

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN
Under Section 104(d) of the Housing and Community Development Act of 1974, as amended

The City/~~COUNTY~~ of Clark Fork 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 570.496a (b)(1)*.

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, the City/~~COUNTY~~ of Clark Fork will make public and submit to the Idaho Department of Commerce 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 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.

The City/~~COUNTY~~ of Clark Fork will provide relocation assistance, as described in 570.496a (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.

Consistent with the goals and objectives of activities assisted under the Act, the City/~~COUNTY~~ of Clark Fork will take the following steps to minimize the displacement of persons from their homes:

1. (To be completed by jurisdiction)
See attached sheet

The City/~~COUNTY~~ of Clark Fork hereby certifies it has officially adopted and published in a newspaper of general circulation said Residential Anti-Displacement and Relocation Assistance Plan. This plan shall become effective January 30, 1990.
Date

Ambrose V. Martinosky, Mayor
Typed Name and Title of Chief Elected Official
Ambrose V. Martinosky
Signature of Chief Elected Official

January 30, 1990
Date

*As included in Federal Register, Volume 53, No. 159, dated August 17, 1988.

ATTEST:
Virginia Catey
Virginia Catey, City Clerk-Treasurer

Examples of Steps to Minimize or Prevent Displacement

1. Use CDBG funds to provide seed money grants or loans, long-term mortgage loans at favorable rates, or capital grants to tenant groups of multi-family buildings to help them convert to cooperatives.
2. Stage rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, working with empty buildings or groups of empty units first so they can be rehabilitated first and tenants moved in before rehab on occupied units or buildings is begun.
3. Establish temporary relocation facilities in order to house families whose displacement will be of short duration, so they can move back to their neighborhoods after rehabilitation or new construction.
4. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or on tenants of multi-family buildings.
5. Establish counseling centers operated by the city or non-profit organizations to assist homeowners and renters to understand the range of assistance that may be available to help them in staying in the area in the face of revitalization pressures.
6. Establish a program of grants or deferred loans for rehabilitation or repairs to property owners who agree to limit rent increases for five to ten years.
7. Develop displacement watch systems in cooperation with neighborhood organizations to continuously review neighborhood development trends, identify displacement problems, and identify individuals facing displacement who need assistance.
8. Adopt policies which help to ensure certain rights for tenants faced with condominium or cooperative conversions.
9. Consider the adoption of tax assessment policies to reduce impact of rapidly increasing assessments on lower-income owner-occupants or tenants in revitalizing areas, such as: (a) deferred neighborhood-wide reassessments if area has not yet been extensively upgraded; or (b) deferred tax payment plans, or exemptions.
10. Shift the concentrated demand generated by intense investment in one or two neighborhoods to other neighborhoods by: (a) cessation of any publicly supported rehabilitation except for low-income housing; and (b) targeting public improvements into several other neighborhoods with potential for revitalization; (c) conduction of advertising campaigns to attract interest in other neighborhoods.