



BUYER PROFILE

It's the Best Feeling in the World

Rockdale County NSP homebuyer... finally home!

First-time homeowner Teresa Busby recently purchased a newly-rehabbed, foreclosed home with \$14,500 in down payment assistance under the Rockdale County Neighborhood Stabilization Program (NSP), a federal initiative to stabilize communities that have suffered from foreclosures and vacancies. Teresa is a credit analyst at Coca-Cola Bottlers Association.



Rockdale County received an NSP grant of \$2.7 million through the U.S. Department of Housing and Urban Development (HUD). The County is working with Atlanta Neighborhood Development Partnership (ANDP), a 20-year housing nonprofit, to acquire, rehab and repopulate homes in targeted Rockdale County neighborhoods.

Achieving homeownership had been a long-term goal for Teresa. When she learned about the federal home buyer tax credit and the Neighborhood Stabilization Program, Teresa realized that the time was finally right to invest in a home of her own. Moving from her one-bedroom apartment to her spacious, three-bedroom home on a quiet corner lot in Conyers was a dream come true. The fact that her monthly mortgage payment is less than what she was paying in rent is a much welcome bonus.

Teresa looks forward to picking out new paint colors and putting her personal touch on the home, but for now, she is just giving herself time to relax and enjoy it.

“When I moved in, I sat on the living room floor and looked around thinking this is mine, this is actually my house,” said Teresa. “It was the best feeling in the world.”

Teresa is also thrilled that her new home is less than ten minutes from her church. And, her favorite feature of the house? The open kitchen and dining room is perfect for entertaining friends and family.

About the Program:

Under the Rockdale County program, eligible homebuyers cannot have an income exceeding 120 percent of the area median income --- \$60,250 for a single-person and \$86,050 for a household of four. The program also requires buyers to complete six hours of home buyer education and two hours of one-on-one housing counseling.

Information on buying these homes is available online at www.andphomes.org.

