

This notice is to announce the beginning of a fifteen-day (15) public comment and review period of an amendment to the City of Chandler's FY 2008 One-Year Action Plan. The purpose of the public comment period is to receive comments from and to pass information to the general public concerning the proposed use of federal funds as authorized by the Housing and Economic Recovery Act (HERA) of 2008.

HERA appropriates \$3.92 billion of emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. The grant program under Title III of Division B is referred to as the Neighborhood Stabilization Program (NSP).

The U.S. Department of Housing and Urban Development (HUD) is defining the application process for the Neighborhood Stabilization Program (NSP) funds as a substantial amendment to a grantee's One Year Action Plan for the CDBG Program. This funding is a special allocation of CDBG funds and will not continue. The NSP allocation for Chandler is \$2,415,000.00. The Action Plan amendment, which includes the NSP grant application and required certifications, is due to HUD on December 1, 2008.

HERA establishes the need, targets the geographic areas, and limits the eligible uses of NSP funds. It also allows only for the use of the low and moderate income national objective and all funds must benefit individuals and families with incomes at or below 120 percent of area median income. In addition, 25 percent of NSP funds must benefit individuals and families with incomes at or below 50 percent of area median income.

Summary of the proposed uses for Neighborhood Stabilization Program funds:

- **Development of a Chandler Community Land Trust (CCLT) - \$1 million:** will provide owner-occupied homes to income qualified homeowners, by leasing the land owned by the Land Trust to homeowners who buy only the structure that is on the land. The families that are envisioned for these properties are between 80% and 120% of AMI.
- **Creation of permanent affordable rental housing for homeless families - \$605,000:** The NSP will enable the city to partner with a non-profit to purchase and rehabilitate bank owned multifamily properties and to rent them to income-qualified families at or below 50% of AMI. The families will be selected, evaluated and monitored by the non-profit for their suitability for the program and will assume responsibility for the ongoing maintenance of the properties after acquisition.
- **Development of a Down Payment Assistance Program - \$100,000:** The NSP will enable the city to partner with a non-profit to provide down payment assistance for the purchase and rehabilitation of foreclosed properties up to 10% of the purchase price of the home. The families will be selected, evaluated and monitored by the non-profit for their suitability for the program and homeowners will have to complete homebuyer education classes.
- **Demolition and Redevelopment of Blighted Residential Properties - \$468,500:** The NSP will provide funds to demolish and renovate residential properties that have been deemed to be blighted based on the City Code. Homeowners qualifying for this must be at or below 120% of AMI and live in an area targeted by the City for redevelopment. Selected homeowners must agree to remain in their homes for a 15-year period

and not sell or convert their homes to rentals.

Written and/or oral comments may be submitted to Judy Register, Neighborhood Resources Director, PO Box 4008, Mail Stop 600, Chandler, AZ 85244-4008.

Telephone: 480-782-4347, Fax: 480-782-4350

AZ Relay Service: 1-800-367-8939 (TTY) 1-800-842-4681 (Voice). Written comments will be accepted now through November 29, 2008.

Si Necesita Asistencia En Espanol, Por Favor Llame Al 480-782-4358