

RESOLUTION # 58-95

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 Buffalo, Iowa will replace all occupied and vacant occupiable low to moderate-income dwelling units demolished or converted to a use other than low to moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR 570.606 (b) (1).

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 City of Buffalo, Iowa will make public and submit to IDED the following information in writing:

1. A description of the proposed assisted 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 low/moderate-income 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 time schedule for the provision of replacement dwelling units; and
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.

The City of Buffalo, Iowa will provide relocation assistance, as described in 570.606(b) (2), to each low/moderate-income household displaced by the demolition of housing or by the conversion of a low/moderate-income dwelling to another uses as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, and the City of Buffalo, Iowa will take the following steps to minimize the displacement of persons from their homes:

1. Will minimize or eliminate any activities such as acquisition or demolition which could be expected to result in the displacement of low to moderate-income persons.
2. Will advocate and seek funds for housing rehabilitation, as opposed to demolition, especially for occupied housing.

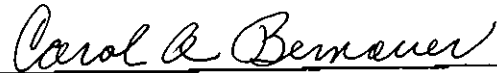
Adopted this 04 day of December, 1995, by the Council of the City of Buffalo, Iowa.

Approved and signed this 04 day of December, 1995, by the Mayor of the City of Buffalo, Iowa.

Signed: 

Phil C. Hoover
Mayor of Buffalo, Iowa

Attest:


Carol A. Bernauer
City Clerk of Buffalo, Iowa