



## **Exhibit 'A'**

### **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 Lebanon 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, as described in 24 CFR 570.488(b).

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 Lebanon to provide funds for an activity that will directly result in demolition or conversion the City of Lebanon will make public by publication in a newspaper of general circulation and submit to the Oregon Community Development Block Grant Program the following information in writing:

1. A description of the proposed assisted activity;
2. 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;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. 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 are not available at the time of the general submission, the City of Lebanon 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;
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 (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 Lebanon City Administrators Office 451-7421 is responsible for tracking the replacement of housing and ensuring that it is provided within the required period.

The City of Lebanon City Administrators Office 451-7421 is responsible for ensuring requirements are met for notification and provision of relocation assistance, as described in 24 CFR 570.488(c)(2), to any lower-income person displaced by the demolition of any dwelling unit or the conversion of a low/moderate-income dwelling 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 Lebanon will take the following steps to minimize the displacement of persons from their homes:

(Check one or more of the listed activities or describe other actions the jurisdiction will take.)

Note: The following are examples of steps that might be taken for purposes of minimizing the direct and indirect displacement of persons from their homes.

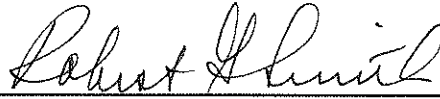
- 1. Coordinate code enforcement with rehabilitation and housing assistance programs.
- 2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent their placing an undue financial burden on long-established owners or tenants of multi-family buildings.
- 3. Stage rehabilitation of apartment units to allow tenants to remain during and after rehabilitation by working with empty units or building first.
- 4. Establish facilities to house persons who must be relocated temporarily during rehabilitation.
- 5. Adopt public policies to identify and mitigate displacement resulting from intensive public investment in neighborhoods.
- 6. Establish a counseling center to provide homeowners and renters with information on the assistance available to help them remain in their neighborhood in the face of revitalization pressures.
- 7. Give priority in assisted housing units in the neighborhood to area residents facing displacement.
- 8. Work with local public housing authority to target Section 8 existing program certificates to households being displaced, and recruit area landlords to participate in the program.

- 9. Work with area landlords and real estate brokers to locate vacancies for households facing displacement.
- 10. Take various actions to assist in the provision of assisted housing for lower income persons, such as land banking, property acquisition, solicitation of developers, etc.
- 11. Plan and coordinate rehabilitation work on owner occupied homes to avoid displacement.

Adopted by the City of Lebanon

May 16, 1994

Date



Mayor, City of Lebanon