

RESOLUTION No. 11-01

ROLL CALL

VOTING	YES	NO
G. WAYNE ANDERSEN <i>Mayor (votes only in case of tie)</i>		
ROD DART <i>Council member</i>	X	
RICHARD M. DAVIS <i>Council member</i>	X	
STEVE LEIFSON <i>Council member</i>	X	
JENS P. NIELSON <i>Council member</i>	X	
KEIR A. SCUBES <i>Council member</i>	X	

I MOVE this resolution be adopted: Council member Leifson

I SECOND the foregoing motion: Council member Dart

RESOLUTION No. 11-01

A RESOLUTION ADOPTING A RESIDENTIAL ANTI-DISPLACEMENT POLICY FOR PROJECTS RECEIVING CDBG GRANT MONIES

WHEREAS, Spanish Fork City applies for and occasionally received CDBG grants for various projects; and

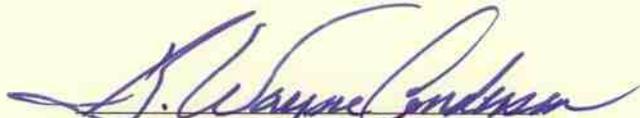
WHEREAS, CDBG grants are federal monies and require that no qualifying project displace any moderate housing, without it being replaced; and

WHEREAS, Spanish Fork City generally does not apply for any grants which would require any displacement of residential housing, and when it does supports the CDBG goal of replacing it;

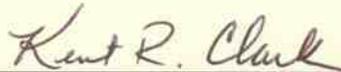
NOW THEREFORE be it resolved by the Spanish Fork City Council as follows:

1. Spanish Fork City hereby adopts a residential anti-displacement and relocation assistance plan for CDBG projects, as attached hereto.
2. This resolution is effective immediately.

DATED this 18th day of January, 2011.


G. WAYNE ANDERSEN, Mayor

Attest:


Kent R. Clark, City Recorder



RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN AND CERTIFICATION

It shall be the declared policy of Spanish Fork City to establish and follow the plan described below to minimize the adverse impacts on persons of low and moderate income resulting from acquisition and relocation activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended. This plan does not replace but is supplementary to the acquisition and relocation requirements stated in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (49 CFR Part 24), as amended, as well as the Utah Relocation Assistance Act.

I. REPLACEMENT OF DWELLING UNITS

A. Spanish Fork City will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606(b)(1) on a one-for one basis, unless a written waiver has been received as provided for in 24 CFR 570.606(b)(1)(iii).

B. All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, Spanish Fork City will make public and submit to the Division of Housing and Community Development the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate 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 activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate-income dwelling unit for at least 10 years from the date initial occupancy.

II. RELOCATION ASSISTANCE

Spanish Fork City will provide relocation assistance, as described in 24 CFR 570.606(b)(2) to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another use as a direct result of assisted activities.

III. DISPLACEMENT STRATEGY

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, as amended, Spanish Fork City will take the following steps to minimize the displacement of persons from their homes:

- A.** Stage the rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, rehabilitation of empty units to allow the shifting of tenants during rehabilitation of occupied units;
- B.** Provide counseling to assist homeowners and renters to understand the range of assistance options available, utilizing existing housing counseling programs to the greatest extent possible;
- C.** Give priority in assisted housing units in the neighborhood to area residents facing displacement;
- D.** Target Section 8 existing program certificates to households being displaced, and recruit area landlords to participate in the program;
- E.** Provide counseling and referral services to assist displaced homeowners and renters find alternative housing in the affected neighborhood; and
- F.** Work with area landlords and real estate brokers to locate vacancies for households facing displacement.