

# CITY OF CONCORD

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*In the year of our Lord two thousand twenty one*

**RESOLUTION** READOPTING THE CITY’S ANTI-DISPLACEMENT AND RELOCATION POLICY STATEMENT AND PROCEDURES IN SUPPORT OF THE CITY’S HOUSING COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION TO THE NEW HAMPSHIRE COMMUNITY DEVELOPMENT FINANCE AUTHORITY TO SUPPORT IMPROVEMENTS TO PROPERTIES OWNED BY RIVERBEND COMMUNITY MENTAL HEALTH, INC.

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*The City of Concord resolves as follows:*

WHEREAS, the City of Concord is eligible to apply to the New Hampshire Community Development Finance Authority, Community Development Block Grant Program Division, for a Community Development Block Grant (CDBG); and,

WHEREAS, the City of Concord desires to continue its Community Development efforts by performing Community Development projects, including, but not limited to, providing housing rehabilitation assistance to low and moderate income individuals or families, as well as the construction and rehabilitation of public facilities, which provide services for low and moderate income households; and,

WHEREAS, Community Development funds are available through the New Hampshire Community Development Finance Authority, Community Development Block Grant Program Division, to assist such projects; and,

WHEREAS, the adoption of an Anti-Displacement and Relocation Policy Statement and Procedures is a requirement when applying for Community Development Block Grants; and,

WHEREAS, the purpose of the Anti-Displacement and Relocation Policy Statement and Procedures is to establish processes that the City and its sub-grantees shall adhere to in the event Riverbend Mental Health Inc.’s Housing Community Development Block Grant project necessitates the temporary or permanent relocation of residents or businesses.

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***NOW, THERFORE, BE IT RESOLVED by the City Council of Concord that:***

1. That the City Council hereby re-adopts the City's Anti-Displacement and Relocation Policy Statement and Procedures.
2. This resolution shall take effect upon its passage.

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## **DISPLACEMENT AND RELOCATION CERTIFICATION CITY OF CONCORD**

### **RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN**

#### **Riverbend Community Mental Health Inc.'s Proposed Improvements to Residential Properties**

Every effort will be made to avoid temporary or permanent displacement of an individual due to a Community Development Block Grant (CDBG) project undertaken by the City of Concord.

**Temporary relocation will be within the building, or to other Riverbend properties, or to any other location / facility deemed appropriate by Riverbend and the City. Riverbend shall pay all relocation expenses. The project will follow the Uniform Relocation Act.**

However, if the situation should arise, the City of Concord will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, for any household, regardless of income, which is involuntarily and permanently displaced.

If the property is acquired, but will not be used for low and moderate income housing under 104(d) of the Housing and Community Development Act of 1974, as amended, the displacement and relocation plan shall provide:

- a) Comparable replacement housing in the community within three (3) years of the commencement date of the demolition or rehabilitation.
- b) A description of the proposed activity.
- c) The general location on a map and appropriate number of dwelling units by number of bedrooms that will be demolished or converted to a use other than low and moderate income dwelling units, as a direct result of the assisted activity.
- d) A time schedule for the commencement and completion date of the demolition or conversion.

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- e) The general location on a map and appropriate number of dwelling units by number of bedrooms, which will be provided as replacement dwelling units.
- f) The source of funding and a time schedule for the provisions of replacement dwelling units.
- g) The basis for concluding that each replacement dwelling unit will remain a low and moderate income dwelling unit for at least ten (10) years from the date of initial occupancy.
- h) Relocation benefits, including reimbursement for moving expenses, security deposits, credit checks, temporary housing, and other related expenses; and either:
  - 1. Sufficient compensation to ensure that, at least for five (5) years after being relocated, any displaced low and moderate income household shall not bear a ratio of shelter costs to income that exceeds thirty (30) percent; or,
  - 2. A lump sum payment equal to the capitalized value of the compensation available under subparagraph 1 above or a Section 8 certificate or voucher for rental assistance provided through New Hampshire Housing Finance Authority.
- i) The right to elect, as an alternative to the benefits in subparagraph 2 above, to receive benefits under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970.
- j) The right of appeal to the director of the Community Development Finance Authority (CDFA) where a claim for assistance under subparagraph 2 above, is denied by the grantee. The CDFA director's decision shall be final, unless a court determines the decision was arbitrary and capricious.
- k) Subparagraph a through g above shall not apply where the Housing and Urban Development (HUD) Field Office objectively finds that there is an adequate supply of decent, affordable, low and moderate income housing in the area.

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## CERTIFICATION OF COMPLIANCE

The City of Concord anticipates no displacement or relocation activities will be necessitated by this project. Should some unforeseen need arise, the City of Concord certifies that it will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and Section 104 (d) of the Housing and Community Development Act of 1974, as amended.

NAME: Thomas J. Aspell, Jr.

TITLE: City Manager

SIGNATURE: \_\_\_\_\_

DATE: January 11, 2021