City of Nappanee Indiana

NSP3 Neighborhood Stabilization Program

To Interested Citizens:

We are proposing changes to the Elkhart County NSP Action Plan. The proposed changes to the Action Plan are intended to:

- Redistribute the 6 properties we are working on among the budget/activity categories of redevelopment and rehabilitation and among expected beneficiaries (120% and 50% homebuyers)
- Clarify and elaborate on the citizen participation plan within our Action Plan.

These changes are required because:

- Targeting redevelopment homes to homebuyers below 50% will likely result in difficulties meeting the HUD requirement of 25% of funds set aside for the benefit of low income residents (only a very few 50% buyers will mathematically qualify for mortgages on the higher priced homes),
- Redistributing the budgets to move the lower cost rehabilitation properties into the 50% LMI set aside requires following our Citizen participation plan,
- Because we are not an entitlement community, we do not have a HUD approved Citizen Participation Plan (so we need to add detail and clarify the Participation Plan adopted in the NSP Action Plan).

Proposed changes are marked in red on the attached Action Plan.

Interested citizens are invited to review the proposed changes to the action plan and provide comments. The Action Plan is available for review as of June 7th 2013 at the County Commissioners Office, 117 N Second St, Goshen, and at the Nappanee City Hall, 300 W Lincoln St, Nappanee. The Action Plan is also available on the web at http://www.nappanee.org or at the County website. Any written comments or inputs can be mailed to the Commissioners or City Hall addresses but must be received by 4:00p.m. Saturday June 22nd 2013. All written and signed input will be addressed, documented and submitted with the action plan. Additional information concerning the NSP3 program and action plan may be obtained from 8:00am-4:00pm, Monday through Friday by calling, Kris Krueger (545-6746) at the County Commissioner's Office (or via email kkrueger@elkhartcounty.com). Persons who need special assistance interpreting the action plan may also contact Ms. Krueger.

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EQUAL HOUSING OPPORTUNITY