

PUBLIC NOTICE

ANNOUNCEMENT OF PUBLIC HEARING AND INVITATION FOR PUBLIC COMMENT ON THE PROPOSED AMENDMENT OF NORTHWEST GEORGIA REGIONAL COMMISSION'S APPROVED ACTIVITIES UNDER THE NEIGHBORHOOD STABILIZATION PROGRAM 3

The Northwest Georgia Regional Commission will hold a public hearing on insert date for the purpose of discussing the proposed amendment to include the addition of two eligible activities under the HUD Neighborhood Stabilization Program 3 (NSP3). The public hearing will be held at 6:00 PM on December 13, 2013 at the Gordon County Chamber of Commerce- 300 Wall Street, Calhoun, GA 30701. The proposed additional eligible NSP3 activities include the following:

1. Demolition of Blighted Structures
2. Redevelopment of demolished or vacant properties as housing
3. Amendment to include Census Tracts

In March, 2011 the Georgia Department of Community Affairs (DCA) awarded the Northwest Georgia Regional Commission (NWGRC) a grant to administer the Neighborhood Stabilization Program 3 (NSP3). Through the NSP3, NWGRC will assist in the redevelopment of abandoned and foreclosed homes in areas designated by HUD in Bartow, Floyd, Gordon, Walker and Whitfield counties.

NWGRC has the requirement to expend one hundred percent of its current \$1.7MM grant allocation by or before March 2014. NWGRC has expended approximately half of its current \$1.7MM NSP3 grant allocation towards the acquisition and rehabilitation of nine (9) NSP projects. NWGRC will expend the remaining balance of the NSP3 funds on rehabilitation and downpayment assistance for current projects; and the acquisition and demolition of additional projects.

Proposed Project

NWGRC is considering two proposals which will involve providing funding for the acquisition and demolition of existing structures in the City of Rome, Georgia. The proposed projects are part of a larger strategy whereby the prospective Developer(s) will be responsible for carrying out the projects according to the Georgia Department of Community Affairs (DCA) NSP3 guidelines. The prospective Developer(s) will be required to provide a secure a private source of funding for the construction of single/multi-family (rental units) which will allow them to meet the NSP3 National Objective of providing affordable housing to families and individuals whose annual household income does not exceed 120 percent of the Area Median Income according to the HUD HOME Annual Income Limits http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/ind_ex.cfm. All NSP3 program beneficiaries (rental or homeowner) are required to participate in a minimum of eight (8) hours of Housing Counseling from a HUD Approved Housing Counseling Agency.

Proposed Census Tracts

NWGRC proposes to include nine (9) qualified census tracts to the Bartow County NSP3 service area. NWGRC currently works in census tract (9608-02) which was the only eligible Bartow County census tract at the time that the Abbreviated Action Plan was submitted and approved by DCA. HUD has qualified nine additional Bartow County Census tract since that time which qualify under the NWGRC NSP3 program.

Items to be discussed at the Hearing include:

- The amount of funds received and a description of the approved activities.
- The proposed Substantial Amendment to include Demolition and Redevelopment of Blighted Structures to the grant.
- The proposed Substantial Amendment to include nine (9) Bartow County Census Tracts.
- The plan to minimize or prevent displacement of persons and the plan to assist persons who may be displaced.
- Fair housing laws and the Northwest Georgia Regional Commissions plan to further Fair Housing.

The Public is invited to attend this Hearing to become informed of the project activities.

Comments on the activities may be made at the Public Hearing or by writing to the following address:

NSP Manager
Northwest Georgia Regional Commission
P.O. Box 1798
Rome, Georgia 30162-1798

Comments may also be made by emailing comments to the following email address: mmiller@nwgrc.org .

Comments should be received no later than December 13, 2013.

Persons with special needs relating to handicapped accessibility or foreign language should contact Michael M. Miller, NSP Manager prior to December 6, 2013. This person can be located at NWGRC - 1 Jackson Hill Drive, Rome, Georgia 30162-1798, (706) 295-6485, between the hours of 8:00AM – 5:00PM, Monday through Friday except holidays. Persons with hearing disabilities may consider using the Georgia Relay Service, at (TDD) 1-800-255-0056 or (Voice) 1-800-255-0135.