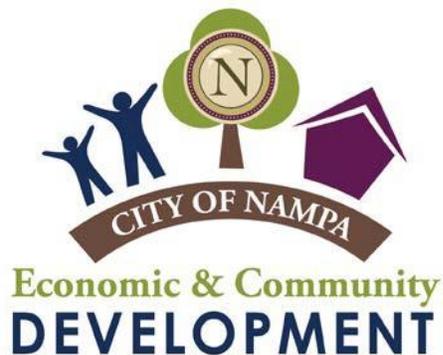




CITIZEN PARTICIPATION PLAN

2017 – 2020

March 2017



City of Nampa

Community Development Division

500 12th Ave. S. Nampa, ID 83651

Amendment No. 1

May 18, 2020

Amendment No. 1 – June 1, 2020

- Include Virtual hearings as an allowed method for citizen participation when necessary for public safety;
- Update public comment period requirements to include flexibilities/waivers granted by HUD as related to an entitlement community's emergency response process;
- Update public comment period requirements to include emergency response waivers and flexibilities for substantial amendments to the Five Year Consolidated Plan(s), Citizen Participation Plan(s), and Annual Action Plan(s) to be no less than 5 day(s) when allowed by statutory waiver from the Department of Housing and Urban Development;
- Update the types of declared disasters or emergency events to include man-made and natural disasters, acts of terrorism, and infection disease/pandemic;
- Make minor edits that do not change current citizen participation policies;

Introduction

The City of Nampa's mission is to serve citizens by being open and transparent. Nampa shall seek to facilitate economic opportunity by encouraging free-market principles, supporting the community by providing incentive for economic development and investing in our infrastructure and operating efficiencies. In support of its overall Strategic Plan—and to the greatest extent possible—the City recognizes the importance of involving all community members in the planning and decision making process of government. The goal of this Citizen Participation Plan is to fully integrate citizen input into the **five planning and reporting activities required** to successfully manage the City's current community development, housing, and other future U.S. Department of Housing and Urban Development (HUD) programs.

The five planning and reporting activities are:

- Five-Year Strategic (Consolidated) Plan;
- Annual Action Plans (AAP);
- Consolidated Annual Performance and Evaluation Reports (CAPER);
- Substantial Amendments to the Consolidated Plan or Annual Action Plans;
- Amendments to this Citizen Participation Plan.

Currently, the City of Nampa is the recipient of federal Community Development Block Grant (CDBG) funds. The Community Development Division has primary responsibility for managing the citizen participation process and the development, implementation and reporting of annual accomplishments referenced in this Citizen Participation Plan. This plan also fulfills the requirements of federal regulation, 24 CFR Part 91.105.

Plan Overview and Emphasis

The purpose of the Citizen Participation Plan is to provide information about how Nampa residents, businesses, community organizations, and agencies may participate in the development of the City's Consolidated Plan and related documents. The City considers it the right of all citizens to be informed about and have the opportunity to comment on the use of public funds. The Citizen Participation Plan applies to the City's use of U.S. Department of Housing and Urban Development (HUD), Community Development Block Grant (CDBG) funds. They are: (1) the development of a Five-Year Consolidated Plan; (2) each annual Action Plan; (3) each Consolidated Annual Performance and Evaluation Report (CAPER); (4) substantial amendments to a Consolidated Plan and/or Action Plan; and (5) amendments to the Citizen Participation Plan itself.

This plan is specifically designed to encourage participation by low and moderate- income persons, particularly those living in slum or blighted areas and in areas where CDBG funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. However, the City will encourage the participation of all citizens, including minorities and non-English speaking persons, as well as persons with disabilities. Low and moderate-income areas are defined as areas where at least 51% of its population have incomes at or below 80% of the area median income (commonly referred to as AMI).

The City will enlist nonprofit and community organizations, including faith-based groups, resident associations, housing and human service agencies and other groups— as well as businesses and developers—to assist the City with fully engaging residents in the planning and implementation of its federal programs. In addition, the City will use developing communications strategies and media to further this goal. Those avenues to increase citizen input may include newsletters, news releases, web bulletins, social media, email, or other print or electronic materials. Finally, the City will use communications strategies which specifically address and connect with the unique needs of sub-populations within our community (e.g., persons experiencing homelessness, Spanish-speaking-only and female heads of households).

This Citizen Participation Plan will be incorporated (by attachment or reference) into every Five-Year Strategic (Consolidated) Plan, Annual Action Plans, and Consolidated Annual Performance Reports.

General Guidelines and Standards for Public Participation

The **Citizen Participation Table**, which organizes important process information in matrix form, is in **Attachment A**. This Table is a quick reference tool, outlining all requirements for each planning and reporting activity. **Definitions** are provided in **Attachment B**.

Standards for Distribution and Access

Public review and comments are welcome at any point in the process for the five reporting and planning activities. The City will encourage citizen input by:

- Posting ADA- and Title VI-compliant notices in The Idaho Press Tribune, Nampa's general circulation newspaper, in English and in Spanish;
- Posting notices through partner agencies serving persons in legally protected classes, special populations, or Presumed Benefit categories (as determined by HUD). The notices will be posted and shared by those community partners determined to be most appropriate and effective, per the Community Development Division and the City's Public Information Office, or by request;
- Providing opportunities for interviews, surveys or focus groups, when appropriate;
- Posting an electronic copy of the document on the City's website (which is compatible with web readers for the visually impaired and connected to Google Translate); and

- Providing paper copies of documents at City offices and area libraries.
- Whenever possible, using specialized communications strategies to address the needs of unique sub-populations (e.g., persons experiencing homelessness, Spanish-speaking-only female heads of households).

Reasonable and Special Accommodations

- Copies of the five reporting and planning activities documents will be made available in fully accessible locations.
- Public input will be solicited in fully accessible locations.
- Public meetings and public hearings will occur in fully accessible locations.
- Upon request, the City will provide materials in Braille, large print, in Spanish or other languages as needed, or in a voice recording, at no cost to the requestor.
- The City's TTY/Voice Relay number is: Dial 7-1-1 from within Idaho or 1-800-368-6185
- Interpretation services will be made available where it is reasonably anticipated there will be a significant number of non-English speaking residents in attendance, or upon request.
- The City will also deliver a copy of any Plan, Amendment or Report to a homebound person upon request.
- Reasonable notice for requests is usually considered to be 48 hours.
- Any content on the City of Nampa website may be immediately translated by using the Google Translate feature (Translate Page) located in the upper right section of any City webpage. **Just click on the  button and select Translate Page.**
- Regulation 24 CFR Part 91.105 (b) (1) also requires that any HUD-funded project or program that may displace residents describe how the City will assist those displaced. The City's current Anti-Displacement Policy is an attachment to this document (**Attachment C**).

Overall Citizen Participation Standards

Review Periods

Thirty-day (30-day) Public Review Periods are federally required and specifically set aside for public comments and input:

- For funding (federal and local) allocation recommendations prior to any final City Council funding allocation decision;
- Prior to the submission of a Five-Year Strategic (Consolidated) Plan to City Council for approval;
- Prior to the submission of an Annual Action Plan to HUD; and
- Prior to the submission of any Substantial Amendment for the Consolidated Plan, an Annual Action Plan, and this Citizen Participation Plan or its updates.

Exception(s) to the Public Review Period can be made in direct response to disaster relief and emergency preparedness. Activities in direct response to a declared natural or man-made disaster, terrorism, and infection disease such as coronavirus 19 (COVID-19) can utilize a shortened Public Comment Period to be no less than 5 day(s) for substantial amendments to the Five-Year Consolidated Plan(s), Annual Action Plan(s), and Citizen Participation Plan(s) provided for or under guidance from the U.S. Department of Housing and Urban Development.

A fifteen-day (15-day) Public Review Period is federally required and specifically set aside for public comments and input:

- Prior to the submission of a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD.

Public Hearings

A minimum of two (2) federally required public hearings are held each Program Year to solicit citizen viewpoints and input. These public hearings are designed to ensure the City follows its purposes and proposed goals, and fully integrates citizen input into the corresponding documents to meet community needs. One public hearing will be held for the purpose of soliciting viewpoints on community needs and the proposed use of funds. The second public hearing will be held to assess how funds were spent during the prior Program Year. To comply with regulations, the public hearings are held at times and locations convenient to potential and or actual beneficiaries.

In addition, City Council holds a public hearing before making a final decision at the end of each funding allocation process. City Council also holds public hearings before adopting the Five-Year Strategic Plan or its Substantial Amendments, and the Citizen Participation Plan or its Substantial Amendments. Public hearings for each Annual Action Plan, or its Amendments, are held by the Community Development Division.

Because the Consolidated Annual Performance and Evaluation Report (CAPER) is a summary and report on the previous federal Program Year's performance, it does not include a public hearing as part of its process. Citizens still have varied opportunities throughout the Public Review Period to express their thoughts on the accuracy and content of that document.

All public hearing venues are in an accessible location. Interpretation services are made available where it is reasonably anticipated that there will be a significant number of non-English speaking residents in attendance, or upon request.

Exception(s) to public hearing requirements can be made in direct response to a declared man-made or natural disaster, terrorism, or infectious disease response such as the coronavirus pandemic as provided for or under guidance form the Department of Housing and Urban Development. Under the previously mentioned circumstances virtual hearings will be viewed as an acceptable alternative to a public hearing when necessary for public safety.

Notices for Meetings, Public Hearings and Review Periods

At a minimum, notices for meetings, public hearings, and public review periods will be posted per the General Guidelines and Standards for Citizen Participation.

Meetings

Notices of pending meetings are posted at the Nampa City Clerk's office three days in advance of the meeting and in accordance with the Idaho Open Meetings Act. Additionally, they are also posted on the City's website. The notices include a summary of the content included in the notice. Regular City scheduled City Council meetings are the first and third Monday evenings of the month. All meetings are held at Nampa City Hall Council Chambers, a location accessible to persons with disabilities. Notices of a meeting cancellation or a special meeting are posted at least 24 hours in advance of the change, both physically at City Hall, and on the City's website. Translation for non-English speaking residents and/or those who are hearing impaired will be provided upon request.

Public Hearings

Whenever possible, notice of a public hearing will be published at least fifteen (15) days* prior to the hearing, and never less than seven (7) days before a hearing. Additionally, General Guidelines and Standards for Public Participation will be followed. Those Guidelines and Standards in this document are intended to facilitate maximum citizen awareness, and participation in the Hearing.

Public Review Periods

Notice for a public review period will be published at least seven (7) days prior to the review period. Additionally, General Guidelines and Standards for Public Participation will be followed.

Content in notices for public review periods will include the anticipated Community Development Block Grant and any other HUD or City funding the City reasonably expects to receive, how the funds are proposed to be allocated, and where further information is available.

An exception is the public review period for funding allocation recommendations. That notice is published 24 hours in advance of the public review period. A full thirty days is allowed for citizen comment and input prior to City Council's final decision.

*** According to 2014 HUD CPD technical assistance received by the City, the 15-day advance notice for hearings is set out as a best practice by HUD but is not required by regulation. The intent is to solicit maximum citizen awareness and participation, as outlined in the remainder of the paragraph.**

Additional Guidelines and Information for HUD's Five Planning and Reporting Activities

At a minimum, the City will follow standards outlined under General Guidelines and Standards for Public Participation.

Five-Year Strategic (Consolidated) Plan

To receive an annual allocation of federal funds from the Department of Housing and Urban Development (HUD), the City must submit a Five-Year Strategic (Consolidated) Plan, which serves as the City's strategic plan for five years, outlining goals to be achieved with its federal funds.

To develop its Five-Year Strategic (Consolidated) Plan, the City may use a combination of the services of a consultant, along with consultations with other agencies, public hearings, and the solicitation of written comments, surveys, focus groups, and other methods of public engagement. The City will also coordinate its Plan with the Nampa Housing Authority for its Public Housing requirements.

Annual Action Plan

To implement the City's five-year goals, an Annual Action Plan is also submitted to HUD each year listing the location, cost, proposed outcome, and ancillary information related to each project or program. Federal regulations require these funds be targeted to where they provide the greatest benefit to residents designated to receive HUD assistance, primarily the City's low- and moderate-income residents.

Amendments

An amendment to the approved Five-Year Strategic (Consolidated) Plan and/or Annual Action Plan will occur in the following instances: when the City adds a new priority, project or program not previously considered; decides not to carry out a project (activity) described in the Plan; decides to carry out a project not previously described; or to substantially change the purpose, scope, and/or location of beneficiaries of a project.

Amendment Guidelines

Substantial Amendments to Five-Year Strategic Plans (including AAPs) Recognizing that changes may be necessary to Consolidated and Action Plans after approval, HUD allows for amendments to these plans. Substantial changes may include, but are not limited to:

- Any increase or decrease of the cost of any approved activity in an amount of 10% over than annual block grant allocations or any addition or deletion of activity.
- These potential activity changes must be in line with the Consolidated Plan Priorities.

Minor Amendments to Five-Year Strategic Plans (including AAPs)

Amendments not considered substantial are small increases or decreases in the amount of funds allocated to an approved project or activity in order to achieve the original purpose of the project or activity. These minor changes may be carried out at the discretion of the

division and are not subject to the criteria that apply to Substantial Amendments. Accordingly, there is no specific citizen participation process outlined for this activity.

If an amendment is deemed necessary, the City will prepare the proposed changes and conduct a Public Hearing. As indicated in the section regarding public hearings, notification of hearing will be published fourteen days in advance of the hearing and no less than seven days. A 30-day period will be established to receive comments on the amendment before the documentation is submitted to HUD.

Exception(s) to the Public Review Period can be made in direct response to disaster relief and emergency preparedness. Activities in direct response to a declared man-made disaster, terrorism, and infection disease such as coronavirus 19 (COVID-19) can utilize a shortened Public Comment Period to be no less than 5 day(s) for substantial amendments to the Five-Year Consolidated Plan(s), Annual Action Plan(s), and Citizen Participation Plan(s) provided for or under guidance from the U.S. Department of Housing and Urban Development. Utilizing the shortened comment period will be done either at the guidance of The Department of Housing and Urban Development. When permitted by statutory waiver or flexibility the 5 day(s) public comment period can run concurrently for public comments on the action plan amendment and amended citizen participation plan.

Comments or views of citizens both in writing and orally at public hearings must be considered in the preparation of the substantial amendments. A summary of the comments and a summary of any views not accepted, and the reasons shall be attached to the substantial amendments of the Consolidated Plan.

Amendment Category Determination for Citizen Participation Plan Amendments

Due to a variety of circumstances and timelines under which such an amendment might occur, should there be a need for an amendment to the Citizen Participation Plan, departmental staff will consult with the designated HUD CPD Representative in regard to required and appropriate public participation processes. City staff will obtain a written determination as to whether the amendment is considered substantial or minor, and what items are subsequently required. Citizen Participation Plan updates for the purposes of addressing housekeeping items such as contact name changes, will be considered as minor updates, and not an amendment.

Disaster/Emergency Events that can Require Expedited Substantial Amendments

In the event of a declared disaster or emergency it may be necessary to utilize an expedited substantial amendment process for the Consolidated Plan, Annual Action Plan, and Citizen Participation Plan. The City of Nampa will recognize three types of disasters/emergency events that would allow the use of the expedited substantial amendment process (1) Man-Made disasters, (2) Natural Disasters, and (3) Terrorism. Man-made disasters can include but are not limited to chemical spills, power outages, and dam failures. Natural disasters can include but are not limited to earthquakes, tornadoes, wildfires, flooding, and public health issues such as the spread of an infectious disease or pandemic. Terrorism events can include but are not limited to bomb threats, biochemical attacks, and cyber-attacks. The expedited substantial amendments may include funding new activities, and/or reprogramming funds to meet the needs resulting from a declared disaster or emergency.

Consolidated Annual Performance and Evaluation Report

An integral part of measuring the success of the City's HUD-funded activities is the publication of a Consolidated Annual Performance and Evaluation Report (CAPER), which provides an objective assessment of the City's progress toward meeting the stated goals outlined in the Five-Year Strategic (Consolidated) Plan, as well as the corresponding Annual Action Plan being reported on.

Citizen Participation: Other Guidelines and Information

Interdepartmental Coordination and Cooperation

The Community Development Division will work with the City's Communications Director, and employees of the Finance Department and Human Resources Department who are responsible for overall grants compliance administration and Title VI compliance.

Document Access and Retention

Citizens, public agencies or other interested parties will be granted timely access to information and records relating to the jurisdictions' Consolidated Plan and the jurisdictions use of assistance under the programs covered by this part during the preceding five years. Requests for public information must be presented in writing. The city of Nampa will provide a response to the request within fifteen days of receipt by the City.

Citizens will have the opportunity to review and comment on all CDBG related documents in draft form prior to submittal to HUD. These documents will be made available at City Hall, and Nampa Public Library. Upon request, these documents will be provided in a form accessible to persons with disabilities. Citizens, groups, and other interested organizations may obtain copies of the written reports by calling the Economic / Community Development Department at (208) 468-5407 or (800) 368-6185 (TTY).

Technical Assistance

Upon request, Community Development staff will provide technical assistance to any group representative of persons of low- and moderate-income interested in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan. The division may determine, at its discretion, the level and type of assistance following consultation with those requesting technical assistance.

Complaint Procedures

Response Standards for Citizen Complaints Inclusion in Documents/Plans

Substance and Timeliness

Should a citizen have concerns/complaints related to the Plans, Amendments and/or Reports or any other federal program document or procedure, the concerns may be submitted in writing. The City will provide a timely, substantive written response to every citizen complaint within 15 business days, as required by federal regulation.

Complaints received during any of the five reporting and planning activity processes, and the outcome of their consideration by the City, will be included in the corresponding, adopted Five-Year Strategic (Consolidated) Plan or Annual Action Plans submitted to HUD.

Excluded Comments

City staff shall notate citizen comments excluded from any document, the general nature of the comment, and the reason for exclusion.

Complaint and Response Process

Level One:

1. The response to the complaint will be handled by the Department Director or Assistant Director, or by a Community Development employee designated by the Department Director.
2. When specific contact information is not expressly provided, written complaints may be submitted to:

Director of Economic Development
Community Development Division
City of Nampa
500 12th Ave. South
Nampa, ID 83651
208-468-5430

Level Two:

If not resolved by the Department, formal complaints should be addressed to the **City of Nampa Mayor** and filed in writing at: **City Mayor's Office**, City Hall, **411 3rd St. S., Nampa, ID 83651**. The City Mayor will refer the complaint to appropriate City staff for a written response regarding the complaint within 15 business days upon receipt of the complaint.

Level Three:

If the complainant is not satisfied with the City Mayor's response, further appeals should be addressed to the **Nampa City Council**, c/o the Mayor (City Hall, 411 3rd St. S. Nampa, ID 83651). The Council has 30 days in which to take further action as deemed necessary to address the complainant's concerns.

Level Four:

If the complainant has not been satisfied with the response of City Council, a formal complaint may then be addressed directly to the regional Department of Housing and Urban Development (HUD) for Region X at: **Department of Housing & Urban Development**, 909 First Avenue, Suite 200, Seattle, WA 98104-1000.

Funding Application Complaints

Formal complaints regarding HUD's approval of the City of Nampa's application for CDBG funding should be submitted in writing to the HUD Area Office within 30 days of the publication of the application notice. To ensure submitted objections are considered during the review process, HUD will not approve an application until at least 45 days after receipt of an application. In the interest

of time, therefore, if the complainant is not satisfied with the response from the City staff and wants her/his comments to be considered during the HUD review process of the City's CDBG funding application, she/he should then contact HUD directly within the designated time frame.

Discrimination Complaints

When the complainant's concern is of a discrimination-related nature (e.g., discrimination based on physical or mental disability; race; creed; color; sex; marital status; familial status; religion; national origin; and/or ancestry; or other legally protected classes), the complainant should immediately contact one of the following resources:

1. *City of Nampa: ADA/Section 504 rights Coordinator*
9 12th Ave. S. Nampa, ID 83651
If you have any questions regarding your ADA/Section 504 rights, please call (208) 468-5427 (voice) or Idaho Relay Service (800) 368-6185 (TTY). This publication can be made available in alternative formats. Phone: 208-468-
2. *City of Nampa: Title VI Coordinator*
Phone: (208)-468-5427
3. *The Idaho Commission on Human Rights*
The Idaho Human Rights website, <https://humanrights.idaho.gov/IHRCO>, provides information about the Commission, and the process for filing a complaint.
Phone: (208) 334-2873
4. *The HUD Fair Housing Hotline* (discrimination and housing-related issues)

Certification

The City of Nampa has a commitment to fostering public participation within the broadest spectrum of community members. This Plan is intended to reflect not only adherence to federal requirements, but also standards for meaningful communications excellence. As future strategies for community engagement emerge, develop, and are proven effective, they will be incorporated into Amendments to this Plan. The requirements for citizen participation do not restrict the responsibility or authority of the City of Nampa for the development and execution of its Consolidated Plan.

Attachment A

Citizen Participation Table

Document	Public Participation: <u>Minimum Standards</u>	Required Time for Public Review	Required Approval	Deadline
Citizen Participation Plan and Amendments	1) 7-day prior notice of Public Review Period. 2) 7-day notice of Public Hearing. 3) Public Hearing: City Council.	30-day Public Review Period; (no less than 5 days when in response to a declared disaster or infectious disease)	City Council Approval	1) Amended as needed. 2) Most current update included with Five-Year Strategic (Consolidated) Plan
Five-Year Strategic (Consolidated) Plan and/or Annual Action Plans	1) 7-day prior notice of Public Review Period. 2) 7-day prior notice of Public Hearing. 3) Consolidated Plan Public Hearing: City Council. 4) Annual Action Plan Public Hearing: Social Sustainability Department.	30-day Public Review period; (no less than 5 days when in response to a declared disaster or infectious disease)	1) Consolidated Plan: City Council Approval 2) Annual Action Plan: n/a*	Submit to HUD August 15 (45 days prior to start of new Program/Fiscal Year)
Substantial Amendments	1) 7-day prior notice of Public Review Period. 2) 7-day prior notice of Public Hearing. 3) Public Hearing: City Council	30-day Public Review period; (no less than 5 days when in response to a declared disaster or infectious disease)	City Council Approval	Submit to HUD after City Council approval
Consolidated Annual Performance and Evaluation Report (CAPER)	7-day prior notice of Public Review Period.	15-day Public Review period	n/a	Submit to HUD December 31
Public Hearing Notices	Posting standards and implementation reflect a goal of maximizing citizen awareness and participation in hearing. **	n/a	n/a	Goal of 15 days, not less than 7 days before Hearing,
Additional Public Hearings	Two (2) public hearings are required annually: 1) One public hearing is to solicit citizen viewpoints and comments on how funds for affordable housing, community development programs and projects, and other funding-eligible activities should be spent. 2) One public hearing is to solicit citizen viewpoints and comments, and to also report to the community on how funds were spent during the City's previous Program Year.			

* Funding recommendations are subject to the 30-day Public Review period prior to final City Council approval, but the document content is not approved by Council prior to submission to HUD. As indicated, the Annual Action Plan document is also subject to a 30-day public review period.

** Per 2014 HUD CPD technical assistance, there is no regulatory time frame for notice postings prior to a Public Hearing. However, HUD's suggested guideline is 15 days prior to any Hearing.

Attachment B

Definitions

Annual Action Plan (AAP). The Annual Action Plan, required annually by HUD, details the expenditure of yearly CDBG and ensures funds are directed towards activities addressed in the Consolidated Plan. HUD requires the City to maintain a significant correlation between the goals identified in the Consolidated Plan and use of federal funds. Currently, the CDBG Review Committee evaluates and recommends activities to City Council. However, the City Council has the right to approve activities outside the recommendations of the Committee. The Annual Plan is due to HUD on August 15, or forty-five (45) days before the start of the City's new federal fiscal year on October 1.

Area Median Income (AMI). This household income measurement is used by some federal agencies such as HUD, in contrast to the Federal Poverty Level. This measurement is community-based and assesses a household's income in the context of other households in a geographic area.

Consolidated Annual Performance and Evaluation Report (CAPER). This report is a self- assessment of the implementation of the Consolidated Plan and the Annual Action Plan. Activity outcomes and outputs are reported showing the effectiveness of the federal funds. This report includes details of the number and demographics of the community served. The CAPER is due to HUD by December 31st, 90 days from the end of the City's federal fiscal year.

Five-Year Strategic (Consolidated) Plan. As an Entitlement Community recipient of Community Development Block Grant (CDBG) funding, the City is required by HUD to develop a Consolidated Plan that evaluates the needs of its low- and moderate- income residents. This includes a review of the City's housing, homeless, and community development needs; provides a housing market analysis; and creates a strategy to address the needs identified. This plan is revised every five (5) years. The current Consolidated Plan cycle is: 2012-2016 (October 1, 2012 through September 30, 2017) and the next Consolidated Plan cycle will be 2017-2021 (October 1, 2017 through September 30, 2022).

Predominantly Low- and Moderate-Income Neighborhood. A predominantly low- and moderate-income neighborhood is identified as such by Census Tract, because 51% or more of the residents in that tract have incomes below 80% of the Area Median Income (AMI), an income measurement used by HUD.

Disaster/Emergency Events

A declared disaster or emergency can include but is not limited to

- 1) Man-Made Disasters
- 2) Natural Disasters
- 3) Terrorism
- 4) Infection Disease or Pandemic (such as COVID-19/coronavirus)

In the event of a declared disaster or emergency it may be necessary to utilize an expedited substantial amendment process for the Consolidated Plan(s), Annual Action Plan(s), and Citizen Participation Plan(s). Additionally, if a disaster or emergency is declared the City of Nampa can utilize any flexibilities or statutory waivers as provided by the Department of Housing and Urban Development as they relate to the Community Development Block Program.

Attachment C

Anti-Displacement Policy

As part of the Citizen Participation Plan, the City must include its plan to minimize displacement of persons and to assist any persons displaced, specifying the types and levels of assistance. The City has in effect and is following the Residential Anti-Displacement and Relocation Assistance Plan as described below which will minimize displacement of any person because of a federally-assisted activity.

All occupied and vacant occupiable lower-income dwelling units that are either demolished or converted to a use other than providing low-income dwelling units, in connection with a federally-assisted activity, must be replaced with comparable lower-income dwelling units. Replacement of lower-income dwelling units may be provided by any government agency or private developer and must meet the following requirements:

1. The units must be located within the recipient's jurisdiction.
2. The units must be sufficient in number and size to house no fewer than the number of occupants previously housed in the units that were demolished or converted.
3. The units must be provided in standard condition.
4. The units must initially be made available for occupancy at any time during the period—beginning one year before the action—and remain available for three years following the action.
5. The units must remain lower-income units for 10 years from the date of initial occupancy.

Before work shall commence, the recipient must make public and submit in writing to the HUD field office the following information: a description of the proposed federally-assisted activity, the location on a map and the number of dwelling units by size, the time schedule for the commencement and completion of the demolition or conversion, the location and number of dwelling units by size that will be provided as replacement units, the source of funding and time schedule for the provision of replacement dwelling units, the basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy, and information demonstrating that any proposed replacement of dwelling units with smaller dwelling units is consistent with the needs assessment contained in its HUD-approved Consolidated Plan.

Replacement is not required if the HUD field office determines there is an adequate supply of vacant lower-income dwelling units in standard condition available on a nondiscriminatory basis within the area.

In addition, the displaced person will be advised of his or her rights under the Fair Housing Act. Each person will be provided moving expenses at the levels described in 49 CFR Part 24. Each person will also receive the cost of a security deposit and credit check required for the replacement unit and any actual out-of-pocket costs including moving expenses, if required to temporarily relocate. Displaced persons are eligible for either rental assistance equal to 60 times the amount necessary to reduce the monthly rent or a payment equal to the capitalized value of 60 times the amount that is obtained by subtracting the "Total Tenant Payment" as determined under part 813 of this title as listed above, from the monthly rent and estimated average monthly cost of utilities at a comparable replacement dwelling unit.

A person who disagrees with the determination concerning whether the person qualifies as a displaced person or with the amount of relocation assistance for which the person is eligible may file a written appeal of that determination. A person who is dissatisfied with the determination on his or her appeal may submit a written request for review of that determination to the HUD field office for the applicable region. If the full relief is not granted, the person shall be advised of his or her right to seek judicial review.