

Residential Anti-displacement and Relocation Plan

The Town of Waterbury, (hereinafter "municipality") does hereby adopt this Residential Anti-displacement and Relocation Plan, as required by the provisions of the Housing and Community Development Act of 1974, as amended [42 USC 5301 et sec.] and the provisions of 24 CFR Part 42, and as a condition of receiving funding under the Vermont Community Development Program, hereinafter VCDP.

Definitions:

A "low/moderate-income dwelling unit" is a unit with a market rent, including utility costs, at or below the applicable Fair Market Rent for existing Section-8 housing. The size of a unit is determined by the number of bedrooms contained therein.

First: Consistent with the goals and objectives of the activities assisted under the VCDP, the municipality will take steps to minimize the displacement of persons from their homes.

Second: The Municipality will provide relocation assistance to all low/moderate-income households displaced by activities assisted with funds under the VCDP.

Third: To the extent required under 24 CFR Sec. 42.375, the municipality will replace on a one-for-one basis all occupiable and vacant low/moderate-income dwelling units demolished or converted to a use other than low/moderate-income housing units as a direct result of activities assisted with funds under the VCDP.

Fourth: Before obligating or expending VCDP funds that will result in such demolition or conversion, the municipality will make public and certify, in writing, to the State of Vermont, Agency of Commerce and Community Development, the following:

1. A description of the proposed assisted activity;
2. The location on a map and the number of dwelling units by size that will be demolished or converted to use other than as low/moderate-income dwelling units;
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 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/moderate-income dwelling unit for at least 10 years from the date of initial occupancy; and
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units is consistent with the housing needs of low/moderate-income households in the municipality.

Adopted by resolution this _____ day of _____, 20__.

LEGISLATIVE BODY
