

RESOLUTION NO. 2245

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
ADOPTING A ANTIDISPLACEMENT AND RELOCATION
ASSISTANCE PLAN FOR THE CITY'S COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAM

WHEREAS, the City of Soledad has received approval of several Community Development Block Grant (CDBG) applications for projects in the City; and

WHEREAS, the guidelines for grant procedures require that the City adopt a Antidisplacement and Relocation Assistance Plan to be used in connection with the relocation and displacement of any residences affected by the City's CDBG Programs; and

NOW, THEREFORE BE IT RESOLVED, that the City shall adopt a Antidisplacement and Relocation Plan as shown in "Exhibit A" hereunto attached and by reference made a part hereof.

PASSED AND ADOPTED by the City Council of the City of Soledad at a regular meeting duly held on the 14th day of June, 1993 by the following vote:

AYES, and in favor thereof, Councilmembers: John Holguin, Ben Jimenez, Jr., Richard Ortiz, Mayor Pro Tem Fabian Barrera, Mayor Fred Ledesma

NOES, Councilmembers: None

ABSENT, Councilmembers: None


MAYOR OF THE CITY OF SOLEDAD

ATTEST:


CITY CLERK OF THE CITY OF SOLEDAD

**Residential Antidisplacement and Relocation Assistance
Plan Under Section 104(d) of the Housing and
Community Development Act of 1974,
as Amended**

The City of Soledad will replace all occupied and vacant occupiable Targeted Income Group dwelling units demolished or converted to a use other than as Targeted Income Group 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 570.496(a).

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 jurisdiction will make public and submit to the Department 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 Targeted Income Group 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 Targeted Income Group dwelling unit for at least 10 years from the date of initial occupancy.

The City of Soledad will provide relocation assistance to each Targeted Income Group household displaced by the demolition of housing or by the conversion of a Targeted Income Group 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 Soledad will take the following steps to minimize the displacement of persons from their homes.

1. to be completed by jurisdiction

GUIDANCE OF THE DEVELOPMENT OF A DISPLACEMENT STRATEGY

The following are examples of steps that might be taken as a part of a comprehensive displacement strategy. These lists are not all inclusive.

A. Examples of Steps to Minimize or Prevent Displacement

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 rehab 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 under financial burden on long-established owners or on tenants of multi-family buildings.
4. 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.
5. 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.
6. Develop displacement watch system in cooperation with neighborhood organizations to continuously review neighborhood development trends, identify displacement problems, and identify individuals facing displacement who need assistance.
7. Adopt policies which help ensure certain rights for tenants faced with condominium or cooperative conversions.
8. 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 payments plans, or exemptions.

Guidance of the Development of a Displacement Strategy
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9. 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 Targeted Income Group 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.
- B. Examples of Actions to Assist Displaced Persons to Remain in Their Present Neighborhood.
1. Provide Targeted Income Group housing in the neighborhood through HUD housing programs; purchase units as is; rehabilitate vacant units; or construct small multi-family buildings or row housing.
 2. Give priority in assisted housing units in the neighborhood to area residents facing displacement.
 3. Target Section 8 existing program certificates to households being displaced, and recruit area landlords to participate in the program.
 4. Provide counseling and referral services to assist displacees find alternate housing in the neighborhood.
 5. Work with area landlords and real estate brokers to locate vacancies for households facing displacement.
- C. Examples of Actions to Otherwise Mitigate Adverse Effects of Displacement.
1. Take various actions to assist in the provision of assisted housing for lower income persons, such as land banking, property acquisition, solicitation of developers, etc.
 2. Use of public funds, such as CDBG funds, to pay moving costs and provide relocation payments, or require private developers to provide compensation to persons displaced by development activities.
 3. Give displacees priority in obtaining subsidized housing units.
 4. Provide counseling and referral services to assist displacees to locate elsewhere in the community or metropolitan area.