

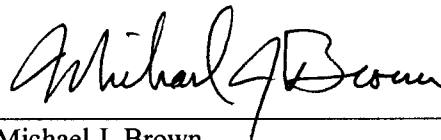
RESOLUTION

IRONBOUND ELDERLY HOUSING CDBG RESIDENTIAL

ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

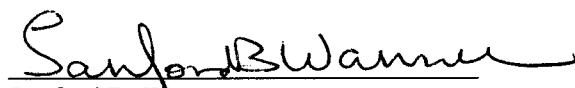
WHEREAS, the Virginia Department of Housing and Community Development requires that a locality which utilizes Community Development Block Grant (CDBG) Funds adopt a plan to minimize CDBG project related displacement of households.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, adopts the attached CDBG Anti-Displacement and Relocation Plan for the Ironbound Elderly Housing Project.



Michael J. Brown
Chairman, Board of Supervisors

ATTEST:


Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
HARRISON	AYE
GOODSON	AYE
MCGLENNON	AYE
BRADSHAW	AYE
BROWN	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of December, 2005.

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**JAMES CITY COUNTY
IRONBOUND ELDERLY HOUSING PROJECT
RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN**

James City County will replace all occupied and vacant occupiable low/moderate-income dwelling units demolished or converted to a use other than as low/moderate income dwelling unit 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 (3) 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, James City County will make public and advise the State that it is undertaking such an activity and will submit to the State, in writing, information that identifies:

- 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 as 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 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- and moderate-income households in the jurisdiction.

James City County will provide relocation assistance to each low/moderate-income household displaced by the demolition of housing or by the direct result of assisted activities. Such assistance shall be that provided under Section 104 (d) of the Housing and Community Development Act of 1974, as amended, or the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

The James City County Ironbound Elderly Housing project includes the following activities:

- Construction of 67 subsidized apartments affordable to LMI Seniors
- Demolition and removal of a surplus Well Facility
- Redevelopment of well site into three (3) lots for affordable single-family houses
- Stormwater Management to include: .28-acre bio-retention basin; 1,052 linear feet of stormwater sewer; .45-acre detention basin; and 5.25-acre regional stormwater management basin.

The activities as planned will not cause any displacement from or conversion of occupiable structures. James City County will work with the grant management staff, engineers, project area residents, and the Department of Housing and Community Development to insure that any changes in project activities do not cause any displacement from or conversion of occupiable structures.

In all cases, an occupiable structure will be defined as a dwelling that meets local building codes or a dwelling that can be rehabilitated to meet code for \$25,000 or less.

Saulo B. Warner

Chief Administrative Official

12/13/05

Date