



Staff Report

Agenda Item: **Resolution Adopting a Residential Antidisplacement and Relocation Assistance Plan for FY 2008-FY 2013 – Approval of Resolution # _____, adopting a Residential Antidisplacement and Relocation Assistance Plan as required under Section 104(d) of the Housing and Community Development Act of 1974 as amended.**

Staff Contact: Kathy Bainbridge, Town Clerk

Meeting Date: October 14, 2008

Background: The Town is required to have a residential antidisplacement and relocation plan for low and moderate income dwelling units when applying for CDBG funds. This resolution if approved would replace Resolution #1025 approved April 30, 2002. The approval period is for five years 2008 to 2013.

Recommendation: To approve Resolution # _____, adopting a Residential Antidisplacement and Relocation Assistance Plan as required under Section 104(d) of the Housing and Community Development Act of 1974 as amended.

RESOLUTION # _____

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CLARKDALE ADOPTING A RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR FY 2008-FY 2013 AS REQUIRED UNDER SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED, AMENDING RESOLUTION # 1025.

WHEREAS, Section 104(d) of the Housing and Community Development Act of 1974, as amended, along with implementing regulations require that each applicant for Community Development Block Grants funds must adopt, make public and certify that it is following a residential antidisplacement and relocation assistance plan; and

WHEREAS, the Town of Clarkdale will submit applications to the Arizona Governor's Office of Housing for Community Development Block Grant and State Special Project funds.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Common Council of the Town of Clarkdale, do hereby adopt the residential antidisplacement and relocation assistance plan as described below.

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The Town of Clarkdale will replace all occupied and vacant occupiable low/moderate income dwelling units demolished or converted to use other than low/moderate income dwelling units as a direct result of the activities assisted with funds provided under the Housing and Community Development Act of 1974 as amended.

All replacement housing will be replaced within three years of the commencement or the demolition or rehabilitation relating to conversion.

Before obligating or expending funds that will directly result in such demolition of conversion, the Town of Clarkdale will make public and submit to the CDBG Program the following information in writing:

1. A description of the proposed 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 use other than as low/moderate income dwelling units as a direct result of the assistance activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and the approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;

5. The source of funding and a 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 of initial occupancy.
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedrom units), or any proposed replacement of efficiency of single-room occupancy (SRO) units with units of different size, is appropriate and consistent with the housing needs and priorities identified in the State of Arizona's approved Consolidated Plan (CP).

The Town of Clarkdale will provide relocation assistance, as described in the ACT and implementing regulations, to each low/moderate income household displaced by demolition of housing or by the conversion of a low/moderate income dwelling unit to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the ACT, the Town of Clarkdale will take the following steps to minimize displacement of persons from their homes:

1. In conjunction with local residents and community based organizations, identify alternative locations of projects to avoid any displacement.

Passed and adopted by the Mayor and Common Council of the Town of Clarkdale this 14th day of October, 2008.

Doug Von Gausig, Mayor

ATTEST:

APPROVED AS TO FORM;

Kathy Bainbridge, Town Clerk

Robert Pecharich, Town Attorney