



NEIGHBORHOOD STABILIZATION PROGRAM

new homes for sale

Brand new single family homes! These charming three bedroom, two bathroom homes are located in the heart of Carrollton. Homes feature fully-equipped kitchen with ENERGY STAR stainless steel appliances, upgraded lighting and ceiling fans and luxury vinyl plank tile throughout. The exterior of the homes feature luxury vinyl siding, architectural shingles, spacious front porch, professional landscaping and parking to accommodate two cars. Walkable to Historic Downtown Adamson Square and the Carrollton Greenbelt.



3 BED



2 BATH



1,025 SQFT



211 Gladys Hendrix Way, Carrollton, GA 30117 // \$120,100

305 MLK, Jr. Drive, Carrollton, GA 30117 // \$116,600

307 MLK, Jr. Drive, Carrollton, GA 30117 // \$117,800

*Includes \$40,000 maximum cost reduction

FOR MORE INFORMATION:

Visit carrolltonga.com/nsp

Barbara Mathews, NSP Coordinator

770-830-2000 x2218 | Fax: 770-830-2026

bmathews@carrollton-ga.gov





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The City of Carrollton is pleased to announce that (3) three affordable, single-family, infill-style homes have been built at the corner of Martin Luther King Drive and Gladys Hendrix Way. One was built with NSP1 grant funds and two with NSP3 grant funds. These homes will be sold to families whose income is at or below 50% of Area Median Income for Carroll County, under the parameters of the Georgia Department of Community Affairs (DCA).

WHAT IS NSP?

The Neighborhood Stabilization Program (NSP) provides help buying and redeveloping foreclosed properties that might otherwise be abandoned and become sources of blight in communities.

FUNDS APPROVED AND SET ASIDE BY GA DCA

\$3.4M
FOR NSP 1

2004

\$1.19M
FOR NSP 3

2009

So far, Carrollton has purchased and renovated...



85 FORECLOSED PROPERTIES
in carroll county

These properties were then sold to qualified home buyers.



In January 2019, the City of Carrollton - Carroll County Neighborhood Stabilization Programs received approval from DCA to add new construction as an eligible activity for redevelopment of blighted properties in the areas of greatest need in Carroll County.

ELIGIBILITY REQUIREMENTS:

The local NSP helps individuals and families realize the dream of homeownership. To become eligible, potential buyers must:

- Be a U.S. citizen, qualified alien or a non-immigrant
- Qualify for a mortgage/home loan
- Complete an 8-hour HUD-approved housing home buyer education course
- Home purchased through NSP must be the primary residence
- Meet income qualifications (see chart)

| FAMILY SIZE | MAXIMUM INCOME |
|-------------|----------------|
| 1 | \$28,950 |
| 2 | \$33,100 |
| 3 | \$37,250 |
| 4 | \$41,350 |
| 5 | \$44,700 |
| 6 | \$48,000 |
| 7 | \$51,300 |
| 8 | \$54,600 |

NSP CONTRIBUTION/ASSISTANCE LIMITS

Up to \$40,000 cost reduction available with DCA approval

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