

Residential Anti-Displacement and Relocation Assistance Plan

Under Section 104 (d) of the Housing and Community Development Act of 1974, as amended, the City of Nampa, Idaho will replace all occupied, and vacant but occupiable, low/moderate income dwelling units demolished or converted to a use other than as low/moderate income housing as a direct result of activities with funds provided under the Housing and Community Development Act of 1974 as amended, as described in 24 CFR 570.606 (c), 24 CFR 91.353 (e), and 24 CFR 42.375.

Section 104 (d) of the Housing and Community Development Act of 1974, as amended, provides that dwelling units which meet the definition of “substandard housing unsuitable for rehabilitation”, and which have been vacant for at least six months prior their conversion or demolition, are exempted from coverage under the plan. For purposes of this plan, the City of Nampa hereby adopts the following definitions and will include them as adopted in the Five-Year Strategic Plan for Housing and Community Development.

“Standard housing” is defined as a housing unit, which at the minimum meets the housing quality standards set forth in the Section 8 Program for Housing Quality Standards (HQS) (24 CFR 982.401) and all state and local codes and zoning ordinances, and for new construction, meets all accessibility standards regarding Section 504 of the Rehabilitation Act of 1973, and for “covered multi-family dwellings (as defined at 24 CFR Section 100.21) also meets the Fair Housing Act’s design and construction requirements. New construction projects must also meet the Model Energy Code published by the Council of American Building Officials.

“Substandard suitable for rehabilitation” means a housing unit, or in the case of multiple unit buildings the building or buildings containing the housing units, which have at least three major systems in need of replacement or repair and the estimated cost of making the needed replacements and repairs is less than 75 percent of the estimated cost of new construction of a comparable unit or units.

“Substandard not suitable for rehabilitation” means any such housing unit or units for which the estimated cost of making the needed replacements and repairs is greater than or equal to 75 percent of the estimated cost of new construction or a comparable unit or units.

These definitions are not intended to prevent the preservation of substandard housing not suitable for rehabilitation if the project sponsor and/or the City determines that the unit or units should be rehabilitated and preserved to achieve other goals established for the project including but not limited to the preservation of buildings with historical or architectural significance.

All replacement housing will be provided within three years after the commencement of the demolition or conversion. Before entering into a contract committing the City of Nampa to provide funds for an activity that will directly result in demolition or conversion, the City of Nampa will make public by publication in the Idaho Press Tribune and submit to HUD the following information in writing:

A description of the proposed activity;

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;

- A time schedule for the commencement and completion of the demolition or conversion;
- 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 Nampa 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;
- The source of funding and a time schedule for the provision of the replacement dwelling units;

- 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;
- Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units) is consistent with the housing needs of lower-income households in the jurisdiction.

The City of Nampa's Economic / Community Development Department is responsible for tracking the replacement of housing and ensuring that it is provided within the required period.

The City of Nampa's Economic / Community Development Department at (208) 468-5419 is responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in section 42.350, to lower-income person displaced by the demolition of any dwelling unit or the conversion of a low/moderate 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 Nampa will take the following steps to minimize the displacement of persons from their homes:

- Encourage the rehabilitation of assisted housing to allow tenants and owners to remain in their homes during and after rehabilitation by phasing in rehabilitation to the degree possible.
- Coordinate code enforcement with rehabilitation and housing assistance programs.
- Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing undue financial burden on long-established owners or tenants of multifamily buildings.
- Stage rehabilitation of apartment units to allow tenants to remain during and after rehabilitation by working with empty units or buildings first.
- Establish or identify facilities to house persons who must be relocated temporarily during rehabilitation.
- Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- Establish and provide homeownership counseling for homeowners and renters for persons wanting to remain in their neighborhood in the face of revitalization pressures.
- Establish grant or loan programs for rehabilitation or repairs for property owners that are not financially burdensome and allow for the needed health and safety repairs.