

# PUBLIC NOTICE: AMERICAN RECOVERY AND REINVESTMENT ACT NEIGHBORHOOD STABILIZATION PROGRAM 2 (NSP2) – ST. MARY’S COUNTY, MARYLAND

The Housing Authority of St. Mary’s County, Maryland (HASMC) intends to apply for grant funds through NSP2 which is a component of the American Recovery and Reinvestment Act of 2009 (ARRA). HASMC will submit the application ID# 625390404 for NSP2 funding to the U.S. Department of Housing and Urban Development (HUD) on July 17, 2009. For information regarding ARRA, please visit [www.hud.gov](http://www.hud.gov).

NSP2 is an allocation of funds provided under ARRA to assist in the purchase and rehabilitation of abandoned and foreclosed residential properties for the purpose of selling, renting or redeveloping such properties. Recipients will use funds awarded under NSP2 to stabilize neighborhoods whose vitality has been and continues to be damaged by the economic effects of properties foreclosed upon or abandoned. Applicants will compete for up to \$1.93 billion to carry out neighborhood stabilization programs. HUD requires that all NSP2 funds benefit persons whose income does not exceed 120% of area median income. No less than 25% of the funds must be used to benefit persons at or below 50% of area median income. Qualifying income data updated March 19, 2009 may be found at: [www.huduser.org/DATASETS/nsp.html](http://www.huduser.org/DATASETS/nsp.html).

Below is a summary statement of the proposed target geography, proposed budget, and proposed uses of the funds. This document has also been posted on HASMC’s website at <http://www.co.saint-marys.md.us/housing/announcements.asp>. HASMC will accept comments concerning this NSP2 planned program summary on an on-going basis. Written comments may be mailed to Dennis L. Nicholson, NSP2 Public Comments, Housing Authority of St. Mary’s County, MD, 21155 Lexwood Drive, Suite C, Lexington Park, MD 20653 or emailed to [dennis.nicholson@co.saint-marys.md.us](mailto:dennis.nicholson@co.saint-marys.md.us) or faxed to: 301-737-5628. Public comments will receive a response and will be summarized and included in the NSP2 application which will be posted on HASMC’s website no later than July 28, 2009. **This is a Fair Housing Equal Opportunity Project.**

## PROPOSED TARGET GEOGRAPHY - HUD Qualified Census Tracts:

Description of proposed target geography (Census Tracts) may be found at: <http://www.huduser.org/nspgis/map.aspx>

<u>Census Tract:</u>	<u>City and State:</u>
24037995900	Lexington Park, MD
24037996001	Lexington Park, MD
24037995200	Chaptico, MD

## PROPOSED FUNDING USES AND AMOUNTS

Total Amount of NSP2 Funds being applied for the above listed communities: \$17.25 million

HASMC will use \$6.5 million for the acquisition, renovation and resale or rental of at least 75 abandoned and/or foreclosed homes in the targeted neighborhoods in St. Mary’s County, Maryland. Up to 75 of these rehabilitated homes will be sold to families at or below 120% of area median income, with a goal of selling 25% to families at or below 50% of area median income. Essential in the success rate of these new homeowners, all will be required to undertake homebuyer educational counseling. In addition, in order to increase the affordability to those families who demonstrate need and qualify, \$3.75 million of the NSP2 funds will be used as second mortgages at 0% interest rate for a term of 30 years. The maximum amount of the second mortgage will be 20% of the purchase price or \$50,000, whichever is less. The use of second mortgages will target families in need, provide an incentive to purchase the homes and will keep them affordable for a long period of time. HASMC also proposes \$7.0 million to establish and operate Land Bank(s) for homes and residential properties supporting future affordable workforce housing needs.

Efforts will be made to accommodate the disabled and non-English speaking residents, please contact Jean Ortiz at 301-866-6590 x 1440 or the Maryland Relay Service at: 1-800-735-2258 (V/TTY). Los esfuerzos serán hechos para acomodar el hablar incapacitado y no-inglés a residentes, contactan por favor a Jean Ortiz en 301-866-6590 X 1440 o el Servicio de Relevó de Maryland en: 1-800-735-2258 (V/TTY).

