

RESOLUTION NO. 3689

A RESOLUTION ADOPTING A RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN UNDER SECTION 104(D) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED.

WHEREAS, Oregon Community Development Block Grant recipients must adopt, make public and certify that their jurisdiction is following a residential anti-displacement and relocation assistance plan as required by federal law.

NOW THEREFORE BE IT RESOLVED that the City of Albany 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 and as described in 24 CFR 570.488(b).

BE IT FURTHER RESOLVED that all replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City of Albany to provide funds for an activity that will directly result in demolition or conversion, the City of Albany will make public by publication in a newspaper of general circulation and submit to the Oregon Economic Development Department the following information in writing:


1. A description of the proposed assisted activities;
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 on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the City of Albany 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 replacement dwelling units;
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; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of the lower-income households in the jurisdiction.

The Community Development Department (541-917-7564) is responsible for tracking the replacement of housing and ensuring that it is provided within the required period. The Community Development Department (541-917-7564) is responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in 24 CFR 570.488(c)(2), 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.

BE IT FURTHER RESOLVED that consistent with the goals and objectives of activities assisted under the Act, the City of Albany will take the following steps to minimize the displacement of persons from their homes:

1. Establish a counseling center to provide homeowners and renters with information on the assistance available to help them remain in their neighborhood in the fact of revitalization pressures.
2. Give priority in assisted housing units in the neighborhood to area residents facing displacement.
3. Work with local public housing authority to target Section 8 existing program certificates to households being displaced, and recruit area landlords to participate in the program.
4. Work with area landlords and real estate brokers to locate vacancies for households facing displacement.

DATED THIS 4TH DAY OF SEPTEMBER 1996.


Charles A. McLaran, Mayor

ATTEST:



City Recorder

