

RESOLUTION NUMBER 2013-01

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF TUSAYAN, COCONINO COUNTY, ARIZONA, ADOPTING A RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR FY13, AS REQUIRED UNDER SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED.

Whereas, Section 104(d) of the Housing and Community Development Act of 1974, as amended, and implementing regulations require that each applicant for Community Development Block Grant funds must adopt, make public and certify that it is following a residential antidisplacement and relocation assistance plan; and

Whereas, the Town of Tusayan is submitting an application to the Arizona Department of Housing for Community Development Block Grant funds.

NOW, THEREFORE, BE IT RESOLVED, THAT THE MAYOR AND COMMON COUNCIL OF THE TOWN OF TUSAYAN, DO HEREBY ADOPT THE RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN AS DESCRIBED BELOW.

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The Town of Tusayan will replace all occupied and vacant 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 assisted with funds provided under the Housing and Community Development Act of 1974 as amended.

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion.

Before obligating or expending funds that will directly result in such demolition or conversion, the Town of Tusayan will make public and submit to the ADOH CDBG Program the following information in writing:

1. A description of the proposed activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as LM dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a LM dwelling unit for at least 10 years from the date of initial occupancy.

7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the State of Arizona's approved Consolidated Plan (ACP).

The Town of Tusayan will provide relocation assistance, as described in the ACP and implementing regulations, to each LM household displaced by demolition of housing or by the conversion of a LM dwelling unit to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the ACP, the Town of Tusayan will take the following steps to minimize 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 undue financial burden on established owners and tenants.
3. Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Tusayan this 3rd day of April, 2013.




Greg Bryan, Mayor

Attest:



Melissa Malone, Town Clerk

Approved as to form:



William J. Sims III, Town Attorney



Tusayan Town clerk < tusayanclerk@gmail.com >

Reso # 2013-01

1 message

Bill Sims < wjsims@sims-murray.com >

Thu, Apr 11, 2013 at 8:03 AM

To: Town Manager < tusayantownmanager@gmail.com >

Cc: "Tusayan Town clerk (tusayanclerk@gmail.com)" < tusayanclerk@gmail.com >

I just got this from Melissa; it is already signed. I don't know where you got the language, but the Town is obligating itself that "[b]efore obligating or expending funds [term not defined] that will directly result in such conversion, the Town will ... submit to ADOH CDBG [a variety of information]." I assume that the funds referred to in that sentence refers to Housing and Community Development Act funds.

I will sign and return, but you may want to put a note in the file that the interpretation above is the intent of Council.

William J. Sims III

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