

EXHIBIT 6-J.1

ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

1. The Montana Department of Commerce HOME Program encourages applicants to design their projects so as to displace as few persons and businesses as necessary to meet the goals and objectives of the HOME Program and critical local community development needs.
2. (Name of Grantee) will carefully consider any proposed displacement activities during application ranking.
3. When a proposed HOME project could result in direct or indirect displacement of community residents (including businesses), the (Name of Grantee) will prepare a more detailed plan which describes the actions to be taken to assist such persons to remain in their neighborhoods, when they prefer, and to provide equitable and reasonable benefits to those persons who will be involuntarily and permanently displaced. The adequacy of any displacement mitigation plan will be assessed by the HOME Program on the basis of:
 - its responsiveness to displaced persons;
 - the timeliness of the remedy; and
 - the reasonableness of projected costs, including safeguards that will be established to assure prudent use of scarce public resources.
4. (Name of Grantee) will replace on a one-for-one basis all occupied and vacant habitable low/moderate income dwelling units demolished or converted to a use other than as low/moderate income housing. The one-for-one replacement requirement will not apply if the U.S. Department of Housing and Urban Development (HUD) finds there is an adequate supply of available, vacant low/moderate income dwelling units in standard condition in the area.
5. (Name of Grantee) will provide benefits to any persons or businesses involuntarily and permanently displaced as a result of HOME funded activities in accordance with the National Affordable Housing Act of 1990.
6. This plan has been adopted by formal resolution of the (Name of Grantee).