

Resolution 2004-08

Residential Anti-Displacement and Relocation Assistance Plan (Under Section 104(d) of the Housing and Community Development Act of 1974, as amended)

The City of Rexburg will replace all occupied and vacant occupiable low-and moderate income dwelling units demolished or converted to a use other than as low/moderate income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(b) through (g).

All replacement housing will be provided within three (3) years after the commencement of the demolition or conversion. Before entering into a contract committing the City of Rexburg to provide funds for an activity that will directly result in demolition or conversion the City of Rexburg will make public by Public Notice in the Rexburg Standard Journal and submit to the Idaho Department of Commerce the following information in writing:

1. A description of the proposed assisted activity.
2. The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low/moderate income dwelling units as a direct result of the assisted activities.
3. A time schedule for the commencement and completion of the demolition or conversion.
4. The location a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data is not available at the time of the general submission, the City of Rexburg will identify the general location on an area map and the approximate number of dwelling units by size and provide information identifying the specific location and number of dwelling units by size as soon as it is available.
5. The source of funding and a time schedule for the provision of the replacement dwelling units.
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least ten (10) years from the date of initial occupancy.
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g. a two-bedroom unit with two one bedroom units) is consistent with housing needs of lower income households in the jurisdiction.

The City Clerk, Blair Kay 359-3020, is responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in CFR 570.606 (b) through(g), to any lower income person displaced by the demolition of any dwelling unit or the conversion of a low/moderate income dwelling unit to another use in connection with an assisted activity.

Consistent with goals and objectives of activities assisted under the Act, the City of Rexburg will take the following steps to minimize the displacement of persons from their home:

1. Coordinated code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards reinvestment areas to prevent placing undue financial burden on long-established owners or tenants of multi-family buildings.
3. Safe rehabilitation by working empty units or building first.
4. Established facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
6. Adopt policies that provide reasonable protection for tenants faced with conversion to a condominium or cooperative.
7. Adopt tax assessment policies (such as deferred tax payment plans) to reduce impact of rapidly increasing assessment on lower income owner-occupants or tenants in revitalizing areas.
8. Establish counseling centers to provide homeowners and renters with information on the assistance available to help them remain in their neighborhood in the face of revitalization pressures.

(The jurisdiction should include one or more of the above to implement the planning for minimizing the direct and indirect displacement of persons from their homes.)

The City of Rexburg hereby certifies it has officially adopted and published said Residential Anti-Displacement and Relocation Assistance Plan. This plan shall become effective June 02, 2004.

Shawn Larsen, Mayor, City of Rexburg

Date: June 02, 2004

Attest: Blair D. Kay, City Clerk