

September 23, 2014

**City of North Bonneville, Washington
Resolution Number 480**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH BONNEVILLE,
WASHINGTON, 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, The Relocation Assistance Program is designed to establish uniform procedures in relocation assistance that will assure legal entitlements and provide fair, equitable, and consistent treatment to persons displaced by projects administered by the City of North Bonneville;

AND WHEREAS, the City of North Bonneville has received a Community Development Block Grant and is required to comply with Section 104(D) of the Housing and Community Development Act of 1974, as amended;

AND WHEREAS, the failure to enforce provisions of the residential anti-displacement and relocation assistance program may cause North Bonneville to lose its grant or eligibility for future federal grants;

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF NORTH BONNEVILLE, WASHINGTON:

The City of North Bonneville will replace all occupied and vacant occupiable low-income dwelling units demolished or converted to a use other than as low-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 570.488.

All replacement housing will be provided within three (3) 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 of North Bonneville will make public and submit to the state CDBG program staff 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-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.
6. The basis for concluding that each replacement dwelling unit will remain a low-income dwelling unit for at least ten (10) years from the date of initial occupancy.
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a two-bedroom unit with two one-bedroom units) is consistent with the housing needs of low-income households in the jurisdiction.

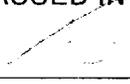
The [jurisdiction] will provide relocation assistance, as described in 570.488, to each low-income household displaced by the demolition of housing or by the conversion of a low-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the act, the City of North Bonneville will take the following steps to minimize the displacement of persons from their homes.

The steps the City of North Bonneville will take include the following:

1. 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 rehabilitation on occupied units or buildings is begun.
2. 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.
3. 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.
4. Adopt policies that help to ensure certain rights for tenants faced with condominium or cooperative conversions.
5. Consider the adoption of tax assessment policies to reduce the 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.

PASSED IN REGULAR SESSION this 14th day of October, 2014



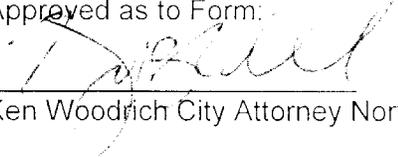
Mayor Don Stevens

Attest:



City Administrator/ Treasurer Steven Hasson

Approved as to Form:



Ken Woodrich City Attorney North Bonneville