

**SPRING CITY, UTAH
RESOLUTION NO. 2026-07**

**A RESOLUTION ADOPTING A RESIDENTIAL ANTI-DISPLACEMENT AND
RELOCATION ASSISTANCE PLAN FOR SPRING CITY, UTAH**

WHEREAS, Spring City is committed to preserving housing opportunities for residents and minimizing the displacement of persons resulting from federally assisted projects; and

WHEREAS, the Housing and Community Development Act of 1974, as amended, including Section 104(d) thereof, requires recipients of certain federal housing and community development funds to adopt and implement a Residential Anti-Displacement and Relocation Assistance Plan; and

WHEREAS, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. § 4601 et seq.), together with its implementing regulations at 49 CFR Part 24, establishes requirements for the fair and equitable treatment of persons displaced as a result of federally assisted programs and projects; and

WHEREAS, HUD regulations set forth in 24 CFR Part 42, Subpart C, and 24 CFR § 570.606 require recipients of Community Development Block Grant and certain other federal funds to take reasonable steps to minimize displacement and provide relocation assistance when displacement occurs; and

WHEREAS, the City Council finds that adoption of a Residential Anti-Displacement and Relocation Assistance Plan is in the best interests of Spring City and its residents and is necessary to ensure compliance with applicable federal requirements;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SPRING CITY, UTAH, AS FOLLOWS:

Section 1. Adoption of Plan.

The Spring City Residential Anti-Displacement and Relocation Assistance Plan, attached hereto as Exhibit A and incorporated herein by reference, is hereby adopted and shall be implemented by Spring City for all applicable federally assisted activities.

Section 2. Purpose.

The purpose of the Plan is to:

- A. Minimize the displacement of individuals, families, businesses, nonprofit organizations, and farms resulting from federally assisted activities;
- B. Provide relocation assistance and advisory services when displacement cannot be avoided;

C. Ensure compliance with all applicable federal and state laws and regulations governing acquisition, relocation, and replacement housing; and

D. Preserve the availability of affordable housing for low- and moderate-income households.

Section 3. Administration.

The City Recorder, grant administrator, or such other official designated by the Mayor shall be authorized to administer and implement the Plan and to execute all certifications and documents necessary to demonstrate compliance with federal and state requirements.

Section 4. Severability.

If any provision of this Resolution or the adopted Plan is determined to be invalid by a court of competent jurisdiction, such determination shall not affect the validity of the remaining provisions.

Section 5. Effective Date.

This Resolution shall take effect immediately upon adoption.

ADOPTED AND APPROVED by the City Council of Spring City, Utah, this 4th day of June 2026.

SPRING CITY, UTAH

Paul Penrod, Mayor of Spring City

ATTEST:

Ruth Ann McCain, Spring City Recorder

Roll Call Vote:

YES NO ABSENT ABSTAIN

- Councilmember Michael Broadbent
- Councilmember James Baker
- Councilmember Chris Anderson
- Councilmember Laurel Workman
- Councilmember Stan Soper

APPENDIX A

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN AND CERTIFICATION

It shall be the declared policy of Spring City to establish and follow the plan described below to minimize the adverse impacts on low- and moderate-income persons resulting from acquisition and relocation activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended. This plan does not replace but is supplementary to the acquisition and relocation requirements stated in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (49 CFR Part 24), as amended, as well as the Utah Relocation Assistance Act.

1. REPLACEMENT OF DWELLING UNITS

- A. Spring City will 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 570.606(b)(1) on a one-for-one basis, unless a written waiver has been received as provided for in 24 CFR 570.606(b)(1)(iii).
- B. 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, Spring City will make public and submit to the Housing & Community Development Division the following information in writing:
 - i. A description of the proposed assisted activity.
 - ii. 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
 - iii. A time schedule for the commencement and completion of the demolition or conversion
 - iv. 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
 - v. The source of funding and time schedule for the provision of replacement dwelling units

- vi. The basis for concluding that each replacement dwelling unit will remain a low-to moderate-income dwelling unit for at least 10 years from the date of initial occupancy

2. RELOCATION ASSISTANCE

Spring City will provide relocation assistance, as described in 24 CFR 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 use as a direct result of assisted activities.

3. DISPLACEMENT STRATEGY

Consistent with the goals and objectives of activities assisted under the Housing and Community Development Act of 1974, as amended, Spring City will take the following steps to minimize the displacement of persons from their homes:

- A. Stage the rehabilitation of assisted housing to allow tenants to remain during and after rehabilitation, rehabilitation of empty units to allow the shifting of tenants during rehabilitation of occupied units;
- B. Provide counseling to assist homeowners and renters to understand the range of assistance options available utilizing existing housing counseling programs to the greatest extent possible;
- C. Give priority in assisted housing units in the neighborhood to area residents facing displacement;
- D. Provide counseling and referral services to assist displaced homeowners and renters, finding alternative housing in the affected neighborhood; and
- E. Work with area landlords and real estate brokers to locate vacancies for households facing displacement.

4. CERTIFICATION

I certify that Spring city has adopted the above Anti-displacement and Relocation Assistance Plan by formal resolution on this day of _____, 2026

Paul Penrod, Mayor of Spring City

(SEAL)

Ruth Ann McCain, Spring City Recorder