

cc: Treas. }
Aud. } 3/17/09

STATE OF WASHINGTON
County of Jefferson

In the Matter of: A Policy }
To Ensure Equal Opportunity }
In Housing for All Persons }

RESOLUTION NO. 16-09

WHEREAS, let it be known to all persons of Jefferson County that discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing, or in the provision of brokerage services because of race, color, religion, sex, national origin, handicapped or familial status is prohibited by the Federal Fair Housing Act.

NOW, THEREFORE, BE IT RESOLVED, that within available resources, and at its sole discretion, Jefferson County will assist all persons who have been discriminated against because of race, color, religion, sex, national origin, handicapped or familial status to seek equity under federal and state laws by referring them to the Washington Human Rights Commission or the U.S. Department of Housing and Urban Development, Seattle Regional Office Compliance Division; and,

BE IT FURTHER RESOLVED, that Jefferson County shall publicize this resolution and through this publicity shall cause owners of real estate, developers and builders, located within the area served by the local Community Action Agency, to become aware of their respective responsibilities and rights under the Federal Fair Housing Law and any applicable state or local laws or ordinance; and,

BE IT FURTHER RESOLVED, that Jefferson County's Residential Anti-displacement and Relocation Assistance Plan is hereby adopted as Attachment A to this resolution; and,

BE IT FINALLY RESOLVED, that this resolution repeals and replaces Resolution No. 9-94 and Resolution No. 59-97.

APPROVED and effective this 16th day of March, 2009.



ATTEST:
Julie Matthes
Julie Matthes, CMC
Deputy Clerk of the Board

JEFFERSON COUNTY
BOARD OF COMMISSIONERS

David W. Sullivan
David W. Sullivan, Chair

Phil Johnson
Phil Johnson, Member

John Austin
John Austin, Member

ATTACHMENT A

JEFFERSON COUNTY RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN

Under Section 104(d) of the Housing and Community Development Act of 1974, as Amended.

Jefferson County will replace or have the local Community Action Agency replace all occupied and vacant occupiable low to moderate income dwelling units demolished or converted to a use other than as 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 570.496a(b)(1).

All replacement housing will be provided within a reasonable length of time after commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, Jefferson County will make public and submit to the State CDBG Program staff the following information in writing:

1. A description of the proposed assisted activity, if located within Jefferson County.
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 to 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 low to moderate income dwelling units for at least 10 years from the date of initial occupancy.
7. Information demonstrating that any proposed replacement of dwelling units with smaller dwelling units (e.g., a two-bedroom unit with two one-bedroom units) is consistent with the housing needs of low to moderate income household in Jefferson County.

Jefferson County will provide relocation assistance, as described in 570.496a(b)(2), to each low to moderate income household displaced by the demolition of housing or by the conversion of a low to moderate income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the Act, Jefferson County will take the following steps to minimize the displacement of persons from their homes only when such displacement occurs as a direct result of assisted activities.

The steps Jefferson County may take may include the following:

1. Use CDBG funds to provide seed money grants or loans, long-term mortgage loans at favorable rates, or capitol grants to tenant groups of multi-family buildings to help them convert to cooperatives.

2. Establish temporary relocation facilities in order to house families whose displacement will be of short duration, so they can move back to their neighborhoods after rehabilitation or new construction.
3. Establish a program of grants or deferred loans for rehabilitation or repairs to property owners who agree to limit rent increases for five or ten years.
4. Consider the adoption of tax assessment policies to reduce the impact of rapidly increasing assessments on lower-income owner-occupants or tenants in revitalizing areas, such as:
 - a) deferred neighborhood-wide reassessments if area has not yet been extensively upgraded; or
 - b) deferred tax payment plans, or exemptions.