

RESOLUTION 1913

A RESOLUTION APPROVING A RESIDENTIAL ANTI DISPLACEMENT & RELOCATION ASSISTANCE PLAN.

WHEREAS, The purpose of this Residential Anti-displacement and Relocation Assistance Plan is prepared by the City of West Branch in accordance with the Housing and Community Development Act of 1974; and

WHEREAS, This Plan requires the City of West Branch to grant assistance for lower-income tenants, who are displaced or relocated as a result of activity(s) assisted with Community Development Block Grant (CDBG) or the Home Investment Partnership Program funds; and

WHEREAS, The \$25,000 CDBG grant that was awarded to the City of West Branch is intended to assist the West Branch Food Pantry and Lower-income dwelling displacement or relocation is not expected to be caused with these funds; and

WHEREAS, Establishing a plan is still required, and the City of West Branch will be required to enforce this plan should it be applicable; and

WHEREAS, The City of West Branch designates the City Administrator as the responsible party to enforce and follow the specific guidelines of the Residential Anti Displacement and Relocation Assistance Plan should it be applicable; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Branch, Iowa, that the aforementioned Residential Anti Displacement and Relocation Assistance Plan be adopted as required by Code of Federal Regulation regarding administering federal grant funds are hereby accepted and approved.

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Passed and approved this 22nd day of June, 2020.



Roger Laughlin, Mayor

ATTEST:



Redmond Jones II, City Administrator/



RESIDENTIAL ANTI DISPLACEMENT & RELOCATION ASSISTANCE PLAN

DATE: June 22, 2020

This Residential Anti-displacement and Relocation Assistance Plan is prepared by the City of West Branch in accordance with the Housing and Community Development Act of 1974, as amended; and HUD regulations at 24 CFR 42.325 and is applicable to our CDBG, UDAG and/or HOME-assisted projects. This Plan requires the City of West Branch to grant assistance for lower-income tenants, who in an activity assisted with Community Development Block Grant (CDBG) or the Home Investment Partnership Program (a federal housing assistance program).

Consistent with the goal and objectives of activities assisted under the Act, the City of West Branch will take the following steps to minimize the direct and indirect displacement of persons from their homes:

- 1) If feasible, stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
- 2) Adopt policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- 3) Establish, Refer, or Reference counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their community in the face of revitalization pressures related to HUD funded development.
- 4) If feasible, demolish or convert only dwelling units that are not occupied or vacated occupiable dwelling units (especially those units which are "lower-income dwelling units" – as defined in 24 CFR 42.305).

The City of West Branch will provide relocation assistance for lower-income tenants who, in connection with an activity assisted under the CDBG / HOME program(s), move permanently or move personal property from real property as a direct result of the demolition of any dwelling unit or the conversion of a lower-income dwelling unit in accordance with the requirements of 24 CFR 42.350. A displaced person who is not a lower-income tenant, will be provided relocation assistance in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR Part 24. CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

If public projects or project supported by CDBG funds, the City of West Branch will replace all occupied and vacant occupiable lower-income dwelling units demolished or converted to a use

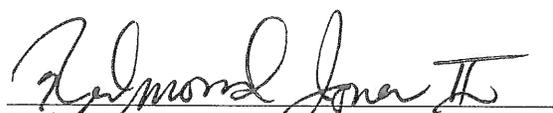
other than lower-income housing in connection with a project assisted with funds provided under the CDBG and/HOME Program(s) in accordance with 24 CFR 42.375. Before entering into a contract committing the City of West Branch to provide funds for a project that will directly result in demolition or conversion of lower-income dwelling units, the City of West Branch will make public by publication of a notice of a public hearing. The City would also be responsible for the following in writing:

- A description of the proposed assisted project. This would include the address, number of bedrooms, and location on a map of lower-income dwelling units that will be demolished or converted to a use other than as lower-income dwelling units as a result of an assisted project;
- A time schedule for the commencement and completion of the demolition or conversion;
- To the extent known, the address, number of lower-income dwelling units by size (number of bedrooms) and location on a map of the replacement lower-income housing that has been or will be provided.
- The source of funding and a time schedule for the provision of the replacement dwelling units;
- The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and information demonstrating that any proposed replacement of lower-income dwelling units with smaller efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the HUD-approved Consolidated Plan and 24 CFR 42.375(b).

To the extent that the specific location of the replacement dwelling units and other data in the aforementioned points are not available at the time of the general submission, the City of West Branch will identify the general location of such dwelling units on a map and complete the disclosure and submission requirements as soon as the specific data is available.

Under 24 CFR 42.375(d), the City of West Branch may submit a request to HUD (or to the State, if funded by the State) for a determination that the one-for-one replacement requirement does not apply based on objective data that there is an adequate supply of vacant lower-income dwelling units in standard condition available on a non-discriminatory basis within the area.

The City of West Branch designates the City Administrator as the responsible representative for tracking the replacement of lower income dwelling units and ensure that they are provided within the required period. The City Administrator will also be responsible for providing relocation payments and other applicable relocation assistance to any lower-income person displaced by the demolition of any dwelling unit or the conversion of lower-income dwelling units to another use resulting from the use of CDBG and/or HOME program funds.


Redmond Jones II, City Administrator/Clerk