

Sponsor Peters / EMMH

Ordinance number: 38-23

AN ORDINANCE ADOPTING AN ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN IN COMPLIANCE WITH CERTAIN GRANT FUNDING REQUIREMENTS ESTABLISHED BY THE OHIO DEPARTMENT OF DEVELOPMENT AND DECLARING AN EMERGENCY.

WHEREAS, the City desires to participate in grant funding opportunities with the Ohio Department of Development and that certain grant programs require the City to adopt a Residential Anti-Displacement and Relocation Assistance Plan which shall be updated every five years and the City recognizes the other various benefits provided to the City and its residents by adopting such a plan;

WHEREAS, the City has immediate needs for grant funding to assist in programs within the City that are necessary to maintain the health, safety and welfare of the City and its citizens so that this matter constitutes an emergency; and

THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE AUTHORITY OF THE CITY OF JACKSON, OHIO, THAT THE FOLLOWING ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN IS HEREBY ADOPTED AS FOLLOWS:

The City of Jackson will replace all occupied and vacant-occupiable low-to-moderate income (LMI) dwelling units demolished or converted to a use other than LMI housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, and as described in 24 CFR 570.488. HUD regulations have extended this requirement to the HOME program as well. All replacement housing will be provided within three years of beginning the demolition or rehabilitation related to conversion. Before obligating or expending funds that will directly result in demolition or conversion, the community will make public and submit to the Office of Community Development (OCD) the following information in writing:

1. A description of the proposed activity;
2. The location of each site on a map and the number of dwelling units by bedroom size that will be demolished or converted to a use other than as LMI dwelling units as a direct result of the activities;
3. A time schedule for the demolition or conversion commencement and completion;
4. The general location on a map and approximate number of dwelling units by bedroom size that will be provided as replacement dwelling units;
5. The funding source and a time schedule for providing replacement dwelling units;

6. An explanation of how the replacement dwelling unit will remain a LMI unit for at least 10 years from the date of initial occupancy;
7. An analysis determining whether a dwelling unit proposed to be demolished is occupiable or not; and
8. An analysis determining whether a dwelling unit proposed to be demolished or converted is considered a LMI unit.

The City of Jackson will provide relocation assistance, as described in 24 CFR 570.488, to each LMI household displaced by housing demolition or conversion of a LMI dwelling to another use as a direct result of assisted activities. Consistent with the goals and objectives under the Act, the Community agrees to provide substantial levels of assistance to individuals displaced by HUD-assisted programs and will further seek to minimize displacing individuals as a result of assisted activities.

In the event this Ordinance receives a majority vote for passage but fails to receive the required number of votes to pass as an emergency, then this Ordinance shall be deemed to have passed but with no emergency clause and shall take effect at the earliest time permitted by law.

It is hereby found and determined that all formal actions of this council concerning and relating to this Ordinance were adopted in an open meeting, and that these deliberations of this council and its committees resulted in such formal action, or in meeting open to the public, in compliance with all legal requirements including section 121.22 of the Ohio Revised Code.

PASSED AND ADOPTED by the Legislative Authority of the Political Subdivision on this 24th day of July, 2023.

David R. Fulk
President of Council

ATTEST:

Cinici Rubin
Clerk of the Legislative Authority

Approved this 24th day of July, 2023.

R. R. [Signature]
Mayor