

RESOLUTION No. 04-011

A RESOLUTION OF THE CITY OF COEUR D'ALENE, KOOTENAI COUNTY, IDAHO ESTABLISHING A RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN (UNDER SECTION 104(D) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED)

WHEREAS, a citywide plan regarding a residential anti-displacement and relocation assistance under Section 104 (d) of the Housing and Community Development Act of 1974, as amended, has been determined as needed;

WHEREAS, the City of Coeur d'Alene will replace, if the project utilizes Community Development Block Grant funding, all occupied and vacant occupiable low/moderate income dwelling units demolished or converted to a use other than as low/moderate income housing in connection with an activity assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606 (b) through (g);

WHEREAS, all replacement housing will be provided within three (3) years after the commencement of the demolition or conversion. Before entering into a contract committing the City of Coeur d'Alene to provide funds for an activity that will directly result in demolition or conversion, the City of Coeur d'Alene will make public by Publication in a newspaper of general circulation and submit to the Idaho Department of Commerce the following information in writing:

1. A description of the proposed assisted activity.
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 is not available at the time of the general submission, the City of Coeur d'Alene 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 the replacement dwelling units.
6. The basis for concluding that each replacement dwelling unit will remain a low/moderate income dwelling unit for at least ten (10) years from the date of initial occupancy.

The City Treasurer (208-769-2300) is responsible for tracking the replacement of housing and ensuring it is provided within the required period.

The City Treasurer (208-769-2300) is responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in CFR 570.606 (b) through (g), 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.


Consistent with the goals and objectives of activities assisted under the Act, the City of Coeur d'Alene will take the following steps to minimize the displacement of persons from their homes:

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent placing undue financial burden on long-established owners or tenants of multi-family buildings.
3. Establish facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
6. Adopt policies that provide reasonable protection for tenants faced with conversion to a condominium or cooperative.
7. Adopt tax assessment policies (such as deferred tax payment plans) to reduce impact of rapidly increasing assessments on lower income owner-occupants or tenants in revitalizing areas.


WHEREAS, it is deemed to be in the best interests of the City of Coeur d'Alene and the citizens thereof that the above noted plan be adopted; NOW, THEREFORE,

BE IT RESOLVED, by the Mayor and City Council of the city of Coeur d'Alene that the above noted plan be and is hereby adopted.

DATED this 18th day of November, 2003


Sandi Bloem, Mayor

ATTEST:


Susan K. Weathers, City Clerk

Motion by Reid, Seconded by Wolfinger, to adopt the foregoing resolution.

ROLL CALL:

COUNCIL MEMBER MCEVERS	Voted <u> </u> Aye
COUNCIL MEMBER COPSTEAD	Voted <u> </u> Aye
COUNCIL MEMBER WOLFINGER	Voted <u> </u> Aye
COUNCIL MEMBER GOODLANDER	Voted <u> </u> Aye
COUNCIL MEMBER REID	Voted <u> </u> Aye
COUNCIL MEMBER EDINGER	Voted <u> </u>

Councilman Edinger was absent. Motion carried.