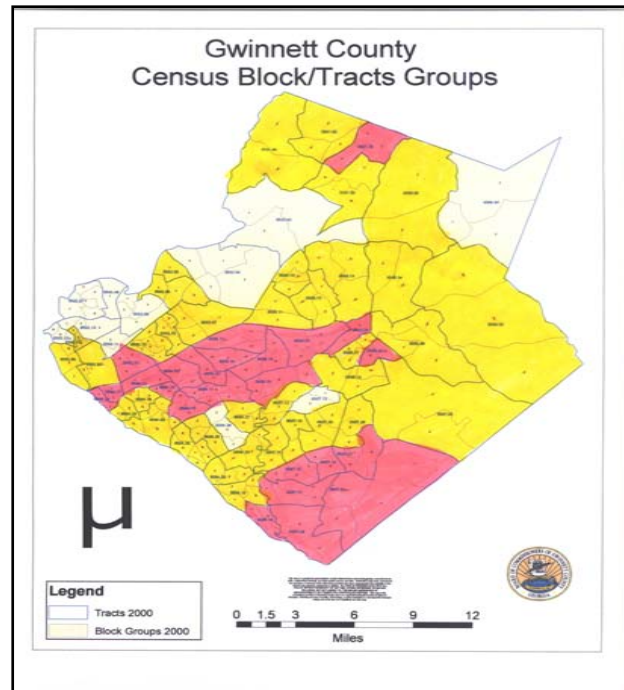
- Ready to issue RFP upon notification of funding
- Assessing areas to pinpoint properties
- Finalizing details of program

**Where May NSP be Used
In Gwinnett County?**

Gwinnett County is targeting the NSP funds, primarily, to areas indicated on the map presented in this brochure. The areas of the map with the darkest shading [pink if printed in color] represent the primary target areas. The other shaded areas [yellow if printed in color] are the secondary target areas. These areas have the highest numbers and percentages of foreclosures, subprime mortgages, and mortgage defaults and delinquencies.

For Additional Information Contact:
Gwinnett County
Neighborhood Stabilization Program
575 Old Norcross Road, Suite C
Lawrenceville, GA 30045-4367
Phone: 770-822-5424
Fax: 770-822-5195
Email: nsp@gwinnettcountry.com

**Gwinnett County
Neighborhood Stabilization Program
Priority Target Areas**



Primary Target Areas—Darkest Shading [Pink]
Secondary Target Areas—Lighter Shading [Yellow]

**Gwinnett County
Neighborhood Stabilization
Program**



575 Old Norcross Road, Suite C
Lawrenceville, GA 30045-4367

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GWINNETT COUNTY NEIGHBORHOOD STABILIZATION PROGRAM

What is The Gwinnett County Stabilization Program [NSP]

The U.S. Congress passed the Housing and Economic Recovery Act [HERA] in July 2008. Title III of HERA appropriated \$3.92 billion to the U.S. Department of Housing and Urban Development to be awarded to states, cities and counties which have had the highest numbers and percentages of housing foreclosures. The funds are available to localities through the new HUD [Neighborhood Stabilization Program](#) (NSP).

Gwinnett County is using NSP funds to acquire and rehabilitate foreclosed single-family residential housing located, primarily, in areas of the County where the incidences of foreclosure have been the most prevalent.

Qualifying homebuyers must meet HUD's income guidelines and may receive second mortgage and down-payment assistance from NSP.

How Do Homebuyers qualify?

Homebuyers must pre-qualify for a fixed rate mortgage, must have total household income not exceeding 120 percent of Area Median Income, and must complete a HUD-required 8-hour pre-purchase class provided by HUD-approved housing counseling agencies.

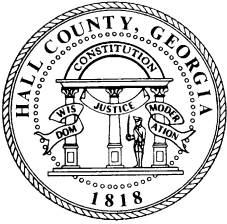
The Gwinnett County Neighborhood Stabilization Program will qualify all homebuyers seeking to purchase homes with NSP assistance.

The Gwinnett County NSP will provide to prospective qualifying homebuyers a listing of foreclosed homes which have been acquired and rehabilitated and are available for purchase from organizations selected by Gwinnett County which will acquire, rehabilitate and sell the homes to homebuyers.

Gwinnett County
Neighborhood Stabilization Program

HUD Published Maximum Income Limits—NSP

Household Size [Number of Persons]	Maximum Household Income [120% Area Median Income]
1	\$59,800
2	\$68,350
3	\$76,900
4	\$85,450
5	\$92,300
6	\$99,100
7	\$105,950
8	\$112,800



HALL COUNTY GOVERNMENT

Planning Department

440 Prior Street, S.E.
Gainesville GA 30501

Mailing Address: P O Box 1435, Gainesville, GA 30503

Neighborhood Stabilization Program Proposed Strategies

- Determine areas with the greatest percentage of home foreclosures within a subdivision.
- Areas identified as likely to face a significant rise in the rate of home foreclosures.
- Target Neighborhood Revitalization Strategy Area (NRSA) and Urban Redevelopment Areas (URA). This will blend NRSA funds from CDBG with NSP funds to expand economic development.
- Locate concentrations of foreclosed property according to G.I.S. data.
- Analyze the affordability of the property in the area.
- Analyze tax data to assess appraised value of homes within high foreclosure subdivisions.
- Identify potential organizations with the resources to “partner” maximize the use of the NSP funds.
- Identify areas that may be susceptible to decline.

NEIGHBORHOOD STABILIZATION PROGRAM FUNDING PROPOSAL SUMMARY

**For Newnan-Coweta Habitat for Humanity and Housing Authority of Newnan, Coweta County,
Georgia.**

Community stabilization through collaboration:

Through collaboration with NCHFH, and HAN, the City of Newnan and Coweta County propose to take direct action to halt the rapid decline of Coweta County housing markets due to foreclosure and abandonment, through community reinvestment. The City of Newnan and Coweta County will jointly apply for and use allocated NSP funds through an integrative approach, entering into a collaborative agreement with NCHFH and HAN, to secure safe, decent homes and neighborhoods by providing affordable homeownership and rental opportunities for low-moderate and middle income families living in Coweta County.

\$1,399,146 - Proposed outline plan for NSP Grant forgivable loan recipient, Newnan-Coweta Habitat for Humanity:

NCHFH will apply for and use \$1,399,146 that DCA has allocated to stabilize the Coweta County community. All funds will be obligated within an 18-month period, beginning when funds are awarded.

- ***\$1,399,146 - 14 Housing Units will be purchased with NSP forgivable loan funds:***

NCHFH will purchase no less than twenty foreclosed and abandoned properties costing no more than \$99,939 each (total funds \$1,399,146). NCHFH will rehabilitate all NSP funded properties to acceptable living standards, in compliance with the DCA rehabilitation standards referenced in section (C)(4) of the Proposed Substantial Amendment Plan.

- ***14 affordable homeownership opportunities for low-income families:***

Fourteen housing units will be purchased and rehabilitated by NCHFH. NCHFH will use all housing units to provide affordable financing mechanisms through homeownership opportunities to pre-qualified low-income families earning less than or equal to 50% of Area Median Income.

\$599,634 - Proposed Outline Plan for Sub-recipient grant agreement Housing Authority of Newnan:

Housing Authority of Newnan will apply for and use \$599,634 of the funds that DCA has allocated to stabilize the Coweta County community. All funds will be obligated within an 18 month period, beginning when funds are awarded.

- **\$599,634 – 6 Housing Units will be purchased using NSP funds**
HAN will purchase six housing units with NSP funds, costing no more than \$99, 939 in order to provide affordable financing mechanisms for pre-qualified low-income families making less than 50 percent of the Area Median Income.

\$125,241 – Proposed Administration Requirements:

No more than 6% percent of NSP funds will be allocated toward necessary administrative costs incurred by NSP funding. Administrative funds will primarily be used to hire a NSP grant administrator for five years, and a NSP Case Management worker for HAN NSP activities.

- ***\$100,000 – NSP Grant Administrator Salary:***

A NSP Grant Administrator will be hired on a part-time contractual basis for a period of five years at the cost of \$20,000 per year (total cost \$100,000). The NSP Grant Administrator will work closely with NCHF and HAN to ensure that NSP regulations are upheld. The Grant Administrator will be responsible for disbursing drawdown of funds, NSP auditing and reporting requirements. NCHF and/or HAN will provide the NSP Grant Administrator office space, at no additional cost to the City or County.

- ***\$20,000 HAN Case Management Services***

HAN will hire a Case Manager, on a part-time contractual basis, to work closely with families served using NSP funding, for a period of four years at \$5,000 per year (total cost \$5,000). The case manager will work closely with each family renting a NSP purchased home, to ensure that they successfully participate in and complete HAN's Family Self-Sufficiency Program.

- ***\$5,241 – Administrative expenses***

The remaining \$5,241 will be used for any necessary administrative, transportation, travel or legal costs associated with NSP grant activities. NCHF and HAN will provide the NSP grant administrator office space at no additional cost the City of Newnan or Coweta County.

NCHF Community Homeownership Educational Workshop

All low-income families benefiting from NSP funded housing units, will be required to attend mandatory Department of Housing and Urban Development (HUD) approved Community Homeownership Educational Workshop classes, provided annually by NCHF. All classes will be provided free of charge and open to the public. Workshop classes will cover subjects such as (but not limited to) household budgeting skills, home repair and improvement skills, financial organizational skills, mortgage information, best neighbor practices, homeowner and renters' legal rights and obligations, credit-score and reporting awareness, and basic personal savings strategies.